

Authority: Toronto and East York Community Council  
Item TE19.4, as adopted by City of Toronto Council on  
February 5, 2025  
City Council voted in favour of this by-law on February 5,  
2025  
Written approval of this by-law was given by Mayoral  
Decision 2-2025 dated February 5, 2025

## **CITY OF TORONTO**

### **BY-LAW 71-2025**

**To amend Zoning By-law 569-2013, as amended, with respect to the lands municipally known in the year 2024 as 55 Belmont 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 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 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 R (d2.0)(x686) to a zone label of R (d2.5)(x214) as shown on Diagram 2 attached to this By-law.
4. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.2.10 Exception Number 214 so that it reads:

R(d2.5) Exception (214)

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 55 Belmont Street, if the requirements of By-law 71-2025 are complied with, a **building** or **structure** may be constructed, used or enlarged in compliance with regulations (B) to (M) below;
- (B) The lands must comply with exception 900.2.10(7);
- (C) Despite regulation 10.5.40.10(1), the height of a **building** or **structure** is the distance between the Canadian Geodetic Datum of 117.58 metres and the elevation of the highest point of the **building** or **structure**;
- (D) Despite regulation 10.10.40.10(1), the permitted maximum height of a **building** or **structure** on the lot:
  - (i) with respect to the portion of **building** with no colour on Diagram 3 of By-law 71-2025, the number in metres following the "HT" symbol on Diagram 3 of By-law 71-2025; and;
  - (ii) with respect to the portion of the **building** with a grey fill on Diagram 3 of By-law 71-2025, the height of the **lawfully existing building** as it existed on the **lot** at the time of the passing of By-law 71-2025;
- (E) Despite regulations 10.5.40.10(2), 10.5.40.10(3), 10.10.40.10(8) to 10.10.40.10(10) and (D) above, the following equipment and **structures** may project beyond the permitted maximum height shown on Diagram 3 of By-law 71-2025:
  - (i) parapets, guard rails, railings and dividers, pergolas, trellises, balustrades, columns, pillars, chimneys, vents, pipes, light standards and fixtures, architectural features, elements of a **green roof**, planters, retaining walls, screens and unenclosed structures providing safety or wind protection to rooftop **amenity space**, by a maximum of 3.0 metres; and,
  - (ii) equipment and associated enclosure structures used for the functional operation of a **building**, including electrical, utility and ventilation equipment, cooling equipment, enclosed stairwells, roof access, elevator shafts and overruns, elevator machine room, maintenance equipment storage, solar panels and related equipment, antennae and satellite dishes, **building** maintenance units, and window washing equipment, by a maximum of 5.0 metres;
- (F) Despite regulation 10.5.40.10(4), equipment and associated enclosure **structures** used for the functional operation of a **building**, as described in 10.5.40.10(3), may cover no more than 45 percent of the area of the roof, measured horizontally;
- (G) Despite regulation 10.10.40.40(1), the permitted maximum **gross floor area** of all **buildings** and **structures** on the **lot** is 36,100 square metres, provided:
  - (i) the permitted maximum **gross floor area** in Area A as shown on Diagram 4 is 18,000 square metres; and

- (ii) the permitted maximum **gross floor area** in Area B as shown on Diagram 4 is 18,100 square metres:
- (H) Despite Clause 10.10.40.70 and regulation 10.5.40.70(1), the required minimum **building setbacks** and separation distances to Area A are as shown in metres on Diagram 3 of By-law 71-2025;
- (I) Despite regulations 10.5.40.60(1), (2), (3), (5), (6), (7), and (8), and (H) above, the following elements of a **building** or **structure** may encroach into the required minimum **building setbacks** and **main wall** separation distances, as shown on Diagram 3 of By-law 71-2025 as follows:
  - (i) porches, balconies, and access ramps, by a maximum of 2.0 metres;
  - (ii) canopies and awnings, by a maximum of 3.5 metres;
  - (iii) architectural features, such as pilasters, decorative column, cornice, sill, belt course, or chimney breast, by a maximum of 0.5 metres;
  - (iv) eaves, by a maximum of 0.5 metres; and
  - (v) wall mounted heating or air conditioning units, satellite dishes, antennae, vents, and pipes, by a maximum of 3.5 metres;
- (J) For the purposes of this by-law, regulation 10.5.80.10(3), regarding parking in the **front yard** or **side yard** abutting a **street**, does not apply;
- (K) For the purposes of this by-law, regulation 10.10.80.40(2), regarding parking access to a **corner lot** or a **lot** abutting a **lane**, does not apply.
- (L) Despite regulations 200.15.1(1) and (3), accessible **parking spaces** must comply with the following provisions:
  - (i) an accessible **parking space** must have the following minimum dimensions:
    - (a) length of 5.6 metres;
    - (b) width of 3.4 metres;
    - (c) vertical clearance of 2.1 metres; and
  - (ii) a 1.5 metre wide accessible barrier-free aisle or path is required along the entire length of one side of an accessible **parking space**, and such aisle or path may be shared by 2 accessible **parking spaces**;
- (M) Despite regulation 200.15.1(4), accessible **parking spaces** must be the **parking spaces** closest to a barrier free:
  - (i) an entrance to a **building**;

- (ii) passenger elevator that provides access to the first **storey** of the **building**;  
and
- (iii) and the shortest route from the required entrances in (i) and (ii);

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

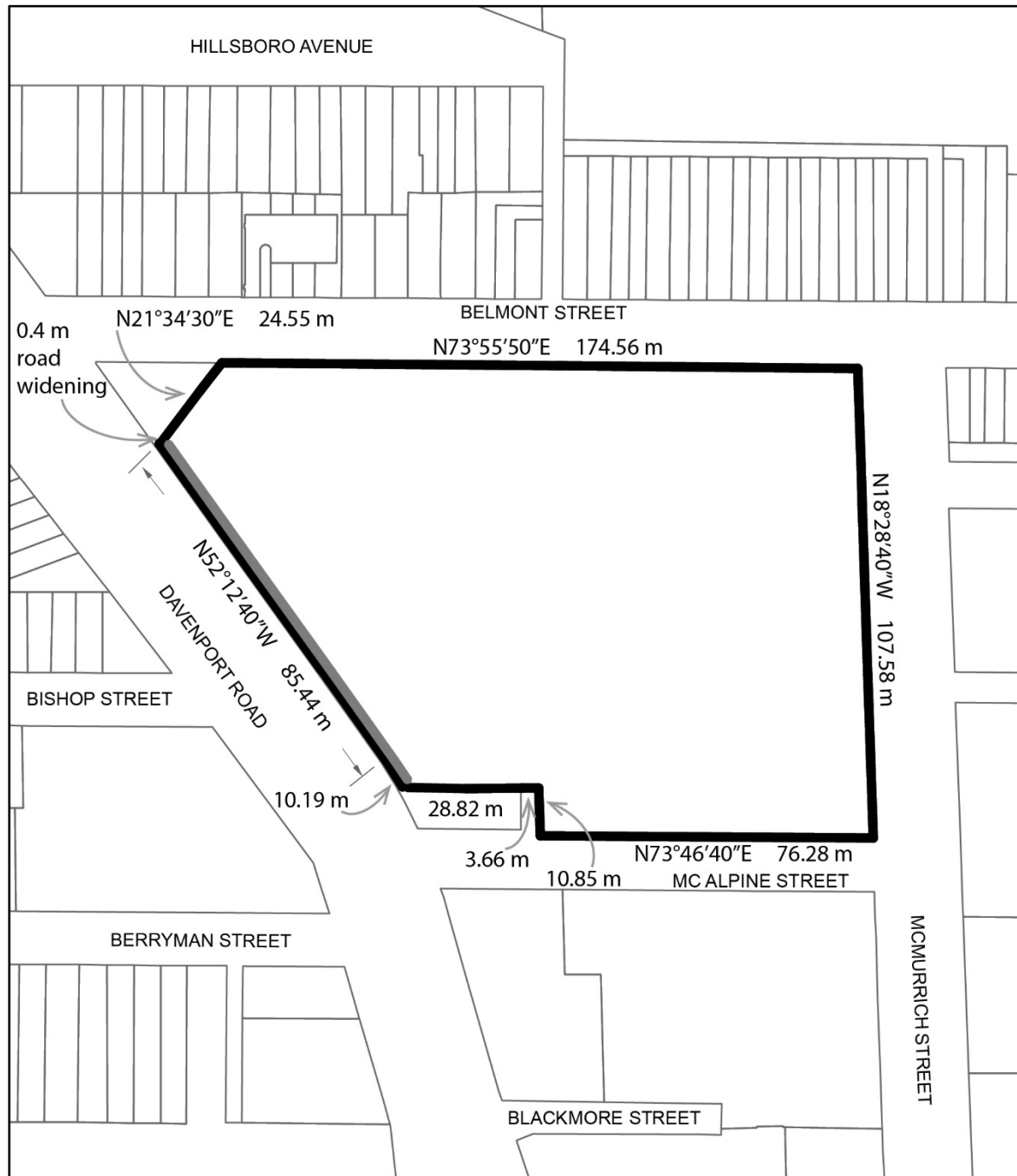
- 5. None of the provisions of this By-law or By-law 569-2013, as amended, apply to prevent the erection and use of a temporary "construction office" on the lands identified on Diagram 1 of this By-law, where a "construction office" means buildings, structures, facilities or trailers, or portions thereof, used for the purpose of the administration and management of construction activity on the lands identified on Diagram 1 of this By-law.
- 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 February 5, 2025.

Frances Nunziata,  
Speaker

John D. Elvidge,  
City Clerk

(Seal of the City)

**Diagram 1**

**Toronto**  
Diagram 1

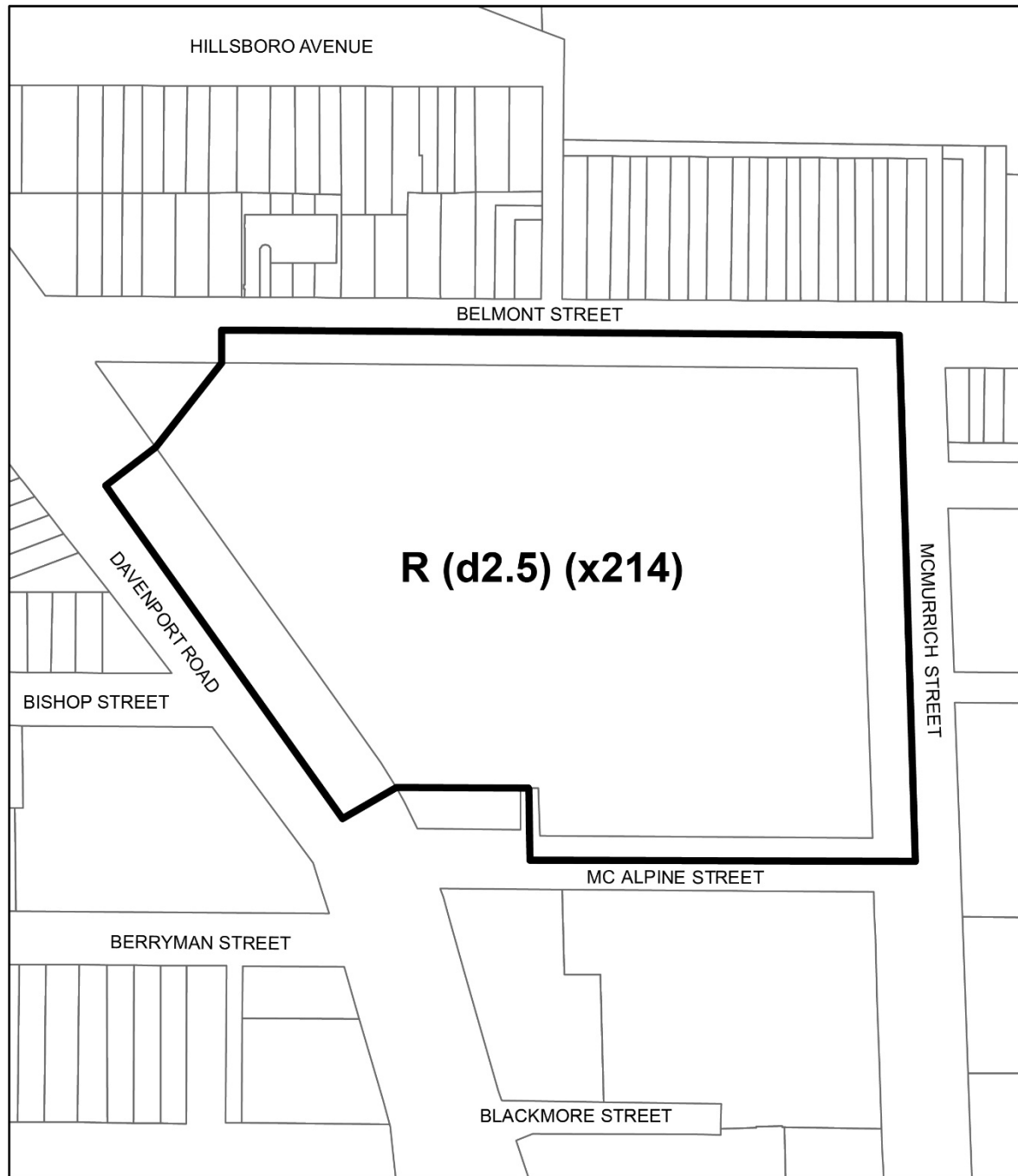
**55 Belmont Street**

File # 24 208560 STE 11 0Z

 Road Widening



City of Toronto By-law 569-2013  
Not to Scale  
02/03/2025

**Diagram 2**

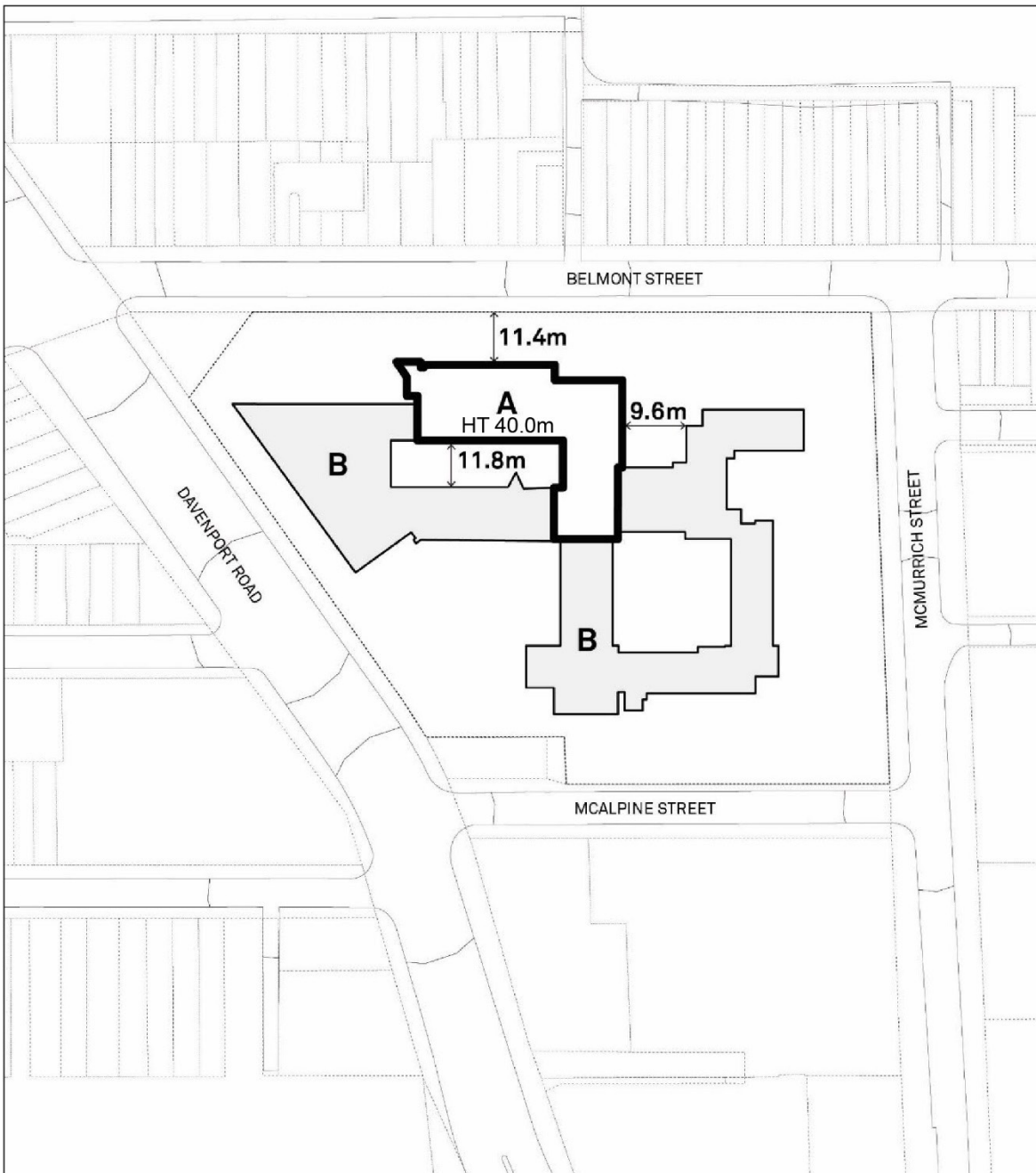
**Toronto**  
Diagram 2

**55 Belmont Street**

File # 24 208560 STE 11 OZ



Diagram 3



 **Toronto**  
Diagram 3

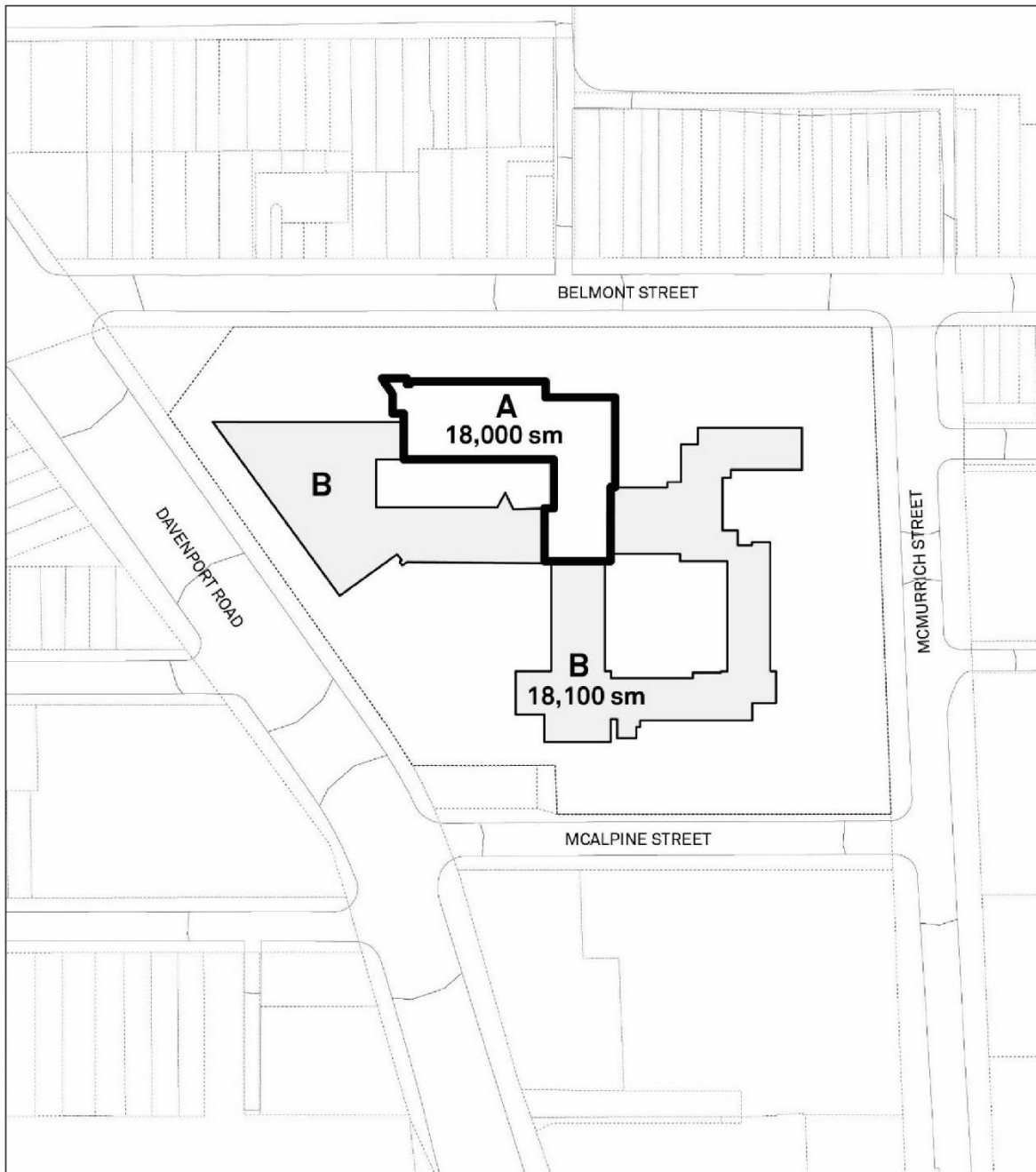
55 Belmont Street

File # 24 208560 STE 11 OZ

 Addition Building  
 Existing Building

  
City of Toronto By-law 569-2013  
Not to Scale  
02/03/2025

**Diagram 4**



 **TORONTO**  
**Diagram 4**

**55 Belmont Street**

File # 24 208560 STE 11 0Z

 Addition Building  
 Existing Building

  
City of Toronto By-law 569-2013  
Not to Scale  
02/03/2025