

Authority: Planning and Housing Committee Item PH16.1, adopted as amended by City of Toronto Council on November 13 and 14, 2024; and Section 169-5.2B of City of Toronto Municipal Code Chapter 169, Officials 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 400-2026

To amend By-law 1260-2024, being a by-law to amend Zoning By-law 569-2013, as amended, to update permissions and performance standards for mid-rise buildings on certain Avenues.

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 pursuant to §169-5.2(B) of the City of Toronto Municipal Code, the City Solicitor has authority to correct technical errors in by-laws; and

Whereas on November 14, 2024, the Council of the City of Toronto enacted By-law 1260-2024 to update permissions and performance standards for mid-rise buildings on certain Avenues; and

Whereas By-law 1260-2024 amended Zoning By-law 569-2013, as amended, by amending the zone labels on the Zoning Map in Section 990.10 and the maximum height and storey labels on the Height Overlay Map in Section 995.10 for lands to which the updated permissions and performance standards would apply, as shown on Schedules A and B respectively of By-law 1260-2024; and

Whereas Schedules A and B exclude lands subject to an existing Site Specific Exception from By-law 1260-2024, where implementing the updated permissions and performance standards would impact an existing site-specific development approval; and

Whereas on December 10, 2015, the Council of the City of Toronto enacted By-law 1364-2015, which amended Zoning By-law 569-2013, as amended, to add Site Specific Exception CR 32 respecting 661, 663, 669 and 677 Queen Street East and 77, 79 and 79A East Don Roadway; and

Whereas on February 28, 2017, the Ontario Municipal Board modified and approved By-law 1364-2015; and

Whereas By-law 1260-2024 amended the zone labels on the Zoning Map and height and storey labels on the Height Overlay Map in By-law 569-2013, as amended, for parts of 661, 663, 669 and 677 Queen Street East and 77, 79 and 79A East Don Roadway, thereby applying the updated permissions and performance standards in a manner that impacted the existing site-specific development approval on those lands; and

Whereas the City Solicitor, in consultation with the Chief Planner, has determined that Schedule A and Schedule B of By-law 1260-2024, amending the zone labels on the Zoning Map and height and storey labels on the Height Overlay Map in By-law 569-2013, as amended, contain technical errors and therefore must be amended to implement City Council's intent;

The Council of the City of Toronto enacts:

1. By-law 1260-2014 is amended by deleting the lands municipally known as 661, 663, 669 and 677 Queen Street East and 77, 79 and 79A East Don Roadway from Tile 642 of Schedule A.
2. By-law 1260-2014 is amended by deleting the lands municipally known as 661, 663, 669 and 677 Queen Street East and 77, 79 and 79A East Don Roadway from Tile 642 of Schedule B.

Enacted and passed on April 23, 2026.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)