

**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 1099 Broadview Avenue.**

Whereas Council of the City of Toronto has the authority to 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;

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, Chapter 800 Definitions.
3. Zoning By-law 569-2013, as amended, is further amended by adding the lands subject to this By-law to the Zoning By-law Map in Section 990.10 and applying the following zone label to these lands: CR 3.0 (c1.0; r3.0) SS2 (x1174) as shown on Diagram 2 attached to this By-law.
4. Zoning By-law 569-2013, as amended, is further amended by adding the lands subject to this By-law to the Policy Areas Overlay Map in Article 995.10.1 and applying the following Policy Area label to these lands "Policy Area 4" as shown on Diagram 3 attached to this By-law.
5. Zoning By-law 569 -2013, as amended, is further amended by adding the lands to the Height Overlay Map in Article 995.20.1, and applying the following height and storey label to these lands: HT 10.5, ST 3 as shown on Diagram 4 attached to this By-law.
6. Zoning By-law 569 -2013, as amended, is further amended by adding the lands to the Lot Coverage Overlay Map in Article 995.30.1, and applying the following lot coverage label to these lands "35" as shown on Diagram 5 attached to this By-law.
7. Zoning By-law 569-2013, as amended, is further amended by adding the lands to the Parking Zone Overlay Map in Article 995.50, and applying the following Parking Zone label "Parking Zone B" as shown on Diagram 6 attached to this By-law.
8. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.11.10 Exception Number 1174 so that it reads:

**(1174) Exception CR 1174**

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 1099 Broadview Avenue 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 (R) below;
- (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 121.45 metres and elevation of the highest point of the **building** or **structure**;
- (C) Despite Regulation 40.10.20.100(1)(A), the permitted total **interior floor area** of all **cabarets, clubs, eating establishments, entertainment places of assembly, places of assembly, recreation uses and take-out eating establishments** may not exceed 650 square metres;
- (D) Despite Regulation 40.10.30.40(1), the permitted maximum **lot coverage** is 50 percent;
- (E) Despite Regulation 40.10.40.10(2), the permitted maximum height of a **building** or **structure** is the number following the HT symbol in metres as shown on Diagram 7 of By-law [Clerks to insert By-law number];
- (F) Despite Regulation 40.10.40.10(7), the permitted maximum number of **storeys** in a **building** is the number following the letters ST as shown on Diagram 7 of By-law [Clerks to insert By-law number];
- (G) Despite Regulations 40.5.40.10(4) to (8) and (E) and (F) above, the following equipment and **structures** may project beyond the permitted maximum height shown on Diagram 7 of By-law [Clerks to insert By- law number];
  - i) equipment used for the functional operation of the **building** including, electrical, utility, ventilation and mechanical equipment, including the mechanical penthouse, as well as enclosed stairwells, roof access, maintenance equipment storage, elevator shafts, chimneys, vents, elevator overrun, **building** maintenance units and window washing equipment, by a maximum of 5.5 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 6.5 metres;

- iii) planters, **landscaping** features, guards and guard railings, railings, and divider screens on a balcony and/or terrace, by a maximum of 3.0 metres; and
- iv) trellises, pergolas, parapets, and unenclosed **structures** providing wind and/or noise protection to outdoor **amenity space**, by a maximum of 3.5 metres;

(H) Despite Regulation 40.10.40.40(1), the permitted maximum **gross floor area** of all **buildings** and **structures** is 30,700 square metres, of which:

- i) the permitted maximum **gross floor area** for residential uses is 30,100 square metres; and
- ii) the required minimum **gross floor area** for non-residential uses is 600 square metres;

(I) 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 two or more bedrooms;
- ii) a minimum of 10 percent of the total number of **dwelling units** must have three or more bedrooms; and
- iii) any **dwelling units** with three or more bedrooms provided to satisfy (ii) above are not included in the provision required by (i) above;

(J) Despite Regulation 40.10.40.70(2), the required minimum **building setbacks** are as shown in metres on Diagram 7 of By-law [Clerks to insert By-law number];

(K) Despite Regulations 40.10.40.60(1)(A) and (B), 40.10.40.60(2), 40.10.40.60(5), 40.10.40.60(7), 40.10.40.60 (8), and (J) above, the following elements may encroach into the required minimum **building setbacks** and **main wall** separation distances as follows:

- i) decks, porches, balconies and their associated guards and guardrails, railings, and divider screens, by a maximum of 2.0 metres;
- ii) canopies and awnings, by a maximum of 2.0 metres;
- iii) architectural features, such as a pilaster, decorative column, cornice, sill, belt course, or chimney breast, by a maximum of 1.0 metres;
- iv) eaves, by a maximum of 0.5 metres;
- v) air conditioners, satellite dishes, antennae, vents, and pipes, by a maximum of 1.5 metres; and

- vi) parapets, trellises, pergolas, unenclosed **structures** providing safety or wind protection to rooftop **amenity space**, **landscaping** features, terraces, and terrace platforms to a maximum horizontal extent of the **main wall** of the **storey** below;
- (L) Despite Regulation 200.5.1.10(2)(A)(iv), five percent of the required **parking spaces** may be obstructed as described in Regulation 200.5.1.10(2)(D) without being required to provide additional width for the obstructed sides of the **parking space**;
- (M) Despite Regulation 200.5.10.1(5) **parking spaces** for residential visitors and non-residential uses may be shared on a non-exclusive basis;
- (N) Despite Regulation 200.15.1(1) and (3), an accessible **parking space** must have the following minimum dimensions:
  - i) length of 5.6 metres;
  - ii) width of 3.4 metres;
  - iii) vertical clearance of 2.1 metres; and
  - iv) be adjacent to a 1.5 metre wide accessible barrier free aisle or path;
- (O) Despite Regulation 220.5.10.1(3) and (4), no **loading spaces** are required for non-residential uses;
- (P) Despite Regulation 230.5.1.10(10), a "long term" and/or "short term" **bicycle parking space** may be located in a **stacked bicycle parking space**;
- (Q) Despite Regulation 230.40.1.20(1), a "long term" **bicycle parking space** may be located in a secured room or bicycle locker;
- (R) For the purpose of this exception, each word or expression that is in bold font will have the same meaning as such word or expression as defined by Chapter 800 of Zoning By-law 569-2013, as amended, except for the following:
  - i) "Car-share" or "car-sharing" means the practice whereby a number of people share the use of one or more motor **vehicles** and such "car-share" motor **vehicles** are made available to at least the occupants of the **building** for short-term rental, including hourly rental; and
  - ii) "Car-share parking" means a parking space exclusively reserved and actively signed for a **vehicle** used only for "car-sharing" purposes;

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

**9.** 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.

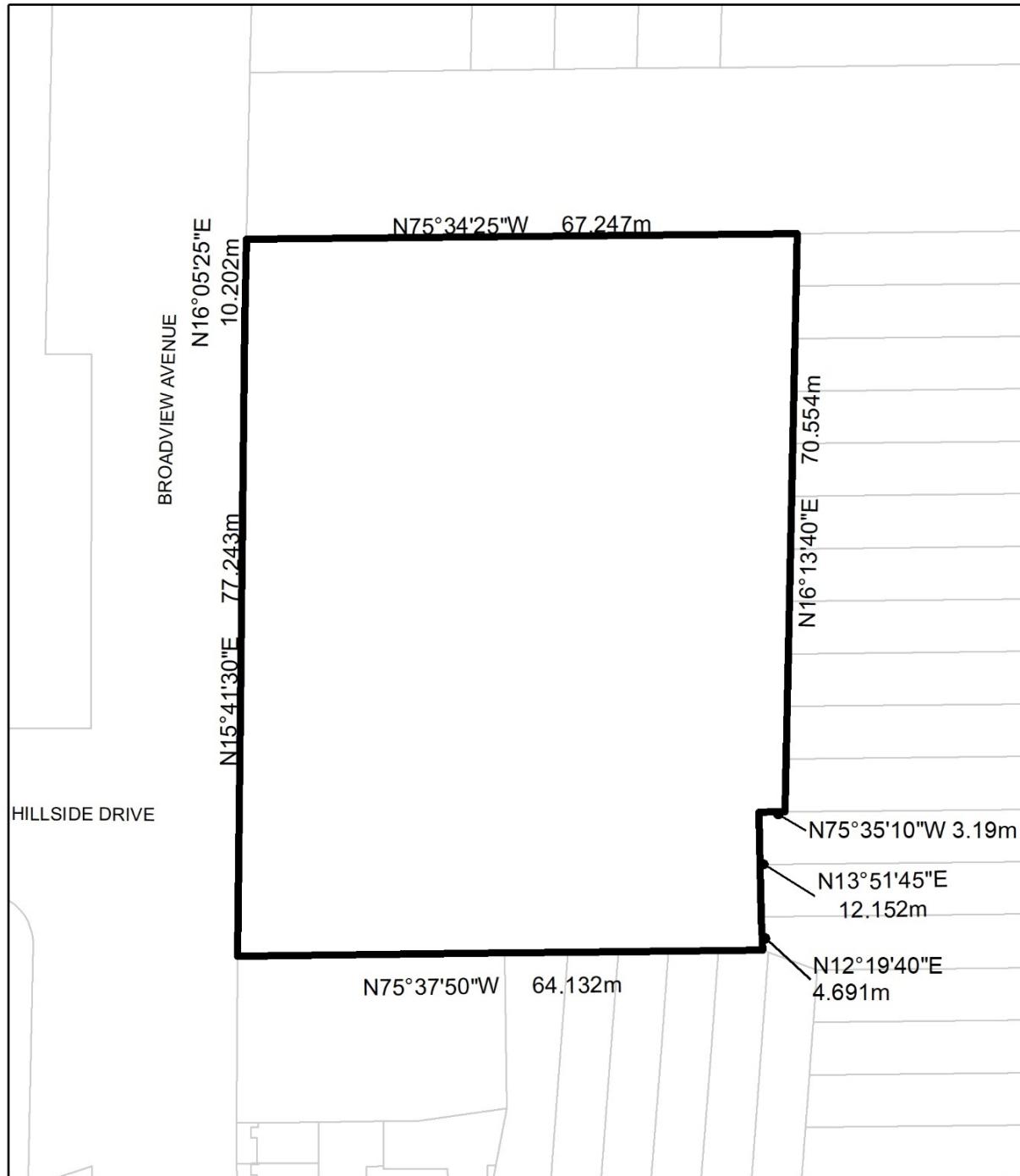
Enacted and passed on December , 2025.

Frances Nunziata,  
Speaker

(Seal of the City)

John D. Elvidge,  
City Clerk

**Diagram 1**

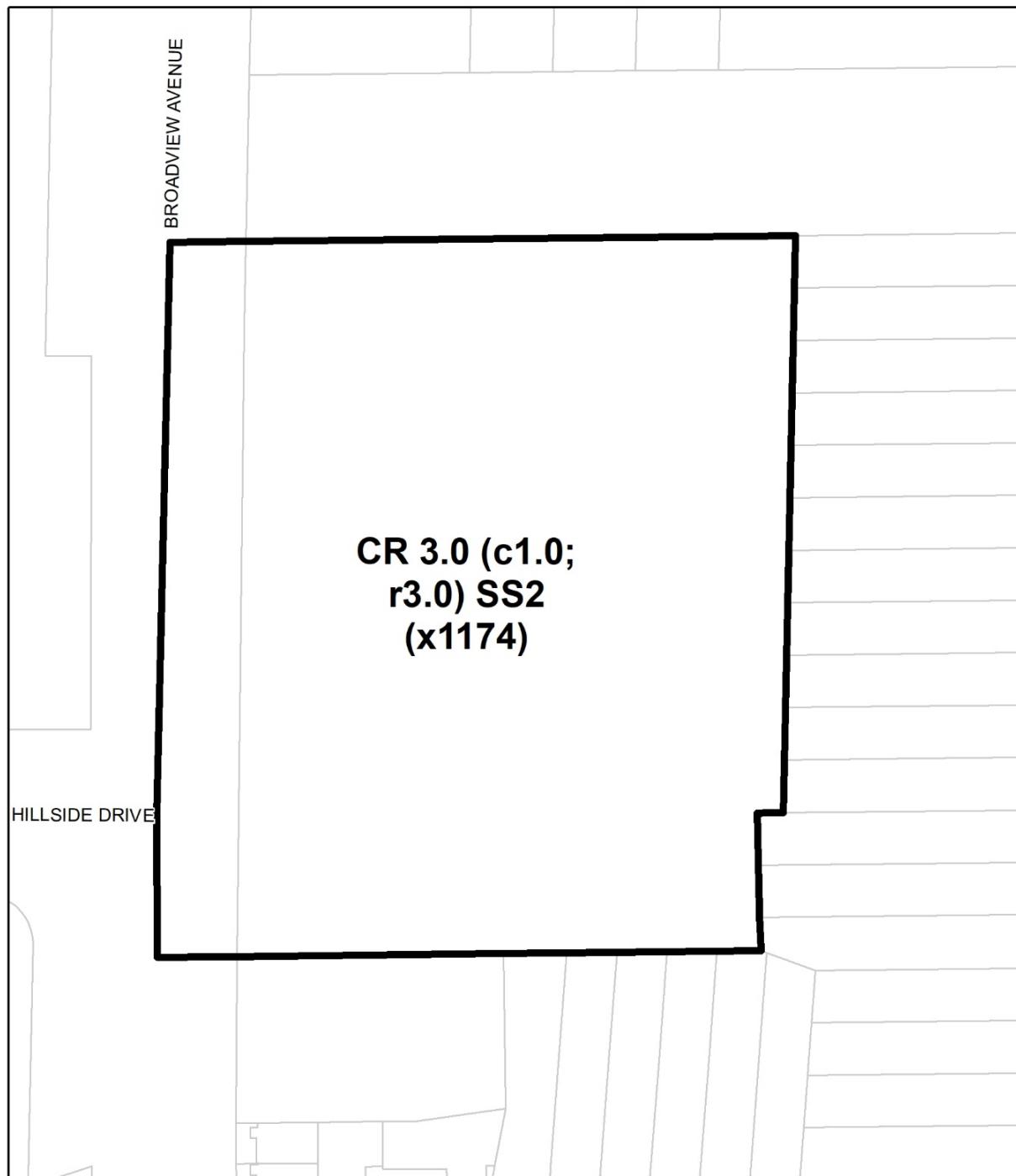


**TORONTO**  
**Diagram 1**

**1099 Broadview Avenue**

**File # 23 159680 STE 14 0Z**



**Diagram 2**

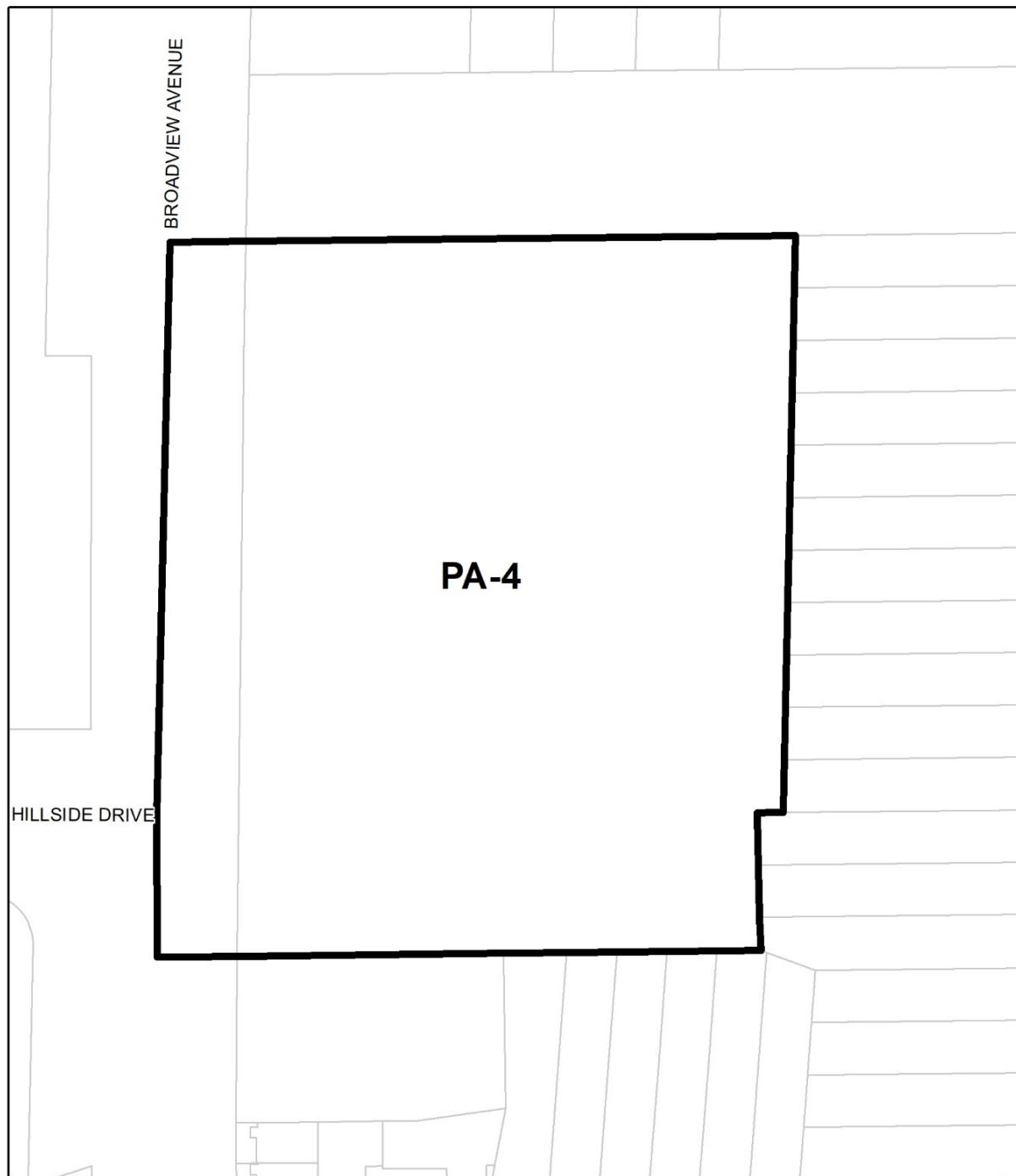
**1099 Broadview Avenue**

File # 23 159680 STE 14 OZ



City of Toronto By-law 569-2013

Not to Scale  
09/25/2025

**Diagram 3**

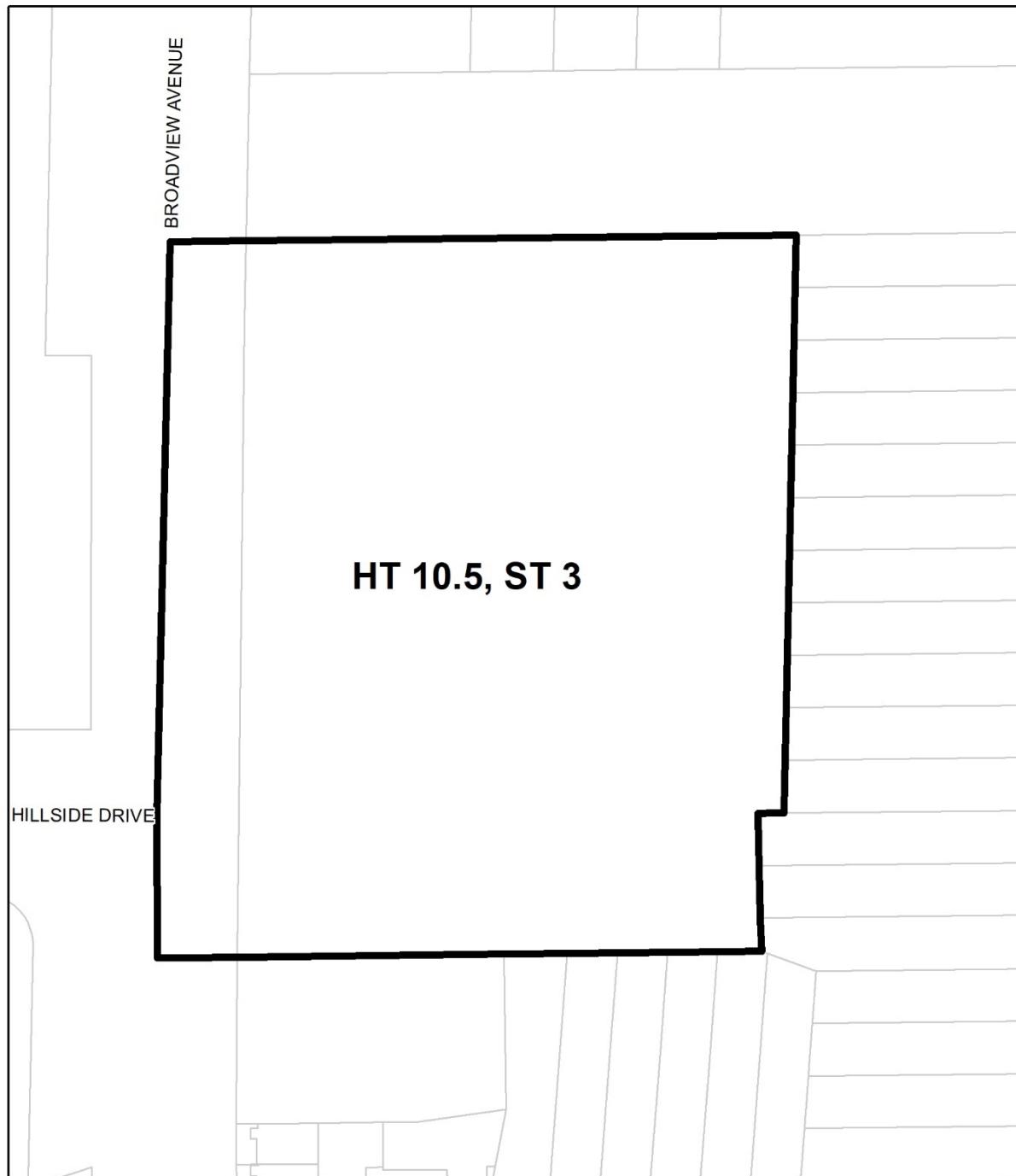
**TORONTO**  
Diagram 3

**1099 Broadview Avenue**

**File # 23 159680 STE 14 0Z**



City of Toronto By-law 569-2013  
Not to Scale  
09/23/2025

**Diagram 4**

 **TORONTO**  
**Diagram 4**

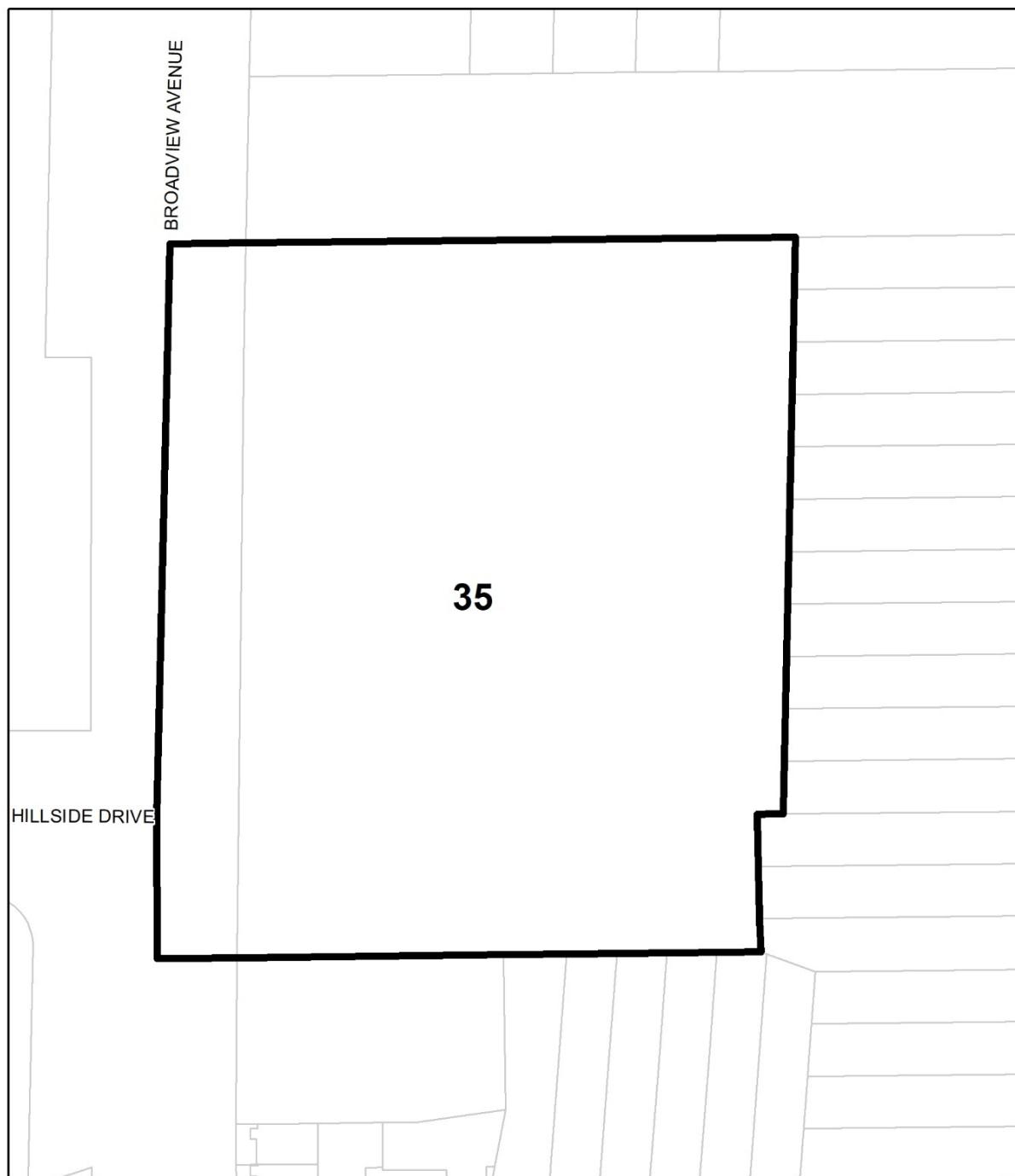
**1099 Broadview Avenue**

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**Diagram 5**



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**Diagram 5**

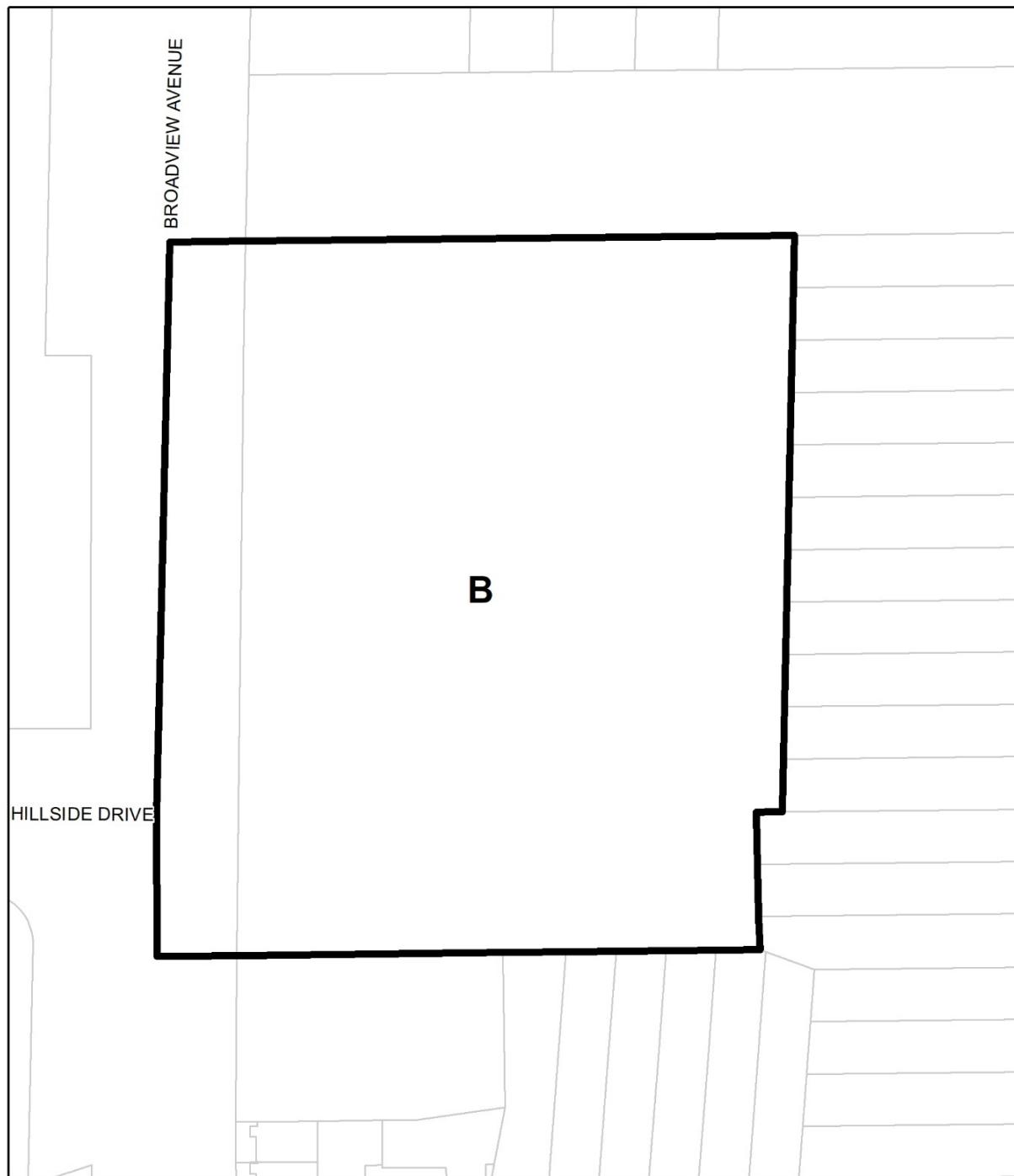
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**Diagram 6**



 **TORONTO**  
Diagram 6

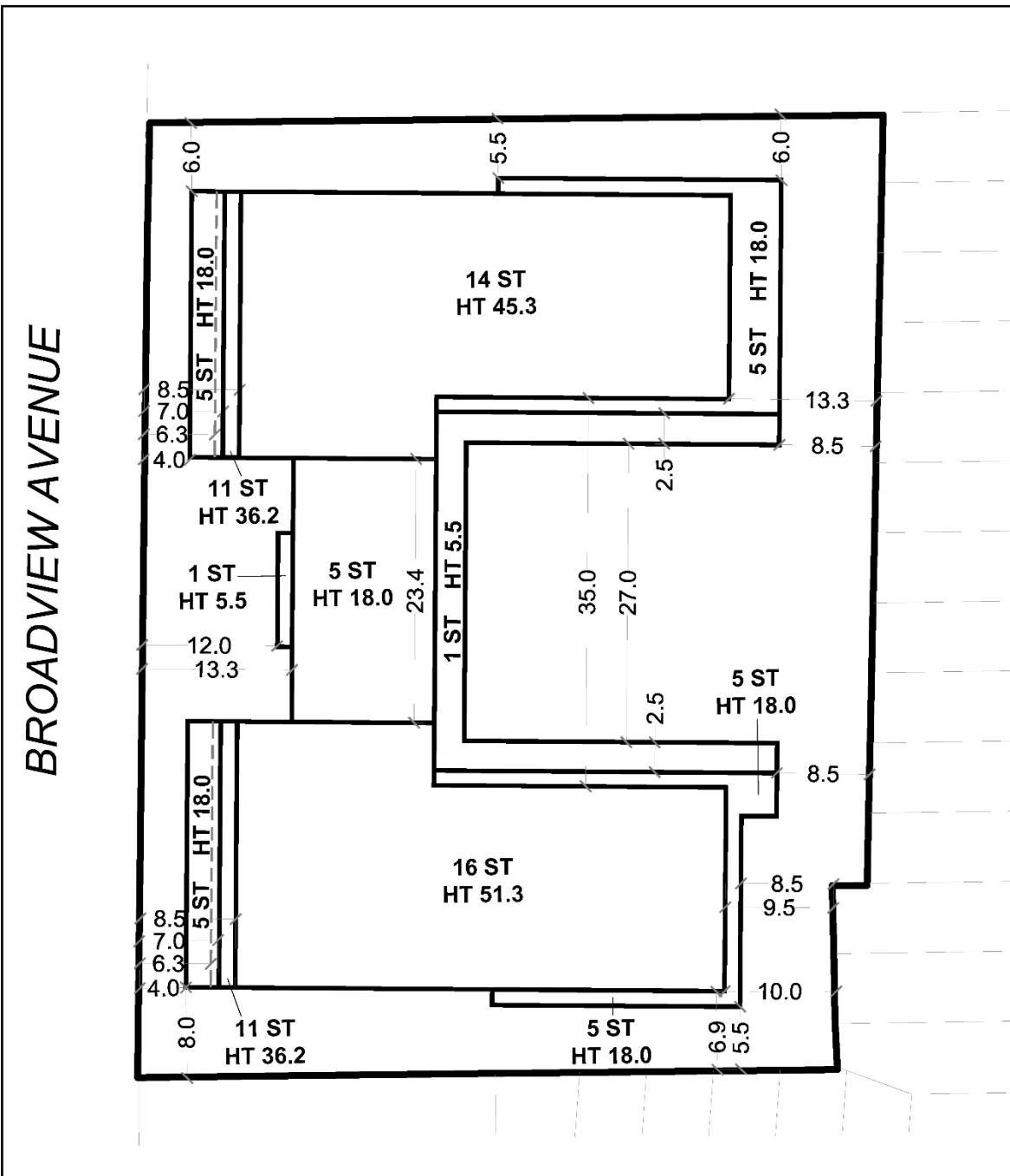
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Diagram 7



 **TORONTO**  
Diagram 7

1099 Broadview Avenue

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--- Extent of Ground Floor

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City of Toronto By-law 569-2013  
Not to Scale  
12/15/2025