

Authority: North York Community Council Item NY16.2,  
adopted as amended by City of Toronto Council on  
September 5, 2024

## CITY OF TORONTO

### Bill 1306

### BY-LAW -2024

**To amend Zoning By-law 569-2013, as amended, with respect to the lands municipally known in the year 2023 as 6355 Yonge Street.**

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;

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, 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 subject to this By-law from a zone label of CR 1.0 (c1.0; r1.0) SS2 (x2565) to a zone label of CR 1.0 (c1.0; R1.0) SS2 (x1030) 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 1030 so that it reads:

#### **(1030) Exception CR 1030**

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) The lands must comply with Exception 900.11.10(2565);
- (B) Despite (A) above, on 6355 Yonge Street, as shown on Diagram 1 of By-law [Clerks to insert By-law ##], a **building** or **structure** may be constructed, used or enlarged in compliance with Regulations (C) to (DD) below;
- (C) Despite Regulations 5.10.30.20(1) and 5.10.30.20(2), the **front lot line** is the **lot line** abutting to Yonge Street;

- (D) The provision of **dwelling units** is subject to the following:
- (i) a minimum of 25 percent of the total number of **dwelling units** must have two or more bedrooms;
  - (ii) a minimum of 8 percent of the total number of **dwelling units** must have three or more bedrooms;
  - (iii) any **dwelling units** provided to satisfy (D)(ii) above are not included in the provision required by (D)(i) above;
  - (iv) an additional 7 percent of the total number of **dwelling units** must be any combination of two bedroom and three bedroom **dwelling units**, or **dwelling units** that can be converted into any combination of two and three bedroom **dwelling units**; and
  - (v) convertible **dwelling units**, as described in (D)(iv) above, may be converted using any form of accessible or adaptable design measures, such as knock-out panels;
- (E) 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 192.73 metres and the elevation of the highest point of the **building** or **structure**;
- (F) In addition to the uses permitted in Regulation 40.10.20.10(1), a "geo-energy facility" is permitted.
- (G) Regulation 40.10.30.40(1), with respect to maximum **lot coverage**, does not apply;
- (H) Despite Regulation 40.10.40.1(1), residential use portions of the **building** are permitted to be located on the same **storey** as non-residential use portions of the **building** on the **first floor** only;
- (I) Despite Regulation 40.10.40.10(2), the permitted maximum height of a **building** or **structure** is the number following the HT symbol in metres as shown on Diagram 3 of By-law [Clerks to supply By-law ##], inclusive of equipment used for the functional operation of the building, such as electrical, utility, mechanical and ventilation equipment;
- (i) in the area labelled "HT 173.3 MPH" only a mechanical penthouse, or **amenity space** is permitted;
- (J) Despite Regulation 40.10.40.10(7), the permitted maximum number of **storeys** in a **building** or **structure** is the number following the ST symbol as shown on Diagram 3 of [Clerks to supply By-law ##];
- (i) for the purpose of this exception, a mezzanine, mechanical penthouse or

an enclosure of indoor **amenity space** is not a **storey**;

- (K) Despite Regulations 40.5.40.10(3) to (8) and (I) above, the following equipment and **structures** may project beyond the permitted maximum height of a **building** shown on Diagram 3 of By-law [Clerks to supply By-law ##]:
- (i) **building** maintenance units and window washing equipment may project above the height limits to a maximum of 5.0 metres;
  - (ii) cabanas, pergolas, trellises and unenclosed **structures** providing safety or wind protection to rooftop terraces or outdoor **amenity space**, may project above the height limits to a maximum of 4.0 metres;
  - (iii) planters, **landscaping** features, guard rails, balustrades, privacy and decorative screens, terrace dividers, fences, exterior stairs, roof drainage features and terrace walls may project above the height limits to a maximum of 2.0 metres;
  - (iv) architectural features, parapets, and elements and structures associated with a **green roof**, may project above the height limits to a maximum of 1.5 metres; and
  - (v) **structures** and elements related to outdoor flooring and roofing assembly features may project above the height limits by a maximum of 0.5 metres;
- (L) Despite Regulation 40.10.40.40(1), the permitted maximum **gross floor area** is 38,300 square metres, of which:
- (i) the permitted maximum **gross floor area** for residential uses is 38,000 square metres; and
  - (ii) the permitted maximum **gross floor area** for non-residential uses is 300 square metres;
- (M) In addition to the elements listed in Regulation 40.5.40.40(3), **gross floor area** may be reduced by the area in the **building** used for:
- (i) electrical, utility, mechanical and ventilation rooms and shafts above ground;
- (N) Despite Regulation 40.10.40.50(1), a **building** with 20 or more **dwelling units** must provide **amenity space** in accordance with the following:
- (i) a minimum of 3.0 square metres of **amenity space** per **dwelling unit**, of which:
    - (a) at least 1.5 square metres for each **dwelling unit** is indoor **amenity**

**space;**

- (b) at least 1.15 square metre for each **dwelling unit** is outdoor **amenity space**; and
  - (c) at least 40 square metres of outdoor **amenity space** is in a location adjoining or directly accessible to the indoor **amenity space**;
- (ii) no more than 25 percent of the outdoor component may be a **green roof**;
- (O) Despite Regulation 40.10.40.70(2), the required minimum **building setbacks** are as shown in metres on Diagram 3 of By-law [Clerks to supply By-law ##];
- (P) Despite Clause 40.10.40.60 and (O) above, the following elements may encroach into the required minimum **building setbacks** as follows:
- (i) balconies, to a maximum extent of 2.0 metres;
  - (ii) canopies, awnings and wind mitigation features, to a maximum extent of 3.0 metres;
  - (iii) exterior stairs, access ramps and elevating devices, by a maximum of 3.0 metres;
  - (iv) architectural features, such as a pilaster, decorative column, cornice, sill, belt course, and chimney breast, by a maximum of 2.0 metres;
  - (v) window projections, including bay windows and box windows, by a maximum of 1.0 metre;
  - (vi) eaves, by a maximum of 1.0 metre;
  - (vii) light fixtures, satellite dishes, antennae, vents, and pipes, by a maximum of 1.0 metre; and
  - (viii) cladding added to the exterior surface of the **main wall** of a **building**, by a maximum of 0.5 metres;
- (Q) Despite Regulation (P)(i) above, balconies are only permitted to encroach up to 0.3 metres into the required minimum **building setback** from the north **lot line**, as illustrated on Diagram 3 of By-law [Clerks to insert By-law ##];
- (R) Despite Regulation 200.5.10.1(1) and Table 200.5.10.1, **parking spaces** must be provided in accordance with the following:
- (i) for residential occupants, at a maximum rate of:
    - (a) **0.3 parking spaces** for each bachelor **dwelling unit** up to 45

- square metres and 1.0 **parking space** for each bachelor **dwelling unit** greater than 45 square metres;
- (b) 0.5 **parking spaces** for each one bedroom **dwelling unit**;
  - (c) 0.8 **parking spaces** for each two bedroom **dwelling unit**; and
  - (d) 1.0 **parking space** for each three or more bedroom **dwelling unit**;
- (ii) for residential visitors, at a minimum rate of 15.0 **parking spaces**; and
  - (iii) a minimum of 1 "car-share" **parking space** must be provided;
- (S) Despite Regulations 200.5.1.10(2) and 200.10.1(3), a maximum of 10 percent of the total **parking spaces** provided on the lands may:
- (i) have a minimum width of 2.6 metres, despite being obstructed on one or both sides 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**; and
  - (ii) have a minimum length of 5.2 metres;
- (T) Despite Regulations 200.5.1.10(2)(D), electric **vehicle** infrastructure, including electrical **vehicle** supply equipment or an **energized outlet**, does not constitute an obstruction to a **parking space**;
- (U) Despite Regulations 200.15.1(1) and (3), accessible **parking spaces** must comply with the following:
- (i) an accessible **parking space** must have the following minimum dimensions:
    - (a) length of 5.6 metres;
    - (b) width of 3.4 metres; and
    - (c) vertical clearance of 2.1 metres;
  - (ii) and the entire length of an accessible **parking space** must be adjacent to a minimum 1.5 metre wide accessible barrier free aisle or path;
- (V) Despite Regulation 200.15.1(4), accessible **parking spaces** must be located within 20 metres of a barrier free entrance to the **building** or a passenger elevator that provides access to the first **storey** of the **building**;
- (W) Despite Regulation 230.5.1.10(4), a **bicycle parking space** or **stacked bicycle parking space** may have a minimum width of 0.3 metres;

- (X) Despite Regulation 230.5.1.10(10), both "short-term" and "long-term" **bicycle parking spaces** may be located in a **stacked bicycle parking space**;
- (Y) Regulation 230.40.1.20(2), regarding the location of a "short-term" **bicycle parking space** does not apply;
- (Z) For the purposes of this exception, a "geo-energy facility" means premises containing devices to generate **geo-energy** for the exclusive use of the **building**;
- (AA) For the purposes of this exception, **geo-energy** is limited to the exclusive use of the **building**;
- (BB) For the purposes of this exception, "car-share parking space" means a **parking space** exclusively reserved and signed for a motor **vehicle** used only for "car-share" purposes;
- (CC) For the purposes of this exception, "car-share" or "car-sharing" means the practice where a number of people share the use of one or more motor **vehicles** that are owned by a profit or non-profit "car-sharing" organization and where such organization may require that use of motor **vehicles** be reserved in advance, charge fees based on time and/or kilometres driven, and set membership requirements of the "car-sharing" organization, including the payment of a membership fee that may or may not be refundable; and
- (DD) For the purposes of this exception, a "mezzanine" means the portion of a **building** that is located between the Canadian Geodetic Datum elevations of 197.5 metres and 200.8 metres;

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.

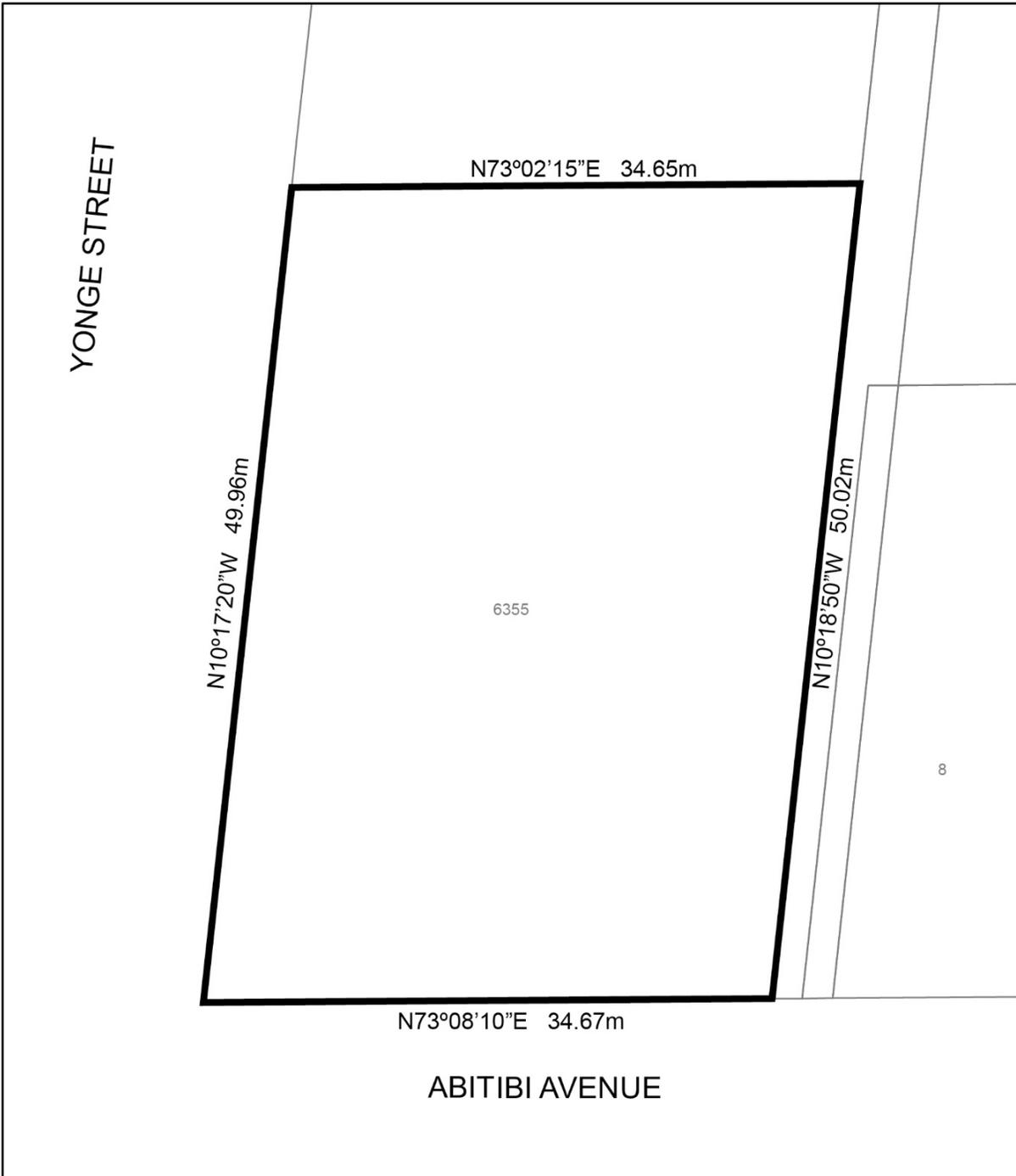
Enacted and passed on December , 2024.

Frances Nunziata,  
Speaker

John D. Elvidge,  
City Clerk

(Seal of the City)

Diagram 1



**Diagram 2**

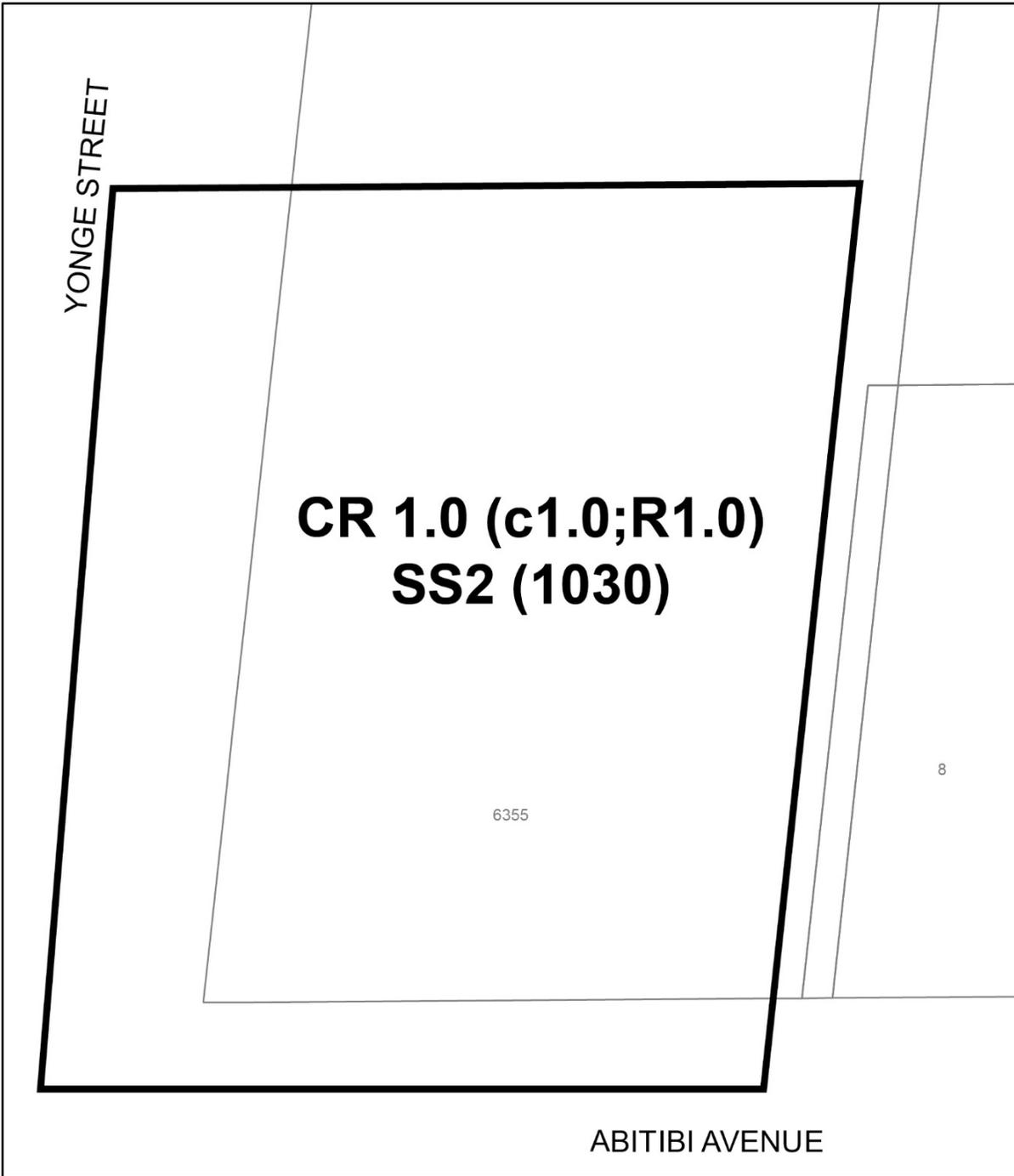
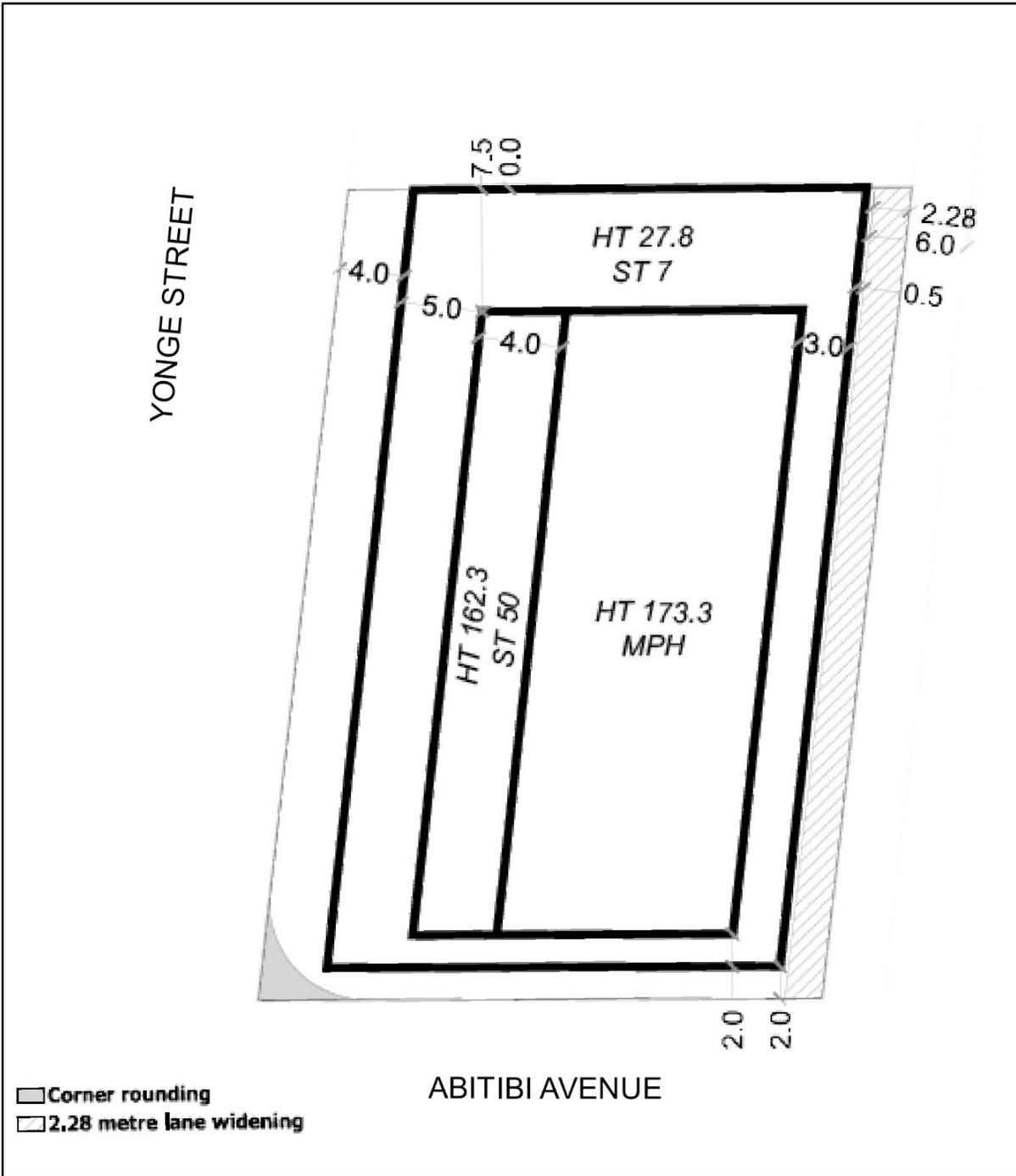


Diagram 3



 **TORONTO**  
Diagram 3

6355 Yonge Street

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