

Authority: Toronto and East York Community Council
Item TE6.7, as adopted by City of Toronto Council on July
19 and 20, 2023
City Council voted in favour of this by-law on July 20,
2023
Written approval of this by-law was given by Mayoral
Decision 8-2023 dated July 20, 2023

CITY OF TORONTO

BY-LAW 754-2023

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 2023 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 (a) subsection (ii) is amended by deleting the word *hotel*;
- (b) The following language is to be added at the beginning of Paragraph (c) subsection (i):

window washing equipment,

- (c) Paragraph (f) subsection (ii) is deleted and replaced with the following:

A mechanical penthouse (MPH) and/or elevator/stair overruns including an accessory vestibule and washroom, may project above the *height* limits specified on Map 2B only on the roof of the *towers* and on the roof of the "Existing Office Building" specified on Map 2B and in accordance with the following table:

<i>Towers/Buildings</i> identified on Map 2B	Maximum height of MPH or mechanical enclosure (including architectural roof top feature) measured from the top of such roof
<i>Towers</i> 1, 2, 3, 4 and 5	13 metres
"Existing Office Building"	7 metres

(d) The following language is to be added after Paragraph (f) subsection (v):

(vi) A pedestrian bridge with a maximum height of 7.0 metres and maximum depth of 4.5 metres on the *lot* linking buildings on *Towers 4 and 5* permitting a single connection between buildings at a minimum height of 5.0 metres and a maximum height of 12 metres, measured between *grade* and the highest point of the bridge as shown on Map 2B of this By-law is permitted.

(e) Paragraph (q) subsection (iii) is deleted and replaced with the following:

Non-Resident Parking:

A minimum of 0.06 *parking spaces* for each *dwelling unit* shall be provided and maintained on *Parcel A*;

A minimum of 1 *parking space* for every 300 square metres of *net floor area* of office space shall be provided and maintained on *Parcel B*;

Non-Resident *parking spaces* required above shall be provided and maintained on a shared use basis for the use of residential visitors and non-residential, including hotel use visitors, to the *lot*; and

A minimum of 3 *parking spaces*, from the total Non-Resident *parking spaces* to be provided on *Parcel A*, shall be provided and maintained at no cost exclusively for the use of staff of the *municipal community centre* provided on *Parcel A*.

(f) Paragraph (w) is deleted and replaced with the following:

Notwithstanding the definitions in Zoning By-law 438-86 of *loading spaces – type C* and *loading spaces – type G*, the *loading spaces – types C and G* can be provided at any parking level below *grade*. Loading spaces shall be provided and maintained on the *lot* for both residential and non-residential uses as follows:

i. On *Parcel A*, a minimum of one *loading space – type G*, one *loading space – type C*, and two *loading spaces – type B*. Only a *loading space – type G* and *loading space – type C* shall be provided on *Phase 1* as shown on Map 4;

ii. On *Parcel B*, a minimum of three *loading spaces – type B* and three *loading spaces – type C*;

and such spaces may be accessed via a ramp graded at a maximum of 12 percent on *Parcel A* and a maximum of 15 percent on *Parcel B*.

(g) Map 2A and 2B are hereby removed and replaced with the revised Map 2A and 2B as attached hereto.

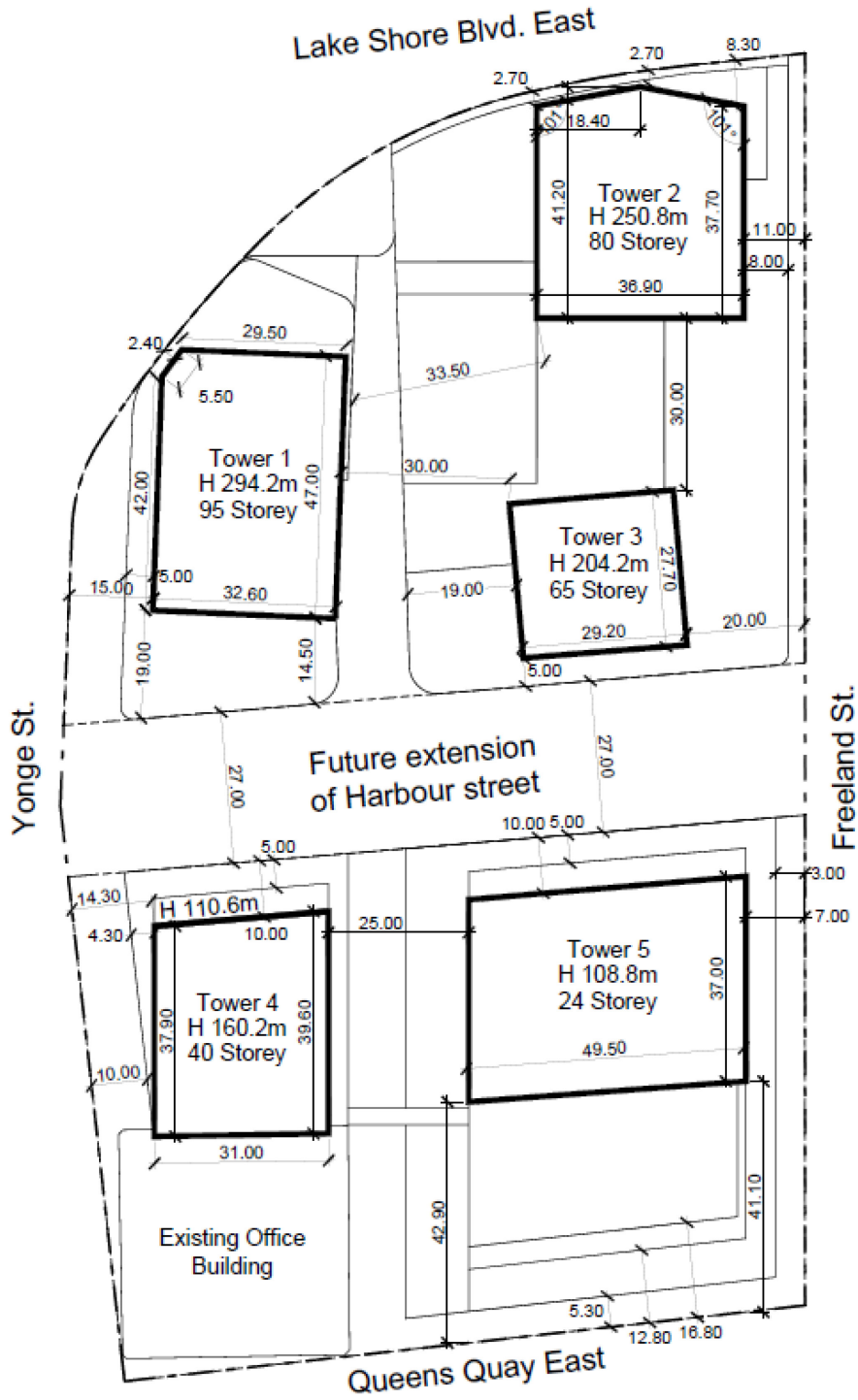
Enacted and passed on July 20, 2023.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)

Map 2B



Note:
All dimensions are in metres
MAP 2B