

Attachment 10

Authority: North York Community Council Item [-], as adopted by City of Toronto Council on [-]

CITY OF TORONTO

BY-LAW [Clerks to insert By-law number]

To amend Zoning By-law 569-2013, as amended, with respect to the lands municipally known in the year 2024 as a portion of 123 Garratt Boulevard, outlined by heavy black lines on Diagram 1, also known as the Taxiway West District.

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 lands outlined by heavy black lines on Diagram 1 attached to this By-law are a **lot**, until a future severance, partition or division of the lands, at which point the definition of **lot** under Chapter 800.50(420) shall apply.
3. 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.
4. 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 labels to these lands: CR 1.0 (c1.0; r1.0) SS2 (x1122)(H1)(H3)(H4)(H5), CR 1.0 (c1.0; r1.0) SS2 (x1122)(H1)(H3)(H5), CR 1.0 (c1.0; r1.0) SS2 (x1122)(H1)(H5), I (x759)(H1)(H2), I (x759)(H1), E (x84)(H1) and

OR, as shown on Diagram 2 attached to this By-law.

5. 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 the following Policy Area label to these lands: PA2, as shown on Diagram 3 attached to this By-law.
6. 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.
7. 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.
8. Zoning By-law 569 -2013, as amended, is further amended by adding the lands subject to this By-law to the Parking Zone Overlay Map in Section 995.50.1, and applying the following label to these lands: Parking Zone B, as shown on Diagram 4 attached to this By-law.
9. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.11.10 Exception Number CR 1122 so that it reads:

(1122) Exception CR 1122

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

- (A) Site Specific Provisions: On lands outlined by heavy black lines on Diagram 1, 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 (LL) below;
- (B) 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:
 - (i) “Developed” means **gross floor area** that exists or is permitted pursuant to an issued building permit pursuant to the Building Code Act, 1992 or Ontario Regulation 163/24 (Building Code) (each as amended or superseded);
 - (ii) “Mid-Block Connection” means a privately owned publicly accessible space open to the sky that creates a continuous exterior pedestrian route at **street** level, providing a connection through one or more blocks or to improve pedestrian access to a block;

- (iii) "POPS" means a privately-owned publicly accessible open space area with **landscaping** that includes **soft landscaping** which is privately owned but is open and accessible to the public;
- (iv) "Ready and Available for Occupancy" means gross floor area for which occupancy is permitted pursuant to the Building Code Act, 1992 or Ontario Regulation 163/24 (Building Code) (each as amended or superseded);
- (v) "Social Housing Program" means a program(s) or project(s) on the lands authorized under Section 453.1 of the City of Toronto Act, 2006, that each:
 - (a) is entirely owned or operated by or is leased to and operated by a nonprofit housing co-operative as defined in the Co-operative Corporations Act or a non-profit corporation as defined in the National Housing Act (Canada) and that, in the opinion of the City, is designed to provide housing accommodation primarily for persons with low to moderate incomes, at a charge not exceeding the greater of:
 - a. the amount required to finance, operate and maintain such accommodation without profit, and
 - b. the amount required to be charged for such accommodation under the terms of an agreement respecting the financing of the accommodation where one party is the provincial or federal government or an agent of either; or
 - (b) provides housing accommodation that is owned and operated by or on behalf of Toronto Housing Company Inc. or Toronto Community Housing Corporation;
- (vi) "Stepback" means the distance that the **main wall** of a **building** above 18.5 metres or 24.0 metres as indicated in Diagram 9 of By-law [Clerks to insert By-law number] must be set back from the exterior face of the **main wall** below;
- (vii) "Taxiway Street" is a privately-owned publicly accessible mobility corridor consisting of a **driveway** and **landscaping** for the purpose of vehicle and pedestrian circulation between Street B and Street D, as shown on Diagram 5 of By-law [Clerks to insert By-law number];
- (viii) "Tower" Means the portion of the **building** located within a Tower

Area as shown on Diagram 7 of By-law [Clerks to insert By-law number] that is in excess of the height of a **building** permitted on Diagram 6;

- (ix) “Tower Floorplate” means the means the floor area of each floor within a Tower measured from the outside of the exterior walls, but excluding inset and projecting unenclosed balconies;
- (C) Despite regulation 40.10.20.20(1), the following uses are not permitted:
 - Drive Through Facility**
 - Vehicle Dealership**
 - Vehicle Fuel Station**
 - Vehicle Service Shop**
- (D) Despite regulation 40.10.20.100 (15), the **interior floor area** of a **laboratory** may exceed the **interior floor area** of the first **story** of the **building** in which it is located;
- (E) Despite regulation 40.10.20.100(16), the maximum **interior floor area** for a **custom workshop** does not apply;
- (F) Despite regulation 40.10.20.100(2)(A), the zone label must have a minimum “c” value of 1.0 or greater and a **nightclub** is not permitted in a **building** with **dwelling units**;
- (G) Despite regulation 40.10.20.20(29), the minimum distance for a banquet hall from a **lot** in the Residential Zone category does not apply;
- (H) Despite regulation 150.100.20.1(1)(A), other uses combined with an **eating establishment** may occupy a maximum of 25% of the total **interior floor area** of the **eating establishment** to a maximum of 250 square metres;
- (I) Despite 150.120.30.1(1), a **funeral home** is not required to be on a **lot** that abuts a major **street**;
- (J) Despite clause 40.10.20.20, a **retail store** with more than 3,500 square meters of **interior floor area** must be within a **mixed use building**;
- (K) For the purposes of this exception, the following commercial uses are considered ground floor commercial activation uses: **Amusement Arcade, Art Gallery, Artist Studio, Cabaret, Club, Community Centre, Custom Workshop, Day Nursery, Eating Establishment, Entertainment Place of Assembly, Financial Institution, Hotel, Library, Medical Office, Massage Therapy, Museum, Nightclub, Office,**

Recreation Use, Retail Service, Retail Store, Pet Services, Performing Arts Studio, Personal Service Shop, Place of Assembly, Place of Worship, Service Shop, Sports Place of Assembly, Take-out Eating Establishment and Veterinary Hospital;

- (L) For the purposes of this exception, at least 60% of the length of the **main wall** of the first **storey** of a **building** along a "Ground Floor Commercial Activation Area" as shown on Diagram 10 of By-law [Clerks to insert By-law number] shall be only for ground floor commercial activation uses;
- (M) Each use provided in accordance with regulation (K) above, on the first **storey**, must have a principal pedestrian entrance accessed from Street D or Taxiway Street, as shown on Diagram 5 of By-law [Clerks to insert By-law number];
- (N) Despite regulation 40.10.40.1(1), **dwelling units** in a **mixed-use building** are permitted to be located on the same **storey** as non-residential use portions of the **building** provided the **dwelling units** do not front on a "Ground Floor Commercial Activation Area" identified in Diagram 10 of By-law [Clerks to insert By-law number];
- (O) Regulations 40.10.40.1(3) and (5), shall not apply to Block K as shown on Diagram 5 of [Clerks to insert By-law number].
- (P) 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 6 of By-law [Clerks to insert By-law number];
- (Q) Despite regulation 40.10.40.10(2) and (P) above, the minimum permitted height for a **building** containing residential uses in Blocks B, C, D, and E is 5 **storeys**;
- (R) Despite (P) above, one Tower is permitted in Block B within the Tower Area as shown on Diagram 7 of By-law [Clerks to insert By-law number], provided that the maximum height does not exceed 19 **storeys** and 62 metres;
- (S) Despite (P) above, one Tower is permitted in Block D within the Tower Area and located to the north side of the Mid-Block Connection as shown on Diagram 7 of By-law [Clerks to insert By-law number] and (JJ)(i), provided that the maximum height does not exceed 23 **storeys** and 74 metres;
- (T) The permitted maximum Tower Floorplate for each Tower as shown on Diagram 7 of By-law [Clerks to insert by-law number] is:
 - (i) 850 square metres if the maximum **building** height is 19 **storeys** or

less; or

- (ii) 750 square metres if the maximum **building** height is greater than 19 **storeys**;
- (U) Despite regulation 40.10.40.70(2), a minimum 1.5 metre **building** Stepback must be provided in the areas indicated on Diagram 9 of By-law [Clerks to insert By-law number];
- (V) Despite regulation 40.10.40.70(2), (U), and Diagram 9 (Minimum **Building** Stepbacks), any portion of a Tower must be set back by a minimum distance of:
 - (i) 3 metres from the exterior face of the **main wall** of the **building** above a height of 24 metres along Streets A, B and C;
 - (ii) 3 metres from the exterior face of the **main wall** of the **building** above a height of 18.5 metres along Street D;
 - (iii) and 15 metres from the **lot line** of Taxiway Street as shown on Diagram 5 of By-law [Clerks to insert By-law number];
- (W) Regulation 40.10.40.10(5), with respect to the minimum height of the first **storey**, shall not apply for residential uses;
- (X) 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 6 of By-law [Clerks to insert By-law number];
- (Y) Despite regulations 40.5.40.10(4) and (8) and (P), (R) and (S) above, the following equipment and **structures** may project beyond the permitted maximum height of a Tower described in regulation (R) and (S) or the maximum **building** heights shown on Diagram 6 of By-law [Clerks to insert By-law number]:
 - (i) Stair enclosures and elevators providing access to outdoor rooftop **amenity space** and 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 7.25 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 7.25 metres;

- (Z) Despite regulation 40.10.40.40(1), the required minimum and permitted maximum **gross floor area** of all **buildings** and **structures** on Blocks B, C, D, E, F, I, J, and K shown on Diagram 5 of By-law [Clerks to insert By-law number] are:
- (i) On Block B is 44,641 square metres, of which:
 - (a) the permitted maximum **gross floor area** for residential uses is 42,601 square metres; and
 - (b) prior to or concurrent with the issuance of the first building permit permitting more than 34,080 square metres of **gross floor area** for residential uses, a minimum of 2,040 square metres of **gross floor area** for non-residential uses shall be Developed;
 - (ii) On Block C is 33,197 square metres, of which:
 - (a) the permitted maximum **gross floor area** for residential uses is 15,500 square metres; and
 - (b) prior to or concurrent with the issuance of the first building permit permitting more than 12,400 square metres **gross floor area** for residential uses, a minimum of 2,500 square metres of **gross floor area** for non-residential uses shall be Developed;
 - (iii) On Block D is 48,362 square metres, of which:
 - (a) the permitted maximum **gross floor area** for residential uses is 31,279 square metres; and
 - (b) prior to or concurrent with the issuance of the first building permit permitting more than 25,023 square metres of **gross floor area** for residential uses a minimum of 750 square metres of **gross floor area** for non-residential uses shall be Developed;
 - (iv) On Block E is 36,980 square metres, of which:
 - (a) the permitted maximum **gross floor area** for residential uses is 36,450 square metres; and
 - (b) prior to or concurrent with the issuance of the first building permit permitting more than 29,160 square metres of **gross floor area** for residential uses, a minimum of 530 square

metres of **gross floor area** for non-residential uses shall be Developed;

- (v) On Block F and POPS 1 is 27,628 square metres in total, of which:
 - (a) the permitted maximum **gross floor area** for residential uses is 15,550 square metres; and
 - (b) prior to or concurrent with the issuance of the first building permit permitting more than 12,440 square metres of **gross floor area** for residential uses a minimum of 5,600 square metres of **gross floor area** for non-residential uses shall be Developed;
 - (c) the maximum **gross floor area** permitted in POPS 1 is 52 square metres which shall be only for non-residential uses.
- (vi) On Block I is 29,344 square metres, of which:
 - (a) the permitted maximum **gross floor area** for residential uses is 29,119 square metres; and
 - (b) prior to or concurrent with the issuance of the first building permit permitting more than 23,295 square metres of **gross floor area** for residential uses, a minimum of 225 square metres of **gross floor area** for non-residential uses shall be Developed;
- (vii) On Block J is 33,011 square metres, of which:
 - (a) the permitted maximum **gross floor area** for residential uses is 33,011 square metres; and
 - (b) the permitted maximum **gross floor area** for non-residential uses is 500 square metres;
- (viii) On Block K is 13,151 square metres, of which:
 - (a) the permitted maximum **gross floor area** for residential uses is 12,150 square metres; and
 - (b) the minimum **gross floor area** for non-residential uses is 1,001 square metres, of which a minimum of 1,001 square metres of **interior floor area** on the ground floor shall be provided as a **day nursery**;

- (ix) Of the maximum 151,510 square metres of **gross floor area** for residential uses on Blocks B, C, D, I and J, a minimum of 15,140 square metres of residential **gross floor area** shall be Developed for the exclusive use of a Social Housing Program on Blocks C or D prior to or concurrent with the issuance of the first building permit permitting more than 107,572 square metres of **gross floor area** for residential uses on Blocks B, C, D, I and J;
- (x) Of the maximum 64,150 square metres of **gross floor area** for residential uses on Blocks E, F and K, a minimum of 6,400 square metres of residential **gross floor area** shall be Ready and Available for Occupancy for the exclusive use of a Social Housing Program on Block F prior to or concurrent with the issuance of the first above grade building permit permitting more than 16,000 square metres of **gross floor area** for residential uses on Blocks E, F and K;
- (AA) Despite regulation 40.10.40.50(1), up to 50 percent of the required indoor **amenity space** may be permitted in another **building** on the same block as shown on Diagram 5 of By-law [Clerks to insert By-law number];
- (BB) Despite regulations 40.10.40.70(2) and (4), the required minimum **building setbacks** are the greater of:
 - (i) 3.0 metres from all **lot lines** abutting a **street** for any portion of a **building** with **dwelling units** located on the first **storey** of a **building**;
 - (ii) the number in metres as shown on Diagram 8 of By-law [Clerks to insert By-law number]; or
 - (iii) where no setback is shown on Diagram 8 of By-law [Clerks to insert By-law number] and there are no **dwelling units** located on the ground floor of a **building**, the minimum **building setback** shall be 0.0 metres;
 - (iv) For the purposes of applying regulations 40.5.40.60 and 40.10.40.60, Taxiway Street as shown on Diagram 5 of [Clerks to insert By-law number] shall be considered a **street**.
- (CC) Despite (BB) above, and in addition to clause 40.10.40.60, a transformer or other **public utility** equipment is not subject to zoning regulations;
- (DD) Despite regulation 40.10.40.80(2), the required separation between any **main walls** of a **building** or **structure** or between two **buildings** or **structures**, excluding **main walls** enclosing or partially enclosing a

balcony, must comply with the following:

- (i) where a line projected at a right angle from a side **main wall** of a **building** intercepts another side **main wall** of a **building** on the **lot**, the required minimum above-ground distance between the **main walls** must be 11.0 metres;
 - (ii) where a line projected at a right angle from a rear **main wall** of a **building** intercepts a side **main wall** of a **building** on the same **lot**, the required minimum above-ground distance between the **main walls** must be 15.0 metres;
 - (iii) where a line projected at a right angle from a rear **main wall** of a **building** intercepts another rear **main wall** of a **building** on the same **lot**, the required minimum above-ground distance between the **main walls** must be:
 - (a) 15.0 metres for the first 6 **storeys** of the **building** above-ground; and
 - (b) 20.0 metres for **storeys** above the first 6 **storeys** of the **building** above-ground;
 - (iv) where a line projected at a right angle from a **main wall** of a **building** with direct entrances to **dwelling units** intercepts another **main wall** of a **building** with direct entrances to **dwelling units**, the required minimum above-ground distance between the **main walls** must be 15.0 metres;
 - (v) where a line projected at a right angle from a **main wall** of a Tower intercepts a side **main wall** of a **building** on the **lot**, the required minimum above-ground distance between the **main walls** must be 20.0 metres; and
 - (vi) Despite (DD)(i) to (v) the minimum separation distance between the **main walls** of the existing **building** in Block F as shown on Diagram 5 of By-law [Clerks to insert By-law number] and the **main wall** of a new **building** is 9.0 metres;
- (EE) Despite regulation 40.10.40.10(2) and (P), for blocks as shown on Diagram 5 of By-law [Clerks to insert By-law number] the maximum horizontal extent of a **main wall** for portions of a **building** above 24 metres is:
- (i) 60 metres for Blocks, D, E, I, J and K, and
 - (ii) 80 metres for Blocks B, C and F

- (FF) Despite regulation 200.5.1(2), 200.5.10.1(1) and Table 200.5.10.1,
- (i) required **parking spaces** shall be provided on the same block or an adjacent block within the blocks zoned Commercial Residential; and
 - (ii) **parking spaces** required for visitors of **dwelling units** may be shared with non-residential uses;
- (GG) Despite regulation 40.10.100.10(1)(C), in Block J as shown on Diagram 5 of By-law [Clerks to insert By-law number], two **vehicle** accesses are permitted, and **vehicle** access is not permitted from Garratt Boulevard;
- (HH) POPS 1, as shown on Diagram 5 of By-law [Clerks to insert By-law number], shall be provided with a minimum area of 1,030 square metres;
- (II) Despite regulation (P), **buildings** or **structures** are permitted in POPS 1 up to a maximum height of 4.0 metres and a combined total maximum **gross floor area** of 52 square metres.
- (JJ) Mid-Block Connections as shown as No. 4 through 7 on Diagram 5 of By-law [Clerks to insert By-law number] attached to this By-law must be provided at the following locations:
- (i) Through Block D to connect Street A and Taxiway Street, the walkway must be located no closer than 45 metres and no further than 70 metres to the **lot line** where it meets Street B, as indicated as No. 4;
 - (ii) Through Blocks C and F, a continuous Mid-Block Connection to connect Street D and Ancaster Road must be provided, as indicated as No. 5, such that:
 - (a) Within Block C, the walkway is no closer than 75 metres and no further than 100 metres from the south end of the Block C **lot line**; and
 - (b) Within Block F, the walkway is within 25 metres from the south **lot line** of Block F;
 - (iii) Through Block F to connect from Mid-Block Connection No. 5 described in (ii) above to Taxiway Street, as indicated as No. 6;
 - (iv) Through Block J to connect Plewes Road and Street F, the walkway must be located no closer than 60 metres and no further than 80 metres from the **lot line** along Garratt Boulevard, as indicated as No. 7;

- (v) For the purposes of this exception, a Mid-Block Connection must have a minimum width of 3.0 metres;
- (KK) A minimum of 546 square metres of outdoor space will be provided on Block K for a children's play area to serve the **day nursery**, which must be:
 - (i) in a location adjoining or directly accessible to the **day nursery** and
 - (ii) the required children's play area may be no closer to a **lot line** abutting a street than 6.0 metres.
- (LL) The provision of **dwelling units** in each **building** is subject to the following:
 - (i) a minimum of 30 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) any **dwelling units** with 3 or more bedrooms provided to satisfy (ii) above are not included in the provision required by (i) above;

Prevailing By-laws and Prevailing Sections: None Apply.

10. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.30.10 Exception Number I 759 so that it reads:

(759) Exception I 759

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 outlined by heavy black lines in Diagram 1 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 (OO) below;
- (B) 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:

- (i) "POPS" means a privately-owned publicly accessible open space area with **landscaping** that includes **soft landscaping** which is privately owned but is open and accessible to the public;
 - (ii) "Showroom" means the use of **building** or **structure** for the display and demonstration of goods, processes, and products, but does not include a **retail store** or a **motor vehicle dealership**.
- (C) In addition to the uses permitted in regulation 80.10.20.10(1), the following uses are also permitted:

Amusement Arcade

Animal Shelter

Artist Studio

Bindery

Beverage **Manufacturing Use**

Cabaret

Computer, Communications, Electronics, or Optical Media **Manufacturing Use**;

Carpenter's Shop

Custom Workshop

Education Use

Entertainment Place of Assembly

Furniture **Manufacturing Use**

Industrial sales and Service Use

Laboratory

Medical Equipment and Supplies **Manufacturing Use**

Metal Products **Manufacturing Use**

Office

Passenger Terminal

Performing Arts Studio

Pet Services

Post-Secondary School

Printing Establishment

Production Studio

Retail Service

Self-Storage Warehouse

Service Shop

Showroom

Software Development and Processing

Veterinary Hospital

Warehouse

Wholesaling Use

- (D) Despite regulations 80.10.20.10(1) and 80.10.20.20(1), the following uses are not permitted:

Hospice Care Home
Nursing Home
Religious Residence
Respite Care Facility
Retirement Home
Crisis Care Shelter
Day Nursery
Drive Through Facility
Group Home
Place of Worship
Residential Care Home
Secondary Suite
Student Residence

- (E) **Open storage for manufacturing uses** is not permitted;
- (F) Despite 80.10.20.100 (3), the **interior floor area** of a **financial institution** may not exceed 450 square metres;
- (G) Despite 80.10.20.100 (4), the **interior floor area** of a **personal service shop** may not exceed 450 square metres;
- (H) Despite 80.10.20.100(5), the **interior floor area** of a **place of assembly** may not exceed the lesser of:
 - (i) 8,000 square metres; or
 - (ii) 75% of the area of the **lot** covered by all **buildings** on the **lot**;
- (I) Despite regulation 80.10.20.100(16), (17) and (18), an **ambulance depot**, **fire hall**, or **police station** is not required to front on a major **street** or be located within 250 metres of an intersection with a major **street**;
- (J) Despite regulation 80.10.20.100(10), an **automatic banking machine** is not required to be in a **building**;
- (K) Despite regulation 80.10.20.100 (2), for the purpose of this exception, there is no maximum **interior floor area** or maximum density of **retail stores**, **eating establishments** or **take-out eating establishments** on a **lot**;
- (L) In addition to the permitted uses with conditions listed in regulation 80.10.20.20(1), Apparel and Textile **Manufacturing Use** is permitted with the condition that it does not involve leather products or chemical dyeing of cloth;

- (M) For the purpose of this exception, a **retail store** or **eating establishment** may include beverage **manufacturing use** for beer, cider or wine;
- (N) In addition to the permitted uses with conditions listed in regulation 80.10.20.20(1), a Clay Product **Manufacturing Use** is permitted provided it complies with the following conditions:
- (i) must be for the manufacturing of pottery, ceramics and plumbing fixtures; and
 - (ii) may not be for the manufacturing of blocks, bricks, beams, pipes, artificial abrasives, clay pit mining or other mined materials;
- (O) In addition to the permitted uses with conditions listed in regulation 80.10.20.20(1), a Food **Manufacturing Use** is permitted provided it complies with the following conditions:
- (i) for the purposes of this exception, a food **manufacturing use** may not exceed 5,000 square metres of **interior floor area**; and
 - (ii) an abattoir, slaughterhouse or rendering of animals factory are not permitted;
- (P) In addition to the permitted uses with conditions listed in regulation 80.10.20.20(1), a Pharmaceutical and Medicine **Manufacturing Use** is permitted provided it complies with the following conditions:
- (i) the use may only include assembly or manufacture of previously processed materials; and
 - (ii) the use may not include the processing or combining of materials that alter the structure of the material;
- (Q) In addition to the permitted uses with conditions listed in regulation 80.10.20.20(1), a Plastic Product **Manufacturing Use** is permitted provided it complies with the following conditions:
- (i) may be for the assembly or manufacture of previously processed materials;
 - (ii) must not process or combine materials that alter the structure of the material; and
 - (iii) must not include the manufacture of celluloid or pyroxylin;
- (R) In addition to the permitted uses with conditions listed in regulation 80.10.20.20(1), a **Nightclub** is permitted subject to the following

conditions:

- (i) it must only be located on the first **storey**; and
 - (ii) it must be the only **nightclub** in the **building**;
- (S) In addition to the permitted uses with conditions listed in regulation 80.10.20.20(1), an **outdoor patio** is permitted subject to the following conditions:
- (i) must be combined with a permitted use and be located on the same **lot** or abutting **lot** that permits an **outdoor patio**;
 - (ii) must be no closer to a **lot line** than the required **rear yard setback** or **side yard setback** for a **building**;
 - (iii) may not be located on an area of **lot** used for **loading spaces**, **driveways**, or **landscaping**;
 - (iv) may be used to provide entertainment such as performances, music and dancing on Block A of Diagram 5 of By-law [Clerks to insert By-law number], if the entertainment area does not exceed the greater of 10 percent of the **outdoor patio** area and is located a minimum of 70 metres from a **lot line** in the Commercial Residential Zone or Utility and Transportation Zone;
 - (v) must be set back at least 30 metres from the Utility and Transportation Zone;
- (T) In addition to the permitted uses with conditions listed in regulation 80.10.20.20(1), Outdoor Sales or Displays are permitted subject to the following conditions:
- (i) it must be combined with another permitted non-residential use;
 - (ii) the cumulative area used for the outdoor sale or display of goods or commodities may be no more than 250 square metres;
 - (iii) the area used for the outdoor sale or display of goods or commodities may not be located in areas required by this By-law for **parking**, **loading**, **driveways** or **landscaping**; and
 - (iv) there may be no storage or warehousing of goods in a **vehicle**;
- (U) In addition to the permitted uses with conditions listed in regulation 80.10.20.20(1), a **parking garage** is permitted in Block A on Diagram 5 of By-law [Clerks to insert By-law number] as a standalone use, with the following conditions:

- (i) a maximum of one standalone **parking garage** is permitted;
 - (ii) the parking garage in (i) must be located within 92 metres of the west lot line;
 - (iii) the **parking garage** permitted in (i) has a maximum ground floor area of 9,600 square metres;
- (V) POPS as shown on Diagram 5 of By-law [Clerks to insert By-law number] must be provided as follows:
 - (i) POPS 2: minimum area of 3,800 square metres;
 - (ii) POPS 3: a minimum area of 1,487 square metres that provides an accessible landscaped pedestrian and cycling connection between Public Street A and Downsview Park;
- (W) Despite regulations 80.10.40.10(1) and 80.5.40.40(1), **buildings** or **structures** are permitted in POPS 2 with a maximum height of 4.0 metres and a combined total maximum **gross floor area** of 190 square metres.
- (X) Despite regulation 80.10.40.70(1), a **building** or **structure** on a **lot** must be set back:
 - (i) in Block A, a minimum of 1.0 metre from Street D and 3.0 metres from POPS 2 as shown in Diagram 5 attached to this by-law;
 - (ii) in Block G, a minimum of 30.0 metres from the west **lot line** abutting the rail corridor;
- (Y) Despite regulations 80.10.20.10(1) and 80.10.20.20(1), a club, **eating establishment, education use, entertainment place of assembly, library, office, private school, post-secondary school, religious education use, retail store, retail service, and take-out eating establishment**, and **veterinary hospital** are not permitted within existing **buildings** within 30 metres of the west **lot line** in Block A;
- (Z) Despite regulation 80.10.40.40(1), the permitted total maximum **gross floor area** of all **buildings** and **structures** in Blocks A, G and H together is 114,633 square metres;
- (AA) For the purpose of this exception, the **gross floor area** associated with the standalone **parking garage** in Block A as shown in Diagram 5 attached to this by-law is excluded from the total maximum **gross floor area** in (Z);
- (BB) Despite regulation 80.10.30.40(1), the maximum **lot coverage** does not

apply;

- (CC) Despite regulation 80.10.40.40(1), for the purpose of this exception, there is no maximum floor space index;
- (DD) Despite regulation 80.10.40.10(1), the permitted maximum height of a **building** or **structure** is the height in metres specified by the numbers following the symbol “HT” and the permitted maximum number of **storeys** in a **building** is the number following the letters “ST” on Diagram 6 of By-law [Clerks to insert By-law number];
- (EE) Despite regulation 80.5.40.10(3) and (5), the following equipment and **structures** may project beyond the permitted maximum permitted **building** height described in regulation (DD) shown on Diagram 6 of By-law [Clerks to insert By-law number]:
 - (i) stair enclosures and elevators providing access to outdoor rooftop **amenity space** or **outdoor patios** and 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, vents and water supply facilities, by a maximum of 7.25 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 7.25 metres;
 - (iii) free-standing or roof-top chimney stacks, scrubbers and other pollution abatement equipment may exceed the permitted maximum height for a **building** without a height limit;
- (FF) Regulation 80.5.40.10(5) shall also apply to rooftop **outdoor patios**.
- (GG) Despite regulation 80.10.40.70(1), the required minimum **building setbacks** are as shown in shown in metres on Diagram 8 of By-law [Clerks to insert By-law number];
- (HH) Despite regulation 80.5.40.60(1) and (BB) above, the following elements are permitted to encroach into the required **building setbacks**:
 - (i) along the POPS shown in Diagram 5 attached to this By-law, a canopy, awning or similar **structure** or platform are permitted to project up to the **lot line**;
 - (ii) a transformer or other public utility equipment is not subject to zoning regulations;

- (II) Despite regulation 80.5.75.1(4), no part of a **wind energy** device may exceed the permitted maximum height for a **building** by more than 20.0 metres.
- (JJ) Despite regulation 80.5.75.1(6), a **cogeneration energy** device may be outside a **building** on the same **lot** if it:
 - (A) is not in a **street yard**; and
 - (B) complies with the required minimum **building setbacks**.
- (KK) Regulation 80.10.50.10(1) for **front yard landscaping** requirements shall not apply to Block A along Street D north of POPS 2 as shown on Diagram 5 attached to By-law [Clerks to insert By-law number];
- (LL) Despite 80.10.50.10(2), a minimum of 20 percent of the area of a block as shown on Diagram 5 of By-law [Clerks to insert by-law number] not covered by **buildings** or **structures** must be **soft landscaping**;
- (MM) Despite 5.10.30.20 (1), the **front lot** line for Block A will be Street D as shown in Diagram 5 attached to this by-law;
- (NN) Despite 80.10.90.10(A) and (B), a **loading space** may be located in a **side yard** abutting a street.
- (OO) For the purpose of calculating the number of required **loading spaces** for a **manufacturing use** on a **lot**, the **gross floor area** of a **building** used for a **manufacturing use** is reduced by the area in the **building** used for the following:
 - (i) **bicycle parking space**;
 - (ii) vehicle access to a **parking space** or **loading space**;
 - (iii) storage rooms or washrooms located in the basement;
 - (iv) voids at the level of each floor with a **manufacturing use**;
 - (v) shower and change facilities and **bicycle maintenance facilities** required by this By-law for required **bicycle parking spaces**;
 - (vi) elevator shafts, ventilation duct, utility shafts;
 - (vii) utility areas, catwalks, service platforms and a mechanical penthouse; and
 - (viii) exit stairwells and escalators in the **building**;

11. Zoning By-law 569-2013, as amended, is further amended by adding Article

900.20.10 Exception Number E 84 so that it reads:

(84) Exception E 84

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 outlined by heavy black lines in heavy lines on Diagram 1, 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 (T) below;
- (B) 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:
 - (i) “Ground floor area” means the total built area measured from the exterior of the main walls on the ground level;
 - (ii) “Showroom” means the use of **building** or **structure** for the display and demonstration of goods, processes, and products, but does not include a **retail store** or a **motor vehicle dealership**.
- (C) In addition to the uses permitted by clause 60.20.20.10, a **passenger terminal** and **self-storage warehouse** is permitted.
- (D) Despite clauses 60.20.20.10 and 60.20.20.20, the following uses are not permitted:

Ambulance Depot
Animal Shelter
Crematorium
Financial Institution
Fire Hall
Kennel
Performing Arts Studio
Pet Services
Police Station
Body Rub Service
Drive Through Facility
Recreation Use
Vehicle Fuel Station
Vehicle Repair Shop
Vehicle Service Shop

Vehicle Washing Equipment

- (E) Despite regulation 60.20.20.10(1), a Dry Cleaning or Laundry Plant is not a **personal service** shop and does not include a **retail** dry cleaning facility that is accessible to the public;
- (F) Despite regulation 60.20.20.10(1), an Office use must be associated with a permitted use on the same **lot**;
- (G) Despite regulation 60.20.20.10(1), a **service shop** must be associated with a permitted primary use in E(x84);
- (H) Despite regulations 60.20.20.20(1) and 60.20.20.100(1), (19), and (30), an **eating establishment**:
 - (i) must be ancillary to a permitted primary use on the same **lot**; and
 - (ii) total **interior floor area** of all **eating establishments** and **take-out eating establishments** on a **lot** may not exceed the greater of:
 - (a) 500 square metres if the **lot** size is up to 4.0 hectares; or
 - (b) 930 square metres if the **lot** size is greater than 4.0 hectares;
- (I) Despite regulation 60.20.20.100(3), a **retail service** must:
 - (i) be associated with a permitted primary use on the same **lot**;
 - (ii) the total **interior floor area** of **retail services** on a **lot** may not exceed the greater of:
 - (a) 300.0 square metres; or
 - (b) 10 percent of the **gross floor area** of the permitted primary use on a **lot** up to a maximum of 930 square metres;
- (J) Despite regulations 60.20.20.100(4) and (30), a **retail store** must:
 - (i) be associated with a permitted primary use on the same **lot**; and
 - (ii) the total **interior floor area** of all **retail stores** on a **lot** may not exceed the greater of 20 percent of the **gross floor area** of the permitted primary uses;

- (K) In addition to the permitted uses with conditions listed in regulation 60.20.20.20(1), an **Education Use** is permitted subject to the following conditions:
- (i) the use may only be for technical and trade skills development for the operation and use of manufacturing equipment and machinery or driver education for commercial or construction **vehicles** such as trucks, tractor trailers and fork lifts;
- (L) In addition to the permitted uses with conditions listed in regulation 60.20.20.20(1), a **parking garage** is permitted in Block L of Diagram 5 of By-law [Clerks to insert By-law number] as a standalone use, with the following conditions:
- (i) a maximum of one standalone **parking garage** is permitted;
 - (ii) the **parking garage** in (i) must be located within 90 metres of the west **lot line**;
 - (iii) the **parking garage** permitted in (i) has a maximum ground floor area of 5,750 square metres;
- (M) In addition to the permitted uses with conditions listed in regulation 60.20.20.20(1), a “showroom” is permitted, provided that it is associated with a permitted primary use on the same **lot**;
- (N) Despite regulations 60.20.20.10(1), regulation 60.20.20.20(1) and (C) – (M), an **eating establishment**, industrial skills and training facility, office, **retail store**, **retail service**, showroom, and **take-out eating establishment** are not permitted within existing **buildings** within 30 metres of the west **lot line** in Block L;
- (O) Despite regulation 60.5.40.10(4), the following equipment and **structures** may project beyond the permitted maximum height of a **building** or **structure**:
- (i) stair enclosures and elevators providing access to 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, vents, and water supply facilities by a maximum of 7.25 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 7.25 metres;

- (P) Despite clause 60.5.40.40, the permitted total maximum **gross floor area** of all **buildings** and **structures** is 108,278 square metres, of which:
- (i) a maximum of 5,000 square metres shall be used for **eating establishments, take-out eating establishments, retail services or retail stores**; and
 - (ii) the **gross floor area** associated with a standalone **parking garage** in Block L as shown in Diagram 5 of By-law [Clerks to insert By-law number] is excluded from the total **gross floor area**;
- (Q) Despite regulation 60.20.40.70 (2), the required minimum **side yard setback** for **lots** is the greater of:
- (i) 3.0 metres or
 - (ii) 5.0 metres where the **lot** abuts a **lot** in an Open Space- Recreation Zone;
- (R) Despite clauses 60.5.40.60, 60.20.40.70 and (Q) above, the following elements may encroach into the required minimum **building setbacks** and **main wall** separation distances as follows:
- (i) exterior stairs providing access to a **building** or **structure** may encroach into a required minimum **building setback**, if the stairs are:
 - (a) no wider than 2.0 metres; and
 - (b) no closer to a **lot line** than 0.3 metres; and
 - (ii) an uncovered ramp providing pedestrian access to a **building** or **structure** may encroach into a required minimum **building setback**, if the ramp is:
 - (a) no wider than 1.5 metres for each sloped ramp segment; and
 - (b) no closer to a **lot line** than 0.3 metres; and
 - (iii) an elevating device providing access to a **building** or **structure** may encroach into a required minimum **building setback**, if the elevating device:
 - (a) elevates no higher than the first **storey** of the **building**;
 - (b) has a maximum area of 3.0 square metres; and
 - (c) is no closer to a **lot line** than 0.3 metres;

- (iv) a transformer or other public utility equipment is not subject to zoning regulations;
 - (S) Despite regulation 60.20.50.10(1), the encroachments in (R) above are permitted within the required 3.0 metre **soft landscaping** strip.
 - (T) Despite regulations 60.20.90.10(A) and (B), a **loading** space:
 - (i) May be located in a **front yard** or **side yard** abutting a **street**;
 - (ii) May not be located in the yard along the northern **lot line** of Block N where it is adjacent to the future Downsview Park Boulevard extension;
 - (iii) May not be located in the yard along the northern **lot line** of Block M within 100 metres of Street B where it is adjacent to the future Downsview Park Boulevard extension;
12. Notwithstanding section 2, despite any severance, partition or division of the Blocks B, C, D, E, F, I, J and K as shown in Diagram 5 of By-law [Clerks to insert By-law number], the provisions of this By-law shall apply to each of those Blocks as if no severance, partition or division occurred.
13. Holding Symbol Provisions – H1
- (A) Subject to section 13(B), the lands zoned with the holding symbol "(H1)" 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 on or before the date of the passing of this By-law, until the holding symbol "(H1)" has been removed for the purposes outlined below;
 - (B) Prior to the removal of the ("H1") symbol, non-residential uses otherwise permitted on the lands identified as Blocks A, F and L in Diagram 5, respectively, shall be permitted in the buildings existing on those Blocks as of the date of the passing of this By-law;
 - (C) An amending by-law to remove the holding symbol "(H1)" referred to in section 13(A) above may be enacted with respect to all or a portion of the lands when the following condition is fulfilled to the satisfaction of City Council:
 - (i) The owner has, at its sole cost and expense, submitted a revised Functional Servicing Report to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services and entered into a Subdivision Agreement pursuant to section 51 of the Planning Act securing any required infrastructure

improvements identified in the accepted Functional Servicing Report;

- (D) In addition to the condition in section 13(C), an amending by-law to remove the holding symbol "(H1)" referred to in section 1(A) may be enacted with respect to all or a portion of the lands identified as Blocks B, C, D, I, and J in Diagram 5 when the following condition has been fulfilled to the satisfaction of City Council:
 - (i) The owner has, at its sole cost and expense, submitted a revised Pedestrian Level Wind Study demonstrating that the wind conditions for the proposed development are acceptable to the satisfaction of the Executive Director, Development Review.
- (E) In addition to the condition in section 13(C), an amending by-law to remove the holding symbol "(H1)" referred to in section 1(A) above may be enacted with respect to all or a portion of the lands identified as Block F in Diagram 5 when either of the following conditions have been fulfilled to the satisfaction of City Council:
 - (i) The POPS identified as POPS 2 in Diagram 5 is designed and a POPS easement in favour of the City is registered on title to the POPS lands, to the satisfaction of the City Solicitor; or
 - (ii) A site plan control application is filed for all or a portion of the lands identified as Block F in Diagram 5 which includes the lands identified as POPS 2 in Diagram 5 and proposes to secure the terms of the POPS and an easement over the POPS lands.

14. Holding Symbol Provisions – H2

- (A) Subject to section 14(B), the lands zoned with the holding symbol "(H2)" 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 on or before the date of the passing of this By-law, until the holding symbol "(H2)" has been removed for the purposes outlined below;
- (B) Prior to the removal of the ("H2") symbol, the following uses shall be permitted:
 - (i) **Cogeneration energy;**
 - (ii) **Park;**
 - (iii) **Parking garage;**
 - (iv) **Public utility;**

- (v) **Public parking;**
 - (vi) **Self-storage warehouse;**
 - (vii) **Renewable energy; and**
 - (viii) **Warehouse.**
- (C) An amending by-law to remove the holding symbol "(H2)" referred to in Section 14(A) above may be enacted with respect to all or a portion of the lands when the following condition is fulfilled to the satisfaction of City Council:
- (i) The owner has, at its sole cost and expense, submitted a revised Rail Safety Study demonstrating that the rail mitigation measures in Block A and Block G are acceptable, to the satisfaction of the Executive Director, Development Review.

15. Holding Symbol Provisions – H3

- (A) Subject to section 15(B), the lands zoned with the holding symbol "(H3)" 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 on or before the date of the passing of this By-law, until the holding symbol "(H3)" has been removed for the purposes outlined below;
- (B) Prior to the removal of the ("H3") symbol, non-residential uses otherwise permitted on the lands shall be permitted;
- (C) An amending by-law to remove the holding symbol "(H3)" referred to in section 15(A) above may be enacted with respect to all or a portion of the lands when the following condition is fulfilled to the satisfaction of City Council:
 - (i) The owner has entered into an agreement(s) with the City pursuant to section 453.1 of the *City of Toronto Act, 2006* to secure the provision of the minimum **gross floor area** to be provided for the purposes of a Social Housing Program under this By-law in accordance with the terms [authorized by City Council at its meeting commencing on July 23, 2025 in Item ●](#), to the satisfaction of the City Solicitor and Chief Planner and Executive Director, City Planning.

16. Holding Symbol Provisions – H4

- (A) Subject to section 16(B), the lands zoned with the holding symbol "(H4)" 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 on

or before the date of the passing of this By-law, until the holding symbol "(H4)" has been removed for the purposes outlined below;

- (B) Prior to the removal of the ("H4") symbol, non-residential uses otherwise permitted shall be permitted.
- (C) An amending by-law to remove the holding symbol "(H4)" referred to in section 16(A) above may be enacted with respect to all or a portion of the lands when the following condition is fulfilled to the satisfaction of City Council:
 - (i) A minimum of 15,140 square metres of **gross floor area** for the purpose of a Social Housing Program is Ready and Available for Occupancy on the lands identified as Block C or D identified in Diagram 5, to the satisfaction of the Chief Planner and Executive Director, City Planning.

17. Holding Symbol Provisions – H5

- (A) Subject to section 17(B), the lands zoned with the holding symbol "(H5)" 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 on or before the date of the passing of this By-law, until the holding symbol "(H5)" has been removed for the purposes outlined below;
- (B) Prior to the removal of the ("H5") symbol, following uses shall be permitted:
 - (i) non-residential uses otherwise permitted; and
 - (ii) residential uses otherwise permitted, to a maximum of 151,510 square metres.
- (C) An amending by-law to remove the holding symbol "(H5)" referred to in section 17(A) above may be enacted when the following condition is fulfilled to the satisfaction of City Council:
 - (i) The pedestrian bridge within the lands identified as POPS 3 on Diagram 5 has been completed and available for use by the public to the satisfaction of the Executive Director, Development Review in consultation with the Chief Planner and Executive Director, City Planning.

Enacted and passed on [Clerks to insert date].

[full name],
Speaker

(Seal of the City)

[full name],
City Clerk

Zoning Diagram List:

Diagram 1: Location

Diagram 2: Zone String

Diagram 3: Policy Area (PA2)

Diagram 4: Parking Zone B

Diagram 5: Block Plan

Diagram 6: Maximum Building Heights

Diagram 7: Tower Areas

Diagram 8: Minimum Setbacks

Diagram 9: Minimum Stepbacks

Diagram 10: Ground Floor Commercial Activation Areas

Diagrams 11 to 18: Block Details

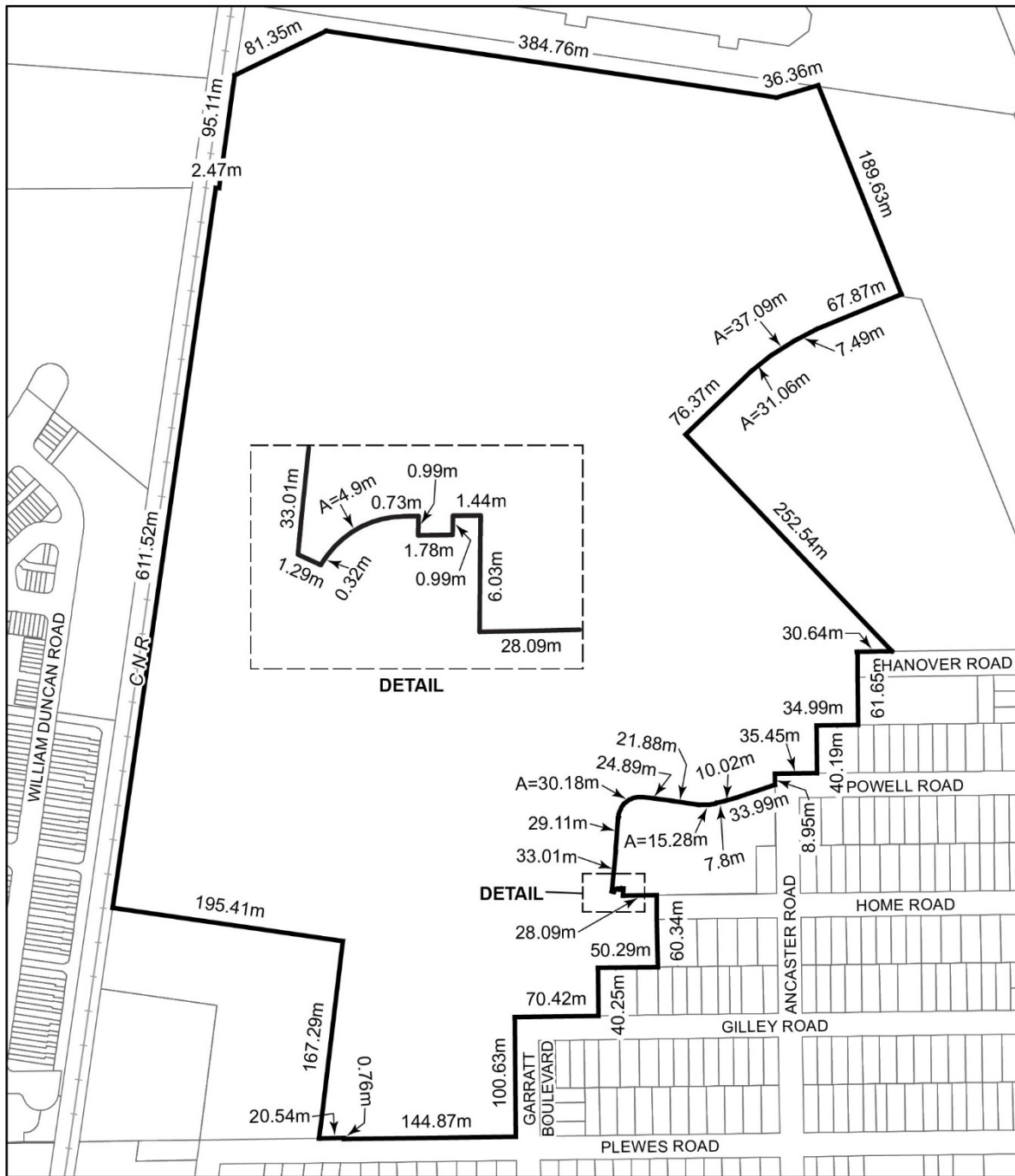


Diagram 1 : Location

123 Garratt Boulevard

File # 22 148540 NNY 06 02

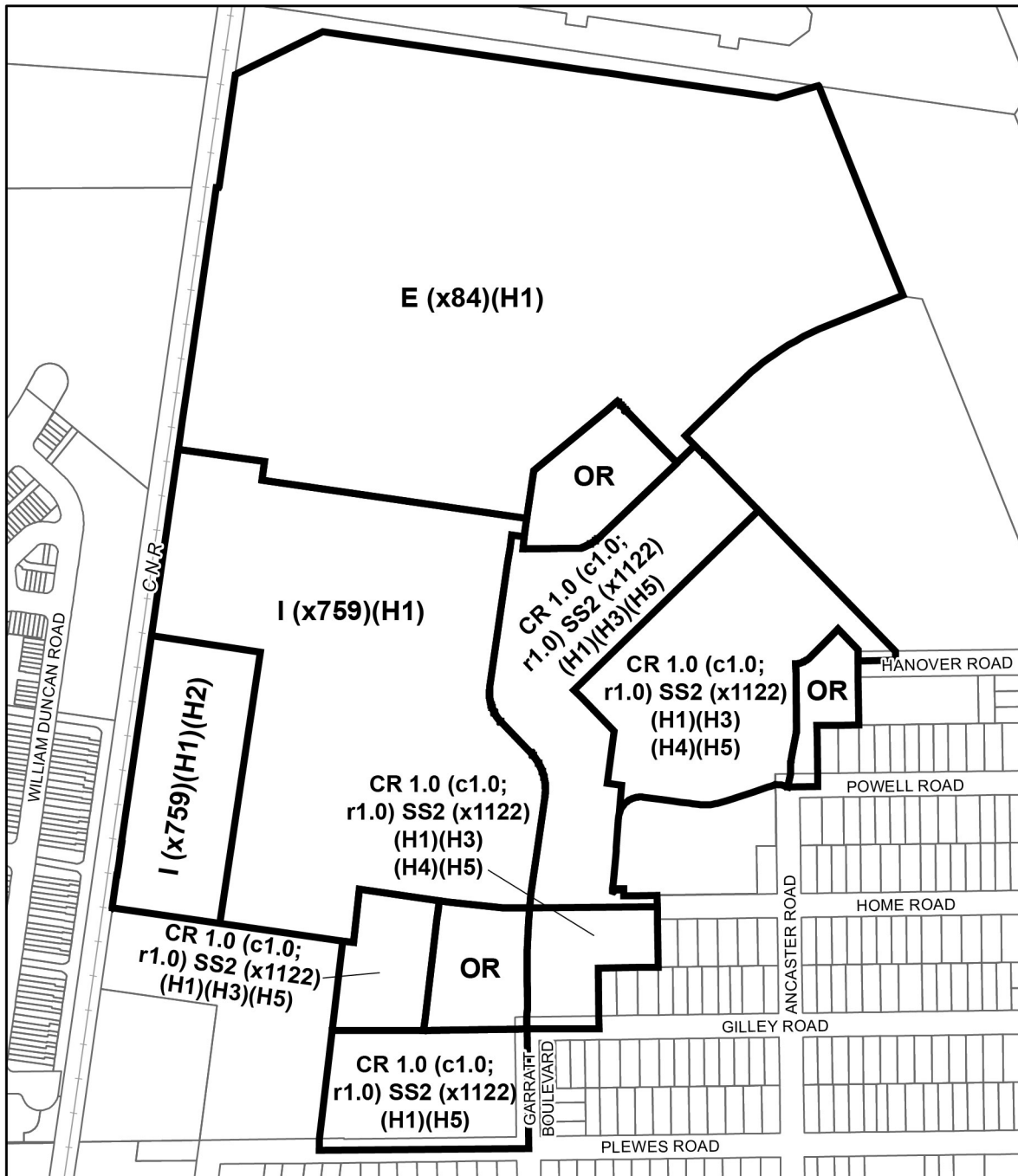


Diagram 2 : Zone String

123 Garratt Boulevard

File # 22 148540 NNY 06 0Z



City of Toronto By-law 569-2013
Not to Scale
06/18/2025

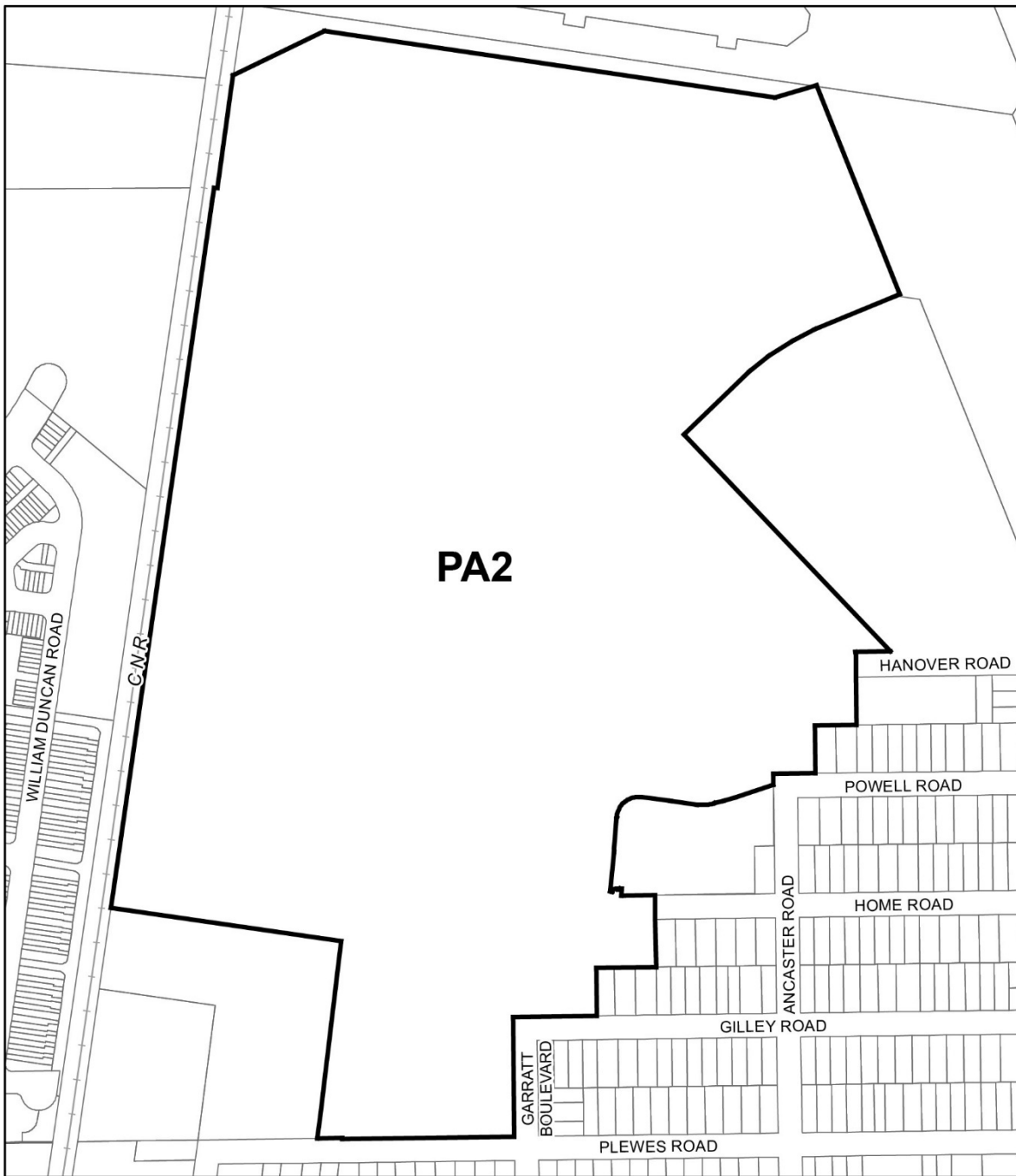


Diagram 3 : Policy Area (PA2)

123 Garratt Boulevard

File # 22 148540 NNY 06 0Z

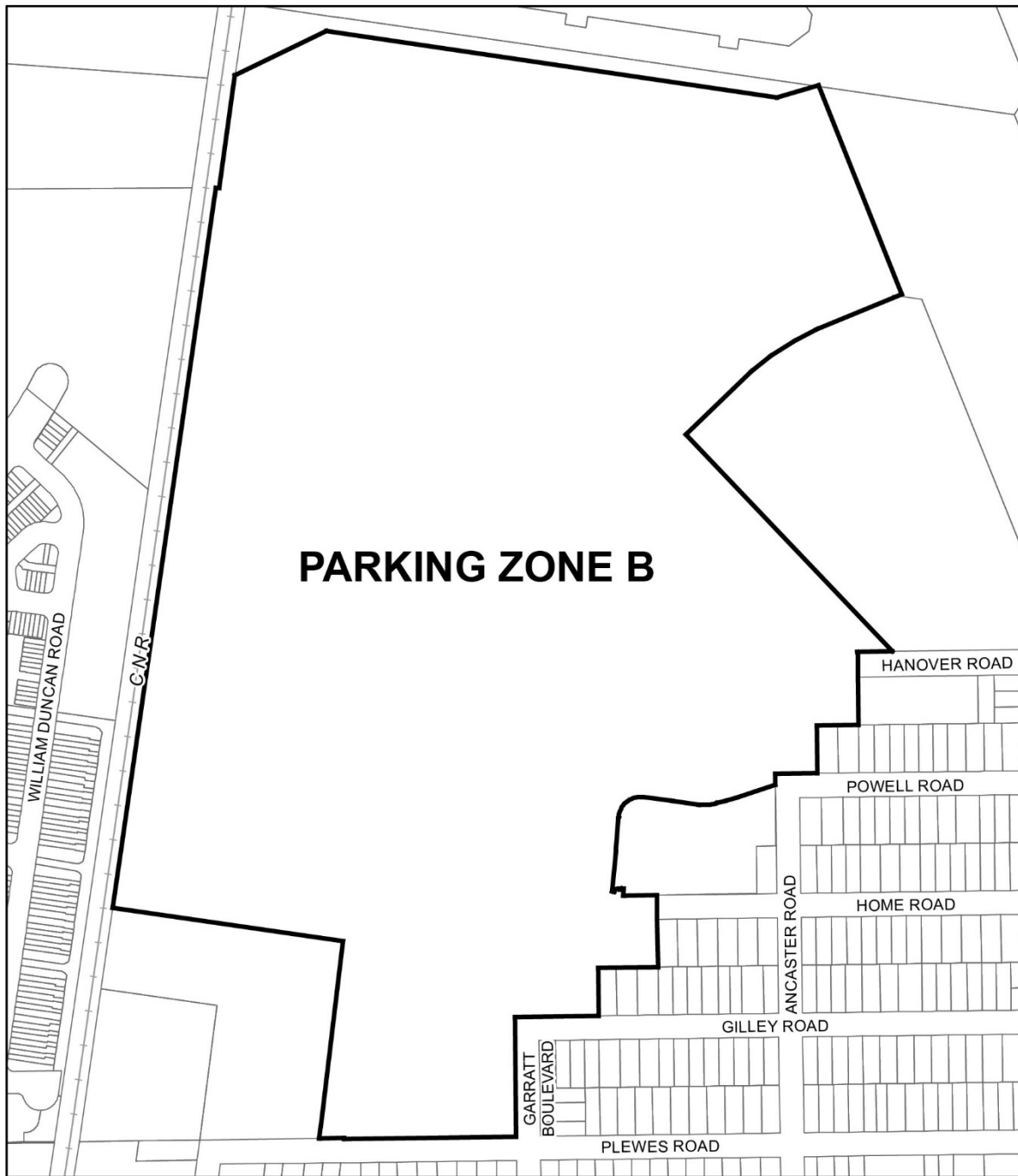


Diagram 4 : Parking Zone B

123 Garratt Boulevard

File # 22 148540 NNY 06 0Z





123 Garratt Boulevard

File # 22 148540 NNY 06 0Z



City of Toronto By-law 569-2013
Not to Scale
06/11/2025



Diagram 6 : Maximum Building Heights

123 Garratt Boulevard

File # 22 148540 NNY 06 0Z



City of Toronto By-law 569-2013
Not to Scale
06/09/2025

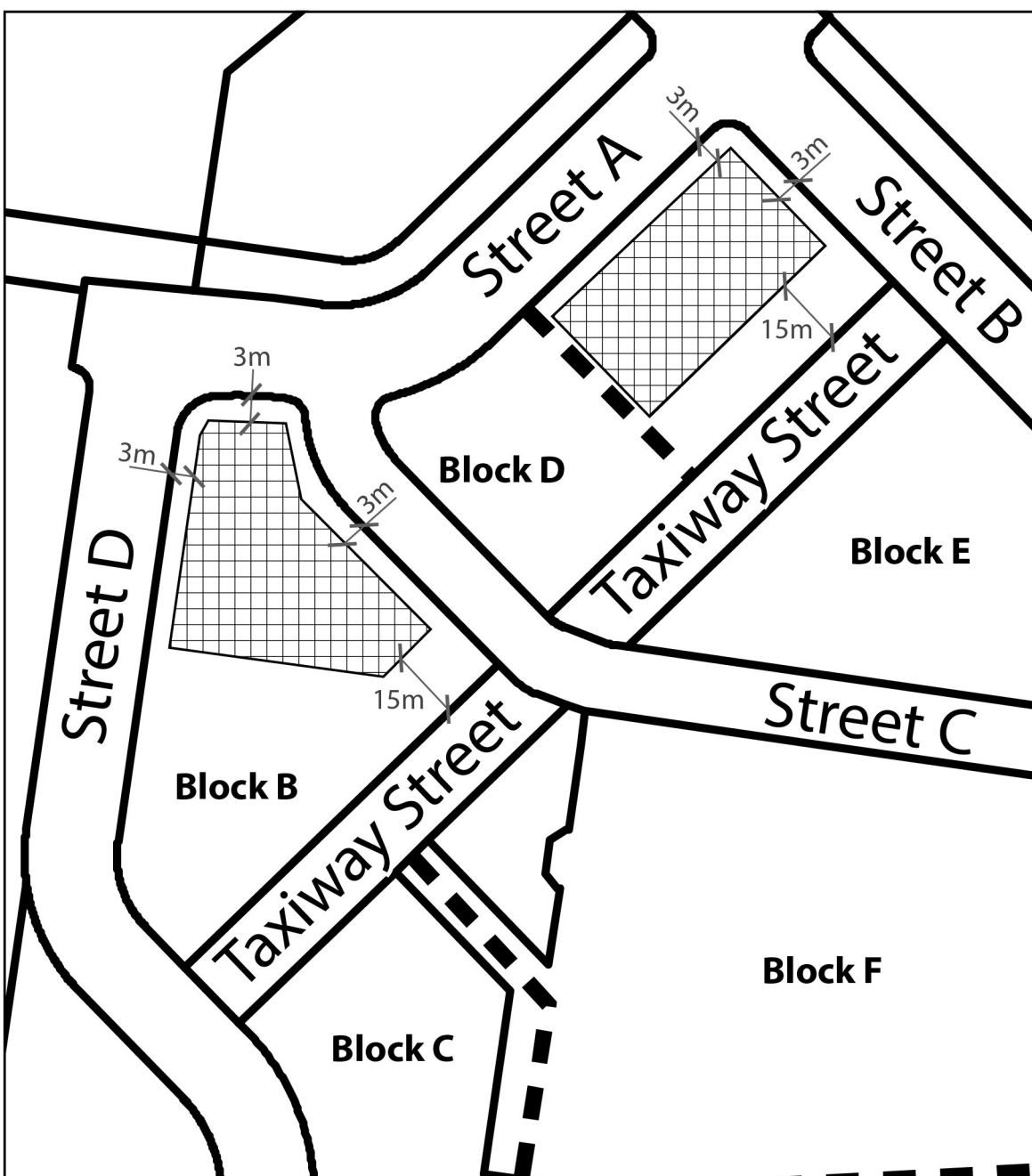


Diagram 7 : Tower Areas

123 Garratt Boulevard

File # 22 148540 NNY 06 02



Tower area



Mid-block connection

City of Toronto By-law 569-2013
Not to Scale
06/09/2025





Diagram 8 : Minimum Setbacks

123 Garratt Boulevard

File # 22 148540 NNY 06 02

- Min. 1.0m setback from public street or reserve block
- Min. 1.5m setback from public street or Taxiway Street
- Min. 2.5m setback from lot line
- Min. 7.5m setback from lot line
- Min. 3.0m setback from POPS
- Min. 5.0m setback from parks



City of Toronto By-law 569-2013
Not to Scale
06/18/2025





Diagram 9 : Minimum Stepbacks

123 Garratt Boulevard

File # 22 148540 NNY 06 02

- Min. 1.5m stepback above 18.5m
- Min. 1.5m stepback above 24.0m
-  Parks
-  POPS


 City of Toronto By-law 569-2013
 Not to Scale
 06/09/2025



Diagram 10 : Ground Floor Commercial Activation Areas

123 Garratt Boulevard

File # 22 148540 NNY 06 02

- Ground Floor Commercial Activation Areas
-  Parks
-  POPS


 City of Toronto By-law 569-2013
 Not to Scale
 06/09/2025

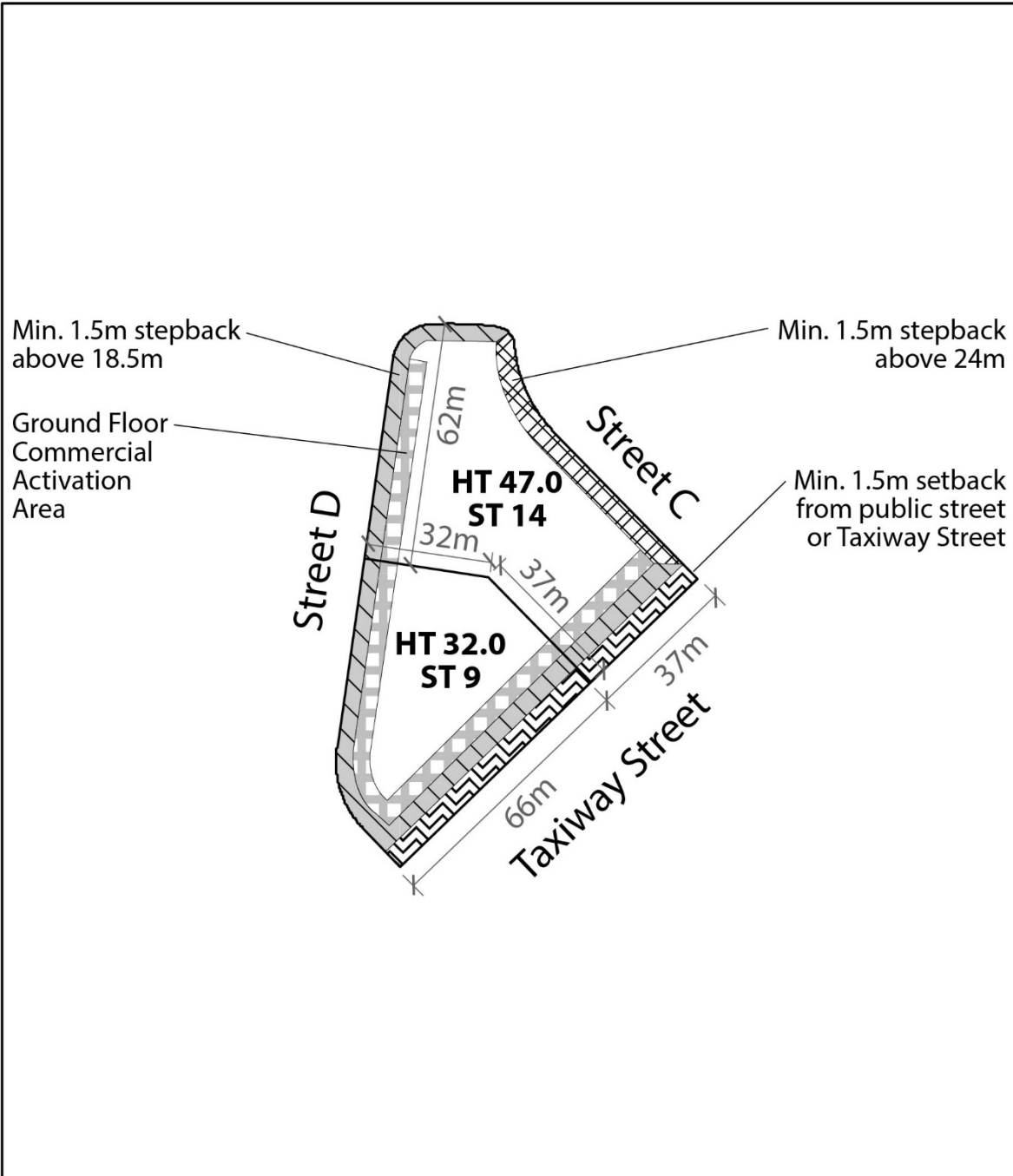


Diagram 11 : Block B Detail

123 Garratt Boulevard

File # 22 148540 NNY 06 02

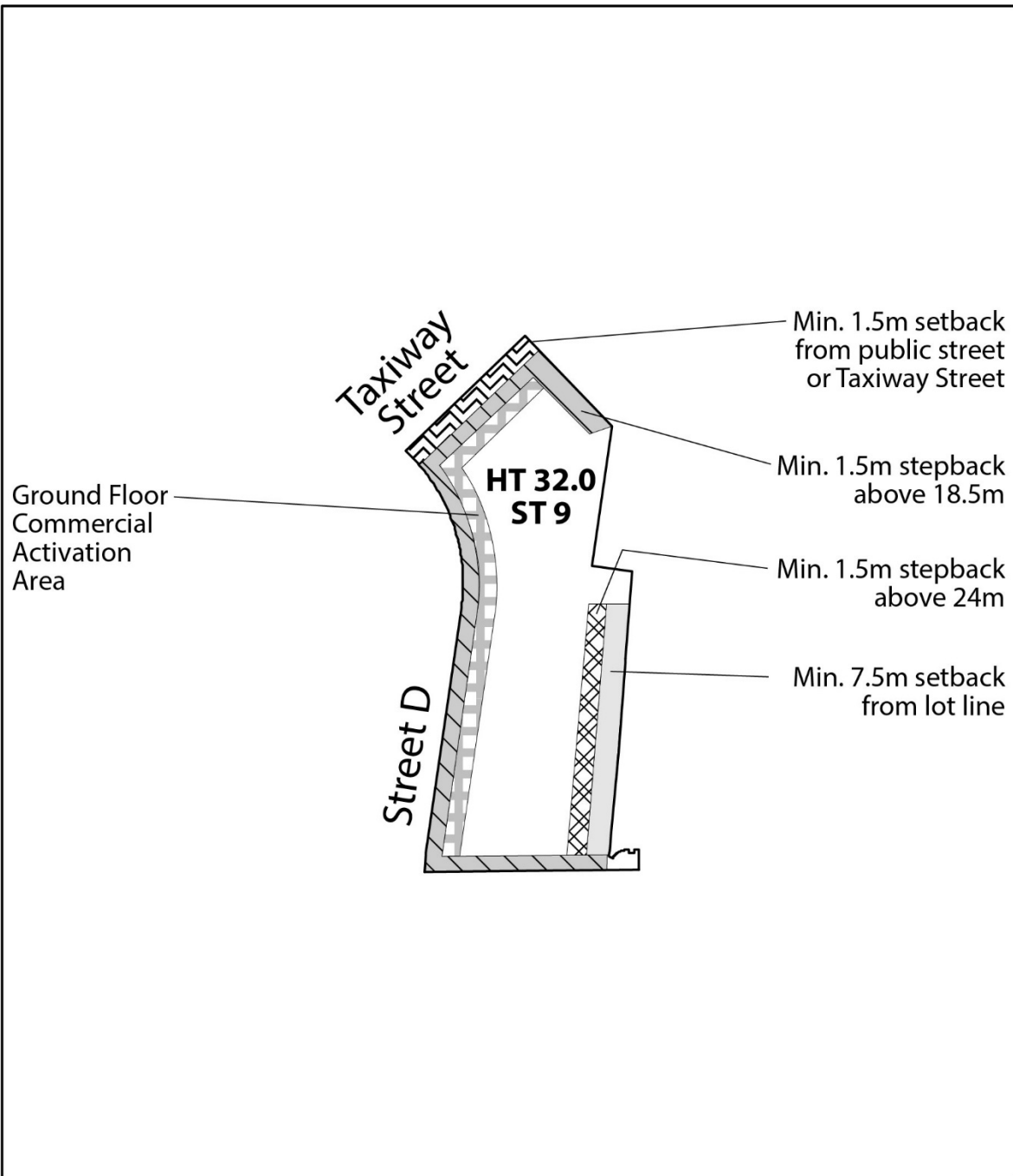


Diagram 12 : Block C Detail

123 Garratt Boulevard

File # 22 148540 NNY 06 02

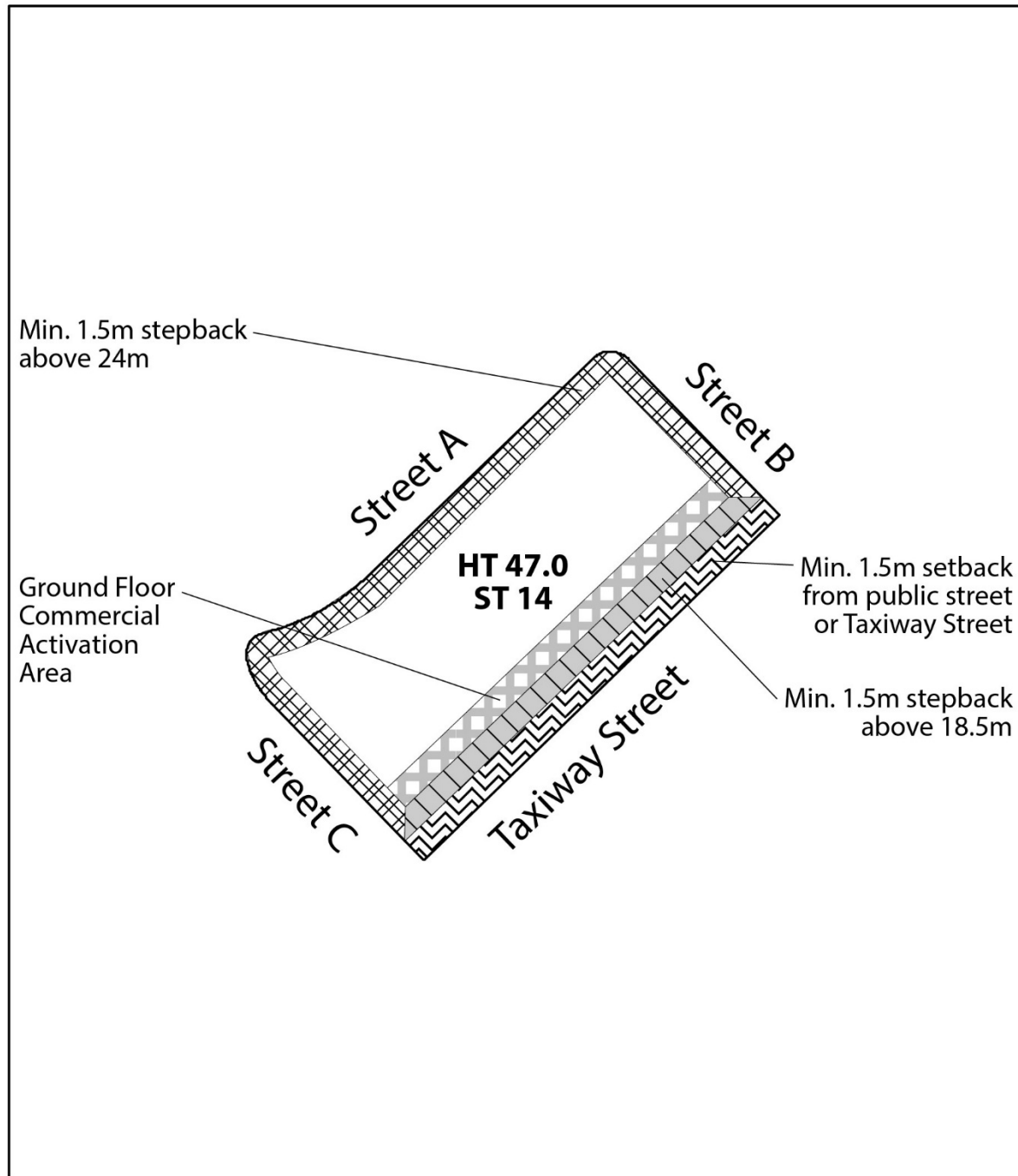


Diagram 13 : Block D Detail

123 Garratt Boulevard

File # 22 148540 NNY 06 0Z

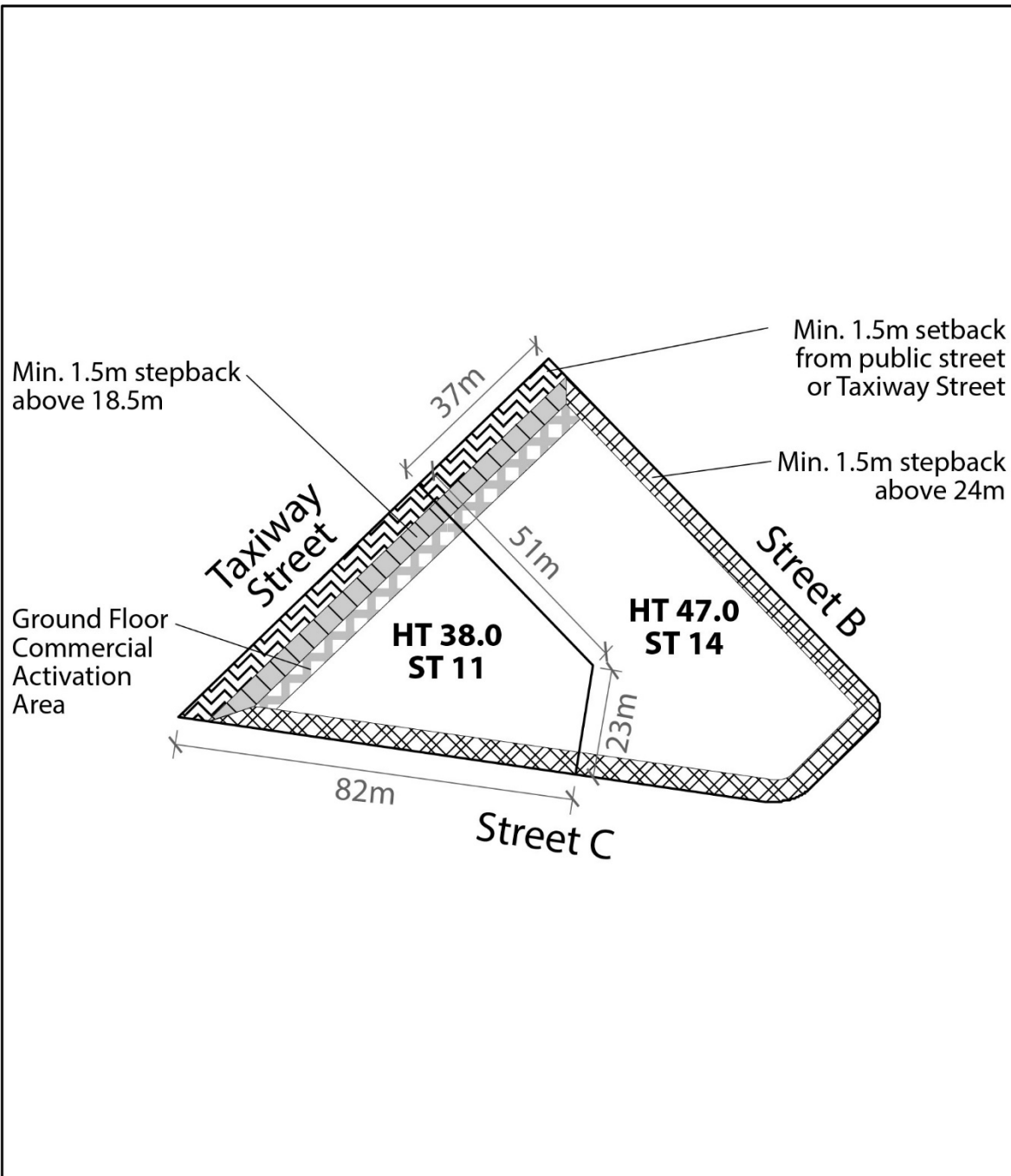


Diagram 14 : Block E Detail

123 Garratt Boulevard

File # 22 148540 NNY 06 02

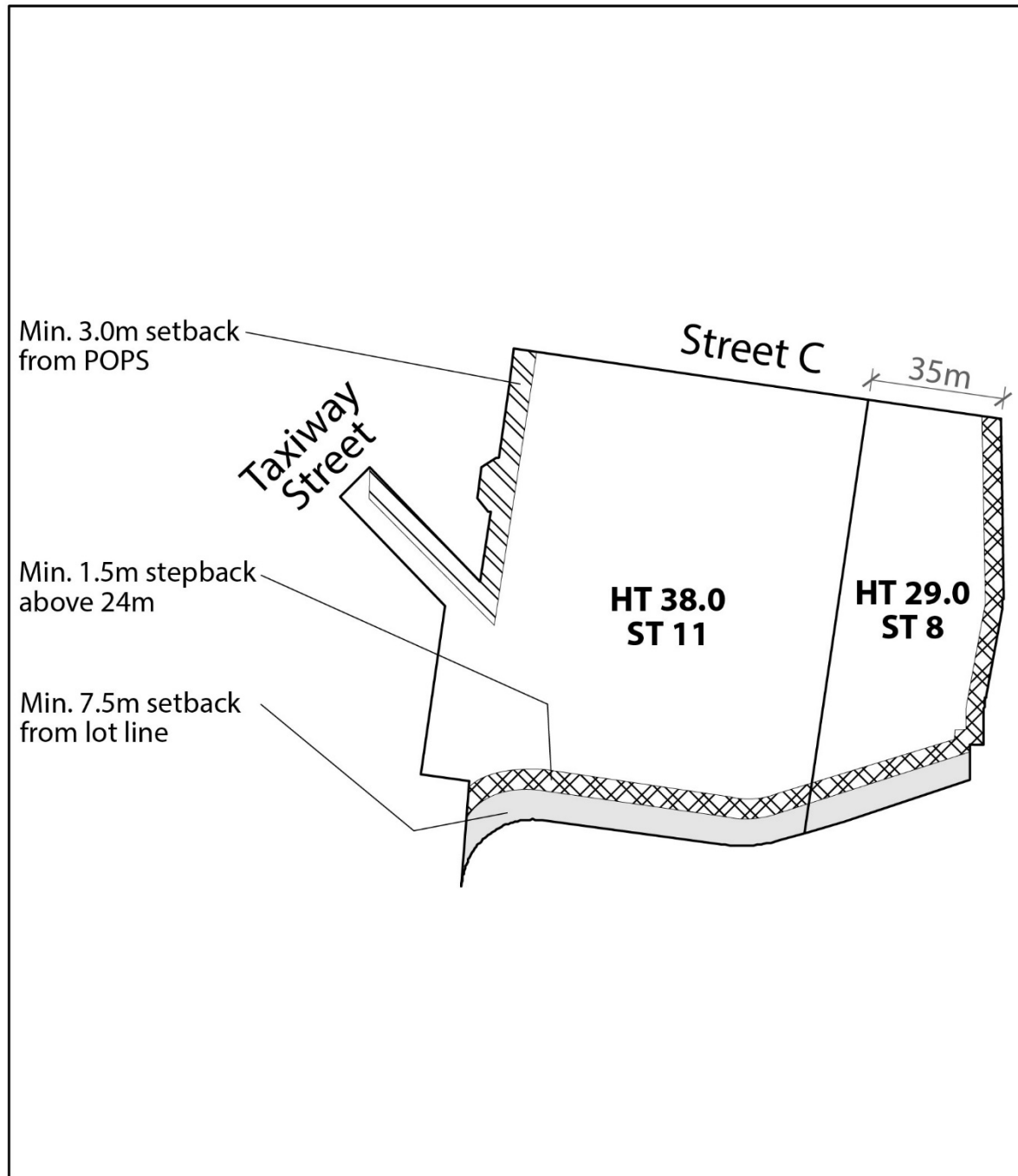


Diagram 15 : Block F Detail

123 Garratt Boulevard

File # 22 148540 NNY 06 02

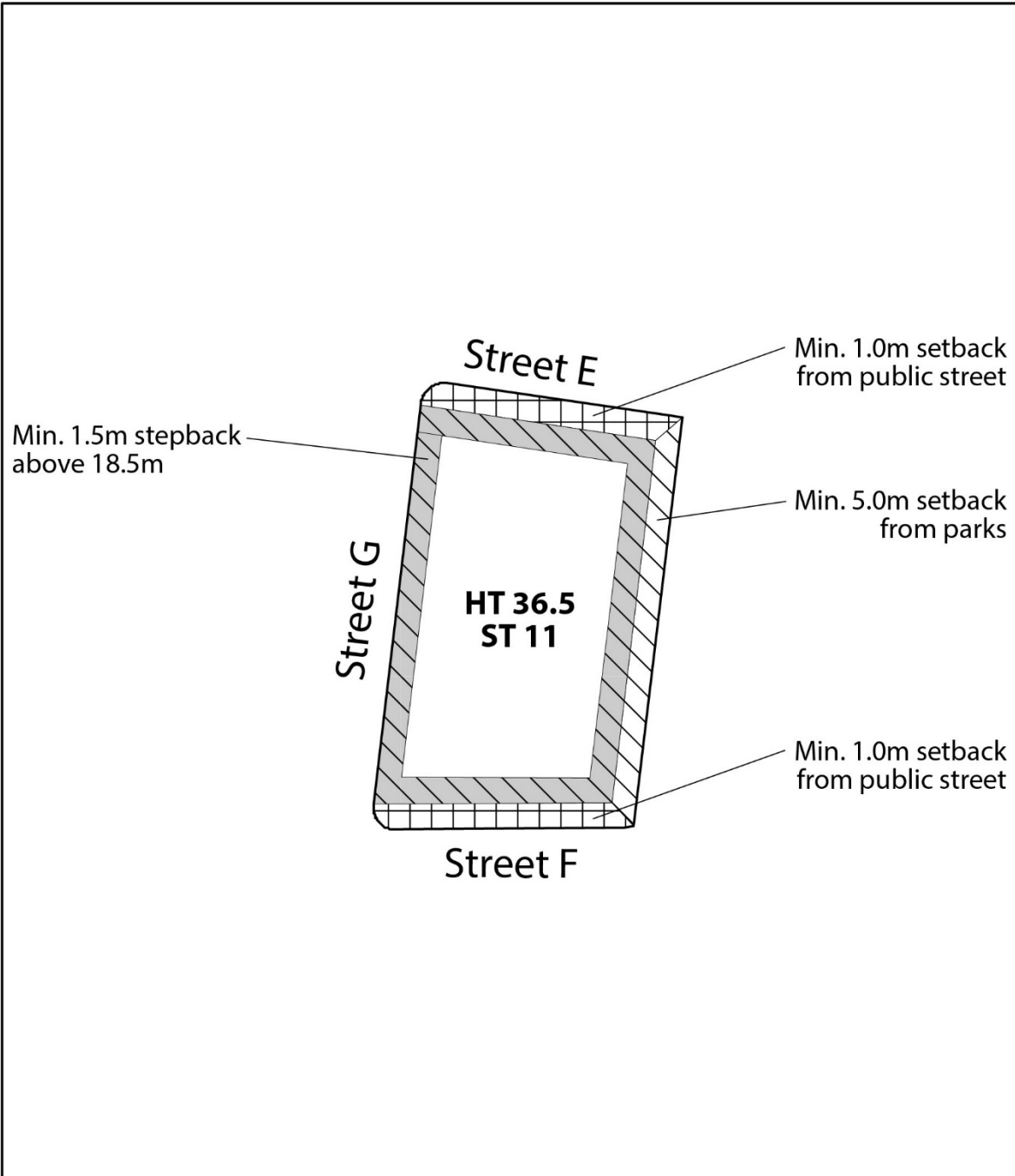


Diagram 16 : Block I Detail

123 Garratt Boulevard

File # 22 148540 NNY 06 02

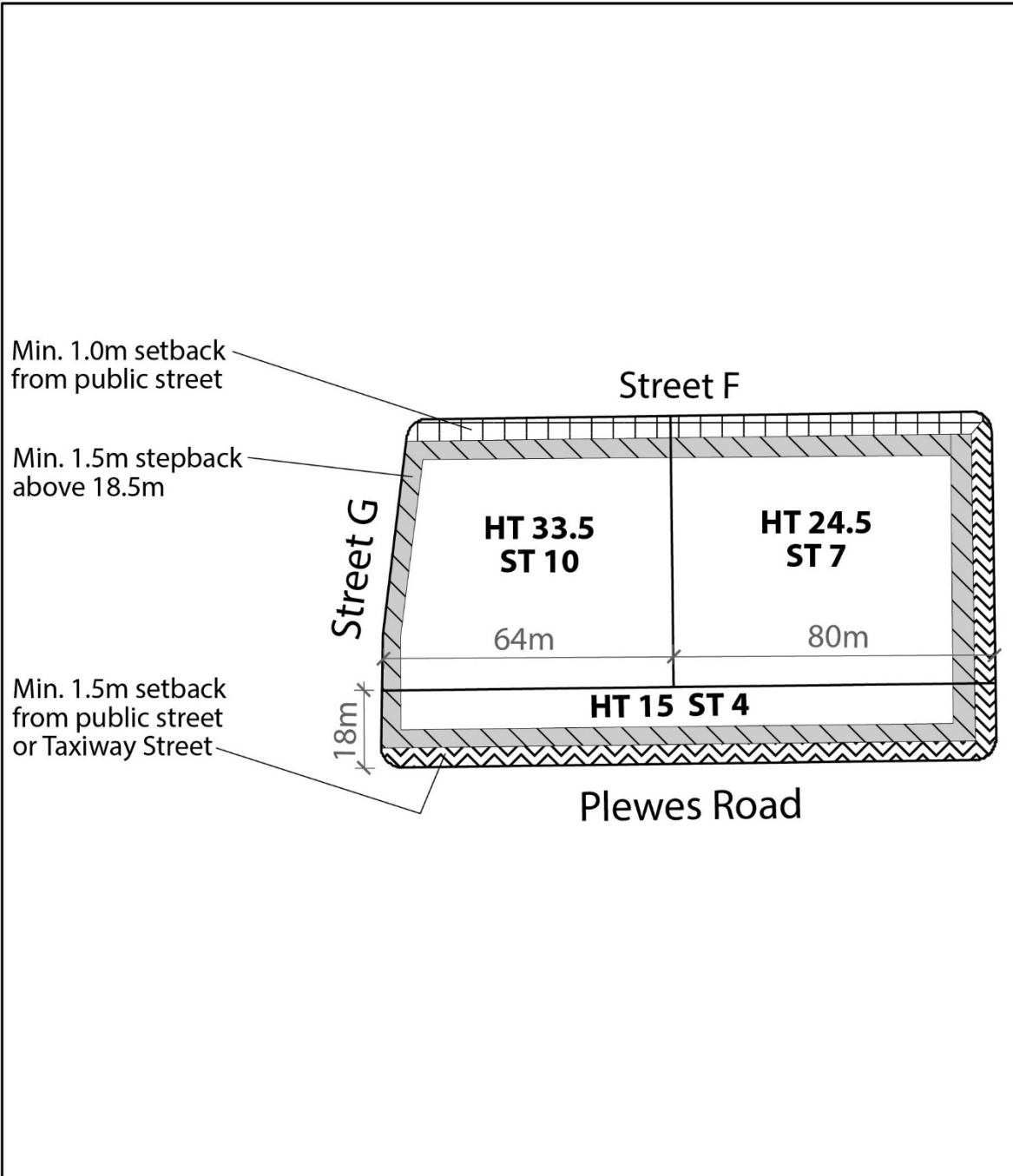


Diagram 17 : Block J Detail

123 Garratt Boulevard

File # 22 148540 NNY 06 02

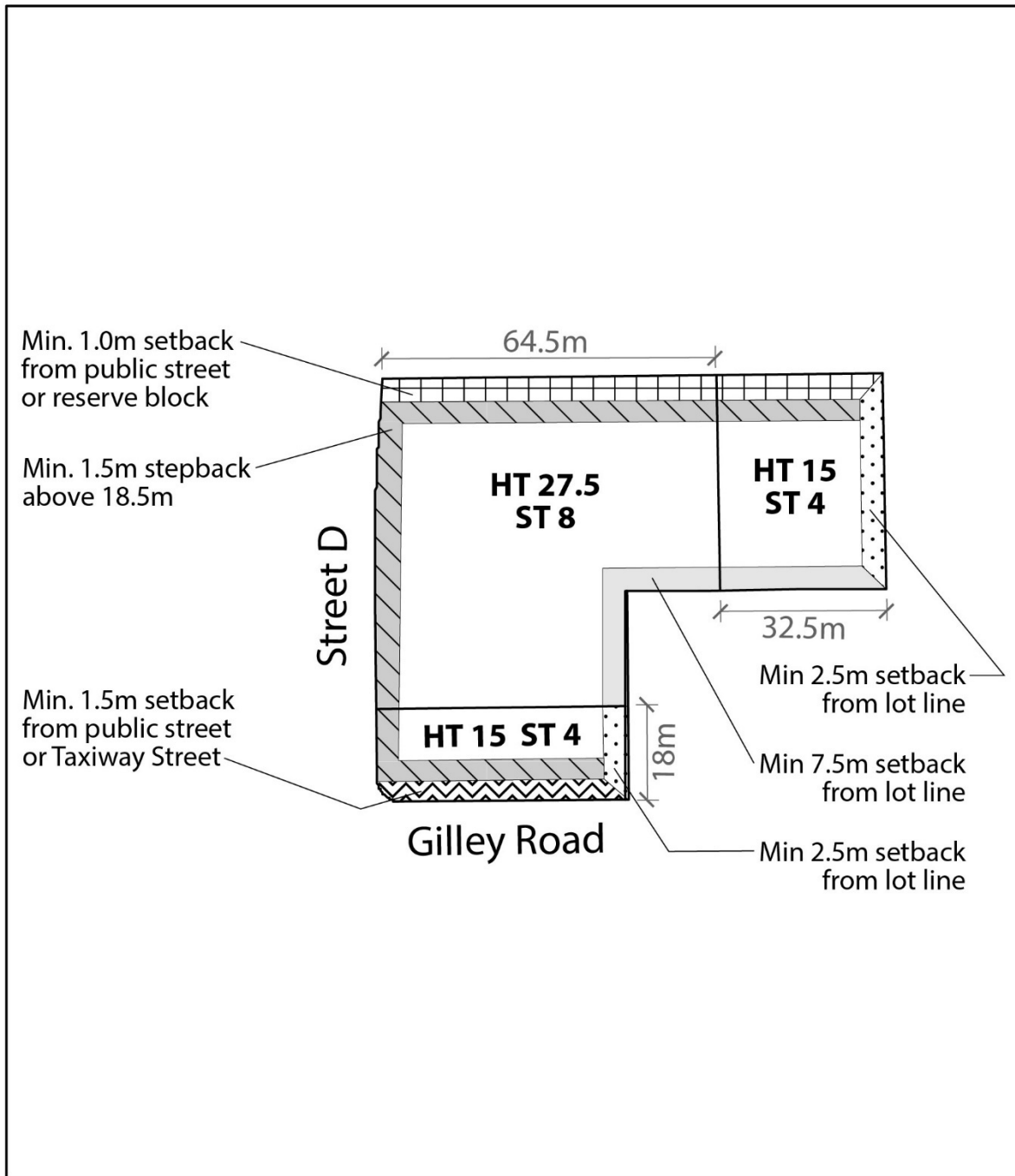


Diagram 18 : Block K Detail

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