

CITY OF TORONTO

Bill 1046

BY-LAW -2026

To amend By-law 249-2020(LPAT), being a by-law to amend former City of Toronto Zoning By-law 438-86, as amended, with respect to lands municipally known in the year 2025 as 1 and 7 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. Paragraph 5 of By-law 249-2020(LPAT) is amended as follows:

a) Paragraph (b) subsection (ii) is deleted and replaced with the following:

The only uses permitted on all or any part of the *lot* which the (H) Holding Symbol continues to apply to are:

- a. those uses and buildings existing on the *lot* on the date of the passing of the by-law adopting this Exception and an addition thereto not exceeding 100 square metres of *non-residential gross floor area*;
- b. a temporary *sales office*; and
- c. notwithstanding (a) and (b) above:
 - a. 45,000 square metres of retail and hotel uses are permitted within buildings existing on Parcel B, as shown on Map 3, on the date of the passing of the by-law adopting this Exception;
 - b. 1,200 square metres of indoor amenity space and new mechanical space are permitted on the roof of buildings existing on Parcel B, as shown on Map 3, on the date of the passing of the by-law adopting this Exception, provided the height of these areas does not exceed 6.0 metres, and the areas are set back a minimum of 2.3 metres from the extent of the **main wall** of the **storey** below;

- c. Notwithstanding any other section of this by-law, the indoor amenity space referenced in (b.) above shall not constitute a storey.

Enacted and passed on July , 2026.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)