

Authority: Planning and Housing Committee Item PH27.5,
as adopted by City of Toronto Council on February 4, 2026

CITY OF TORONTO

Bill 209

BY-LAW -2026

To amend Zoning By-law 569-2013, as amended, with respect to the lands municipally known in the year 2024 as 9 Shortt Street.

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; and

Whereas pursuant to Section 36 of the Planning Act, as amended, the council of a municipality may, in a by-law passed under Section 34 of the Planning Act, use a holding symbol "(H)" in conjunction with any use designation to specify the use to which lands, buildings or structures may be put once the holding symbol "(H)" is removed by amendment to the by-law; and

Whereas the Official Plan for the City of Toronto contains provisions relating to the use of holding symbol "(H)";

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 amending the zone label on the Zoning By-law Map in Section 990.10 respecting the lands outlined by heavy black lines from a zone label of CR 2.5(c2.5; r2.5) SS2 (x2572) to a zone label of (H) CR 2.5 (c2.5; r2.5) SS2 (x1210) as shown on Diagram 2 attached to this By-law.
4. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.11.10 Exception Number CR 1210 so that it reads:

(1210) Exception CR 1210

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 9 Shortt Street, 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 (P) 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 170.50 metres and the elevation of the highest point of the **building** or **structure**;
- C. Regulation 40.5.40.70(1), regarding the distance of a **building** or **structure** to the original centreline of a **lane**, does not apply;
- D. Despite Clause 40.10.30.40, **lot coverage**, does not apply;
- E. Despite regulation 40.10.40.1(1), for a **mixed use building** in the CR zone, **dwelling units** and all other residential uses listed in regulations 40.10.20.10(1)(B) and 40.10.20.20(1)(B) may be located on the first **storey** in the **building**;
- F. Despite regulation 40.10.40.1(2), regarding the location of entrances and first floor elevation for non-residential uses, does not apply;
- G. Despite regulation 40.5.40.40(3), the following elements apply to reduce the gross floor area of a **building**:
- i. all areas located below ground;
 - ii. loading spaces;
 - iii. bicycle parking spaces and the entirety of the room separated by demising walls containing those bicycle parking spaces;
 - iv. storage rooms, washrooms, electrical, utility, mechanical and ventilation rooms that are not within a dwelling unit;
 - v. shower and change facilities not within a dwelling unit;
 - vi. indoor amenity space;
 - vii. elevator shafts;
 - viii. garbage shafts;
 - ix. mechanical penthouse;
 - x. exit stairwells, and
 - xi. areas open to below or voids in the floor;

- H. Despite regulation 40.10.40.1(3), a **building** with a **dwelling unit** may be located so that another **building** is between any **main wall** of the **building** and the **street** on which the **building** fronts, as shown in Diagram 3;
- I. Despite regulation 40.10.40.10(2), the permitted maximum height of a **building** or **structure** is the number in metres following the letters "HT" as shown in Diagram 3 of By-law [Clerks to insert By-law number];
- J. Despite regulation 40.10.40.10(5), the required minimum height of the first storey, measured between the floor of the first storey and the ceiling of the first storey, is 3.0 metres;
- K. Despite regulation 40.10.40.10(7), the permitted maximum number of **storeys** in a **building** is the number following the letters "ST" as shown on Diagram 3 of By-law [Clerks to insert By-law number]; and
 - i. for the purpose of this exception, a mechanical penthouse does not constitute a **storey**;
- L. Despite regulations 40.5.40.10(3) to (8) and regulation 40.5.75.1(2) and (i) above, the following equipment and **structures** may project beyond the permitted maximum height shown on Diagram 3 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, as well as enclosed stairwells, roof access, maintenance equipment storage, elevator shafts, chimneys, and vents, by a maximum of 5.5 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 5.5 metres;
 - iii. architectural features, parapets, and elements and **structures** associated with a green roof, by a maximum of 4.5 metres;
 - iv. **building** maintenance units and window washing equipment, by a maximum of 6.5 metres;
 - v. planters, landscaping features, guard rails, and divider screens on a balcony and/or terrace, by a maximum of 4.5 metres;
 - vi. antennae, flagpoles and satellite dishes, by a maximum of 6 metres;
 - vii. trellises, pergolas, and unenclosed **structures** providing safety or wind protection to rooftop **amenity space**, by a maximum of 5.0 metres, and
 - viii. a **solar energy device**, by a maximum of 2.5 metres;

- M. Despite regulation 40.10.40.40(1), the permitted maximum **gross floor area** of all **buildings** and **structures** is 36,000 square metres, of which:
- i. the required minimum **gross floor area** for non-residential use is 497.0 square metres;
- N. Despite regulation 40.10.40.70(2), the required minimum **building setbacks** are as shown in metres on Diagram 3 of By-law [Clerks to insert By-law number];
- O. Despite regulation 40.10.40.80(2), the required separation of **main walls** is as shown in metres on Diagram 3 of By-law [Clerks to insert By-law number], and
- P. Despite Clause 40.10.40.60 and (N) and (O) above, the following elements may encroach into the required minimum **building setbacks** and **main wall** separation distances as follows:
- i. decks, porches, and balconies, by a maximum of 2.0 metres;
 - a. despite (i) above, no decks, porches or balconies located below the sixth **storey** on the east **main wall** of the **building** shown as "Building A" on Diagram 3 of By-law [Clerks to insert By-law number] may encroach into the required minimum **building setbacks** and **main wall** separation distances;
 - ii. canopies and awnings, by a maximum of 4.0 metres;
 - iii. exterior stairs, access ramps and elevating devices, by a maximum of 3.0 metres;
 - iv. cladding added to the exterior surface of the **main wall** of a **building**, by a maximum of 0.5 metres;
 - v. architectural features, such as a pilaster, decorative column, cornice, sill, belt course, or chimney breast, by a maximum of 1.0 metres;
 - vi. window projections, including bay windows and box windows, by a maximum of 1.2 metres;
 - vii. eaves, by a maximum of 1.2 metres, and
 - viii. air conditioners, satellite dishes, antennae, vents, and pipes, by a maximum of 1.0 metres;

Prevailing By-laws and Prevailing Sections: [None Apply]

5. Holding Symbol Provisions:

- A. The lands zoned with the holding symbol "(H)" delineated by heavy lines on Diagram 2 attached to this By-law must not be used for any purpose other than those uses and buildings existing as of the date of the passing of this By-law, until the holding symbol "(H)" has been removed; and
- B. An amending by-law to remove the holding symbol "(H)" referred to in (A) above may be enacted when the following are fulfilled:
- i. If the Functional Servicing and Stormwater Management Report accepted and satisfactory require any new municipal infrastructure or upgrades to existing municipal infrastructure to support the development, then either:
- (a) The owner or applicant has secured the design, construction, and provision of financial securities for any new municipal infrastructure, or any upgrades or required improvements to the existing municipal infrastructure identified in the accepted Functional Servicing and Stormwater Management Report, to support the development, in a financial secured agreement, all to the satisfaction of the Director, Engineering Review, Development Review; or
- (b) The required new municipal infrastructure or upgrades to existing municipal infrastructure to support the development in the accepted and satisfactory Functional Servicing and Stormwater Management Report are constructed and operational, all to the satisfaction to the Director, Engineering Review, Development Review.
6. 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.

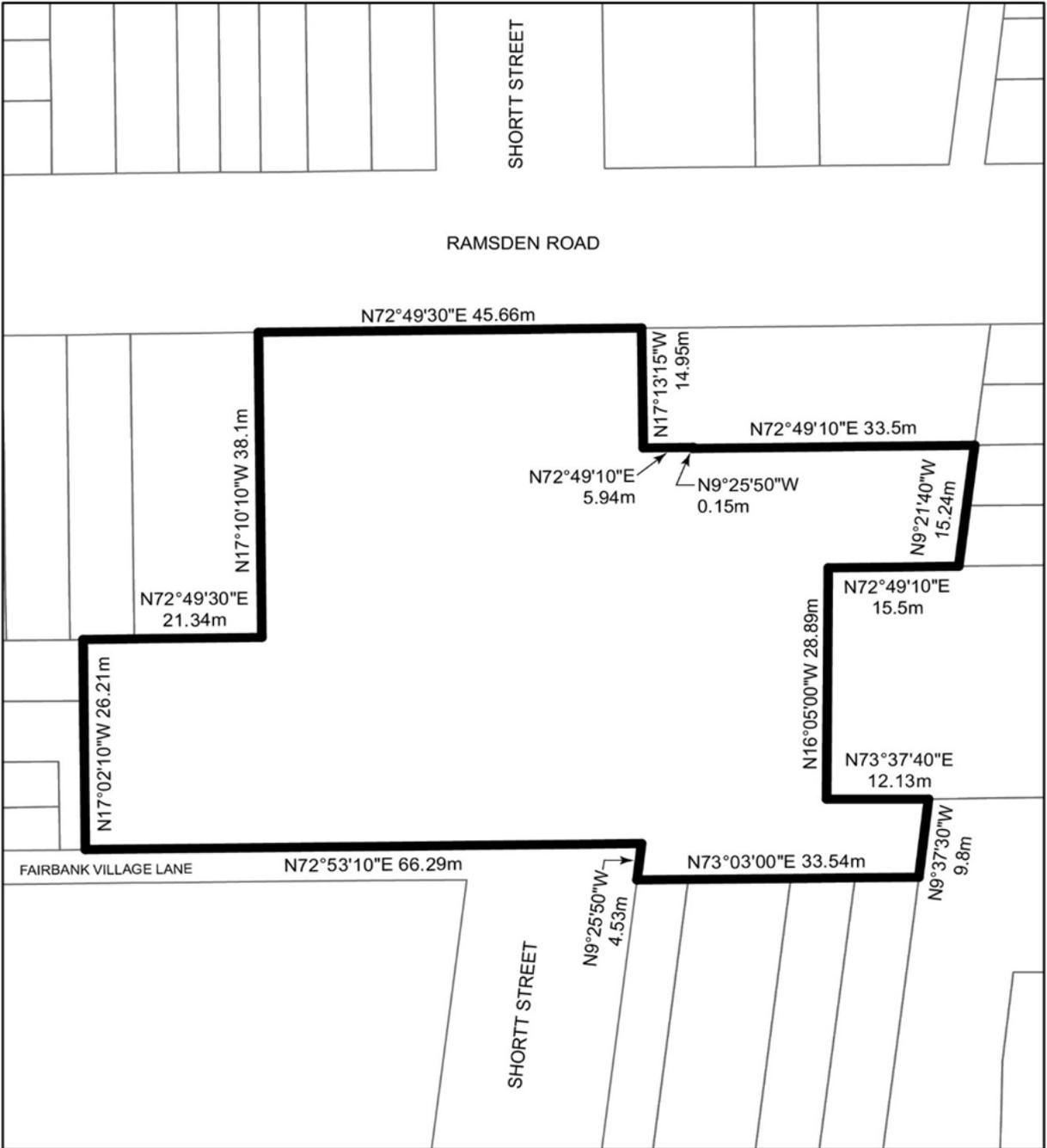
Enacted and passed on March , 2026.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)

Diagram 1



 **TORONTO**
Diagram 1

9 Shortt Street

File # 25 203821 NNY 08 0Z

Diagram 2

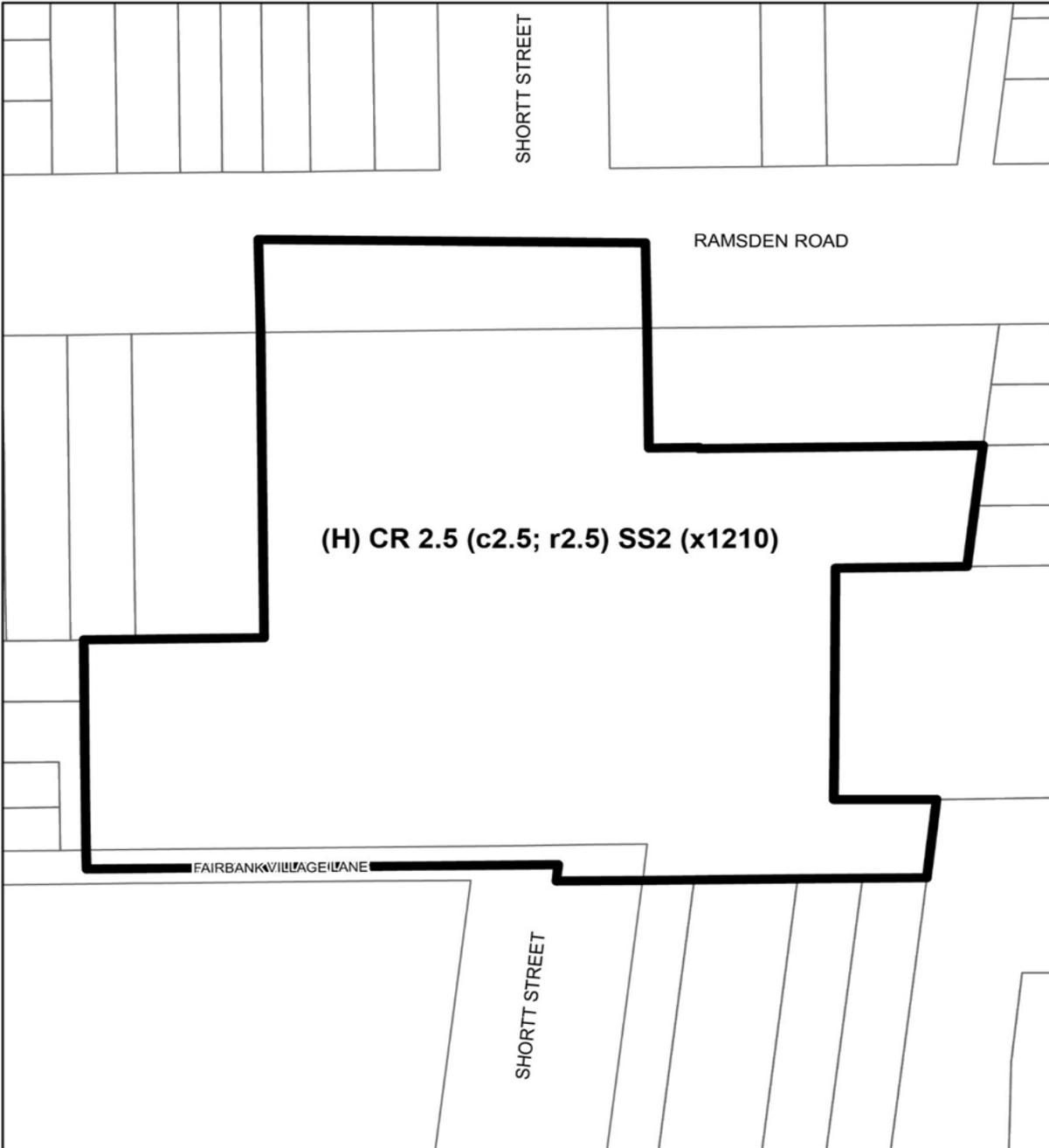


Diagram 3

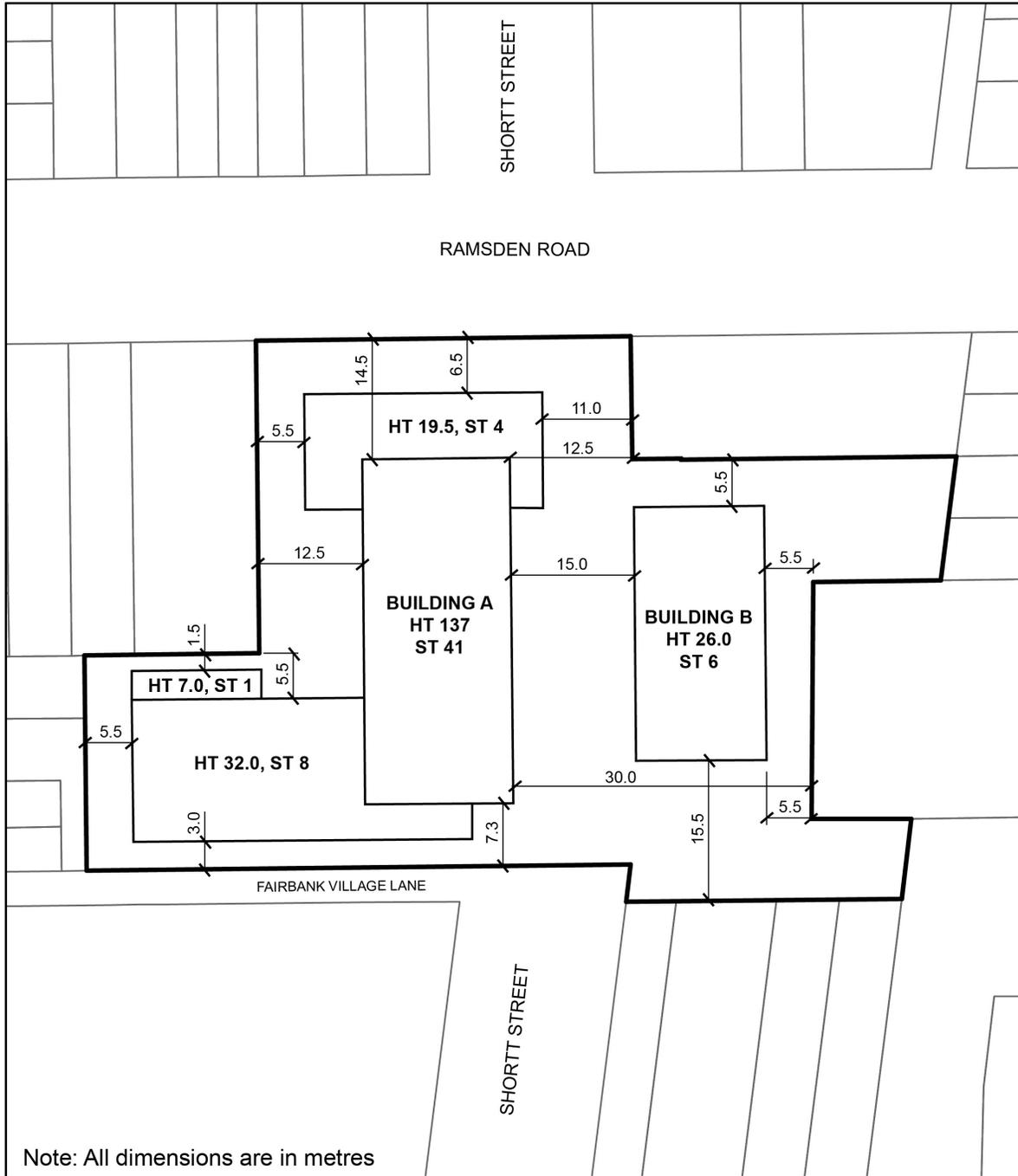
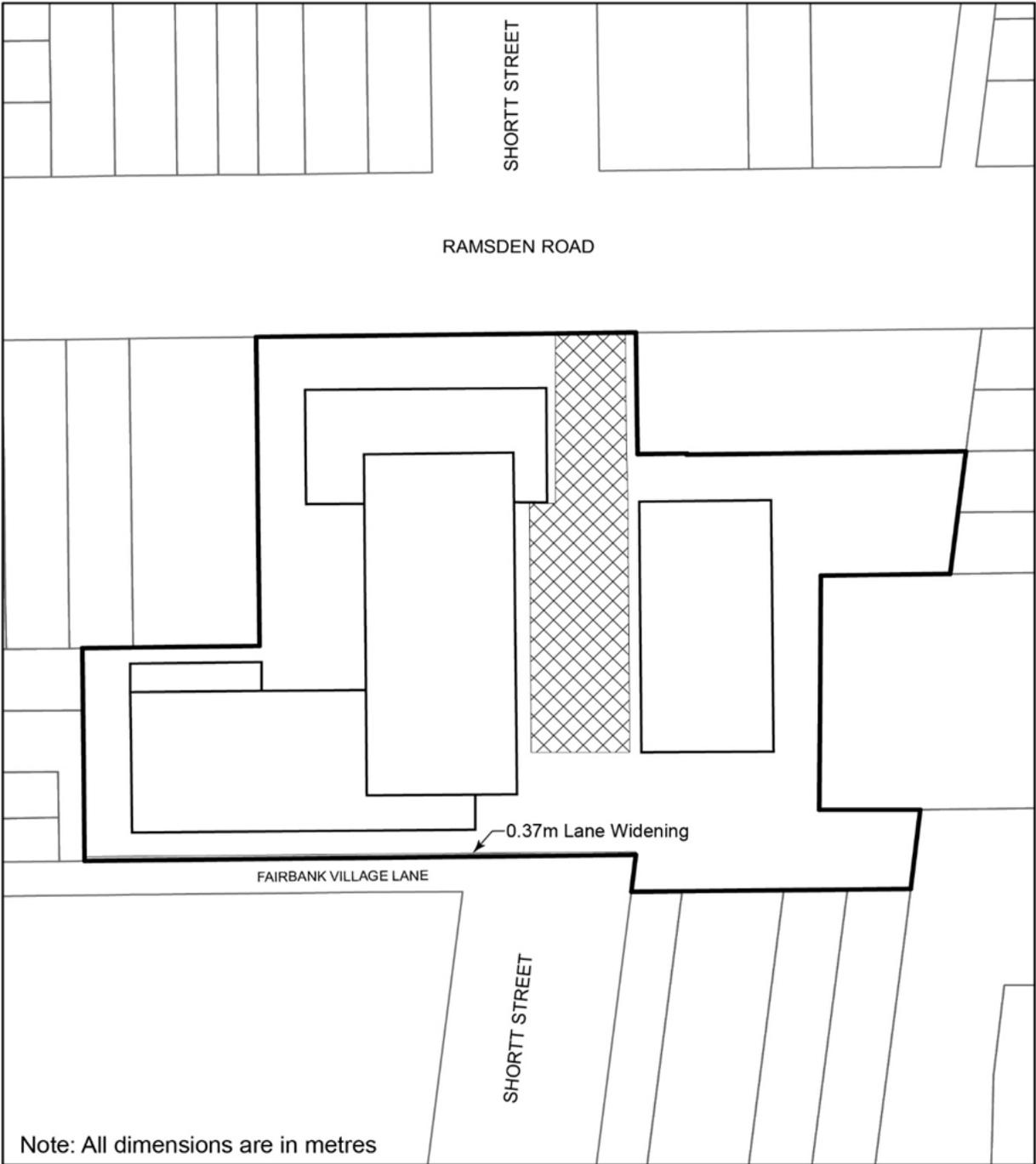


Diagram 4



 **TORONTO**
Diagram 4

9 Shortt Street

File # 25 203821 NNY 08 0Z

-  Privately owned publicly accessible space (POPS)
-  0.37m Lane Widening


 City of Toronto By-law 569-2013
 Not to Scale
 10/16/2025