

Authority: Etobicoke York Community Council Item
EY29.3, as adopted by City of Toronto Council on March
25, 26 and 27, 2026

CITY OF TORONTO

Bill 216

BY-LAW -2026

To amend Zoning By-law 569-2013, as amended, with respect to the lands municipally known in the year 2025 as 327 Royal York Road.

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)"; and

Whereas pursuant to Section 39 of the Planning Act, as amended, the council of a municipality may, in a by-law passed under Section 34 of the Planning Act, authorize the temporary use of land, buildings or structures for any purpose set out therein that is otherwise prohibited in the by-law;

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 990.1, and applying the following zone label to these lands: (H) CR 3.0 (c3.0; r3.0) SS2 (x1215) 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 no value.

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 Article 900.11.10 Exception Number x1215 so that it reads:

(x1215 Exception CR (x1215))

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 327 Royal York Road, 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 (X) 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 91.88 metres and the elevation of the highest point of the **building or structure**;
- (C) Despite regulation 40.10.40.1(1), residential use portions of the **building** are permitted to be located on the same storey as non-residential use portions of the **building**;
- (D) Despite Regulation 40.10.40.10(2), no part of a **building** may exceed the maximum **building** height in metres, indicated by the number following the letters "HT" on Diagram 3 attached to By-law [Clerks to insert By-law number];
- (E) Despite Regulations 40.5.40.10 (3) to (8), (C) and (D) above, the maximum **building** height, as identified in Diagram 3 of By-law [Clerks to insert By-law ##] is inclusive of:
 - (i) equipment used for the functional operation of the building, including electrical, utility, mechanical and ventilation equipment, cooling equipment, water supply facilities, enclosed stair, roof access, maintenance equipment storage, elevator shafts and overruns, chimneys, vents and renewable energy equipment;
 - (ii) structures that enclose, screen or cover the equipment, structures and parts of a building listed in (i) above, inclusive of a mechanical penthouse;
 - (iii) building maintenance units and window washing equipment;
 - (iv) noise and wind mitigation features and fences;

- (v) planters, **landscaping** features, railings, guard rails, balustrades, cornices, eaves fixtures, ornamental elements, fences, exterior stairs, and roof drainage features;
 - (vi) electrical, utility, mechanical and ventilation equipment, chimneys, vents and renewable energy equipment;
 - (vii) antennae, flagpoles and satellite dishes;
 - (viii) architectural features, parapets, and elements and structures associated with a green roof;
 - (ix) trellises, privacy and decorative screens, terrace dividers, and terrace walls; and
 - (x) crash walls and **structures** associated with rail safety;
- (F) The permitted maximum tower floor plate area as measured from the **main wall** of each floor level, above the height of 20.7 metres, and inclusive of the entire floor, excluding inset and projecting balconies, is:
- (i) 896 square metres for Tower A; and
 - (ii) 842 square metres for Tower B;
- (G) Despite regulation 40.10.40.40(1), the permitted maximum **gross floor area** of all **buildings** and **structures** is 70,700 square metres, of which:
- (i) the required minimum **gross floor area** for non-residential uses is 200 square metres;
- (H) Despite regulation 40.10.40.50(1), **amenity space** must be provided at the following rate:
- (i) at least 3.4 square metres for each **dwelling unit** as indoor **amenity space**;
 - (ii) at least 0.6 square metres of outdoor **amenity space** for each **dwelling unit** of which 40 square metres must be in a location adjoining or directly accessible to the indoor **amenity space**; and
 - (iii) no more than 25 percent of the outdoor component may be a **green roof**;
- (I) The provision of **dwelling units** must comply with the following:
- (i) A minimum of 15 percent of the total number of **dwelling units** on the lot must contain minimum of two or more **bedrooms**;

- (ii) a minimum of 10 percent of the total number of **dwelling units** on the **lot** must contain a minimum of three or more **bedrooms**;
 - (iii) any **dwelling units** with three or more **bedrooms** provided to satisfy (ii) above are not included in the provision required by (i) above; and
 - (iv) if the calculation of the number of required **dwelling units** with two or three **bedrooms** results in a number with a fraction, the number shall be rounded up to the nearest whole number;
- (J) Despite regulation 40.10.40.70 and 40.10.40.80, the required minimum **building setbacks** and required separation of **main walls** are as shown in metres on Diagram 3 of By-law **[Clerks to insert By-law number]**;
- (K) Despite (J) above, the minimum required **building setbacks** at the ground floor are as shown in metres on Diagram 4 of By-law **[Clerks to insert By-law number]**;
- (L) Despite Clause 40.10.40.60 and (J) above, the following elements may encroach into the required minimum **building setbacks** and **main wall** separation distances as follows:
- (i) Balconies and related **structures** and elements such as balcony dividers, guardrails, railing and soffit cladding may encroach a maximum of 1.8 metres;
 - (ii) Despite (i) above, projecting balconies may not project into the 3 metre setback along the south lot line and wrap-around balconies are prohibited along the west elevation of Tower A;
 - (iii) canopies and awnings, by a maximum of 2.0 metres;
 - (iv) exterior stairs, access ramps and elevating devices, by a maximum of 1.0 metres;
 - (v) cladding added to the exterior surface of the **main wall** of a **building**, by a maximum of 1.0 metres;
 - (vi) architectural features, such as a pilaster, decorative column, cornice, sill, belt course, or chimney breast, by a maximum of 1.0 metres;
 - (vii) window projections, including bay windows and box windows, by a maximum of 1.0 metres;
 - (viii) eaves, a dormer, air conditioners, access ladders, satellite dishes, antennae, vents, and pipes, by a maximum of 1.5 metres; and
 - (ix) crash walls and **structures** associated with rail safety mitigation;

- (M) Despite (L)(i) above, no balconies and related **structures** are permitted within the area identified as "No Balcony Zone" on Diagram 3 of By-law [Clerks to insert By-law ##];
- (N) Nothing in By-law [Clerks to insert By-law ##] shall apply to prevent the phased construction of the development, provided that:
- (i) Tower A is constructed in advance of Tower B, as shown on Diagram 3, unless it is demonstrated that Tower B is serviceable to the satisfaction of the City; and
 - (ii) A 2.1-metre north-south pedestrian clearway is provided within the first phase of development;
- (O) Despite regulation 200.5.1.10(2)(A)(iv), 10 percent of the required **parking spaces** may be obstructed as described in regulation 200.5.1.10(2)(D) without being required to provide additional width for the obstructed sides of the **parking space**;
- (P) Despite regulation 200.5.1.10(13), access to a **parking space** may be provided by **vehicle** elevators, provided each **vehicle** elevator is readily accessible at all times for the parking and removal of a **vehicle**;
- (Q) Despite regulation 200.15.10.10(1) and (2), if parking is provided, accessible parking shall be provided at a rate of one accessible **parking space** for every 25 **parking spaces** provided;
- (R) Despite Regulation 230.5.1.10(7), no shower and change room facilities are required;
- (S) Despite regulation 230.5.1.10.(9)(A)(iii) and (B)(iii) and in addition to the locations a "long-term" **bicycle parking space** may be located as in regulations 230.5.1.10(9)(A)(i),(ii) and (B)(i),(ii) "long-term" **bicycle parking spaces** may also be located in the following locations:
- (i) On any level of the **building** below-ground or on a mezzanine level;
- (T) Despite regulation 230.5.1.10(10), "long-term" and "short-term" **bicycle parking spaces** may also be located in a **stacked bicycle parking space**;
- (U) Despite regulations 230.5.10.1(1)(3) and (5) and Table 230.5.10.1(1), **bicycle parking spaces** must be provided in accordance with the following minimum rates:
- (i) 0.68 "long-term" **bicycle parking spaces** for each **dwelling unit**;
 - (ii) 0.07 "short-term" **bicycle parking spaces** for each **dwelling unit**;

- (iii) 0.13 "long term" **bicycle parking spaces** per 100 square metres of non-residential **gross floor area** for all non-residential uses; and
 - (iv) 3 plus 0.25 "short-term" **bicycle parking spaces** per 100 square metres for all non-residential uses;
- (V) Regulation 230.40.1.20(2) does not apply;
- (W) Despite regulation 200.15.1(1) and (3), an accessible **parking space** must have the following minimum dimensions:
- (i) a minimum length of 5.6 metres;
 - (ii) a minimum width of 3.4 metres;
 - (iii) a vertical clearance of 2.1 metres; and
 - (iv) the entire length of an accessible **parking space** must be adjacent to a 1.5 metre-wide accessible barrier free aisle or path;
- (X) For the purpose of this exception, each word or expression that is in bold font in this exception shall have the same meaning as each word, or expression as defined in Chapter 800 of this By-law, as amended, except for the following:
- (i) "automated parking system" means a mechanical system for the purpose of parking and retrieving **vehicles** with or without drivers in the **vehicle** during parking and without the use of ramping or drive aisles, and where automated maneuvering of other **vehicles** may be required for **vehicles** to be parked or retrieved;

Prevailing By-laws and Prevailing Sections: (None Apply)

8. 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.
9. 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) the owner or applicant, at their sole cost and expense has submitted a revised Functional Servicing and Stormwater Management Report to demonstrate that the existing municipal infrastructure and any required improvements to them, have adequate capacity and supply to accommodate the development of the lands to the satisfaction of the Director, Engineering Review, Development Review; and
- (ii) if the Functional Servicing and Stormwater Management Report accepted and satisfactory from (i) above requires 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 in (i) above are constructed and operational, all to the satisfaction to the Director, Engineering Review, Development Review.

10. Temporary Use(s):

- (A) None of the provisions of Zoning By-law 569-2013, as amended, or this By-law apply to prevent the erection and use of a temporary sales office, which is a temporary **building, structure**, facility, or trailer on the lands to which this By-law applies for a period of 3 years from the date this By-law comes into full force and effect, after which this temporary use permission expires.

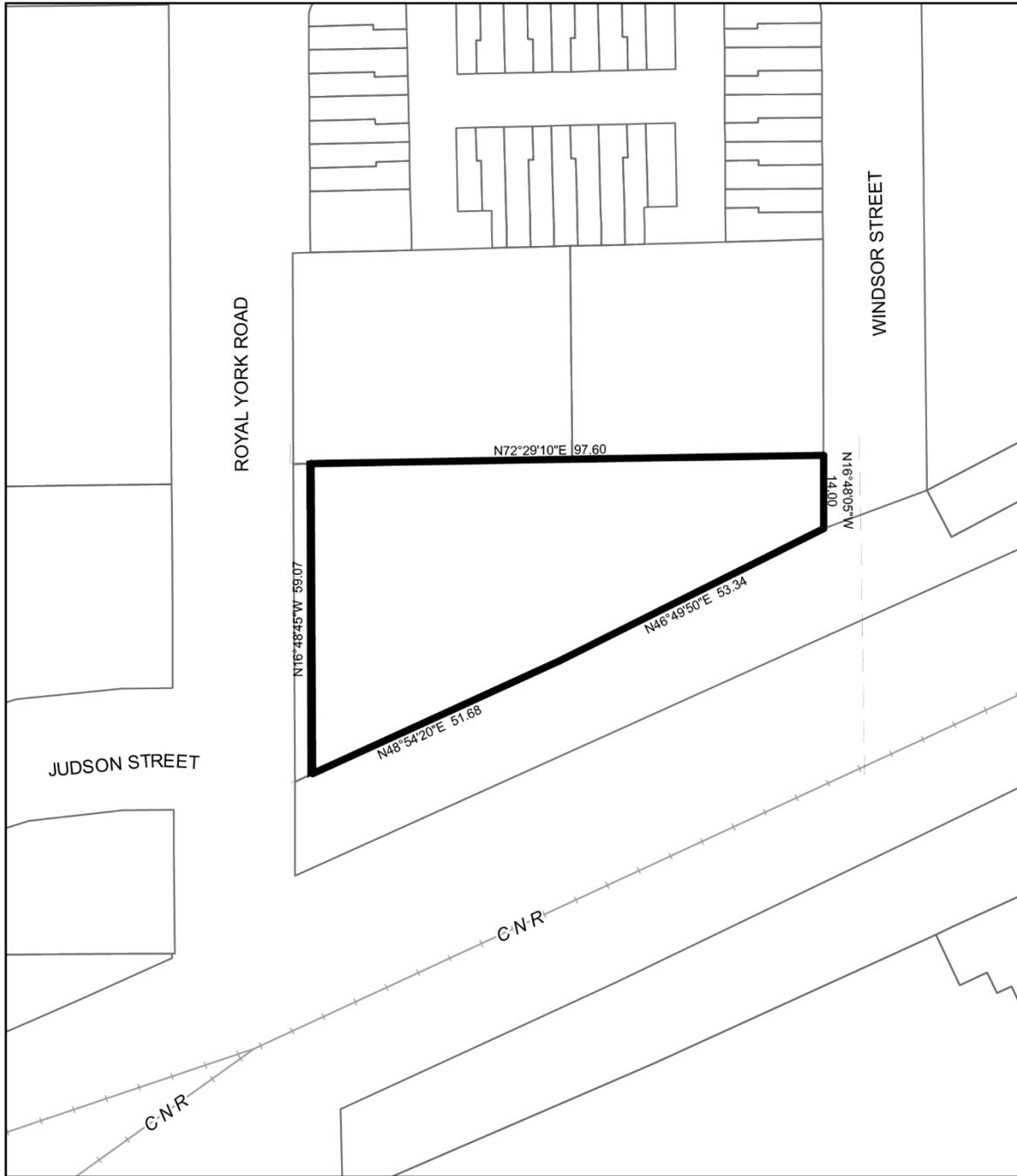
Enacted and passed on March , 2026.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)

Diagram 1



 **TORONTO**
Diagram 1

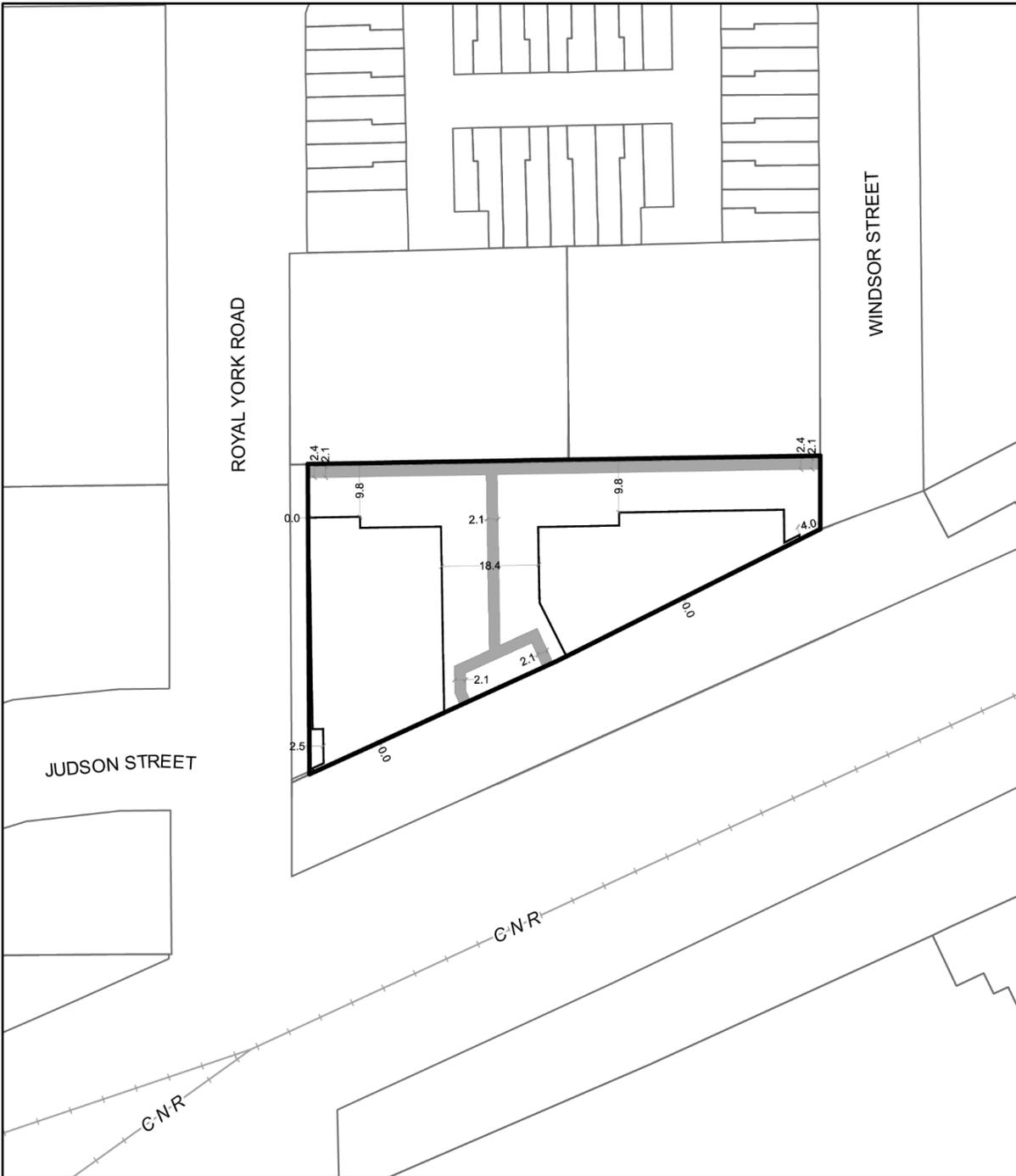
327 ROYAL YORK RD

File # 25 147830 WET 03 0Z

Diagram 2



Diagram 4



 **TORONTO**
Diagram 4

327 ROYAL YORK RD

File # 25 147830 WET 03 0Z

 Pedestrian Clearway Easement


City of Toronto By-law 569-2013
Not to Scale
01/28/2026