

## Attachment 7: Draft Zoning Bylaw Amendment

Authority: **Toronto and East York Community Council Council** Item [-], as adopted by City of Toronto Council on ~, 20~

### **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 112, 114, 116, 118, 120, 122 and 124 Isabella Street, 30, 32, 34, 38 and 40 Huntley Street and a portion of 1 Mount Pleasant Road.**

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 R (d1.0)(x871) and CR 2.0 (c1.0; r2.0) SS1 (x1371) to a zone label of (H) CR 4.0 (c1.0; r3.0) SS1 (x1268) 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 1268 so that it reads:

(x1268) Exception CR (x1268)

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 112, 114, 116, 118, 120, 122 and 124 Isabella Street, 30, 32, 34, 38 and 40 Huntley Street and the portion of lands municipally known as 1 Mount Pleasant Road shaded in grey on Diagram 1 of By-law [Clerks to insert By-law number], 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 (X) below;
- (B) Despite (A) above, on the portion of lands municipally known as 1 Mount Pleasant Road shaded in grey on Diagram 1 of By-law [Clerks to insert By-law number] and located below a height of 61.4 metres, measured from the Canadian Geodetic Datum of 114.30 metres, a **building** or **structure** must comply with the requirements of Regulation 900.11.10(1371);
- (C) No **building** or **structure** is permitted on the portion of the lands municipally known as 1 Mount Pleasant Road shaded in grey on Diagram 3 attached to By-law [Clerks to insert By-law number] and located above a height of 61.4 metres, measured from the Canadian Geodetic Datum of 114.30 metres;
- (D) 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 114.66 metres for "Building A" and 114.26 metres for "Building B" and the elevation of the highest point of the **building** or **structure**;
- (E) 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];
- (F) Despite regulations 40.10.40.10(5)(A) and (B), the required minimum height of the first **storey**, inclusive of **amenity space**, as measured between the Canadian Geodetic Datum of 114.66 metres for "Building A" and 114.26 metres for "Building B" and the floor of the second **storey**, is 4.0 metres; and
  - (i) provision (F) above does not apply to areas such as loading access, **loading spaces**, **bicycle parking spaces**, and shower and change facilities, and elements for the functional operation of the building

- such as storage rooms, corridors, electrical, utility, mechanical and ventilation rooms;
- (G) Despite regulations 40.5.40.10(3) to (8) and (E) above, only 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) chimneys, vents, pipes, shafts, and roof access equipment, by a maximum of 2.0 metres;
  - (ii) architectural features, parapets, and elements and **structures** associated with a **green roof**, by a maximum of 2.0 metres;
  - (iii) **building** maintenance units and window washing equipment, by a maximum of 5.0 metres;
  - (iv) planters, **landscaping** features, guard rails, and divider screens on a balcony and/or terrace, by a maximum of 2.5 metres;
  - (v) antennae, flagpoles and satellite dishes, by a maximum of 5.0 metres;
  - (vi) trellises, pergolas, and unenclosed **structures** providing safety or wind protection to rooftop **amenity space**, by a maximum of 3.0 metres; and
  - (vii) roof assembly features, by a maximum of 0.6 metres;
- (H) Despite regulation 40.10.40.40(1), the permitted maximum **gross floor area** of all **buildings** and **structures** is 90,000 square metres;
- (I) Despite regulations 40.10.40.50(1) and (2), **amenity space** must be provided at the following rate:
- (i) at least 1.4 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** 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 percent of the outdoor component may be a **green roof**;
- (J) Despite regulation 40.5.40.70(1)(A), 40.10.40.70(1), and 600.10.10(1), the required minimum **building setbacks** are as shown in metres on Diagram 3 of By-law [Clerks to insert By-law number];

- (K) Despite regulation 40.10.40.80(1) and 600.10.10(1), the required separation of **main walls** are as shown in metres on Diagram 3 of By-law [Clerks to insert By-law number];
- (L) Despite Clause regulation 40.5.40.60(1) and 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 2.0 metres;
  - (ii) despite (i) above, balconies along the south **main wall** of “Building A” and the north **main wall** of “Building B” may only encroach by a maximum of 0.2 metres;
  - (iii) canopies and awnings, by a maximum of 3.0 metres;
  - (iv) exterior stairs, access ramps and elevating devices, by a maximum of 2.0 metres;
  - (v) architectural features, such as a pilaster, decorative column, cornice, sill, belt course, or chimney breast, by a maximum of 0.5 metres;
  - (vi) window projections, including bay windows and box windows, by a maximum of 1.0 metres;
  - (vii) eaves and dormers, by a maximum of 0.6 metres; and
  - (viii) light fixtures, air conditioners, satellite dishes, antennae, vents, and pipes, by a maximum of 1.0 metres;
- (M) The provision of **dwelling units** is subject to the following:
- (i) a minimum of 15 percent of the total number of **dwelling units** must have two or more bedrooms;
  - (ii) a minimum of 10 percent of the total number of **dwelling units** must have three or more bedrooms;
  - (iii) any **dwelling units** provided to satisfy (M)(ii) above are not included in the provision required by (M)(i) above;
  - (iv) an additional 15 percent of the total number of **dwelling units** will be a combination of two bedroom and three bedroom **dwelling units**, or **dwelling units** that can be converted to two and three bedroom **dwelling units** through the use of accessible or

- (v) adaptable design measures, such as knockout panels;
  - (v) if the calculation of the number of required **dwelling units** with two or more bedrooms results in a number with a fraction, the number may be rounded down to the nearest whole number;
- (N) Despite regulation 40.10.80.20(1), a maximum of 5 **parking spaces** that are not located in a **building** or **structure** may be set back 0 metres from a **lot line**;
- (O) Despite regulation 200.5.1.10(2)(A)(iv), 10 percent of **parking spaces** may be obstructed as described in regulation 200.5.1.10(2)(D) without being required to provide additional width for the obstructed sides of the **parking space**;
- (P) Despite Regulation 200.15.10.5(1) and Table 200.15.10.5, if **parking spaces** are provided on the **lot**, a minimum of 5 percent of the **parking spaces** must be accessible **parking spaces** in accordance with (Q) and (R) below;
- (Q) Despite regulation 200.15.1(4), an accessible **parking space** must be located no more than 10.0 metres from a barrier free entrance to;
  - (i) a **building**; or
  - (ii) to a passenger elevator that provides access to the first **storey** of a **building**;
- (R) Despite regulations 200.15.1(1) and (3), an accessible **parking space** may 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) a 1.5 metre wide accessible barrier-free aisle or path is required along the entire length of one side of an accessible **parking space**, and such aisle or path may be shared by two accessible **parking spaces**;
- (S) Despite regulation 230.5.1.10(1), “short-term” and “long-term” **bicycle parking spaces** may be located in a **stacked bicycle parking space**;
- (T) Despite regulation 230.5.1.10(9), “long-term” **bicycle parking spaces** may be located;

- (i) on the first and second **storey** of the **building**; and
- (ii) on all levels of the **building** below grade;
- (U) Despite regulation 230.5.10(14), access to **bicycle parking spaces** may be provided via an unobstructed aisle that complies with the following:
  - (i) 2.5 metres in width if it is an **oversized bicycle parking space**; and
  - (ii) 1.8 metres in width in all other cases;
- (V) Despite regulation 230.5.10(15), all of the required “long-term” **bicycle parking spaces** may be provided as **stacked bicycle parking spaces**;
- (W) Regulation 230.40.1.20(2), with respect to the location of a “short-term” **bicycle parking space** relative to a building entrance, does not apply;
- (X) For the purpose of this exception, each word or expression that is in bold font 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) “Building A” means the **building** labeled as such on Diagram 3 of By-law of By-law [Clerks to insert By-law number]; and
  - (ii) “Building B” means the **building** labeled as such on Diagram 3 of By-law of By-law [Clerks to insert By-law number];

Prevailing By-laws and Prevailing Sections:

- (A) Regulation 900.11.10(1371) applies on the portion of the lands municipally known as 1 Mount Pleasant Road, shaded in grey on Diagram 1 of By-law [Clerks to insert By-law number] and located below a height of 61.4 metres, measured from the Canadian Geodetic Datum of 114.30 metres;
- 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 or applicant, at their sole cost and expense has submitted a revised Functional Servicing and Stormwater Management Report to demonstrate that the existing sanitary sewer system and watermain 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) if the Functional Servicing and Stormwater Management Report accepted and satisfactory from (i) above requires any new municipal infrastructure or upgrades to existing municipal infrastructure to support the development, then either:
    - (a) the owner or applicant 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 Functional Servicing and Stormwater Management Report, to support the development, in a financial secured agreement, all to the satisfaction of the Director, Engineering Review, Development Review; or
    - (b) 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 in (i) above are constructed and operational, all to the satisfaction to the Director, Engineering Review, Development Review;
  - (iii) The owner shall provide a detailed Conservation Plan, prepared by a qualified heritage consultant for the property at 30-32 and 38-40 Huntley Street and 122-124 Isabella Street that is substantially in accordance with the conservation strategy set out in the Heritage Impact Assessment prepared by ERA Architects Inc. dated April 23, 2026, all on file with the Senior Manager, Heritage Planning to the satisfaction of the Senior Manager, Heritage Planning; and
  - (iv) The owner shall have entered into and registered on title to the lands a Heritage Easement Agreement 30-32 and 38-40 Huntley Street and 122-124 Isabella Street pursuant to Section 37 of the

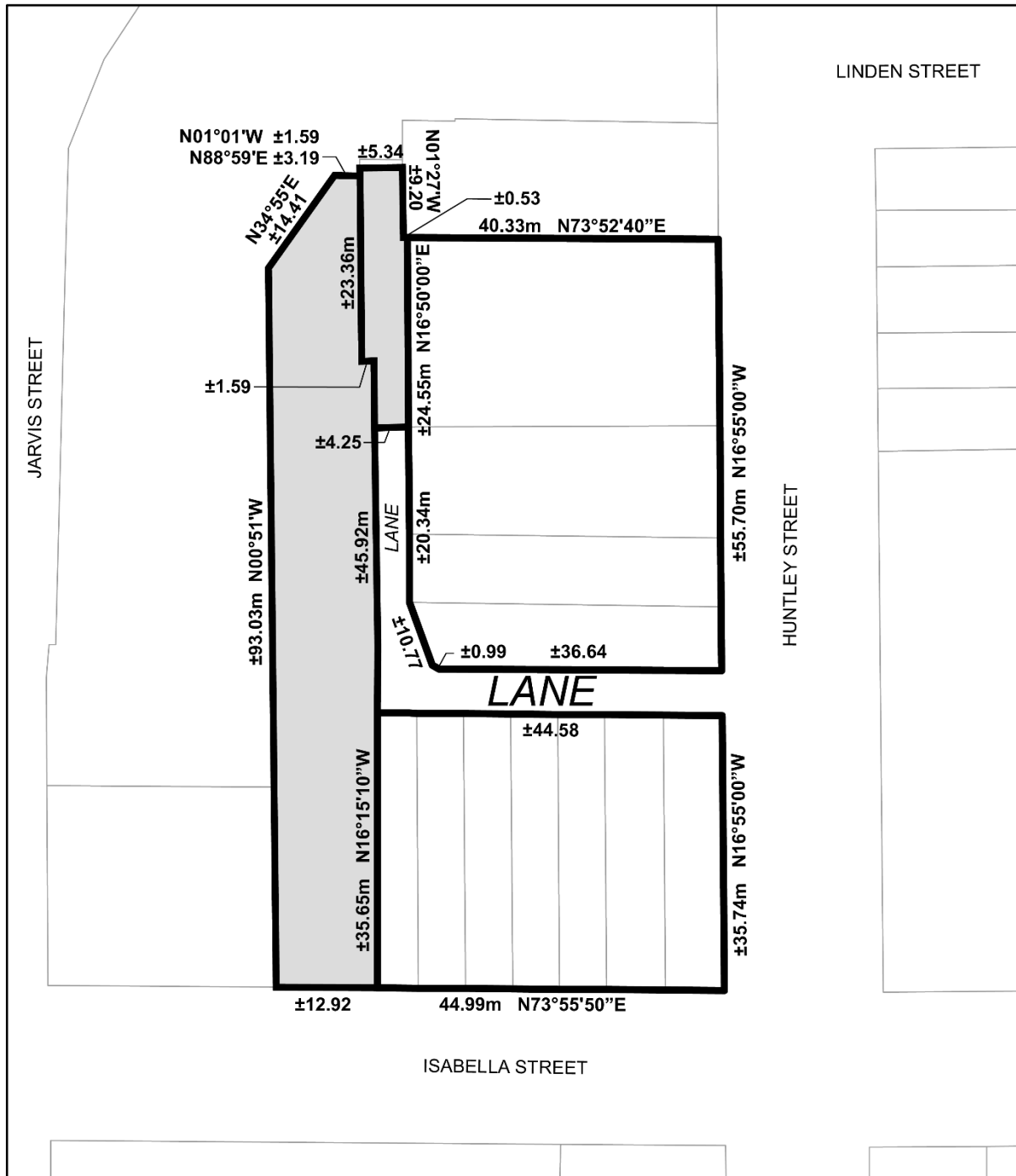
Ontario Heritage Act acceptable and satisfactory to the Executive Director, Development Review, in consultation with the Senior Manager, Heritage Planning and the City Solicitor.

Enacted and passed on [Clerks to insert date].

[full name],  
Speaker

[full name],  
City Clerk

(Seal of the City)



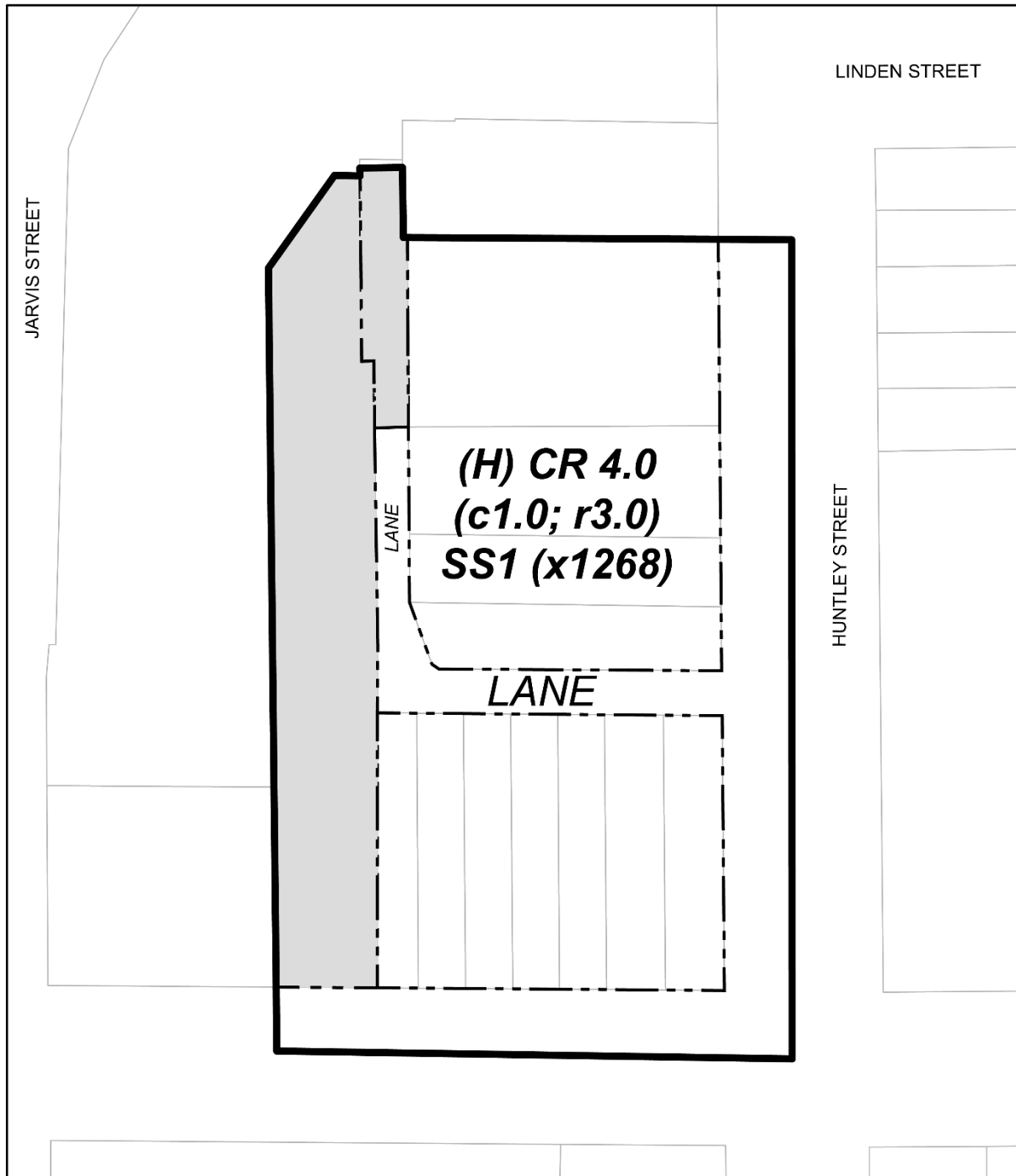
**Toronto**  
Diagram 1

112, 114, 116, 118, 120, 122 and 124 Isabella Street,  
30, 32, 34, 38 and 40 Huntley Street, and 1 Mount Pleasant Road

File # 25 265180 STE 13 OZ

 No building or structure permitted above a height of 61.4 metres,  
measured from 114.3 metres Canadian Geodetic Datum

  
City of Toronto By-law 569-2013  
Not to Scale  
06/23/2026



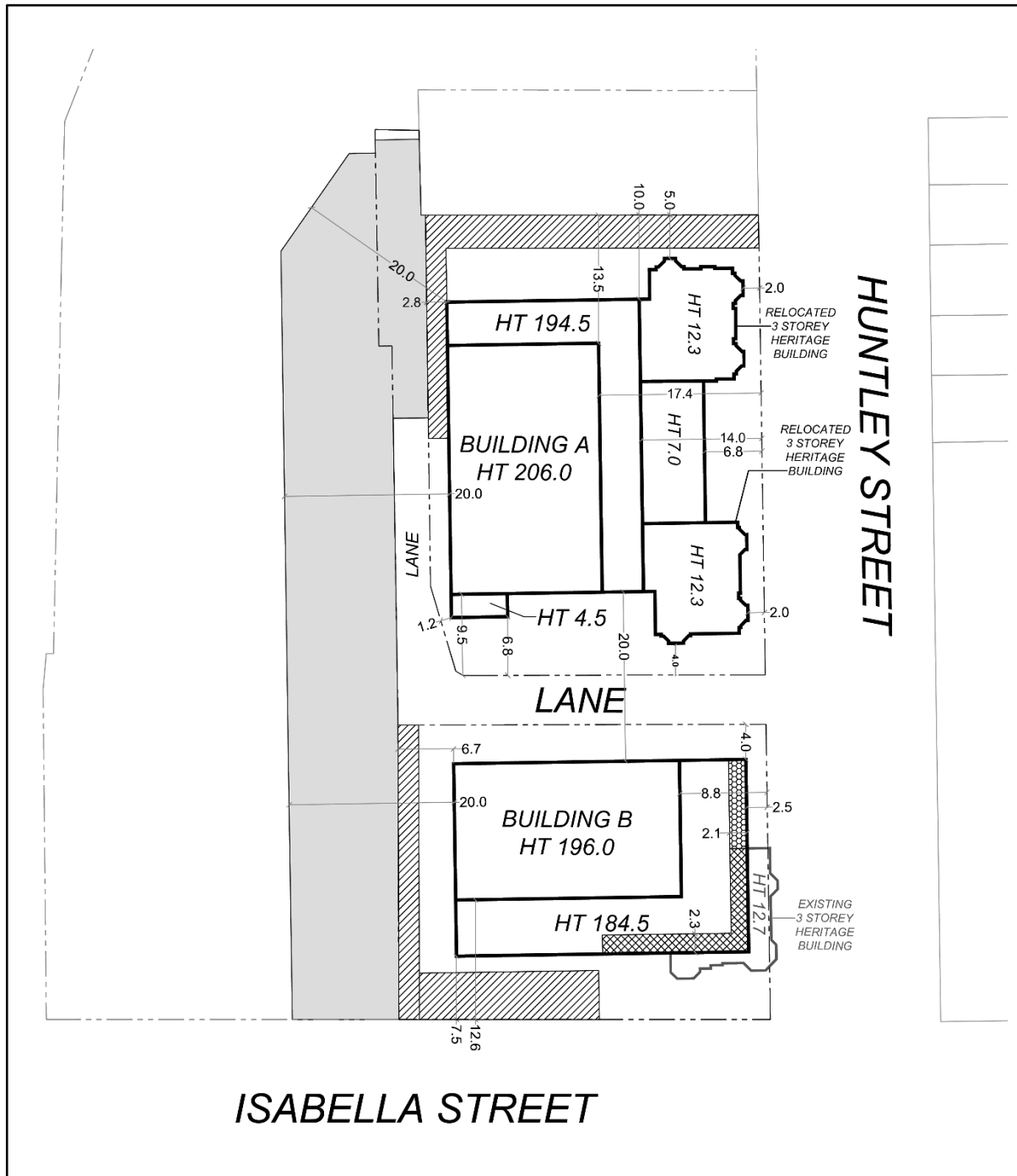
**Toronto**  
Diagram 2

112, 114, 116, 118, 120, 122 and 124 Isabella Street,  
30, 32, 34, 38 and 40 Huntley Street, and 1 Mount Pleasant Road

File # 25 265180 STE 13 OZ

 No building or structure permitted above a height of 61.4 metres,  
measured from 114.3 metres Canadian Geodetic Datum

  
City of Toronto By-law 569-2013  
Not to Scale  
06/23/2026



**Toronto**  
Diagram 3

112, 114, 116, 118, 120, 122 and 124 Isabella Street,  
30, 32, 34, 38 and 40 Huntley Street, and 1 Mount Pleasant Road

File # 25 265180 STE 13 OZ

- No building or structure permitted above a height of 61.4 metres, measured from 114.3 metres Canadian Geodetic Datum
- No building or structure permitted between a height of 12.7 to 21.65 metres, measured from 114.26 metres Canadian Geodetic Datum
- No building or structure permitted between a height of 0.0 to 21.65 metres, measured from 114.26 metres Canadian Geodetic Datum
- Privately-owned, publicly accessible space



City of Toronto By-law 569-2013  
Not to Scale  
06/23/2026