

Authority: Planning and Housing Committee Item PH7.4,
as adopted by City of Toronto Council on November 8 and
9, 2023
City Council voted in favour of this by-law on March 21,
2024
Written approval of this by-law was given by Mayoral
Decision 9-2024 dated March 22, 2024

CITY OF TORONTO

BY-LAW 257-2024

To amend Zoning By-law 569-2013, as amended, with respect to the lands municipally known in the year 2024 as 10 Union 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;

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, 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 E1.0 (x287) to a zone label of E1.0 (x73) as shown on Diagram 2 attached to this By-law.
4. Zoning By-law 569-2013, as amended, is further amended by adding Article Article 900.11.10 Exception E [73] so that it reads:

(73) Exception E 73

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 2, 4, and 80 Union Street, if the requirements of By-law 257-2024 are complied with, a **building** or **structure** may be constructed, used or enlarged in compliance with Regulations (B) to (E) below:
- (B) Despite Regulation 60.20.40.70, the required minimum **building setbacks** are as follows:

- (i) **Front yard setback** – 0 metres;
 - (ii) **Side yard setback** – 0 metres; and
 - (iii) **Rear yard setback** – 0 metres.
- (C) Despite Regulation 200.5.10.1(1) and Table 200.5.10.1, **parking spaces** are not required on the **lot**;
- (D) Despite Regulation 60.20.50.10(1), no **soft landscaping** is required adjacent to any **lot lines**; and
- (E) Despite Regulation 230.5.10.1, a minimum of 50 short-term **bicycle parking spaces** must be provided on the **lot**.

Prevailing By-laws and Prevailing Sections: None apply

5. 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.

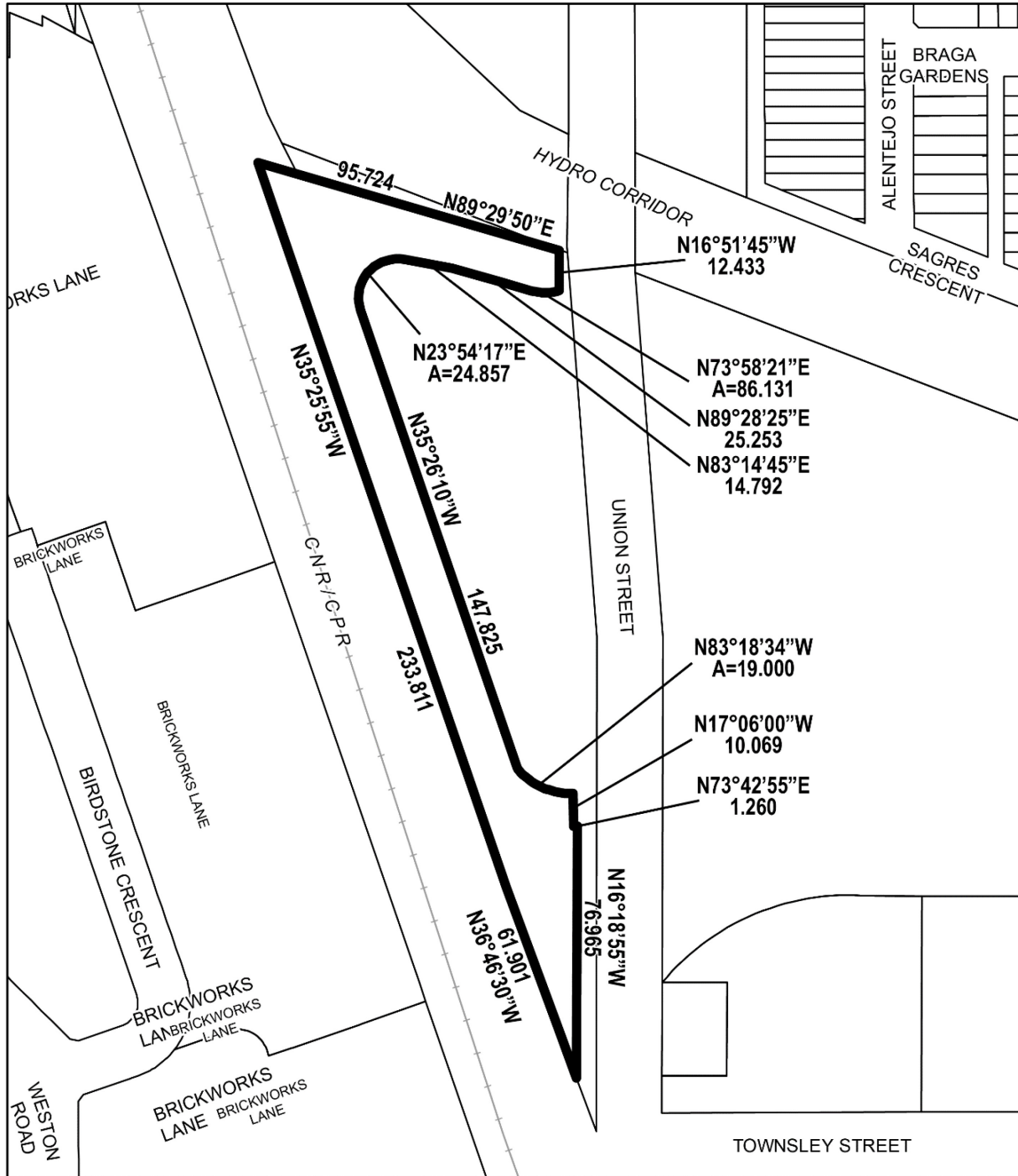
Enacted and passed on March 22, 2024.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)

Diagram 1

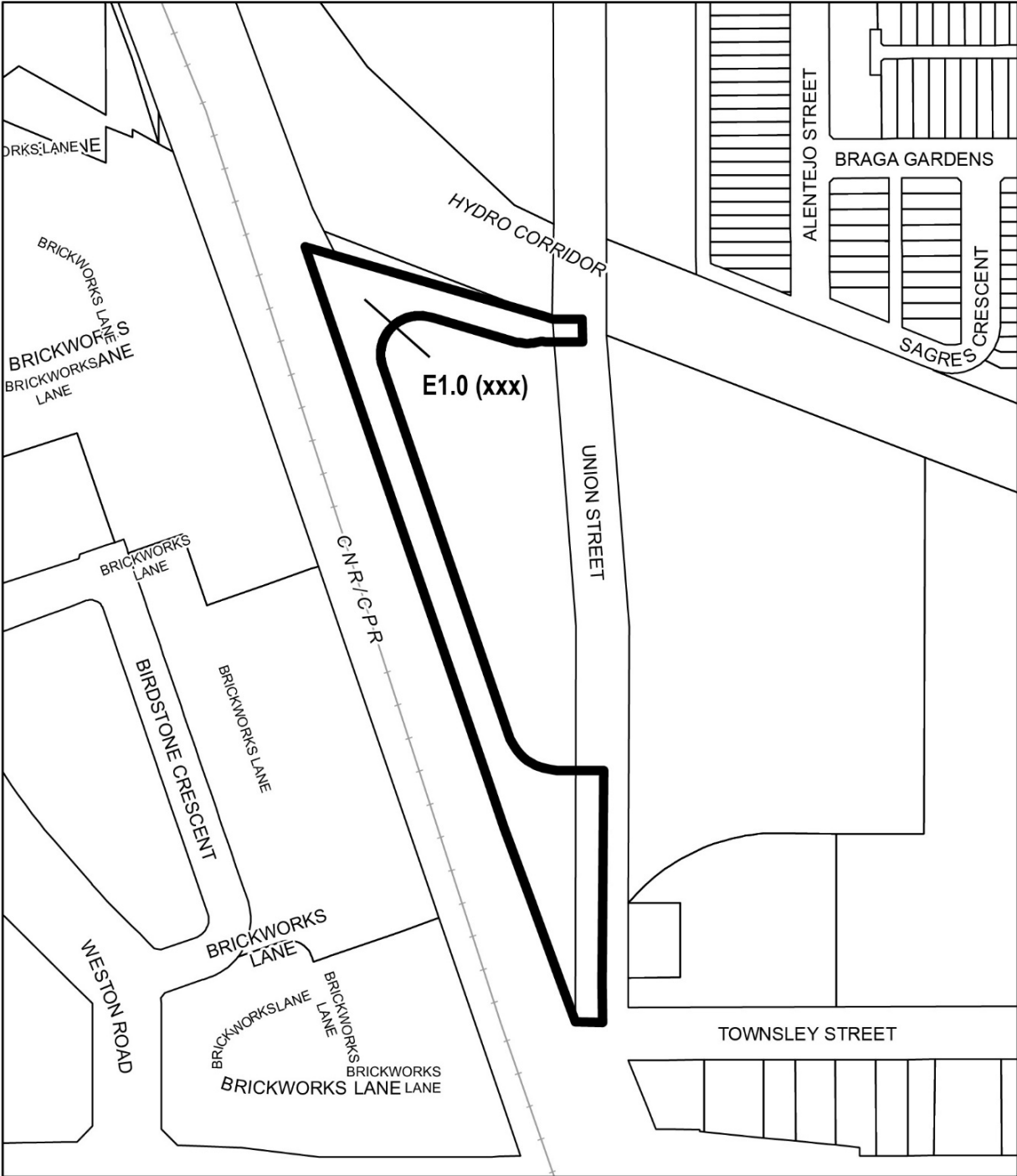


 **TORONTO**
Diagram 1

10 Union Street

File # 23 138819 STE 09 0Z

Diagram 2



 **TORONTO**
Diagram 2

10 Union Street

File # 23 138819 STE 09 02