

Draft Zoning By-law Amendment (December 16, 2025)

Authority: Etobicoke 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 2024 as 5500 Dundas 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, 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 adding the lands subject to this By-law to the Zoning By-law Map in Section 990.1, and applying the following zone label to these lands: CR 2.0 (c2.0; r1.5) SS3 (x####) 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 Policy Areas Overlay Map in Section 995.10.1 to include the lands subject to this By-law to Policy Area 4, as shown on Diagram 3 attached to this By-law.
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 label to these lands: HT 16 as shown on Diagram 4 attached to this By-law.
6. Zoning By-law 569-2013, as amended, is further amended by adding the lands to the Lot Coverage Overlay Map in Article 995.30.1, and applying the following lot coverage label to these lands: 50 as show on Diagram 5 attached to this By-law.
7. Zoning By-law 569-2013, as amended, is further amended by adding the lands to the Rooming House Overlay Map in Article 995.40.1, and applying no value.

8. Zoning By-law 569-2013, as amended, is further amended by adding the lands to the Parking Zone Overlay Map in Articular 995.50.1, and applying the following Parking Zone label to these lands: Parking Zone B as shown on Diagram 6 attached to this By-law.
9. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.11.10 Exception Number ##### so that it reads:

(#####) Exception CR (x#####)

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 in the year 2024 as 5500 Dundas Street West, as shown on Diagram 1 of By-law [Clerks to insert By-law number], a **building** or **structure** may be constructed, used or enlarged in compliance with Regulations (B) to (X) below;
- (B) Despite Regulations 5.10.30.10(1) and (2), the **front lot line** is the **lot line** running parallel to Dundas Street West;
- (C) Despite regulation 40.5.40.10(1) and (2), the height of a **building** or **structure** is the distance between the Canadian Geodetic Datum of 127.02 metres and the elevation of the highest point of the **building** or **structure**;
- (D) In addition to the permitted non-residential uses with conditions listed in regulation 40.10.20.20(1)(A), the following additional uses with conditions are permitted:
 - (i) A **kennel**, provided it:
 - (a) be restricted to **premises** used for the boarding and training of dogs and cats or other domestic animals and is not used for the purpose of breeding such animals;
 - (b) is not located above the first **storey**;
 - (c) is accessed only from an entrance abutting a **major street**; and,
 - (d) be ancillary to a **retail store** or **pet services**;

- (E) Regulations 40.10.20.100(1), (33) and 150.100.30.1(2), with respect to the size and location of an **eating establishment** or **take-out eating establishment**, do not apply;
- (F) Regulation 40.10.20.100(1), with respect to the size and location of a **recreation use** for the purposes of a fitness, exercise or health club, does not apply;
- (G) Regulation 40.10.30.40(1), with respect to maximum **lot coverage**, does not apply;
- (H) Despite regulation 40.10.40.1(1), residential use portions of a **building** are permitted to be located on the same **storey** as non-residential use portions of the **building**;
- (I) Despite regulation 40.10.40.10(3), the permitted maximum height of a **building** or **structure** is the number in metres following the "HT" symbol as shown on Diagram 7 of By-law [Clerks to insert By-law number];
- (J) Despite regulations 40.5.40.10(3) to (8) and (I) above, the following equipment and **structures** may project beyond the permitted maximum height shown on Diagram 7 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, cooling equipment, enclosed stairwells, roof access, maintenance equipment storage, elevator shafts and overruns, 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 6.5 metres;
 - (iii) **green roof** elements, parapets, chimneys, shafts, flues, pipes and vents may project an additional 2.0 metre above the elements set out in (i) and (ii) above;
 - (iv) **building** maintenance units and window washing equipment by a maximum of 4.0 metres;
 - (v) cabanas, pergolas, trellises and unenclosed **structures** providing safety, wind or noise protection to rooftop terraces or outdoor **amenity space**, by a maximum of 4.0 metres;

- (vi) planters, **landscaping** features, guard rails, balustrades, privacy and decorative screens, terrace dividers, fences, exterior stairs, roof drainage features and terrace walls, by a maximum of 2.0 metres;
 - (vii) architectural features, parapets, and elements and structures associated with a **green roof**, by a maximum of 3.0 metres; and
 - (viii) structures and elements related to outdoor flooring and roofing assembly features, by a maximum of 0.5 metres;
- (K) Despite regulation 40.10.40.10(5), the required minimum height of the first **storey**, as measured between the floor of the first **storey** and the floor of the second **storey**, is 4.5 metres;
- (i) for the purposes of this exception, the height of the first **storey** shall be inclusive of any mezzanine levels;
- (L) Despite regulation 40.10.40.40(1), the permitted maximum **gross floor area** of all **buildings** and **structures** on the **lot** is 47,700 square metres, of which:
- (i) the permitted maximum **gross floor area** for residential use is 46,200 square metres;
- (M) Despite regulation 40.10.40.70(3), the required minimum **building setbacks** are as shown in metres on Diagram 7 of [Clerks to insert By-law number];
- (N) Despite regulation 40.10.40.80(2), the required minimum separation distances between **building main walls** are as shown in metres on Diagram 7 of [Clerks to insert By-law number];
- (O) Despite clause 40.10.40.60 and Regulations (M) and (N) above, the following elements may encroach into the required minimum **building setbacks** and **main wall** separation distances as follows:
- (i) balconies, by a maximum of 2.0 metres;
 - (ii) canopies, awnings and wind mitigation features by a maximum of 3.0 metres;
 - (iii) exterior stairs, access ramps and elevating devices, by a maximum of 2.0 metres;

- (iv) architectural features, such as a pilaster, decorative column, cornice, sill, belt course, or chimney breast by a maximum of 2.0 metres;
 - (v) air conditioners, satellite dishes, antennae, vents, pipes and shafts pipes, by a maximum of 2.0 metre;
 - (vi) cladding added to the exterior surface of the **main wall** of a **building**, by a maximum of 1.5 metres;
- (P) Despite regulation 200.5.1.10(2)(A)(iv), 15 percent of **parking spaces** may be obstructed as described in regulation 200.5.1.10(2)(D) without being required to provide additional width for the obstructed sides of the **parking space**;
- (Q) Despite regulation 200.15.1(1) and (3), accessible **parking spaces** must comply with the following:
- (i) an accessible parking space must have the following minimum dimensions:
 - (a) minimum length 5.6 metres;
 - (b) minimum width of 3.4 metres; and
 - (c) minimum vertical clearance of 2.1 metres;
 - (d) the entire length of an accessible **parking space** must be adjacent to a 1.5 metre wide accessible barrier free aisle or path on one side of the accessible **parking space**;
- (R) Despite regulation 200.15.1(4), accessible **parking spaces** must be located within 25 metres of a barrier free entrance to the **building** or a passenger elevator that provides access to the first **storey** of the **building**;
- (S) For the purposes of this By-law, **parking spaces** for residential visitors and non-residential users may be shared on a non-exclusive basis;
- (T) Despite regulation 230.5.10(4)(A), the minimum dimensions of a **bicycle parking space** are:
- (i) a minimum length of 1.8 metres;
 - (ii) a minimum width of 0.45 metres; and
 - (iii) a minimum vertical clearance from the ground of 1.9 metres;

- (U) Despite regulation 230.5.1.10(4), a **stacked bicycle parking space** may have the following minimum dimensions:
- (i) minimum length of 1.6 metres;
 - (ii) minimum width of 0.2 metres; and
 - (iii) minimum vertical clearance of 1.2 metres for each **bicycle parking space**;
- (V) Despite regulations 230.5.1.10(9), "long-term" **bicycle parking spaces** may be located on:
- (i) the first storey of a **building**;
 - (ii) the second storey of a **building**; and
 - (iii) any level of a **building** below ground;
- (W) Despite regulation 230.5.1.10(10), a "short term" bicycle parking space may be located in a stacked **bicycle parking space**;
- (X) Despite regulation 230.40.1.20(2), a "short-term" **bicycle parking space** may be located more than 30 metres from a pedestrian entrance to the building on the lot.

Prevailing By-laws and Prevailing Sections: None Apply

- 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.

Enacted and passed on this ____ day of ____, A.D. 2025.

[name]
Speaker

[name]
City Clerk

(Seal of the City)