

## Attachment 10: Draft Zoning By-law Amendment

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

Enacted by Council: <<>>, 2026

Bill No.~  
CITY OF TORONTO  
BY-LAW No. XXX-2026

To amend By-law 249-2020(LPAT), being a by-law to amend former City of Toronto Zoning By-law 438-86, as amended by By-law 754-2023, and 1250-2023 with respect to lands municipally known in the year 2025 as 1 and 7 Yonge Street.

Whereas authority is given to Council by 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; and

The Council of the City of Toronto enacts:

1. Paragraph 5 of By-law 249-2020(LPAT) is amended as follows:

a) Paragraph (b) subsection (ii) is deleted and replaced with the following:

The only uses permitted on all or any part of the lot which the (H) Holding Symbol continues to apply to are:

- a. those uses and buildings existing on the lot on the date of the passing of the by-law adopting this Exception and an addition thereto not exceeding 100 square metres of non-residential gross floor area;
- b. a temporary sales office; and
- c. notwithstanding (a) and (b) above:
  - a. 45,000 square metres of retail and hotel uses may be permitted within the buildings existing on Parcel B on the date of the passing of the by-law adopting this Exception;
  - b. 1,000 square metres of indoor amenity space and new mechanical space may be permitted on the roof of the buildings existing on Parcel B on the date of the passing of the by-law adopting this Exception, provided the height of these areas does

not exceed 6.0 metres and set back a minimum of 2.3 metres from the extent of the **main wall** of the **storey** below;

- c. Notwithstanding any other section of this by-law, the indoor amenity space referenced in (b.), above shall not constitute a storey.

2. Paragraph 6 of By-law 249-2020(LPAT) adds a new paragraph (e) as follows:

- (e) Prior to the lifting of the H Symbol as described in the amending By-law XXX-2026 [Holding provision will not be included if engineering requirements are satisfied prior to Council enacting this bill]:
  - (a) The lands identified as Parcel B on Map 3 of By-law 249-2020(LPAT) must not be used for any purpose other than those uses and buildings existing as of the date of the passing of this By-law, until the holding symbol "(H)" as part of By-law XXX-2026 has been removed; and
  - (b) The owner shall submit, at their sole cost and expense a revised Functional Servicing and Stormwater Management Report for review and acceptance, demonstrating that the existing sanitary sewer system, storm sewer system, and watermain system (municipal infrastructure) and any required improvements to them, have adequate capacity and supply to accommodate the development of the lands to the satisfaction of the Director, Engineering Review, Development Review; and
  - (c) The owner shall enter into one or more financially secured agreements with the City to provide for the design and construction of any new municipal infrastructure, or any upgrades or required improvements to the existing municipal infrastructure identified in the accepted Functional Servicing and Stormwater Management Report, including the provision of all required financial securities, to the satisfaction of the Director, Engineering Review, Development Review; or confirmation that the required new municipal infrastructure or upgrades to existing municipal infrastructure to support the development in the accepted and satisfactory Functional Servicing and Stormwater Management Report have been constructed and are operational, all to the satisfaction to the Director, Engineering Review, Development Review.

ENACTED AND PASSED this <<>> day of <<>>, 2026.

FRANCES NUNZIATA,  
Speaker

John D. Elvidge,  
City Clerk

(Corporate Seal)