

Authority: Toronto and East York Community Council
Item TE25.8 as adopted by City of Toronto Council on
October 8 and 9, 2025
City Council voted in favour of this by-law on October 9,
2025
Written approval of this by-law was given by Mayoral
Decision 13-2025 dated October 9, 2025

CITY OF TORONTO

BY-LAW 1107-2025

To amend Zoning By-law 569-2013, as amended, with respect to the lands municipally known in the year 2024 as 15 Toronto Street.

Whereas Council of the City of Toronto has the authority to 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 36 of the Planning Act, as amended, the council of a municipality may, in a by-law passed under Section 34 of the Planning Act, use a holding symbol "(H)" in conjunction with any use designation to specify the use to which lands, buildings or structures may be put once the holding symbol "(H)" is removed by amendment to the by-law; and

Whereas the Official Plan for the City of Toronto contains provisions relating to the use of holding symbol "(H)"; 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, 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 subject to this By-law from a zone label of CR 4.0 (c3.0; r4.0) SS1 (x2315) to a zone label of (H) CR 4.0 (c3.0; r4.0) SS1 (x1173) as shown on Diagram 2 attached to this By-law.
4. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.11.10 Exception Number x1173 so that it reads:

(x1173) Exception CR 1173

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 15 Toronto Street, if the requirements of By-law 1107-2025 are complied with, a **building** or **structure** may be constructed, used or enlarged in compliance with Regulations (B) to (W) below:
- (B) Despite Regulations 40.5.40.10(1) and (2), the height of a **building** or **structure** is the distance between the Canadian Geodetic Datum of 83.5 metres and elevation of the highest point of the **building** or **structure**;
- (C) In addition to the elements listed in Regulation 40.5.40.40(3), the **gross floor area** of a **mixed use building** is also reduced by:
 - (i) electrical, utility, mechanical and ventilation rooms firefighter central alarm control facilities (CACF), at or above-ground; and
 - (ii) areas below-grade used for residential uses;
- (D) Despite Regulation 40.10.40.1(1)(A), residential use portions of the **building**, other than **dwelling units**, are permitted to be located on the same level as and below non-residential use portions of the **building**;
- (E) Despite Regulation 40.10.40.10(1) the permitted maximum height of a **building** or **structure** is the number following the HT symbol in metres as shown on Diagram 3 of By-law 1107-2025;
- (F) Despite Regulations 40.5.40.10(4) to (8), and (E) above, the following equipment and **structures** may project beyond the permitted maximum height of a **building**:
 - (i) equipment used for the functional operation of the **building**, including elevator shafts, elevator overruns and machine rooms, roof access, window washing and building maintenance equipment storage, vents, walls or structures that enclosed, screen or cover such equipment including a mechanical penthouse by a maximum of 7.5 metres;
 - (ii) telecommunications equipment, air shafts, electrical, utility, mechanical and ventilation equipment, cooling tower, generators, and mechanical equipment, flues, as well as enclosed stairwells, stair overruns, by a maximum of 6.0 metres;

- (iii) architectural features, guard rails, railings and safety railings, fences, parapets, roof drainage components, thermal insulation, waterproofing assembly or roof ballast, and roof construction assembly elements, and elements and **structures** associated with a **green roof**, by a maximum of 3.5 metres;
 - (iv) **building** maintenance units and window washing equipment, by a maximum of 3.0 metres above equipment used for the function operation of the **building** noted in (i); and
 - (v) unenclosed **structures** on the roof of any part of the building used for outside or open air recreation, unenclosed **structures** providing safety or wind protection to rooftop **amenity space**, wind mitigation elements, **landscaping** features, public art features, life safety equipment, and divider screens on a terrace, trellises, pergolas, wheelchair ramps, planters, screens, and lightning rods, and **structures** housing pool or spa maintenance or operation equipment, by a maximum of 3.5 metres;
- (G) Despite Regulation 40.10.40.40(1), the permitted maximum **gross floor area** of all **buildings** and **structures** is 25,500 square metres, of which:
- (i) a minimum residential **gross floor area** of 763 square metres will be provided for the exclusive use of a social housing program; and
 - (ii) the required minimum **gross floor area** for non-residential uses is 175 square metres, of which a minimum of 90 square metres must be provided on the first level of the **building**;
- (H) The provision of **dwelling units** on the **lot** is subject to the following:
- (i) a minimum of 23 percent of the total number of **dwelling units** must contain two or more **bedrooms**;
 - (ii) a minimum of 7 percent of the total number of **dwelling units** must contain three or more **bedrooms**;
 - (iii) any **dwelling units** with three or more **bedrooms** provided to satisfy (ii) above are not included in the provision required by (i) above;
 - (iv) an additional 10 percent of the total number of **dwelling units** must be a combination of 2-**bedroom** and 3-**bedroom dwelling units**, or **dwelling units** that can be converted to any combination of 2-**bedroom** and 3-**bedroom dwelling units** through the use of accessible or adaptable design measures, such as knock-out panels; and
 - (v) if the calculation of the number of required **dwelling units** with two or three **bedrooms** results in a number with a fraction, the number shall be rounded down to the nearest whole number;

- (I) Despite Clause 40.10.40.50, **amenity space** must be provided at the following rate:
- (i) at least 1.8 square metres for each **dwelling unit** as indoor **amenity space**;
 - (ii) at least 145 square metres of outdoor **amenity space** of which 40.0 square metres must be in a location adjoining or directly accessible to indoor **amenity space**;
 - (iii) no more than 100 square metres of the indoor **amenity space** required in (i) above may be provided as a guest suite;
 - (a) for the purpose of this exception, guest suites do not constitute **dwelling units**;
 - (iv) no more than 10 percent of the indoor **amenity space** required in (i) above may be located below grade;
- (J) Despite Regulations 40.10.40.70(1), 40.10.40.80(1) and 600.10.10(1)(A), the required minimum **building setbacks** and minimum separation distances between **main walls** are as shown in metres on Diagram 3 of By-law 1107-2025, except that:
- (i) no **main wall** may be located between the Canadian Geodetic Datum of 100.00 to 103.00 within the required minimum **building setback** for Area 'A' and Area 'B', as shown on Diagram 3; and
 - (ii) no **main wall** may be located on the **first floor** of the **building** within the required minimum **building setback** for Area 'A', as shown on Diagram 3;
- (K) Despite Clause 40.10.40.60, Regulations 600.10.10(1)(D), (E), and (F); and (J) above, the following elements may encroach into the required minimum **building setbacks** and **main wall** separation distances as follows:
- (i) cornices, lighting fixtures, awnings, canopies, parapets, ornamental or architectural elements, architectural features, architectural fins, columns, eaves, balustrades, safety and wind protection/mitigation screens and features, damper equipment to reduce building movement and elements required for the functional operation of a building, public art, arbours, patios, decorative features, stair landings, vents, stacks, wind screens and features, acoustic screens and features, window sills, by a maximum of 3.0 metres;
 - (ii) wheelchair ramps, retaining walls, stairs, stair enclosures, window washing equipment, roof overhangs, heating, cooling or ventilating equipment, to a maximum of 2.0 metres; and

- (ii) terraces and terrace platforms and associated guards and guardrails, railings, parapets, privacy and wind screens, and landscape planters, to a maximum extent of the **main wall** of the **storey** below;
- (L) 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 residential occupant **parking spaces** for each **dwelling unit**;
 - (ii) a minimum of 0 residential visitor **parking spaces**; and
 - (iii) a minimum of 0 **parking spaces** for **gross floor area** for non-residential uses;
- (M) Despite Clause 200.15.10.10, 0 accessible **parking spaces** are required;
- (N) Despite Regulations 230.5.10.1(1),(3) and (5) and Table 230.5.10.1(1), **bicycle parking spaces** must be provided in accordance with the following minimum rates:
 - (i) 0.9 "long-term" **bicycle parking spaces** for each **dwelling unit**;
 - (ii) 0.2 "short-term" **bicycle parking spaces** for each **dwelling unit**;
 - (iii) 0 **bicycle parking spaces** for retail uses;
- (O) Despite Regulations 230.5.1.10(4)(A) and (C), and (5), a **bicycle parking space** and **stacked bicycle parking space** must comply with the following dimensions:
 - (i) a minimum length of 1.8 metres;
 - (ii) a minimum width of 0.4 metres; and
 - (iii) a minimum vertical clearance of 1.2 metres;
- (P) Despite Regulation 230.5.1.10 (9) "long-term" **bicycle parking spaces** may be located on any level of a **building** at or below grade;
- (Q) Despite Regulation 230.40.1.20 (2), "short-term" **bicycle parking spaces** may be:
 - (i) provided in a **stacked bicycle parking space**;
 - (ii) located outdoors, indoors or in an enclosed room or enclosure, and located on any level of a **building** at or below grade; and
 - (iii) located more than 30 metres from a pedestrian entrance to a **building**;

- (R) Despite Regulation 230.5.1.10(7), no change or shower facilities are required on the **lot**;
- (S) Despite Regulation 230.5.1.10(10) "long-term" and "short-term" **bicycle parking spaces** may be provided in a **stacked bicycle parking space**;
- (T) Despite Regulation 230.5.1.10(12), a **bicycle maintenance facility** must be provided with the following minimum dimensions:
 - (i) a minimum length of 1.8 metres;
 - (ii) a minimum width of 1.6 metres; and
 - (iii) a minimum vertical clearance from the ground of 1.9 metres;
- (U) Despite Clause 220.5.10.1, one Type "G" **loading space** must be provided on the **lot**;
- (V) Clause 40.10.90.10 regarding the location of a **loading space** does not apply;
- (W) For the purpose of this exception, "social housing program" means a program or project on the lands authorized under Section 453.1 of the City of Toronto Act, 2006, that:
 - (i) is entirely owned or operated by or is leased to and operated by a non-profit housing co-operative as defined in the Co-operative Corporations Act or a non-profit corporation as defined in the National Housing Act (Canada) and that, in the opinion of the City, is designed to provide housing accommodation primarily for persons with low to moderate incomes, at a charge not exceeding the greater of:
 - (a) the amount required to finance, operate and maintain such accommodation without profit, and
 - (b) the amount required to be charged for such accommodation under the terms of an agreement respecting the financing of the accommodation where one party is the provincial or federal government or an agent of either; or
 - (ii) provides housing accommodation that is owned and operated by or on behalf of Toronto Housing Company Inc. or Toronto Community Housing Corporation;

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. Temporary Use(s):

- (A) None of the provisions of By-law 569-2013, as amended, apply to prevent the erection and use of temporary sales office on the **lot** for a period of not more than 3 years from the date this By-law comes into full force and effect.

7. Holding Symbol Provisions:

- (A) The lands zoned with the holding symbol "(H)" delineated by heavy lines on Diagram 1 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, as operator of the social housing program, has, pursuant to Section 453.1 of the City of Toronto Act, 2006, entered into an agreement with the City to secure the provision of a social housing program on the lands and register it in priority against title to the lands, with such terms and conditions satisfactory to the Executive Director, Housing Secretariat and the City Solicitor, to secure a minimum gross floor area of 763 square metres for the exclusive use of a social housing program.

Enacted and passed on October 9, 2025.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)

Diagram 1

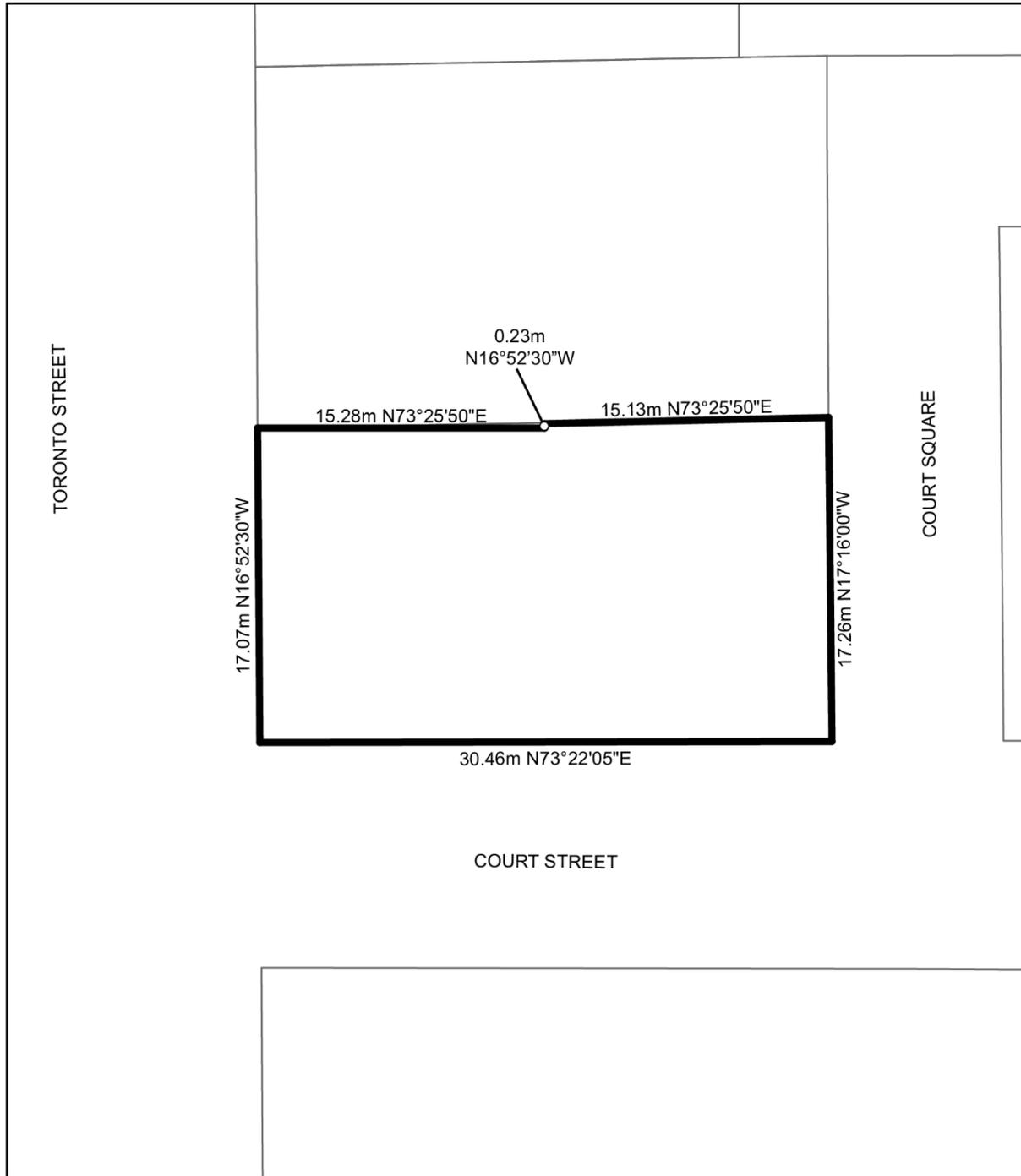


Diagram 2

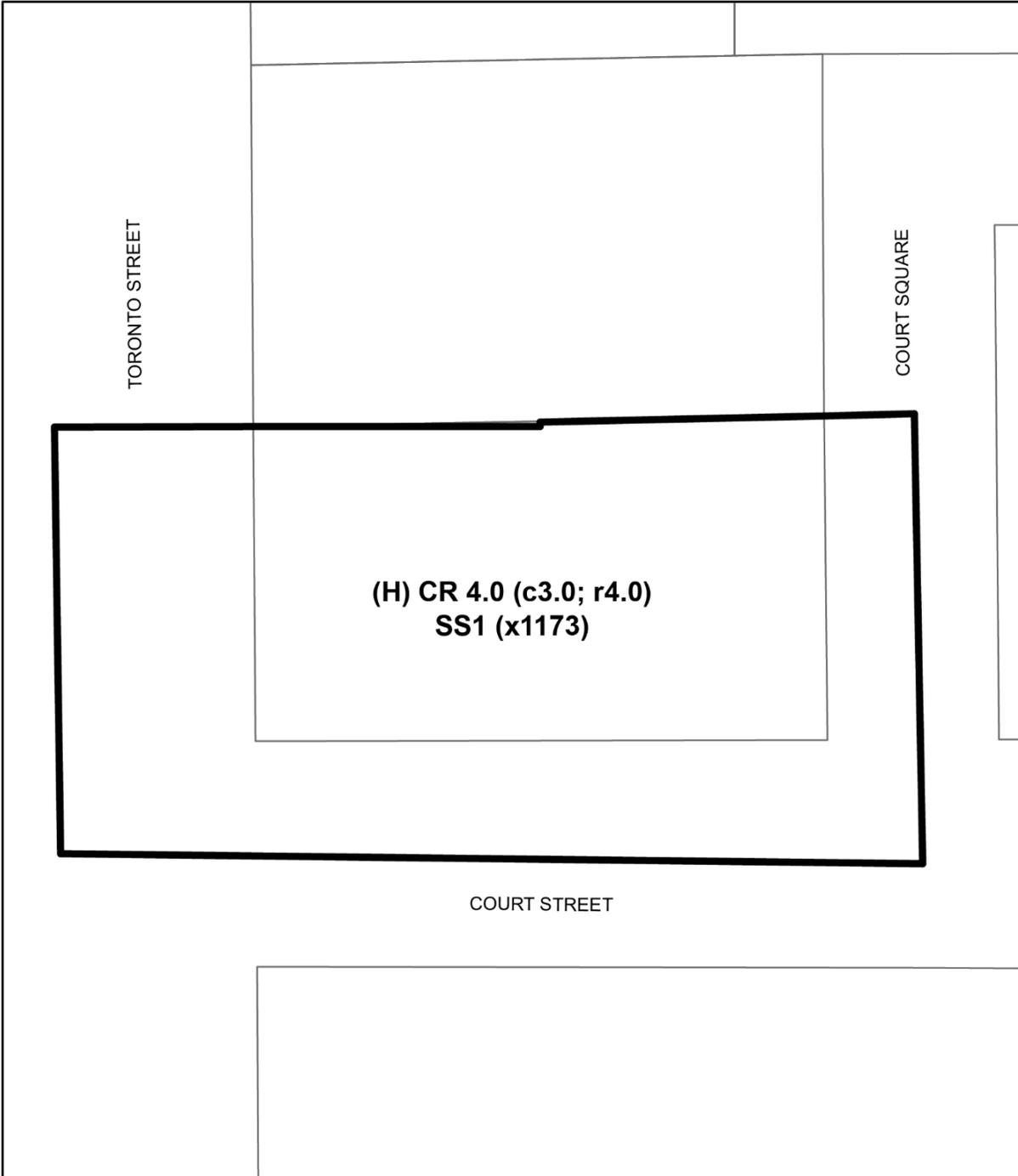


Diagram 3

