

Authority: North York Community Council Item NY7.8,
as adopted by City of Toronto Council on October 11 and
12, 2023

City Council voted in favour of this by-law on October 12,
2023

Written approval of this by-law was given by Mayoral
Decision 19-2023 dated October 12, 2023

CITY OF TORONTO

BY-LAW 922-2023

To amend the City of Toronto Zoning By-law 569-2013, as amended, with respect to the lands municipally known in the year 2023 as 1 Greenbriar Road and 635 Sheppard Avenue East.

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;

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 in Zoning By-law 569-2013, Chapter 800 Definitions.
3. Zoning By-law 569-2013, as amended, is further amended by amending to the zone label on the Zoning By-law Map in Section 990.10 respecting the lands outlined by heavy black lines from a zoning label of RD (f15.0; a550) (x5) to CR 5.35 (c0.2; r5.15) SS2 (x890) as shown on Diagram 2 attached to this By-law.
4. Zoning By-law 569-2013, as amended, is further amended by adding Exception Number 890 to Article 900.11.10 so that it reads:

(890) Exception CR 890

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 1 Greenbriar Road and 635 Sheppard Avenue East, if the requirements of By-law 922-2023 are complied with, a building or structure may be constructed, used, or enlarged in compliance with (B) to (R) below;

- (B) Despite Regulations 40.5.40.10(2), the height of a building or structure is the distance between the Canadian Geodetic Datum of 173.32 metres and elevation of the highest point of the building or structure;
- (C) Despite Regulation 40.10.30.40(1)(A), the permitted maximum lot coverage for all the buildings or structures on the lands, is 60.13 percent;
- (D) 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 922-2023;
- (E) 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 922-2023;
 - (i) For the purpose of this exception, a mechanical penthouse is not a storey;
- (F) Despite Regulations 40.5.40.10(3), (4), (6), (7) and (D) above, the following elements of a building or structure are permitted to project above the permitted height shown on Diagram 3 of By-law 922-2023:
 - (i) Elements on the roof of the building or structures used for green roof technology and related roofing materials, window washing equipment, safety anchors, lighting rods, safety railing, guard rails, railing, terraces, patio, landscape features, parapets, terrace guards/ landscape planters, vents, stacks, ladders, garbage chute vents, balustrades, bollards, ornamental or architectural features may project above the height limits to a maximum of a maximum of 2.0 metres;
 - (ii) Structures on a roof used for maintenance or wind mitigation purposes to a maximum of 3.0 metres;
 - (iii) Satellite dishes, antennae, acoustical barriers, signage, cabanas and trellises, to a maximum of 4.0 metres; and
 - (iv) Mechanical penthouses or rooftop mechanical equipment and screening, provided they are located in the area shown as "Mechanical Penthouse" on Diagram 3 of By-law 922-2023 to a maximum of 6.0 metres;
- (G) Despite Regulation 40.5.40.10(5), the mechanical penthouse may cover 35 percent of the area of the roof;
- (H) Despite Regulation 40.10.40.10(5), the required minimum height of the first storey, as measured between the floor of the first storey and the ceiling of the first storey is 4.3 metres;
- (I) Despite Regulation 40.10.40.40(1), the permitted maximum gross floor area of all buildings and structures is 10,732 square metres, of which:

- (i) a maximum of 404 square metres of non-residential gross floor area must be provided.
- (J) Despite Regulation 40.10.40.70(2), the required minimum building setbacks are as shown in metres on Diagram 3 of By-law 922-2023;
- (K) Despite Clauses 40.5.40.60, 40.10.40.60, and (J) above, the following elements may encroach into the required minimum building setbacks on Diagram 3 as follows:
 - (i) art and landscape features, antennas, air conditioners, vents, pipes, balconies, cladding, cornices, light fixtures, ornamental elements, parapets, patios, decks, pillars, pergolas, trellises, eaves, windowsills, planters, ventilation shafts, guardrails, balustrades, railings, screens, site servicing features and underground garage ramps and associated structures by 1.5 metres.
 - (ii) Balconies may project into the following yards:
 - (a) The front yard by 2.6 metres
 - (b) The side yard by 3.0 metres
 - (c) The rear yard by 2.0 metres
 - (iii) Terraces are to be located on the 6th, 10th and 12th floor and shall not extend past the main building wall and balcony on the storey below.
- (L) Despite regulation 5.10.40.70(2), the minimum distance between the building, including all below and above grade structures, to all TTC infrastructure is 3 metres;
- (M) Regulation 40.10.90.10(1) does not apply;
- (N) Despite Regulation 200.5.10.1(1) and Table 200.5.10.1, parking spaces must be provided in accordance with the following:
 - (i) a maximum residential parking rate of 0.4 parking spaces per dwelling unit;
 - (ii) a minimum shared residential visitor and commercial parking rate of 0.10 parking spaces per dwelling unit;
- (O) In addition to (N) above, a maximum of 2 "car-share parking spaces" are permitted,
 - (i) For the purposes of this exception: "car-share" 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 kilometers driven, and set membership requirements of the car-sharing organization, including the payment of a membership fee that may or may not be refundable; and

- (ii) For the purpose of this exception, a "car-share parking space" means a parking space exclusively reserved and actively used for "car-share" purposes, including by non-residents;
- (P) Despite Regulations 230.5.10.1 and Table 230.5.10.1(1), bicycle parking spaces must be provided and maintained on the lot in accordance with the following minimum requirements:
- (i) a minimum of 0.68 "long-term" bicycle parking spaces for each dwelling unit; and
 - (ii) a minimum of 0.07 "short-term" bicycle parking spaces for each dwelling unit;
 - (iii) a minimum of 0.13 "long-term" bicycle parking spaces for each 100 square metres of interior floor area associated with non-residential gross floor area;
 - (iv) a minimum of 3 spaces and 0.25 "short-term" bicycle parking spaces for each 100 square metres of interior floor space associated with non-residential gross floor area.
- (Q) The maximum number of dwelling units permitted on the **lot** includes:
- (i) a minimum of 15 percent must be two-bedroom units;
 - (ii) a minimum of 10 percent must be three-bedroom units.
- (R) Despite Regulation 40.10.40.50(1) amenity space must be provided on the lot at the following rate:
- (i) a minimum of 2.0 square metres per unit for indoor amenity space;
 - (ii) a minimum of 2.0 square metres per unit for outdoor amenity space.

Prevailing By-laws and Prevailing Sections: None Apply

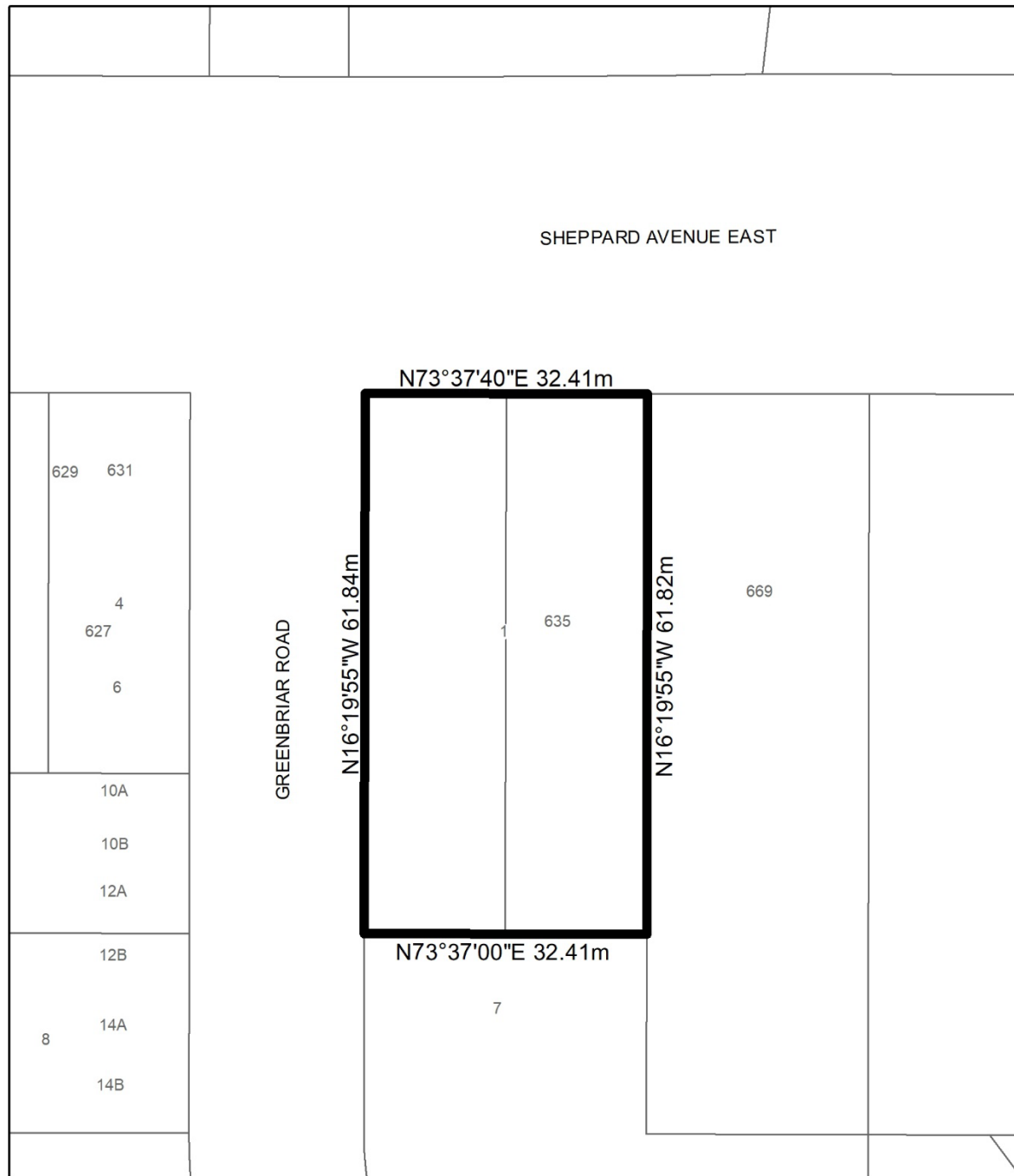
5. Despite any existing or future severances, partition, or division of the lot, the provisions of this exception will apply to the whole of the lot as if no severance, partition, or division had occurred.

Enacted and passed on October 12, 2023.

Frances Nunziata,
Speaker

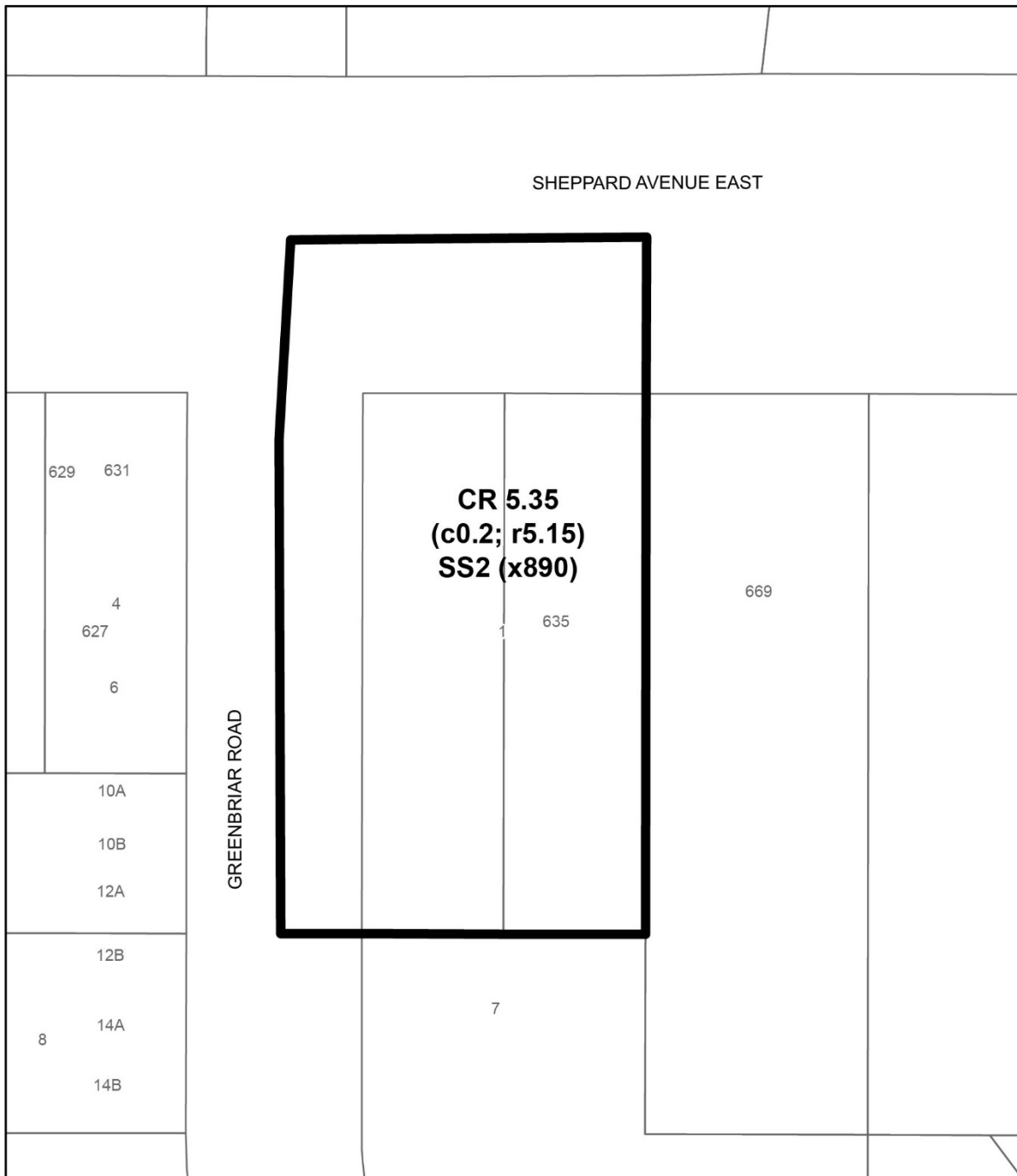
John D. Elvidge,
City Clerk

(Seal of the City)



 **Toronto**
Diagram 1

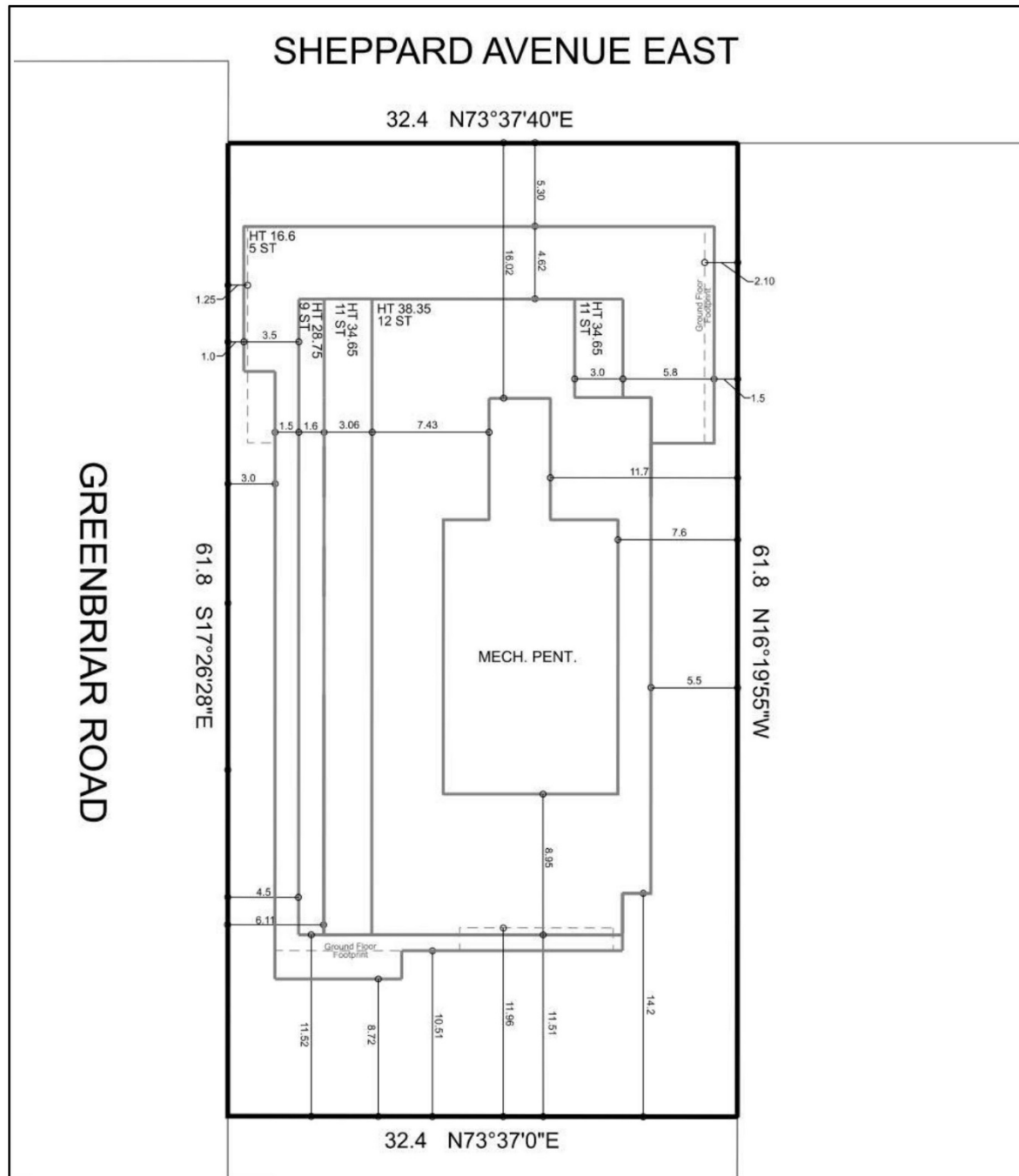
**1 Greenbriar Road and
635 Sheppard Avenue East**
File # 22 204643 NNY 17 02



 **Toronto**
Diagram 2

**1 Greenbriar Road and
635 Sheppard Avenue East**

File # 22 204643 NNY 17 0Z



 **TORONTO**
Diagram 3

**1 Greenbriar Road and
635 Sheppard Avenue East**

File # 22 204643 NNY 17 02