

Authority: Toronto and East York Community Council Item ~ as adopted by City of Toronto Council on ~, 20~  
Enacted by Council: ~, 20~

## CITY OF TORONTO

Bill No. ~

### BY-LAW No. XXXX-2023

**To amend former City of Toronto Zoning By-law No. 438-86, as amended, by By-law 249-2020, with respect to lands municipally known in the year 2023 as 1 and 7 Yonge Street**

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*;

The Council of the City of Toronto HEREBY ENACTS as follows:

1. Paragraph 5 of By-law 249-2020 is amended with the following text changes where new text is shown underlined and deleted text is shown with a ~~striketrough~~

- a) Paragraph (a) subsection (ii) is amended as follows:

On *Parcel B* as shown on Map 3, attached to and forming part of this By-law, those non-residential uses permitted within a CR district in Section 8(1)(f)(b) of Zoning By-law 438-86 subject to the qualifications in Section 8(2) of Zoning By-law 438-86 where applicable, together with *accessory* uses thereto; except for the following, which are not permitted as principal or *accessory* uses: *automobile service and repair shop; automobile service station; cold storage locker plant; motor vehicle repair shop, class A; clinic*, community health centre, treatment or research centre or hospital for the observation and treatment of and for consultation with alcoholics and addicts; ~~hotel~~; premises of a charitable institution, non-profit institution or other community or social agency where a component of the use is overnight accommodation; *private hospital; psychiatric hospital; public hospital*; seminary or religious mission; and/or, *student residences* for a college or university or the Royal Conservatory of Music or YMCA, YWCA, YMHA, YWHA residences, which are not permitted uses;

- b) The following language is to be added to Paragraph (c) subsection (i):

window washing equipment;

- c) Paragraph (f) subsection (ii) is amended as follows:

A mechanical penthouse (MPH) and/or elevator/stair overruns including an accessory vestibule and washroom, may project above the *height* limits specified on Map 2B only on the roof of the *towers* and on the roof of the "Existing Office Building" specified on Map 2B and in accordance with the following table:

<i>Towers/Buildings identified on Map 2B</i>	Maximum height of MPH or mechanical enclosure (including architectural roof top feature) measured from the top of such roof
<i>Towers 1, 2, 3, 4 and 5</i>	13 metres
"Existing Office Building"	7 metres

- d) The following language is to be added after Paragraph (f) subsection (iv):

A pedestrian bridge with a maximum height of 7.0 metres and maximum depth of 4.5 metres on the lot linking buildings on Towers 4 and 5 permitting a single connection between buildings at a minimum height of 5.0 metres and a maximum height of 12 metres, measured between grade and the highest point of the bridge as shown on Map 2B of this By-law is permitted;

- e) Paragraph (q) subsection (iii) is amended as follows:

*Non-Resident Parking:*

A minimum of 0.06 *parking spaces* for each *dwelling unit* shall be provided and maintained on *Parcel A*;

A minimum of 1 *parking space* for every 300 square metres of *net floor area* of office space shall be provided and maintained on *Parcel B*;

Non-Resident *parking spaces* required above shall be provided and maintained on a shared use basis for the use of residential visitors and non-residential, including hotel use visitors, to the *lot*; and

A minimum of 3 *parking spaces*, from the total Non-Resident *parking spaces* to be provided on *Parcel A*, shall be provided and maintained at no cost exclusively for the use of staff of the *municipal community centre* provided on *Parcel A*.

- f) Paragraph (w) is amended as follows:

Notwithstanding the definitions in Zoning By-law 438-86 of *loading spaces – type C* and *loading spaces – type G*, the *loading spaces – types C* and *G* can be provided at any parking level below *grade*. Loading spaces shall be provided and maintained on the *lot* for both residential and non-residential uses as follows:

- i. On *Parcel A*, a minimum of one *loading space – type G*, one *loading space – type C*, and two *loading spaces - type B*. Only a *loading space – type G* and *loading space – type C* shall be provided on *Phase 1* as shown on Map 4;

- ii. On *Parcel B*, a minimum of three *loading spaces – type B* and three *loading spaces – type C*;

and such spaces may be accessed via a ramp graded at a maximum of 12 percent on *Parcel A* and a maximum of 15 percent on *Parcel B*.

- g) Map 2A and 2B are hereby removed and replaced with the revised Map 2A and 2B as attached hereto.

ENACTED AND PASSED this      day of      ,2023.

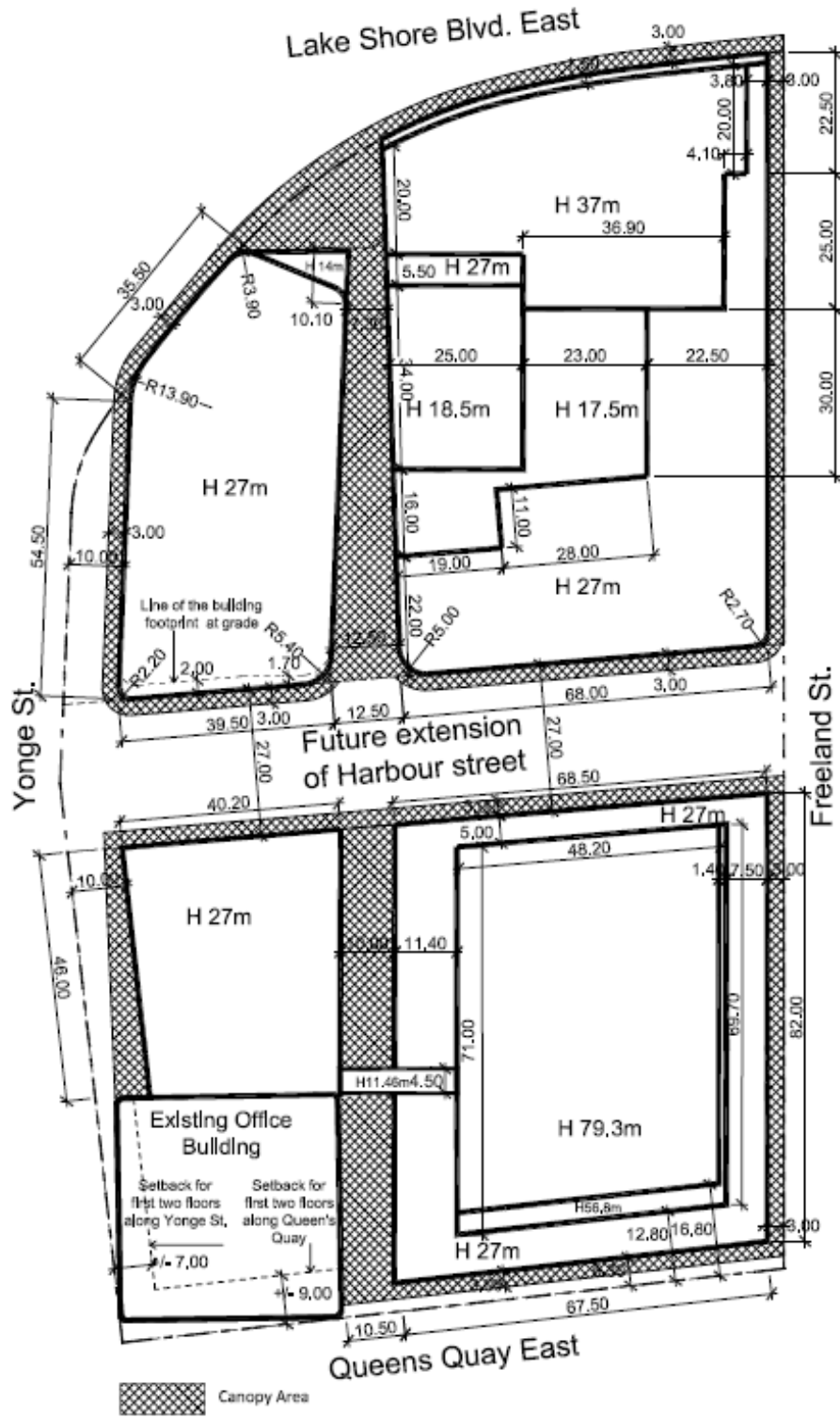
FRANCES NUNZIATA,

Speaker

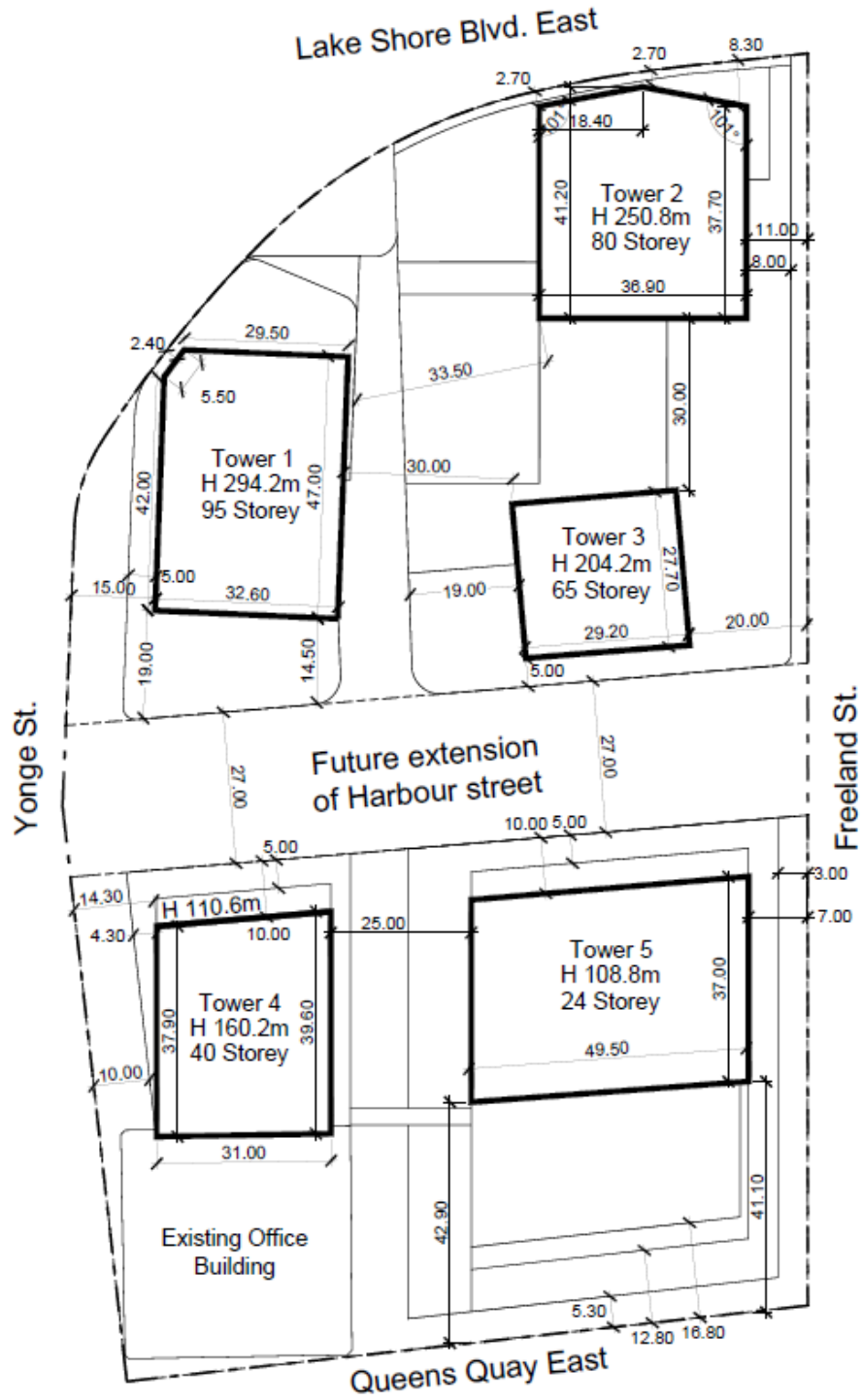
(Corporate Seal)

ULLI S. WATKISS

City Clerk



Note:  
All dimensions are in metres  
**MAP 2A**



Note:  
All dimensions are in metres  
MAP 2B