

Attachment 7: Draft Zoning Bylaw Amendment

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

**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 2025 as 1233 Yonge Street and 9 Woodlawn Avenue East.**

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 990.10 respecting the lands outlined by heavy black lines from a zone label of CR 3.0 (c2.0; r2.5) SS2 (x2536) and CR 3.0 (c2.0; r2.5) SS2 (x2419) to a zone label of CR 3.0 (c2.0; r2.5) SS2 (xXXX), 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 [-] so that it reads:

(XXX) Exception CR (xXXX)

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 1233 Yonge Street and 9 Woodlawn Avenue East, 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 (Y) below;
- (B) Despite Regulations 40.5.40.10(1) and (2), and 40.10.40.10(5) the height of a **building** or **structure** is the distance between the Canadian Geodetic Datum of 131.1 metres and the elevation of the highest point of the **building** or **structure**;
- (C) Despite Clause 40.10.30.40, the permitted maximum **lot coverage**, as a percentage of

the **lot area**, is 95 percent;

- (D) Despite Regulation 40.10.40.1(6)(A), a pedestrian access for a **lot** which abuts a **lot** in the Residential Zone category or Residential Apartment Zone category, or is separated from a **lot** in the Residential Zone category or Residential Apartment Zone category by a **lane** or a **street** may not be within 7.0 metres of a **lot** in the Residential Zone category or Residential Apartment Zone category other than:
  - (i) a service entrance;
  - (ii) an entrance to a residential use; or
  - (iii) an entrance or exit required by Federal or Provincial regulations;
- (E) Despite Regulations 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 number];
- (F) For the purpose of this exception, a "mezzanine" does not constitute a **storey**;
- (G) Despite Regulations 40.5.40.10(3) to (8) and (E) 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, and elevator shafts by a maximum of 10.0 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 10.0 metres;
  - (iii) **chimneys, vents, garbage chute overruns**, antennae, flagpoles and satellite dishes may extend beyond the equipment and **structures** listed in (i) and (ii) above, by a maximum of 5.5 metres;
  - (iv) **building** maintenance units, window washing equipment and elements screening window washing equipment may extend beyond the equipment and **structures** listed in (i) and (ii) above by a maximum of 6.5 metres;
  - (v) roof assembly and drainage as well as elements and **structures** associated with a **green roof** may extend beyond the equipment and **structures** listed in (i) and (ii) above, by a maximum of 1.5 metres;
  - (vi) planters, **landscaping** features, guard rails, and divider screens on a balcony and/or terrace, by a maximum of 2.5 metres; and
  - (vii) parapets, trellises, pergolas, and unenclosed **structures** providing safety or wind protection to rooftop **amenity space**, by a maximum of 5.5 metres;
- (H) Despite Regulation 40.10.40.40(1), the permitted maximum **gross floor area** of all **buildings** and **structures** on the **lot** is 47,100 square metres, of which:
  - (i) the maximum **gross floor area** for residential uses is 46,750 square metres; and

- (ii) the minimum **gross floor area** for non-residential uses is 250 square metres;
- (I) Despite Regulations 40.10.40.50(1) and (2), **amenity space** must be provided at the following rate:
  - (i) at a minimum rate of 1.66 square metres for each **dwelling unit**, of which:
    - (a) at least 0.99 square metres for each **dwelling unit** as indoor **amenity space**; and
    - (b) at least 0.67 square metres of outdoor **amenity space** for each **dwelling unit**;
  - (ii) at least 40.0 square metres is outdoor **amenity space** in a location adjoining or directly accessible to the indoor **amenity space**; and
  - (iii) no more than 25% of the outdoor component may be a **green roof**;
- (J) 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 number];
- (K) Despite Regulation 40.10.40.80(2)(A), where a main wall of the building has windows facing another **main wall** on the same **lot** which does not have windows and a line projected at a right angle from one of these **main walls** intercepts the other **main wall**, the required minimum above-ground distance between the **main walls** is 2.4 metres;
- (L) Despite Clause 40.10.40.60 and (J) and (K) above, the following elements may encroach into the required minimum **building setbacks** and **main wall** separation distances as follows:
  - (i) balconies, balcony railings and dividers along the north, south, and west elevations only, by a maximum of 2.5 metres;
  - (ii) canopies and awnings, by a maximum of 3.0 metres;
  - (iii) exterior stairs, access ramps and elevating devices, by a maximum of 1.0 metres;
  - (iv) architectural features, such as eaves, pilaster, dormer, decorative column, cornice, sill, belt course, lighting fixtures and chimney breast, cladding added to the exterior surface of the main wall, window projections, including bay windows and box windows, by a maximum of 3.5 metres;
  - (v) air conditioners, air intake and exhaust, air handling units, window washing equipment, satellite dishes, screens, antennae, vents, hose bibs, gas connections, pipes, and valves by a maximum of 5.0 metres; and
  - (vi) terraces, terrace platforms, guardrails and railings, to the extent of the **main wall** of the **storey** below;
- (M) Despite Regulation 40.10.50.10(2), a fence is not required along a **lot** line abutting a **lot** in the Residential Zone or Residential Apartment Zone category;
- (N) Despite Regulation 40.10.50.10(3), a 1.5 metre strip of land used for **soft**

**landscaping** abutting a **lot** in the Residential Zone or Residential Apartment Zone category is not required;

- (O) Notwithstanding Regulation 970.10.1(1), the required **parking spaces** shall be in accordance with Regulation 200.5.10.1(1) and Table 200.5.10.1;
- (P) Despite Regulation 200.15.1(1), an accessible **parking space** must have the following minimum dimensions:
  - (i) length of 5.6 metres;
  - (ii) width of 3.4 metres; and
  - (iii) vertical clearance of 2.1 metres;
- (Q) Despite Regulations 200.15.1(3), the entire length of an accessible **parking space** must be adjacent to a 1.5-metre-wide shared access aisle or path on one side of the accessible **parking space**;
- (R) Despite Regulation 200.15.1(4), accessible **parking spaces** must be the **parking spaces** located within 20 metres of a barrier free:
  - (i) entrance to a **building**;
  - (ii) passenger elevator that provides access to the first **storey** of a **building**; and
  - (iii) the shortest route between the required entrances in (i) and (ii);
- (S) Despite Regulation 200.5.1.10(2), a maximum of 10 percent of the **parking spaces** may have minimum dimensions of:
  - (i) a length of 5.4 metres;
  - (ii) a width of 2.2 metres; and
  - (iii) a vertical clearance of 1.9 metres;
- (T) Despite Article 200.25.15, if **parking spaces** are provided on the **lot**, a percentage of the provided **parking spaces** must be accessible **parking spaces** in accordance with Section 200.15;
- (U) In addition to Regulations 230.5.1.10(4)(A), the minimum dimensions of a **stacked bicycle parking space** are:
  - (i) a minimum length of 1.8 metres;
  - (ii) a minimum width of 0.4 metres; and
  - (iii) a minimum vertical clearance of 1.2 metres
- (V) In addition to Regulation 230.5.1.10(4)(B), the minimum dimensions of a **stacked bicycle parking space** if placed in a vertical position on a wall, **structure** or mechanical device are:
  - (i) a minimum length or vertical clearance of 1.9 metres;

- (ii) a minimum width of 0.4 metres; and
- (iii) a minimum horizontal clearance from the wall of 1.2 metres;
- (W) Despite Regulation 230.5.1.10(7), no shower and change facilities are required to be provided on the **lot**;
- (X) For the purposes of this exception, Regulations 230.5.1.10(4)(D) and (E) pertaining to **oversized bicycle parking space** shall not apply;
- (Y) Despite Regulation 230.5.1.10(13), (15) and 230.40.1.20(1), "long-term" **bicycle parking spaces** may be located in a **stacked bicycle parking space** that is positioned above another bicycle parking space or placed in a vertical position on a wall, structure, or mechanical device and/or **oversized bicycle parking spaces**, in an enclosed room;
- (Z) Despite Regulation 230.5.1.10(14), within areas used for bicycle parking, access to **bicycle parking spaces** must be provided via an unobstructed 1.8-metre-wide aisle, except when located inside an **ancillary building** containing a **garden suite** or **laneway suite**;
- (AA) 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 2 or more bedrooms;
  - (ii) a minimum of 10 percent of the total number of **dwelling units** must have 3 or more bedrooms;
  - (iii) any **dwelling units** with 3 or more bedrooms provided to satisfy (ii) above are not included in the provision required by (i) above; and
  - (iv) if the calculation of the number of required **dwelling units** with two or three bedrooms in (i) or (ii) above results in a number with a fraction, the number is rounded down to the nearest whole number;
- (BB) Prevailing By-laws and Prevailing Sections:
  - (i) Section 12(2) 262 of former City of Toronto By-law 438-86.

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].

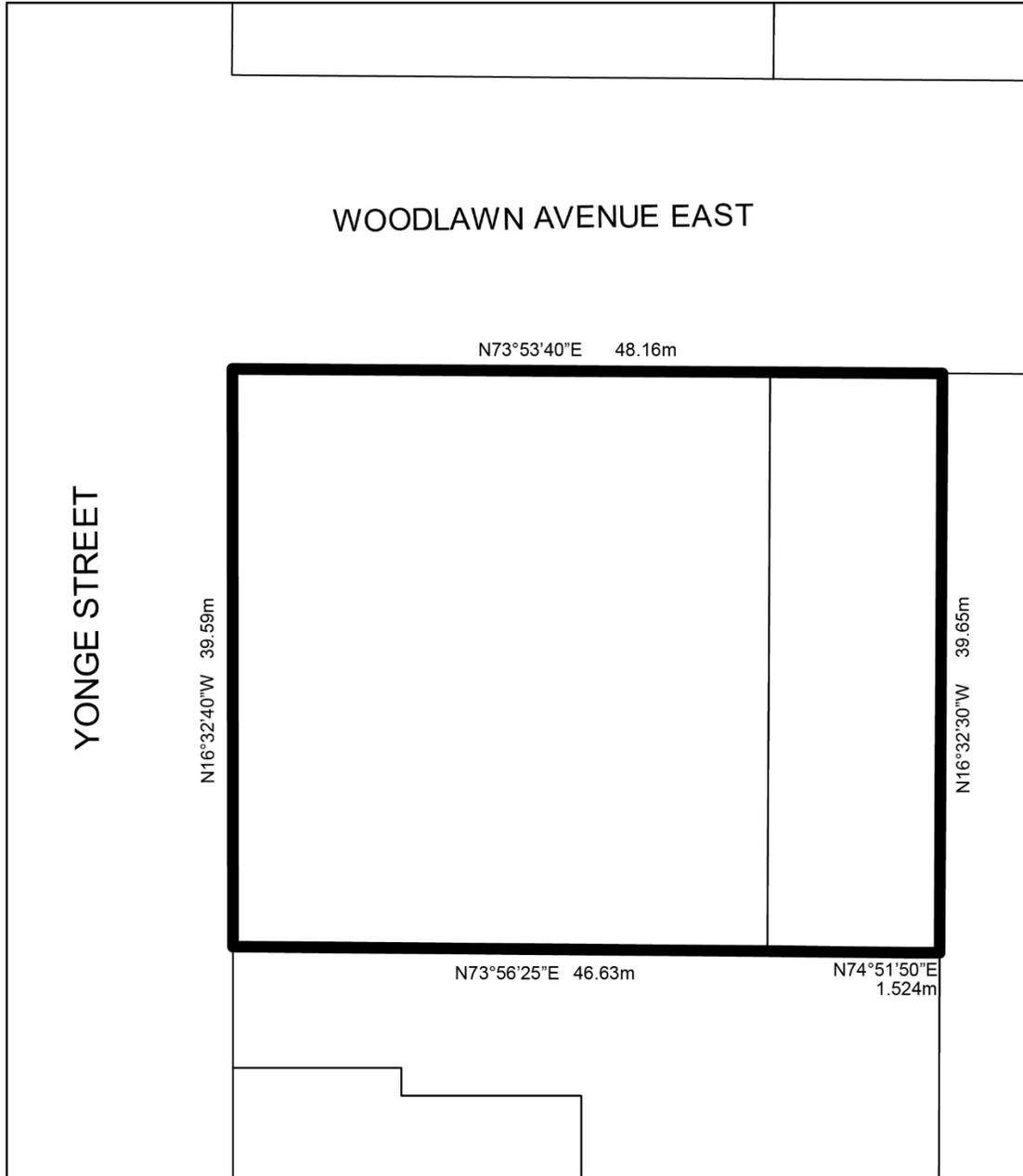
Frances Nunziata,

Speaker

(Seal of the City)

John Elvidge,

City Clerk

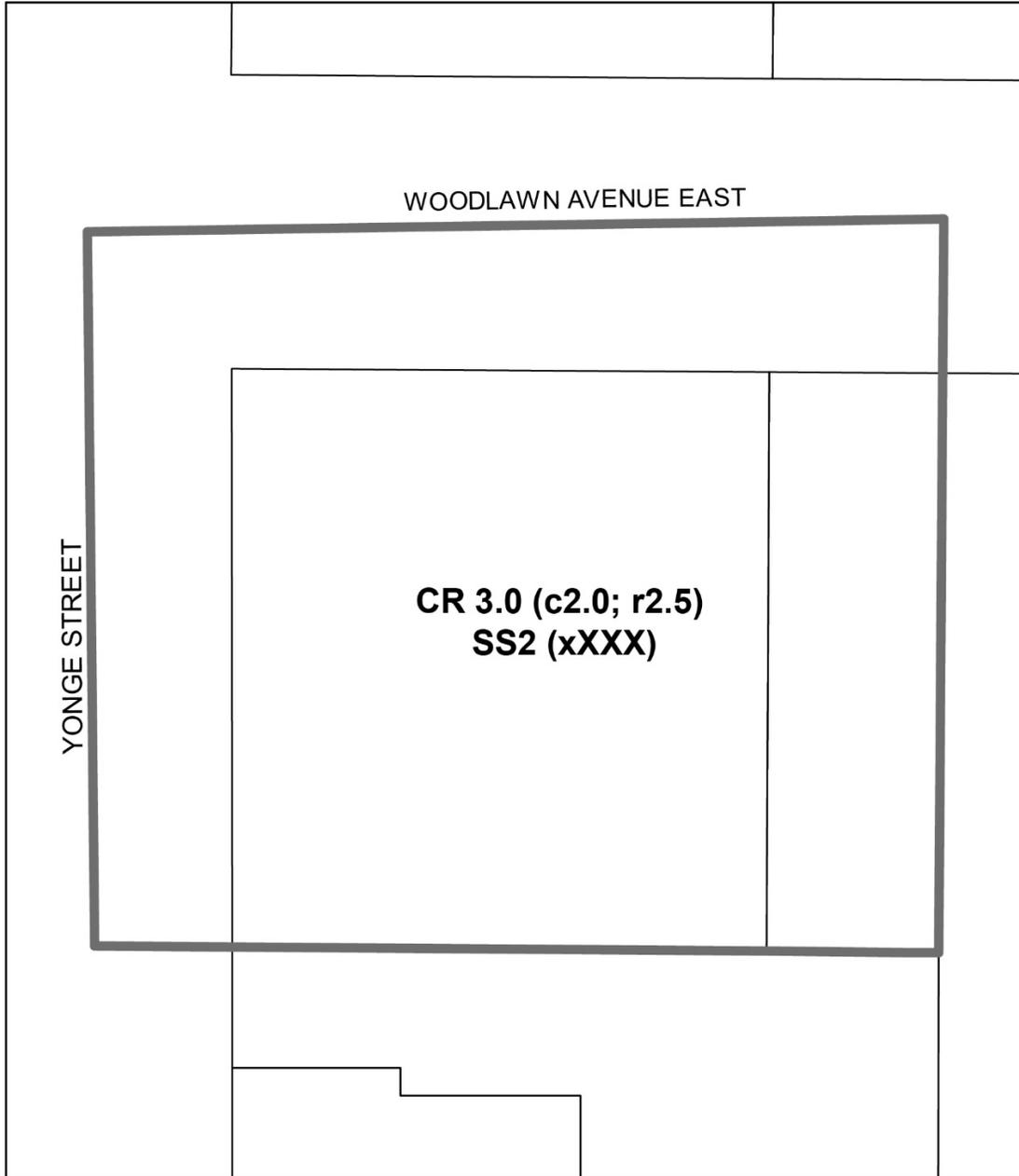


 **TORONTO**  
Diagram 1

**1233 Yonge Street and  
9 Woodlawn Avenue East**

File # 21 251886 STE 11 OZ

  
City of Toronto By-law 569-2013  
Not to Scale  
02/26/2026

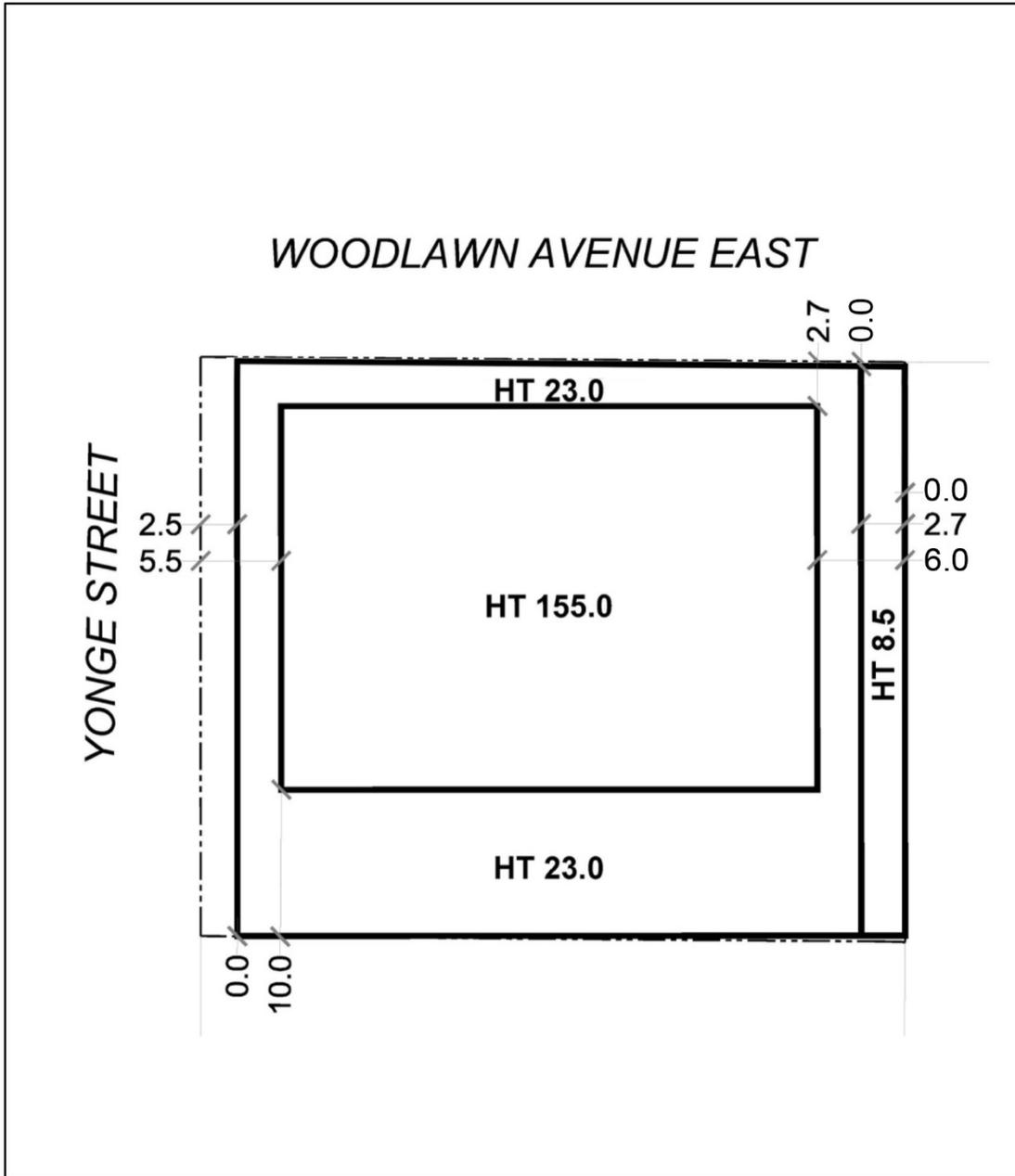


 **TORONTO**  
Diagram 2

**1233 Yonge Street and  
9 Woodlawn Avenue East**

File # 21 251886 STE 11 OZ

  
City of Toronto By-law 569-2013  
Not to Scale  
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 **TORONTO**  
Diagram 3

1233 Yonge Street and  
9 Woodlawn Avenue East

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Not to Scale  
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