

Attachment 7: Draft Zoning By-law Amendment

Authority: Toronto and East York Community Council, Item ##, as adopted, by City of Toronto Council on ~, 2025

CITY OF TORONTO

BY-LAW No. #####-2024

To amend Zoning By-law No. 569-2013, as amended, with respect to the lands municipally known in the year 2024 as 1251-1311 Yonge Street.

Whereas authority is given to Council of the City of Toronto 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*;

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 Bylaw 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 (x2536) to OR and CR 2.0 (c2.0; r2.5) SS2 (x1085), 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 1085 so that it reads:

Exception CR (1085)

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 1251-1311 Yonge Street, 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 (HH) below;
- (B) Despite regulations 40.5.40.10(1) and (2), for Building ‘A’ as shown on Diagram 3 of By-law [Clerks to insert By-law number], the height of a **building** or **structure** is the distance between the Canadian Geodetic Datum of 139.95 metres and the elevation of

the highest point of the **building** or **structure**;

- (C) Despite regulations 40.5.40.10(1) and (2), for Building ‘B’ as shown on Diagram 3 of By-law [Clerks to insert By-law number], the height of a **building** or **structure** is the distance between the Canadian Geodetic Datum of 130.6 metres and the elevation of the highest point of the **building** or **structure**;
- (D) In addition to the uses permitted in Regulation 40.10.20.10(1), a “geo-energy facility” is permitted;
- (E) Regulation 40.10.20.100(1), with respect to the permitted total **interior floor area** of all **cabarets, clubs, eating establishments, entertainment places of assembly, places of assembly, recreation uses and take-out eating establishment**, does not apply;
- (F) In addition to the **outdoor patio** set back requirements in Regulation 40.10.20.100(21)(D), an **outdoor patio** must be set back at least 2.0 metres from a lot line that abuts a **lot** in the OR zone;
- (G) 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 [Clerks to insert By-law ##]
- (H) Despite regulations 40.5.40.10(3) to (8) and (H) 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 ##]:
 - (i) **renewable** energy equipment, enclosed stairwells, roof access, maintenance equipment storage, elevator shafts, chimneys, air shafts, and vents, exhaust flues, lightning rods, emergency generators, and lighting fixtures by a maximum of 5.0 metres;
 - (ii) **structures** that enclose, screen, or cover the equipment, **structures** and parts of a **building** listed in (i) above, by a maximum of 7.5 metres;
 - (iii) **building** maintenance units and window washing equipment, by a maximum of 5.0 metres; and
 - (iv) architectural features, parapets, and elements and **structures** associated with a green roof, by a maximum of 2.0 metres;
- (I) Despite regulation 40.10.40.10(5), the minimum height of the first **storey** is:
 - (i) The required minimum height of the first **storey** of Building ‘A’ is measured between the floor of the first **storey** of Building ‘A’ and the floor of the second **storey** of Building ‘A’; and
 - (ii) The required minimum height of the first story of Building B is measured between the floor of the first **storey** of Building ‘B’ and the floor of the second **storey** of Building ‘B’;

- (J) Despite regulation 40.10.40.40(1), the permitted maximum **gross floor area** of all **buildings** and **structures** is 63,000 square metres, of which:
- (i) the permitted maximum **gross floor area** for residential uses is 61,500 square metres; and
 - (ii) the required minimum **gross floor area** for non-residential uses is 1,500 square metres;
- (K) Despite regulation 40.10.40.50(1), **amenity space** must be provided at the following rate:
- (i) at least 1.5 square metres for each **dwelling unit** as indoor **amenity space**;
 - (ii) at least 1.2 square metres for each **dwelling unit** as outdoor **amenity space**, which must be in a location adjoining or directly accessible to indoor **amenity space**; and
 - (iii) no more than 25% of the outdoor component may be a **green roof**;
- (L) Despite regulation 40.10.40.70(2), the required minimum **building setbacks** are as shown in metres on Diagram 3 of By-law [**Clerks to insert By-law ##**];
- (M) Despite regulation 40.10.40.80(2), the required separation of **main walls** are as shown in metres on Diagram 3 of By-law [**Clerks to insert By-law ##**];
- (N) Despite Clause 40.10.40.60 and (L) and (M) above, the following elements may encroach into the required minimum **building setbacks** and **main wall** separation distances as follows:
- (i) cornices, canopies, awnings, windowsills, parapets, trellises, pillars, patios, decks, porches, guardrails, vents, shafts, chimneys, mechanical fans, balustrades and railings, by a maximum of 2.0 metres;
 - (ii) stairs, wheelchair ramps and elevating devices, fences, screens, site servicing features, building maintenance units, window washing equipment; and underground garage ramps and associated structures, by a maximum of 2.0 metres;
 - (iii) architectural, art and landscape features, such as light fixtures, pilasters, decorative column, cornice, sill, belt course, or chimney breast, and eaves by a maximum of 1.0 metres;
 - (iv) air conditioners, satellite dishes, antennae, vents, and pipes by a maximum of 2.0 metres; and
 - (v) balconies and related structures and elements such as balcony dividers, guardrails, railings and soffit cladding, to a maximum of 2.0 metres provided that they are located within the area identified as "Permitted Balcony Zone" on Diagram 3 of By-law [**Clerks to insert By-law ##**];
- (O) The required minimum distance between the **building(s)**, including all below and

above ground **structures**, to any **transportation use** buildings or **structures** is 3.0 metres;

- (P) Regulation 40.10.50.10(3), with respect to **soft landscaping**, does not apply;
- (Q) Despite regulation 40.10.100.10(1)(C), two **vehicle** accesses are permitted on the **lot**;
- (R) Despite regulation 200.5.10.1(1) and Table 200.5.10.1, **parking spaces** must be provided and maintained on the **lot** in accordance with the following:
 - (i) a minimum of 0 resident **parking spaces** for each **dwelling unit**, but not exceeding the permitted maximum in Table 200.5.10.1 for **dwelling units** in a **mixed use building** in Parking Zone A;
 - (ii) a minimum of 2.0 residential visitor **parking spaces** plus 0.01 residential visitor **parking spaces** for each **dwelling unit**;
 - (iii) no **parking spaces** are required for other permitted uses; and
 - (iv) a maximum rate of 1.0 **parking spaces** for 100.0 square metres of non-residential **gross floor area**;
- (S) Despite regulations 200.5.1.10 and 200.10.1(1) and (2), the **parking spaces** for residential visitors to a **dwelling unit** required by (R) above and the **parking spaces** for non-residential **gross floor area**, may be shared on a non-exclusive basis and provided in a commercial **parking garage**;
- (T) Despite regulations 200.15.1(1) and (3), an accessible **parking space** must have the following minimum dimensions:
 - (i) width of 3.4 metres;
 - (ii) length of 5.6 metres;
 - (iii) vertical clearance of 2.1 metres; and
 - (iv) the entire length of an accessible **parking space** must be adjacent to a 1.5 metre wide accessible barrier free aisle or path on one side of the accessible **parking space**;
- (U) Despite Regulation 200.15.1(4), an accessible **parking space** must be located within a minimum 20.0 metre route of a barrier free entrance to:
 - (i) a **building**;
 - (ii) to a passenger elevator that provides access to the first **storey** of a **building**;
- (V) Despite regulations 200.5.1.10(2)(A)(iv), and (B)(iv), 10 percent of the required **parking spaces** may be obstructed as described in regulation 200.5.1.10(2)(D) without being required to provide additional width for the obstructed sides of the **parking space**;
- (W) Despite regulation 200.5.1.10(14), 20 percent of **parking spaces** on the lot must be equipped with an **energized outlet** capable of level 2 charging, while the remaining parking spaces must be designed with conduit to permit future EVSE installation;

- (X) **Car-share parking spaces** may be provided on the **lot**;
- (Y) Despite clause 220.5.10.1, one (1) Type "G" **loading space** and one (1) Type "C" **loading space** must be provided;
- (Z) Despite regulations 230.5.10.1(1), (3) and (5), **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 **bicycle parking spaces** for non-residential uses on a **lot** if the total **gross floor area** of all such uses on the **lot** is 2,000 square metres or less;
 - (iv) 3 plus 0.3 short-term **bicycle parking spaces** for each 100 square metres of **gross floor area** for a **retail store** and **eating establishment**; and
 - (v) 0.2 long-term **bicycle parking spaces** for each 100 square metres of **gross floor area** used for a **retail store** and **eating establishment**
- (AA) Despite regulation 230.5.1.10(4)(A), a **bicycle parking space** must have the following minimum dimensions:
- (i) length of 1.8 metres;
 - (ii) width of 0.45 metres; and
 - (iii) vertical clearance from the ground of 1.9 metres;
- (BB) Despite regulation 230.5.1.10(4)(B), **bicycle parking space**, if placed in a vertical position on a wall, structure or mechanical device, must have the following minimum dimensions:
- (i) length or vertical clearance of 1.9 metres;
 - (ii) width of 0.35 metres; and
 - (iii) horizontal clearance from the wall of 1.1 metres.
- (CC) Despite regulation 230.5.1.10(4)(C), if a **stacked bicycle parking space** is provided, each **bicycle parking space** must have the following minimum dimensions:
- (i) length of 1.6 metres;
 - (ii) width of 0.3 metres; and
 - (iii) vertical clearance of 1.2 metres
- (DD) Despite regulation 230.40.1.20(1), "short-term" **bicycle parking spaces** may be located:
- (i) outside of the **building**;
 - (ii) inside and on the **first storey** of the **building**;
 - (iii) second **storey** of the **building**; or
 - (iv) on the first level of the **building** below-ground

- (EE) Despite regulation 230.40.1.20(2), “short-term” **bicycle parking spaces** may be no more than 50.0 metres from any pedestrian entrance to the **building** on the **lot**;
- (FF) Despite regulation 230.5.1.10(9), “long-term” **bicycle parking spaces** may be located outdoors or indoors in an enclosed room or enclosure on any floor of a building, but is not required to occupy 50 percent of the area;
- (GG) Despite regulation 230.5.1.10(10), both “long-term” and “short-term” **bicycle parking spaces** may be provided in any combination of **bicycle parking space** or **stacked bicycle parking** arrangements;
- (HH) For the purpose of this exception, each word or expression that is in **bold font** in this exception will have the same meaning as each word or expression as defined in Chapter 800 of By-law 569-2013, as amended, except for the following:
- (i) a “geo-energy facility” means premises containing devices to generate geo-energy for the exclusive use of the building.
 - (ii) **car-share** or **car-sharing** means the practice whereby a number of people share the use of one or more motor **vehicles** and such “**car-share**” motor **vehicles** are made available to at least the occupants of the **building** for short-term rental, including hourly rental;and
 - (ii) **car-share parking space** means a **parking space** exclusively reserved and actively signed for a vehicle used only for **car-sharing purposes**.

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

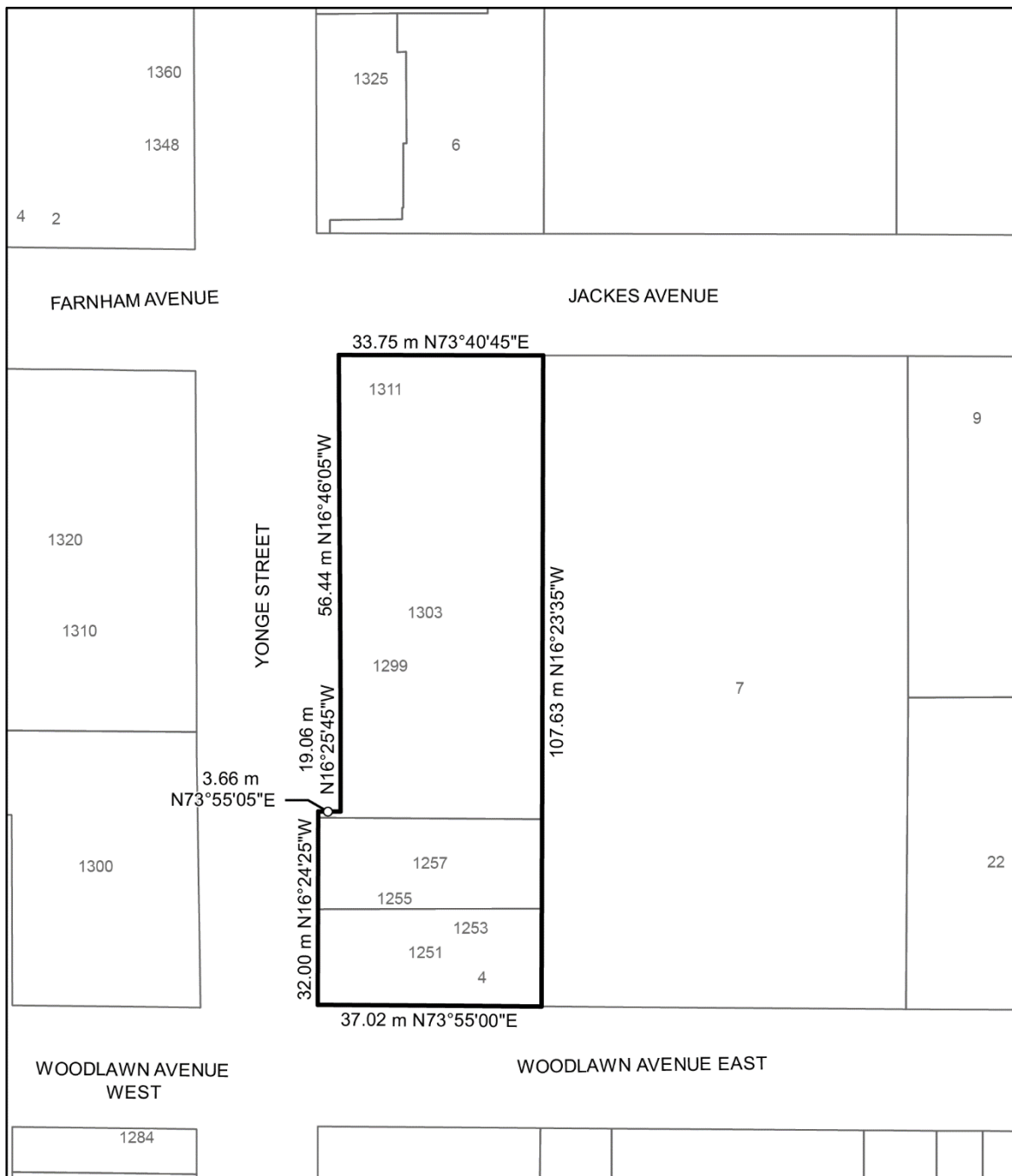
6. Despite any severance, partition or division of the lands, the provisions of this By-law will apply as if no severance, partition or division occurred.

Enacted and passed on (MONTH)(DAY), 2025.

Frances Nunziata,
Speaker

John D. Elvidge
City Clerk

(Seal of the City)

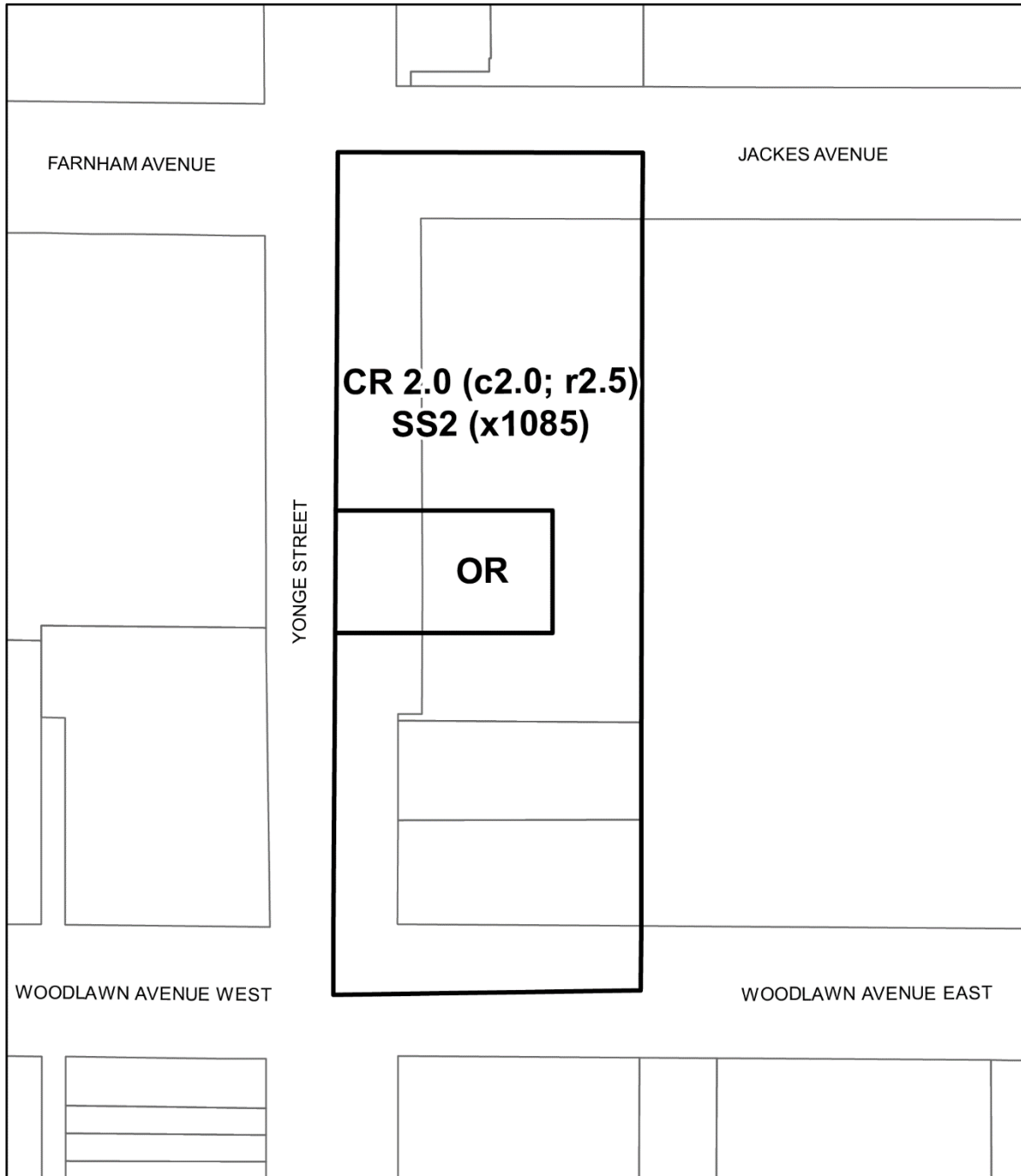


Toronto
Diagram 1

1257 & 1303 Yonge St.

File # 22 133670 STE 11 OZ


City of Toronto By-law 569-2013
Not to Scale
03/10/2025



 **TORONTO**
Diagram 2

1251-1311 Yonge Street

File # 22 133670 STE 11 OZ


City of Toronto By-law 569-2013
Not to Scale
04/23/2025

