

Authority: North York Community Council Item NY34.23,
as adopted as amended by City of Toronto Council on July
29, 30 and 31, 2026

CITY OF TORONTO

Bill 1002

BY-LAW -2026

To amend Zoning By-law 569-2013, as amended, with respect to the lands municipally known in the year 2025 as 17, 19, 21, 23, 25, 27 and 29 Glenavy Avenue.

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)";

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 990.1 respecting the lands outlined by heavy black lines from a zone label of R (f9.0; u4; d0.6) (x955) to a zone label of (H) CR 2.5 (c2.0; r2.5) SS2 (x1274) 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 1274 so that it reads:

(1274) Exception CR 1274

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 17, 19, 21, 23, 25, 27 and 29 Glenavy Avenue, 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 (R) 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 152.4 metres and the elevation of the highest point of the **building** or **structure**;
- (C) Despite regulation 40.10.40.10(2), 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];
- (D) Despite regulations 40.5.40.10(3) to (8) and (C) 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**, 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 7.0 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 7.0 metres;
 - (iii) architectural features, parapets, and elements and **structures** associated with a **green roof**, by a maximum of 1.5 metres;
 - (iv) **building** maintenance units and window washing equipment, by a maximum of 5.0 metres;
 - (v) planters, **landscaping** features, guard rails, and divider screens on a balcony and/or terrace, by a maximum of 1.8 metres; and
 - (vi) trellises, pergolas, and unenclosed **structures** providing safety or wind protection to rooftop **amenity space** and outdoor play **structures** associated with rooftop **amenity space**, by a maximum of 4.0 metres;
- (E) Despite regulation 40.10.40.10(5)(A), the required minimum height of the first **storey**, as measured between the Canadian Geodetic Datum of 152.4 metres and the floor of the second **storey**, is 3.0 metres;
- (F) Despite regulation 40.10.40.40(1), the permitted maximum **gross floor area** of all **buildings** and **structures** is 28,000 square metres, of which the permitted maximum **gross floor area** for residential uses is 28,000 square metres;

- (G) Despite regulation 40.10.40.70(2), the required minimum **building setbacks** are as shown in metres on Diagram 3 of By-law [Clerks to insert By-law number];
- (H) Despite regulation 40.10.40.80(2), the required separation of **main walls** are as shown in metres on Diagram 3 of By-law [Clerks to insert By-law number];
- (I) Despite Clause 40.10.40.60 and (G) and (H) above, the following elements may encroach into the required minimum **building setbacks** and **main wall** separation distances as follows:
 - (i) canopies and awnings, by a maximum of 2.0 metres;
 - (ii) terraces, by a maximum of 2.5 metres;
 - (iii) exterior stairs and access ramps, by a maximum of 2.0 metres;
 - (iv) privacy screens, safety railings and retaining walls, by a maximum of 2.8 metres;
 - (v) planters and windscreens, by a maximum of 3.0 metres;
 - (vi) exhaust and air intake vents, gas meter pads, transformer pads, by a maximum of 3.0 metres;
 - (vii) cladding added to the exterior surface of the **main wall** of a **building**, by a maximum of 1.0 metre;
 - (viii) architectural features, such as a pilaster, decorative column, cornice, sill, belt course, or chimney breast, by a maximum of 1.0 metre;
 - (ix) window projections, including bay windows and box windows, by a maximum of 1.0 metre;
 - (x) eaves, by a maximum of 1.0 metre; and
 - (xi) air conditioners, satellite dishes, antennae, vents, and pipes, by a maximum of 1.0 metre;
- (J) Despite regulation 40.5.40.60(1), a canopy, awning or similar **structure** may encroach into a required minimum **building setback** that abuts a **street** if no part of the canopy, awning or similar **structure** is located more than 8.5 metres above the elevation of the ground directly below it;
- (K) Despite regulation 40.10.50.10(3), a **soft landscaping** strip is not required along the part of a **lot line** abutting a **lot** in the Residential Zone category;
- (L) Despite regulation 200.5.1.10(2)(A)(iv), a maximum of 4 **parking spaces** may have a minimum width of 2.6 metres if obstructed on one side;

- (M) Despite regulation 200.15.1(4), an accessible **parking space** may be located within 25 metres of a barrier free passenger elevator that provides access to the first **storey** of the **building**;
- (N) 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;
- (O) Despite regulations 230.5.1.10(4)(A)(ii) and (B)(ii), **bicycle parking spaces** must comply with the following:
 - (i) the minimum width of a **bicycle parking space** is 0.4 metres; and
 - (ii) the minimum width of a **bicycle parking space** if placed in a vertical position on a wall, **structure** or mechanical device is 0.4 metres and must have a vertical clearance of 0.25 metres from that of an adjacent **bicycle parking space**;
- (P) Despite regulation 230.5.1.10(10), "short-term" **bicycle parking spaces** may also be located in a **stacked bicycle parking space**;
- (Q) Despite regulation 230.40.1.20(2), a "short-term" **bicycle parking space** may be no more than 80 metres from a pedestrian entrance to the **building**; and
- (R) 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) **dwelling units** with 3 or more bedrooms provided to satisfy (ii) above are not included in the provision required by (i) above; and
 - (iv) an additional 15 percent of the total number of **dwelling units** will be any combination of 2 bedroom and 3 bedroom **dwelling units**.

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 or applicant, at their sole cost and expense has submitted a revised *Functional Servicing and Stormwater Management Report* to demonstrate that the existing sanitary sewer system and watermain and any required improvements to them, have adequate capacity and supply to accommodate the development of the lands to the satisfaction of the Director of Engineering Review, Development Review; and
 - (ii) If the *Functional Servicing and Stormwater Management Report* accepted and satisfactory from (i) above require any new municipal infrastructure or upgrades to existing municipal infrastructure to support the development, then either:
 - a. the owner or applicant has secured the design, construction, and provision of financial securities for 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*, to support the development, in a financial secured agreement, all to the satisfaction of the Director of Engineering Review, Development Review; or
 - b. 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* in above are constructed and operational, all to the satisfaction to the Director of Engineering Review, Development Review;
 - (iii) The Owner must provide a letter confirming that the proposed building will be constructed to be watertight below grade; and
 - (iv) The owner or applicant, at their sole cost and expense has submitted a revised *Transportation Impact Study* to the satisfaction of the Director of Engineering Review, Development Review.

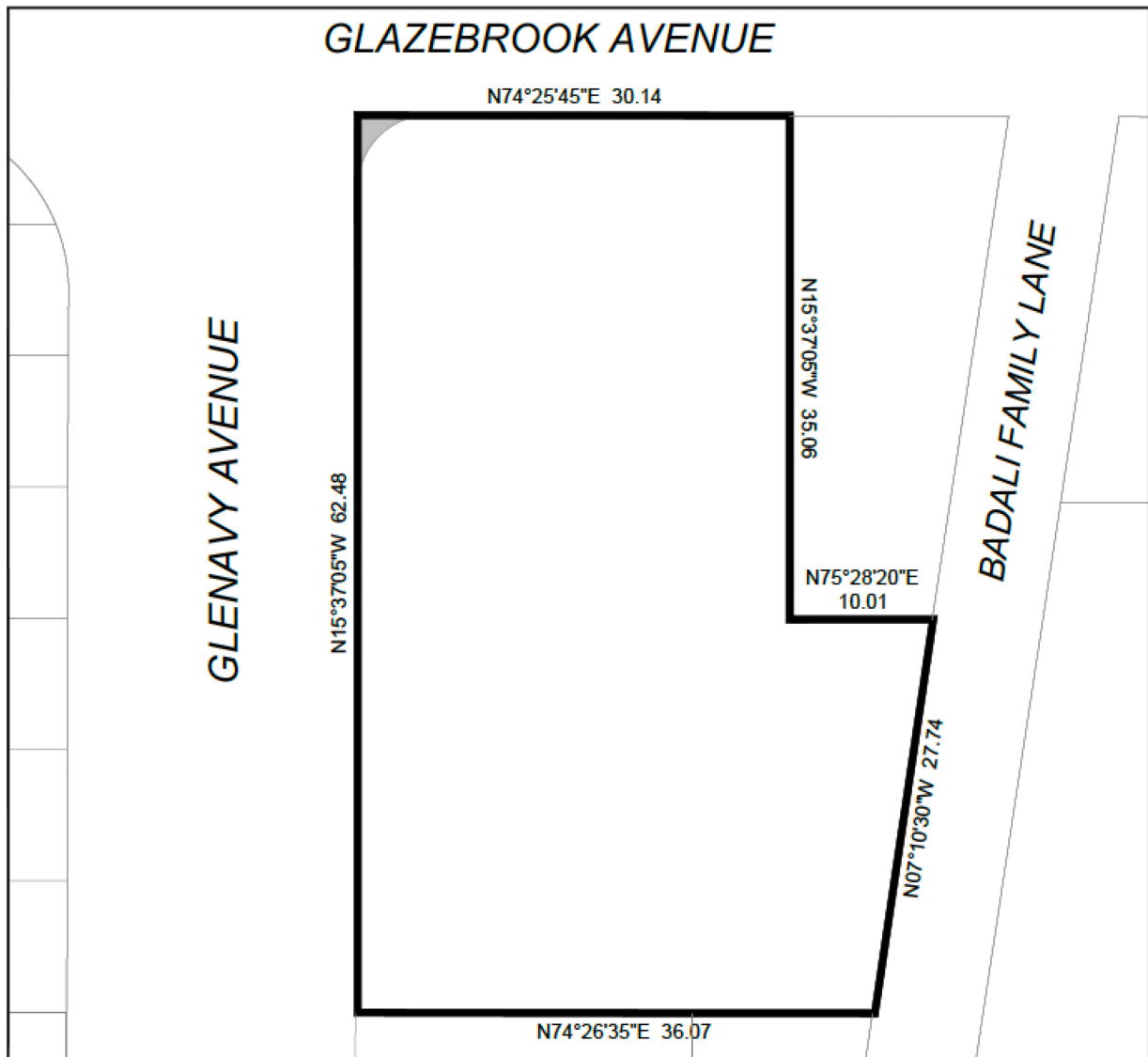
Enacted and passed on July , 2026.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)

Diagram 1



17-29 Glenavy Avenue

Diagram 1

File #24 208060 NNY 15 OZ

5.0 metre corner rounding



City of Toronto By-law 569-2013
Not to Scale

Diagram 2

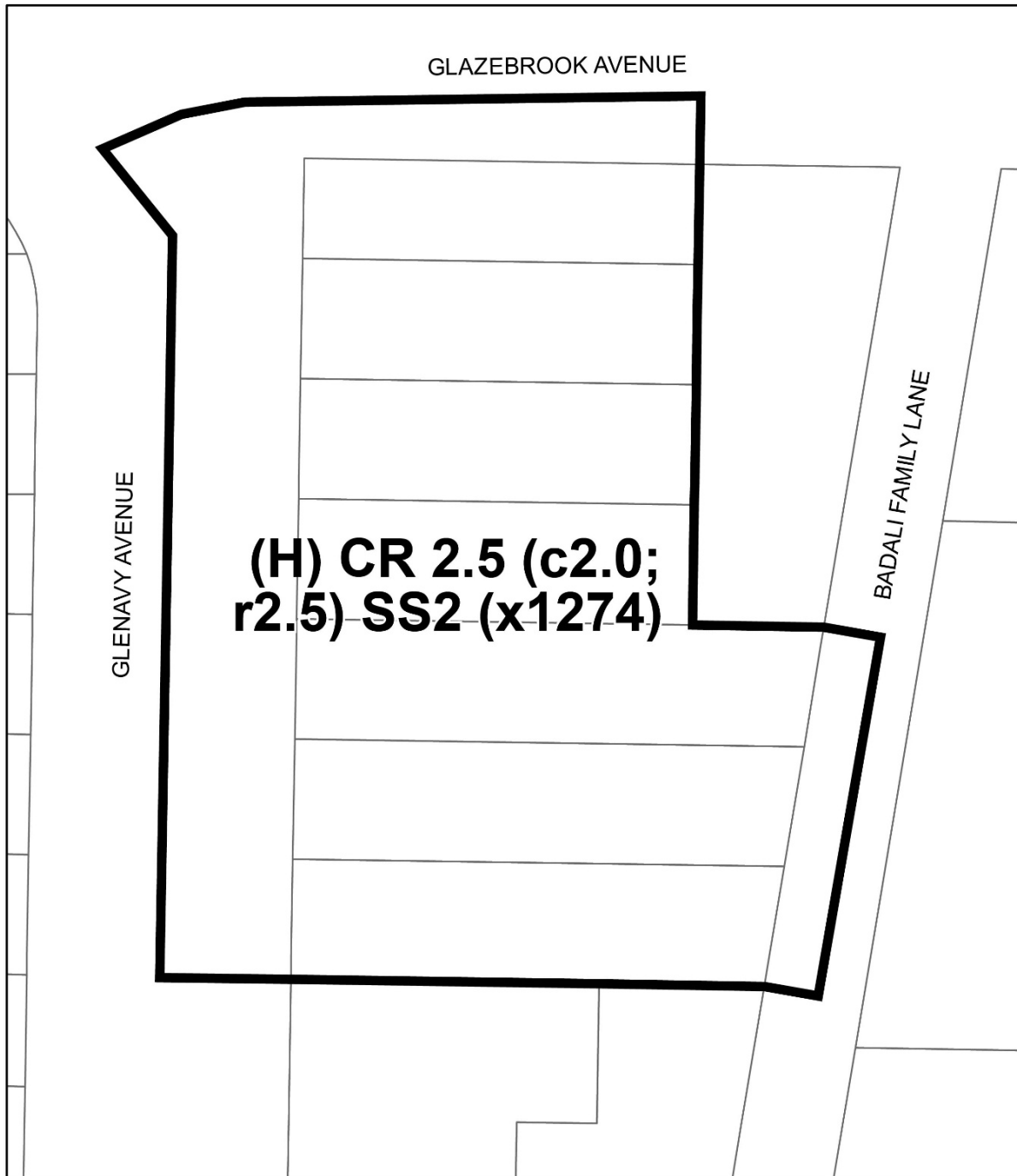
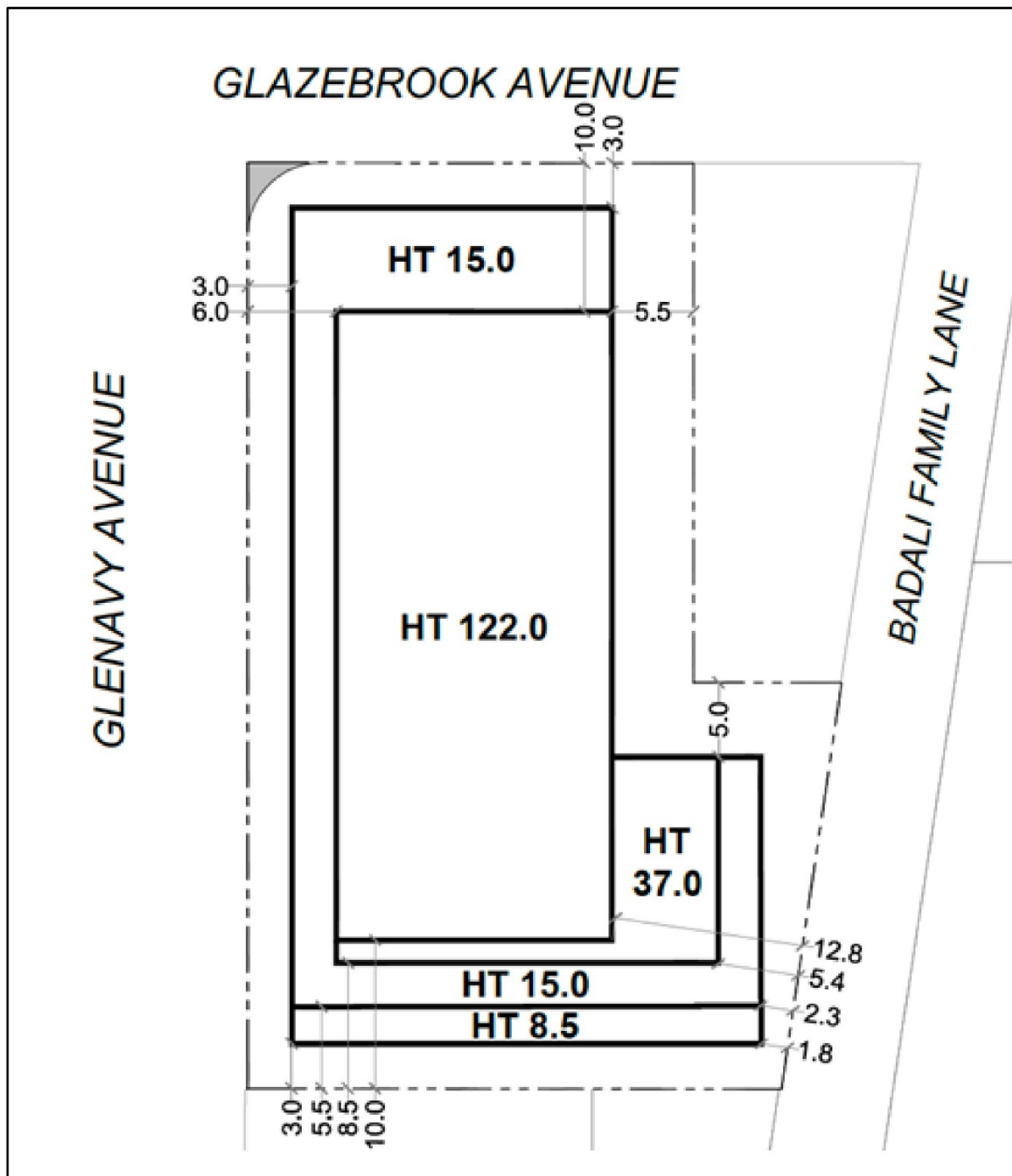


Diagram 3



 **Toronto**
Diagram 3

17-29 Glenavy Avenue

File # 24 208060 NNY 15 02

 5.0m corner rounding


City of Toronto By-law 569-2013
Not to Scale
06/04/2026