Authority: Toronto and East York Community Council Item TE33.6, as adopted by City of Toronto Council on June 24 and 25, 2026
City Council voted in favour of this by-law on June 25, 2026
Written approval of this by-law was given by Mayoral Decision 12-2026 dated June 25, 2026

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John D. Elvidge, City Clerk

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2026-07-16

CITY OF TORONTO

BY-LAW 697-2026

To amend Zoning By-law 569-2013, as amended, with respect to the lands municipally known in the year 2025 as 1, 2A and 4-16 Sumach Street and 90 Eastern Avenue.

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)";

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 SS2 (x341) and R (d1.0) (x4) to a zone label of (H) CR 4.0 (c1.0; r3.5) SS2 (x1264) 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 1264 so that it reads:

(1264) Exception CR (1264)

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 1, 2A and 4-16 Sumach Street and 90 Eastern Avenue, if the requirements of By-law 697-2026 are complied with, a **building** or **structure** may be constructed, used or enlarged in compliance with Regulations (B) to (X) below;

(B) Despite regulations 40.5.40.10(1) and (2), the height of a **building** or **structure** identified as "Building A", as shown on Diagram 3 and Diagram 4 attached to this By-law is the distance between the Canadian Geodetic Datum of 78.84 metres and the elevation of the highest point of the **building** or **structure**;

(C) Despite regulations 40.5.40.10(1) and (2), the height of a **building** or **structure** identified as "Building B", as shown on Diagram 3 and Diagram 4 attached to this By-law is the distance between the Canadian Geodetic Datum of 78.55 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 3 of By-law 697-2026;

(E) Despite regulations 40.5.40.10(4) to (8) and (D) above, the following equipment and **structures** may project beyond the permitted maximum height shown on Diagram 3 of By-law 697-2026:

(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 11.5 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 11.5 metres;

(iii) architectural features, parapets, and elements and **structures** associated with a **green roof**, by a maximum of 3.0 metres;

(iv) thermal and waterproofing assembly located at each of the roof levels, by a maximum of 0.8 metres;

(v) **building** maintenance units and window washing equipment, by a maximum of 11.5 metres;

(vi) planters, **landscaping** features, guard rails, and divider screens on a balcony and/or terrace, by a maximum of 3.0 metres; and

(vii) trellises, pergolas, and unenclosed **structures** providing safety or wind protection to rooftop **amenity space**, by a maximum of 5.0 metres;

(F) Despite regulation 40.10.40.40(1), the permitted maximum **gross floor area** of all **buildings** and **structures** is 82,000 square metres, of which:

(i) the permitted maximum **gross floor area** for residential uses is 80,000 square metres; and

(ii) the required minimum **gross floor area** for non-residential uses in "Building A", as shown on Diagram 3 and Diagram 4 attached to this By-law, is 1,200 square metres;

(G) For the purposes of this exception, regulation 40.10.30.20(1), with respect to minimum **lot frontage**, does not apply;

(H) Despite regulation 40.10.40.50(1), **amenity space** for "Building A", as shown on Diagram 3 and Diagram 4 attached to this By-law must be provided at the following rate:

(i) at least 2.00 square metres for each **dwelling unit** as indoor **amenity space**; and

(ii) at least 0.48 square metres of outdoor **amenity space** for each **dwelling unit** of which 40.0 square metres must be in a location adjoining or directly accessible to the indoor **amenity space**;

(I) Despite regulation 40.10.40.50(1), **amenity space** for "Building B", as shown on Diagram 3 and Diagram 4 attached to this By-law must be provided at the following rate:

(i) at least 1.70 square metres for each **dwelling unit** as indoor **amenity space**; and

(ii) at least 0.23 square metres of outdoor **amenity space** for each **dwelling unit** of which 40.0 square metres must be in a location adjoining or directly accessible to the indoor **amenity space**;

(J) Despite regulations 40.10.40.70(2) and 600.10.10(1)(A), the required minimum **building setbacks** are as shown in metres on Diagram 4 of By-law 697-2026;

(K) Despite regulations 40.10.40.80(2) and 600.10.10(1)(C), the required separation of **main walls** are as shown in metres on Diagram 4 of By-law 697-2026;

(L) Despite Clause 40.10.40.60, regulations 600.10.10(1)(D) and (E), and (J) and (K) above, the following elements may encroach into the required minimum **building setbacks** and **main wall** separation distances as follows:

(i) canopies and awnings, by a maximum of 5.5 metres;

(ii) exterior stairs, access ramps and elevating devices, by a maximum of 3.0 metres;

(iii) balconies on the east side of "Building A", as shown on Diagram 3 and Diagram 4 attached to this By-law, between a Canadian Geodetic Datum height of 102.0 and 106.0 metres, by a maximum of 2.0 metres;

(iv) wind protection elements, by a maximum of 1.1 metres;

(v) architectural features, such as a pilaster, decorative column, cornice, sill, or belt course, by a maximum of 0.5 metres;

(vi) eaves, by a maximum of 0.6 metres; and

(vii) vents and pipes, by a maximum of 0.3 metres;

(M) For the purposes of this exception, regulations 40.10.50.10(2) and (3), with respect to fence and **landscaping** requirements if abutting a **lot** in the Residential Zone category, do not apply;

(N) Despite regulation 970.10.15.5(5) and Table 970.10.15.5, **parking spaces** must be provided in accordance with the following:

(i) no residential occupant **parking spaces** are required;

(ii) no residential visitor **parking spaces** are required; and

(iii) no **parking spaces** are required for non-residential uses;

(O) Despite regulations 200.5.1.10(2) and 200.15.1(1), the "transfer cabin" and **parking spaces** located on the "parking pallets" must have the following minimum dimensions:

(i) length of 5.35 metres;

(ii) width of 2.20 metres; and

(iii) vertical clearance of 2.00 metres;

(P) Despite regulation 200.5.1.10(13), access to **parking spaces** within an "automated parking system" must be from a "transfer cabin";

(Q) For the purposes of this exception, regulation 200.15.1(4), regarding the location of accessible **parking spaces**, does not apply;

(R) For the purposes of the accessible **parking space** requirements in regulations 970.10.15.5(11) and (12), every **parking space** provided within an "automated parking system" may be considered an accessible **parking space** provided that the "transfer cabin" must be adjacent to a 1.5 metres wide accessible barrier free aisle or path on both sides;

(S) Despite regulations 220.5.10.1(1) to (8) and (11), a minimum of one Type "C" **loading space** and one Type "G" **loading space** must be provided for each of "Building A" and "Building B", as shown on Diagram 3 and Diagram 4 attached to this By-law;

(T) Despite regulation 970.30.15.5(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**;

(U) Despite regulations 230.5.1.10(4)(A)(ii) and (B)(ii), if a bicycle parked in a **bicycle parking space** has one wheel with a vertical clearance of at least 0.25 metres from that of an adjacent **bicycle parking space**, the minimum width of each **bicycle parking space** is 0.4 metres;

(V) Despite regulation 230.5.1.10(9)(B)(iii), a "long-term" **bicycle parking space** may be located on any level of the **building** below-ground;

(W) The provision of **dwelling units** is subject to the following:

(i) a minimum of 15 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;

(iv) an additional 15 percent of the total number of **dwelling units** must have 2 or more bedrooms;

(v) **dwelling units** required in (iv) above, may be satisfied in part or in whole by **dwelling units** with 2 or more bedrooms, that can be provided through the conversion of other, smaller **dwelling units** using accessible or adaptable design measures such as knock-out panels; and

(vi) if the calculation of the number of required **dwelling units** in accordance with each of (i), (ii), and (iv), results in a number with a fraction, the number is rounded up to the nearest whole number, but there may not be less than one **dwelling unit**.

(X) 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) "automated parking system" means an electro-mechanical system for the purpose of parking and retrieving **vehicles** without drivers in the **vehicle** during parking and without the use of ramping **driveways**, or **drive aisles**, and which may include but is not limited to, a vertical **parking garage** lift and the storage of **vehicles** on "parking pallets". Automated maneuvering of other "parking pallets" may be required in order for a **vehicle** to be parked or to be retrieved. All **vehicles** enter and exit the "automated parking system" via a "transfer cabin" For clarity, "parking pallets" will be considered as a **parking space** for the purpose of determining compliance with the requirements in the City of Toronto Zoning By-law 569-2013;

(ii) "transfer cabin" means a room which is the interface between the user and the "automated parking system". For greater clarity, a "transfer cabin" is used for the purpose of depositing or retrieving a **vehicle** on the "parking pallet" within the "automated parking system";

(iii) "parking pallet" is a horizontal platform within an "automated parking system" on which a **vehicle** is deposited or retrieved, and is equipped with an **energized outlet** for electric **vehicle** charging.

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. 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) The owner shall provide a revised air quality study, that has been peer reviewed at the owner's expense, to the satisfaction of the Director, Community Planning, Development Review.

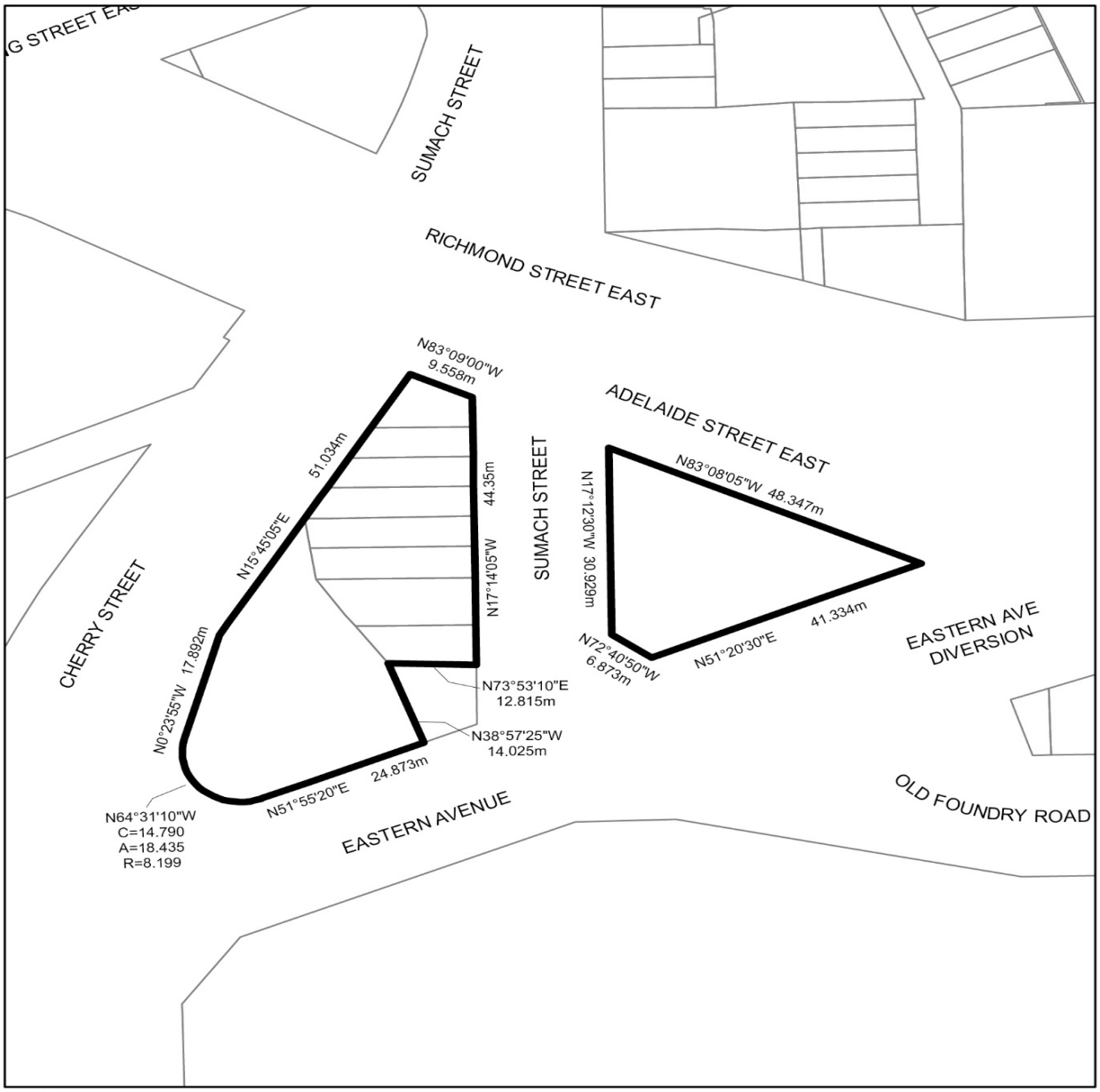
Enacted and passed on June 25, 2026.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)

Diagram 1



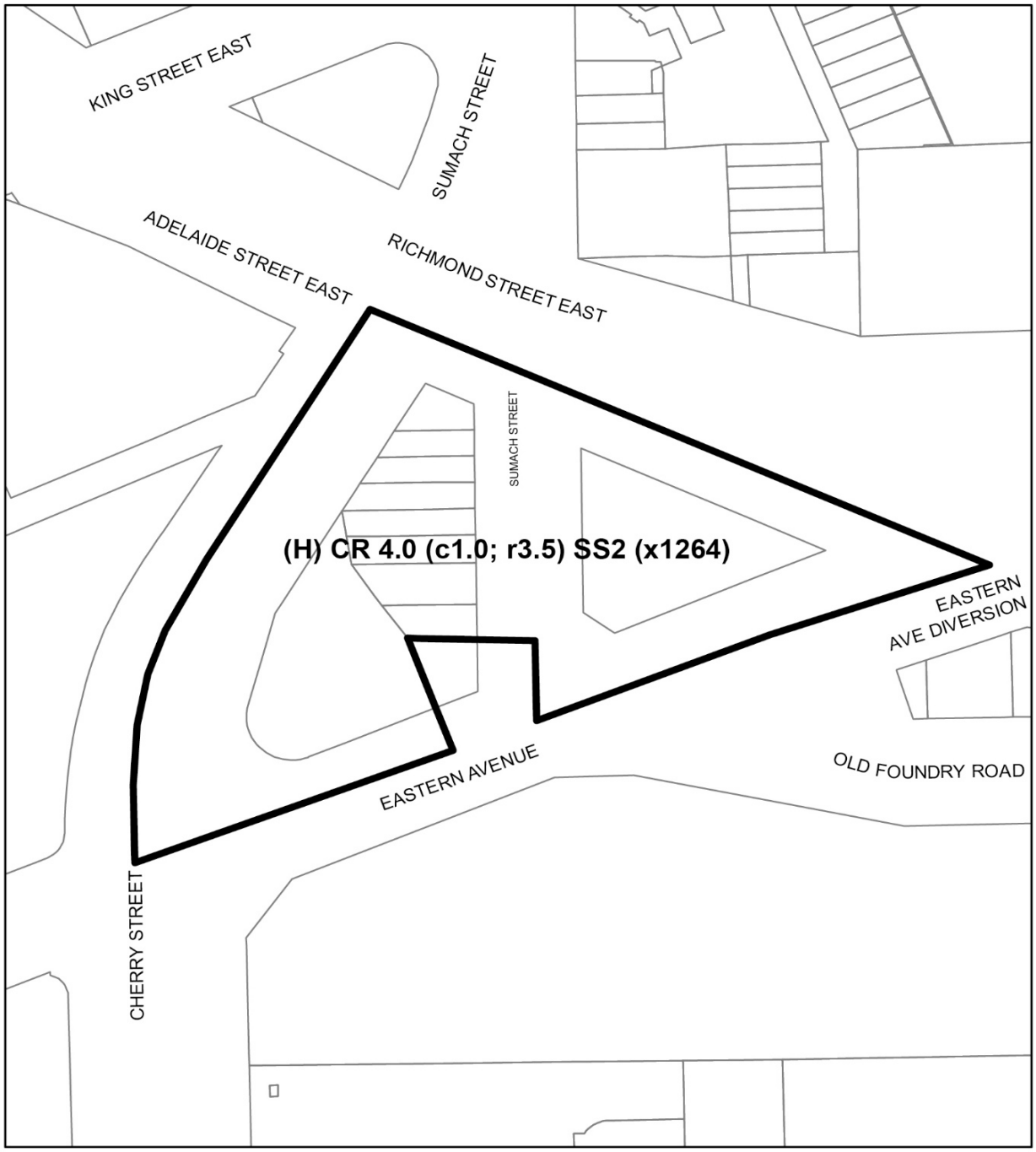
TORONTO
Diagram 1

1, 2A and 4-16 Sumach Street
and 90 Eastern Avenue

File # 21 204556 STE 13 OZ

City of Toronto By-law 569-2013
Not to Scale
04/13/2026

Diagram 2



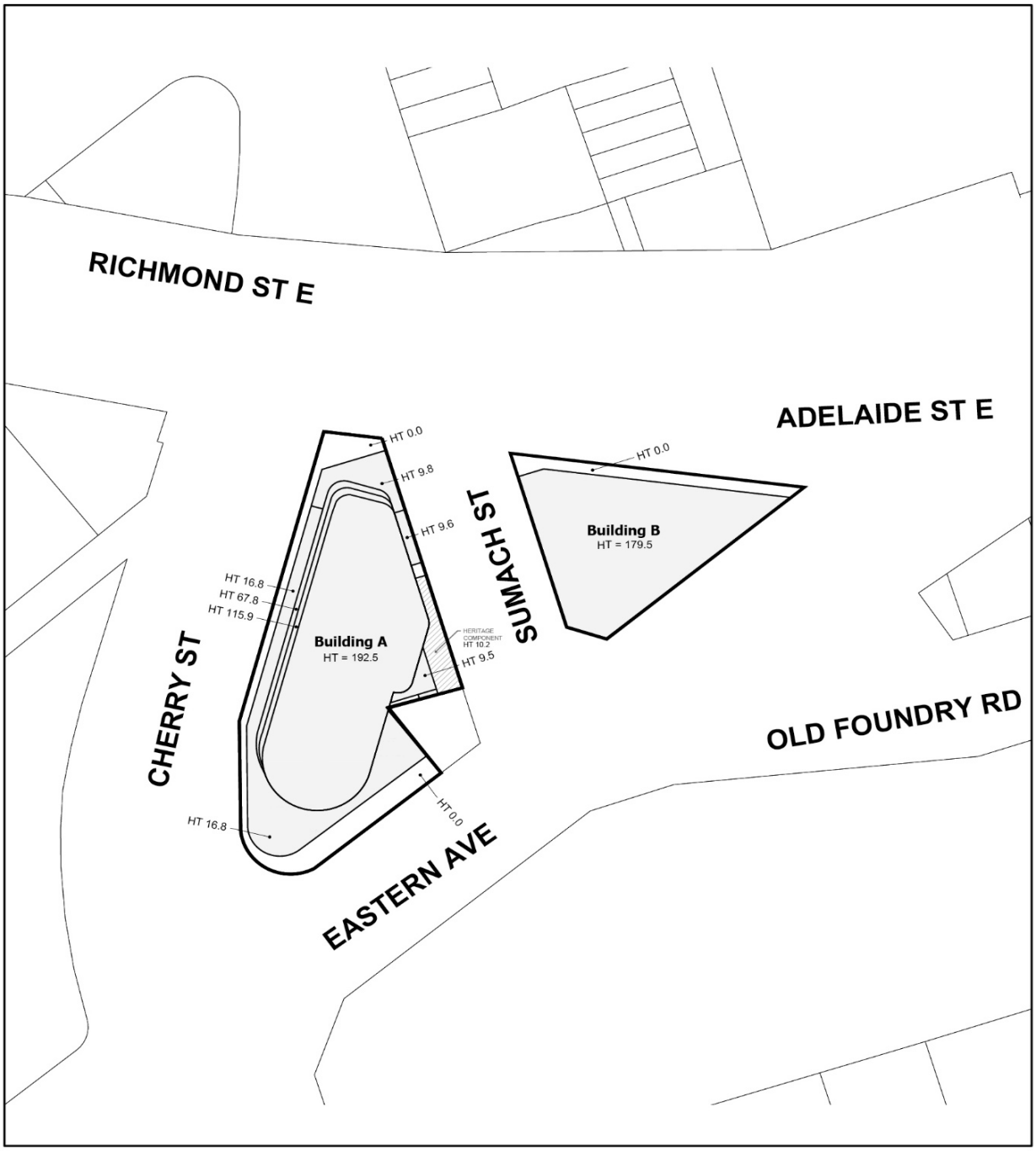
TORONTO
Diagram 2

1, 2A and 4-16 Sumach Street
and 90 Eastern Avenue

File # 21 204556 STE 13 OZ

City of Toronto By-law 569-2013
Not to Scale
05/26/2026

Diagram 3



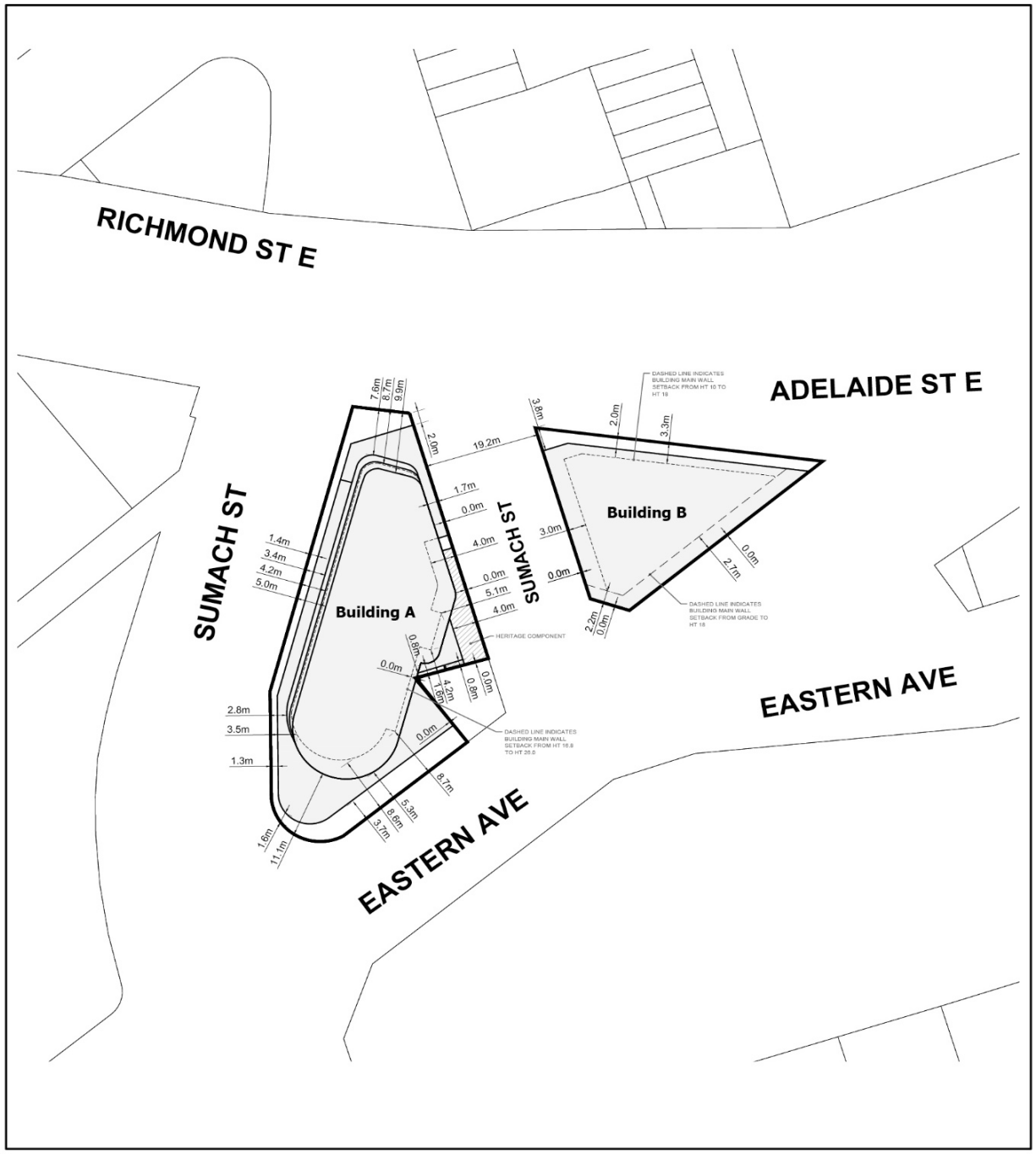
TORONTO
Diagram 3

1, 2A and 4-16 Sumach Street
and 90 Eastern Avenue

File # 21 204556 STE 13 OZ

City of Toronto By-law 569-2013
Not to Scale
06/09/2026

Diagram 4



TORONTO
Diagram 4

1, 2A and 4-16 Sumach Street
and 90 Eastern Avenue

File # 21 204556 STE 13 OZ

City of Toronto By-law 569-2013
Not to Scale
06/09/2026