

## **543-555 Yonge Street –Zoning By-law Amendment Application – Decision Report – Approval**

**Date:** November 10, 2025

**To:** Toronto and East York Community Council

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

**Ward:** 13 - Toronto Centre

**Planning Application Number:** 24 123608 STE 13 OZ

### **SUMMARY**

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This report recommends approval of the application to amend the Zoning By-law to permit a 222-metre (68-storey), excluding mechanical penthouse, mixed-use building at 543-555 Yonge Street. The proposed building cantilevers above the existing building at 555 Yonge Street, which will be maintained, and includes 679 residential units and 402 square metres of non-residential gross floor area.

A separate report from Heritage Planning, on the proposed conservation of the designated heritage properties at 543-555 Yonge Street will be considered by City Council in conjunction with this report.

### **RECOMMENDATIONS**

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

1. City Council amend City of Toronto Zoning By-law 569-2013 for the lands municipally known as 543-555 Yonge Street substantially in accordance with the draft Zoning By-law Amendment included as Attachment 6 to this Report.
2. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required.
3. City Council request the General Manager, Transportation Services, to review and report back on the feasibility of amending City of Toronto Municipal Code Chapter 925, Permit Parking, to exclude the development located at 543-555 Yonge Street from Permit Parking.

## **FINANCIAL IMPACT**

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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.

## **THE SITE AND SURROUNDING LANDS**

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### **Description**

The site is located at the southeast corner of Yonge Street and Wellesley Street East. It is a rectangular lot with an area of approximately 1,389 square metres, with a frontage of 32 metres on Yonge Street and 40 metres on Wellesley Street East.

The site only includes a portion of the property at 555 Yonge Street, which is limited to a stratified parcel (air space) above the existing 9-storey building, that begins at a height of approximately 46 metres. See Attachment 2 for the Location Map.

### **Existing Use**

4-storey mixed-use building with retail space on the ground floor and 3-storeys of office uses above.

### **Heritage**

The site is designated under Part V of the Ontario Heritage Act as part of the Historic Yonge Street Heritage Conservation District (HCD). The property is identified as 'non-contributing' in the HCD Plan.

## **THE APPLICATION**

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### **Description**

A 68-storey (222 metres, excluding the mechanical penthouse) mixed-use building containing 679 dwelling units and 402 square metres of non-residential gross floor area. The proposed 9-storey building cantilevers above the existing building at 555 Yonge Street, which will be maintained.

### **Density**

32.5 times the area of the lot.

## **Dwelling Units**

The proposal includes 679 dwelling units, comprised of 15 studio (2%), 424 one-bedroom (62%), 167 two-bedroom (25%), and 73 three-bedroom (11%) units.

## **Non-Residential Uses**

The proposal includes 402 square metres of non-residential gross floor area on the ground floor.

## **Amenity Space**

1,698 square metres of residential amenity (2.5 square metres per unit) is proposed, consisting of 1,019 square metres of indoor amenity space (1.5 square metres per unit) and 679 square metres of outdoor amenity space (1.0 square metres per unit).

## **Access, Parking and Loading**

The main pedestrian access is proposed on Yonge Street. Vehicular access to 2 visitor parking spaces, 1 Type-G loading space and 1 Type-C loading space is proposed from Maitland Terrace, which will be widened by a 0.31 metres and conveyed to the City. The proposal includes 758 bicycle parking spaces, with 612 long-term and 136 short-term spaces located within the first level of the underground garage and 10 short-term spaces at grade.

## **Additional Information**

See the attachments of this Report for the application data sheet, location map, site plan, elevations, and 3D massing views of the proposal. Detailed project information including all plans and reports submitted as part of the application can be found on the City's Application Information Centre at: [www.toronto.ca/543YongeSt](http://www.toronto.ca/543YongeSt)

## **Reasons for Application**

An Official Plan Amendment was required when the application was originally submitted to address performance standards in the Council-adopted North Downtown Yonge Site and Area Specific Policy (SASP 382). Following submission, the Ontario Land Tribunal issued a final Order amending SASP 382. Staff have reviewed the amended policies and determined that the proposal conforms with the Official Plan and an amendment is no longer necessary.

A Zoning By-law Amendment is required to permit the proposed building height, setbacks, gross floor area, amenity space, and floor space index, among other performance standards.

## **Agency Circulation Outcomes**

The application has been circulated to all appropriate agencies and City Divisions. Responses have been used to assist in evaluating the application and drafting the Zoning By-law amendment.

## **POLICY & REGULATION CONSIDERATIONS**

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### **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 Planning Statement (2024), and shall conform to provincial plans.

### **Official Plan**

The site is located in 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 Secondary Plan**

The Downtown Secondary Plan identifies the site as Mixed Use Area 1 - Growth, which specifies that development in this designation should include a diverse range of building typologies, including tall buildings, with height, scale and massing, dependent on the site's characteristics. Yonge Street is identified as a Priority Retail Street, Great Street and Cultural Corridor.

### **Protected Major Transit Station Area (Site and Area Specific Policy 602)**

The site is within a Protected Major Transit Station Area (PMTSA), which was approved by the Minister of Municipal Affairs and Housing on August 15, 2025. The approved policy specifies that lands designated Mixed Use Areas that are within 200 metres of an existing transit station will permit a density of 8.0 times the area of the lot.

### **North Downtown Yonge (Site and Area Specific Policy 382)**

The site is in the Yonge Street Character Area and Height Core Area of Site and Area Specific Policy (SASP) 382. The Yonge Street Character Area policies include performance standards related to building setbacks and heights.

### **Downtown Tall Buildings (Site and Area Specific Policy 517)**

SASP 517 provides updated criteria for all tall building development proposals within the downtown. In addition to considerations for tall buildings, SASP 517 notes that the proposal shall have regard for a comfortable pedestrian realm; consideration for development proposals on other sites within the block; access to sunlight; views between towers; and consideration of wind conditions on and around the subject site.

## **Zoning**

The subject site is zoned Commercial Residential (CR 3.0 (c2.0; r3.0) SS1 (x2546)) in City of Toronto Zoning By-law 569-2013. This zoning category permits a range of commercial and residential uses, and a maximum height of 16 metres and a density of 3.0 times the area of the lot. See Attachment 4 of this report for the Zoning By-law Map.

City staff are currently undertaking a review of the Zoning By-law to bring it into conformity with the requirement that Mixed Use Areas designated sites within 200 metres of an existing transit station in a delineated PMTSA will permit a density of 8.0 times the area of the lot.

## **Historic Yonge Street Heritage Conservation District Plan**

The property at 543-555 Yonge Street is located within the boundaries of the Historic Yonge Street Heritage Conservation District (HCD) Plan, which was adopted by City Council on March 16, 2016 per By-law 235-2016. The Historic Yonge Street HCD was subsequently appealed and approved by the Ontario Land Tribunal ("OLT") on July 3, 2024. The HCD Plan works to protect the character of the District, conserve existing heritage attributes and resources, and guide future development. The property is identified as a non-contributing property in the HCD.

## **Design Guidelines**

The following design guidelines have been used in the evaluation of this application:

- Tall Building Design Guidelines; and
- Growing Up Guidelines for Children in Vertical Communities.

The City's Design Guidelines may be found here:

<https://www.toronto.ca/citygovernment/planning-development/official-planguidelines/design-guidelines>

## **Toronto Green Standard**

The Toronto Green Standard (TGS) is a set of performance measures for green development. Applications for Zoning By-law Amendments, Draft Plans of Subdivision and Site Plan Control are required to meet and demonstrate compliance with Tier 1 of the TGS. Tiers 2 and above are voluntary, higher levels of performance with financial incentives (partial development charges refund).

## **PUBLIC ENGAGEMENT**

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### **Community Consultation**

On April 9, 2024, a virtual community consultation meeting was hosted by City staff. Approximately 30 members of the public participated, as well as the Ward Councillor and the applicant. At the meeting, City staff and the applicant's consultants gave

presentations on the site and surrounding area, the existing planning framework, and the proposed development.

Issues raised by attendees at the meeting and through other correspondence included:

- Overall building height and massing, and tower setbacks and floor plate size;
- Shadow impact on Yonge Street;
- Fit within the existing heritage context;
- The vacant ground floor retail units and the streetscape maintenance along Yonge Street;
- Traffic through Maitland Terrace Lane; and
- Parking and pick-up and drop-off space to service the proposed development.

The issues raised through the community consultation process have been considered through the review of the application and commented on as necessary in the body of this report.

### **Statutory Public Meeting Comments**

In making their decision with regard to this application, Council members have an opportunity to hear the oral submissions made at the statutory public meeting held by the Toronto and East York Community Council for this application, as these submissions are broadcast live over the internet and recorded for review.

## **COMMENTS**

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### **Provincial Planning 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 and have determined that it is consistent with the Provincial Planning Statement (2024).

### **Official Plan Policies and Design Guidelines**

This application has been reviewed against the Official Plan policies, including the Downtown Plan and SASPs, and design guidelines described in the Policy and Regulation Considerations section of this report.

### **Land Use**

The proposed residential and retail uses are permitted in the Mixed Use Areas designation and support key objectives of the Official Plan and Downtown Plan.

### **Unit Mix**

The proposed unit mix conforms to the two and three-bedroom requirements of the Downtown Secondary Plan and Growing Up Guidelines, and will be secured in the Zoning By-law.

## **Built Form**

Staff are satisfied that the proposal conforms with the applicable Official Plan, Downtown Plan, and SASP 382 policies with respect to built form and is in keeping with the Tall Building Design Guidelines.

The base building includes a 6.0-metre curb-to-building setback for the majority of the Yonge Street frontage, other than at the southernmost portion of the site where the base building is proposed to extend to the property line to align with the front setback of the adjacent heritage building to the south. The 3-storey streetwall height (with mezzanine) aligns with the height of the adjacent heritage building to the south and maintains the predominant low-rise historic form along Yonge Street.

Above the third storey, the base building steps back 5.0 metres from the Yonge Street frontage to the 11th storey, aligning with the front setback and height of the existing building to the immediate north at 555 Yonge Street.

Starting at the 2nd floor, a lightwell is proposed on the north side of the building and aligns with existing inset balconies on the building at 555 Yonge Street, to provide access to natural light for both buildings. Windows are proposed only on the east and west elevations of the lightwell, which limits potential overlook and privacy issues between the two properties.

At the east (rear), the podium interfaces with Maitland Terrace, a public laneway providing vehicular and bicycle access to the site. The proposal includes a 0.31-metre lane widening on part of the site to improve the laneway alignment.

Along Yonge Street, the massing reinforces the legibility and prominence of the low-scale streetwall and heritage character through the provision of a 10-metre stepback above the base building to the tower, which gradually extends outward toward the street up to a minimum 6.5-metre step back at the 20th storey. To the east, a 3.0-metre stepback is provided above the first storey adjacent to the laneway and the future park that is planned to the east of the site.

Beginning at the 17th floor of the north side of the proposed tower, the building gradually cantilevers above the existing building at 555 Yonge Street, up to a maximum depth of 3.0 metres at the 20th floor, and then continuing for the full height of the proposed tower.

A setback of 10 metres from the south property line to the proposed tower, combined with a tower floor plate of approximately 752 square metres, provides adequate separation from the property to the south and meets the intent of the relevant policies, by-laws and guidelines regarding separation distances from shared property lines.

The proposed building height of 68 storeys (222 metres, excluding mechanical penthouse) fits appropriately within the existing and planned context of the area and is

consistent with policy direction that Mixed Use Areas 1 are intended to accommodate the tallest buildings and highest development intensity in the Downtown Plan area.

### **Heritage Conservation**

The proposal is consistent with the Historic Yonge Street HCD Plan and other applicable policies and guidelines and conserves the cultural heritage values of the HCD Plan area. A separate report from Heritage Planning, on the proposed conservation of the designated heritage properties will be considered by City Council in conjunction with this report.

### **Public Realm and Streetscape**

A portion of the base building is aligned with the contributing heritage properties to the south to enhance the compatibility of the proposal with the existing character of the area while widening the existing sidewalk area for the majority of the site to allow adequate space for tree planting and other pedestrian amenities. Three new street trees are proposed along Yonge Street.

The base building along Yonge Street maintains an appropriate pedestrian-scaled street wall and range of uses, ensuring that Yonge Street retains its predominantly commercial character with narrow storefronts. The rear of the base building interfaces with Maitland Terrace and the planned future park to the east, with access to visitor parking, loading, and bicycle parking provided from Maitland Terrace to keep vehicular and service traffic off Yonge Street.

The resulting expanded public realm and enhanced streetscape improves the existing condition and is acceptable to City Staff.

### **Sun and Shadow**

The Downtown Plan identifies Barbara Hall Park as a sun protected park where development will adequately limit net-new shadow between the hours of 10:18 a.m. to 4:18 p.m. from March 21 to September 21. The North Downtown Yonge SASP 382 also states the linear park system to the east of Yonge Street between Charles Street East and Dundonald Street should be protected from net new shadows between March 21 and September 21 from 10:18 a.m. to 4:18 p.m.

The Shadow Studies submitted in support of the application show that the proposed building would cast new shadow on Barbara Hall Park from 3:59 to 4:23 p.m. on September 21, and 4:13 to 4:37 p.m. on March 21, with no net new shadows on June 21. The studies also show the proposed building would cast incremental shadow on the linear park to the east on March 21 and September 21 at 1:18 p.m. with no net new shadows in June. The shadow impacts resulting from the proposal have been reviewed by Parks Development staff and are acceptable in this instance. They have been adequately limited in the context of the overall proposal.

## **Wind Impact**

The Pedestrian Level Wind Study submitted in support of the application indicates that all areas in the public realm will be suitable for their intended uses throughout the year and no ground level pedestrian areas surrounding the subject site will experience unsafe or uncomfortable wind conditions. Staff are satisfied with the assessment, conclusions and recommendations of the study.

## **Servicing**

Development Engineering staff have reviewed the submitted materials and have accepted the proposed functional servicing design for the proposed development.

## **Lane Widening**

To satisfy the Official Plan laneway width requirements, a 0.31-metre lane widening dedication along Maitland Terrace will be conveyed to the City. This will be identified in the Zoning By-law for the site and conveyed at the Site Plan Control stage.

## **Traffic Impact, Access, Vehicular and Bicycle Parking and Loading**

A Transportation Impact Study and Addendum was submitted to assess the traffic impact, access, parking and loading arrangements for this development. Transportation Review has reviewed the study and accept its conclusions.

At City Council's direction, staff recommend the subject development be reviewed for exclusion from on-street permit parking should it be implemented in this area in the future. A separate report will be submitted, and a Public Notice will be placed on the City's website to allow deputations at a future Toronto and East York Community Council meeting.

## **Parkland**

The owner is required to satisfy the parkland dedication requirement through cash-in-lieu. As per Toronto Municipal Code Chapter 415-29, the appraisal of the cash-in-lieu will be determined under the direction of the Executive Director, Corporate Real Estate Management. Additionally, the Toronto Municipal Code Chapter 415-28, requires that the payment be made prior to the issuance of the first above-ground building permit for the land to be developed.

## **Community Services and Facilities**

The Official Plan establishes and recognizes that the provision of and investment in community services and facilities supports healthy, safe, liveable, and accessible communities. Community services and facilities are the building blocks of our neighbourhoods, foundational to creating complete communities and include matters such as recreation, libraries, childcare, schools, public health, and human and cultural services. Providing for a full range of community services and facilities in areas that are inadequately serviced or experiencing growth is a shared responsibility.

## **CONTACT**

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Stephan Posikira, Planner, Community Planning, Tel. No. 416-396-7824, E-mail:

[stephan.posikira@toronto.ca](mailto:stephan.posikira@toronto.ca)

## **SIGNATURE**

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Oren Tamir  
Director, Community Planning  
Toronto and East York District

## **ATTACHMENTS**

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### **City of Toronto Information/Drawings**

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

### **Applicant Submitted Drawings**

- Attachment 6: Site Plan
- Attachment 7-10: Elevations
- Attachment 11-12: 3D Massing Models

## Attachment 1: Application Data Sheet

**Municipal Address:** 543-555 Yonge Street **Date Received:** March 8, 2024

**Application Number:** 24 123608 STE 13 OZ

**Application Type:** Rezoning

**Project Description:** A 68-storey mixed-use building with 679 dwelling units and 401 square metres of grade-related retail space.

<b>Applicant</b>	<b>Agent</b>	<b>Architect</b>	<b>Owner</b>
Mitch Gascoyne	Centrecourt Developments	Arcadis	CCD 543 Yonge LP

### EXISTING PLANNING CONTROLS

Official Plan Designation: Mixed Use Areas Site Specific Provision: Downtown Secondary Plan/SASP382

Zoning: CR Heritage Designation: Y

Height Limit (m): 18 Site Plan Control Area: Y

### PROJECT INFORMATION

Site Area (sq m): 1,388.5 Frontage (m): 31.9 Depth (m): 40

<b>Building Data</b>	<b>Existing</b>	<b>Retained</b>	<b>Proposed</b>	<b>Total</b>
Ground Floor Area (sq m):	1,237		1,170	<b>1,170</b>
Residential GFA (sq m):			44,737	<b>44,737</b>
Non-Residential GFA (sq m):	5,000		402	<b>402</b>
<b>Total GFA (sq m):</b>	<b>5,000</b>		<b>45,139</b>	<b>45,139</b>
Height - Storeys:	4		68	<b>68</b>
Height - Metres:			232.50	<b>232.50</b>

Lot Coverage Ratio (%): 0.92 Floor Space Index: 32.51

<b>Floor Area Breakdown</b>	<b>Above Grade (sq m)</b>	<b>Below Grade (sq m)</b>
Residential GFA:	44,737	
Retail GFA:	402	

Office GFA:

Industrial GFA:

Institutional/Other GFA:

<b>Residential Units by Tenure</b>	<b>Existing</b>	<b>Retained</b>	<b>Proposed</b>	<b>Total</b>
Rental:				
Freehold:				
Condominium:			679	<b>679</b>
Other:				
<b>Total Units:</b>			<b>679</b>	<b>679</b>

#### **Total Residential Units by Size**

	<b>Rooms</b>	<b>Bachelor</b>	<b>1 Bedroom</b>	<b>2 Bedroom</b>	<b>3+ Bedroom</b>
Retained:					
Proposed:		15	424	167	73
<b>Total Units:</b>		<b>15</b>	<b>424</b>	<b>167</b>	<b>73</b>

#### **Parking and Loading**

Parking Spaces: 2      Bicycle Parking Spaces: 758      Loading Docks: 2

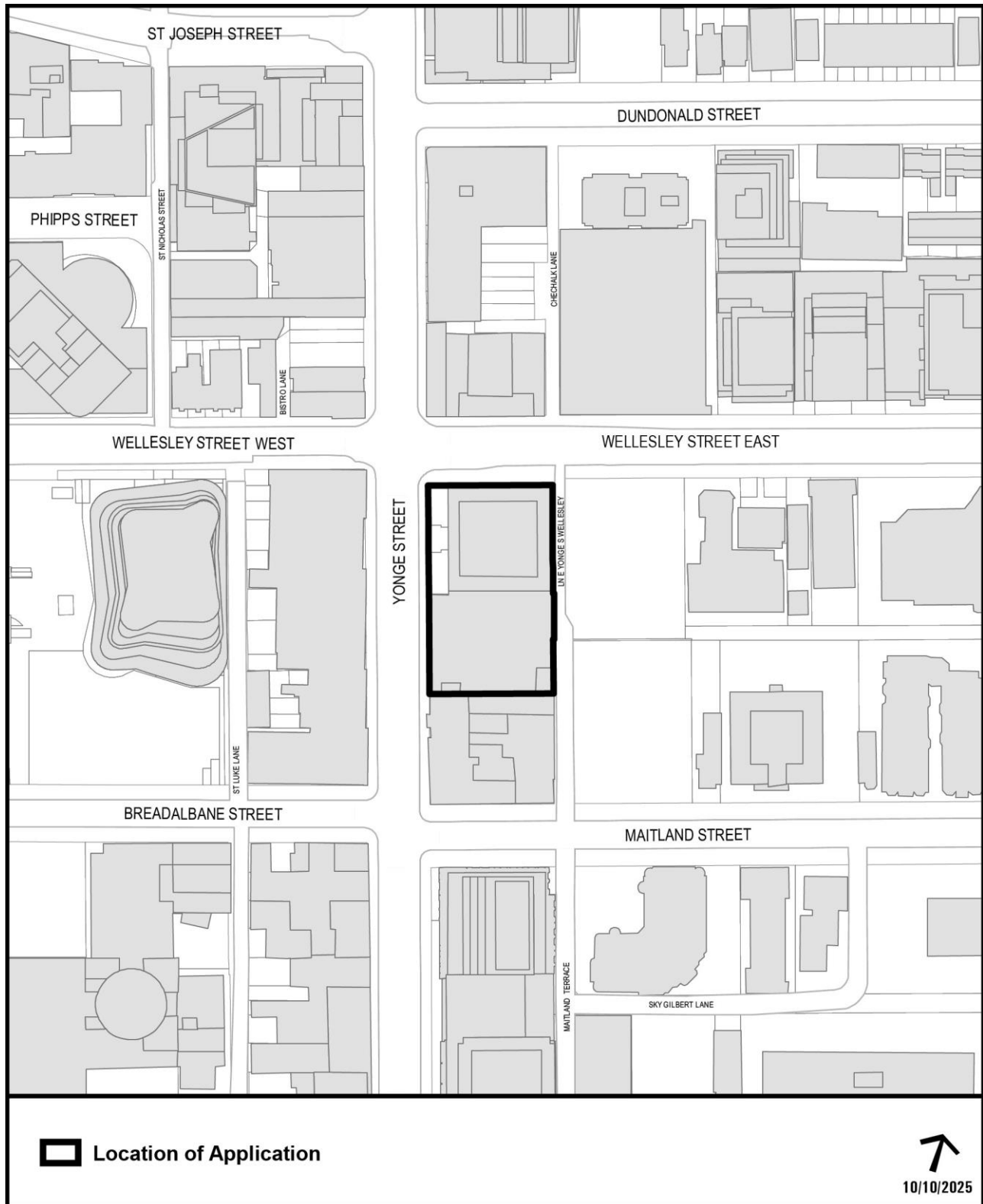
#### **CONTACT:**

Stephan Posikira, Planner, Community Planning

416-396-7824

stephan.posikira@toronto.ca

## Attachment 2: Location Map



# Attachment 3: Official Plan Land Use Map



Official Plan Land Use Map # 18

543-549 Yonge Street & 555 Yonge Street

File # 24 123608 STE 13 0Z



Location of Application



Neighbourhoods



Mixed Use Areas



Apartment Neighbourhoods



Parks



Not to Scale  
Extracted: 10/10/2025

[illegible]

## Attachment 5: Draft Zoning By-law Amendment

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

### CITY OF TORONTO

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

**To amend Zoning By-law 569-2013, as amended, with respect to the lands municipally known in the year 2024 as 543, 545, 549 and 555 Yonge Street.**

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; 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, as amended; 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. 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.
3. Zoning By-law 569-2013, as amended, is further amended by amending the zone label on the Zoning By-law Map in Section 990.1 respecting the lands outlined by heavy black lines from a zone label of CR 3.0 (c2.0; r3.0) SS1 (x2546) to a zone label of CR 3.0 (c2.0; r3.0) SS1 (x1182) 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 1182 so that it reads:

(1182) Exception CR 1182

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 543, 545, 549 Yonge Street and 555 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 (FF) below;
- (B) Despite (A) above, on the lands municipally known as 555 Yonge Street, the requirements of Exception 900.11.10 (2546) must be complied with for any **building or**

**structure** below the Canadian Geodetic Datum of 152.89 metres;

- (C) Despite regulations 40.5.40.10(1) and (2), the height of a **building** or **structure** is the distance between the Canadian Geodetic Datum of 106.71 metres and the elevation of the highest point of the **building** or **structure**;
- (D) Despite regulation 40.5.40.70(1), a **building** or **structure** may be no closer than 1.5 metres from the original centreline of a **lane**;
- (E) Despite regulation 40.10.20.100(1)(A), the total **interior floor area** of all, **eating establishments, entertainment places of assembly, places of assembly, recreation uses** and **take-out eating establishments** may exceed 400 square metres;
- (F) Despite regulation 40.10.20.100(17), the total **interior floor area** of all **retail service uses** may exceed 400 square metres;
- (G) Despite regulation 40.10.40.1(1), residential use portions of the **building** are permitted to be located on the same **storey** as or below non-residential use portions of the **building**;
- (H) Despite regulation 40.10.40.10(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]**;
- (I) For the purpose of this exception, a mezzanine level located between the first **storey** and the second full **storey**, is not considered a **storey**;
- (J) 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 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, elevator shafts, elevator overrun and associated enclosures, chimneys, and vents, by a maximum of 12.0 metres;
  - (ii) **structures** that enclose, screen, or cover the equipment, **structures** and parts of a **building** listed in (i) above, inclusive of a mechanical penthouse, by a maximum of 12.0 metres;
  - (iii) architectural features, parapets, and elements and **structures** associated with a **green roof**, by a maximum of 3.0 metres;
  - (iv) lightning rods, **building** maintenance units and window washing equipment, and mechanical ventilation equipment by a maximum of 3.5 metres;
  - (v) planters, **landscaping** features, guard rails, and divider screens on a balcony and/or terrace, by a maximum of 3.0 metres;
  - (vi) trellises, pergolas, and unenclosed **structures** providing safety or wind protection to rooftop **amenity space**, by a maximum of 4.0 metres; and
  - (vii) elements listed in subsections (iii), (iv) and (v) above may project above the elements listed (i) and (ii) above, by a maximum of 3.5 metres;
- (K) Despite regulation 40.10.40.40(1), the permitted maximum **gross floor area** of all **buildings** and **structures** is 46,000 square metres, of which:

- (i) the permitted maximum **gross floor area** for residential uses is 45,500 square metres; and
  - (ii) the required minimum **gross floor area** for non-residential uses is 400 square metres;
- (L) In addition to the elements listed in regulation 40.5.40.40(3) that reduce **gross floor area**, the following elements will also apply to reduce the **gross floor area** of a **building**:
  - (i) storage rooms, garbage rooms, electrical, utility, mechanical and ventilation rooms at or above-ground; and
  - (ii) hallways, elevator vestibules, and storage rooms containing **bicycle parking spaces**, in the **basement**;
- (M) The provision of **dwelling units** is subject to the following:
  - (i) a minimum of 25% of the total number of **dwelling units** must have two or more bedrooms;
  - (ii) a minimum of 10% of the total number of **dwelling units** must have three or more bedrooms;
  - (iii) any **dwelling units** with three or more bedrooms provided to satisfy (ii) above are not included in the provision required by (i) above;
  - (iv) an additional 15% of the total number of **dwelling units** will be any combination of two bedroom and three bedroom dwelling units, or **dwelling units** that can be converted into any combination of two and three bedroom **dwelling units**;
  - (v) **dwelling units** as described in (iv) above, may be converted using accessible or adaptable design measures such as knock-out panels; and
  - (vi) if the calculation of the number of required **dwelling units** with two or three bedrooms results in a number with a fraction, the number shall be rounded down to the nearest whole number;
- (N) Despite regulation 40.10.40.50(1) and (2), **amenity space** must be provided at a minimum rate of 2.5 square metres for each **dwelling unit**, of which:
  - (i) at least 1.5 square metres for each **dwelling unit** as indoor **amenity space**;
  - (ii) at least 1.0 square metre for each **dwelling unit** as outdoor **amenity space**;
  - (iii) no more than 25% of the outdoor component may be a **green roof**; and
  - (iv) a maximum of 100 square metres of indoor **amenity space** may include guest suites;
    - (a) for the purposes of this exception, guest suites do not constitute **dwelling units**;

- (O) Regulation 40.10.40.50(2) with respect to **amenity space** for **buildings** with non-residential uses does not apply;
- (P) Despite regulations 40.10.40.70(1) and 600.10.10(1)(A), the required minimum **building setbacks** are as shown in metres on Diagram 3 of By-law **[Clerks to insert By-law number]**;
- (Q) Despite regulation 40.10.40.80(1), the required separation of **main walls** are as shown in metres on Diagram 3 of By-law **[Clerks to insert By-law number]**;
- (R) Despite (P) and (Q) above:
  - (i) No portion of any **building** or **structure** may penetrate a 71 degree angular plane projected northward from the north elevation of the **building** at a height of 43 metres to 68 metres; and
  - (ii) No portion of any **building** or **structure** may penetrate an 82 degree angular plane projected westward from the west elevation of the **building** at a height of 43 metres to 68 metres;
- (S) Despite Clause 40.10.40.60 and (P) and (Q) above, the following elements may encroach into the required minimum **building setbacks** and **main wall** separation distances as follows:
  - (i) canopies and awnings, by a maximum of 2.0 metres;
  - (ii) exterior stairs, stairwell enclosures, access ramps and elevating devices, by a maximum of 2.5 metres;
  - (iii) landscape features, planters, pergolas, fences, trellises and window washing equipment, by a maximum of 2.5 metres;
  - (iv) cladding added to the exterior surface of the **main wall** of a **building**, by a maximum of 0.15 metres;
  - (v) architectural features, such as a pilaster, decorative column, cornice, sill, belt course, or chimney breast, by a maximum of 1.0 metre; and
  - (vi) air conditioners, satellite dishes, antennae, vents, and pipes, by a maximum of 1.0 metre;
- (T) Despite regulations 40.10.50.10(1) and (3), no **landscaping** is required;
- (U) Despite regulation 200.5.10.1(1) and Table 200.5.10.1, **parking spaces** must be provided in accordance with the following:
  - (i) a minimum of 0 residential occupant **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 residential visitor **parking spaces**; and
  - (iii) a minimum of 0 **parking spaces** for every 100 square metres of **gross floor area** devoted to non-residential uses, but not exceeding the permitted maximum in Table 200.5.10.1 for Tier 4 for non-residential uses in Parking Zone A;

- (V) Despite regulation 200.15.10(1) and (2), a minimum of 1 of the required **parking spaces** are required to be accessible **parking spaces**;
- (W) Despite regulations 220.5.10.1(1) to (3), a minimum of one Type "C" **loading space** and one Type "G" **loading space** must be provided;
- (X) Despite regulation 230.5.1.10(4)(A)(ii), the required minimum dimensions of a **stacked bicycle parking space** are;
  - (i) width of 0.225 metres;
  - (ii) length of 1.2 metres; and
  - (iii) vertical clearance of 1.2 metres;
- (Y) Regulation 230.5.1.10(4)(E) with respect to **oversized bicycle parking space** dimensions does not apply;
- (Z) Despite regulations 230.5.1.10(9)(B)(i)(ii) and (iii), "long-term" **bicycle parking spaces** may be located in any combination of vertical, horizontal, or stacked positions and may also be located in the following locations:
  - (i) on the first **storey** of the **building**;
  - (ii) on the second **storey** of the **building**;
  - (iii) on the third **storey** of the **building**;
  - (iv) on any level of the **building** below-ground; and
  - (v) outdoors or indoors in a secure or enclosed room or enclosure on any floor including a mezzanine level up to the 3<sup>rd</sup> floor of the **building** or any floor below ground level;
- (AA) Despite regulations 230.5.1.10(10) and (16), all "long-term" and "short-term" **bicycle parking spaces** may be located in a **stacked bicycle parking space**;
- (BB) Despite regulation 230.5.1.10(13), no **oversized bicycle parking spaces** are required;
- (CC) Regulation 230.5.1.10(14), with respect to aisle widths for **bicycle parking spaces** does not apply;
- (DD) Regulation 230.5.1.10(16), with respect to path of travel for **bicycle parking spaces** does not apply;
- (EE) Despite regulation 230.40.1.20(2), a "short-term" **bicycle parking space** may be no more than 65 metres from a pedestrian entrance to a **building** on the **lot**; and
- (FF) Despite regulation 600.20.10(1)(A), the first **storey** of a **mixed-use building** or **non-residential building** must provide a minimum of 50 percent of the **lot frontage** abutting the priority retail **street** for one or more of the uses listed in regulation 600.20.10(1)(A).

Prevailing By-laws and Prevailing Sections:

- (A) Exception CR 2546 continues to prevail on the lands municipally known as 555 Yonge Street below a Canadian Geodetic Datum of 152.89 metres.

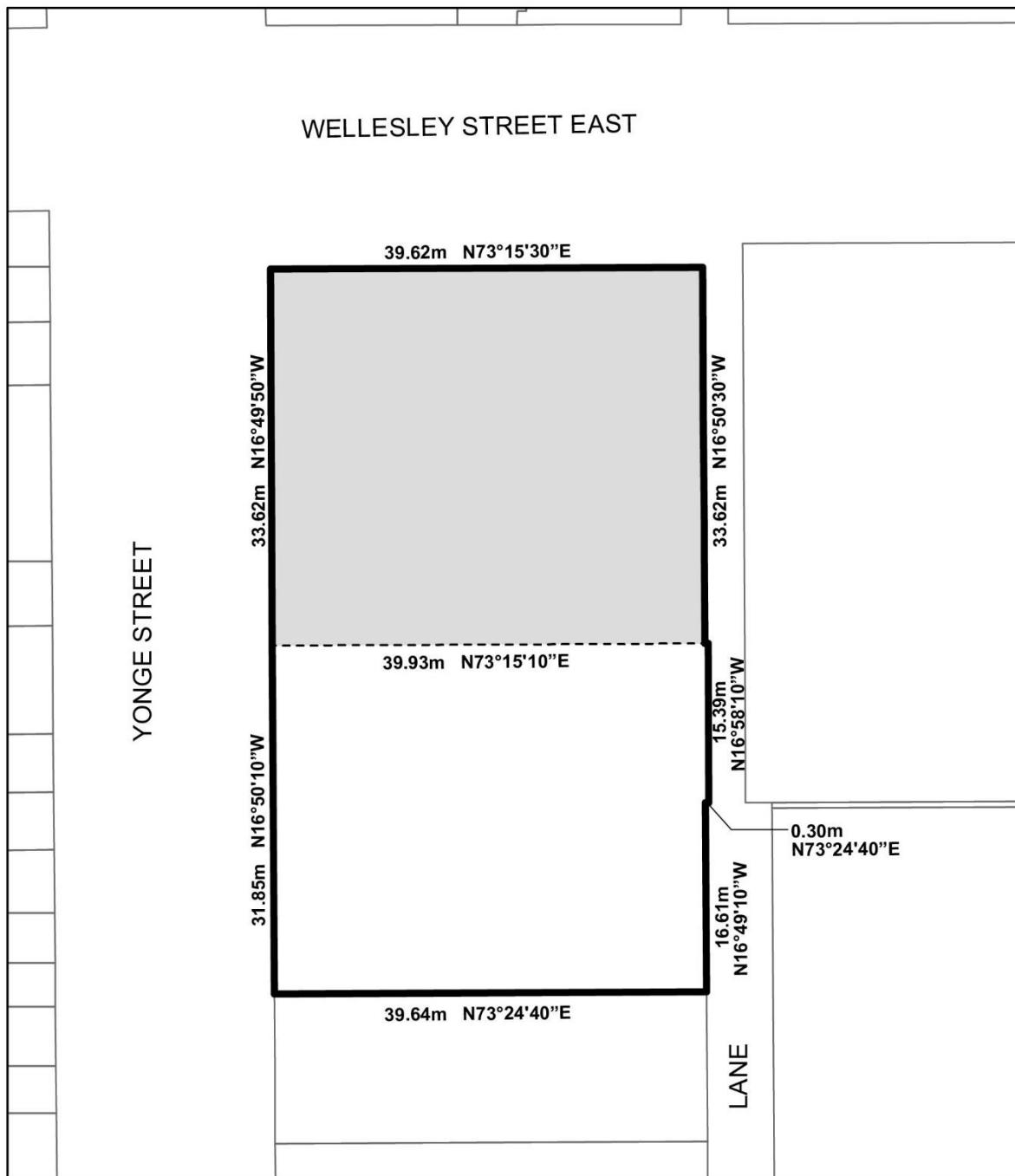
5. Despite any severance, partition or division of the lands, the provisions of this By- law shall apply as if no severance, partition or division occurred.

Enacted and passed on [Clerks to insert date].

[full name],  
Speaker

[full name],  
City Clerk

(Seal of the City)



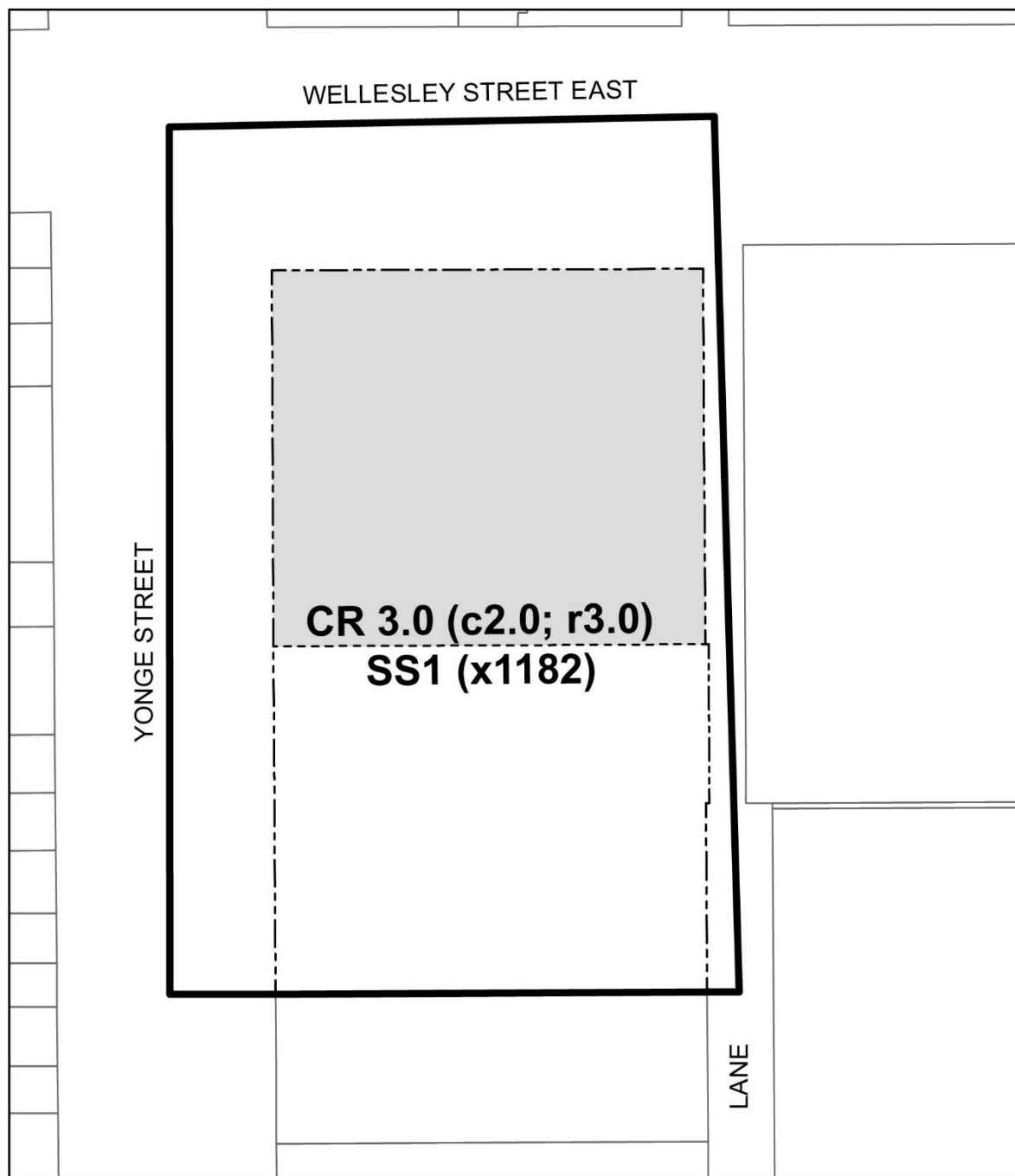
**Toronto**  
Diagram 1

543-549 Yonge Street & 555 Yonge Street

File # 24 123608 STE 13 0Z

□ Applies only to lands at or above HT 46.18

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



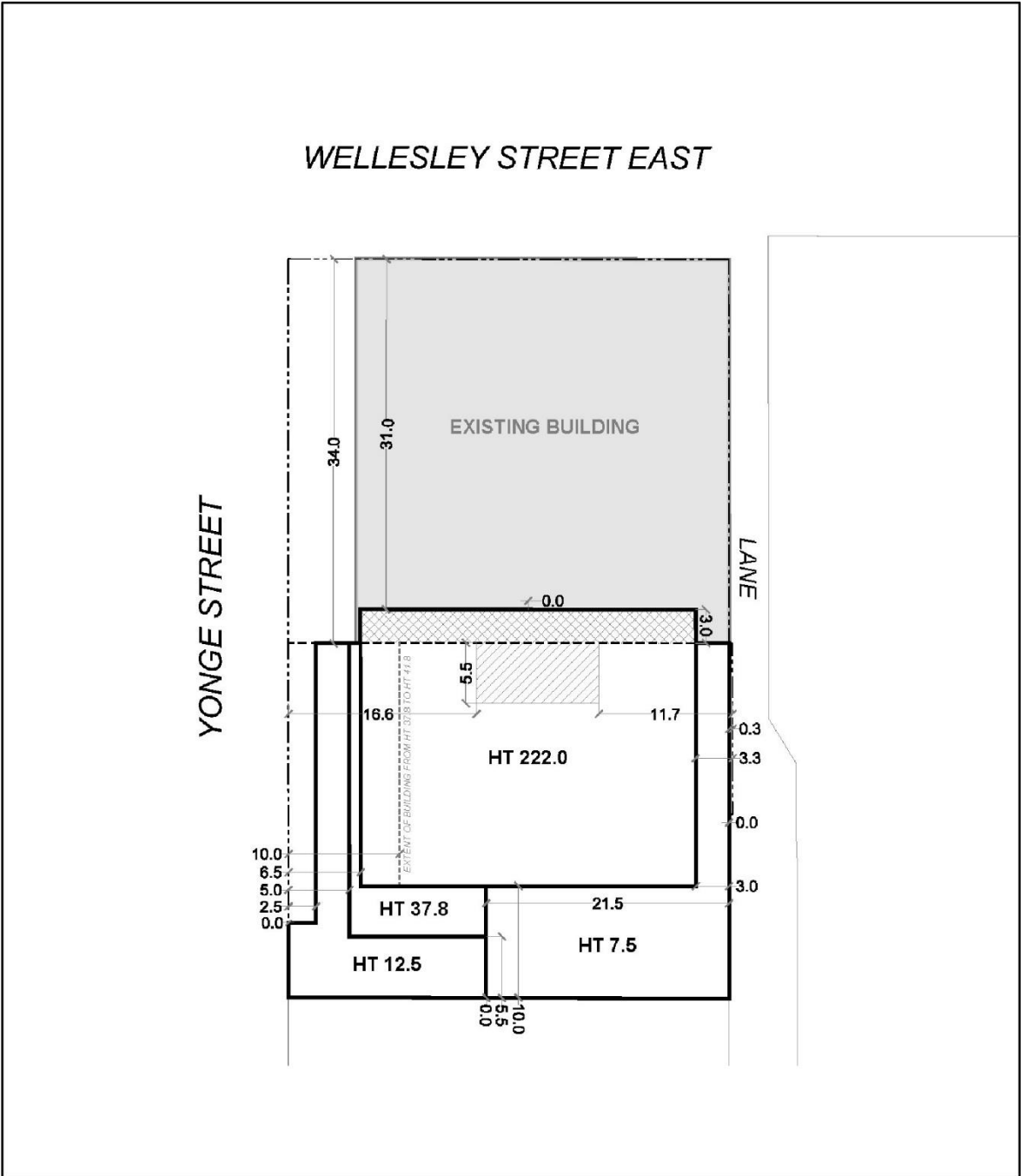
**Toronto**  
Diagram 2

543-549 Yonge Street & 555 Yonge Street

File # 24 123608 STE 13 0Z

□ Applies only to lands at or above HT 46.18



City of Toronto By-law 569-2013  
Not to Scale  
10/15/2025



**Toronto**  
Diagram 3

543-549 Yonge Street & 555 Yonge Street

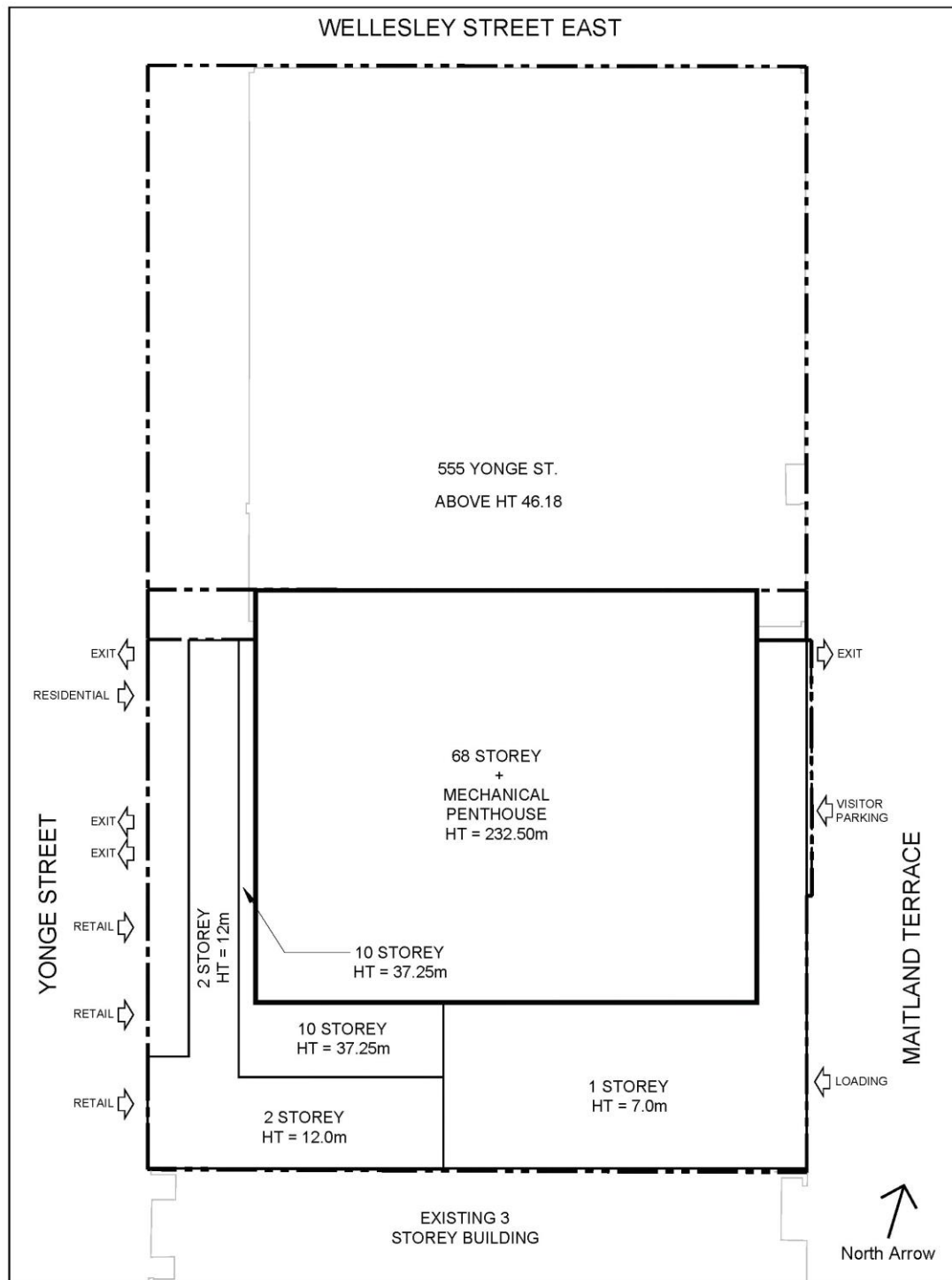
File # 24 123608 STE 13 0Z

-  Applies only to lands at or above HT 46.18
-  No building permitted between HT 7.0 and HT 42.5

  
 City of Toronto By-law 569-2013  
 Not to Scale  
 10/17/2025



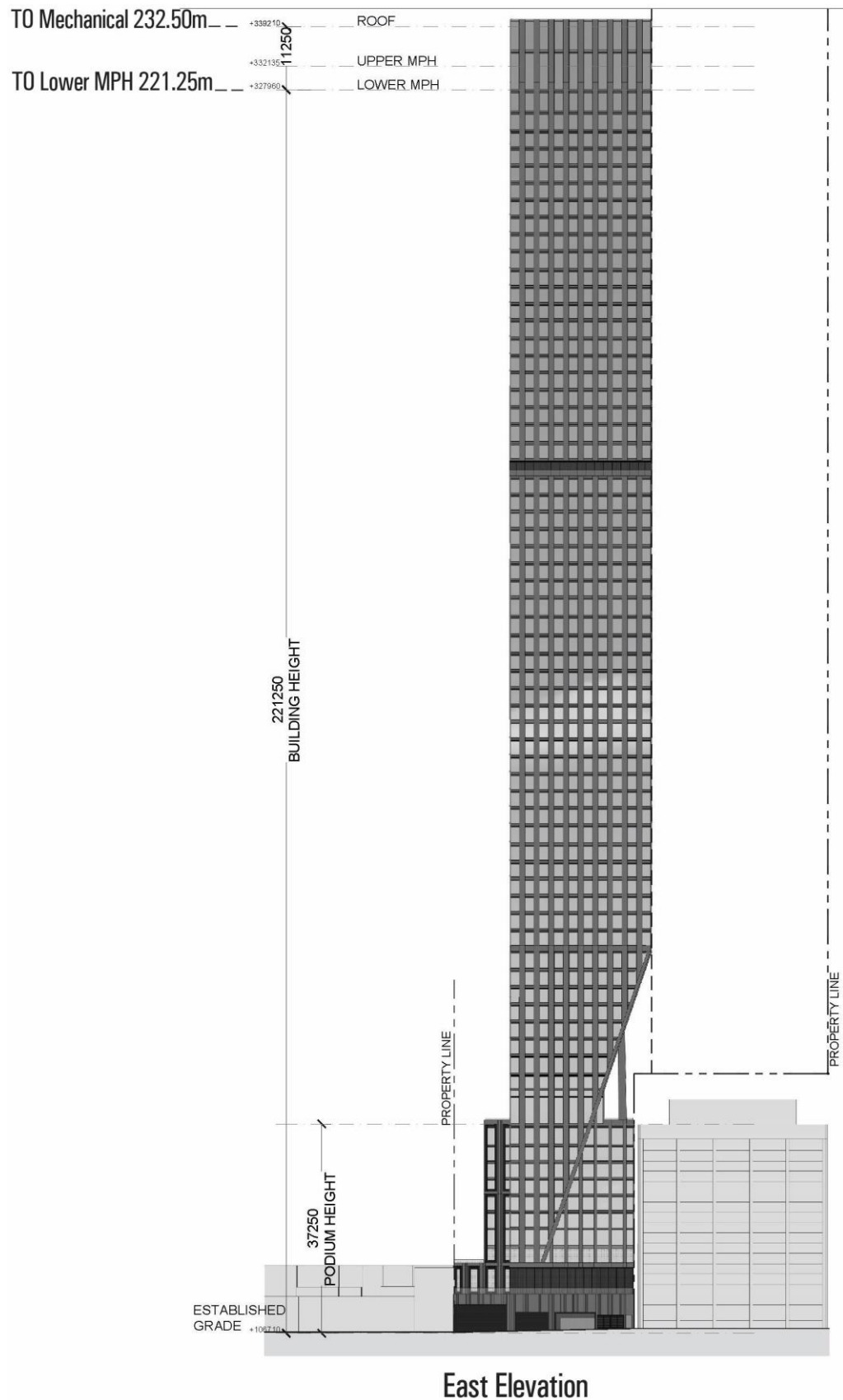
## Attachment 6: Simplified Site Plan



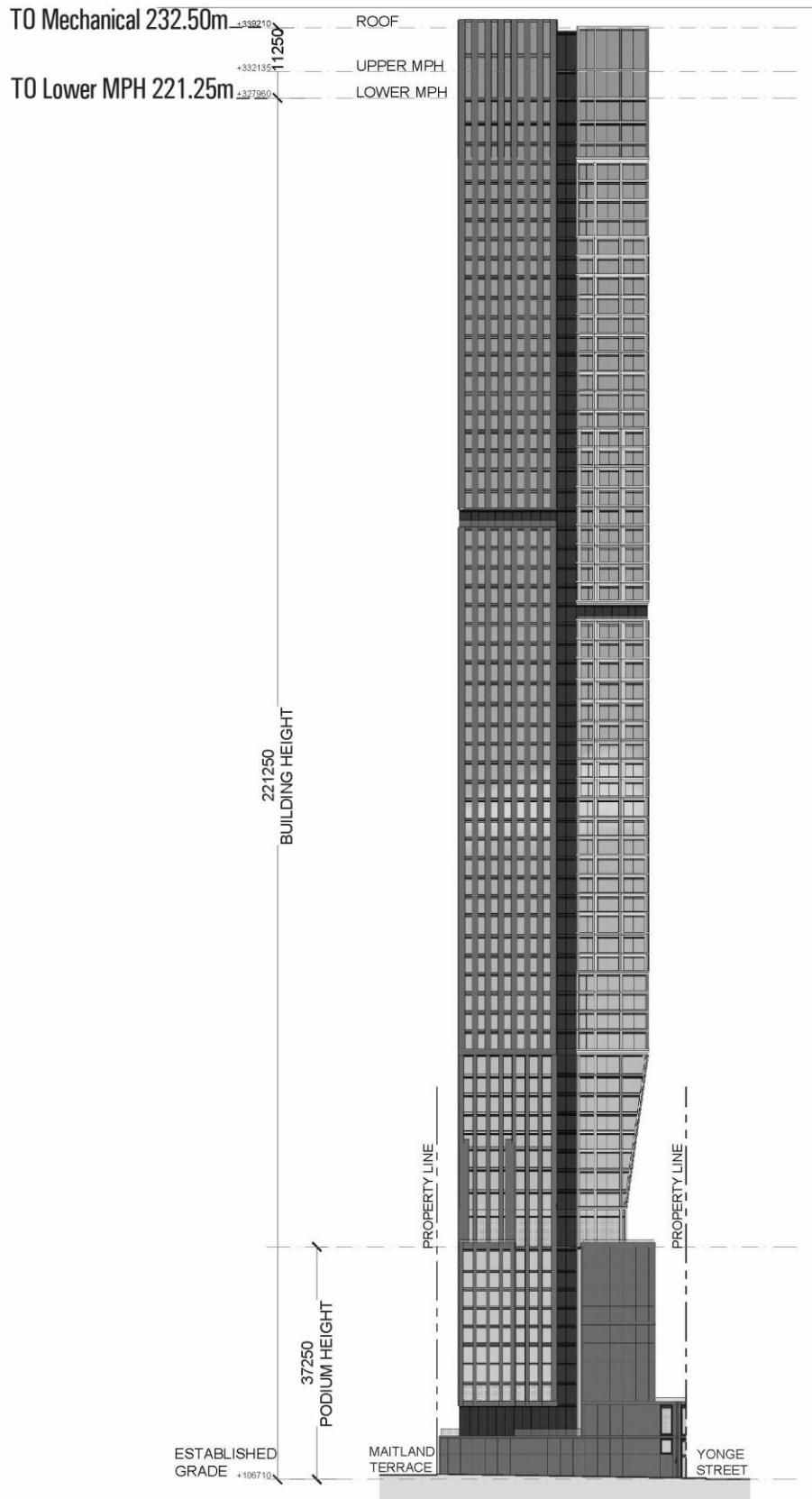
Site Plan



## Attachment 7: Elevation - East

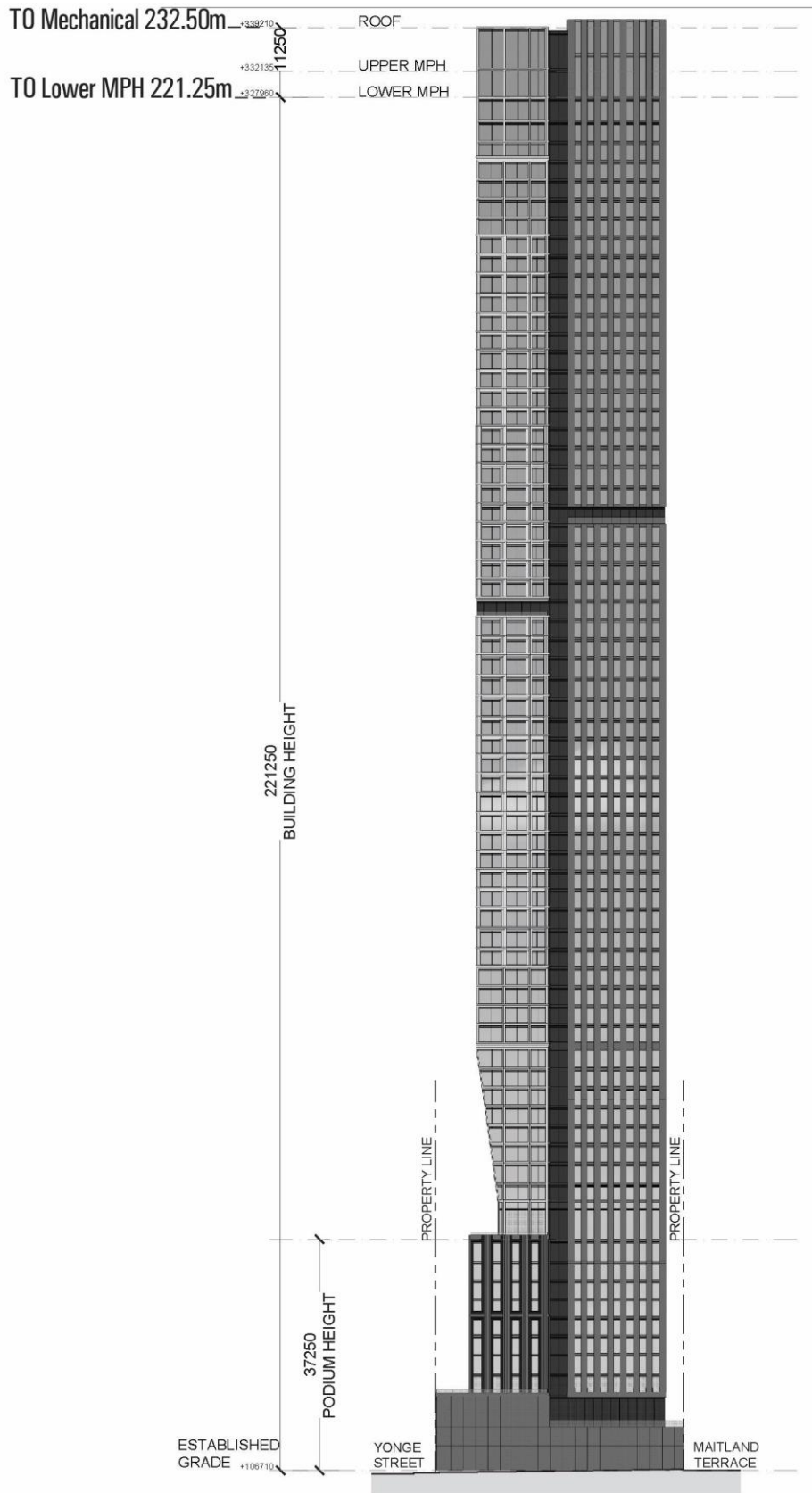


## Attachment 8: Elevation – North



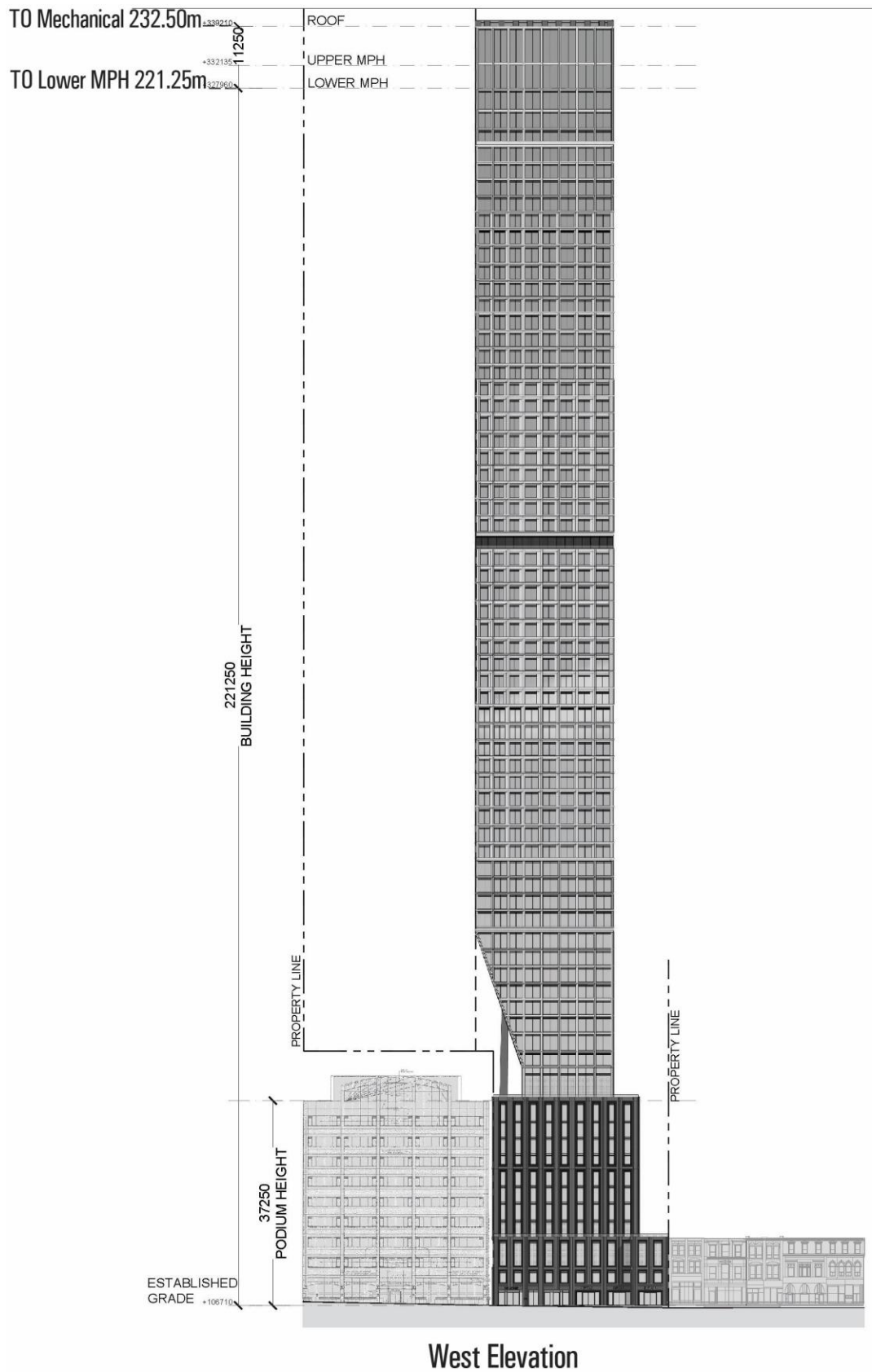
North Elevation

## Attachment 9: Elevation - South

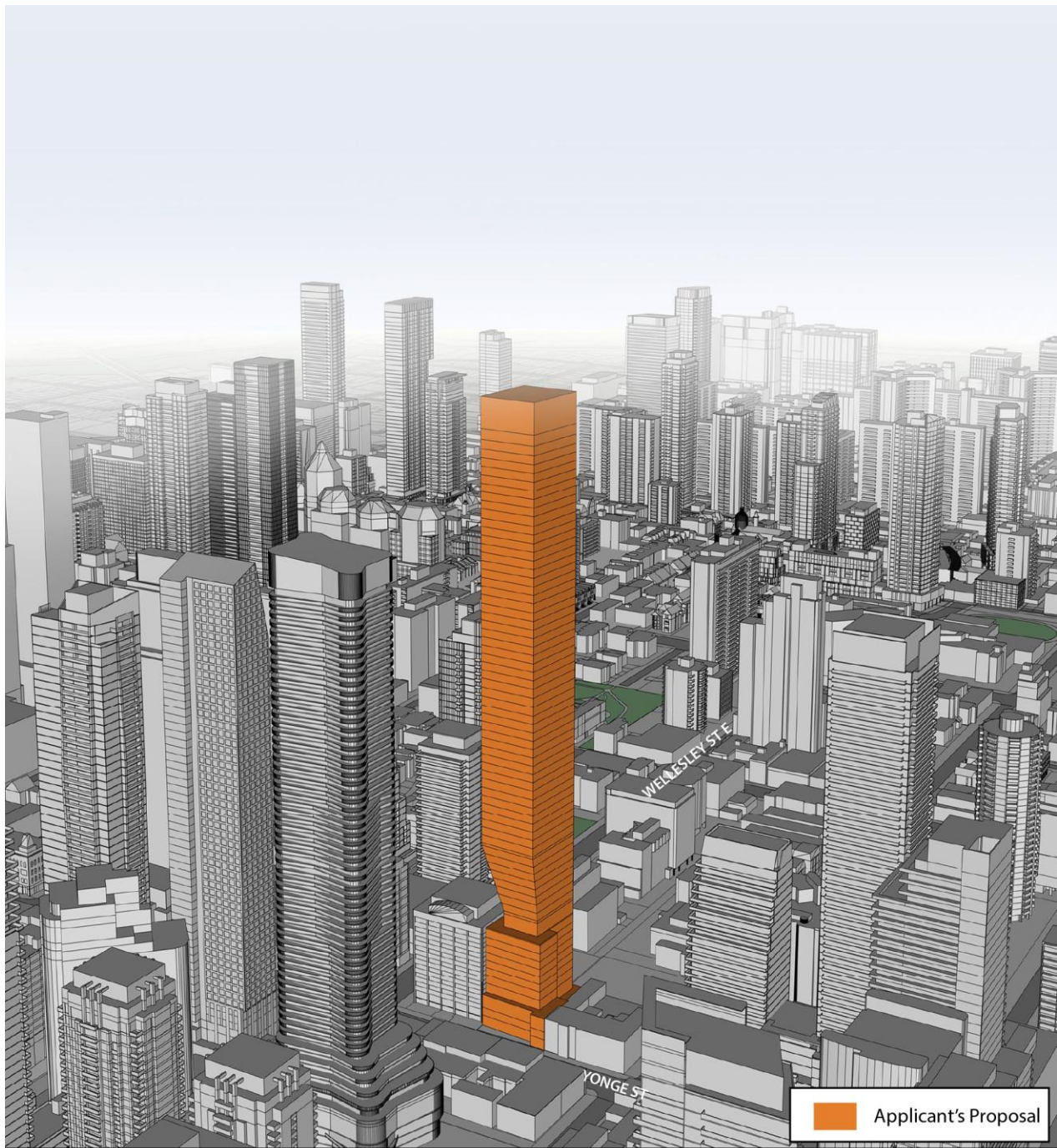


South Elevation

## Attachment 10: Elevation – West



## Attachment 11: 3D Massing Model - Northeast



**View of Applicant's Proposal Looking Northeast**



09/17/2025

## Attachment 12: 3D Massing Model - Southwest

