

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

**CITY OF TORONTO**

Bill

**BY-LAW NO. \_\_\_\_-2023**

[NTD. Please refer to PDF version for Maps]

**To amend former City of Toronto Zoning By-law 438-86, as amended, with respect to the Regent Park Area.**

**Whereas** Council at its meeting of February 16, 2005 enacted By-law No. 141-2005; and

**Whereas** this By-law is passed in implementation of the City of Toronto Secondary Plan for the Regent Park Area; and

**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;

**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. Section 2(1) of By-law No. 438-86, being “A By-law to regulate the use of land in the erection, use, bulk, height, spacing of/and other matters relating to buildings and structures in various areas of the City of Toronto”, as amended, is further amended by:
  - (a) District Map 51H-313 contained in Appendix ‘A’ of By-law No. 438-86, as amended, is hereby further amended by redesignating the lands delineated by heavy lines to ‘G’ as shown on Maps 1 attached hereto.
  - (b) Height Map 51H-313 contained in Appendix ‘B’ of By-law No. 438-86, as amended, is hereby further amended as shown for those lands delineated on Map 2 attached hereto.
2. Section 12(1)465 of By-law No. 438-86 is amended by:
  - (a) Deleting Section (b)(ii) in its entirety and replacing it with the following Section (b)(ii):

“community related uses, *public library, cultural and arts facility*, privately-owned publicly accessible space, *underground parking garage, commercial parking garage* located underground, *day nursery*, those uses permitted within a CR District in section 8(1)(f)(b)(ii), (iv) and (vi), below grade facilities for storm water retention, uses permitted by paragraph (m) herein and *accessory* uses thereto.”

- (b) Adding the following to the list of permitted uses in the R4A zone in Section (c)(ii):  
“*commercial parking garage* located underground and office uses;”
- (c) Adding the following Section (f)(iv):  
“Notwithstanding (f)(i) above, any *residential amenity space* located outdoors that is provided within a building shall be deemed to be required for the purposes of satisfying other City of Toronto by-laws and standards.”
- (d) Adding the following Section (f)(v):  
“Notwithstanding (f)(i) above, indoor *residential amenity space* that is required may be located in a different building located within Phases 4 and 5, as outlined on Map 2 of 2.”
- (e) Removing the term “Phases 3, 4 and 5” from (g)(i)G and replacing it with “Phase 3”.
- (f) Adding the following Section (g)(i)H:  
“Notwithstanding (g)(i)C above, for Phases 4 and 5, as outlined on Map 2 of 2, *parking spaces* for each dwelling unit (other than *alternative housing* or *social housing*) in a building containing more than 6 dwelling units including those that are *alternative housing* or *social housing* shall be provided and maintained at the maximum rate of:
- A. 0.4 *parking spaces* for each bachelor *dwelling unit* up to 45 square metres and 1.0 for each bachelor *dwelling unit* greater than 45 square metres;
  - B. 0.5 *parking spaces* for each one bedroom *dwelling unit*;
  - C. 0.8 *parking spaces* for each two bedroom *dwelling unit*; and
  - D. 1.0 *parking spaces* for each three or more *bedroom dwelling unit*.”
- (g) Adding the following Section (g)(i)I:  
“Notwithstanding (g)(i)D above, for Phases 4 and 5, as outlined on Map 2 of 2, visitor *parking spaces* shall be provided and maintained at the minimum rate of 2.0 plus 0.01 *parking space* per dwelling unit (other than *alternative housing* or *social housing*).”
- (h) Adding the following Section (g)(i)J:  
“Notwithstanding (g)(i)A above, for Phases 4 and 5, as outlined on Map 2 of 2, *parking spaces* for each dwelling unit in a *social housing* and/or *alternative housing* building shall not be subject to the minimum rate in (g)(i)A and shall be subject to a maximum rate of 0.5 parking spaces for each dwelling unit.

- (i) Remove the term “*social housing building*” from g(i)E and replacing it with “*social housing and/or alternative housing building*”.
- (j) Adding the following Section (g)(i)K:  
  
“For Phases 4 and 5, as outlined on Map 2 of 2, *parking spaces* for non-residential uses shall be provided and maintained at the maximum rate of 1.0 parking spaces per 100 square metres of *non-residential gross floor area*, notwithstanding non-residential *parking spaces* for a government agency which shall not be subject to a maximum rate.”
- (k) Adding the following Section (g)(i)L:  
  
“For Phases 4 and 5, as outlined on Map 2 of 2, up to 10% of the provided *parking spaces* may be *small car parking spaces*.”
- (l) Adding the following Section (g)(i)M:  
  
For Phases 4 and 5, as outlined on Map 2 of 2, for each building containing residential uses, a minimum of 1 *car share parking space* shall be provided, which shall not be included in the calculation of maximum parking rates listed in Section (g)(i)H and Section (g)(i)J.
- (m) Adding the following Section (g)(i)N:  
  
“For Phases 4 and 5, as outlined on Map 2 of 2, visitor *parking spaces* and *parking spaces* for non-residential uses may be provided on a shared, non-exclusive basis within a *commercial parking garage*.”
- (n) Adding the following Section (g)(i)O:  
  
“For Phases 4 and 5, as outlined on Map 2 of 2, accessible *parking spaces* will be provided at a minimum rate of 5 accessible *parking spaces*, plus 1 accessible *parking space* for every 50 parking spaces or part thereof in excess of 100 *parking spaces* constructed after the passing of this By-law.”
- (o) Adding the following Section (g)(i)P:  
  
“For Phases 4 and 5, as outlined on Map 2 of 2, accessible *parking spaces* must comply with the following:
- A. length of 5.6 metres;
  - B. width of 3.4 metres;
  - C. 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 as shown on Diagram 1 and Diagram 2 of By-law 579-2017;
- E. Accessible *parking spaces* must be located within 20 metres of a barrier free entrance to the building or passenger elevator that provides access to the first floor of the building.”

(p) Adding the following Section (i)(iii):

“For Phases 4 and 5, as outlined on Map 2 of 2, the following minimum loading requirements shall apply:

- A. for the block located west of Street G as identified on Map 1 of 2, not more than *1 loading space - Type G* shall be required;
- B. for the block bounded by Gerrard Street East, Sackville Street, Oak Street, and Street G as identified on Map 1 of 2, *1 loading space - Type G* and *1 loading space -Type B* shall be required;
- C. for the block bounded by Gerrard Street East, Sumach Street, Oak Street, and Sackville Street as identified on Map 1 of 2, *1 loading space - Type G* and *1 loading space -Type B* shall be required to the west of the area zoned “G” on Map 1, and *1 loading space - Type G* and *1 loading space -Type B* shall be required to the east of the area zoned “G” on Map 1;
- D. for the block bounded by Gerrard Street East, Street J, Oak Street, and Sumach Street as identified on Map 1 of 2, *1 loading space - Type G* and *1 loading space -Type B* shall be required;
- E. for the block bounded by Gerrard Street East, River Street, Oak Street, and Street J, *1 loading space - Type G* and *1 loading space -Type B* shall be required

(q) Adding the following Section (j)(v):

“Notwithstanding (j)(iii) above, buildings fronting onto Gerrard Street East and River Street shall be set back a minimum of 3.0 metres at grade from the property line.”

(r) Adding the following Section (j)(vi):

“Notwithstanding (j)(iv) above, north of Oak Street buildings shall be set back a minimum of 0.75 metres above ground from the property line along Street G identified on Map 1 of 2.”

(s) Deleting Section (k)(i) in its entirety and replacing it with the following Section (k)(i):

“One tower may be located within each Permitted Tower Area as shown on Map 1 of 2 up to a maximum height as follows, provided that the *residential gross floor area*, the *non-residential gross floor area*, or any combination thereof of any floor located above a height of 32 metres does not exceed 800 square metres for a Type A, B, C, D, E, F, G, H, I and J Tower or 750 square metres for a Type A1, B1, C1 Tower:

- A. 60 metres for a Type A and Type A1 Tower;
- B. 75 metres for a Type B1 Tower;
- C. 77 metres for a Type B and B2 Tower;
- D. 88 metres for a Type C and C1 Tower;
- E. 90 metres for a Type D Tower;
- F. 138 metres for a Type E Tower;
- G. 83 metres for a Type F Tower;
- H. 70 metres for a Type G Tower;
- I. 125 metres for a Type H Tower;
- J. 136 metres for a Type I Tower; or
- K. 109 metres for a Type J Tower.”

- (t) Deleting Section (k)(ii) in its entirety and replacing it with the following Section (k)(ii):

“For Phases 3, 4 and 5, as outlined in Map 2 of 2, no building shall contain more than:

- A. 6 storeys above grade within a 22 metre height district in Phase 3;
- B. 10 storeys above grade within a 30 metre height district in Phase 3;
- C. 6 storeys above grade within a 30 metre height district in Phase 4 and 5;
- D. 7 storeys above grade within a 28 metre height district in Phase 4 and 5;
- E. 8 storeys above grade within a 31 metre height district in Phase 4 and 5;
- F. 9 storeys above grade within a 34 metre height district in Phase 4 and 5;
- G. 10 storeys above grade within a 37 metre height district in Phase 4 and 5;

- H. 11 storeys above grade within a 40 metre or 44 metre height district in Phase 4 and 5; or
- I. 12 storeys above grade within a 45 metre height district in Phase 4 and 5;
- (u) Deleting Section (k)(iii) in its entirety and replacing it with the following Section (k)(iii):
  - “Within a Permitted Tower Area as shown on Map 1 of 2, no building shall contain more than:
    - A. 20 storeys above *grade* for a Type A1 Tower;
    - B. 22 storeys above *grade* for a Type B1 Tower;
    - C. 25 storeys above *grade* for a Type B2 Tower;
    - D. 30 storeys above *grade* for a Type C1 Tower;
    - E. 26 storeys above *grade* for a Type D Tower;
    - F. 39 storeys above *grade* for a Type E Tower;
    - G. 22 storeys above *grade* for a Type F Tower;
    - H. 18 storeys above *grade* for a Type G Tower;
    - I. 35 storeys above *grade* for a Type H Tower;
    - J. 38 storeys above grade for a Type I Tower; or
    - K. 28 storeys above grade for a Type J Tower.
- (v) Deleting Section (l)(iv) in its entirety and replacing it with the following Section (l)(iv):
  - “a chimney stack for a district energy, heating and cooling plant, which has been approved by the Ministry of Environment or a decommissioned chimney stack incorporated into an adaptively re-used or new building.”
- (w) Adding the following Section (l)(v):
  - “a canopy, either freestanding or attached to a building, that may be up to 10 metres in height.”
- (x) Adding the following Section (j)(p):
  - “*Bicycle parking spaces* shall be provided in accordance with section 4(13) except that:

- (i) no maximum number of *bicycle parking spaces* shall apply;
- (ii) if the calculation of the minimum *bicycle parking spaces* for all uses results in a fraction of a *bicycle parking space* being required, the number of required *bicycle parking spaces* must be rounded up to the next whole number;
- (iii) a minimum of 1.1 *bicycle parking spaces* for each *dwelling unit* shall be required, allocated as 0.9 *bicycle parking spaces – occupant* per *dwelling unit* and 0.2 *bicycle parking spaces – visitor* per *dwelling unit*;
- (iv) *Bicycle parking spaces* for non-residential uses shall be provided at the following rates:
  - A. for a *restaurant*, personal service shop, and *retail store*, the minimum number of *bicycle parking spaces – visitor* shall be 3 plus 0.3 bicycle parking spaces for each 100 square metres of interior floor area used for a *restaurant*, personal service shop, or *retail store*, and the minimum number of *bicycle parking spaces – occupant* shall be 0.2 for each 100 square metres of interior floor areas used for a restaurant, personal service shop, and retail store;
  - B. for a medical office, the minimum number of *bicycle parking spaces – visitor* shall be 3 plus 0.15 bicycle parking spaces for each 100 square metres of interior floor area used for a medical office, and the minimum number of *bicycle parking spaces – occupant* shall be 0.15 for each 100 square metres of interior floor areas used for a medical office;
  - C. for an office, the minimum number of *bicycle parking spaces – visitor* shall be 3 plus 0.2 bicycle parking spaces for each 100 square metres of interior floor area used for an office, and the minimum number of *bicycle parking spaces – occupant* shall be 0.2 for each 100 square metres of interior floor areas used for an office;
- (v) Notwithstanding subsection (iv) above, if a *bicycle parking space* is required for non-residential uses in a building and the total interior floor area of all such uses in a building is 2000 square metres or less, then no *bicycle parking space* is required;
- (vi) For the purposes of section (iv) above, to calculate *bicycle parking space* requirements for non-residential uses, the interior floor area of a building is reduced by the area in the building used for parking, loading and bicycle parking below-ground, required loading spaces at the ground level and required bicycle parking spaces at or above-ground; storage rooms, washrooms, electrical, utility, mechanical and ventilation rooms in the basement; shower and change facilities and bicycle maintenance facilities, elevator shafts, mechanical penthouse, and exit stairwells in the building;

- (vii) a required *bicycle parking space – occupant* for a dwelling unit in an *apartment building* or *mixed-use building* must be located in a building, and may be located on the first storey of a building, on a second storey of the building, and on levels of the building below-ground;
  - (viii) *bicycle parking space – visitor spaces* may be no more than 50 metres from a pedestrian entrance to a building on the lot;
  - (ix) *bicycle parking spaces – occupant* and *bicycle parking spaces – visitor* may be provided on a horizontal surface, in a vertical position on a wall, structure or mechanical device or as a *stacked bicycle parking space* with no limits.”
  - (y) Deleting Map 1 of 2 and 2 of 2 and replacing it with Map 1 of 2 and Map 2 of 2, as shown on Map 3 and Map 4 attached hereto.
3. In addition to the defined terms provided in By-law 141-2005 and By-law 943-2009, for the purposes of this exception:
- (ix) *car-sharing* means the practice where a number of people share the use of one or more motor vehicles that are owned by a profit or non-profit car-sharing organization and where such organization may require that use of motor vehicles to be reserved in advance, charge fees based on time and/or kilometres driven, and set membership requirements of the car-sharing organization, including the payment of a membership fee that may or may not be refundable;
  - (x) *car-share parking space* means a *parking space* that is reserved and actively used for *car-sharing*;
  - (xi) *small car parking space* shall mean a *parking space* having a minimum unobstructed area of 2.4 metres wide by 5.0 metres long which is readily accessible at all times for the parking and removal of a motor vehicle without the necessity of moving another motor vehicle.
  - (xii) *stacked bicycle parking space* shall mean a horizontal *bicycle parking space* that is positioned above or below another *bicycle parking space* and is equipped with a mechanical device providing floor level access to both *bicycle parking spaces* and has horizontal dimensions of a least 0.4 metres by 1.8 metres and a vertical dimension of at least 1.2 metres per *bicycle parking space*.
4. Despite any existing or future severance, partition, or division of the lot, the provisions of this By-law shall apply to the whole of the lot as if no severance, partition or division occurred.
5. No person shall use any land or erect any building or structure, except for below-grade construction and foundations, unless the following municipal services are provided to the lot line and the following provisions are complied with:



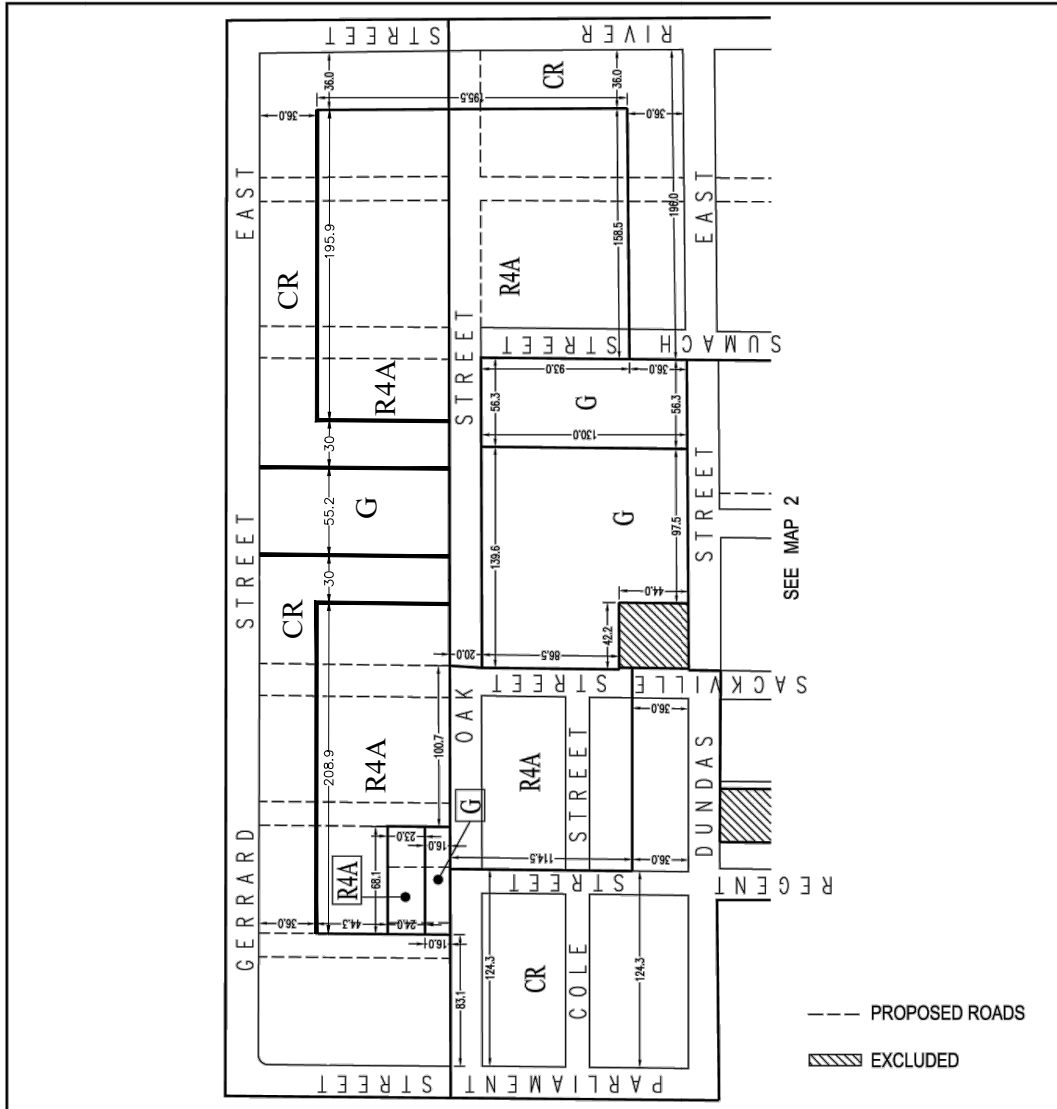
- (a) all future road blocks (to be conveyed as new public roads) have been constructed to a minimum of base curb and base asphalt and are connected to an existing public highway; and
- (b) all water mains and sanitary sewers, and appropriate appurtenances, have been installed and are operational;

Enacted and passed on \_\_\_\_, 2023.

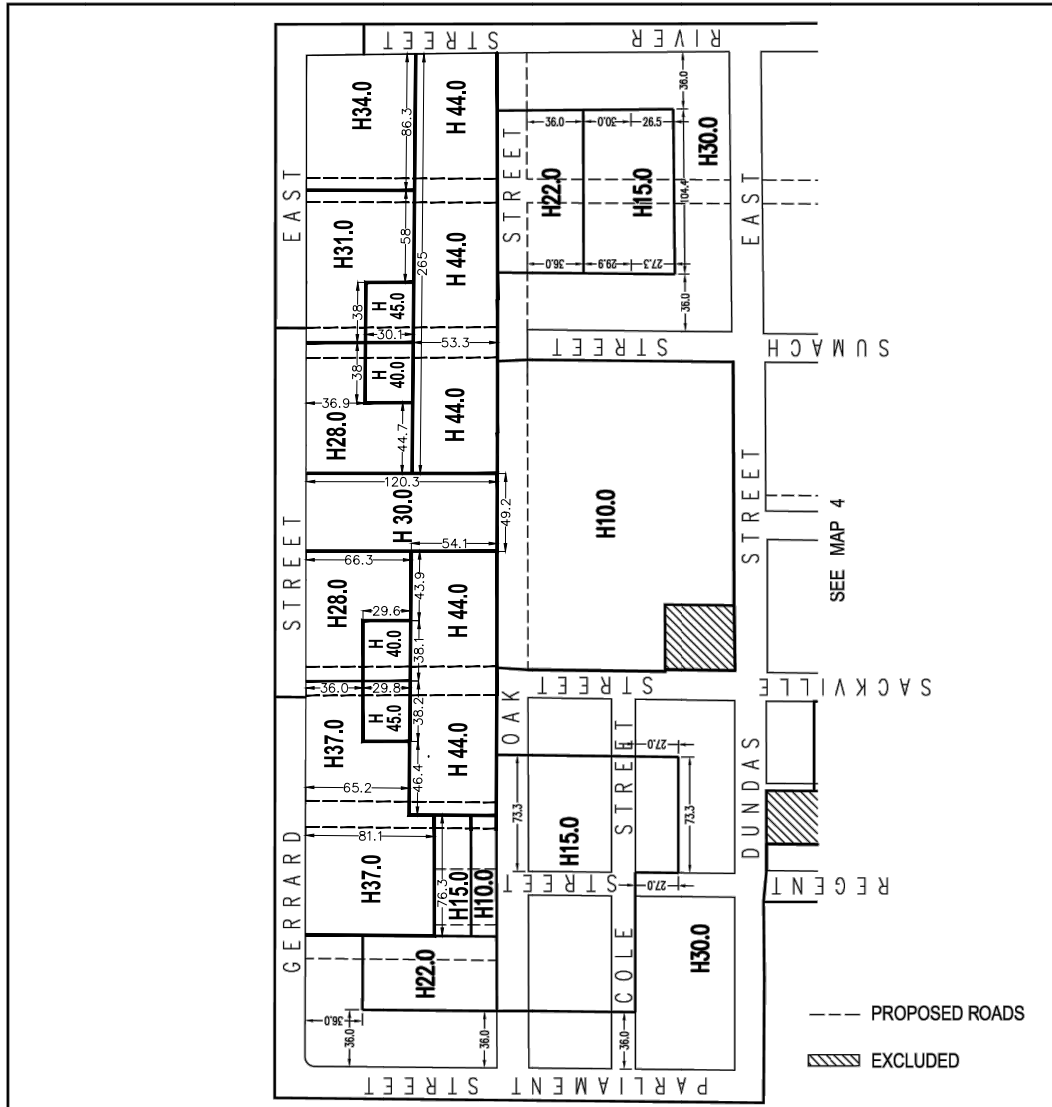
Frances Nunziata  
Speaker  
(Seal of the City)

John D. Elvidge,  
City Clerk

Map 1



Map 2

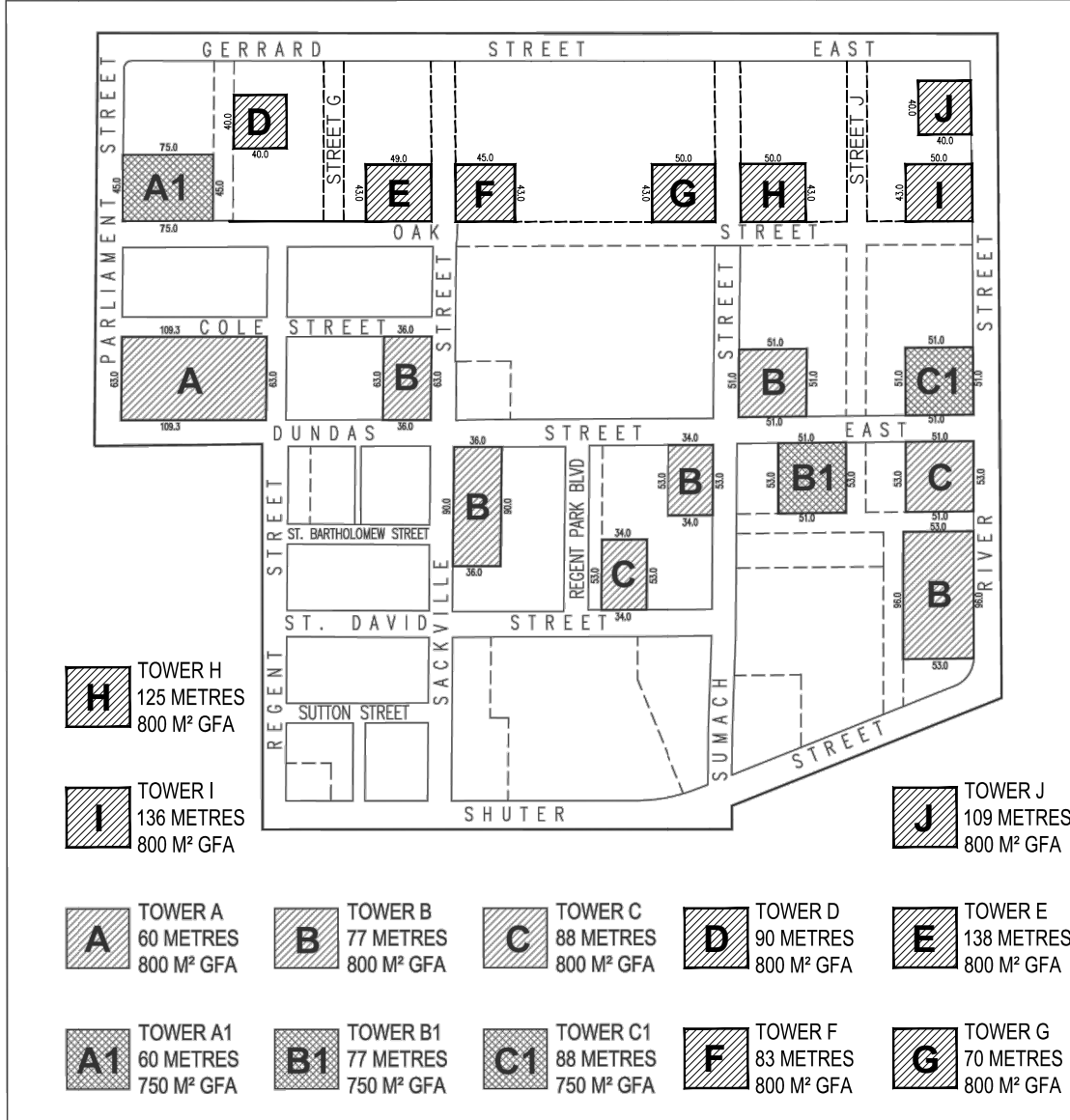


Regent Park

Height Map - Amendment to Map 3 of By-law No. 141-2005 File #

Not to Scale  
03/31/2022

Map 3



Regent Park

**Tower Locations Map**  
 Amendment to Map 1 of 2 of By-law No. 141-2005

File #



Not to Scale  
 03/31/2022

Map 4

