

Authority: North York Community Council Item [-], as adopted by City of Toronto Council on July 7, 2026.

CITY OF TORONTO

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

Zoning By-law 1089-2022, with respect to the lands municipally known in the year 2025 as 765 Steeles Avenue West and to repeal By-law 1090-2022.

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 repeal By-law 1090-2022; 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;

Whereas the Official Plan for the City of Toronto contains provisions relating to the authorization of increases in height and density of development;

Whereas pursuant to subsection 37.1(3) of the Planning Act, R.S.O. c. P.13 subsections 37(1) to (4) of the Planning Act, as they read the day before Section 1 of Schedule 17 to the COVID-19 Economic Recovery Act, S.O. 2020, c. 18 came into force continue to apply where a municipality passes a by-law described in the repealed subsection 37(1) prior to the date that a community benefits charge by-law is passed under subsection 37(2) provided the by-law is not amended to remove the requirement to provide any of the facilities, services or matters secured therein or repealed;

Whereas on August 15, 2022, City Council passed By-law 1139-2022 being the City's Community Benefits Charge By-law pursuant to Subsection 37(2) of the Planning Act;

Whereas Council at its meeting of July 19, 20 and 21, 2022 enacted By-law 1089-2022 being a by-law described in the repealed subsection 37(1) of the Planning Act and this By-law does not amend or remove the requirement to provide facilities, services and therefore subsections 37(1) to (4) of the Planning Act, as they read the day before Section 1 of Schedule 17 to the COVID-19 Economic Recovery Act, 2020 came into force continue to apply;

Whereas subsection 37(3) of the Planning Act, as it read the day before Section 1 of Schedule 17 to the COVID-19 Economic Recovery Act, 2020 came into force, provides that where an owner of land elects to provide facilities, services or matters in return for an increase in the density and/or height of development, the municipality may require the owner to enter into one or more agreements with the municipality dealing with the facilities, services and matters; and

Whereas the Owner has elected to provide certain facilities, services and matters in return for certain increases in density and height as set out in the Zoning by-law Amendment herein in addition to those secured through By-law 1089-2022; and

Whereas the increase in height and density permitted beyond that otherwise permitted on the aforesaid lands by By-law 569-2013, as amended by By-law 1089-2022, as amended, is permitted in return for the provision of the facilities, services and matters set out in this By-law;

The Council of the City of Toronto enacts:

1. By-law 1090-2022, being a by-law to amend “former City of North York Zoning By-law 7625, as amended, with respect to the lands municipally known in 2022 as 765 Steeles Avenue West”, is hereby repealed as it applies to the lands identified on Diagram 1 attached to this By-law on the effective date of this By-law.
2. The lands subject to this By-law are outlined by heavy black lines on Diagram 1 attached to this By-law.
3. Schedule A, Section 1, Subsections (E) to (H) of By-law 1089-2022 are deleted and replaced with the following:

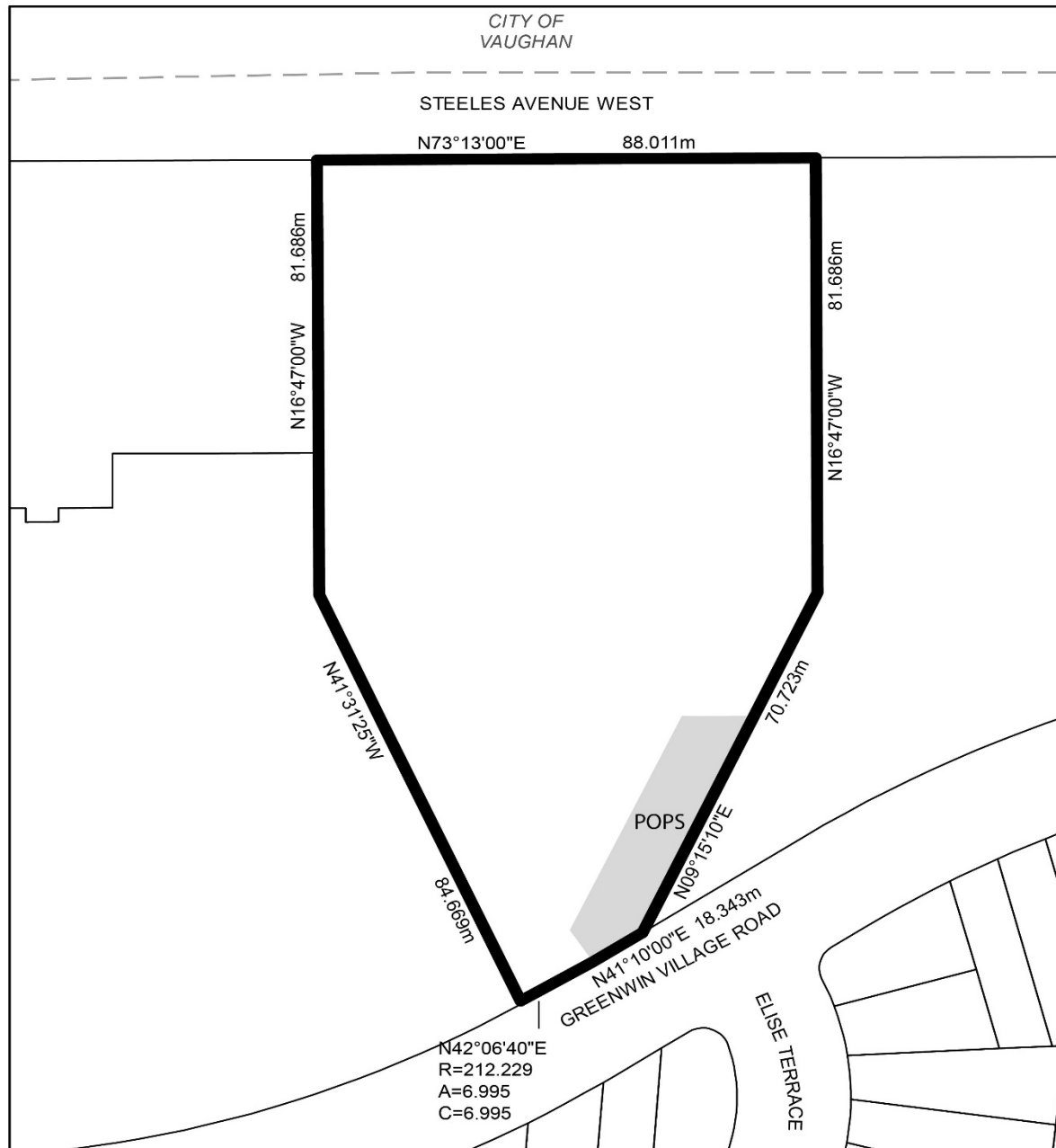
“(E) Prior to issuance of the first building permit for the development, or a portion thereof, the Owner shall make a cash payment in Canadian funds, in a form satisfactory to the City, calculated at a rate of two-million dollars (\$2,000,000.00), with such amount to be indexed upwardly in accordance with the Statistics Canada Non-Residential Construction Price Index for Toronto, calculated from the date of the Section 37 Agreement to the date the payment is made.”

Enacted and passed on [Clerks to insert date].

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)



Toronto
Diagram 1

765 Steeles Avenue West

File # 19 149036 NNY 18 0Z