

Attachment 6: Draft Zoning Bylaw Amendment

Authority: Toronto and East York Community 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 5 Huntley Street, 2-8 Earl Street and a portion of 10 Huntley 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

Whereas pursuant to Section 39 of the Planning Act, as amended, the council of a municipality may, in a by-law passed under Section 34 of the Planning Act, authorize the temporary use of land, buildings or structures for any purpose set out therein that is otherwise prohibited in the by-law.

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 respecting the lands outlined by heavy black lines from a zone label of R (d1.0) (x871) to a zone label of RAC (x [exception number]) as shown on Diagram 2 attached to this By-law.
4. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.8.10 Exception Number [-] so that it reads:

(-) Exception RAC [-]

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 2-10 Earl Street and 5 Huntley 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 (Z) below;
- (B) In addition to (A) above, on the lands municipally known as 10 Earl Street, the requirements of Sections 10.5 and 10.10 and regulation 900.2.10(871) must be complied with for any **building** or **structure** below the Canadian Geodetic Datum of 130.35 metres;
- (C) Despite regulation 15.5.40.10(1), the height of a **building** or **structure** is the distance between the Canadian Geodetic Datum of 113.55 metres and the elevation of the highest point of the **building** or **structure**;
- (D) In addition to the permitted uses listed in regulation 15.20.20.10(1), the following additional uses are permitted:
- (i) **Wellness Centre**;
- (E) Despite regulation 15.20.40.10(1), the permitted maximum height of a **building** or **structure** is the number in metres following the letters "HT" as shown on Diagrams 3 and 4 of By-law [Clerks to insert By-law number];
- (F) Despite regulations 15.5.40.10(2) to (6) and (E) above, the following equipment and **structures** may project beyond the permitted maximum height shown on Diagrams 3 and 4 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, elevator shafts, elevator overrun, elevator machine room, chimneys, and vents, by a maximum of 8.5 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 9.0 metres;
- (iii) architectural features, parapets, roof drainage components, thermal and waterproofing assembly and elements and **structures** associated with a **green roof**, by a maximum of 5.0 metres;
- (iv) **building** maintenance units and window washing equipment, by a

- maximum of 10.5 metres;
- (v) planters, **landscaping** features, guard rails, and divider screens on a balcony and/or terrace, by a maximum of 5.0 metres;
 - (vi) antennae, flagpoles and satellite dishes, by a maximum of 5.0 metres; and
 - (vii) trellises, pergolas, canopies, awnings, architectural and ornamental elements, privacy screens, wind and noise screens, and unenclosed **structures** providing safety or wind protection to rooftop **amenity space**, by a maximum of 4.0 metres;
- (G) Despite regulation 15.20.40.40(1), the permitted maximum **gross floor area** of all **buildings** and **structures** on lands municipally known as 2-8 Earl Street and 5 Huntley Street is 52,000 square metres, of which:
- (i) the permitted maximum **gross floor area** for residential uses is 52,000 square metres; and
 - (ii) the permitted maximum **gross floor area** for non-residential uses is 1,000 square metres;
- (H) Despite regulation 15.20.40.50, a **building** with 20 or more **dwelling units** must provide **amenity space** on the **lot** at the following rate:
- (i) at least 1.7 square metres for each **dwelling unit** as indoor **amenity space**;
 - (ii) at least 0.3 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 percent of the outdoor component may be a **green roof**;
- (I) Despite regulations 15.20.40.70(1) to (4), and 600.10.10(1)(A), the required minimum **building setbacks** and **main wall** separation distances are as shown in metres on Diagrams 3 and 4 of By-law [Clerks to insert By-law number];
- (J) Despite 15.5.40.60(1) to (3), 600.10.10(1)(E), and (I) above, the following elements may encroach into the required minimum **building setbacks** and **main wall** separation distances as follows:
- (i) balconies and balcony dividers, guardrails, railings and soffit

- cladding above the Canadian Geodetic Datum of 196.55 metres, provided that they are located within the area identified as “Allowed Balcony” on Diagram 5 of By-law [Clerks to insert By-law number] by a maximum of 1.5 metres;
- (ii) guardrails, railing and soffit cladding by a maximum of 0.5 metres on the north and east face of the **building**;
 - (iii) canopies and awnings, by a maximum of 3.5 metres;
 - (iv) architectural features, such as eaves, pilaster, decorative column, cornice, sill, belt course, lighting fixtures and chimney breast, window projections, including bay windows and box windows, by a maximum of 3.5 metres;
 - (v) exterior stairs, access ramps and elevating devices, by a maximum of 3.5 metres;
 - (vi) cladding added to the exterior surface of the main wall of a building, by a maximum of 0.5 metres;
 - (vii) window washing equipment, by a maximum of 5.0 metres;
 - (viii) structural features such as columns, slabs, beams, sheer walls protruding beyond main wall of a building, by a maximum 1.0 metres;
 - (ix) air conditioners, air intake and exhaust, air handling units, satellite dishes, screens, cornices, antennae, vents, hose bibs, gas connections, pipes, and valves by a maximum of 2.5 metres;
 - (x) lighting fixtures, bicycle parking areas, fences and safety railings, planters, balustrades, bollards, landscape and public art features, retaining walls, Siamese connections, and privacy screens, by a maximum of 3.0 metres;
- (K) Despite (F) and (J) above, no part of a **building** or **structure** may be located in the shaded or hatched areas on Diagram 4 of By-law [Clerks to insert By-law number] between the Geodetic Datums listed on the Diagram;
- (L) The provision of **dwelling units** is subject to the following:
- (i) A minimum of 15 percent of the total number of **dwelling units** must contain two bedrooms;

- (ii) A minimum of 10 percent of the total number of **dwelling units** must contain three or more bedrooms;
 - (iii) An additional 15 percent of the total number of **dwelling units** must be any combination of two bedroom **dwelling units** and three or more bedroom **dwelling units**, or **dwelling units** that can be converted into any combination of two bedroom **dwelling units** or three or more bedroom **dwelling units**;
 - (iv) Convertible **dwelling units** as described in (L)(iii) above may be converted using accessible or adaptable design measures, such as knock-out panels; and
 - (v) If the calculation of the number of required **dwelling units** in accordance with (L)(i) to (iii) above results in a number with a fraction, the number may be rounded down to the nearest whole number;
- (M) Despite Regulations 200.5.1.10(2)(A)(i), 200.5.1.10(2)(A)(iv), and 200.15.1(1) and (2), a maximum 20 percent of the provided **parking spaces** may have:
- (i) a minimum width of 2.6 metres;
 - (ii) a minimum length of 5.2 metres; and
 - (iii) a minimum vertical clearance of 2.0 metres;
- (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 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 metre wide accessible barrier free aisle or path on one side of the accessible **parking space**;

- (P) 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);
- (Q) Despite regulations 230.5.10.1(1) and 970.30.15.5(4) and Table 970.30.15.5, **bicycle parking spaces** must be provided in accordance with the following minimum rates:
- (i) 0.9 "long-term" **bicycle parking spaces** for each dwelling unit; and
 - (ii) 0.2 "short-term" **bicycle parking spaces** for each dwelling unit;
- (R) Despite regulation 230.5.10.20(1) and (Q) above, the number of "short-term" and "long-term" **bicycle parking spaces** required by Regulation 230.5.10.1(5)(A) 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 Regulation 230.5.10.1(5)(A), 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 Regulation 230.5.10.1(5)(A), rounded down to the nearest whole number;
 - (iii) for each "short-term" and "long-term" **bicycle parking space** required by Regulation 230.5.10.1(5)(A) to be reduced, the owner or occupant must provide a payment in-lieu to the City;
- (S) Despite Regulations 200.5.1.10(2)(A)(i), 200.5.1.10(2)(A)(iv), and 200.15.1(1) and (2), a maximum 20 percent of the provided **parking spaces** may be small car **parking spaces** with a minimum width of 2.6 metres, length of 5.2 metres and vertical clearance of 2.0 metres;
- (T) Despite regulations 200.5.1.10(2)(A) and (D), **bicycle parking spaces** and electrical vehicle infrastructure including electrical vehicle supply equipment, do not constitute an obstruction to a parking space;
- (U) Despite regulation 230.5.1.10(4)(A), the required minimum dimensions of a **bicycle parking space** is as follows:

- (i) length of 1.8 metres;
 - (ii) width of 0.2 metres; and
 - (iii) vertical clearance of 1.0 metres;
- (V) In addition to regulation 230.5.1.10(4)(B), the required minimum dimensions of a **bicycle parking space** if placed in a vertical position on the wall, **structure**, or mechanical device is:
- (i) length of 1.2 metres;
 - (ii) width of 0.6 metres; and
 - (iii) vertical clearance of 1.2 metres;
- (W) In addition to regulation 230.5.1.10(4)(C), the required minimum dimensions of a **stacked bicycle parking space** are as follows:
- (i) length of 1.8 metres;
 - (ii) width of 0.2 metres; and
 - (iii) vertical clearance of 1.0 metres;
- (X) In addition to the locations a "long-term" **bicycle parking space** may be located as in regulations 230.5.1.10(9)(B)(i)(ii) and (iii), "long-term" **bicycle parking spaces** may also be located above or below grade, including within a secured room, locker or enclosure or unenclosed space, or combination thereof, or bike locker;
- (Y) Despite regulation 230.5.1.10(10), "short-term" **bicycle parking spaces** may also be located in a **stacked bicycle parking space** and may also be located above or below grade, outdoors or indoors including within a secured room or enclosure or unenclosed space, or combination thereof, or bike locker;
- (Z) Despite Regulation 230.20.1.20(2) a "short term" **bicycle parking space** may be located more than 30 metres from a pedestrian entrance;

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

5. 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.

6. Temporary Uses:

(A) None of the provisions of Zoning By-law 569-2013, as amended, or this By-law apply to prevent the erection and use of a Construction Office/Sales Office and associated parking where a Construction Office/Sales Office means buildings, structures, facilities or trailers, or portions thereof, used for the purpose of the administration and management of construction activity and/or for selling or leasing dwelling units on the lands to which this By-law applies for a period of 3 years from the date this By-law comes into full force and effect, after which this temporary use permission expires.

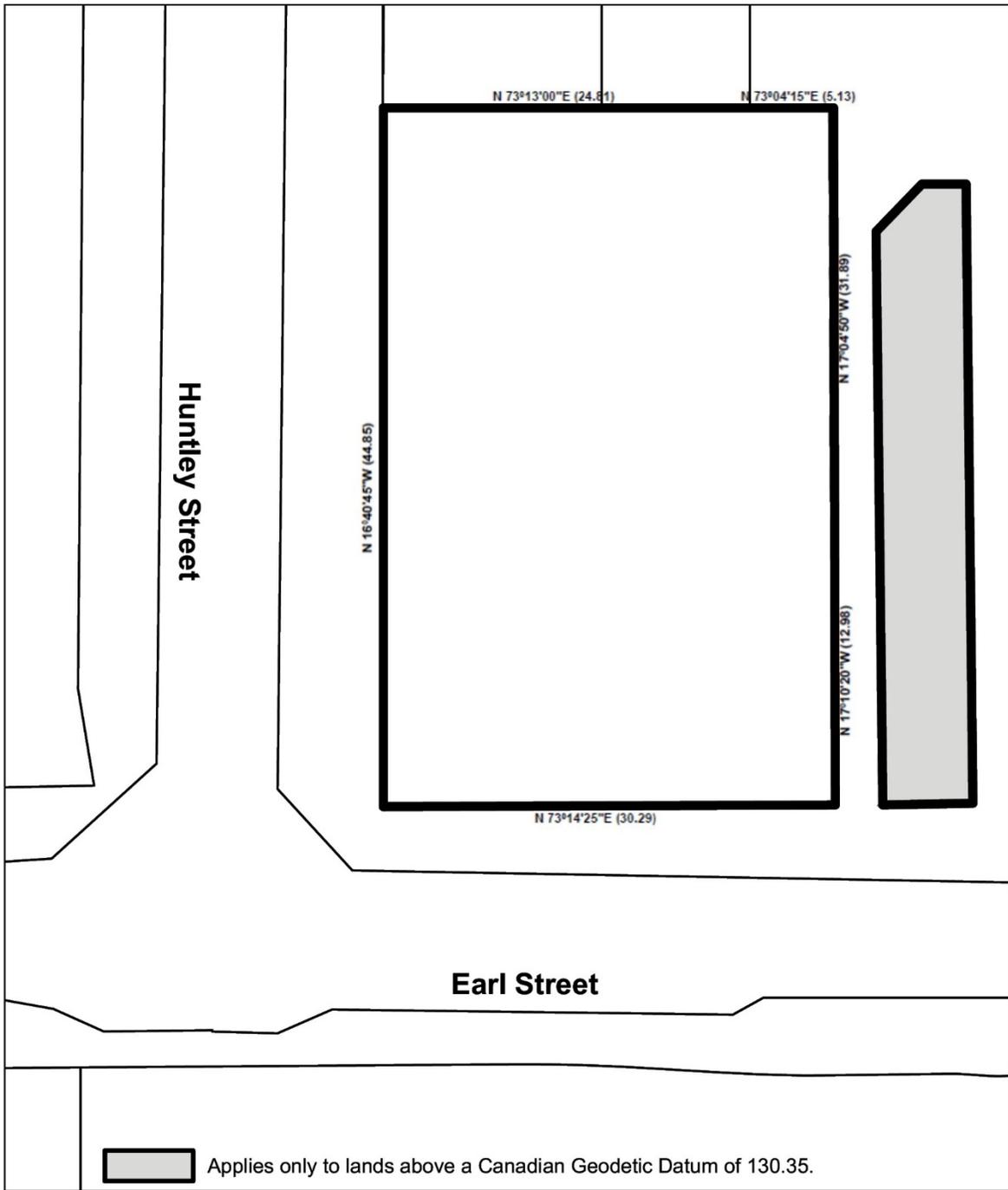
7. Pursuant to Subsection 24(2.1) of the Planning Act, this By-law will come into effect as of the day it was passed, if Official Plan Amendment 878 adopted by [Clerks to insert By-law number] comes into effect.

Enacted and passed on [Clerks to insert date].

[full name],
Speaker

[full name],
City Clerk

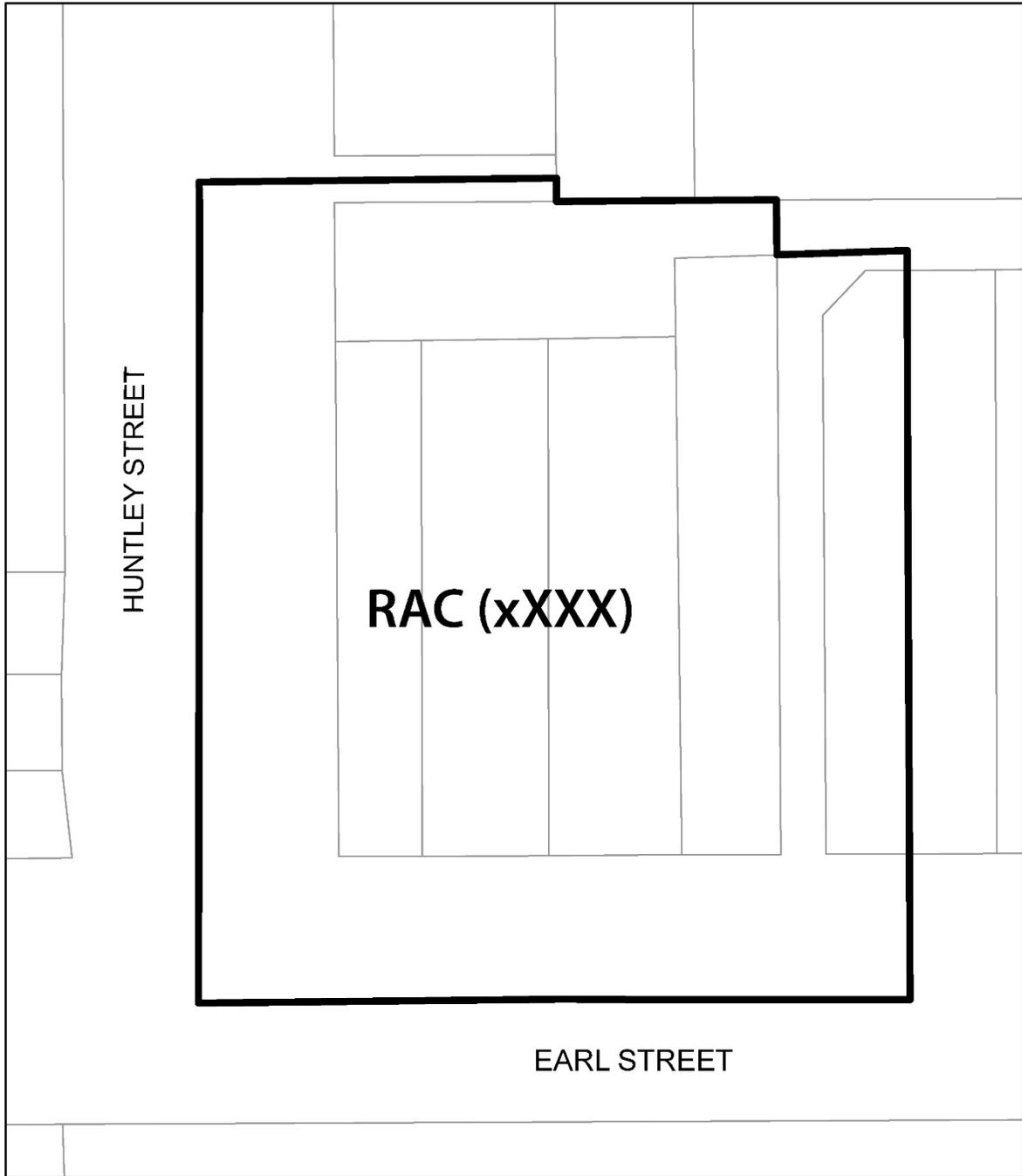
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 **TORONTO**
Diagram 1

5 Huntley Street, 2-8 Earl Street,
and a Portion of 10 Earl Street

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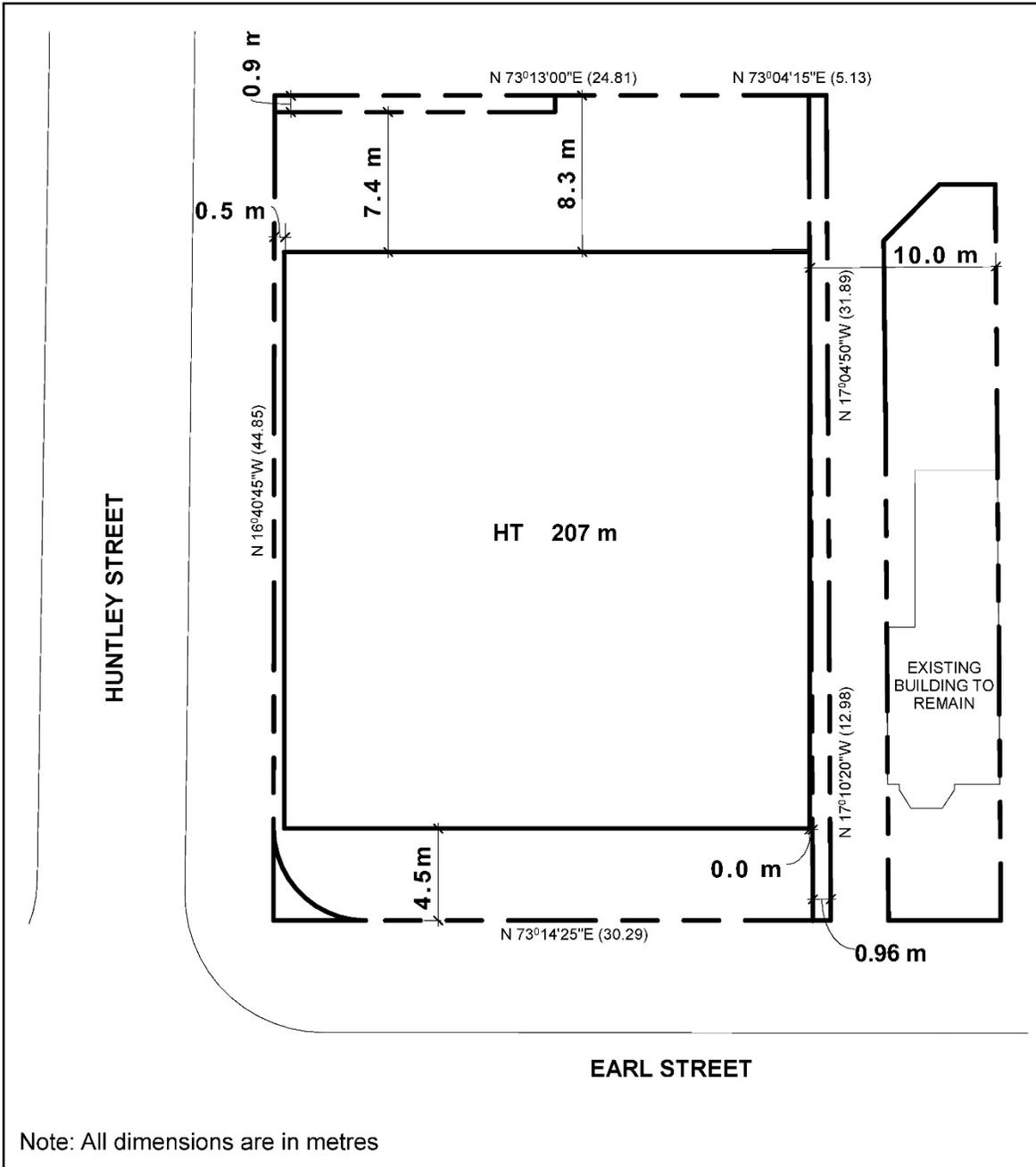


 **TORONTO**
Diagram 2

**5 Huntley Street, 2-8 Earl Street and
a Portion of 10 Earl Street**

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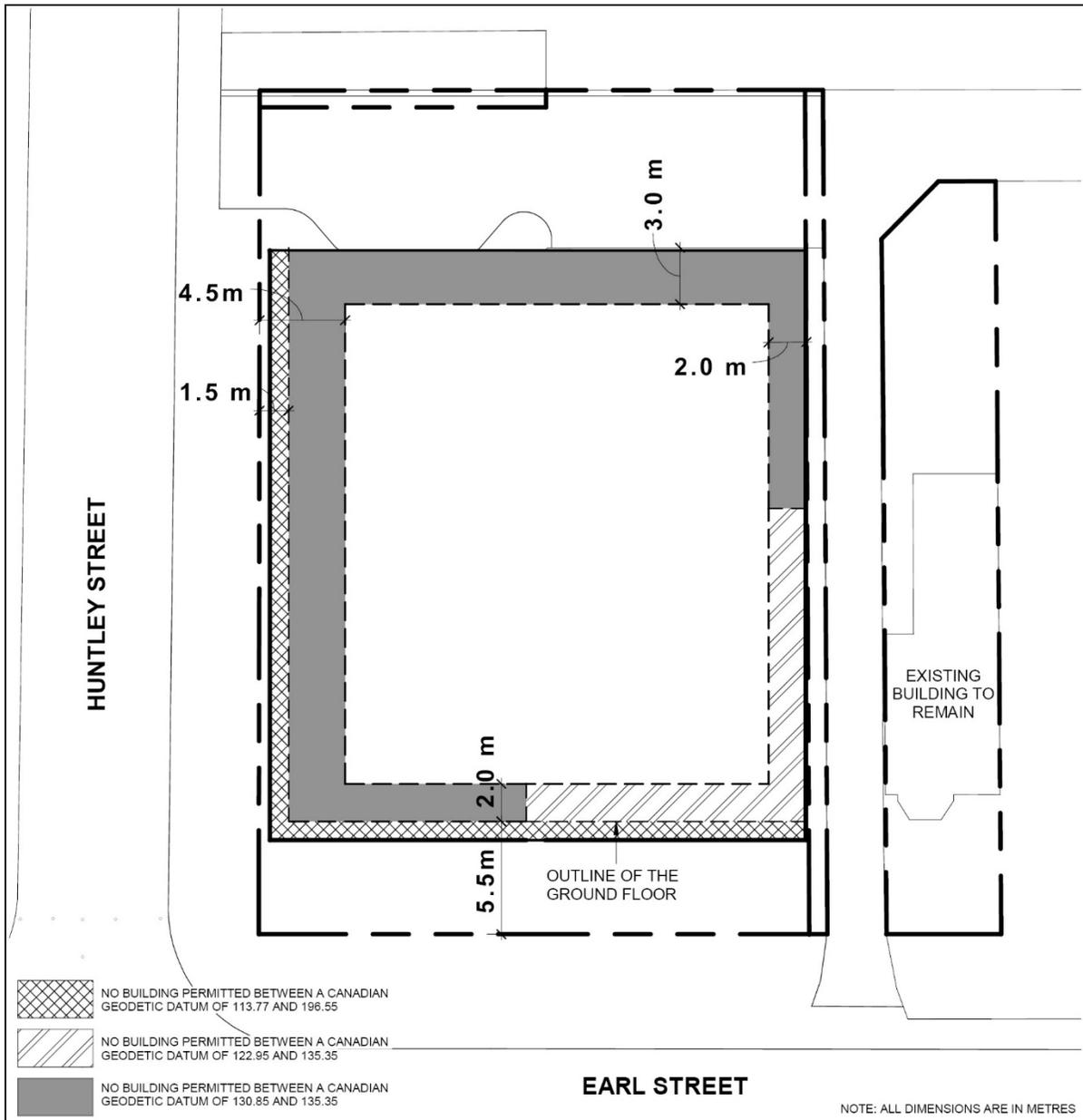


 **TORONTO**
Diagram 3

5 Huntley Street and 2-10 Earl Street

File #: 24 140234 STE 23 OZ


City of Toronto By-law 569-2013
Not to Scale
01/09/2026

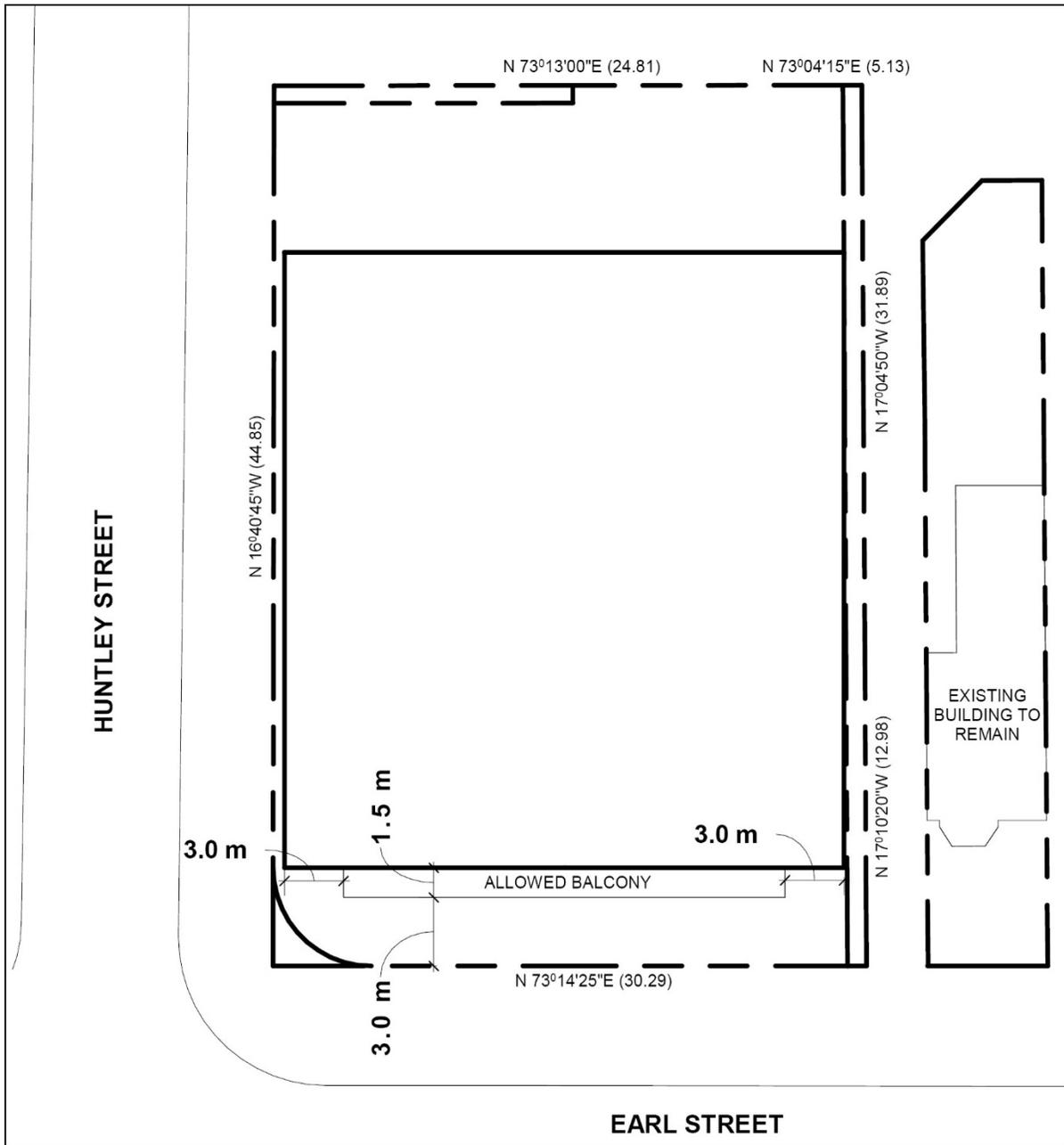


TORONTO
Diagram 4

5 Huntley Street, 2-8 Earl Street,
and a Portion of 10 Earl Street

File #: 24 140234 STE 13 0Z

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City of Toronto By-law 569-2013
Not to Scale
12/10/2025



5 Huntley Street, 2-8 Earl Street,
and a Portion of 10 Earl Street

File #: 24 140234 STE 13 0Z