

## MOTION WITHOUT NOTICE

---

### City-Initiated Zoning By-law Amendment – 10 Rosehill Avenue

**Moved by:** Councillor Matlow

**Seconded by:** Councillor Saxe

### SUMMARY:

The property at 10 Rosehill Avenue is on land administered by CreateTO. CreateTO is working with the Economic Development and Culture and Toronto Music Office to explore potential cultural and music-related uses that would support Toronto's creative sector on a temporary basis while due diligence continues to support the Toronto Builds housing site. These uses are not currently permitted under the applicable zoning. This motion asks Development Review to initiate a City-led zoning by-law amendment to enable appropriate cultural and creative uses on the site, with specific permissions to be determined through the zoning review process. Additional permitted uses may include an entertainment place of assembly or performing arts studio. This motion is urgent as staff require immediate direction to initiate this zoning amendment prior to the report-back requirement of Q1 2026.

### RECOMMENDATIONS:

1. City Council request the Executive Director, Development Review, in consultation with appropriate City Divisions, initiate appropriate amendments to Zoning By-laws 438-86 and 569-2013 for the property municipally known as 10 Rosehill Avenue, to permit additional arts and culture sector uses that are not currently permitted, and to hold a public consultation on the proposed amendment and report back with recommended zoning by-law amendments in Q1 2026.