

Authority: Toronto and East York Community Council  
Item TE23.6, as adopted by City of Toronto Council on  
June 25 and 26, 2025  
City Council voted in favour of this by-law on June 26,  
2025  
Written approval of this by-law was given by Mayoral  
Decision 10-2025 dated June 26, 2025

## **CITY OF TORONTO**

### **BY-LAW 592-2025**

**To amend Zoning By-laws 438-86 and 1724-2013, as amended, with respect to the lands municipally known in the year 2013 as 454-464 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; and

Whereas the Official Plan for the City of Toronto contains provisions relating to the authorization of increases in height and density of development; and

Whereas pursuant to subsection 37.1(3) of the Planning Act, R.S.O. c. P.13 subsections 37(1) to (4) of the Planning Act, as they read the day before Section 1 of Schedule 17 to the COVID-19 Economic Recovery Act, S.O. 2020, c. 18 came into force continue to apply where a municipality passes a by-law described in the repealed subsection 37(1) prior to the date that a community benefits charge by-law is passed under subsection 37(2) provided the by-law is not amended to remove the requirement to provide any of the facilities, services or matters secured therein or repealed; and

Whereas on August 15, 2022, City Council passed By-law 1139-2022 being the City's Community Benefits Charge By-law pursuant to Subsection 37(2) of the Planning Act; and

Whereas Council at its meeting on December 18, 2013 enacted By-law 1724-2013 being a by-law described in the repealed subsection 37(1) of the Planning Act and this By-law does not amend or remove the requirement to provide facilities, services and therefore subsections 37(1) to (4) of the Planning Act, as they read the day before Section 1 of Schedule 17 to the COVID-19 Economic Recovery Act, 2020 came into force continue to apply; and

Whereas this By-law can set out additional eligible facilities, services of matters for which the previous increases in height and density as set out in the Zoning By-law 1724-2013 were secured to fund;

The Council of the City of Toronto enacts:

1. Appendix 1, Section 1(a) is amended to read:

"streetscape improvements, transit upgrades, affordable housing within Ward 27, and/or local area park improvements, or for such other purposes as the Chief Planner may determine in consultation with the ward councillor, and/or the purchase and improvement of new or existing community space for community or non-profit use within Ward 13, Toronto Centre;"

2. A new paragraph is added to the end of Appendix 1, Section 1 that reads:

"In the event that cash contributions referred to in paragraphs (a) to (d) above have not been used for the intended purpose within 3 years of the enactment of By-law 1724-2013, the cash contributions may be redirected for another purpose, at the discretion of the Executive Director, Development Review, and the Chief Planner and Executive Director, City Planning, in consultation with the Ward Councillor, provided that the purpose is identified in the Toronto Official Plan and will benefit the community in Ward 13, Toronto Centre."

Enacted and passed on June 26, 2025.

Frances Nunziata,  
Speaker

John D. Elvidge,  
City Clerk

(Seal of the City)