

Authority: North York Community Council Item NY16.1, adopted by City of Toronto Council on September 5, 2024; and MM35.32, by Councillor Lily Cheng, seconded by Councillor James Pasternak, as adopted by City Council on December 16 and 17, 2025
City Council voted in favour of this by-law on December 17, 2025
Written approval of this by-law was given by Mayoral Decision 16-2025 dated December 17, 2025

CITY OF TORONTO

BY-LAW 1559-2025

To adopt Official Plan Amendment 760 for the City of Toronto respecting the lands municipally known in the year 2024, as 6125 Yonge Street.

Whereas authority is given to Council under 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 attached Amendment 760 to the Official Plan is hereby adopted pursuant to the Planning Act, as amended.**

Enacted and passed on December 17, 2025.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)

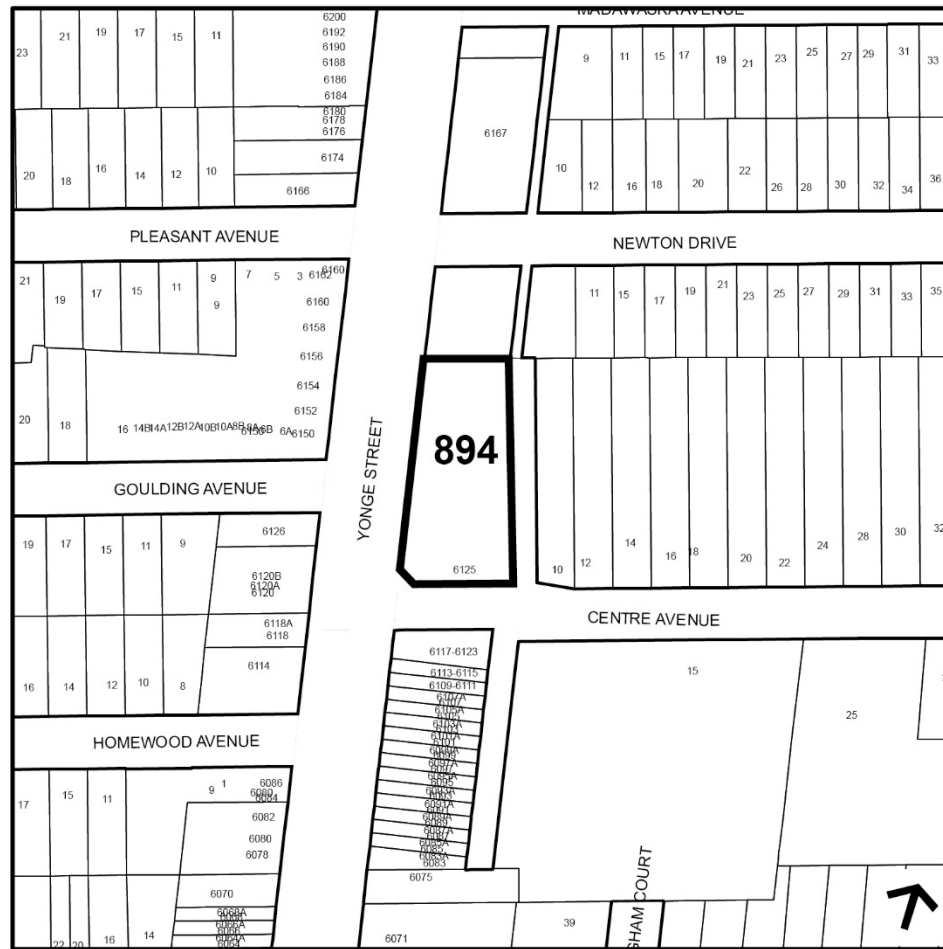
**AMENDMENT 760 TO THE OFFICIAL PLAN
LANDS MUNICIPALLY KNOWN IN THE YEAR 2024 AS 6125 YONGE STREET**

The Official Plan of the City of Toronto is amended as follows:

1. Chapter 7, Site and Area Specific Policies, is amended by adding Site and Area Specific Policy 894 for the lands known municipally in 2024 as 6125 Yonge Street as follows:

894 6125 Yonge Street

- a) A mixed-use building with a maximum height of 16-storeys is permitted.
 - i A mid-rise building will be permitted to penetrate an angular plane taken from a height equivalent to 80 percent of the abutting right-of-way width at the property line; and
 - ii Above the base building height, taller portions of a mid-rise building will be permitted to step back 1.5 metres facing Centre Avenue.
- b) For developments that contain more than 80 new dwelling units, a minimum of 25 percent of the total number of new units will be a combination of two- and three-bedroom units, including:
 - i A minimum of 15 percent of the total number of dwelling units must be two-bedroom units; and
 - ii A minimum of 10 percent of the total number of dwelling units must be three-bedroom units.



2. Chapter 7, Map 27, Site and Area Specific Policies, is amended by adding the lands known municipally in 2024 as 6125 Yonge Street as shown on the map above as Site and Area Specific Policy 894.