

Authority: North York Community Council Item NY30.4,
as adopted by City of Toronto Council on March 25, 26 and
27, 2026

CITY OF TORONTO

Bill 268

BY-LAW -2026

To amend By-law 478-2023, 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 22-36 Greenbriar Road.

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 39 of the Planning Act, as amended, the council of a municipality may, in a by-law passed under Section 34 of the Planning Act, authorize the temporary use of land, buildings or structures for any purpose set out therein that is otherwise prohibited in the by-law;

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(1) respecting the lands outlined by heavy blacklines from a zoning label of (H) RM (f21.0; a925; d0.85) (x349) to RM (f21.0; a925; d0.85) (x349), as shown on Diagram 2 attached to this By-law.
4. Zoning By-law 569-2013, as amended, is further amended by amending the Lot Coverage Overlay Map in Section 995.30 for the lands subject to this By-law, from a lot coverage label of 52 to a lot coverage label of 54 as shown on Diagram 3 attached to this By-law.
5. Zoning By-law 569-2013, as amended, is further amended by deleting the words "(B) to (O)" in Exception 900.6.10(349)(A) and replacing it with "(B) to (T)";
6. Zoning By-law 569-2013, as amended, is further amended by deleting the words "Diagram 3 of By-law 478-2023" in Exception 900.6.10(349)(C) and replacing it with "Diagram 4 of By-law [Clerks to insert By-law number]";

7. Zoning By-law 569-2013, as amended, is further amended by deleting the value "24,500 square metres" in Exception 900.6.10(349)(E) and replacing it with "31,000 square metres";
8. Zoning By-law 569-2013, as amended, is further amended by deleting Exception 900.6.10(H);
9. Zoning By-law 569-2013, as amended, is further amended by deleting and replacing Exception 900.6.10(349)(L) with the following:
 - (K) A minimum of 1,489 square metres of **amenity space** shall be provided, of which:
 - (i) a minimum of 753 square metres is dedicated to indoor **amenity space**;
10. Zoning By-law 569-2013, as amended, is further amended by deleting and replacing Exception 900.6.10(349)(N) 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 1.7 metres, a minimum width of 0.4 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 1.7 metres, a minimum width of 0.4 metres and a minimum vertical clearance of 1.9 metres;
11. Zoning By-law 569-2013, as amended is further amended by adding to Exception 900.6.10(349) the following regulations:
 - (O) Regulation 10.5.50.10(5) no **landscaping** is required for an **apartment building** abutting another residential **lot**;
 - (P) Regulation 10.80.40.80(1) the requirement for distance between **main walls** of the same **building** does not apply;
 - (Q) A minimum of one (1) Type "C" **loading space** be provided and maintained on the lands for a **building** or **structure** on the **lot** with the following dimensions:
 - i. minimum length of 6.0 metres;
 - ii. minimum width of 3.5 metres; and
 - iii. minimum vertical clearance of 3.0 metres.

- (R) Despite Regulations 230.5.1.10(9) and (10), both "long-term" and "short-term" **bicycle parking spaces** may be located in **stacked bicycle parking spaces** and may be located on any level of the **building** or **structure** below grade;
- (S) Despite Regulation 230.5.10.20(1), 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.
- (T) Despite Regulation 230.10.1.20(2), "short-term" **bicycle parking spaces** may be located more than 30 metres from a pedestrian entrance to the building on the **lot**.

Prevailing By-laws and Prevailing Section: By-law 477-2023 does not apply.

12. Despite any existing or future consent, severance, partition or division of the lot, the provisions of By-law [Clerks to insert By-law number], shall apply to the lands, as identified on Diagram 1, as if no consent, severance, partition or division occurred.
13. Temporary Use(s):
- a. None of the provisions of By-law 569-2013, as amended, apply to prevent the erection and use of a temporary sales office on the lot for a period of not more than 3 years from the date this By-law comes into full force and effect.

Enacted and passed on March , 2026.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)

Diagram 1

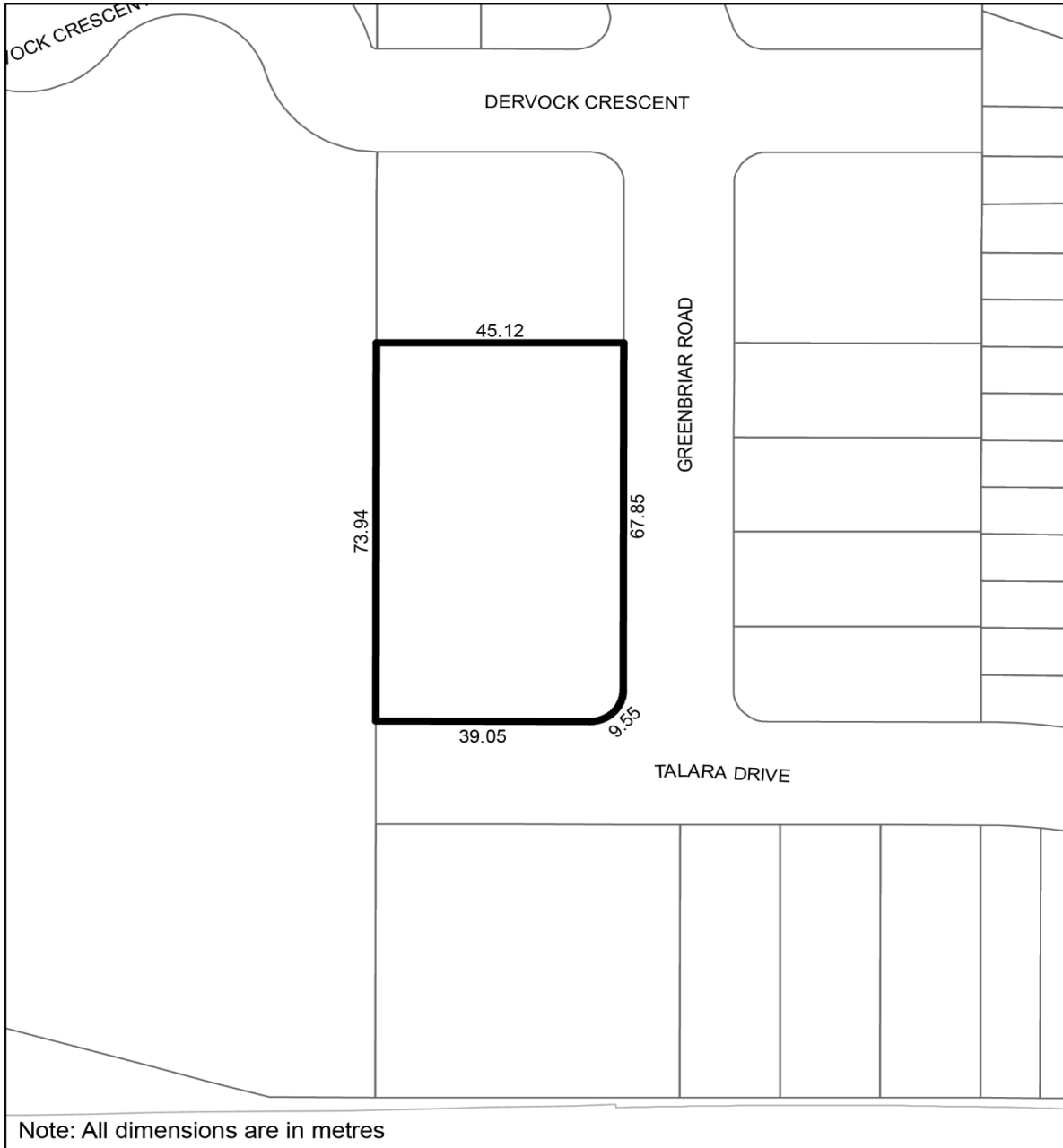


Diagram 2

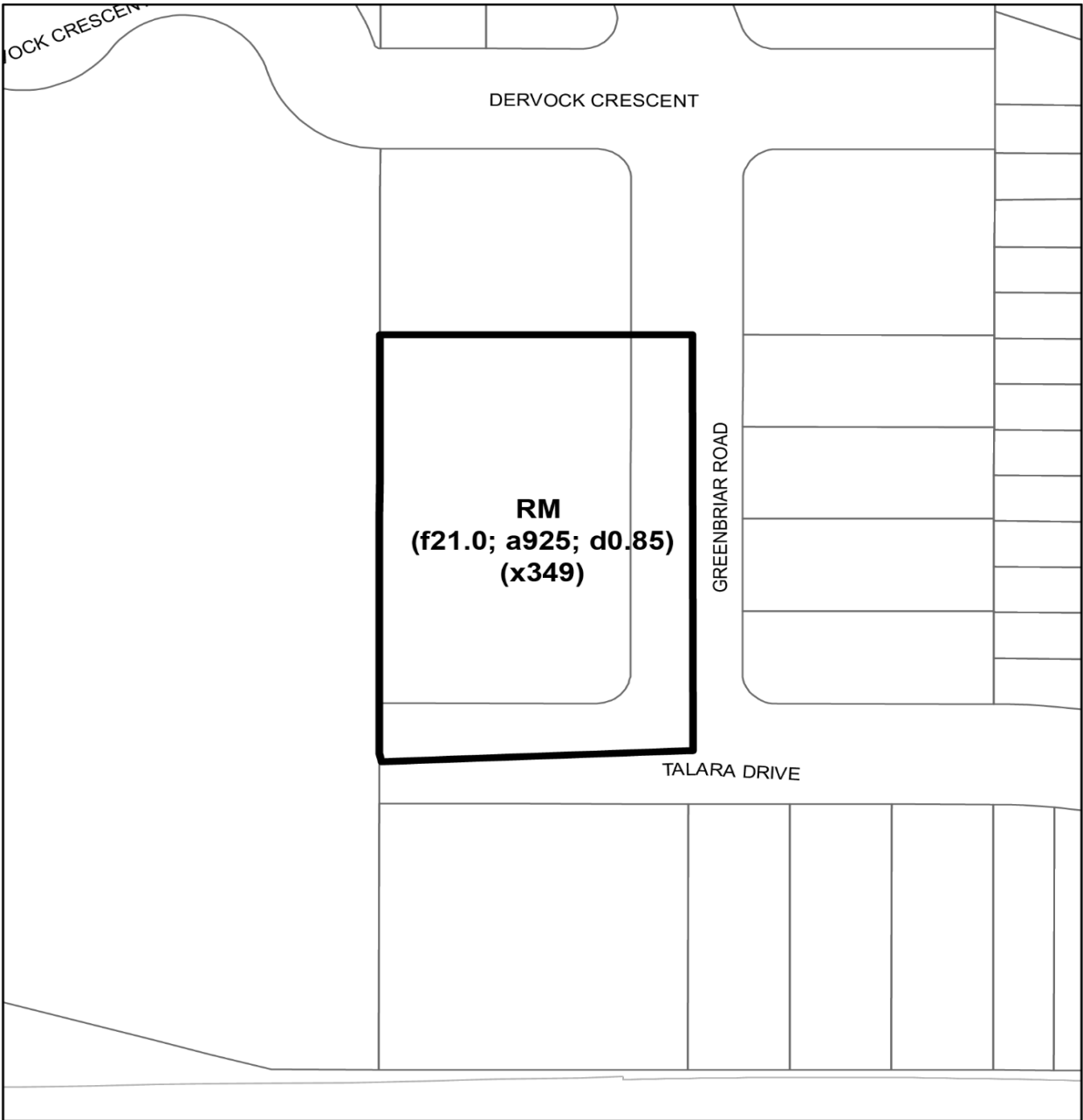


Diagram 3

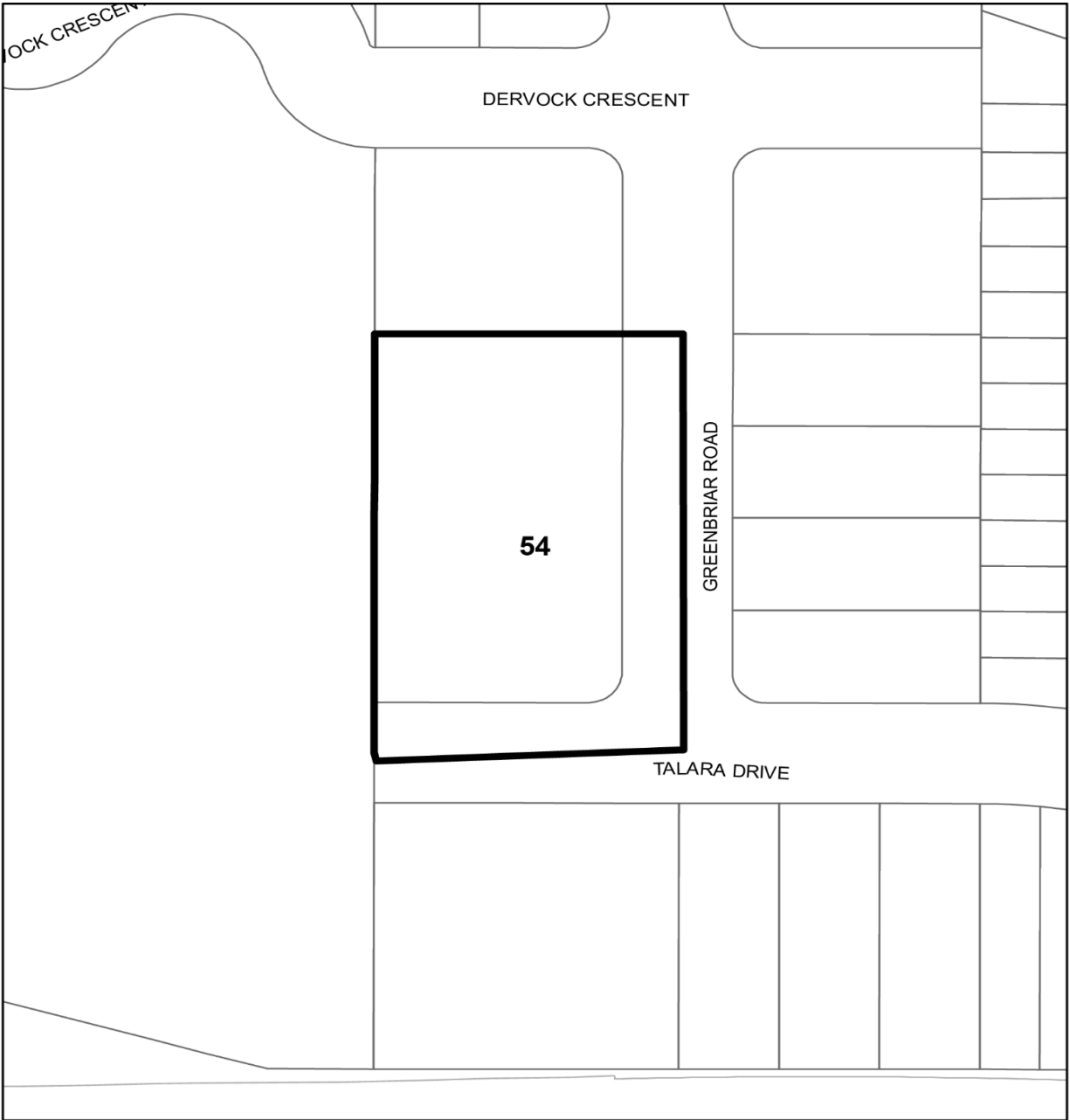
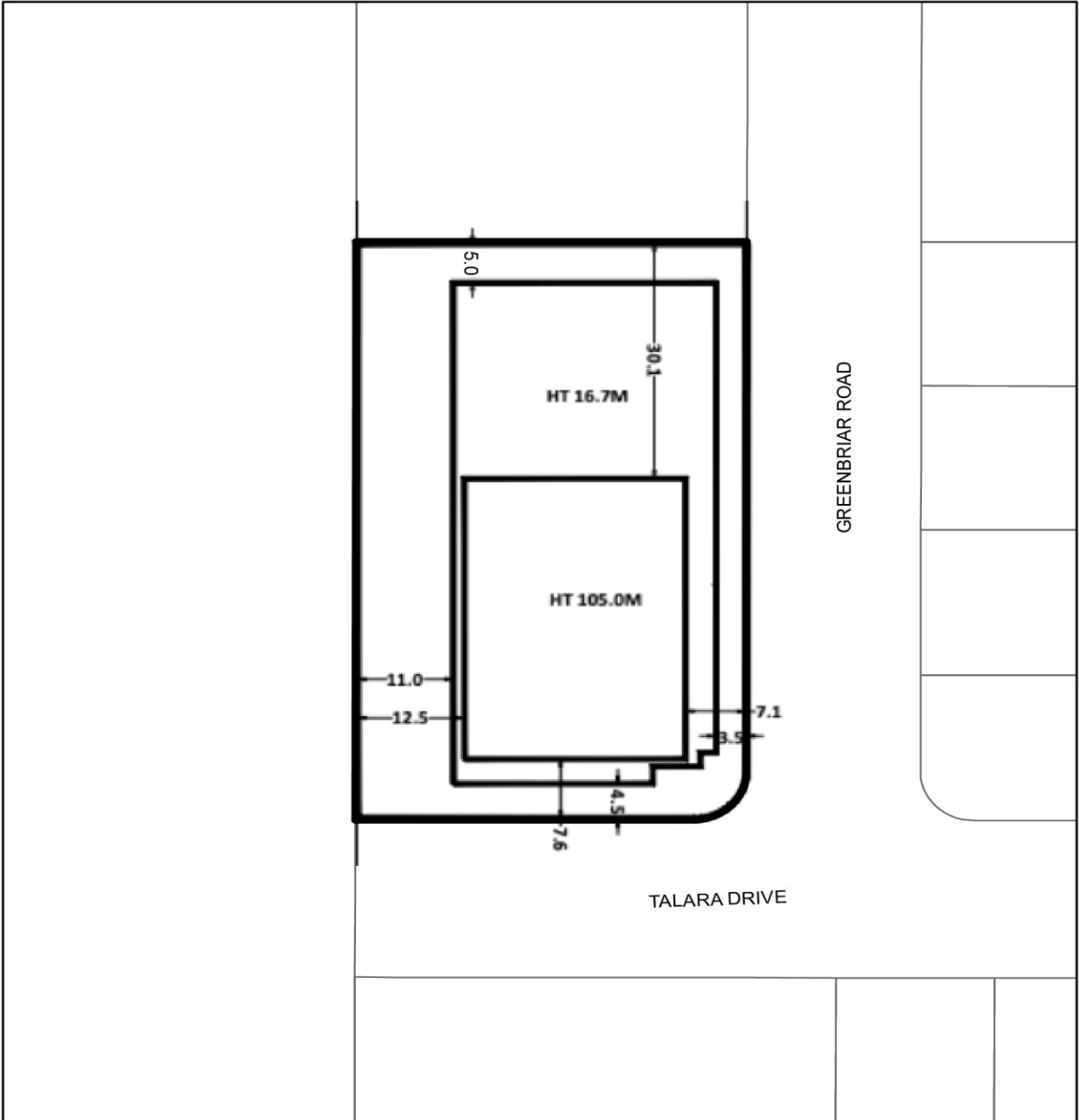


Diagram 4



 **TORONTO**
Diagram 4

22-36 GREENBRIAR RD

File # 25 224684 NNY 17 0Z