

Attachment 6: Draft Zoning By-law Amendment

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

CITY OF TORONTO

BY-LAW XXX-2025

To amend Zoning By-law 569-2013, as amended, with respect to the lands municipally known in the year 2025 as 2004, 2006 and 2008 Bathurst Street.

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 RM (u4)(x253) to a zone label of CR 5.0 (c0.3; r4.7) SS4 (x1183) 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 to the Height Overlay Map in Article 995.20.1, and applying the following height and storey label to these lands: HT 24.0 as shown on Diagram 3 attached to this By-law.
5. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.11.10 Exception Number 1183 so that it reads:

(1183) Exception CR SS4 (1183)

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 2004, 2006 and 2008 Bathurst Street, if the requirements of By-law [Clerks to insert By-law ###] are complied with, a **building** or **structure** may be constructed, used or enlarged in compliance with Regulations (B) to (S) 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 170.47 metres and the elevation of the highest point of the **building** or **structure**;
- (C) Despite Regulation 40.10.40.10(8), 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 ###];
- (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 4 of By-law [Clerks to insert By-law ###]:
- (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 6.5 metres;
 - (ii) indoor **amenity space**, by a maximum of 5.5 metres
 - (iii) **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 6.5 metres;
 - (iv) architectural features, parapets, and elements and **structures** associated with a **green roof**, by a maximum of 2.0 metres;
 - (v) **building** maintenance units and window washing equipment, by a maximum of 3.0 metres;
 - (vi) planters, **landscaping** features, guard rails, and divider screens on a balcony and/or terrace, by a maximum of 2.5 metres;
 - (vii) antennae, flagpoles and satellite dishes, by a maximum of 6.5 metres; and
 - (viii) trellises, pergolas, and unenclosed **structures** or screens providing safety or wind protection to rooftop **amenity space**, by a maximum of 4.0 metres;
- (E) Despite (C) above, no portion of a **building** shall be located within "Area

A" as shown on Diagram 4 of By-law [Clerks to insert By-law ###], between the Canadian Geodetic Datum of 170.47 metres and the height of 7.1 metres;

- (F) Despite Regulation 40.10.40.40(1), the permitted maximum **gross floor area** of all **buildings** and **structures** is 15,150 square metres, of which:
- (i) the permitted maximum **gross floor area** for residential uses is 14,850 square metres;
 - (ii) the permitted maximum **gross floor area** for non-residential uses is 300 square metres; and
 - (iii) the required minimum **gross floor area** for non-residential uses is 200 square metres;
- (G) 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 two bedrooms;
 - (ii) a minimum of 10 percent of the total number of **dwelling units** must have three or more bedrooms; and
 - (iii) any **dwelling units** with 3 or more bedrooms provided to satisfy (ii) above are not included in the provision required by (i) above;
- (H) Despite Regulation 40.10.40.70(7), the required minimum **building setbacks** are as shown in metres on Diagram 4 of By-law [Clerks to insert By-law ###]; and
- (i) Where a portion of the south **main wall** of a **building** has a window or opening, the window or opening must be translucent or that portion of the south **main wall** must be setback a minimum of 2.0 metres;
- (I) Despite Clause 40.10.40.60 and (H) above, the following elements may encroach into the required minimum **building setbacks** and **main wall** separation distances as follows:
- (i) decks, terraces, porches, and balconies including guard rails, and divider, wind or safety screens, by a maximum of 1.6 metres;
 - (a) despite (i) above, balconies are not permitted on the north or south **main wall** of the **building**;
 - (ii) canopies and awnings, by a maximum of 1.8 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, including bay windows and box windows, by a maximum of 1.6 metres;
 - (vi) eaves, by a maximum of 1.0 metres;
 - (vii) dormers, by a maximum of 1.5 metres; and
 - (viii) air conditioners, satellite dishes, antennae, vents, and pipes, by a maximum of 2.0 metres;
- (J) Despite Regulation 200.5.10.1(1), (2) and (7) and Table 200.5.10.1, **parking spaces** may be provided and maintained in accordance with the following:
- (i) a minimum of 0 residential occupant **parking spaces** for each **dwelling unit**, but not exceeding a maximum of 1.26 residential occupant **parking spaces** for each **dwelling unit**;
 - (ii) a minimum of 2.0 plus 0.01 spaces per **dwelling unit** of residential visitor **parking spaces** for each **dwelling unit**; and
 - (iii) “car-share” **parking spaces** may replace **parking spaces** otherwise required for residential visitors;
- (K) Despite Regulations 200.15.10.5(1)(D), 200.15.10.10(1) and (2) and Table 200.15.10.5, 4 accessible **parking spaces** must be provided;
- (L) Despite Regulations 200.15.1(1) and (3), an accessible **parking space** must have the following minimum dimensions:
- i. length 5.6 metres
 - ii. width 3.4 metres;
 - iii. vertical clearance of 2.1 metres; and
 - iv. the entire length of one side of an accessible **parking space** is required to be adjacent to a 1.5-metre wide accessible barrier-free aisle or path;

- (M) Despite Regulation 200.15.1(4), an accessible **parking space** must be located within a minimum of 35.0 metres of a barrier free entrance to:
- (i) A **building**; or
 - (ii) vestibule entrance to a passenger elevator that provides access to the first **storey** of a **building**;
- (N) Despite Regulation 230.5.1.10(4), a **stacked bicycle parking space** shall have a minimum width of 0.4 metres;
- (O) Despite Regulation 230.5.1.10(9), "long-term" **bicycle parking spaces**, including those located in a **stacked bicycle parking space**, may be located anywhere in a **building** below grade;
- (P) Despite Regulation 230.5.1.10(10), "short-term" and "long-term" **bicycle parking spaces** may be located in a **stacked bicycle parking space**;
- (Q) Despite Regulation 230.5.10.20(1), the number of "long-term" **bicycle parking spaces** may also be reduced subject to the following:
- (i) the number of "long-term" **bicycle parking spaces** reduced is not more than half the amount required by regulations 230.5.10.1(5)(A), rounded down to the nearest whole number;
- (R) For the purposes 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 that are owned by a profit or non-profit car-sharing organization and where such organization may require that use of cars to be reserved in advance, charge fees based on time and/or kilometres driven, and set membership requirements of the car-sharing organization, including the payment of a membership fee that may or may not be refundable; and "car-share **parking space**" means a **parking space** exclusively reserved and actively used for car sharing;
- (S) Section 230.90 does not apply.

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

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.

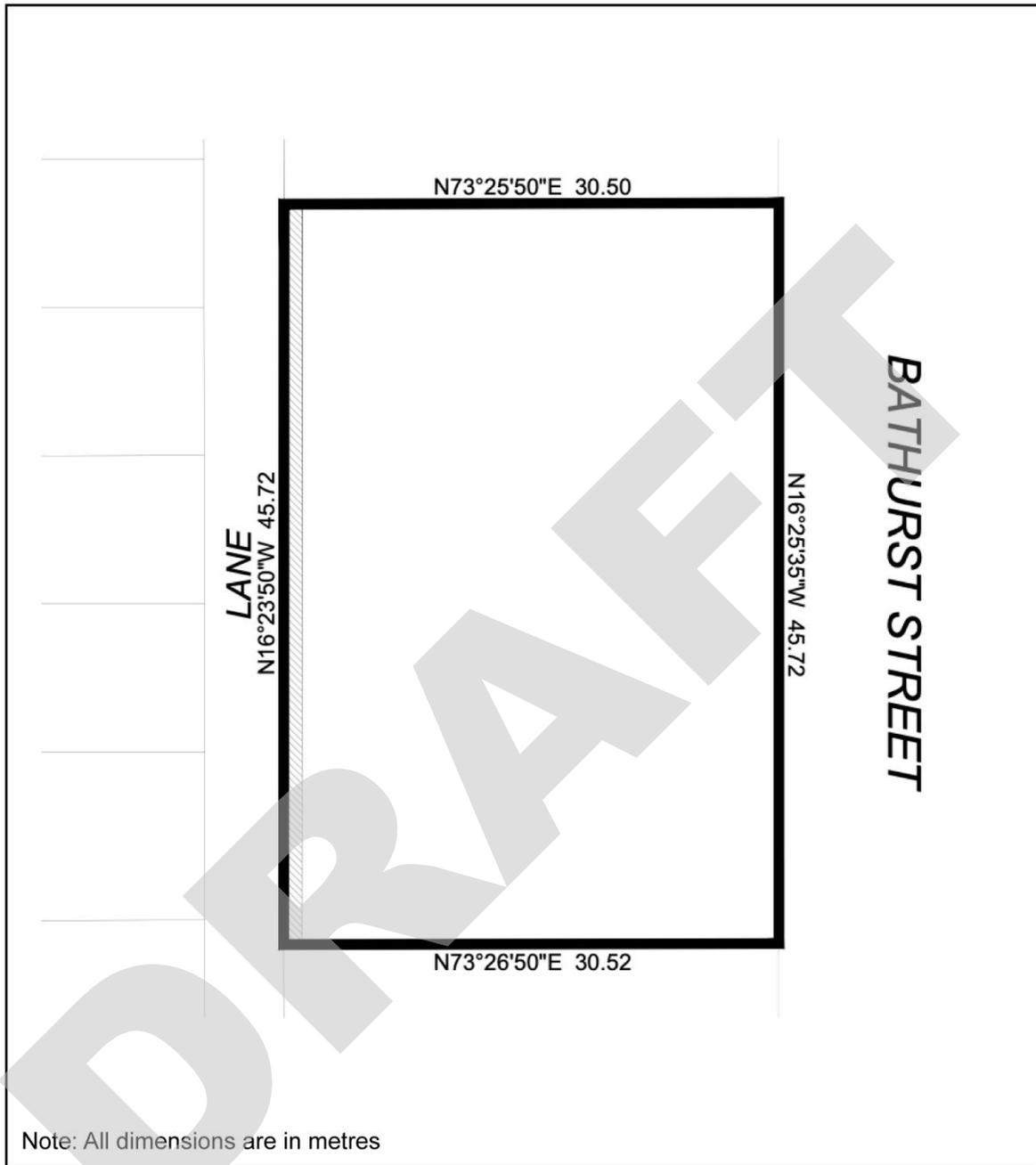
Enacted and passed on [Clerks to insert date].

[full name],
Speaker

[full name],
City Clerk

(Seal of the City)

DRAFT



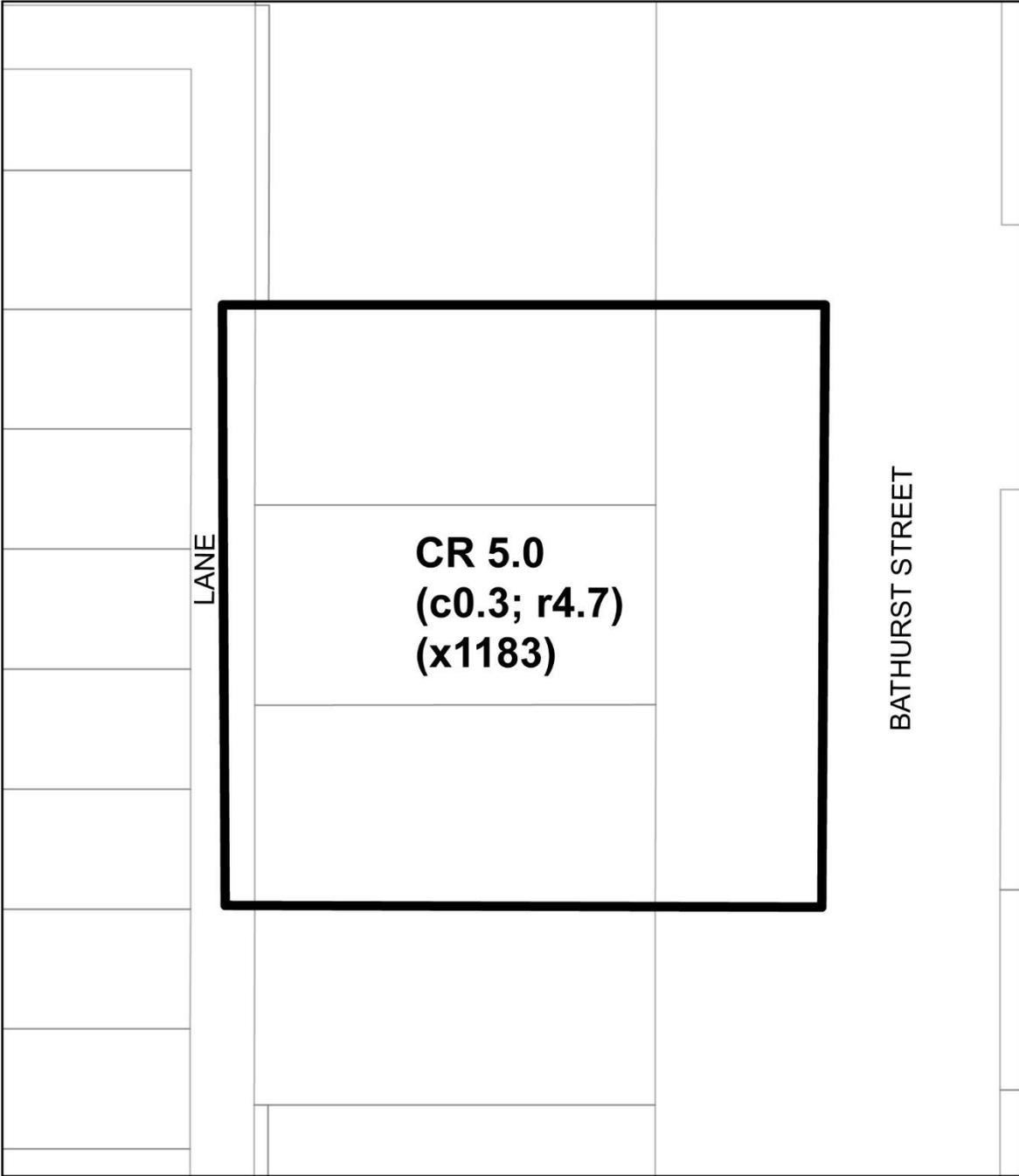
 **TORONTO**
Diagram 1

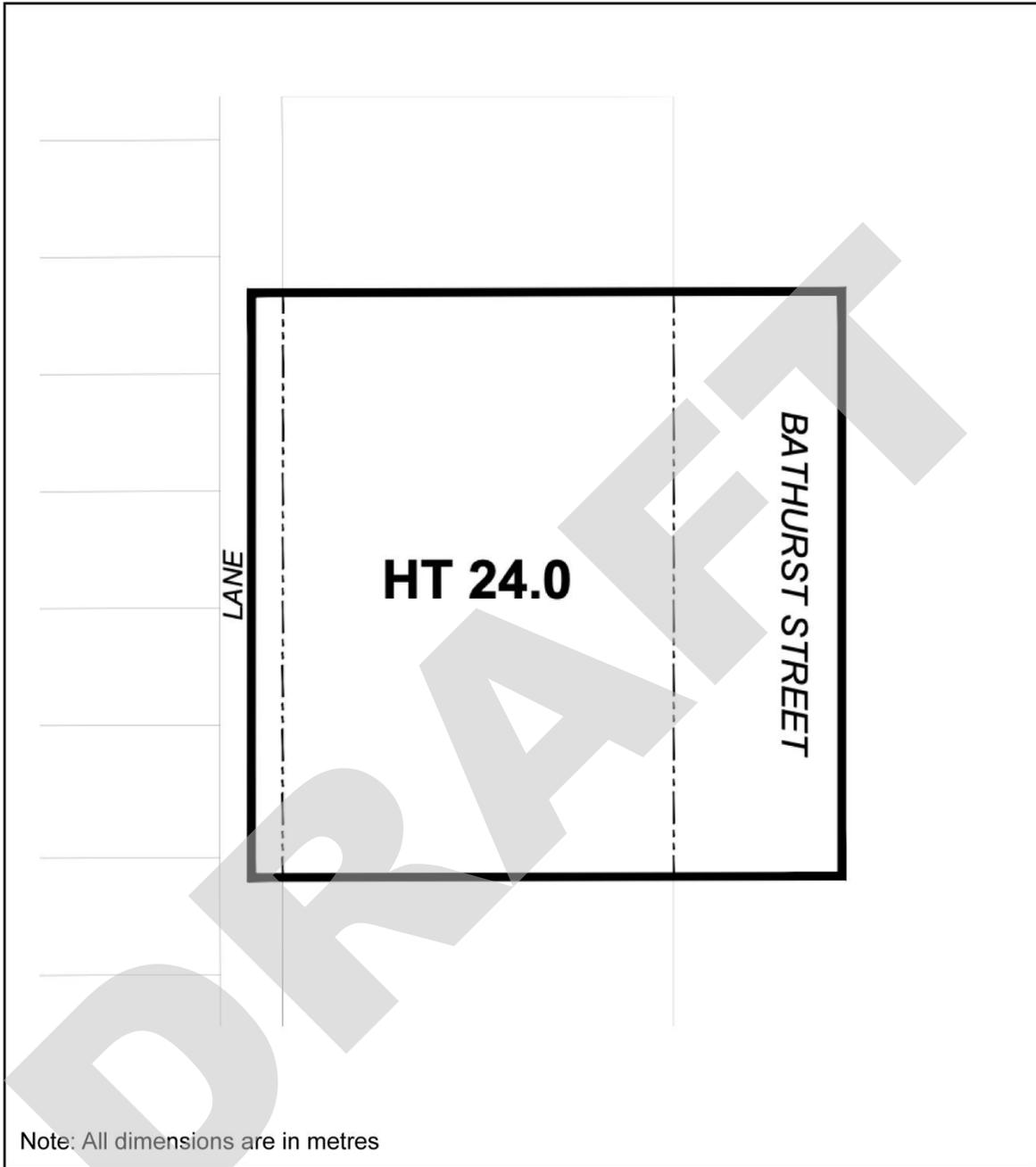
2004-2008 Bathurst Street

File #: 24 238898 STE 12 0Z

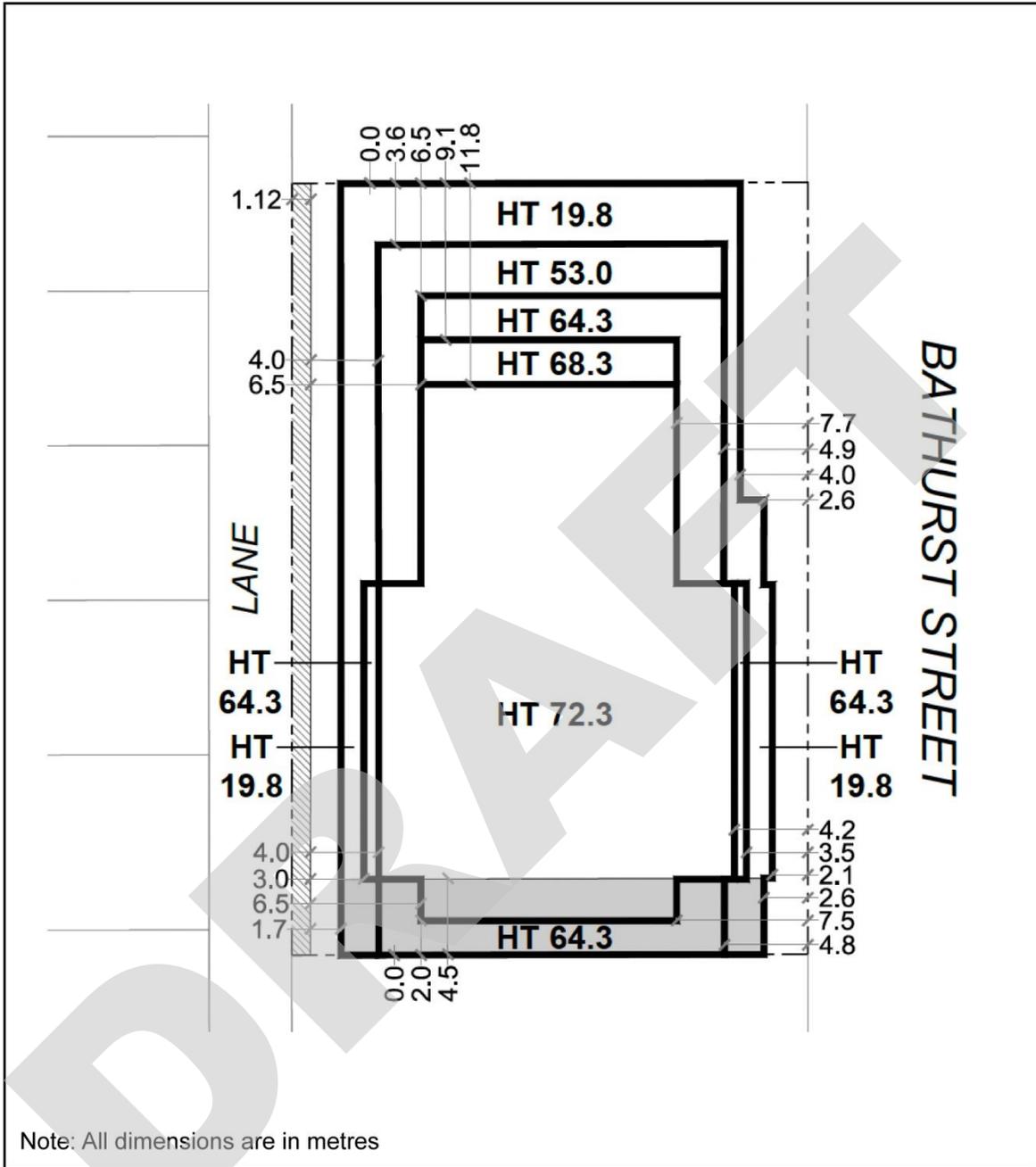
 1.12 metre lane widening


City of Toronto By-law 569-2013
Not to Scale
11/06/2025





Note: All dimensions are in metres



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 Diagram 4

2004-2008 Bathurst Street

File #: 24 238898 STE 12 OZ

-  1.12 metre lane widening
-  Area A