

Authority: North York Community Council Item NY32.5,
as adopted by City of Toronto Council on May 20, 21 and
22, 2026

CITY OF TORONTO

Bill 497

BY-LAW -2026

To amend former City of North York By-law 7625, as amended, to permit buildings or structures for public transit uses on lands municipally known in 2026 as 5760 Yonge Street.

Whereas authority is given to Council by 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. Former City of North York Zoning By-law 7625 is amended by changing the zone classification from "O3" to "O3(6)" on Schedule C of the detailed Zoning Map, for the area in heavy black line, being 5760 Yonge Street, as shown on Schedule 1a of this By-law.
2. Section 64.39 of former North York Zoning By-law 7625 is amended by adding regulation 64.39 (6) to the Site Specific Provisions, so that it reads:

O3(6)

- (a) None of the provisions of By-law 7625 apply to a public transportation use;
- (b) Reduction of Lot Area - Conveyance to a Public Authority;

If a conveyance or dedication required by a Federal, Provincial or Municipal government, or an expropriation by an expropriating authority:

- (A) causes a lot to not comply with the required minimum lot frontage, required minimum lot depth, required minimum lot area or required minimum building setback regulations of this By-law, the lot is deemed to comply with those regulations if the reduction:
 - (i) creates a lot frontage, lot depth or lot area, that is at least 85 percent of the required minimum lot frontage, required minimum lot depth or required minimum lot area for the zone in which the lot is located; or
 - (ii) creates a building setback that is at least 75 percent of the required minimum building setback for the zone in which the lot is located;

- (B) reduces the permitted maximum number of dwelling units or the permitted maximum gross floor area on a lot, the number of dwelling units or the gross floor area on the lot is the permitted maximum number of dwelling units or the permitted maximum gross floor area that was permitted on the lot on the day before the conveyance, dedication or expropriation;
- (C) causes required parking spaces on a lot to be removed, the required parking spaces that remain are deemed to satisfy the parking space requirements of this By-law for that building and permitted uses that were on the lot on the day before the conveyance, dedication or expropriation; and
- (D) reduces the area of a lot so as to cause:
 - (i) a lawfully existing building on a lot to exceed the permitted maximum lot coverage, the permitted maximum lot coverage on that lot is the lot coverage on the lot on the day of the conveyance, dedication or expropriation; or
 - (ii) a vacant lot to have a smaller lot area, the permitted maximum lot coverage for that vacant lot is based upon the lawful lot area of that vacant lot on the day before the conveyance, dedication or expropriation.

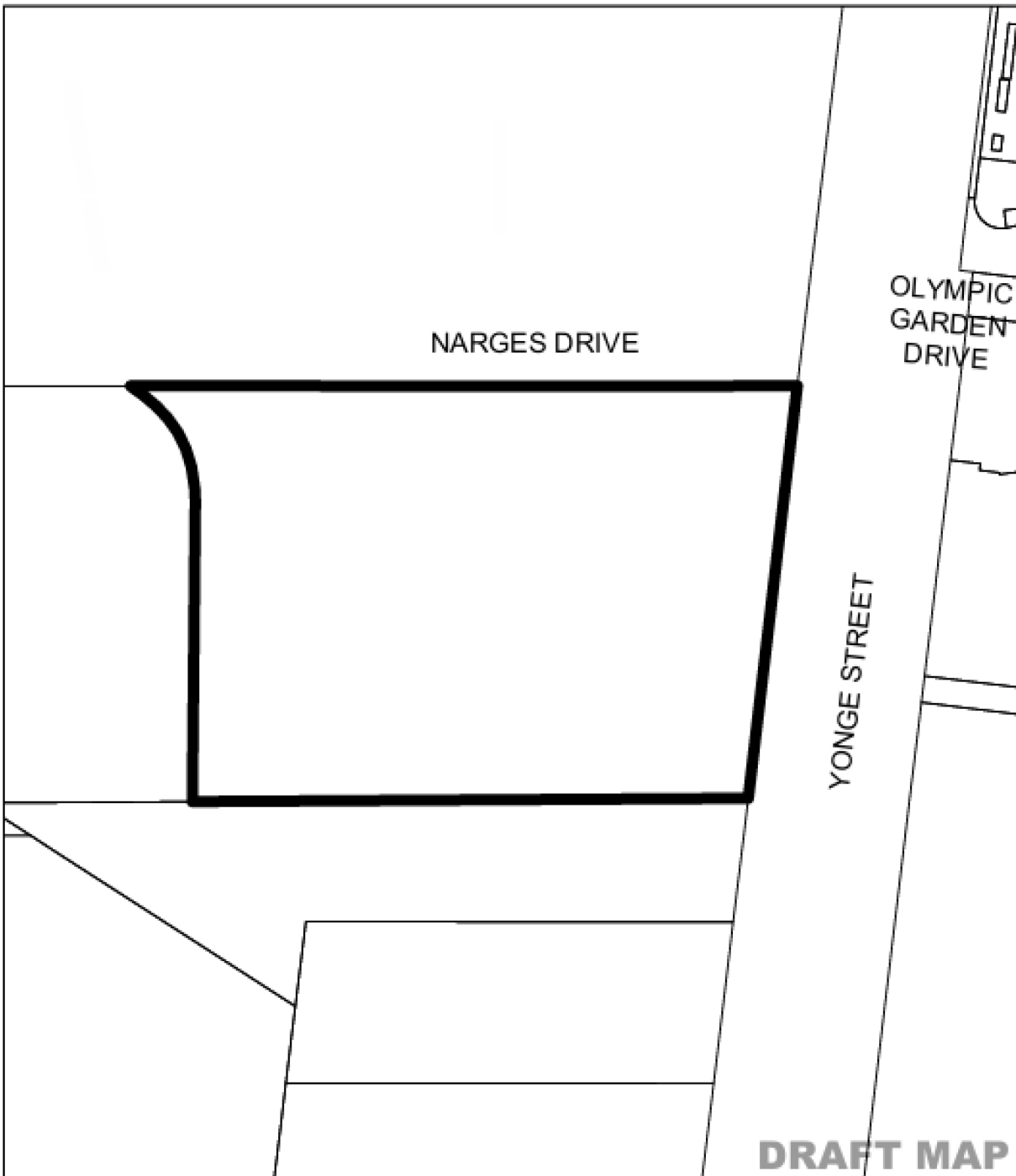
Enacted and passed on May , 2026.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)

Schedule 1

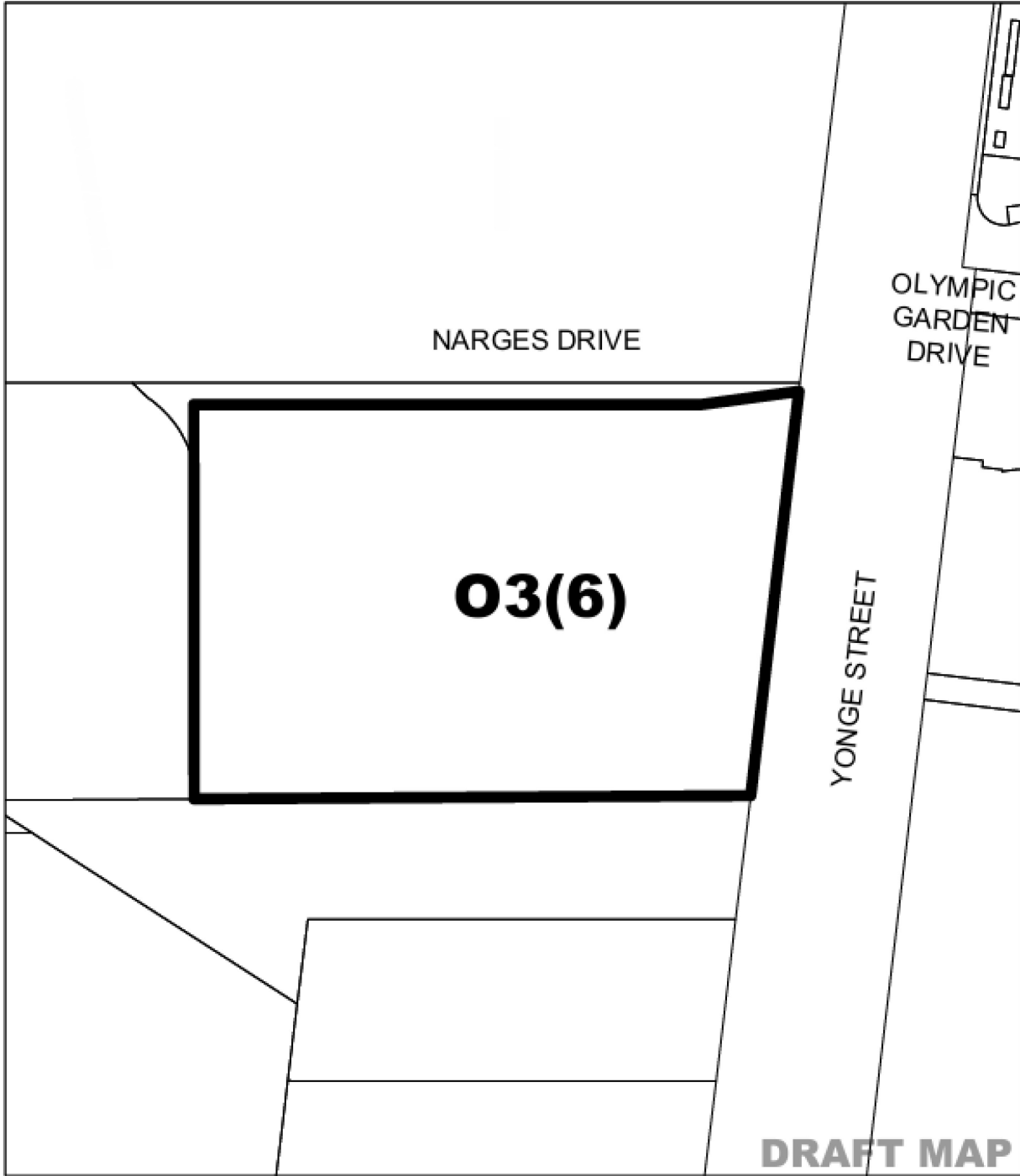


 **TORONTO**
Schedule 1

5760 Yonge Street

File # 25 252478 STE 10 OZ

Schedule 1a



 **TORONTO**
Schedule 1a

5760 Yonge Street

File # 25 252478 STE 10 0Z