

CITY OF TORONTO

Bill 1450

BY-LAW -2025

To amend Zoning By-law 569-2013, as amended, with respect to the lands municipally known in the year 2024 as 543, 545, 549 and 555 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, as amended;

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 990.1 respecting the lands outlined by heavy black lines from a zone label of CR 3.0 (c2.0; r3.0) SS1 (x2546) to a zone label of CR 3.0 (c2.0; r3.0) SS1 (x1182) 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 1182 so that it reads:

(1182) Exception CR 1182

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 543, 545, 549 Yonge Street and 555 Yonge Street, 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 (EE) below;
- (B) Despite (A) above, on the lands municipally known as 555 Yonge Street, the requirements of Exception 900.11.10 (2546) must be complied with for any **building** or **structure** below the Canadian Geodetic Datum of 152.89 metres;
- (C) 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 106.71 metres and the elevation of the highest point of the **building** or **structure**;

- (D) Despite regulation 40.5.40.70(1), a **building** or **structure** may be no closer than 1.5 metres from the original centreline of a **lane**;
- (E) Despite regulation 40.10.20.100(1)(A), the total **interior floor area** of all, **eating establishments, entertainment places of assembly, places of assembly, recreation uses** and **take-out eating establishments** may exceed 400 square metres;
- (F) Despite regulation 40.10.20.100(17), the total **interior floor area** of all **retail service uses** may exceed 400 square metres;
- (G) Despite regulation 40.10.40.1(1), residential use portions of the **building** are permitted to be located on the same **storey** as or below non-residential use portions of the **building**;
- (H) 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]**;
- (I) For the purpose of this exception, a mezzanine level located between the first **storey** and the second full **storey**, is not considered a **storey**;
- (J) Despite regulations 40.5.40.10(3) to (8) and (H) above, 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) 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, elevator overrun and associated enclosures, chimneys, and vents, by a maximum of 12.0 metres;
 - (ii) **structures** that enclose, screen, or cover the equipment, **structures** and parts of a **building** listed in (i) above, inclusive of a mechanical penthouse, by a maximum of 12.0 metres;
 - (iii) architectural features, parapets, and elements and **structures** associated with a **green roof**, by a maximum of 3.0 metres;
 - (iv) lightning rods, **building** maintenance units and window washing equipment, and mechanical ventilation equipment by a maximum of 3.5 metres;

- (v) planters, **landscaping** features, guard rails, and divider screens on a balcony and/or terrace, by a maximum of 3.0 metres;
 - (vi) trellises, pergolas, and unenclosed **structures** providing safety or wind protection to rooftop **amenity space**, by a maximum of 4.0 metres; and
 - (vii) elements listed in subsections (iii), (iv) and (v) above may project above the elements listed (i) and (ii) above, by a maximum of 3.5 metres;
- (K) Despite regulation 40.10.40.40(1), the permitted maximum **gross floor area** of all **buildings** and **structures** is 46,000 square metres, of which:
 - (i) the permitted maximum **gross floor area** for residential uses is 45,500 square metres; and
 - (ii) the required minimum **gross floor area** for non-residential uses is 400 square metres;
- (L) In addition to the elements listed in regulation 40.5.40.40(3) that reduce **gross floor area**, the following elements will also apply to reduce the **gross floor area** of a **building**:
 - (i) storage rooms, garbage rooms, electrical, utility, mechanical and ventilation rooms at or above-ground; and
 - (ii) hallways, elevator vestibules, and storage rooms containing **bicycle parking spaces**, in the **basement**;
- (M) 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 10 percent of the total number of **dwelling units** must have three or more bedrooms;
 - (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) an additional 15 percent of the total number of **dwelling units** will 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**;
 - (v) **dwelling units** as described in (iv) above, may be converted using accessible or adaptable design measures such as knock-out panels; and

- (vi) if the calculation of the number of required **dwelling units** with two or three bedrooms results in a number with a fraction, the number shall be rounded down to the nearest whole number;
- (N) Despite regulation 40.10.40.50(1) and (2), **amenity space** must be provided at a minimum rate of 2.5 square metres for each **dwelling unit**, of which:
 - (i) at least 1.5 square metres for each **dwelling unit** as indoor **amenity space**;
 - (ii) at least 1.0 square metre for each **dwelling unit** as outdoor **amenity space**;
 - (iii) no more than 25 percent of the outdoor component may be a **green roof**; and
 - (iv) a maximum of 100 square metres of indoor **amenity space** may include guest suites;
 - (a) for the purposes of this exception, guest suites do not constitute **dwelling units**;
- (O) Regulation 40.10.40.50(2) with respect to **amenity space** for **buildings** with non-residential uses does not apply;
- (P) Despite regulations 40.10.40.70(1) and 600.10.10(1)(A), the required minimum **building setbacks** are as shown in metres on Diagram 3 of By-law **[Clerks to insert By-law number]**;
- (Q) Despite regulation 40.10.40.80(1), the required separation of **main walls** are as shown in metres on Diagram 3 of By-law **[Clerks to insert By-law number]**;
- (R) Despite (P) and (Q) above:
 - (i) No portion of any **building** or **structure** may penetrate a 71 degree angular plane projected northward from the north elevation of the **building** at a height of 43 metres to 68 metres; and
 - (ii) No portion of any **building** or **structure** may penetrate an 82 degree angular plane projected westward from the west elevation of the **building** at a height of 43 metres to 68 metres;
- (S) Despite Clause 40.10.40.60 and (P) and (Q) above, the following elements may encroach into the required minimum **building setbacks** and **main wall** separation distances as follows:
 - (i) canopies and awnings, by a maximum of 2.0 metres;

- (ii) exterior stairs, stairwell enclosures, access ramps and elevating devices, by a maximum of 2.5 metres;
 - (iii) landscape features, planters, pergolas, fences, trellises and window washing equipment, by a maximum of 2.5 metres;
 - (iv) cladding added to the exterior surface of the **main wall** of a **building**, by a maximum of 0.15 metres;
 - (v) architectural features, such as a pilaster, decorative column, cornice, sill, belt course, or chimney breast, by a maximum of 1.0 metre; and
 - (vi) air conditioners, satellite dishes, antennae, vents, and pipes, by a maximum of 1.0 metre;
- (T) Despite regulations 40.10.50.10(1) and (3), no **landscaping** is required;
- (U) Despite Article 200.25.15, if **parking spaces** are provided on the **lot**, at least one of the provided **parking spaces** must be an accessible **parking space** in accordance with Section 200.15
- (V) Despite regulations 220.5.10.1(1) to (3), a minimum of one Type "C" **loading space** and one Type "G" **loading space** must be provided;
- (W) Despite regulation 230.5.1.10(4)(A)(ii), the required minimum dimensions of a **stacked bicycle parking space** are;
- (i) width of 0.225 metres;
 - (ii) length of 1.2 metres; and
 - (iii) vertical clearance of 1.2 metres;
- (X) Regulation 230.5.1.10(4)(E) with respect to **oversized bicycle parking space** dimensions does not apply;
- (Y) Despite regulations 230.5.1.10(9)(B)(i)(ii) and (iii), "long-term" **bicycle parking spaces** may be located in any combination of vertical, horizontal, or stacked positions and may also be located in the following locations:
- (i) on the first **storey** of the **building**;
 - (ii) on the second **storey** of the **building**;
 - (iii) on the third **storey** of the **building**;
 - (iv) on any level of the **building** below-ground; and
 - (v) outdoors or indoors in a secure or enclosed room or enclosure on any floor

including a mezzanine level up to the 3rd floor of the **building** or any floor below ground level;

- (Z) Despite regulations 230.5.1.10(10) and (16), all "long-term" and "short-term" **bicycle parking spaces** may be located in a **stacked bicycle parking space**;
- (AA) Despite regulation 230.5.1.10(13), no **oversized bicycle parking spaces** are required;
- (BB) Regulation 230.5.1.10(14), with respect to aisle widths for **bicycle parking spaces** does not apply;
- (CC) Regulation 230.5.1.10(16), with respect to path of travel for **bicycle parking spaces** does not apply;
- (DD) Despite regulation 230.40.1.20(2), a "short-term" **bicycle parking space** may be no more than 65 metres from a pedestrian entrance to a **building** on the **lot**; and
- (EE) Despite regulation 600.20.10(1)(A), the first **storey** of a **mixed-use building** or **non-residential building** must provide a minimum of 50 percent of the **lot frontage** abutting the priority retail **street** for one or more of the uses listed in regulation 600.20.10(1)(A).

Prevailing By-laws and Prevailing Sections:

- (A) Exception CR 2546 continues to prevail on the lands municipally known as 555 Yonge Street below a Canadian Geodetic Datum of 152.89 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.

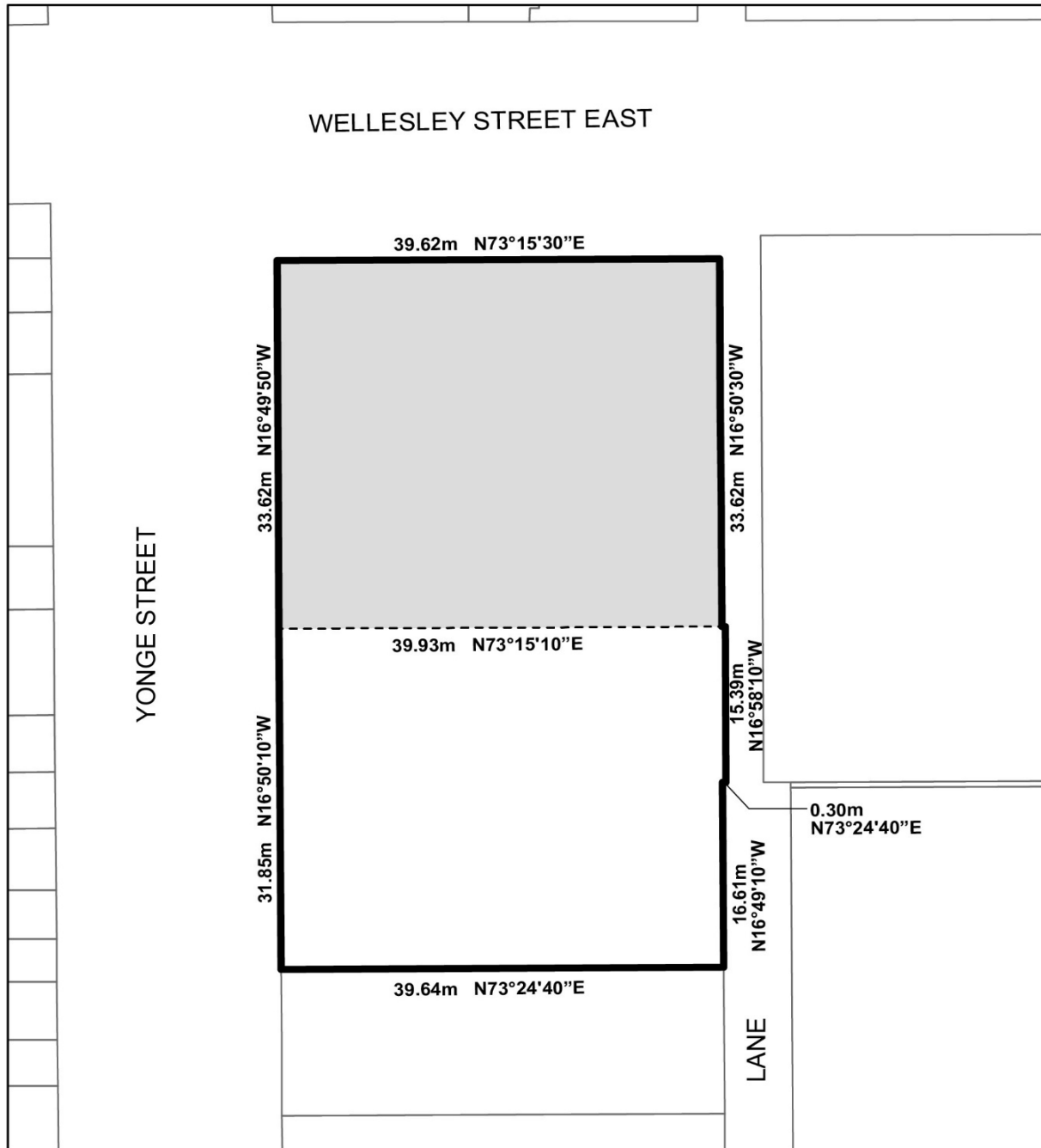
Enacted and passed on December , 2025.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)

Diagram 1



 **Toronto**
Diagram 1

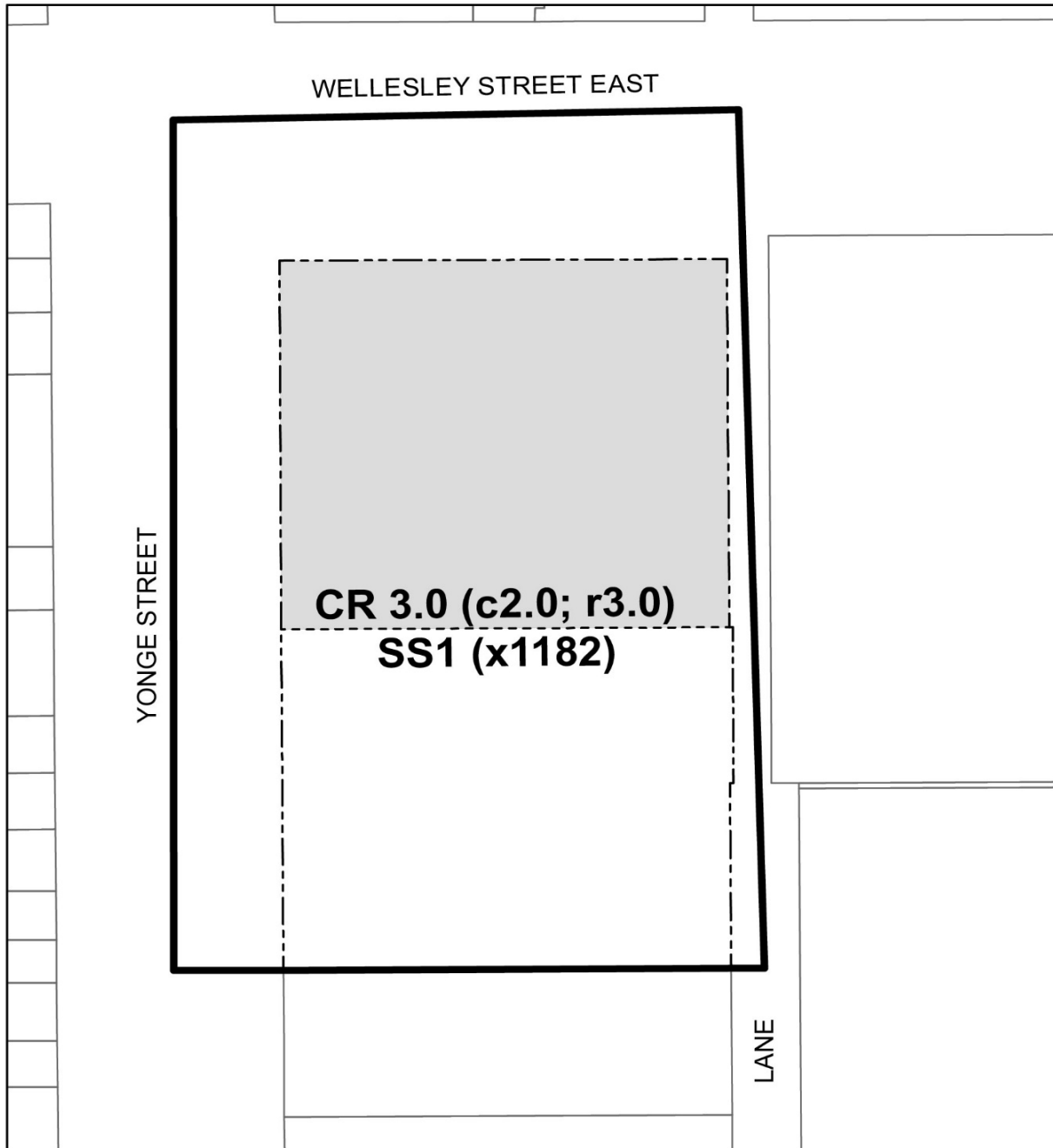
543-549 Yonge Street & 555 Yonge Street

File # 24 123608 STE 13 0Z

 Applies only to lands at or above HT 46.18


City of Toronto By-law 569-2013
Not to Scale
10/10/2025

Diagram 2



 **Toronto**
Diagram 2

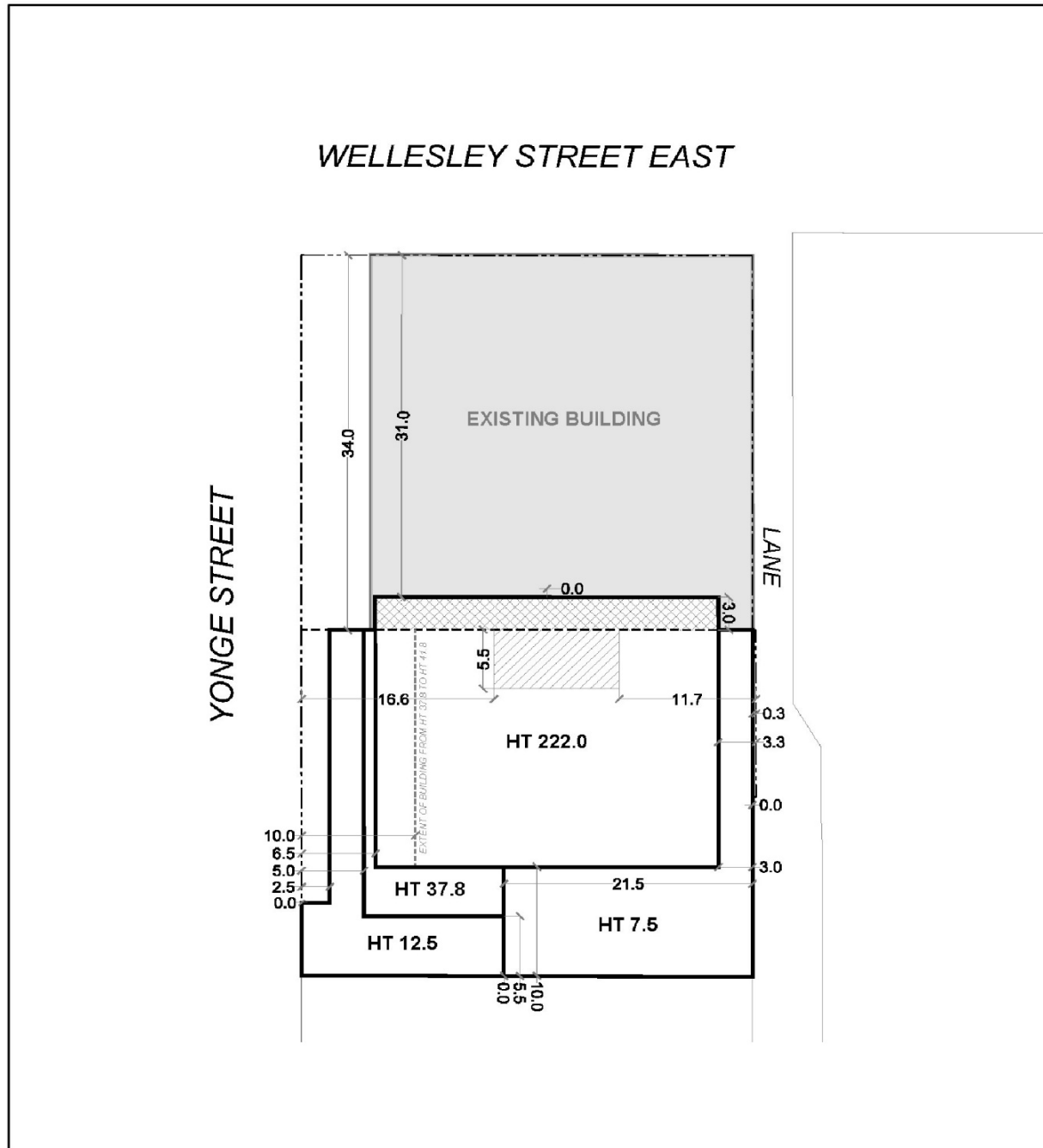
543-549 Yonge Street & 555 Yonge Street

File # 24 123608 STE 13 0Z

 Applies only to lands at or above HT 46.18


City of Toronto By-law 569-2013
Not to Scale
10/15/2025



Diagram 3



Toronto
Diagram 3

543-549 Yonge Street & 555 Yonge Street

File # 24 123608 STE 13 0Z

-  Applies only to lands at or above HT 46.18
-  No building permitted between HT 7.0 and HT 42.5


City of Toronto By-law 569-2013
Not to Scale
10/17/2025