

Authority: North York Community Council Item NY34.22,
as adopted by City of Toronto Council on July 29, 30 and
31, 2026

CITY OF TORONTO

Bill 1064

BY-LAW -2026

To amend Zoning By-law 569-2013, as amended, with respect to the lands municipally known in the year 2025 as 20 Brentcliffe Road and 100 Vanderhoof 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)"; 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 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: (H) CR 2.0 (c 2.0; r 1.3) SS2 (x1292) and O 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 no value.

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, and applying no value.
7. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.11.10 Exception Number 1292 so that it reads:

(1292) Exception CR 1292

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 20 Brentcliffe Road and 100 Vanderhoof 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 (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 130.00 metres and the elevation of the highest point of the **building** or **structure**;
- (C) Despite regulation 40.10.40.10 (2)(B), 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 regulation 40.10.40.10(7), the permitted maximum number of **storeys** in a **building** is the number following the letters "ST" as shown on Diagram 3 of By-law [Clerks to insert By-law number]:
 - (i) for the purpose of this exception, the area labelled "indoor amenity space" does not constitute a **storey**;
- (E) 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, a mechanical penthouse, enclosed stairwells, roof access, maintenance equipment storage, elevator shafts and overruns, chimneys, and vents, by a maximum of 7.5 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 7.5 metres;

- (iii) despite (i) and (ii) above, equipment and **structures** referred to in (i) and (ii) may project by a maximum of 3.0 metres above the area labelled "indoor amenity space" as shown on Diagram 3 of By-law [Clerks to insert By-law number];
 - (iv) window washing equipment, mechanical equipment, elevator shafts and overruns and screens located on top of elements listed in (i) and (ii) above, by a maximum of 3.0 metres;
 - (v) architectural features, 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 a maximum of 3.0 metres;
 - (vii) planters, **landscaping** features, guard rails, and divider screens on a balcony and/or terrace, by a maximum of 2.0 metres; and
 - (viii) trellises, pergolas, and unenclosed **structures** providing safety or wind protection to rooftop outdoor **amenity space**, by a maximum of 3.0 metres;
- (F) Despite regulation 40.10.40.40(1), the permitted maximum **gross floor area** of all **buildings** and **structures** is 29,000 square metres, of which:
- (i) the required minimum **gross floor area** for non-residential uses is 1,750.0 square metres; and
 - (ii) the permitted maximum **gross floor area** for residential uses is 27,250.0 square metres;
- (G) The maximum floor area of each **storey** of the "tower", measured from the exterior of the **main wall** of each floor level and inclusive of the entire floor, excluding inset and projecting balconies, is 800.0 square metres;
- (H) 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];
- (I) Despite Clause 40.10.40.60 and (H) above, the following elements may encroach into the required minimum **building setbacks** as follows:
- (i) decks, porches, balconies and railings by a maximum of 2.5 metres;
 - (ii) canopies and awnings, by a maximum of 3.0 metres;
 - (iii) exterior stairs, access ramps and elevating devices, by a maximum of 2.0 metres;

- (iv) architectural features, landscaping elements, pilaster, decorative column, cornice, sill, belt course, building signage, chimney breast, by a maximum of 1.5 metres;
 - (v) window projections, including bay windows and box windows, by a maximum of 1.5 metres;
 - (vi) air conditioners, satellite dishes, antennae, vents, eaves and pipes, by a maximum of 2.0 metres; and
 - (vii) guards and guardrails, railings, parapets, terraces privacy and wind screens, landscape planters and terrace platforms to the extent of the **main wall** of the **storey** below;
- (J) Despite regulation 200.5.1.10(2), a maximum of 10 percent of the total number of **parking spaces** provided may have a minimum width of 2.6 metres with an obstruction on one or two sides;
- (K) Despite regulation Article 200.25.15, if **parking spaces** are provided on the **lot**, 1 of the provided **parking spaces** must be accessible **parking spaces** in accordance with (L) below;
- (L) Despite regulation 200.15.1(1) and (3), an accessible **parking space** must have the following minimum dimensions:
- (i) length of 5.6 metres;
 - (ii) width of 3.4 metres;
 - (iii) vertical clearance of 2.1 metres; and
 - (iv) the entire length of an accessible **parking space** must be adjacent to a 1.5 metres-wide accessible barrier free aisle or path, and such path may be shared between two accessible **parking spaces**;
- (M) Despite regulation 200.15.1(4), an accessible **parking space** must be located no more than 20.0 metres long direct route from a barrier free entrance to:
- (i) a **building**; and
 - (ii) a passenger elevator that provides access to the first **storey** of a **building**;
- (N) Despite regulations 220.5.10.1(1) to (8), **loading spaces** must be provided on the **lot** as follows:
- (i) a minimum 1 Type "C"; and
 - (ii) a minimum of 1 Type "G";

- (O) Despite regulation 230.5.1.10(4)(A)(ii) (iii) and (C), a **stacked bicycle parking space** must have the following dimensions:
 - (i) minimum width of 0.2 metres; and
 - (ii) minimum vertical clearance of 1.2 metres;
- (P) In addition to the areas a "long-term" **bicycle parking space** may be located as listed in regulation 230.5.1.10(9)(A)(i), (ii), and (iii), "long-term" **bicycle parking spaces** may also be located in an enclosed room also be located in an enclosed room;
- (Q) Despite regulation 230.5.1.10(10), a "short-term" **bicycle parking space** may also be located in a stacked **bicycle parking space** and may be located in an enclosed room;
- (R) Regulation 230.40.1.20(2), with respect to the location of a "short-term" **bicycle parking space**, does not apply;
- (S) Despite regulations 230.5.10.1(1)(3) and (5) and Table 230.5.10.1(1), **bicycle parking spaces** must be provided in accordance with the following minimum rates:
 - (i) 0.90 "long-term" **bicycle parking spaces** for each **dwelling unit**;
 - (ii) 0.20 "short-term" **bicycle parking spaces** for each **dwelling unit**; and
 - (iii) no **bicycle parking spaces** are required for non-residential uses;
- (T) Despite (S) above, the number of required **bicycle parking spaces** may be reduced, subject to the following:
 - (i) The number of "short-term" **bicycle parking spaces** is not reduced by more than 50 percent, rounded down to the nearest whole number;
 - (ii) The number of of "long-term" **bicycle parking spaces** is not reduced by more than 50 percent, rounded down to the nearest whole number;
 - (iii) For each required **bicycle parking space** 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;
- (U) Within areas used for **bicycle parking**, access to **bicycle parking spaces** must be provided via an unobstructed aisle that is 1.8 metres in width;

- (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 except for the following:
- (i) "Car-share" or "car-sharing" means the practice where a number of people share the use of one or more cars that are owned by a profit or non-profit car-sharing organization and where such organization may require that use of cars be reserved in advance, charge fees based on time and/or kilometres driven, and set membership requirements of the car sharing organization, including the payment of a membership fee that may or may not be refundable;
 - (ii) "Car-share parking" means a **parking space** that is reserved and actively used for car-sharing;
 - (iii) "Construction Office/Sales Office" means **buildings, structures**, facilities or trailers, or portions thereof, used for the purpose of the administration and management of construction activity and/or for selling or leasing **dwelling units**; and
 - (iv) "Tower" means the portions of a **building** which collectively enclose the entirety of a **storey** higher than a height of 18.5 metres;

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.
9. Temporary Use:
- (A) None of the provisions of Zoning By-law 569-2013, as amended, or this By-law apply to prevent the erection and use of "Construction Office/Sales Office" on the lands to which this By-law applies for a period of 3 years from the date this By-law comes into full force and effect, after which this temporary use permission expires.
10. 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;
 - (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 has, at its sole cost and expense, entered into one or more agreement(s) with the City, to construct (or cause the construction of), provide, and maintain on the Lands the Affordable Rental Housing Units to the satisfaction of the Chief Planner and Executive Director, City Planning and the City Solicitor; and
 - (ii) The owner has registered a restriction pursuant to Section 118 of the Land Titles Act agreeing not to transfer or charge the lands, comprising a minimum of 6 Affordable Rental Housing Units, without the written consent of the Chief Planner and Executive Director, City Planning, or their designate, to ensure obligations in the agreement in (i) above continue to secure the Affordable Rental Housing Units, concurrent with, or prior to, the registration of the agreement in (i) above, in a manner satisfactory to the City Solicitor;
- (C) 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, storm sewer system, and watermain system and any required improvements to them, have adequate capacity and supply to accommodate the development of the lands to the satisfaction of the Director, Engineering Review, Development Review; and
- (D) If the Functional Servicing and Stormwater Management Report accepted and satisfactory from (C) 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, 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 (C) above are constructed and operational, all to the satisfaction to the Director, Engineering Review, Development Review.

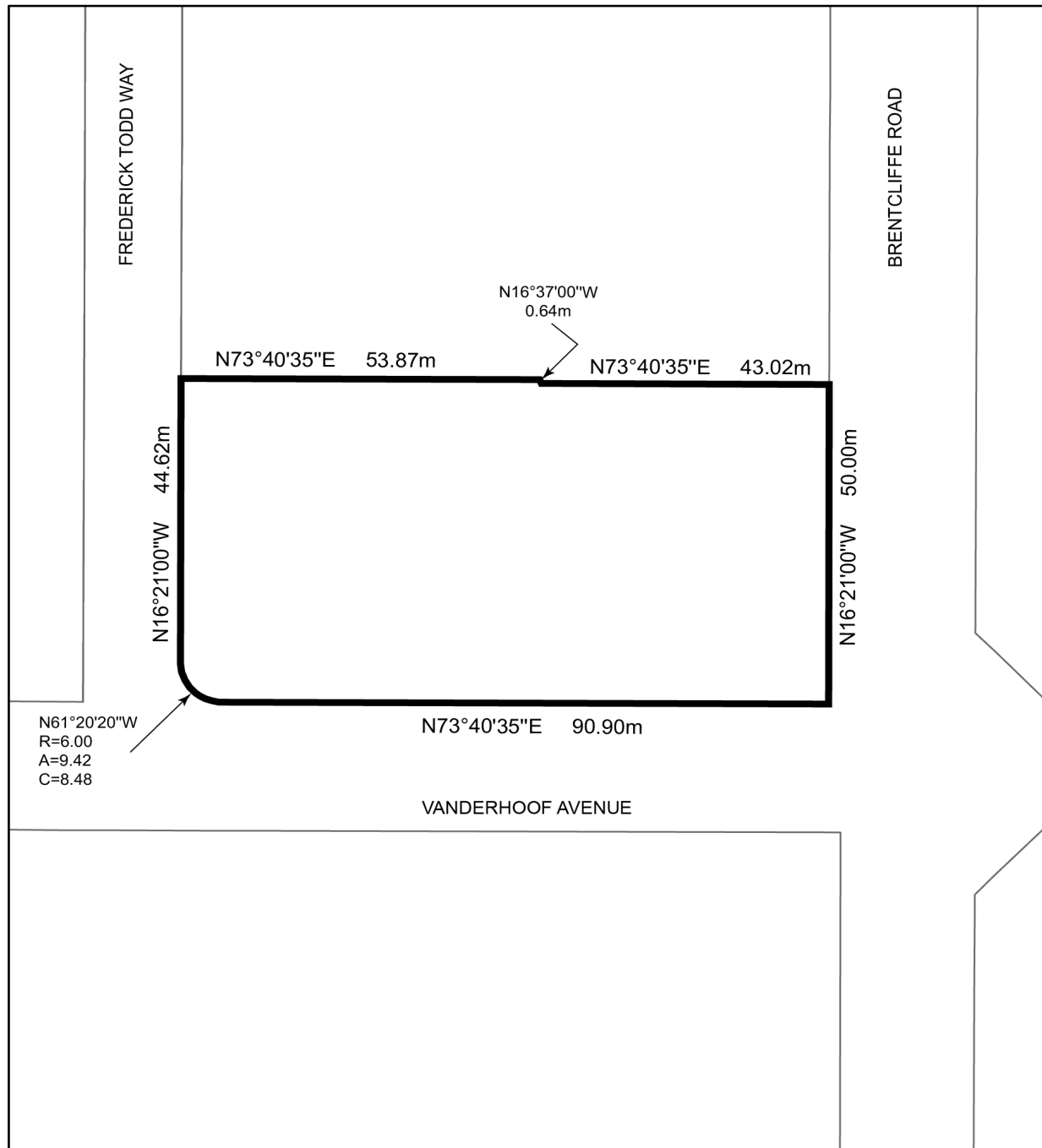
Enacted and passed on July , 2026.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)

Diagram 1



TORONTO
Diagram 1

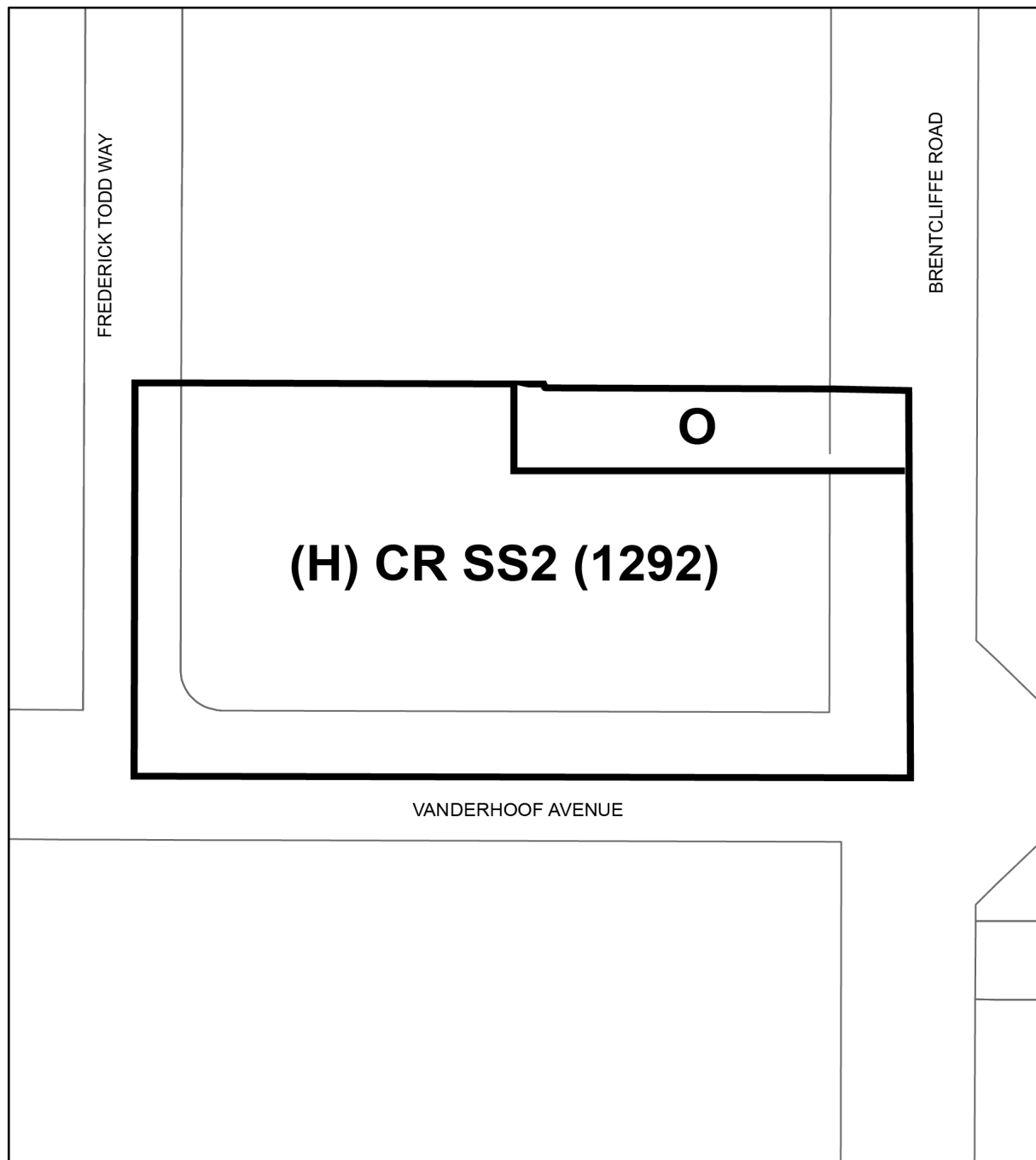
100 Vanderhoof Avenue & 20 Brentcliffe Road

File # 25 101365 NNY 15 0Z



City of Toronto By-law 569-2013
Not to Scale
05/14/2026

Diagram 2

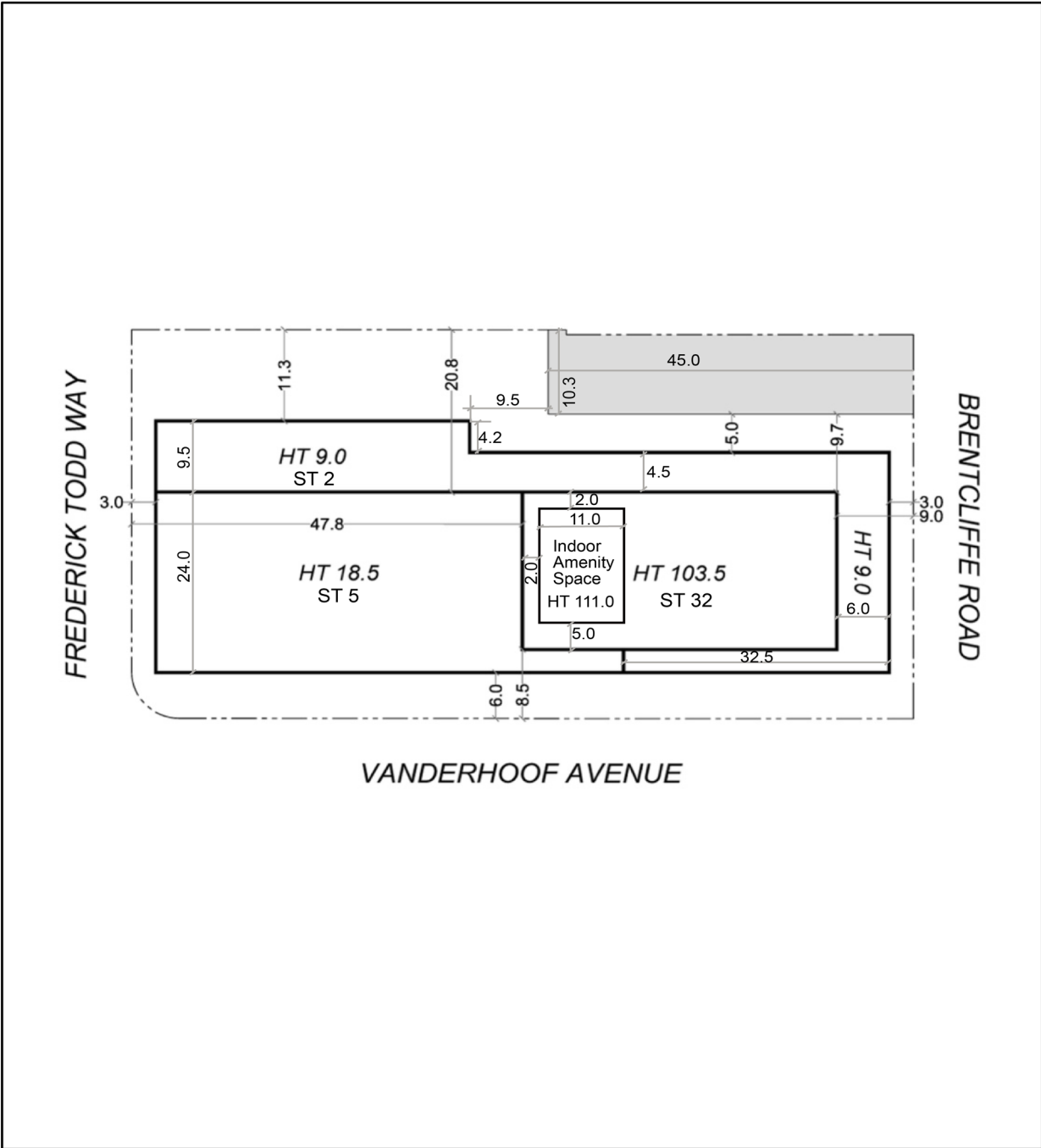


 **TORONTO**
Diagram 2

100 Vanderhoof Avenue & 20 Brentcliffe Road

File # 25 101365 NNY 15 0Z

Diagram 3



 **TORONTO**
Diagram 3

100 Vanderhoof Avenue & 20 Brentcliffe Road

File # 25 101365 NNY 15 02

 Parkland Dedication


City of Toronto By-law 569-2013
Not to Scale
05/27/2026