

Authority: «PlanningDistrict» Community Council Item ~ as adopted by City of Toronto
Council on ~, 20~

Enacted by Council: ~, 20~

CITY OF TORONTO

Bill XXX

BY-LAW -2025

To adopt Official Plan Amendment 857 for the City of Toronto respecting Growing Space for Trees Policies

Whereas authority is given to Council under 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 attached Amendment No. 857 to the Official Plan is hereby adopted pursuant to the Planning Act, as amended.

Enacted and Passed this ~ day of ~, A.D. 2025.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)

AMENDMENT NO. 857 TO THE OFFICIAL PLAN

GROWING SPACE FOR TREES POLICIES

The Official Plan of the City of Toronto is amended as follows:

1. Policy 4.1.5 in Section 4.1, NEIGHBOURHOODS, is amended by:
 - a. Deleting the word “and” after sub-policy “h”;
 - b. adding the word “and” after sub-policy “i”;
 - c. adding a new sub-policy “j) protection of the tree canopy.”.
2. Policy 4.1.7 in Section 4.1, NEIGHBOURHOODS, is amended by:
 - a. adding a comma after sub-policy “h”;
 - b. deleting the word “and” before sub-policy “(i)”;
 - c. adding the words “and (j)” after sub-policy “(i)”.
3. Policy 4.1.9 in Section 4.1, NEIGHBOURHOODS, is amended by:
 - a. deleting the word “and” after sub-policy “e”;
 - b. adding the word “and” after sub-policy “f”;
 - c. adding a new sub-policy “g) maximize contiguous soft landscaping within front and rear setbacks that is supportive of maintaining and enhancing the tree canopy.”
4. Section 4.1, NEIGHBOURHOODS, is amended by adding new Policy 4.1.14 as follows:

“14. Where infill development preserves existing mature trees on the site and adjacent properties, design modifications and variances from applicable zoning by-law regulations may be authorized if it is demonstrated that they are necessary to accommodate tree preservation.”
5. Policy 4.2.2 in Section 4.2, APARTMENT NEIGHBOURHOODS, is amended by:
 - a. by deleting the word “and” after sub-policy “g”;
 - b. by adding new sub-policy i) and j) as follows:

“i) locating, massing and designing new buildings to protect the tree canopy; and”

“j) locating, massing and designing new buildings to maximize areas of soft landscaping that support the growth of new tree plantings to maturity.”

6. Sub-policy 4.2.3 e) in Section 4.2, APARTMENT NEIGHBOURHOODS, is amended by:
 - a. Adding the word “trees,” between the words “landscape features,” and the words “and walkways”; and
 - b. Adding the words “and planting trees,” between the words “such features,” and the words “where they did not previously exist”.
7. Sub-policy 4.2.4 b) vii., in Section 4.2, APARTMENT NEIGHBOURHOODS, is amended by:
 - a. adding the word “soft” between the words “pedestrian amenities and” and the words “landscaping”;
 - b. adding the words “to support tree growth” between the word “landscaping” and the words “, and promote grade related dwellings”.
 - c. Revising Policy 4.2.6, by adding “with the capacity and conditions to support growth of large trees” between “shared open space,” and “may be required”.
8. Policy 4.2.6 in Section 4.2, APARTMENT NEIGHBOURHOODS, is amended by adding the words “with the capacity and conditions to support growth of large trees” after the words “open space” and before the words “may be required”.