

Authority: Etobicoke York Community Council Item
EY22.1, adopted as amended by City of Toronto Council on
May 21 and 22, 2025
City Council voted in favour of this by-law on June 26,
2025
Written approval of this by-law was given by Mayoral
Decision 10-2025 dated June 26, 2025

CITY OF TORONTO

BY-LAW 642-2025

To amend Zoning By-law 569-2013, as amended, with respect to the lands municipally known in the year 2024 as 60 Newcastle Street, 21, 23, 25 and 31 Windsor Street, 18 Buckingham Street and 95 Portland 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;

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 600 Inclusionary Zoning and Chapter 800 Definitions, as applicable.
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 E 1.0 to a zone label of CR 1.0 (c1.0; r1.0) SS2 (x1131), (H) CR 1.0 (c1.0; r1.0) SS2 (x1131) and O as shown on Diagram 2 attached to this By-law.
4. Zoning By-law 569-2013, as amended, is further amended by 900.11.10 Exception Number 1131 so that it reads:

(1131) Exception CR 1131

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 60 Newcastle Street, 21, 23, 25 and 31 Windsor Street, 18 Buckingham Street and 95 Portland Street, if the requirements of By-law 642-2025 are complied with, a **building or structure** may be constructed, used or enlarged in compliance with Regulations (B) to (U) below;

- (B) Despite Regulation 10.5.40.10(1), the height of a **building** or **structure** is the distance between the following Canadian Geodetic Datum elevations and the elevation of the highest point of the **building** or **structure** as shown on Diagram 4 of By-law 642-2025:
- (i) 96.20 metres for "Block A";
 - (ii) 96.65 metres for Block B; and
 - (iii) 97.90 metres for Building C;
- (C) Regulations 150.20.20.1(1) and 150.20.30.1(1) do not apply.
- (D) Despite regulation 40.10.40.10(1)(2) or (3), the permitted maximum height of a **building** or **structure** is the number in metres following the letters "HT" as shown on Diagram 3 of By-law 642-2025;
- (E) a mezzanine and mechanical penthouse does not constitute a **storey**;
- (F) Despite regulations 40.5.40.10(3) to (8) and (D) above, the following equipment and **structures** may project beyond the permitted maximum height shown on Diagram 3 of By-law 642-2025:
- (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 2.5 metres;
 - (ii) architectural features, parapets, and elements and **structures** associated with a **green roof**, by a maximum of 3.0 metres;
 - (iii) **building** maintenance units and window washing equipment, by a maximum of 2.4 metres;
 - (iv) planters, landscaping features, guard rails, and divider screens on a balcony and/or terrace, by a maximum of 3.0 metres;
 - (v) antennae, flagpoles and satellite dishes, by a maximum of 3.0 metres; and
 - (vi) trellises, pergolas, and unenclosed **structures** providing safety or wind protection to rooftop **amenity space**, by a maximum of 4.0 metres;
- (G) Despite (F) above no part of a **building** may be located between the Canadian Geodetic Datum elevation of 96.2 metres and a minimum vertical clearance of 13.5 metres, in the shaded area, as shown on Diagram 5 of By-law 642-2025;

- (H) Despite regulation 40.10.40.40(1), the permitted maximum **gross floor area** of all **buildings** and **structures** is 77,650.0 square metres, of which:
- (i) the total permitted maximum **gross floor area** for residential uses is 74,000.0 square metres, of which:
 - (a) a maximum of 57,000.0 square metres of **gross floor area** is permitted on Block A, as shown in Diagram 4;
 - (b) a maximum of 11,000.0 square metres of **gross floor area** is permitted on Block B, as shown in Diagram 4; and
 - (c) a maximum of 6,000.0 square metres of **gross floor area** is permitted on Block C, as shown in Diagram 4;
 - (ii) the permitted minimum **gross floor area** for non-residential uses is 3,650.0 square metres, of which:
 - (a) a minimum 3,400 square metres gross floor area is required on Block A, as shown in Diagram 4;
 - (b) a minimum 250.0 square metres **gross floor area** is required in Block B, as shown in Diagram 4; and
 - (c) a minimum 1,400.0 square metres **gross floor area** for retail uses is required in total on Blocks A and B;
- (I) Despite regulation 40.10.40.50(1) and (2), no **amenity space** is required for Block C;
- (J) Despite regulation 40.10.40.80(2), the required separation of **main walls** is as shown in metres on Diagram 3 of By-law 642-2025;
- (K) Despite regulation 40.10.40.70(2), the required minimum **building setbacks** are as shown in metres on Diagram 3 and Diagram 5 of By-law 642-2025;
- (L) Despite Clause 40.10.40.60 and (K) above, the following elements may encroach into the required minimum **building setbacks** and **main wall** separation distances as follows:
- (i) decks, porches, and balconies, by a maximum of 2.0 metres;
 - (ii) canopies and awnings, by a maximum of 3.0 metres;
 - (iii) exterior stairs, access ramps and elevating devices, by a maximum of 3.0 metres;

- (iv) cladding added to the exterior surface of the **main wall** of a **building**, by a maximum of 0.5 metres;
 - (v) architectural features, such as a pilaster, decorative column, cornice, sill, belt course, or chimney breast, by a maximum of 0.5 metres;
 - (vi) window projections, including bay windows and box windows, by a maximum of 0.6 metres;
 - (vii) eaves, by a maximum of 2.0 metres; and
 - (viii) air conditioners, satellite dishes, antennae, vents, and pipes, by a maximum of 2 metres;
- (M) Despite (L)(i) above, balconies may not encroach within the following areas:
- (i) Block A, as shown in Diagram 4, beyond a maximum of 2.0 metres above the fourth storey;
 - (ii) Block B, as shown in Diagram 4, beyond a maximum of 1 metre above the fourth storey on the north and south facades;
- (N) Despite (L)(i) above, no balconies are permitted below the fourth storey;
- (O) A maximum of 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 200.5.10.1(1) and Table 200.5.10.1, **parking spaces** must be provided in accordance with the following:
- (i) a minimum of 0.051 residential visitor **parking spaces** for each dwelling unit on Block A and Block B:
 - (a) 10 **parking spaces** shall be provided on Block A, as shown in Diagram 4, for the non-residential uses on the Block in addition to the minimum residential visitor parking requirement;
 - (b) A minimum of 3 parking spaces shall be provided for the **crisis care shelter** within Block C, as shown in Diagram 4; and
 - (c) the **parking spaces** for residential visitors and non-residential uses may be shared on a non-exclusive basis;
 - (ii) no **parking spaces** are required for non-residential uses except as required in Q(i);

- (Q) Despite regulation 200.15.1(1), an accessible **parking space** must have the following minimum dimensions:
- (i) length of 5.6 metres;
 - (ii) width of 3.4 metres;
 - (iii) 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;
- (R) The provision of **dwelling units** on Blocks A and B is subject to the following:
- (i) a minimum of 15 percent of the total number of **dwelling units** must have 2 or more bedrooms;
 - (ii) a minimum of 10 percent of the total number of **dwelling units** must have 3 or more bedrooms;
 - (iii) any dwelling units with three or more bedrooms provided to satisfy (ii) above are not included in the calculation of the required dwelling units with two or more bedrooms in accordance with (i) above;
- (S) Block B, as shown in Diagram 4, may be exempt from (S)(ii) above should **affordable rental housing units** be delivered;
- (T) Despite article 220.5.10.1, **loading spaces** will be provided on the Blocks outlined in Diagram 4 of By-law 642-2025 in accordance with the following:
- (i) 1 Type "G" and 1 Type "B" for Block A, as shown in Diagram 4;
 - (ii) 1 Type "G" for Block B, as shown in Diagram 4; and
 - (iii) 1 Type "B" for Block C, as shown in Diagram 4;
- (U) Despite regulations 230.5.1.10(9) and 230.40.1.20(1) and (2), bicycle parking spaces may be located within a secured room, and may be located on any floor of a building above or below ground level;
- (i) where bicycles are to be parked in a stacked position, the required minimum width of a **stacked bicycle parking space** is 0.45 metres;
 - (ii) Despite regulation 230.5.10.1(1) and Table 230.5.10.1(1), for retail store gross floor area that is less than 1,000 square metres, no "long-term" **bicycle parking spaces** are required;

- (iii) Despite regulation 230.40.1.20(2), a "short-term" **bicycle parking space** may be located more than 30.0 metres from a pedestrian entrance; and
- (iv) Despite regulation 230.5.1.10(8), a **short term bicycle parking space** may be located anywhere on the lands outlined by heavy black lines on Diagram 1 of By-law 642-2025.

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.
- 6. Each word or expression which is in bold in this By-law shall have the same meaning as each such word or expression as defined in By-law 569-2013, as amended, except that for the purposes of this By-law, the following expressions shall have the following meaning:
 - (i) "Block 1", "Block 2", and "Block 3" means those **buildings** labelled respectively with the words "Block A", "Block B", and "Block C" shown on Diagram 4 of By-law 642-2025;
- 7. Holding Symbol Provisions:
 - (A) The lands zoned with the holding symbol "(H)" delineated by heavy lines on Diagram 3 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, at their sole cost and expense has submitted a revised Functional Servicing and Stormwater Management Report to demonstrate that the existing sanitary sewer system and any required improvements to it, have adequate capacity to accommodate the development of the lands to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services; and
 - (ii) If the Functional Servicing and Stormwater Management Report accepted and satisfactory from (i) above require 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 Chief Engineer and Executive Director, Engineering and Construction Services; 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 (a) above are constructed and operational, all to the satisfaction to the Chief Engineer and Executive Director, Engineering and Construction Services; and
- (iii) All necessary approvals or permits arising from (ii)(a) or (ii)(b) above are obtained, where required all to the satisfaction to the Chief Engineer and Executive Director, Engineering and Construction Services.
- (iv) The owner shall pay for, design and construct all works related to the installation of traffic signal control at the Portland Street / Royal York Road intersection to be implemented prior to the issuance of the first above-grade building permit for Block A to the satisfaction of the City of Toronto should the City of Toronto determine these works to be required.
- (v) The owner shall undertake the following for review and acceptance by the City of Toronto in conjunction with the Block A Site Plan:

Approval Application:

- (a) Submit a functional plan, and other plans, reflecting any proposed changes to the pavement markings, travel lane arrangements, signage and other features to enable implementation of traffic signal control at the intersection;
- (b) Submit a Signalization Plan for the intersection showing signal plans, timing plans, and other necessary drawings for modification of signage and pavement markings and other physical features at the intersection;
- (c) Enter into any required agreements with the City of Toronto regarding approval, financial aspects and implementation of the proposed traffic signal; and
- (d) Engage with City Traffic Operations staff to initiate the preparation and submission of necessary reports to City Council and enactment of by-laws as may be required to authorize the installation of the proposed traffic control signals.

- (vi). In the event that the City of Toronto determines, at its own discretion, that the introduction of traffic signal control at the intersection is not required, the provisions outlined in (iv) and (v) shall not apply.

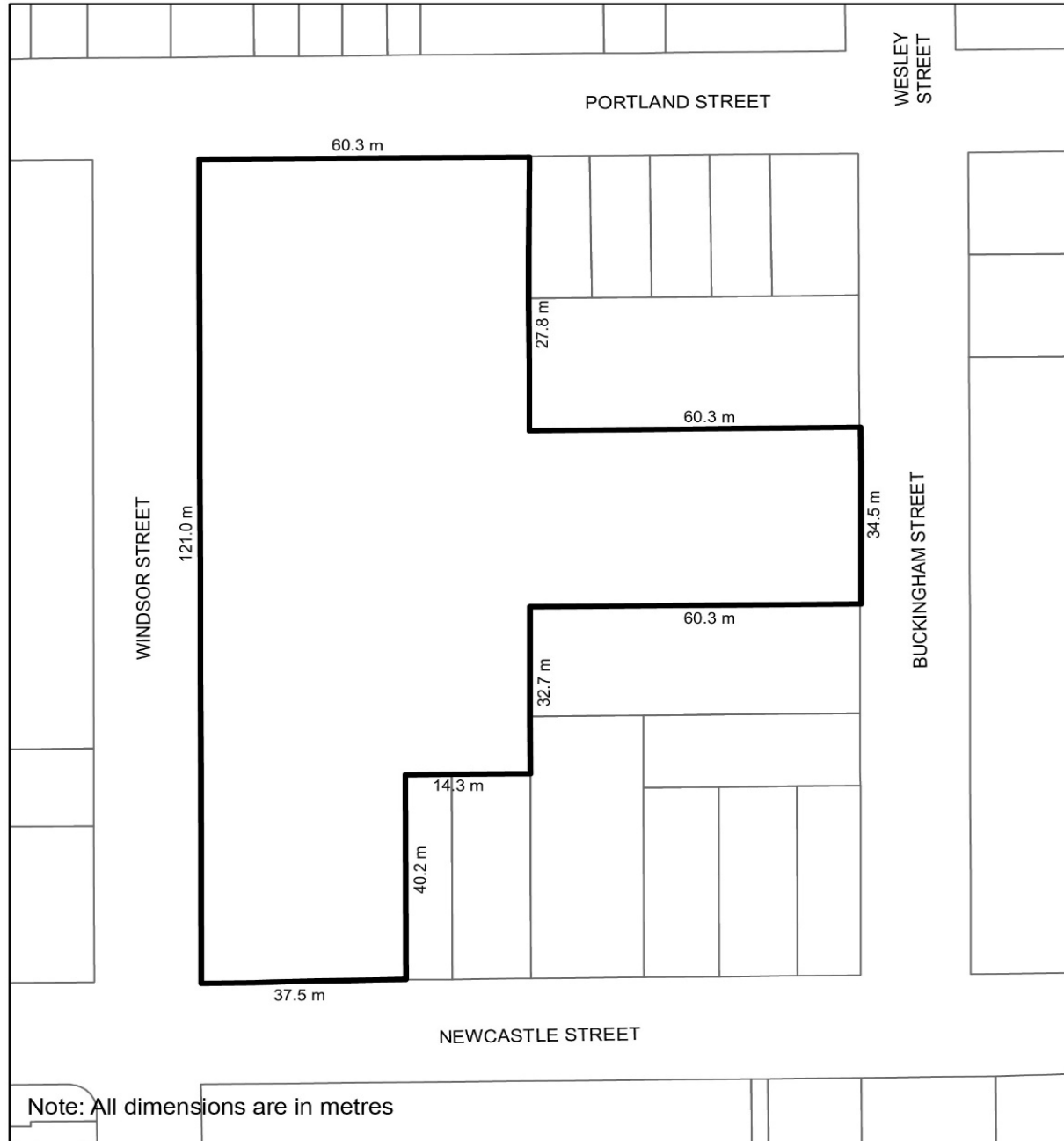
Enacted and passed on June 26, 2025.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)

Diagram 1

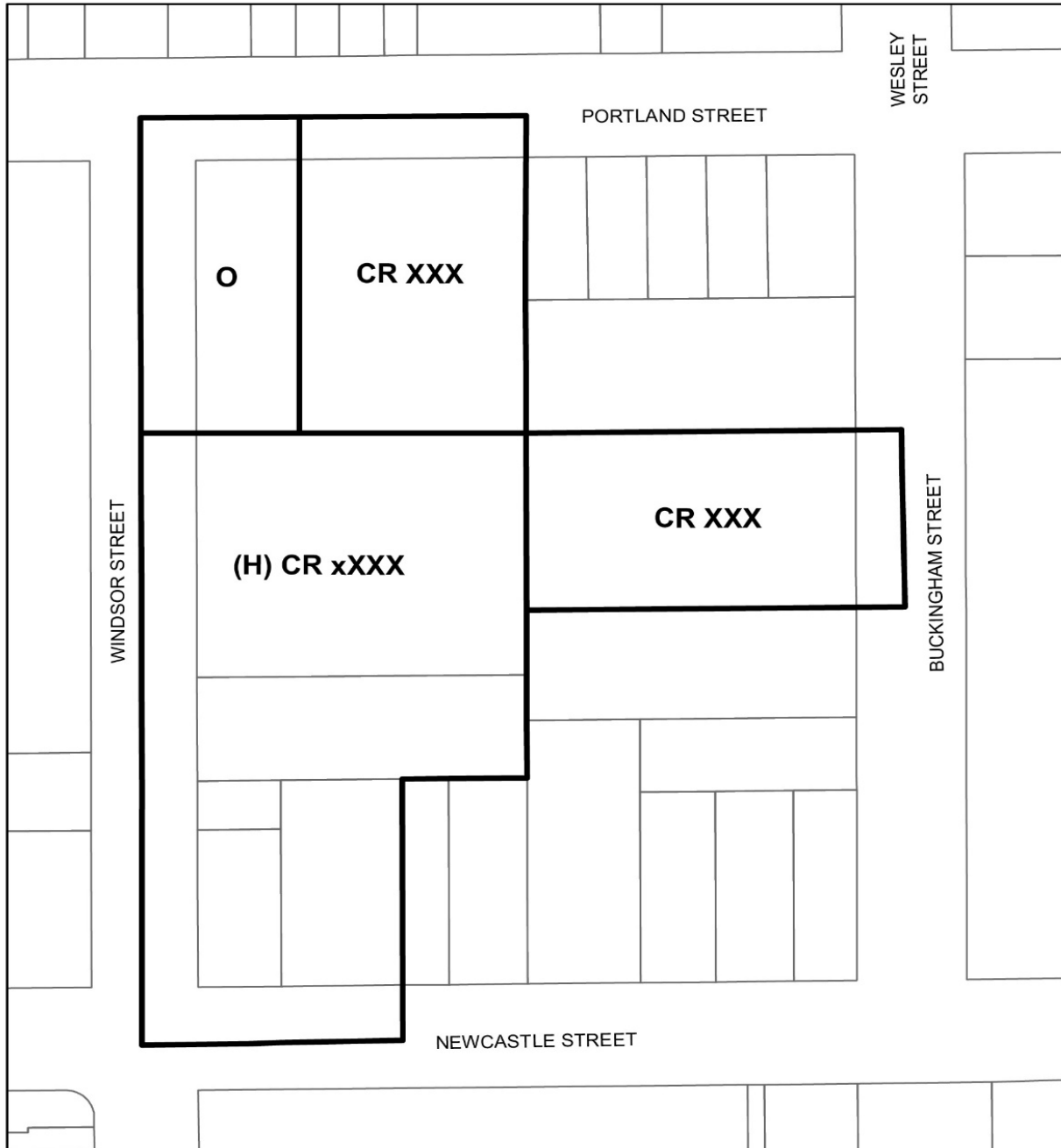


Toronto
Diagram 1

21-25 and 31 Windsor Street, 18 Buckingham Street
and 60 Newcastle Street

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Diagram 2

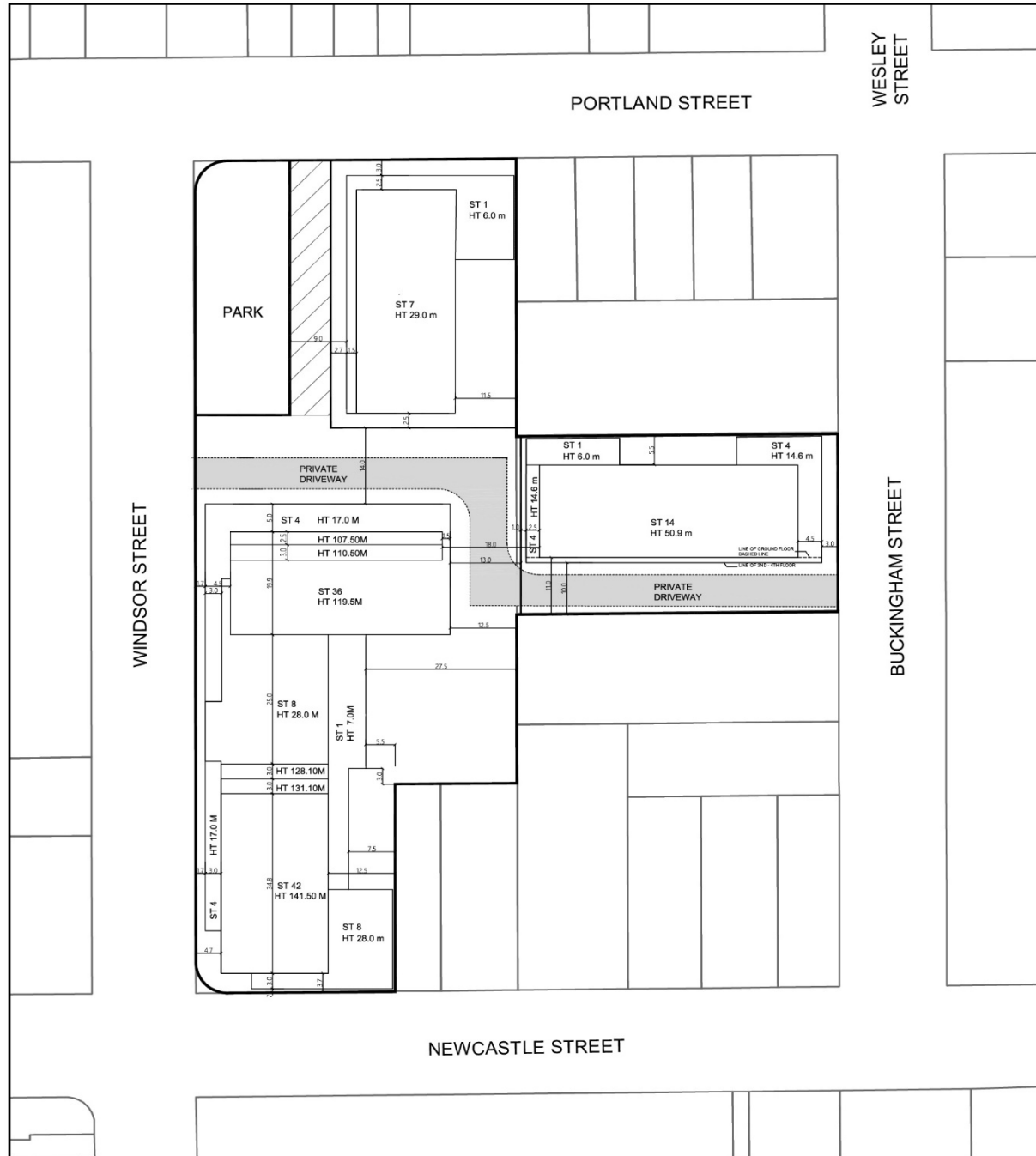


Toronto
Diagram 2

**21-25 and 31 Windsor Street, 18 Buckingham Street
and 60 Newcastle Street**

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Diagram 3

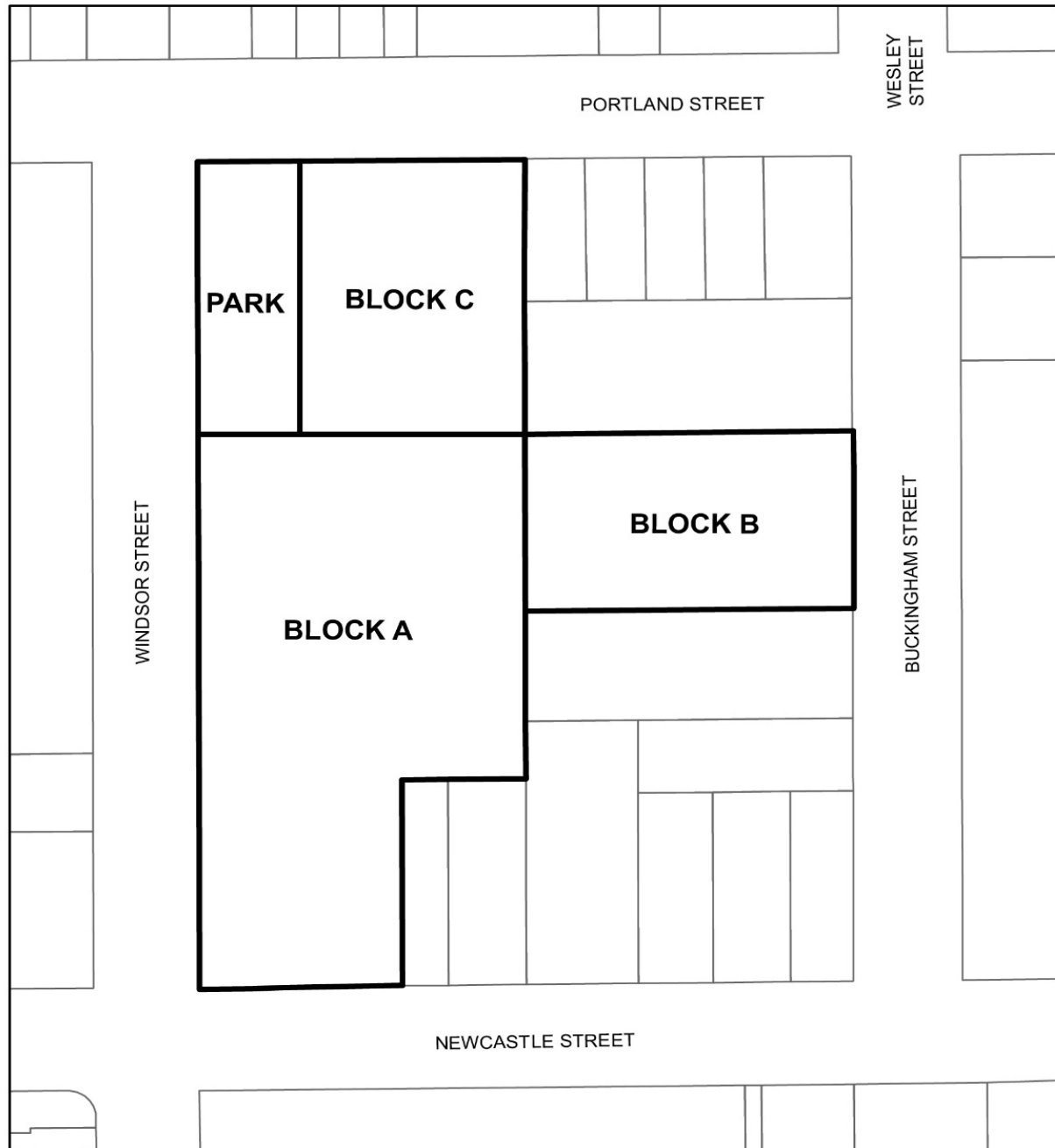


 **TORONTO**
Diagram 3

21-25 and 31 Windsor Street, 18 Buckingham Street
and 60 Newcastle Street

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Diagram 4

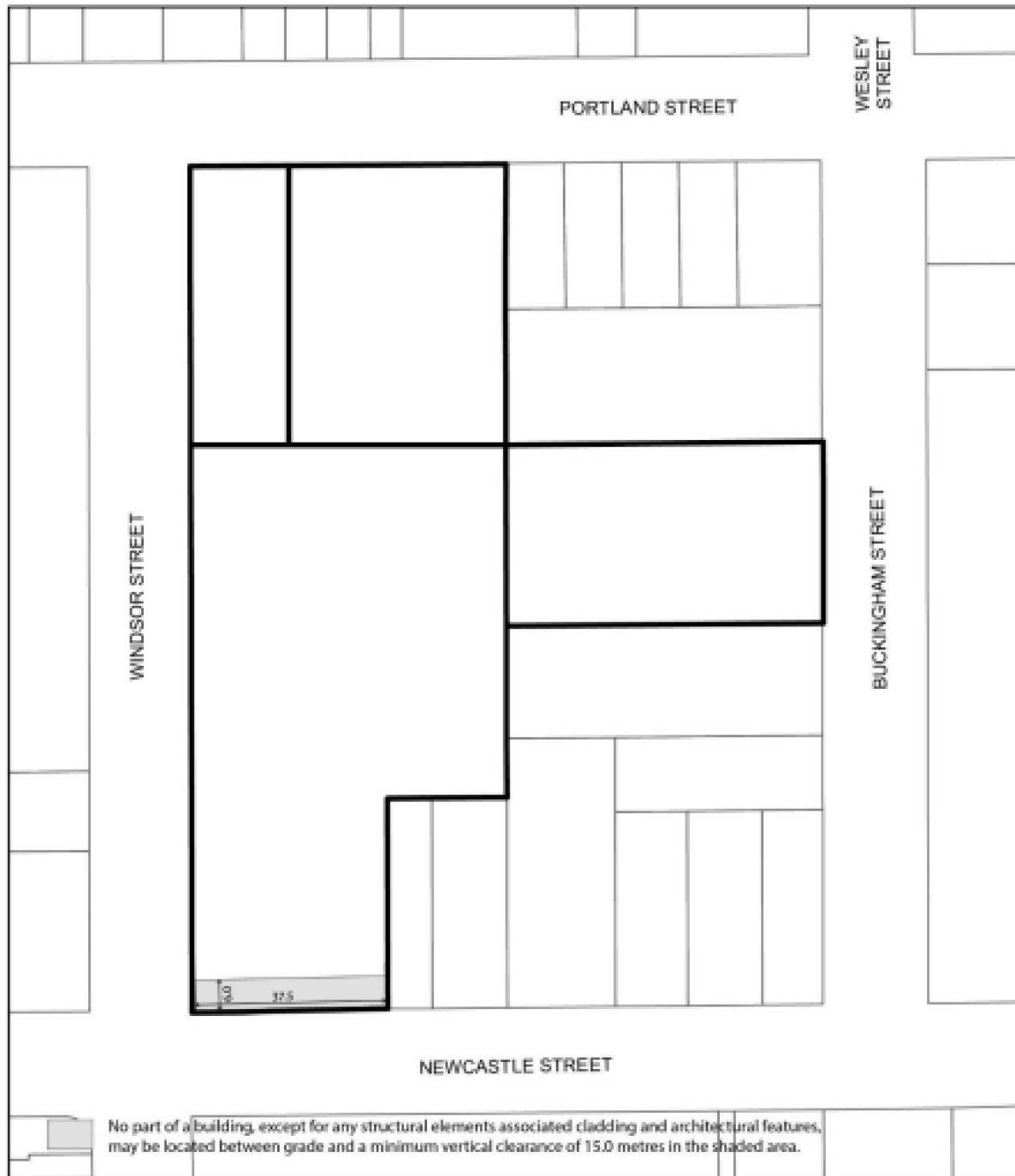


 **TORONTO**
Diagram 4

**21-25 and 31 Windsor Street, 18 Buckingham Street
and 60 Newcastle Street**

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Diagram 5



 **TORONTO**
Diagram 5

**21-25 and 31 Windsor Street, 18 Buckingham Street
and 60 Newcastle Street**

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