

## CITY OF TORONTO

### Bill

### BY-LAW -2025

#### **To amend the City of Toronto Zoning By-law 569-2013, as amended, with respect to the lands municipally known in the year 2025 as 354-358 Pape Avenue.**

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 2.0 (c2.0; r0.0) SS2 (x1590) to a zone label of CR 2.0 (c2.0; r0.0) SS2 (x1197) 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 1197 so that it reads:

#### Exception CR 1197

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 354-358 Pape 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 (O) below;
- (B) Despite regulations 40.5.40.10(1) and (2) and Regulation 40.10.40.10 (2), the height of a **building or structure** is the distance between the Canadian Geodetic Datum of 90.80 metres and the elevation of the highest point of the **building or structure**;

- (C) Despite regulation 40.10.40.10(2), 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];
- (D) Despite regulations 40.5.40.10(3) to (8) and (C) 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 3.0 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 5.0 metres;
  - (iii) architectural features, parapets, and elements and **structures** associated with a **green roof**, by a maximum of 1.5 metres;
  - (iv) **building** maintenance units and window washing equipment, by a maximum of 1.5 metres;
  - (v) planters, **landscaping** features, guard rails, and divider screens on a balcony and/or terrace, by a maximum of 2.0 metres;
  - (vi) antennae, flagpoles and satellite dishes, by a maximum of 1.0 metres; and
  - (vii) trellises, pergolas, and unenclosed **structures** providing safety or wind protection to rooftop **amenity space**, by a maximum of 2.0 metres;
- (E) Despite regulation 40.10.40.40(1), the permitted maximum **gross floor area** of all **buildings** and **structures** is 5,220 square metres, of which:
- (i) the permitted maximum **gross floor area** for residential uses is 4,620 square metres; and
  - (ii) the permitted maximum **gross floor area** for non-residential uses is 600 square metres;
- (F) Despite regulation 40.10.40.70(2), the required minimum **building setbacks** are as shown in metres on Diagram 3 of By-law [Clerks to insert By-law number];
- (G) Despite Clause 40.10.40.60 and (F) 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 2.0 metres;

- (ii) canopies and awnings, by a maximum of 2.0 metres;
  - (iii) exterior stairs, access ramps and elevating devices, by a maximum of 1.0 metres;
  - (iv) architectural features, such as a pilaster, decorative column, cornice, sill, belt course, or chimney breast, by a maximum of 1.0 metres;
  - (v) window projections, including bay windows and box windows, by a maximum of 1.0 metres; and
  - (vi) air conditioners, satellite dishes, antennae, vents, and pipes, by a maximum of 1.0 metres;
- (H) Despite regulation 40.10.40.50(1) and (2), **amenity space** must be provided at the following rate:
  - (i) at least 2.2 square metres for each **dwelling unit** as indoor **amenity space**;
  - (ii) at least 0.4 square metres of outdoor **amenity space** for each **dwelling unit** of which 29.0 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 component may be a **green roof**;
- (I) Despite regulation 200.5.1.10(2)(A)(iv)], 10 percent of **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**;
- (J) 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;
- (K) Despite regulation 200.15.10(1) and (2), a minimum of 1 **parking space** is required to be accessible **parking space**;
- (L) Despite regulation 230.5.1.10(4)(A), the required minimum width of a **bicycle parking space** is:
  - (i) length of 1.8 metres;
  - (ii) width of 0.6 metres; and

- (iii) vertical clearance of 1.9 metres;
- (M) Despite regulations 230.5.1.10(9) and 230.5.1.10(10) and "long-term" and "short term" **bicycle parking spaces** may be located on any floor up to and including the first level of the **building** and anywhere below ground, within an enclosed room and in a **stacked bicycle parking space**; and
- (N) Despite regulations 230.5.1.10(10) and 230.10.1.20(1), "short-term" and "long-term" **bicycle parking spaces** may be located in a **building** in an enclosed room, and in a **stacked bicycle parking space**;
- (O) Despite regulation 40.10.90.1(1) a Type "G" **loading space** is not required.

Prevailing By-laws and Prevailing Sections:

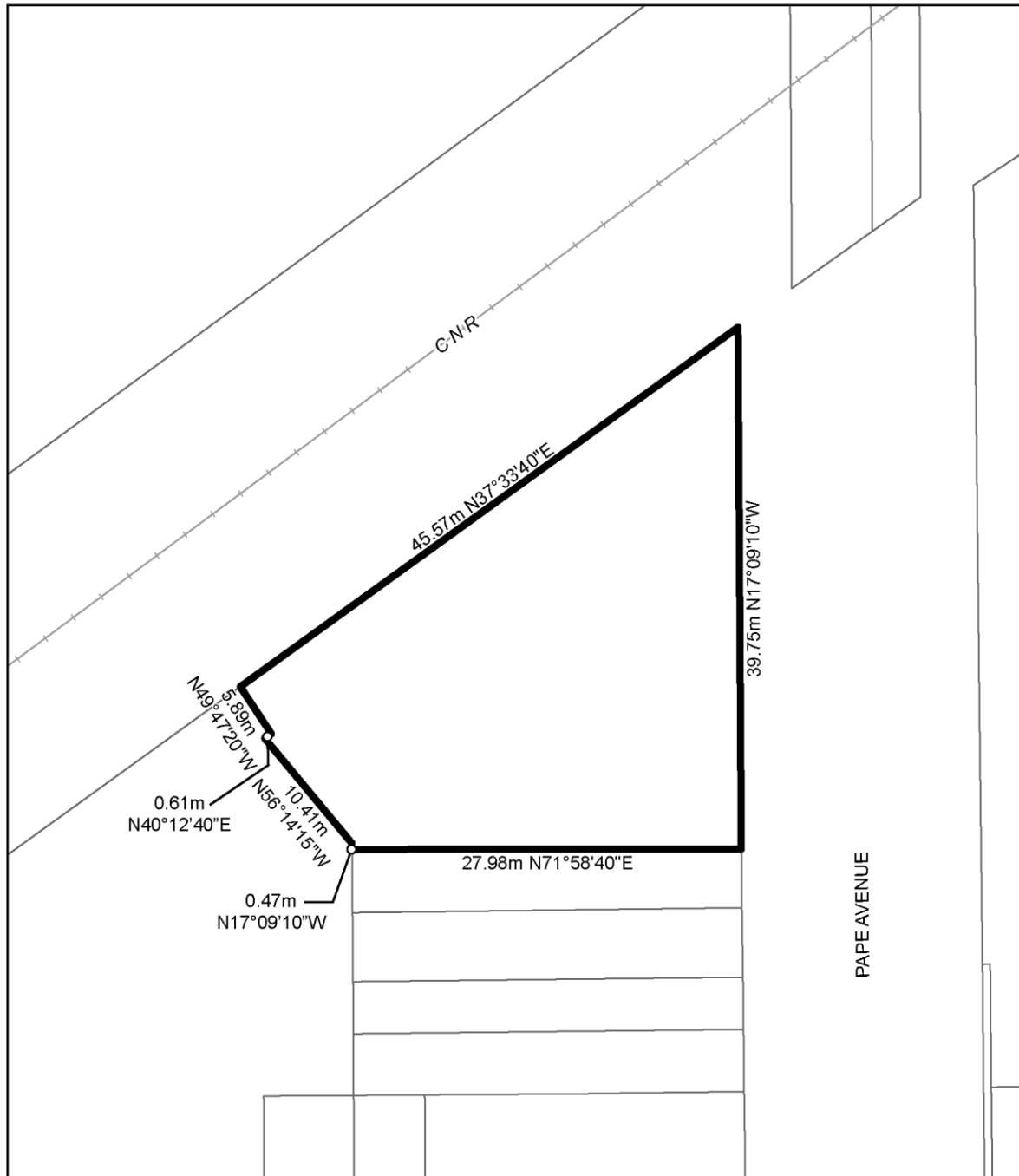
- (A) None apply.
5. Despite any severance, partition or division of the lands, the provisions of this By-law shall apply as if no severance, partition or division occurred.
6. Temporary Use:
- (A) None of the provisions of Zoning By-law 569-2013, as amended, or this By-law apply to prevent the erection and use of sales office 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 December , 2025.

Frances Nunziata,  
Speaker

John D. Elvidge,  
City Clerk

(Seal of the City)

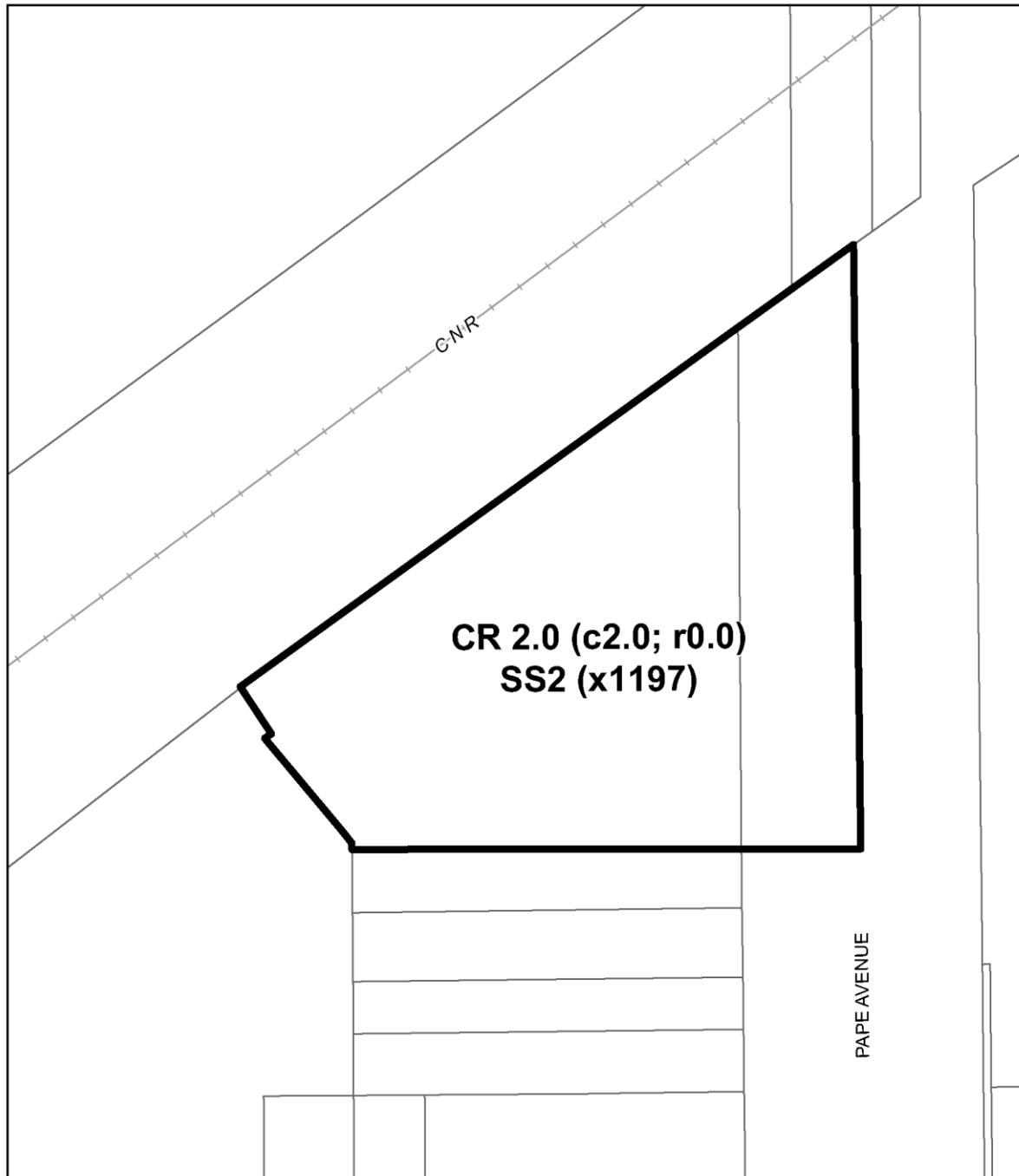


**TORONTO**  
Diagram 1

**354-358 Pape Avenue**

File # 14 147891 STE 30 OZ


City of Toronto By-law 569-2013  
Not to Scale  
11/21/2025

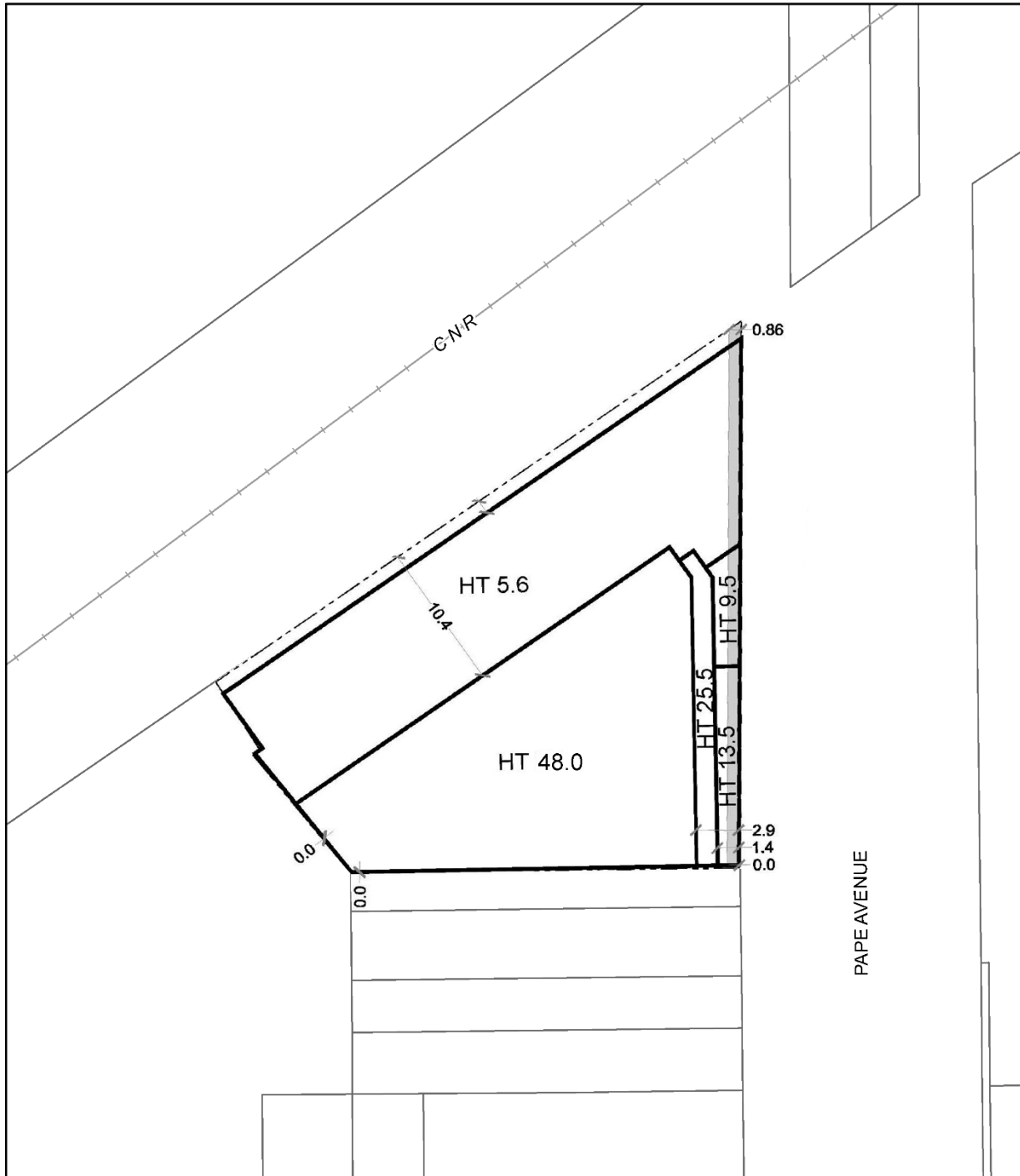


 **TORONTO**  
Diagram 2

**354-358 Pape Avenue**

File # 14 147891 STE 30 OZ

  
City of Toronto By-law 569-2013  
Not to Scale  
11/21/2025




 **Toronto**  
Diagram 3

354-358 Pape Avenue

File # 14 147891 STE 30 OZ

 0.86m Road Widening at Grade

  
City of Toronto By-law 569-2013  
Not to Scale  
12/17/2025