

Authority: Toronto and East York Community Council Item [##] as adopted by City of Toronto Council on ~, 2026

CITY OF TORONTO
BY-LAW [Clerks to insert By-law number]

To amend Zoning By-law 569-2013, as amended, with respect to the lands municipally known in the year 2025 as 21 and 25 Imperial Street

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 same meaning provided in Zoning By-law No. 569-2013, Chapter 800 Definitions.
3. Zoning By-law No. 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 SS2 (x554) to a zone label of CR 3.0 (c2.0; r2.5) SS2 (x1137) as shown on Diagram 2 attached to this By-law.
4. Zoning By-law No. 569-2013, as amended, is further amended by adding Article 900.11.10 Exception Number CR (x1137) so that it reads:

(1137) Exception CR (1137)

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 21 and 25 Imperial Street, 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 (S) below;
- (B) Despite regulation 40.10.40.1(1), residential use portions of the **building** are permitted to be located on the same **storey** as non-residential use portions of the **building** provided the non-residential uses are located below the second **storey**;

- (C) Despite regulations 40.10.20.20(1)(B), Article 150.5.20 and Clause 150.5.40.40, where a **dwelling unit** has two **storeys** and direct access to a **street**, a **home occupation**:
- (i) must be located on the ground floor;
 - (ii) may be an **artist studio, art gallery, custom workshop, education use, medical office, office, performing arts studio, personal service shop, pet services, production studio, recreation use, retail store, retail service, service shop, wellness centre, private home daycare, day nursery, massage therapy**;
 - (iii) despite regulation 150.5.20.1(6), may have employees working in the **dwelling unit** who are not the business operator;
 - (iv) for the purposes of this exception, is not required to be the principal residence of the business operator for the **dwelling unit**;
 - (v) despite regulations 150.5.20.1(1)(A), (B), (C), and (D), may:
 - (a) sell, rent or lease physical goods directly from the **dwelling unit**;
 - (b) be a **personal service shop**;
 - (c) be an office or medical office for a professional regulated under the College of Physicians and Surgeons of Ontario;
 - (d) be an office or medical office for a professional regulated under the Regulated Health Professions Act, 1991, S.O. 1991, c. 18, as amended;
 - (vi) despite regulation 150.5.20.1(2), a **home occupation** may have clients or customers attending the **premises** for:
 - (a) consultations;
 - (b) receiving services; or
 - (c) obtaining physical goods;
 - (vii) Despite regulation 150.5.40.40(1), the floor area for a **home occupation** must be located on the ground floor and may not exceed the lesser of:
 - (a) 50 percent of the total **interior floor area** of the **dwelling unit** the **home occupation** is located in; or
 - (b) 50 square metres; and
 - (viii) Despite regulation 150.5.20.1(3), a **home occupation** is permitted to include **ancillary** outdoor activities, services, or displays, provided the area is limited to 10 percent of the **interior floor area** of the **home occupation** it is **ancillary** to. A **home occupation** must not include outdoor **open storage**;

- (D) Despite regulations 40.5.40.10(1) and (2), the height of a **building** or **structure** is the distance between the Canadian Geodetic Datum elevation of 155.67 metres and the elevation of the highest point of the **building** or **structure**;
- (E) Despite regulation 40.10.40.10(2), 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 [Clerks to insert By-law number];
- (F) Despite regulation 40.10.40.10(5), the required minimum height of the first **storey**, as measured between the floor of the first **storey** and the floor of the second **storey**, is 3.95 metres;
- (G) Despite regulations 40.5.40.10(3) to (8) and (E) above, the following equipment and **structures** may project beyond the permitted height shown on Diagram 3 of By-law [Clerks to insert By-law number]:
- (i) equipment used for the functional operation of the **building**, including electrical, utility, mechanical and ventilation equipment, as well as enclosed stairwells, roof access, maintenance equipment storage, chimneys, and vents, by a maximum of 2.5 metres;
 - (ii) elevator overruns, by a maximum of 3.5 metres;
 - (iii) **structures** that enclose, screen, or cover the equipment, **structures** and parts of a **building** listed in (i) above, including a mechanical penthouse by a maximum of 3.0 metre; and
 - (a) for the purposes of this exception, the extent of the mechanical penthouse is limited to that shown on Diagram 3;
 - (iv) architectural features, parapets, and elements and **structures** associated with a **green roof**, by a maximum of 2.0 metres;
 - (v) **building** maintenance units and window washing equipment, by a maximum of 4.0 metres;
 - (vi) planters, **landscaping** features, public art features, lighting features, railings, stairs, wheelchair ramps, and divider screens on a balcony and/or terrace, by a maximum of 2.0 metres;
 - (vii) antennae, flagpoles and satellite dishes, by a maximum of 1.0 metres; and
 - (viii) trellises, pergolas, and unenclosed structures providing safety or wind protection to rooftop **amenity space**, by a maximum of 2.5 metres;
- (H) Despite regulation 40.10.40.40(1), the permitted maximum **gross floor area** of all **buildings** and **structures** on the **lot** is 15,060 square metres, of which:

- (i) the permitted maximum **gross floor area** for residential uses is 15,000 square metres, of which the permitted maximum **gross floor area** of **dwelling units** with **ancillary home occupation** uses is 200 square metres; and
 - (ii) the permitted maximum **gross floor area** for non-residential uses is 60 square metres;
- (I) Despite regulation 40.10.40.50(1), **amenity space** must be provided at a minimum rate of 4.0 square metres per **dwelling unit**, of which:
- (i) a minimum of 1.8 square metres for each **dwelling unit** as indoor **amenity space**;
 - (ii) a minimum of 1.5 square metres of outdoor **amenity space** for each **dwelling unit**, of which 40 square metres must be in a location adjoining or directly accessible to the indoor **amenity space**; and
 - (iii) no more than 25% of the outdoor component may be a **green roof**;
- (J) For the purposes of this regulation, indoor and outdoor **amenity space** may be located on the same **storey** as a mechanical penthouse;
- (K) Despite regulation 40.10.40.70(2), the required minimum **building setbacks** are as shown on Diagram 3 of By-law **[Clerks to insert By-law number]**;
- (L) Despite regulation 40.10.40.80(2), the required separation of **main walls** are as shown in metres on Diagram 3 of By-law **[Clerks to insert By-law number]**;
- (M) Despite Clauses 40.5.40.60, 40.10.40.60 and (K) and (L) above, the following elements may encroach into the required minimum **building setbacks** and **main wall** separation distances as follows:
- (i) canopies, eaves, dormers, awnings, fences, guardrails, lighting fixtures, public art features, by a maximum of 1.5 metres;
 - (ii) cladding added to the exterior surface of the **main wall** of a **building**, by a maximum of 0.5 metres;
 - (iii) architectural features, such as a pilaster, decorative column, cornice, sill, belt course, or chimney breast, by a maximum of 2.5 metres;
 - (iv) window projections, including bay windows and box windows, by a maximum of 1.0 metre;
 - (v) air conditioners, gas metres, satellite dishes, antennae, vents, and pipes, wind mitigation screens, window washing equipment, wheelchair ramps,

and underground garage ramps and their associated **structures**, stairs and stair enclosures, by a maximum of 2.5 metres; and

(vi) balconies and related elements, such as balcony dividers and guardrails, by a maximum of 1.5 metres, provided:

(a) they are located within the shaded areas and above the heights shown on Diagram 4 of By-law [Clerks to insert By-law Number]; and

(b) the combined width of balconies permitted in (a) above on a **building** face must not occupy more than a total of 50% of the width of the **building** face from which they are encroaching;

(N) Despite Article 200.25.15, if **parking spaces** are provided on the **lot**, a percentage of the provided **parking spaces** must be accessible **parking spaces** in accordance with Section 200.15;

(O) 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;

(P) Despite regulations 200.15.1(3), the entire length of an accessible **parking space** must be adjacent to a 1.5 metre wide shared access aisle or path on one side of the accessible **parking space**;

(Q) Despite regulation 200.15.1(4), 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 a **building**; and

(iii) the shortest route between the required entrances in (i) and (ii);

(R) Despite regulation 220.5.10.1(2), a minimum of one (1) Type “G” **loading space** must be provided and maintained on the **lot**;

(S) The provision of **dwelling units** is subject to the following:

(i) a minimum of 15 percent of the total number of **dwelling units** must have two or more bedrooms;

(ii) a minimum of 10 percent of the total number of **dwelling units** must have three or more bedrooms;

- (iii) in addition to those **dwelling units** provided to satisfy (i) and (ii) above, a minimum of an additional 15 percent of the total number of **dwelling units** must have two or three bedrooms (or be convertible to two or three bedrooms through the use of adaptable design measures);
- (iv) any **dwelling units** with three or more bedrooms provided to satisfy (ii) above are not included in the provision required by (i) above; and
- (v) if the calculation of the number of required **dwelling units** with two or three bedrooms results in a percentage of **dwelling units** that is not a whole number, the percentage shall be deemed rounded up to the nearest whole number.

Prevailing By-laws and Prevailing Sections: (None Apply)

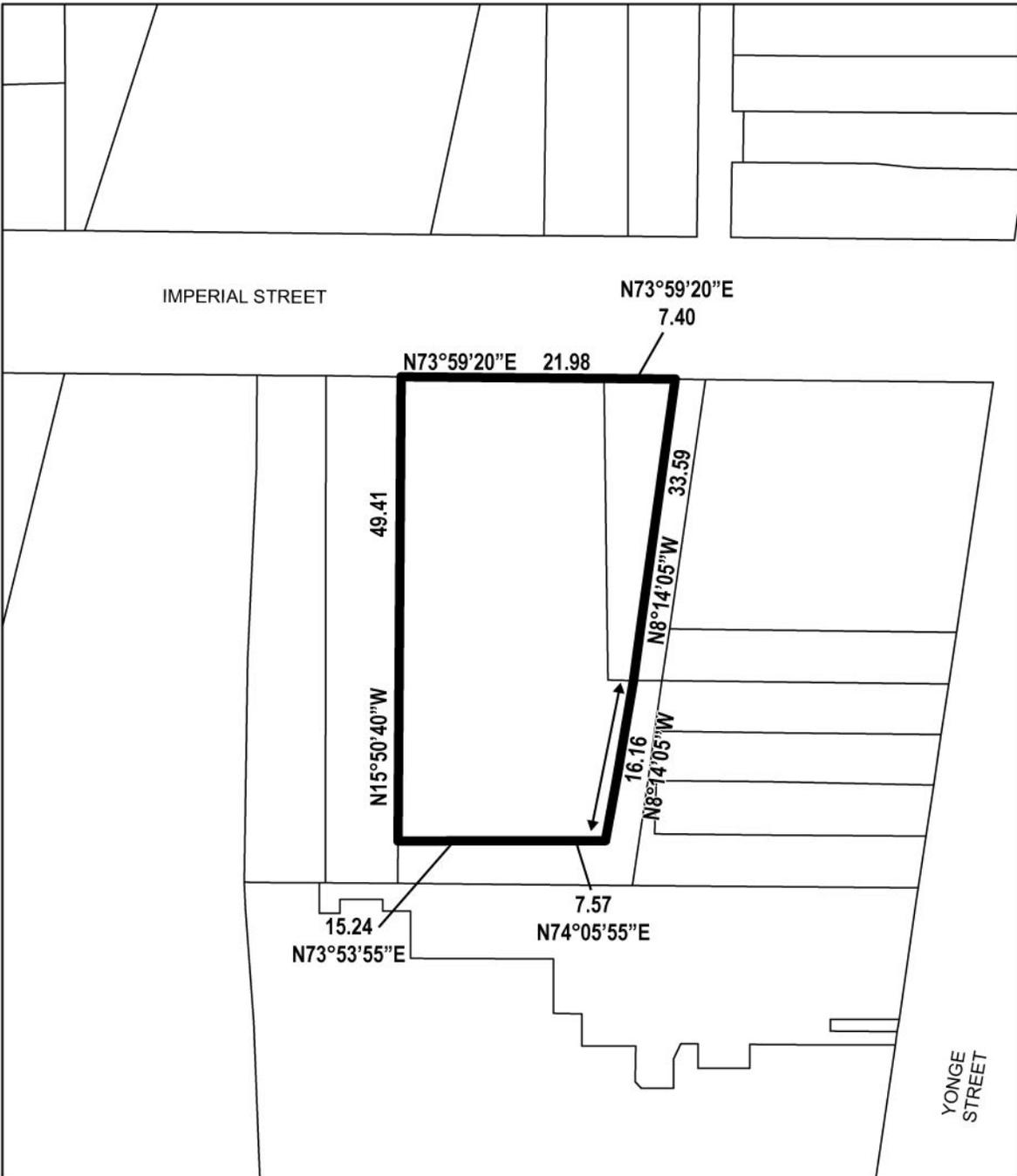
- 5. Despite any existing or future consent, severance, partition or division of the lands, the provisions of this By-law shall apply as if no consent, severance, partition or division occurred.

Enacted and passed on [Clerks to insert date].

[full name],
Speaker

[full name],
City Clerk

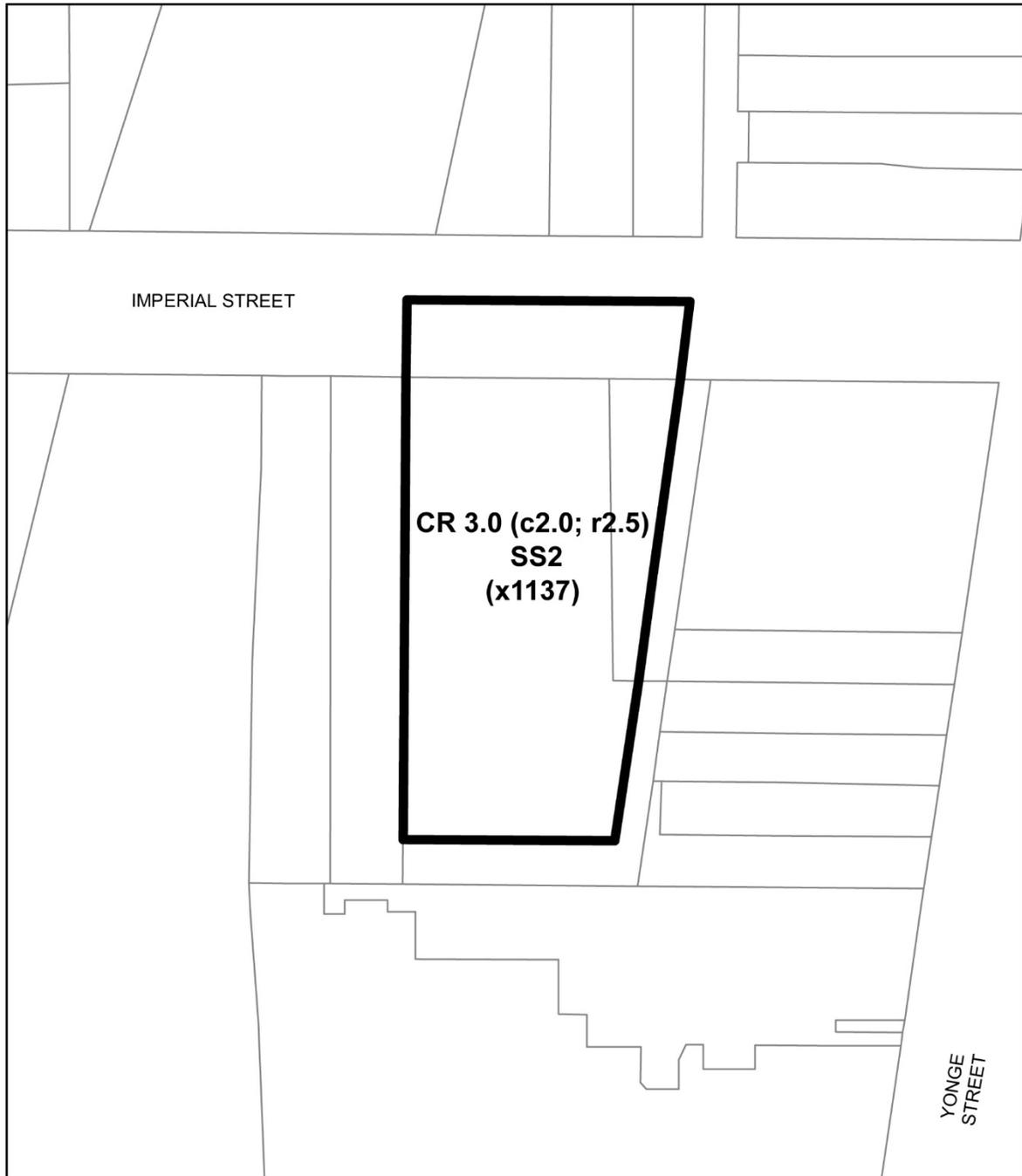
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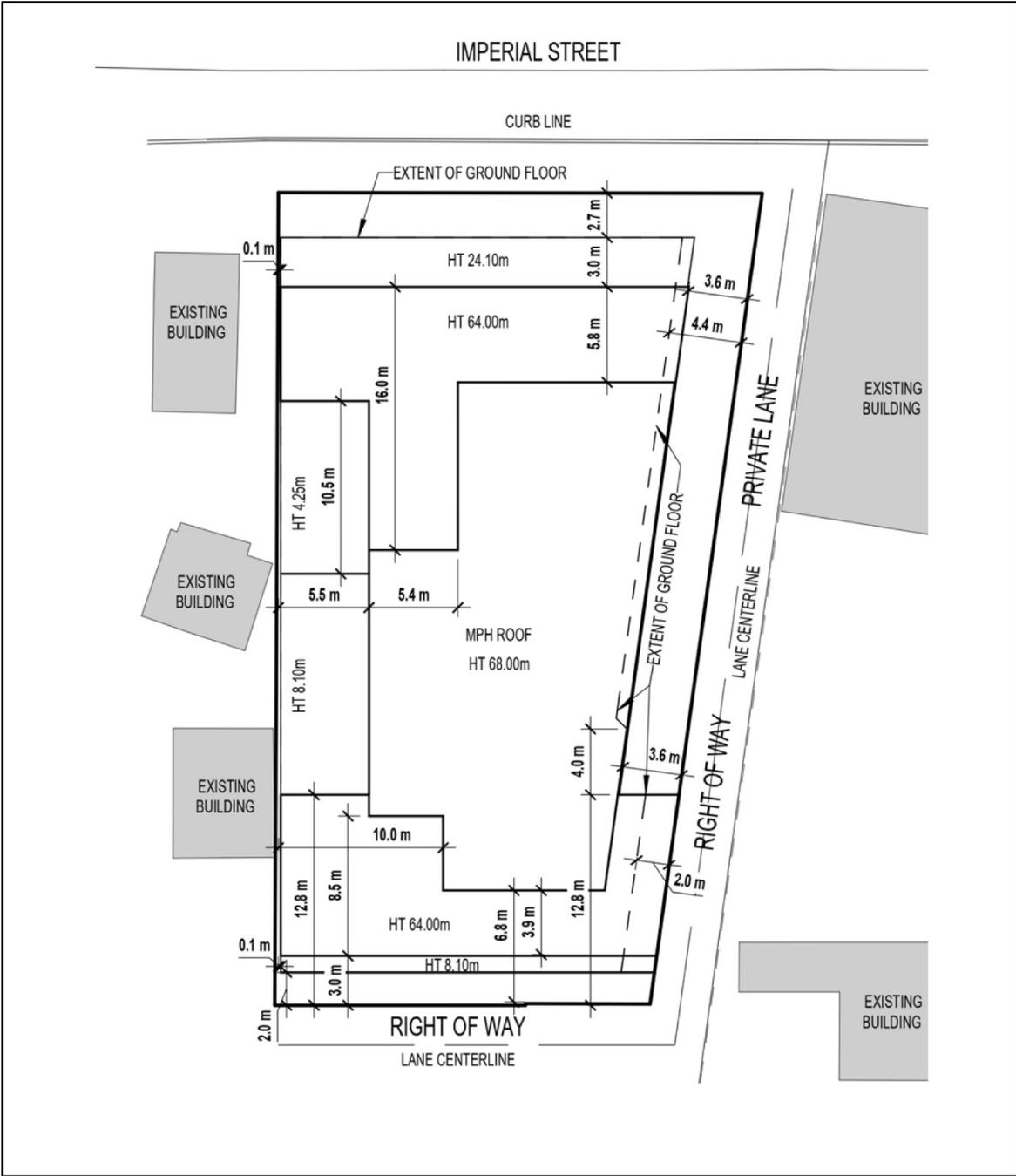


 **TORONTO**
Diagram 1

21-25 Imperial Street

File # 21 115800 STE 12 0Z





 **TORONTO**
Diagram 3

21-25 Imperial Street

File # 21 115800 STE 12 OZ

