

Attachment 7: Draft Zoning By-law Amendment

Authority: Toronto and East York Community Council Item ##, as adopted by City of Toronto Council on ~, 2026

CITY OF TORONTO

BY-LAW ###-2026

To amend Zoning By-law 569-2013, as amended, with respect to the lands municipally known in the year 2025 as 56-60 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.

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 990.10 respecting the lands outlined by heavy black lines from a zone label of CR (x2325) and CR (x197) to a zone label of CR (x1214) 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 1214 so that it reads:

(1214) Exception CR 1214

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 56-60 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 (CC) below;

- (B) None of the provisions of By-law 1627-2019 apply to prevent the erection and use of **buildings** and **structures** in compliance with Regulations (D) to (CC) below;
- (C) None of the provisions of By-law [Clerks to insert By-law number] apply to prevent the erection and use of **buildings** and **structures** in compliance with Regulations (A) to (LL) of By-law 1627-2019;
- (D) On the lands municipally known in the year 2025 as 56 Yonge Street, the **building, structures** and uses existing on [date of this By-law], including non-residential uses located within the existing **building** and **bicycle parking spaces** for use and operation of that existing **building**, are deemed to comply with the requirements of By-law 569-2013 and By-law 1627-2019;
- (E) 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 82.03 metres and the elevation of the highest point of the **building** or **structure**;
- (F) 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];
- (G) Despite regulation 40.10.40.10(5), the required minimum height of the first **storey**, is 4.2 metres measured between the average elevation of the ground along the **front lot line** and the floor of the second **storey**;
- (H) Despite regulations 40.5.40.10(3) to (8) and (F) 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, chimneys, and vents, by a maximum of 3.0 metres;
 - (ii) **structures** that enclose, screen, or cover the equipment, **structures** and parts of a **building** listed in (i) above, including a mechanical penthouse, by a maximum of 3.5 metres;
 - (iii) **building** maintenance units and window washing equipment, by a maximum of 6.0 metres;
 - (iv) planters, **landscaping** features, guard rails, and divider screens on a balcony and/or terrace, by a maximum of 3.0 metres;

- (v) on the portion of the **building** with a height of 25.8 metres as shown on Diagram 3 of By-law [Clerks to insert By-law number], an architectural parapet feature, by a maximum of 7.0 metres; and
 - (vi) trellises, pergolas, and unenclosed **structures** providing safety or wind protection to rooftop **amenity space**, by a maximum of 3.0 metres;
- (I) Despite regulation 40.10.40.40(1), the permitted maximum **gross floor area** of all **buildings** and **structures** is 41,460 square metres, of which:
- (i) the permitted maximum **gross floor area** for residential uses is 41,390 square metres; and
 - (ii) the required minimum **gross floor area** for non-residential uses is 60 square metres;
- (J) For the purposes of (I) above, any part of the **building** on or above the lands municipally known in the year 2025 as 56 Yonge Street shall be deemed to be situated on or above the lands municipally known in the year 2025 as 60 Yonge Street;
- (K) The provision of **dwelling units** is subject to the following:
- (i) a minimum of 15 percent of the total number of **dwelling units** must have two or more bedrooms;
 - (ii) a minimum of 10 percent 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 percent of the total number of **dwelling units** must have a combination of two and three bedrooms, or that can be converted to have two or three bedrooms through the use of accessible or adaptable design measures; and
 - (v) for the purpose of this exception, if the calculation of required **dwelling units** in (i), (ii) and (iv) above result in a number with a fraction, the number may be rounded down to the nearest whole number;
- (L) Despite regulation 40.10.40.50(1) and (2), **amenity space** must be provided at the following rate:

- (i) at least 2.0 square metres for each **dwelling unit** as indoor **amenity space**; and
 - (ii) at least 0.7 square metres of outdoor **amenity space** for each **dwelling unit**;
- (M) Despite regulations 40.10.40.70(1) and 40.10.40.80(1) and Article 600.10.10, the required minimum **building setbacks** are as shown in metres on Diagram 3 of By-law [Clerks to insert By-law number];
- (N) Despite Clause 40.10.40.60 and (M) above, the following elements may encroach into the required minimum **building setbacks** and **main wall** separation distances as shown on Diagram 3 of By-law [Clerks to insert By-law number]:
 - (i) Canopies, window projections, and architectural features, including a podium exterior wall shingle, by a maximum of 1.0 metres;
 - (ii) exterior structural and architectural elements that support the **building**, including but not limited to columns, beams, exoskeleton **structures** and exoskeleton cladding, by a maximum of 3.0 metres;
 - (iii) above a height of 25.3 metres, balconies projecting from the south **main wall**, by a maximum of 1.8 metres; and
 - (iv) above a height of 239.7 metres, a cooling tower and associated enclosures and **structures** projecting from the south **main wall**, by a maximum of 2.0 metres;
- (O) Despite regulation 200.5.10.1(1) and Table 200.5.10.1, **parking spaces** may 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**;
 - (ii) a minimum of 0 residential visitor **parking spaces** for each **dwelling unit**; and
 - (iii) a minimum of 0 **parking spaces** is required for non-residential uses, but not exceeding the permitted maximum in Table 200.5.10.1 for non-residential uses;
- (P) Section 200.5, Section 200.10.1, Section 200.15, does not apply to **parking**

- spaces** located within an “automated parking garage” on the **lot**;
- (Q) **Parking spaces** provided within an “automated parking system” will be from a “entry cabin” and must have the following minimum dimensions:
- (i) Length of 5.6 metres;
 - (ii) Width of 4.9 metres;
 - (iii) Vertical clearance of 2.1 metres;
- (R) Despite regulation 200.15.10.5 and Table 200.15.10.15, accessible **parking spaces** shall be provided as follows:
- (i) No accessible **parking spaces** are required on the **lot** if no **parking spaces** are provided on the **lot**;
 - (ii) No accessible **parking spaces** are required on the **lot** if **parking spaces** is provided within an “automated parking garage” system”; and
 - (iii) A minimum of 5.0 percent of the provided **parking spaces** must be accessible **parking spaces** if **parking spaces** are provided on the **lot**;
- (S) Despite regulation 200.5.1(3)), regarding **drive aisle** width, does not apply to **parking spaces** located within an “automated parking garage”;
- (T) Regulations 200.5.1.10(2), (3) and (4), regarding the minimum dimension and vertical clearance requirements for **parking spaces**, do not apply to parking spaces located within an “automated parking garage”;
- (U) Despite regulation 200.5.1.10(12), **vehicle** access to the **parking spaces** within the **building** may be provided by a car elevator with a minimum width of 2.6 meters;
- (V) Despite regulation 200.5.1.10(13), access to **parking spaces** may be provided from an “automated parking garage” that is subject to the following:
- i) entry cabin must have **driveway** access to a **street** or **lane** that is direct and unobstructed, excluding a gate, moveable barrier or similar security feature;
- (W) Regulation 200.5.1.10(14)(B), regarding **energized outlet** requirements, does not apply to the **lot**;

- (X) Despite regulation 230.5.1.10(4)(B), the required minimum dimension of a **bicycle parking space** if placed in a vertical position on a wall, **structure** or mechanical device is:
- (i) minimum length of 1.8 metres;
 - (ii) minimum width of 0.4 metres; and
 - (iii) minimum vertical clearance from the wall of 1.9 metres;
- (Y) Despite regulation 230.5.1.10(9), a "long-term" **bicycle parking space** may be located on any level of the **building** below-ground;
- (Z) Despite regulation 230.5.1.10(10), both a "short-term" and a "long-term" **bicycle parking space** may be located in a **stacked bicycle parking space**;
- (AA) Despite regulation 230.5.10.1(5)(A), a minimum of 0.1 short-term **bicycle parking spaces** per **dwelling unit** are required;
- (BB) The number of bicycle parking spaces required by regulation 230.5.10.1(5) may be reduced, subject to the following:
- (i) the number of "short-term" bicycle parking spaces reduced is not more than half the amount required by regulations 230.5.10.1(5)(A) or (B), rounded down to the nearest whole number;
 - (ii) the number of "long-term" bicycle parking spaces reduced is not more than half the amount required by regulations 230.5.10.1(5)(A) or (B), rounded down to the nearest whole number;
 - (iii) for each bicycle parking space required by regulation 230.5.10.1(5) to be reduced, the owner or occupant must provide a payment-in-lieu to the City of Toronto; and
 - (iv) the owner or occupant must enter into an agreement with the City of Toronto pursuant to Section 40 of the Planning Act; and
- (CC) For the purpose of this exception, each word or expression that is in bold font will have the same meaning as such word or expression as defined in Chapter 800 of Zoning By-law 569-2013, as amended, except for the following:
- (i) "automated parking garage" means a mechanical system for the purpose of parking and retrieving **vehicles** without drivers in the **vehicle** during parking and without the use of ramps or **drive aisles**, and which may include but is not limited to, a vertical lift and the

storage of **vehicles** on parking pallets and the automated manoeuvring of other **vehicles** during parking or retrieving operations; and

- (ii) "entry cabin" means the component of an "automated parking garage" into which the driver of a **vehicle** deposits, and from which the driver retrieves, a **vehicle**.

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Prevailing By-laws and Prevailing Sections:

(A) By-law 1627-2019

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.

6. Temporary Use(s):

(A) None of the provisions of Zoning By-law 569-2013, as amended, or this By-law apply to prevent the erection and use of a temporary sales office, leasing or construction office, which is a temporary building or structure, facility, or trailer or portion thereof exclusively for the purpose of marketing, leasing, or sale of a dwelling unit or non-residential unit on the lot for a period of 3 years.

Enacted and passed on **[Clerks to insert date]**.

[full name],
Speaker

[full name],
City Clerk

(Seal of the City)

City of Toronto By-law No. ____ - 2026

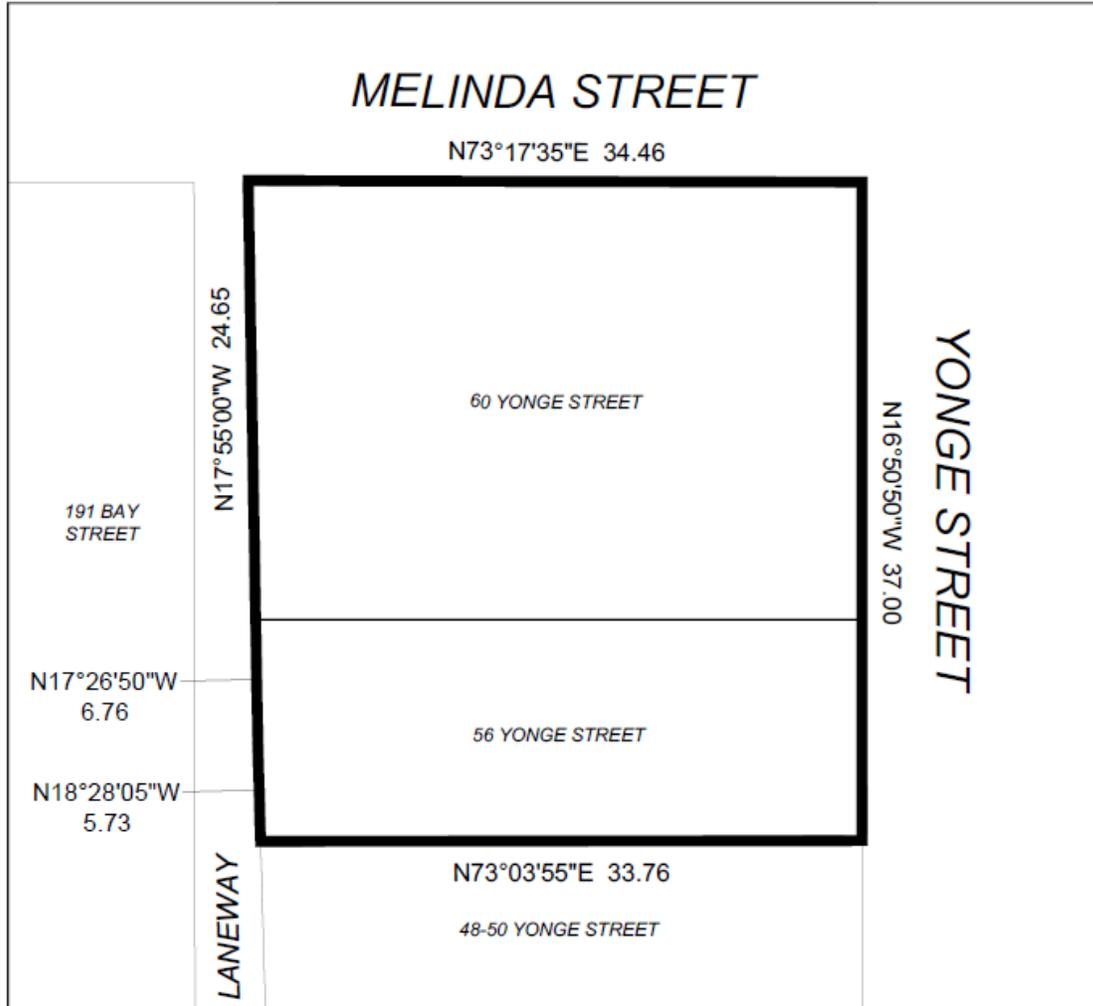



Diagram 1

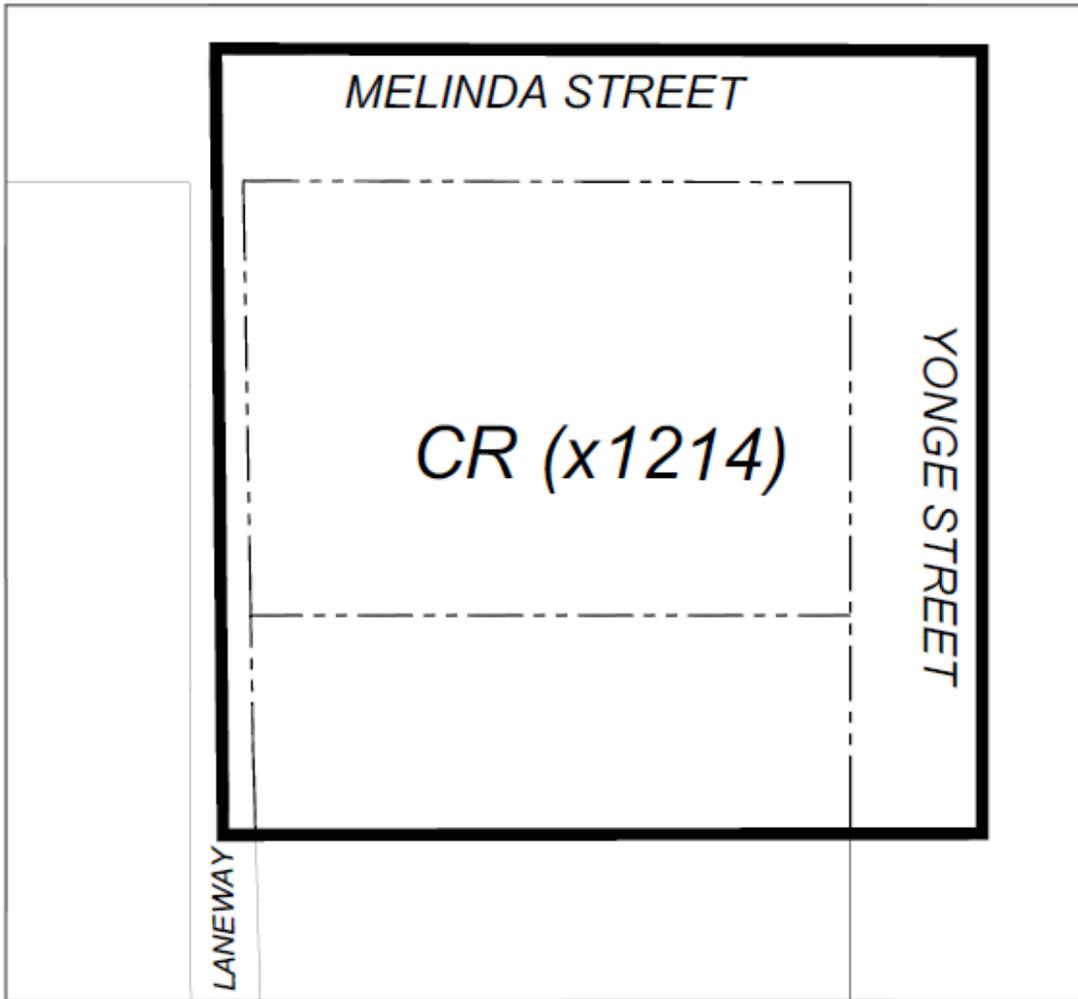
56-60 Yonge Street

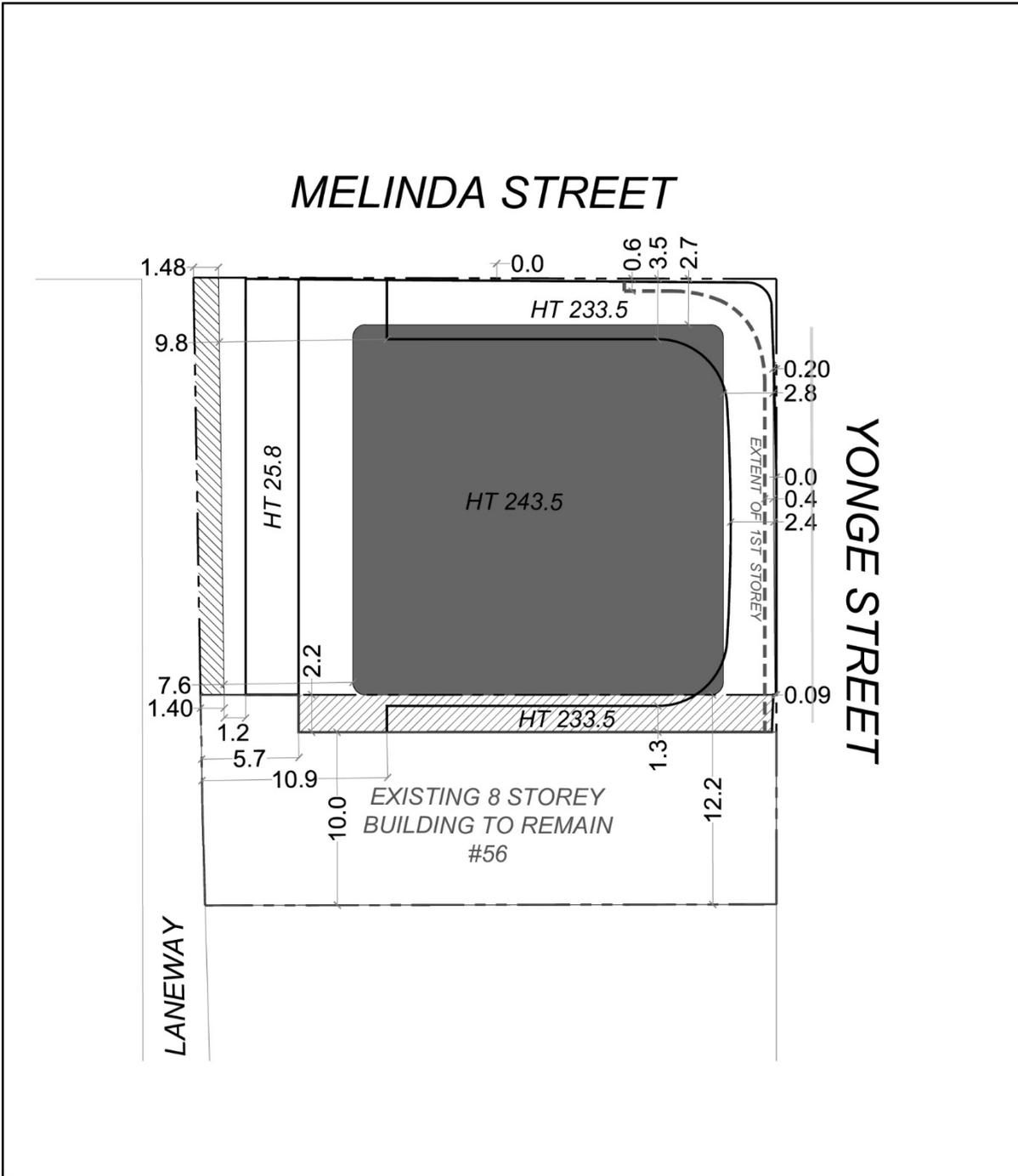
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City of Toronto By-law 569-2013
Not to Scale
01/19/2026

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Toronto
 Diagram 3

56-60 Yonge Street

File # 25 140803 STE 12 0Z

- Outline of building from HT 25.3 - HT 48.8
- ▨ Portion of building cantilevered from HT 52.1 and above
- ▨ Laneway widening
- ▨ Stratified road widening along Yonge Street to a minimum height of 6.7 metres at a width of 0.09m to 0.2m


 City of Toronto By-law 569-2013
 Not to Scale
 11/20/2025