

Authority: Toronto and East York Community Council
Item TE31.2, as adopted by City of Toronto Council on
April 22 and 23, 2026
City Council voted in favour of this by-law on April 23,
2026
Written approval of this by-law was given by Mayoral
Decision 9-2026 dated April 23, 2026

CITY OF TORONTO

BY-LAW 401-2026

To amend Zoning By-law 569-2013, as amended, with respect to the lands municipally known in the year 2025 as 3286, 3290, 3296, 3298, 3300, 3308 and 3316 Dundas Street West.

Whereas Council of the City of Toronto has the authority pursuant to Section 34 of the Planning Act, R.S.O. 1990, c. P.13, as amended, to pass this By-law; and

Whereas Council of the City of Toronto has provided adequate information to the public and has held at least one public meeting in accordance with the Planning Act, as amended; and

Whereas pursuant to Section 39 of the Planning Act, as amended, the council of a municipality may, in a by-law passed under Section 34 of the Planning Act, authorize the temporary use of land, buildings or structures for any purpose set out therein that is otherwise prohibited in the by-law;

The Council of the City of Toronto enacts:

1. The lands subject to this By-law are outlined by heavy black lines on Diagram 1 attached to this By-law.
2. The words highlighted in bold type in this By-law have the meaning provided in Zoning By-law 569-2013, as amended, Chapter 800 Definitions.
3. Zoning By-law 569-2013, as amended, is further amended by amending the zone label on the Zoning By-law Map in Section 990.10 respecting the lands outlined by heavy black lines from a zone label of CR 5.0 (c1.0; r4.5) SS4 (x2220) to a zone label of CR 5.0 (c1.0; r4.5) SS4 (x1230) as shown on Diagram 2 attached to this By-law.
4. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.11.10 Exception Number 1230 so that it reads:

(1230) Exception CR (1230)

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) On lands municipally known as 3286, 3290, 3296, 3298, 3300, 3308 and 3316 Dundas Street West, if the requirements of By-law 401-2026 are complied with, a **building** or **structure** may be constructed, used or enlarged in compliance with Regulations (B) to (X) below;
- (B) Despite regulation 40.10.40.1(1)(C)(ii), **dwelling units** are permitted on the first **storey** of a **building**;
- (C) Despite regulations 40.5.40.10(1) and (2), the height of a **building** or **structure** is the distance between the Canadian Geodetic Datum of 119.05 metres and the elevation of the highest point of the **building** or **structure**;
- (D) Despite regulation 40.10.40.10(8), the permitted maximum height of a **building** or **structure** is the number in metres following the letters "HT" as shown on Diagram 3 of By-law 401-2026;
- (E) Despite regulation 40.10.40.10(5), the required minimum height of the first **storey**, as measured between the average elevation of the ground along the **front lot line** being the Canadian Geodetic Datum of 119.05 metres and the floor of the second **storey**, is 3.3 metres; and
- (i) Regulation (E) above does not apply to areas located on the first **storey** for **dwelling units, amenity space, loading access, loading spaces, bicycle parking spaces, shower and change facilities and elements for the functional operation of the building** such as storage rooms, waste rooms, mail room, parcel room, moving room, corridors, staircases, electrical, utility, mechanical and ventilation rooms;
- (F) Despite regulations 40.5.40.10(3) to (8) and (D) above, the following equipment and **structures** may project beyond the permitted maximum height shown on Diagram 3 of By-law 401-2026:
- (i) equipment used for the functional operation of the **building**, including electrical, utility, mechanical and ventilation equipment, as well as enclosed stairwells, roof access, maintenance equipment storage, elevator shafts, chimneys, and vents, by a maximum of 5.5 metres;
- (ii) architectural features, parapets, and elements and **structures** associated with a **green roof**, by a maximum of 3.5 metres;
- (iii) **building** maintenance units and window washing equipment, by a maximum of 3.5 metres;
- (iv) planters, **landscaping** features, guard rails, and divider screens on a balcony and/or terrace, by a maximum of 3.5 metres;
- (v) trellises, pergolas, and unenclosed **structures** providing safety or wind protection to rooftop **amenity space**, by a maximum of 3.5 metres; and

- (vi) thermal and waterproofing assemblies located at each of the roof levels, by a maximum of 0.5 metres.
- (G) Despite regulation 40.10.40.40(1), the permitted maximum **gross floor area** of all **buildings** and **structures** is 13,500 square metres, of which:
 - (i) the permitted maximum **gross floor area** for residential uses is 13,120 square metres;
 - (ii) the required minimum **gross floor area** for non-residential uses is 380 square metres;
- (H) Despite regulation 40.10.40.50(1) and (2), **amenity space** must be provided at the following rate:
 - (i) at least 2.0 square metres for each **dwelling unit** as indoor **amenity space**;
 - (ii) at least 1.0 square metres of outdoor **amenity space** for each **dwelling unit** of which 55.0 square metres must be in a location adjoining or directly accessible to the indoor **amenity space**; and
 - (iii) no more than 25 percent of the outdoor **amenity space** may be a **green roof**.
- (I) Despite regulations 40.5.40.70, 40.5.40.71 and regulation 40.10.40.70(7), the required minimum **building setbacks** are as shown in metres on Diagram 3 of By-law 401-2026;
- (J) Despite regulation 40.10.40.80(2), the required separation of **main walls** are as shown in metres on Diagram 3 of By-law 401-2026;
- (K) Despite regulation 40.10.40.60 and (I) and (J) above, the following elements may encroach into the required minimum **building setbacks** and **main wall** separation distances as follows:
 - (i) Decks and porches may encroach by a maximum of 6.0 metres, only on the first, seventh and eleventh **storeys**;
 - (ii) Patios and associated privacy screens may encroach by a maximum of 3.0 metres, only on the first **storey** along the **rear lot line**;
 - (iii) Balconies, balcony guards and dividers, by a maximum of 2.0 metres, except within the required minimum **building setback** located along **side lot lines**;
 - (iv) canopies and awnings may encroach into the required minimum **building setback** that abuts the street or **front lot line**, by a maximum of 3.0 metres;

- (v) architectural features, such as a pilaster, decorative column, cornice, sill, belt course, or chimney breast, by a maximum of 2.0 metres;
 - (vi) window projections, including bay windows and box windows, by a maximum of 1.0 metres;
 - (vii) eaves, dormers, air conditioners, satellite dishes, antennae, vents, and pipes by a maximum of 1.0 metres; and
 - (viii) exterior stairs, access ramps and elevating devices, by a maximum of 2.5 metres.
- (L) The provision of **dwelling units** is subject to the following:
- (i) a minimum of 15 percent of the total number of **dwelling units** must have 2 or more bedrooms;
 - (ii) a minimum of 10 percent of the total number of **dwelling units** must have 3 or more bedrooms;
 - (iii) any **dwelling units** with 3 or more bedrooms provided to satisfy (ii) above are not included in the provision required by (i) above; and
 - (iv) if the calculation of the number of required **dwelling units** in (i) and (ii) above results in a number with a fraction, the number must be rounded down to the nearest whole number.
- (M) Despite regulation 40.10.100.10(1)(C), two **vehicle** access may be permitted on the **lot**;
- (N) Despite regulations 220.5.10.1(1) to (8) and (11), 1 Type G **loading space** must be provided on the **lot**;
- (O) Despite regulations 200.5.10.1(1) and 200.15.10.10(1) and (2) and Table 200.5.10.1, **parking spaces** must be provided in accordance with the following:
- (i) a minimum of zero residential occupant **parking spaces**, but not exceeding the permitted maximum in Table 200.5.10.1 for **dwelling units** in a **Mixed Use Building** in Parking Zone B (PZB);
 - (ii) a minimum of 0.025 per **dwelling unit** of accessible **parking spaces**;
 - (iii) a minimum of 2.0 plus 0.04 per **dwelling unit** of residential visitor **parking spaces**; and
 - (iv) a **parking space** for every 100.0 square metres of **gross floor area** used for non-residential uses, but not exceeding the permitted maximum in Table 200.5.10.1 for Tier 4 for a **retail service** or **retail store** in Parking Zone B (PZB).

- (P) Despite regulations 200.5.1.10(14) and 200.15.1(5), 20 percent of the **parking spaces** must be equipped with an **energized outlet**;
- (Q) Despite regulation 200.15.1(1), an accessible **parking space** must have the following minimum dimensions:
- (i) length of 5.6 metres;
 - (ii) width of 3.4 metres; and
 - (iii) vertical clearance of 2.1 metres;
- (R) Despite regulation 200.15.1(3), the entire length of an accessible **parking space** must be adjacent to a 1.5-metre-wide accessible barrier free aisle or path;
- (S) Despite regulation 200.15.1(4), an accessible **parking space** must be located within 35 metres of the closest barrier free entrance to a **building** or to a passenger elevator that provides access to the first **storey** of the **building**;
- (T) Despite regulations 230.5.10.1(1), (3) and (5) and Table 230.5.10.1(1), **bicycle parking spaces** must be provided in accordance with the following minimum rates:
- (i) 0.9 "long-term" **bicycle parking spaces** for each **dwelling unit**;
 - (ii) 0.2 "short-term" **bicycle parking spaces** for each **dwelling unit**;
- (U) Despite regulation 230.5.1.10(4), the minimum dimensions of a **stacked** bicycle parking space is:
- (i) length of 1.7 metres;
 - (ii) width of 0.4 metres; and
 - (iii) vertical clearance of 1.1 metres;
- (V) Despite regulation 230.5.1.10(9), the required "long-term" **bicycle parking space** may be located on levels of the **building** below-ground commencing with the first level below-ground and moving down, in one level increments when at least 5 percent of the area of that level is occupied by **bicycle parking spaces**, until all required **bicycle parking spaces** have been provided;
- (W) Despite regulation 230.5.1.10(14), within areas used for bicycle parking, access to **bicycle parking spaces** must be provided via an unobstructed aisle of minimum 1.8 metres width in a **stacked bicycle parking space**;
- (X) Despite regulation 230.5.1.10(12), bicycle maintenance facilities must be provided in the **building** with the following minimum dimensions:

- (i) length of 2.4 metres;
- (ii) width of 2.0 metres; and
- (iii) vertical clearance from the ground of 1.9 metres.

Prevailing By-laws and Prevailing Sections: None Apply

- 5. Despite any severance, partition or division of the lands, the provisions of this By-law shall apply as if no severance, partition or division occurred.
- 6. Temporary Use(s):
 - (A) None of the provisions of Zoning By-law 569-2013, as amended, or this By-law apply to prevent the erection and use of a temporary sales office, leasing or construction office, which is a temporary **building** or **structure**, facility, or trailer or portion thereof exclusively for the purpose of marketing, leasing, or sale of a **dwelling unit** or non-residential unit on the lot on the lands to which this By-law applies for a period of 3 years from the date this By-law comes into full force and effect, after which this temporary use permission expires.

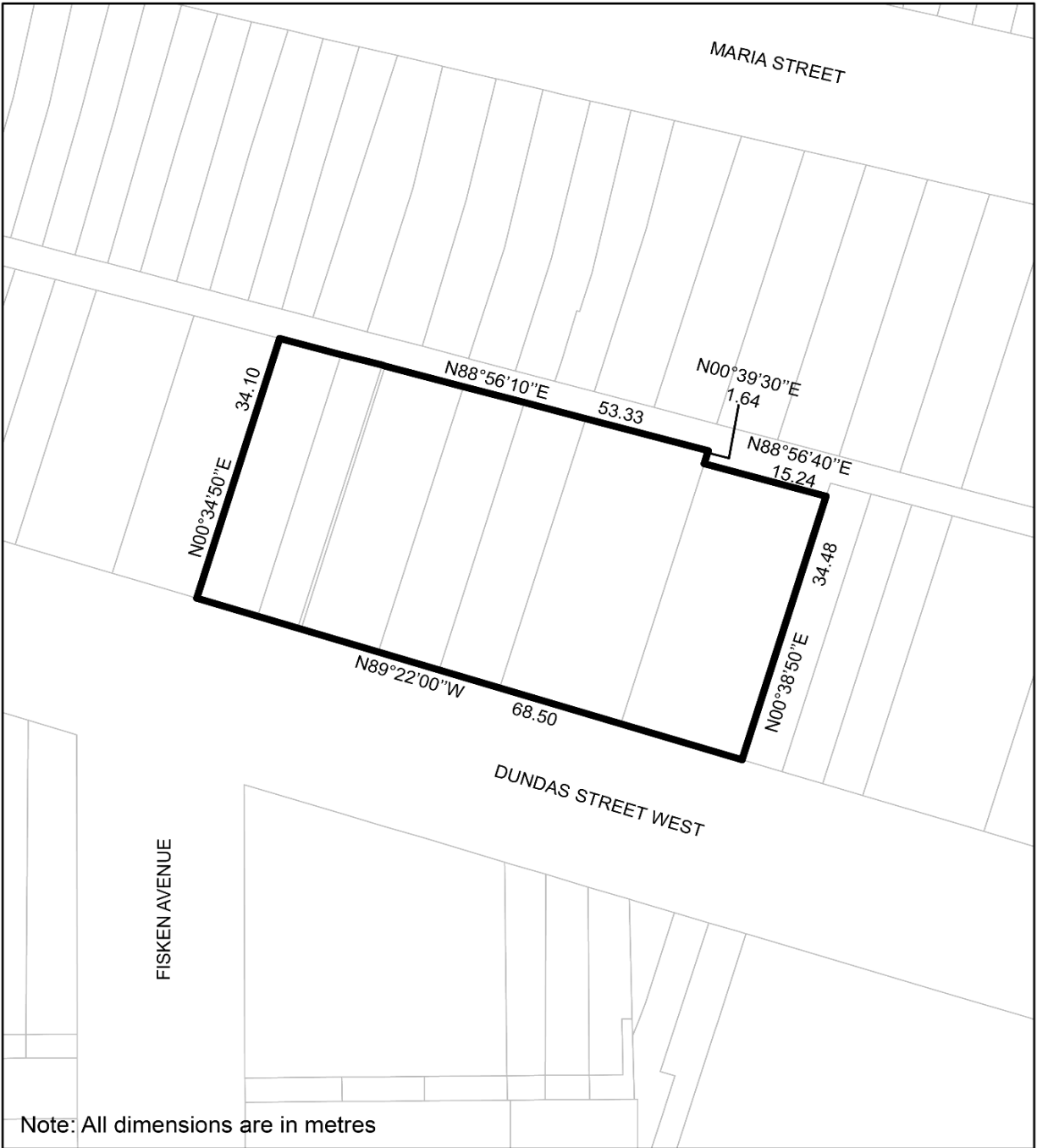
Enacted and passed on April 23, 2026.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)

Diagram 1



Note: All dimensions are in metres

Diagram 2

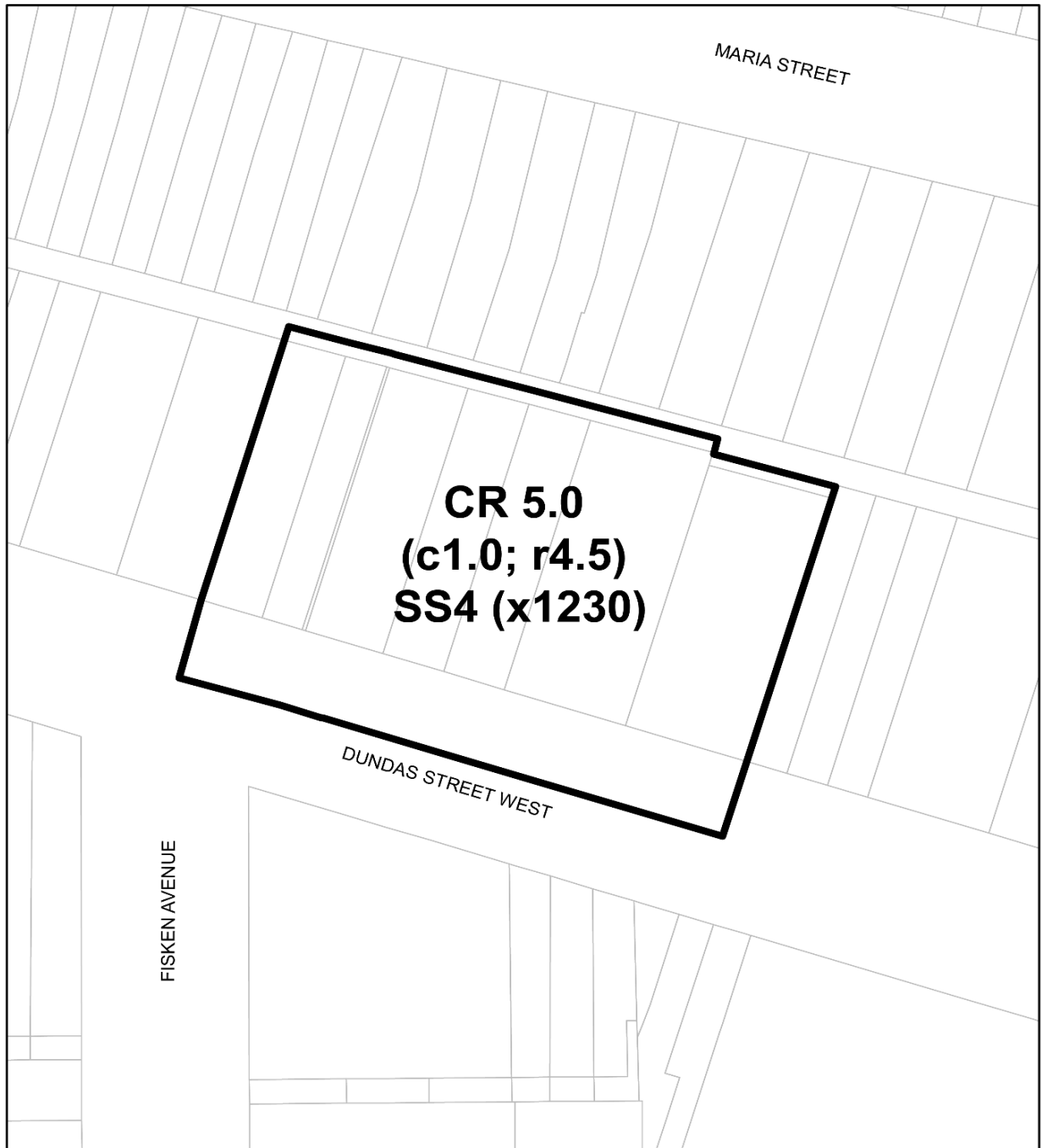
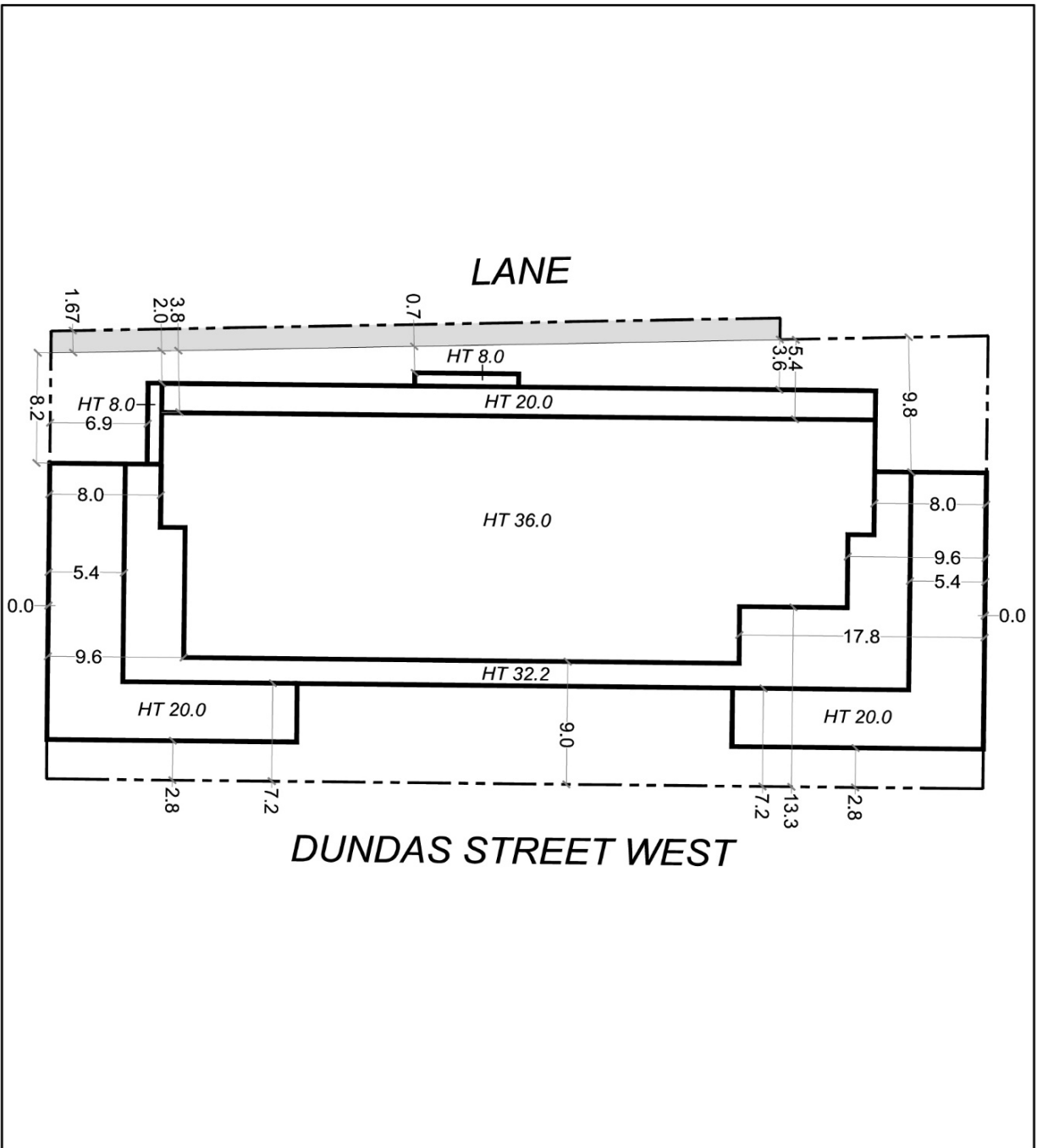


Diagram 3



 **TORONTO**
Diagram 3

3286-3316 Dundas Street West

File #: 25 165357 STE 04 02

 Road Widening


City of Toronto By-law 569-2013
Not to Scale
04/10/2026