Authority: North York Community Council Item NY34.17, adopted as amended by City of Toronto Council on July 29 and 30, 2026
City Council voted in favour of this by-law on July 30, 2026
Written approval of this by-law was given by Mayoral Decision 13-2026 dated July 30, 2026

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John D. Elvidge, City Clerk

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2026-09-02

CITY OF TORONTO

BY-LAW 1029-2026

To amend Zoning By-law 569-2013, as amended, with respect to the lands municipally known in the year 2025 as 25 Cedarcroft Boulevard.

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 RAC (f30.0; a1375; d1.5) to a zone label of RAC (f30.0; a1375; d1.5) (x242) as shown on Diagram 2 attached to this By-law.

4. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.8.10 Exception Number 242 so that it reads:

(242) Exception RAC 242

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 25 Cedarcroft Boulevard, if the requirements of By-law 1029-2026 are complied with, a **building** or **structure** may be constructed, used or enlarged in compliance with Regulations (B) to (N) below;

(B) The **building** and **structures** permitted on the **lot** include "Existing Building A" and "Building B", as shown on Diagram 3 of By-law 1029-2026;

(C) Despite regulation 15.5.40.10(1), the height of a **building** or **structure** is the distance between the Canadian Geodetic Datum of 186.46 metres and the elevation of the highest point of the **building** or **structure**;

(D) Despite regulation 15.20.40.10(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 1029-2026;

(E) Despite regulation 15.20.40.10(2), the permitted maximum number of **storeys** in a **building** or **structure** is the number following the letters "ST" as shown on Diagram 3 of By-law 1029-2026:

(i) For the purpose of this exception, a mechanical penthouse does not constitute a **storey**;

(F) Despite regulations 15.5.40.10(2) to (6), and (D) above, the following equipment and **structures** for "Building B" may project beyond the permitted maximum height of a **building** shown on Diagram 3 of By-law 1029-2026:

(i) equipment used for the functional operation of the **building** including 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** and canopy, by a maximum of 2.0 metres;

(iv) **building** maintenance units and window washing equipment, by a maximum of 2.0 metres;

(v) planters, **landscaping** features, guard rails, and divider screens on a balcony and/or terrace, by a maximum of 2.0 metres;

(G) Despite regulation 15.20.40.40(1), the permitted maximum **gross floor area** for **buildings** on the **lot** is as follows:

(i) 11,050 square metres for "Existing Building A" as shown on Diagram 3 of By-law 1029-2026; and

(ii) 21,100 square metres for "Building B" as shown on Diagram 3 of By-law 1029-2026;

(H) Despite Clauses 15.5.40.71 and 15.20.40.70, the required minimum **building setbacks** are as shown in metres on Diagram 3 of By-law 1029-2026;

(I) Despite regulations 15.20.40.80(1) and (2), the required separation of **main walls** of the same **residential building** and separate **residential buildings** on the same **lot** are shown in metres on Diagram 3 of By-law 1029-2026;

(J) Despite Clause 15.5.40.60, and (H) and (I) above, the following elements may encroach into the required minimum **building setbacks** for "Building B" and the **main wall** separation distances between "Existing Building A" and "Building B" as follows:

(i) decks, porches, and balconies, by a maximum of 2.0 metres;

(ii) canopies, by a maximum of 11.0 metres;

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

(iv) cladding added to the exterior surface of the **main wall** of a **building**, by a maximum of 0.4 metres;

(v) architectural features, such as a pilaster, decorative column, cornice, sill, belt course, or chimney breast, by a maximum of 1.0 metre;

(vi) window projections, including bay windows and box windows, by a maximum of 1.0 metre;

(vii) eaves, by a maximum of 1.0 metre; and

(viii) air conditioners, satellite dishes, antennae, vents, and pipes, by a maximum of 1.0 metre;

(K) Despite regulation 15.5.100.1(1)(B), a **driveway** exclusive of layby areas, **vehicle** ramps to below-ground parking areas, turnaround areas and required auxiliary turn lanes within 10.0 metres of a **lot line** abutting a **street** may have a maximum width of 7.3 metres;

(L) Despite regulations 15.20.40.50(1)(A) and (B), a minimum of 4.0 square metres of **amenity space** per **dwelling unit** for "Existing Building A" and "Building B" must be provided on the same **lot**, of which:

(i) at least 2.0 square metres for each **dwelling unit** in "Existing Building A" and "Building B" is indoor **amenity space**; and

(ii) at least 40.0 square metres is outdoor **amenity space** in a location adjoining or directly accessible to the indoor **amenity space** in "Existing Building A" and "Building B";

(M) Despite regulation 200.15.1(4), an accessible **parking space** must be located on the first level of the **parking garage** below-ground, no more than 15.0 metres along a direct route from a barrier free entrance to:

(i) "Existing Building A"; and

(ii) a passenger elevator that provides access to the first **storey** of "Existing Building A";

(N) Despite regulation 200.15.1(4), an accessible **parking space** must be located on the second and third levels of the **parking garage** below-ground, no more than 29.0 metres along a direct route from a barrier free entrance to:

(i) "Building B"; and

(ii) a passenger elevator that provides access to the first **storey** of "Building B".

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 Zoning By-law 569-2013, as amended, or this By-law apply to prevent the erection and use of a construction office or sales office and associated parking on the lands to which this By-law applies for a period of 3 years from the date this By-law comes into full force and effect, after which this temporary use permission expires.

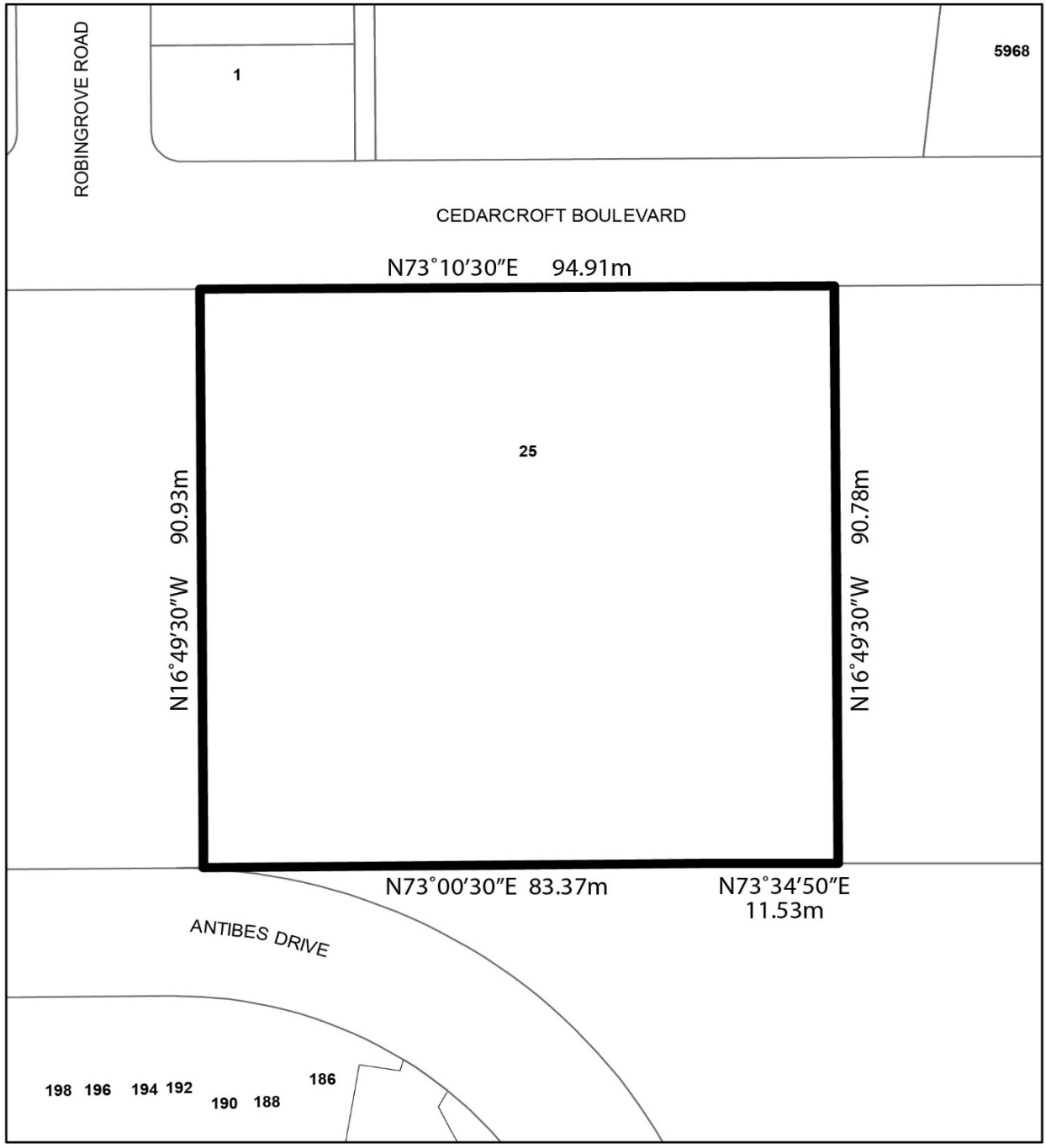
Enacted and passed on July 30, 2026.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)

Diagram 1



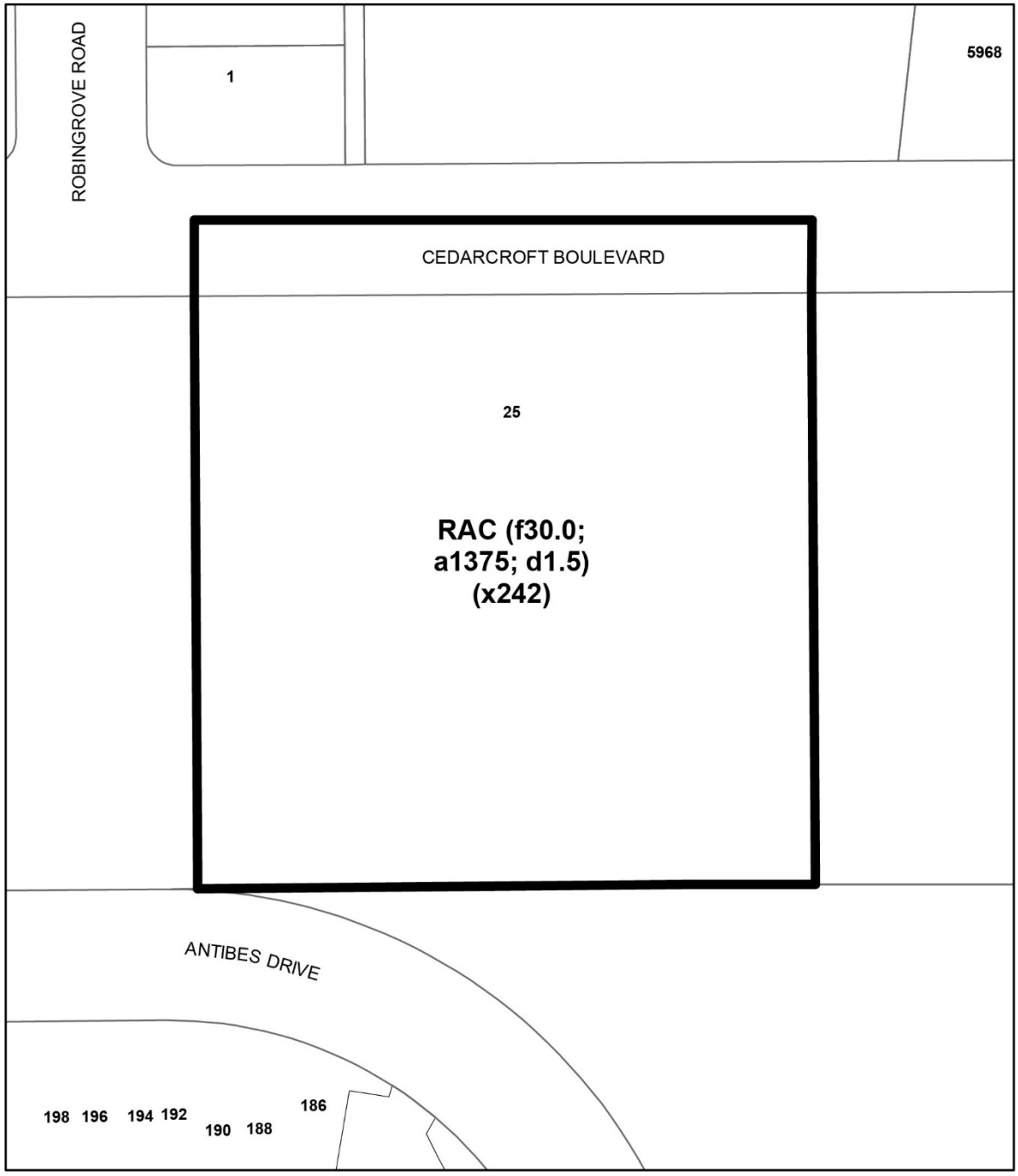
TORONTO
Diagram 1

25 Cedarcroft Boulevard

File # 22 223328 NNY 06 OZ

City of Toronto By-law 569-2013
Not to Scale
05/11/2026

Diagram 2



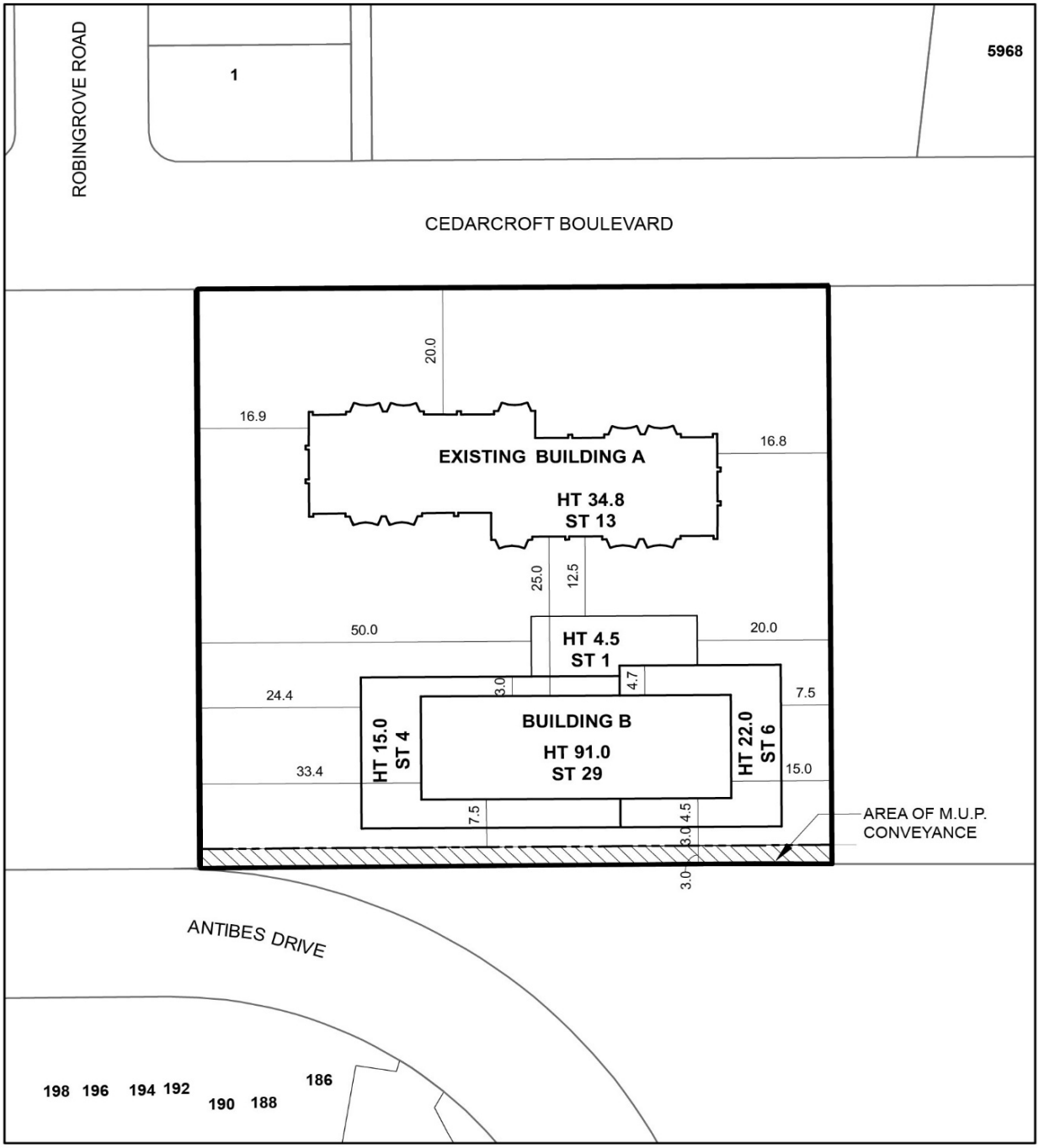
TORONTO
Diagram 2

25 Cedarcroft Boulevard

File # 22 223328 NNY 06 OZ

City of Toronto By-law 569-2013
Not to Scale
07/16/2026

Diagram 3



TORONTO
Diagram 3

25 Cedarcroft Boulevard

File # 22 223328 NNY 06 OZ

City of Toronto By-law 569-2013
Not to Scale
06/01/2026