

CITY OF TORONTO

Bill 1104

BY-LAW -2026

To amend the General Zoning By-law 438-86 of the former City of Toronto, as amended, with respect to the lands known municipally in the year 2024 as 70 and 86 Lynn Williams Street, being portions of the Garrison Common North Area, for the lands known as the Inglis Lands.

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;

The Council of the City of Toronto enacts:

1. District Map 49G-322 contained in Appendix "A" of By-law 438-86, as amended, shall be further amended by rezoning the site from "IC D3" to "CR-X" and "G" as shown on Map 2.
2. None of the provisions of Section 2(1) with respect to the definition of *bicycle parking space*, *grade*, *height*, *residential gross floor area*, *non-residential gross floor area*, and *lot*, and Sections 4(2)(a), 4(4)(b), 4(6)(b), 4(7)(b), 4(10), 4(12), 4(13), 8(2), 8(3) Part I 1, 2 and 3, 8(3) Part III 1(a), 8(3) Part IV(1) and (2) of the aforementioned Zoning By-law 438-86, as amended, and By-law 853-2005, shall apply to prevent the erection or use of *mixed-use buildings* and uses *accessory* to the foregoing uses on the *lot* municipally known as 86 Lynn Williams Street, provided that:
 - a) The *lot* consists of the lands delineated by heavy lines on Map 1 attached to and forming part of this By-law;
 - b) The total combined *residential gross floor area* and *non-residential gross floor area* on the *lot* shall not exceed 37,900 square metres of which:
 - (i) A maximum *residential gross floor area* of 36,950 square metres is permitted; and
 - (ii) A maximum *non-residential gross floor area* of 950 square metres is permitted for non-residential uses, of which;
 - a. A minimum of 450 square metres shall be provided as a *day nursery*; and
 - b. A minimum of 440 square metres shall be provided as retail uses;

- c) A maximum of 520 *dwelling units* is permitted, of which a minimum of 27 percent of the total number of *dwelling units* shall contain two bedrooms and a minimum of 10 percent of the dwelling units shall contain three or more bedrooms; in the event of a fraction, the number of required *dwelling units* shall be rounded down to the nearest whole number;
- d) *Residential amenity space* shall be provided at a minimum rate of 4.0 square metres per *dwelling unit* in accordance with the following:
 - (i) a minimum of 2.0 square metres for each *dwelling unit* is indoor *residential amenity space*;
 - (ii) A minimum of 40.0 square metres is outdoor *residential amenity space* in a location adjoining or directly accessible to the indoor *residential amenity space*;
 - (iii) no more than 25 percent of the outdoor component may be a green roof;
- e) No portion of any *building* or *structure* on the *lot* erected or used above *grade* shall exceed the *height* limits shown in metres as indicated by the numbers following the letters "H" in the areas delineated by heavy lines on Map 3, attached to and forming part of this By-law, except for the following:
 - (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 7.2 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 7.2 metres;
 - (iii) architectural features, planters, *landscaping* features on a terrace, parapets, and elements and *structures* associated with a *green roof*, by a maximum of 2.0 metres;
 - (iv) *building* maintenance units and window washing equipment, by a maximum of 7.0 metres;
 - (v) guard rails, and divider screens on a terrace, by a maximum of 2.5 metres;
 - (vi) antennae, flagpoles, and satellite dishes, by a maximum of 3.0 metres; and
 - (vii) trellises, pergolas, and unenclosed *structures* providing safety or wind protection to rooftop *amenity space*, by a maximum of 3.5 metres;

- f) No portion of any *building* erected on the *lot* above grade shall be located otherwise than wholly within the areas delineated by heavy lines shown on Map 3 attached to and forming part of this By-law, except for the following permitted encroachments:
- (i) canopies and awnings, by a maximum of 3.0 metres;
 - (ii) cladding added to the exterior surface of the *main wall* of a *building*, architectural features, such as a pilaster, decorative column, cornice, by a maximum of 0.5 metres;
 - (iii) air conditioners, satellite dishes, antennae, vents, and pipes, by a maximum of 2.0 metres; and
 - (iv) an enclosed atrium roof structure along the south façade by a maximum of 2.0 metres to a maximum height of 11.5 metres measured from *grade*;
- g) The minimum number of *parking spaces* required to be provided and maintained on the *lot* in accordance with the following:
- a. Resident requirement:
 - i. a minimum of 0 *parking spaces* for each *dwelling unit*;
 - ii. a maximum of 0.3 *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;
 - iii. a maximum of 0.5 *parking spaces* for each one bedroom *dwelling unit*;
 - iv. a maximum of 0.8 *parking spaces* for each two bedroom *dwelling unit*;
 - v. a maximum of 1.0 *parking space* for each three or more bedroom *dwelling unit*; and
 - vi. a minimum of 4 car share spaces must be provided;
 - b. Visitor Requirement:
 - i. a minimum of 2.0 *parking spaces* plus 0.05 parking spaces per *dwelling unit*; and
 - c. Non-residential Requirement:
 - i. a minimum of 6 *parking spaces* for retail uses;

- d. a maximum of 10 percent parking spaces on the *lot* may be obstructed on one side or both sides and have a minimum width of 2.6 metres;
- h) Loading spaces are required to be provided and maintained on the *lot* as follows:
 - a. one *loading space* - Type G; and
 - b. one *loading space* - Type C;
- i) A minimum of 13 required *parking spaces* shall be provided as *accessible parking spaces* having the following minimum dimensions:
 - (i) a minimum length of 5.6 metres;
 - (ii) a minimum width of 3.4 metres; and
 - (iii) the entire length of the space must be adjacent to a minimum 1.5 metre barrier free aisle;
- j) *Bicycle parking spaces* shall be provided and maintained on the *lot* in accordance with the following:
 - (i) a minimum of 0.9 long term *bicycle parking spaces* per *dwelling unit* for residents; and
 - (ii) a minimum of 0.2 short term *bicycle parking spaces* per *dwelling unit* for visitors to the residential uses on the lot;
 - (iii) a minimum of 8 short-term spaces for non-residential uses;
 - (iv) a minimum of 4 long-term spaces for non-residential uses;
 - (v) short term *bicycle parking spaces* for visitors to the residential uses may be shared on a non-exclusive basis with non-residential uses; and
 - (vi) A reduction in short-term *bicycle parking spaces* for residential uses shall be permitted subject the following:
 - i. The number of short-term *bicycle parking spaces* reduced is not more than half of the amount require in (i) (ii) above, rounded down to the nearest whole number;
 - ii. For each short-term *bicycle parking space* required by (i) (ii) above to be reduced, the owner or occupant must provide a payment in lieu to the City; and
 - iii. The owner or occupant must enter into an agreement with the City pursuant to Section 40 of the Planning Act.

3. None of the provisions of By-law 438-86, as amended, shall apply to prevent a *temporary sales office* on the lot.
4. For the purposes of this By-law, all italicized words and expressions have the same meaning as defined in By-law 438-86, as amended, except for the following:
 - (a) "bicycle parking space" means an area used for parking or storing of bicycles having the following minimum dimensions:
 - (i) where the bicycles are to be parked in a bicycle stacker, has a minimum vertical clearance of 1.2 metres, width of 0.46 metres and depth of 2.13 metres for each bicycle parking space;
 - (b) "car share" means the practice where a number of people share the use of one or more cars that are owned by a profit or non-profit car sharing organization and where such organization may require that use of cars 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;
 - (c) "Car share parking" means a parking space that is reserved and actively used for carsharing;
 - (d) "grade" means 87.2 metres Canadian Geodetic Datum;
 - (e) "height" means the vertical distance between grade and the highest point of the roof of any building on the lot, subject to permitted projections prescribed by this By-law;
 - (f) "lot" means the lands delineated by heavy lines on Map 1 attached to and forming part of this By-law;
 - (g) "residential gross floor area" shall mean the sum of the total area of each floor level of a building with a floor elevation above grade, measured from the exterior main wall of each floor level. The *residential gross floor area* of a residential building or the residential portion of a *mixed-use building* is reduced by the area(s) in the building used for:
 - (i) parking, loading and bicycle parking below established grade;
 - (ii) required loading spaces and required bicycle parking spaces at or above established grade;
 - (vii) storage rooms, washrooms, electrical, utility, mechanical and ventilation rooms in the basement;
 - (viii) however and change facilities required by this By-law for required bicycle parking spaces;

- (ix) indoor amenity space required by this By-law;
 - (x) elevator shafts;
 - (xi) garbage shafts;
 - (xii) mechanical penthouse;
 - (xiii) exit stairwells in the building; and
 - (xiv) Non-residential gross floor area;
- (h) "temporary sales office" means a building or structure used exclusively for the sale and/or leasing of dwelling units or non-residential gross floor area to be erected on the lot.
5. 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.
6. None of the provisions of By-law 566-2000, as amended, shall apply to the lands delineated by heavy lines on Map 1 attached to and forming part of this By-law. Map 2 of By-law 566-2000, as amended by By-law 1079-2010, shall be amended to remove the lands as shown on Map 6 of this By-law.

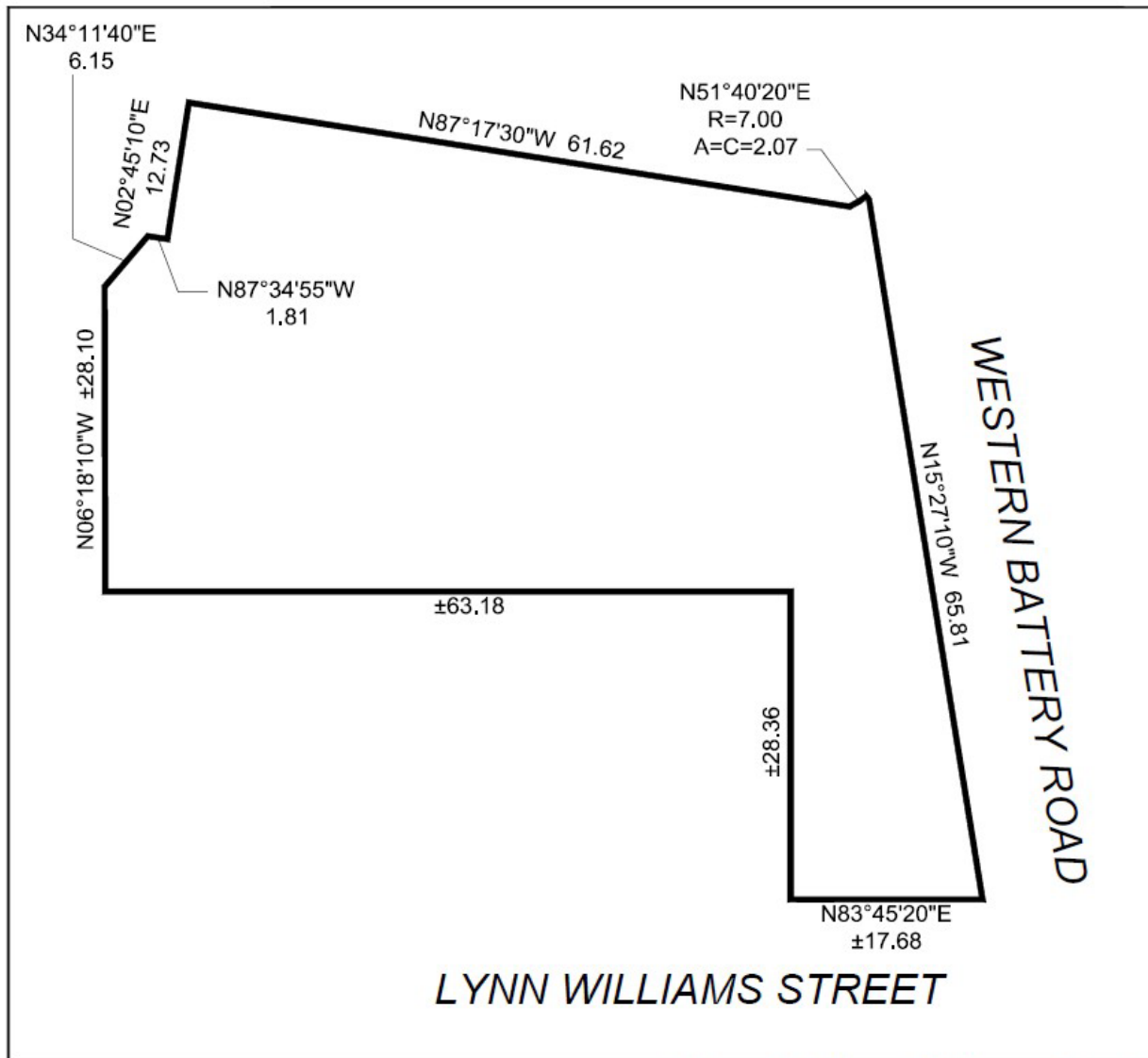
Enacted and passed on July , 2026.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)

Map 1



70 and 86 Lynn Williams Street

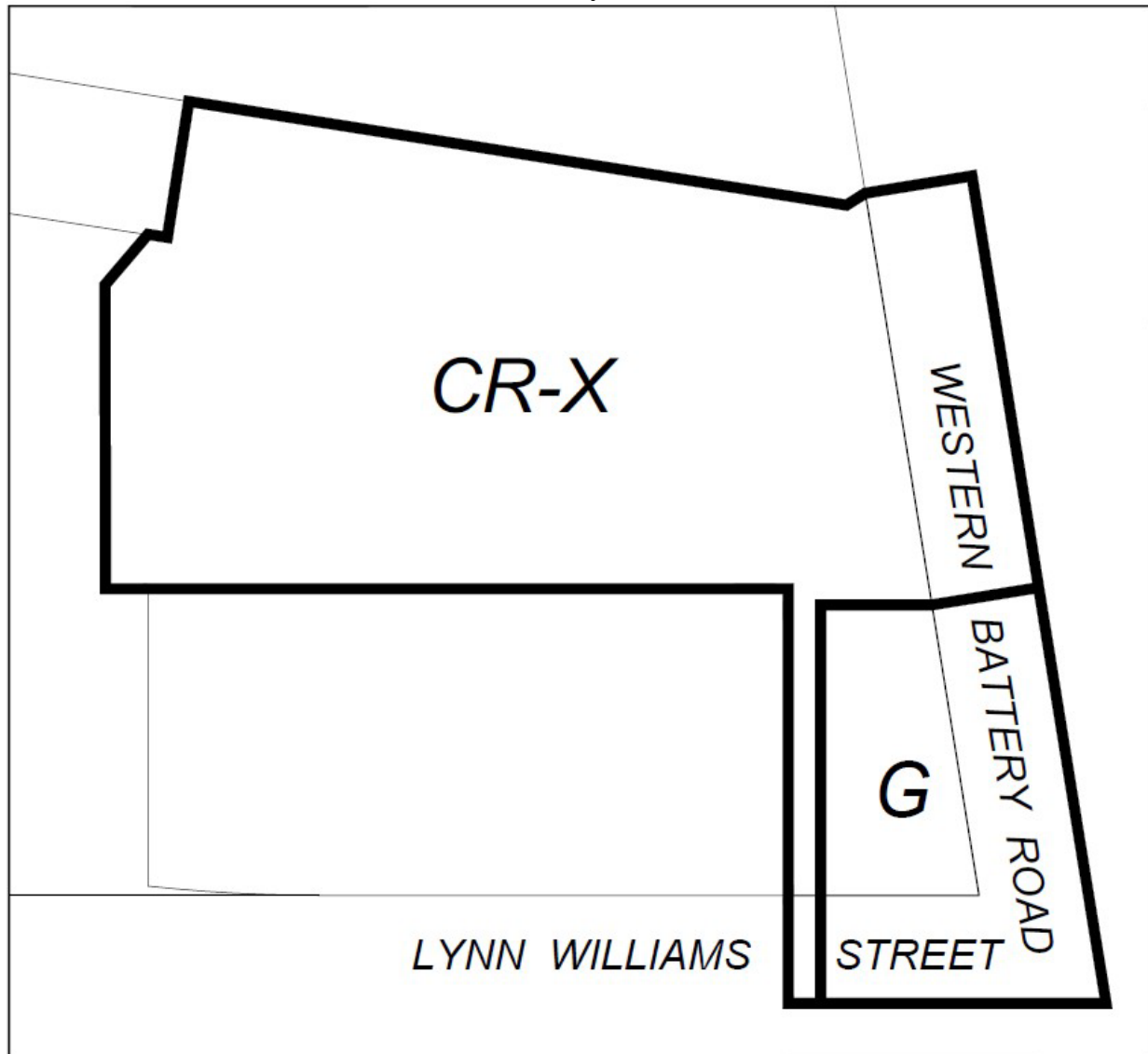
Map 1

File #23 216060 STE 10 OZ

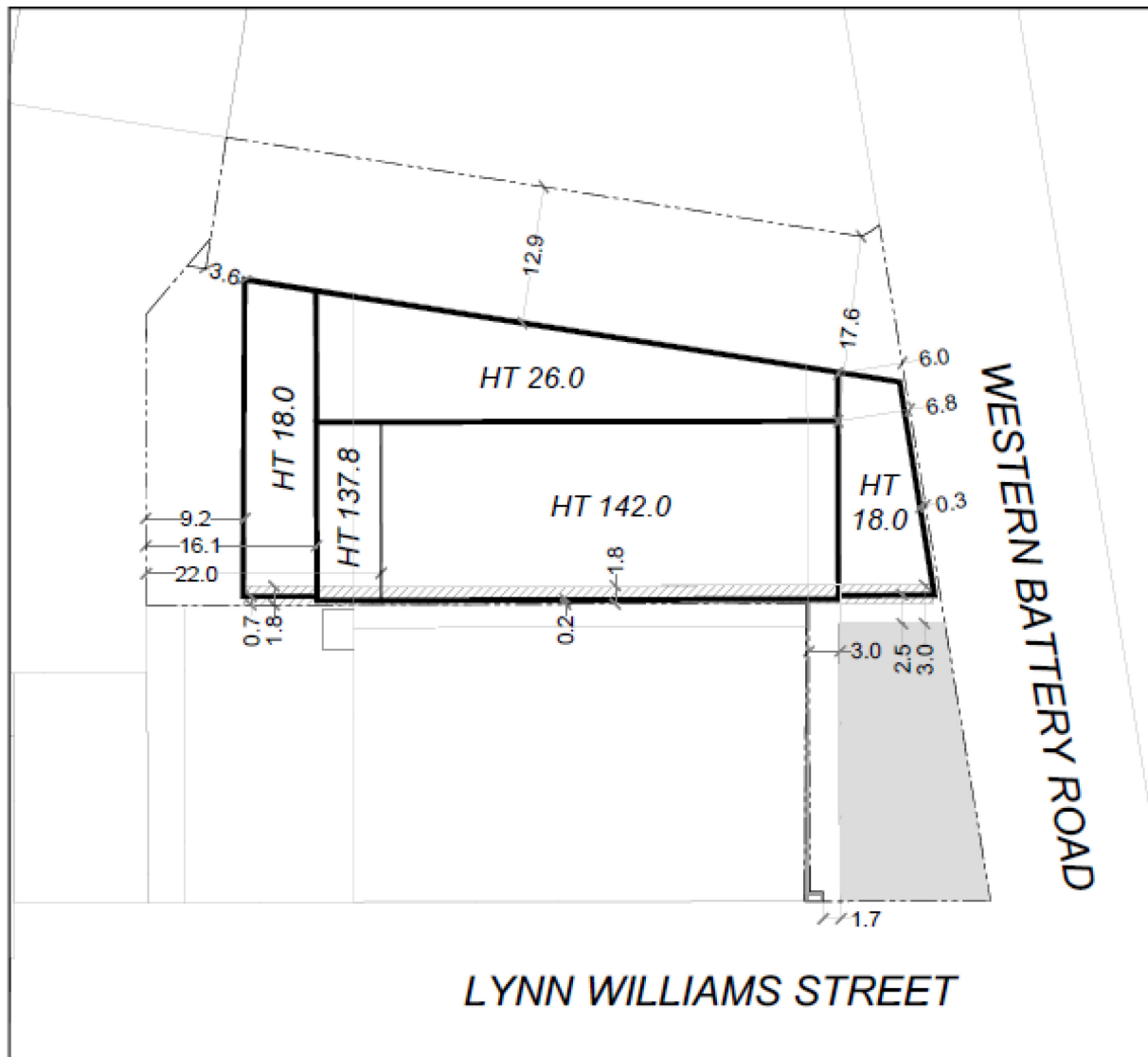


Not to Scale

May 2



Map 3



70-86 Lynn Williams Street

Map 3

File #23 216060 STE 10 OZ

- Property Boundary
- Existing Heritage Wall to remain
- Parkland dedication
- An enclosed atrium structure is permitted up to a maximum height of 17.5 metres. No encroachments are permitted at grade up to a height of 7.5 metres. A maximum encroachment of 1.1 metres is permitted between a height of 7.5 metres and 17.5 metres.

City of Toronto By-law 438-86
Not to Scale