

Authority: Toronto and East York Community Council  
Item TE13.4, as adopted by City of Toronto Council on  
May 22 and 23, 2024  
City Council voted in favour of this by-law on February 4,  
2026  
Written approval of this by-law was given by Mayoral  
Decision 3-2026 dated February 4, 2026

## CITY OF TORONTO

### BY-LAW 59-2026

**To amend Zoning By-law 569-2013, as amended, with respect to the lands municipally known in the year 2023 as 1910, 1920 and 1944 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 pursuant to Section 39 of the Planning Act, as amended, the council of a municipality may, in a by-law passed under Section 34 of the Planning Act, authorize the temporary use of land, buildings or structures for any purpose set out therein that is otherwise prohibited in the by-law;

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 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 (x2236) and CR 3.0 (c2.0; r2.5) SS2 (x2305) to a zone label of CR 3.0 (c2.0; r2.5) SS2 (x999) 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 999 so that it reads:

(999) Exception CR (999)

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 1910, 1920 and 1944 Yonge Street, if the requirements of By-law 59-2026 are complied with, a **building** or **structure** may be constructed, used or enlarged in compliance with Regulations (B) to (P) 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 155.46 metres and the elevation of the highest point of the **building** or **structure**;
- (C) 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 Diagram 3 of By-law 59-2026;
- (D) Despite Regulation 40.10.40.10(7), the permitted maximum number of **storeys** is the number following the letters "ST" as shown on Diagram 3 of By-law 59-2026;
- (E) Despite Regulations 40.5.40.10(3) to (8) and (C) and (D) above, the following equipment and **structures** may project beyond the permitted maximum height shown on Diagram 3 of By-law 59-2026:
- (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 9.0 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 9.5 metres;
  - (iii) architectural features, parapets, and elements and **structures** associated with a **green roof**, by a maximum of 3.0 metres;
  - (iv) a ladder for maintenance purposes may project to a maximum of 1.2 metres;
  - (v) **building** maintenance units and window washing equipment, by a maximum of 11.0 metres;
  - (vi) planters, **landscaping** features, guard rails, and divider screens on a balcony and/or terrace, by a maximum of 3.0 metres; and
  - (vii) trellises, pergolas, and unenclosed **structures** providing safety or wind protection to rooftop **amenity space**, by a maximum of 3.0 metres;
- (F) The provision of **dwelling units** is subject to the following:
- (i) a minimum of 20 percent of **dwelling units** must contain two bedrooms;
  - (ii) a minimum of 10 percent of **dwelling units** must contain three bedrooms or more; and

- (iii) any **dwelling units** with 3 or more bedrooms provided to satisfy (ii) above are not included in the provision required by (i) above;
- (G) Despite regulation 40.10.40.40(1), the permitted maximum **gross floor area** of all **buildings** and **structures** is 87,000 square metres, of which:
  - (i) the permitted maximum **gross floor area** for residential uses is 71,000 square metres;
  - (ii) the permitted maximum **gross floor area** for non-residential uses is 16,000 square metres; and
  - (iii) the required minimum **gross floor area** for non-residential uses is 15,000 square metres;
- (H) Despite regulation 40.10.40.50(1) and (2), **amenity space** must be provided at the following rate:
  - (i) at least 2.0 square metres for each **dwelling unit** as indoor **amenity space**;
  - (ii) at least 2.0 square metres for each dwelling unit as outdoor **amenity space**; and
  - (iii) no more than 25 percent of the outdoor component may be a **green roof**;
- (I) Despite regulation 40.10.40.70(2), the required minimum **building setbacks** are as shown in metres on Diagram 4 of By-law 59-2026;
- (J) Despite regulation 40.10.40.80(2), the required separation of **main walls** are as shown in metres on Diagram 4 of By-law 59-2026;
- (K) Despite Clause 40.10.40.60 and (I) and (J) 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 2.2 metres;
  - (ii) canopies and awnings, by a maximum of 2.5 metres;
  - (iii) exterior stairs, access ramps and elevating devices, by a maximum of 2.5 metres;
  - (iv) architectural features, such as a pilaster, decorative column, cornice, sill, belt course, or chimney breast, by a maximum of 1.0 metres;

- (v) window projections, including bay windows and box windows, by a maximum of 2.2 metres;
  - (vi) eaves, by a maximum of 2.5 metres; and
  - (vii) **structures** used for outside or open air recreation, safety, noise mitigation, and wind mitigation, to a maximum of 2.4 metres;
- (L) Despite Regulation 40.5.40.60(1) and (K) above, a canopy or, awning with or without structural support may encroach into a required minimum **building** setback that abuts a street;
- (M) Despite Article 200.25.15, if **parking spaces** are provided on the **lot**, a minimum of 4.5 percent of the provided **parking spaces** must be accessible **parking spaces**;
- (N) Despite Regulation 200.15.1(5), accessible **parking spaces** may be provided in an underground **parking garage** on the **lot**, provided they are located closest to an elevator providing access to the lobby;
- (O) Despite Clause 220.5.10.1, **loading spaces** are to be provided and maintained on the **lot** in accordance with the following:
- (i) 2 "Type B" **loading spaces**;
  - (ii) 2 "Type C" **loading spaces**; and
  - (iii) 1 "Type G" **loading space**;
- (P) 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) 0.9 "long-term" **bicycle parking spaces** for each **dwelling unit**;
  - (ii) 0.1 "short-term" **bicycle parking spaces** for each **dwelling unit**;
  - (iii) 0.4 "long term" **bicycle parking spaces** for each 100 square metres of **interior floor area** for all non-residential uses; and
  - (iv) 6 "short-term" **bicycle parking spaces** plus 0.5 "short-term" **bicycle parking spaces** for each 100 square metres of **interior floor area** for all non-residential uses.

Prevailing By-laws and Prevailing Sections (None Apply)

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

6. Temporary Uses:

- (A) None of the provisions of Zoning By-law 569-2013, as amended, or this By-law apply to prevent the erection and use of a **temporary sales centre** and **construction management office** on the lands to which this By-law applies for a period of 5 years from the date this By-law comes into full force and effect, after which this temporary use permission expires.

7. Development Phasing:

- (A) Nothing in this By-law shall prevent the phased construction of development on the lands, provided the requirements of this By-law are complied with for each phase of development. In addition, nothing in this By-law shall prevent the continued use, construction, addition, expansion or alteration of any **building** or **structure** on the land in accordance with the Toronto Zoning By-law as it applied to the site immediately prior to enactment of this By-law.

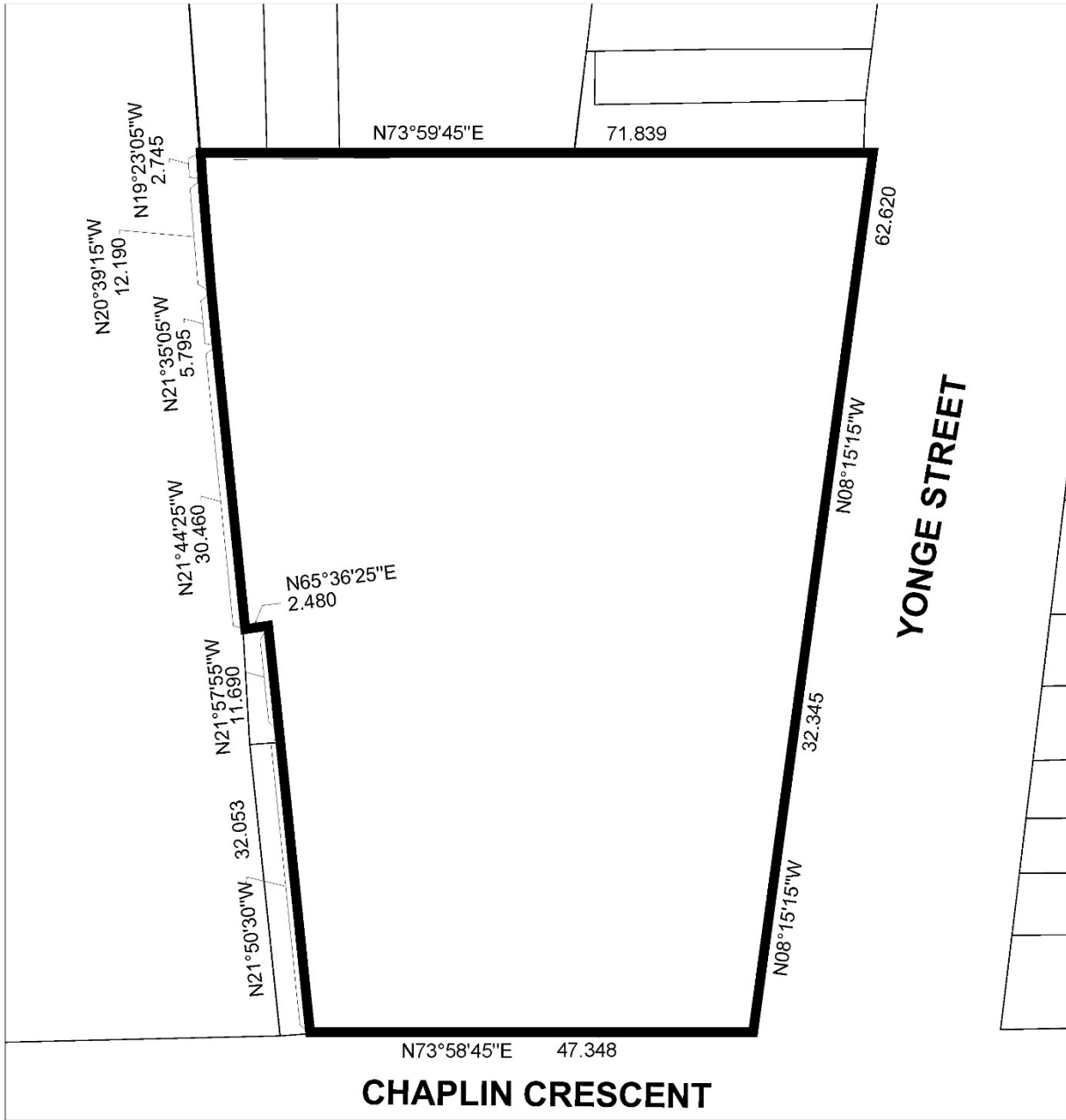
Enacted and passed on February 4, 2026.

Frances Nunziata,  
Speaker

John D. Elvidge,  
City Clerk

(Seal of the City)

Diagram 1



1910 YONGE STREET

Diagram 1

File#



Diagram 2

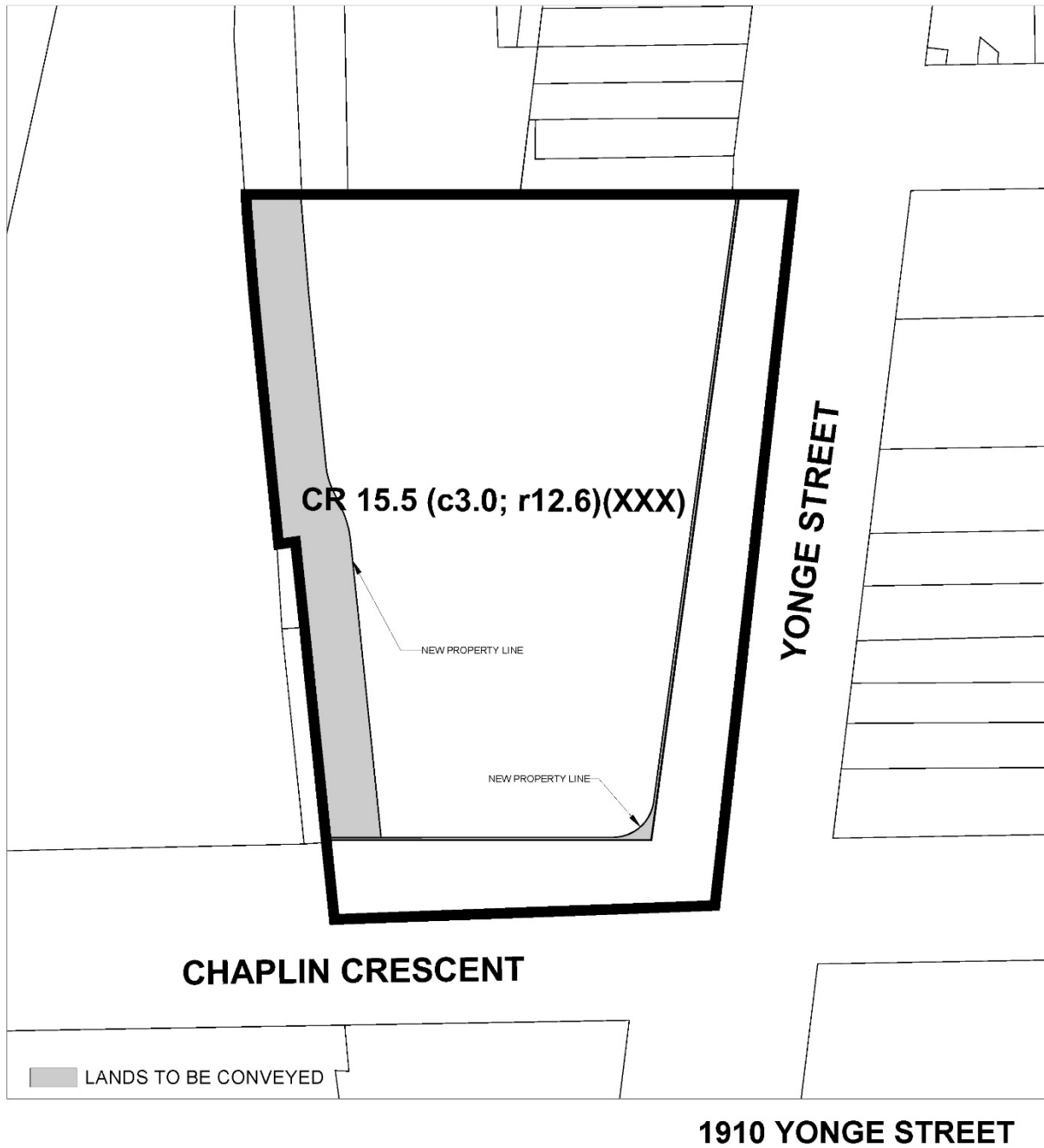
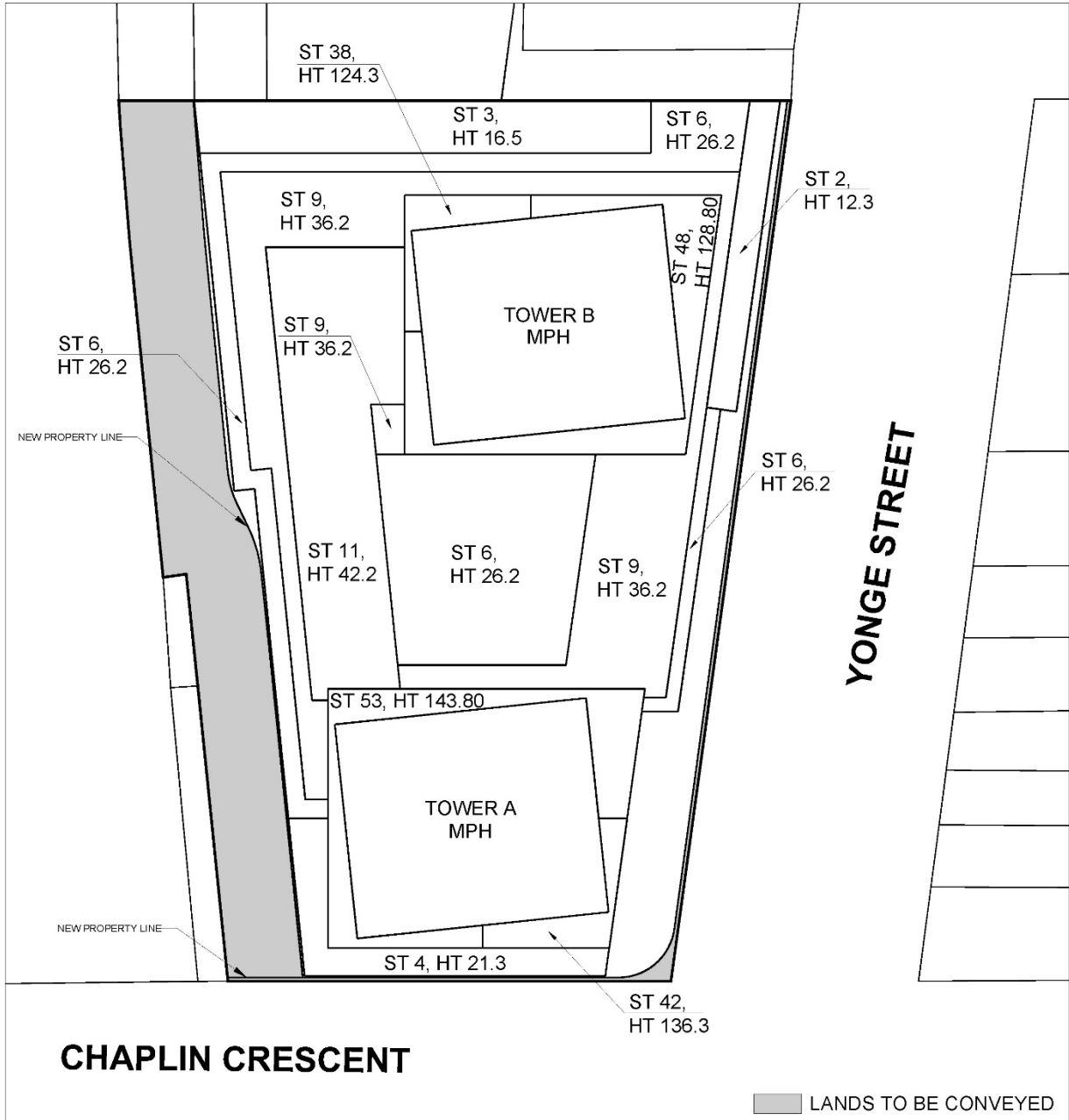


Diagram 2

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Diagram 3



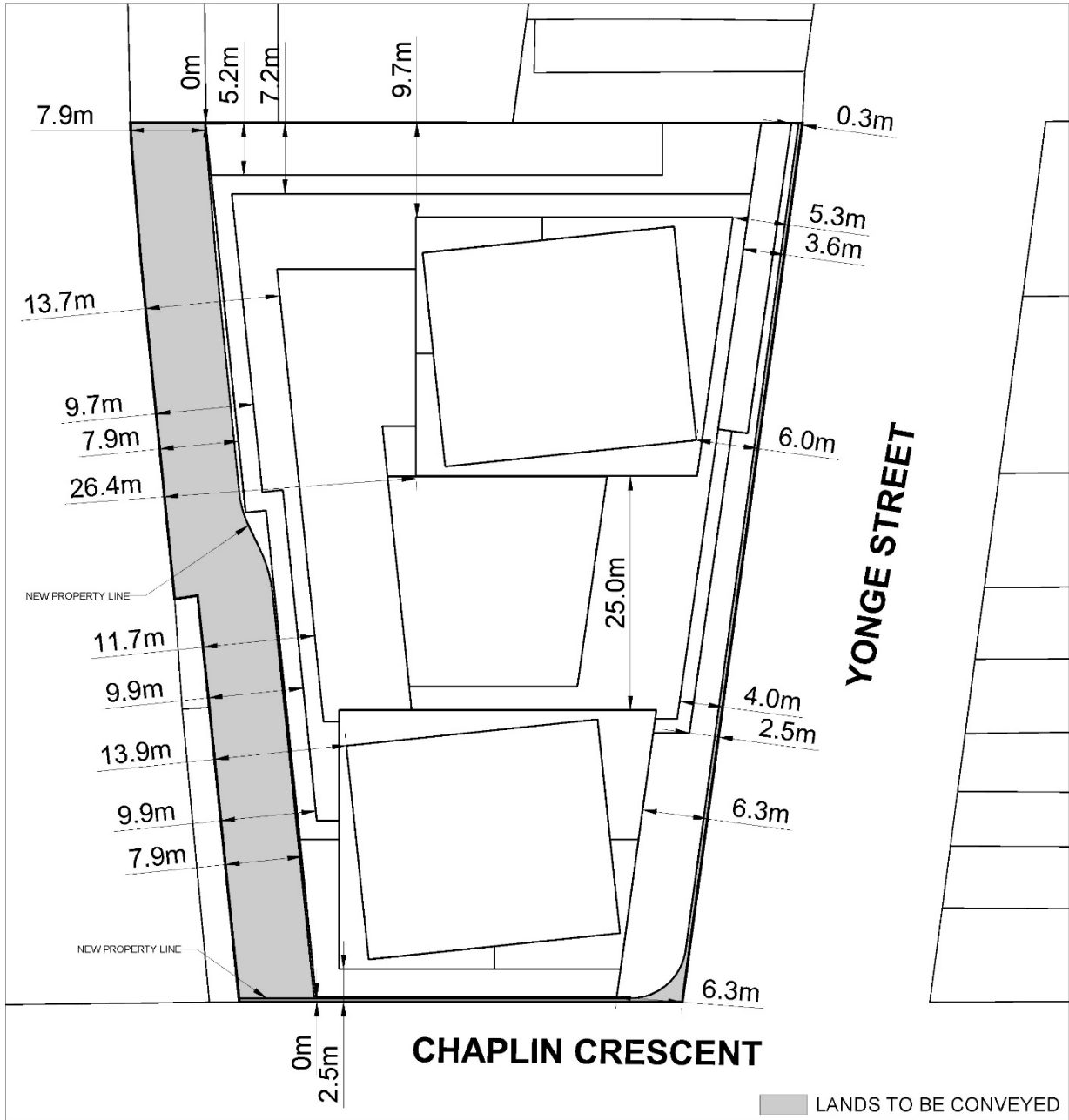
1910, 1920, 1944 YONGE STREET

Diagram 3

File#



Diagram 4



1910, 1920, 1944 YONGE STREET

Diagram 4

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