

Authority: Etobicoke York Community Council Item
EY[##], as adopted by City of Toronto Council on
[DATE], 2025

CITY OF TORONTO

Bill

BY-LAW -2026

To amend the City of Toronto Zoning By-law 569-2013, as amended, with respect to the lands municipally known in the year 2024 as 250 The East Mall.

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

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 from CR 0.5 (c0.5; r.0.0) SS3 (x873) respecting the lands outlined by heavy black lines and adding the zone labels identified as shown on Diagram 2 attached to this By-law, as follows:
 - (A) CR 0.5 (c0.5; r.0.5) SS3 (x1206); and
 - (B) OR (x47) for “Park Block A”, “Park Block B” and Park Block “C”.
4. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.11.10 Exception Number 1206 so that it reads:

1206 Exception CR (1206)

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 the lands municipally known as 250 The East Mall, if the requirements of By-law [Clerks to insert By-law number] are complied with, a **building** or **structure** may be constructed, used or enlarged in compliance with Regulations (B) to (QQ) below;
- (B) For the purposes of By-law [Clerks to insert By-law number]:
- (i) reference to “Block 1”, “Block 2”, “Block 3”, “Block 4”, “Block 5”, “Block 6”, “Block 7”, “Block 8”, and “Block 9”, are the “Blocks” as identified on Diagram 3 of By-law [Clerks to insert By-law number];
 - (ii) reference to **building 1, building 2, building 3A, building 3B, building 4A, building 4B, building 4C, building 5A, building 5B, building 6A, building 6B, and building 7A, building 7B, building 8, and building 9**, within such “Blocks” as identified on Diagram 4, Diagram 5, Diagram 6, Diagram 7, Diagram 8, and Diagram 9 of By-law [Clerks to insert By-law number];
 - (iii) reference to “Park Block A”, “Park Block B” and “Park Block C” refer to the public **parks** zoned OR on Diagram 2 and identified on Diagram 3 attached to [Clerks to insert By-law number] ;
 - (iv) reference to “**Street A1**”, “**Street A2**”, “**Street B1**” “**Street B2**”, “**Street B3**”, and “**Street C**” refer to the **streets** on Diagram 3 of By-law [Clerks to insert By-law number];
- (C) For the purposes of this exception, each word or expression that is in bold 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) “Existing Mall Building” means a **building** or **structure** that was **lawfully** existing on the lands as of [Clerks to insert day before enactment date of this By-law];
 - (ii) “**lot**” is defined as the lands outlined by black lines collectively as “Block 1”, “Block 2”, “Block 3”, “Block 4”, “Block 5”, “Block 6”, “Block 7”, “Block 8”, and “Block 9” as shown on Diagram 3 of By-law [Clerks to insert By-law number];
 - (iii) “**lot line**” is defined to include the boundary of any of Block identified on Diagram 3 of By-law [Clerks to insert By-law number];
 - (iv) “Privately Owned Publicly Accessible Open Space” means a space on the lands situated at ground level in the locations shown on Diagram 4, Diagram 5 and Diagram 9 of By-law [Clerks to insert By-law number] that is accessible to the public, secured through appropriate

legal agreements and may include pedestrian walkways, seating areas, **landscaped** plazas, and ornamental **structures** and is used principally for the purpose of sitting, standing and other **recreational uses**;

- (v) “Senior Retirement Home” means **premises** used for semi-independent living accommodation for senior citizens in **bed-sitting rooms** and/or **dwelling units**, with common dining and lounge areas;
 - (vi) “Tower” is defined in (T) below;
 - (vii) “Tower Zone” refers to the only permitted location of a “Tower” on the lands as identified on Diagram 4, Diagram 5, Diagram 6, Diagram 7, Diagram 8, and Diagram 9 of By-law **[Clerks to insert By-law number]**;
- (D) Despite Regulations 40.5.40.10(1) and (2), the height of a **building** or **structure** is the vertical distance between the Canadian Geodetic Datum as identified below and the elevation of the highest point of the **building** or **structure** as follows:
- (i) On “Block 1”, the Canadian Geodetic Datum elevation is 129.15 metres;
 - (ii) On “Block 2”, the Canadian Geodetic Datum elevation is 128.90 metres;
 - (iii) On “Block 3”, the Canadian Geodetic Datum elevation is 128.20 metres;
 - (iv) On “Block 4”, the Canadian Geodetic Datum elevation is 129.10 metres;
 - (v) On “Block 5”, the Canadian Geodetic Datum elevation is 128.64 metres;
 - (vi) On “Block 6”, the Canadian Geodetic Datum elevation is 128.10 metres;
 - (vii) On “Block 7”, the Canadian Geodetic Datum elevation is 128.55 metres;
 - (viii) On “Block 8”, the Canadian Geodetic Datum elevation is 127.40 metres; and

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- (ix) On “Block 9”, the Canadian Geodetic Datum elevation is 127.40 metres;
 - (E) In addition to the elements listed in Regulation 40.5.40.40(3) that reduce **gross floor area**, the following will also apply to reduce the **gross floor area** of that **building**:
 - (i) **parking spaces** located at and above ground within a **building**; and
 - (ii) parking areas, areas to access parking areas, and associated mezzanines located in the parking areas, located at or above ground;
 - (F) Any **parking spaces** located above ground:
 - (i) are only permitted on “Block 5” and “Block 6”;
 - (ii) are only permitted within the second **storey** and third **storey** of the **building**;
 - (iii) must be enclosed within a **building**;
 - (iv) **dwelling units** must be situated on the same **storey** as the **parking spaces** as follows:
 - a. on “Block 5”, along the entire north **main wall** of a **building**;
 - b. on “Block 6”, along the entire north **main wall** and east **main wall** of a **building**; and
 - c. on “Block 5”, along the west **main wall** of the **building** to a minimum distance of 30 metres from the south **lot line** abutting “Street C”;
 - (v) despite (i) to (iv) above, **parking spaces** at-grade within each “Block” are permitted;
 - (G) In addition to the permitted non-residential uses with conditions in Regulation 40.10.20.20(1), a **self storage warehouse** is permitted, if it complies with the specific conditions below:
 - (i) No **self storage warehouse** use, including an entrance, on the ground floor shall exceed a width of 15 metres of a **lot line** on a **street**;
 - (ii) A maximum of one (1) **self storage warehouse** is permitted on the lands, and must be located within a **mixed use building** containing **dwelling units**;

- (iii) A **self storage warehouse** must not exceed a maximum **gross floor area** of 8,000 square metres; and
- (iv) No **self storage warehouse** use is permitted on “Block 7”;
- (H) Any provision of By-law 569-2013 that applies to a **retirement home** and a **residential building** in the CR Zone will apply to a “Senior Retirement Home”;
- (I) Despite Regulation 40.10.40.10(3), the permitted maximum height of any **building** or **structure** is the number, in metres, following the letters "HT" on Diagram 4, Diagram 5, Diagram 6, Diagram 7, Diagram 8, and Diagram 9 of By-law [Clerks to insert By-law number];
- (J) Despite Regulations 40.5.40.10 and (I) above, the following equipment, **structures** or elements of a **building** may exceed the maximum permitted height as follows:
 - (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, lightning rods, chimneys, flues, and vents, to a maximum of 6.0 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, to a maximum of 6.0 metres;
 - (iii) architectural features, railing, bollards, balustrades, eaves, skylights, parapets, and elements and **structures** associated with a **green roof**, to a maximum of 2.0 metres;
 - (iv) **building** maintenance unit, cranes and window washing equipment, to a maximum of 3.5 metres;
 - (v) planters, **landscaping** features, guard rails, and divider screens on a balcony, terrace, or roof, to a maximum of 3.0 metres;
 - (vi) **building** elements, structures and equipment used for outdoor **amenity space** or open-air recreation including pools and associated equipment, pergolas, trellises, light monitors, light fixtures, solar panels, wind mitigation features, to a maximum of 4.0 metres;
 - (vii) elevator overruns, **building** maintenance unit, cranes and window washing equipment, lighting, lightning rods, stacks, air intakes,

exhausts, antennas, satellite dishes, cellular arrays, flagpoles, to a maximum of 3.5 metres above the vertical projection permitted in (i) above;

- (viii) at-grade public art installations, at-grade art and **landscaping** features, at-grade wind mitigation features, at-grade seating areas and patios, at-grade lighting;
- (K) On “Block 7”, an architectural **structure** connected to, or free standing in between, the **buildings** on “Block 7” is permitted, and a stand-alone one **storey retail building**, with pedestrian and elevator access is permitted below this architectural **structure**;
- (L) No part of any **building** or **structure** in “Tower Zones” as shown on Diagram 4, Diagram 5, Diagram 6, Diagram 7, Diagram 8, and Diagram 9 of By-law **[Clerks to insert By-law number]**, including any vertical projections permitted in (J) above, shall exceed the elevation identified below for each applicable “Tower Zone”, measured on the Canadian Geodetic Vertical Datum of 1928, GSC-1978 Southern Ontario Adjustment, as follows:
 - (i) Tower Zone 4B, to a maximum elevation of 267.46 metres;
 - (ii) Tower Zone 5B, to a maximum elevation of 270.09 metres;
 - (iii) Tower Zone 6B, to a maximum elevation of 270.60 metres;
- (M) Despite Regulation 40.10.40.40(1), the permitted maximum **gross floor area** of all **buildings** and structures is 392,300 square metres, of which the permitted maximum **gross floor area** for residential uses is 372,500 square metres, and subject to the following:
 - (i) A maximum of 29,400 square metres of residential **gross floor area** for “Block 1”;
 - (ii) A maximum of 40,200 square metres of residential **gross floor area** for “Block 2”;
 - (iii) A maximum of 27,300 square metres of residential **gross floor area** and a minimum of 1,063 square metres of non-residential **gross floor area** for “Block 3”;
 - (iv) A maximum of 72,900 square metres of residential **gross floor area** and a minimum of 4,350 square metres of non-residential **gross floor area** for “Block 4”;

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- (v) A maximum of 69,600 square metres of residential **gross floor area** and a minimum of 3,050 square metres of non-residential **gross floor area** for “Block 5”;
 - (vi) A maximum of 68,400 square metres of residential **gross floor area** and a minimum of 1,575 square metres of non-residential **gross floor area** for “Block 6”;
 - (vii) A maximum of 18,100 square metres of residential **gross floor area** and a minimum of 4,175 square metres of non-residential **gross floor area** for “Block 7”;
 - (viii) A maximum of 12,200 square metres of residential **gross floor area** and a minimum of 1,560 square metres of non-residential **gross floor area** for “Block 8”; and
 - (ix) A maximum of 35,200 square metres of residential **gross floor area** and a minimum of 2,275 square metres of non-residential **gross floor area** for “Block 9”;
 - (N) Despite Regulation 40.10.20.40(1), on “Block 4”, “Block 5”, “Block 6”, “Block 7”, “Block 8” and “Block 9”, only **mixed use buildings** are permitted;
 - (O) The provision of **dwelling units** for each **building** containing 80 **dwelling units** or more is subject to the following:
 - (i) a minimum of 25 percent of the total number of **dwelling units** in each “Block” must have two or more bedrooms;
 - (ii) a minimum of 10 percent of the total number of **dwelling units** in each “Block” must have three or more bedrooms;
 - (iii) any **dwelling units** with three or more bedrooms provided to satisfy (ii) above are not included in the provision required by (i) above;
 - (iv) if the calculation of the number of required **dwelling units** in accordance with (i) and (ii) above, results in a number with a fraction, the number may be rounded down to the nearest whole number;
 - (P) The requirements of (O) above may not apply for a **retirement home** or a “Senior Retirement Home” use;
 - (Q) Despite Regulation 40.10.40.1(1), residential use portions of a **building** may be located on the same **storey** as non-residential use portions of the same **building**, provided that the residential uses and non-residential use portions of

the building on the same **storey** are located at or below the third **storey** of the **building**;

- (R) Despite Clause 40.5.40.70 and Regulations 40.10.40.70(3) and 40.10.40.80(2) the required minimum **building setbacks** and minimum separation of **main walls** must be provided as shown on Diagram 4, Diagram 5, Diagram 6, Diagram 7, Diagram 8, and Diagram 9 of By-law **[Clerks to insert By-law number]**;
- (S) Despite Clause 40.10.40.60, Regulation 40.5.40.60(1) and (R) above, the following elements of a **building** may encroach into the required minimum **building setback** and required minimum separation distance between **main walls** as shown on Diagram 4, Diagram 5, Diagram 6, Diagram 7, Diagram 8, and Diagram 9 of By-law **[Clerks to insert By-law number]**:
 - (i) Balconies, to a maximum of 3.0 metres subject to (ii) to (v) below;
 - (ii) Despite (i), no balconies are permitted to encroach beyond the first required **building setback**, as measured from the ground floor **main wall**, to a maximum of the lesser of 50% of the first required **building setback**, as shown on Diagram 4, Diagram 5, Diagram 6, Diagram 7, Diagram 8, and Diagram 9 of By-law **[Clerks to insert By-law number]**, and 3.0 metres;
 - (iii) Despite (i) and (ii) above, no balconies on a “Tower” are permitted to encroach beyond the first required **building setback**, as measured from the ground floor **main wall**, to a maximum of 3.0 metres;
 - (iv) Despite (i), (ii), and (iii) above for Tower Zone 3A as shown on Diagram 4, Diagram 5, Diagram 6 and Diagram 8 of By-law **[Clerks to insert By-law Number]**, no balconies for a “Tower” on Tower Zone 3A are permitted to encroach beyond a maximum of 1.5 metres, as measured from the western boundary of Tower Zone 3A;
 - (v) Despite (i), (ii) and (ii) above, no balconies are permitted to encroach on portions of a **building** within the first required **building setback** as shown on Diagram 4, Diagram 5, Diagram 6, Diagram 7, Diagram 8, and Diagram 9 of By-law **[Clerks to insert By-law number]** along the **frontage** of “**Street C**”;
 - (vi) canopies and awnings, guardrails, balustrades, railings, and light fixtures, to a maximum of 3.5 metres;
 - (vii) architectural features, pilasters, decorative columns, cornices, sills, belt courses, chimney breasts, eaves, to a maximum of 1.0 metres;

- (viii) air conditioners, satellite dishes, antennae, vents, pipes, lightning rods and flag poles, window projections including bay windows and box windows, to a maximum of 1.5 metres;
 - (ix) at-grade decks and porches, to a maximum of 3.0 metres;
 - (x) safety and wind mitigation elements, public art, **landscaping**;
- (T) For the purposes of this exception, a "Tower" is the portions of a **building** which collectively enclose the entirety of a **storey** higher than as set for each applicable **building** below, above the average grade, where only one "Tower" is permitted in each "Tower Zone", and where the maximum gross construction area of any **storey** located above the number, in metres, set out below for each applicable **building**, excluding balconies, is as follows:
- (i) 800.0 square metres in Tower Zone 1, commencing above a height of 31.0 metres;
 - (ii) 820.0 square metres in Tower Zone 2, commencing above a height of 30.7 metres;
 - (iii) 780.0 square metres in Tower Zone 3A, commencing above a height of 13.5 metres;
 - (iv) 770.0 square metres in Tower Zone 4A, commencing above a height of 31.5 metres;
 - (v) 870.0 square metres in Tower Zone 4B, commencing above a height of 31.5 metres;
 - (vi) 820.0 square metres in Tower Zone 5A, commencing above a height of 33.0 metres;
 - (vii) 820.0 square metres in Tower Zone 5B, commencing above a height of 33.0 metres;
 - (viii) 840.0 square metres in Tower Zone 6A, commencing above a height of 33.0 metres;
 - (ix) 820.0 square metres in Tower Zone 6B, commencing above a height of 33.0 metres; and
 - (x) 770.0 square metres in Tower Zone 9, commencing above a height of 29.0 metres;

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- (U) **Dwelling units** and **amenity space** may be located on the same **storey** as mechanical penthouse level permitted in J(i) above and within a “Tower Zone”, as identified on Diagram 4, Diagram 5, Diagram 6, Diagram 7, and Diagram 9 of By-law [Clerks to insert By-law number], provided that the total area of the same **storey** occupied by all such parts of the **building** or **structure** comprising the **dwelling units** and **amenity space** occupy no more than 50% of the maximum gross construction area the **storey** of each “Tower” in (T) above;
- (V) A "Privately Owned Publicly Accessible Open Space" with **landscaping** must be provided in the locations shown on Diagram 4, Diagram 5 and Diagram 9 of By-law [Clerks to insert By-law number];
- (W) Despite Regulation 150.5.20.1, a **home occupation** that consists of an artist studio or custom workshop may:
- (i) sell, rent or lease physical goods directly from the **dwelling unit**;
 - (ii) have clients or customers attending the premises for:
 - a. consultations;
 - b. receiving services; or
 - c. obtaining physical goods.
 - (iii) have an employee working in the **dwelling unit** who is not the business operator; and
 - (iv) any **home occupation** use permitted above shall be considered residential **gross floor area** for the purposes of By-law [Clerks to insert By-law number];
- (X) Despite Regulation 970.10.15.5 (5) and Table 970.10.15.5, **parking spaces** must be provided in accordance with the following:
- (i) a maximum of 0.7 residential **parking spaces** for each bachelor **dwelling unit**, up to 45 square metres, and a maximum of 1.0 for each bachelor **dwelling unit**, greater than 45 square metres;
 - (ii) a maximum of 0.8 residential **parking spaces** for each one-bedroom **dwelling unit**;
 - (iii) a maximum of 0.9 residential **parking spaces** for each two-bedroom **dwelling unit**;

- (iv) a maximum of 1.1 residential **parking spaces** for each three-bedroom **dwelling unit**;
 - (v) a minimum 2.0 residential visitor **parking spaces** for each **building**;
 - (vi) a minimum rate of 0.05 residential visitor **parking spaces** for each **dwelling unit**;
 - (vii) a maximum rate of 1.0 residential visitor **parking spaces** for each **dwelling unit** up to the first five **dwelling units** in each **building**;
 - (viii) a maximum rate of 0.1 residential visitor **parking spaces** for each **dwelling unit** in each **building** above six or more **dwelling units**; and
 - (ix) a maximum of four **parking spaces** for every 100 square metres of **gross floor area** for non-residential uses;
- (Y) Despite Regulation 200.5.1.10(2), a maximum of 10 percent of the total **parking spaces** provided on each “Block” may have a minimum width of 2.6 metres that is obstructed in accordance with Regulation 200.5.1.10(2)(D);
- (Z) Despite Regulations 40.5.80.10(1), 200.5.1(2), and Table 970.10.15(5), **parking spaces**, except for accessible **parking spaces**, required for uses on “Block 4”, “Block 5”, “Block 6”, “Block 7”, “Block 8” and “Block 9” as shown on Diagram 3 of By-law [Clerks to insert By-law number] may be located on another “Block” provided that the parking spaces are located on the immediately adjacent “Block” connected below-ground;
- (AA) Despite Regulations 40.5.80.10(1), 200.5.1(2), 970.10.15.5(5), Table 970.10.15.5, and (Z) above, residential visitor **parking spaces** and non-residential **parking spaces** may be provided:
- (i) on a non-exclusive basis;
 - (ii) within a **public parking**; and
 - (iii) on one or more Blocks on the lands as shown on Diagram 1 of By-law [Clerks to insert By-law number], within 300 metres of the building that contain the use that is associated with the **parking spaces**;
- (BB) In addition to Regulation 200.5.1.10(13), access to **parking spaces** may be provided from any other abutting Block as shown on Diagram 3 of By-law [Clerks to insert By-law number], provided the areas used for **parking spaces** are connected below-ground;

- (CC) Despite Regulation 200.15.1(1), an accessible **parking space** must have the following minimum dimensions:
- (i) Length of 5.6 metres;
 - (ii) Width of 3.4 metres; and
 - (iii) Vertical clearance of 2.1 metres;
- (DD) The entire length of an accessible **parking space** described in (CC) above must be adjacent to a 1.5 metre wide accessible barrier free aisle or path; and
- (EE) All accessible **parking spaces** must be the **parking spaces** closest to a barrier free:
- (i) Entrance to a **building**;
 - (ii) Passenger elevator that provides access to the first **storey** of the **building**; and
 - (iii) The shortest route from the required entrances in (i) and (ii) above;
- (FF) Despite (EE) above, where accessible **parking spaces** may be obstructed by a structural column or other **structure**, that accessible **parking space** may be located further from the closest barrier free entrance;
- (GG) **Vehicle** access to areas used for **parking spaces** for each “Block” must comply with the following:
- (i) “Block 1”, “Block 2” and “Block 3”, access from a driveway from “**street B1**”;
 - (ii) “Block 4”, one access directly from “**Street B2**”;
 - (iii) No **vehicular** access for any block directly from “**Street A1**” and “**Street A2**”;
 - (iv) “Block 5” may have shared access from a driveway on “Block 6” from “**Street C**”;
 - (v) “Block 6” access from a driveway on “Block 6” from “**Street C**”;
 - (vi) “Block 7” and “Block 8”, access from a driveway on “Block 7” from “**Street C**”; and

- (vii) “Block 9”, a common shared access from a driveway on “Block 6” from “**Street C**”;
- (HH) Despite Regulations 220.5.10.1(2), (3), (4), (5), (6) and (8) for Block 7 and Block 8, **loading spaces** must be provided in accordance with the following:
 - (i) On “Block 7”, a minimum of:
 - a. One (1) type “G” **loading space**;
 - b. One (1) type “B” **loading space**;
 - (ii) On “Block 8”, a minimum of one (1) type “G” **loading space**;
 - (iii) Despite (HH)(i) a. above, where the required **loading space** on “Block 8” is maintained, no type “G” **loading space** is required on “Block 7”, provided the type “G” **loading space** on “Block 8” is shared with the **buildings** on “Block 7”;
- (II) A minimum of 5 percent of the required "long-term" **bicycle parking spaces** must be **oversized bicycle parking spaces** and comply with the following:
 - (i) if the calculation of the required number of **oversized bicycle parking spaces** for all uses results in a fraction of an **oversized bicycle parking space** being required, the number of required oversized **bicycle parking spaces** must be rounded down to the next whole number;
 - (ii) an **oversized bicycle parking space** must not be a stacked **bicycle parking space**; and
 - (iii) an **oversized bicycle parking space** must not be placed in a vertical position on a wall, **structure** or mechanical device;
- (JJ) In addition to Clause 230.5.1.10, the following applies:
 - (i) 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; and
 - (ii) the minimum dimension of an **oversized bicycle parking space** is:
 - a. a minimum length of 2.4 metres;
 - b. a minimum width of 1.0 metres; and

- c. a minimum vertical clearance from the ground of 1.9 metres;
 - (iii) Within areas used for **bicycle parking**, access to **bicycle parking spaces** must be provided via an unobstructed aisle that complies with the following, except when located inside an **ancillary building** containing a **garden suite** or **laneway suite**:
 - a. 2.5 metres width if it is a **stacked bicycle parking space** or an **oversized bicycle parking space**; and
 - b. 1.8 metres width in all other cases;
 - (iv) If a building has uses for which 8 or more "long-term" **bicycle parking spaces** are required, a minimum of 40 percent of the required "long-term" **bicycle parking spaces**, rounded up to the nearest whole number, must not be a **stacked bicycle parking space** that is positioned above another **bicycle parking space** or placed in a vertical position on a wall, **structure**, or mechanical device;
- (KK) In addition to Clause 230.5.10.1, the following applies:
- (i) If there are uses which are not required to provide **bicycle parking spaces** by Regulations 230.5.10.1(1) and (5), a minimum number of **bicycle parking spaces** must be provided if 5 or more **parking spaces** are provided for the uses at the following rate of 10 percent of the **parking spaces** on the **lot**, rounded up to the nearest whole number.
- (LL) Despite Regulation 230.5.10.20(1), the number of **bicycle parking spaces** required by Regulation 230.5.10.1(5) may be reduced, subject to the following:
- (i) the number of "short-term" **bicycle parking spaces** reduced is not more than half the amount required by Regulations 230.5.10.1(5)(A) or (B), rounded down to the nearest whole number;
 - (ii) the number of "long-term" **bicycle parking spaces** reduced is not more than half the amount required by Regulations 230.5.10.1(5)(A) or (B), rounded down to the nearest whole number;
 - (iii) for each **bicycle parking space** required by Regulation 230.5.10.1(5) to be reduced, the owner or occupant must provide a payment-in-lieu to the City of Toronto; and
 - (iv) the owner or occupant must enter into an agreement with the City of Toronto pursuant to Section 40 of the *Planning Act*.

- (MM) In addition to Regulation 5.10.30.1(1), within the lands shown on Diagram 1 of By-law [Clerks to insert By-law number] no **building** or **structure** may be erected or used:
- (i) unless the **street** identified as “**Street A1**” on Diagram 3 of By-law [Clerks to insert By-law number], is constructed to a minimum base curb and base asphalt or concrete and is connected to an existing **street**;
 - (ii) unless the **street** identified as “**Street B1**” on Diagram 3 of By-law [Clerks to insert By-law number], is constructed to a minimum base curb and base asphalt or concrete and is connected to an existing **street**;
 - (iii) unless all Municipal water mains and Municipal sewers, and their appurtenances, are installed within the **street** identified as “**Street A1**” on Diagram 3 of By-law [Clerks to insert By-law number], and are operational;
 - (iv) unless all Municipal water mains and Municipal sewers, and their appurtenances, are installed within the **street** identified as “**Street B1**” on Diagram 3 of By-law [Clerks to insert By-law number], and are operational; and
 - (v) below-ground **structures** and foundations located on any of the “**Blocks**” as shown on Diagram 3 of By-law [Clerks to insert By-law number], are not subject to the restrictions of Provisions (MM)(i) to (iv) above;
- (NN) In addition to Regulation 5.10.30.1(1), within the lands shown on Diagram 1 of By-law [Clerks to insert By-law number], no **building** or **structure** may be erected or used on “**Block 4**”:
- (i) unless the **street** identified as “**Street B2**” on Diagram 3 of By-law [Clerks to insert By-law number], is constructed to a minimum base curb and base asphalt or concrete and is connected to an existing **street**;
 - (ii) unless all Municipal water mains and Municipal sewers, and their appurtenances, are installed within the **street** identified as “**Street B2**” on Diagram 3 of By-law [Clerks to insert By-law number], and are operational; and
 - (iii) below-ground **structures** and foundations located on any part of “**Block 4**” as shown on Diagram 3 of By-law [Clerks to insert By-law

number], are not subject to the restrictions of Provisions (NN)(i) and (ii) above;

- (OO) In addition to Regulation 5.10.30.1(1), within the lands shown on Diagram 1 of By-law **[Clerks to insert By-law number]**, no **building** or **structure** may be erected or used on “Block 5”, “Block 6”, “Block 7”, “Block 8” and “Block 9”:
- (i) unless the **street** identified as “**Street A2**” on Diagram 3 of By-law **[Clerks to insert By-law number]**, is constructed to a minimum base curb and base asphalt or concrete and is connected to an existing **street**;
 - (ii) unless the **street** identified as “**Street B3**” on Diagram 3 of By-law **[Clerks to insert By-law number]**, is constructed to a minimum base curb and base asphalt or concrete and is connected to an existing **street**;
 - (iii) unless the **street** identified as “**Street C**” on Diagram 3 of By-law **[Clerks to insert By-law number]**, is constructed to a minimum base curb and base asphalt or concrete and is connected to an existing **street**;
 - (iv) unless all Municipal water mains and Municipal sewers, and their appurtenances, are installed within the **street** identified as “**Street A2**” on Diagram 3 of By-law **[Clerks to insert By-law number]**, and are operational;
 - (v) unless all Municipal water mains and Municipal sewers, and their appurtenances, are installed within the **street** identified as “**Street B3**” on Diagram 3 of By-law **[Clerks to insert By-law number]**, and are operational;
 - (vi) unless all Municipal water mains and Municipal sewers, and their appurtenances, are installed within the **street** identified as “**Street C**” on Diagram 3 of By-law **[Clerks to insert By-law number]**, and are operational; and
 - (vii) below-ground **structures** and foundations located on any part of “Block 5”, “Block 6”, “Block 7”, “Block 8” and “Block 9” as shown on Diagram 3 of By-law **[Clerks to insert By-law number]**, are not subject to the restrictions of Provisions (OO)(i) to (vi) above;
- (PP) The issuance of above-grade building permits are subject to the following:
- (i) prior to issuance of any above-grade building permit for **building 1**, **building 2**, **building 3A**, **building 3B**, **building 4A**, **building 4B**,

- building 4C, building 5A, building 5B, building 6A, building 6B, and building 7A, building 7B, building 8, and building 9** as shown on Diagram 4, Diagram 5, Diagram 6, Diagram 7, Diagram 8, and Diagram 9 of By-law [Clerks to insert By-law number], the **street** identified as “**Street A1**” on Diagram 3 of By-law [Clerks to insert By-law number] must be constructed and conveyed to the City;
- (ii) prior to issuance of any above-grade building permit for **building 1, building 2, building 3A, building 3B, building 4A, building 4B, building 4C, building 5A, building 5B, building 6A, building 6B, and building 7A, building 7B, building 8, and building 9** as shown on Diagram 4, Diagram 5, Diagram 6, Diagram 7, Diagram 8, and Diagram 9 of By-law [Clerks to insert By-law number], the **street** identified as “**Street B1**” on Diagram 3 of By-law [Clerks to insert By-law number] must be constructed and conveyed to the City;
- (iii) prior to issuance of any above-grade building permit for **building 4A, building 4B, building 4C** as shown on Diagram 4, Diagram 5, Diagram 6, and Diagram 8 of By-law [Clerks to insert By-law number], the **street** identified as “**Street B2**” on Diagram 3 of By-law [Clerks to insert By-law number] must be constructed and conveyed to the City;
- (iv) prior to issuance of any above-grade building permit for **building 5A, building 5B, building 6A, building 6B, and building 7A, building 7B, building 8, and building 9** as shown on Diagram 4, Diagram 5, Diagram 6, Diagram 7, Diagram 8, and Diagram 9 of By-law [Clerks to insert By-law number], the **street** identified as “**Street A2**” on Diagram 3 of By-law [Clerks to insert By-law number] must be constructed and conveyed to the City;
- (v) prior to issuance of any above-grade building permit for **building 5A, building 5B, building 6A, building 6B, and building 7A, building 7B, building 8, and building 9** as shown on Diagram 4, Diagram 5, Diagram 6, Diagram 7, Diagram 8, and Diagram 9 of By-law [Clerks to insert By-law number], the **street** identified as “**Street B3**” on Diagram 3 of By-law [Clerks to insert By-law number] must be constructed and conveyed to the City;
- (vi) prior to issuance of any above-grade building permit for **building 5A, building 5B, building 6A, building 6B, and building 7A, building 7B, building 8, and building 9** as shown on Diagram 4, Diagram 5, Diagram 6, Diagram 7, Diagram 8, and Diagram 9 of By-law [Clerks to insert By-law number], the **street** identified as “**Street C**” on Diagram 3 of By-law [Clerks to insert By-law number] must be constructed and conveyed to the City;

- (QQ) Despite (D) to and including (PP) above, the following provisions apply only with respect to the “Existing Mall Building”, until such time as the “Existing Mall Building” no longer exists on the **lot**:
- (i) the uses listed in Regulations 40.10.20.10(1) and 40.10.20.20(1) under the letter “C” of the CR Zone are permitted and any uses existing as of [Clerks to insert day before enactment date of this By-law] continue to be permitted;
 - (ii) the existing maximum non-residential **gross floor area** as of [Clerks to insert day before enactment date of this By-law] is permitted;
 - (iii) existing surface **parking spaces** for the use of the “Existing Mall Building” as of [Clerks to insert day before enactment date of this By-law] are permitted to remain, and will be reduced over time, subject to (v) below;
 - (iv) existing **loading spaces** for the use of the “Existing Mall Building” as of [Clerks to insert day before enactment date of this By-law] as permitted to remain, and will be reduced over time, subject to (v) below;
 - (v) where portions of the “Existing Mall Building” are removed and/or demolished and until all portions of the “Existing Mall Building” are demolished on the **lot** the following must be maintained:
 - a. a minimum of fifty (50) surface **parking spaces** for the use of the “Existing Mall Building”; and
 - b. a minimum of one Type “B” **loading space** for the use of the “Existing Mall Building”;
 - (vi) the **parking spaces** and **loading spaces** required in (v) above must not be provided within, or below, any new **building** or **structure** subject to (A) to and including (PP) above;
 - (vii) Additions to the “Existing Mall Building” are permitted, and may contain the uses listed in (i) above, provided that:
 - a. the total **gross floor area** of all additions to the “Existing Mall Building” do not exceed 2,000 square metres; and
 - b. the **gross floor area** of all additions to the “Existing Mall Building” are not included in the calculation of the permitted **gross floor area** in (M) above;

- (viii) for the purposes of (vii) above, additions may include the erection of a new **building or structure**.

Prevailing By-laws and Prevailing Sections: None Apply.

5. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.42.10 Exception Number 47 so that it reads:

47 Exception OR (x47)

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 zoned OR, for “Park Block A”, “Park Block B” and “Park Block C”, as shown on Diagram 2 of By-law [Clerks to insert By-law number], if the requirements of By-law [Clerks to insert By-law number], including Section 6, Section 7 and Section 8, are complied with, a **building or structure** may be constructed, used or enlarged in compliance with Regulations (B) to (F) below;
- (B) For the purposes of this exception, each word or expression that is in bold 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:
 - (ix) “Park Block A”, “Park Block B” and “Park Block C” means the public **parks** zoned OR on Diagram 2 and identified on Diagram 3 of By-law [Clerks to insert By-law number];
 - (x) “Existing Mall Building” means a **building or structure** that was **lawfully** existing on the lands as of [Clerks to insert day before enactment date of this By-law];
- (C) In addition to Section 90.30, Regulations 90.30.20.10(1), 90.30.20.20(1), and Clauses 90.30.40.10 and 90.30.40.70, and subject to all regulations of Sections 5.10 and 90.5, the following uses are permitted, subject to (D) to (E) below:
 - (i) **Outdoor patio** with a maximum area of 30 square metres;
 - (ii) **Take-out eating establishment;**
 - (iii) **Art gallery;**
 - (iv) **Art studio;**
 - (v) **Performing art studio;**
 - (vi) **Retail store;**
 - (vii) **Eating Establishment;** and
 - (viii) **Outdoor sales and display;**

- (D) The uses listed in (C) above are subject to conditions as set out in Section 40.10 and Chapter 150;
- (E) The uses listed in (C) above are subject to the following:
- (i) The maximum **gross floor area** of all new **buildings** or structures must not exceed 500 square metres on all of “Park Block A”, “Park Block B” and “Park Block C”;
 - (ii) each new **building** or **structure** must be wholly located within “Park Block A”, “Park Block B” or “Park Block C” and the same **building** or **structure** shall not be permitted to be within more than one of “Park Block B” and “Park Block C”;
 - (iii) the maximum height of any new **building** or **structure** must not exceed 7.5 metres;
 - (iv) no new **building** or **structure** must be located within 5.0 metres of a **lot line** abutting a **street**;
 - (v) any new **building** or **structure** located within 10 metres of any lot line abutting The East Mall must have its front, including its principal pedestrian entrance, facing the **street**; and
 - (vi) for any outdoor sales and display in addition to the requirements in (D) above, whether or not the use is located within a **building** or **structure**, it must comply with (i) to (v) above;
- (F) Despite (E) above, where the “Existing Mall Building” subject to Regulation (QQ) in Exception CR 1206 is located on any part of “Park Block A”, “Park Block B” and “Park Block C”, the uses listed in (C) above may be located within the “Existing Mall Building” located on “Park Block A”, “Park Block B” or “Park Block C” subject to the following:
- (i) the “Existing Mall Building” continues to comply with Regulation (QQ) in Exception CR 1206, until such time as the “Existing Mall Building” no longer exists on the **lot**;
 - (ii) Regulation (QQ)(i) in Exception CR 1206 does not apply to any portion of additions to the “Existing Mall Building” located on “Park Block A”, “Park Block B” or “Park Block C”;
 - (iii) the maximum **gross floor area** of all new buildings, including additions to, the “Existing Mall Building” must not exceed 500 square metres on all of “Park Block A”, “Park Block B” and “Park Block C”;

- (iv) in addition to Regulation (QQ)(vi) in Exception CR 1206, new additions to the “Existing Mall Building” must be wholly located within “Park Block A”, “Park Block B” or “Park Block C” and the same addition to the “Existing Mall Building” shall not be permitted to be within more than one of “Park Block B” and “Park Block C”;

Prevailing By-laws and Prevailing Sections: None Apply.

6. Exception OR (47) in By-law [Clerks to insert By-law number] is repealed from part of the lands shown on Diagram 2 of By-law [Clerks to insert By-law number] forming “Park Block A”, when a **building** or **structure** is erected on the earlier of, Block, 1, Block 2, Block 3, and Block 4 and 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 forming “Park Block A” outlined by heavy black lines and adding the zone label “OR” for “Park Block A” as identified on Diagram 2 attached to this By-law.
7. Exception OR (47) in By-law [Clerks to insert By-law number] is repealed from part of the lands shown on Diagram 2 of By-law [Clerks to insert By-law number] forming “Park Block B”, when a **building** or **structure** is erected on the earlier of, Block 5 and Block 6, and 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 forming “Park Block B” outlined by heavy black lines and adding the zone label “OR” for “Park Block B” as identified on Diagram 2 attached to this By-law.
8. Exception OR (47) in By-law [Clerks to insert By-law number] is repealed from part of the lands shown on Diagram 2 of By-law [Clerks to insert By-law number] forming “Park Block C”, when a **building** or **structure** is erected on the earlier of, Block 7, Block 8 and Block 9, and 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 forming “Park Block C” outlined by heavy black lines and adding the zone label “OR” for “Park Block C” as identified on Diagram 2 attached to this By-law.
9. Despite any future severance, partition or division of the lands as shown on Diagram 1, the provisions of this By-law shall apply as if no severance, partition or division occurred.

Enacted and passed on [DATE] , 2025.

Frances Nunziata,
Speaker

John D. Elvidge,

City Clerk

(Seal of the City)

Diagram 1



 **Toronto**
Diagram 1

250 The East Mall

File #: 20 169050 WET 03 0Z


City of Toronto By-law 569-2013
Not to Scale
04/08/2025

Diagram 2



 **Toronto**
Diagram 2

250 The East Mall

File #: 20 169050 WET 03 0Z


City of Toronto By-law 569-2013
Not to Scale
04/08/2025

Diagram 3



 **TORONTO**
Diagram 3

250 The East Mall

File #: 20 169050 WET 03 02


City of Toronto By-law 569-2013
Not to Scale
04/08/2025

Diagram 4



TORONTO
Diagram 4

250 The East Mall

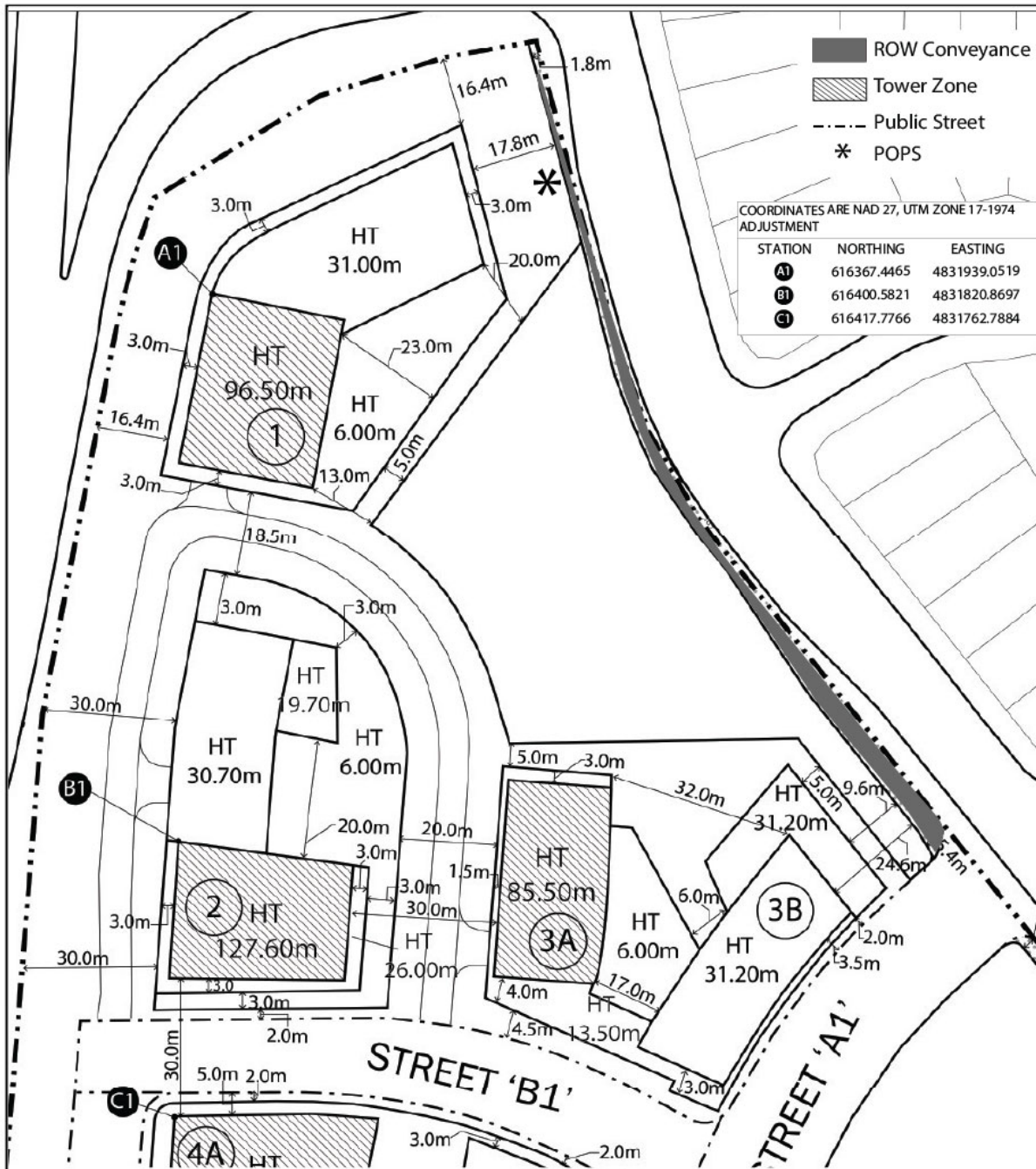
File #: 20 169050 WET 03 0Z

Note: Elevations shown herewith are referenced to the Canada Geodetic Vertical Datum 1928 (CGVD28), Pre-1978 adjustment.

In the event CGVD28, GSC-1978 Southern Ontario Adjustment (Vertical Datum employed by the GTAA) is required the heights are to be reduced by 0.121 metres.


City of Toronto By-law 569-2013
Not to Scale
04/08/2025

Diagram 5



TORONTO
Diagram 5

250 The East Mall

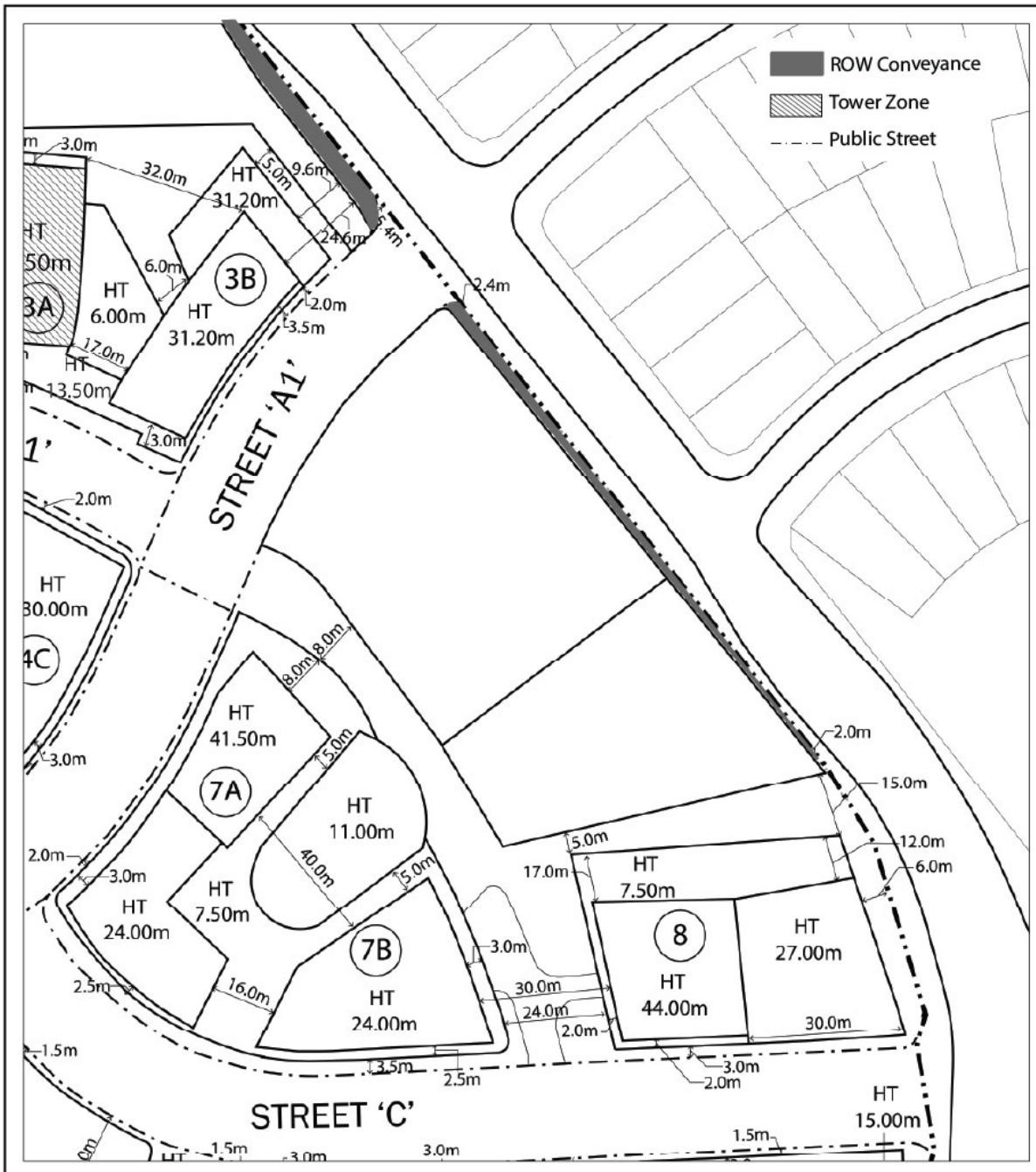
File #: 20 169050 WET 03 02

Note: Elevations shown herewith are referenced to the Canada Geodetic Vertical Datum 1928 (CGVD28), Pre-1978 adjustment.

In the event CGVD28, GSC-1978 Southern Ontario Adjustment (Vertical Datum employed by the GTAA) is required the heights are to be reduced by 0.121 metres.

City of Toronto By-law 569-2013
Not to Scale
11/26/2025

Diagram 8



TORONTO
Diagram 8

250 The East Mall

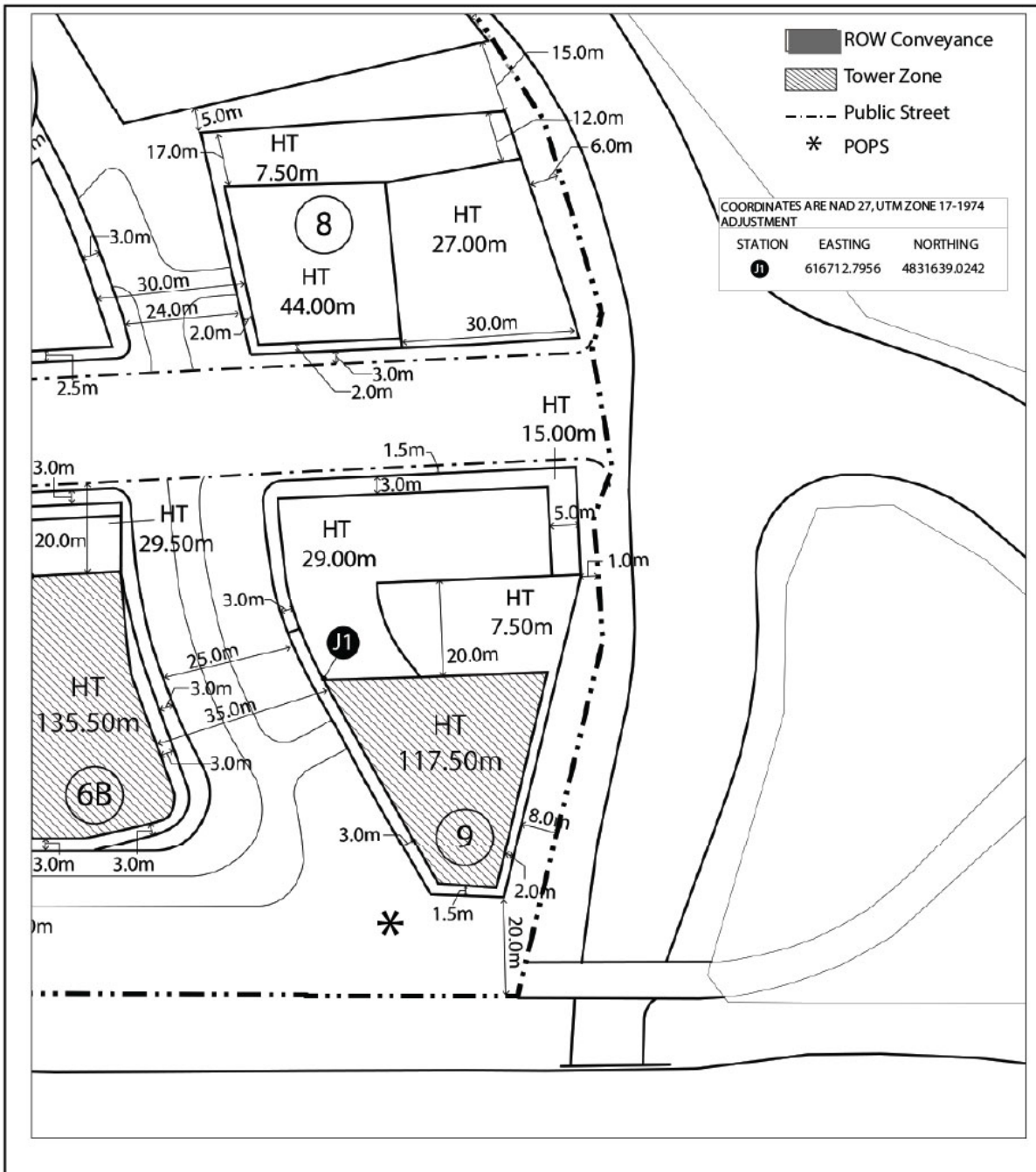
File #: 20 169050 WET 03 0Z

Note: Elevations shown herewith are referenced to the Canada Geodetic Vertical Datum 1928 (CGVD28), Pre-1978 adjustment.

In the event CGVD28, GSC-1978 Southern Ontario Adjustment (Vertical Datum employed by the GTAA) is required the heights are to be reduced by 0.121 metres.


City of Toronto By-law 569-2013
Not to Scale
04/08/2025

Diagram 9



TORONTO
Diagram 9

250 The East Mall

File #: 20 169050 WET 03 0Z

Note: Elevations shown herewith are referenced to the Canada Geodetic Vertical Datum 1928 (CGVD28), Pre-1978 adjustment.

In the event CGVD28, GSC-1978 Southern Ontario Adjustment (Vertical Datum employed by the GTAA) is required the heights are to be reduced by 0.121 metres.


City of Toronto By-law 569-2013
Not to Scale
04/08/2025