

Authority: Toronto and East York Community Council
Item TE13.5, as adopted by City of Toronto Council on
May 22 and 23, 2024 as amended by Toronto and East
York Community Council Item TE20.15, as adopted by
City of Toronto Council on March 26, 27 and 28, 2025

CITY OF TORONTO

Bill 164

BY-LAW -2025

To adopt Amendment 733 to the Official plan for the City of Toronto with respect to the lands municipally known in the year 2024 as 639 Yonge Street, 641 – 643 Yonge Street, 645 Yonge Street, 647 – 649 Yonge Street, and 651 – 653 Yonge 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. The attached Amendment 733 to the Official Plan is hereby adopted pursuant to the Planning Act, as amended.

Enacted and passed on March , 2025.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)

AMENDMENT 733 TO THE OFFICIAL PLAN

**LANDS MUNICIPALLY KNOWN IN THE YEAR 2023 AS
639 YONGE STREET, 641-643 YONGE STREET, 645 YONGE STREET, 647-649 YONGE
STREET, AND 651-653 YONGE STREET**

The Official Plan of the City of Toronto is amended as follows:

1. Chapter 7, Site and Area Specific Policy 382 is amended by adding new Policy 5.3.13 in Section 5.3 Yonge Street Character Area as follows:

**“639 Yonge Street, 641-643 Yonge Street, 645 Yonge Street, 647-649 Yonge Street,
651-653 Yonge Street and 12A Isabella Street**

5.3.13 On the lands known municipally in the year 2023 as 639 Yonge Street, 641-643 Yonge Street, 645 Yonge Street, 647-649 Yonge Street, and 651-653 Yonge Street, a mixed-use building with a maximum building height of 280.5 metres (inclusive of mechanical penthouse) is permitted, provided:

- a) a minimum setback of 10 metres is provided from the Yonge Street frontage property line to the tower portion of the building at or below an elevation of 54 metres above ground level; and,
- b) the minimum setback from the Yonge Street frontage property line to the tower portion of the building above an elevation of 54 metres and below an elevation of 96 metres follows a gradual sloped transition between these two points.

