

Authority: Toronto and East York Community Council
Item TE15.8, adopted as amended by City of Toronto
Council on July 24 and 25, 2024
City Council voted in favour of this by-law on February 4,
2026
Written approval of this by-law was given by Mayoral
Decision 3-2026 dated February 4, 2026

CITY OF TORONTO

BY-LAW 103-2026

To amend Zoning By-law 569-2013, as amended, with respect to the lands municipally known in the year 2025 as 412-418 Church Street and 79-81 Granby 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 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 CR 3.0 (c2.0; r3.0) SS1 (x2134) and R (d1.0)(x82) to a zone label of CR 3.0 (c2.0; r3.0) SS1 (x1027) 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 1027 so that it reads:

(1027) Exception CR (1027)

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 412-418 Church Street and 79-81 Granby Street, if the requirements of By-law 103-2026 are complied with, a **building** or **structure** may be constructed, used or enlarged in compliance with Regulations (B) to (DD) below;

- (B) The **lot** comprises the lands outlined by heavy lines as shown on Diagram 1 of By-law 103-2026;
- (C) Despite Regulations 40.5.40.10(1) and (2), the height of a **building** or **structure** on the **lot** is the distance between the elevation of 98.34 metres with reference to the Canadian Geodetic Vertical Datum of 1928, Pre-1978 Adjustment (CGVD1928:Pre-1978Adj) and the elevation of the highest point of a **building** or **structure**;
- (D) Despite any Regulation to the contrary, **buildings** and **structures** existing on the **lot** as of the date of By-law 103-2026, including the Existing Semi-Detached Building and the Existing Building, are permitted, with additions, alterations and projections as permitted by By-law 103-2026;
- (E) Despite Regulation 40.10.20.40(1), a **semi-detached house** is a permitted **building** type on the **lot**;
- (F) Despite Regulation 40.10.40.10(1), the permitted maximum height of a **building** or **structure** on the **lot** is the number in metres followed by the letters "HT" as shown on Diagram 3 of By-law 103-2026;
- (G) Despite regulation 40.10.40.10(5)(A), the required minimum height of the first **storey** of a **mixed use building** on the **lot** as measured between the elevation of 98.34 metres with reference to the Canadian Geodetic Vertical Datum of 1928, Pre-1978 Adjustment (CGVD1928:Pre-1978Adj) and the floor of the second **storey**, is 3.5 metres;
- (H) Despite Regulations 40.5.40.10(3) to (8) and (C) and (F) above, the following equipment and **structures** may project beyond the permitted maximum height shown on Diagram 3 of By-law 103-2026:
 - (i) aeronautical lighting and weather vanes, within the areas labelled "TOWER ROOF A", "TOWER ROOF B", and "AMENITY TERRACE" on Diagram 3 of By-law 103-2026, by a maximum of 2.5 metres;
 - (ii) roof assembly, elements and **structures** associated with a **green roof**, **green roof** vegetation, chimneys, vents, guard rails and parapets within the area labelled "Tower Roof A" and "Tower Roof B" on Diagram 3 of By-law 103-2026, by a maximum of 0.6 metres;
 - (iii) roof hatches and access within the area labelled "TOWER ROOF A" and "TOWER ROOF B" on Diagram 3 of By-law 103-2026, by a maximum of 0.6 metres when closed and 1.0 metres when open;
 - (iv) **building** maintenance units and window washing equipment within the area labelled "TOWER ROOF A" and "TOWER ROOF B" on Diagram 3 of By-law 103-2026, by a maximum of 1.0 metres when not in use and

2.75 metres when in use; or to an elevation not exceeding the obstacle limitation surfaces for the St. Michael's Hospital Heliport, as described by O.Reg. 10/24, as amended or replaced from time to time, and the St. Michael's Hospital Air Ambulance Service Protection Corridor Map (Map #346), whichever is less;

- (v) wind screens, parapets, railings and dividers, **structures** for open air recreation, flues, chimneys, light fixtures, pergolas, trellises, **landscaping** elements, planters, integrated seating, architectural features, and balustrades, by a maximum of 3.0 metres only within the areas labelled "HT 8.5" and "AMENITY TERRACE" on Diagram 3 of By-law 103-2026; and
- (vi) the equipment and **structures** listed in (v) above are not permitted to project within the area labelled "TOWER ROOF A" or "TOWER ROOF B";
- (I) In addition to the requirements of Regulation 5.10.40.10(1), and despite any provisions of By-law 103-2026, **structures** and elements listed in (H) above and (P), (Q) and (R) below and in Clauses 40.5.40.10, 40.5.75.1 and 40.10.40.10, must conform to the requirements of By-law 1432-2017 and O. Reg. 10/24, as amended or replaced from time to time;
- (J) Despite Regulation 40.10.40.1(1), residential use portions of a **building** are permitted to be located on the same level and below non-residential use portions of a **building** on the **lot**;
- (K) Despite Regulations 40.5.40.40(3) and 970.30.15.40(2), the **gross floor area** of a **mixed use building** on the **lot** is reduced by the area in the **building** used for:
 - (i) parking, loading, and bicycle parking below-ground;
 - (ii) required **loading spaces** at the ground level and required **bicycle parking spaces** at or above-ground;
 - (iii) storage rooms, washrooms, electrical, utility, mechanical, and ventilation rooms in the **basement**;
 - (iv) shower and change facilities and **bicycle maintenance facilities** required by this By-law for required **bicycle parking spaces**;
 - (v) **amenity space** required by this By-law;
 - (vi) elevator shafts;
 - (vii) garbage shafts;
 - (viii) mechanical penthouse; and

- (ix) exit stairwells in the **building**;
- (L) Despite Regulation 40.5.40.40(4), the floor space index for a **building** on the **lot** is the result of the **gross floor area** minus the areas listed in (K) above divided by the area of the **lot**;
- (M) Despite regulation 40.10.40.40(1), the permitted maximum **gross floor area** of all **buildings** and **structures** is 23,075 square metres, of which:
 - (i) the permitted maximum **gross floor area** for residential uses is 22,800 square metres; and
 - (ii) the required minimum **gross floor area** for non-residential uses is 275 square metres;
- (N) The provision of **dwelling units** in a **mixed use building** is subject to the following:
 - (i) a minimum of 20 percent of the total number of **dwelling units** must contain two or more bedrooms;
 - (ii) a minimum of 8 percent of the total number of **dwelling units** must contain three or more bedrooms;
 - (iii) in addition to (i) and (ii) above, an additional 17 percent of the total number of **dwelling units** must be any combination of two and three bedroom **dwelling units**;
 - (iv) any **dwelling units** containing three or more bedrooms provided to satisfy (ii) above are not included in the provision required by (i) above; and
 - (v) for the purpose of this exception, if the calculation of required **dwelling units** in (i), (ii), and (iii) above result in a number with a fraction, the number is rounded down to the nearest whole number;
- (O) Despite Regulation 40.10.40.50(1), **amenity space** must be provided at the following rate:
 - (i) at least 2.6 square metres of indoor **amenity space** for each **dwelling unit**;
 - (ii) at least 1.4 square metres of outdoor **amenity space** for each **dwelling unit**;
 - (iii) at least 40.0 square metres of outdoor **amenity space** must be in a location adjoining or directly accessible to indoor **amenity space**; and
 - (iv) no more than 25 percent of the outdoor component may be a **green roof**;

- (P) Despite regulation 40.10.40.70(1), the required minimum **building setbacks** are as shown in metres on Diagram 3 of By-law 103-2026;
- (Q) Despite regulation 40.10.40.80(1), the required separation of **main walls** are as shown in metres on Diagram 3 of By-law 103-2026;
- (R) Despite Clause 40.10.40.60 and (P) and (Q) above, the following **structures** or elements may encroach into the required minimum **building setbacks** and the required minimum **main wall** separation distances as follows:
- (i) canopies and awnings, by a maximum of 3.0 metres;
 - (ii) exterior stairs, access ramps and elevating devices, by a maximum of 1.0 metre;
 - (iii) architectural features, such as a pilaster, decorative column, cornice, sill, belt course, or chimney breast, by a maximum of 0.5 metres;
 - (iv) antennae, vents, and pipes, by a maximum of 0.5 metres;
 - (v) **structures** and elements used for open air recreation and **amenity space**, within areas labelled "Amenity Terrace", "Tower Roof A", and "Tower Roof B" on Diagram 3 of By-law 103-2026, by a maximum of 3.0 metres; and
 - (vi) utility meters, vents and pipes, by a maximum of 0.5 metres;
- (S) Regulations 40.10.50.10(1) and (3), with respect to **landscaping**, do not apply.
- (T) Despite Clauses 200.5.1, 200.5.1.10, 200.5.10.1 and 970.10.15.5 and Tables 200.5.10.1 and 970.10.15.5, no resident or visitor parking spaces are required for a **dwelling unit** in a **building** on the **lot** and no parking spaces are required for non-residential uses on the **lot**;
- (U) Despite Regulation 200.5.10.1(7)(C), Clauses 200.15.1 and 200.15.10.5 and Table 200.15.10.5, no resident or visitor accessible **parking spaces** are required for a **dwelling unit** in a **building** on the **lot** and no accessible **parking spaces** are required for non-residential uses on the **lot**.
- (V) Despite Regulation 230.5.1.10(4)(C), if a **stacked bicycle parking space** is provided, the required minimum dimensions for each **stacked bicycle parking space** are:
- (i) length of 1.8 metres;
 - (ii) width of 0.4 metres; and
 - (iii) vertical clearance of 1.2 metres;

- (W) Despite Regulation 230.5.1.10(9), a required "short-term" or "long-term" **bicycle parking space** may be located:
 - (i) on the first **storey**;
 - (ii) **on a** mezzanine level; and
 - (iii) on all levels of a **building** below-ground;
 - (X) Despite Regulations 230.5.1.10(10) and (15), "long-term" **bicycle parking spaces** and "short term" **bicycle parking spaces** may be provided as **stacked bicycle parking spaces**;
 - (Y) Despite Regulation 230.5.1.10(13), no **oversized bicycle parking spaces** are required to be provided on the **lot**;
 - (Z) Despite Regulation 230.5.10.1(5)(A), no **bicycle parking spaces** are required for a **dwelling unit** in the "Existing Semi-Detached Building";
 - (AA) Regulation 230.5.10.20(1) may also be applied to reduce the amount of bicycle parking required by regulation 970.30.15.5(1);
 - (BB) Despite Regulation 230.40.1.20(2) a "short-term" **bicycle parking space** may be located more than 30 metres from a pedestrian entrance to the **building**;
 - (CC) Article 600.10.10, with respect to the Building Setback Overlay, does not apply;
 - (DD) For the purpose of this exception, each word or expression that is in bold font will have the same meaning as such word or expression as defined in Chapter 800 of Zoning By-law 569-2013, as amended, except for the following:
 - (i) "Existing Building" means the portion of the **building** on the **lot** shown on Diagram 3 of By-law 103-2026, as well as existing ancillary structures; and
 - (ii) "Existing Semi-Detached Building" means the **building** on the **lot** shown on Diagram 3 of By-law 103-2026, as well as existing ancillary structures, below the fourth **storey**.
5. Prevailing By-laws and Prevailing Sections: None Apply
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.
7. Pursuant to Subsection 24(2.1) of the Planning Act, this By-law will come into effect as of the day it was passed, if Official Plan Amendment 749 adopted by 103-2026 comes into effect.”

Enacted and passed on February 4, 2026.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)

Diagram 1

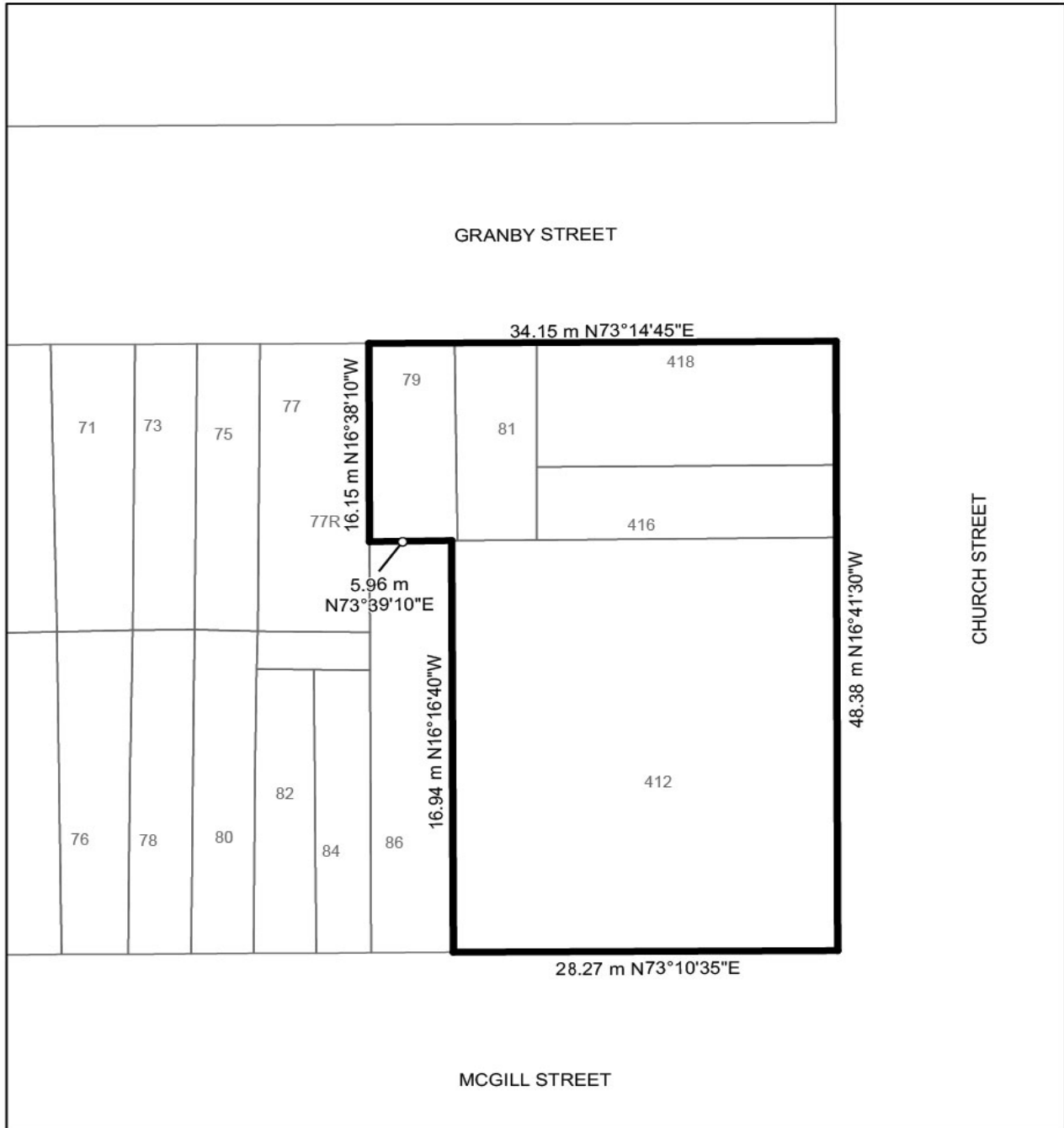
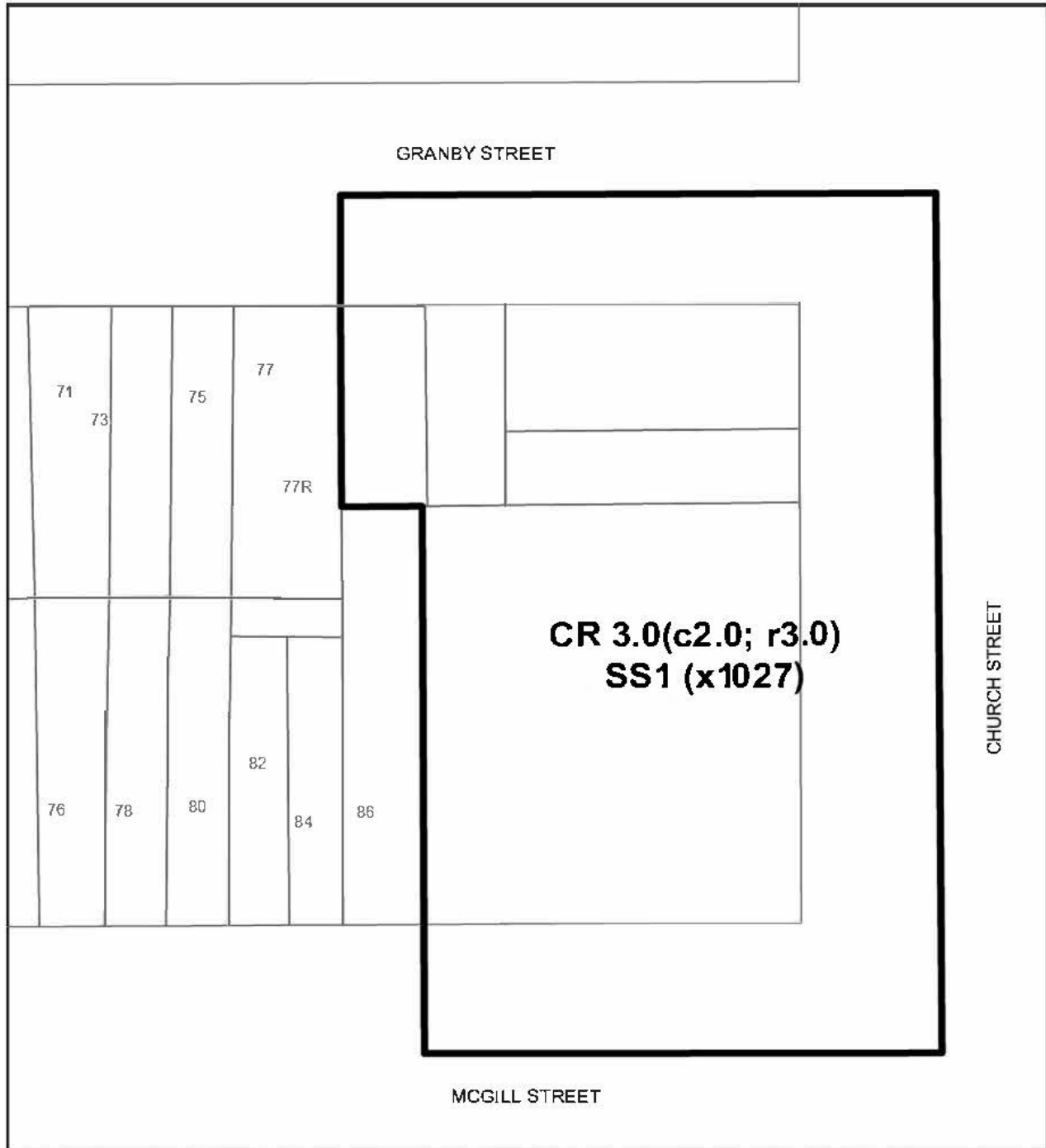


Diagram 2



 **TORONTO**
Diagram 2

412-418 Church St &
79-81 Granby St
File # 21 125701 STE 13 0Z

Diagram 3

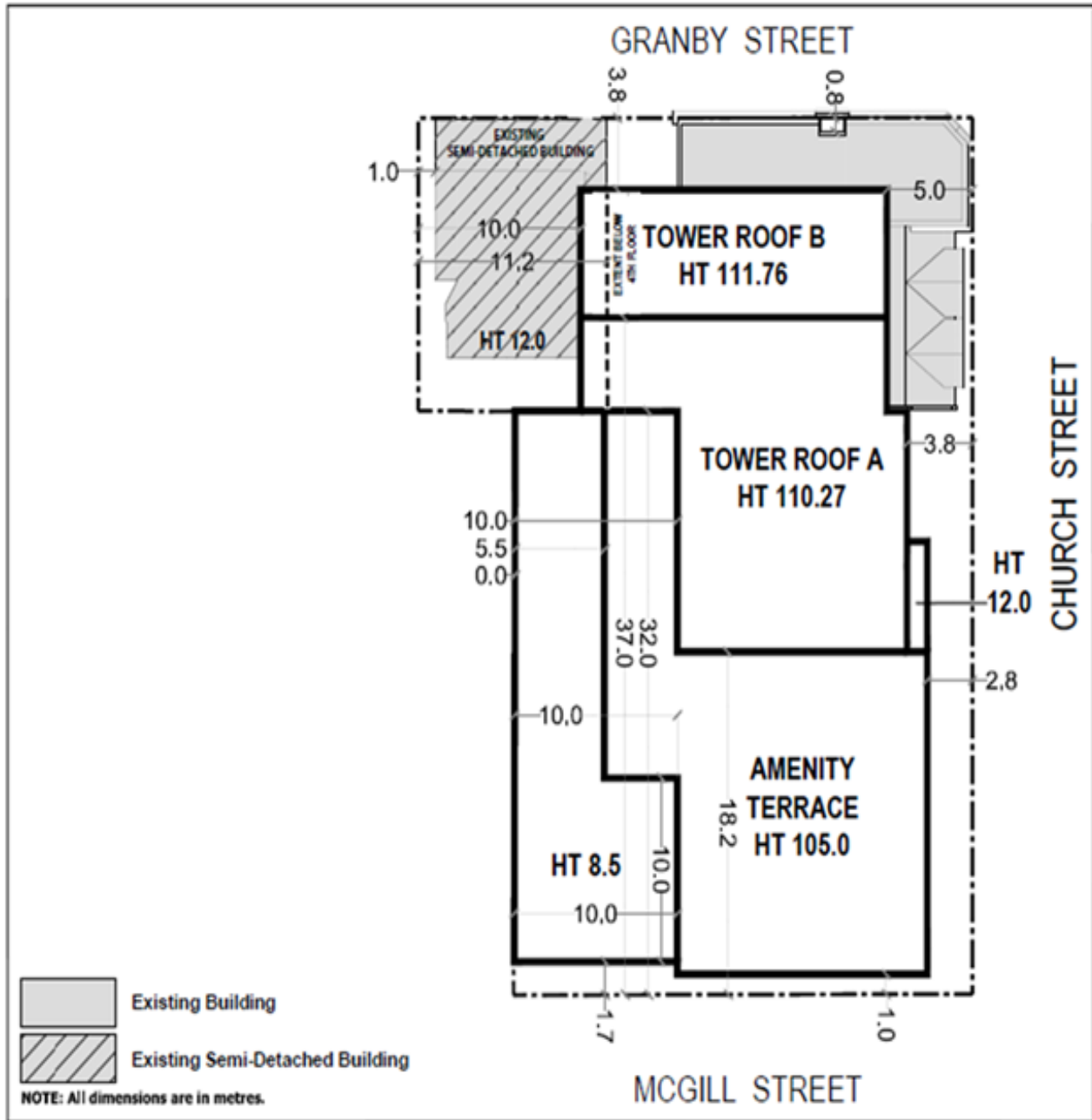


Diagram 3

412-418 Church Street and
79 & 81 Granby Street, Toronto

File #21 125701 STE 13 OZ

Not to Scale