

Attachment 17: Draft Zoning Bylaw Amendment

Authority: Planning and Housing Committee Item [-], as adopted by City of Toronto Council on [-]

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 53 Strachan Avenue and 805 and 805A Wellington Street West

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

Whereas pursuant to Section 36 of the Planning Act, as amended, the council of a municipality may, in a by-law passed under Section 34 of the Planning Act, use a holding symbol "(H)" in conjunction with any use designation to specify the use to which lands, buildings or structures may be put once the holding symbol "(H)" is removed by amendment to the by-law; and

Whereas the Official Plan for the City of Toronto contains provisions relating to the use of holding symbol "(H)"; 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 adding the lands shown as "Part 1" on Diagram 2 attached to this By-law, to the Zoning By-law Map in Section 990.10 and apply the following zone label to these lands: (H) CR 3.0 (c3.0;r.3.0) SS2 (x1307) as shown on Diagram 3 attached to this By-law
4. 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 shown as "Part 2" on Diagram 2 attached to this By-law from a zone label of E (x294) to a zone label of (H) CR 3.0 (c3.0; r.3.0) SS2 (x1307) as shown on Diagram 3 attached to this By-law.

5. Zoning By-law 569-2013 as amended, is further amended by adding the lands shown as “Part 1” on Diagram 2 attached to this by-law to the Policy Areas Overlay Map in Article 995.10.1. and applying: “no value”.
6. Zoning By-law 569-2013 as amended, is further amended by adding the lands shown as Part 1 on Diagram 2 attached to this by-law to the Height Overlay Map in Article 995.20.1. and applying the following height label to these lands: HT 18.0 as shown on Diagram 4 attached to this By-law.
7. Zoning By-law 569-2013 as amended, is further amended by adding the lands shown as Part 1 on Diagram 2 attached to this by-law to the Lot Coverage Overlay Map in Article 995.30.1. and applying: “no value”.
8. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.11.10 Exception Number 1307 so that it reads:

(1307) Exception CR (1307)

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 53 Strachan Avenue and 805 and 805A Wellington Street West, 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 (X) below;
- (B) Despite Regulations 40.5.40.10(1) and (2), the height of a **building** or **structure** situated on Part 1 as shown on Diagram 2 is the distance between the Canadian Geodetic Datum of 85.95 metres and the elevation of the highest point of the **building** or **structure**;
- (C) Despite Regulations 40.5.40.10(1) and (2), the height of a **building** or **structure** situated on Part 2 as shown on Diagram 2 is the distance between the Canadian Geodetic Datum of 86.10 metres and the elevation of the highest point of the **building** or **structure**;
- (D) Despite Regulation 40.10.40.1(1), **dwelling units** are permitted to be located at and below the first **storey** in a **building**, and are not required to be located behind non-residential uses on the first **storey**;
- (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 5 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**, measured between the floor of the first **storey** and the ceiling of the first **storey**, is 3.0 metres;
- (G) Despite Regulations 40.5.40.10(3) to (8) and (D) and (E) above, the following equipment and **structures** may project beyond the permitted maximum height shown on Diagram 5 of By-law [Clerks to insert By-law number]:
- (i) indoor **amenity space** and 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, elevator shafts, chimneys, and vents, by 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, including a mechanical penthouse, by a maximum of 6.0 metres,
 - (iii) for the purpose of (i) and (ii) above:
 - (a) the total area of all equipment, **structures**, or parts listed in (i) and (ii), on the roof of the "tower" portion of the **building**, may cover no more than 80% of the total roof area, measured horizontally; and
 - (b) a "tower" is the portion of a **building** on Part 2 as shown on Diagram 2 which collectively enclose the entirety of a **storey** higher than a height of 22.5 metres;
 - (iv) architectural features, parapets, and elements and **structures** associated with a **green roof**, by a maximum of 2.5 metres;
 - (v) **building** maintenance units and window washing equipment, by a maximum of 6 metres;
 - (vi) planters, **landscaping** features, guard rails, and divider screens on a balcony and/or terrace, by a maximum of 2.5 metres;
 - (vii) antennae, flagpoles and satellite dishes, by a maximum of 5.0 metres; and
 - (viii) trellises, pergolas, and unenclosed **structures** providing safety or wind protection to rooftop **amenity space**, by a maximum of 4.0 metres;

- (ix) **structures** associated with rail safety mitigation, with no limit;
- (H) Despite Regulation 40.10.40.40(1), the permitted maximum **gross floor area** of all **buildings** and **structures** is 36,000 square metres, of which;
 - (i) the permitted maximum tower floor plate for each **storey** of a **building** situated on Part 2 as shown on Diagram 2 as measured from the exterior of **the main wall** of each **storey** and inclusive of the total built area of the floor, is 900 square metres;
 - (ii) for the purpose of (i) above: a "tower" is the portion of the **building** situated on Part 2 as shown on Diagram 2, which collectively enclose the entirety of a **storey** higher than a height of 22.5 metres;
- (I) Despite Regulation 40.5.40.40(3), the following elements apply to reduce the gross floor area of a **building**;
 - (i) all areas located below ground;
 - (ii) **loading spaces**;
 - (iii) **bicycle parking spaces** and the entirety of the room; containing those **bicycle parking spaces**;
 - (iv) storage rooms, washrooms, electrical, utility, mechanical and ventilation rooms that are not within a **dwelling unit**;
 - (v) shower and change facilities not within a **dwelling unit**;
 - (vi) indoor **amenity space**;
 - (vii) elevator shafts;
 - (viii) garbage shafts;
 - (ix) mechanical penthouse;
 - (x) exit stairwells; and
 - (xi) areas open to below or voids in the floor;
- (J) For the purpose of Regulation 5.10.30.20 (1) the **lot** line abutting Wellington Street West is the **front lot line**;
- (K) Despite Regulations 40.10.40.70(2) and (4), the required minimum **building setbacks** are as shown in metres on Diagram 5 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 5 of By-law [Clerks to insert By-law number];
- (M) Despite Clause 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) decks, porches, and balconies by a maximum of 2.0 metres;
 - (ii) canopies and awnings by a maximum of 3.0 metres;
 - (iii) exterior stairs, access ramps and elevating devices by a maximum of 6.0 metres;
 - (iv) satellite dishes, antennae, railings, guard rails, parapets, elements of a **green roof**, terrace walls, patios, planters, platforms, balustrades, bollards, ladders, ancillary structures, safety anchors and architectural or ornamental features to a maximum of 2.0 metres;
 - (v) landscape features, exterior stairs, trellises, privacy and decorative screens, terrace dividers, ladders and fences to a maximum of 2.5 metres;
 - (vi) **building** window washing equipment to a maximum of 3.0 metres;
 - (vii) **structures** on any roof used for outdoor **amenity space**, safety, wind protection or noise mitigation features by a maximum of 2.5 metres;
 - (viii) stairs and stair enclosures; and
 - (ix) **structures** associated with rail safety mitigation may project with no limit;
- (N) Regulation 40.10.40.70 (2) (G) does not apply;
- (O) Despite Regulations 220.5.10.1(1) to (8) and (11), a minimum of one Type "G" **loading space** on the area shown as Part 2 on Diagram 2 and one Type "C" **loading space** in the area shown as Part 1 on Diagram 2 must be provided;
 - (i) the Type "G" **loading space** may be shared by all **buildings** and **structures** on the lands shown as Part 1 and Part 2 on Diagram 2;

- (ii) in the event that development on Part 1 proceeds in advance of development on Part 2 as shown on Diagram 2, an interim Type “G” **loading space** must be provided;
- (P) Despite Regulation 200.5.1.10(2)(A)(iv), a maximum of ten (10) percent of the **parking spaces** may be obstructed as described in Regulation 200.5.1.10(2)(D) without being required to provide additional width for the obstructed sides of the **parking space**;
- (Q) Despite Regulation 970.10.15.5 (5) and Table 970.10.15.5 **parking spaces** must be provided in accordance with the following:
 - (i) no residential occupant **parking spaces** are required;
 - (ii) a minimum of 2.0 plus 0.01 parking spaces per **dwelling unit** for residential visitor **parking spaces** are required for a **building** situated on Part 2 as shown on Diagram 2;
 - (iii) no residential visitor **parking spaces** are required for a **building** situated on Part 1 as shown on Diagram 2; and
 - (iv) no **parking spaces** are required for non-residential uses;
- (R) Despite Regulations 200.15.1(1) and (3), an accessible **parking space** must have the following minimum dimensions:
 - (i) length of 5.6 metres;
 - (ii) width of 3.4 metres;
 - (iii) vertical clearance of 2.1 metres; and
 - (iv) the entire length of an accessible **parking space** must be adjacent to a 1.5 metres wide accessible barrier free aisle or path;
- (S) Despite Regulation 200.15.1(4), an accessible **parking space** must be the **parking spaces** closest to a barrier free
 - (i) entrance to a **building**; and
 - (ii) passenger elevator that provides access to the first **storey** of a **building**;
- (T) Despite Regulation 230.5.1.10(4), if a **stacked bicycle parking space** is provided in a mechanical device, where any portion of a bicycle is situated above or below any portion of an adjacent bicycle, the minimum required

width of that **stacked bicycle parking space** is 0.45 metres;

- (U) Despite Regulation 230.5.1.10(10), "short-term" **bicycle parking spaces** may also be located in a **stacked bicycle parking space**;
- (V) Despite Regulation 230.5.1.10(14), the minimum width of an access aisle adjacent to any standard sized **bicycle parking space** may be 1.8 metres;
- (W) The provision of **dwelling units** in a **building** on Part 2, as shown on Diagram 2, is subject to the following:
 - (i) a minimum of 20 percent of the total number of **dwelling units** must have 2 or more bedrooms;
 - (ii) a minimum of 10 percent of the total number of **dwelling units** must have 3 or more bedrooms;
 - (iii) any **dwelling units** with 3 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 each of (i), (ii), and (iii), results in a number with a fraction, the number is rounded up to the nearest whole number, but there may not be less than one **dwelling unit**."
- (X) For the purpose of this exception, each word or expression that is in bold font 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) "car-share" means the practice where a number of people share the use of one or more cars that are owned by a profit or non-profit car-sharing organization and where such organization may require that use of cars to be reserved in advance, charge fees based on time and/or kilometers driven, and set membership requirements of the car-sharing organization, including the payment of a membership fee that may or may not be refundable;
 - (ii) "car-share parking space" means a **parking space** exclusively reserved and actively used for car-sharing;
 - (iii) "Part 1" means the portion of the lands shown as Part 1 on Diagram 2 of By-law [Clerks to insert By-law number];
 - (iv) "Part 2" means the portion of the lands shown as Part 2 on Diagram 2 of By-law [Clerks to insert By-law number];

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

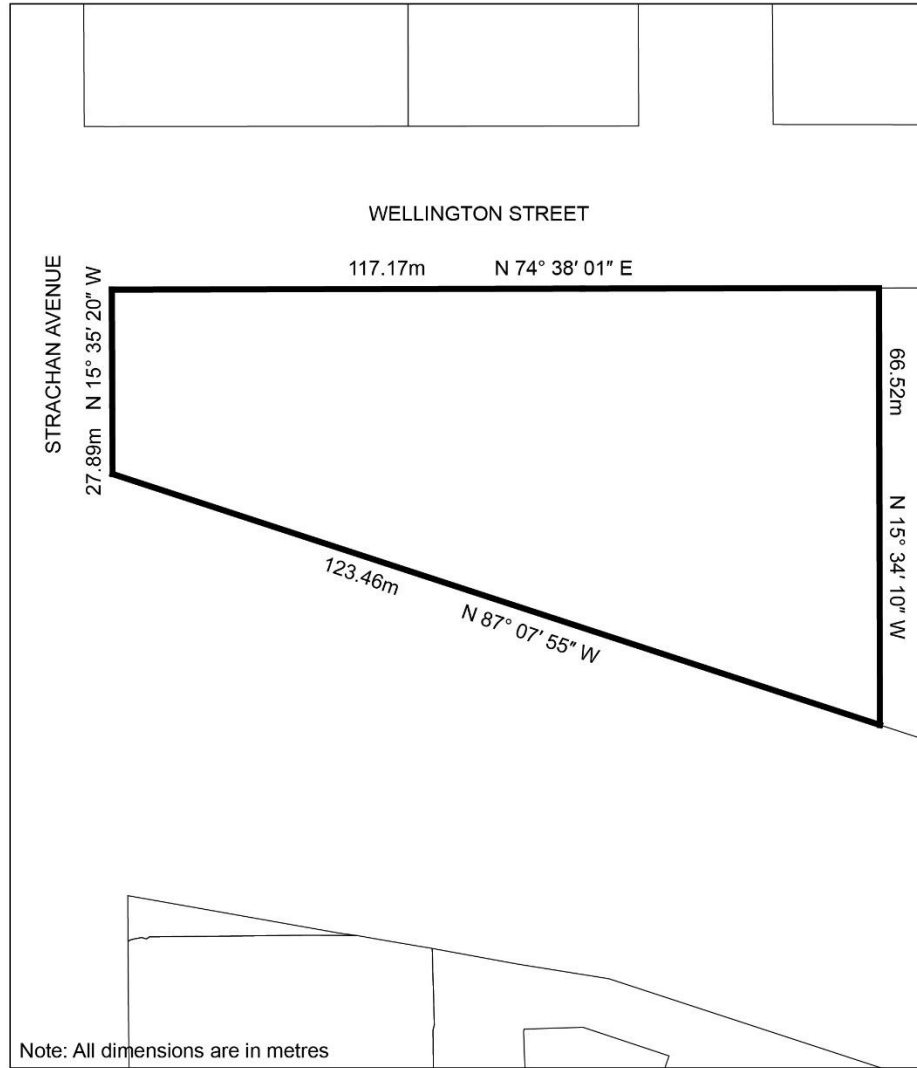
9. The **buildings** and **structures** located on the lands shown as Part 1 and Part 2 on Diagram 2 may be constructed in separate phases.
10. Despite any severance, partition or division of the lands, the provisions of this By-law shall apply as if no severance, partition or division occurred.
11. Holding Symbol Provisions
 - (A) The lands zoned with the holding symbol "(H)" delineated by heavy lines on Diagram 3 of By-law [Clerks to insert By-law number] must not be used for any purpose other than those uses and **buildings** existing as of the date of the passing of this By-law, until the holding symbol "(H)" has been removed; and
 - (B) An amending by-law to remove the holding symbol "(H)", in whole or in part, referred to in (A) above may be enacted when the following are fulfilled:
 - (i) The owner or applicant, at their sole cost and expense, has submitted a revised Functional Servicing and Stormwater Management Report to demonstrate that the existing combined sanitary and storm sewer systems and any required improvements to them have adequate capacity and supply to accommodate the development of the lands to the satisfaction of the Director, Engineering Review, Development Review; and
 - (ii) The owner or applicant has secured the design, construction, and provision of financial securities for any new municipal infrastructure, or any upgrades or required improvements to the existing municipal infrastructure identified in the accepted Functional Servicing and Stormwater Management Report, to support the development, in a financially secured agreement, all to the satisfaction of the Director, Engineering Review, Development Review; or
 - (iii) The required new municipal infrastructure or upgrades to existing municipal infrastructure to support the development in the accepted and satisfactory Functional Servicing and Stormwater Management Report are constructed and operational, all to the satisfaction to the Director, Engineering Review, Development Review.

Enacted and passed on [Clerks to insert date].

[full name],
Speaker

[full name],
City Clerk

(Seal of the City)



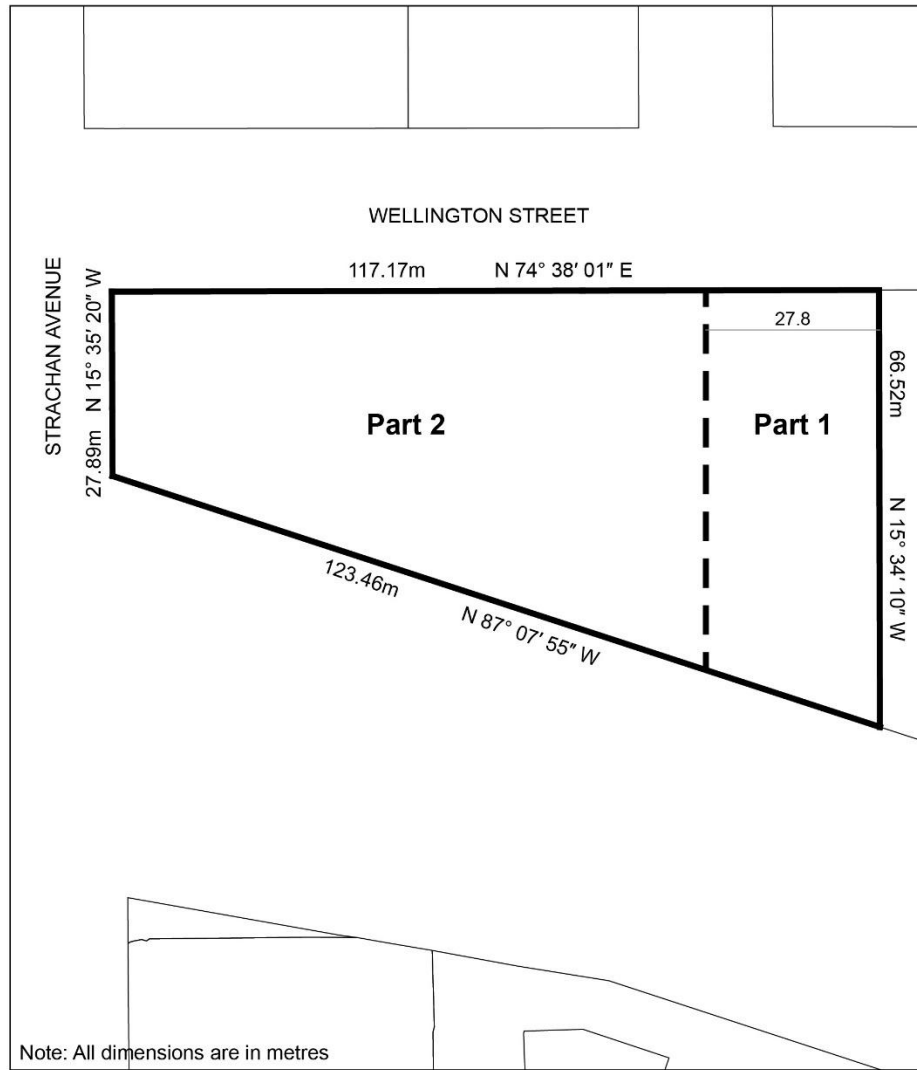
53 Strachan Ave, 805 and 805A Wellington St W

Diagram 1

File # 26 130761 STE 10 OZ



City of Toronto By-law 569-2013
Not to Scale
04/06/2026



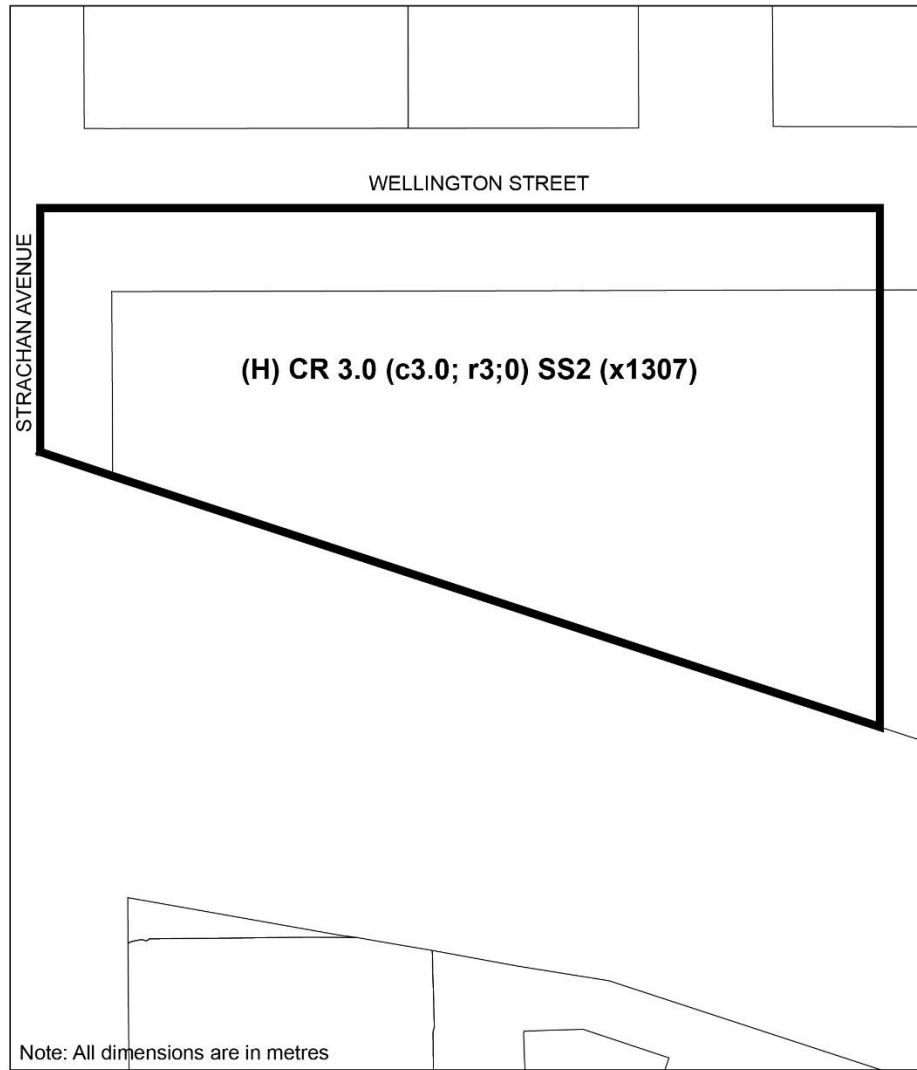
53 Strachan Ave, 805 and 805A Wellington St W

Diagram 2

File # 26 130761 STE 10 OZ



City of Toronto By-law 569-2013
Not to Scale
04/06/2026



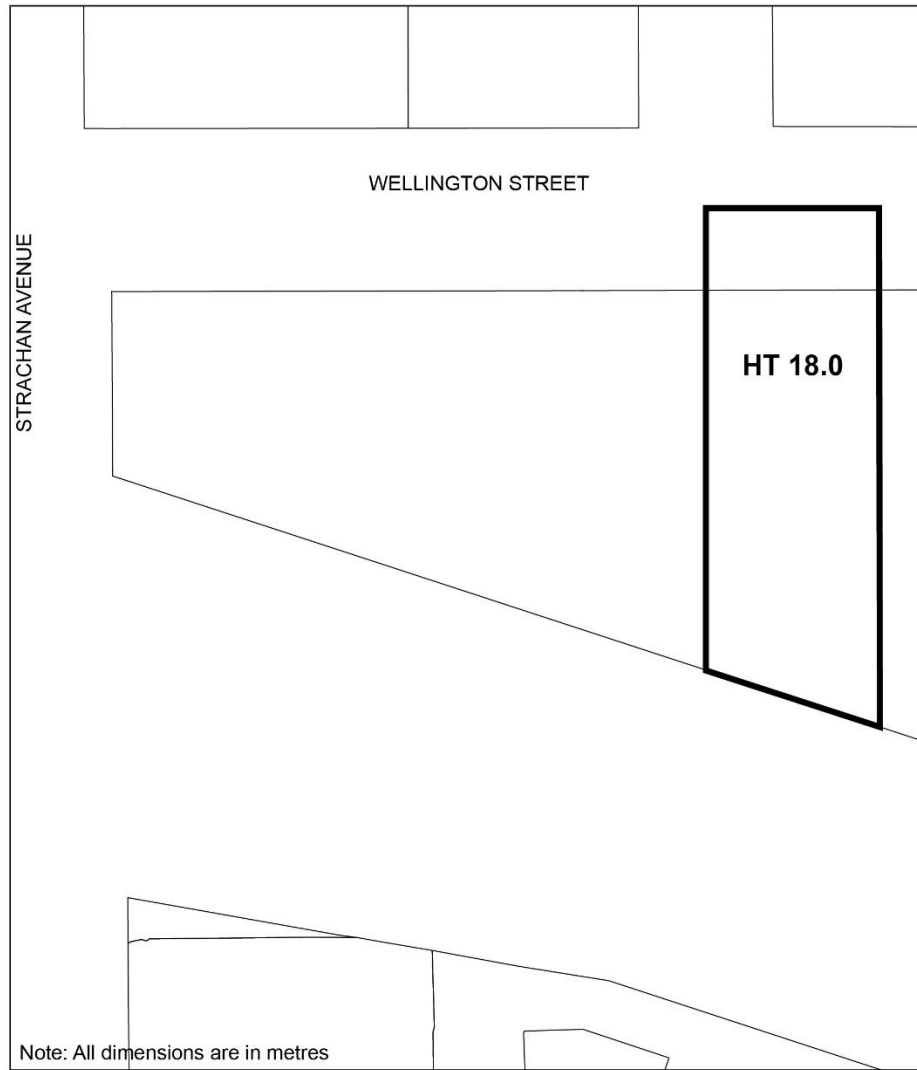
53 Strachan Ave, 805 and 805A Wellington St W

Diagram 3

File # 26 130761 STE 10 OZ

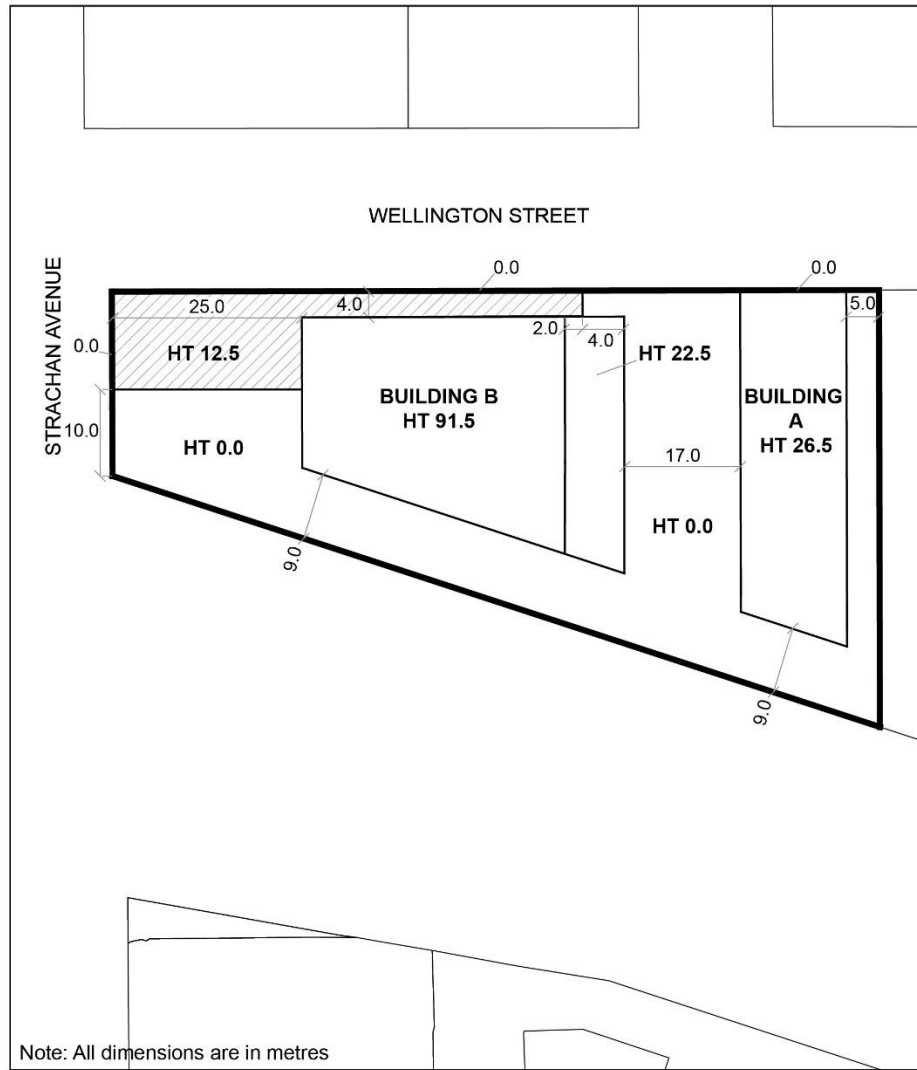


City of Toronto By-law 569-2013
Not to Scale
04/06/2026

**Diagram 4****53 Strachan Ave, 805 and 805A Wellington St W**

File # 26 130761 STE 10 OZ

City of Toronto By-law 569-2013
Not to Scale
04/06/2026



53 Strachan Ave, 805 and 805A Wellington St W
Diagram 5

File # 26 130761 STE 10 OZ

 Existing Heritage Building

City of Toronto By-law 569-2013
 Not to Scale
 04/06/2026