

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 cultural industry use may be permitted on the lands;
- (D) 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;
- (E) 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**;
- (F) 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];
- (G) 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, elevator overrun, antennae, chimneys, and vents may project above the height limits to a maximum of 7.0 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 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;
- (H) For the purpose of this exception, a mezzanine does not constitute a **storey**;
- (I) 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;
- (J) 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]**;
- (K) 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]**;
- (L) 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;
- (M) 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;
- (N) 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 one Type 'A' **loading space**;
 - (ii) a minimum of one Type 'B' **loading space**;
 - (iii) a minimum of one Type 'C' **loading spaces**;
 - (iv) a minimum of one Type 'G' **loading space**; and
 - (v) of the **loading spaces** required by (i) to (iv), a minimum of one Type 'A' **loading space**, one Type 'C' **loading space** and one Type 'G' **loading space** shall be provided in the first phase of development, as shown in Diagram 4.
- (O) 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;
- (P) Despite Regulation 230.5.1.10(7), no shower and change facilities are required;
- (Q) 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.

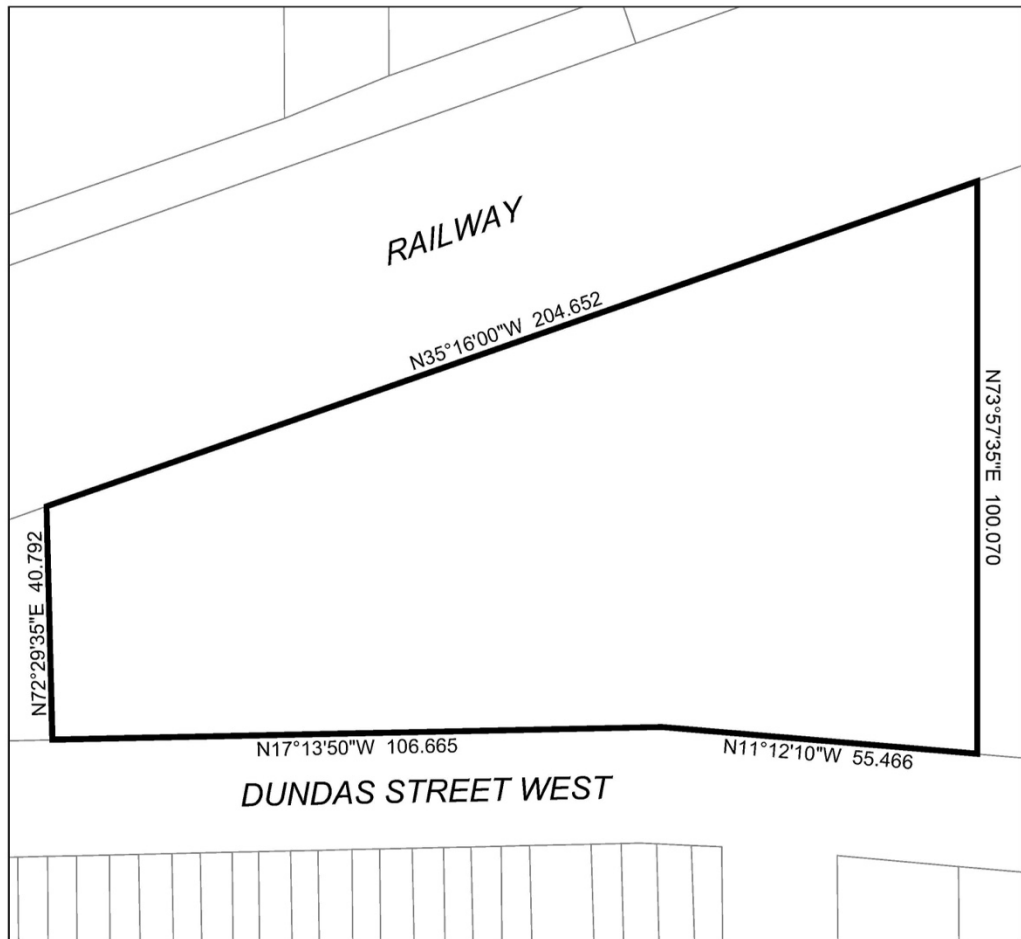
Enacted and passed on [month day, year].

[full name],
Speaker

[full name],
City Clerk

(Seal of the City)

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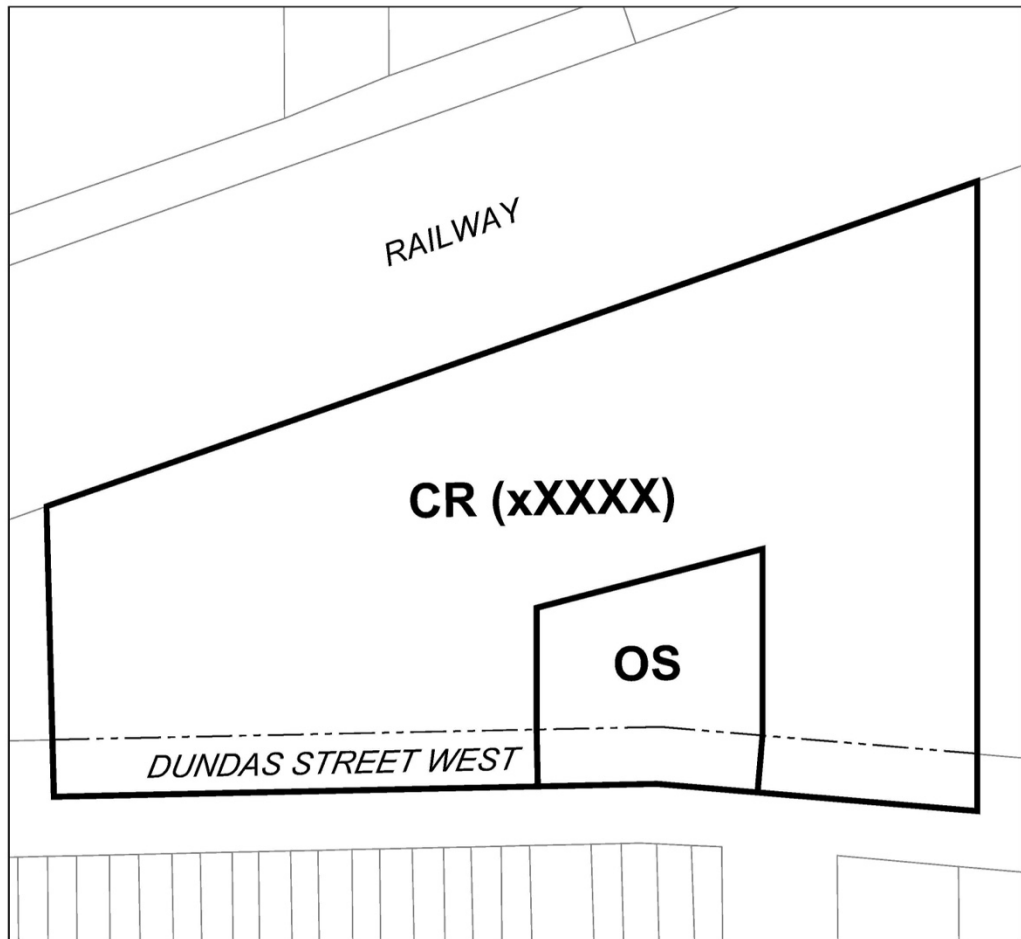
2400-2440 Dundas Street West

Diagram 1

File #23 124848 STE 04 OZ



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 **TORONTO**

2400-2440 Dundas Street West

Diagram 2

File #23 124848 STE 04 OZ


Not to Scale

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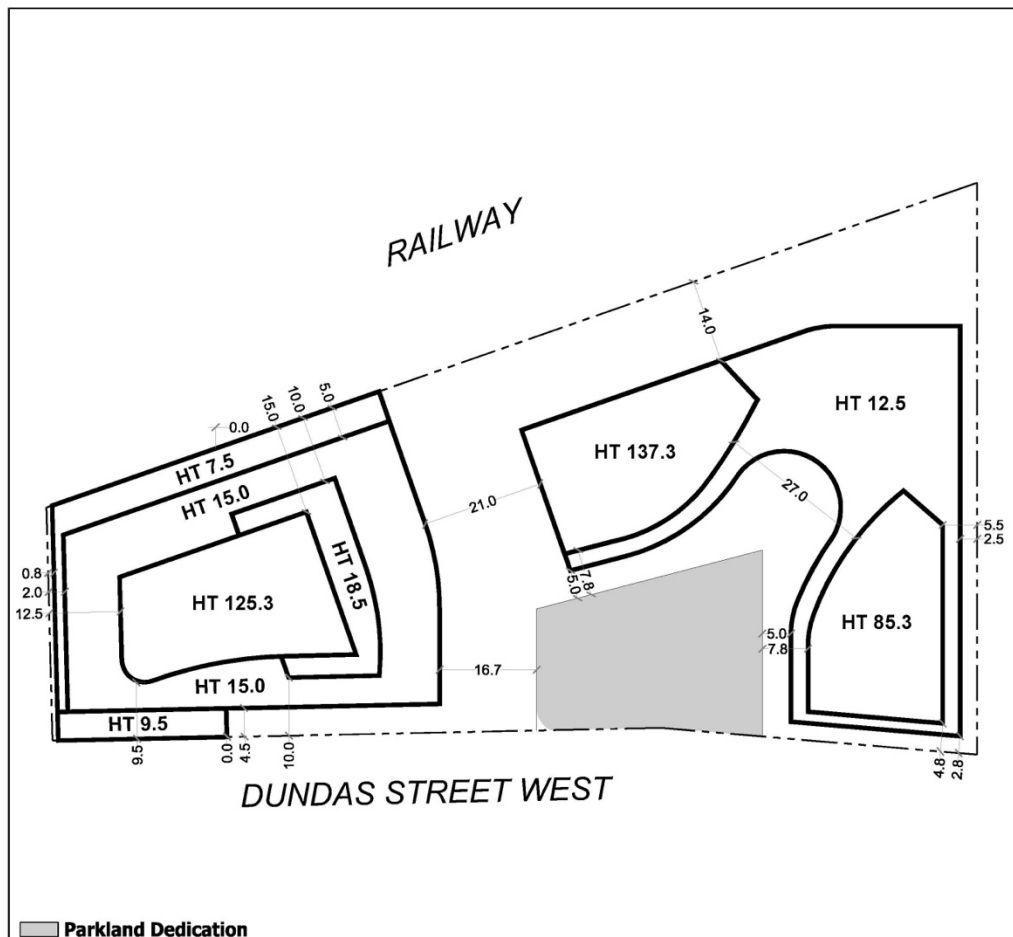


Diagram 3

2400-2440 Dundas Street West

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