

MOTION WITHOUT NOTICE

Title of Motion: MOTION TO REOPEN AND AMEND TE24.12 – 21-25 Imperial Street - Zoning By-law Amendment – Decision Report - Approval

Moved by: Councillor Matlow _____

Seconded by: Councillor Colle _____

SUMMARY:

This is a motion to amend City Council's decision on Item TE24.12 concerning an application for a Zoning By-Law Amendment in respect of the lands municipally known as 21-25 Imperial Street to facilitate construction of a 19-storey mixed-use building.

City Council adopted a recommendation to amend the City of Toronto Zoning By-law 569-2013 for these lands in accordance with the draft Zoning By-law Amendment included as Attachment 5 to the report (June 19, 2025) from the Director, Community Planning, Toronto and East York District. City Council further adopted a recommendation that an updated Pedestrian Level Wind Tunnel Study be provided before introducing the necessary Bills to City Council.

Development Review Staff have confirmed that they are satisfied with the submitted Study and with the draft Zoning By-law Amendment included as Attachment 1 to this motion. The draft amendment would permit 1.5-metre-deep balconies along the north and south elevations of the proposed building, as reflected in the new Diagram 4; reduce the maximum encroachment for canopies and related elements to 1.5 metres; increase the permitted height projections for trellises, pergolas, and other unenclosed structures associated with rooftop amenity to 2.5 metres; and reduce permitted encroachment for canopies, eaves, dormers, awnings, fences, guardrails, lighting fixtures and public art features to 1.5 metres. The amendment also introduces a density string to the zone label and revises parking provisions to align with the Provincial Major Transit Station Area direction, including the removal of minimum parking requirements while maintaining applicable accessible parking standards where parking is provided on a voluntary basis. In all other respects, it is substantively the same as Attachment 5 to the report (June 19, 2025). This motion is urgent as this project is proceeding to construction.

RECOMMENDATIONS:

1. City Council amend its previous decision on Item 2025.TE24.12 by:

a. deleting the words in Part 1 “Attachment 5 to the report (June 19, 2025) from the Director, Community Planning, Toronto and East York District” and replacing them with the words “Attachment 1 to this Motion” so that Part 1 now reads as follows:

1. City Council amend City of Toronto Zoning By-law 569-2013 for the lands municipally known as 21-25 Imperial Street substantially in accordance with the draft Zoning By-law Amendment included as Attachment 1 to this Motion.
2. City Council determine that pursuant to Section 34(17) of the Planning Act, no further notice is to be given in respect of the changes to the draft Zoning By-law attached as Attachment 1 to this motion.

Date: March 25, 2026