

Authority: North York Community Council Item NY23.11,  
adopted as amended by City of Toronto Council on May 21  
and 22, 2025  
City Council voted in favour of this by-law on May 22,  
2025  
Written approval of this by-law was given by Mayoral  
Decision 8-2025 dated May 22, 2025

## **CITY OF TORONTO**

### **BY-LAW 432-2025**

**To amend Zoning By-law 569-2013, as amended, with respect to the lands municipally known in the year 2024 as 23, 25, 27 and 29 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;

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 black lines from a zone label of RM (f21.0; a925; d0.85) to a zone label of RA (f39.0; a3330; d6.75) (270) as shown on Diagram 2 attached to this By-law.
4. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.7.10 Exception Number 270 so that it reads:

#### **(270) Exception RA 270**

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 23, 25, 27, and 29 Greenbriar Road, if the requirements of By-law 432-2025 are complied with, none of the provisions of By-law 569-2013 shall apply to prevent the erection or use of a **building** or **structure** permitted in compliance with Regulations (B) to (K) below;

- (B) Despite Regulation 15.5.40.10(1), the height of a **building** or **structure** is the distance between the Canadian Geodetic Datum of 171.70 metres and the elevation of the highest point of the **building** or **structure**;
- (C) Despite Regulation 15.10.30.40(1), the permitted maximum **lot coverage**, as a percentage of the **lot area**, is 60 percent;
- (D) Despite Regulation 15.5.40.10(1), the maximum height of a building or structure is the number in metres following the letters "HT" and storeys specific specifies by the letters "ST" as shown on Diagram 3 attached to this By-law;
- (E) Despite Regulation 15.5.40.10(2) to (6), and (D) above, the following equipment and **structures** may project beyond the permitted maximum height shown on Diagram 3 attached to this By-law;
  - (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) a maximum of 6.0 metres for the "Lower MPH, " as shown on Diagram 3;
    - (b) a maximum of 6.8 metres for the "Upper MPH, " as shown on Diagram 3;
  - (ii) **structures** that enclose, screen, or cover the equipment, **structures** and parts of a **building** listed in (i) above, by:
    - (a) a maximum of 6.0 metres for the "Lower MPH, " as shown on Diagram 3, by a maximum of; and
    - (b) a maximum of 6.8 metres for the "Upper MPH, " as shown on Diagram 3;
  - (iii) architectural features, parapets, and elements and **structures** associated with a **green roof**, by a maximum of 3.0 metres;
  - (iv) **building** maintenance units and window washing equipment, by a maximum of 7.5 metres;
  - (v) planters, **landscaping** features, guard rails, and divider screens on a balcony and/or terrace, by a maximum of 3.0 metres;
  - (vi) antennae, flagpoles and satellite dishes, 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 5.0 metres;

- (F) Despite Regulation 15.5.40.40(1), the permitted maximum **gross floor area** of all **buildings** and **structures** is 22,500 square metres;
- (G) Despite Clause 15.5.40.70, the required minimum **building setbacks** are shown in metres on Diagram 3 attached to this By-law;
- (H) Despite Clause 15.5.60.20 and (G) above, the elements may encroach into the required minimum **building setbacks** and **main wall** separation distances as follows:
  - (i) canopies and awnings, by a maximum of 4.0 metres;
  - (ii) exterior stairs, access ramps and elevating devices, by a maximum of 2.5 metres;
  - (iii) architectural features, such as pilaster, decorative column, cornice, sill, belt course, or chimney breast, by a maximum of 1.0 metres;
  - (iv) window projections, including bay windows and box windows, by a maximum of 2.0 metres;
  - (v) eaves, by a maximum of 2.0 metres;
  - (vi) dormers, by a maximum of 2.0 metres; and
  - (vii) air conditioners, satellite dishes, antennae, vents, and pipes, by a maximum of 2.0 metres;
- (I) The provision of **amenity space** must be provided at the following rate:
  - (i) at least 1.99 square metres for each **dwelling unit** as indoor **amenity space**;
- (J) The provision of **dwelling units** is subject to the following:
  - (i) a minimum of 29 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 bedrooms;
  - (iii) if the calculation of the number of dwelling units in (i) and (ii) above results in a number with a decimal, the number may be rounded to the nearest whole number;

(K) Despite Regulation 220.5.1(2) and Clause 220.5.10.1, a minimum of 1 "Type G" **loading space** must be provided and maintained on the **lot** for the new **building** or **structure** as shown on Diagram 1 of this By-law with the following dimensions:

- (i) minimum length of 13.0 metres;
- (ii) minimum width of 4.0 metres; and
- (iii) minimum vertical clearance of 6.1 metres.

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. Space for maintenance access holes and sampling ports is required on private property, as close to the property line as possible, for both the storm and sanitary service connections, in accordance with the City of Toronto Sewers By-law Chapter 681.

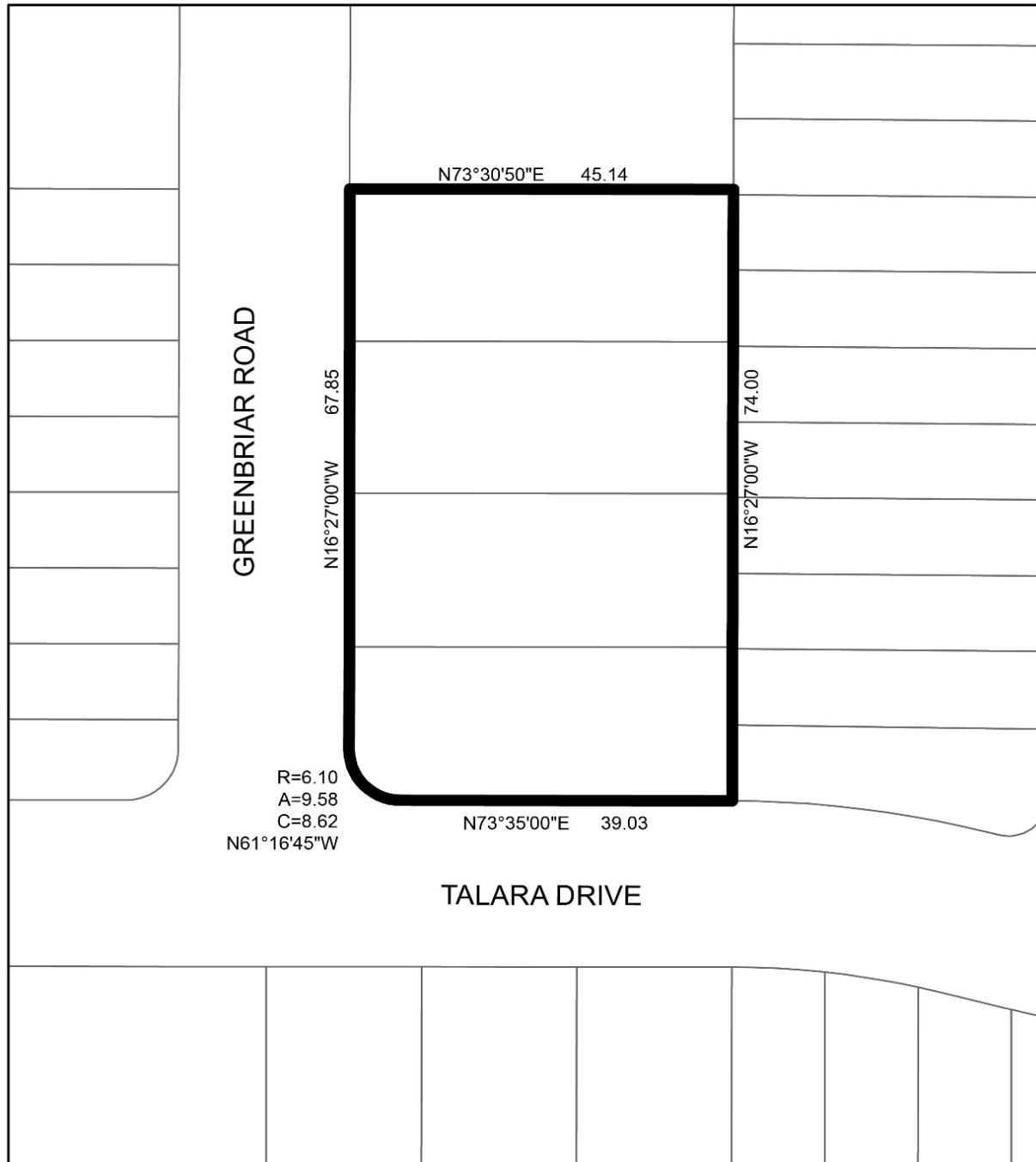
Enacted and passed on May 22, 2025.

Frances Nunziata,  
Speaker

John D. Elvidge,  
City Clerk

(Seal of the City)

Diagram 1



 **TORONTO**  
Diagram 1

23-29 Greenbriar Road

File # 22 113864 NNY 17 0Z

Diagram 2

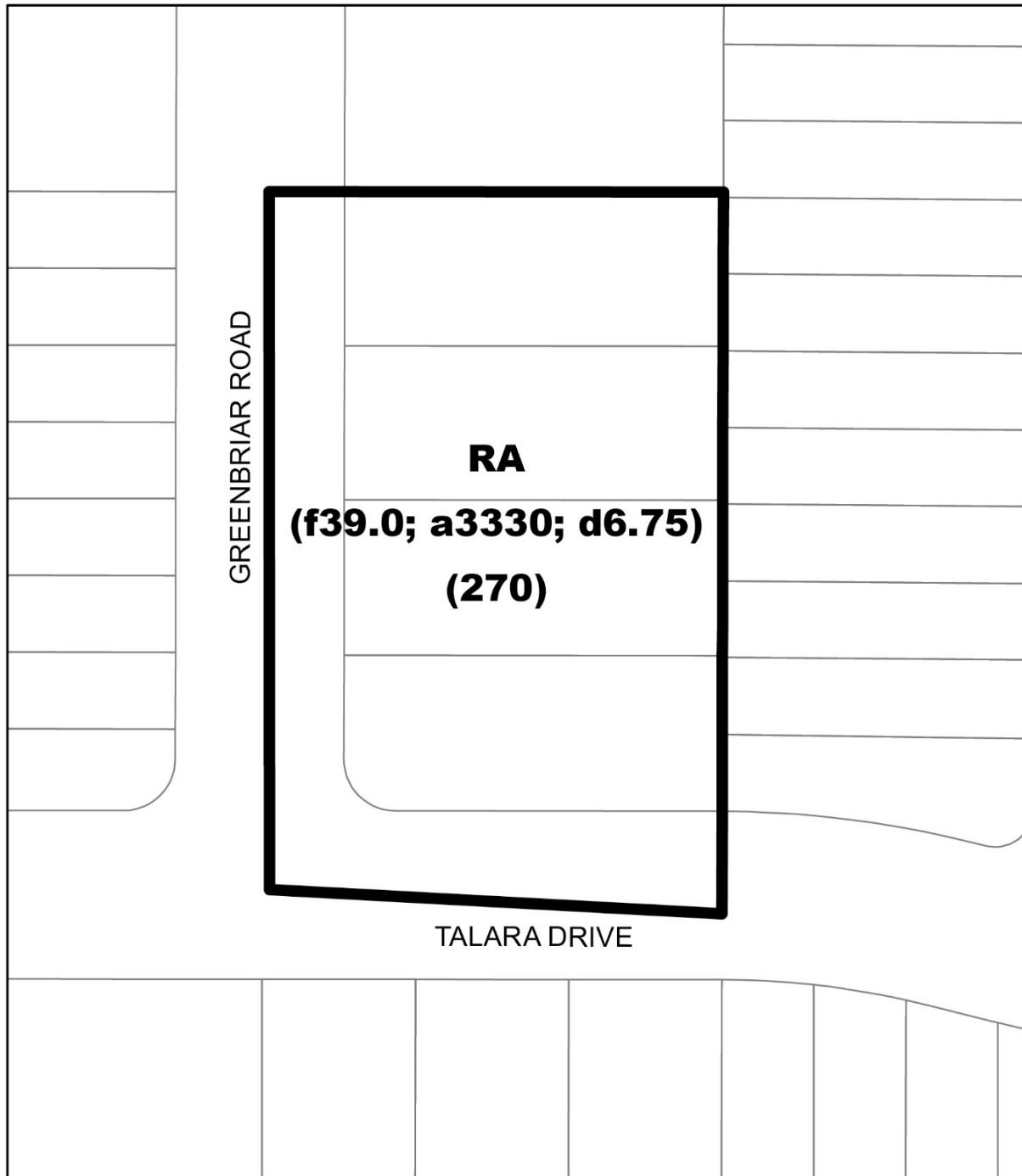


Diagram 3

