

Attachment 7: Draft Zoning By-law Amendment

Authority: Toronto and East York Community Council Item [-], as adopted by City of Toronto Council on ~, 2026

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 181-195 Dundas Street West and 63 Centre 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; and

Whereas pursuant to Section 36 of the Planning Act, as amended, the council of a municipality may, in a by-law passed under Section 34 of the Planning Act, use a holding symbol "(H)" in conjunction with any use designation to specify the use to which lands, buildings or structures may be put once the holding symbol "(H)" is removed by amendment to the by-law; and

Whereas the Official Plan for the City of Toronto contains provisions relating to the use of holding symbol "(H)"; 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 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 CR 4.0 (c2.0; r4.0) SS1 (x1712) and CR 4.0 (c2.0; r4.0) SS1 (x1319) to a zone label of (H) CR 4.0 (c2.0; r4.5) SS1 (x**1314**), as shown on Diagram 2 attached to this By-law.
4. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.11.10 Exception Number **1314** so that it reads:

(1314) Exception CR 1314

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 181-195 Dundas Street West and 63 Centre 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 (P) 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 93.70 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 3 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 heights 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 enclosed stairwells, roof access, maintenance equipment storage, and elevator shafts by a maximum of 6.5 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 8.0 metres;
 - (iii) chimneys, vents, garbage chute overruns, elevator overruns, stair overruns, antennae, flagpoles and satellite dishes may extend beyond the equipment and **structures** listed in (i) and (ii) above, by a maximum of 3.0 metres;
 - (iv) **building** maintenance units, window washing equipment and elements screening window washing equipment may

- extend beyond the equipment and **structures** listed in (i) and (ii) above by a maximum of 4.5 metres;
- (v) roof assembly and drainage as well as elements and **structures** associated with a **green roof** may extend beyond the equipment and **structures** listed in (i) and (ii) above, by a maximum of 1.5 metres;
 - (vi) planters, **landscaping** features, guard rails, and divider screens on a balcony and/or terrace, by a maximum of 2.5 metres; and
 - (vii) parapets, 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** on the **lot** is 24,500 square metres, of which:
- (i) the maximum **gross floor area** for residential uses is 10,800 square metres;
 - (ii) the maximum **gross floor area** for non-residential uses is 13,800 square metres; and,
 - (iii) the required minimum **gross floor area** for non-residential uses is 130 square metres;
- (F) Despite Regulations 40.10.40.70(1) and 600.10.10(1), the required minimum **building setbacks** are as shown in metres on Diagram 3 of By-law [Clerks to insert By-law number], including:
- (i) a ground floor **building setback** of 3.0 metres from the **lot line** adjacent to Dundas Street West; and,
 - (ii) a **building setback** of 2.3 metres from the **lot lines** adjacent to Dundas Street West and Centre Avenue for the 7th, 8th and 9th floors of the **building**;;
- (G) Despite Regulation 40.5.40.60(1), Clause 40.10.40.60 and (F) above, the following elements may encroach into the required minimum **building setbacks** and **main wall** separation distances as follows:
- (i) balconies, balcony railings and dividers along the north, south,

- and west **main walls** of the **building** only, by a maximum of 2.5 metres;
- (ii) canopies and awnings, by a maximum of 3.0 metres;
 - (iii) exterior stairs, access ramps and elevating devices, by a maximum of 1.0 metres;
 - (iv) architectural features, such as eaves, pilaster, dormer, decorative column, cornice, sill, belt course, lighting fixtures and chimney breast, cladding added to the exterior surface of the **main wall**, window projections, including bay windows and box windows, by a maximum of 2.5 metres;
 - (v) air conditioners, air intake and exhaust, air handling units, window washing equipment, satellite dishes, screens, antennae, vents, hose bibs, gas connections, pipes, and valves by a maximum of 5.0 metres;
 - (vi) terraces, terrace platforms, guardrails and railings, to the extent of the **main wall** of the **storey** below; and,
 - (vii) columns may encroach into the ground floor **building setback** required in (F)(i) above to a maximum of 2.5 metres;
- (H) Despite 200.5.1.10(13), access to a **parking space** may be provided by an “automated parking system”;
- (I) Regulations 200.5.1.10(2) and 200.15.1(1) with respect to minimum dimensions for **parking spaces** and accessible **parking spaces** do not apply to an “automated parking system”, provided that the elevating mechanism enclosure of the “automated parking system” complies with the following minimum dimensions:
- (i) length of 5.3 metres;
 - (ii) width of 2.3 metres; and,
 - (iii) vertical clearance of 2.1 metres;
- (J) Despite Regulations 200.15.10.10(1) and (2), accessible **parking spaces** are not required if an “automated parking system” is provided;
- (K) Despite Clause 220.5.10.1, a minimum of one (1) Type B, one (1)

Type C and one (1) Type G **loading space** must be provided for a **mixed use building**;

- (L) Despite Regulations 230.5.1.10(4)(A) to (C), the minimum dimensions of a **stacked bicycle parking space** are:
 - (i) a minimum length of 1.8 metres;
 - (ii) a minimum width of 0.6 metres; and
 - (iii) a minimum vertical clearance of 1.2 metres
- (M) Despite Regulation 230.5.10.1(1) and Table 200.5.10.1, no "long-term" **bicycle parking spaces** are required for a **retail store**;
- (N) Despite Regulation 230.5.10.1(5)(A), for **dwelling units** in a **mixed use building**, a minimum of 1.0 **bicycle parking spaces** for each **dwelling unit**, allocated as 0.9 "long-term" **bicycle parking space** per **dwelling unit** and 0.1 "short-term" **bicycle parking space** per **dwelling unit** is required;
- (O) Despite Regulation 230.40.1.20(1), "long-term" **bicycle parking spaces** may be located in a **stacked bicycle parking space** that is positioned above another **bicycle parking space** or placed in a vertical position on a wall, **structure**, or mechanical device, in an enclosed room; and,
- (P) 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) "automated parking system" means a mechanical system for the purpose of parking and retrieving **vehicles** with or without drivers in the **vehicle** during parking and without the use of ramping or drive aisles. Automated maneuvering of other **vehicles** may be required for **vehicles** to be parked or retrieved.

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

5. 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.

6. Holding Symbol Provisions:

- (A) The lands zoned with the holding symbol "(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 symbol "(H)" has been removed; and
- (B) An amending by-law to remove the holding symbol "(H)" referred to in (A) above may be enacted when the following are fulfilled:
 - (i) the owner or applicant, at their sole cost and expense, has submitted a revised Functional Servicing and Stormwater Management Report to demonstrate that the existing sanitary sewer system, storm sewer system, and watermain system (municipal infrastructure) and any required improvements to them, have adequate capacity and supply to accommodate the development of the lands to the satisfaction of the Director, Engineering Review, Development Review;
 - (ii) if the Functional Servicing and Stormwater Management Report accepted and satisfactory from (i) above require any new municipal infrastructure or upgrades to existing municipal infrastructure to support the development, then either:
 - (a) the owner or applicant has secured the design, construction, and provision of financial securities for any new municipal infrastructure, or any upgrades or required improvements to the existing municipal infrastructure identified in the accepted Functional Servicing and Stormwater Management Report, to support the development, in a financial secured agreement, all to the satisfaction of the Director, Engineering Review, Development Review; or,

- (b) the required new municipal infrastructure or upgrades to existing municipal infrastructure to support the development in the accepted and satisfactory Functional Servicing and Stormwater Management Report in (i) above are constructed and operational, all to the satisfaction to the Director, Engineering Review, Development Review.

Enacted and passed on [Clerks to insert date].

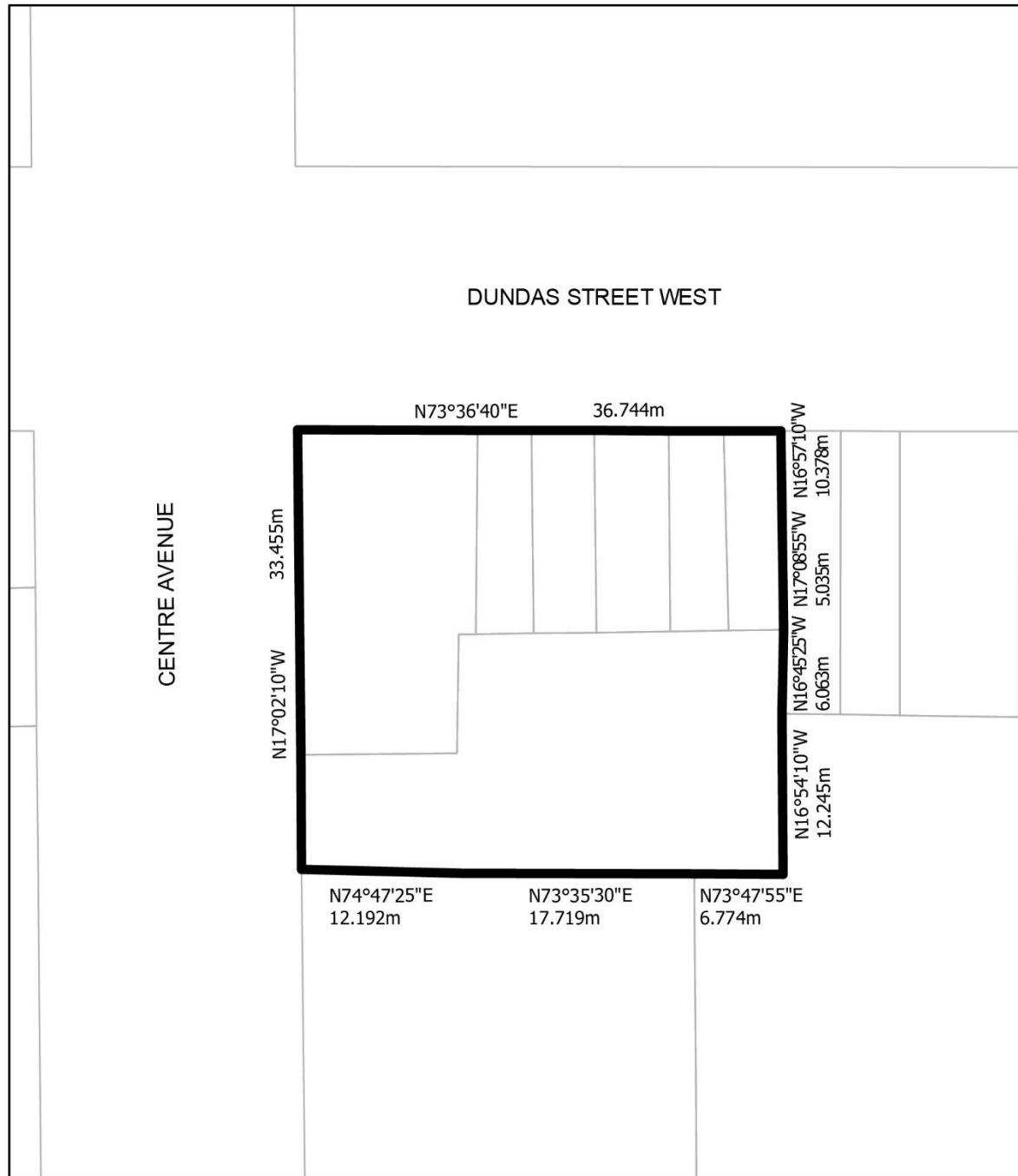
Frances Nunziata,

Speaker

(Seal of the City)

John Elvidge,

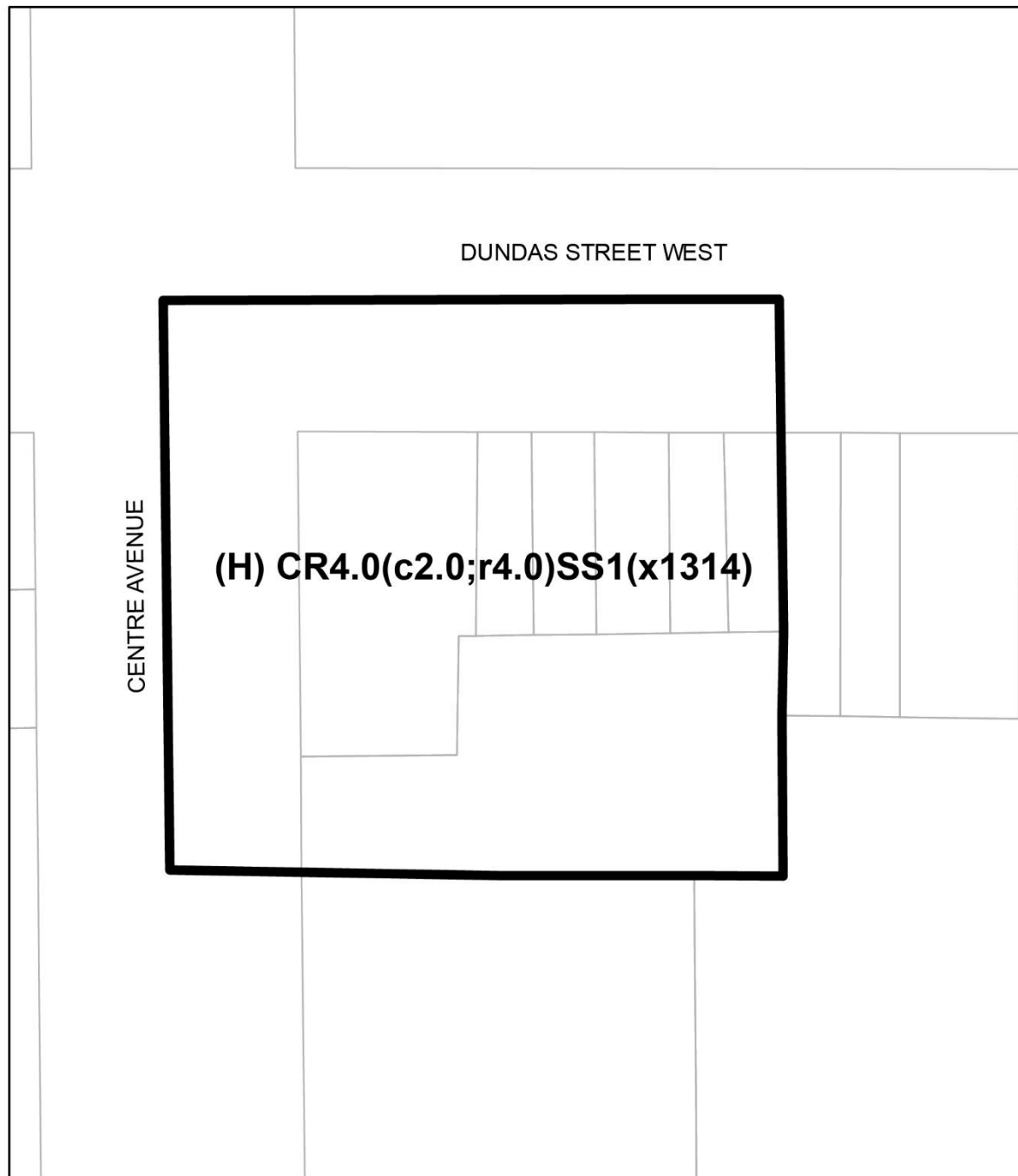
City Clerk



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Diagram 1

181-195 Dundas Street West & 63 Centre Avenue

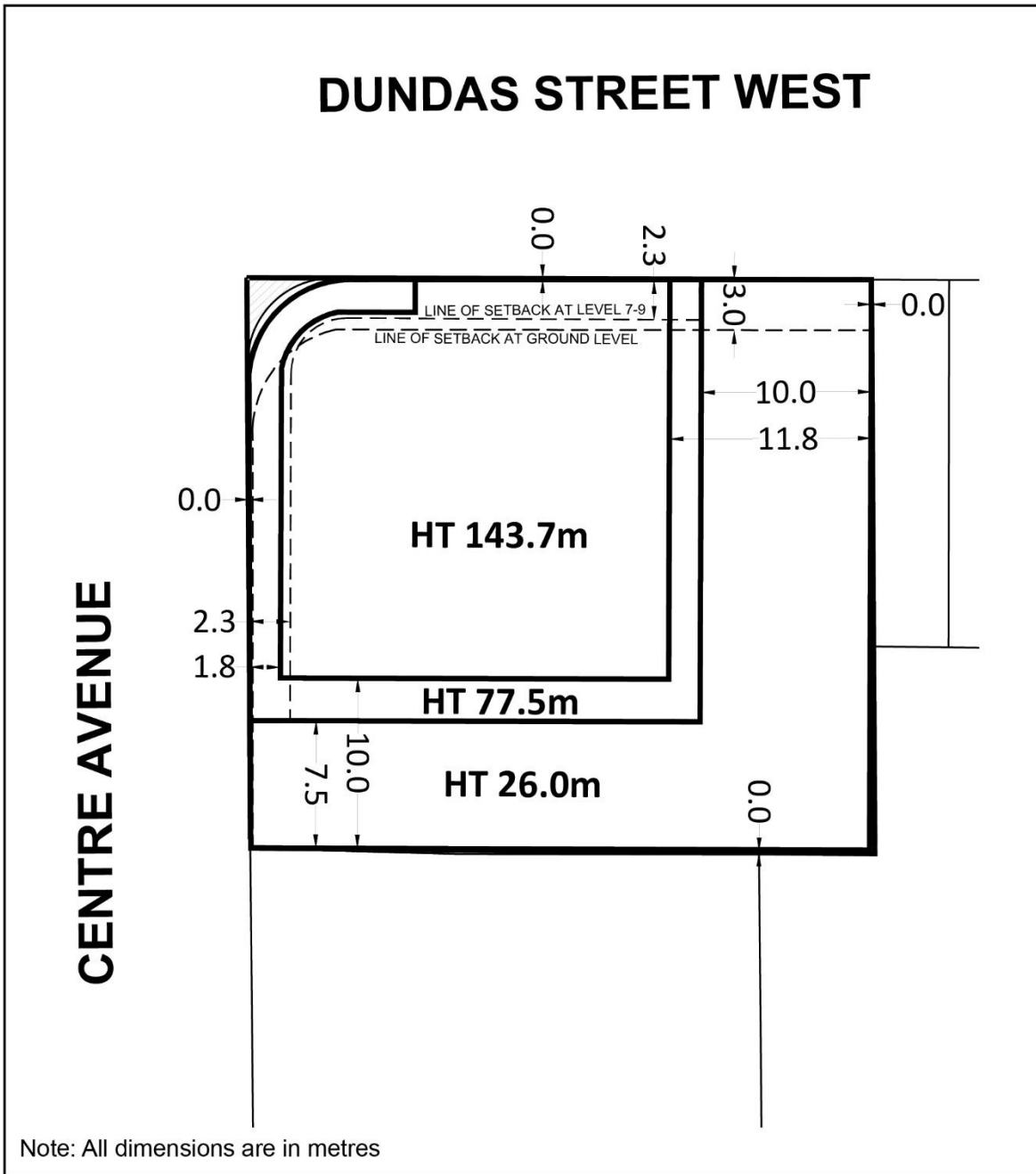
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Diagram 2

181-195 Dundas Street West & 63 Centre Avenue

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Diagram 3

181-195 Dundas Street West & 63 Centre Avenue

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