

Revised Attachment 5: Draft Zoning By-law Amendment

Authority: Toronto and East York Community Council Item TE32.10, 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 17-19, 23 and 25 Toronto Street and 55 and 57 Adelaide Street East.

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 4.0 (c3.0; r4.0) SS1 (x2315) to a zone label of (H) CR 4.0 (c3.0; r4.0) SS1 (x1237) 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 1237 so that it reads:

(1237) Exception CR 1237

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 17-19, 23 and 25 Toronto Street and 55 and 57 Adelaide Street East, 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 (K) 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 83.85 metres and the elevation of the highest point of the **building** or **structure**;
- (C) Despite regulation 40.10.40.10(1), 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];
- (D) Despite regulations 40.5.40.10(3) to (8) and (C) 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 enclosed stairwells, 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, not including a mechanical penthouse, by a maximum of 5.0 metres;
 - (iii) planters, **landscaping** features, guard rails, wind protection screens, and privacy or divider screens on a balcony and/or terrace, by a maximum of 2.5 metres;
- (E) Despite regulation 40.10.40.40(1), the permitted maximum **gross floor area** of all **buildings** and **structures** is 65,550 square metres, of which:
 - (i) the permitted maximum **gross floor area** for residential uses is 57,550 square metres; and
 - (ii) the required minimum **gross floor area** for non-residential uses is 7,920 square metres;
- (F) In addition to the areas used for elements listed in regulation 40.5.40.40(3)

that reduce the **gross floor area**, indoor **amenity space**, regardless of whether it is required by this By-law, will also apply to reduce the **gross floor area** of a **building**;

- (G) Regulation 40.10.40.50(2), with respect to outdoor **amenity space** for non-residential uses, does not apply;
- (H) Despite regulations 40.10.40.70(1) and 600.10.10(1)(A), the required minimum **building setbacks** are as shown in metres on Diagram 3 of By-law [Clerks to insert By-law number];
- (I) Despite Clause 40.10.40.60, regulations 600.10.10(1)(D) and (E), and (H) above, the following elements may encroach into the required minimum **building setbacks** as follows:
 - (i) canopies, by a maximum of 2.5 metres;
 - (ii) architectural features, lighting fixtures, and wind or privacy screens, by a maximum of 1.0 metres;
 - (iii) guardrails, balustrades, railings, fences, and bollards, by a maximum of 1.0 metres; and
 - (iv) parapets, window sills, and vents, by a maximum of 0.3 metres;
- (J) Despite Clause 220.5.10.1, 1 Type “G” and 1 Type “C” **loading spaces** must be provided on the **lot**;
- (K) The provision of **dwelling units** 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; and
 - (iv) an additional 10 percent of the total number of **dwelling units** will be any combination of 2 bedroom and 3 bedroom **dwelling units**;
 - (v) **dwelling units** required in (iv) above may be satisfied in part or in whole by **dwelling units** with 2 or more bedrooms, that can be provided through the conversion of other, smaller **dwelling units** using accessible or adaptable design measures such as knock-out panels;

- (vi) if the calculation of the number of required **dwelling units** in (i), (ii), and (iv) results in a number with a fraction, the number shall be rounded down to the nearest whole number, but there may not be less than one **dwelling unit**;

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

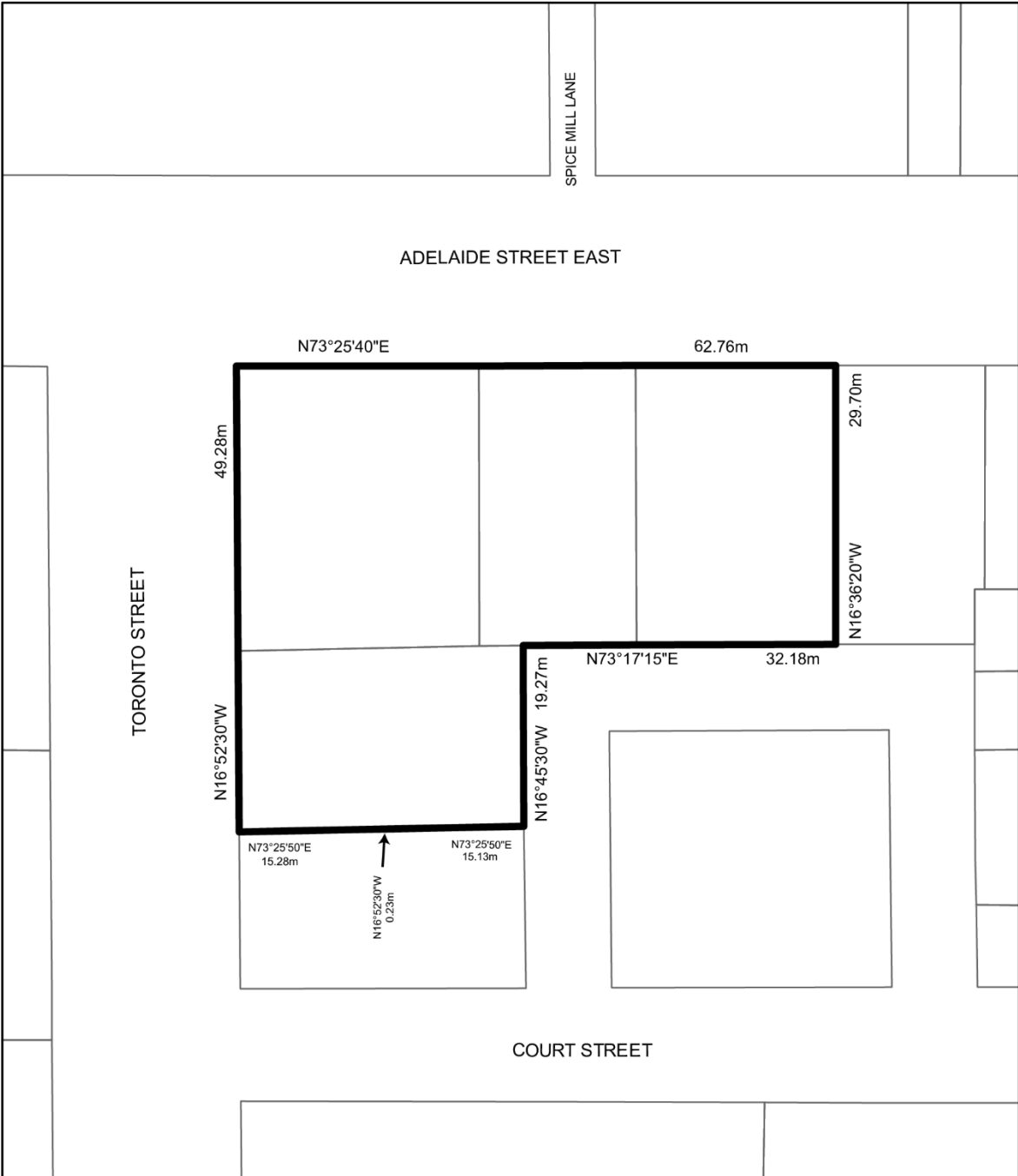
- 5. Despite any severance, partition or division of the lands, the provisions of this By-law shall apply as if no severance, partition or division occurred.
- 6. Holding Symbol Provisions:
 - (A) The lands zoned with the holding symbol "(H)" delineated by heavy lines on Diagram 2 attached to this By-law 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 enter into a Heritage Easement Agreement with the City for the properties at 17-19 Toronto Street, 25 Toronto Street, and 55 Adelaide Street East, substantially in accordance with the plans and drawings dated February 27, 2026 prepared by SvN Architects and Planners and on file with the Senior Manager, Heritage Planning, and the Heritage Impact Assessment, dated April 20, 2023 and revised February 27, 2026 prepared by ERA Architects Ltd., all on file with the Senior Manager, Heritage Planning, subject to and in accordance with the Conservation Plan, to the satisfaction of the Senior Manager, Heritage Planning, including execution and registration of such agreement to the satisfaction of the City Solicitor; and
 - (ii) The owner provide a detailed Conservation Plan, prepared by a qualified heritage consultant that is substantially in accordance with the conservation strategy set out in the Heritage Impact Assessment for the properties at 17-19 Toronto Street, 25 Toronto Street, 55 Adelaide Street East and 57 Adelaide Street East, to the satisfaction of the Senior Manager, Heritage Planning.

Enacted and passed on [Clerks to insert date].

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)



TORONTO
Diagram 1

**17-19, 23 and 25 Toronto Street
and 55 and 57 Adelaide Street East**

File # 23 138421 STE 13 0Z

City of Toronto By-law 569-2013
Not to Scale
04/27/2026

