

Amendment to Item 2024.TE13.5 - 639-653 Yonge Street – Official Plan and Zoning By-law Amendment Application

Date: February 3, 2025

To: Toronto and East York Community Council

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

Ward: 13 - Toronto Centre

Planning Application Number: 22 204279 STE 13 OZ

SUMMARY

At its meeting of May 22 and 23, 2024, City Council adopted Item 2024.TE13.5, granting approval to a proposed Official Plan and Zoning By-law Amendment Application to permit a 76-storey mixed-use building at Yonge Street and Isabella Street.

As a condition of approval, an agreement or similar legal instrument was to be registered on title at 663 Yonge Street, located north of the site, that would limit height permissions to address tower separation issues.

Staff have been advised that no such legal agreement is feasible or practicable in this circumstance. Given a limiting distance agreement is already registered on the eastern portion of the property at 663 Yonge Street, staff recommend that the condition be deleted.

RECOMMENDATIONS

The Director, Toronto and East York District recommends that:

1. City Council amend its decision on Item 2024.TE.13.5 by deleting Part 8.e. as follows:

8.e. enter into an Agreement, or similar legal instrument, between the owner of 639-653 Yonge Street, the owner of 663 Yonge Street, and the City, to be registered on title to 663 Yonge Street that would prevent the erection of a building above the existing height permissions, to the satisfaction of the Chief Planner and Executive Director, City Planning and the City Solicitor;

FINANCIAL IMPACT

The Development Review 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.

DECISION HISTORY

On May 22 and 23, 2024, City Council adopted Staff Recommendations for the Official Plan and Zoning By-law Amendment Application located at 639-653 Yonge Street. City Council adopted this item on May 22 and 23, 2024 without amendments and without debate. The item can be found here: <https://secure.toronto.ca/council/agenda-item.do?item=2024.TE13.5>

COMMENTS

The requirement for the agreement, at 663 Yonge Street, was intended to ensure that another tower could not be developed immediately north of the site. The applicant controls only the first level of the property at 663 Yonge Street, limiting the opportunity to apply additional restrictions. However, a pre-existing Limiting Distance Agreement, to which the City is a party, is registered on the eastern portion of 663 Yonge Street. This addresses the original intentions of City Council, over a portion of the lot. Staff find that the existing Limiting Distance Agreement sufficiently limits the opportunity to build a tower immediately north of the site. Accordingly, Staff recommend that the condition (Recommendation 8.e. of Item 2024.TE13.5) be deleted.

CONTACT

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SIGNATURE

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