

Attachment 5: Draft Zoning By-law Amendment

Authority: Toronto and East York Community Council Item [-], as adopted by City of Toronto Council on ~, 20~

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 138 Dowling 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 R (d1.0) (x812) to a zone label of RA (x279) as shown on Diagram 2 attached to this By-law.
4. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.7.10 Exception Number 279 so that it reads:

(279) Exception RA 279

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 138 Dowling 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 (W) below;

- (B) Despite Regulations 15.5.40.10(1) the height of a **building** or **structure** is the distance between the Canadian Geodetic Datum of 94.85 metres and the elevation of the highest point of the **building** or **structure**;
- (C) Despite Regulation 15.10.40.10(1) 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 15.5.40.10(2) to (6), 15.5.60.40(1) and (2) 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 roof access, chimneys, and vents, by a maximum of 2 metres;
 - (ii) architectural features, parapets, and elements and **structures** associated with a **green roof**, by a maximum of 3 metres;
 - (iii) **building** maintenance units and window washing equipment, by a maximum of 3 metres;
 - (iv) planters, **landscaping** features, guard rails, and divider screens on a balcony and/or terrace, by a maximum of 2.5 metres;
 - (v) antennae, flagpoles and satellite dishes, by a maximum of 5 metres; and
 - (vi) trellises, pergolas, and unenclosed **structures** providing safety or wind protection to rooftop **amenity space**, by a maximum of 3 metres;
- (E) Despite Regulation 15.10.40.40 (1), the permitted maximum **gross floor area** of all **buildings** and **structures** is 10,000 square metres;
- (F) Despite Clause 15.10.40.70, the required minimum **building setbacks** are shown in metres on Diagram 3 attached to this By-law [Clerks to insert By-law number];
- (G) Despite Regulation 15.10.40.80(1), where a line projected outward at a right angle from one of the **main walls** intercepts another **main wall** of the same **building**, the required minimum above-ground separation distance between those **main walls** of the first **storey** is 1.2 metres;

- (H) Despite Clause 15.5.40.60 and (F) and (G) above, the following elements may encroach into the required minimum **building setbacks** and **main wall** separation distances as follows:
- (i) canopies and awnings, by a maximum of 3 metres;
 - (ii) exterior stairs, access ramps and elevating devices, by a maximum of 3 metres;
 - (iii) architectural features, such as a pilaster, decorative column, cornice, sill, belt course, or chimney breast, by a maximum of 1.5 metres;
 - (iv) eaves, by a maximum of 0.5 metres; and
 - (v) air conditioners, satellite dishes, antennae, vents, and pipes, by a maximum of 1 metres;
- (I) Despite Regulation 15.5.50.10(1),
- (i) a minimum of 28% of the area of the **lot** must be **landscaping**; and
 - (ii) a minimum of 35% of the **landscaping** area required in (i) above must be **soft landscaping**;
- (J) Despite Regulation 15.5.50.10(2), a strip of land for **soft landscaping** is not required along any part of a **lot line** abutting a **lot** in the Residential Zone category;
- (K) For the purpose of this exception, Regulation 15.5.80.30(1), regarding **parking space** separation from an **apartment building**, does not apply;
- (L) Despite Regulation 15.5.100.1(1), the minimum **driveway** width within 10.0 metres of a **lot line** abutting a **street** must be 6.0 metres;
- (M) For the purpose of this exception, Regulation 15.5.100.1(2), regarding unobstructed **vehicle** access between the **street** and the principal pedestrian entrance to the **building**, does not apply;
- (N) In addition to Regulation 200.5.1.10 (2), a **stacked parking space** must have the following minimum dimensions:
- (i) length of 5.2 metres;
 - (ii) width of 2.5 metres; and

- (iii) vertical clearance of 1.67 metres;
- (O) 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 residential occupant **parking spaces** for each **dwelling unit**;
 - (ii) a maximum of 0.25 residential occupant **parking spaces** for each **dwelling unit**; and
 - (iii) a minimum of 3 residential visitor **parking spaces**;
- (P) Despite Regulations 200.15.1(1) and (3), 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) the entire length of an accessible **parking space** must be adjacent to a 1.5-metre-wide accessible barrier free aisle or path on one side of the accessible **parking space**;
- (Q) Despite Regulation 200.15.1(4), accessible **parking spaces** must be within 18 metres of a barrier free:
 - (i) entrance to a **building**; or
 - (ii) passenger elevator that provides access to the first **storey** of the **building**;
- (R) Despite Regulation 200.15.10.5(1), accessible **parking spaces** must be provided in accordance with the following:
 - (i) a minimum of 3 accessible **parking spaces** must be provided; and
 - (ii) a minimum of 1 accessible **parking space** must be a visitor **parking space**;
- (S) Despite Regulation 230.5.1.10(4)(A), the required minimum size of a **bicycle parking space** is:

- (i) length of 1.8 metres;
 - (ii) width of 0.4 metres; and
 - (iii) vertical clearance of 1.2 metres;
- (T) For the purposes of this exemption, Regulation 230.5.1.10(13), regarding the rate for **oversized bicycle parking spaces**, does not apply;
- (U) Despite regulation 230.5.10(14), the minimum aisle width for a **stacked bicycle parking space**, is 1.2 metres;
- (V) For the purposes of this exemption, Regulation 230.5.1.10(15), regarding the percentage of **stacked bicycle parking spaces** does not apply;
- (W) 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.

Enacted and passed on [Clerks to insert date].

Frances Nunziata,
Speaker

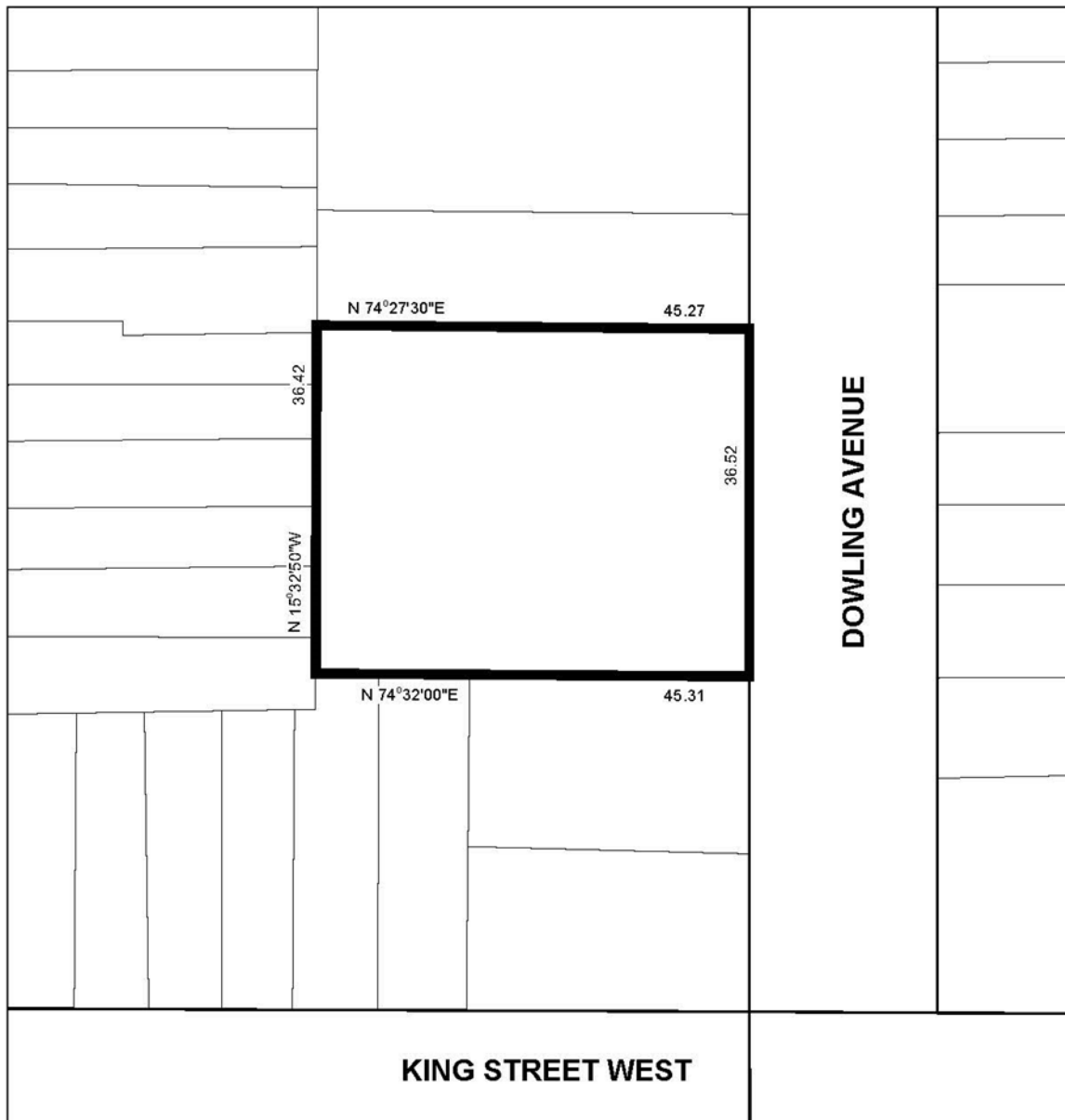
John D. Elvidge,
City Clerk

(Seal of the City)

DRAFT

October 14, 2025

City of Toronto By-law No. xxx-20~



138 DOWLING AVENUE

DIAGRAM 1

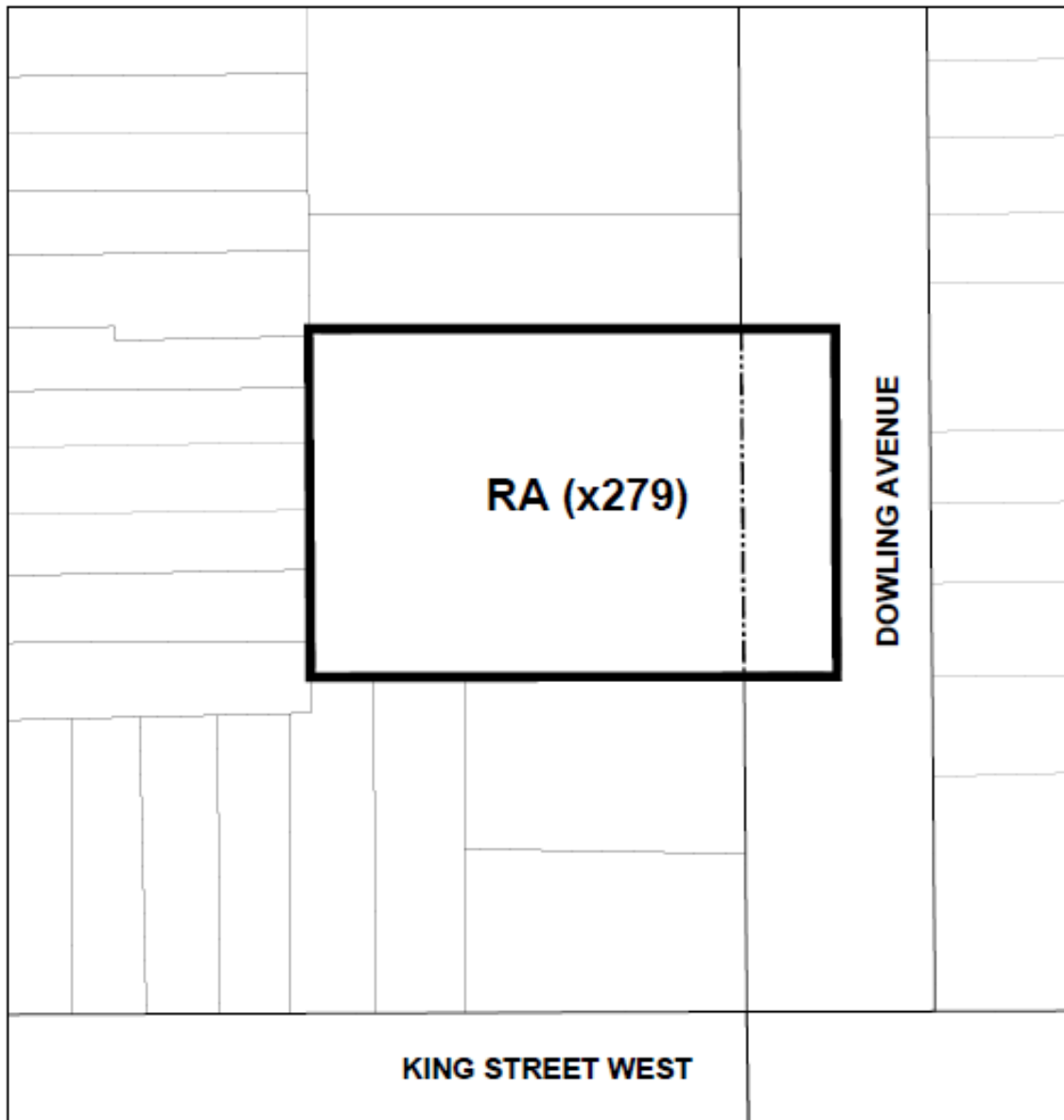
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City of Toronto By-law No. xxx-20~

November 19, 2025



138 DOWLING AVENUE

DIAGRAM 2

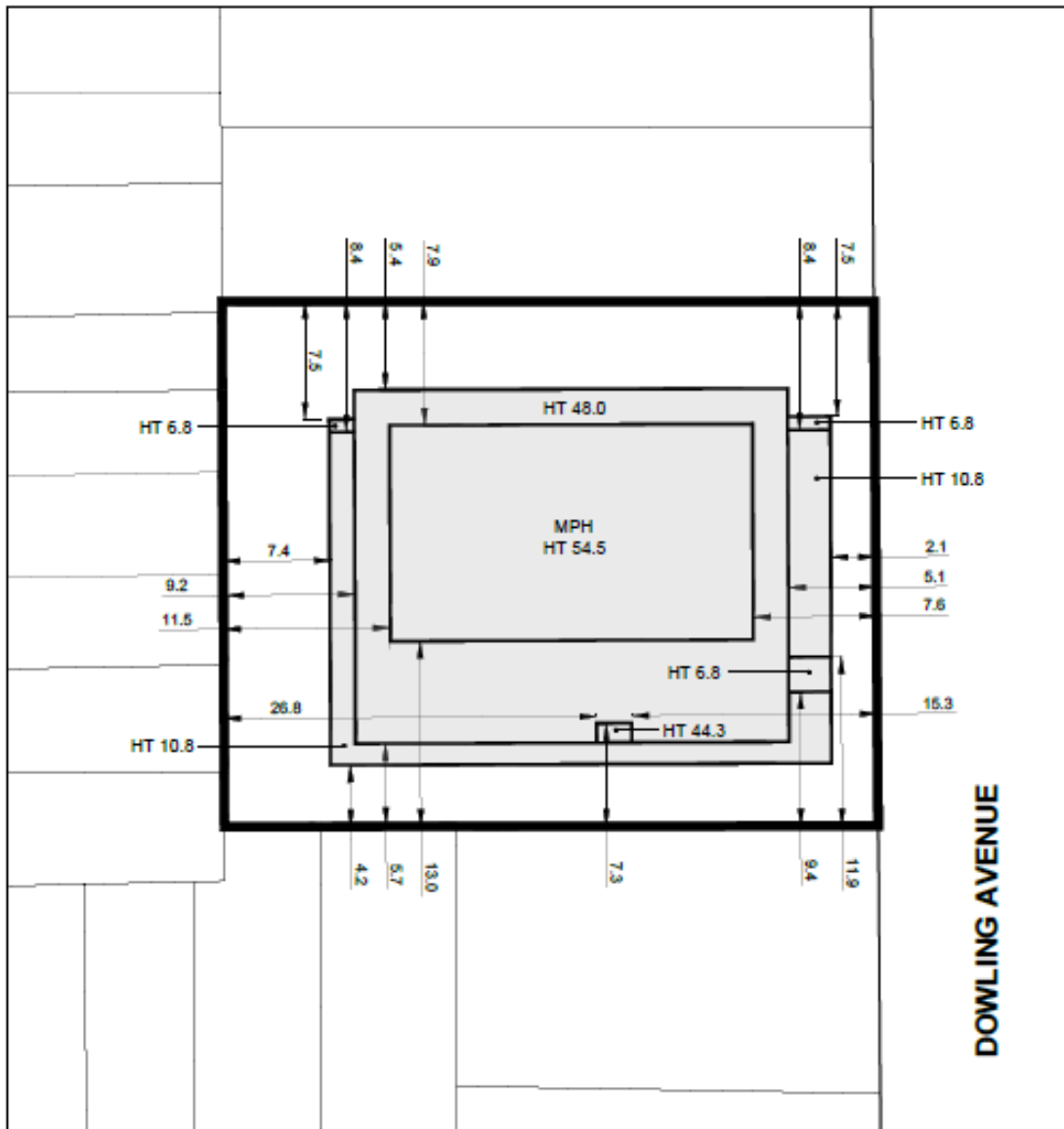
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138 DOWLING AVENUE

DIAGRAM 3

File#



City of Toronto By-Law 569-2013
Not to Scale
19/11/2025