

Attachment 6: Draft Zoning Bylaw Amendment

Authority: Toronto and East York Community Council 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 509 Parliament 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 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)".

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 CR 2.0 (c1.0; r2.0) SS2 (x2362) to a zone label of (H) CR 2.0 (c1.0; r2.0) SS2 (1213) as shown on Diagram 2 attached to this By-law.
4. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.11.10 Exception Number 1213 so that it reads:  
  
(1213) Exception CR (1213)

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 509 Parliament 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 regulations 40.5.40.10(1) and (2), the height of a **building** or **structure** is the distance between the Canadian Geodetic Datum of 101.18 metres and the elevation of the highest point of the **building** or **structure**;
- (C) Despite regulation 40.10.40.1(1), residential use portions of the **building** may be located in the same **storey** and below non-residential use portions of the **building**;
- (D) Despite regulation 40.10.40.1(2)(A), the **floor** level of the first **storey** is required to be within 0.4 metres of the ground measured at the **lot line** abutting the **street** directly opposite each pedestrian entrance;
- (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**, is 3.3 metres measured between the average elevation of the ground along the **front lot line** and the floor of the second **storey**;
- (G) Despite regulations 40.5.40.10(3) to (8) and (E) above, the following equipment and **structures** may project beyond the permitted maximum 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, elevator shafts, chimneys, and vents, by a maximum of 5.0 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 5 metres;
  - (iii) architectural features, parapets, and elements and **structures**

- associated with a **green roof**, by a maximum of 2.0 metres;
- (iv) **building** maintenance units and window washing equipment, by a maximum of 6.5 metres;
  - (v) planters, **landscaping** features, guard rails, and divider screens on a balcony and/or terrace, by a maximum of 2.0 metres; and
  - (vi) trellises, pergolas, and unenclosed **structures** providing safety or wind protection to rooftop **amenity space**, by a maximum of 3.0 metres;
- (H) Despite regulation 40.10.40.40(1), the permitted maximum **gross floor area** of all **buildings** and **structures** is 4,600 square metres, of which:
- (i) the permitted maximum **gross floor area** for residential uses is 4,330 square metres; and
  - (ii) the required minimum **gross floor area** for non-residential uses is 270 square metres;
- (I) Despite regulation 40.10.40.50(1), **amenity space** must be provided at the following rate:
- (i) at least 2 square metres for each **dwelling unit** as indoor **amenity space**;
  - (ii) at least 0.4 square metres of outdoor **amenity space** for each **dwelling unit**; and
  - (iii) outdoor **amenity space** may be in a location separate to the indoor **amenity space**;
- (J) Despite regulation 40.10.40.70(2), the required minimum **building setbacks** are as shown in metres on Diagram 3 of By-law [Clerks to insert By-law number];
- (K) Despite Clause 40.10.40.60 and (J) above, the following elements may encroach into the required minimum **building setbacks** and **main wall** separation distances as follows:
- (i) above the 6<sup>th</sup> storey, balconies, to a maximum of 1.4 metres;
  - (ii) exterior stairs, access ramps and elevating devices, by a maximum of 2.0 metres;
  - (iii) architectural features, such as a pilaster, decorative column,

cornice, sill, belt course, or chimney breast, by a maximum of 0.5 metres; and satellite dishes, antennae, vents, and pipes, by a maximum of 1.0 metres;

- (L) Despite regulation 40.10.40.80(2)(A), where a **main wall** of the **building** has windows and a line projected at a right angle from that **main wall** intercepts another **main wall** with windows on the same **lot**, the required minimum above-ground distance between the **main walls** is 4.6 metres;
- (M) Despite regulation 200.5.1.10.1(2), **parking spaces** must have the following minimum dimensions :
  - (i) 5.4 metres in length;
  - (ii) 2.4 metres width; and
  - (iii) 1.8 metres in height;
- (N) Despite regulation 200.5.10.1(1) and Table 200.5.10.1, a minimum of 2 residential visitor **parking spaces** must be provided on the **lot**;
- (O) Despite regulations 200.15.1(1) and (3), accessible **parking spaces** 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 970.10.15.5(11) and (12), a minimum of 1 accessible **parking space** must be provided on the **lot**;

- (R) Despite Clause 220.5.10.10, **loading spaces** must be provided as follows:
  - (i) 1 Type “C” **loading space** must be provided; and
  - (ii) if the number of **dwelling units** on the **lot** is greater than 60, 1 Type “G” **loading space** must be provided and a Type “C” **loading space** is not required;
- (S) Despite regulation 230.5.1.10(9)(A)(iii), a required "long-term" **bicycle parking spaces** may be located on levels of the **building** below-ground;

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. Holding Symbol Provisions [*Holding provision will not be included if engineering requirements are satisfied prior to Council enacting this bill*]:
  - (A) The lands zoned with the holding symbol "(H)" delineated by heavy lines on Diagram 2 attached to this By-law 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)" referred to in (A) above may be enacted when the following are fulfilled:
    - (i) The owner shall submit, at their sole cost and expense a revised Functional Servicing and Stormwater Management Report for review and acceptance, demonstrating that the existing sanitary sewer system, storm sewer system, and watermain system (municipal infrastructure) 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;
    - (ii) The owner shall enter into one or more financially secured agreements with the City to provide for the design and construction of 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, including the provision of all required financial securities, to the satisfaction of the Director, Engineering Review, Development Review; or confirmation that the required new municipal

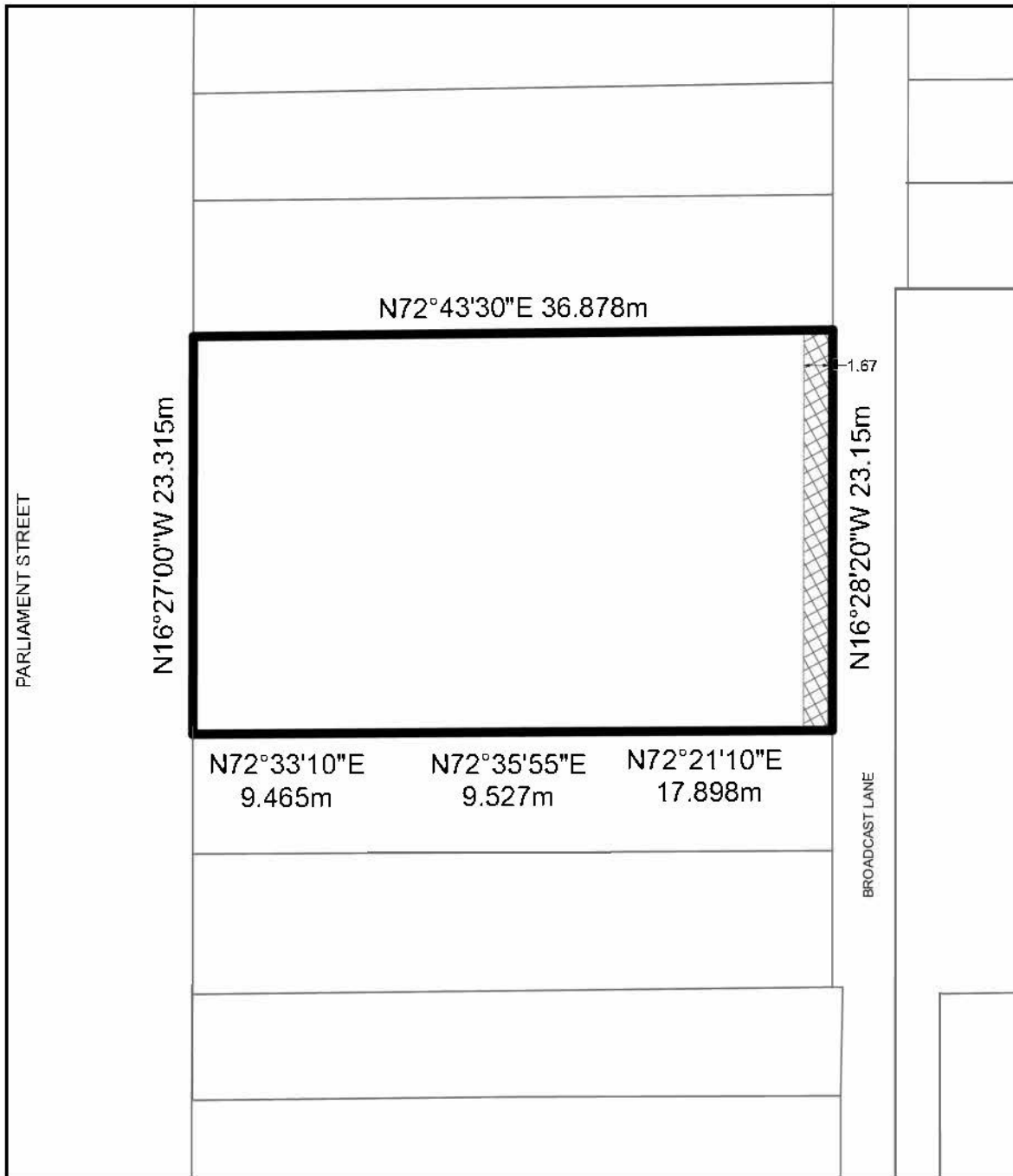
infrastructure or upgrades to existing municipal infrastructure to support the development in the accepted and satisfactory Functional Servicing and Stormwater Management Report have been constructed and are operational, all to the satisfaction to the Director, Engineering Review, Development Review;

Enacted and passed on [Clerks to insert date].

[full name],  
Speaker

[full name],  
City Clerk

(Seal of the City)



 **TORONTO**  
Diagram 1

509 Parliament Street

File # 23 124360 STE 13 0Z

 Area of Road Widening

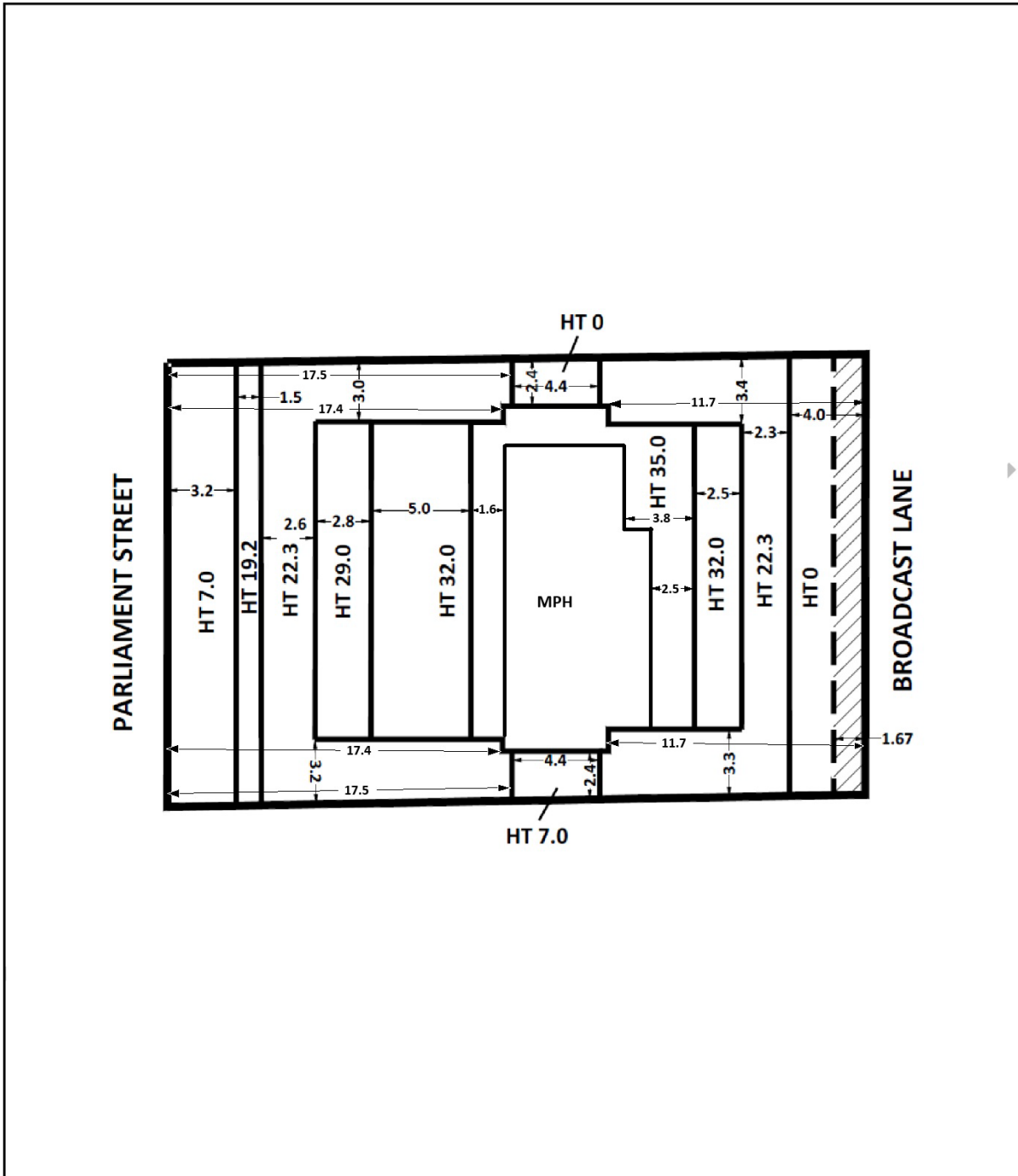
  
City of Toronto By-law 569-2013  
Not to Scale  
12/02/2025



 **TORONTO**  
Diagram 2

**509 Parliament Street**

File # 23 124360 STE 13 0Z




 **TORONTO**  
Diagram 3

509 Parliament Street

File # 23 124360 STE 13 0Z

-  Area affected by this by-law
-  Area of Road Widening

  
City of Toronto By-law 569-2013  
Not to Scale  
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