

Attachment 4: Draft Zoning Bylaw Amendment

Authority: Toronto and East York Community Council Item ~, as adopted by
City of Toronto Council on ~, 2026
Enacted by Council: ~, 2026

CITY OF TORONTO

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

To amend Zoning By-law 1096-2021, 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 26 Grenville Street and 27 Grosvenor Street.

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*; and

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

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Recovery Act, S.O. 2020, c. 18 came into force continue to apply where a municipality passes a by-law described in the repealed subsection 37(1) prior to the date that a community benefits charge by-law is passed under subsection 37(2) provided the by-law is not amended to remove the requirement to provide any of the facilities, services or matters secured therein or repealed; and

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; and

Whereas on May 5 and 6, 2021 Council enacted By-law 1096-2021, being a by-law described in the repealed subsection 37(1) of the Planning Act and this By-law does not amend By-law 1096-2021 to remove the requirement to provide any of the facilities, services or matters secured in By-law 1096-2021 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; and

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 1096-2021; and

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

By-law 569-2013, as amended, of the City of Toronto is further amended by the Council of the City of Toronto as follows:

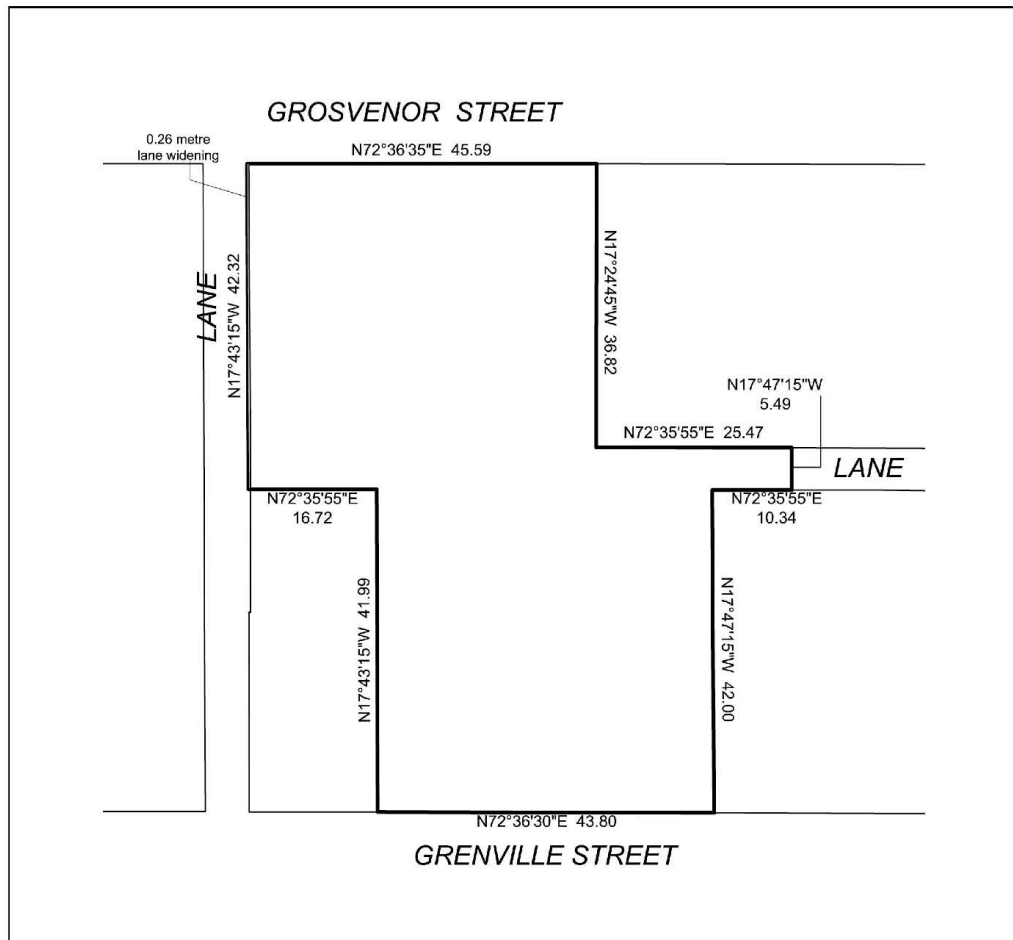
1. The lands subject to this By-law are outlined by heavy black lines on Diagram 1 attached to this By-law.
2. The words highlighted in bold type in this By-law have the meaning provided in Zoning By-law 569-2013, Chapter 800 Definitions except as specified by this By-law.
3. Zoning By-law 569-2013, as amended, is further amended by deleting the word "975" in regulation 900.11.10(406)(C) and replacing it with "930".
4. Zoning By-law 569-2013, as amended, is further amended by deleting the word "685" in regulation 900.11.10(406)(C) and replacing it with "640".
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.
6. Schedule A to By-law 1096-2021 is amended by deleting the word "685" in Paragraph (15) and replacing it with the word "640".
7. Schedule A to By-law 1096-2021 is amended by deleting the word "6" in Paragraph (16) and replacing it with the word "3".

Enacted and passed on [DATE].

Frances Nunziata,
Speaker
Clerk

John D. Elvidge,
City

(Seal of the City)



27 Grosvenor Street & 26 Grenville Street

Diagram 1



Not to Scale