

Authority: Toronto and East York Community Council
Item TE29.12, adopted as amended by City of Toronto
Council on March 25 and 26, 2026
City Council voted in favour of this by-law on April 23,
2026
Written approval of this by-law was given by Mayoral
Decision 9-2026 dated April 23, 2026

CITY OF TORONTO

BY-LAW 356-2026

To amend Zoning By-law 569-2013, as amended, with respect to the lands municipally known in the year 2025 as 1684, 1698, 1700 and 1702 Queen Street East.

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 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. By-law 1018-2022 is hereby repealed.
2. The lands subject to this By-law are outlined by heavy black lines on Diagram 1 attached to this By-law.
3. 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.
4. Zoning By-law 569-2013, as amended, is further amended by adding the lands subject to this By-law to the Zoning By-law Map in Section 990.10, and applying the following zone label: (H) CR 2.0 (c1.0; r2.0) SS2 (x762), as shown on Diagram 2 attached to this By-law.

5. Zoning By-law 569-2013, as amended, is further amended by adding the lands subject to this By-law to the Policy Areas Overlay Map in Article 995.10.1 and applying the following Policy Area label to these lands: 4, as shown on Diagram 3 attached to this By-law.
6. Zoning By-law 569-2013, as amended, is further amended by adding the lands to the Height Overlay Map in Article 995.20.1 and applying the following height label of HT 12.0, as shown on Diagram 4 attached to this By-law.
7. Zoning By-law 569-2013, as amended, is further amended by amending Article 900.11.10 Exception Number 762 so that it reads:

(762) Exception CR (762)

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 1684, 1698, 1700 and 1702 Queen Street East, if the requirements of By-law 356-2026 are complied with, a **building** or **structure** may be constructed, used or enlarged in compliance with Regulations (B) to (W) below;
- (B) For the purposes of this exception, the **lot line** abutting Queen Street East is considered to be the **front lot line**;
- (C) 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 80.56 metres and the elevation of the highest point of the **building** or **structure**;
- (D) Despite regulation 40.10.40.10(2), the permitted maximum height of a **building** or **structure** is the number in metres following the letters "HT" as shown on Diagram 5 of By-law 356-2026;
- (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 5 of By-law 356-2026;
 - (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 5.5 metres;
 - (ii) **structures** that enclose, screen, or cover the equipment, **structures** and parts of a **building** listed in (i) above, including a mechanical penthouse, by a maximum of 5.5 metres;

- (iii) architectural features, parapets, and elements and **structures** associated with a **green roof**, by a maximum of 1.2 metres;
 - (iv) **building** maintenance units and window washing equipment, by a maximum of 3.5 metres;
 - (v) planters, **landscaping** features, acoustic barriers, guard rails, and divider screens on a balcony and/or terrace, by a maximum of 1.5 metres;
 - (vi) antennae, flagpoles and satellite dishes, by a maximum of 5.0 metres; and
 - (vii) trellises, pergolas, and unenclosed **structures** providing safety or wind protection to rooftop **amenity space**, by a maximum of 3.3 metres;
- (F) For purposes of this exception and despite (E) above and (L) below, the **front main wall** includes the architectural element at the elevation of the second and third storeys, facing Queen Street East, which must not exceed the permitted maximum height as shown on Diagram 5;
- (G) Despite regulations 40.5.40.70 (1) (A) and (B), a **building or structure** may be no closer than 2.5 metres from the original centreline of a **lane** if the **lot** abutting the other side of the **lane** is in the Residential Zone category or Open Space Zone category;
- (H) Despite regulation 40.10.40.1(1)(C)(ii)(a) and (c), **dwelling units** may be located on the first **storey**, except fronting Queen Street East;
- (I) Despite regulation 40.10.40.1(2)(A), the floor level of the first **storey** must be within 0.5 metres of the ground measured at the **lot line** abutting the **street** directly opposite each pedestrian entrance;
- (J) Despite regulation 40.10.40.40(1), the permitted maximum **gross floor area** of all **buildings** and **structures** is 16,200 square metres, of which:
- (i) the permitted maximum **gross floor area** for residential uses is 15,000 square metres;
 - (ii) the permitted maximum **gross floor area** for non-residential uses is 1,200 square metres; and
 - (iii) the required minimum **gross floor area** for non-residential uses is 700 square metres;
- (K) Despite regulation 40.10.40.70(2), the required minimum **building setbacks** are as shown in metres on Diagram 5 of By-law 356-2026;
- (L) Despite regulation 40.10.40.80(2), the required separation of **main walls** are as shown in metres on Diagram 5 of By-law 356-2026;

- (M) Despite Clause 40.10.40.60 and (J) and (K) above, the following elements may encroach into the required minimum **building setbacks** and **main wall** separation distances as follows:
- (i) decks and porches, by a maximum of 1.0 metres;
 - (ii) balconies, by a maximum of 2.5 metres;
 - (iii) canopies and awnings, by a maximum of 1.5 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 0.7 metres;
 - (vi) window projections, including bay windows and box windows, by a maximum of 0.5 metres;
 - (vii) eaves, by a maximum of 0.3 metres; and
 - (viii) air conditioners, satellite dishes, antennae, vents, and pipes, by a maximum of 0.8 metres;
- (N) The provision of **dwelling units** is subject to the following:
- (i) a minimum of 25 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 3 or more bedrooms provided to satisfy (ii) above are not included in the provision required by (i) above; and
 - (iv) if the calculation of the number of required **dwelling units** with two or three bedrooms in (i) or (ii) above results in a number with a fraction, the number is rounded down to the nearest whole number;
- (O) For the purposes of this exception, regulations 40.10.50.10 (2) and (3), regarding a fencing requirement and **soft landscaping**, do not apply;
- (P) Despite regulation 40.10.90.1(1), a Type "B" **loading space** required for the non-residential uses in the **building** or **structure** must be constructed to the applicable length, width or vertical clearance of a Type "B" loading space referred to in regulation 220.5.1.10(8);

- (Q) Despite regulation 200.5.1.10(2)(A)(iv), a maximum of 5 **parking spaces** provided for residential occupants or residential visitors 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**;
- (R) 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**, but not exceeding the permitted maximum in Table 200.5.10.1 for **dwelling units** in a **mixed use building** in Parking Zone B; and
 - (ii) a minimum of 0.06 residential visitor **parking spaces** for each **dwelling unit**;
- (S) 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 shared access aisle or path on one side of the accessible **parking space**;
- (T) Despite regulation 200.15.1(4), accessible **parking spaces** must be the **parking spaces** located a maximum of 20.0 metres from 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);
- (U) Despite regulation 200.15.10.5 (1), a minimum of three accessible **parking spaces** must be provided on the **lot**;
- (V) 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**; and
 - (ii) 0.2 "short-term **bicycle parking spaces** for each **dwelling unit**;

- (W) Despite regulations 230.5.1.10(9) (A) and (B) "long-term" **bicycle parking spaces** may be located on any level below the ground.

Prevailing By-laws and Prevailing Sections: None Apply

8. 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.
9. None of the provisions of By-law 569-2013, as amended, shall apply to prevent a temporary sales office on the lot used for the purpose of the sale of dwelling units and non-residential units to be erected on the lot, provided that the temporary sales office is located in a building, structure, facility or trailer on the lot for a period of not more than 3 years from the date this By-law comes into full force and effect.
10. Holding Symbol Provisions:
- (A) The lands zoned with the holding symbol "(H)" delineated by heavy lines on Diagram 2 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) City Council has authorized the permanent closure and sale of the lands measuring approximately 15.2 metres long and 4.6 metres wide, forming the southerly portion of the east-west public lane that extends westerly from the north-south public lane (Penny Lane) (the "Public Lane Lands");
 - (ii) An agreement of purchase and sale ("APS") between the City and the applicant, for the sale of the Public Lane Lands, on terms satisfactory to the City, is in place and the transfer as set out in the in the APS has been completed;
 - (iii) City Council has authorized the permanent closure (stop-up) of the applicable portions of Penny Lane, through the enactment of one or more closing by-laws; and each closing by-law has taken legal effect through registration on title;
 - (iv) An agreement (or agreements) of purchase and sale between the City and the owner, on terms satisfactory to the City, has been executed for the applicable lane lands; and the transaction(s) have closed and title has transferred in accordance with the agreement(s);
 - (v) The lands required to establish the replacement east-west laneway connection to Orchard Park Boulevard have been conveyed/dedicated to the City, together with any easements required for utilities, servicing, access and operations, all in form and substance satisfactory to

Transportation Services, Corporate Real Estate Management, and the City Solicitor; and

- (vi) The design of the replacement connection, including grading, drainage, clearances, lighting and operational requirements, has been addressed to the satisfaction of Transportation Services such that the connection is deliverable as a functional public laneway, and any interim arrangements (if applicable) include appropriate indemnities, insurance, maintenance obligations, and access provisions satisfactory to the City Solicitor and Transportation Services.

Enacted and passed on April 23, 2026.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)

Diagram 1

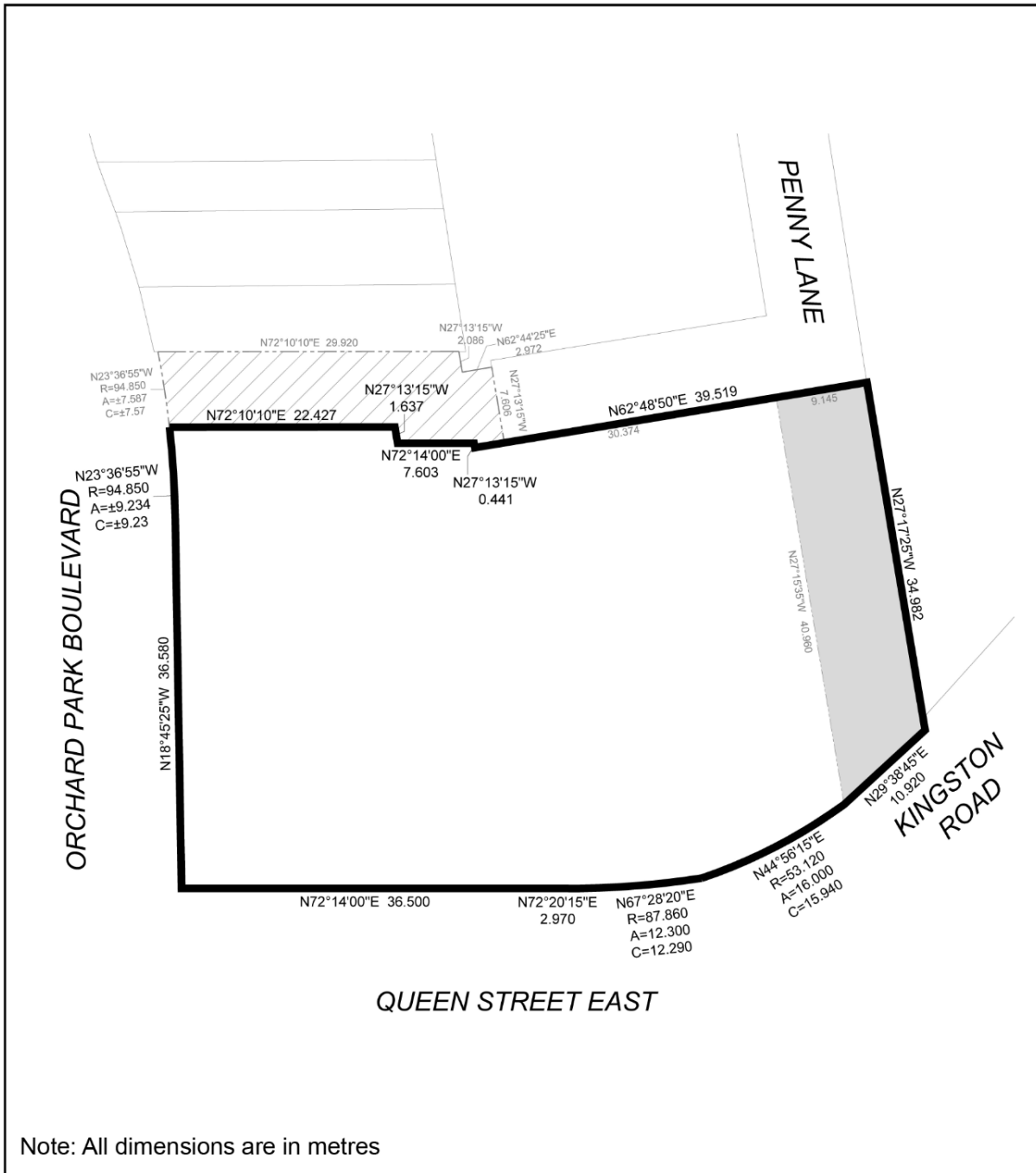





 Diagram 1

1684, 1698, 1700 and 1702
 Queen St E

File #: 25 150383 STE 19 0Z

-  Public Lane Closure
-  Lands to be conveyed to the City of Toronto


 City of Toronto By-law 569-2013
 Not to Scale
 02/12/2026

Diagram 2

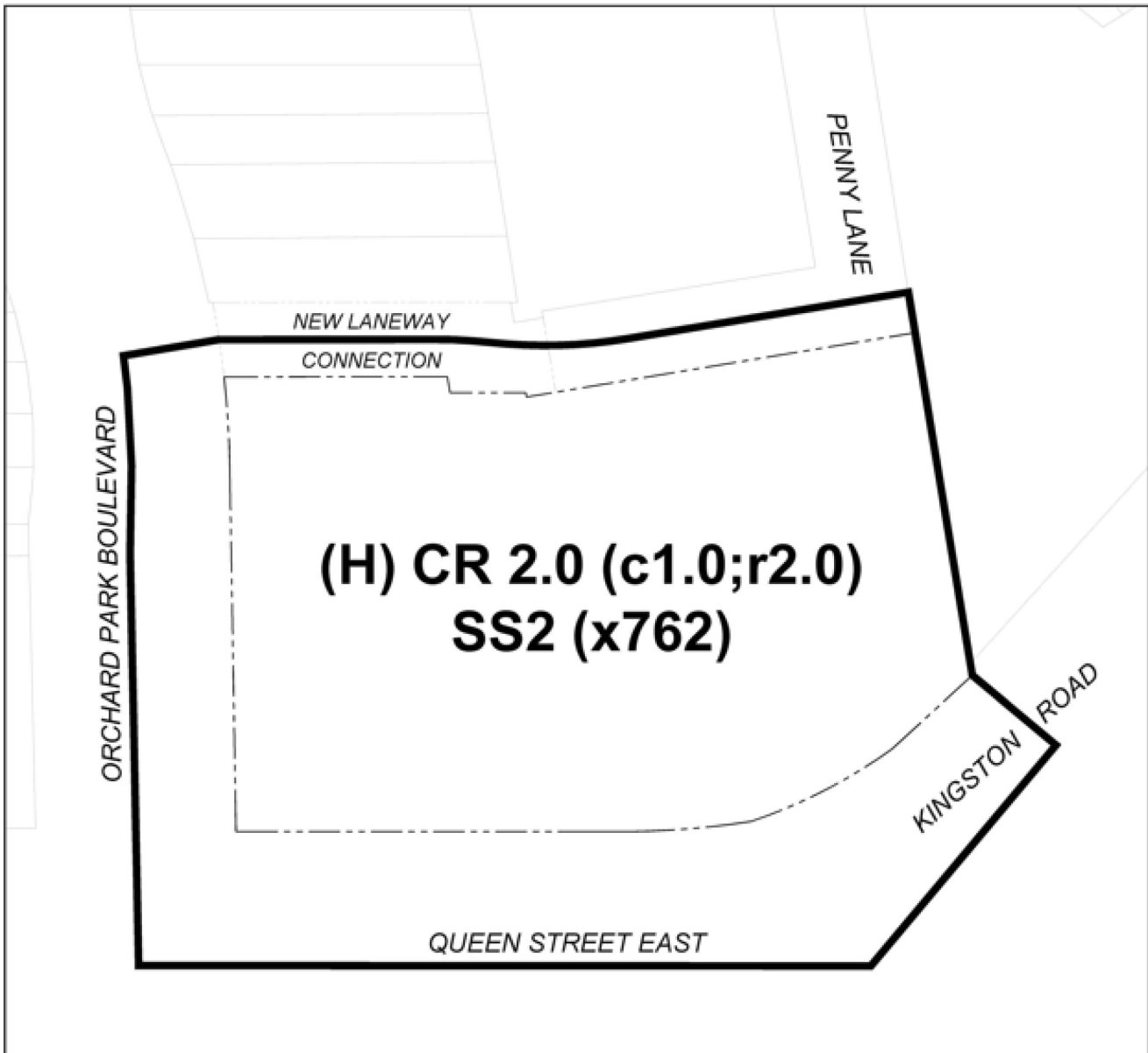


Diagram 2

1684-1702 Queen Street East

File #25 150383 STE 19 02



City of Toronto By-law 569-2013
Not to Scale

Diagram 3

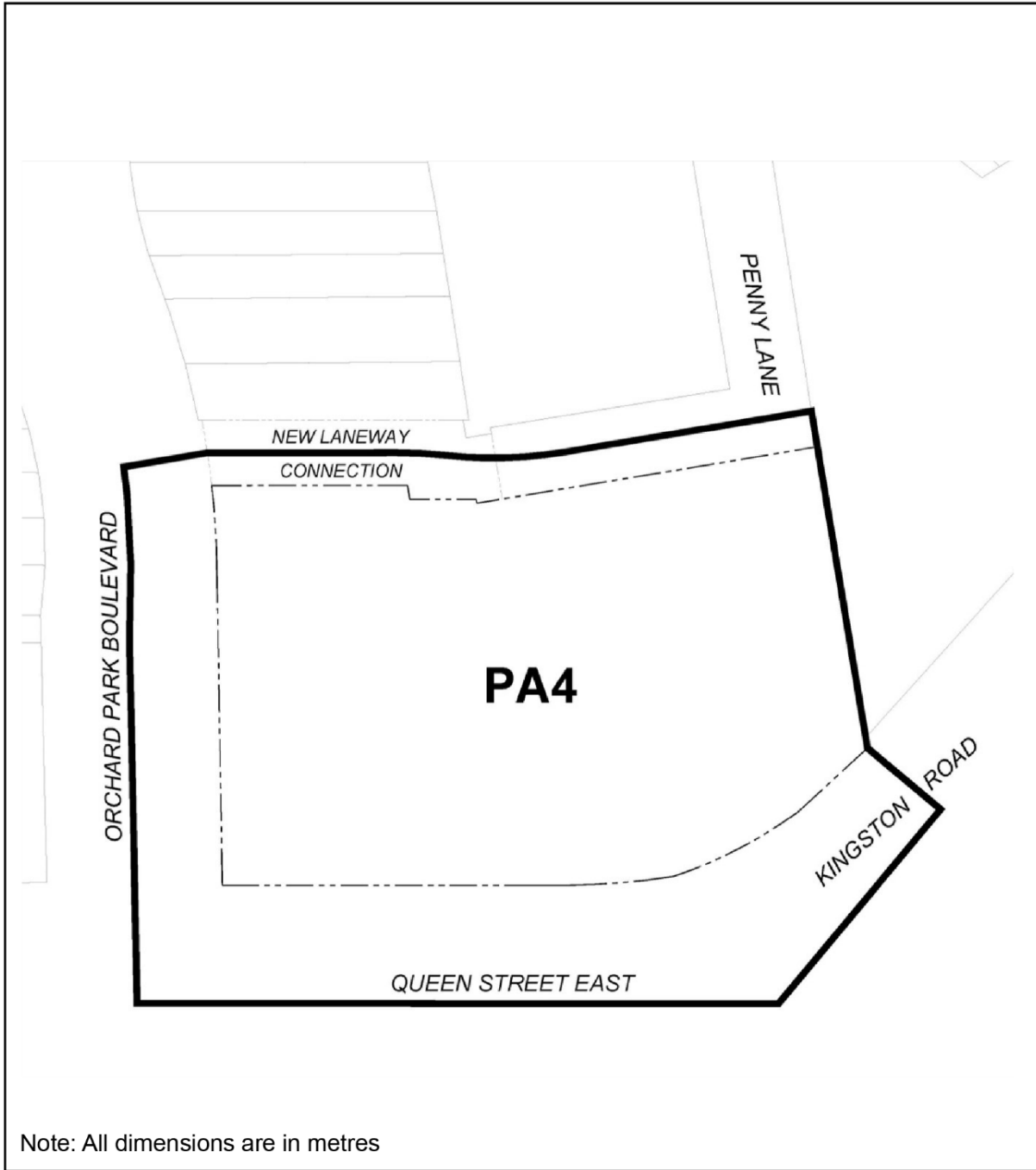
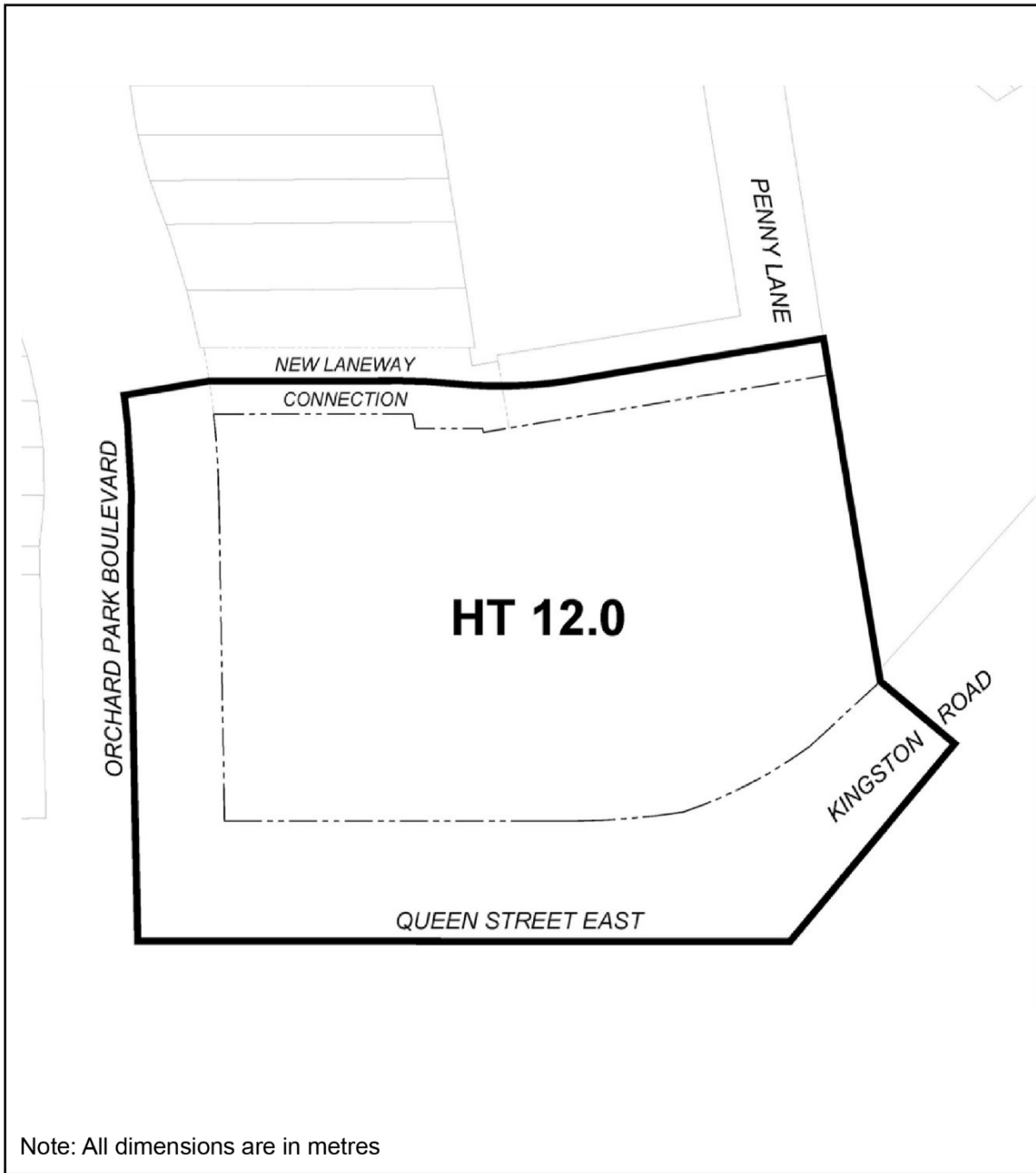
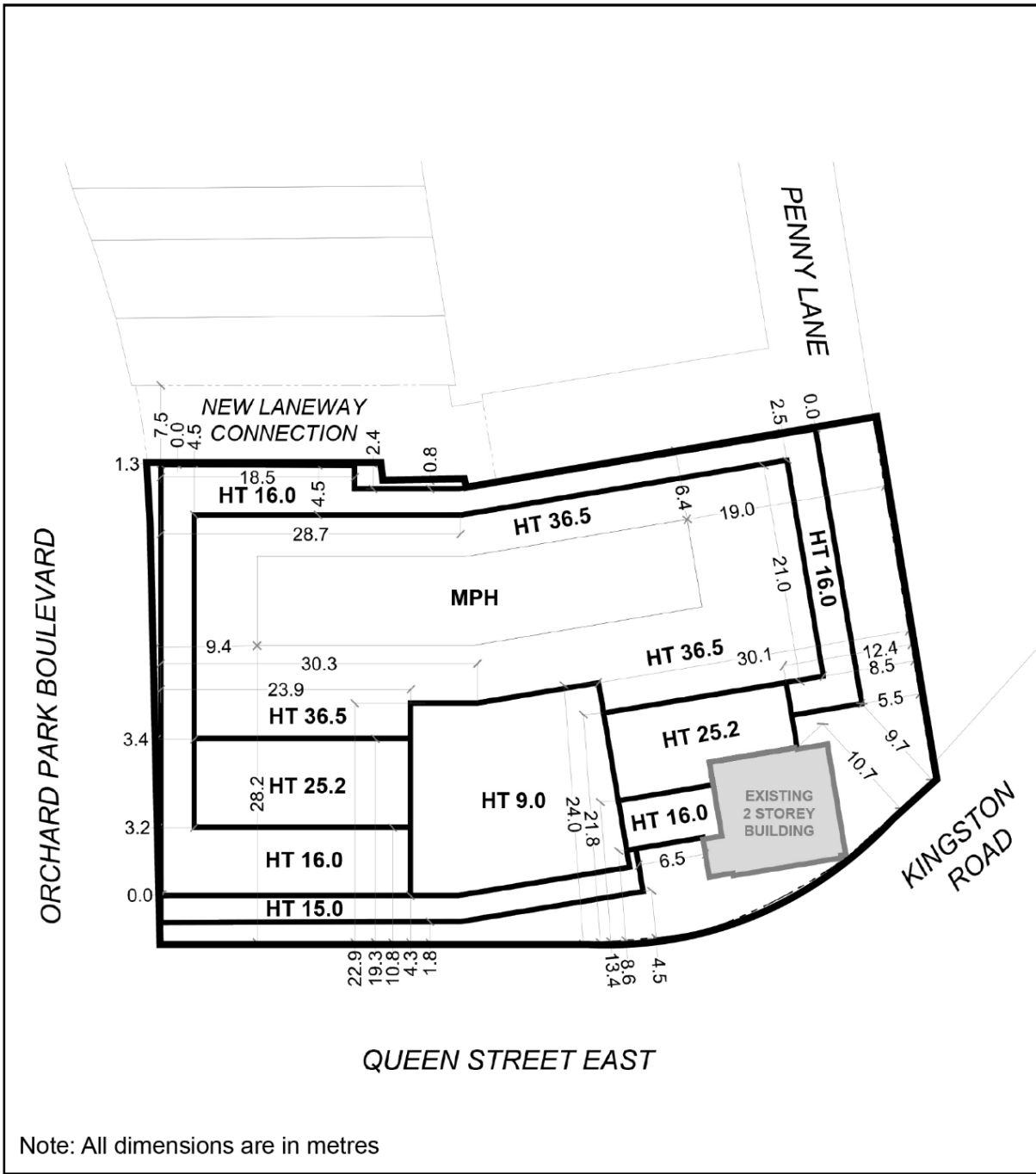


Diagram 4



Note: All dimensions are in metres

Diagram 5



Note: All dimensions are in metres