

Authority: Toronto and East York Community Council
Item TE21.15, as adopted by City of Toronto Council on
April 23 and 24, 2025
City Council voted in favour of this by-law on April 24,
2025
Written approval of this by-law was given by Mayoral
Decision 6-2025 dated April 24, 2025

CITY OF TORONTO

BY-LAW 317-2025

To amend Zoning By-law 569-2013, as amended, with respect to the lands known municipally in the year 2025 as 1212, 1214, 1216, and 1220 Yonge Street.

Whereas authority is given to Council of the City of Toronto 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;

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 Bylaw 569-2013, 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 990.10 respecting the lands outlined by heavy black lines from a zone label of CR 3.0 (c2.0; r2.5) SS2 (x2524) to CR 3.0 (c2.0; r2.5) SS2 (x1075) 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 (x1075) so that it reads:

(1075) Exception CR 1075

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 1212, 1214, 1216, and 1220 Yonge Street, a **mixed use building, structure**, addition or enlargement may be constructed or used in compliance with (B) to (K) below;

- (B) Despite regulation 40.10.40.10(2), the permitted maximum height of a **building** or **structure**, is the number in metres following the letters "HT" as shown on Diagrams 3 and 4 of By-law 317-2025;
- (C) Despite regulations 40.5.40.10(3) to (8) and (B) above, the following equipment and **structures** may project beyond the permitted maximum height shown on Diagrams 3 and 4 of By-law 317-2025:
- (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, chimneys, and vents, by a maximum of 7.5 metres;
 - (ii) **structures** that enclose, screen, or cover the equipment, **structures** and parts of a **building** listed in (i) above, including a mechanical penthouse, by a maximum of 9.0 metres;
 - (iii) architectural features, parapets, and elements and **structures** associated with a **green roof**, by a maximum of 3.0 metres;
 - (iv) **building** maintenance units and window washing equipment, by a maximum of 8.5 metres;
 - (v) planters, **landscaping** features, guard rails, and divider screens on a balcony and/or terrace, by a maximum of 3.0 metres;
 - (vi) antennae, flagpoles and satellite dishes, by a maximum of 3.5 metres; and
 - (vii) trellises, pergolas, awnings, canopies, bollards, fences, guardrails, roof drainage components, landscape and public art features, and unenclosed **structures** providing safety or wind protection to rooftop **amenity space**, by a maximum of 3.0 metres;
- (D) Despite Regulation 40.10.40.70(2), the required minimum **building setbacks** are as shown on Diagrams 3 and 4 of By-law 317-2025;
- (E) Despite (D) above, regulation 40.5.40.60(1) and Clause 40.10.40.60 the following may encroach into the required minimum **building setbacks** as follows:
- (i) balconies and associated elements, including screens and planters, by a maximum of 1.5 metres;
 - (ii) canopies and awnings by a maximum of 3.8 metres;
 - (iii) exterior stairs, access ramps such as wheelchair ramps and their associated **structures**, and elevating devices, by a maximum of 3.0 metres;

- (iv) architectural features, such as a pilaster, decorative column, structural/non-structural architectural columns/piers, cornice, sill, belt course, or chimney breast, by a maximum of 1.0 metres;
 - (v) eaves, by a maximum of 0.5 metres;
 - (vi) air conditioners, satellite dishes, antennae, vents, mechanical exhaust and intake components, and pipes, by a maximum of 1.0 metres;
 - (vii) lighting fixtures, fences and safety railings, balustrades, bollards, retaining walls, Siamese connections, and privacy screens, by a maximum of 3.0 metres;
 - (viii) parapets, parapet flashing, roof and terrace scuppers, roof overhang, gutter, downspout, and trellises, by a maximum of 2.5 metres;
 - (ix) window washing equipment, bicycle parking areas, planters, landscape and public art features, and wind mitigation and acoustic screens and features, by a maximum of 4.5 metres; and
 - (x) patios, decks, doors, wheelchair ramps, hose bibs, ventilation shafts and mechanical grilles by a maximum of 3.0 metres.
- (F) Despite regulation 40.10.40.40 (1), the permitted maximum **gross floor area** of all **buildings** and **structures** is 21,500 square metres, of which:
- (i) the permitted maximum **gross floor area** for residential uses is 21,000 square metres; and
 - (ii) the permitted maximum **gross floor area** for non-residential uses is 500 square metres;
- (G) Despite Regulation 40.10.40.50(1), a **building** with 20 or more **dwelling units** must provide **amenity space** at the following rates:
- (i) at least 4.0 square metres of combined indoor and outdoor **amenity space** for each **dwelling unit**, of which:
 - (a) at least 1.0 square metres of outdoor **amenity space** for each **dwelling unit**; and
 - (b) at least 40 square metres is outdoor **amenity space** in a location adjoining or directly accessible to the indoor **amenity space**.

- (H) Despite regulation 200.5.10.1(1) and Table 200.5.10.1, **parking spaces** must be provided in accordance with the following:
- (i) A maximum of 0.31 **parking spaces** per residential dwelling unit for residents;
 - (ii) A minimum of 2.0 **parking spaces** plus 0.01 parking spaces per dwelling unit for residential visitors and non-residential uses;
 - (iii) In addition to (i) and (ii) above, one "car-share parking space" is required;
 - (iv) For the purpose of this exception, "car-share" means the practice whereby a number of people share the use of one or more motor vehicles and such "car-share" motor vehicles are made available to at least the occupants of the building for short-term rental, including hourly rental; and
 - (v) For the purpose of this exception, "car-share parking space" means a parking space exclusively reserved and actively signed for a vehicle used only for "car-share" purposes.
- (I) Despite Clauses 40.10.90.1 and 220.5.10.1, a minimum of one (1) Type "G" **loading space** must be provided and maintained.
- (J) Despite regulation 230.5.10.1 and Table 230.5.10.1(1), **bicycle parking spaces** must be provided in accordance with the following minimum rates:
- (i) 0.9 "long-term" **bicycle parking spaces** for each **dwelling unit**;
 - (ii) 0.2 "short-term" **bicycle parking spaces** for each **dwelling unit**; and
 - (iii) no "long term" **bicycle parking spaces** are required for non-residential uses.
- (K) The provision of **dwelling units** is subject to the following:
- (i) A minimum of 15 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) 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.

Prevailing By-laws and Prevailing Sections: (None Apply)

5. Despite any severance, partition or division of the lands, the provisions of this By-law will apply as if no severance, partition or division occurred.

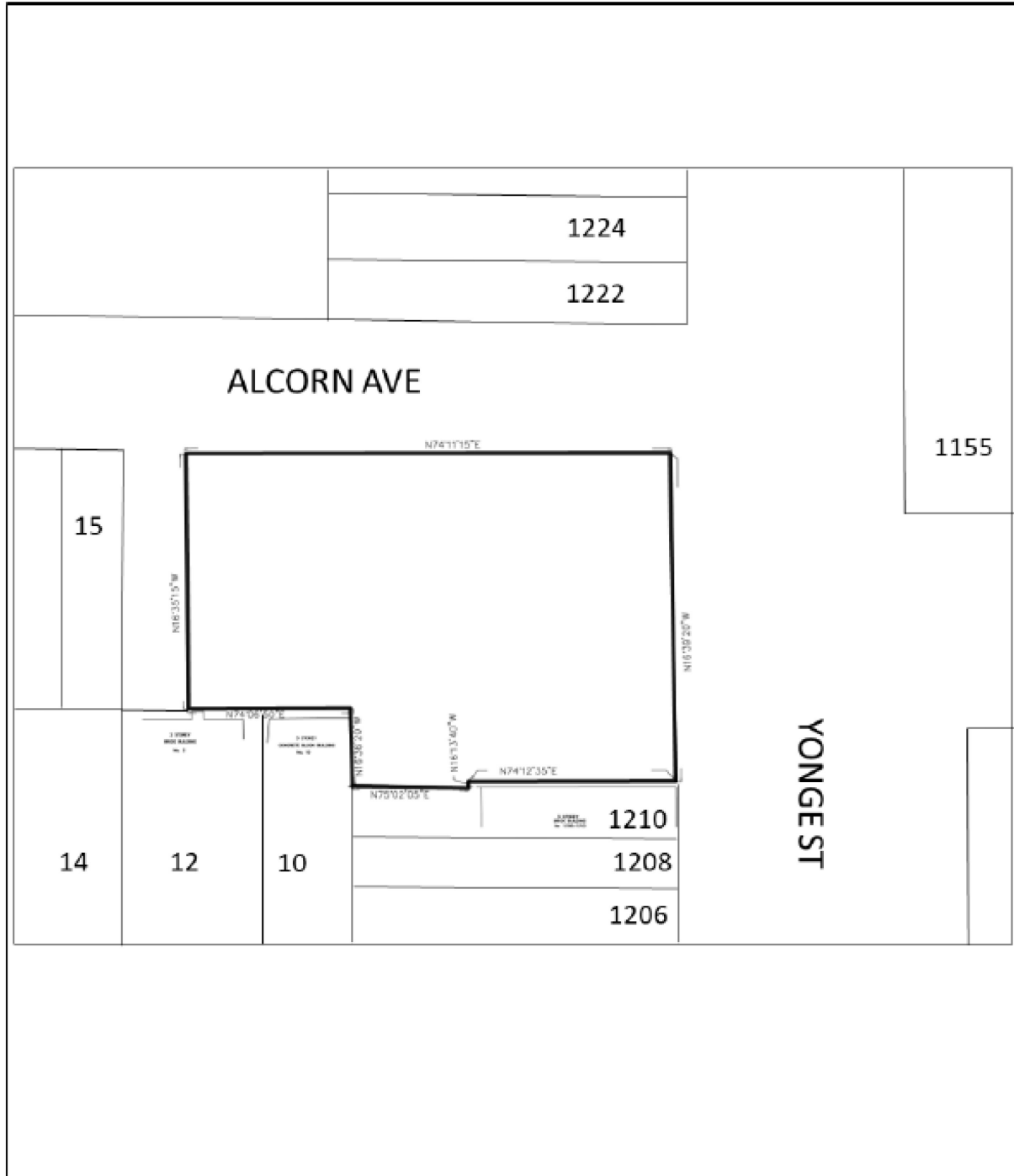
Enacted and passed on April 24, 2025.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)

Diagram 1



1212-1220 Yonge Street

Zoning By-law Amendment

FILE # 22 198121 STE 12 OZ

Diagram 1

↑
Not to Scale

Diagram 2

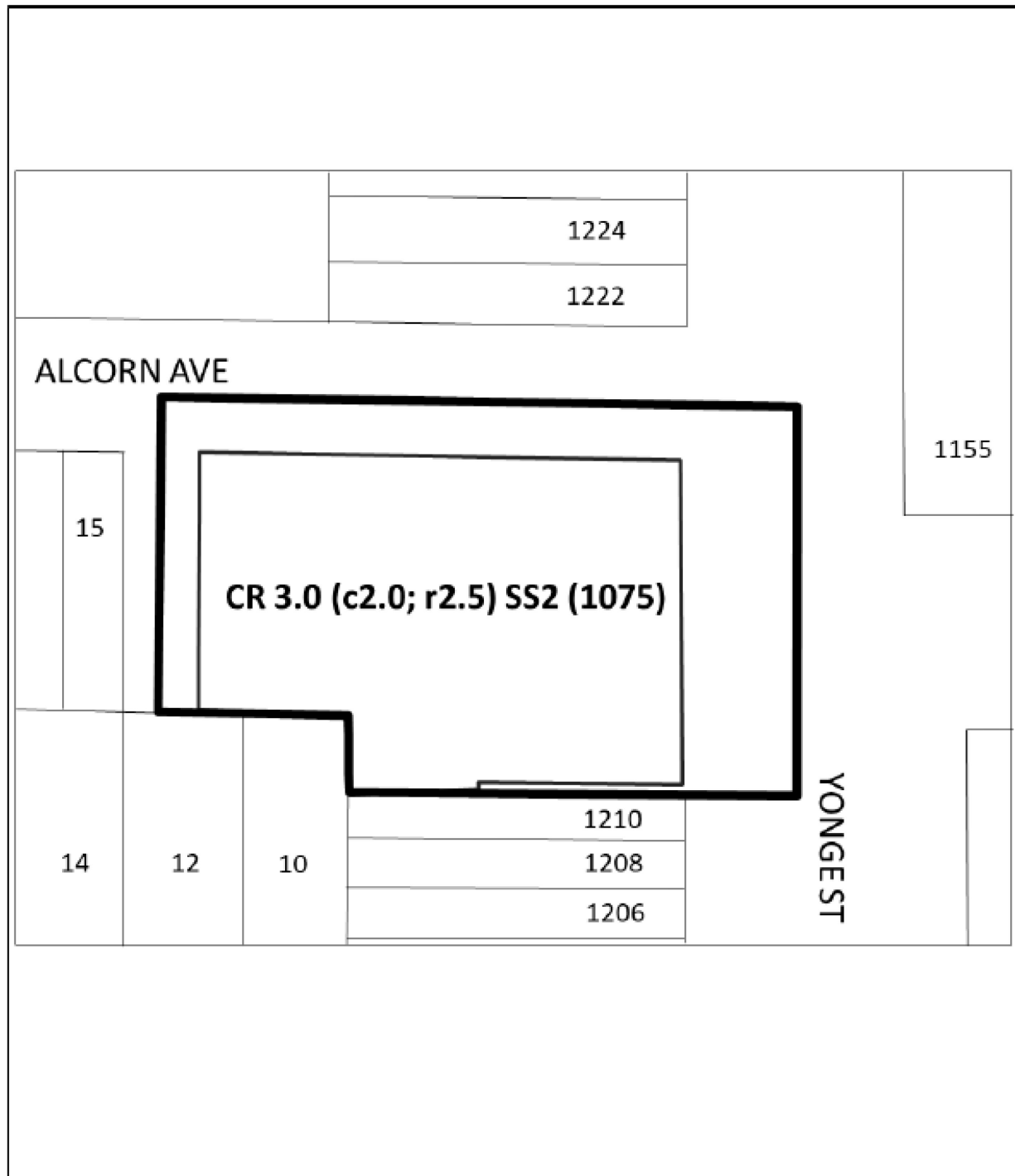


Diagram 3

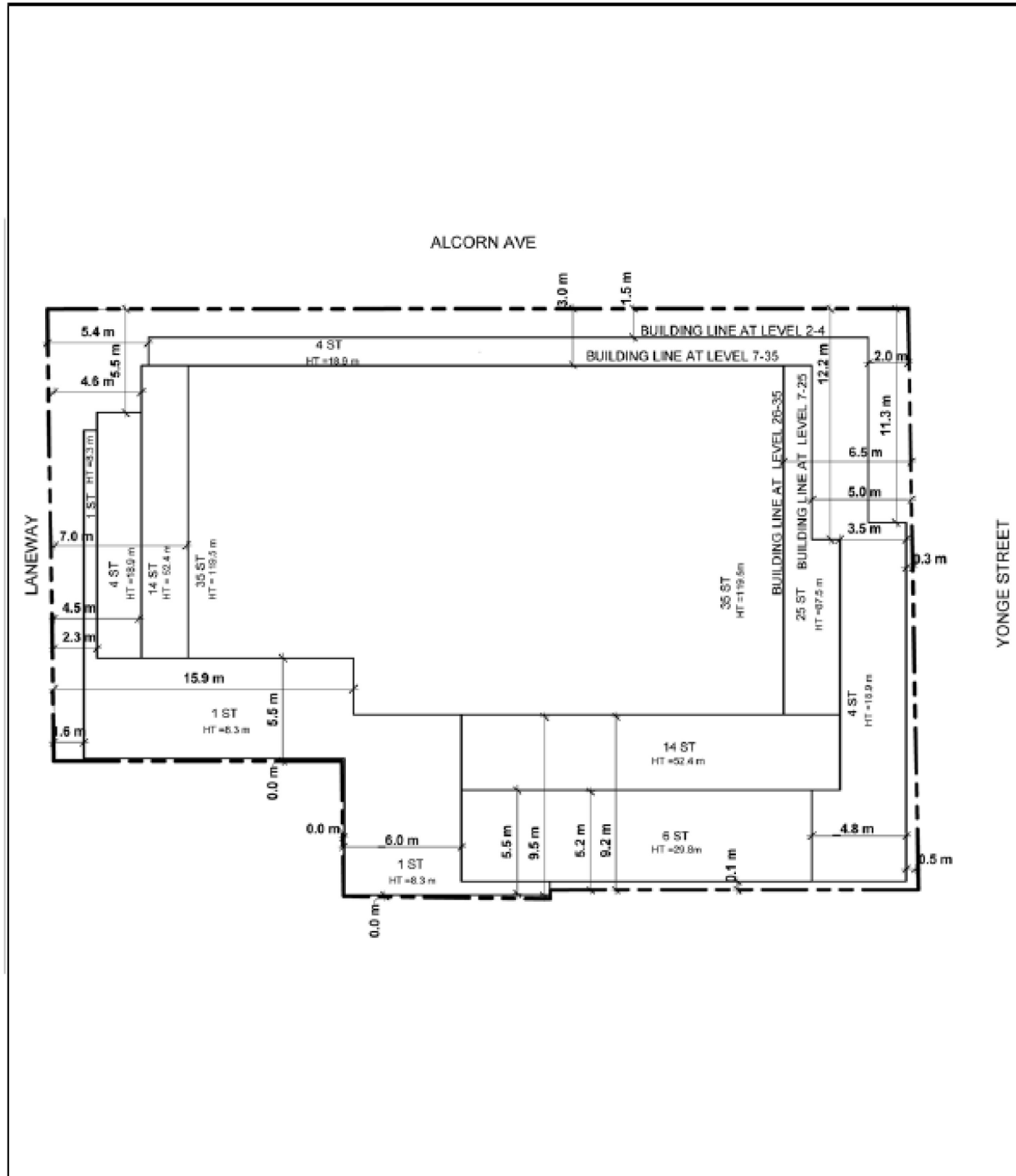
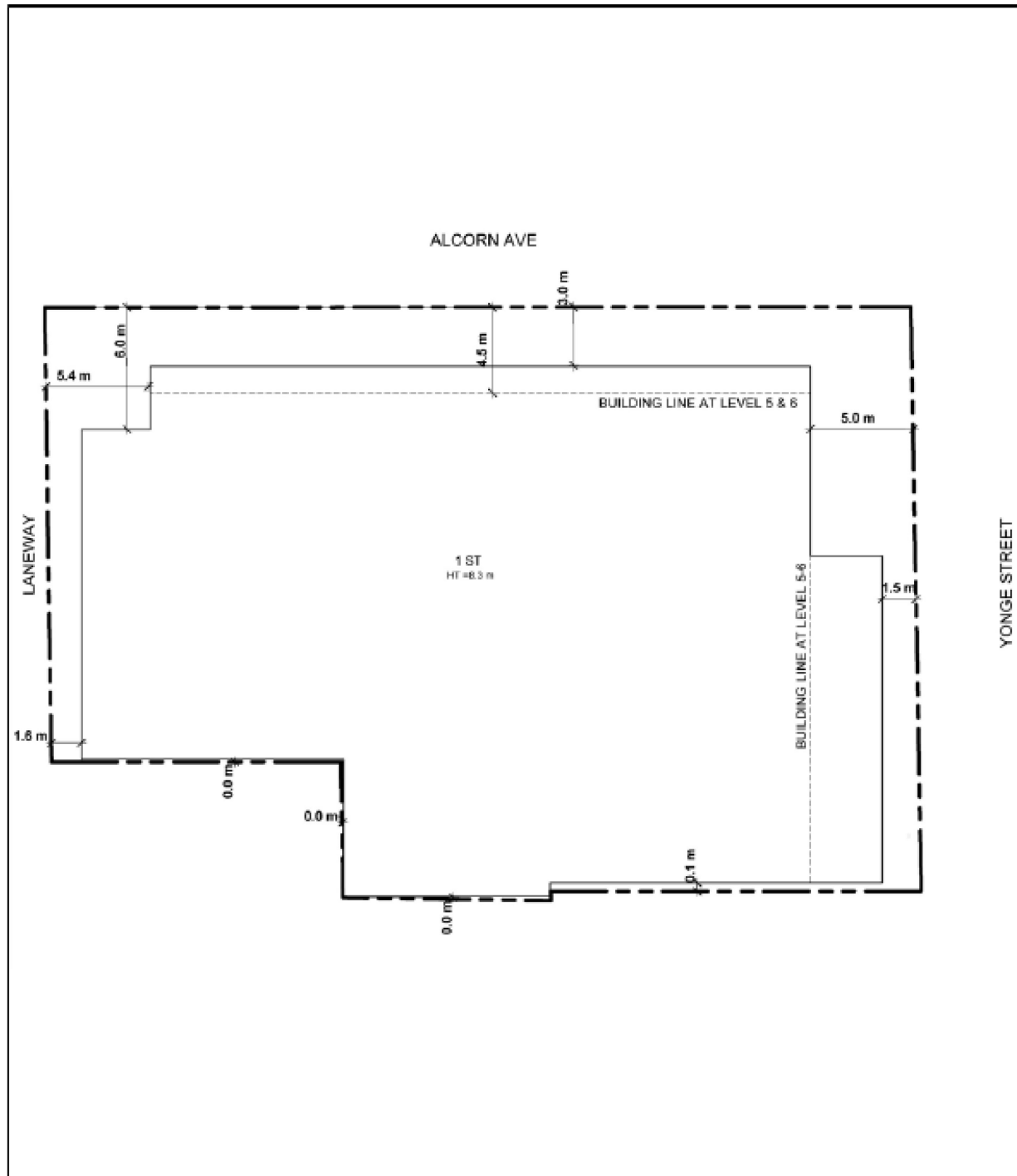


Diagram 4



1212-1220 Yonge Street

Zoning By-law Amendment

FILE # 22 198121 STE 12 OZ

Diagram 4

