

Authority: North York Community Council Item NY16.1, adopted as amended 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 1560-2025

To amend Zoning By-law 569-2013, as amended, with respect to the lands municipally known in the year 2024 as 6125 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

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 By-law 569-2013, as amended, Chapter 800 Definitions.
3. Zoning By-law 569-2013, as amended, is further amended by adding the lands subject to this By-law to the Zoning By-law Map in Section 990.1 and applying the following zone label to these lands: CR 1.0 (c1.0; r1.0) SS3 (1031) as shown on Diagram 2 attached to this By-law.
4. Zoning By-law 569-2013, as amended, is further amended by adding the lands subject to this By-law to the Policy Areas Overlay Map in Article 995.10.1 and applying the following Policy Area label to these lands: PA 4, as shown on Diagram 3 attached to this By-law.
5. Zoning By-law 569 -2013, as amended, is further amended by adding the lands to the Height Overlay Map in Article 995.20.1 and applying the following height and storey label to these lands: HT 56.6, ST 16, as shown on Diagram 4 attached to this By-law.
6. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.10.10 Exception Number 1031 so that it reads:

(1031) Exception CR (1031)

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 6125 Yonge Street, if the requirements of By-law 1560-2025 are complied with, a **building** or **structure** may be constructed, used or enlarged in compliance with Regulations (B) to (T) below;
- (B) Despite Regulations 40.5.40.10(1) and (2), the height of a **building** or **structure** is the distance between the Canadian Geodetic Datum of 190.25 metres and the elevation of the highest point of the **building** or **structure**;
- (C) Despite Clause 40.10.30.40, lot coverage does not apply;
- (D) Despite Regulation 40.5.40.10(4) and Regulation 40.10.40.10(3)(B) the permitted maximum height of a **building** or **structure** is the number in metres following the letters "HT" as shown on Diagram 5 of By-law 1560-2025;
 - (i) For the purposes of this By-law, indoor amenity space located on the mechanical penthouse level and the mechanical penthouse shall not be considered a storey for the purpose of calculating building height and shall be permitted to project 6.0 metres above the **building** as shown on Diagram 5;
- (E) Despite Regulation 40.10.40.10(7)(B), the permitted maximum number of **storeys** in a **building** is the number following the letters "ST" as shown on Diagram 5 of By-law 1560-2025; and
 - (i) For the purposes of this By-law, indoor amenity space located on the mechanical penthouse level and the mechanical penthouse shall not be considered a **storey** for the purpose of calculating building height;
- (F) Despite Regulation 40.10.40.10(5), the required minimum height of the first **storey** is 4.2 metres, as measured between the floor of the first **storey** and the floor of the second **storey**;
 - a) Regulation (F) applies to **amenity space** and retail on the ground floor, but does not apply to:
 - (i) Areas such as loading access, **loading spaces**, **bicycle parking spaces** and shower and change facilities; and
 - (ii) Elements for the functional operation of the **building** such as electrical, utility, mechanical, ventilation rooms and enclosed stairwells;
 - (iii) Areas including lobby, storage rooms, and corridors;

- (G) Despite Regulations 40.5.40.10(3) to (8) and (E) above, the following equipment and **structures** may project beyond the permitted maximum height of a **building** as shown on Diagram 5 of By-law 1560-2025:
- (i) architectural features, parapets, and elements and **structures** associated with a **green roof**, by a maximum of 3.0 metres;
 - (ii) **building** maintenance units and window washing equipment, by a maximum of 6.0 metres;
 - (iii) planters, **landscaping** features, guard rails, and divider screens on a balcony and/or terrace, by a maximum of 2.5 metres;
 - (iv) antennae, flagpoles and satellite dishes, by a maximum of 3.0 metres; and
 - (v) trellises, pergolas, and unenclosed **structures** providing safety or wind protection to rooftop **amenity space**, by a maximum of 3.5 metres;
- (H) Despite Regulation 40.10.40.40(1), the permitted maximum **gross floor area** of all **buildings** and **structures** is 30,500 square metres, of which:
- (i) the permitted maximum **gross floor area** for residential uses is 28,660 square metres; and
 - (ii) the required minimum **gross floor area** for non-residential uses is 1,775 square metres;
- (I) In addition to the elements listed in Regulation 40.5.40.40(3), that reduce gross floor area, the following elements will also apply to reduce the **gross floor area** of a **building**:
- (i) Storage rooms, electrical rooms, utility rooms, mechanical rooms, , and residential garbage rooms below ground and on the first **storey**; and
 - (ii) Mechanical and ventilation shafts;
- (J) Despite Regulation 40.10.40.50(1), **amenity space** must be provided at the following rate:
- (i) at least 1.6 square metres for each **dwelling unit** as indoor **amenity space**;
 - (iii) at least 1.5 square metres of outdoor **amenity space** for each **dwelling unit** of which 40 square metres must be in a location adjoining or directly accessible to the indoor **amenity space**; and
 - (iii) no more than 25 percent of the outdoor component may be a **green roof**;

- (K) Despite Regulation 40.10.40.70(3), the required minimum **building setbacks** are as shown in metres on Diagram 5 of By-law 1560-2025;
- (L) Despite Regulation 40.10.40.70(3) (A) setbacks shall be as shown on Diagram 5 of By-law [Clerks to insert By-law Number] shall not apply;
- (M) Despite Regulation 40.10.40.80(2), the required separation of **main walls** are as shown in metres on Diagram 5 of By-law 1560-2025;
- (N) Despite Regulation 40.5.40.70(1), a **building** or **structure** may be no closer than 3.0 metres from the original centreline of a **lane**;
- (O) Despite Clause 40.10.40.60, Regulation 40.5.40.60(1), and (K) to (L) above, the following elements may encroach into the required minimum **building setbacks** and **main wall** separation distances as follows:
- (i) decks, porches, and balconies, by a maximum of 2.1 metres;
 - (a) Despite (M)(i) above, balconies above the third storey may only encroach into the setback on Centre Avenue by a maximum of 0.5 metres;
 - (ii) canopies and awnings, by a maximum of 2.5 metres;
 - (iii) exterior stairs, access ramps and elevating devices, by a maximum of 1.5 metres;
 - (iv) architectural features, such as a pilaster, decorative column, cornice, sill, belt course, or chimney breast, by a maximum of 1.5 metres;
 - (v) window projections, including bay windows and box windows, by a maximum of 1.2 metres;
 - (vi) eaves, by a maximum of 0.9 metres; and
 - (vii) air conditioners, satellite dishes, vents, and pipes, by a maximum of 1.2 metres;
- (P) Regulation 40.10.50.10 (1)(B) shall not apply;
- (Q) Despite Regulation 200.15.1 (1)(B), the minimum width of an accessible parking space shall be 3.4 metres;
- (R) Regulation 200.15.1(3)(B) shall not apply;
- (S) Despite Regulations 230.5.10.1(1), (3) and (5) and Table 230.5.10.1(1), **bicycle parking spaces** must be provided in accordance with the following minimum rates:

- (i) 0.68 "long-term" **bicycle parking spaces** for each **dwelling unit**; and
- (ii) 0.07 "short-term" **bicycle parking spaces** for each **dwelling unit**;
- (T) Despite Regulations 230.5.1.10(4), (5), (6), (9) and (10), **bicycle parking spaces** must be provided and maintained in accordance with the following:
 - (i) Both "long-term" and "short-term" **bicycle parking spaces** may be provided above or below ground at any level and in a **stacked bicycle parking space**;
 - (ii) "long-term" and "short-term" **bicycle parking spaces** may be located outdoors or indoors including within a secured room or enclosure or unenclosed space, or bike locker or combination thereof;
 - (iii) the minimum width of a **stacked bicycle parking space** is 0.35 metres; and
 - (iv) the minimum width of a **bicycle parking space** if placed in a vertical position on a wall, **structure** or mechanical device is 0.5 metres.

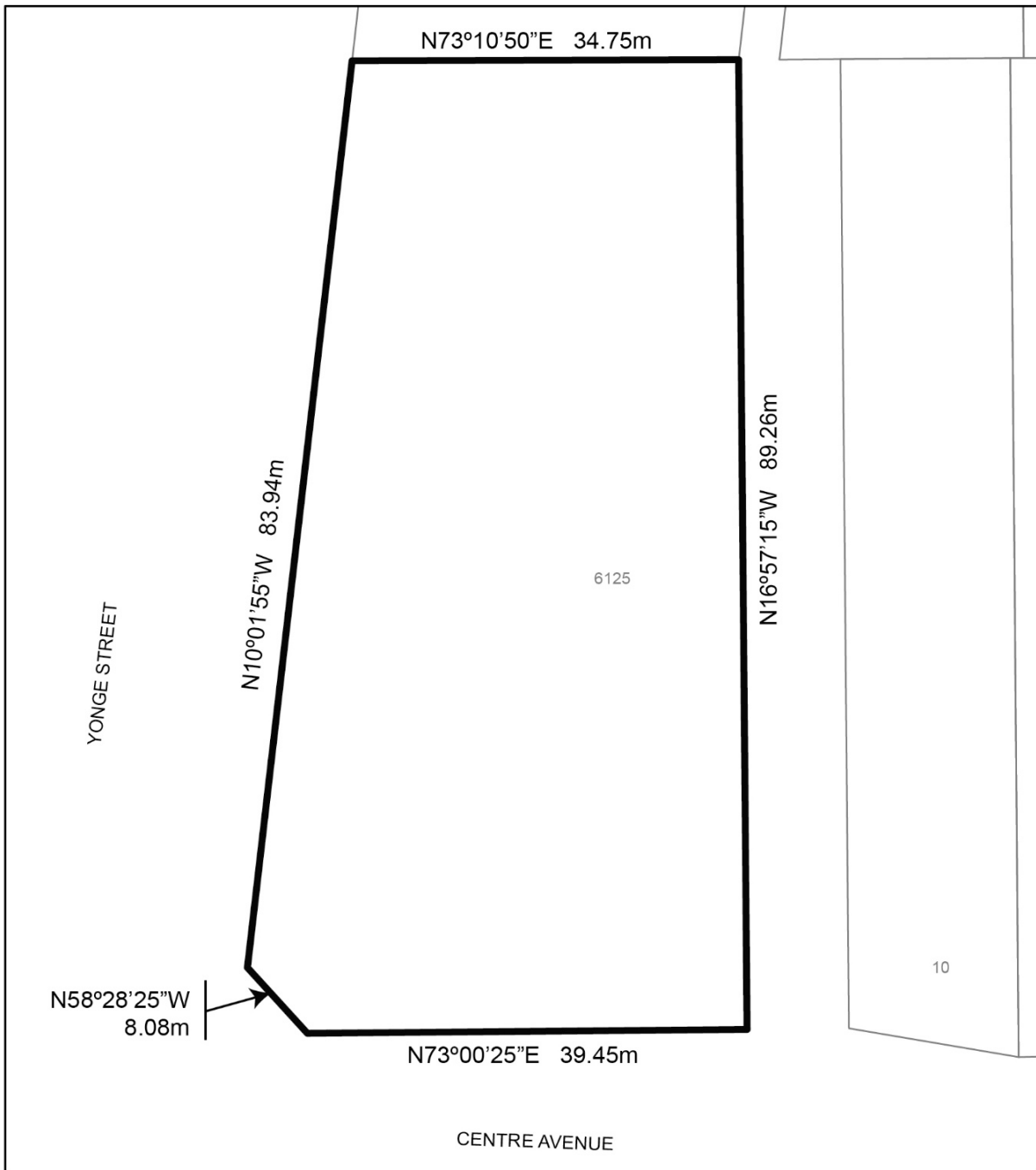
Prevailing By-laws and Prevailing Sections: None Apply

Enacted and passed on December 17, 2025

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)

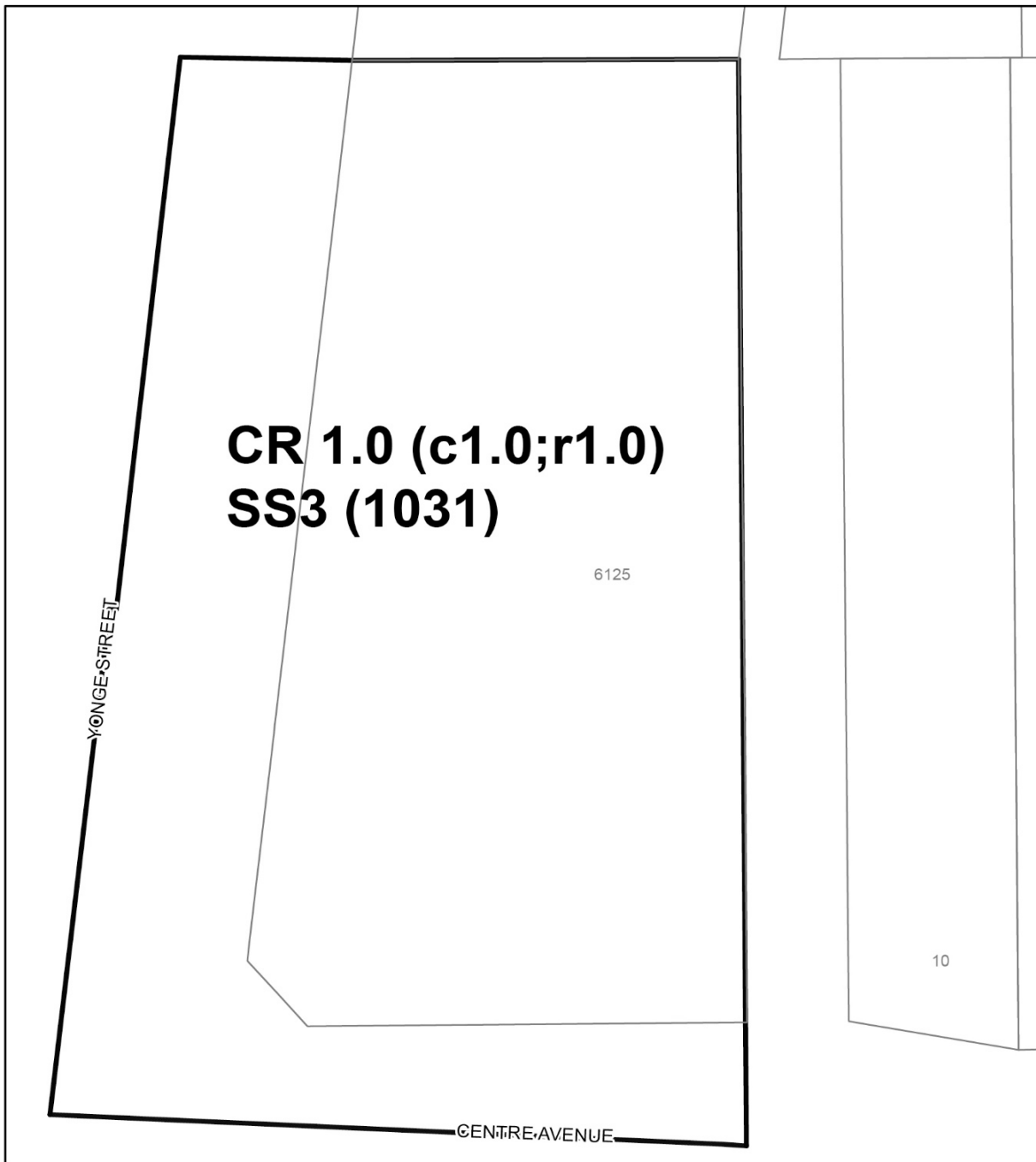
Diagram 1

Toronto
Diagram 1

6125 Yonge Street

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Diagram 2

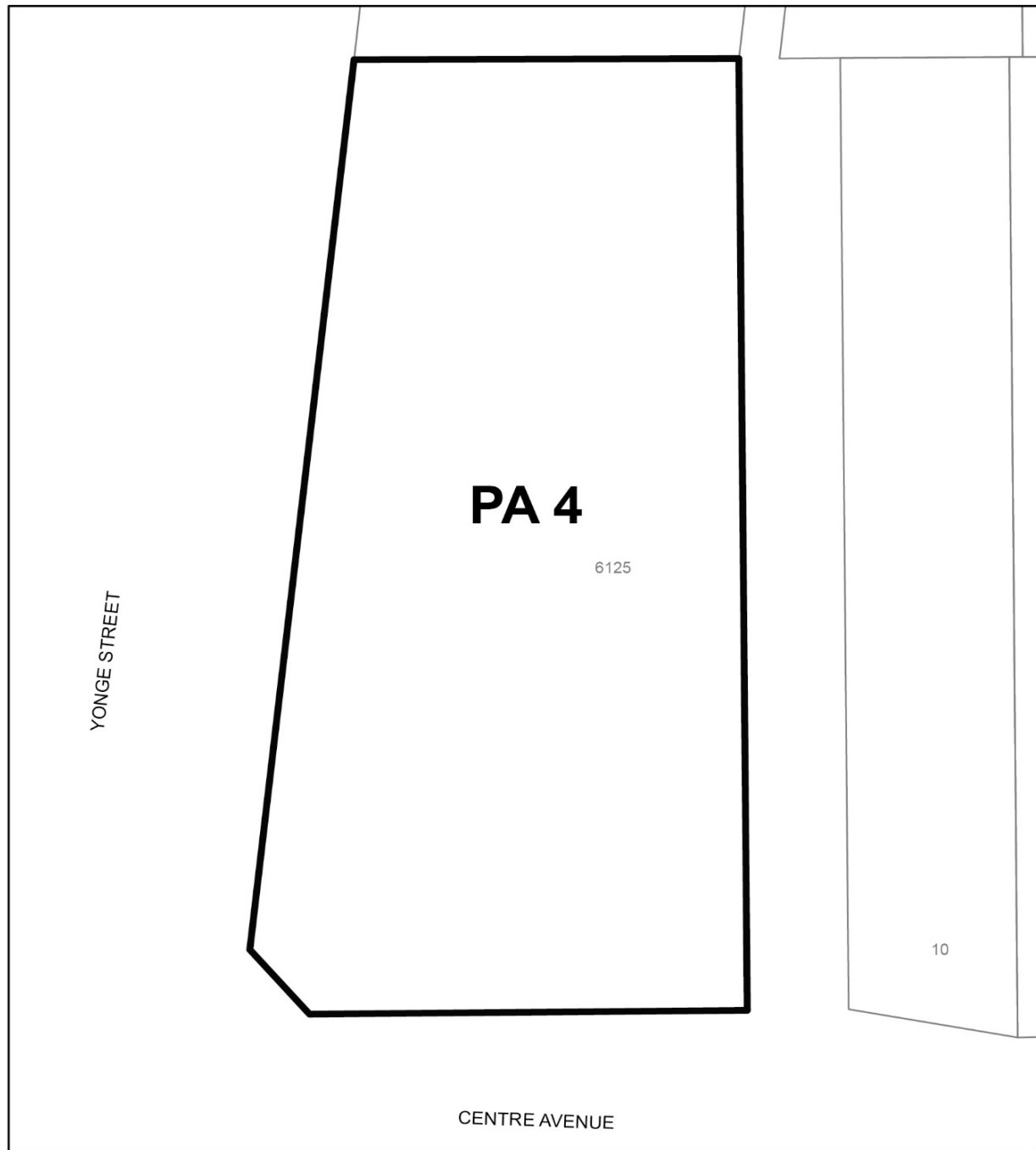


 **TORONTO**
Diagram 2

6125 Yonge Street

File # 22 119174 NNY 18 0Z

Diagram 3

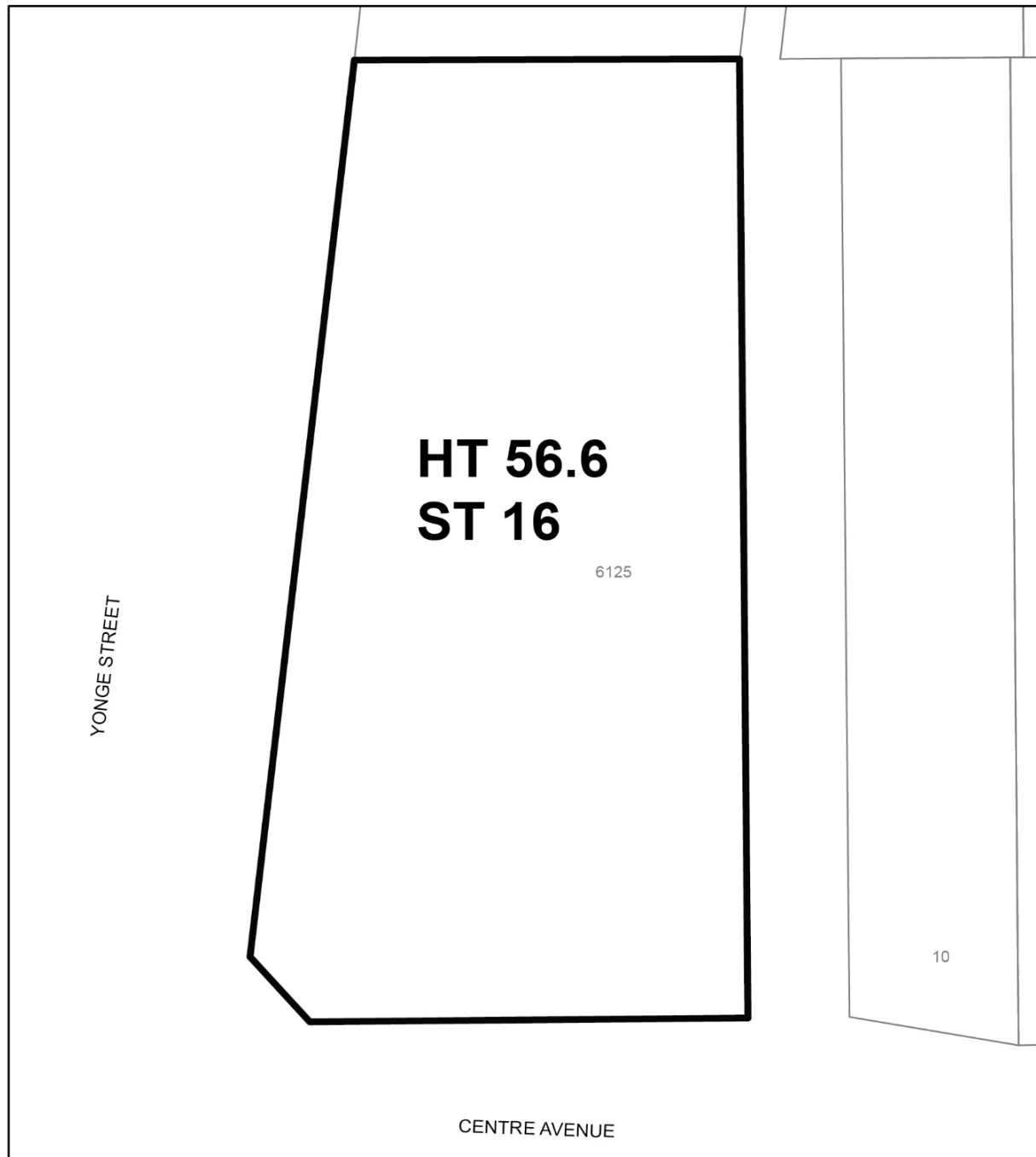


 **TORONTO**
Diagram 3

6125 Yonge Street

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Diagram 4



 **TORONTO**
Diagram 4

6125 Yonge Street

File # 22 119174 NNY 18 0Z

Diagram 5

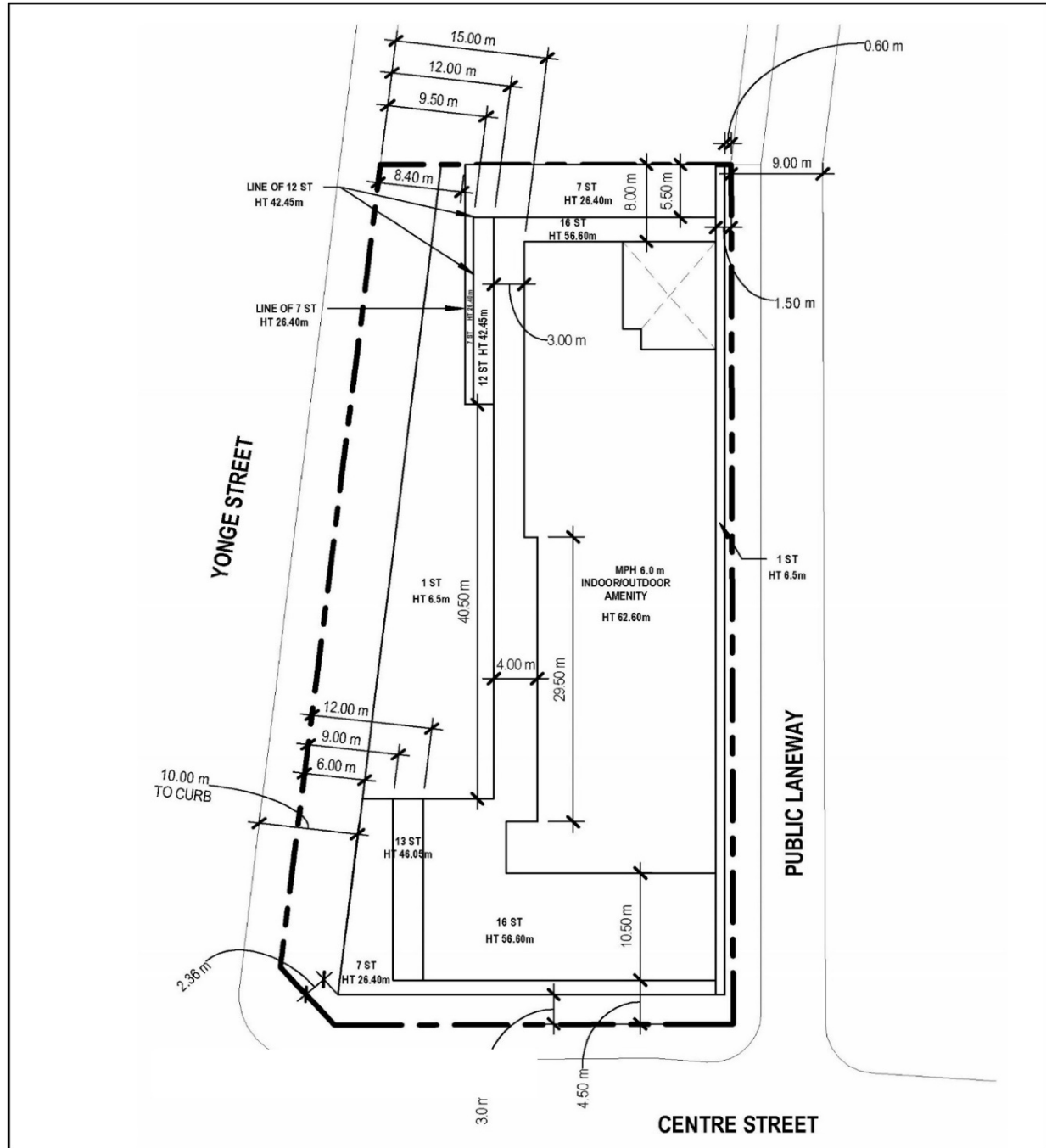


Diagram 5

6125 Yonge Street
6125 Yonge Street

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