

Authority: North York Community Council Item NY28.5,  
as adopted by City of Toronto Council on December 16 and  
17, 2025

## CITY OF TORONTO

### Bill 211

### BY-LAW -2026

**To amend By-law 891-2022, being a by-law to amend Zoning By-law 569-2013, as amended, with respect to the lands municipally known in the year 2025 as 71 Talara Drive.**

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; and

Whereas pursuant to subsection 37.1(3) subsections 37(1) to (4) of the Planning Act, as they read the day before Section 1 of Schedule 17 to the COVID-19 Economic Recovery Act, 2020, S.O. 2020 c. 18 came into force, continue to apply where a municipality passes a by-law described in the repealed subsection 37(1) prior to the date that a community benefits charge by-law is passed under subsection 37(2), provided the by-law is not amended to remove the requirement to provide facilities, services or matters included therein or repealed; and

Whereas on August 15, 2022, City Council passed By-law 1139-2022 being the City's Community Benefits Charge By-law pursuant to subsection 37(2) of the Planning Act; and

Whereas Council at its meeting on July 19, 20, 21 and 22, 2022, enacted By-law 891-2022 being a by-law described in the repealed subsection 37(1) of the Planning Act, and this By-law does not amend or remove the requirement to provide facilities, services and matters, and therefore subsections 37(1) to (4) of the Planning Act, as they read the day before Section 1 of Schedule 17 to the COVID-19 Economic Recovery Act, 2020, S.O. 2020 c. 18 came into force, continue to apply; and

Whereas subsection 37(3) of the Planning Act, as it read the day before Section 1 of Schedule 17 to the COVID-19 Economic Recovery Act, 2020 came into force, provides that where an owner of land elects to provide facilities, services or matters in return for an increase in the density and/or height of development, the municipality may require the owner to enter into one or more agreements with the municipality dealing with the facilities, services and matters; and

Whereas the owner has elected to provide certain facilities, services and matters in return for certain increases in density and height as set out in this By-law; and

Whereas the increase in height and density permitted beyond that otherwise permitted on the aforesaid lands by By-law 569-2013 as amended, is permitted in return for the provision of the facilities, services and matters set out in this By-law, to be secured by one or more agreements between the owner of the land and the City of Toronto;

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 to RM (f21.0; a925; d0.85)(x256), as shown on Diagram 2 attached to this By-law.
4. Zoning By-law 569-2013, as amended, is further amended by deleting the words "Diagram 3 of By-law 891-2022" in Regulation 900.6.10(256)(C) and replacing it with "Diagram 3 of By-law [Clerks to insert By-law number]";
5. Zoning By-law 569-2013, as amended, is further amended by deleting the words "Diagram 3 of By-law 891-2022" in regulation 900.6.10(256)(D) and replacing it with "Diagram 3 of By-law [Clerks to insert By-law number]";
6. Zoning By-law 569-2013, as amended, is further amended by deleting the value "20,135 square metres" in regulation 900.6.10(256)(E) and replacing it with "28,700 square metres";
7. Zoning By-law 569-2013, as amended, is further amended by deleting the words "Diagram 3 of By-law 891-2022" in regulation 900.6.10(256)(F) and replacing it with "Diagram 3 of By-law [Clerks to insert By-law number]";
8. Zoning By-law 569-2013, as amended, is further amended by deleting regulation 900.6.10(256)(I);
9. Zoning By-law 569-2013, as amended, is further amended by deleting the word "required" in regulation 900.6.10(256)(J);
10. Zoning By-law 569-2013, as amended, is further amended by amending and replacing regulation 900.6.10(256)(M) with the following:
  - (M) Despite regulation 230.5.1.10(4)(A), (D) and (E), **bicycle parking spaces** must comply with the following:
    - i. a stacked **bicycle parking space** must have a minimum length of 1.8 metres, a minimum width of 0.2 metres and a minimum vertical clearance of 1.0 metres; and
    - ii. a **bicycle parking space** or **oversized bicycle parking spaces** that are not stacked **bicycle parking spaces**, must have a minimum length of 1.8 metres, a minimum width of 0.2 metres and a minimum vertical clearance of 1.9 m;

11. Zoning By-law 569-2013, as amended, is further amended by adding to Exception 900.6.10(256) the following regulations:
- (P) Regulation 10.5.50.10(5) does not apply;
  - (Q) Despite Regulation 10.5.80.30(1), a surface **parking space** may be located 0.0 metres from all **main walls** of an apartment **building**;
  - (R) The number of **bicycle parking spaces** required by regulation 230.5.10.20(1) 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.
  - (S) Despite Regulation 10.80.40.10(3), the permitted number of **storeys** in a **building** is the number following the 'ST' symbol as shown on Diagram 3 of [**Clerks to insert By-law number**]; and
    - i. For the purpose of this exception, a mezzanine, which means a floor level situated immediately above the **first floor**, which is contiguous with the **first floor gross floor area**, and mechanical penthouses, do not constitute a **storey**;
  - (T) Despite Regulations 200.15.10.5(1), 200.15.10.10(1), 5 percent of the **parking spaces** provided shall be **accessible parking spaces**;
  - (U) Regulation 200.15.1(5) does not apply;
  - (V) Regulations 230.5.1.10(13), (14), (15) and (16) and 230.5.10.1(7) do not apply.

- 12.** 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.
- 13.** Schedule A to By-law 891-2022 is amended by deleting the cash contribution of "Two Million, Two Hundred and Fifty Thousand dollars (\$2,250,000.00)" and replacing it with the cash contribution of "Two Million, Eight Hundred and Fifty Thousand dollars (\$2,850,000.00)".

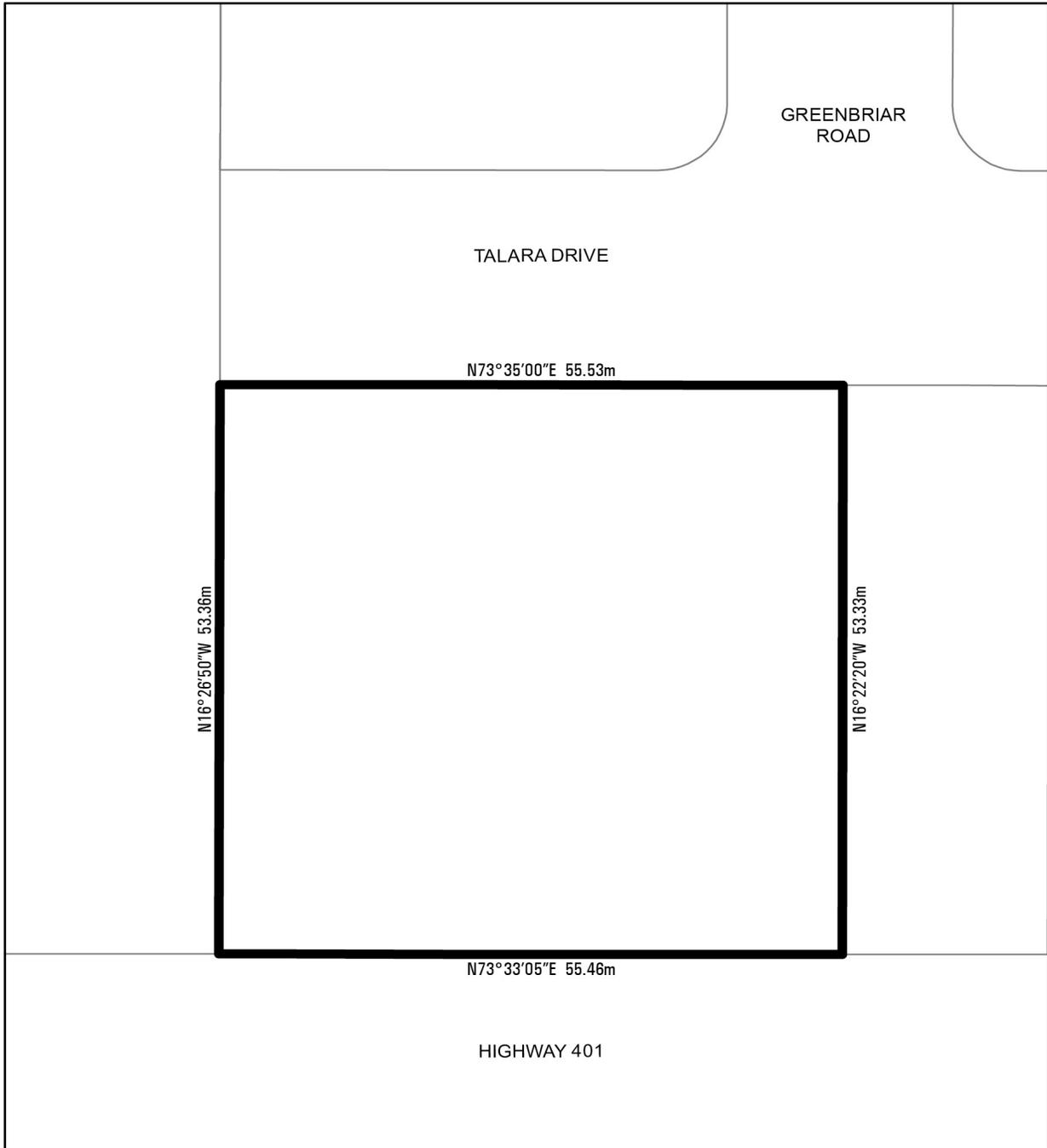
Enacted and passed on March , 2026.

Frances Nunziata,  
Speaker

John D. Elvidge,  
City Clerk

(Seal of the City)

**Diagram 1**



**Diagram 2**

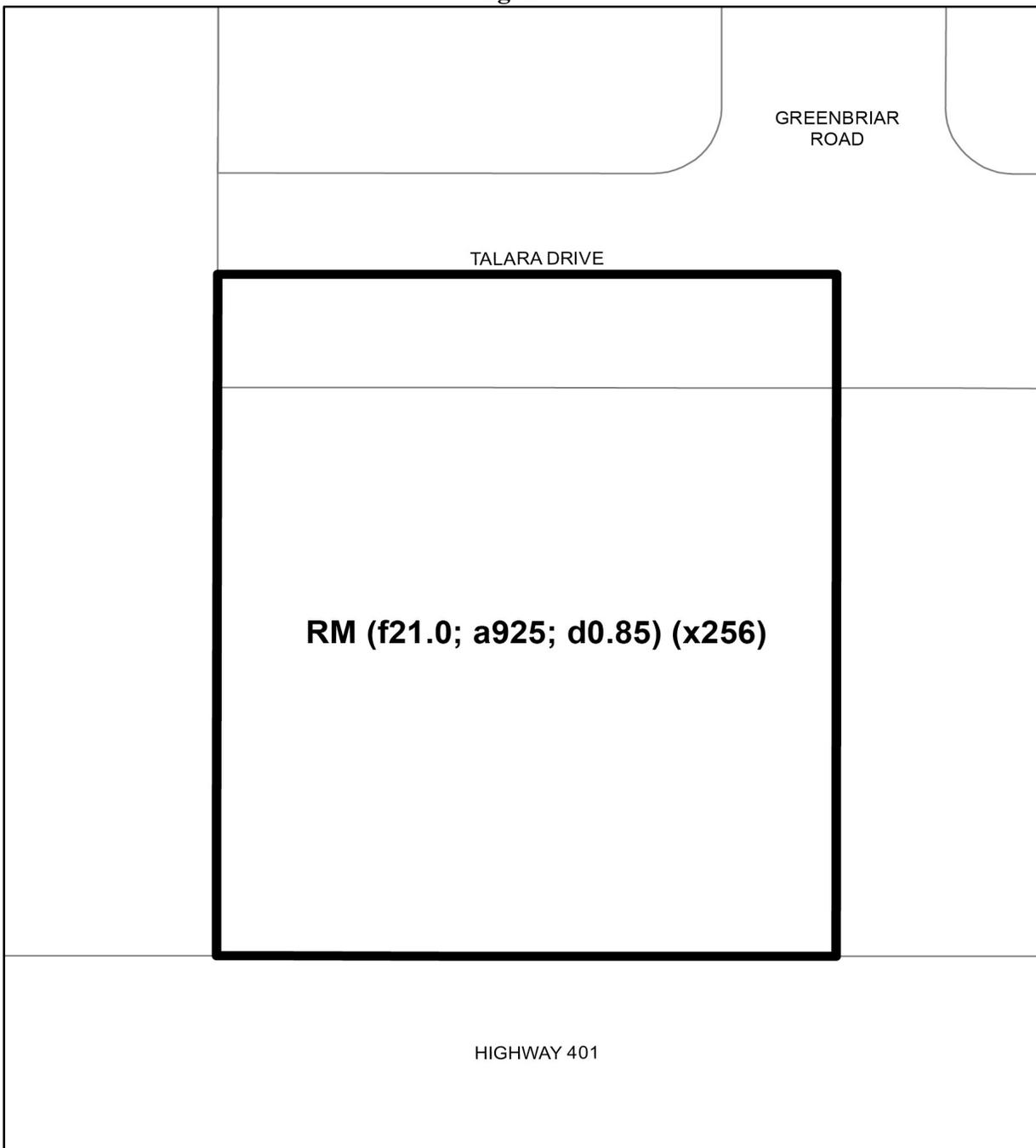
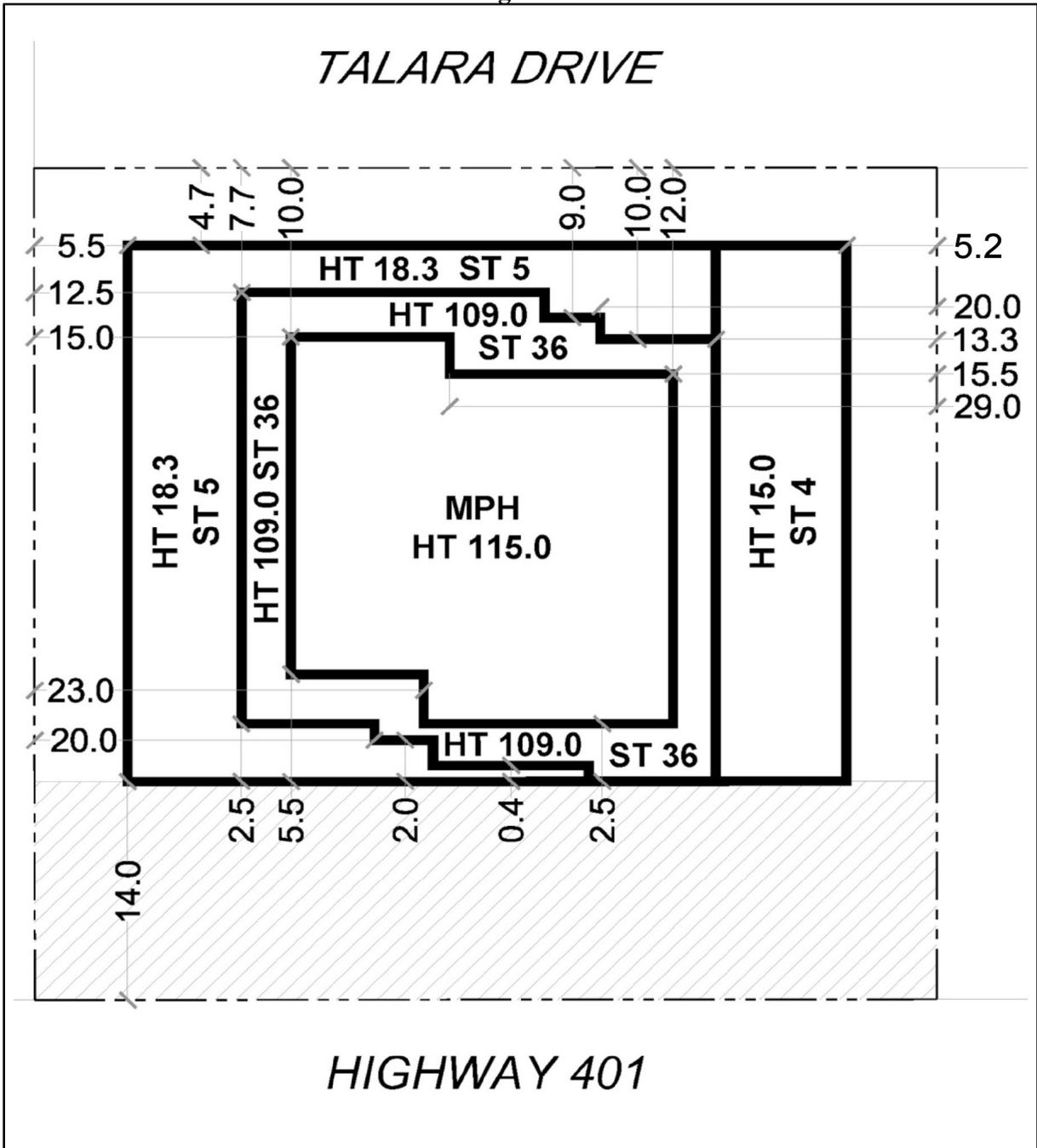


Diagram 3



 **TORONTO**  
Diagram 3

71 Talara Drive

File # 25 128634 NNY 17 OZ

 14.0 metre MTO setback

  
City of Toronto By-law 569-2013  
Not to Scale  
11/14/2025