

Authority: Toronto and East York Community Council
Item TE34.9, as adopted 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

CITY OF TORONTO

BY-LAW 1035-2026

To amend Zoning By-law 569-2013, as amended, with respect to the lands municipally known in the year 2025 as 2273, 2277, and 2279 Bloor Street West.

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 2.5 (c2.0; r2.0) SS2 (x1978) to a zone label of (H) CR 2.5 (c2.0; r2.0) SS4 (x1278) 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 1278.

(1278) Exception CR 1278

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 2273, 2277 and 2279 Bloor Street West if the requirements of By-law 1035-2026 are complied with, a **building or structure** may be constructed, used or enlarged in compliance with Regulations (B) to (L) 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 111.86 metres and the elevation of the highest point of the **building or structure**;
- (C) Despite regulation 40.10.40.10(8) 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 1035-2026;
- (D) Despite regulations 40.5.40.10(3) to (8), and (C) above, the following equipment and **structures** may project beyond the permitted maximum height shown on Diagram 3 of By-law 1035-2026:
 - (i) equipment used for the functional operation of the **building**, including electrical, utility, mechanical and ventilation equipment, as well as roof access, chimneys, and vents, by a maximum of 2 metres;
 - (ii) **structures** that enclose, screen, or cover the equipment, **structures** and parts of a **building** listed in (i) above, by a maximum of 2 metres;
 - (iii) architectural features, parapets, and elements and **structures** associated with a **green roof**, by a maximum of 1 metres;
 - (iv) **building** maintenance units and window washing equipment, by a maximum of 3 metres;
 - (v) planters, **landscaping** features, guard rails, and divider screens on a balcony and/or terrace, by a maximum of 2.5 metres;
 - (vi) antennae, flagpoles and satellite dishes, by a maximum of 5 metres; and
 - (vii) trellises, pergolas, and unenclosed **structures** providing safety or wind protection to rooftop **amenity space**, by a maximum of 2.5 metres;
- (E) Despite regulation 40.10.40.40(1), the permitted maximum **gross floor area** of all **buildings** and **structures** is 5,640 square metres, of which:
 - (i) the permitted maximum **gross floor area** for residential uses is 5,525 square metres; and
 - (ii) the required minimum **gross floor area** for non-residential uses is 115 square metres which must be made up of two units;

- (F) 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 15 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** in (i) and (ii) above results in a number with a fraction, the number must be rounded down to the nearest whole number;
- (G) Despite regulation 40.10.40.70(7), the required minimum **building setbacks** are as shown in metres on Diagram 3 of By-law 1035-2026;
- (H) Despite Clause 40.10.40.60, and (G) 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 1.5 metres;
 - (ii) exterior stairs, access ramps and elevating devices, by a maximum of 4.0 metres;
 - (iii) architectural features, such as a pilaster, decorative column, cornice, sill, belt course, or chimney breast, by a maximum of 0.7 metres;
 - (iv) cladding added to the exterior surface of the **main wall** of a **building** by a maximum of 1.0 metres;
 - (v) eaves, by a maximum of 0.6 metres; and
 - (vi) air conditioners, satellite dishes, antennae, vents, and pipes, by a maximum of 0.6 metres;
- (I) Despite regulation 220.5.10.1(1), no **loading spaces** are required for a **building** with up to 60 residential **dwelling units**;
- (J) Despite regulation 230.40.1.20(2), "short-term" **bicycle parking spaces** may be more than 30 metres from a pedestrian entrance to the **building**;
- (K) Despite regulation 230.5.10(14)(A), the minimum aisle width for access to the following types of **bicycle parking spaces** is as follows:

- (i) a **stacked bicycle parking space** is 1.8 metres; and
 - (ii) an **oversized bicycle parking space** is 2.0 metres;
- (L) Despite Regulation 230.5.1.10(4)(A), the required minimum size of a **bicycle parking space** is:
 - (i) Length of 1.8 metres;
 - (ii) Width of 0.4 metres; and
 - (iii) Vertical clearance of 1.2 metres;

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 1 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;
 - (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 or applicant at their sole cost and expense has submitted a revised Functional Servicing and Stormwater Management Report to demonstrate that the existing combined sewer system and any required improvements to them, have adequate capacity and supply to accommodate the development of the lands to the satisfaction of the Director, Engineering Review, Development Review; and
 - (ii) If the Functional Servicing and Stormwater Management Report accepted and satisfactory from (i) above require any new municipal infrastructure or upgrades to existing municipal infrastructure to support the development, then either:
 - (a) The owner or applicant has secured the design, construction, and provision of financial securities for any new municipal infrastructure, or any upgrades or required improvements to the existing municipal infrastructure identified in the accepted Functional Servicing and Stormwater Management Report, to support the development, in a financial secured agreement, all to the satisfaction of the Director, Engineering Review, Development Review; or

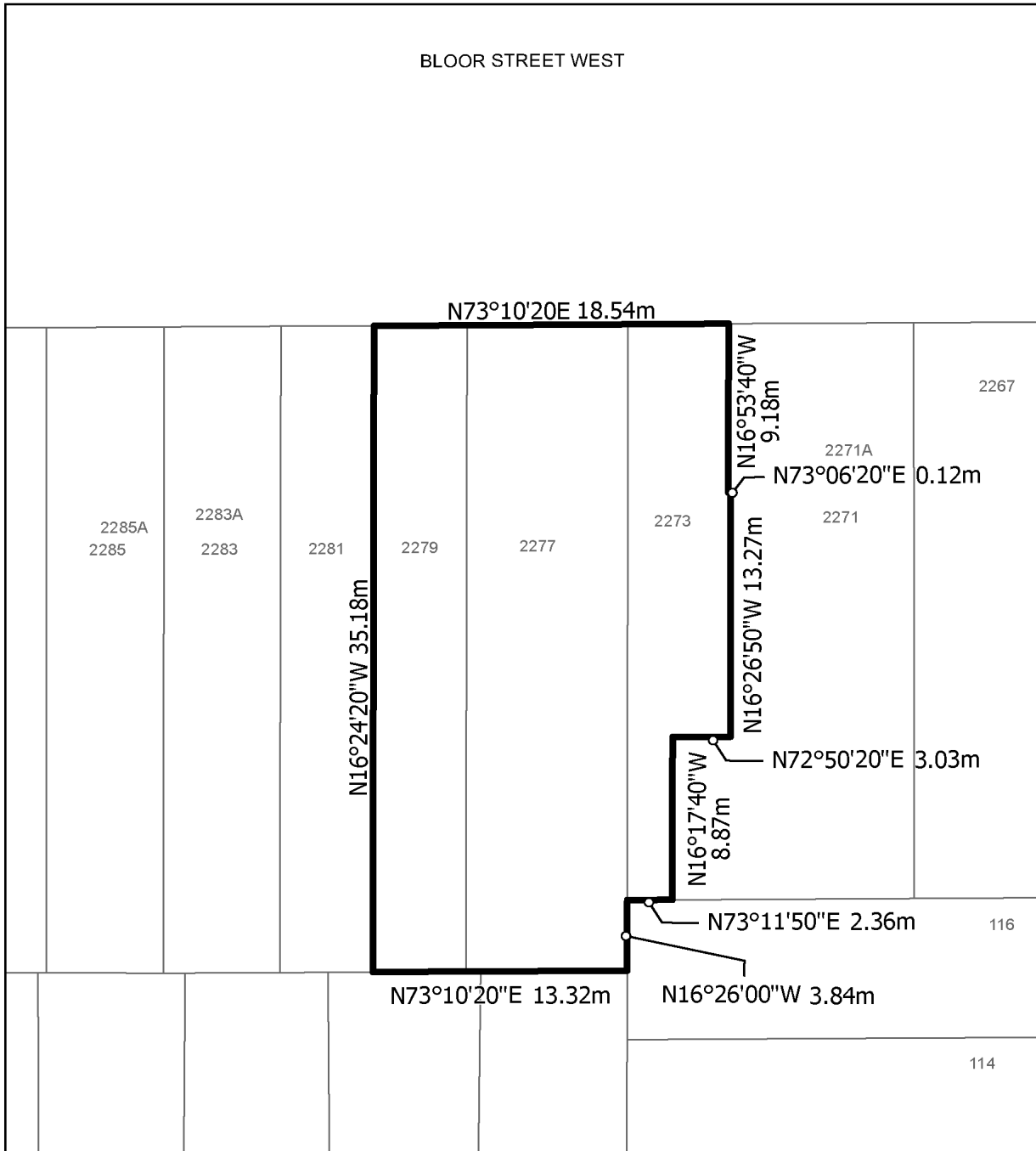
- (b) the required new municipal infrastructure or upgrades to existing municipal infrastructure to support the development in the accepted and satisfactory Functional Servicing and Stormwater Management Report in (i) above are constructed and operational, all to the satisfaction to the Director, Engineering Review, Development Review;
- (iii) Enter into an agreement and register a Section 118 restriction on title to ensure assumption of the agreement by subsequent owners, to secure the implementation of the required Tenant Assistance Plan to the satisfaction of the City Solicitor and Chief Planner and Executive Director, City Planning.

Enacted and passed on July 30, 2026.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)

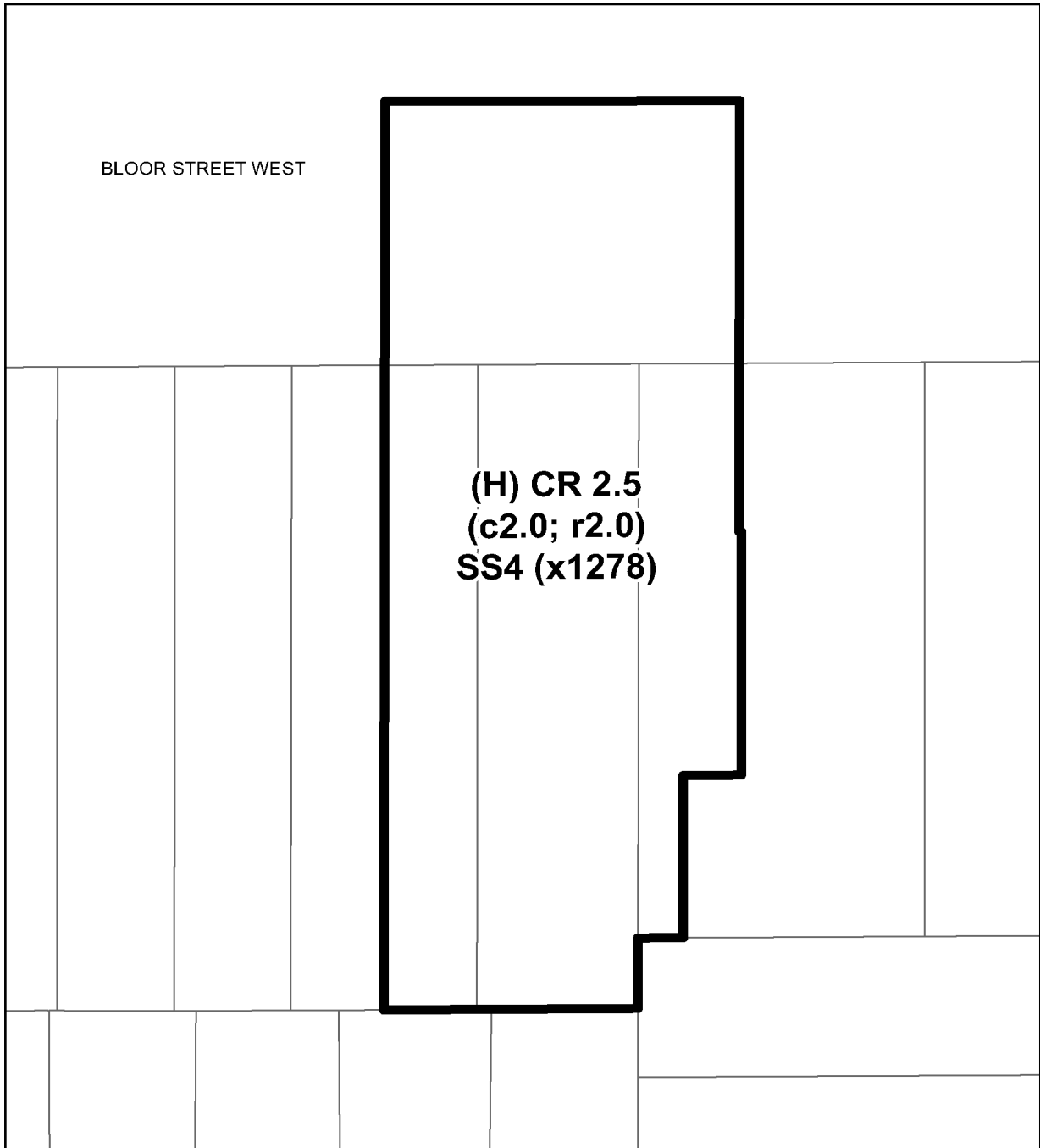
Diagram 1

Toronto
Diagram 1

**2273, 2277, and
2279 Bloor Street West**

File # 25 269621 STE 04 OZ

Diagram 2

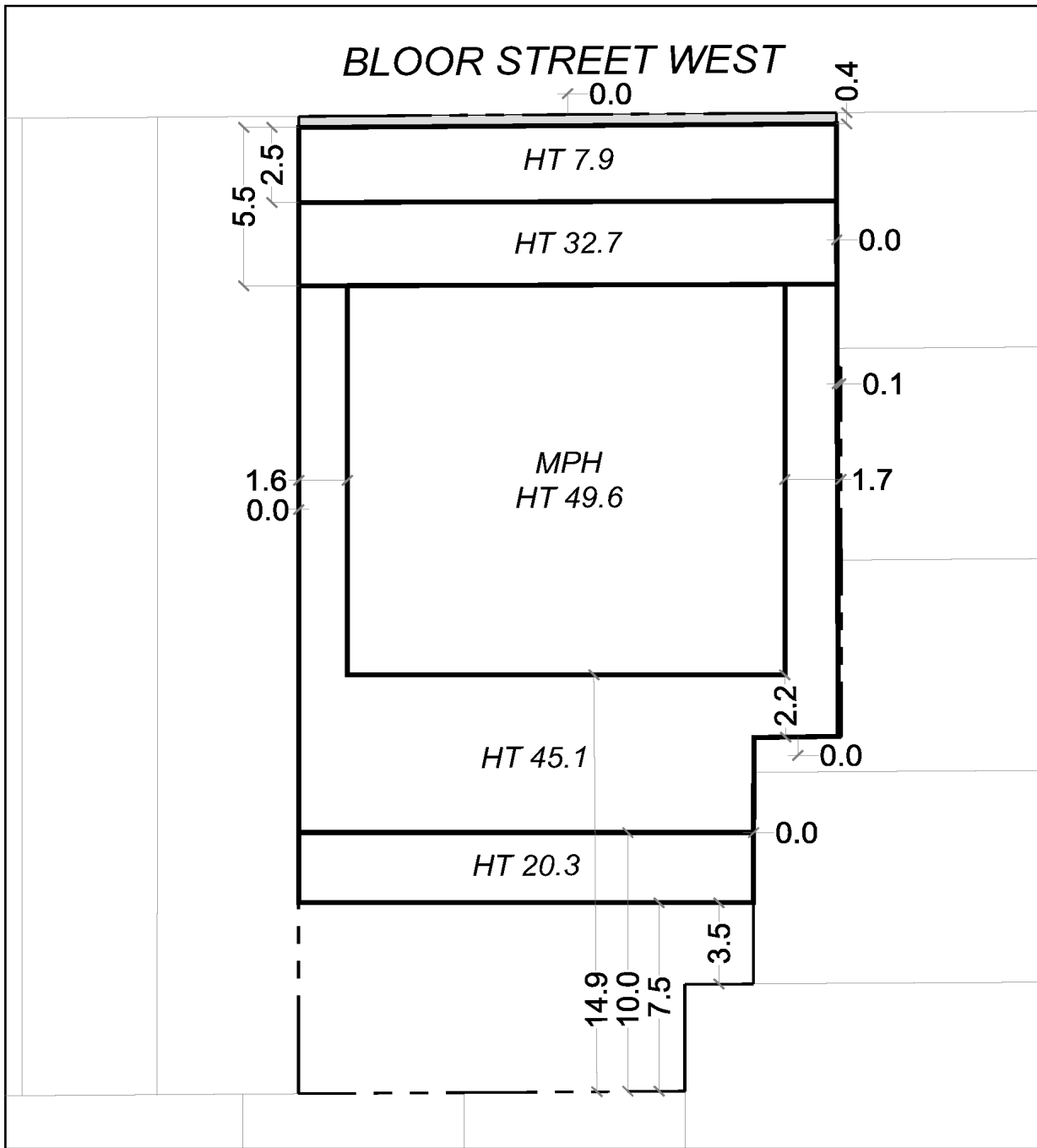


 **TORONTO**
Diagram 2

**2273, 2277, and
2279 Bloor Street West**

File # 25 269621 STE 04 OZ

Diagram 3



Toronto
Diagram 3

**2273, 2277, and
2279 Bloor Street West**

File # 25 269621 STE 04 0Z

Land to be Conveyed to the City

City of Toronto By-law 569-2013
Not to Scale
06/18/2026