

Authority: Planning and Housing Committee Item [##], as adopted by City of Toronto Council on ~, 2026

CITY OF TORONTO

BY-LAW ###-2026

To amend Zoning By-law 569-2013, as amended, with respect to the lands municipally known in the year 2025 as 3838 Bloor 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*; and

Whereas the Official Plan for the City of Toronto contains provisions relating to the authorization of increases in density of development.

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 adding the lands subject to this By-law to the Zoning By-law Map in Section 990.10, and applying the following zone labels to these lands: (H) CR 3.5 (c3.5; r3.5) SS1 (x1243) and (H) RD (f13.5; a510; d0.45) (x1349) 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 labels to these lands: HT 19, as shown on Diagram 3 attached to this By-law.
6. Zoning By-law 569 -2013, as amended, is further amended by adding a portion of 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 1243 so that it reads:

(1243) Exception CR 1243

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 a portion of the lands municipally known as 3838 Bloor 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 (AA) 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 134.8 metres and the elevation of the highest point of the **building** or **structure**;
- (C) Despite regulation 40.10.40.10(1), the permitted maximum height of a **building** or **structure** is the number in metres following the letters "HT" as shown on Diagram 4 of By-law [Clerks to insert By-law number];
- (D) Despite regulations 40.10.40.10(5), the required minimum height of the first **storey**, inclusive of **amenity space**, as measured between the Canadian Geodetic Datum of 134.8 metres and the floor of the second **storey**, is 2.8 metres; and
- (i) provision (D) above does not apply to areas such as loading access, **loading spaces**, **bicycle parking spaces**, and shower and change facilities, and elements for the functional operation of the **building** such as storage rooms, corridors, electrical, utility, mechanical and ventilation rooms;
- (E) Despite Regulation 40.10.40.40(1), the permitted maximum **gross floor area** of all **buildings** and **structures**, or portions thereof, is 2,500 square metres;
- (F) Despite Regulation 40.10.40.70(1), the required minimum **building setbacks** are as shown in metres on Diagram 4 of By-law [Clerks to insert By-law number];
- (G) Regulation 40.10.40.80(1), with respect to separation of **building** walls, does not apply;
- (H) Despite Regulations 40.5.40.60(1) and 40.10.40.60(1) to (9), 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, with or without support, short-term bicycle parking, and bicycle racks, transformers and their screening elements, by a

maximum of 1.0 metre;

- (ii) exterior stairs, access ramps and elevating devices, by a maximum of 1.0 metre;
- (I) Despite Regulation 40.10.90.10(1)(C), one **loading space** may be located in the **rear yard** abutting a **lot** in the Residential Zone category;
- (J) Despite Regulation 40.10.90.40(2), **vehicle** access to a **loading space** may be provided over a **lot** in the Residential Zone category;
- (K) Despite Regulation 40.10.100.10(2), **vehicle** access to a **parking space** may be provided over a **lot** in the Residential Zone category;
- (L) Regulations 40.10.50.10(1) and (3), with respect to **landscaping** requirements, do not apply; and
- (M) Regulation 40.10.150.1(1)(B), with respect to **waste and recyclable material**, does not apply;
- (N) Despite Regulations 200.5.1.10(2)(A) to (C), **parking spaces** may have the following minimum dimensions:
 - (i) width of 2.4 metres;
 - (ii) length of 5.4 metres; and
 - (iii) vertical clearance of 1.8 metres;
- (O) Regulations 200.15.1(5) and 200.5.1.10(14), respecting electric vehicle infrastructure, do not apply;
- (P) Despite Clause 200.15.10.5 and Table 200.15.10.5, if the provided number of **parking spaces** associated with **dwelling units** is 5 or more, the number of **accessible parking spaces** must be no less than 5% of the provided **parking spaces**, rounded up;
- (Q) Despite Clause 220.5.10.1, one Type “C” **loading space** is required;
- (R) Despite Regulation 230.5.1.10(4)(A), the required minimum dimensions of a **bicycle parking space** are:
 - (i) length of 1.8 metres;
 - (ii) width of 0.4 metres; and
 - (iii) vertical clearance of 1.2 metres;
- (S) Regulation 230.5.1.10(5) with respect to vertical clearance of an area used to provide **bicycle parking spaces** does not apply;
- (T) Despite Regulations 230.5.1.10(6) and (9), “short-term” and “long-term” **bicycle parking spaces** may also be located:

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- (i) outside of a **building**, anywhere on the **lot** at ground level;
 - (ii) on below-ground levels of a **building**; and
 - (iii) on the first and second **storeys** of a **building**;
- (U) In addition to regulation 230.5.1.10(10), "short-term" **bicycle parking spaces** may also be located in a **stacked bicycle parking space**;
 - (V) Despite Regulation 230.5.1.10(12), **bicycle maintenance facilities** are not required;
 - (W) Despite Regulation 230.5.1.10(13), an oversized **bicycle parking space** is not required;
 - (X) Regulation 230.5.1.10(14), respecting aisle width for access to **bicycle parking spaces**, does not apply;
 - (Y) Regulation 230.5.1.10(15), respecting long-term **bicycle parking space** restrictions does not apply;
 - (Z) Regulation 230.5.1.10(16) with respect to path of travel, does not apply;
 - (AA) Despite Regulations 230.5.10.1(1) and 230.5.10.1(5)(B), and Table 230.5.10.1(1), the required minimum **bicycle parking spaces** for a **building** containing a **municipal shelter** are as follows:
 - (i) 0 "long-term" **bicycle parking spaces**; and
 - (ii) 0 "short-term" **bicycle parking spaces**.
8. Zoning 569-2013, as amended, is further amended by adding Article 900.3.10 Exception Number 1349 so that it reads:
- (1349) Exception RD 1349
- (A) On a portion of the lands municipally known as 3838 Bloor 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 (FF) below;
 - (B) Despite Regulations 10.5.40.10(1) and 10.5.60.40(1), the height of a **building** or **structure** or **ancillary building** or **structure** is the distance between the Canadian Geodetic Datum of 134.8 metres and the elevation of the highest point of the **building** or **structure**;
 - (C) Despite Regulation 10.20.40.10(1) the permitted maximum height of a **building** or **structure** is the number in metres following the letters "HT" as shown on Diagram 4 of By-law [Clerks to insert By-law number];
 - (D) Regulations 10.20.40.10(2) and (4), with respect to **main wall** height, do not apply;

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- (E) Regulation 10.20.40.10(6) with respect to the height of a main pedestrian entrance to a **residential building**, does not apply;
- (F) Regulation 10.20.40.20(1), with respect to **building length**, does not apply;
- (G) Despite Regulation 10.20.40.40(1)(A) and (B), the permitted maximum floor space index regulations do not apply to a **building** with 60 **dwelling units** or less located on a **lot** abutting a **major street**;
- (H) Despite Regulations 10.20.40.70(1), (2), (3) and (7), the required minimum **building setbacks** are as shown in metres on Diagram 4 of By-law [Clerks to insert By-law number];
- (I) Despite Regulations 10.5.40.60(1) to (8) and Clause 10.20.40.70, and (H) above, the following elements may encroach into the required minimum **building setbacks** as follows:
- (i) decks and patios, by a maximum of 7.0 metres;
 - (ii) canopies, awnings and trellises with or without support, short-term bicycle parking, and bicycle racks, transformers and their screening elements, by a maximum of 7.0 metres;
 - (iii) exterior stairs, access ramps and elevating devices, by a maximum of 5.0 metre;
- (J) Despite Regulations 10.5.50.10(3),(4) and (5), a **lot** with a **building** must have:
- (i) A minimum of 20% of the area of the **lot** for **soft landscaping**;
- (K) Regulations 10.5.60.20(2) and (3) with respect to **rear yard** and **side yard setbacks** for **ancillary buildings** or **structures**, does not apply;
- (L) Clause 10.5.60.30, with respect to separation for **ancillary buildings** and **structures**, does not apply;
- (M) Despite Regulation 10.5.60.40(2), the permitted maximum height of an **ancillary building** or **structure** is 4.0 metres;
- (N) Regulation 10.5.60.50(3), with respect to maximum floor area of an **ancillary building** or **structure** located less than 1.8 metres from a **residential building** on the same lot, does not apply;
- (O) Clause 10.5.60.70 and 10.20.30.40, with respect to permitted **maximum lot coverage** for **ancillary buildings** and **structures** does not apply;
- (P) Despite Regulations 10.5.80.10(2), (3) and (6), **parking spaces** may be located in a **building** or **structure** or outside in a **rear yard** or **side yard**;
- (Q) Regulation 10.5.80.30(1), with respect to **parking space** separation from an **apartment building**, does not apply;

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- (R) Regulation 10.5.150.1(1), with respect to waste and **recyclable materials** storage for an **apartment building**, does not apply;
- (S) Despite Regulations 200.5.1.10(2)(A) to (C), **parking spaces** may have the following minimum dimensions:
- (i) width of 2.4 metres;
 - (ii) length of 5.4 metres; and
 - (iii) vertical clearance of 1.8 metres;
- (T) Regulations 200.15.1(5) and 200.5.1.10(14), respecting electric vehicle infrastructure, do not apply;
- (U) Despite Clause 200.15.10.5 and Table 200.15.10.5, if the provided number of **parking spaces** associated with **dwelling units** is 5 or more, the number of **accessible parking spaces** must be no less than 5% of the provided **parking spaces**, rounded up;
- (V) Despite Clause 220.5.10.1, one Type “C” **loading space** is required;
- (W) Despite Regulation 230.5.1.10(4)(A), the required minimum dimensions of a **bicycle parking space** are:
- (i) length of 1.8 metres;
 - (ii) width of 0.4 metres; and
 - (iii) vertical clearance of 1.2 metres;
- (X) Regulation 230.5.1.10(5) with respect to vertical clearance of an area used to provide **bicycle parking spaces** does not apply;
- (Y) Despite Regulations 230.5.1.10(6) and (9), “short-term” and “long-term” **bicycle parking spaces** may also be located:
- (i) outside of a **building**, anywhere on the **lot** at ground level;
 - (ii) on below-ground levels of a **building**; and
 - (iii) on the first and second **storeys** of a **building**;
- (Z) In addition to regulation 230.5.1.10(10), “short-term” **bicycle parking spaces** may also be located in a **stacked bicycle parking space**;
- (AA) Despite Regulation 230.5.1.10(12), **bicycle maintenance facilities** are not required;
- (BB) Despite Regulation 230.5.1.10(13), an oversized **bicycle parking space** is not required;
- (CC) Regulation 230.5.1.10(14), respecting aisle width for access to **bicycle parking spaces**, does not apply;

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- (DD) Regulation 230.5.1.10(15), respecting long-term **bicycle parking space** restrictions does not apply;
- (EE) Regulation 230.5.1.10(16) with respect to path of travel, does not apply;
- (FF) Despite Regulations 230.5.10.1(1) and 230.5.10.1(5)(B), and Table 230.5.10.1(1), the required minimum **bicycle parking spaces** for a **building** containing a **municipal shelter** are as follows:
- (i) 0 “long-term” **bicycle parking spaces**; and
 - (ii) 0 “short-term” **bicycle parking spaces**.
9. Prevailing By-laws and Prevailing Sections: none
10. 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.
11. None of the provisions of By-law 569-2013, as amended, or in this By-law will prevent the existing 2 storey building to continue to exist as a **lawfully existing building**.
12. Holding Symbol Provisions:
- (A) The lands zoned with the holding symbols "(H)" delineated by heavy lines on Diagram 2 attached to this By-law must not be used for any purpose other than those uses and **buildings** existing as of the date of the passing of this By-law, until the holding symbols "(H)" have been removed; and
 - (B) An amending by-law to remove the holding symbols "(H)" referred to in (A) above may be enacted when the following are fulfilled:
 - (i) The applicant submit a revised Functional Servicing and Stormwater Management Report, (“Engineering Reports”), and supporting plans, to the satisfaction of the Director, Engineering Review, Development Review; and
 - (ii) If the satisfactory and accepted Functional Servicing and Stormwater Management Report requires any new municipal infrastructure or upgrades to existing municipal infrastructure to support the development, then either:
 - (a) satisfactory arrangements have been made with the Director, Engineering Review, Development Review to secure the design and construction for any new municipal infrastructure, or any upgrades or required improvements to the existing municipal infrastructure identified in the accepted Servicing Report to support the development; or
 - (b) the required new municipal infrastructure or upgrades to existing municipal infrastructure to support the development

City of Toronto By-law [Clerks to insert By-law number]

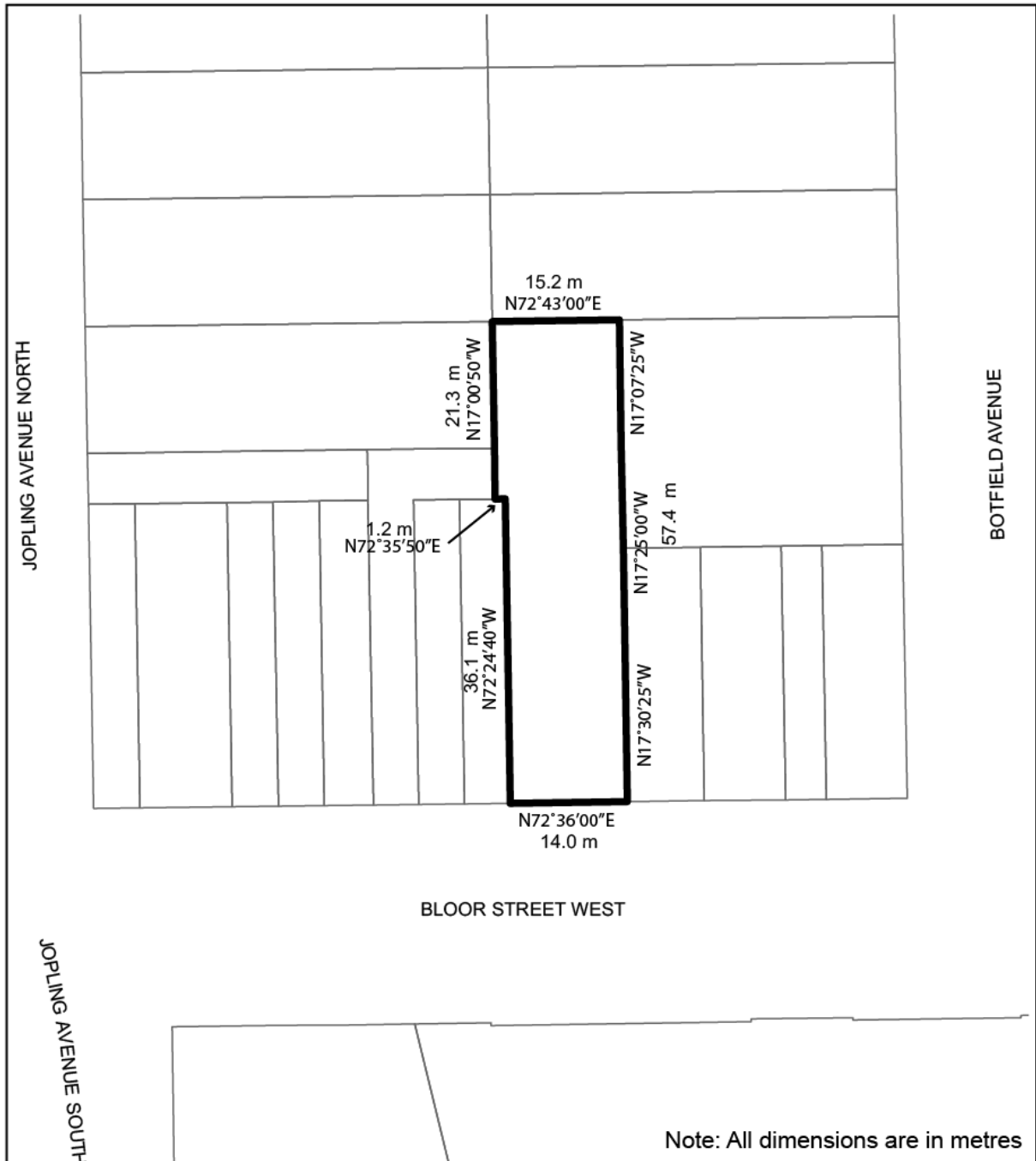
have been constructed and are operational, all to the satisfaction of the Director, Engineering Review, Development Review.

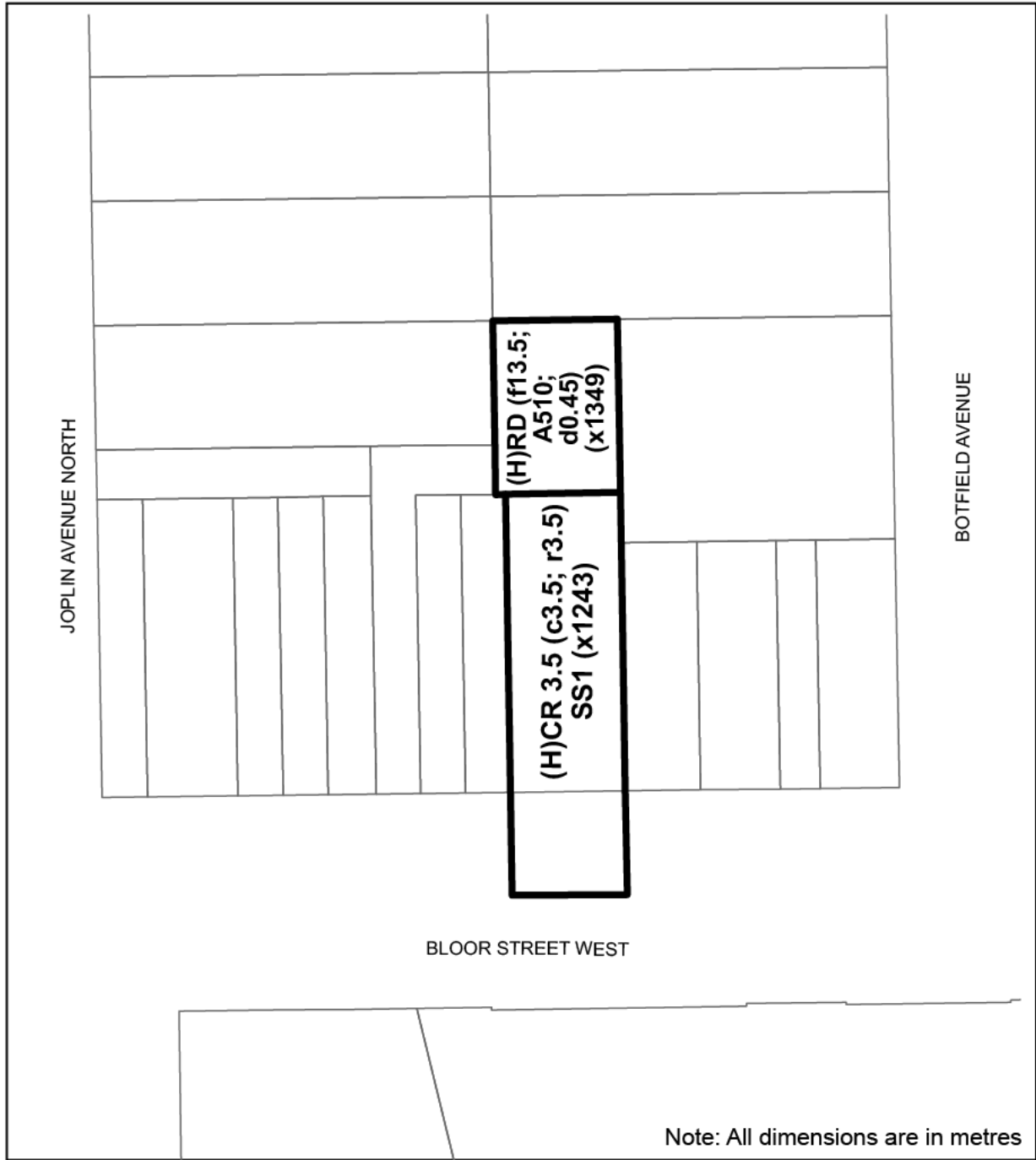
Enacted and passed on ~, 2026

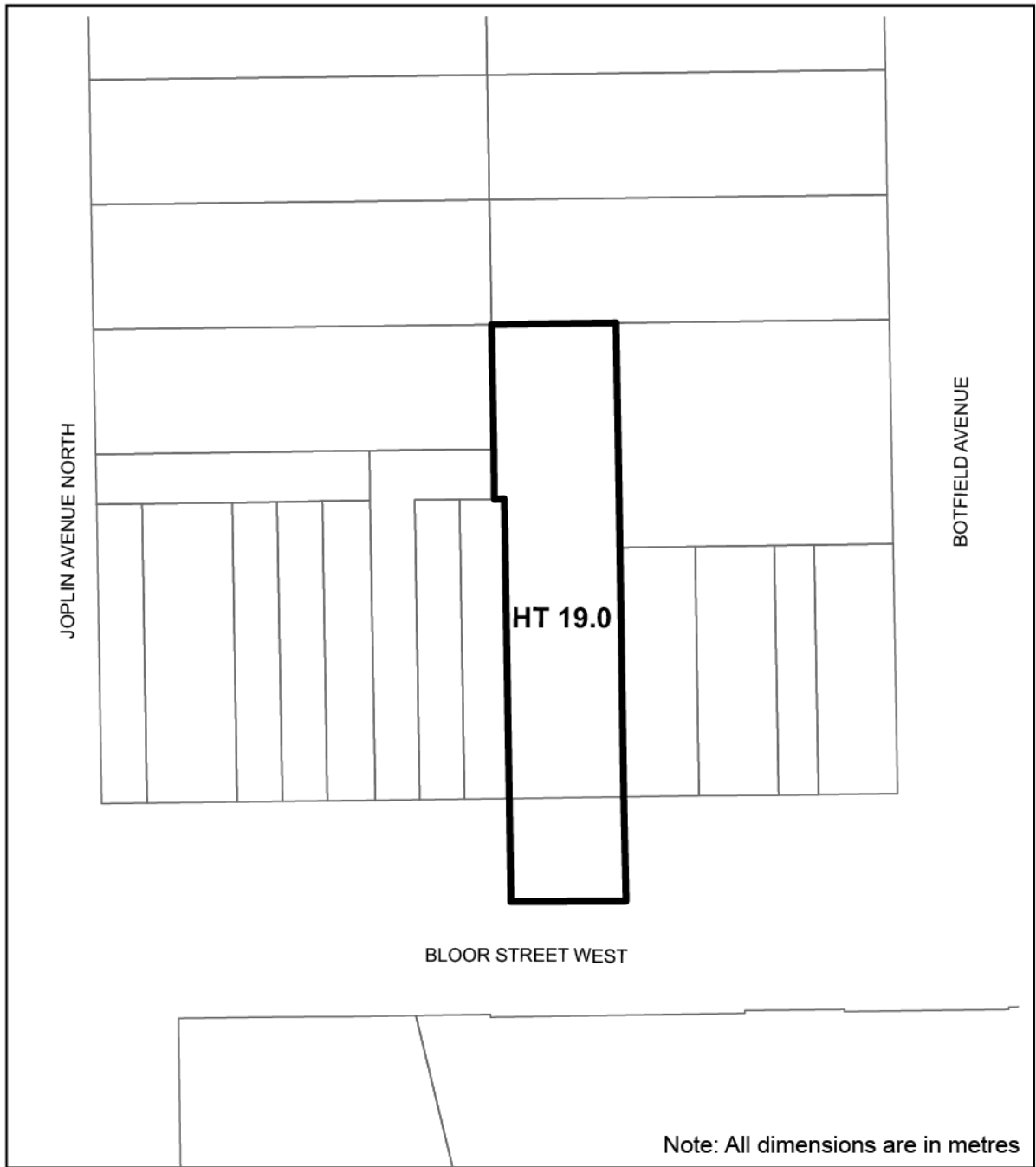
[full name],
Speaker

[full name],
City Clerk

(Seal of the City)







 **TORONTO**
Diagram 3

3838 Bloor Street West

File #: 26 105531 WET 02 0Z

