

69 Yonge Street and 3 King Street East – Official Plan and Zoning By-law Amendment Application – Decision Report – Approval

Date: January 8, 2024

To: Toronto and East York Community Council

From: Director, Community Planning, Toronto and East York District

Ward: 13 - Toronto Centre

Planning Application Number: 22 203450 STE 13 OZ

SUMMARY

This report reviews and recommends approval of the application to amend the Official Plan and Zoning By-law to: conserve the entire 15-storey designated heritage building; convert the use in the existing building from office to residential on levels 2 to 15; infill the southeast corner of the building; infill the southeast corner of the building; and add six storeys on top of the existing building at 69 Yonge Street and 3 King Street East. The proposal includes 127 dwelling units and 1,361 square metres of retail and restaurant uses on the ground floor, mezzanine and basement levels. The Official Plan Amendment is required to amend the Downtown Plan policies for the Financial District to permit a portion of the existing non-residential uses to be converted to residential uses, along with the replacement of 1,361 square metres of the existing non-residential gross floor area on the site.

RECOMMENDATIONS

The Director, Community Planning, Toronto and East York District, recommends that:

1. City Council amend the Official Plan for the lands at 69 Yonge Street and 3 King Street East, substantially in accordance with the draft Official Plan Amendment attached as Attachment 6 to this report.
2. City Council amend City of Toronto Zoning By-law 569-2013 for the lands at 69 Yonge Street and 3 King Street East, substantially in accordance with the draft Zoning By-law Amendment attached as Attachment 7 to this report.
3. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Official Plan and Zoning By-law Amendments as may be required.
4. Before introducing the necessary Bills to City Council for enactment, City Council require the owner to:

- a. Enter into a Heritage Easement Agreement with the City for the property at 69 Yonge Street and 3 King Street East substantially in accordance with the plans and drawings dated July 11, 2023, prepared by ERA Architects Inc. and Partisans, and on file with the Senior Manager, Heritage Planning; and the Heritage Impact Assessment, dated October 26, 2023, prepared by ERA Architects Inc., all on file with the Senior Manager, Heritage Planning, subject to and in accordance with the Conservation Plan required in Recommendation 4.b., to the satisfaction of the Senior Manager, Heritage Planning, including execution of such agreement to the satisfaction of the City Solicitor.
- b. Provide a detailed Conservation Plan, prepared by a qualified heritage consultant that is substantially in accordance with the conservation strategy set out in the Heritage Impact Assessment for the property at 69 Yonge Street and 3 King Street East, to the satisfaction of the Senior Manager, Heritage Planning.
- c. Enter into a Limiting Distance Agreement, or similar legal instrument, between the owners of 69 Yonge Street and 3 King Street East, 7 King Street East and the City, to be registered on title to the 7 King Street East property, that would prevent the erection of a building above existing height permissions for the western portion of the 7 King Street East site, to the satisfaction of the Chief Planner and Executive Director, City Planning, and the City Solicitor.

FINANCIAL IMPACT

The City Planning Division confirms that there are no financial implications resulting from the recommendations included in this report in the current budget year or in future years.

THE SITE

Description: The site is located at the southeast corner of King Street East and Yonge Street. The site has an area of approximately 699 square metres with a frontage on King Street East of approximately 23 metres and a frontage on Yonge Street of approximately 31 metres.

Existing Uses: The site contains a 15-storey building that is designated under Part IV of the Ontario Heritage Act and contains approximately 962 square metres of retail space on the ground floor and 8,178 square metres of office space above.

THE APPLICATION

Description: 21-storey (90 metres, including mechanical penthouse) mixed-use building, consisting of a conserved 15-storey building, new infill development at the southeast corner of the site and a six-storey addition atop the existing building.

Heritage: The existing building on the site was completed in 1913 and is designated under Part IV of the Ontario Heritage Act. The building was constructed as the head

office for the Canadian Pacific Railway, a firm of national importance, and is one of three important early 20th century skyscrapers at the intersection of Yonge and King Streets.

Density: Floor Space Index of 18.5 times the area of the lot.

Non-residential Uses: 1,361 square metres of commercial (retail and restaurant) uses in the basement, ground and mezzanine levels.

Dwelling Units: 127 dwelling units, of which 14 are studio units (11%), 65 (51.2%) are one-bedroom units, 27 (21.3%) are two-bedroom units, 21 (16.5%) are three-bedroom units and a portion of the one-bedroom units would be located and designed so that they can be converted to provide additional two- and three-bedroom units.

Access, Parking and Loading: There is currently no vehicle access to the site and no new curb cuts are proposed. No vehicle parking spaces and 128 bicycle parking spaces (115 long-term spaces and 13 short-term spaces) are proposed. Loading is proposed to continue to be undertaken along Yonge Street in the curb lane via the rear of the building.

Additional Information: See Attachments 1, 2, and 8 to 12 of this report for the Application Data Sheet, project in context, a site plan and elevations of the proposal, respectively. Detailed project information, including all plans and reports submitted as part of the application, can be found on the City's [Application Information Centre](#).

Reasons for Application

The Official Plan Amendment is required to amend the Downtown Plan to permit a portion of the existing non-residential uses to be converted to residential uses in the Financial District.

While the proposed land uses are permitted under existing zoning provisions for the site, an amendment to Zoning By-law 569-2013 is required to vary performance standards including gross floor area, building height, setbacks, amenity space and vehicle parking, to establish appropriate standards to regulate the built form on the site.

Site Plan Control: A Site Plan Control application was submitted on November 7, 2021.

POLICY AND REGULATION CONSIDERATIONS

Provincial Land-Use Policies

All decisions of Council in respect of the exercise of any authority that affects a planning matter shall be consistent with the Provincial Policy Statement (2020), and shall conform to provincial plans, including the Growth Plan (2020) for the Greater Golden Horseshoe.

Official Plan

The site is located on lands within the Downtown and Central Waterfront area and is designated Mixed Use Areas. See Attachment 3 of this report for the [Official Plan](#) Land Use Map.

Downtown Plan

The site is designated Mixed Use Areas 1 - Growth. Yonge Street and King Street East are identified as Priority Retail Streets and Great Streets, and Yonge Street is identified as a Cultural Corridor. See Attachment 4 of this report for the Downtown Plan Land Use Map.

The site is located in the Financial District. The policies of the Downtown Plan require that development in the Financial District will ensure no net loss of non-residential gross floor area.

Zoning

The site is zoned Commercial Residential (CR12.0 (c8.0; r11.7) SS1 (x2325)) in [City of Toronto Zoning By-law 569-2013](#). This zoning category permits a wide array of uses commercial, residential, and institutional uses. See Attachment 5 of this report for the existing Zoning By-law Map.

Design Guidelines

The following [design guidelines](#) have been used in the evaluation of this application:

- Tall Building Design Guidelines;
- Downtown Tall Building Design Guidelines;
- Growing Up Guidelines Planning for Children in New Vertical Communities;
- Toronto Accessibility Design Guidelines;
- Pet Friendly Design Guidelines; and
- Retail Design Manual.

Toronto Green Standard

The [Toronto Green Standard](#) is a set of performance measures for green development. Applications for Zoning By-law Amendment, Draft Plans of Subdivision and Site Plan Control are required to meet and demonstrate compliance with Tier 1 of the Toronto Green Standard.

Parks Canada Standards and Guidelines

The [Parks Canada Standards and Guidelines for the Conservation of Historic Places in Canada](#) assists in guiding planning, stewardship and conservation approaches for listed and designated heritage resources in Toronto.

COMMUNITY CONSULTATION

Community Consultation Meeting

A Virtual Community Consultation Meeting was hosted by City staff on February 9, 2023. Approximately 35 people participated, as well as the Ward Councillor and the applicant. At the meeting, City staff and the applicant's team gave presentations on the site and surrounding area, the existing planning framework and the proposed development. Following the presentations, City staff led a question and answer format meeting.

Issues raised at the meeting and through written comments and phone calls include:

- Generally supportive feedback about the proposal;
- Strong support for the proposed conservation of the heritage property;
- General support for the scale, massing and design direction of the proposed building addition;
- Mixed feedback on the proposed land uses, with some expressing support for providing housing on the site and others wanting to see a mix of non-residential uses on the site;
- Appreciation of the proposed restaurant use with access at the rear of the building to bring greater activity to the private lane;
- Desire to achieve higher levels of sustainability and to exceed minimum Toronto Green Standard requirements; and
- Questions about the tenure of the proposal, the mix and size of dwelling units and a request to incorporate affordable housing into the proposal.

Statutory Public Meeting Comments

In making their decision with regard to this application, Council members have an opportunity to consider submissions made at the statutory public meeting held by the Toronto and East York Community Council for this application. The Community Council meeting is broadcasted live over the internet and recorded for review.

COMMENTS

Provincial Policy Statement and Provincial Plans

Staff's review of this application has had regard for the relevant matters of provincial interest set out in the Planning Act. Staff have reviewed the current proposal for consistency with the Provincial Policy Statement (2020) and conformity with the Growth Plan (2020). Staff find the proposal is consistent with the PPS and conforms with the Growth Plan.

Streetscape

City staff are satisfied that the proposal conforms with the applicable public realm policies of the Official Plan. Given the conservation of the existing building, which

extends to the property lines of both Yonge and King Streets, maintaining the existing sidewalk zones along both street frontages is acceptable.

The proposal would contribute to the enhancement of the private laneway south of the site through locating a new building entrance to the proposed basement restaurant space, along with new lighting and a canopy, while maintaining the existing use of the lane to transport minimal waste by hand from the subject property to the curb along Yonge Street.

Heritage Impact and Conservation Strategy

City staff support the approach to heritage conservation and rehabilitation of the existing building. The cultural heritage value and attributes of the property would be conserved and the building would maintain its prominence as an early skyscraper in the Financial District. The proposed development would conserve the entirety of the designated heritage building in situ, with minimal intervention to the original building fabric only where this is determined to be necessary. A number of original architectural features that have previously been removed would be reinstated or restored through the development.

The sensitive interface between the new infill component of the development at the southeast corner of the site and portions of the existing building's south and east elevations, which do not contain heritage attributes, are mostly blank facades and have limited visibility from the public realm, will necessitate minor interventions only to facilitate internal connectivity between the two structures. The new infill and rooftop addition would complement the form and materiality of the heritage building while being subordinate and distinguishable from it. The rooftop addition would be set back from the Yonge and King Street elevations by 4.1 metres, allowing the existing cupolas to be fully retained and rehabilitated as interior spaces and conserving the building's roofline. Floor levels within the heritage building would remain, with the interior structure retained, and the existing floor assembly material converted to be consistent throughout the building.

Heritage Planning staff have determined that the proposal would not have any adverse impacts on adjacent heritage properties, which include the following heritage properties:

- 67 Yonge Street (Part IV designated)
- 1 King Street West (Part IV designated)
- 2 King Street West (listed on the City's Heritage Register)
- 2 King Street East (Part IV designated)

The proposed conservation strategy for the on-site and adjacent heritage properties is consistent with provincial policy, conforms with the Official Plan and complies with the Standards and Guidelines for the Conservation of Historic Places in Canada.

Built Form

City Planning staff find that the proposal conforms with the Official Plan and the Downtown Secondary Plan and meets the intent of the Tall Building Design Guidelines and Downtown Tall Building Design Guidelines with respect to built form and massing.

The proposal would maintain the entire heritage building in situ while adding new development that is well-designed, compatible with and visually subordinate to the heritage resource. There would be very minimal impact to any heritage attributes and the proposed conservation and rehabilitation measures would ensure the long-term integrity of the building.

The proposed six-storey addition, resulting in an overall building height of 21 storeys (90 metres including the mechanical penthouse), would be significantly lower than the heights of many buildings in the surrounding area. The retained building and infill development would result in maximum tower floor plates of approximately 660 square metres, which is smaller than the standard floor plate of 750 square metres that is typically sought for tall buildings. The setbacks proposed from the existing heritage building to the rooftop addition along the street frontages of the site would limit the visibility of the new development from the public realm and reinforce the prominence of the heritage resource. The existing setback from the south property line is acceptable given the existing building footprint and proposed vertical extension of this existing form by six storeys, the limited new secondary windows proposed along the south elevation and the location and condition of the adjacent designated heritage office building to the south.

Along the east property line, the proposed infill development at the southern portion of the site behind the retained heritage building together with the rooftop addition, would result in significant new glazing for residential units along part of the shared property line with the site to the east at 7 King Street East. To achieve appropriate adjacency conditions with the property to the east, the proposal includes securing a Limiting Distance Agreement, or similar legal instrument, with the adjacent property, which includes the City as a party to the agreement, along with the two owners, to permit the proposed development to be built to the shared property line while ensuring that any possible further development of the adjacent site would not occur where it could abut the proposed east elevation in a similar form. Staff recommend that this agreement be registered to the satisfaction of the City Solicitor, prior to the Bills being submitted to City Council for the proposed development.

Land Use

The proposed Official Plan Amendment to permit a reduction in the amount of non-residential floor area is acceptable in this case when considered comprehensively in the context of the issues that are unique to this site and proposal. City Planning staff accept that, given the site's size, the conservation strategy and scale of the infill development and addition, the full provision of non-residential uses on the site would be technically challenging to achieve and as such, the proposal includes an acceptable balance of non-residential and residential uses for the site that can support the needs of the existing and future residents in the area.

The application includes 1,361 square metres of commercial uses on the ground floor, mezzanine and basement levels, representing a partial replacement of the existing non-residential gross floor area on the site. The proposed retail and restaurant uses would contribute to the activation of the public realm at this location and conform with the Priority Retail Street policies for Yonge and King Streets in the Downtown Plan.

Through the review process, City staff endeavoured to explore opportunities to incorporate additional office and other non-residential uses into the building, but the relatively small size of the site and conservation and rehabilitation measures of the entire existing heritage building limit what could be achieved on the site while appropriately balancing all planning objectives for the site and area. With the addition of residential uses to the building, the small site and floor plate of the existing building present challenges in accommodating the separate entrance, elevator access and building core that would be required to maintain the office uses in a mixed-use building. The small floor plate also more easily accommodates conversion to residential uses than other, more typical office buildings that have significantly larger floor plates and greater distances from the interior elevator core to exterior windows. In most cases of office to residential use conversions, demolition of the existing building is typically sought whereas the proposal would maintain the entire existing heritage building.

City Planning staff support the retention of the existing 15-storey heritage building at the prominent intersection, using a conservation approach that would be a combination of rehabilitation and restoration of the entire building. The proposed conservation approach extends to the building interior, which further limits the ability to significantly expand the scale of new development on the site. The existing interior floor slabs are a combination of steel beams and clay tiles that have been extensively altered and damaged over time. The proposed interior upgrades include the removal of these clay tiles with the replacement of a consistent and more modern concrete slab that would retain the overall interior building structure. If the addition were taller, this interior structure would need to be more significantly altered and strengthened to provide additional structural support, thereby compromising the conservation strategy for this key site and significant heritage resource.

The proposal includes 127 dwelling units. The Mixed Use Areas designation of the site provides for a broad range of commercial and residential uses, in single use or mixed-use buildings. The existing base Commercial-Residential (CR) zoning for the site also permits both residential uses and gross floor area on the site. The proposal would conform to the development criteria of the applicable Official Plan policies by providing a mix of residential and non-residential uses in a manner and at a location that reduces automobile dependency and meets the needs of the local community.

While the current proposal does not include full replacement of the existing non-residential floor area on the site, the site-specific zoning by-law includes a minimum required non-residential gross floor area and provides flexibility to further expand non-residential uses in the building. The proposal also achieves other key city-building objectives for a unique and technically challenging site and building through providing an acceptable mix of uses within a significant landmark heritage building, the entirety of which would be conserved, at a location that is supported by multiple forms of higher order transit.

Shadow

The proposal conforms with the policy direction of the Official Plan by ensuring that the development would limit shadow impacts on the public realm, particularly during the

spring and fall equinoxes. The shadow study submitted in support of the application demonstrates that the relatively minor 18-metre-high addition atop the existing building would not result in additional shadow on neighbouring streets, parks and open spaces.

Pedestrian Level Wind

The Pedestrian Level Wind Study submitted in support of the application concludes that all wind impacts created by the proposal would be minimal and of a tolerable level for the anticipated uses of the spaces at the ground level and on amenity terraces, including for sitting, standing, strolling and walking outdoors. The wind safety criteria is expected to be met at all areas both on-site and surrounding the proposed development. Staff are satisfied with the assessment, conclusions and recommendations of the study.

Unit Mix

The proposal complies with the applicable policies of the Downtown Plan, which requires the provision of 10% of all units as three-bedroom units, 15% as two-bedroom units and an additional 15% of units as a combination of two- and three-bedroom units or units that can be converted to larger units. The proposed mix of units would be secured in the site-specific zoning by-law.

Amenity Space

The proposed provision of 3.4 square metres of indoor amenity space per unit is acceptable given the characteristics and constraints of this site, including the relatively small size of the site and the conservation of the existing building that fills the entire site. Detailed design of the amenity space would be reviewed and secured through the Site Plan Approval process.

Open Space/Parkland

In accordance with Chapter 415, Article III of the Toronto Municipal Code, the applicant is required to satisfy the parkland dedication requirement through a cash-in-lieu payment. The value of the cash-in-lieu of parkland dedication will be appraised through Real Estate Services. Payment would be required prior to the issuance of the first above grade building permit.

Archaeological Assessment

Heritage Planning staff accept the conclusion of the Stage 1 Archaeological Assessment submitted as part of the application, which indicates that there are no archaeological concerns regarding the site.

Tree Preservation

The site does not currently include trees along the street frontages and the sidewalk conditions do not provide sufficient space to accommodate trees that would be planted with suitable long-term growing conditions. Given the in situ retention of the existing heritage building, this condition is acceptable.

Toronto Green Standard

City Council has adopted the four-tier Toronto Green Standard (TGS). The TGS is a set of performance measures for green development. Applications are required to meet and demonstrate compliance with Tier 1 of the TGS. Tiers 2, 3 and 4 are voluntary, higher levels of performance with financial incentives.

The proposal would meet the Tier 2 levels of performance of the TGS, exceeding the minimum required Tier 1 standards, and advancing the City's objectives for resilience and contributing to achieving net-zero emissions by 2040 or sooner.

Performance measures for the Tier 2 development features would be secured through the site specific zoning by-law and future site plan agreement, including the following:

- Transportation Demand Management plan measures;
- Bicycle parking spaces and associated shower and change facilities;
- On-site retention of stormwater consistent with City standards; and
- Green Roof under the Green Roof By-law.

Additional measures for Tier 2 applications include an Upfront Embodied Emissions Assessment for the structure and envelope, provision of a refuge area and back-up power generation within the building to improve resilience, conducting a Whole-building Air Leakage Test to improve the quality and air tightness of the building envelope, maintaining existing structural and non-structural building elements, and implementing a construction and demolition waste management and diversion plan.

Traffic Impact, Access, Parking

Transportation Services staff accept the conclusions of the Transportation Impact Study submitted in support of the application to evaluate the parking, loading and person trips generated by the proposal, which indicate that the change of use and site impacts on the area's transportation network are anticipated to be minimal under future conditions. Transportation Services staff also accept the proposed supply of zero vehicle parking spaces, subject to implementation of Transportation Demand Management measures to encourage active transportation and transit use, which would be secured through the Site Plan Approval process. Staff also accept the proposed bike parking supply, which meets citywide zoning by-law standards.

Loading is proposed to continue to be undertaken along Yonge Street in the curb lane via the rear of the building. Given the in situ retention of the existing heritage building, there is no vehicular access for the site and no loading spaces can be accommodated on-site. This condition is acceptable in this case.

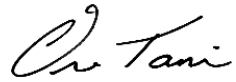
Servicing

Engineering and Construction Services staff have reviewed the findings of the Functional Servicing and Stormwater Management Report, Geotechnical Report and Hydrogeological Review Report that were submitted in support of the application and have accepted the conclusions in support of the subject Official Plan and Zoning By-law Amendment application. Other issues identified by Engineering and Construction Services staff will be resolved as part of the Site Plan Approval process.

CONTACT

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E-mail: Paul.M.Johnson@toronto.ca

SIGNATURE



Oren Tamir , Director
Community Planning, Toronto and East York District

ATTACHMENTS

City of Toronto Data/Drawings

- Attachment 1: Application Data Sheet
- Attachment 2: Location Map
- Attachment 3: Official Plan Land Use Map
- Attachment 4: Downtown Plan Land Use Map
- Attachment 5: Existing Zoning By-law Map
- Attachment 6: Draft Official Plan Amendment
- Attachment 7: Draft Zoning By-law Amendment

Applicant Submitted Drawings

- Attachment 8: Site Plan
- Attachments 9-12: Elevations

Attachment 1: Application Data Sheet

Municipal Address: 69 Yonge St and 3 King St E Date Received: September 14, 2022

Application Number: 22 203450 STE 13 OZ

Application Type: OPA and Rezoning

Project Description: Official Plan and Zoning By-law amendment application to permit converting the existing office uses in the 15-storey designated heritage building to residential uses on levels 2 to 15, infilling the southeast corner of the building and adding 6 storeys on top of the existing building. This would result in approximately 11,567 square metres of residential uses consisting of 127 dwelling units, and 1,361 square metres of retail and restaurant uses on the ground floor and basement level.

Applicant	Agent	Architect	Owner
H&R REIT	Bousfields	Partisans	69 Yonge Portfolio Inc.

EXISTING PLANNING CONTROLS

Official Plan Designation: Mixed Use Areas Site Specific Provision: N/A

Zoning: CR 12.0 (c8.0; r11.7) SS1 (x2325) Heritage Designation: Y

Height Limit (m): 76 Site Plan Control Area: Y

PROJECT INFORMATION

Site Area (sq m): 699 Frontage (m): 23 Depth (m): 31

Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):	574	574	6	581
Residential GFA (sq m):			11,567	11,567
Non-Residential GFA (sq m):	9,140	1,361		1,361
Total GFA (sq m):	9,140	1,361	11,567	12,928
Height - Storeys:	15	15	21	21
Height - Metres:	65	65	83	83

Lot Coverage Ratio (%): 83.1 Floor Space Index: 18.5

Floor Area Breakdown	Above Grade (sq m)	Below Grade (sq m)
Residential GFA:	11,567	
Retail GFA:	900	461

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:				
Freehold:				
Condominium:			127	127
Other:				
Total Units:			127	127

Total Residential Units by Size

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:					
Proposed:		14	65	27	21
Total Units:		14	65	27	21

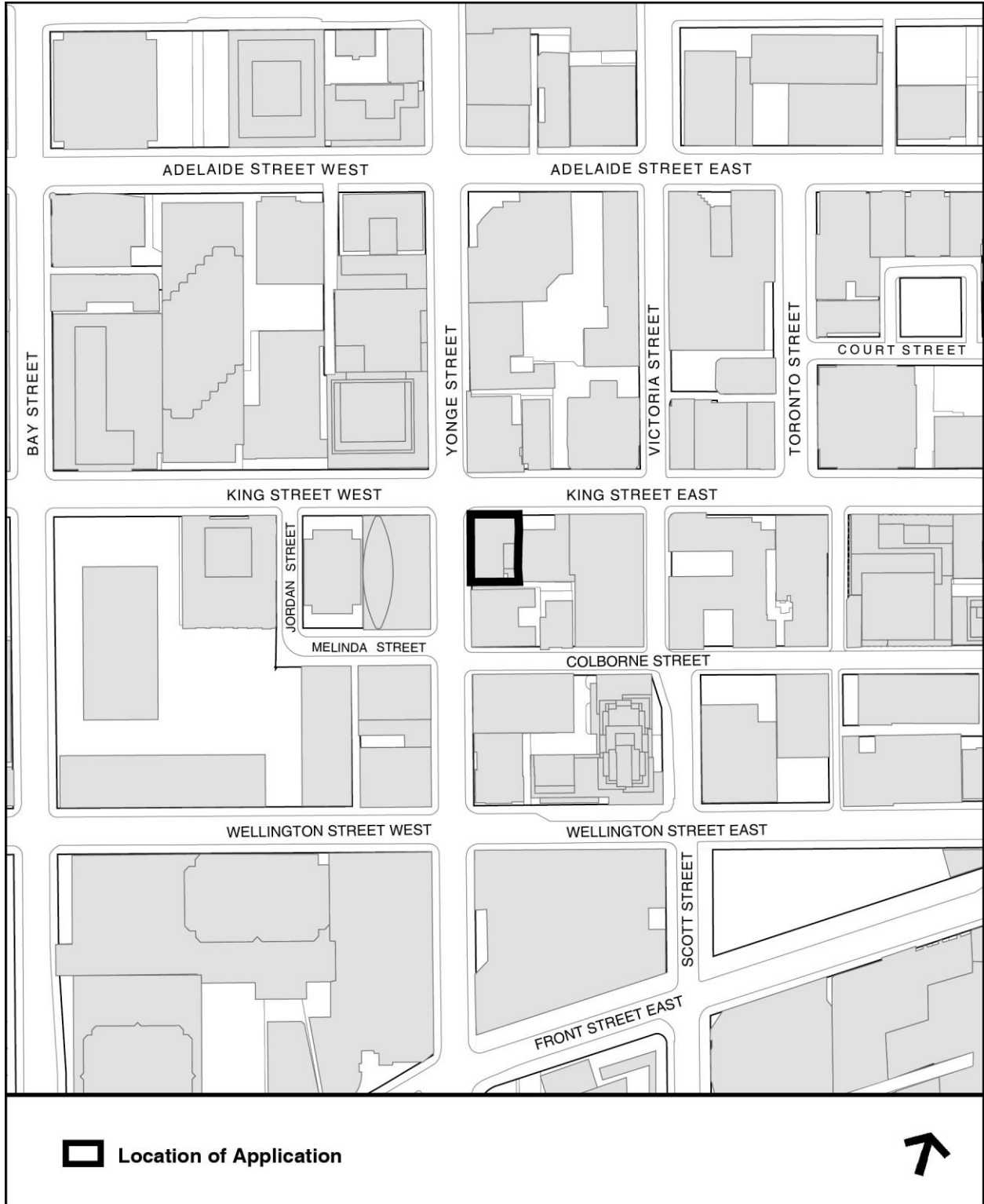
Parking and Loading

Parking Spaces:	0	Bicycle Parking Spaces:	128	Loading Docks:	0
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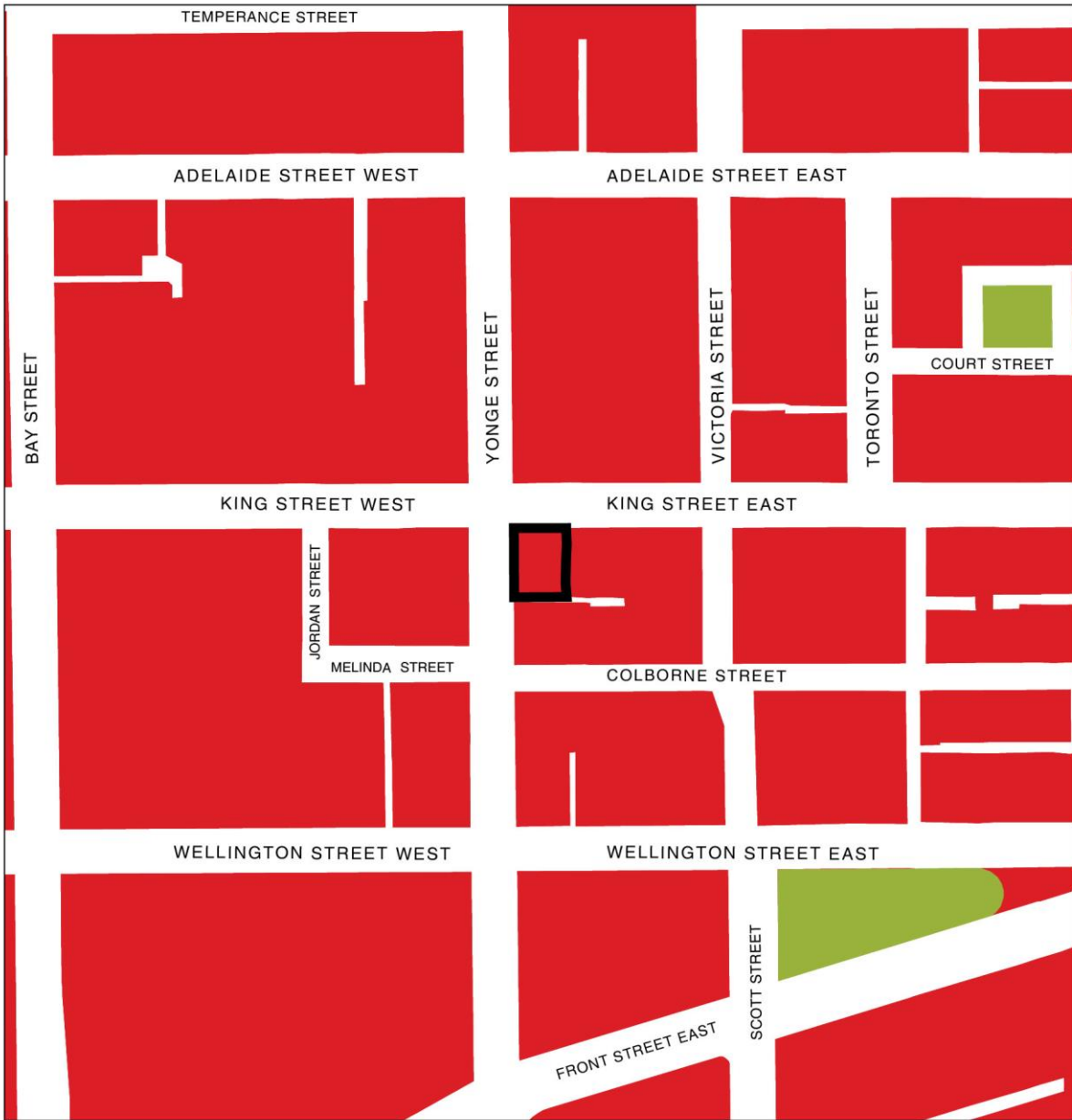
CONTACT:

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416-397-0259
Paul.M.Johnson@toronto.ca

Attachment 2: Location Map



Attachment 3: Official Plan Land Use Map



Official Plan Land Use Map #18

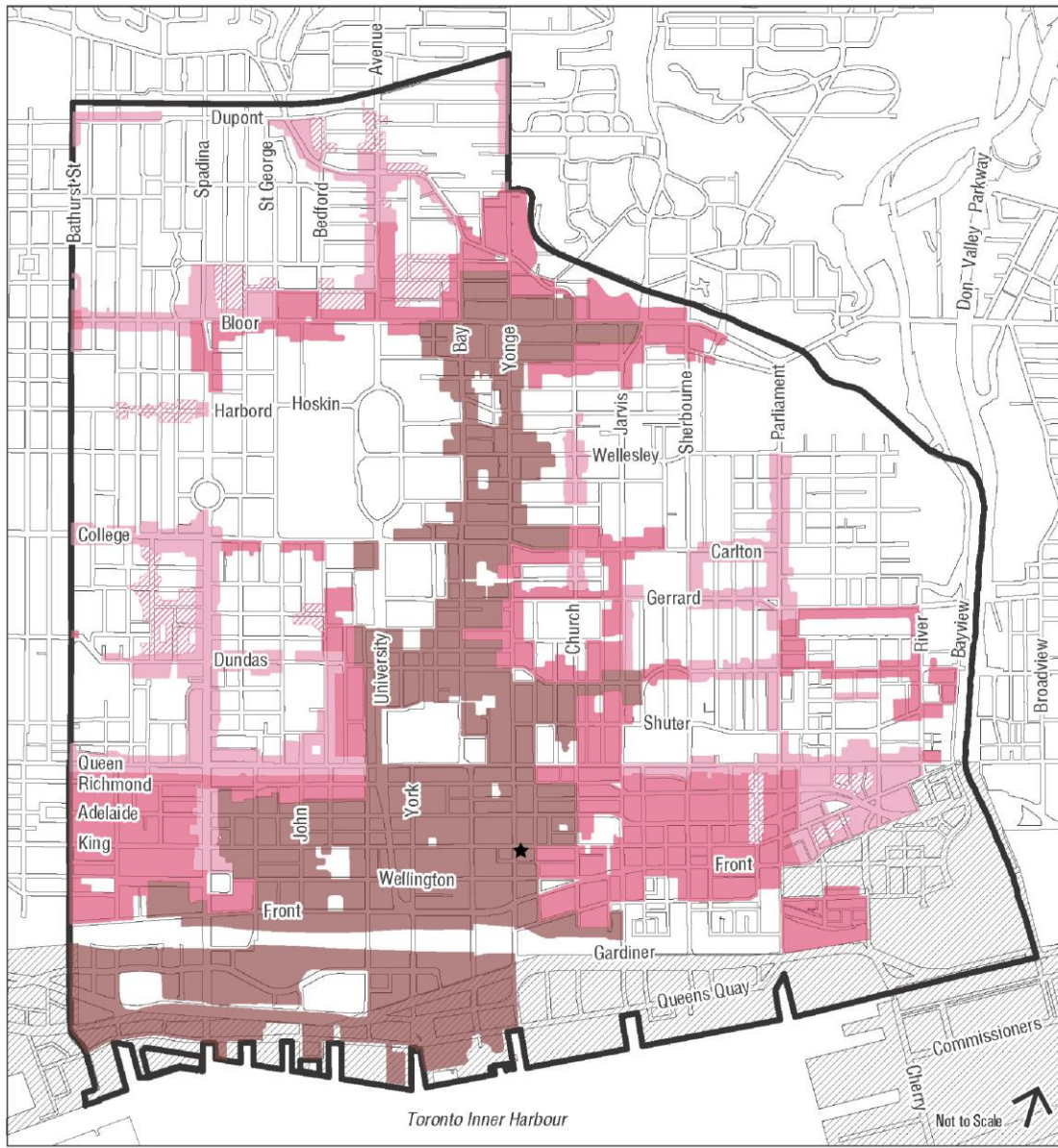
69 Yonge Street

File # 22 203450 STE 13 0Z

-  Location of Application
-  Mixed Use Areas
-  Parks


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 Extracted: 09/19/2022

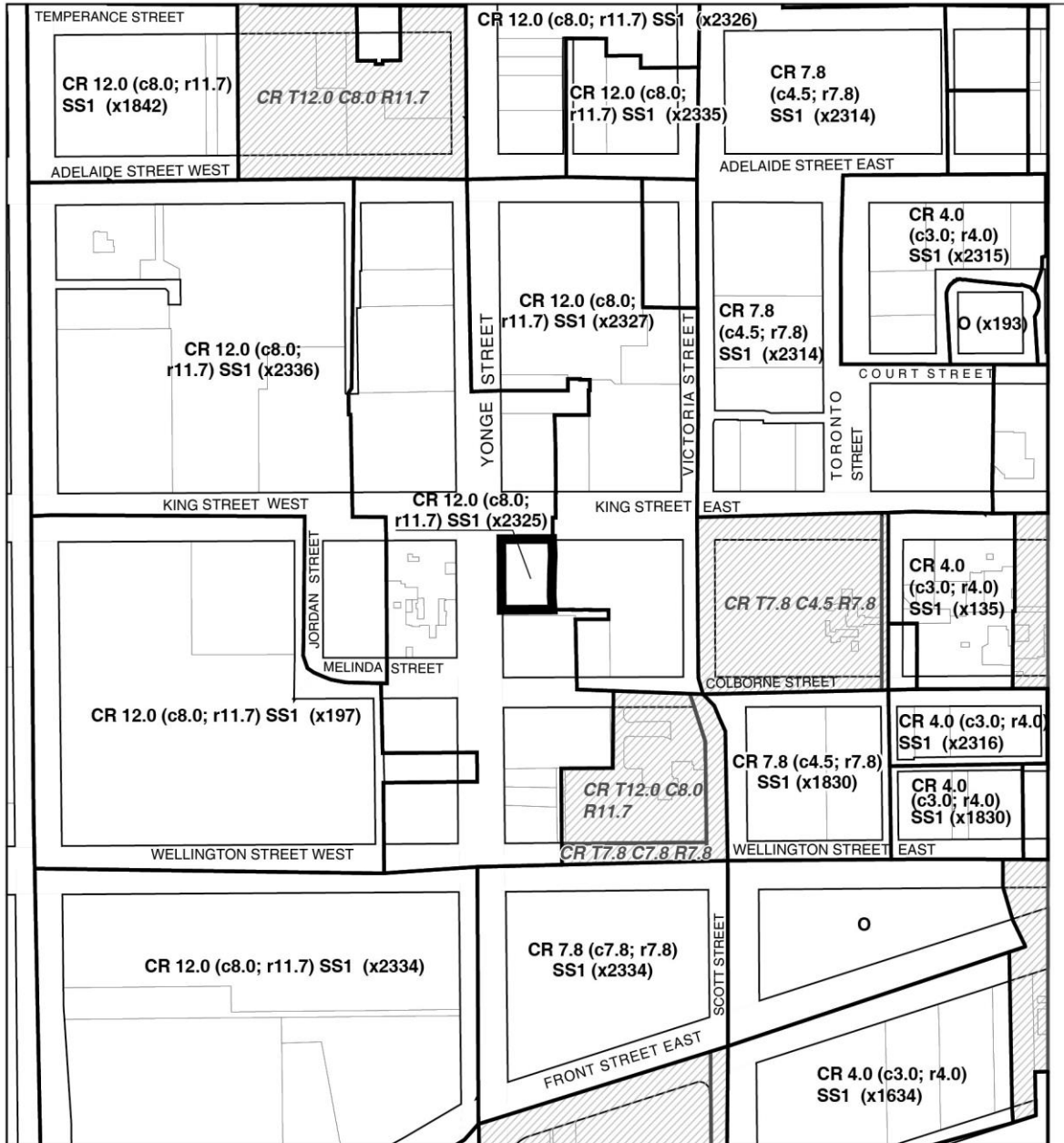
Attachment 4: Downtown Plan Land Use Map



Downtown Plan MAP 41-3 Mixed Use Areas

- Downtown Plan Boundary
- Mixed Use Areas 1 - Growth
- Mixed Use Areas 2 - Intermediate
- Mixed Use Areas 3 - Main Street
- Mixed Use Areas 4 - Local
- Central Waterfront Secondary Plan
- Location of Application

Attachment 5: Existing Zoning By-law Map



Zoning By-law 569-2013

69 Yonge Street

File # 22 203450 STE 13 0Z

-  Location of Application
- CR** Commercial Residential
- O** Open Space

-  See Former City of Toronto By-law No. 438-86
- CR** Mixed-Use District
- G** Parks District



Not to Scale
Extracted: 09/19/2022

Attachment 6: Draft Official Plan Amendment

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 XXX
BY-LAW XXX

To adopt an amendment to the Official Plan for the City of Toronto respecting the lands known municipally in the year 2023 as 69 Yonge Street and 3 King Street East

Whereas authority is given to Council under the Planning Act, R.S.O. 1990, c.P. 13, as amended, to pass this By-law;

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 No. 705 to the Official Plan is hereby adopted pursuant to the Planning Act, as amended.

Enacted and Passed this ~ day of ~, A.D. 20~.

Frances Nunziata, John D. Elvidge,
Speaker City Clerk

(Seal of the City)

AMENDMENT NO. 705 TO THE OFFICIAL PLAN

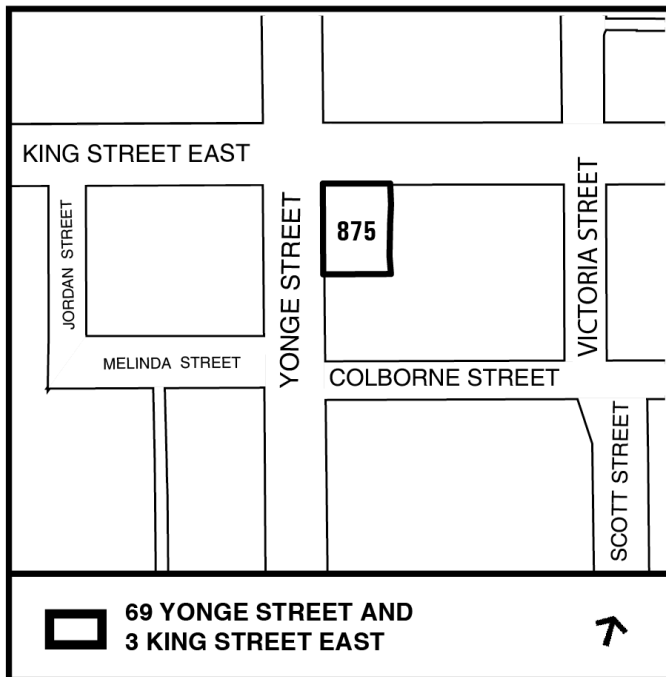
LANDS MUNICIPALLY KNOWN IN THE YEAR 2023 AS 69 YONGE STREET AND 3 KING STREET EAST

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

2. Chapter 7, Map 29, Site and Area Specific Policies, is amended by adding Site and Area Specific Policy No. 875 for the lands known municipally in 2023 as 69 Yonge Street and 3 King Street East, as follows:

875. Lands known municipally in 2023 as 69 Yonge Street and 3 King Street East:

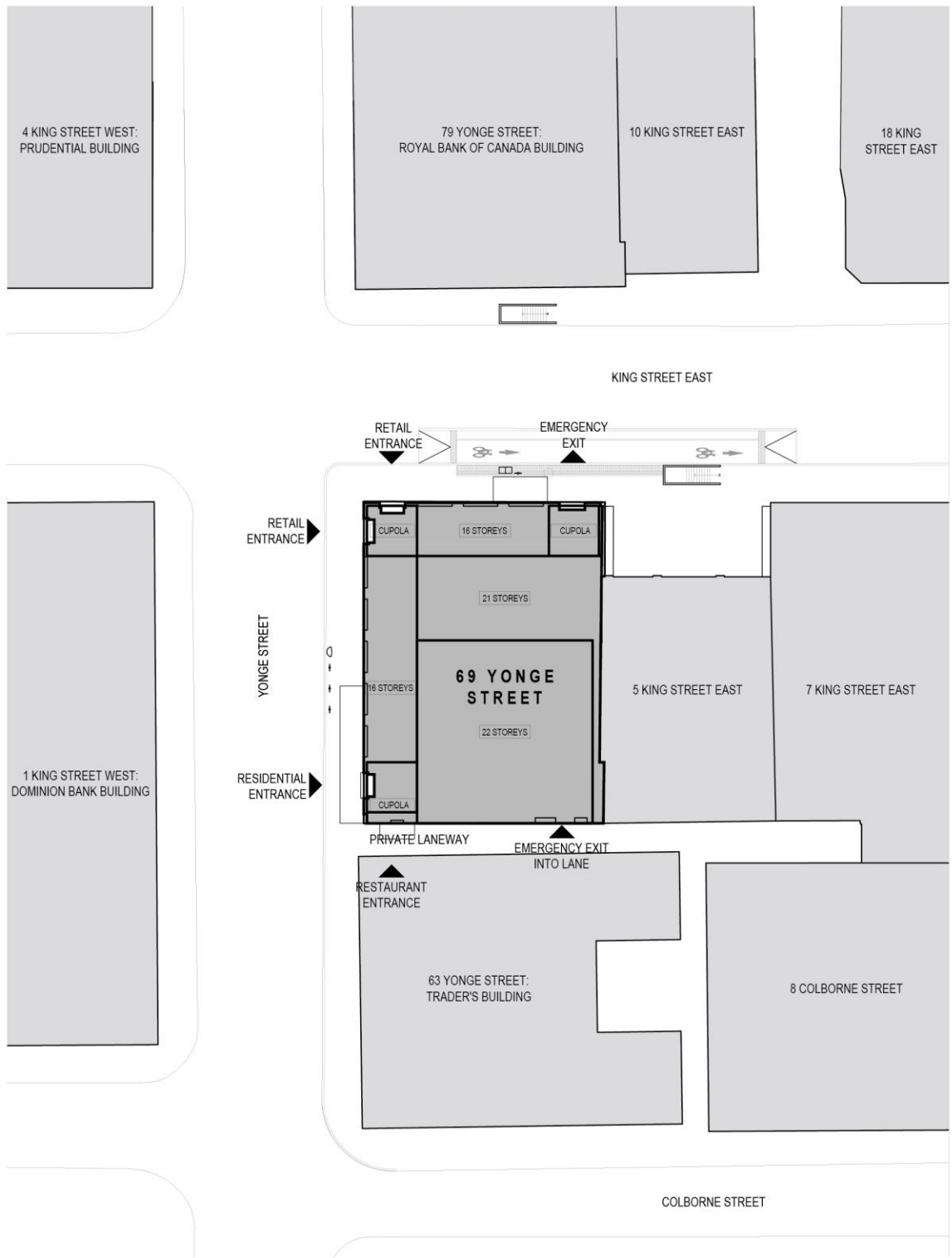
On the lands outlined in black below, a minimum non-residential gross floor area of 1,350 square metres is required.



Attachment 7: Draft Zoning By-law Amendment

To be available prior to the January 24, 2024, Toronto and East York Community Council Meeting

Attachment 8: Site Plan

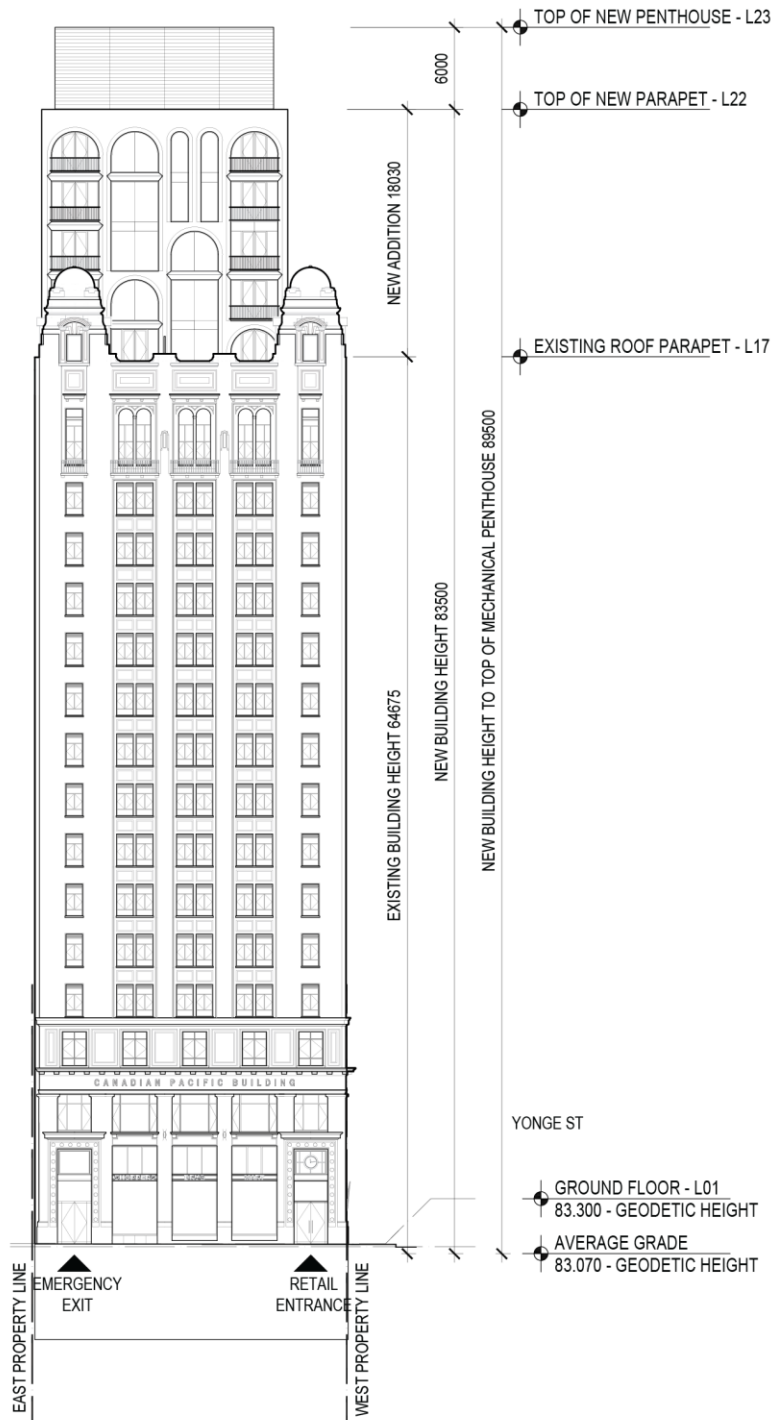


Site Plan



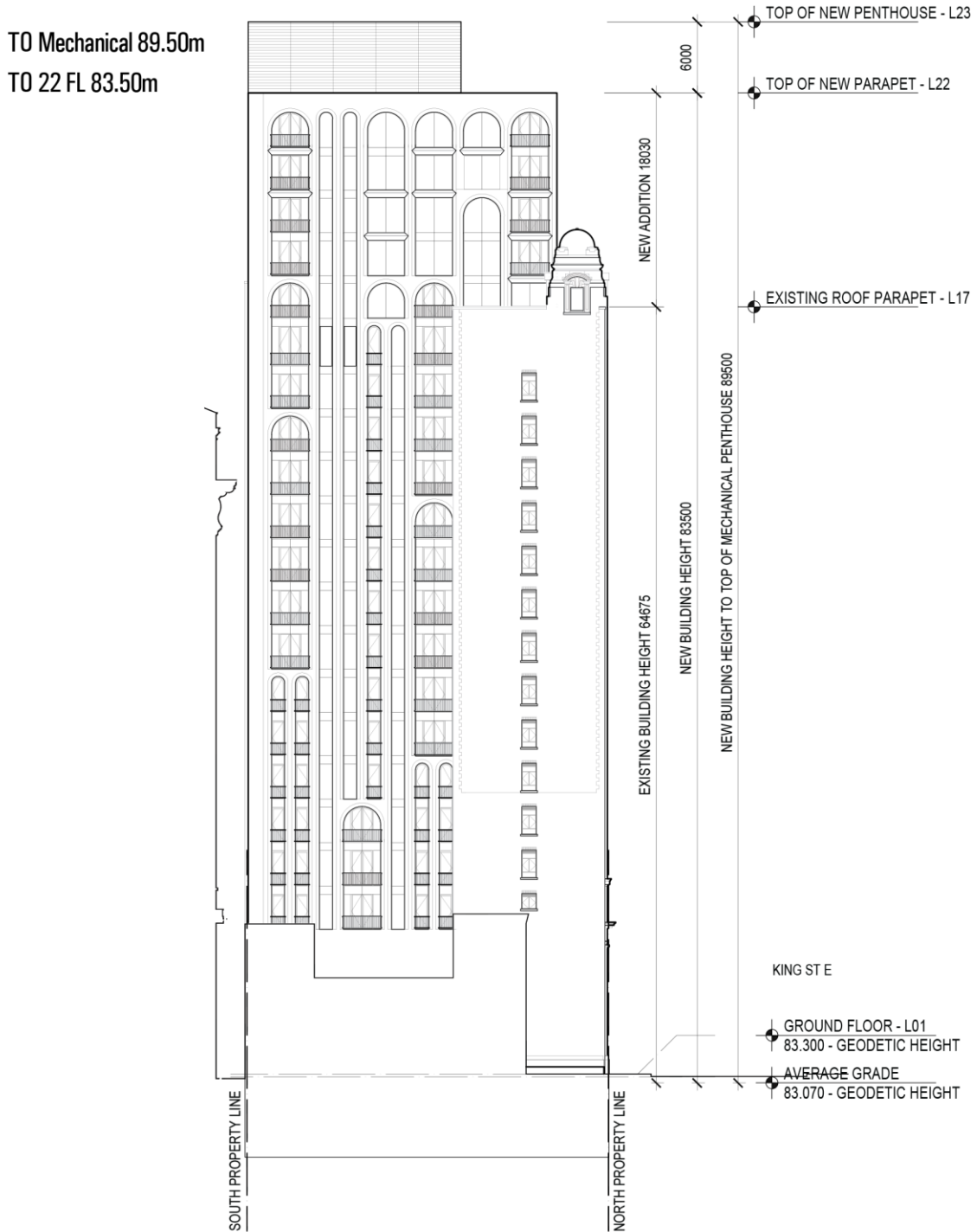
Attachment 9: North Elevation

TO Mechanical 89.50m
 TO 22 FL 83.50m



North Elevation

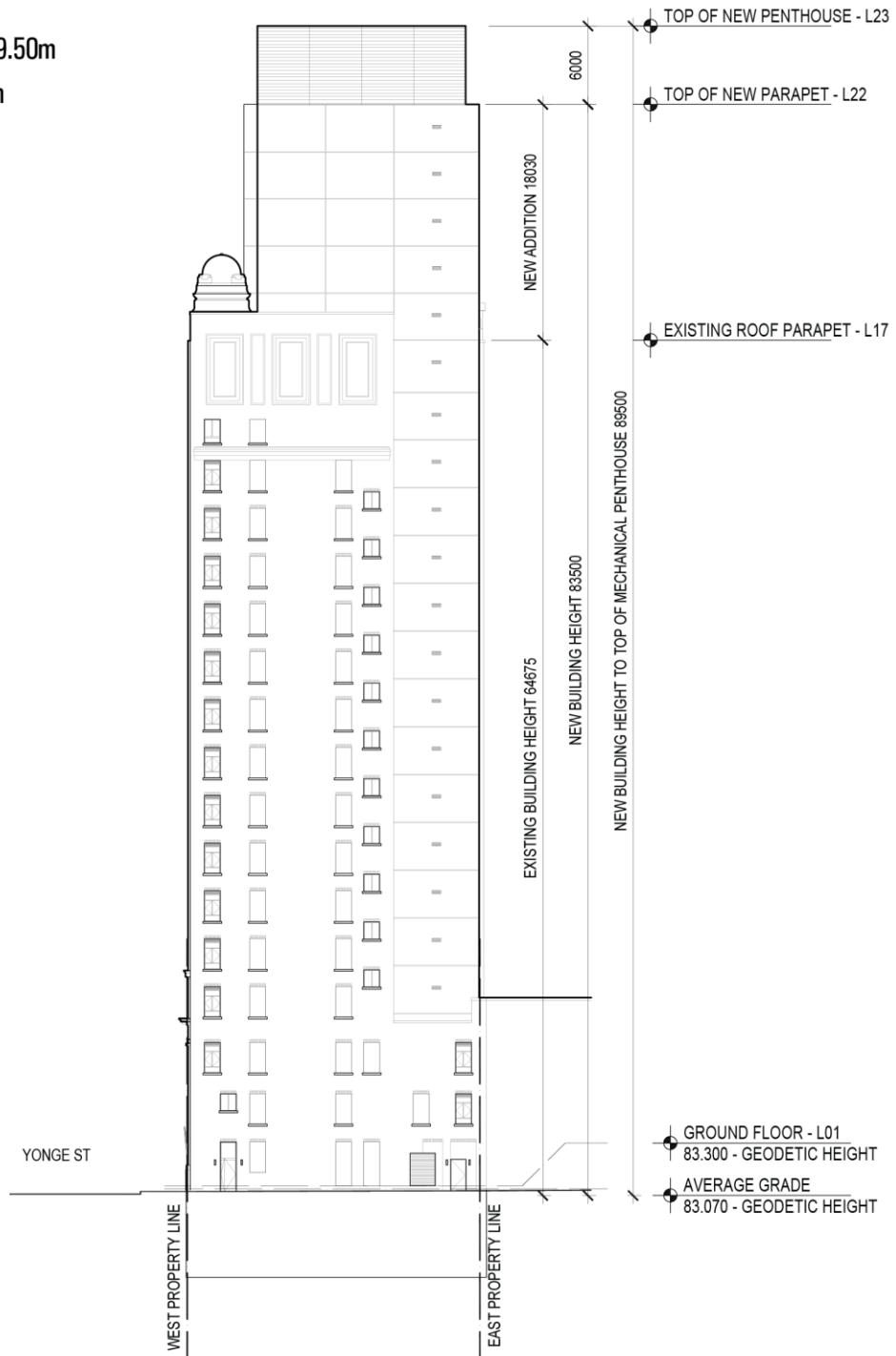
Attachment 10: East Elevation



East Elevation

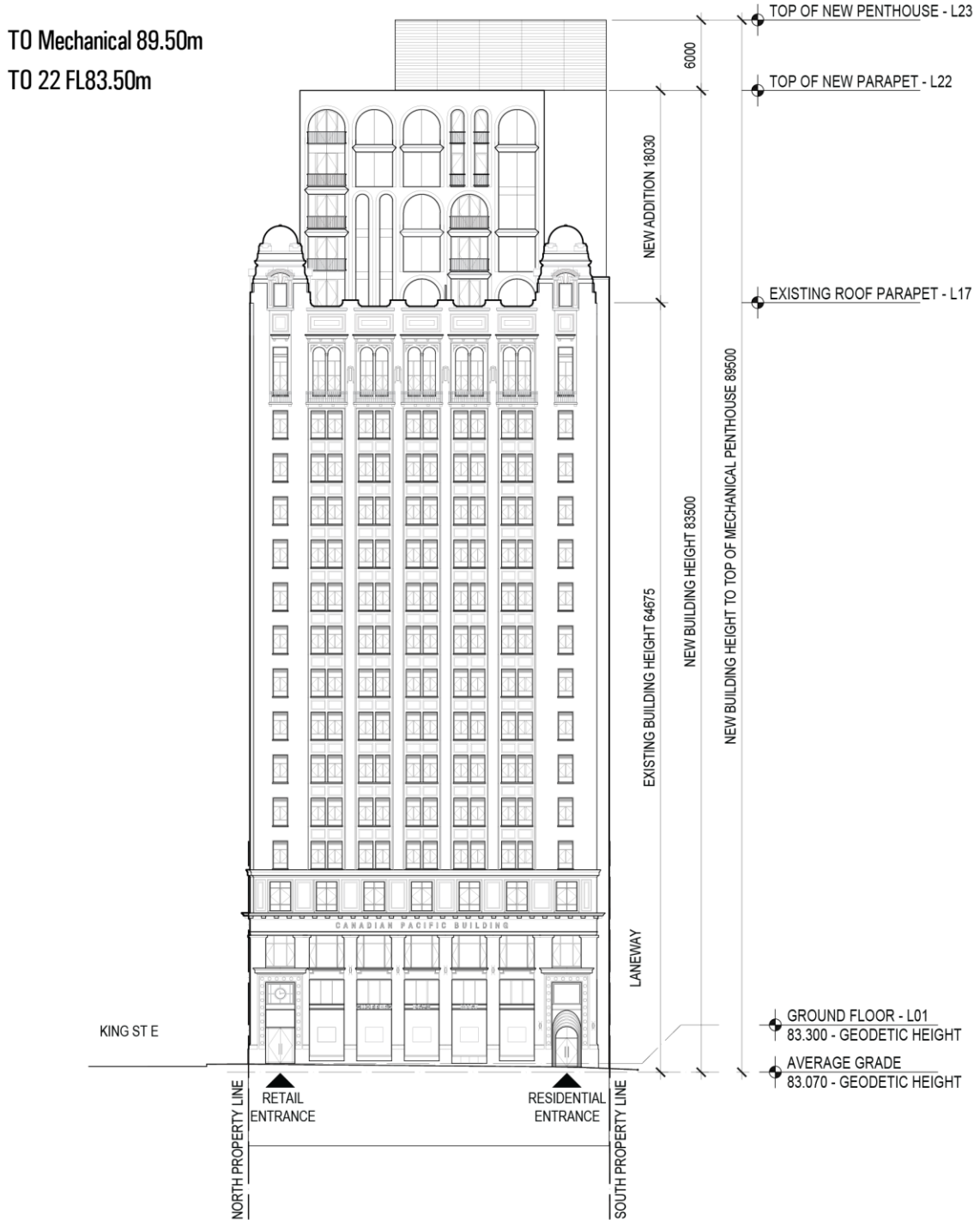
Attachment 11: South Elevation

TO Mechanical 89.50m
 TO 22 FL 83.50m



South Elevation

Attachment 12: West Elevation



West Elevation