

10 Rosehill Avenue – City-Initiated Temporary Use Zoning By-law – Decision Report – Approval

Date: March 16, 2026

To: Toronto and East York Community Council

From: Director, Community Planning, Toronto and East York District

Ward: 12 - Toronto-St. Paul's

Planning Application Number: 26 101910 STE 12 OZ

SUMMARY

This Report recommends the approval of a City-initiated Temporary Use Zoning By-law to temporarily permit concert hall, place of amusement, place of assembly and communications and broadcasting establishment uses within the existing building at 10 Rosehill Avenue for a period of three years.

RECOMMENDATIONS

The Director, Community Planning Toronto and East York District recommends that:

1. City Council enact the temporary use zoning by-law amendment for the lands municipally known as 10 Rosehill Avenue substantially in accordance with the draft Zoning By-law Amendment included as Attachment 5 to this Report.
2. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required.

FINANCIAL IMPACT

There are no financial implications resulting from the recommendations included in this Report in the current budget year or in future years.

The Chief Financial Officer and Treasurer has reviewed this report and agrees with the information as presented in the Financial Impact Section.

DECISION HISTORY

On June 29 and 30, 2020, City Council adopted EC12.12 – City-Owned Spaces for DIY Music Organizations, directing Economic Development and Culture (EDC), in collaboration with Corporate Real Estate Management (CREM), to develop the terms of a pilot program for DIY music organizations to use City-owned spaces at lower than market value, and to develop an inventory of City-owned properties suitable for tenancy at lower than market value. The decision document can be found here:

<https://secure.toronto.ca/council/agenda-item.do?item=2020.EC12.12>

On February 2 and 3, 2022, City Council adopted EC27.5 – Music Rehearsal Spaces, directing EDC, CREM, CreateTO and relevant divisions to develop the terms of a pilot program for for-profit and not-for-profit cultural rehearsal studio and production space operators, identify an inventory of City-owned properties suitable for lease, and develop key lease terms and conditions at below-market rates. The decision document can be found here: <https://secure.toronto.ca/council/agenda-item.do?item=2022.EC27.5>

On November 13 and 14, 2024, City Council adopted Culture Connects: An Action Plan for Culture in Toronto (2025–2035) and directed Economic Development and Culture to implement its actions and report annually on progress. Culture Connects forms part of the City’s current policy framework for culture and community access to cultural space. The decision document can be found here:

<https://secure.toronto.ca/council/agenda-item.do?item=2024.EC16.1>

On May 12 and 22, 2025, 21 Pleasant Boulevard, the site of the Toronto Parking Authority garage, and 10 Rosehill Avenue were identified by City Council as a future Toronto Builds site. The decision document can be found here:

<https://secure.toronto.ca/council/agenda-item.do?item=2025.PH21.4>

On December 16, 2025, City Council requested the Executive Director, Development Review, to initiate appropriate Zoning By-law amendments for 10 Rosehill Avenue to permit additional arts and culture sector uses that are not currently permitted, to consult with the public, and to report back with recommended by-law amendments by Q1 2026. The motion identifies the need for temporary cultural and music related uses to support Toronto’s creative sector while CreateTO continues due diligence for a Toronto Builds housing site. The decision document can be found here:

<https://secure.toronto.ca/council/agenda-item.do?item=2025.MM35.40>

THE SITE AND SURROUNDING LANDS

Description

The site is on the north side of Rosehill Avenue between Yonge Street and Avoca Avenue. Public Lane 1 E Yonge S Pleasant runs along the west and north boundaries of the site. It is rectangular in shape and has an area of 540.9 square metres. The site is currently occupied by a 3-storey building. See Attachment 2 for the Location Map.

Surrounding Uses

To the north is an existing 1-storey commercial building at 11 Pleasant Boulevard, the Ontario Land Tribunal (OLT) approved a Zoning By-law Amendment to permit an 18-storey residential building. On the north side of Pleasant Boulevard is an entrance to the St. Clair subway station, accessible from the subject site via a public laneway.

On the south side of Rosehill Avenue is a 7-storey condominium building at 5 Rosehill Avenue. The vehicle access ramp and loading bay are located immediately across Rosehill Avenue from the subject site. Also on the south side of Rosehill Avenue is a tennis court associated with apartment buildings at 33 Rosehill Avenue and 35 Jackes Avenue.

Immediately to the east of the site is a City-owned 6-storey Green P parking garage. Further east along Rosehill Avenue are apartment buildings.

The property to the west of the subject site, 1365 Yonge Street, has an active Site Plan Control application for a 51-storey mixed use building. The property is currently used for pickleball and padel courts.

THE APPLICATION

Description

The temporary use Zoning By-law would permit arts, culture and music related uses consistent with the land uses of concert hall, place of amusement, place of assembly and communications and broadcasting establishment and other existing permitted uses. Programming may include co-working, rehearsals, public performances, community gatherings, conferences and pop-up retail, based on the tenant.

No changes are proposed to the exterior of the building.

Access, Parking and Loading

The site currently has one pick-up and drop-off parking space at the front of the property. No changes are proposed to the vehicular access, parking or loading for the building.

Additional Information

See the attachments of this Report for the Application Data Sheet, Location Map, Official Plan and Zoning By-law maps and draft Zoning By-law Amendment.

Reasons for Application

The Zoning By-law Amendment is required to permit the uses of concert hall, place of amusement, place of assembly and communications and broadcasting establishment on a temporary basis.

APPLICATION BACKGROUND

The subject site is administered by CreateTO and is a future Toronto Builds housing site. The Toronto Builds framework is a City of Toronto policy designed to guide the development of new affordable and rental homes on city-owned land. When the Toronto Builds project advances it will be subject to the applicable development review processes, including opportunities for public consultation.

In coordination with Economic Development and Culture and the Toronto Music Office, CreateTO explored temporary cultural and music-related uses to support the creative sector during the pre-development period. As the proposed uses are not currently permitted under the existing zoning, City Council directed Development Review to initiate a City-led zoning by-law amendment, conduct public consultation, and report back in Q1 2026 with a recommended Zoning By-law amendment.

Agency Circulation Outcomes

The application has been circulated to all appropriate agencies and City Divisions. Responses received have been used to assist in evaluating the application and to formulate appropriate Zoning By-law amendments, including associated conditions of approval.

POLICY AND REGULATION CONSIDERATIONS

Provincial Land-Use Policies

All decisions of Council in respect of the exercise of any authority that affects a planning matter shall be consistent with the Provincial Planning Statement (2024).

Official Plan

The Official Plan Land Use Map 17 designates the site as Apartment Neighbourhoods. See Attachment 3 of this Report for the Land Use Map. The Official Plan should be read as a whole to understand its comprehensive and integrative intent as a policy framework for priority setting and decision making.

Protected Major Transit Station Area

The site is within a delineated Protected Major Transit Station Area (PMTSA). Specifically, the site is within 200 metres of the delineated St Clair PMTSA associated with SASP 721 in Chapter 8 of the Official Plan. The site has a permitted Floor Space Index (FSI) of 8, or more.

Secondary Plan

The site is within the [Yonge-St. Clair Secondary Plan](#), which provides guidance to ensure new mixed-use and residential development contributes positively to the area's overall character, supports high-quality urban design, and enhances the public realm.

Temporary Use Zoning By-law

Section 39 of the Planning Act provides authority to municipalities to pass temporary use by-laws. Such a by-law is a zoning by-law to authorize the temporary use of land, buildings or structures for any purpose that is otherwise prohibited by the municipality's zoning. At times, it is in the public interest to permit lands to be used for a particular use on a temporary basis, even though the use may not comply with the Official Plan or zoning by-law. A temporary use by-law must define the area to which it applies and specify the time period in which it will be in force. Chapter 5.1.5 of the Official Plan addresses temporary use by-laws.

Zoning

The subject site is zoned CR T4.25 C2.0 R3.0 under Former Zoning By-law 438-86. The Commercial Residential zoning category permitted the former use of the subject site as a school; concert hall, place of amusement, place of assembly and communications and broadcasting establishment are not currently permitted uses. See Attachment 4 of this report for the existing Zoning By-law Map.

Culture Connects: An Action Plan for Culture in Toronto

Culture Connects (2025–2035) is City Council's 10-year culture plan with a vision for a city where everyone can discover, create and experience culture, organized around four priorities: Culture Everywhere, Culture for All, Culture for the Future, and Culture Beyond Our Borders. It sets targets including one million square feet of new cultural space over ten years.

PUBLIC ENGAGEMENT

Community Consultation

On February 26 and March 12, 2026, community consultation meetings took place with the Deer Park Residents Group and representatives from neighbouring buildings, Toronto Music Office, CreateTO, and Community Planning staff. The following questions and comments were raised:

- Support for the intended uses;
- General support for non-residential uses to replace the loss of other non-residential uses on Yonge Street;
- Concerns about potential noise impacts;
- Concerns about traffic impacts, particularly with larger events and when construction starts on nearby properties; and
- Questions related to the management of the property.

The issues raised through the community consultation process have been considered through the review of the application and commented on as necessary in the body of this report.

Music Economy and Culture Plan Public Consultation

Beginning in 2021, staff advanced Council-directed work to address challenges impacting the music ecosystem, including live music venues and rehearsal spaces. City staff work has been guided by direction to develop pilot programs and identify City-owned properties for rehearsal use; consultation with stakeholders, including the Toronto Music Advisory Committee, has been ongoing. In parallel, the City developed Culture Connects (2025–2035) through a citywide engagement process reaching over 4,000 residents via virtual town halls, artist-led sessions, focus groups, sector outreach and online surveys, and City Council adopted the plan in November 2024 with ongoing reporting requirements.

Statutory Public Meeting Comments

In making their decision with regard to this application, Council members have an opportunity to hear the oral submissions made at the statutory public meeting held by the Toronto and East York Community Council for this application, as these submissions are broadcast live over the internet and recorded for review.

COMMENTS

Provincial Planning Statement and Provincial Plans

Staff's review of this application has had regard for the relevant matters of provincial interest set out in the Planning Act. Staff has reviewed the current proposal for consistency with the PPS (2024). Staff find the proposal consistent with the PPS (2024).

Official Plan Policies and Design Guidelines

This application has been reviewed against the Official Plan policies, Yonge-St. Clair Secondary Plan policies, and the objectives of the Yonge-St. Clair Planning Framework.

Land Use

The proposed uses are appropriate based on the location within an existing building, immediate surroundings, and the achievement of the City's objectives for culture and music.

The subject building formerly accommodated The Linden School, an independent girls' school that operated at 10 Rosehill Avenue until its relocation in 2025. The Linden School provided arts programming, including music rehearsal and performance. Permitting temporary cultural uses within the existing building continues a community-serving function that has historically taken place at the subject site.

The existing building does not directly abut residential buildings. The property to the west is currently used for racquet sports while awaiting redevelopment, and the property to the east is a 6-storey parking garage that provides a buffer to residential buildings.

Sound from the permitted uses can be managed through normal event practices, internal sound-proofing and existing municipal by-law enforcement, which are expected to keep impacts acceptable for nearby residents.

Music Ecosystem

Toronto has a longstanding history as a world-renowned centre for music, but Toronto's music ecosystem is now seriously threatened, in part by rising land values and the pressures of residential development. The City of Toronto's Council-approved Music Strategy 2022-2026 calls on the City to explore spaces for performance, rehearsal, recording, including temporary and pop-up spaces. In particular, it directs the City to prioritize work in identifying and allocating City-owned spaces to be used for music.

The use of the property for cultural purposes is consistent with Culture Connects direction to sustain and grow cultural space and programming across neighbourhoods.

Built Form

No changes are proposed to the built form, including building height or massing.

Access and Traffic Impact

The site is within a short walk of St. Clair subway station and stops on the St. Clair streetcar route 512. A 6-storey Green P parking garage is located immediately east of the subject site at 21 Pleasant Boulevard, with an entrance and exit located on Rosehill Avenue. A pick-up and drop-off space is provided on site at the front of the property. Although not an assigned parking or loading space, there is a short east-west off-shoot of the public lane that runs along the west side of the subject property that has been used for vehicle parking and loading without obstructing the north-south laneway.

Based on the past use of the site, nearby public parking and proximity to transit, Staff do not anticipate transportation impacts or increased on-street parking demand from the change in use of the building. No changes to access or loading are proposed.

CONTACT

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SIGNATURE

David Driedger
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Toronto and East York District

ATTACHMENTS

City of Toronto Information/Drawings

- Attachment 1: Application Data Sheet
- Attachment 2: Location Map
- Attachment 3: Official Plan Land Use Map
- Attachment 4: Existing Zoning By-law Map
- Attachment 5: Draft Zoning By-law Amendment

Attachment 1: Application Data Sheet

Municipal Address: 10 Rosehill Avenue Date Received: December 2025

Application Number: 26 101910 STE 12 OZ

Application Type: Zoning By-law Amendment

Project Description: Temporary cultural and music-related uses within the existing building.

Applicant: City of Toronto

EXISTING PLANNING CONTROLS

Official Plan Designation: Apartment Neighbourhoods Site Specific Provision: N/A

Zoning: CR T4.25 C2.0 R3.0 Heritage Designation: N

Height Limit (m): 16 Site Plan Control Area: Y

PROJECT INFORMATION

Site Area (sq m): 540.9 Frontage (m): 12.3 Depth (m): 45.7

Existing building floor area and height are unknown.

No changes to floor area or height of existing building are proposed.

Parking and Loading

Parking Spaces:	0	Bicycle Parking Spaces:	0	Pick-up Drop-off Spaces:	1	Loading Docks:	0
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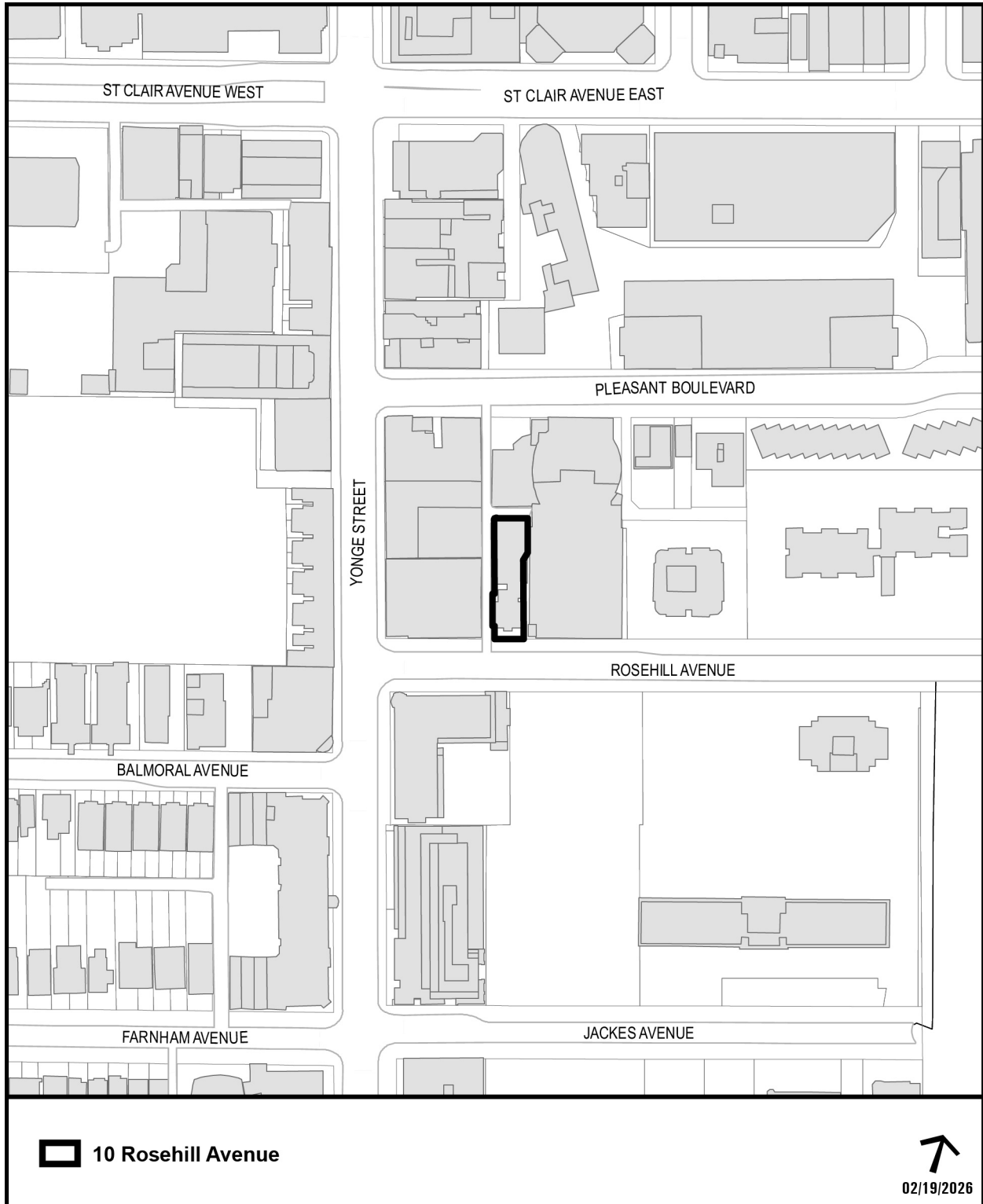
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Attachment 2: Location Map



Attachment 3: Official Plan Land Use Map




Official Plan Land Use Map # 17

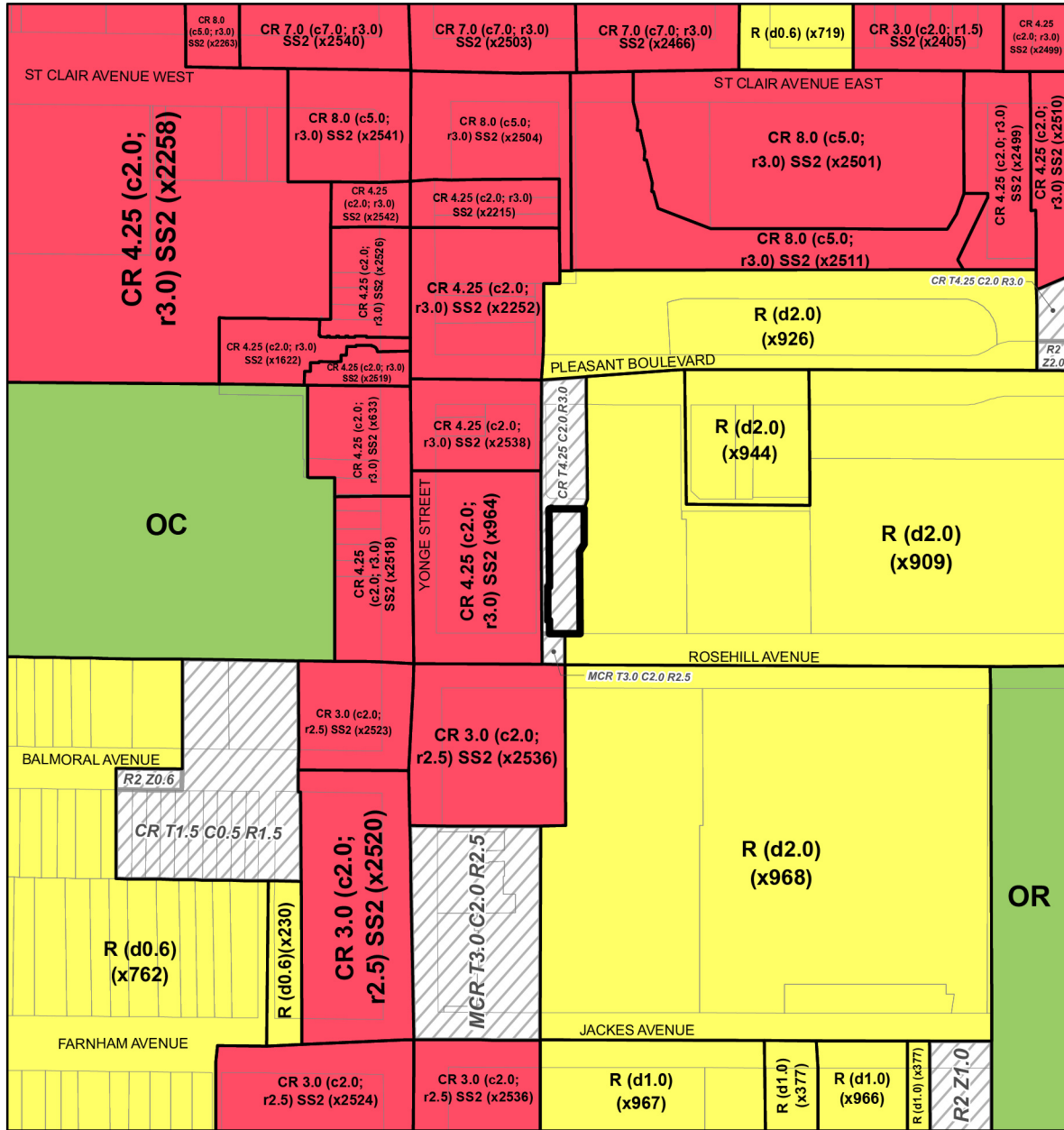
10 Rosehill Avenue

File # 26 101910 STE 12 OZ

-  Location of Application
-  Neighbourhoods
-  Apartment Neighbourhoods
-  Mixed Use Areas
-  Parks
-  Other Open Space Areas


 Not to Scale
 Extracted: 02/19/2026

Attachment 4: Existing Zoning By-law Map







Zoning By-law 569-2013

10 Rosehill Avenue

File # 26 101910 STE 12 0Z

-  Location of Application
-  R Residential
-  CR Commercial Residential
-  OR Open Space Recreation
-  OC Open Space Cemetery

-  See Former City of Toronto By-law No. 438-86
-  R2 Residential District
-  CR Mixed-Use District
-  MCR Mixed-Use District



Not to Scale
Extracted: 02/19/2026

Attachment 5: Draft Zoning By-law Amendment

Attached separately.