

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 By-law 478-2023, being a by-law to amend Zoning By-law 569-2013, as amended, with respect to the lands municipally known in the year 2025 as 22-36 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

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)"; 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 amending the zone label on the Zoning By-law Map in Section 990.10(1) respecting the lands outlined by heavy blacklines from a zoning label of (H) RM (f21.0; a925; d0.85) (x349) to (H) RM (f21.0; a925; d0.85) (x349), as shown on Diagram 2 attached to this By-law.
4. Zoning By-law 569-2013, as amended, is further amended by amending the Lot

Coverage Overlay Map in Section 995.30 for the lands subject to this By-law, from a lot coverage label of 52 to a lot coverage label of 54 as shown on Diagram 3 attached to this By-law.

5. Zoning By-law 569-2013, as amended, is further amended by deleting the words “Diagram 3 of By-law 478-2023” in Regulation 900.6.10(349)(C) and replacing it with “Diagram 4 of By-law [Clerks to insert By-law number]”;
6. Zoning By-law 569-2013, as amended, is further amended by deleting the value “24,500 square metres” in Regulation 900.6.10(349)(E) and replacing it with “31,000 square metres”;
7. Zoning By-law 569-2013, as amended, is further amended by deleting the words “Diagram 3 of By-law 478-2023” in Regulation 900.6.10(349)(F) and replacing it with “Diagram 4 of By-law [Clerks to insert By-law number]”;
8. Zoning By-law 569-2013, as amended, is further amended by deleting Regulation 900.6.10(H);
9. Zoning By-law 569-2013, as amended, is further amended by deleting Regulation 900.6.10(349)(P).
10. Zoning By-law 569-2013, as amended, is further amended by deleting and replacing Regulation 900.6.10(349)(L) with the following:

(L) Despite Regulation 15.10.40.50(1) a minimum a minimum of 1,489 square metres of **amenity space** must be provided, of which:

 - (i) a minimum of 753 square metres is dedicated to indoor **amenity space**;
11. Zoning By-law 569-2013, as amended, is further amended by deleting and replacing Regulation 900.6.10(349)(N) with the following:

(N) Despite Regulation 230.5.1.10(4)(A)(D) and (E), **bicycle parking spaces** must comply with the following:

 - i. a **stacked bicycle parking space** must have a minimum length of 1.7 metres, a minimum width of 0.2 metres and a minimum vertical clearance of 1.0 metres; and
 - ii. a **bicycle parking space** or **oversized bicycle parking spaces** that are not stacked **bicycle parking spaces**, must have a minimum length of 1.7 metres, a minimum width of 0.2 metres and a minimum vertical clearance of 1.9 metres;

12. Zoning By-law 569-2013, as amended is further amended by adding to Regulation 900.6.10(349) the following regulations:

(P) Despite Regulation 10.5.50.10(5) no landscaping is required for an apartment building abutting another residential lot;

(Q) Despite Regulation 10.80.40.80(1), the requirement for distance between main walls of the same apartment building does not apply;

(R) A minimum of one (1) Type "C" **loading space** be provided and maintained on the lands for a **building** or **structure** on the **lot** with the following dimensions:

- i. minimum length of 6.0 metres;
- ii. minimum width of 3.5 metres; and
- iii. minimum vertical clearance of 3.0 metres.

(S) Despite Regulations 230.5.1.10(9) and (10), both "long-term" and "short-term" **bicycle parking spaces** may be located in **stacked bicycle parking spaces** and may be located on any level of the **building** or **structure** below grade;

(T) Despite Regulation 230.5.10.20(1), the number of **bicycle parking spaces** required by Regulation 230.5.10.20(1) 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 Regulations 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 regulations 230.5.10.1(5)(B), rounded down to the nearest whole number;
- iii. for each **bicycle parking space** required by regulation 230.5.10.1(5) to be reduced, the owner or occupant must provide a payment-in-lieu to the City of Toronto; and

(U) Despite Regulation 230.10.1.20(2), "short-term" **bicycle parking spaces** may be located more than 30 metres from a pedestrian entrance to the building on the **lot**.

Prevailing By-laws and Prevailing Section: By-law 477-2023 does not apply.

13. Despite any existing or future consent, severance, partition or division of the lot, the provisions of By-law [Clerks to insert By-law number], shall apply to the lands, as identified on Diagram 1, as if no consent, severance, partition or division occurred.

14. Temporary Use(s):

- a. None of the provisions of By-law 569-2013, as amended, apply to prevent the erection and use of a temporary sales office on the lot for a period of not more than 3 years from the date this By-law comes into full force and effect.

15. Holding Symbol Provisions:

- a. The lands zoned with the holding symbol "(H)" 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 as of the date of the passing of this By-law, until the holding symbol "(H)" has been removed; and
- b. An amending by-law to remove the holding symbol "(H)" referred to in (A) above may be enacted when the following are fulfilled:
 - i. The Owner or applicant, at their sole cost and expense has submitted a revised Functional Servicing and Stormwater Management Report to demonstrate that the existing sanitary sewer system, and any required improvements to it, have adequate capacity and supply to accommodate the development of the lands to the satisfaction of the Director, Engineering Review, Development Review.
 - ii. if the Functional Servicing and Stormwater Management Report accepted and satisfactory from (i) above require any new municipal infrastructure or upgrades to existing municipal infrastructure to support the development, then either:
 - a) the Owner or applicant has secured the design, construction, and provision of financial securities for any new municipal infrastructure, or any upgrades or required improvements to the existing municipal infrastructure identified in the accepted Functional Servicing and Stormwater Management Report, to support the development, in a financial secured agreement, all to the satisfaction of the Director, Engineering Review, Development Review; or,
 - b) the required new municipal infrastructure or upgrades to existing municipal infrastructure to support the development in the accepted and satisfactory Functional Servicing and Stormwater Management Report in (i) above are constructed and operational, all to the satisfaction to the Director, Engineering Review, Development Review; and
 - iii. all necessary approvals or permits arising from (ii)(a) or (ii)(b) above are obtained, where required all to the satisfaction to the Director, Engineering Review, Development Review.

Enacted and passed on [Clerks to insert date].

[full name],
Speaker

[full name],
City Clerk

(Seal of the City)







