

Attachment 13: Draft Zoning By-law Amendment

CITY OF TORONTO

BY-LAW No. XXX-2026

To amend the City of Toronto By-law No. 438-86, as amended, with respect to lands municipally known in the year 2025 as 701 Fleet Street.

WHEREAS authority is given to Council under 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*;

The Council of the City of Toronto enacts:

1. Except as otherwise provided herein, the provision of former City of Toronto Zoning By-law No. 438-86, as amended, shall continue to apply to the *lot*.
2. District Map 49G-313a contained in Appendix “A” of By-law No. 438-86, as amended, shall be further amended by rezoning the site from “G” to “G(H)” as shown on Map 2.
3. None of the provisions of Section 2(1) with respect to the definition of, “grade”, “gross floor area”, “height”, “lot” and Sections 4(2)(a), 4(4)(b), 4(6)(b), 4(7)(b), 4(10)(a) and (d), 4(13)(a)(c) and (d), 4(17), 5(1)(f) and 5(2)2, of the aforementioned Zoning By-law No. 438-86, as amended, shall apply to prevent the erection of an *athletic training facility*, park, playing field, *public park*, *public playground*, and community related uses, on the lands identified on Map 1 provided that:
 - i. The *lot* comprises the lands delineated by heavy lines on Map 1 attached to and forming part of this By-law;
 - ii. The *gross floor area* on the *lot* shall not exceed a maximum of 9,300 square metres;
 - iii. No portion of any *building* or *structure* erected on the *lot* shall have a greater *height* in metres than the *height* limits specified by the numbers following the symbol “HT” identified on Map 3 attached to and forming part of this By-law, with the exception of the following:
 - i) wind screens, elevator overruns, mechanical elements, mechanical equipment and any associated enclosure *structures*, stairs, window washing equipment, chimneys, vents, signage, lightning rods and architectural features which may exceed the maximum *building* heights up to a maximum *height* of 5.0 metres shown on Map 3;

- ii) trellises, landscaping, awnings, fences, dividers, screens and light fixtures which may exceed the maximum *building* heights up to a maximum *height* of 3.0 metres shown on Map 3;
 - iii) parapets, guard rails, railings, balustrades, eaves, roof drainage, roof assemblies, window sills, terraces and elements of a *green roof*, which may exceed the maximum *building* heights up to a maximum *height* of 1.5 metres shown on Map 3;
- iv. No portion of any *building* or *structure* above *grade* shall be located otherwise than wholly within the area delineated by heavy lines on Map 3 attached to and forming part of this By-law, with the exception of the following:
 - i) cornices, light fixtures, balconies, stairs and stair enclosures, ornamental elements, parapets, signage, art and landscape features, patios, decks, pillars, trellises, balconies, terraces, eaves, window sills, planters, ventilation shafts, guardrails, balustrades, railings, doors, wheelchair ramps, fences, billboards, screens, site servicing features, awnings and canopies, pool equipment, generator and supporting equipment, retaining walls and underground garage ramps and associated structures, may extend beyond the heavy lines shown on Map 3 by 3.0 metres;
- v. A minimum of one *loading space – type G* must be provided on the *lot*;
- vi. A minimum of 10 *bicycle parking spaces – occupant* are required on the *lot*;
- vii. A minimum of 10 *bicycle parking spaces – visitor* are required on the *lot*;
- viii. A *bicycle parking space*, if placed horizontally, must have the following minimum dimensions:
 - i) length of 1.8 metres;
 - ii) width of 0.45 metres; and
 - iii) vertical clearance from the ground of 1.9 metres;
- ix. A *bicycle parking space*, if placed in a vertical position on a wall, *structure* or mechanical device, must have the following minimum dimensions:
 - i) length or vertical clearance of 1.9 metres;
 - ii) width of 0.35 metres; and
 - iii) horizontal clearance from the wall of 1.1 metres;
- x. If a *stacked bicycle parking space* is provided, each *bicycle parking space* must have the following minimum dimensions:
 - i) length of 1.6 metres;

- ii) width of 0.3 metres; and
 - iii) vertical clearance of 1.2 metres;
 - xi. Should *bicycle parking spaces* be provided on the *lot*, the *bicycle parking spaces* can be provided in a manner that requires a person to park the bicycle in a vertical, horizontal or stacked position;
 - xii. *Bicycle maintenance facilities* are permitted on the *lot*;
 - xiii. *Parking spaces* are not required to be provided on the *lot*;
 - xiv. Should *parking spaces* be provided on the *lot*, the required dimensions are as follows:
 - i) length of 5.6 metres;
 - ii) width of 2.6 metres;
 - iii) vertical clearance of 2.0 metres;
 - xv. A minimum of one (1) accessible *parking space* shall be provided on the *lot* and the accessible *parking space* shall comply with the following minimum dimensions:
 - i) length of 6.0 metres;
 - ii) width of 3.4 metres;
 - iii) vertical clearance of 2.1 metres;
 - iv) adjacent to an access aisle of 1.5 metres;
 - xvi. A *shower – change facility* is not required to be provided on the *lot*;
 - xvii. *Energized outlets* are permitted on the *lot* for *parking space* and *bicycle parking space* use; and
 - xviii. A portion of the *parking garage* may be located above the natural level of the ground.
4. For the purposes of this By-law, all italicized words and expressions have the same meaning as defined in By-law No. 438-86, as amended, with the exception of the following:
- i. “*athletic training facility*” means a *building* or portion of a *building* used for the purposes of athletic training and practice, which may also include *accessory* or associated uses including, but not limited to, a gymnasium, medical offices, business operations of a professional sports organization, retail stores, restaurants, media areas, *parking garage* and community spaces;
 - ii. “*bicycle maintenance facility*” means an area for bicycle repairs and maintenance which may include work space, a repair stand and an air pump for inflating bicycle tires;

- iii. “*energized outlet*” means a connected point in an electrical wiring installation at which current is taken to supply utilization equipment for electric vehicle charging or electrical bicycle charging;
- iv. “*grade*” means 80.2 metres Canadian Geodetic Datum;
- v. “*gross floor area*” means the sum of the total area of each floor level of a *building*, above and below the ground, measured from the exterior of the main wall of each floor level. The *gross floor area* is reduced by the area in the *building* used for:
 - a) *parking spaces* and drive aisles on levels with the floor slab below *grade*;
 - b) loading and bicycle parking on levels with the floor slab below *grade*;
 - c) required loading spaces at the ground level and required *bicycle parking spaces* at or above-ground;
 - d) storage rooms, washrooms, electrical, utility, mechanical and ventilation rooms on levels with the floor slab below *grade*;
 - e) shower and change facilities and bicycle maintenance facilities required by this By-law for required *bicycle parking spaces*;
 - f) elevator shafts;
 - g) mechanical penthouse; and
 - h) exit stairwells in the *building*;
- vi. “*height*” means the vertical distance between *grade* and the highest point of the roof of any *building* on the *lot*, except for those elements prescribed by this By-law;
- vii. “*lot*” means the lands outlined by heavy lines on Map 1 attached to this By-law;
- viii. “*stacked bicycle parking space*” means a horizontal *bicycle parking space* that is positioned above or below another *bicycle parking space* and equipped with a mechanical device providing floor level access to both *bicycle parking spaces*.

5. Holding Provisions:

- (A) The lands zoned with the holding symbol "(H)" delineated by heavy lines on Map 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:

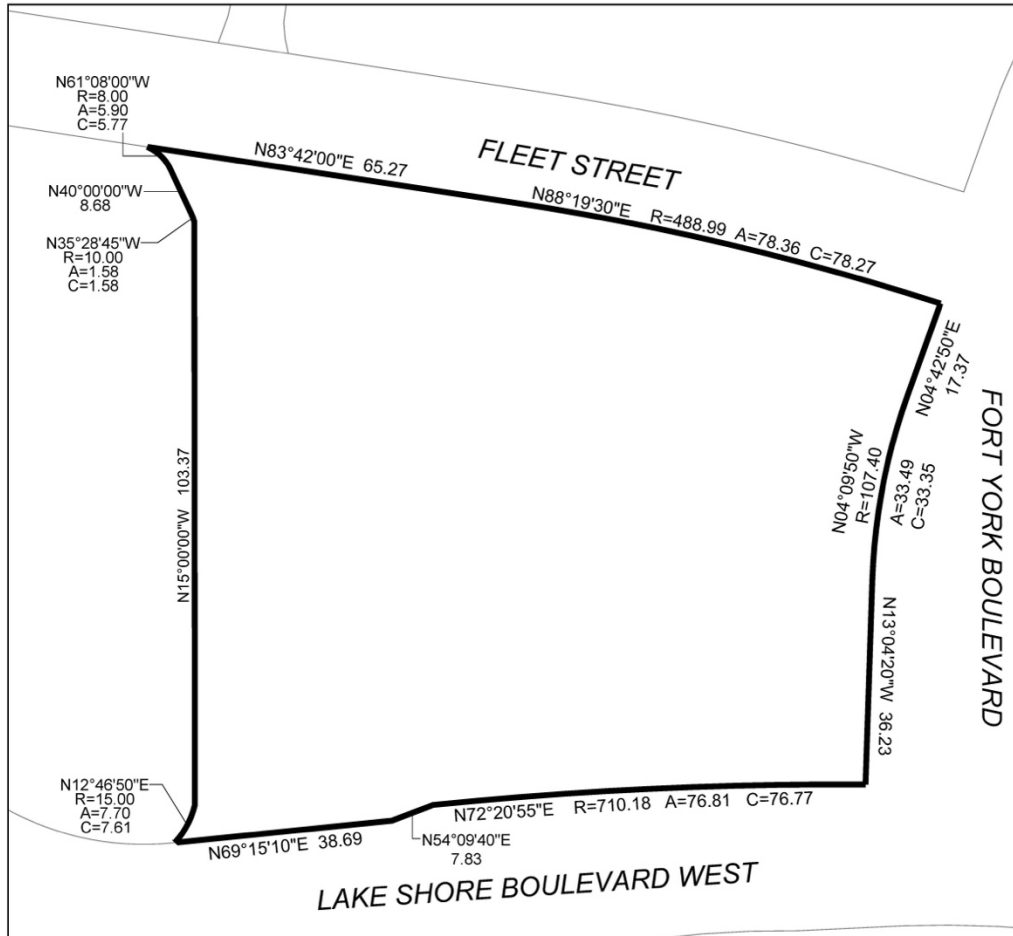
- (i) the owner or applicant, at their sole cost and expense has submitted a revised Functional Servicing and Stormwater Management Report to demonstrate that the existing sanitary/combined sewer system and any required improvements to them, have adequate capacity and supply to accommodate the development of the lands to the satisfaction of the Director, Engineering Review, Development Review; and
 - (ii) if the Functional Servicing and Stormwater Management Report accepted and satisfactory from (i) above require 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.
6. Except as otherwise provided herein, the provisions of By-law No. 438-86, as amended, shall continue to apply to the *lot*.
7. Despite any future severance, partition or division of the *lot* as shown on Map 1, the provisions of this By-law shall apply as if no severance, partition or division occurred.

ENACTED AND PASSED this _____ day of _____, 2026

Frances Nunziata
Speaker

John D. Elvidge
City Clerk

(Seal)



701 Fleet Street

Map 1

File #26 _____



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

