

Authority: North York Community Council Item NY26.6, as adopted by City of Toronto Council on October 8, 9 and 10, 2025

CITY OF TORONTO

Bill

BY-LAW - 2025

To amend Zoning By-law 569-2013, as amended, with respect to the lands municipally known in the year 2024 as 4949 Bathurst Street.

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.

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 1.0 (c1.0; r1.0) SS3 to a zone label of CR 2.0 (c2.0; r2.0) SS3 (x1166) as shown on Diagram 2 attached to this By-law.
4. Zoning By-law 569 -2013, as amended, is further amended by amending the Height Overlay Map in Section 995.20 for the lands subject to this By-law, from a height and storey label of HT 10.5 m, ST 3, to a height and storey label of HT 92.5, ST 26, as shown on Diagram 3 attached to this By-law.
5. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.11.10 Exception Number 1166 so that it reads:

(1166) Exception CR 1166

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 4949 Bathurst Street, if the requirements of By-law [Clerks to insert By-law number] are complied with, a **building** or **structure** may be constructed, used or enlarged in compliance with Regulations (B) to (N);
- B. 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 192.40 metres and the elevation of the highest point of the **building** or **structure**;
- C. Despite Clause 40.10.30.40, the permitted maximum **lot coverage**, as a percentage of the **lot area**, is 74 percent;
- D. Despite regulation 40.10.40.10 (3), 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 [Clerks to insert By-law number];
- E. 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 [Clerks to insert By-law number]:
 - 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 6 metres;
 - ii. **structures** that enclose, screen, or cover the equipment, **structures** and parts of a **building** listed in (i) above, including a mechanical penthouse, by a maximum of 6 metres;
 - iii. architectural features, parapets, and elements and **structures** associated with a **green roof**, by a maximum of 2 metres;
 - iv. **building** maintenance units and window washing equipment, by a maximum of 5 metres;
 - v. planters, **landscaping** features, guard rails, and divider screens on a balcony and/or terrace, by a maximum of 3 metres;

- vi. antennae, flagpoles and satellite dishes, by a maximum of 3 metres;
and
 - vii. trellises, pergolas, and unenclosed **structures** providing safety or wind protection to rooftop **amenity space**, by a maximum of 6 metres;
- F. Despite regulation 40.10.40.40(1), the permitted maximum **gross floor area** of all **buildings** and **structures** is 27,450 square metres, of which:
- i. the permitted maximum **gross floor area** for residential uses is 24,450 square metres;
 - ii. the permitted minimum **gross floor area** for non-residential uses is 2,700 square metres;
 - iii. the required minimum **interior floor area** for a **day nursery** is 500 square metres.
- G. Despite regulation 40.10.40.70(3), the required minimum **building setbacks** are as shown in metres on Diagram 3 of By-law **[Clerks to insert By-law number]**;
- H. Despite regulation 40.10.40.70(3) and (G) above, the required minimum **building setback** along the Bathurst Street frontage will be 4.0 metres.
- I. Despite Clause 40.10.40.60 and (G) above, the following elements may encroach into the required minimum **building setbacks** and **main wall** separation distances as follows:
- i. decks, porches, and balconies, by a maximum of 50% of the applicable setback;
 - ii. canopies and awnings, by a maximum of 4 metres;
 - iii. exterior stairs, access ramps and elevating devices, by a maximum of 6 metres;
 - iv. architectural features, such as a pilaster, decorative column, cornice, sill, belt course, or chimney breast, by a maximum of 1.5 metres;
 - v. eaves, by a maximum of 1.5 metres;
 - vi. air conditioners, satellite dishes, antennae, vents, and pipes, by a maximum of 1.5 metres.
- J. Despite regulation 40.10.50.10(3), a minimum 2.0 metre wide strip of land

used only for **soft landscaping** is required along the eastern property line;

K. Despite regulation 200.5.10.1(1) and Table 200.5.10.1, **parking spaces** must be provided in accordance with the following:

- i. a minimum of 90 residential **parking spaces**
- ii. a minimum of 20 visitor **parking spaces**
- iii. a minimum of 50 commercial **parking spaces**

L. Despite regulation 200.15.1(1), an accessible **parking space** must have the following minimum dimensions:

- i. width of 3.4 metres;

M. Despite regulation 220.5.10.1(2), one Type “G” **loading space** and one Type “C” **loading space** shall be provided;

N. Despite regulation 230.5.1.10(4)(A), the minimum width of a **bicycle parking space** shall be:

- i. 0.4 metres for staggered bicycle **parking spaces**

Prevailing By-laws and Prevailing Sections: (None Apply).

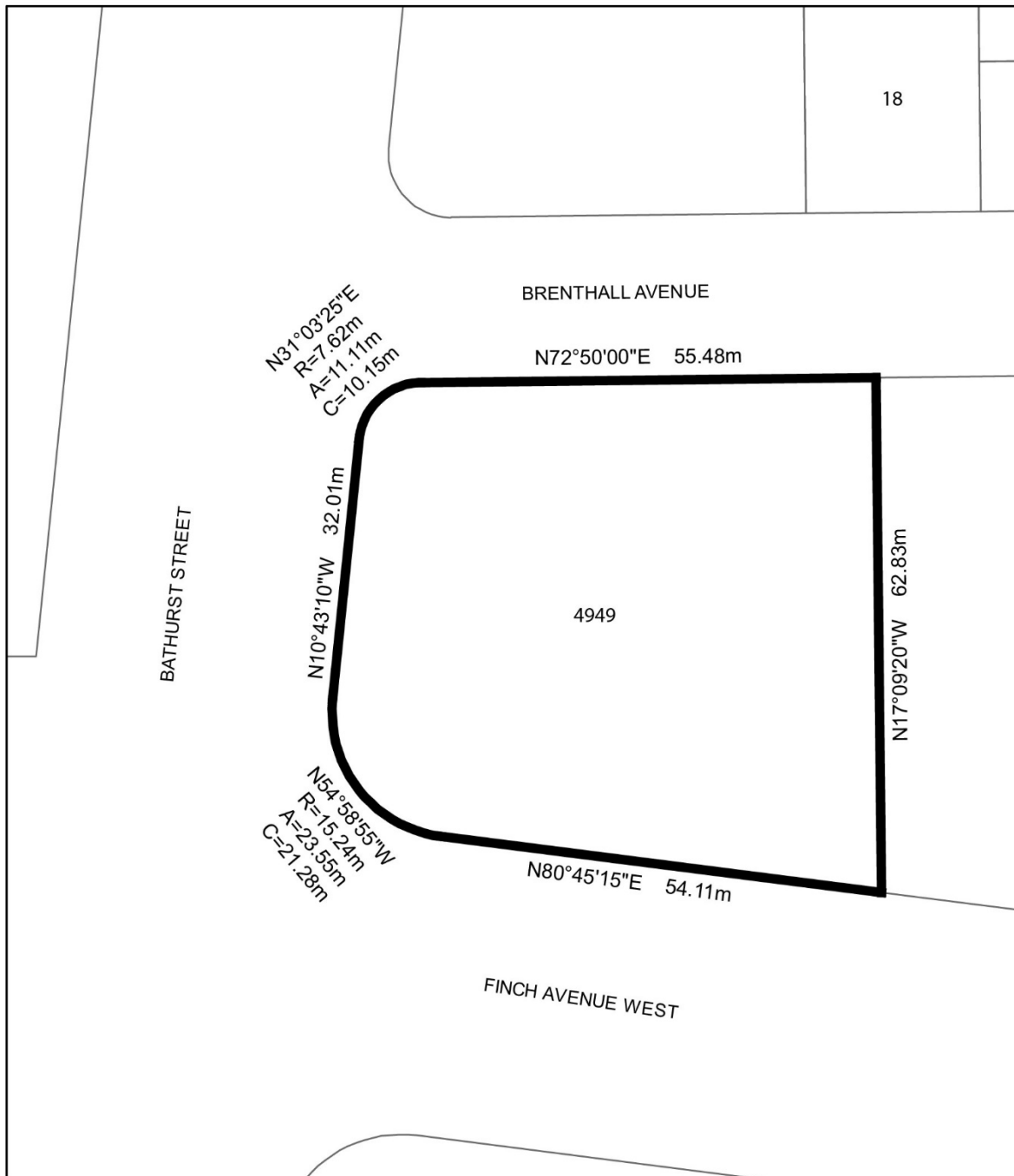
6. Despite any existing or future severance, partition or division of the lands shown on Diagram 1 of By-law [Clerks to insert By-law number], the provisions of this By-law shall apply to the whole lands as one lot as if no severance, partition or division had occurred.

Enacted and passed on October , 2025

Frances Nunziata,
Speaker

(Seal of the City)

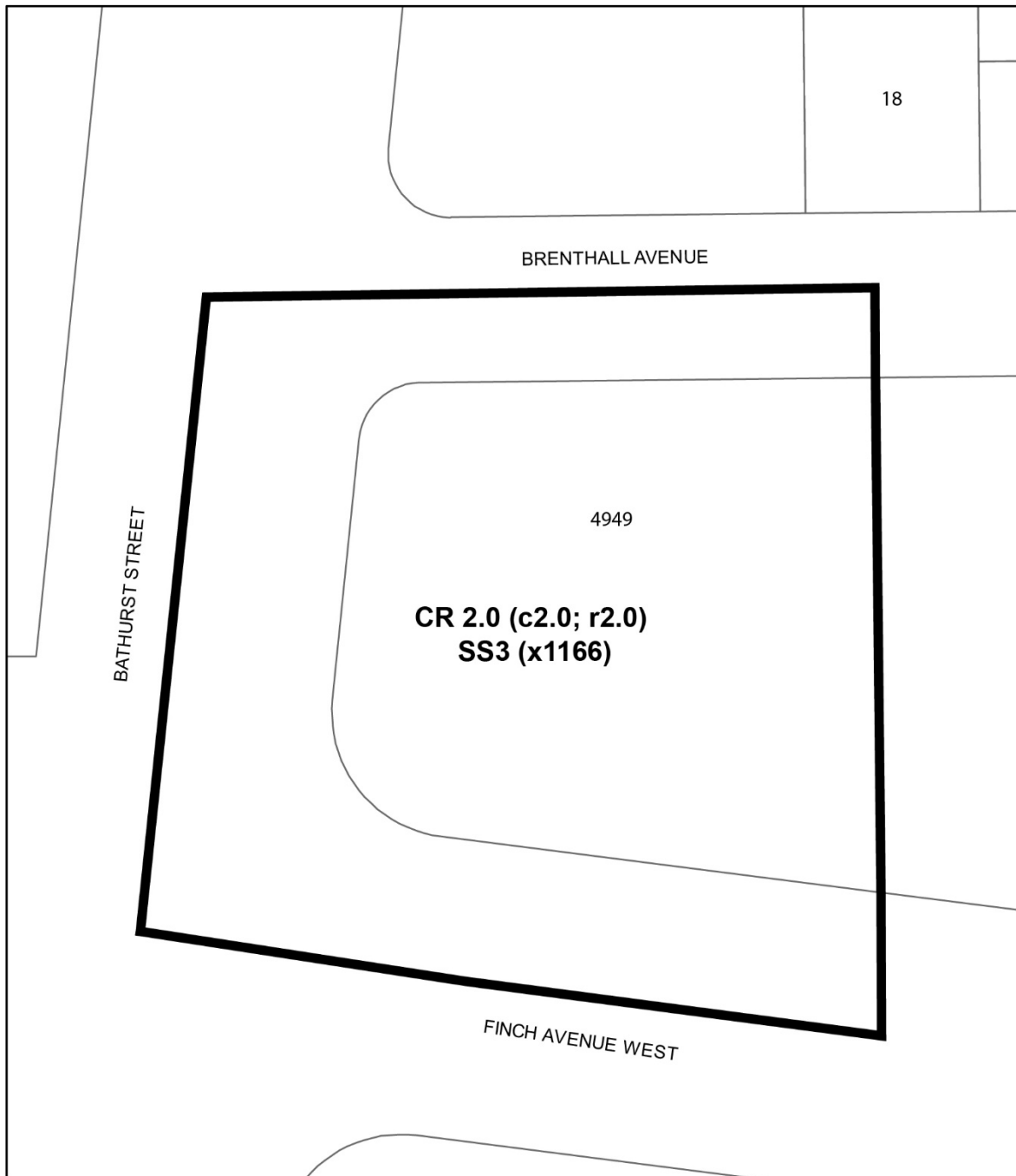
John D. Elvidge
City Clerk



 **Toronto**
Diagram 1

4949 Bathurst Street

File # 24 207996 NNY 18 0Z



 **Toronto**
Diagram 2

4949 Bathurst Street

File # 24 207996 NNY 18 0Z

