

## **55 Belmont Street – Zoning By-law Amendment – Supplementary Report**

Date: January 13, 2025

To: Toronto and East York Community Council

From: Director, Community Planning, Toronto and East York District

Ward: 11 - University-Rosedale

**Planning Application Number:** 24 208560 STE 11 OZ

### **SUMMARY**

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This report recommends revisions to the recommendations in the 55 Belmont Street - Zoning By-law Amendment - Decision Report - Approval (Item TE19.4), being considered at the Toronto and East York Community Council Meeting on January 14, 2024.

The recommendations in this Supplementary Report acknowledges that the Belmont House is a non-profit organization and is exempted from Section 42 of the Planning Act. This report also recommends Transportation Services report back on excluding the development from Permit Parking.

### **RECOMMENDATIONS**

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The Director, Community Planning Toronto and East York District recommends that:

1. Toronto and East York Community Council delete recommendations 3, 4, and 5 in the report titled "55 Belmont Street - Zoning By-law Amendment - Decision Report - Approval" dated December 18, 2024 from the Director, Community Planning, Toronto and East York District.
2. Toronto and East York Community Council adopt the following recommendations:
  - a. City Council acknowledges that the proposal meets the requirements of a not-for-profit organization and is exempted from Section 42 of the Planning Act by way of City of Toronto Municipal Code 415-30.A(1).
  - b. City Council request the General Manager, Transportation Services, to review and report back on the feasibility of amending Schedule B of the City of Toronto Municipal Code Chapter 925, Permit Parking, to exclude the development located at 55 Belmont Street from Permit Parking.

## **FINANCIAL IMPACT**

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The Development Review Division confirms that there are no financial implications resulting from the recommendations included in this report in the current budget year or in future years.

## **COMMENTS**

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### **Parkland**

Staff originally identified that the owner is required to satisfy the parkland dedication requirements through an on-site dedication of 82.2 square metres. Subsequently, the owner provided additional documentation to show that they are a non-profit organization. As such, the application is no longer subject to the parkland dedication requirements, and Staff recommend deleting recommendations 3, 4, and 5 from the report dated December 18, 2024 from the Director, Community Planning, Toronto and East York, and replacing them with a new recommendation acknowledging the exemption.

Section 42(1.2) of the Planning Act provides an exception to parkland dedication for non-profit housing development. Belmont House has provided adequate documentation that demonstrates they qualify for this exception, as they are a corporation to which the Not-for-Profit Corporations Act, 2010 applies, and whose primary objective is to provide housing.

This proposal is also exempt from the parkland dedication requirement under Chapter 415, Article III, Section 415-30 of the Toronto Municipal Code which provides exemptions for Non-profit housing and Long Term Care homes.

### **Parking**

At City Council's direction, staff recommend the subject development be reviewed for exclusion from on-street permit parking. A separate report will be submitted, and a Public Notice will be placed on the City's website to allow deputations at a future Toronto and East York Community Council meeting.

## **CONTACT**

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## **SIGNATURE**

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Toronto and East York District