

Authority: North York Community Council Item NY34.28,
as adopted by City of Toronto Council on July 29, 30 and
31, 2026

CITY OF TORONTO

Bill

BY-LAW -2026

To amend Zoning By-law 569-2013, as amended, with respect to the lands municipally known in the year 2025 as 15, 19, 21, 23 and 25 Poyntz Avenue.

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 39 of the Planning Act, as amended, the council of a municipality may, in a by-law passed under Section 34 of the Planning Act, authorize the temporary use of land, buildings or structures for any purpose set out therein that is otherwise prohibited in the by-law;

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 adding the lands subject to this By-law to the Zoning By-law Map in Section 990.10, and applying the following zone label to these lands: CR SS2 (x1309) and O as shown on Diagram 2 attached to this By-law.
4. 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 PA2.
5. 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.
6. 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.
7. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.11.10 Exception Number 1309 so that it reads:

(1309) Exception CR (1309)

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 municipally known as 15, 19, 21, 23 and 25 Poyntz Avenue, 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 (Y) below;
- (B) Despite regulations 40.5.40.10(1) and (2), the height of a **building** or **structure** is the distance between the Canadian Geodetic Datum of 179.27 metres and the elevation of the highest point of the **building** or **structure**;
- (C) 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 [Clerks to insert By-law number];
- (D) 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 [Clerks to insert By-law number]; and
 - (i) for the purpose of this exception, a mechanical penthouse does not constitute a **storey**; and
 - (ii) for the purposes of this exception, a mezzanine level located between the first **storey** and the second **storey** of a **building** does not constitute a **storey**;
- (E) Despite regulations 40.5.40.10(3) to (8), 40.10.40.10(2) and (C) above, the following equipment and **structures** may project beyond the permitted maximum height shown on Diagram 3 of By-law [Clerks to insert By-law number]:
 - (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, elevator overrun, chimneys, vents, and mechanical ventilation equipment, by a maximum of 8.0 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 8.0 metres;
 - (iii) architectural features, parapets, and elements and **structures** associated with a **green roof**, by a maximum of 3.0 metres;

- (iv) lightning rods, **building** maintenance units, and window washing equipment, by a maximum of 4.0 metres;
 - (v) planters, **landscaping** features, guard rails, fences and divider screens on a balcony and/or terrace, by a maximum of 3.0 metres;
 - (vi) trellises, pergolas, and unenclosed **structures** providing safety or wind protection to rooftop **amenity space**, by a maximum of 4.0 metres; and
 - (vii) elements listed in subsection (iii) to (vi) above may project above the permitted height for the elements listed in (i) and (ii) above;
- (F) Despite regulation 40.10.40.40(1), the permitted maximum **gross floor area** of all **buildings** and **structures** is 34,000 square metres, of which:
- (i) the permitted maximum **gross floor area** for residential uses is 33,800 square metres; and
 - (ii) the required minimum **gross floor area** for non-residential uses is 170 square metres;
- (G) Despite regulation 40.10.40.10(5), the required minimum height of the first **storey** is 3.0 metres;
- (H) Despite regulation 40.10.40.50(1), **amenity space** must be provided at the following rate:
- (i) at least 1.5 square metres for each **dwelling unit** as indoor **amenity space**;
 - (ii) at least 1.5 square metres of outdoor **amenity space** for each **dwelling unit**, of which 40 square metres must be in a location adjoining or directly accessible to the indoor **amenity space**; and
 - (iii) no more than 25 percent of the outdoor component may be a **green roof**;
 - (iv) indoor **amenity space** may include guest suites, provided the aggregate **interior floor area** does not exceed 100 square metres;
 - (a) for the purposes of this exception, guest suites do not constitute **dwelling units**;
- (I) Despite regulation 40.10.40.70(2), the required minimum **building setbacks** are as shown in metres on Diagram 3 of By-law [**Clerks to insert By-law number**];
- (J) Despite regulation 40.10.40.80(2), the required separation of **main walls** are as shown in metres on Diagram 3 of By-law [**Clerks to insert By-law number**];

- (K) Despite Clause 40.10.40.60 and (I) and (J) above, the following elements may encroach into the required minimum **building setbacks** and **main wall** separation distances as follows:
- (i) a below-grade parking garage;
 - (ii) terraces and rooftop outdoor amenity areas, by a maximum of 2.0 metres;
 - (iii) projecting balconies, only on the south **main wall** of the **building** above a Canadian Geodetic Datum elevation of 196.8 metres, by a maximum of 2.0 metres;
 - (iv) canopies and awnings, by a maximum of 2.0 metres;
 - (v) fences, not including fencing on rooftop outdoor amenity areas, by a maximum 5.0 metres;
 - (vi) bicycle racks, exterior stairs, access ramps, stair enclosures, guardrails, railings, screens, and elevating devices, by a maximum of 2.0 metres;
 - (vii) landscape and public art features, lighting fixtures, ornamental elements, walkways, and planters, by a maximum 5.0 metres;
 - (viii) parapets, trellises, vents, wheel chair ramps, and wind protection by a maximum of 2.0 metres;
 - (ix) architectural features, such as a pilaster, decorative column, cornice, sill, belt course, or bollards, by a maximum of 2.5 metres;
 - (x) window projections, including box windows, by a maximum of 1.0 metres; and
 - (xi) air conditioners, satellite dishes, antennae, vents, and pipes, by a maximum of 1.0 metres;
- (L) Despite (I), (J) and (K) above, all **buildings** or **structures** above and below **average grade** must be at least 3.0 metres from any **transportation use**;
- (M) Despite regulation 40.10.40.1(6), a pedestrian access for a **lot** which abuts a **lot** in the Residential Zone category does not apply;
- (N) Despite regulation 40.10.50.10(2), the required fencing does not apply;
- (O) Despite regulation 40.10.50.10(3), the required strip of **soft landscaping** does not apply;

- (P) Despite regulation 200.25.15, if **parking spaces** are provided on the **lot**, 7 percent of the provided **parking spaces** must be **accessible parking spaces** in accordance with Section 200.15;
- (Q) Despite regulations 200.5.1.10(2)(A)(i), 200.5.1.10(2)(A)(ii), and 200.5.1.10(2)(A)(iv) a maximum of 10 percent of the provided **parking spaces** may be small car **parking spaces** with a minimum width of 2.6 metres, length of 5.2 metres and may be obstructed on one or both sides without the requirement to increase the minimum width;
- (R) Despite regulation 230.5.1.10(4)(A)(ii), where bicycles are to be parked in bicycle rack(s) or in a stacked manner, if a bicycle parked in a bicycle **parking space** has one wheel with a vertical clearance of at least 0.25 metres from that of an adjacent bicycle parking space, the minimum width of each bicycle parking space is 0.4 metres;
- (S) Despite regulations 230.5.1.10(9)(B) and 230.40.1.20, a required "long-term" and "short-term" **bicycle parking space** for a **dwelling unit** in a **mixed use building** may be located:
- (i) on the first **storey** of the **building**, including the mezzanine;
 - (ii) on the second **storey** of the **building**;
 - (iii) below grade within a secured room or enclosure or unenclosed space, or bike locker or combination thereof;
 - (iv) on the same **lot**, outside the **building**; and
 - (v) where bicycles are to be parked in bicycle rack(s) or in a stacked or vertical manner, bicycles may be parked in a secured room or area or on a rack/hook on a wall associated with a vehicle **parking space** on any parking level so long as such rack/hook does not encroach into a vehicle **parking space**;
- (T) Despite regulation 230.5.1.10(10), "long-term" **bicycle parking spaces** and "short-term" **bicycle parking spaces** may be provided in any combination of **bicycle parking space** or **stacked bicycle parking space** arrangements with the exception of **oversized bicycle parking spaces**;
- (U) Regulation 230.5.1.10(15) with respect to stacked long-term **bicycle parking spaces** does not apply;
- (V) Despite regulation 230.5.1.10(4)(E)(iii), the minimum vertical clearance from the ground for an **oversized bicycle parking space** is 1.5 metres;

- (W) Despite regulation 230.5.10.20(1) and (P) above, the number of "short-term" and "long-term" **bicycle parking spaces** required by regulation 230.5.10.1(5)(B) may be reduced, subject to the following:
- (i) the number of "short-term" **bicycle parking spaces** reduced is not more than half the amount required by regulation 230.5.10.1(5)(B), rounded down to the nearest whole number;
 - (ii) the number of "long-term" **bicycle parking spaces** reduced is not more than half the amount required by regulation 230.5.10.1(5)(B), rounded down to the nearest whole number;
 - (iii) for each "short-term" and "long-term" **bicycle parking space** required by regulation 230.5.10.1(5)(B) to be reduced, the owner or occupant must provide a payment in-lieu to the City;
- (X) Despite 230.5.1.10(14), within areas used for bicycle parking, access to **bicycle parking spaces** must be provided by a minimum aisle width of 1.2 metres in all cases;
- (Y) The provision of **dwelling units** is subject to the following:
- (i) a minimum of 15 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; and
 - (iv) if the calculation of the number of required **dwelling units** in accordance with each of (i) and (ii), results in a number with a fraction, the number is rounded up to the nearest whole number, but there may not be less than one **dwelling unit**;"
- (Z) None of the provisions of Zoning By-law 569-2013, as amended, or this By-law apply to prevent the erection and use of a "Construction Office/Sales Office" and associated parking on the lands identified on Diagram 1 of this By-law for a period of 3 years from the date this By-law comes into full force and effect, after which this temporary use permission expires;
- (i) For the purpose of this exception, a "Construction Office/Sales Office" means a building, structure, facility or trailer, or portions thereof, used for the purpose of the administration and management of construction activity and/or for selling or leasing dwelling units and/or non-residential gross floor area, on the lands to which this By-law applies.

Prevailing By-laws and Prevailing Sections: None Apply

8. 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.

Enacted and passed on July , 2026.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)

Diagram 1



 **TORONTO**
Diagram 1

15-25 Poyntz Avenue

File # 25 252388 NNY 18 0Z

Diagram 2



 **TORONTO**
Diagram 2

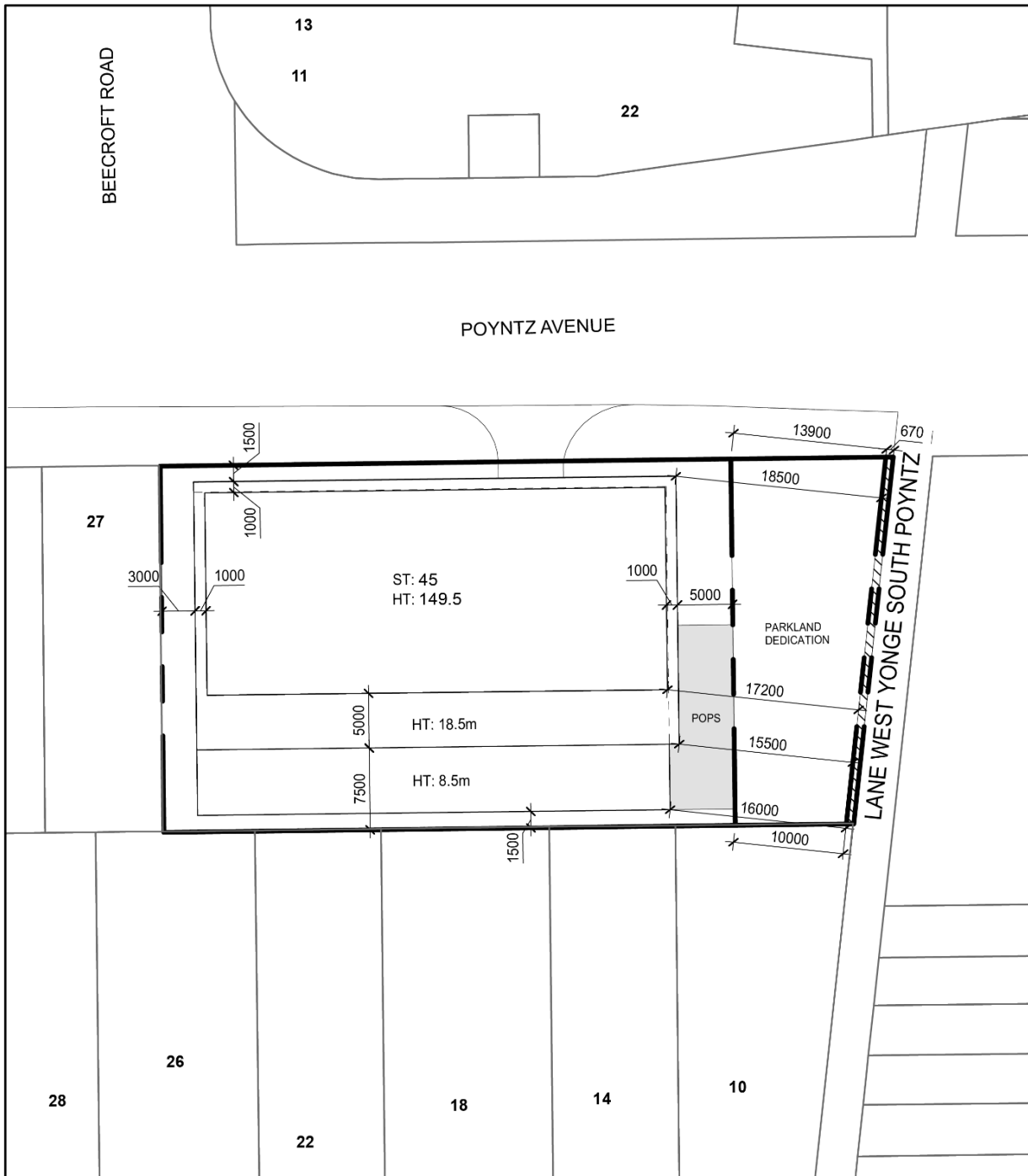
15-25 Poyntz Avenue

File # 25 252388 NNY 18 0Z



City of Toronto By-law 569-2013
Not to Scale
06/05/2026

Diagram 3



 **TORONTO**
Diagram 3

15-25 Poyntz Avenue

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 ROAD CONVEYANCE


City of Toronto By-law 569-2013
Not to Scale
07/24/2026