

Authority: **North York Community Council** Item [-], as adopted by City of Toronto Council on ~, 20~

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 **2025** as **11 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; and

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 respecting the lands outlined by heavy black lines from a zone label of RM (f21.0; a925; d0.85) to a zone label of RM (f21.0; a925; d0.85)(x489) as shown on Diagram 2 attached to this By-law.
4. Zoning By-law 569-2013, as amended, is further amended by **adding** Article 900.6.10 Exception Number **489** so that it reads:

(489) Exception RM 489

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 11 Greenbriar Road 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 (L) below;

- (B) Despite Regulations 10.5.40.10(1), the height of **building** or **structure** is the distance between the Canadian Geodetic Datum of 173.15 metres and the elevation of the highest point of the **building** or **structure**;
- (C) Despite Regulation 10.80.40.10(3)(B), the permitted maximum number of **storeys** of a **building** or **structure** is the number in metres following the letters “ST” as shown on Diagram 3 of By-law [Clerks to insert By-law number];
- (D) Despite Regulations 10.5.40.10(2) and (3), the following equipment and **structures** may project beyond the permitted maximum height, in metres:
- (i) equipment used for the functional operation of the **building** including electrical, utility, mechanical and ventilation equipment, enclosed stairwells, roof access, maintenance equipment storage, chimneys, antennae and vents, and roof drainage by a maximum of 2.1 metres; and,
 - (ii) **structures** that enclose, screen or cover the equipment, **structures** and parts of a **building** listed in (i) above, by a maximum of 2.1 metres;
 - (iii) Guard rails by a maximum of 0.65 metres;
- (E) Despite Regulations 10.5.40.70(1)(A), 10.80.40.70(1), (2) and (3)(C), the required minimum **building setbacks** are as shown in metres on Diagram 3 of By-law [Clerks to insert By-law number];
- (F) Despite Clause 10.5.40.60 and (F) above, the following elements may encroach into the required minimum **building setbacks** as follows:
- (i) Decks, porches and balconies, by a maximum of 1.5 metres on the north and south main walls of the **building**;
 - (ii) Canopies and awnings, by a maximum of 1.7 metres;
 - (iii) Exterior stairs and guard rails by a maximum of 0.85 metres;
- (G) Despite Regulation 10.5.50.10(4), a **lot** with an **apartment building** must have a minimum of 33 percent of the area of the **lot** for **landscaping**;

- (H) Despite Regulation 10.5.50.10(5), with the exception of the eastern **lot line**, and the area for a pad mounted transformer at the north-western property boundary, a **lot** with an **apartment building** must have a minimum 0.6 metres wide strip of **soft landscaping** along any part of a **lot** abutting another **lot** in the Residential Zone category;
 - (I) Despite Regulation 10.80.30.40(1)(B), the permitted maximum **lot coverage** is 67 percent;
 - (J) Despite Regulations 10.80.40.40(1)(A) and (B), the permitted maximum floor space index of all **buildings** and **structures** is 1.55 times the **lot area**; and,
 - (K) Despite Regulation 230.5.1.10(12), **bicycle maintenance facilities** are not required.
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.

Enacted and passed on [Clerks to insert date].

[full name],
Speaker

[full name],
City Clerk

(Seal of the City)





