

Authority: North York Community Council Item [-],
as adopted by City of Toronto Council on [-] 2025

CITY OF TORONTO

BY-LAW [Clerks to insert By-law number]

To amend Zoning By-law 569-2013, as amended by Site Specific Zoning By-law 830-2022, with respect to the lands municipally known in the year 2024 as 2704, 2678, 2676 and 2674 Yonge Street and 19 Alexandra Boulevard.

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;

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;

Whereas the Official Plan for the City of Toronto contains provisions relating to the authorization of increases in height and density of development; and
Whereas pursuant to Section 37 of the Planning Act, as it read on the day before section 1 of Schedule 17 to the COVID-19 Economic Recovery Act, 2020, S.O. 2020., c. 18 ("COVID-19 Economic Recovery Act, 2020") came into force, a by-law under Section 34 of the Planning Act, may authorize increases in the height and density of development beyond those otherwise permitted by the by-law and that will be permitted in return for the provision of such facilities, services or matters as are set out in the by-law;

Whereas subsection 37(3) of the Planning Act, as it read on the day before section 1 of Schedule 17 to the COVID-19 Economic Recovery Act, 2020 came into force, provides that where an owner of land elects to provide facilities, services and matters in return for an increase in the height or density of development, the municipality may require the owner to enter into one or more agreements with the municipality dealing with the facilities, services and matters;

Whereas the owner of the aforesaid lands has elected to provide the facilities, services and matters hereinafter set out;

Whereas the increase in height and density permitted beyond that otherwise permitted on the aforesaid lands by By-law 569-2013, as amended, is permitted in return for the provision of the facilities, services and matters set out in this By-law which is secured by one or more agreements between the owner of the land and the City of Toronto;

Whereas pursuant to Section 36 of the Planning Act, as amended, the council of a municipality may, in a by-law passed under Section 34 of the Planning Act, use a

holding symbol "(H)" in conjunction with any use designation to specify the use to which lands, buildings or structures may be put once the holding symbol "(H)" is removed by amendment to the by-law; and

Whereas the Official Plan for the City of Toronto contains provisions relating to the use of holding symbol "(H)"; 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. By-law 830-2022 is amended and replaced with this By-law.
3. 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.
4. 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 to a zone label of (H) I (x760) and OR, as shown on Diagram 2 attached to this By-law.
5. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.30.10 Exception Number [760] so that it reads:

(760) Exception I 760

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 2704, 2678, 2676 and 2674 Yonge Street and 19 Alexandra Boulevard, if the requirements of By-law [Clerks to insert By-law number] are complied with, a **building** or **structure** may be constructed, used or enlarged in compliance with Regulations (B) to (O) below;
- (B) For the purposes of this exception, a **retirement home** may include a minimum of 31 **dwelling units**;
- (C) Despite regulation 80.5.40.10(1), the height of a **building** or **structure** is the distance between the Canadian Geodetic Datum of 163.7 metres and the elevation of the highest point of the **building** or **structure**;

- (D) Despite regulation 80.10.40.10(1) 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 [Clerks to insert By-law number];
- (E) Despite regulation 80.5.40.10 (2), (3) and (5), and (D) above, the following equipment and **structures** may project beyond the permitted maximum height shown on Diagram 3 of By-law [Clerks to insert By-law number]:
- (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, chimneys, and vents, by a maximum of 6.0 metres;
 - (ii) elevator overruns, provided they have a total area of 20 square metres, by a maximum of 7.0 metres;
 - (iii) **structures** that enclose, screen, or cover the equipment, **structures** and parts of a **building** listed in (i) and (ii) above, including a mechanical penthouse, by a maximum of 6.0 metres;
 - (iv) architectural features and parapets, by a maximum of 1.5 metres;
 - (v) **building** maintenance units and window washing equipment, by a maximum of 3.5 metres;
 - (vi) planters, **landscaping** features, guard rails, and divider screens on a terrace, by a maximum of 3.0 metres; and
 - (vii) antennae, flagpoles and satellite dishes, by a maximum of 3.0 metres;
 - (viii) trellises, pergolas, and unenclosed **structures** providing safety or wind protection to rooftop **amenity space**, by a maximum of 4.5 metres
- (F) Despite regulation 80.10.40.40(1), the permitted maximum **gross floor area** of all **buildings** or **structures** is 21,600 square metres;
- (G) Despite Clause 80.10.40.70, the permitted minimum **building setbacks** are as shown in metres on Diagram 3 of By-law [Clerks to insert By-law number];
- (H) Despite regulations 80.5.40.60(1), 80.10.40.60 (1) and (2), and (G) above, the following may encroach into the required minimum **building setbacks** as follows:
- (i) decks, porches, and balconies, by a maximum of 2.5 metres;

- (ii) canopies and awnings, by a maximum of 2.5 metres;
 - (iii) exterior stairs, access ramps and elevating devices, by a maximum of 2.0 metres;
 - (iv) architectural features, such as a pilaster, decorative column, cornice, sill, belt course, or chimney breast, by a maximum of 3.0 metres;
 - (v) window projections, including bay windows and box windows, by a maximum of 1.0 metres; and
 - (vi) air conditioners, satellite dishes, antennae, vents, and pipes, by a maximum of 1.0 metres;
- (I) Despite 80.10.50.10 (1) and (2), no minimum **front yard landscaping** or **soft landscaping** is required;
- (J) Despite regulation 200.5.10.1(1) and Table 200.5.10.1, 24 **parking spaces** must be provided;
- (K) Despite regulation 200.5.1.10, **stacked parking spaces** located below ground must have the following minimum dimensions:
 - (i) length of 5.2 metres;
 - (ii) width of 2.5 metres; and
 - (iii) vertical clearance of 1.5 metres;
- (L) For the purposes of this exception, regulation 970.10.15.5(17), regarding accessible **parking space** rates, is not applicable;
- (M) Despite Article 220.5.10, one Type “G” **loading space** must be provided;
- (N) Despite regulation 230.5.1.10(4)(A) and (C), **stacked bicycle parking spaces** must have the following minimum dimensions:
 - (i) length of 1.8 metres;
 - (ii) width of 0.45 metres; and

- (iii) vertical clearance of 1.0 metres; and
- (O) Despite regulations 230.5.10.1(3) and (5), 970.30.15.3(4), and Table 970.30.15.5, 7 short-term **bicycle parking spaces** and 28 “long-term” **bicycle parking spaces** must be provided;

Prevailing By-laws and Prevailing Sections: "(None Apply)".

- 6. 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.
- 7. Holding Symbol Provisions:
 - (A) The lands zoned with the holding symbol "(H)" delineated by heavy lines on Diagram 2 attached to By-law [Clerks to insert By-law number] must not be used for any purpose other than those uses and buildings existing as of the date of the passing of this By-law, until the holding symbol "(H)" has been removed; and
 - (B) An amending by-law to remove the holding symbol "(H)" referred to in (A) above may be enacted when the following are fulfilled to determine the storm water runoff, sanitary flow and water supply demand resulting from this development, and whether there is adequate capacity in the existing municipal infrastructure to accommodate the proposed development:
 - (i) The owner or applicant, at their sole cost and expense, has submitted a revised Functional Servicing and Stormwater Management Report to demonstrate the storm water runoff, sanitary flow and water supply demand resulting from this development, and whether there is adequate capacity in the existing municipal infrastructure to accommodate the proposed development to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services;
 - (ii) If the Functional Servicing and Stormwater Management Report accepted and satisfactory from (i) above require any new municipal infrastructure or upgrades to existing municipal infrastructure to support the development, then either:
 - a. the owner or applicant has secured the design, construction, and provision of financial securities for any new municipal

infrastructure, or any upgrades or required improvements to the existing municipal infrastructure identified in the accepted Functional Servicing and Stormwater Management Report, to support the development, in a financial secured agreement, all to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services; or,

- b. the required new municipal infrastructure or upgrades to existing municipal infrastructure to support the development in the accepted and satisfactory Functional Servicing and Stormwater Management Report in (i) above are constructed and operational, all to the satisfaction to the Chief Engineer and Executive Director, Engineering and Construction Services; and 7 City of Toronto By-law [Clerks to insert By-law number], and

- (iii) all necessary approvals or permits arising from (ii)(a) or (ii)(b) above are obtained, where required all to the satisfaction to the Chief Engineer and Executive Director, Engineering and Construction Services.

8. Section 37 Provisions

- (A) Pursuant to Section 37 of the Planning Act, and subject to compliance with this By-law, the increase in height and density of the development is permitted beyond that otherwise permitted on the lands shown on Diagram 1 in return for the provision by the owner, at the owner's expense of the facilities, services and matters set out in Schedule A hereof and which are secured by one or more agreements pursuant to Section 37(3) of the Planning Act that are in a form and registered on title to the lands, to the satisfaction of the City Solicitor.
- (B) Where Schedule A of this By-law requires the owner to provide certain facilities, services or matters and to enter into an agreement prior to the issuance of a building permit, the issuance of such permit shall be dependent on satisfaction of same.
- (C) The owner shall not use, or permit the use of, a building or structure erected with an increase in height and density pursuant to this By-law unless all provisions of Schedule A are satisfied.

Enacted and passed on [Clerks to insert date].

[full name],
Speaker

[full name],
City Clerk

(Seal of the City)

SCHEDULE A
Section 37 Provisions

Community Benefits

- (A) Pursuant to Section 37 of the Planning Act, and subject to compliance with this By-law, the increase in height and density of the development is permitted beyond that otherwise permitted on the lands shown on Diagram 1 in return for the provision by the owner, at the owner's expense of the facilities, services and matters set out in Schedule A hereof and which are secured by one or more agreements or amended agreement that was registered January 23, 2024 as Instrument ATA6500649 pursuant to Section 37(3) of the Planning Act, that are in a form and registered on title to the lands, to the satisfaction of the City Solicitor.
- (B) Prior to the issuance of the first above-grade building permit, the owner shall pay to the City, a cash contribution in the amount of nine-hundred and fifty-thousand dollars (\$950,000.00) to be allocated at the discretion of the Executive Director, Development Review in consultation with the Ward Councillor, for the following matters:
 - (i) public park improvements;
 - (ii) public art; and/or
 - (iii) streetscape improvements within proximity of the lands in the Ward.
- (C) The cash contribution referenced above is to be indexed upwardly in accordance with the Statistics Canada Non-Residential Building Construction Price Index for Toronto for the period from the date of the registration of the Section 37 Agreement to the date of payment;
- (D) In the event the cash contribution has not been used for the intended purpose(s) within three (3) years of this By-law coming into full force and effect, the cash contribution may be redirected for another purpose, at the discretion of the Executive Director, Development Review, in consultation with the local Ward Councillor, provided that the purpose(s) is/are identified in the Toronto Official Plan and will benefit the community in the vicinity of the lands;
- (E) Prior to issuance of Notice of Approval Conditions in a site plan control application(s), the owner shall submit plans and materials sufficient to show the cost, location, configuration, and design of the reconstruction and restoration of the historic gates and columns located at the northwest

and southwest corners of the intersection of Alexandra Boulevard and Yonge Street ("Gate Restoration"), to the satisfaction of the Chief Planner and Executive Director, City Planning, and the General Manager of Transportation Services, in consultation with the Ward Councillor and the Lytton Park Residents' Organization. The Owner shall post an irrevocable Letter of Credit in the amount of 120 percent of the cost of the Gate Restoration, to the satisfaction of the Chief Planner and Executive Director of City Planning and the City Solicitor; and

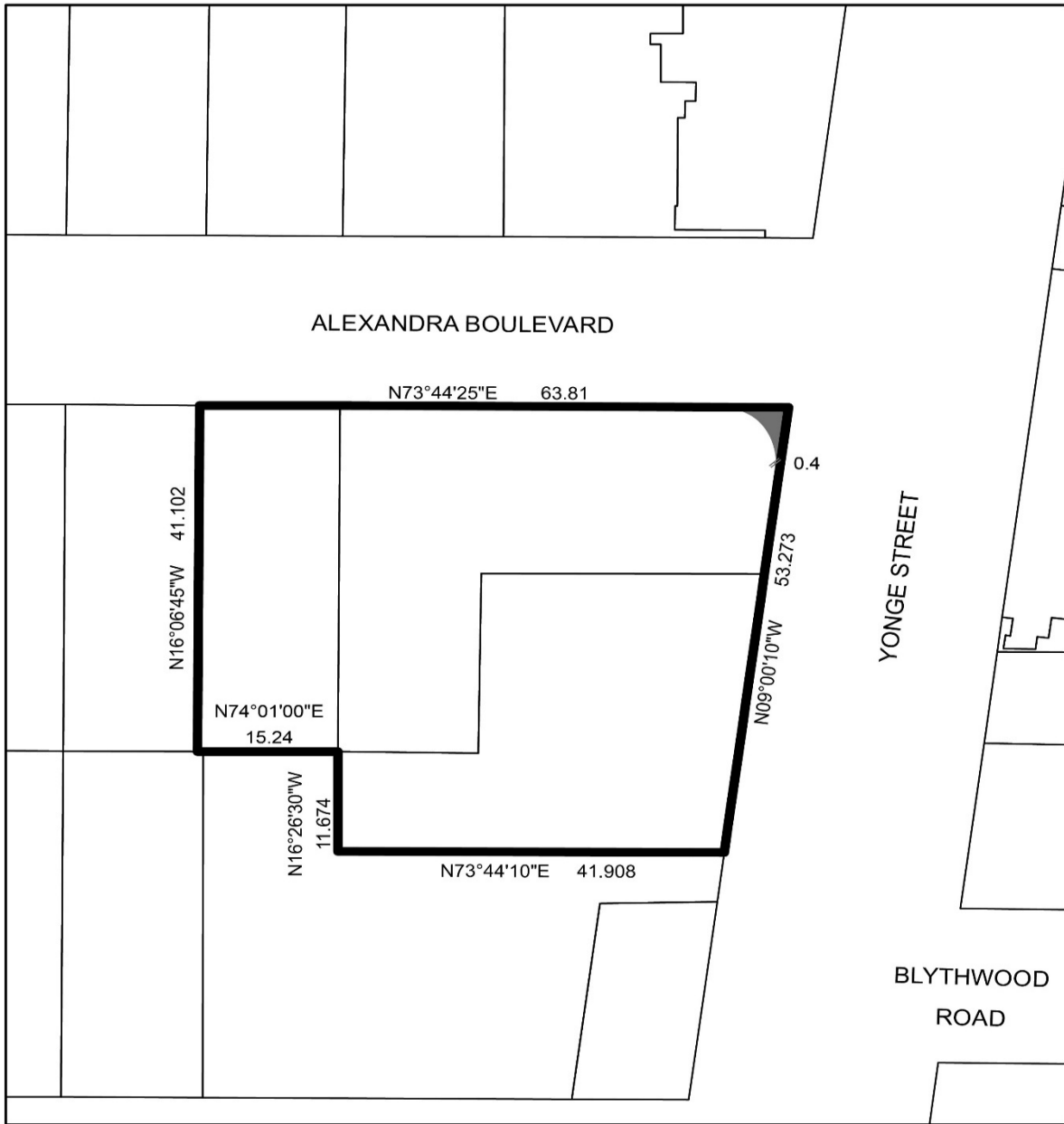
- (F) Prior to the earlier of any non-residential or residential use or occupancy on the lands, the owner shall demonstrate that the Gate Restoration has been undertaken and completed in accordance with the plans and materials submitted and approved in the context of site plan approval, to the satisfaction of the Chief Planner and Executive Director, City Planning, and the General Manager of Transportation Services.

Matters of Legal Convenience

- (G) The following matters be secured in the amended Section 37 Agreement as a legal convenience to support the development:
 - (i) requirement for the owner to provide and maintain 31 replacement rental dwelling units that collectively have a minimum total gross floor area of at least 1,970 square metres and be comprised of 23 one-bedroom units and 8 two-bedroom units, as generally illustrated in the plans submitted to the City Planning Division dated May 26, 2025. Any revision to these plans shall be to the satisfaction of the Chief Planner and Executive Director, City Planning;
 - (ii) provision of a Tenant Assistance Plan for tenants of the 31 existing rental dwelling units proposed to be demolished at 2674 and 2676 Yonge Street that reflects the City's most current tenant assistance practices as generally outlined in the Council Item 2025.PH20.2 – Implementation Guidelines for Rental Replacement, to the satisfaction of the Chief Planner and Executive Director, City Planning;
 - (iii) removal of the requirement to provide tenants of the 31 replacement rental dwelling units with access to, and use of, all indoor and outdoor amenities in the proposed development; and
 - (iv) the owner shall construct and maintain to the satisfaction of the Executive Director, Development Review, an area of not less than 370 square metres at grade for use by the general public as publicly accessible, privately-owned open space ("POPS"), in a

location generally identified in the Zoning By-law Amendment, with the location configuration and design of the POPS to be determined in the context of site plan approval to the satisfaction of the Executive Director, Development Review, and secured in a Site Plan Agreement with the City.

Diagram 1



Toronto
Diagram 1

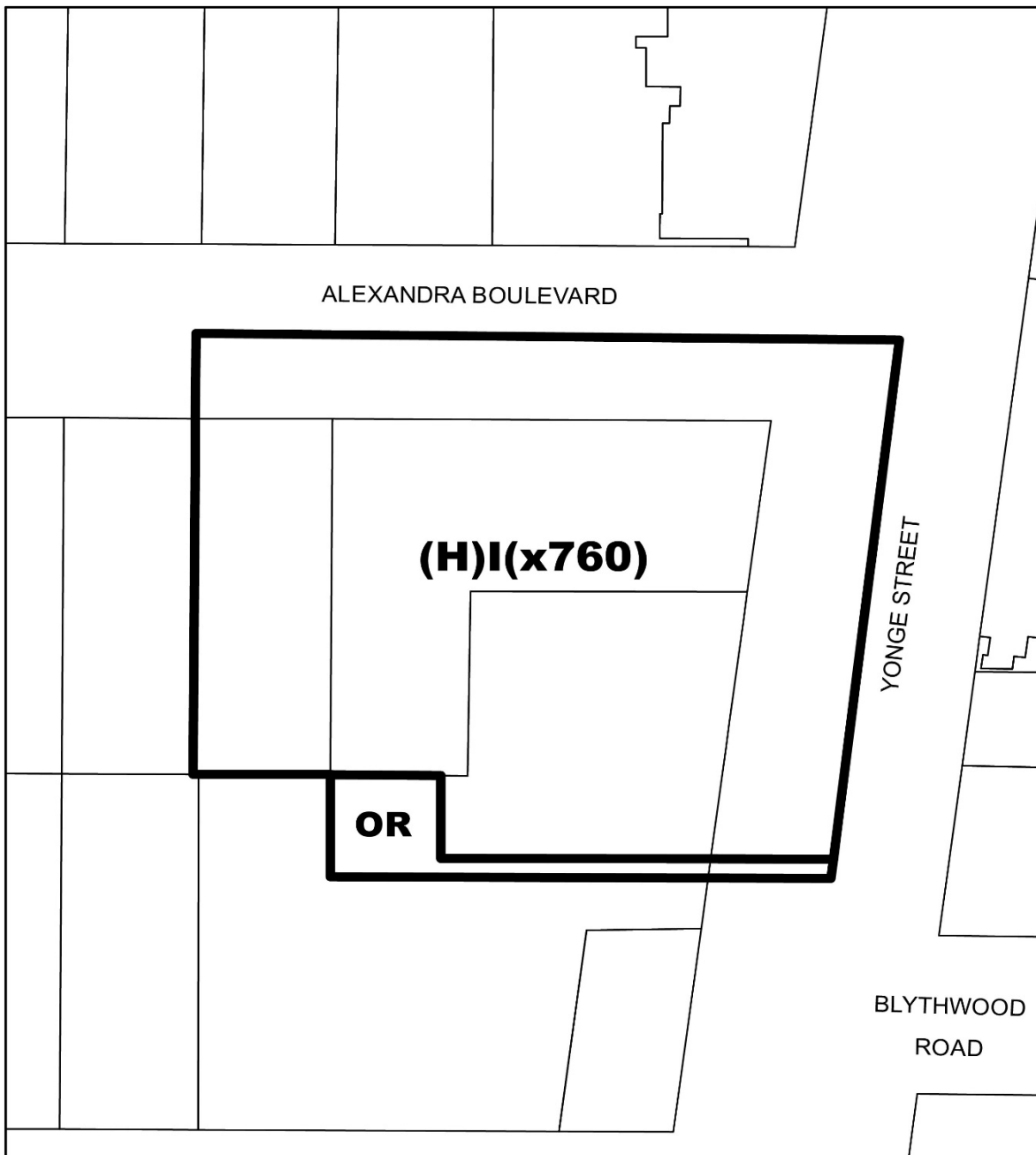
2674-2704 Yonge Street and
19 Alexandra Boulevard

File # 25 120999 NNY 08 02

■ Road widening

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City of Toronto By-law 569-2013
Not to Scale
06/03/2025

Diagram 2

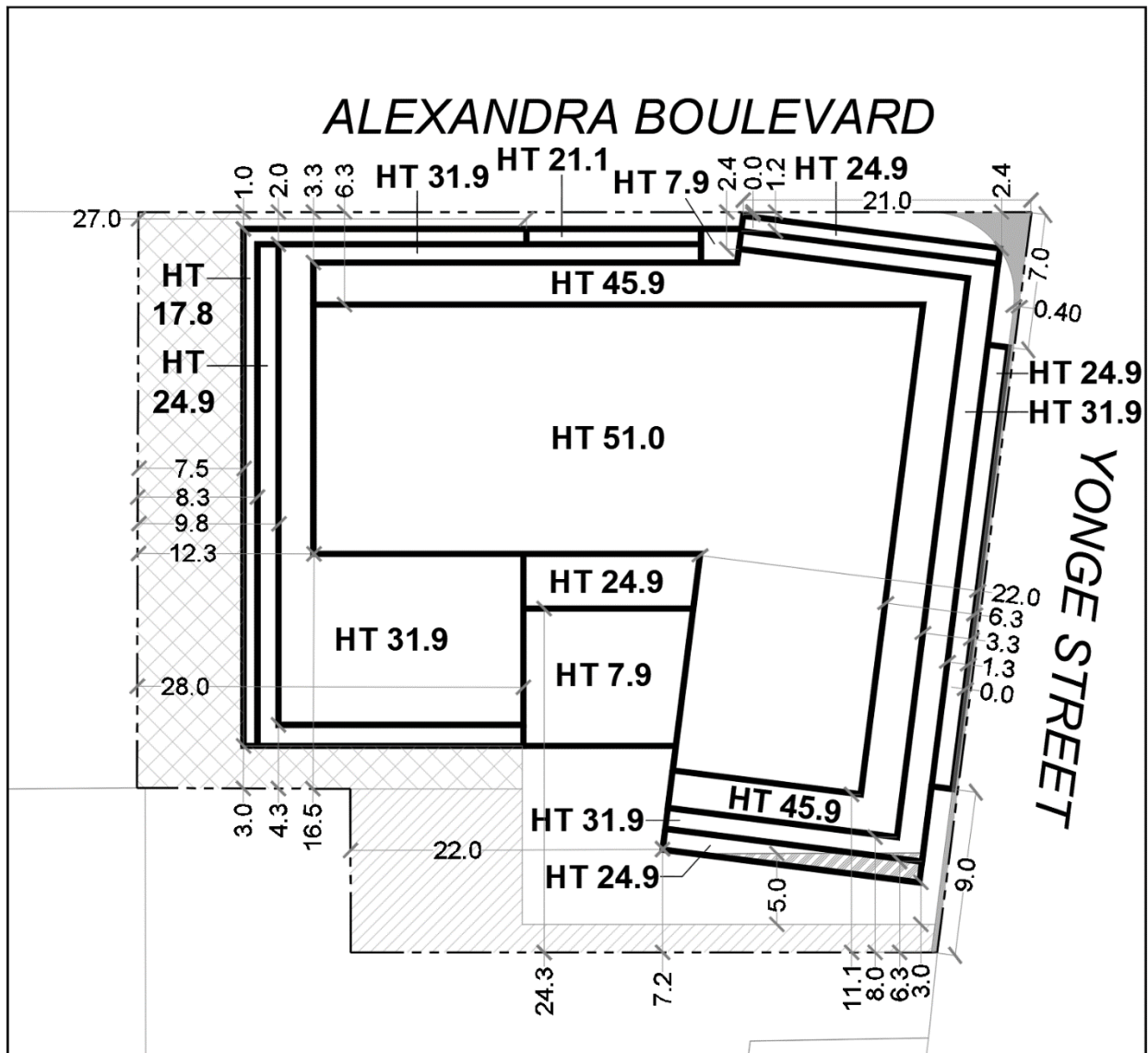


 **TORONTO**
Diagram 2

2674-2704 Yonge Street and
19 Alexandra Boulevard

File # 25 120999 NNY 08 02

Diagram 3



2674-2704 Yonge Street & 19 Alexandra Boulevard

Diagram 3

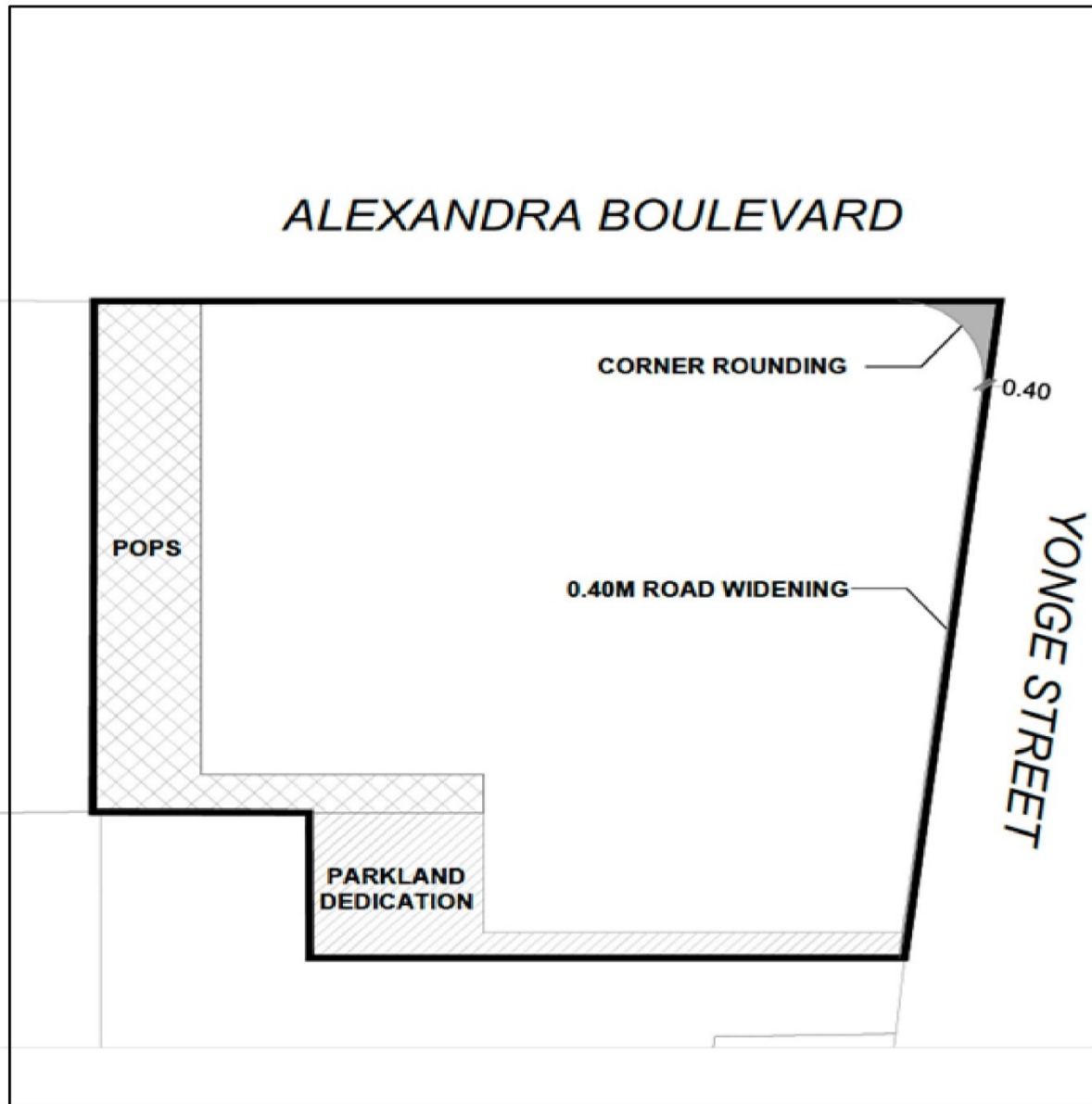
File #25

- Road widening
- Privately owned publicly accessible space
- Parkland dedication
- No building permitted between a height of 0.0 and 8.0 metres with the exception of structural columns



Not to Scale

Diagram 4



Toronto
Diagram 4

2674-2704 Yonge Street and
19 Alexandra Boulevard

File # 25 120999 NNY 08 0Z

-  Road widening
-  Privately owned publicly accessible space
-  Parkland dedication

City of Toronto By-law 569-2013
Not to Scale
06/03/2025