

Authority: North York Community Council Item
NY25.10, adopted as amended by City of Toronto Council
on July 23 and 24, 2025
City Council voted in favour of this by-law on July 24,
2025
Written approval of this by-law was given by Mayoral
Decision 11-2025 dated July 24, 2025

CITY OF TORONTO

BY-LAW 855-2025

To amend Zoning By-law 64-2021(LPAT), being a by-law to amend former City of North York Zoning By-law 7625, as amended, with respect to the lands municipally known in the year 2024 as 5799 to 5915 Yonge Street (Newtonbrook Plaza), and 46 and 47 Averill Crescent.

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, as amended;

The Council of the City of Toronto enacts:

1. Section 64.20-A of By-law 64-2021(LPAT), Subsection 64.20-A(235)RM6(235) Item 5, titled "PERMITTED USES" is amended by deleting iii. Retail and Service Commercial Uses, and replacing it as follows:

iii. *Retail and Service Commercial Uses*

Provided that any such use is located below established grade the following retail and commercial uses shall be permitted:

- A. accessory uses;
- B. car rental agencies;
- C. car share services;
- D. car washes – provided they are fully enclosed within a building or structure;
- E. commercial parking garage;
- F. retail stores, including grocery stores, supermarkets and pharmacies;
- G. studios; and
- H. theatres.

Provided that any such use is located on the first floor or above of any building the following retail and commercial uses shall be permitted:

- I. accessory uses;
- J. art galleries;
- K. automatic teller machines;
- L. bakeries;
- M. car rental agencies;
- N. car share services;
- O. commercial galleries;
- P. dry-cleaning and laundry collecting establishments;
- Q. fitness centers;
- R. cafes;
- S. outdoor patio;
- T. personal service shops;
- U. restaurants including take-out;
- V. retail branches of banks and other financial institutions;
- W. retail stores, including grocery, supermarkets and pharmacies;
- X. studios;
- Y. theatres;
- Z. clubs;
- AA. commercial schools;
- BB. commercial recreational facilities;
- CC. pinball and video games arcades; and
- DD. service shops.

2. Section 64.20-A of By-law 64-2021(LPAT), Subsection 64.20-A(235)RM6(235), Item 5, Item 5, titled "PERMITTED USES" is amended by adding subsection b. "Location Requirements" as follows:

The following uses listed in 5(a)(iii) above shall only be permitted in Tower A and Tower B and the attached podium as shown on Schedule 1:

- A. car rental agencies;
 - B. clubs;
 - C. commercial schools;
 - D. commercial recreational facilities;
 - E. dry-cleaning and laundry collecting establishments;
 - F. pinball and video games arcades;
 - G. retail stores, including grocery, supermarkets and pharmacies;
 - H. restaurants, including take-out;
 - I. service shops; and
 - J. studios.
3. Section 64.20-A of By-law 64-2021(LPAT), Subsection 64.20-A(235)RM6(235), Item 10, titled "INCREASED DENSITY" is amended by deleting the sentence in Subsection 10.A.1 "a minimum of 10,000 square metres of gross floor area devoted to office uses, as follows:" and replacing it with:

"1. a minimum of 10,000 square metres of gross floor area devoted to non-residential uses, as follows:"

Enacted and passed on July 24, 2025.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)