

Attachment 7: Draft Zoning By-law Amendment

Authority: Toronto and East York Community Council
Item **[INSERT]**, as adopted by City of Toronto Council on
[DATE], 2026

CITY OF TORONTO

Bill ~

BY-LAW - 2026

To amend Zoning By-law 569-2013, as amended, with respect to the lands municipally known in the year 2025 as 1450 O'Connor Drive and 1500 O'Connor Drive.

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 subject to this By-law to the Zoning By-law Map in Section 990.1, and applying the following zone label to these lands: CR 2.5 (c25; r1.0) SS4 (x1261) and OR, as shown on Diagram 2 attached to this By-law.
4. Zoning By-law 569-2013, as amended, is further amended by adding the lands

subject to this By-law to the Policy Areas Overlay Map in Article 995.10.1 and applying the following Policy Area label to these lands: PA 4, 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 to the Height Overlay Map in Article 995.20.1, and applying the following height and storey label to these lands: HT 10.5, ST 3 as shown on Diagram 4 attached to this By-law.
6. Zoning By-law 569 -2013, as amended, is further amended by adding the lands to the Lot Coverage Overlay Map in Article 995.30.1, and applying no value.
7. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.11.10 Exception Number 1261 so that it reads:

(1261) Exception CR (1261)

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 1450 and 1500 O'Connor Drive, 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 (T) 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 132.53 metres and the elevation of the highest point of the **building** or **structure**;
- (C) In addition to the permitted uses listed in clauses 40.10.20.10 and 40.10.20.20, "car-share parking spaces" are permitted as a non-residential use;
- (D) Despite Regulation 40.10.40.10, 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];
- (E) Despite Regulation 40.10.40.10(7), the permitted maximum number of **storeys** in a **building** is the number following the letters "ST" as shown on Diagram 5 of By-law [Clerks to insert By-law number]; and
 - (i) for the purpose of this exception, a mezzanine does not constitute a

storey;

- (F) 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) 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 portion of the **building** which collectively enclose the entirety of a **storey** above a height of 18.0 metres, may cover no more than 80%, measured horizontally; and
 - (iv) architectural features, parapets, and elements and **structures** associated with a **green roof**, by a maximum of 2.0 metres;
 - (v) **building** maintenance units and window washing equipment, by a maximum of 3.0 metres;
 - (vi) planters, **landscaping** features, guard rails, and divider screens on a balcony and/or terrace, by a maximum of 2.0 metres;
 - (vii) antennae, flagpoles and satellite dishes, by a maximum of 3.0 metres; and
 - (viii) trellises, pergolas, and unenclosed **structures** providing safety or wind protection to rooftop **amenity space**, by a maximum of 2.0 metres;
- (G) In addition to Regulations 40.5.40.10 (3) to (8) and despite (D) and (F) above, all outdoor **amenity space** must provide a minimum 1.8 metres noise barrier or similar vertical projection sufficient to ensure sound mitigation.

- (H) Despite Regulation 40.10.40.40(1), the permitted maximum **gross floor area** of all uses in **buildings** and **structures** on the lands is 72,000 square metres, of which:
- (i) a minimum of 700 square metres of non-residential **gross floor area** must be provided for “**building A**”;
 - (ii) a minimum of 100 square metres of non-residential **gross floor area** must be provided for “**building B**”: and
 - (iii) a minimum of 200 square metres of non-residential **gross floor area** must be provided for “**building D**” and a minimum of 900 square metres must be provided for a **day nursery** use in “**building D**”;
- (I) Despite Regulation 40.10.40.50(1), **amenity space** must be provided at the following rate:
- (i) at least 2.0 square metres for each **dwelling unit** as indoor amenity space;
 - (ii) at least 1.9 square metres of outdoor **amenity space** for each **dwelling unit**, of which 40.0 square metres must be in a location adjoining or directly accessible to the indoor **amenity space**; and,
 - (iii) no more than 25% of the outdoor component may be a green roof;
- (J) Despite Regulation 40.10.40.70 (7), the required minimum **building setbacks** are as shown in metres on Diagram 5 of By-law [Clerks to insert By-law number];
- (K) 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];
- (L) Despite Clause 40.10.40.60 and (J) and (K) 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 1.5 metres;
 - (ii) canopies and awnings, by a maximum of 2.1 metres;
 - (iii) exterior stairs, access ramps and elevating devices, by a maximum of 2.0 metres;

- (iv) architectural features, such as a pilaster, decorative column, cornice, sill, belt course, or chimney breast, by a maximum of 0.6 metres;
 - (v) window projections, including bay windows and box windows, by a maximum of 0.6 metres;
 - (vi) eaves, by a maximum of 0.6 metres; and
 - (vii) air conditioners, satellite dishes, antennae, vents, and pipes, by a maximum of 1.5 metres;
- (M) Despite regulation 40.10.100.10(1),(3) and 40.10.100.10(1) **vehicle** access to areas used for **parking spaces**, pick-up and drop off areas and loading spaces must comply with the following:
 - (i) One shared access for “**building A**” for and “**building B**” from “Street A”;
 - (ii) One shared access for “**building B**” and “**building C**” from “Street A”;
 - (iii) For “**building D**” abutting the west **lot** line from “Street A” ;
- (N) Despite Regulations 220.5.10.1(1), (2) and (3) a minimum of one Type “G” **loading space** must be provided for each **building** on the **lot**;
- (O) In addition to the **parking** requirements set out in regulation 200.5.10.1(1) and Table 200.5.10.1, the following must be complied with:
 - (i) a minimum of 6 “car-share **parking spaces**” must be provided on the lands, and:
 - (ii) “car share **parking spaces**” are not permitted to replace a **parking space** that is a required occupant, visitor, or accessible **parking space**;
- (P) Despite Regulation 230.5.10.1(7), no change and shower facilities are required;
- (Q) Despite Regulations 230.5.10.1(9) and 230.5.1.10(1), “long-term” and “short-term **bicycle parking spaces** may be located:
 - (i) on the mezzanine level of the **building**;
 - (ii) in a secured room, enclosure or bicycle locker; and

- (Q) The provision of **dwelling units** in each of “**building A**”, “**building B**”, “**building C**”, **building D**” is subject to the following:
- (i) a minimum of 15% of the total number of **dwelling units** in each **building** must have two or more bedrooms;
 - (ii) a minimum of 10% of the total number of **dwelling units** in each **building** must have three or more bedrooms; and
 - (iii) any **dwelling units** with three 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 (i) and (ii) above, results in a number with a fraction, the number must be rounded up to the nearest whole number;
- (R) For the purpose of this exception, each word or expression that is in bold 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. reference to “**building A**”, “**building B**”, “**building C**”, and “**building D**” are **buildings** on the lands as identified on Diagram 5 of By-law [Clerks to insert By-law number];
 - ii. “Car-share” or “car sharing” means the practice whereby a number of people share the use of one or more motor **vehicles** and such “car-share” motor **vehicles** are made available to the public, including occupants of the **building** for short-term rental, including hourly rental;
 - (ii) “Car-share parking” means a **parking space** that is reserved and actively used for car-sharing;
 - (iii) Reference to “Street A” refers to the **street** on Diagram 2 of By-law [Clerks to insert By-law number];
- (S) In addition to Regulation 5.10.30.1(1), within the lands shown on Diagram 1 of By-law [Clerks to insert By-law number] no **building** or **structure** may be erected or used:
- i. unless the **street** identified as “**Street A**” on Diagram 2 of By-law [Clerks to insert By-law number], is constructed to a minimum base

curb and base asphalt or concrete and is connected to an existing street;

- ii. unless all Municipal water mains and Municipal sewers, and their appurtenances, are installed within the **street** identified as "**Street A**" on Diagram 2 of By-law [Clerks to insert By-law number], and are operational; and
- iii. below-ground **structures** and foundations located on any of "**building A**", "**building B**", "**building C**", "**building D**" as shown on Diagram 2 are not subject to the restrictions of Provisions (i) to (ii) above;

(T) The issuance of above-grade building permits is subject to the following:

- i. prior to issuance of any above-grade **building** permit for any of "**building A**", "**building B**", "**building C**", and "**building D**" as shown on Diagram 5 of By-law [Clerks to insert By-law number], the **street** identified as "**Street A**" on Diagram 2 of By-law [Clerks to insert By-law number] must be constructed and conveyed to the City;

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

8. Despite any future severance, partition or division of the lands, the provisions of this By-law shall apply as if no severance, partition or division occurred.

9. 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.

(B) An amending by-law to remove the holding symbol "(H)" referred to in (A) above may be enacted with respect to each building when the following are fulfilled:

- (i) the owner, at their sole cost and expense, has obtained approval of a Draft Plan of Subdivision under subsections 51(31) or 51(56) of the Planning Act and entered into a Subdivision Agreement pursuant to subsections 51(25) or 51(26) of the Planning Act, all satisfactory to the Executive Director, Development Review and the City Solicitor;
- (ii) the owner or applicant has submitted, at their sole cost and

expense, a Servicing Report, a Stormwater Management Report, and a Hydrogeological Review, including the Foundation Drainage Report or addendums and any required materials and analysis to address stormwater, sanitary and water capacity matters and infrastructure improvements and/or new municipal infrastructure, including the design of such infrastructure, determined to be required to support the development of a building and/or block to which the amending by-law to remove the “(H)” symbol applied (“Engineering Reports”), satisfactory and acceptable to the Director, Engineering Review and the General Manager, Toronto Water;

- (iii) if, arising from the accepted and satisfactory Engineering Reports from (ii) above new municipal infrastructure or upgrades to existing municipal infrastructure is required to support the development, then either:
 - a. the owner or applicant, at their sole cost and expense, 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 Engineering Reports, to support the development, in a financial secured agreement, including a Subdivision Agreement required in (B)(i) above, all to the satisfaction of the Director, Engineering Review and the General Manager, Toronto Water; or
 - b. one or more of the required new municipal infrastructure or upgrades to existing municipal infrastructure to support the development in the accepted and satisfactory Engineering Reports in (iv) above are constructed and operational, all to the satisfaction to the Director, Engineering Review and the General Manager, Toronto Water; and
- (iv) all necessary approvals or permits arising from (B)(iii)a., or (B)(iii)b. above are obtained, where required, all to the satisfaction to the Director, Engineering Review and the General Manager, Toronto Water;
- (v) the owner or Applicant has submitted, at their sole cost and expense, a Compatibility/Mitigation Study or similar acceptable report, including a satisfactory peer review as may be required by the City, identifying detailed mitigation measures that are

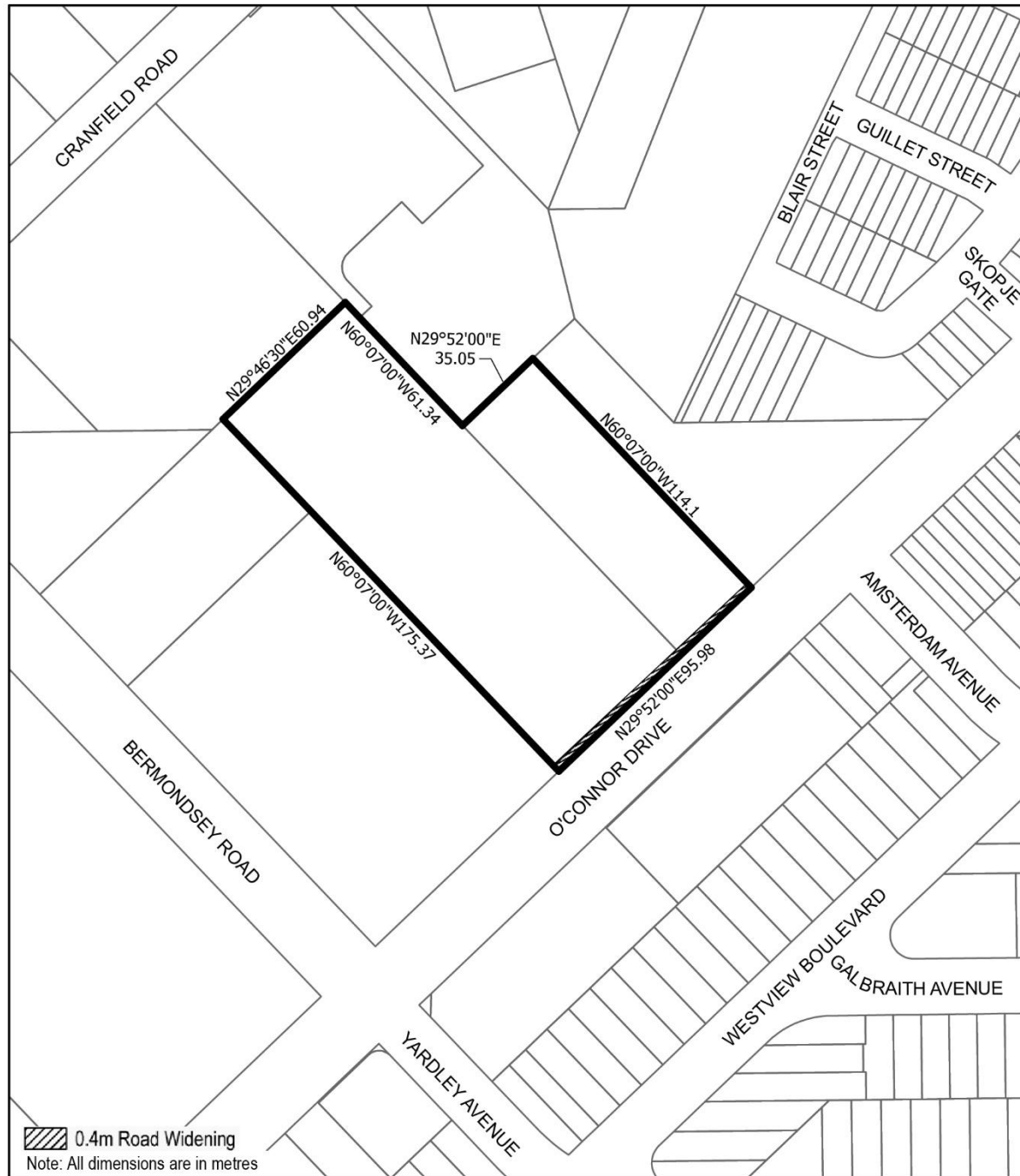
acceptable and satisfactory to the Executive Director,
Development Review, as confirmed by a third party peer reviewer,
and secured the implementation of any required mitigation
measures in a manner satisfactory to the Executive Director,
Development Review, in consultation with the City Solicitor

Enacted and passed on [Clerks to insert date].

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

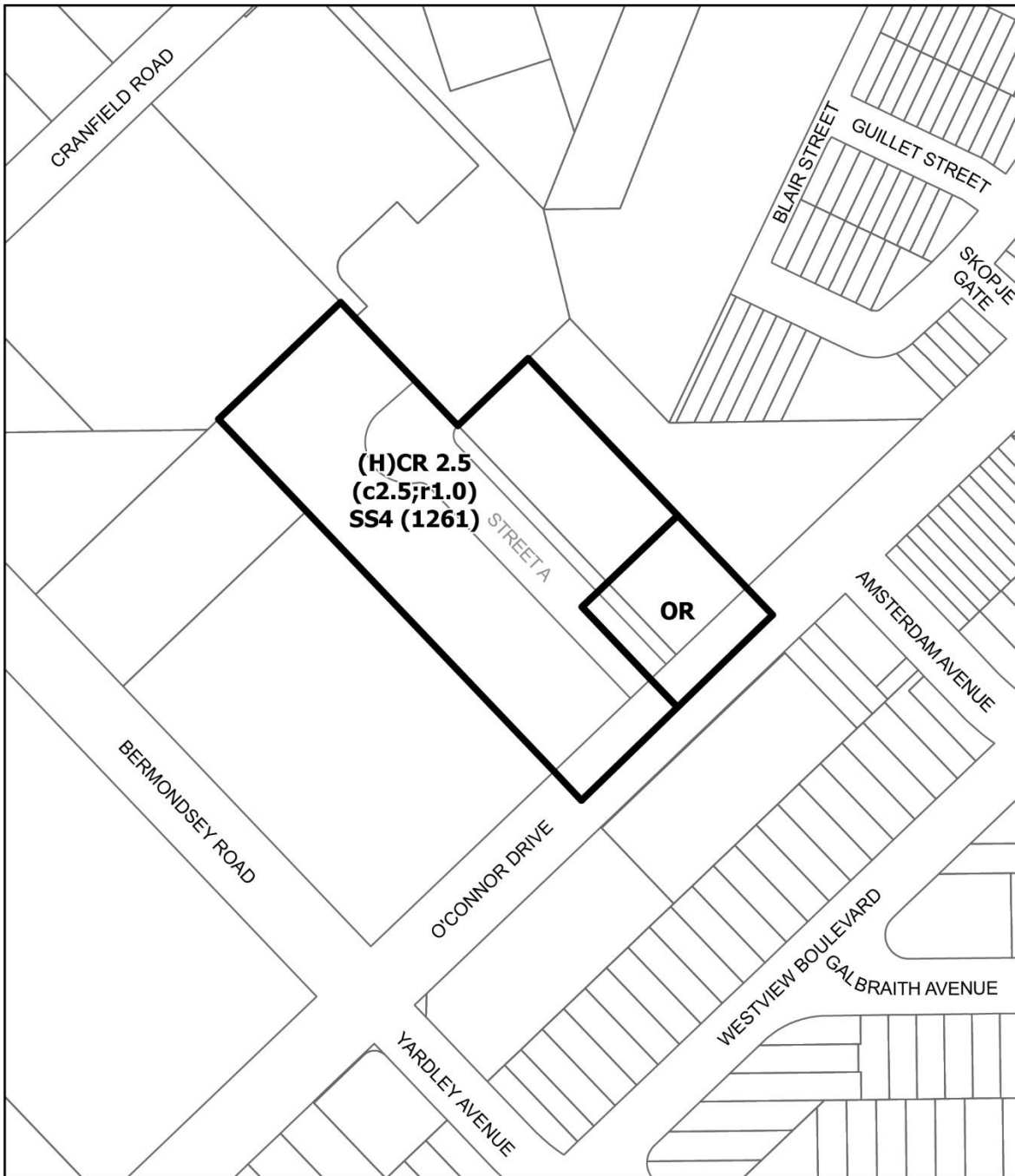
(Seal of the City)



Toronto
Diagram 1

1450 and 1500 O'Connor Drive

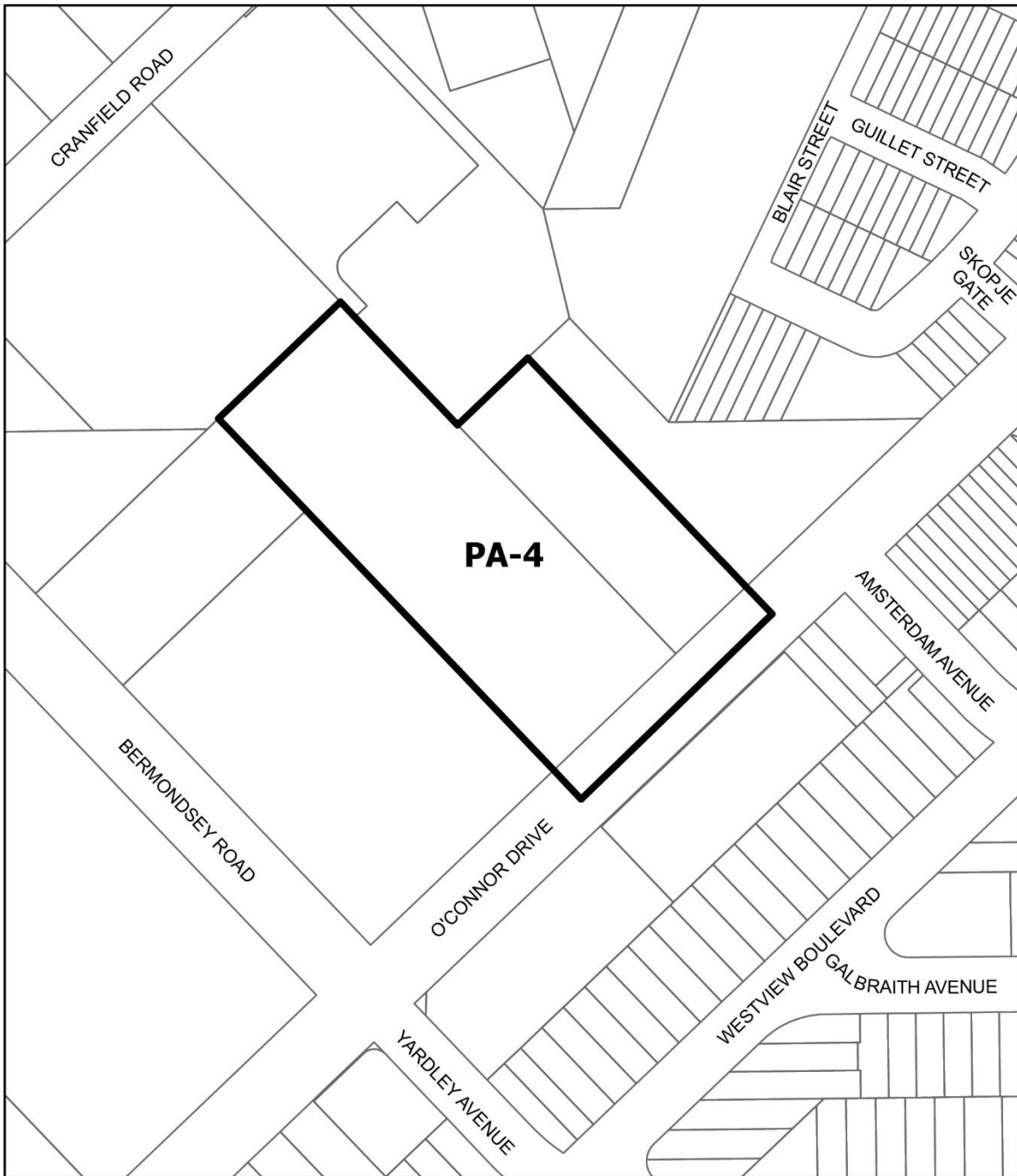
File # 25 187723 STE 19 02



Toronto
Diagram 2

1450 and 1500 O'Connor Drive

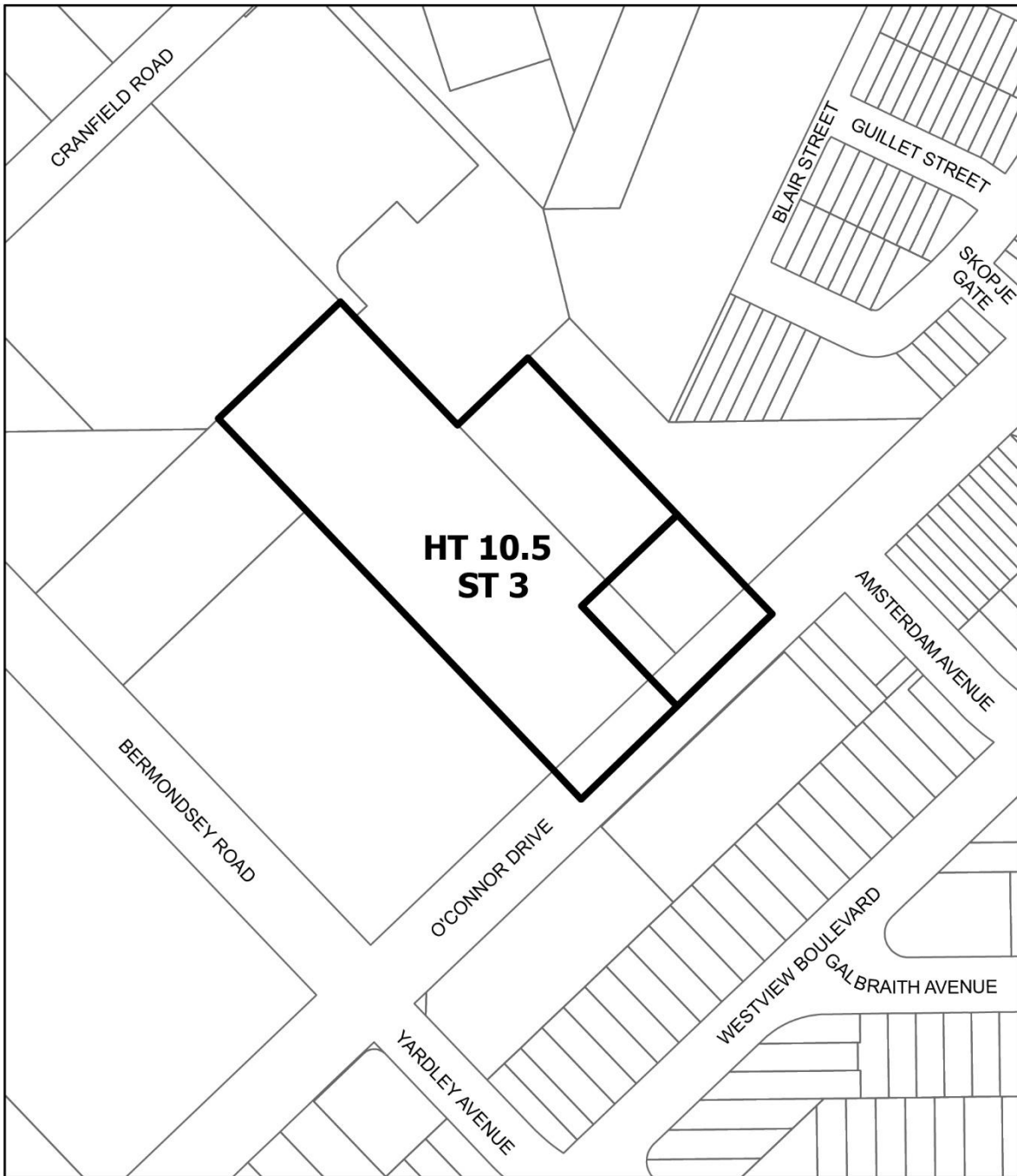
File # 25 187723 STE 19 0Z



 **Toronto**
Diagram 3

1450 and 1500 O'Connor Drive

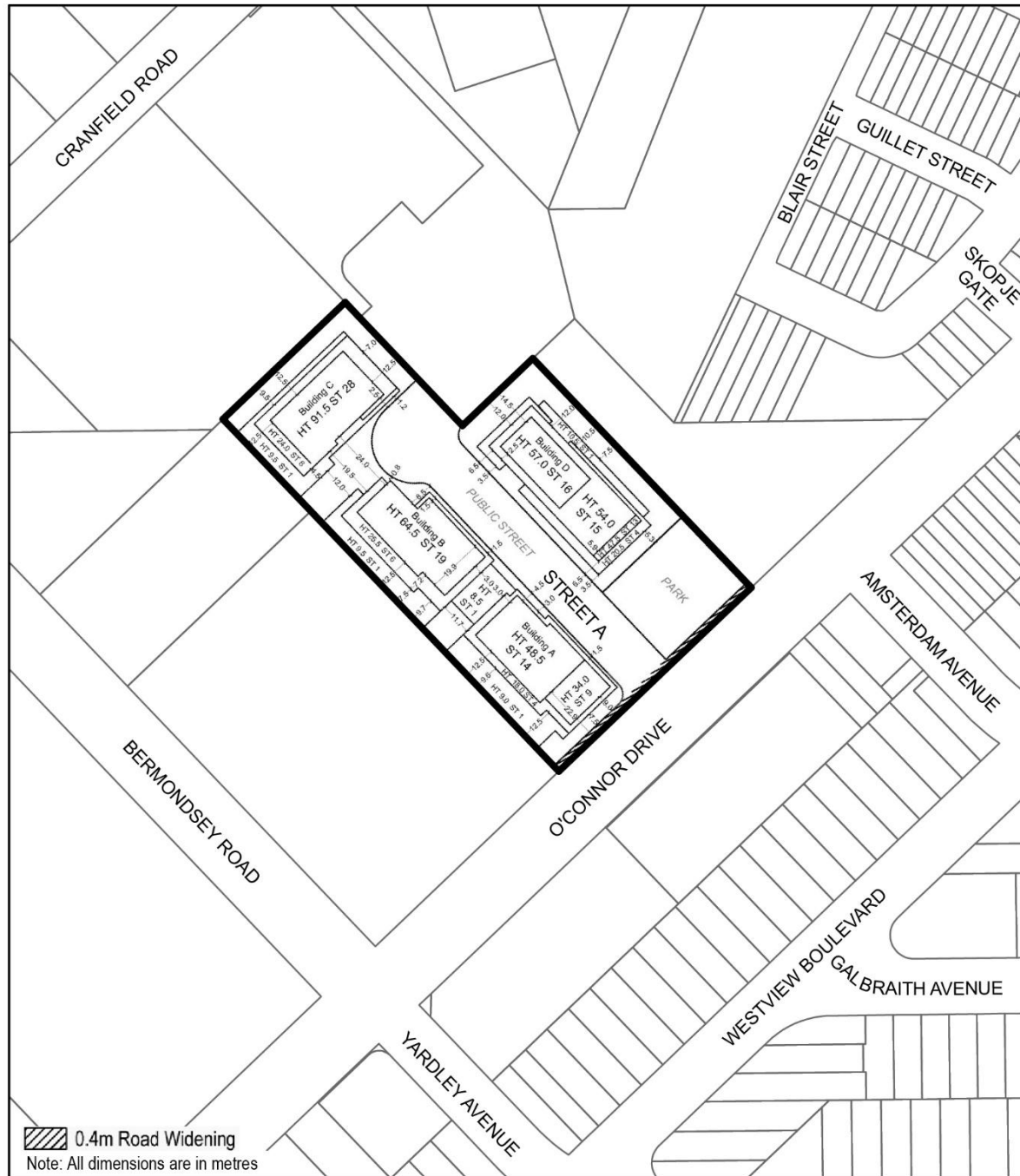
File # 25 187723 STE 19 0Z



 **Toronto**
Diagram 4

1450 and 1500 O'Connor Drive

File # 25 187723 STE 19 0Z



Toronto
Diagram 5

1450 and 1500 O'Connor Drive

File # 25 187723 STE 19 02