

Attachment 5: Draft Zoning By-law Amendment

Authority: Etobicoke York Community Council Item [-], as adopted by City of Toronto Council on [-]

CITY OF TORONTO

BY-LAW [Clerks to insert By-law number]

To amend Zoning By-law 569-2013, as amended, with respect to the lands municipally known in the year 2024 as 4231, 4237, and 4241 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

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 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 2.0 (c2.0; r1.5) SS2 (x1123) 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 no value.
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 14.0, as shown on Diagram 3 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 no value.
7. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.11.10 Exception Number 1123 so that it reads:

(1123) Exception CR (1123)

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 4231, 4237, and 4241 Dundas Street West, 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 (V) 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 121.40 metres and the elevation of the highest point of the **building** or **structure**;
- (C) Despite regulation 40.10.40.1(1), residential uses:
 - (i) may be located on the same **storey** as non-residential uses; and
 - (ii) **dwelling units** in a **mixed use building** are not permitted on the first **storey** along the **main wall** fronting Dundas Street West;
- (D) 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 4 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 4 of By-law [Clerks to insert By-law number]:
 - (i) enclosed stairwells and roof access, by a maximum of 4.0 metres;
 - (ii) pipes, chimneys and vents, by a maximum of 1.5 metres;
 - (iii) architectural features, parapets, and elements and **structures** associated with a **green roof**, by a maximum of 3.0 metres;
 - (iv) **building** maintenance units and window washing equipment, by a maximum of 5.0 metres;
 - (v) planters, **landscaping** features, guard rails, balustrades, privacy and decorative screens, terrace dividers, fences, exterior stairs, roof drainage features and terrace walls, by a maximum of 2.0 metres;
 - (vi) trellises, pergolas, and unenclosed **structures** providing safety or

wind protection to rooftop, by a maximum of 3.0 metres;

- (F) Despite regulation 40.10.40.40(1), the permitted maximum **gross floor area** of all **buildings** and **structures** is 22,650 square metres of which:
 - (i) the permitted maximum **gross floor area** for residential uses is 21,850 square metres;
 - (ii) the required minimum **gross floor area** for non-residential uses is 400 square metres;
- (G) The first **storey** of a **mixed use building** must provide a minimum of 50 percent along the **main wall** fronting Dundas Street West for one or more of the non-residential uses listed in regulations 40.10.20.10(1)(A) and 40.10.20.20(1)(A);
- (H) In addition to the elements listed in regulation 40.5.40.40(3) that reduce **gross floor area**, the following elements will also apply to reduce the **gross floor area** of a **building**:
 - (i) electrical, utility, mechanical and ventilation rooms and shafts above ground; and
 - (ii) bicycle parking, staging and storage rooms above ground;
- (I) Despite Regulation 40.10.50.10(3), **soft landscaping** is not required along the entirety of the south **lot line** abutting a **lot** in the Residential Zone Category;
- (J) Despite regulation 40.10.40.70(2), the required minimum **building setbacks** are as shown in metres on Diagram 4 of By-law [Clerks to insert By-law number];
- (K) Despite regulation 40.10.40.80 (2), the required separation of **main walls** are as shown in metres on Diagram 4 of By-law [Clerks to insert By-law number];
- (L) Despite Clause 40.10.40.60 and Regulations (J) and (K) above, the following elements may encroach into the required minimum **building setbacks** and **main wall** separation distances as follows:
 - (i) balconies, by a maximum of 2.0 metres;
 - (ii) canopies, awnings and wind mitigation features, by a maximum of 3.0 metres;
 - (iii) exterior stairs, access ramps and elevating devices, by a maximum

of 3.0 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 by a maximum of 1.0 metres;
 - (vi) eaves, by a maximum of 1.0 metre; and
 - (vii) light fixtures, satellite dishes, antennae, vents, and pipes, by a maximum of 1.0 metre;
- (M) 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 0.25 residential occupant **parking spaces** for each **dwelling unit**, but not exceeding the permitted maximum in Table 200.5.10.1 for **dwelling units** in a **mixed use building** in Parking Zone B;
 - (ii) a minimum of 2 plus 0.05 residential visitor **parking spaces** for each **dwelling unit**; and
 - (iii) a minimum of 1 “car-share **parking space**”;
- (N) Despite (M)(i) above, the **parking space** requirement for residential occupants can be reduced by up to 4 **parking spaces** for each “car share **parking space**” provided, and maximum reduction permitted by this means, irrespective of the number of “car-share **parking spaces**” provided, shall be capped by the application of the following formula:
- (i) $4 \times (\text{number of } \mathbf{dwelling\ units} \div 60)$, rounded down to the nearest whole number;
- (O) Despite regulation 200.5.1.10(2), a maximum of 10 percent of the total **parking spaces** provided on the lands may have a minimum width of 2.6 metres, despite being obstructed on one or both sides 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**;
- (P) Despite Regulations 200.15.1(1) and (3), accessible **parking spaces** must comply with the following:
- (i) an accessible **parking space** must have the following minimum dimensions:

- (a) length of 5.6 metres;
 - (b) width of 3.4 metres;
 - (c) vertical clearance of 2.1 metres; and
- (ii) the entire length of an accessible **parking space** must be adjacent to a 1.5 metre wide accessible barrier-free aisle or path;
- (Q) Despite regulation 230.5.1.10(9), required “long-term” **bicycle parking spaces** may be located:
 - (i) on the first **storey** of the **building**;
 - (ii) on the second **storey** of the **building**; and
 - (iii) on the first and second levels of the **building** below-ground;
- (R) Despite regulation 230.5.1.10(10), “long-term” and “short-term” **bicycle parking spaces** may be located in a **stacked bicycle parking space**;
- (S) Despite Regulation 230.40.1.20(2), a “short-term” **bicycle parking space** may be located more than 30 metres from a pedestrian entrance to the **building** on the **lot**;
- (T) 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;
- (U) **Dwelling units** are not permitted above 37.5 metres height within the area labeled “MPH HT 43.5” on Diagram 4 By-law [Clerks to insert By-law number];
- (V) 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 in Chapter 800 of Zoning By-law 569-2013, as amended, except for the following:
 - (i) “Car-share” means the practice where a number of people share the use of one or more cars owned by a profit or non-profit car-

sharing organization and where such organization may require the use of cars be reserved in advance, charge fees based on time and/or kilometres driven, and set membership requirements of the car sharing organization, including payment of a membership fee that may or may not be refundable;

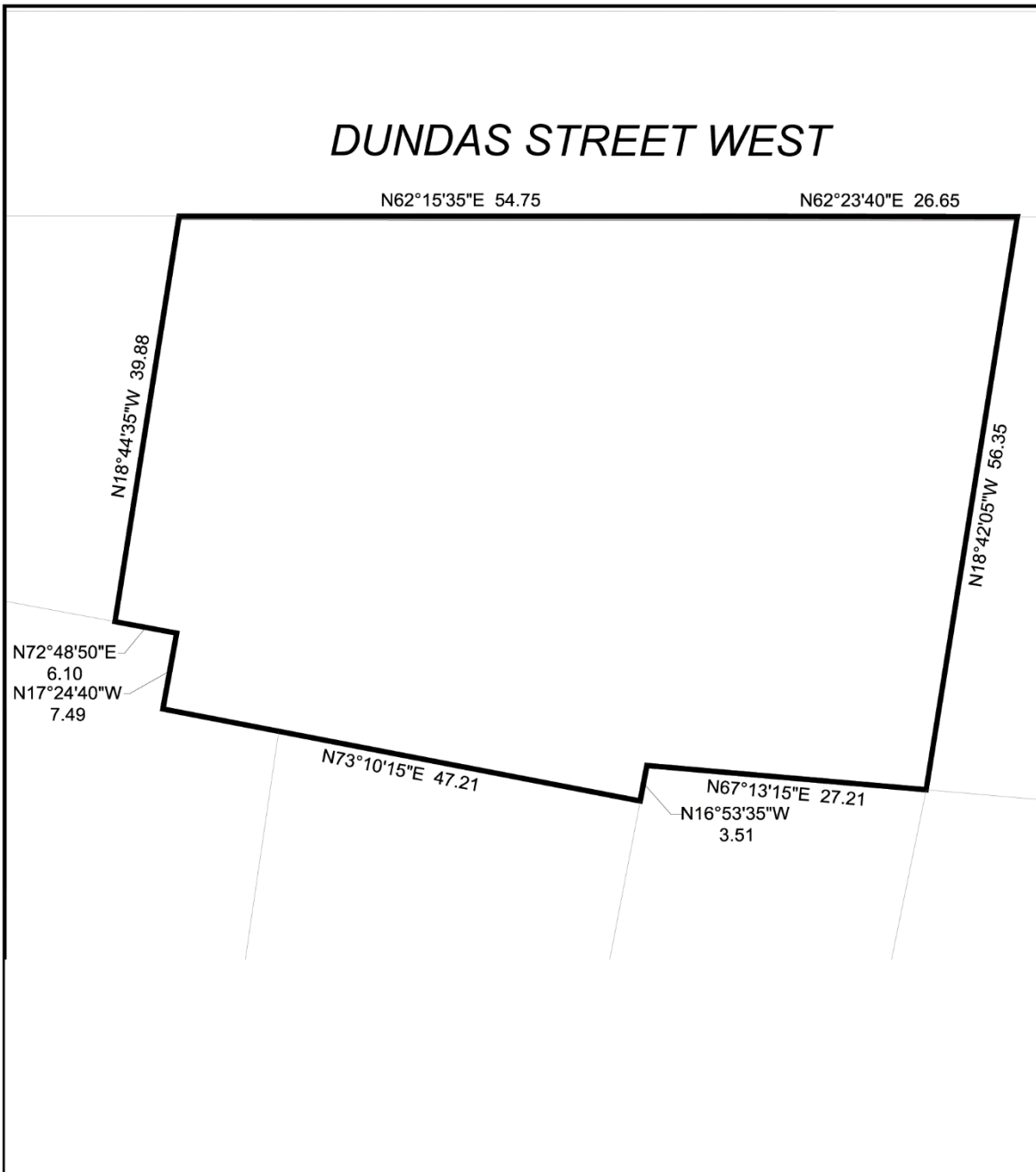
- (ii) “Car-share **parking space**” means a **parking space** exclusively reserved and signed for a car used only for “car-share” purposes.

Enacted and passed on [Clerks to insert date].

[full name],
Speaker

(Seal of the City)

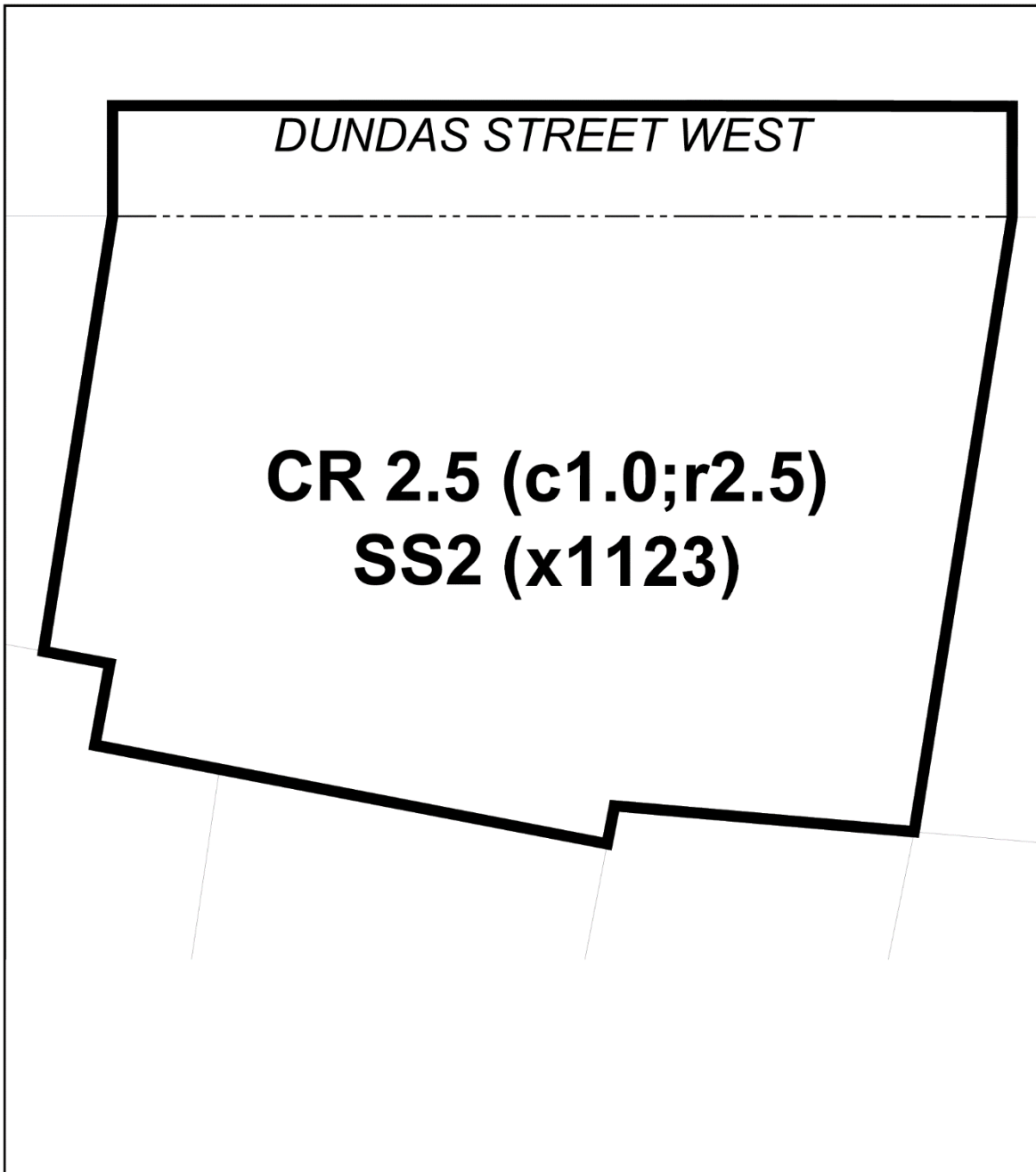
[full name],
City Clerk

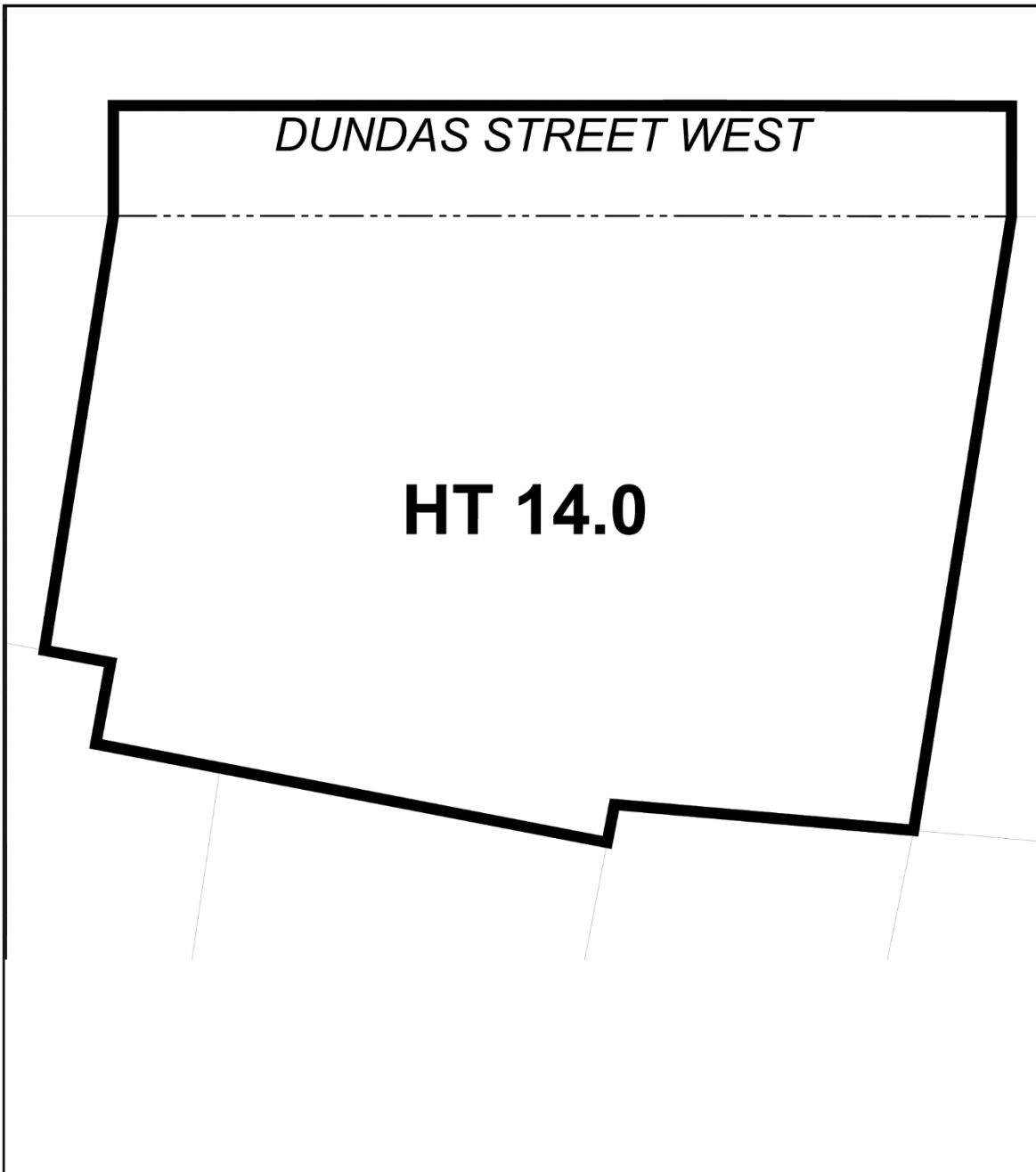


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Diagram 1

4231 - 4241 DUNDAS STREET WEST

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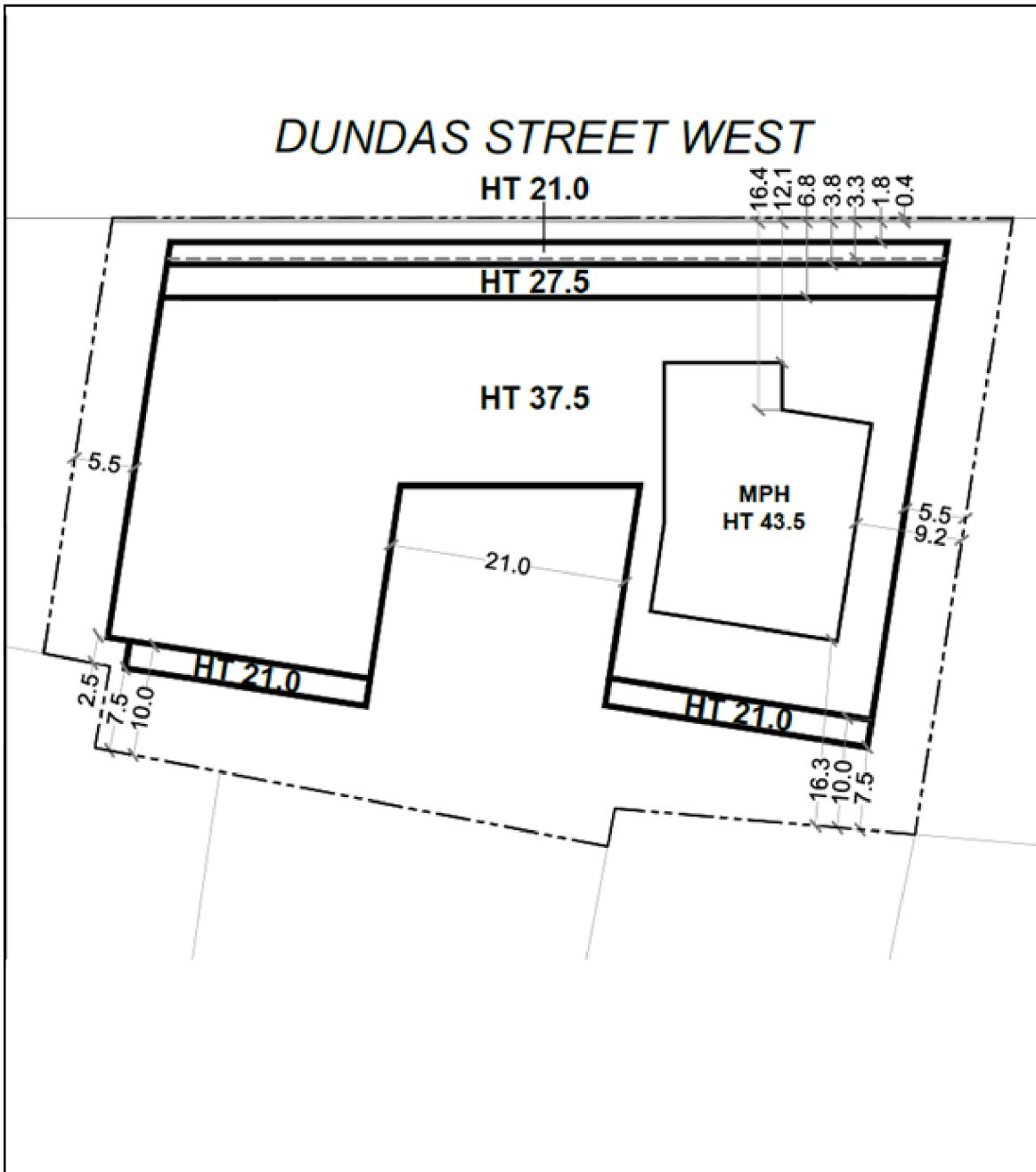




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Diagram 3

4231 - 4241 DUNDAS STREET WEST

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Diagram 4

4231 - 4241 DUNDAS STREET WEST

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- 0.4 metre road widening
- Extent of ground floor


 City of Toronto By-law 569-2013
 Not to Scale
 06/25/2025