

Authority: Toronto and East York Community Council  
Item TE28.11, as adopted by City of Toronto Council on  
February 4, 2026  
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 105-2026

**To amend Zoning By-law 569-2013, as amended, with respect to the lands municipally known in the year 2025 as 494-526 Richmond Street East and 156-162 Parliament 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 CR SS1 (x339) to a zone label of CR SS1 (x1212) 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 1212 so that it reads:

(1212) Exception CR 1212

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) If Regulation 900.11.10(339) comes into force, it does not apply on lands municipally known as 494-526 Richmond Street East and 156 & 162 Parliament Street, as shown on Diagram 1 of By-law 105-2026, if the requirements of By-law 105-2026 are complied with, and a **building** or **structure** may be constructed, used or enlarged in compliance with Regulations (B) to (T) 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 83.10 metres and the elevation of the highest point of the **building** or **structure**;
- (C) Despite Regulation 40.10.40.1(1), residential use portions of the **building** are permitted to be located on the same **storey** and below non-residential use portions of the **building**;
- (D) Despite Regulation 40.10.40.10(1), 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 105-2026;
- (E) 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 105-2026:
  - (i) equipment used for the functional operation of the **building**, including but not limited to, electrical, utility, mechanical and ventilation equipment, enclosed stairwells, roof access, maintenance equipment storage, elevator shafts, chimneys, and vents, by a maximum of 6.5 metres;
  - (ii) **structures** that enclose, screen or cover the equipment, **structures** and parts of a **building** listed in (i) above, inclusive of a mechanical penthouse, by a maximum of 6.5 metres;
  - (iii) architectural features, parapets, and elements and **structures** associated with a **green roof**, by a maximum of 3.0 metres;
  - (iv) **building** maintenance units and window washing equipment, by a maximum of 6.5 metres;
  - (v) planters, **landscaping** features, guard rails, and divider screens on a balcony and/or terrace, by a maximum of 2.0 metres; and
  - (vi) trellises, pergolas, and unenclosed **structures** providing safety or wind protection to rooftop **amenity space**, by a maximum of 4.0 metres;
- (F) Despite Regulation 40.10.40.40(1), the permitted maximum **gross floor area** of all **buildings** and **structures** is 46,000 square metres, of which:

- (i) the permitted maximum **gross floor area** for residential uses is 45,500 square metres; and
  - (ii) the required minimum **gross floor area** for non-residential uses is 440 square metres;
- (G) Despite Regulations 40.10.40.70(1) and 40.10.40.80(1) and Article 600.10.10, the required minimum **building setbacks** are as shown in metres on Diagram 3 of By-law 105-2026;
- (H) Despite Regulation 40.10.40.80(1), the required separation of **main walls** are as shown in metres on Diagram 3 of By-law 105-2026;
- (I) Despite Clause 40.10.40.60, Regulations 40.10.40.80(1) and 600.10.10(1)(E), and (G) and (H) above, the following elements may encroach into the required minimum **building setbacks** and **main wall** separation distances as follows:
  - (i) balconies, by a maximum of 2.0 metres;
  - (ii) Despite (i) above, balconies may encroach into a **building setback** to a maximum of 0.5 metres from the **main wall** of the **building** facing north in the area labeled "Juliette Balcony Zone" as shown on Diagram 3 of By-law 105-2026;
  - (iii) canopies and awnings, by a maximum of 3.0 metres;
  - (iv) exterior stairs, access ramps and elevating devices, by a maximum of 2.0 metres;
  - (v) architectural features, such as a pilaster, decorative column, cornice, sill, belt course, or chimney breast, by a maximum of 2.0 metres; and
  - (vi) satellite dishes, antennae, vents, and pipes, by a maximum of 2.0 metres;
- (J) Despite Article 200.25.15, if **parking spaces** are provided on the **lot**, a percentage of the provided **parking spaces** must be accessible **parking spaces** in accordance with Section 200.15;
- (K) Despite Regulations 200.15.1(1) and (3), 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 on one side of the accessible **parking space**;
- (L) Despite Regulation 200.15.1(4), accessible **parking spaces** must be the **parking spaces** closest to a barrier free:
  - (i) entrance to a **building**;
  - (ii) passenger elevator that provides access to the first **storey** of a **building**;  
and
  - (iii) the shortest route between the required entrances in (i) and (ii);
- (M) Despite Clause 220.5.10.1, **loading spaces** must be provided as follows:
  - (i) 1 Type "C" **loading space**; and
  - (ii) 1 Type "G" **loading space**;
- (N) Despite Regulation 200.5.1.10(2)(A), 20 percent of **parking spaces** may have the following minimum dimensions:
  - (i) a width of 2.4 metres;
  - (ii) a length of 5.2 metres; and
  - (iii) a vertical clearance of 2.0 metres;
- (O) Despite Regulations 230.5.1.10(9)(A), the required "long-term" **bicycle parking spaces** may be located on any level of the **building**, including below-ground;
- (P) Despite Regulation 230.5.1.10(4)(A), the required minimum dimensions of a **bicycle parking space** is:
  - (i) length of 1.6 metres;
  - (ii) width of 0.45 metres; and
  - (iii) vertical clearance from the ground of 1.9 metres;
- (Q) Despite Regulation 230.5.1.10(4)(B), the minimum dimensions of a **bicycle parking space** if placed in a vertical position on a wall, **structure** or mechanical device are:

- (i) length or vertical clearance of 1.9 metres;
  - (ii) width of 0.45 metres; and
  - (iii) horizontal clearance from the wall of 1.2 metres;
- (R) The provision of **dwelling units** is subject to the following:
- (i) a minimum of 15 percent of the total number of **dwelling units** must contain two or more bedrooms;
  - (ii) a minimum of 10 percent of the total number of **dwelling units** must contain three or more bedrooms;
  - (iii) an additional 15 percent of the total number of **dwelling units** must be any combination of two bedroom and three bedroom **dwelling units**;
  - (iv) any **dwelling units** with three or more bedrooms provided to satisfy (ii) above are not included in the provision required by (i) above;
  - (v) **dwelling units** as described in (iii) above, may be converted using accessible or adaptable design measures such as knock-out panels; and
  - (vi) if the calculation of the number of required **dwelling units** in (i) to (iii) above results in a number with a fraction, the number may be rounded down to the nearest whole number;
- (S) For the purposes of this exception, an "Enhanced Landscaped Area" with a minimum size of 214 square metres must be provided within the hatched area as shown on Diagram 3 of By-law 105-2026;
- (T) For the purpose of this exception, an "Enhanced Landscaped Area" means a space on the **lot** situated at ground level that is accessible to the public, secured through appropriate legal agreements and may include pedestrian walkways, seating areas, landscaped plazas, and ornamental **structures** and is used principally for the purpose of sitting, standing, and other recreational uses, as shown within the hatched area on Diagram 3 of By-law 105-2026;

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 a temporary sales office on the lot, used exclusively for the initial sale and/or initial leasing of non-residential space areas and dwelling units proposed on the same lot, for a period of not more than three years from the date this By-law comes into full force and effect.

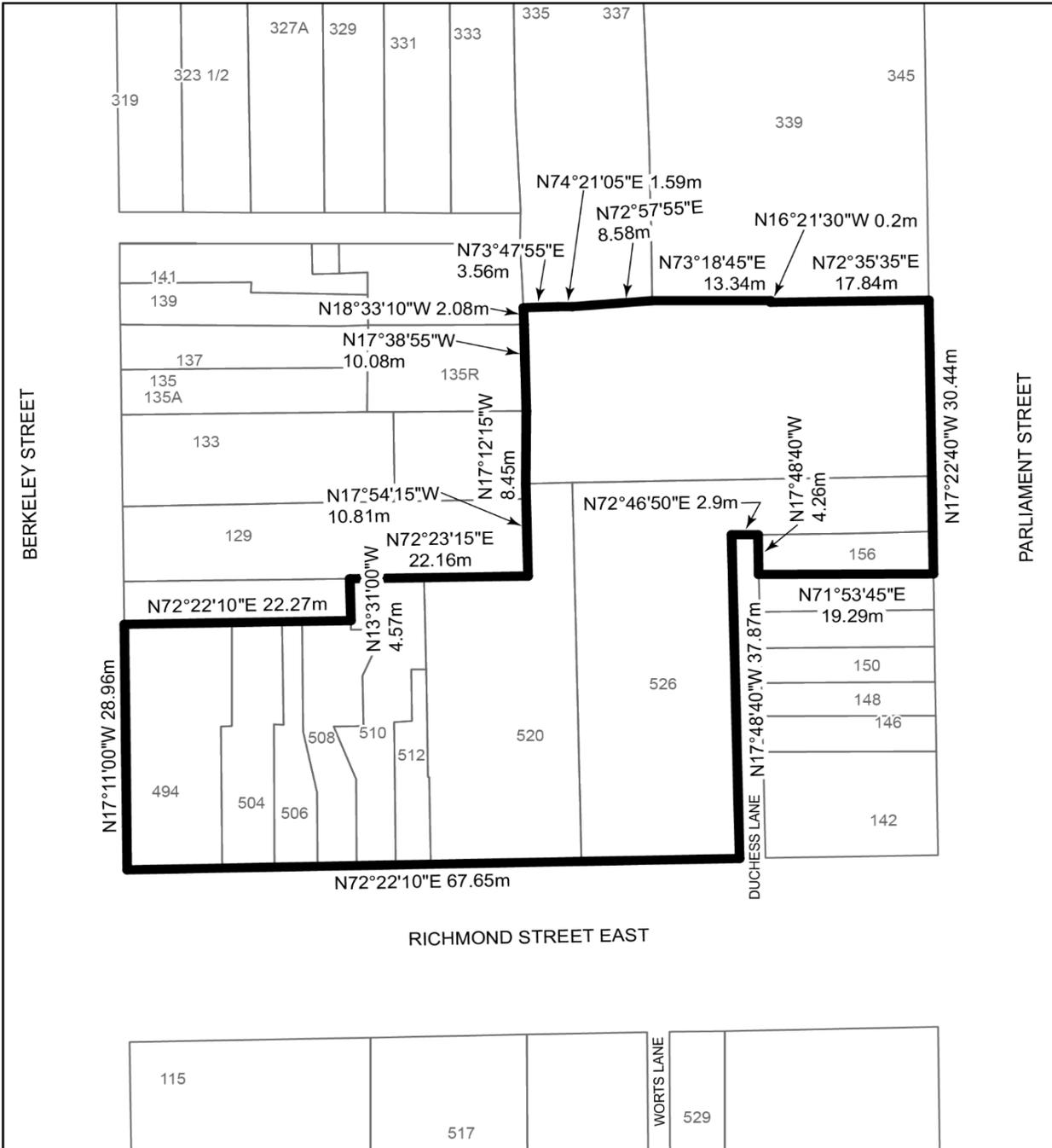
Enacted and passed on February 4, 2026.

Frances Nunziata,  
Speaker

John D. Elvidge,  
City Clerk

(Seal of the City)

Diagram 1

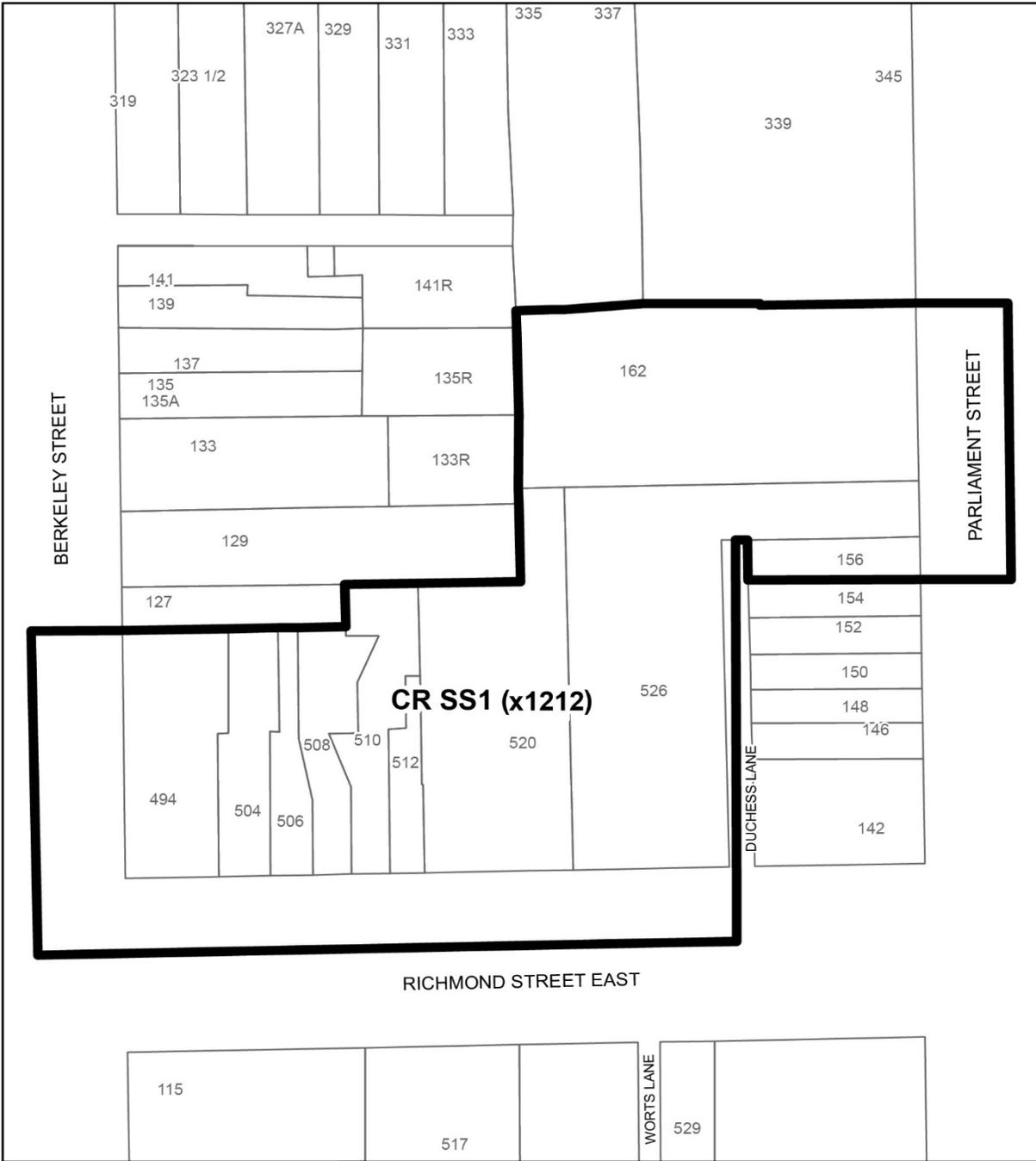


 **TORONTO**  
Diagram 1

**494-526 Richmond Street East  
and 156 & 162 Parliament Street**

File # 23 173467 STE 13 0Z

**Diagram 2**



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Diagram 2

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