

22 - 36 Greenbriar Road – Official Plan Amendment and Zoning By-law Amendment – Supplementary Report

Date: February 13, 2026

To: North York Community Council

From: Director, Community Planning, North York District

Ward: 17 - Don Valley North

Planning Application Number: 25 224684 NNY 17 OZ

SUMMARY

This report recommends that Condition 2 in the report from the Director, Community Planning, North York District titled 22 - 36 Greenbriar Road - Official Plan Amendment and Zoning By-law Amendment - Decision Report - Approval, dated January 29, 2026 (the "Approval Report") be amended.

The revised recommendation allows for the removal of the Holding provision and related references from the draft Zoning By-law Amendment as revised materials have allowed staff to determine they are no longer required.

RECOMMENDATIONS

The Director, Community Planning, North York District recommends that:

1. North York Community Council delete Recommendation 2 in the report from the Director, Community Planning, North York District titled 22 - 36 Greenbriar Road - Official Plan Amendment and Zoning By-law Amendment - Decision Report - Approval, dated January 29, 2026 and replace with the following:

"City Council amend Site-Specific Zoning By-law 478-2023 for the lands municipally known as 22-36 Greenbriar Road substantially in accordance with the draft Zoning By-law Amendment attached as Attachment 1 to this report".

2. City Council determine that pursuant to Subsection 34(17) of the *Planning Act* no further notice is required.

FINANCIAL IMPACT

The Development Review Division confirms that there are no financial implications resulting from the recommendations included in this report in the current budget year or in future years.

COMMENTS

Through the review of the initial circulation, Engineering Review staff requested a revised Functional Servicing and Stormwater Management report be prepared to provide information needed to demonstrate whether the existing sanitary sewer systems have adequate capacity or if they are required to be upgraded to support the proposed development. At the time of writing the Decision Report-Approval, the applicant had not confirmed that sufficient capacity existed, or they could be updated to support the proposed development. As such, a Holding provision was included in the recommended draft Zoning By-law amendment which could be removed upon the review and acceptance of a revised Functional Servicing and Stormwater Management report, to the satisfaction of the Director, Engineering Review, Development Review.

Since the writing of the Final Report, a revised Functional Servicing and Stormwater Management Report was provided by the applicant, and Engineering Review staff have reviewed it and accepted the conclusions within the revised materials and determined the Holding provision is no longer required. This is reflected in the revised draft Zoning By-law amendment attached to this report which is being recommended for approval.

Other minor adjustments were made to the draft By-law amendment to delete Provision (P) which incorrectly made reference to another zone in Zoning By-law 569-2013 and to adjust the reordering of the provisions in the By-law. No other regulations or matters respecting the draft Zoning By-law were otherwise adjusted.

CONTACT

Michael Romero, Planner
Community Planning
North York District

SIGNATURE

David Sit, MCIP, RPP
Director, Community Planning
North York District

ATTACHMENTS

Attachment 1: Draft Zoning By-law Amendment

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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 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 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 “(B) to (O)” in Exception 900.6.10(349)(A) and replacing it with “(B) to (T)”;

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

(K) A minimum of 1,489 square metres of **amenity space** shall be provided, of which:

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

(M) 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 0.4 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 0.4 metres and a minimum vertical clearance of 1.9 metres;
11. Zoning By-law 569-2013, as amended is further amended by adding to Exception 900.6.10(349) the following regulations:

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

(P) Regulation 10.80.40.80(1) the requirement for distance between **main walls** of the same **building** does not apply;

(Q) 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.

(R) 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;

(S) 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)(A) or (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)(A) or (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
- iv. the owner or occupant must enter into an agreement with the City of Toronto pursuant to Section 40 of the Planning Act.

(T) 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.

12. 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.

13. Temporary Use(s):

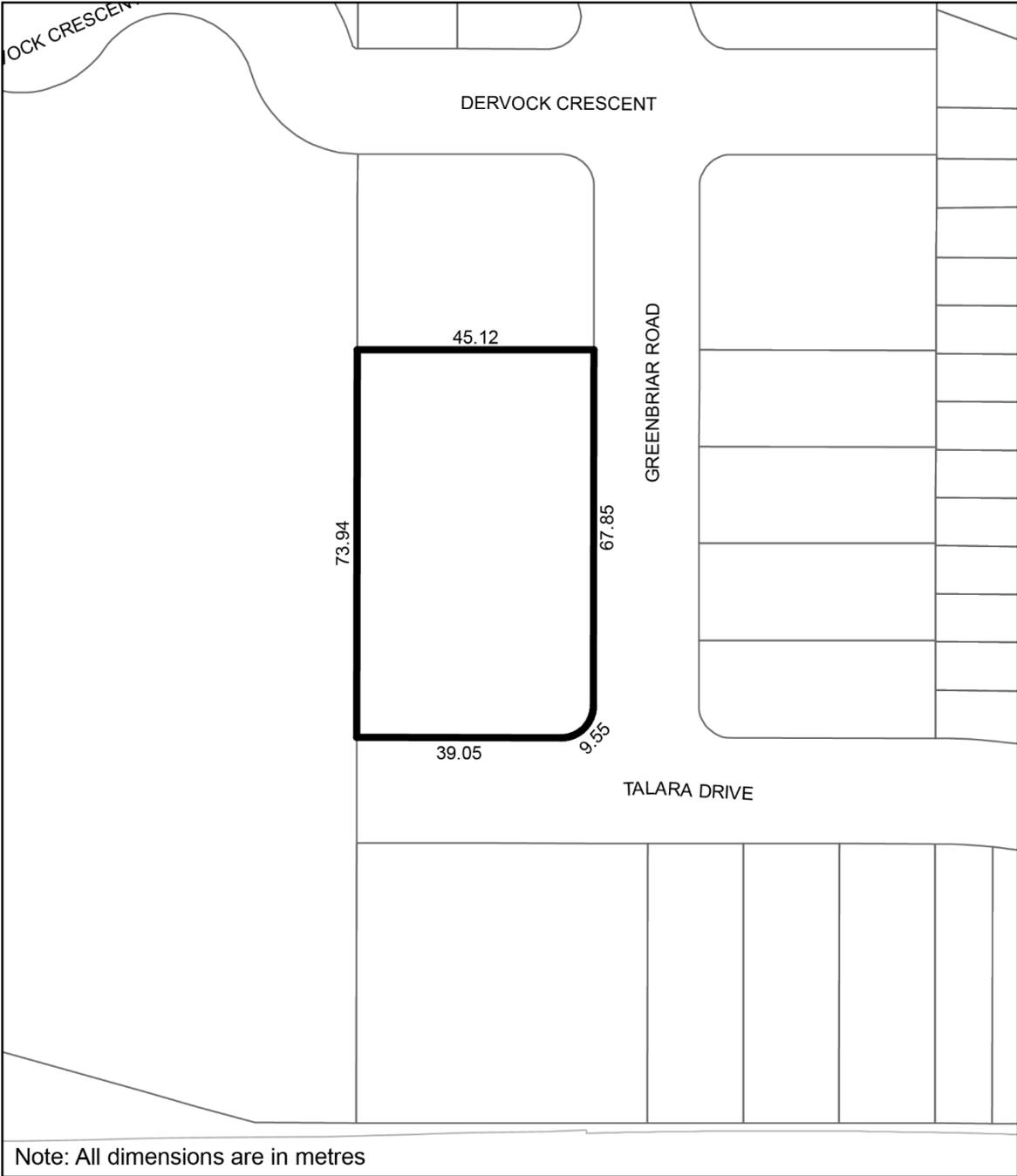
- a. None of the provisions of By-law 569-2013, as amended, apply to prevent the erection and use of a temporary sales office on the lot for a period of not more than 3 years from the date this By-law comes into full force and effect.

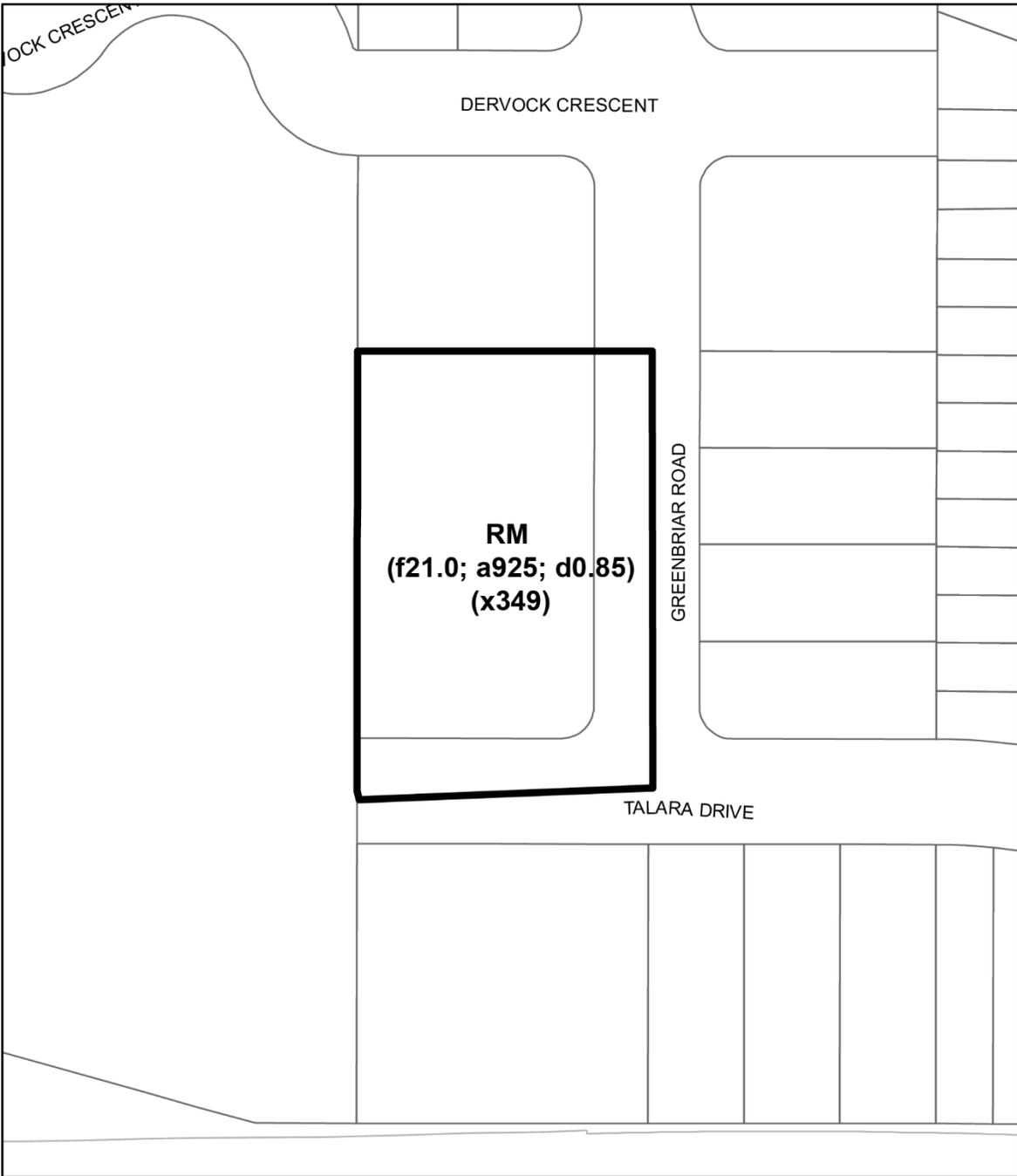
Enacted and passed on [Clerks to insert date].

Frances Nunziata,
Speaker

(Seal of the City)

John D. Elvidge,
City Clerk





Toronto
Diagram 2

22-36 GREENBRIAR RD

File # 25 224684 NNY 17 0Z


 City of Toronto By-law 569-2013
 Not to Scale
 02/11/2026



