

Attachment 5: Draft Zoning Bylaw Amendment

Authority: North 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 2025 as 200 Gateway Boulevard.

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;

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 and,

Whereas pursuant to Section 39 of the Planning Act, as amended, the council of a municipality may, in a by-law passed under Section 34 of the Planning Act, authorize the temporary use of land, buildings or structures for any purpose set out therein that is otherwise prohibited in the by-law.

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 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 RAC (f30.0; a1372; d1.5)(x16) to the zone labels of RAC (x238) and O as shown on Diagram 2 attached to this By-law.
4. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.8.10 Exception Number 238 so that it reads:

(238) Exception RAC 238

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 200 Gateway Boulevard, 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) The **buildings** and **structures** permitted on “Parcel 1” include “Building A”; and the **buildings** and **structures** permitted on “Parcel 2” include “Building B” and “Building C” as shown on Diagram 3 of By-law [Clerks to insert By-law number];
- (C) The permitted maximum **gross floor area** for all uses on “Parcel 1” and “Parcel 2” is 74,500 square metres, of which:
 - (i) a maximum **gross floor area** of 37,000 square metres is permitted on “Parcel 1”, as shown on Diagram 3 of By-law [Clerks to insert By-law number]; and
 - (ii) a maximum **gross floor area** of 38,000 square metres is permitted on “Parcel 2”, as shown on Diagram 3 of By-law [Clerks to insert By-law number];
- (D) Despite regulation 15.5.40.10(1), the height of a **building** or **structure** is the distance between the Canadian Geodetic Datum, as identified for each **building** below, and the elevation of the highest point of the **building** or **structure**::
 - (i) “Building A”: 128.25 metres;
 - (ii) “Building B”: 127.77 metres; and,
 - (iii) “Building C”: 128.46 metres;
- (E) Despite regulation 15.20.40.10(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];
- (F) Despite regulation 15.20.40.10(2), the permitted maximum height of a **building** or **structure** is the number following the letters “ST” as shown on Diagram 3 of By-law [Clerks to insert By-law number];
- (G) Despite regulations 15.5.40.10(2) to (6) and (E) 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) architectural features, parapets, and elements and **structures** associated with a **green roof**, by a maximum of 2.0 metres;
 - (ii) **building** maintenance units and window washing, by a maximum of 2.0 metres; and
 - (iii) planters, **landscaping** features, guard rails, and divider screens on a balcony and/or terrace, by a maximum of 2.5 metres;
- (H) Despite regulation 15.5.40.10(4)(A), equipment, **structures** or parts of a **building** that exceed the maximum height for a **building** as permitted by (G) above, may cover no more than 55 percent of the area of the roof, measured horizontally;
- (I) The maximum average **gross floor area** of any **storey** located above 24 metres in the “tower” portion of the **building** may not exceed 804 square metres;
- (J) Despite clause 15.20.40.70, the required minimum **building setbacks** are as shown in metres on Diagram 3 of By-law [Clerks to insert By-law number];
- (K) Despite regulations 15.20.40.80 (1) and (2), the required separation of **main walls** are as shown in metres on Diagram 3 of By-law [Clerks to insert By-law number];
- (L) Despite clause 15.5.40.60 and (J) and (K) above, the following elements may encroach into the required minimum **building setbacks** and **main wall** separation distances as follows:
 - (i) exterior stairs, access ramps and elevating devices, by a maximum of 3.0 metres;
 - (ii) cladding added to the exterior surface of the **main wall** of a **building**, by a maximum of 0.6 metres;
 - (iii) architectural features, such as a pilaster, decorative column, cornice, sill, belt course, or chimney breast, by a maximum of 1.0 metre;
 - (iv) window projections, including bay windows and box windows, by a maximum of 1.0 metre;
 - (v) eaves, by a maximum of 1.0 metre; and
 - (vi) air conditioners, satellite dishes, antennae, vents, and pipes, by a maximum of 1.0 metre;

- (M) Despite regulation 15.5.100.1(1), a **driveway** exclusive of layby areas, **vehicle** ramps to below-ground parking areas, turnaround areas and required auxiliary turn lanes within 10.0 metres of a **lot line** abutting a **street** must have:
- (i) a minimum width of 3.0 metres for each lane; and
 - (ii) a maximum width of 8.5 metres;
- (N) Despite regulation 15.20.20.100(1)(E), the **interior floor area** for an individual establishment may not exceed 475 square metres;
- (O) Despite regulation 15.5.50.10(1), **landscaping** requirements for the lands identified as “Parcel 2” must be provided in accordance with the following:
- (i) a minimum of 43 percent of the area of the “lot” identified as “Parcel 2” must be used for **landscaping**;
 - (ii) a minimum of 49 percent of the **landscaping** area required in (i) above must be **soft landscaping**;
- (P) Despite clause 220.5.10.1, on “Parcel 1”, a minimum of 1 Type “G” **loading space** and 1 Type “C” **loading space** must be located in “Building A”;
- (Q) Despite clause 220.5.10.1, on “Parcel 2”, **loading spaces** must be provided in accordance with the following:
- (i) a minimum of 1 Type “C” **loading space** in “Building B”;
 - (ii) a minimum of 1 Type “G” **loading space** in “Building B”; and,
 - (iii) a minimum of 1 Type “G” **loading space** in “Building C”;
- (R) Despite regulation 230.5.10.1(5), **bicycle parking spaces** for “Building C” as shown on Diagram 3 of By-law [Clerks to insert By-law number] must be provided in accordance with the following:
- (i) a minimum of 6 “short term” **bicycle parking spaces**; and,
 - (ii) a minimum of 16 “long term” **bicycle parking spaces**;
- (S) Regulation 230.5.1.10(13) with respect to requirements related to **oversized bicycle parking spaces** does not apply to the lands as shown on Diagram 3 of By-law [Clerks to insert By-law number];

- (T) Despite regulation 230.5.1.10(14), access to **bicycle parking spaces** must be provided via an unobstructed aisle with a minimum distance of 1.35 metres for **stacked bicycle parking** and all other **bicycle parking spaces**;
- (U) Despite Article 200.25.15, if **parking spaces** are provided on the **lot**, a percentage of the provided **parking spaces** must be accessible **parking spaces** in accordance with Section 200.15;
- (V) **Dwelling units** provided in “Building A” and “Building B” as shown on Diagram 3 of By-law [Clerks to insert By-law number] must comply with the following:
 - (i) A minimum of 15 percent of the total number of **dwelling units** must contain two or more bedrooms;
 - (ii) A minimum of 10 percent of the total number of **dwelling units** must contain three or more bedrooms;
 - (iii) Any **dwelling units** with three or more bedrooms provided to satisfy (ii) above are not included in provision required by (i) above;
 - (iv) If the calculation of the required number of **dwelling units** as required by (i) and (ii) above results in a number with a fraction, the number may be rounded down to the nearest whole number;
- (W) 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) "Lot" means the areas identified as “Parcel 1” and “Parcel 2” on Diagram 3 of By-law [Clerks to insert By-law number];
 - (ii) "Lot line" means any boundary of any of “Parcel 1”, “Parcel 2” and “Parcel 3”, as identified on Diagram 3 of By-law [Clerks to insert By-law number];
 - (iii) “tower” means the portions of the **building** which collectively enclose the entirety of a **storey** higher than 24 metres above **established grade**;
 - (iv) "Parcel 1" means the area identified as “Parcel 1” on Diagram 3 of By-law [Clerks to insert By-law number];
 - (v) "Parcel 2" means the area identified as “Parcel 2” on Diagram 3 of By-law [Clerks to insert By-law number].

- (vi) "Parcel 3" means the area identified as "Parcel 3" on Diagram 3 of By-law [Clerks to insert By-law number].

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

5. Temporary Use(s):

- (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 a Construction Office or Sales Office and associated parking 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.

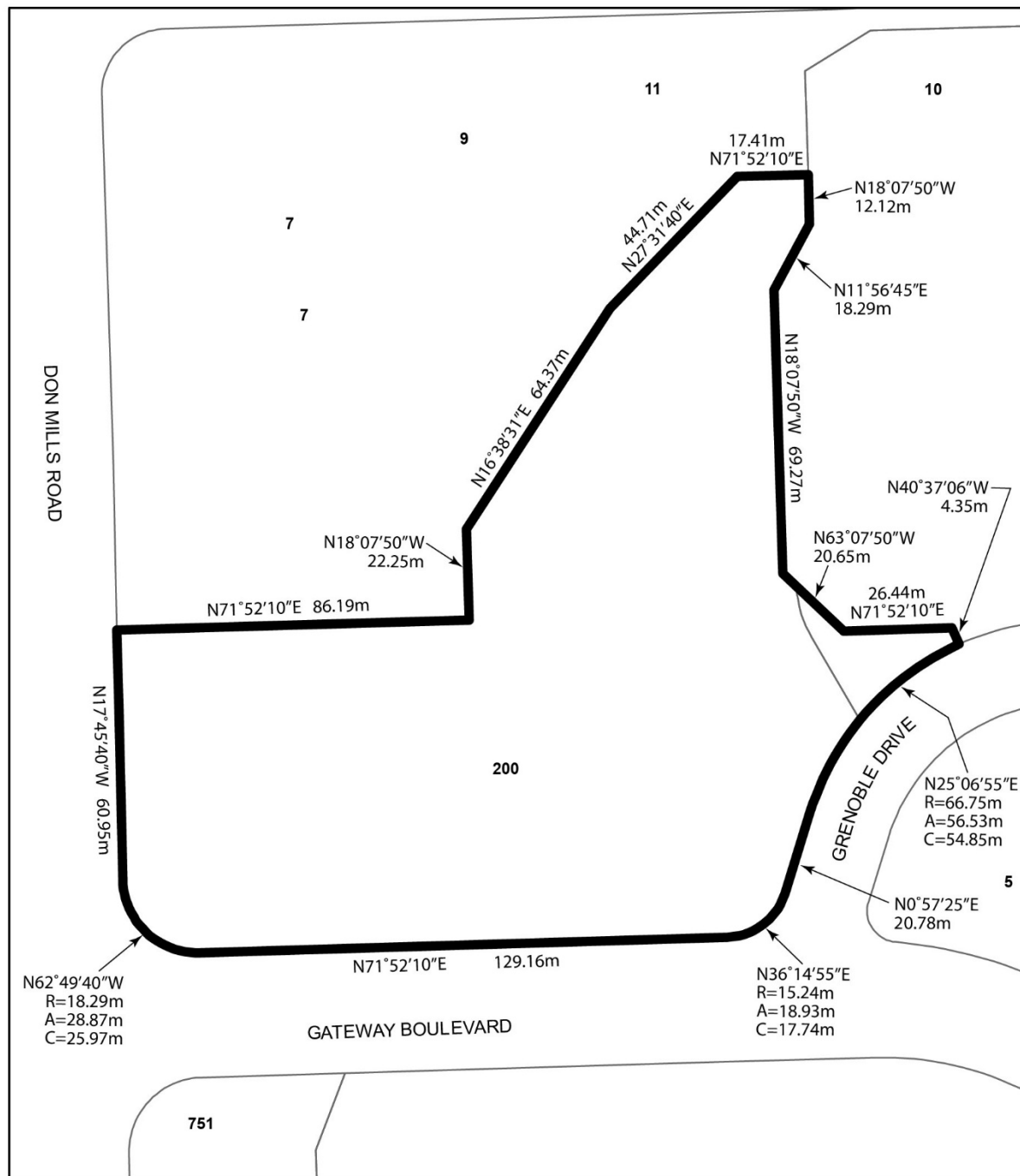
6. Despite any severance, partition or division of the lands, the provisions of this By-law shall apply as if no severance, partition or division occurred.

Enacted and passed on [Clerks to insert date].

[full name],
Speaker

(Seal of the City)

[full name],
City Clerk

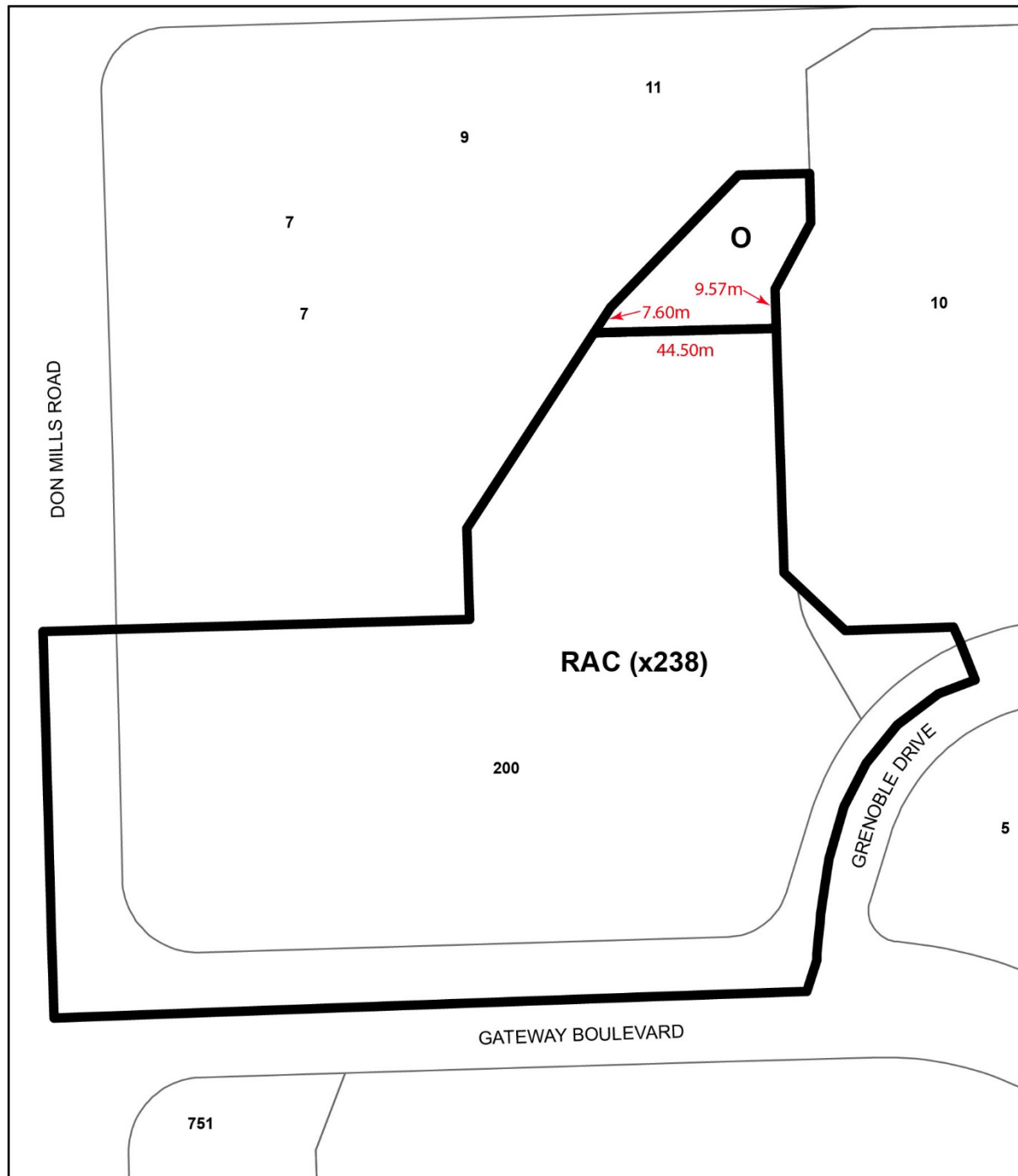


Toronto
Diagram 1

200 Gateway Boulevard

File # 23 118816 NNY 16 02

City of Toronto By-law 569-2013
Not to Scale
05/25/2026

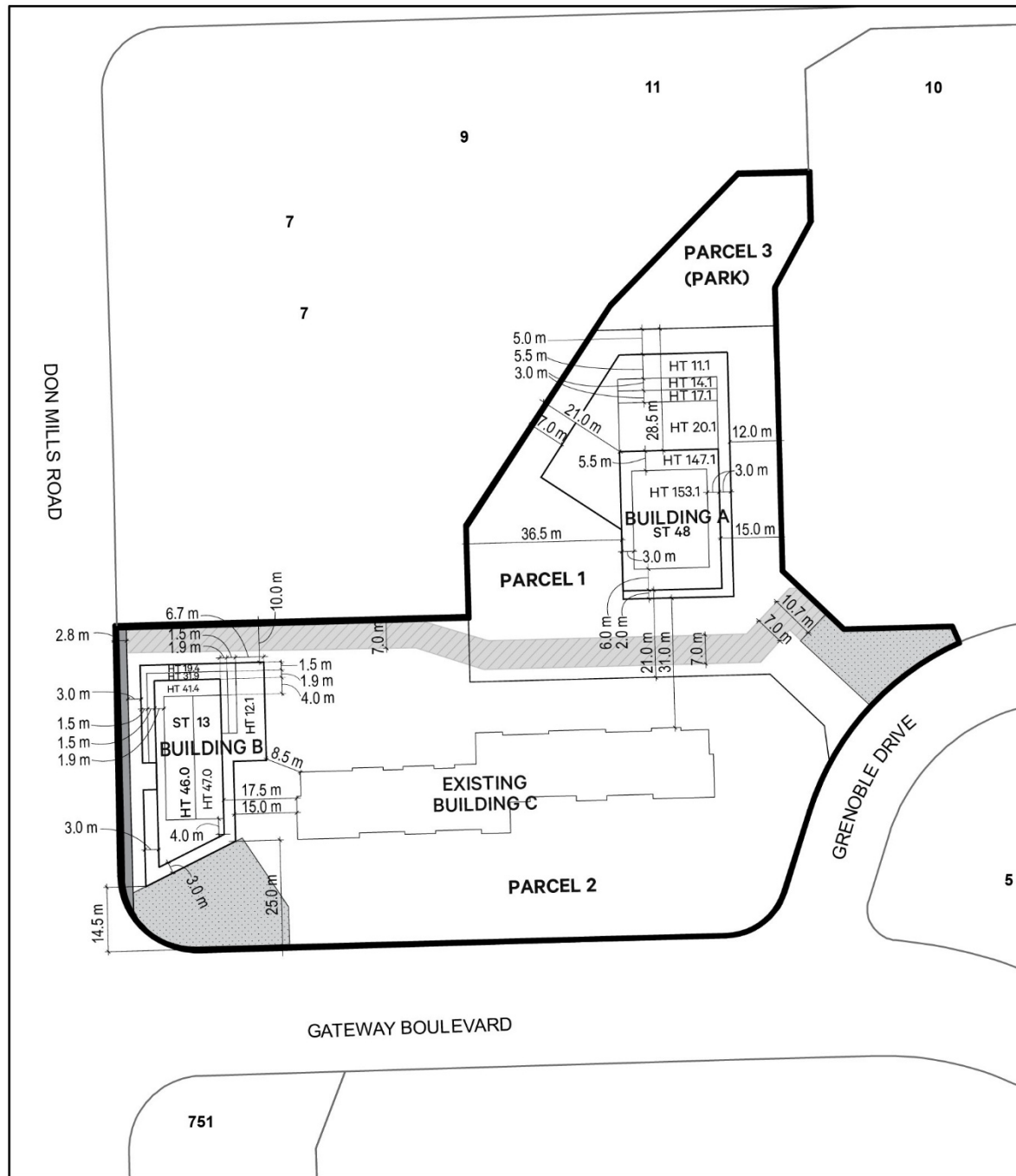


Toronto
Diagram 2

200 Gateway Boulevard

File # 23 118816 NNY 16 02





Toronto
Diagram 3

200 Gateway Boulevard

File # 23 118816 NNY 16 02

-  Right-of-Way Conveyance
-  Pedestrian Easement
-  Privately-Owned Publicly Accessible Space (POPS)


 City of Toronto By-law 569-2013
 Not to Scale
 06/02/2026