

Authority: Toronto and East York Community Council Item ##, as adopted by City of Toronto Council on ~, 20~

CITY OF TORONTO

BY-LAW XXXX-2023

To amend Zoning By-law 569-2013, as amended, with respect to the lands municipally known in the year 2023 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; 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, 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: CR SS2 (##) 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 995.10.1 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 and storey label to these lands: HT 118.2, ST 36, 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, 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:

(##) Exception CR SS2 [##]

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 2400-2440 Dundas Street West, as shown on Diagram 1 of **By-law XXXX-2013**, are complied with, a **building** or **structure** may be constructed, used or enlarged in compliance with Regulations (B) to (N) below:
- (B) Despite Regulations 40.10.20.100(45), clause 150.5.20.1, and 150.5.40.40(1), a **home occupation** within a **dwelling unit**:
- (i) may have employees in the **dwelling unit** who are not the business operator;
 - (ii) is not required to be the principal residence of the business operator for the **dwelling unit**;
 - (iii) may sell, rent or lease physical goods directly from the **dwelling unit**; and
 - (iv) may have clients or customers attending the **premises** for consultations, receiving services or obtaining physical goods;
- (C) For the purpose of the exception in (B) above, the following uses may be provided in combination with a **dwelling unit** on the **lot**:
- (i) office, **custom workshop**, **artist studio**, **production studio**, **performing arts studio**, private **art gallery**, **software development and processing**, **personal service shop** and **retail store**;
- (D) 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**;
- (E) Despite Regulation 40.10.40.10(2) and (7), the permitted maximum height of a **building** or **structure** is the number following the HT in metres, as shown on Diagram 3 of **By-law XXXX-2013**;
- (F) Despite Regulations 40.5.40.10(3) to (8) and (E) 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 6.0 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 6.0 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 3.0 metres;
- (G) 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 ceiling of the first **storey**, is 4.5 metres, and:
- (i) for the purpose of this exception, a mezzanine does not constitute a **storey**;
- (H) Despite Regulation 40.10.40.40(1), the permitted maximum **gross floor area** is 60,000 square metres, of which:
- (i) the permitted maximum **gross floor area** for residential uses is 55,000 square metres; and
 - (ii) the permitted maximum **gross floor area** for non-residential uses is 5,000 square metres;
- (I) For the purposes of this exception, the portion of the **dwelling unit used for home occupation** use shall be considered non-residential **gross floor area**;
- (J) Despite Regulation 40.10.40.70(2), the required minimum **building setbacks** are as shown in metres on Diagram 3 of **By-law XXXX-2013**;
- (K) Despite Regulation 40.10.40.80(2), the required separation of **main walls** are as shown in metres on Diagram 3 of **By-law XXXX-2013**;
- (L) Despite Clause 40.10.40.60 and (I) and (J) 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 1.5 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;
- (M) Despite Regulations 220.5.10.1(2), (3), (4) and (5), the following loading spaces must be provided on the lands:
- (i) a minimum of two Type “G” **loading spaces**;
 - (ii) a minimum of two Type “B” **loading spaces**; and
 - (iii) a minimum of one Type “A” **loading space**;

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.

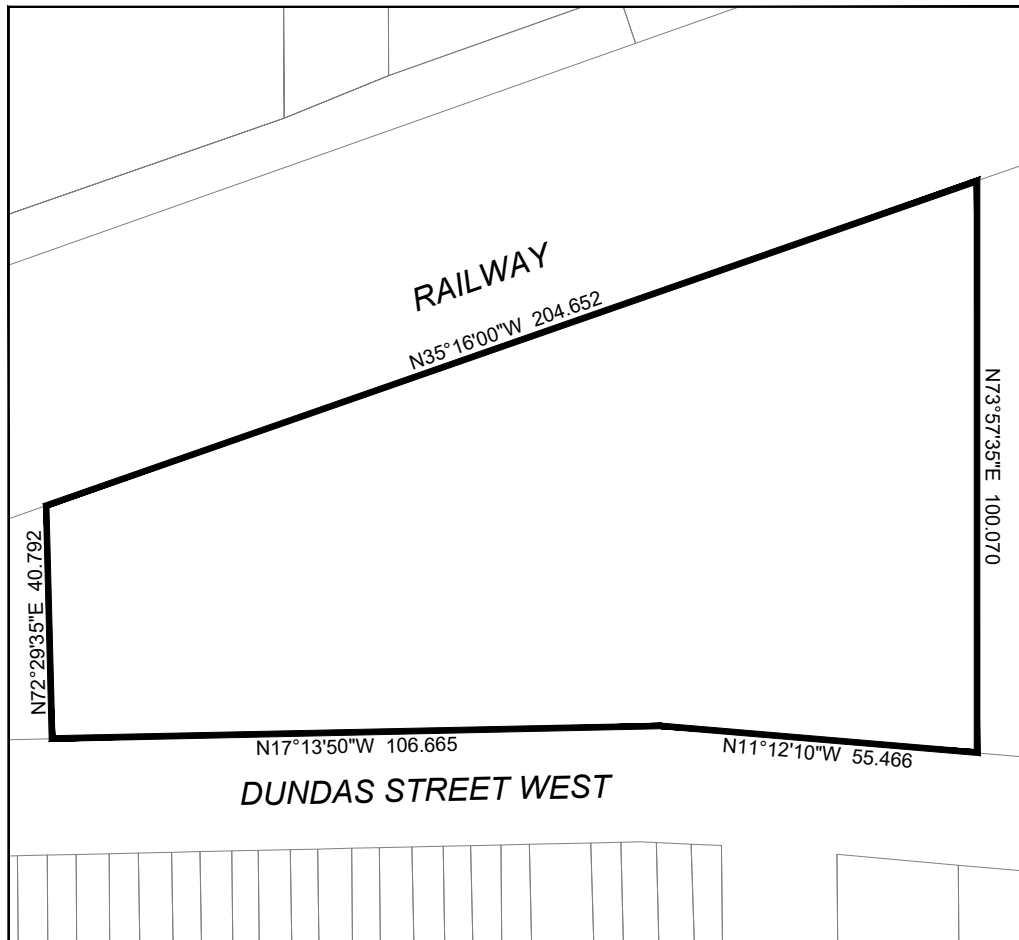
Enacted and passed on [month day, year].

[full name],
Speaker

(Seal of the City)

[full name],
City Clerk

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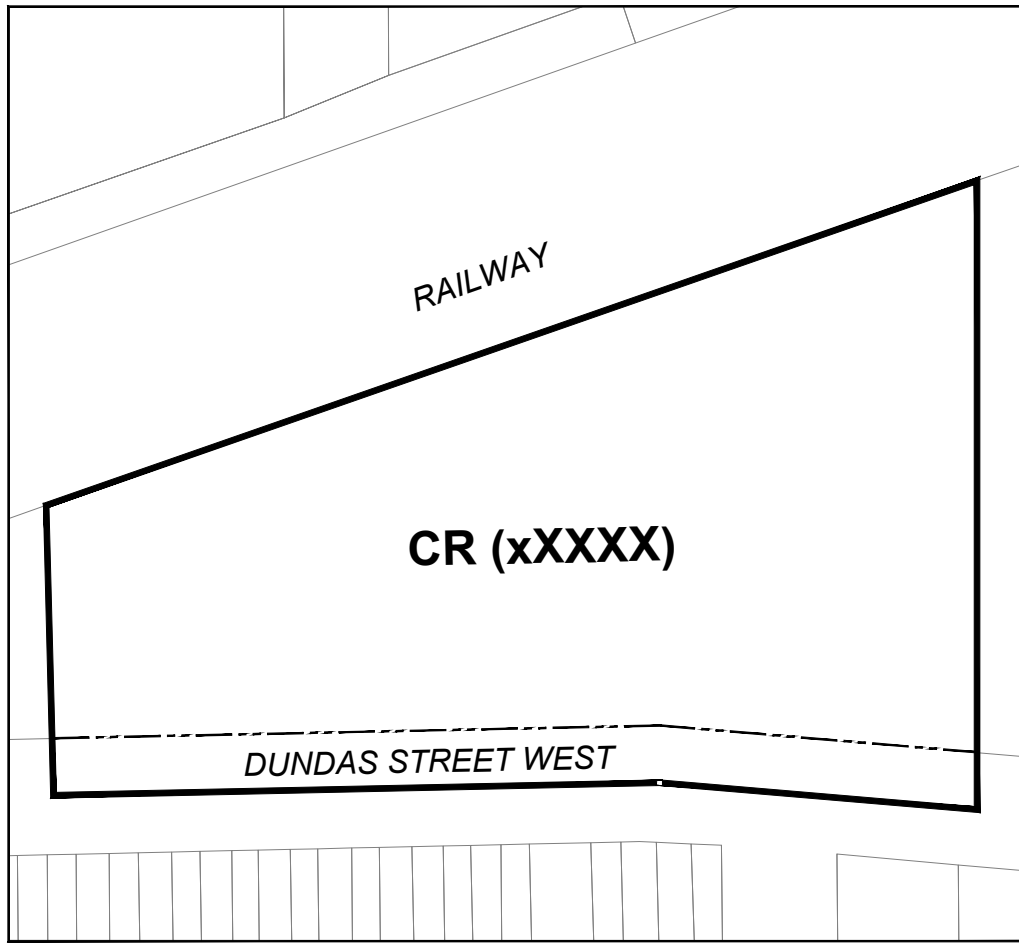
2400-2240 Dundas Street West, Toronto

Diagram 1

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2400-2240 Dundas Street West, Toronto

Diagram 2

File #23 _____



Not to Scale

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