

Authority: Toronto and East York Community Council
Item TE11.8, adopted as amended by City of Toronto
Council on March 20 and 21, 2024 and Section 169-5.2B of
City of Toronto Municipal Code Chapter 169, Officials,
City

CITY OF TORONTO

Bill 239

BY-LAW -2026

To amend Zoning By-law 291-2024, as amended, with respect to the lands municipally known in the year 2025 as 929 Queen Street East.

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 pursuant to Chapter 169-5.2(B) of the City of Toronto Municipal Code, the City Solicitor has authority to correct technical errors in by-laws; and

Whereas on March 20, 2024, Council of the City of Toronto enacted By-law 291-2024 to amend By-law 569-2013 for the lands municipally known as 929 Queen Street East; and

Whereas By-law 291-2024 amended Zoning By-law 569-2013, as amended, to add site-specific performance standards and mapping for a mid-rise mixed use building; and

Whereas By-law 291-2024 sets out permitted heights, setbacks and parking space dimensions for different portions of the development; and

Whereas the City Solicitor, in consultation with the Executive Director, Development Review, has determined that Section 4 of By-law 291-2024, as enacted on March 20, 2024, contains technical errors and therefore must be amended to implement City Council's intent;

The Council of the City of Toronto enacts:

1. City of Toronto By-law 291-2024, as amended, is further amended by modifying Article 900.11.10 Exception Number 957 as follows:
 - (A) Deleting Provision (J) and replacing it with the following:
"Despite Regulation 40.10.40.70, the **angular plane** requirement shall not apply and the required minimum **building setbacks** are as shown in metres on Diagram 3 of By-law 291-2024."

2. The provisions of By-law 291-2024, as amended, shall continue to apply except as otherwise provided in this By-law.

Enacted and passed on March , 2026.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)