

Authority: North York Community Council Item NY30.2,
as adopted by City of Toronto Council on March 25, 26 and
27, 2026

CITY OF TORONTO

Bill 213

BY-LAW -2026

To amend Zoning By-law 569-2013, as amended, with respect to the lands municipally known in the year 2025 as 250 Ferrand 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, 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 adding the lands subject to this By-law to the Zoning By-law Map in Section 990.10, and applying the following zone label to these lands: CR 1.65 (c0.1; r1.65) SS3 (x 1220) as shown on Diagram 2 attached to this By-law.
4. Zoning By-law 569-2013, as amended, is further amended by adding the lands subject to this By-law to the Policy Areas Overlay Map in Article 995.10.1 and applying no value.
5. Zoning By-law 569-2013, as amended, is further amended by adding the lands to the Height Overlay Map in Article 995.20.1, and applying the following height label to these lands: HT 14.0 as shown on Diagram 3 to this By-law.
6. Zoning By-law 569 -2013, as amended, is further amended by adding the lands to the Lot Coverage Overlay Map in Article 995.30.1, applying no value.
7. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.11.10 Exception Number 1220 so that it reads:

(1220) Exception CR (1220)

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 250 Ferrand Drive, 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 (U) below;
- (B) For the purposes of this exception, the **lot line** abutting Ferrand Drive is the **front lot line**;
- (C) In addition to the permitted non-residential uses listed in regulation 40.10.20.10(1)(A), "car-sharing" is a permitted use on the **lot** under the letter "c" in the zone label referred to in Regulation 40.5.1.10(3)(A)(i);
- (D) 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 128.75 metres and the elevation of the highest point of the **building** or **structure**;
- (E) Despite Regulation 40.10.40.10(3), the permitted maximum height of a **building** or **structure** is the number in metres following the letters "HT" as shown on Diagram 4 of By-law [Clerks to insert By-law number];
- (F) Despite Regulations 40.10.40.10(5)(A) and (B), the required minimum height of the first **storey**, as measured between the Canadian Geodetic Datum of 128.75 metres and the floor of the second **storey**, is 6 metres;
- (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 4 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 2.0 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 2.0 metres;
 - (iii) architectural features and parapets by a maximum of 3.0 metres;
 - (iv) **building** maintenance units and window washing equipment, by a maximum of 3.0 metres;
 - (v) planters, **landscaping** features, and guard rails by a maximum of 2.5 metres;
 - (vi) antennae and flagpoles by a maximum of 5.0 metres; and

- (vii) trellises, pergolas, and unenclosed **structures** providing safety or wind protection to rooftop **amenity space**, by a maximum of 3.0 metres;
- (H) In addition to the areas of a **mixed use building** that are reduced from the calculation of **gross floor area** in Regulation 40.5.40.40.(3), the **gross floor area** is also reduced by the area in the **building** used for:
 - (i) rooms used for **bicycle parking spaces** below the second **storey**; and
 - (ii) the area of a void in a floor between Canadian Geodetic Datum of 128.75 metres and 134.84 metres;
- (I) Despite Regulation 40.10.20.100(21)(B), the maximum permitted area of an **outdoor patio** ancillary to an **eating establishment** or **take-out eating establishment** is 65 square metres;
- (J) Despite Regulation 40.10.40.1(1)(A), **dwelling units** in a **mixed use building** are permitted to be located at, above, and below the first **storey** of the **building**;
- (K) Despite Regulations 40.10.40.1(2)(A) and 40.10.40.1(2)(B), the floor level of the **first storey** must be within 1.8 metres of the ground measured at the **lot line** abutting the **street** directly opposite each pedestrian entrance, and have a pedestrian access, other than service entrances, which, if not level with the public sidewalk closest to the entrance, is accessed by a ramp which rises no more than 0.08 metres vertically for every 1.0 metre horizontally.
- (L) For the purposes of this exception, Regulations 40.10.40.1(1)(C)(ii)(b) and (c), regarding the location of residential uses in a **mixed use building**, do not apply;
- (M) Despite Regulation 40.10.40.40(1), the permitted maximum **gross floor area** of all **buildings** and **structures** is 25,000 square metres, of which:
 - (i) the permitted maximum **gross floor area** for residential uses is 25,000 square metres; and
 - (ii) the required minimum **gross floor area** for non-residential uses is 112 square metres;
- (N) Despite Regulation 40.10.40.50(1), **amenity space** on the **lot** must be provided at the following rate:
 - (i) at least 2.0 square metres for each **dwelling unit** as indoor **amenity space**;
 - (ii) at least 2.0 square metres of outdoor **amenity space** for each **dwelling unit**, of which 40.0 square metres must be in a location adjoining or directly accessible to the indoor **amenity space**; and
 - (iii) no more than 25 percent of the outdoor component may be a **green roof**;

- (O) Despite Regulations 40.10.40.70(3) and (4), the required minimum **building setbacks** are as shown in metres on Diagram 4 of By-law [Clerks to insert By-law number];
- (P) Despite Regulations 40.10.40.60(1), (2), (3), (8) and (O) above, the following elements may encroach into the required minimum **building setbacks** and **main wall** separation distances as follows:
- (i) decks, porches, platforms, by a maximum of 6.0 metres;
 - (ii) canopies and awnings, by a maximum of 3.0 metres;
 - (iii) exterior stairs, access ramps and elevating devices, by a maximum of 5.0 metres;
 - (iv) air conditioners, satellite dishes, antennae, vents and pipes, attached to a **building**, by a maximum of 1.5 metres;
 - (v) window washing equipment, by a maximum of 2.0 metres; and
 - (vi) lighting fixtures by a maximum of 0.5 metres
- (Q) Despite Regulation 40.10.90.10(1)(C), a **loading space** may be located in a **side yard** or **rear yard** that abuts a **lot** in the Residential Zone category or Residential Apartment Zone category;
- (R) 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;
- (S) Despite Regulation 200.15.1(1) and (3), accessible **parking spaces** 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; and
 - (iv) and 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**;
- (T) Despite Regulation 200.15.1(4), accessible **parking spaces** must be the **parking spaces** closest to a barrier free:

- (i) entrance to a **building**;
 - (ii) passenger elevator that provides access to the first **storey** of the **building**;
and
 - (iii) the shortest route between the required entrances in (i) and (ii);
- (U) For the purposes of this exception,
- (i) "car-share" or "car-sharing" means the practice whereby a number of people share the use of one or more motor **vehicles** and such "car-share" motor **vehicles** are made available to at least the occupants of the **building** for short-term rental, including hourly rental; and
 - (ii) "car-share **parking space**" means a **parking space** exclusively reserved and actively signed for a **vehicle** used only for "car-sharing" purposes;

Prevailing By-laws and Prevailing Sections: None Apply

8. 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 March , 2026.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)

Diagram 1

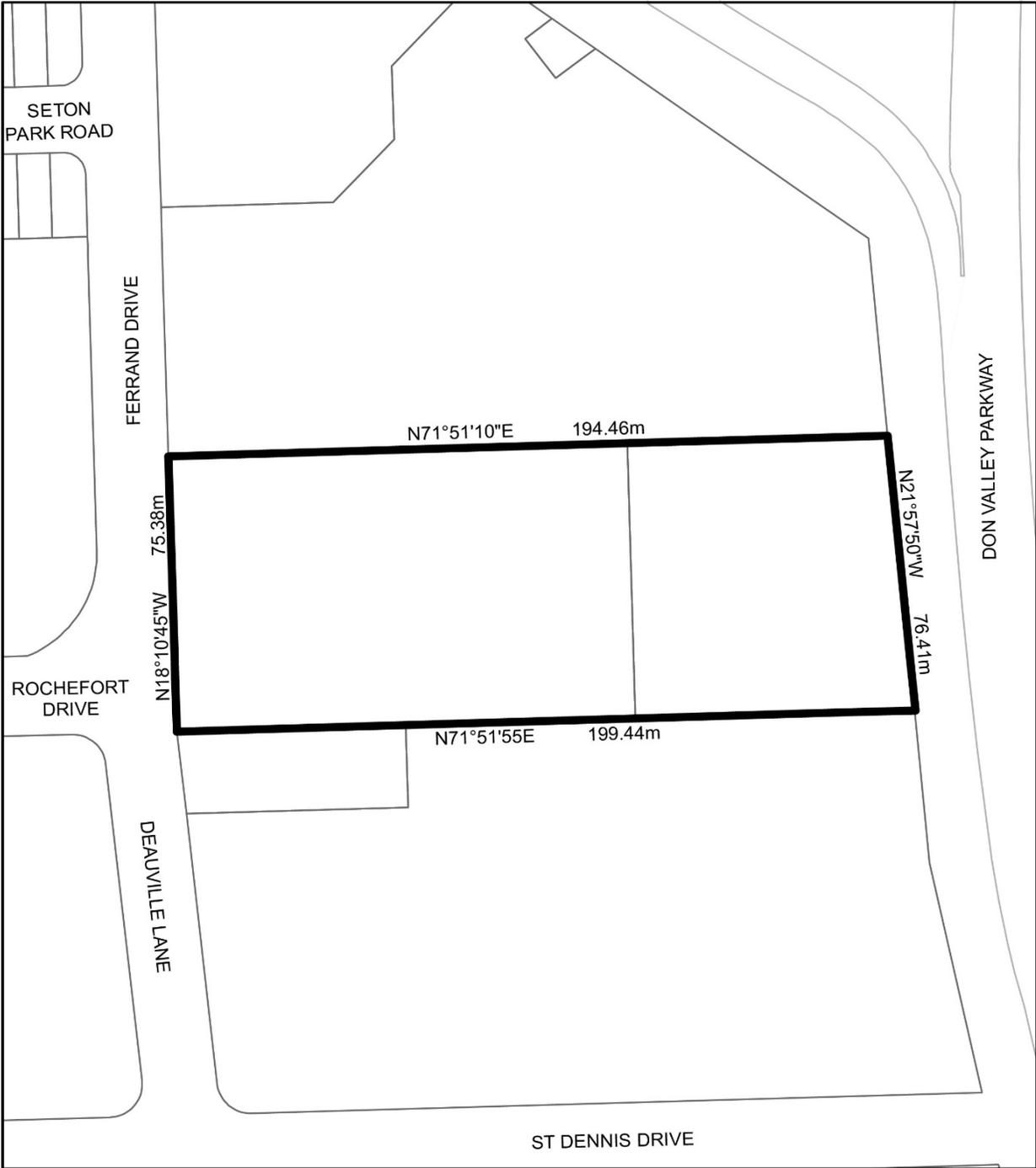


Diagram 2

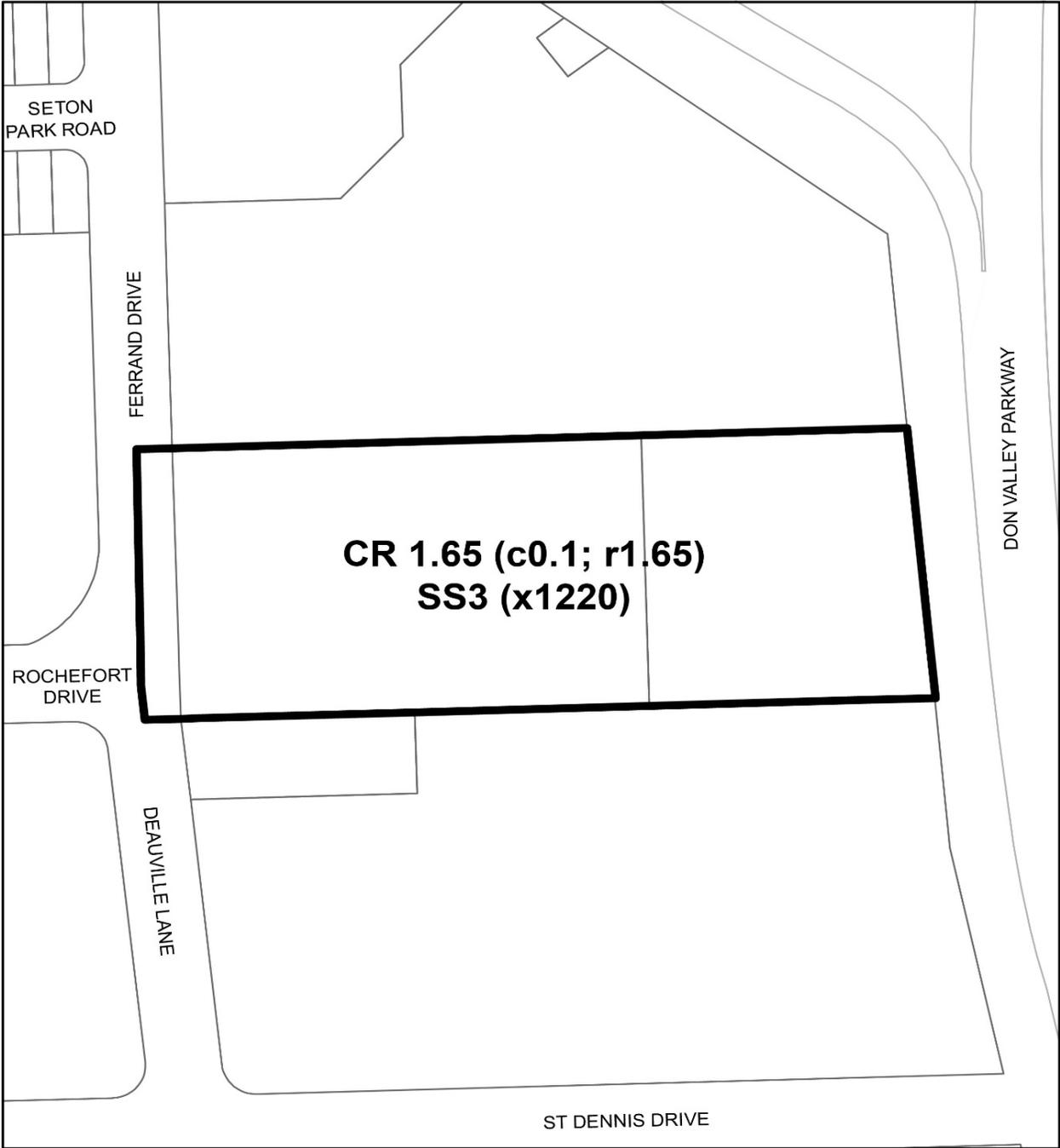
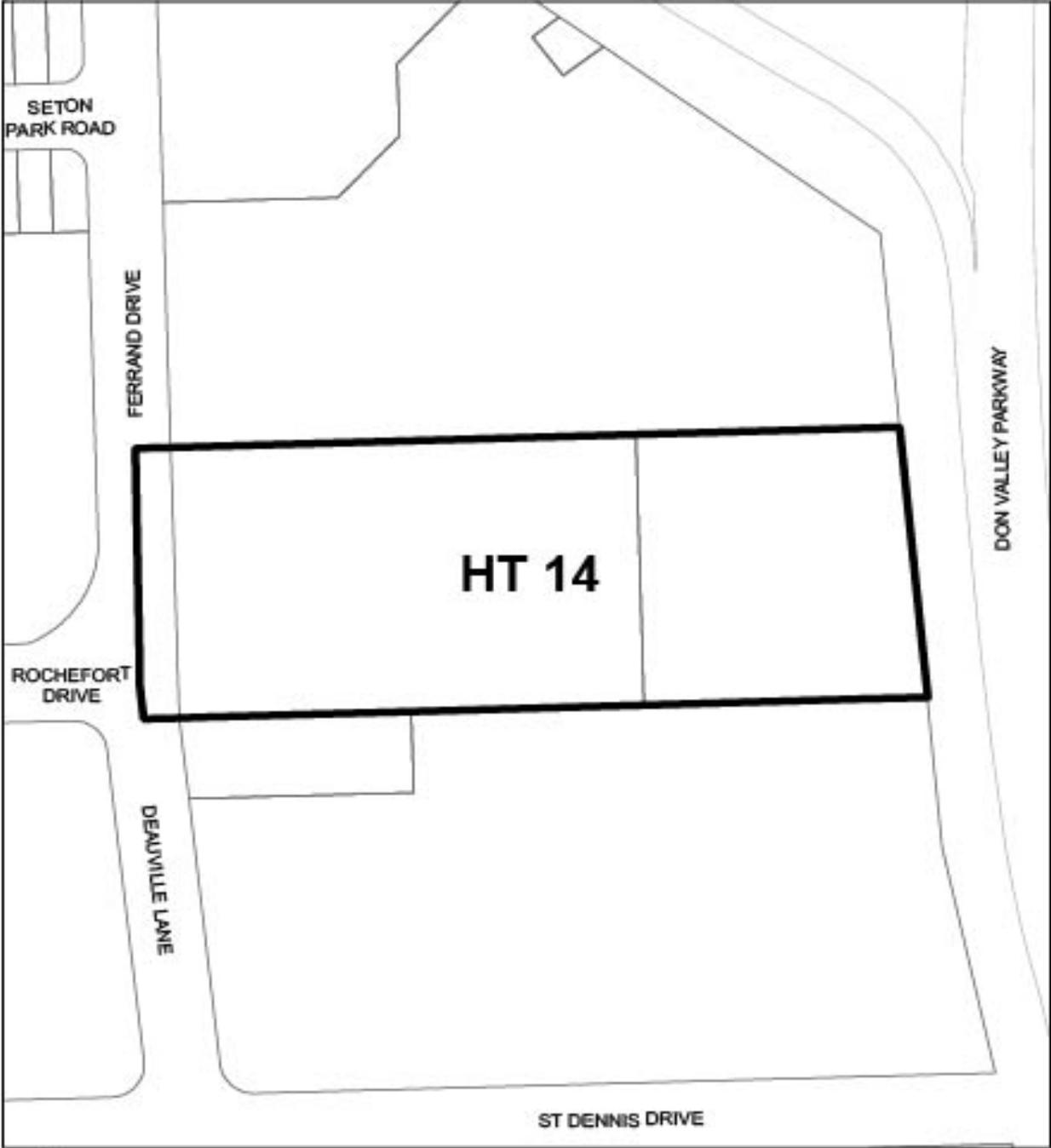


Diagram 3

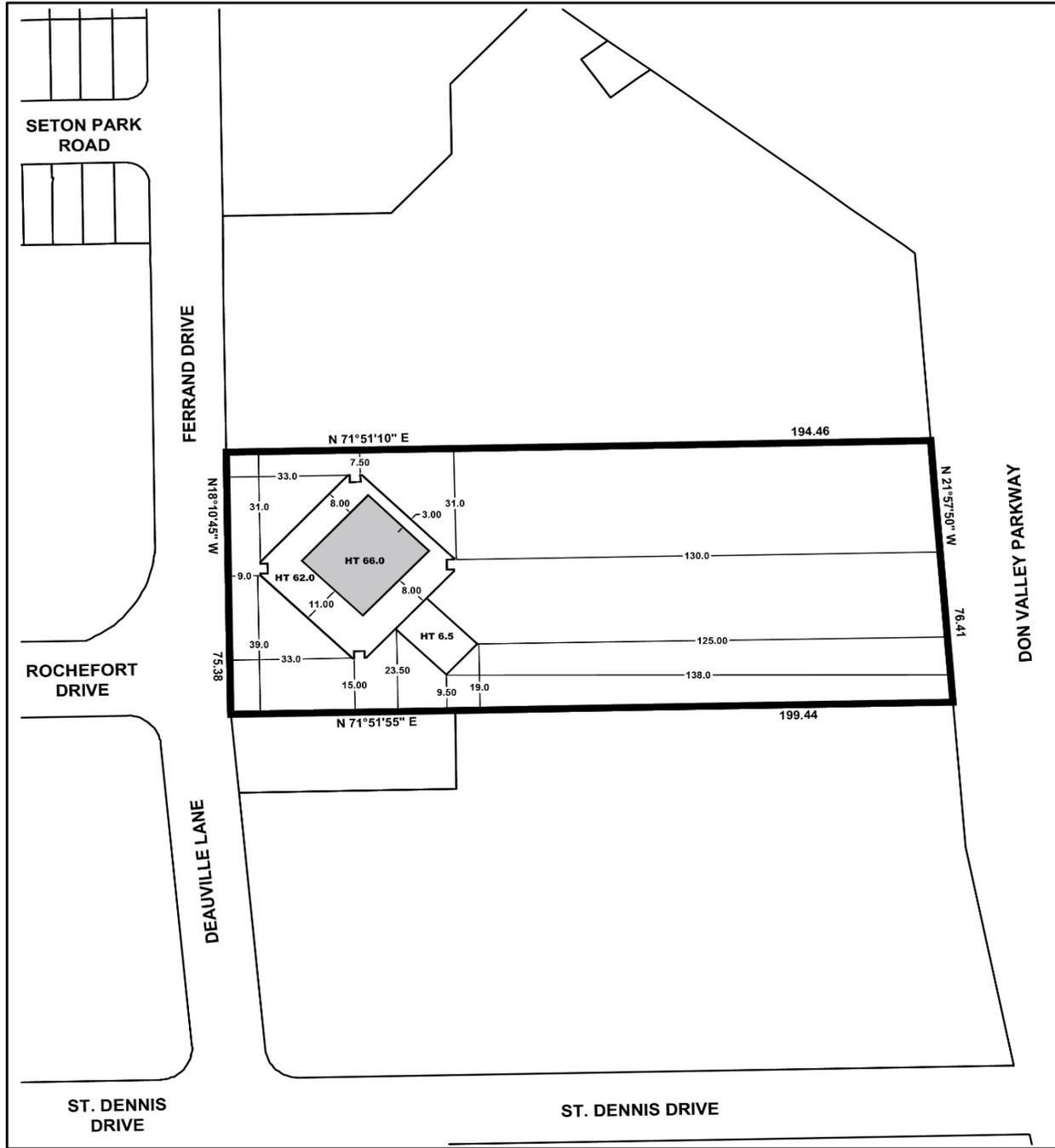


 **TORONTO**
Diagram 3

250 Ferrand Drive

File # 25 140561 NNY 16 02

Diagram 4



 **Toronto**
 Diagram 4

250 Ferrand Drive

File # 25 140561 NNY 16 0Z

