

Attachment 5: 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 [Clerks to insert By-law number]

To amend Zoning Bylaw 569-2013, as amended, with respect to the lands municipally known in the year 2025 as 1423 Dufferin 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; and

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: CR1.5 (c1.0; r1.5) SS2(x1224) 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 label to these lands: HT 12.0, 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 1224 so that it reads:

(1224) Exception CR 1224

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 1423 Dufferin Street, 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 (Q) 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 100.35 metres and the elevation of the highest point of the **building** or **structure**;
- (C) 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]
- (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 number]:
- (i) equipment used for the functional operation of the **building**, including electrical, utility, mechanical and ventilation equipment, as well as roof access, elevator shafts, chimneys, and vents, by a maximum of 4.0 metres;
 - (ii) **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 4.0 metres;
 - (iii) architectural features, parapets, and elements and **structures** associated with a **green roof**, by a maximum of 2.5 metres;
 - (iv) **building** maintenance units and window washing equipment, by a maximum of 4.0 metres;
 - (v) planters, **landscaping** features, guard rails, and divider screens on a balcony and/or terrace, by a maximum of 2.5 metres;
 - (vi) antennae, flagpoles and satellite dishes, by a maximum of 4.0 metres; and
 - (vii) trellises, pergolas, and unenclosed **structures** providing safety or wind protection to rooftop **amenity space**, by a maximum of 3.0 metres;
- (E) Despite regulation 40.10.40.40(1), the permitted maximum **gross floor area** of all **buildings** and **structures** is 4,050 square metres, of which:
- (i) the permitted maximum **gross floor area** for residential uses is

- 3,950 square metres; and
- (ii) the required minimum **gross floor area** for non-residential uses is 120 square metres;
- (F) Despite regulations 40.10.40.50(1) and (2), **amenity space** must be provided at the following rates:
- (i) at least 1.65 square metres for each **dwelling unit** as indoor **amenity space**; and
 - (ii) at least 2.0 square metres of outdoor **amenity space** for each **dwelling unit** of which 40 square metres must be in a location adjoining or directly accessible to indoor **amenity space**;
- (G) 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];
- (H) Despite regulation 40.5.40.60(1), Clause 40.10.40.60, 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 2.0 metres;
 - (ii) exterior stairs, access ramps and elevating devices, by a maximum of 3.0 metres;
 - (iii) architectural features, such as a pilaster, decorative column, cornice, sill, belt course, or chimney breast, by a maximum of 2.0 metres;
 - (iv) eaves, by a maximum of 1.0 metres; and
 - (v) air conditioners, satellite dishes, antennae, vents, and pipes, by a maximum of 1.0 metres;
- (I) 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 zero 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; and
 - (ii) a minimum of 1 residential visitor **parking space**;

- (J) Despite regulation 200.15.1(1), an accessible **parking space** must have the following minimum dimensions:
- (i) length of 5.6 metres;
 - (ii) width of 3.4 metres; and
 - (iii) vertical clearance of 2.1 metres;
- (K) Despite regulations 200.15.1(3), the entire length of an accessible **parking space** must be adjacent to a 1.5 metre wide shared access aisle or path on one side of the accessible **parking space**;
- (L) Despite regulation 200.15.1(4), accessible **parking spaces** must be the **parking spaces** closest to a barrier free:
- (i) entrance to a **building**;
 - (ii) passenger elevator that provides access to the first **storey** of a **building**; and
 - (iii) the shortest route between the required entrances in (i) and (ii);
- (M) Despite Clause 220.5.10.1 no **loading spaces** are required for a **building** with up to 60 residential **dwelling units** and a maximum **building** height of 11 **storeys**;
- (N) Despite regulation 230.5.1.10(4)(A), the required minimum size of a **stacked bicycle parking space** is:
- (i) length of 1.8 metres;
 - (ii) width of 0.4 metres; and
 - (iii) vertical clearance of 1.2 metres;
- (O) Despite Regulation 230.5.1.10(4)(E), the required minimum size of an **oversized bicycle parking space** is:
- (i) length of 1.8 metres;
 - (ii) width of 0.9 metres; and
 - (iii) vertical clearance of 1.2 metres;
- (P) Despite regulation 230.5.10(14)(A), the minimum aisle width for a **stacked bicycle parking space** is 1.8 metres;

- (Q) The provision of **dwelling units** is subject to the following:
- (i) a minimum of 30 percent of the total number of dwelling units must have 2 or more bedrooms; and
 - (ii) if the calculation of the number of required dwelling units in (i) above results in a number with a fraction, the number must be rounded up to the nearest whole number.

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

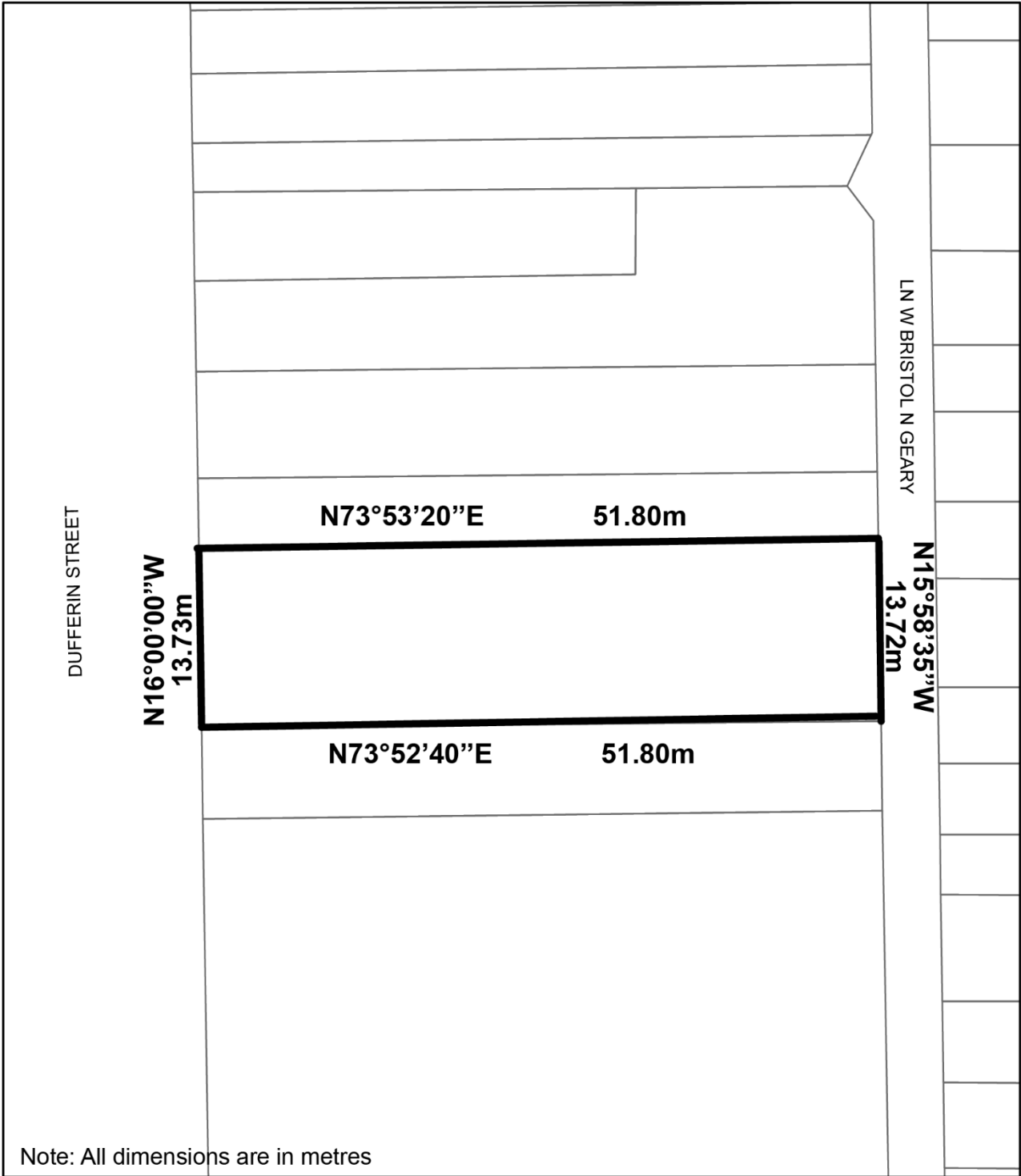
6. Despite any severance, partition or division of the lands, the provisions of this By-law shall apply as if no severance, partition or division occurred.

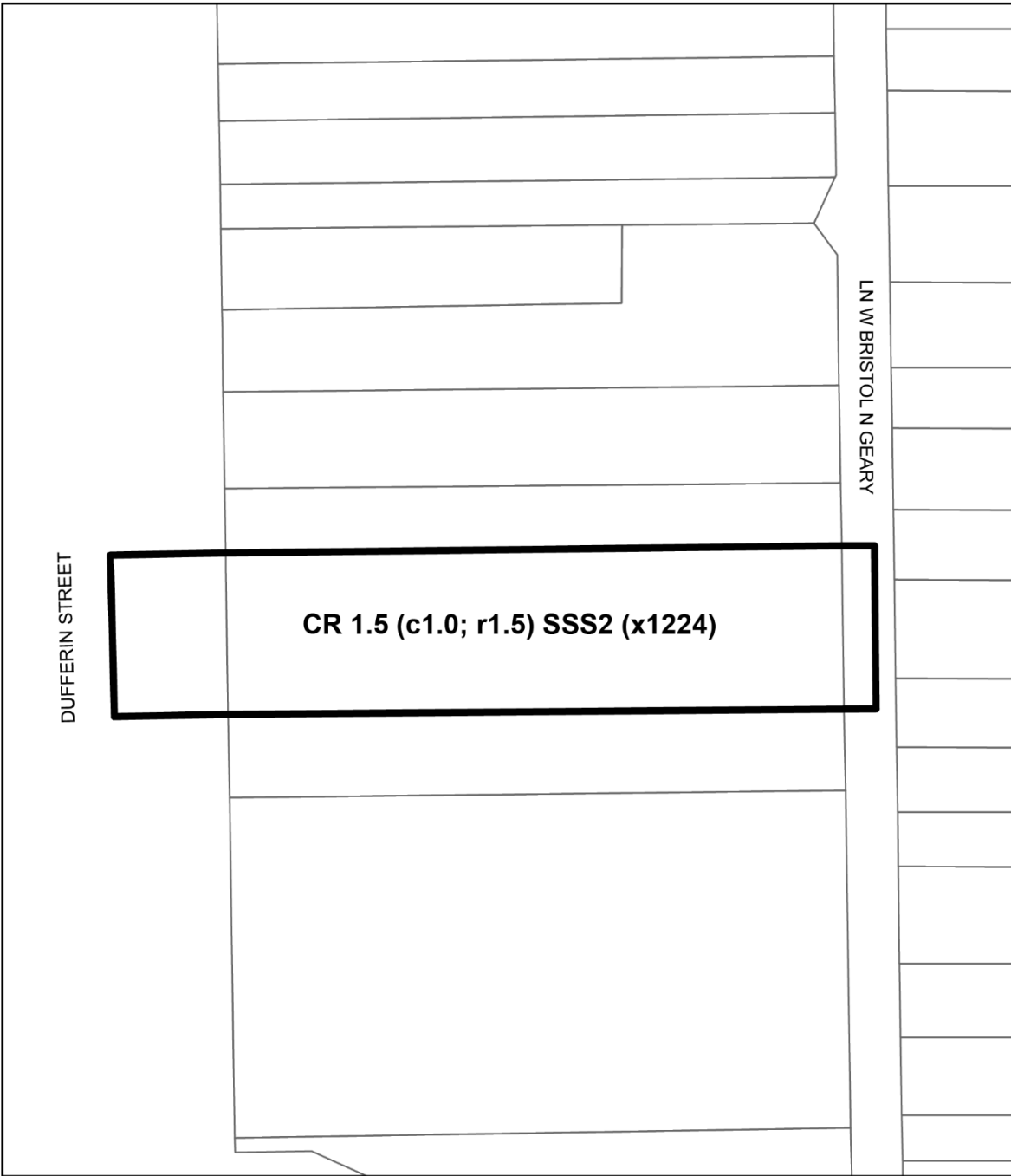
Enacted and passed on [Clerks to insert date].

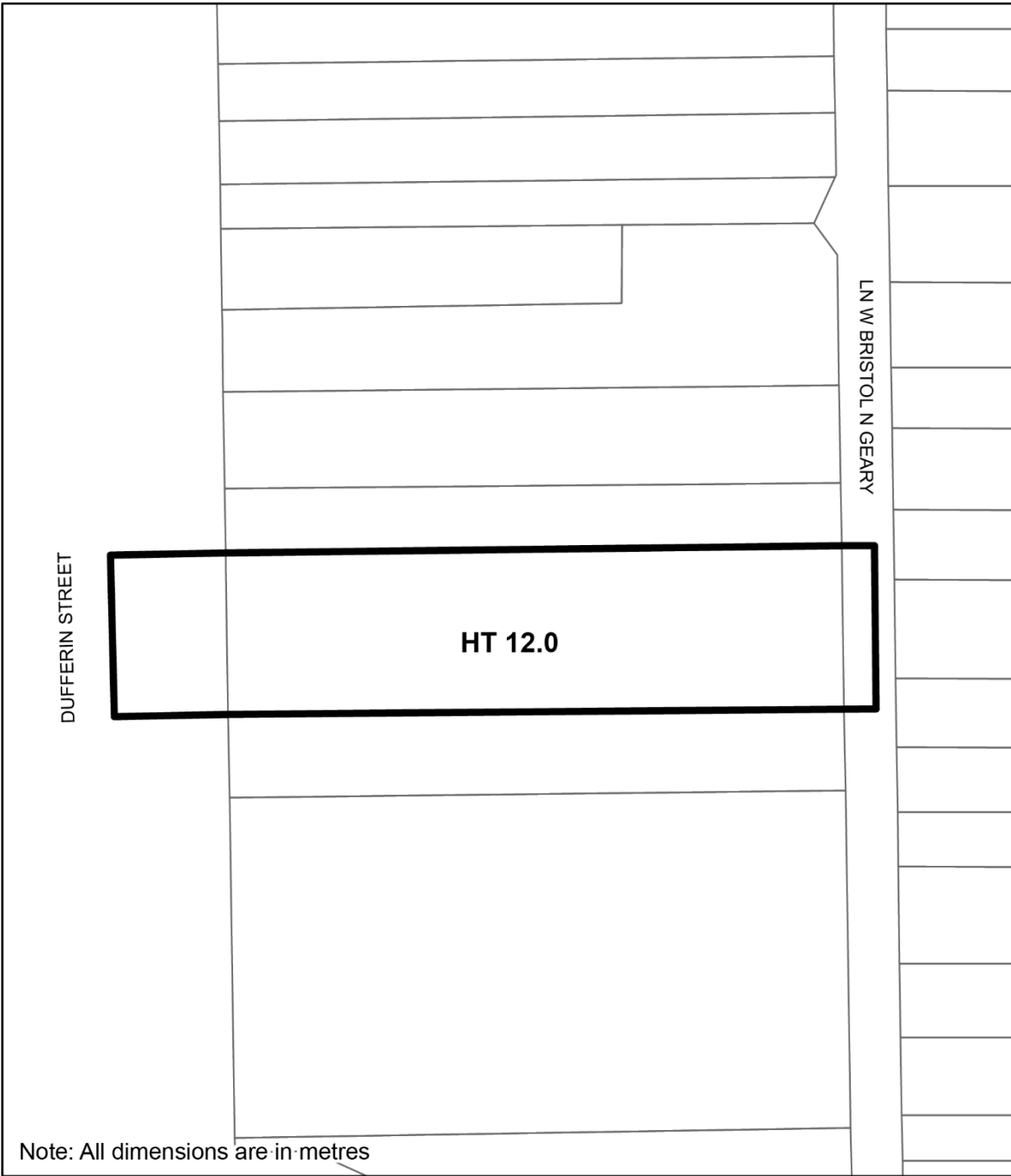
[full name],
Speaker

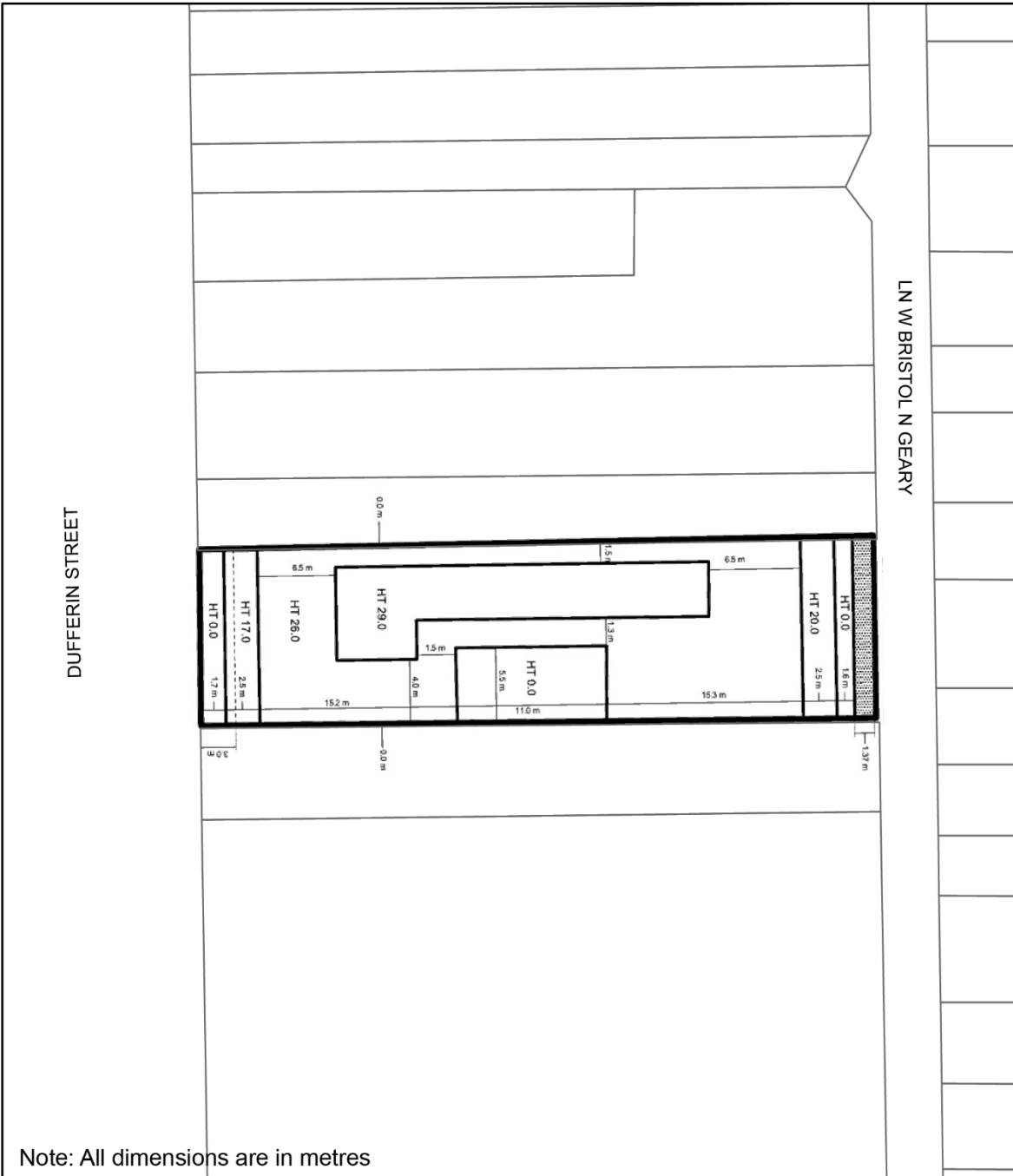
[full name],
City Clerk

(Seal of the City)









Note: All dimensions are in metres



1423 Dufferin Street

File #: 25 240145 STE 09 0Z



Laneway Widening



Ground Floor Only Setback



City of Toronto By-law 569-2013
Not to Scale
03/16/2026