

## Attachment 7: 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 2025 as 420, 424, 444 Yonge Street and 1, 5, 7, 11, 17, 19, 21, 23 College 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

Whereas pursuant to Section 36 of the Planning Act, as amended, the council of a municipality may, in a by-law passed under Section 34 of the Planning Act, use a holding symbol "(H)" in conjunction with any use designation to specify the use to which lands, buildings or structures may be put once the holding symbol "(H)" is removed by amendment to the by-law; and

Whereas the Official Plan for the City of Toronto contains provisions relating to the use of holding symbol "(H)"; 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 7.8 (c2.0; r7.8) SS1 (x2321) to a zone label of (H) CR 7.8 (c2.0; r7.8) SS1 (x 1283) and OR 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 1283 so that it reads:

**(1283) Exception CR (1283)**

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 420-444 Yonge Street and 1-23 College 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 (V) below;
- (B) 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 96.83 metres and the elevation of the highest point of the **building** or **structure**;
- (C) In addition to the permitted uses listed in regulation 40.10.20.10(1), a "Geo-Energy facility" is permitted;
- (D) Despite regulations 40.10.20.100(33) and 150.100.20.1(1)(A), there is no maximum **interior floor area** required for the uses noted in regulation 150.100.20.1 (a)(A)(vi);
- (E) For the purposes of this exception, a mezzanine does not constitute a **storey**;
- (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 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**, such as electrical, utility, mechanical, and ventilation equipment, as well as enclosed stairwells, roof access, maintenance equipment storage, elevator overruns, elevator shafts, chimneys, and vents, by no more than 6.5 metres;
  - (ii) Antennas, flagpole, telecommunications equipment, and lightning rods, by no more than 9.0 metres;
  - (iii) **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 6.5 metres;

- (iv) Architectural features, by a maximum of 6.5 metres;
  - (v) Parapets, and elements and structures associated with a **green roof**, by a maximum of 2.5 metres;
  - (vi) **Building** maintenance units and window washing equipment, by no more than 5.0 metres;
  - (vii) A structural damper system and its enclosing elements, by no more than 11.0 metres.
  - (viii) Terrace or balcony guardrails, ornamental elements, pavers, balustrades, railings and dividers, planters, privacy screens, skylights, architectural screens, pavers, **structures** located on the roof used for outside or open air recreation, by a maximum of 2.0 metres;
  - (ix) Pergolas and trellises and unenclosed **structures** providing safety or wind protection to rooftop **amenity space**, by a maximum of 6.5 metres;
- (H) Despite regulation 40.10.40.40(1), the permitted maximum **gross floor area** of all **buildings** and **structures** is 255,500 square metres, of which:
- (i) the permitted maximum **gross floor area** for residential uses is 178,500 square metres;
  - (ii) the required minimum **gross floor area** for non-residential uses is 23,500 square metres;
- (I) Despite regulation 40.10.40.50(1) and (2), **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 1.5 square metres of outdoor **amenity space** for each **dwelling unit** of which 2,700 square metres must be in a location adjoining or directly accessible to the indoor **amenity space**;
- (J) 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;
  - (iv) an additional 15 percent of the total number of **dwelling units** must be a combination of 2 or more bedrooms **dwelling units**;
  - (v) **dwelling units** required in (iv) above may be satisfied in part or in whole by **dwelling units** with 2 or more bedrooms, that can be provided through the conversion of other, smaller **dwelling units** using accessible or adaptable design measures such as knock-out panels;
  - (vi) if the calculation of the number of required **dwelling units** in accordance with each of (i), (ii), and (iv), results in a number with a fraction, the number is rounded up to the nearest whole number, but there may not be less than one **dwelling unit**;
  - (vii) none of (J)(i) to (vi) above apply to rental replacement dwelling units provided in accordance with Section 111 of the City of Toronto Act, 2006, and Chapter 667 of the Municipal Code;
- (K) Despite regulations 40.10.40.70(1), 600.10.10(1)(B), and (C), the required minimum **building setbacks** are as shown in metres on Diagram 3 of By-law [Clerks to insert By-law number];
- (L) 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];
- (M) Despite Clause 40.10.40.60 and Regulations 600.10.10(1) 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 and terrace guards, window projections, including bay windows and box windows, terrace dividers, decorative screens, privacy screens by a maximum of 3.5 metres;
  - (ii) canopies, awnings, light fixtures, wind screens, and ornamental elements by a maximum of 3.5 metres;
  - (iii) architectural features, such as eaves, pilasters, decorative columns, cornices, sills, or chimney breasts, by a maximum of 1.0 metres;
  - (iv) air conditioners, satellite dishes, antennae, vents, elements required for the functional operation of a building, site servicing features, and pipes, by a maximum of 1.5 metres; and

- (v) public art installations and art and landscape features;
- (N) Despite (M) above, balconies are prohibited within the area identified on Diagram 3 of By-law [Clerks to insert by-law#];
- (O) Despite regulations 220.5.10.1(1) to (9), **loading spaces** must be provided and maintained on the **lot**:
  - (i) two (2) Type “A” **loading spaces**;
  - (ii) six (6) Type “B” **loading spaces**; and
  - (iii) five (5) Type “C” **loading spaces**.
- (P) Despite Regulation 200.15.1(1), if on-site parking is provided, a minimum of 2 parking spaces and an additional 2 percent of the total number of parking spaces must be provided as an accessible **parking space**, with 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 Regulation 200.15.1(4), if on-site parking is provided, an accessible **parking space** must be located no more than 30.0 metres long direct route from a barrier-free entrance to a **building** and to a passenger elevator that provides access to the first **storey** of the **building**;
- (R) Despite regulation 200.5.1.10(2), a maximum of 20 percent of the provided **parking spaces** may have the following dimensions:
  - (i) minimum width of 2.4 metres;
  - (ii) minimum length of 5.4 metres; and
  - (iii) minimum vertical clearance of 1.8 metres;
- (S) Despite regulation 200.5.1.10(2)(A)(iv) and (Q) above, if on-site parking is provided, 15 percent of the total **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**;
- (T) Despite regulation 200.5.1.10(13), the requirement for direct and unobstructed driveway access to a street or lane for on-site parking does

not apply.

- (U) Despite regulations 230.5.1.10(9) and 230.40.1.20(1) and (2), bicycle parking spaces may be located within a secured room, and may be located on any floor of a building above or below ground level;
- (V) 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) a "geo-energy facility" means premises containing devices to generate geo-energy for the exclusive use of the building.

Prevailing By-laws and Prevailing Sections: "(None Apply)"

- 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. Holding Symbol Provisions:
  - (A) The lands zoned with the holding symbol "(H)" delineated by heavy lines on Diagram 2 attached to this By-law 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)" has been removed; and
  - (B) An amending By-law to remove the holding symbol "(H)" referred to in (A) above may be enacted when the following are fulfilled:
    - i. The owner shall provide a detailed Conservation Plan, prepared by a qualified heritage consultant that is substantially in accordance with the conservation strategy set out in the Heritage Impact Assessment prepared by ERA Architects Inc., dated July 4, 2025 as revised on April 17, 2026 for the property at 420-444 Yonge Street and 1-23 College Street, to the satisfaction of the Senior Manager, Heritage Planning in accordance with the approval granted by City Council pursuant to the Ontario Heritage Act through Decision Item 2026.*[City Solicitor to insert City Council Decision item on Heritage approval]*; and
    - ii. The owner shall enter into an amended, or amended and restated, Heritage Easement Agreement with the City for the entire property at 420-444 Yonge Street and 1-23 College Street pursuant to Section 37 of the *Ontario Heritage Act*, in accordance with plans and drawings dated January 23, 2026,

prepared by Hariri Pontarini Architects and on file with the Senior Manager, Heritage Planning, and the Heritage Impact Assessment prepared by ERA Architects Inc., dated July 4, 2025 as revised on April 17, 2026 and on file with the Senior Manager, Heritage Planning, subject to and in accordance with the approved Conservation Plan, to the satisfaction of the Senior Manager, Heritage Planning, including execution and registration of such agreement to the satisfaction of the City Solicitor;

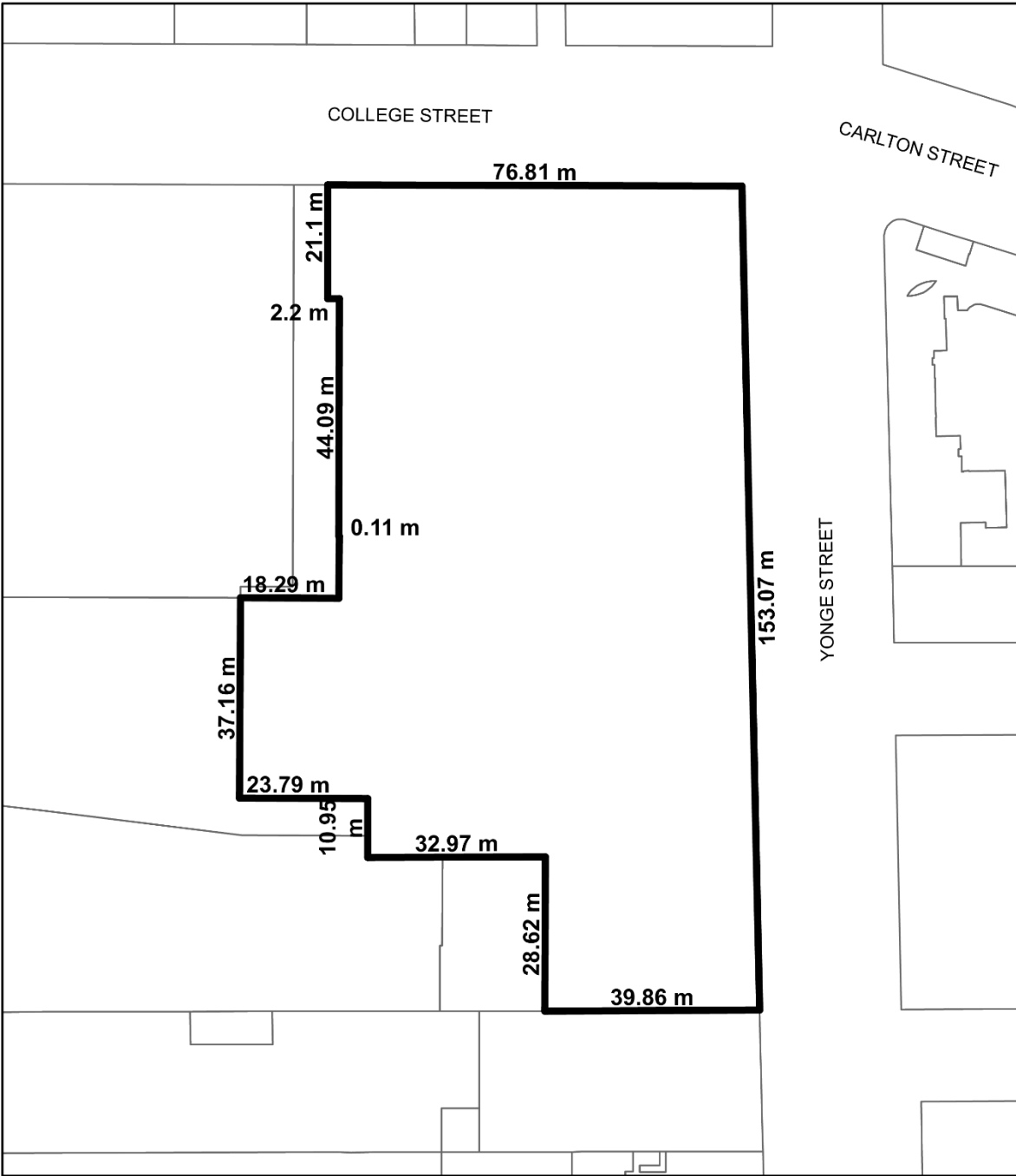
7. Sections 4(C), 7, 9 and 11 of By-law 840-1978 do not apply to the lands municipally known in the year 2026 as 420-444 Yonge Street and 1-23 College Street.

Enacted and passed on [Clerks to insert date].

[full name],  
Speaker

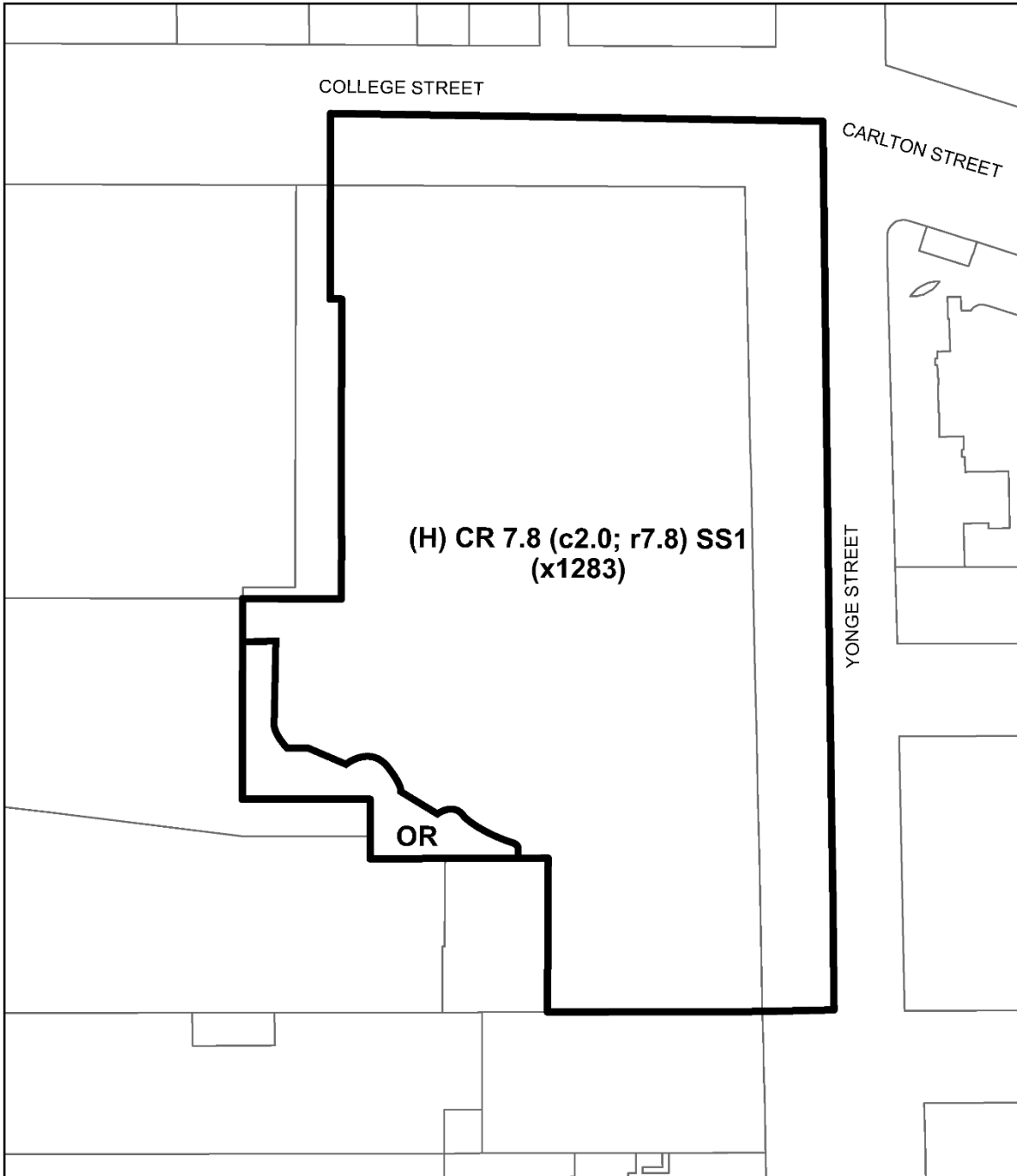
[full name],  
City Clerk

(Seal of the City)



420-444 Yonge Street and 1-23 College Street

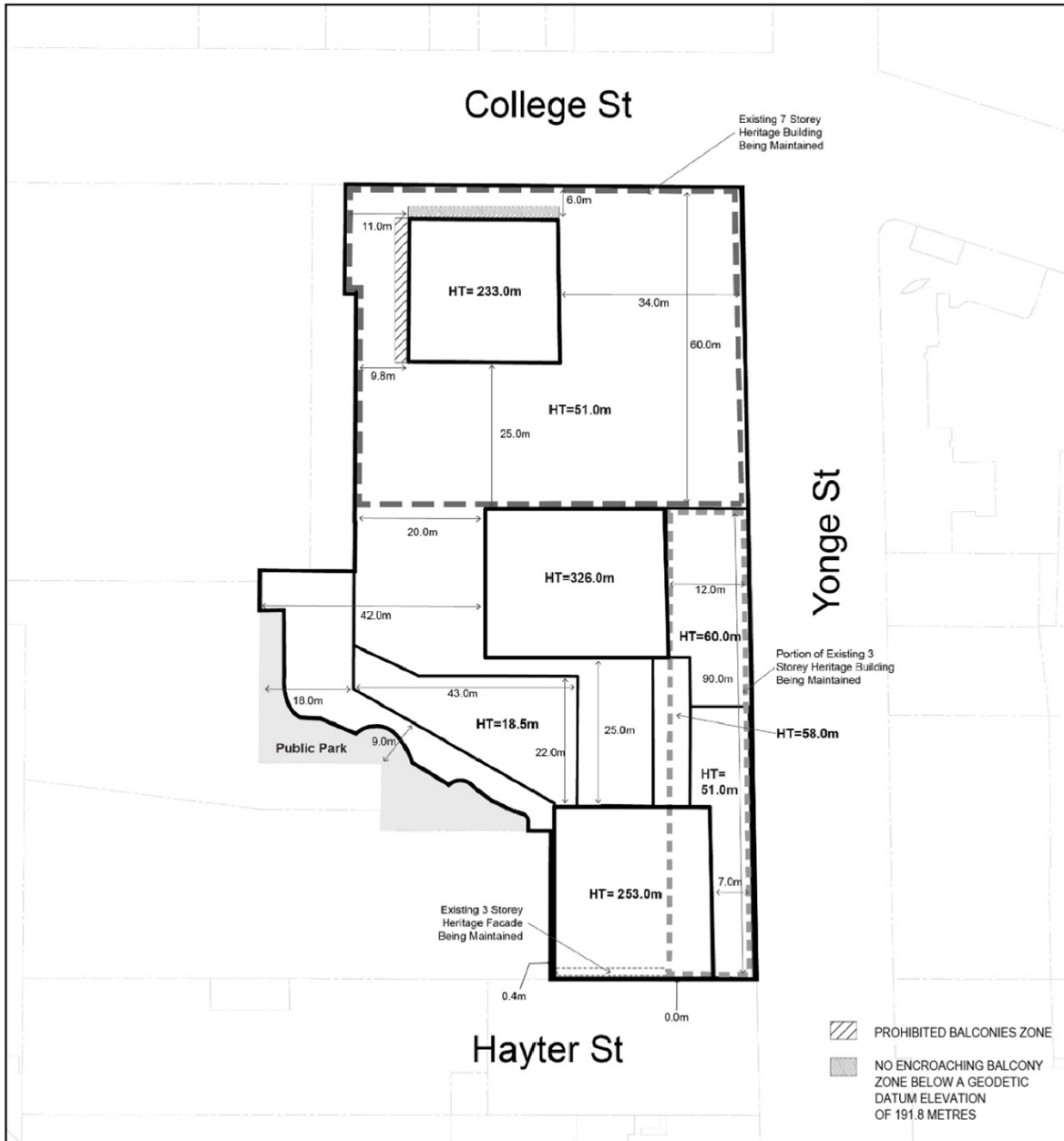
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Diagram 2

420-444 Yonge Street and 1-23 College Street

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### 420-444 Yonge Street and 1-23 College Street

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