

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 By-law 569-2013, as amended, with respect to the lands municipally known in the year 2024 as 2400-2440 Dundas Street West.**

Whereas Council of the City of Toronto has the authority to 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*;

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 990.11, and applying the following zone label to these lands: CR SS2 (xXXXX) and OS, 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 995.11.1 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 label to these lands: HT 137.3, as shown on Diagram 3 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 no value.
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 Article 900.11.10 Exception Number [-] so that it reads:

([assigned exception number]) Exception CR ([assigned exception number])

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 2400-2440 Dundas 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 (R) 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 114.2 metres and the elevation of the highest point of the **building** or **structure**;
- (C) In addition to the permitted uses set out in Regulation 40.10.20.10(1), a **manufacturing use** and cultural industry use may be permitted on the lands;
- (D) Notwithstanding (C) above, a **manufacturing use** shall not be an obnoxious use;
- (E) Despite Regulations 40.10.20.100(15) and (16):
- (i) the **interior floor area** of a **laboratory** may exceed the area equivalent to the interior floor area of the first storey of the building; and
  - (ii) the **interior floor area** of all **custom workshops** on the lands may be larger than 400 square metres;
- (F) Despite Regulation 40.10.40.1(1), residential use portions of the **building** are permitted to be located on the same **storey** as the non-residential use portions of the **building**;
- (G) Despite Regulation 40.10.40.10(2) and (7), 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];
- (H) Despite Regulations 40.5.40.10(3) to (8) and (G) above, the following equipment and **structures** may project beyond the permitted maximum height of a **building**:
- (i) equipment used for the functional operation of the **building** including electrical, utility, mechanical penthouse, mechanical and ventilation equipment, enclosed stairwells, roof access, maintenance equipment storage, elevator shafts, chimneys, and vents may project above the height limits to a maximum of 6.1 metres;
  - (ii) **structures** that enclose, screen or cover the equipment, **structures** and parts of a **building** listed in (i) above, inclusive of a mechanical penthouse, may project above the height limits to a maximum of 1.0 metres;
  - (iii) architectural features, parapets, and elements and structures associated with a **green roof**, planters, **landscaping** features, guard rails, and divider screens on a balcony and/or terrace may project above the height limits to a maximum of 2.0 metres;
  - (iv) **building** maintenance units and window washing equipment may project

above the height limits to a maximum of 12.0 metres; and

- (v) trellises, pergolas, screen and unenclosed **structures** providing safety or wind protection to rooftop **amenity space** may project above the height limits to a maximum of 3.5 metres;
- (I) For the purpose of this exception, a mezzanine does not constitute a **storey**;
- (J) Despite Regulation 40.10.40.40(1), the permitted maximum **gross floor area** of all **buildings** and **structures** is 78,750 square metres, of which:
  - (i) the permitted maximum **gross floor area** for residential uses is 72,250 square metres; and
  - (ii) the permitted maximum **gross floor area** for non-residential uses is 6,500 square metres;
- (K) Despite Regulation 40.10.40.70(2), the required minimum **building setbacks** are as shown in metres on Diagram 3 of **[Clerks to insert By-law number]**;
- (L) Despite Regulation 40.10.40.80(2), the required separation of **main walls** are as shown in metres on Diagram 3 of **[Clerks to insert By-law number]**;
- (M) Despite Clause 40.10.40.60 and (K) and (L) above, the following elements may encroach into the required minimum **building setbacks** and separation distances as follows:
  - (i) decks, porches, and balconies, to a maximum extent of 2.0 metres;
  - (ii) canopies and awnings, to a maximum extent of 3.0 metres;
  - (iii) exterior stairs, access ramps and elevating devices, to a maximum extent of 2.5 metres;
  - (iv) cladding added to the exterior surface of the **main wall** of a **building**, to a maximum extent of 1.0 metre;
  - (v) architectural features, such as a pilaster, decorative column, cornice, sill, belt course, or chimney breast, to a maximum extent of 1.0 metres;
  - (vi) guards and guardrails, railings, parapets, terraces, privacy and wind screens, landscape planters and terrace platforms to a maximum extent of the **main wall** of the **storey** below;
  - (vii) window projections, including bay windows and box windows, eaves, a dormer, air conditioners, satellite dishes, antennae, vents, and pipes to a maximum extent of 1.0 metre;
- (N) 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 0 residential **parking spaces**;
  - (ii) a minimum of 2 + 0.01 visitor **parking spaces** for each **dwelling unit**;  
and
  - (iii) a minimum of 0 **parking spaces** for non-residential uses;
- (O) Despite Regulations 220.5.10.1(2), (3), (4), (5), (7) and (9) the following loading spaces must be provided on the lands:
  - (i) a minimum of two Type “G” **loading spaces**;
  - (ii) a minimum of one Type “B” **loading space**;
  - (iii) a minimum of one Type “A” **loading space**; and
  - (iv) a minimum of three Type “C” **loading spaces**;
- (P) 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 2** or more bedrooms
  - (ii) a minimum of 10 percent of the total number of **dwelling units must have 3** 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;
- (Q) Despite Regulation 230.5.1.10(7), no shower and change facilities are required;
- (R) Despite Regulation 230.5.1.10(10), "short-term" **bicycle parking spaces** may also be located in a **stacked bicycle parking space**; and

Prevailing By-laws and Prevailing Sections: None Apply.

9. 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.

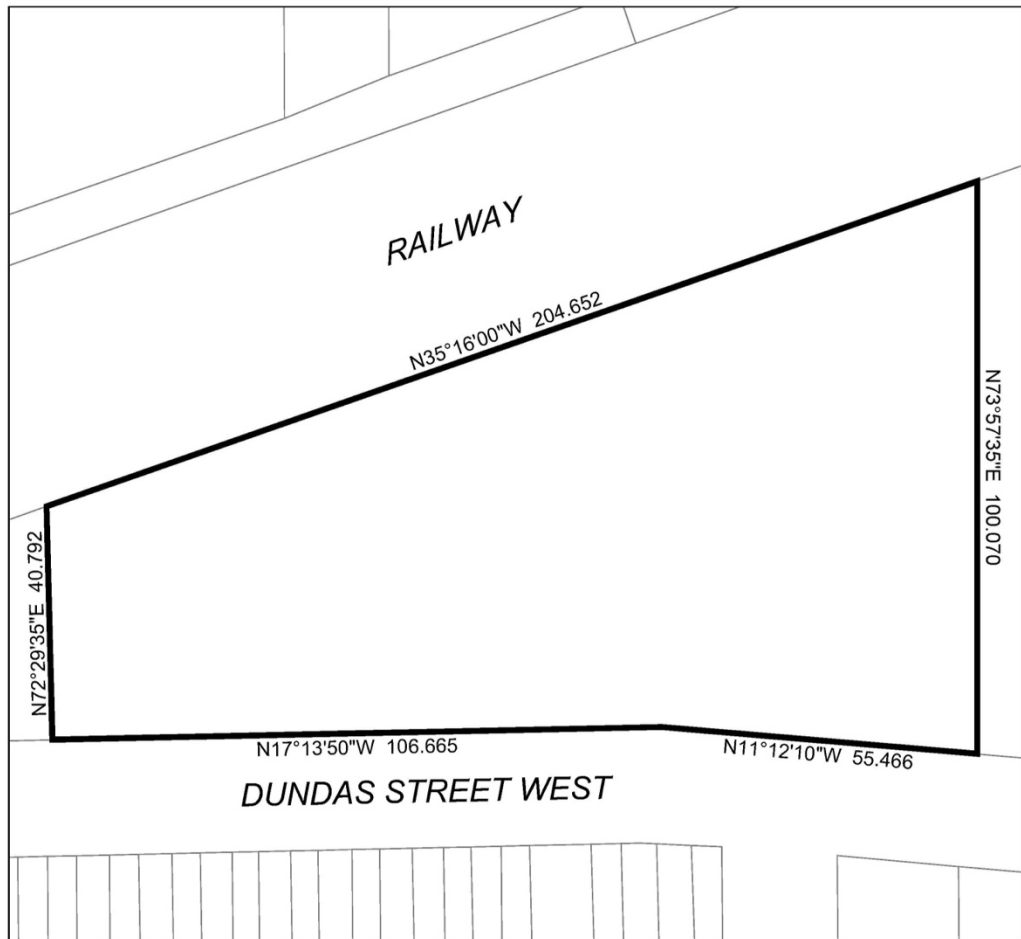
Enacted and passed on [month day, year].

[full name],  
Speaker

[full name],  
City Clerk

(Seal of the City)

City of Toronto By-law No. \_\_\_\_ - 2024



**2400-2440 Dundas Street West**

**Diagram 1**

File #23 124848 STE 04 OZ





### Diagram 2

File #23 124848 STE 04 OZ



City of Toronto By-law No. \_\_\_\_ - 2024

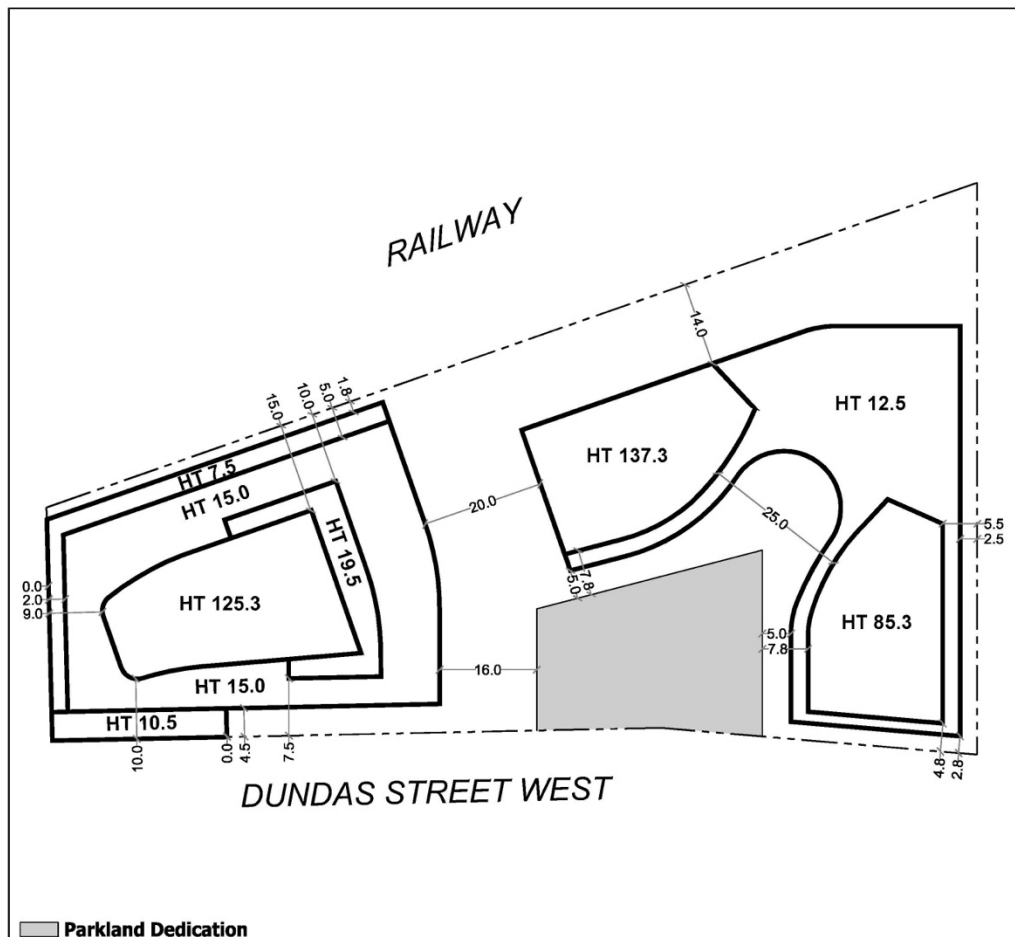


Diagram 3

2400-2440 Dundas Street West

File #23 124848 STE 04 OZ

