Authority: Planning and Housing Committee Item PH27.4,
as adopted by City of Toronto Council on February 4, 2026

CITY OF TORONTO

Bill 207

BY-LAW -2026

To amend Zoning By-law 569-2013, as amended, with respect to incorporating certain low-rise residential lands in the Etobicoke York District of the City of Toronto, into Zoning By-law 569-2013.

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;

The Council of the City of Toronto enacts:

1. Zoning By-law 569-2013, as amended, is further amended as follows:

(A) By adding the lands in Schedule "A", as outlined by a heavy black line and identified on the respective Diagrams, to the:

(i) Zoning By-law Map in Section 990.10;

(ii) Policy Area Overlay Map in Article 995.10.1;

(iii) Height Overlay Map in Article 995.20.1;

(iv) Lot Coverage Overlay Map in Article 995.30.1;

(v) Parking Zone Overlay Map in Section 995.50; and

(vi) Exceptions in Articles 900.2.10; 900.3.10; 900.4.10; 900.5.10; or 900.6.10.

2. Nothing in By-law [Clerks to insert By-law number] will prevent the erection or use of a **building** or **structure** for which an application for a building permit was filed on or prior to the date this By-law comes into full force and effect, whereby an "application for a building permit" means an application for a building permit that satisfies the requirements set out in Article I, Building Permits of Chapter 363, Building Construction and Demolition of the City of Toronto Municipal Code.

3. Nothing in By-law [Clerks to insert By-law number] will prevent the erection or use of a **building** or **structure**, for which a complete application for a zoning by-law amendment was filed on or prior to the date this By-law comes into full force and effect, whereby a "complete application for a zoning by-law amendment" means an application which

satisfies the requirements set out in the City of Toronto Official Plan.

4. Nothing in By-law [Clerks to insert By-law number] will prevent the erection or use of a **building** or **structure**, for which:

(A) A complete application for a minor variance under Section 45 of the Planning Act was filed on or prior to the date this By-law comes into full force and effect.

(B) A complete application for a minor variance under Section 45 of the Planning Act was filed after the date this By-law comes into full force and effect in respect of a building permit referred to in Section 2 of By-law [Clerks to insert By-law number].

(C) For the purposes of (A) and (B) above, a "complete application for a minor variance" means an application which satisfies the requirements of Section 2 of Ontario Regulation 200/96 (Minor Variance Applications) under the Planning Act.

5. Nothing in By-law [Clerks to insert By-law number] will prevent the erection or use of a **building** or **structure** for which a complete application for site plan approval was filed on or prior to the date this By-law comes into full force and effect, whereby a "complete application for site plan approval" means an application which satisfies the requirements set out in the City of Toronto Official Plan.

Enacted and passed on March , 2026.

Frances Nunziata, John D. Elvidge,

Speaker City Clerk

(Seal of the City)

Schedule "A"
Lands and Provisions Added to Zoning By-law 569-2013

Lands added to Zoning By-law 569-2013:

1-36 Abraham Welsh Road
1 Ashley Park Road
65 Barker Avenue
14 Barkwin Drive
10 Beaucourt Road
196-208 Bering Avenue
126-192 Bob Yuill Drive
1A-1F Bowsprit Avenue
36 Brentwood Road North
35 Canerouth Drive
37 Canerouth Drive
5-13 Chapman Road
1-35 Charlie Jordan Road
33 Cornelius Parkway
63 Cornelius Parkway
24 Dunning Crescent
188 Edinbridge Drive
73 Enfield Avenue
133-245 Isaac Devins Boulevard
1140-1146B Islington Avenue
2670 Islington Avenue
17-19 John Best Avenue
15-31 Justice Gardens
967-981 Kipling Avenue
193 Lake Promenade
56 Lavender Road
2284 Lawrence Avenue West
9 Lorne Avenue
1-52 Lou Pomanti Street
19-21 Maple Bush Avenue
30-118 Mary Chapman Boulevard
1-59 McCartney Street
25 Mill Cove
34 Noranda Drive
34 Nordale Crescent
43 North Drive
48 Norval Street
46 Oakfield Drive
49 Orchard Crescent
1-121 Parrotta Drive
9 Pipestone Place
54 Ravenscrest Drive
9 Ridgegate Crescent
30 Ridgevalley Crescent
54 Ridgevalley Crescent
59 Roxaline Street
1-58 Ron Attwell Street
1216A-B Royal York Road
556-560B Scarlett Road
16 Spears Street
7 Spring Garden Road
29 Spring Garden Road
2 Station Road
1-23 Streight Lane
240 The Westway
3035 Weston Road
55A-59B Westona Street

Provisions added for the lands:

1 Ashley Park Road

1. Zoning By-law 569-2013, as amended, is further amended as follows by adding the lands outlined by a heavy black line and identified on Diagram 1: 1 Ashley Park Road to the:

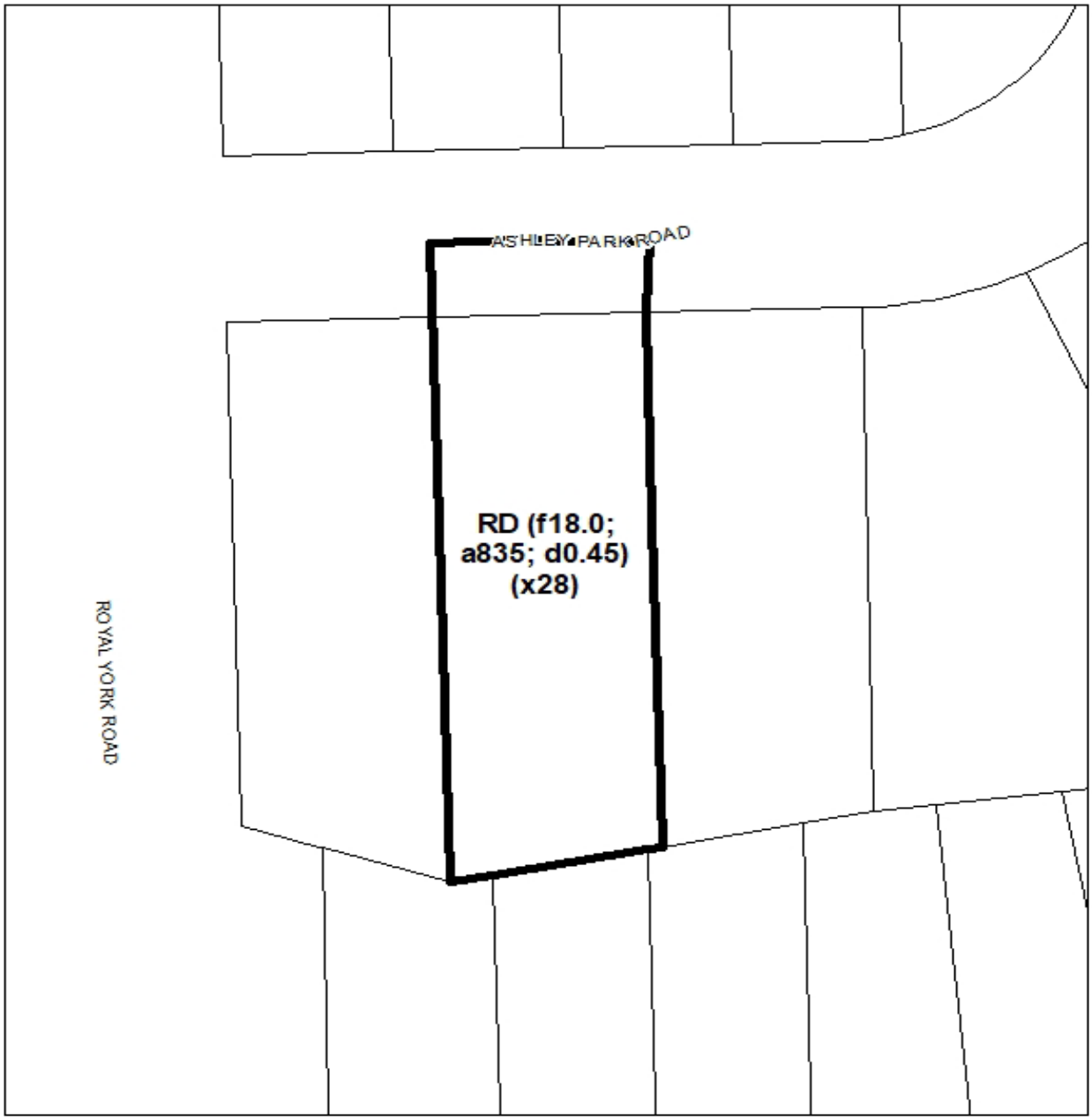
   (A) Zoning By-law Map in Section 990.10 and applying the zone label "RD (f18.0; a835; d0.45)(x28)" as shown on Diagram 1: 1 Ashley Park Road.

   (B) Policy Area Overlay Map in Article 995.10.1 and applying no label.

   (C) Height Overlay Map in Article 995.20.1 and applying the label "HT 9.5".

   (D) Lot Coverage Overlay Map in Article 995.30.1 and applying the label "33".

Diagram 1



TORONTO
Diagram 1

1 Ashley Park Road

Subject Site

City of Toronto By-law 569-2013
Not to Scale
11/07/2025

65 Barker Avenue

1. Zoning By-law 569-2013, as amended, is further amended as follows by adding the lands outlined by a heavy black line and identified on Diagram 1: 65 Barker Avenue to the:

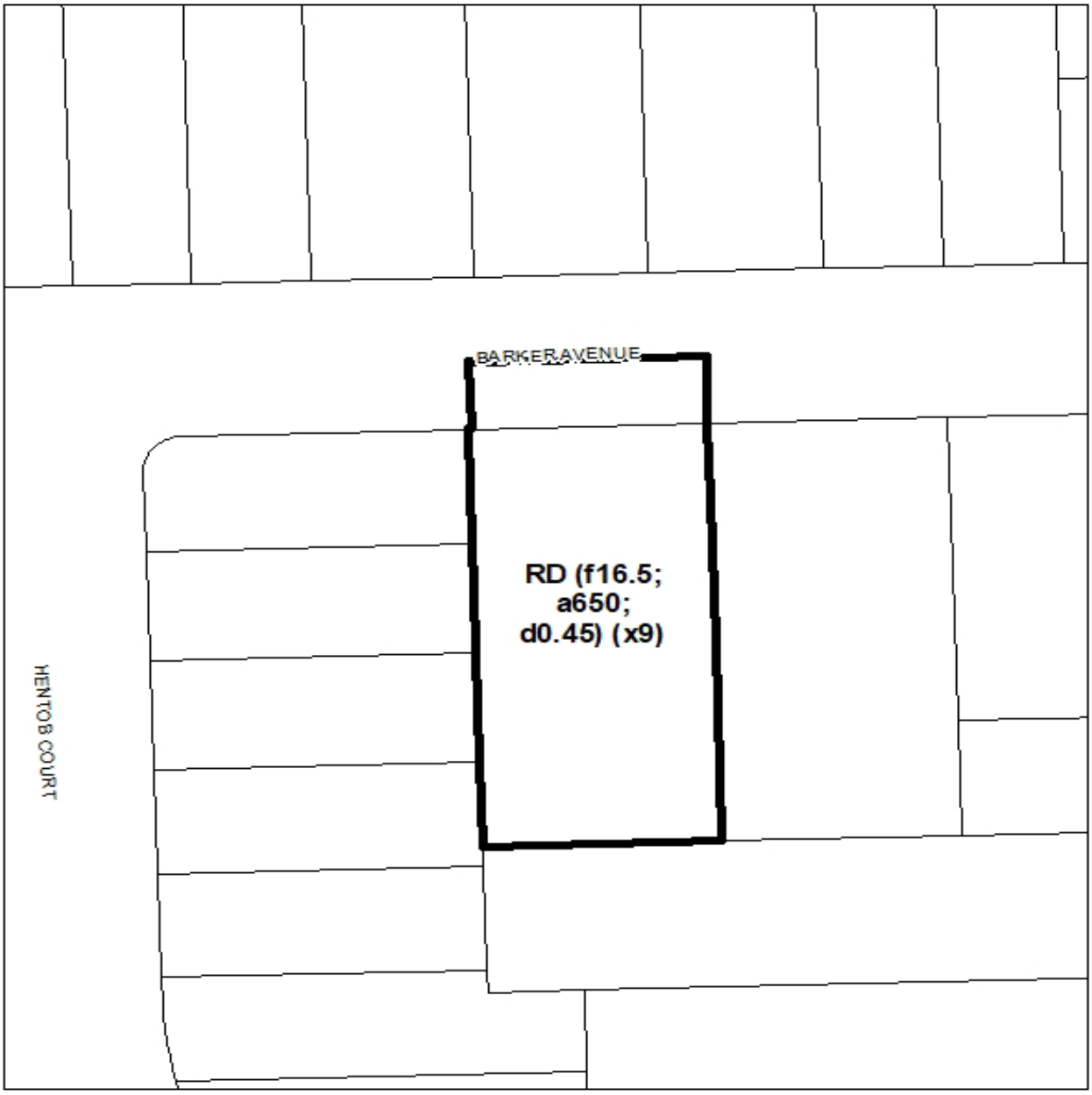
   (A) Zoning By-law Map in Section 990.10 and applying the zone label "RD (f16.5; a650; d0.45)(x9)" as shown on Diagram 1: 65 Barker Avenue.

   (B) Policy Area Overlay Map in Article 995.10.1 and applying no label.

   (C) Height Overlay Map in Article 995.20.1 and applying the label "HT 9.5".

   (D) Lot Coverage Overlay Map in Article 995.30.1 and applying the label "33".

Diagram 1



TORONTO
Diagram 1

65 Barker Avenue

Subject Site

City of Toronto By-law 569-2013
Not to Scale
11/07/2025

14 Barkwin Drive

1. Zoning By-law 569-2013, as amended, is further amended as follows by adding the lands outlined by a heavy black line and identified on Diagram 1: 14 Barkwin Drive to the:

   (A) Zoning By-law Map in Section 990.10 and applying the zone label "RD (f13.5; a510; d0.45)(x1341)" as shown on Diagram 1: 14 Barkwin Drive.

   (B) Policy Area Overlay Map in Article 995.10.1 and applying no label.

   (C) Height Overlay Map in Article 995.20.1 and applying the label "HT 9.5".

   (D) Lot Coverage Overlay Map in Article 995.30.1 and applying the label "33".

2. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.3.10(1341) Exception Number 1341 so that it reads:

   (1341) Exception RD 1341

   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: None Apply

   Prevailing By-laws and Prevailing Sections:

   (A) On 14 Barkwin Drive, City of Toronto by-law 1025-2010.

Diagram 1

TORONTO
Diagram 1

14 Barkwin Drive

Subject Site

City of Toronto By-law 569-2013
Not to Scale
11/07/2025

10 Beaucourt Road

1. Zoning By-law 569-2013, as amended, is further amended as follows by adding the lands outlined by a heavy black line and identified on Diagram 1: 10 Beaucourt Road to the:

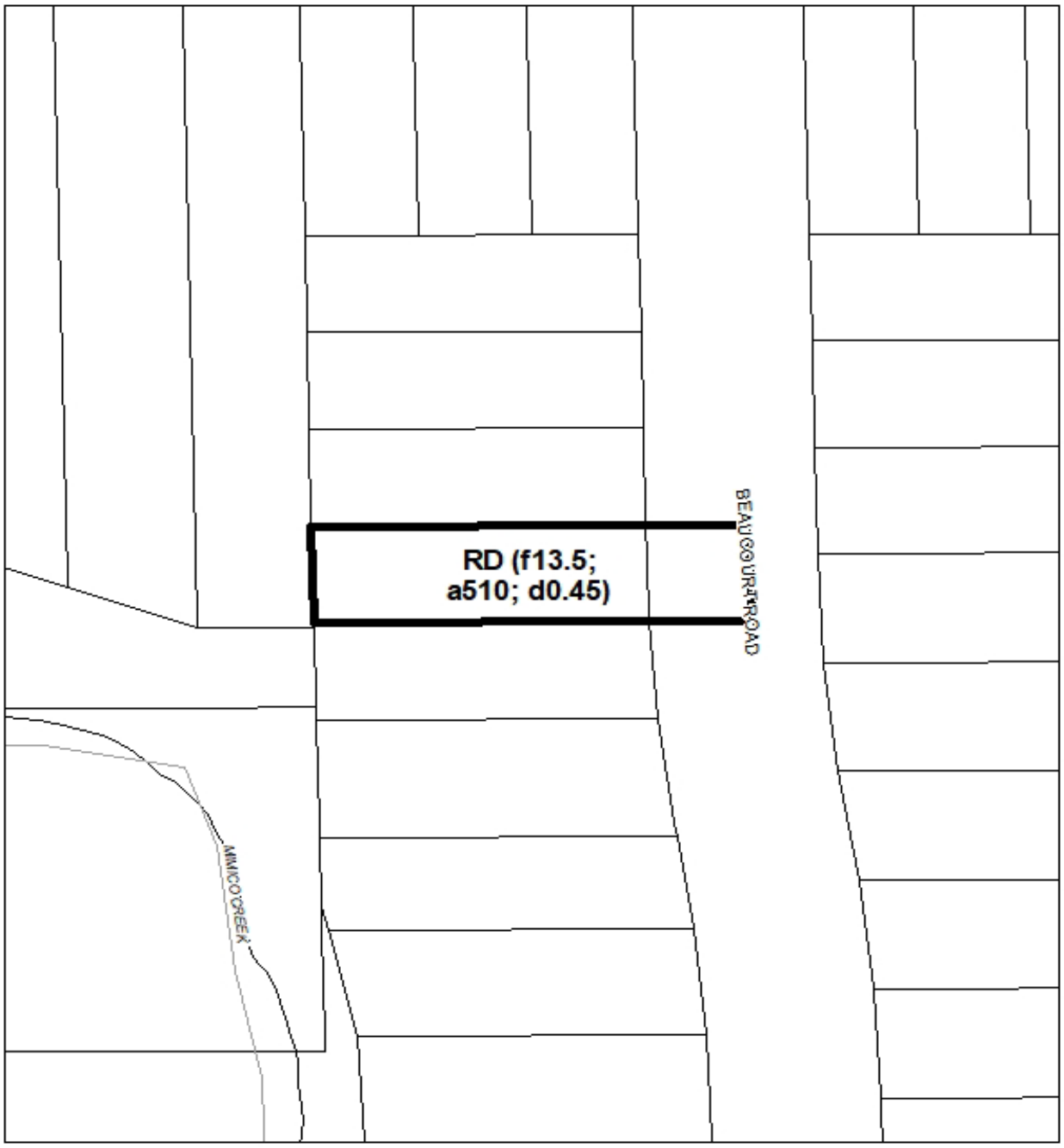
   (A) Zoning By-law Map in Section 990.10 and applying the zone label "RD (f13.5; a510; d0.45)" as shown on Diagram 1: 10 Beaucourt Road.

   (B) Policy Area Overlay Map in Article 995.10.1 and applying no label.

   (C) Height Overlay Map in Article 995.20.1 and applying the label "HT 9.5".

   (D) Lot Coverage Overlay Map in Article 995.30.1 and applying the label "33".

Diagram 1



TORONTO
Diagram 1

10 Beaucourt Road

Subject Site

City of Toronto By-law 569-2013
Not to Scale
11/12/2025

1140 to 1146B Islington Avenue and 196 to 208 Bering Avenue

1. Zoning By-law 569-2013, as amended, is further amended as follows by adding the lands outlined by a heavy black line and identified on Diagram 1: 1140 to 1146B Islington Avenue and 196 to 208 Bering Avenue to the:

   (A) Zoning By-law Map in Section 990.10 and applying the zone label "RT(x384)" as shown on Diagram 1: 1140 to 1146B Islington Avenue and 196 to 208 Bering Avenue.

   (B) Policy Area Overlay Map in Article 995.10.1 and applying no label.

   (C) Height Overlay Map in Article 995.20.1 and applying no label.

   (D) Lot Coverage Overlay Map in Article 995.30.1 and applying the label "25".

2. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.5.10 Exception Number 384 so that it reads:

   (384) Exception RT 384

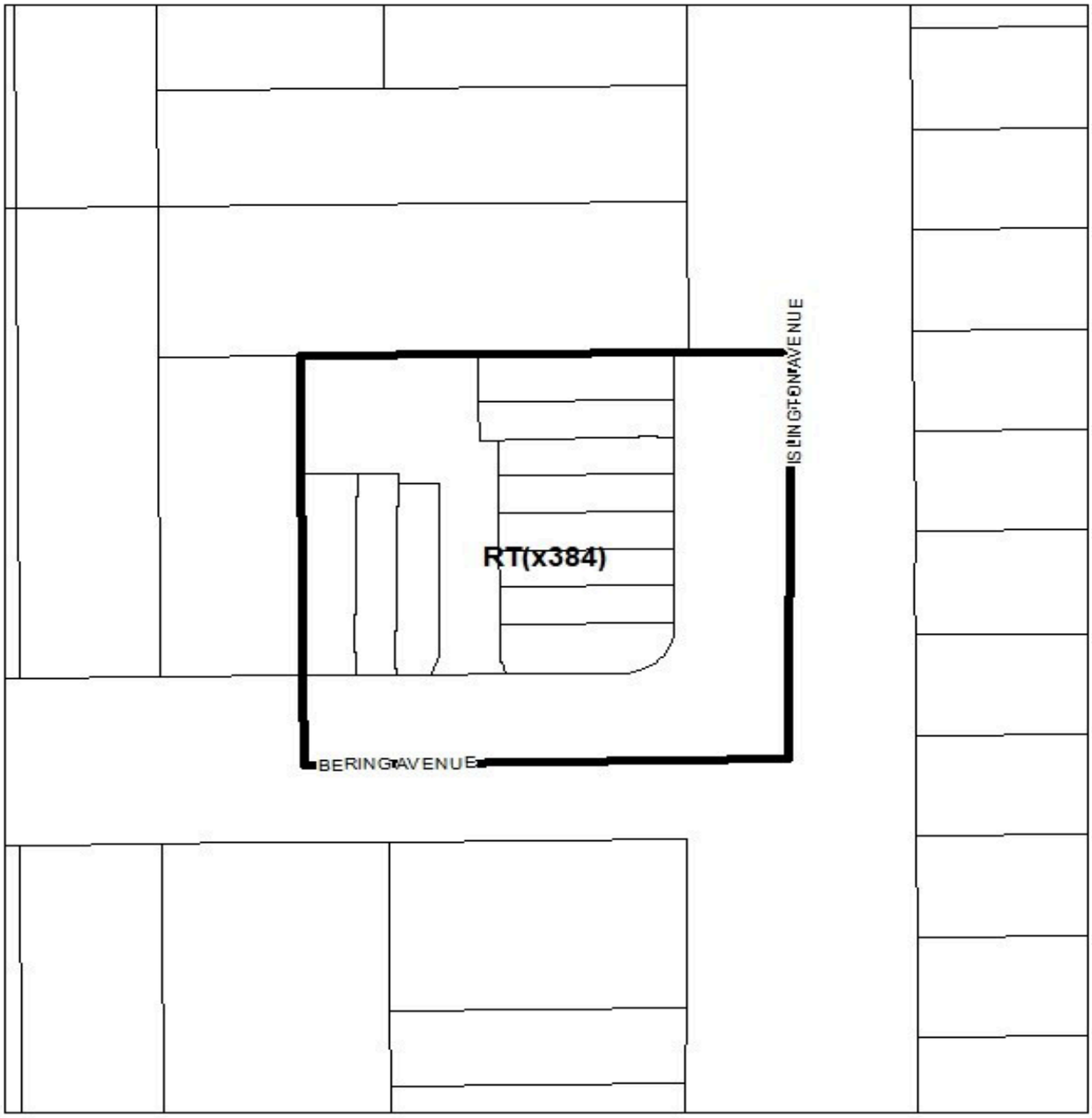
   The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

   Site Specific Provisions: None Apply

   Prevailing By-laws and Prevailing Sections:

   (A) On 1140 to 1146B Islington Avenue and 196 to 208 Bering Avenue, City of Toronto by-law 659-2011.

Diagram 1



TORONTO
Diagram 1

1140 to 1146B Islington Avenue and
196 to 208 Bering Avenue

Subject Site

City of Toronto By-law 569-2013
Not to Scale
11/13/2025

1A to 1F Bowsprit Avenue and 55A to 59B Westona Street

1. Zoning By-law 569-2013, as amended, is further amended as follows by adding the lands outlined by a heavy black line and identified on Diagram 1: 1A to 1F Bowsprit Avenue and 55A to 59B Westona Street to the:

   (A) Zoning By-law Map in Section 990.10 and applying the zone label "RD (a190) (x1342)" as shown on Diagram 1: 1A to 1F Bowsprit Avenue and 55A to 59B Westona Street.

   (B) Policy Area Overlay Map in Article 995.10.1 and applying no label.

   (C) Height Overlay Map in Article 995.20.1 and applying the label "HT 9.5".

   (D) Lot Coverage Overlay Map in Article 995.30.1 and applying the label "33".

2. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.3.10(1342) Exception Number 1342 so that it reads:

   (1342) Exception RD 1342

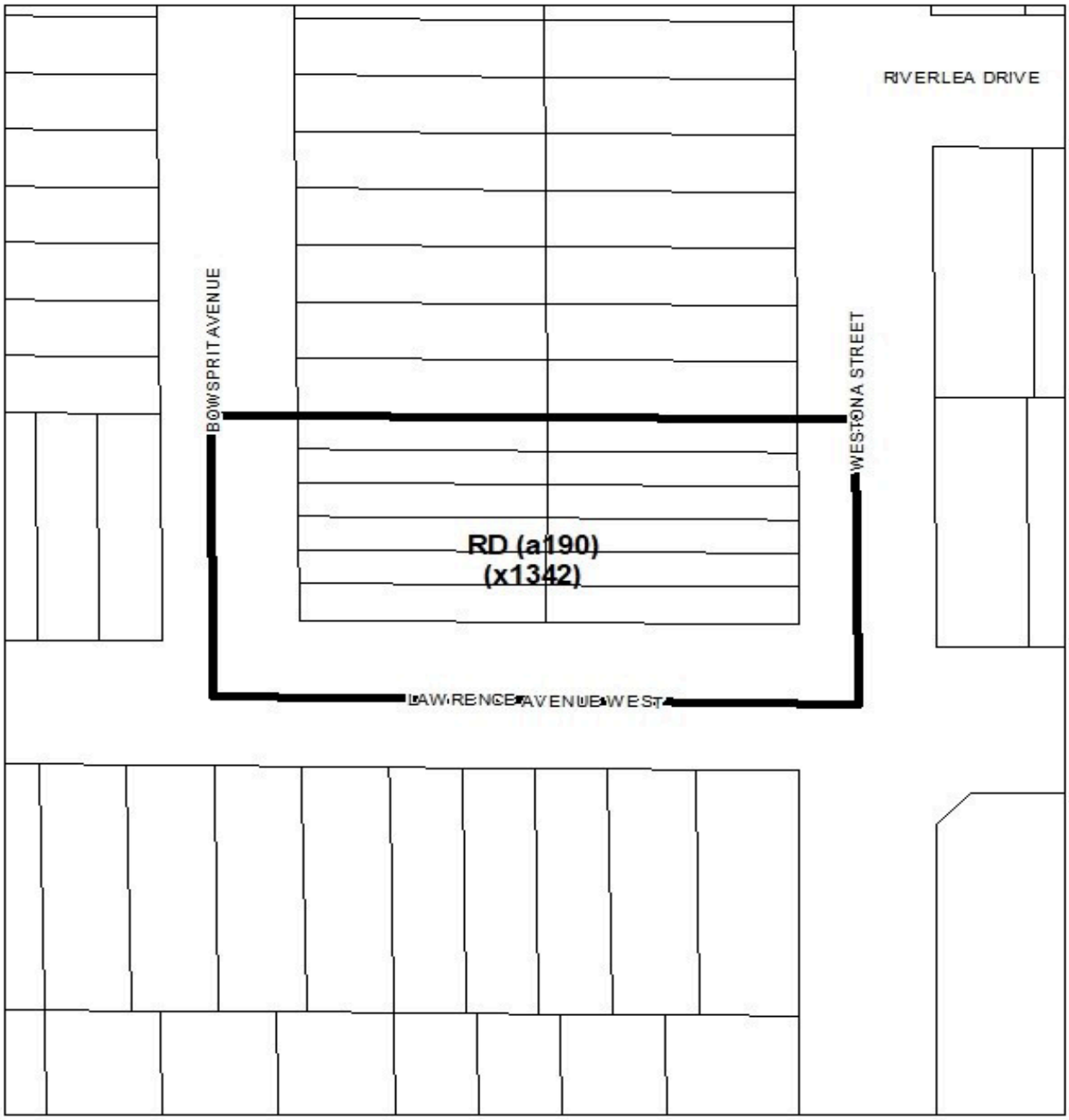
   The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

   Site Specific Provisions: None Apply

   Prevailing By-laws and Prevailing Sections:

   (A) On 1A to 1F Bowsprit Avenue and 55A to 59B Westona Street, City of Toronto by-law 998-2010 and City of Toronto by-law 1419-2011.

Diagram 1



Toronto
Diagram 1

1A to 1F Bowsprit Avenue and
55A to 59B Westona Street

Subject Site

City of Toronto By-law 569-2013
Not to Scale
11/13/2025

36 Brentwood Road North

1. Zoning By-law 569-2013, as amended, is further amended as follows by adding the lands outlined by a heavy black line and identified on Diagram 1: 36 Brentwood Road North to the:

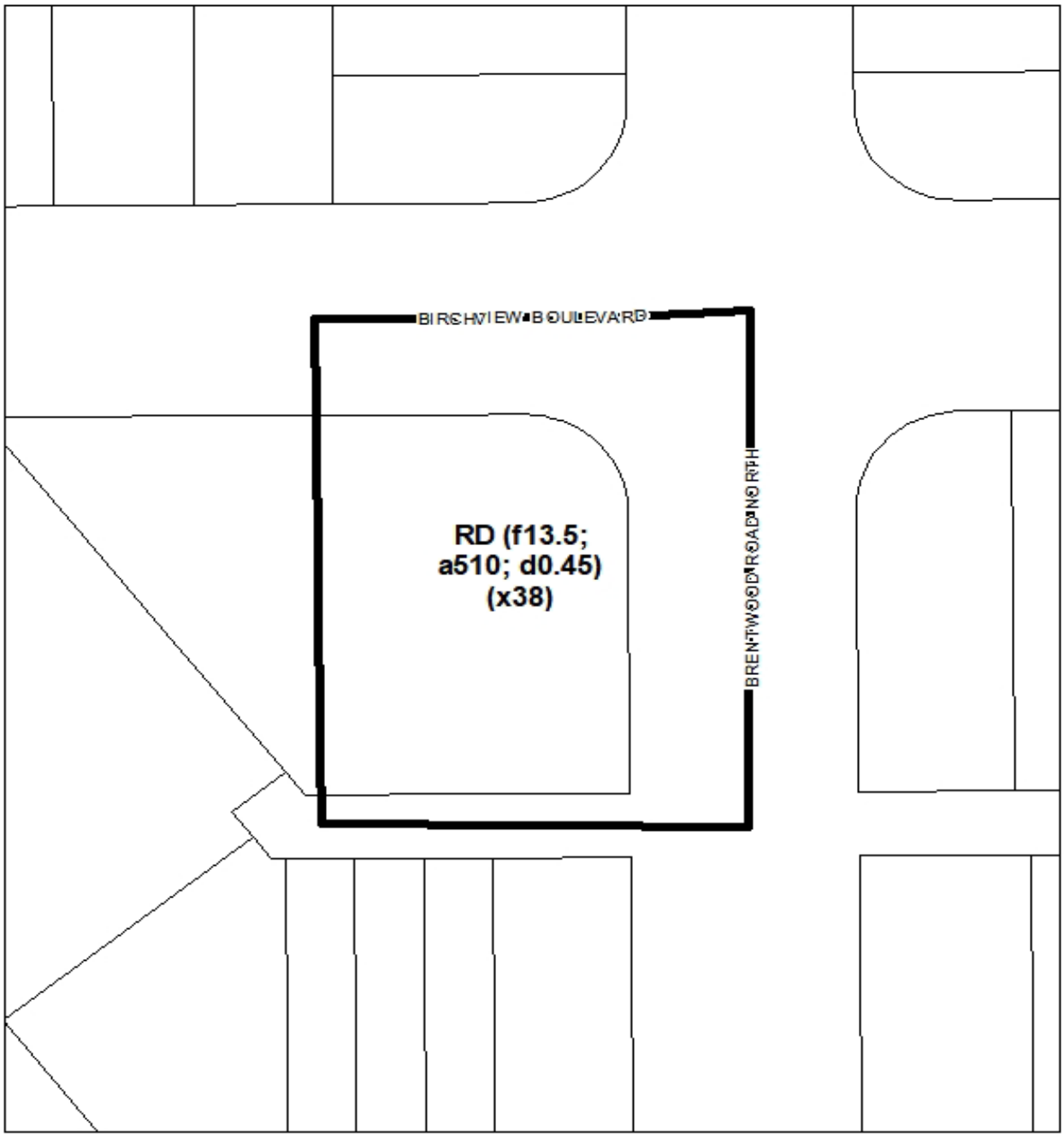
   (A) Zoning By-law Map in Section 990.10 and applying the zone label "RD (f13.5; a510; d0.45)(x38)" as shown on Diagram 1: 36 Brentwood Road North.

   (B) Policy Area Overlay Map in Article 995.10.1 and applying no label.

   (C) Height Overlay Map in Article 995.20.1 and applying the label "HT 9.5".

   (D) Lot Coverage Overlay Map in Article 995.30.1 and applying the label "33".

Diagram 1



TORONTO
Diagram 1

36 Brentwood Road North

Subject Site

City of Toronto By-law 569-2013
Not to Scale
11/12/2025

35 and 37 Canerouth Drive

1. Zoning By-law 569-2013, as amended, is further amended as follows by adding the lands outlined by a heavy black line and identified on Diagram 1: 35 and 37 Canerouth Drive to the:

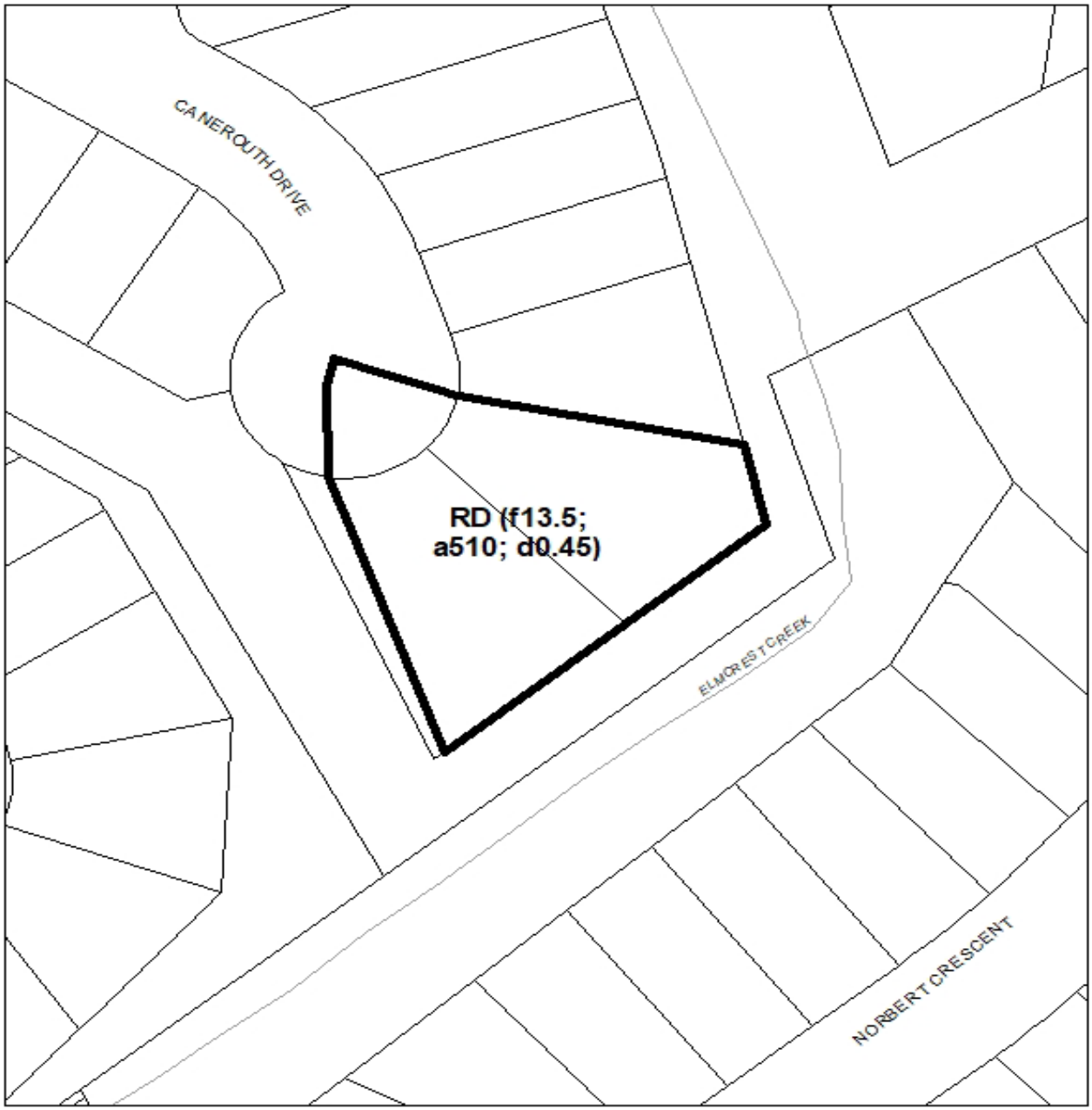
   (A) Zoning By-law Map in Section 990.10 and applying the zone label "RD (f13.5; a510; d0.45)" as shown on Diagram 1: 35 and 37 Canerouth Drive.

   (B) Policy Area Overlay Map in Article 995.10.1 and applying no label.

   (C) Height Overlay Map in Article 995.20.1 and applying the label "HT 9.5".

   (D) Lot Coverage Overlay Map in Article 995.30.1 and applying the label "33".

Diagram 1



TORONTO
Diagram 1

35 and 37 Canerouth Drive

Subject Site

City of Toronto By-law 569-2013
Not to Scale
11/13/2025

5 to 13 Chapman Road and 556 to 560 B Scarlett Road

1. Zoning By-law 569-2013, as amended, is further amended as follows by adding the lands outlined by a heavy black line and identified on Diagram 1: 5 to 13 Chapman Road to the:

   (A) Zoning By-law Map in Section 990.10 and applying the zone label "RD (a325)(x1343)" to 5 to 13 Chapman Road as shown on Diagram 1: 5-13 Chapman Road.

   (B) Policy Area Overlay Map in Article 995.10.1 and applying no label.

   (C) Height Overlay Map in Article 995.20.1 and applying the label "HT 9.5".

   (D) Lot Coverage Overlay Map in Article 995.30.1 and applying the label "33".

2. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.3.10(1343) Exception Number 1343 so that it reads:

   (1343) Exception RD 1343

   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: None Apply

   Prevailing By-laws and Prevailing Sections:

   (A) On 5, 7, 9, 11 and 13 Chapman Road, City of Toronto by-law 1269-2009 (OMB).

3. Zoning By-law 569-2013, as amended, is further amended as follows by adding the lands outlined by a heavy black line and identified on Diagram 2: 556 to 560 B Scarlett Road, to the:

   (A) Zoning By-law Map in Section 990.10 and applying the zone label "RS (a290)(x41)" to 556 to 560 B Scarlett Road as shown on Diagram 2: 556-560B Scarlett Road.

   (B) Policy Area Overlay Map in Article 995.10.1 and applying no label.

   (C) Height Overlay Map in Article 995.20.1 and applying the label "HT 9.5".

   (D) Lot Coverage Overlay Map in Article 995.30.1 and applying the label "33".

4. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.4.10(41) Exception Number 41 so that it reads:

(41) Exception RS 41

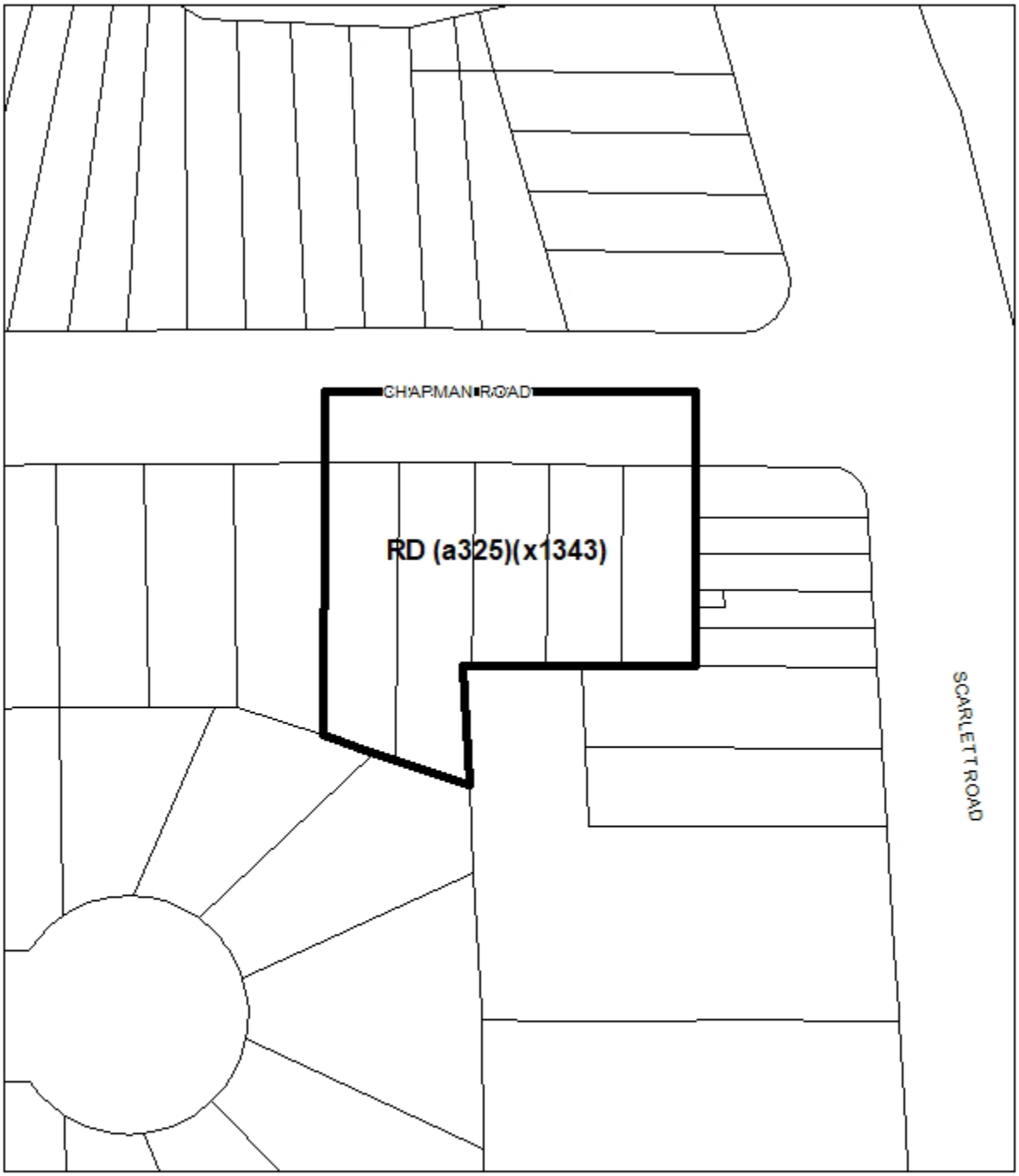
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions: None Apply

Prevailing By-laws and Prevailing Sections:

(A) On 556, 558A, 558B, 560A and 560B Scarlett Road, City of Toronto by-law 1269-2009 (OMB).

Diagram 1



TORONTO
Diagram 1

5 to 13 Chapman Road

Subject Site

City of Toronto By-law 569-2013
Not to Scale
11/20/2025

Diagram 2

TORONTO
Diagram 2

556 to 560 B Scarlett Road

Subject Site

City of Toronto By-law 569-2013
Not to Scale
03/10/2026

33 Cornelius Parkway

1. Zoning By-law 569-2013, as amended, is further amended as follows by adding the lands outlined by a heavy black line and identified on Diagram 1: 33 Cornelius Parkway to the:

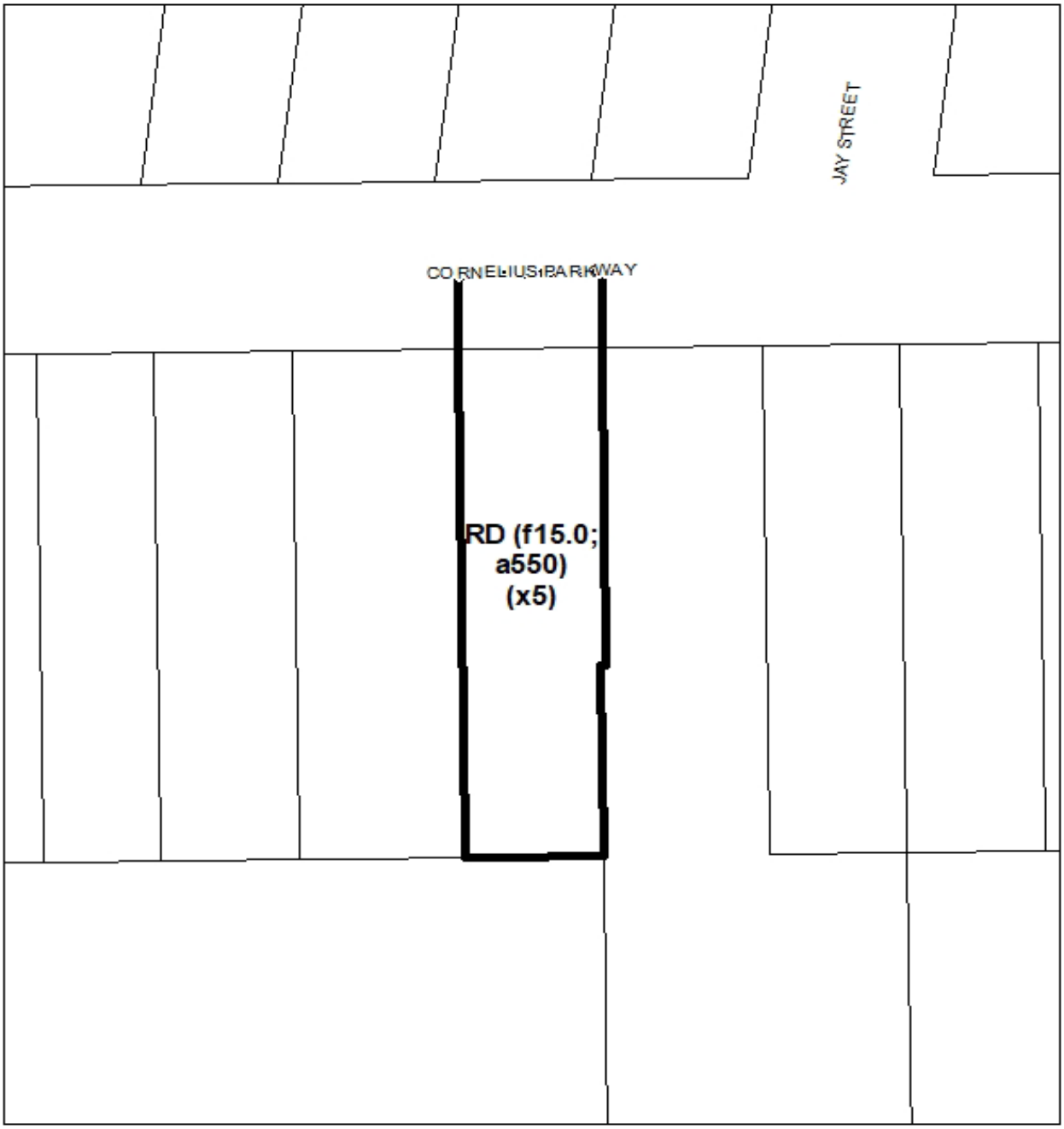
   (A) Zoning By-law Map in Section 990.10 and applying the zone label "RD (f15.0; a550) (x5)" as shown on Diagram 1: 33 Cornelius Parkway.

   (B) Policy Area Overlay Map in Article 995.10.1 and applying no label.

   (C) Height Overlay Map in Article 995.20.1 and applying the label "HT 10, ST 2".

   (D) Lot Coverage Overlay Map in Article 995.30.1 and applying the label "30".

Diagram 1



TORONTO
Diagram 1

33 Cornelius Parkway

Subject Site

City of Toronto By-law 569-2013
Not to Scale
10/17/2025

63 Cornelius Parkway

1. Zoning By-law 569-2013, as amended, is further amended as follows by adding the lands outlined by a heavy black line and identified on Diagram 1: 63 Cornelius Parkway to the:

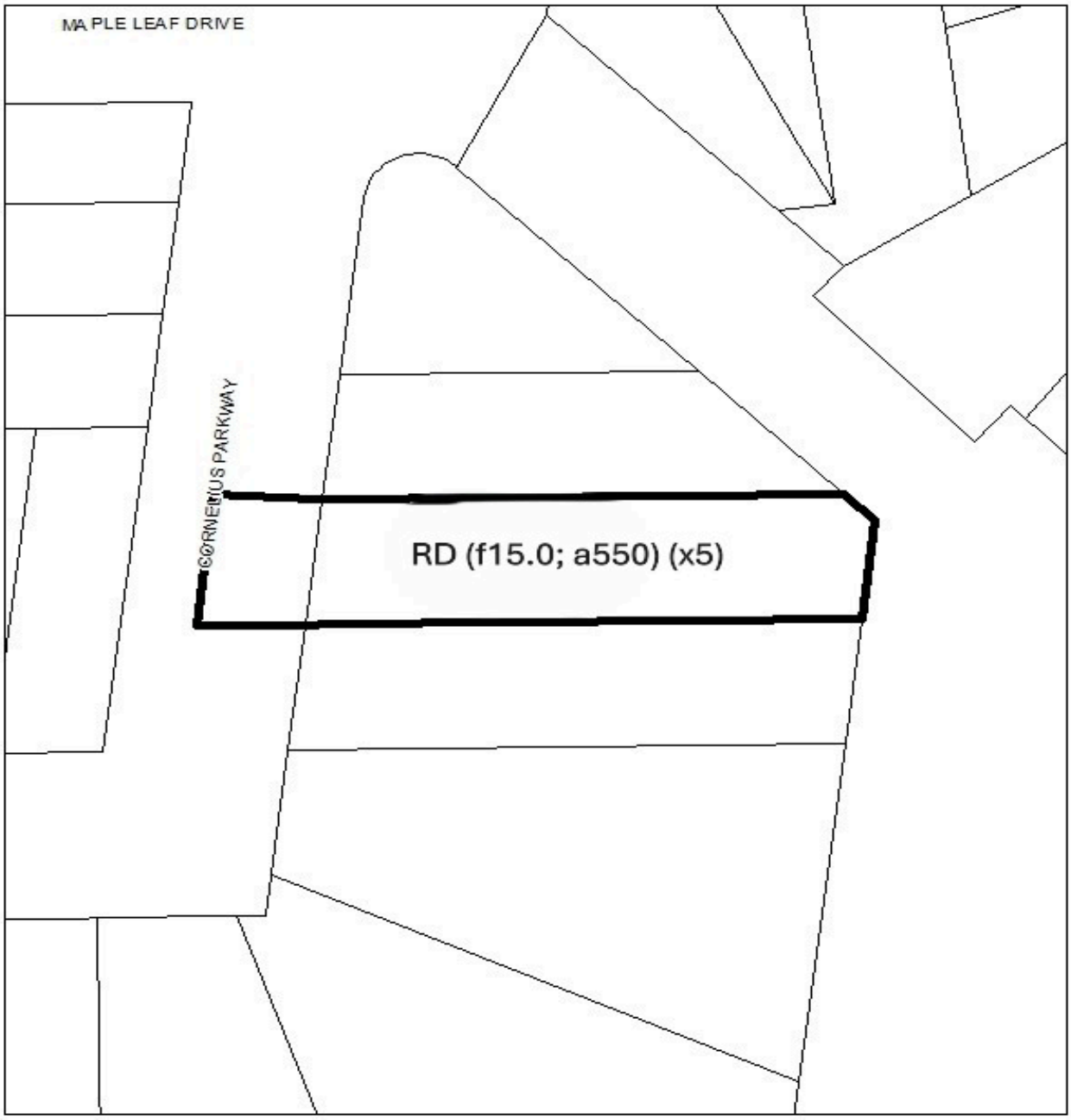
   (A) Zoning By-law Map in Section 990.10 and applying the zone label "RD (f15.0; a550) (x5)" as shown on Diagram 1: 63 Cornelius Parkway.

   (B) Policy Area Overlay Map in Article 995.10.1 and applying no label.

   (C) Height Overlay Map in Article 995.20.1 and applying the label "HT 10.0, ST 2".

   (D) Lot Coverage Overlay Map in Article 995.30.1 and applying the label "30".

Diagram 1



TORONTO
Diagram 1

63 Cornelius Parkway

Subject Site

City of Toronto By-law 569-2013
Not to Scale
10/17/2025

24 Dunning Crescent

1. Zoning By-law 569-2013, as amended, is further amended as follows by adding the lands outlined by a heavy black line and identified on Diagram 1: 24 Dunning Crescent to the:

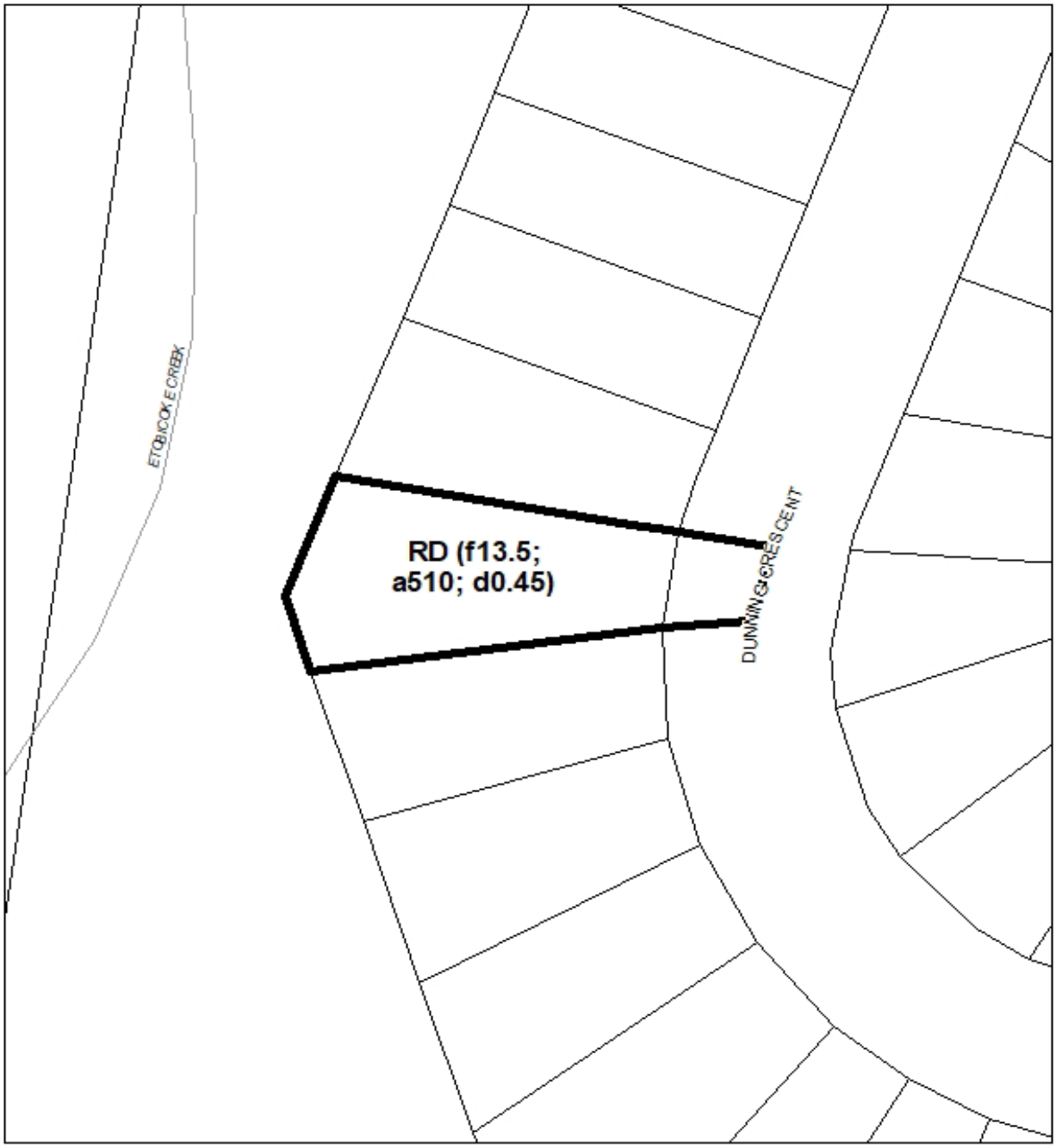
   (A) Zoning By-law Map in Section 990.10 and applying the zone label "RD (f13.5; a510; d0.45)" as shown on Diagram 1: 24 Dunning Crescent.

   (B) Policy Area Overlay Map in Article 995.10.1 and applying no label.

   (C) Height Overlay Map in Article 995.20.1 and applying the label "HT 9.5".

   (D) Lot Coverage Overlay Map in Article 995.30.1 and applying the label "33".

Diagram 1



TORONTO
Diagram 1

24 Dunning Crescent

Subject Site

City of Toronto By-law 569-2013
Not to Scale
10/17/2025

188 Edenbridge Drive

1. Zoning By-law 569-2013, as amended, is further amended as follows by adding the lands outlined by a heavy black line and identified on Diagram 1: 188 Edenbridge Drive to the:

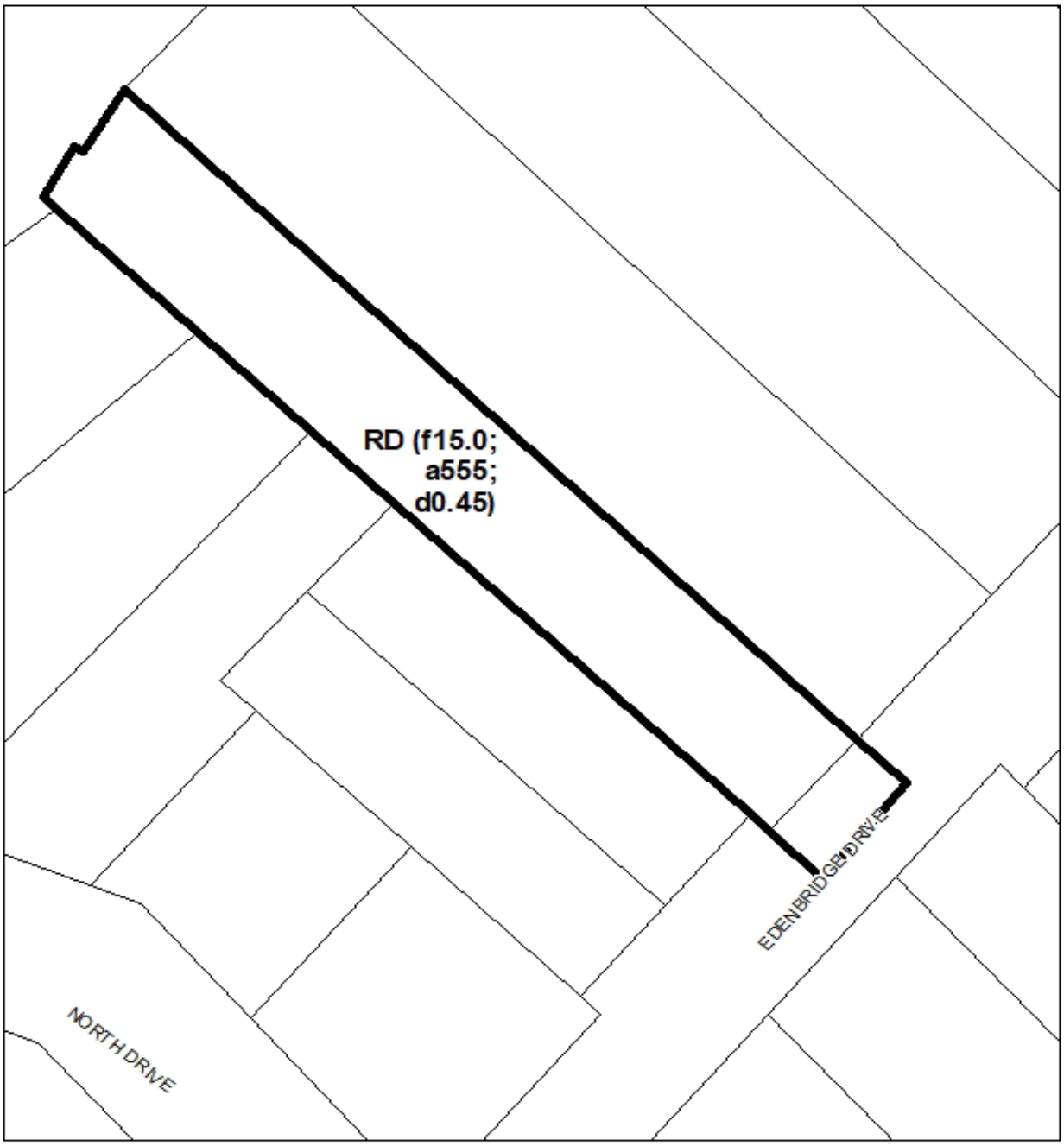
   (A) Zoning By-law Map in Section 990.10 and applying the zone label "RD (f15.0; a555; d0.45)" as shown on Diagram 1: 188 Edenbridge Drive.

   (B) Policy Area Overlay Map in Article 995.10.1 and applying no label.

   (C) Height Overlay Map in Article 995.20.1 and applying the label "HT 9.5".

   (D) Lot Coverage Overlay Map in Article 995.30.1 and applying the label "33".

Diagram 1



TORONTO
Diagram 1

188 Edenbridge Drive

Subject Site

City of Toronto By-law 569-2013
Not to Scale
10/16/2025

73 Enfield Avenue

1. Zoning By-law 569-2013, as amended, is further amended as follows by adding the lands outlined by a heavy black line and identified on Diagram 1: 73 Enfield Avenue to the:

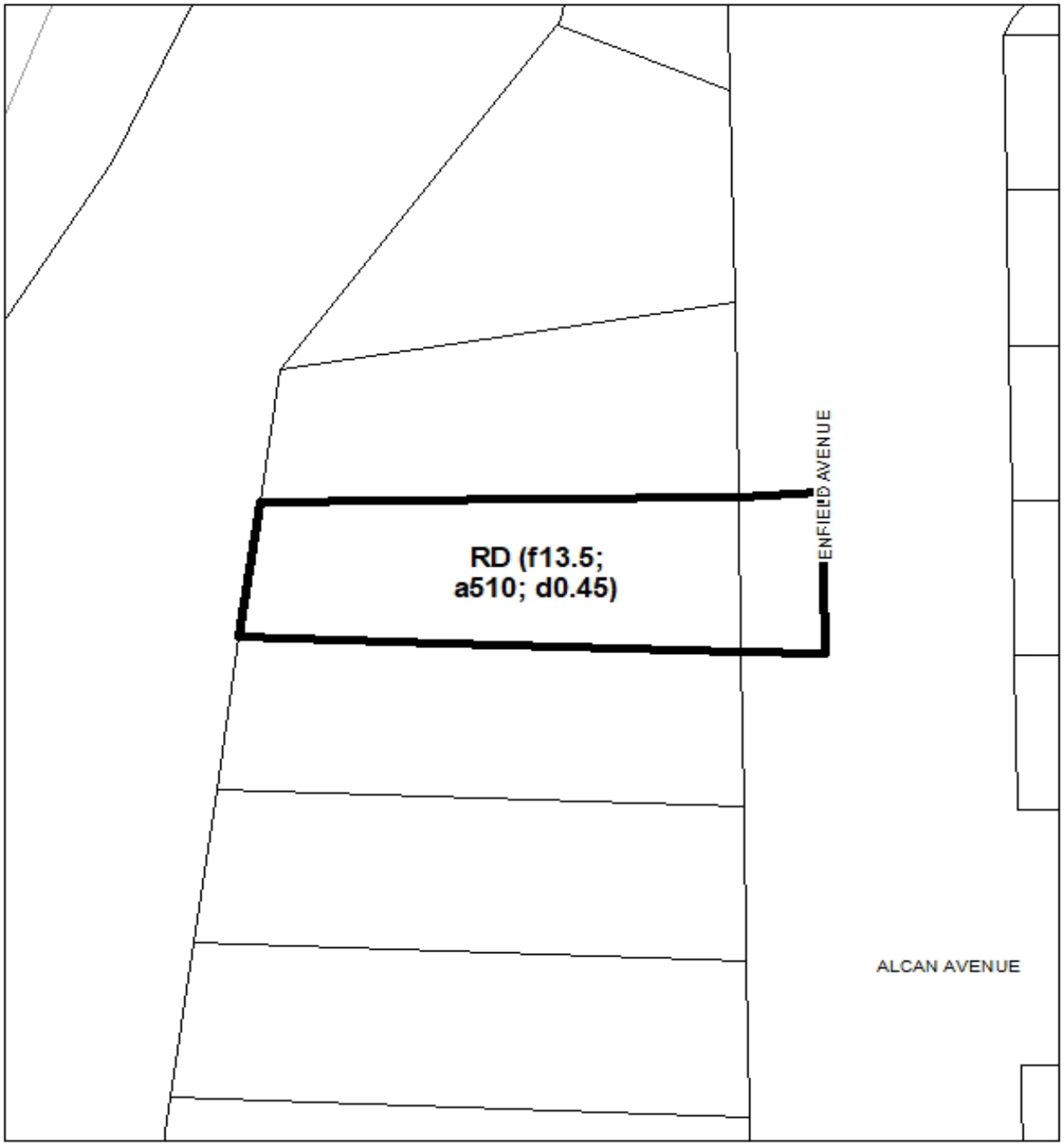
   (A) Zoning By-law Map in Section 990.10 and applying the zone label "RD (f13.5; a510; d0.45)" as shown on Diagram 1: 73 Enfield Avenue.

   (B) Policy Area Overlay Map in Article 995.10.1 and applying no label.

   (C) Height Overlay Map in Article 995.20.1 and applying the label "HT 9.5".

   (D) Lot Coverage Overlay Map in Article 995.30.1 and applying the label "33".

Diagram 1



TORONTO
Diagram 1

73 Enfield Avenue

Subject Site

City of Toronto By-law 569-2013
Not to Scale
10/17/2025

2670 Islington Avenue

1. Zoning By-law 569-2013, as amended, is further amended as follows by adding the lands outlined by a heavy black line and identified on Diagram 1: 2670 Islington Avenue to the:

   (A) Zoning By-law Map in Section 990.10 and applying the zone label "RD (f13.5; a510; d0.45) (x1299)" as shown on Diagram 1: 2670 Islington Avenue.

   (B) Policy Area Overlay Map in Article 995.10.1 and applying no label.

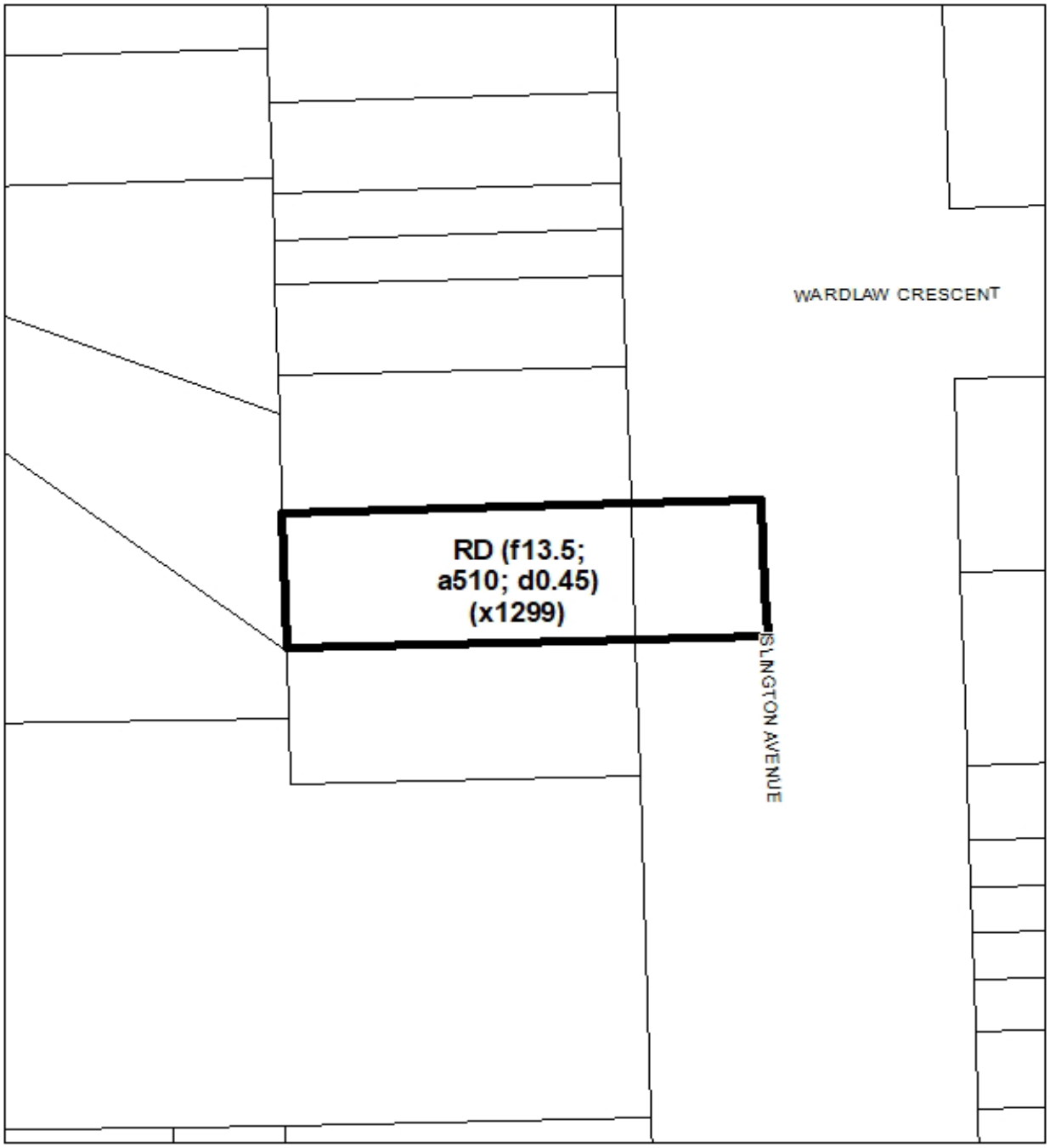
   (C) Height Overlay Map in Article 995.20.1 and applying the label "HT 9.5".

   (D) Lot Coverage Overlay Map in Article 995.30.1 and applying the label "33".

2. Zoning By-law 569-2013, as amended, is further amended as follows in regulation 900.3.10(1299) Exception RD 1299 under the heading Prevailing By-laws and Prevailing Sections by adding provision (B) as follows:

   “(B) On 2670 Islington Avenue, City of Toronto By-law 137-2012.”

Diagram 1



TORONTO
Diagram 1

2670 Islington Avenue

Subject Site

City of Toronto By-law 569-2013
Not to Scale
10/17/2025

17 and 19 John Best Avenue

1. Zoning By-law 569-2013, as amended, is further amended as follows by adding the lands outlined by a heavy black line and identified on Diagram 1: 17 and 19 John Best Avenue to the:

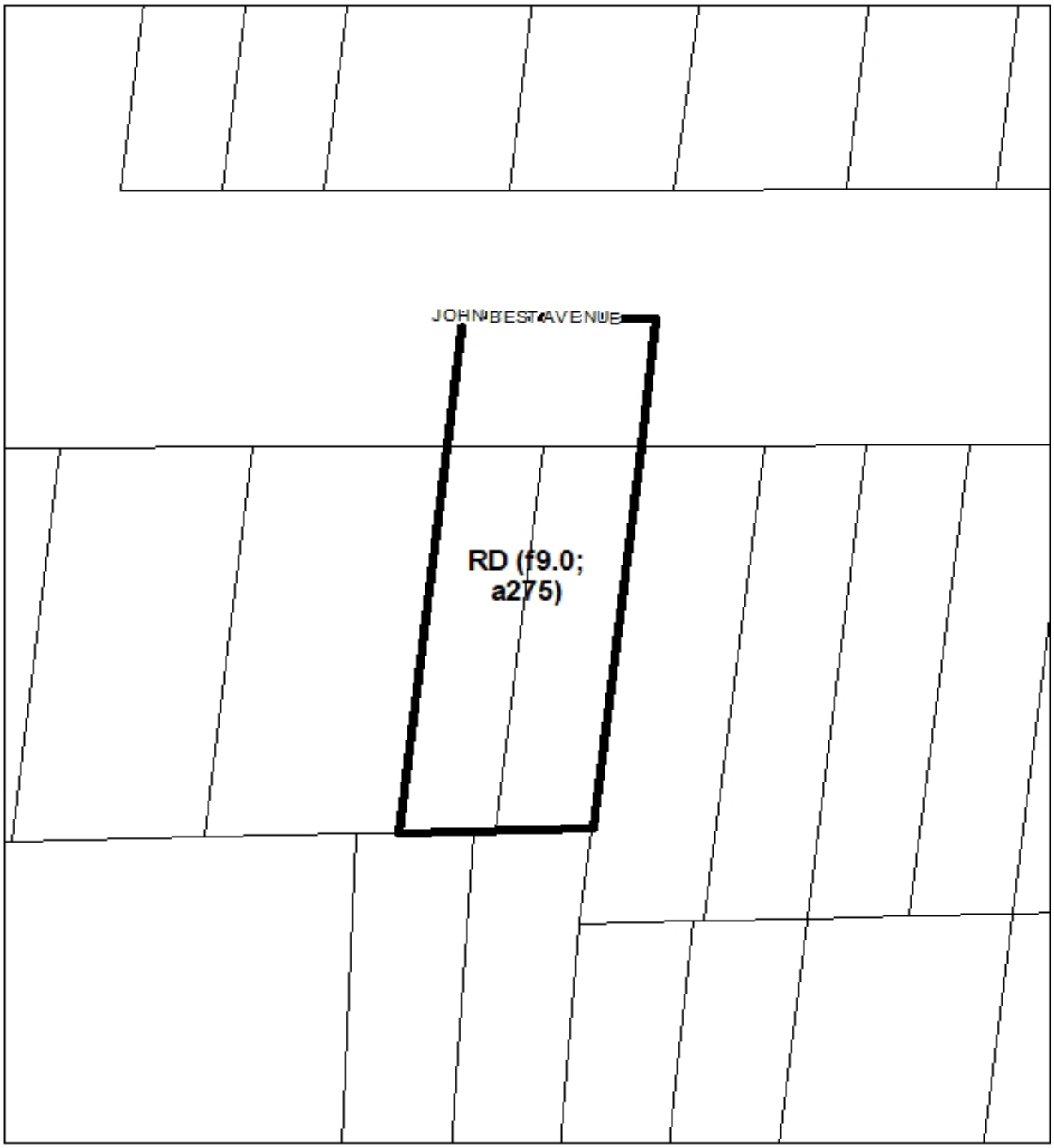
   (A) Zoning By-law Map in Section 990.10 and applying the zone label "RD (f9.0; a275)" as shown on Diagram 1: 17 and 19 John Best Avenue.

   (B) Policy Area Overlay Map in Article 995.10.1 and applying no label.

   (C) Height Overlay Map in Article 995.20.1 and applying the label "HT 10.0; ST 2".

   (D) Lot Coverage Overlay Map in Article 995.30.1 and applying no label.

Diagram 1



TORONTO
Diagram 1

17 and 19 John Best Avenue

Subject Site

City of Toronto By-law 569-2013
Not to Scale
11/07/2025

15, 16, 17, 29 and 31 Justice Gardens

1. Zoning By-law 569-2013, as amended, is further amended as follows by adding the lands outlined by a heavy black line and identified on Diagram 1: 15, 16, 17, 29 and 31 Justice Gardens to the:

   (A) Zoning By-law Map in Section 990.10 and applying the zone label "RD (a300; d0.4) (x1007) as shown on Diagram 1: 15, 16, 17, 29 and 31 Justice Gardens.

   (B) Policy Area Overlay Map in Article 995.10.1 and applying no label.

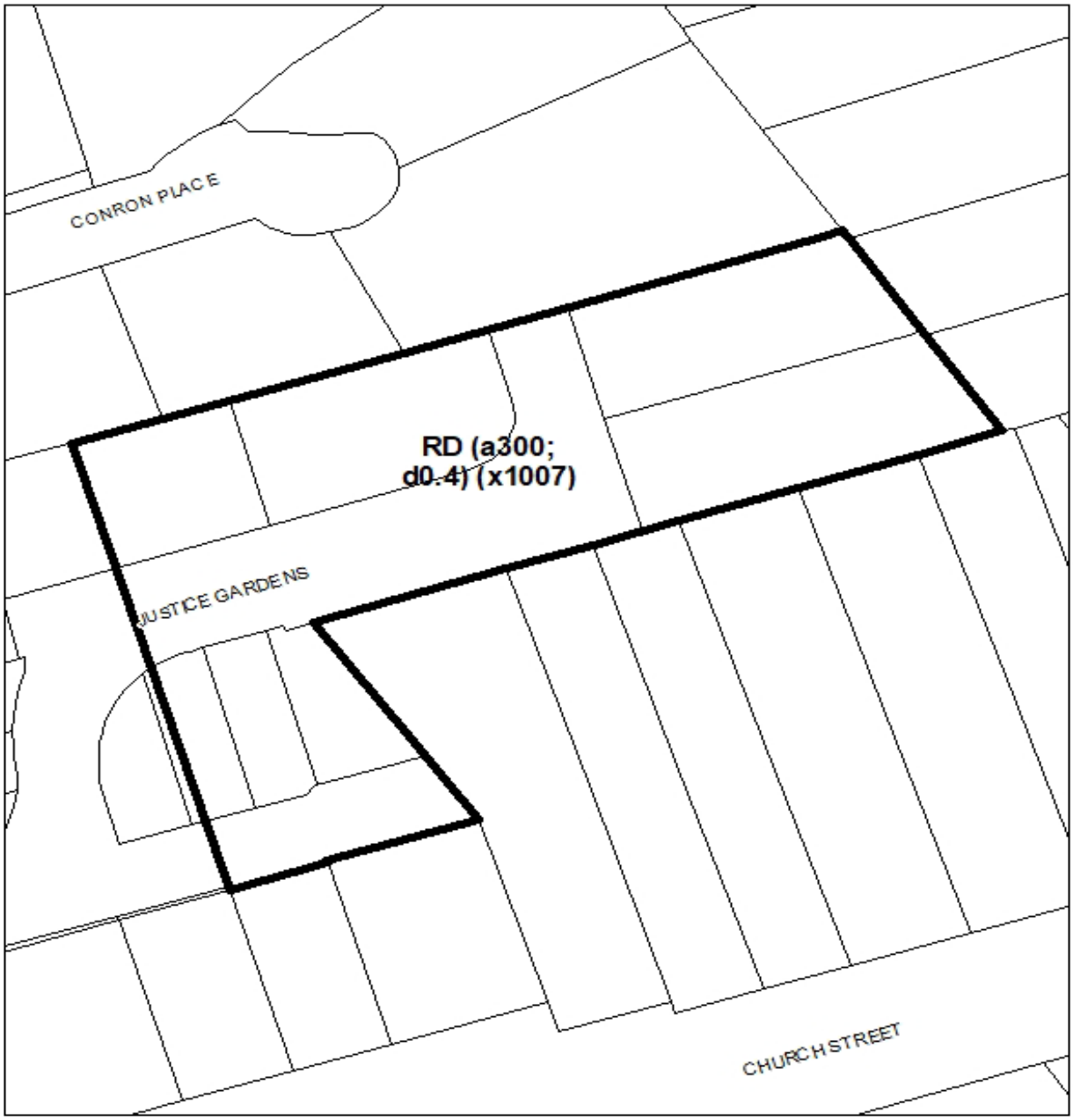
   (C) Height Overlay Map in Article 995.20.1 and applying the label "HT 11.0, ST 3".

   (D) Lot Coverage Overlay Map in Article 995.30.1 and applying no label.

2. Zoning By-law 569-2013, as amended, is further amended as follows in regulation 900.3.10(1007) Exception RD 1007 under the heading Prevailing By-laws and Prevailing Sections by deleting “(None Apply)” and adding provision (A) as follows:

   “(A) On 15, 16, 17, 29 and 31 Justice Gardens, City of Toronto by-law 2005-244.”

Diagram 1



TORONTO
Diagram 1

15, 16, 17, 29, & 31 Justice Gardens

Subject Site

City of Toronto By-law 569-2013
Not to Scale
11/07/2025

967 to 981 Kipling Avenue and 1 to 23 Streight Lane

1. Zoning By-law 569-2013, as amended, is further amended as follows by adding the lands outlined by a heavy black line and identified on Diagram 1: 1 to 23 Streight Lane and 967 to 981 Kipling Avenue to the:

   (A) Zoning By-law Map in Section 990.10 and applying the zone label "RT(x385)" as shown on Diagram 1: 1 to 23 Streight Lane and 967 to 981 Kipling Avenue.

   (B) Policy Area Overlay Map in Article 995.10.1 and applying no label.

   (C) Height Overlay Map in Article 995.20.1 and applying no label.

   (D) Lot Coverage Overlay Map in Article 995.30.1 and applying the label "25".

2. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.5.10 Exception Number 384 so that it reads:

   (385) Exception RT 385

   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: None Apply

   Prevailing By-laws and Prevailing Sections:

   (A) On 1, 3, 5, 7, 9, 11, 13, 15, 17, 19, 21 and 23 Streight Lane and 967, 969, 971, 973, 975, 977, 979 and 981 Kipling Avenue, City of Toronto by-law 2006-2 (OMB).

Diagram 1

TORONTO
Diagram 1

1 to 23 Streight Lane and
967 to 981 Kipling Avenue

Subject Site

City of Toronto By-law 569-2013
Not to Scale
11/14/2025

193 Lake Promenade

1. Zoning By-law 569-2013, as amended, is further amended as follows by adding the lands outlined by a heavy black line and identified on Diagram 1: 193 Lake Promenade to the:

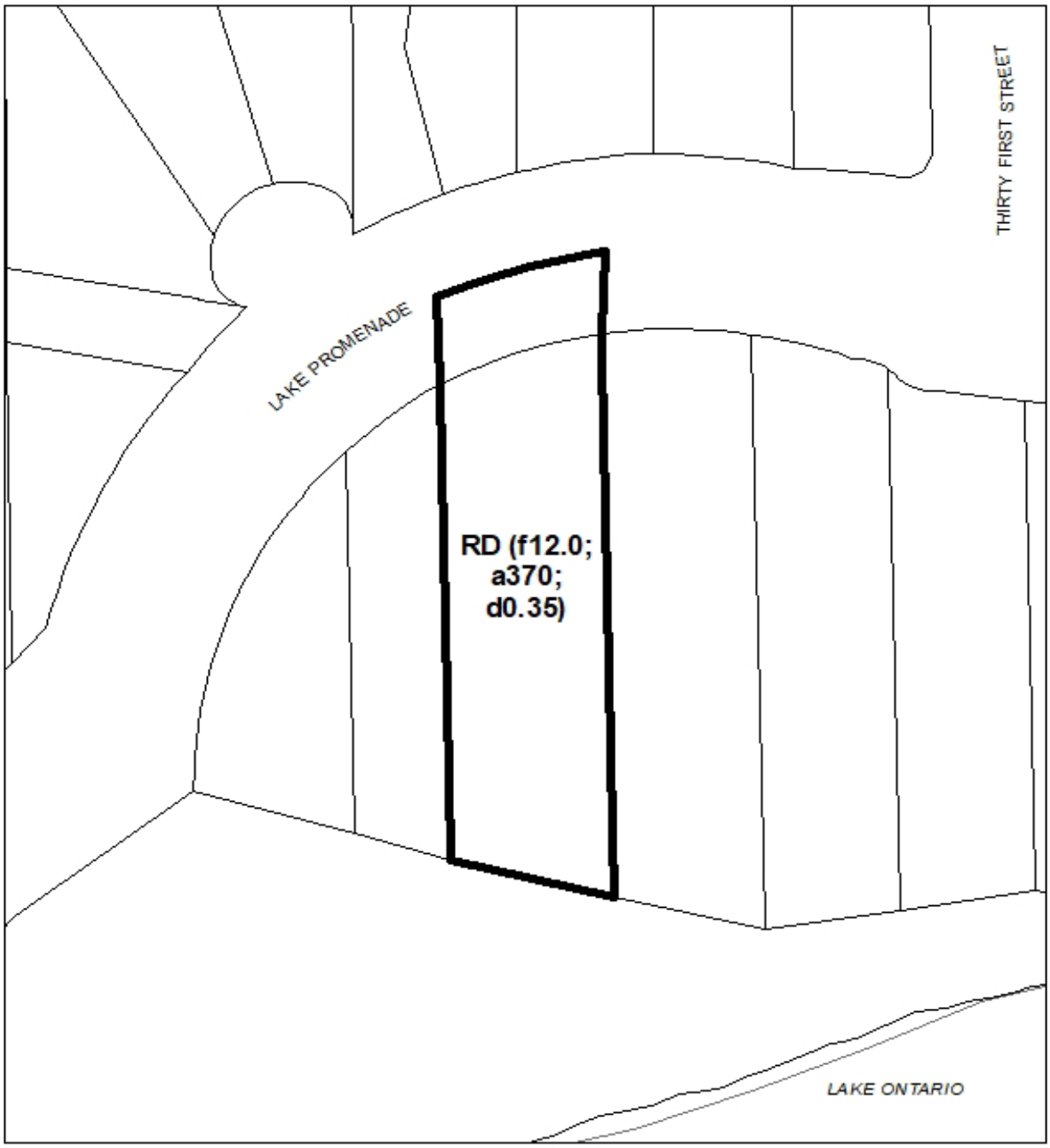
   (A) Zoning By-law Map in Section 990.10 and applying the zone label "RD (f12.0; a370; d0.35)" as shown on Diagram 1: 193 Lake Promenade.

   (B) Policy Area Overlay Map in Article 995.10.1 and applying no label.

   (C) Height Overlay Map in Article 995.20.1 and applying the label "HT 9.5".

   (D) Lot Coverage Overlay Map in Article 995.30.1 and applying no label.

Diagram 1



TORONTO
Diagram 1

193 Lake Promenade

Subject Site

City of Toronto By-law 569-2013
Not to Scale
10/20/2025

56 Lavender Road

1. Zoning By-law 569-2013, as amended, is further amended as follows by adding the lands outlined by a heavy black line and identified on Diagram 1: 56 Lavender Road to the:

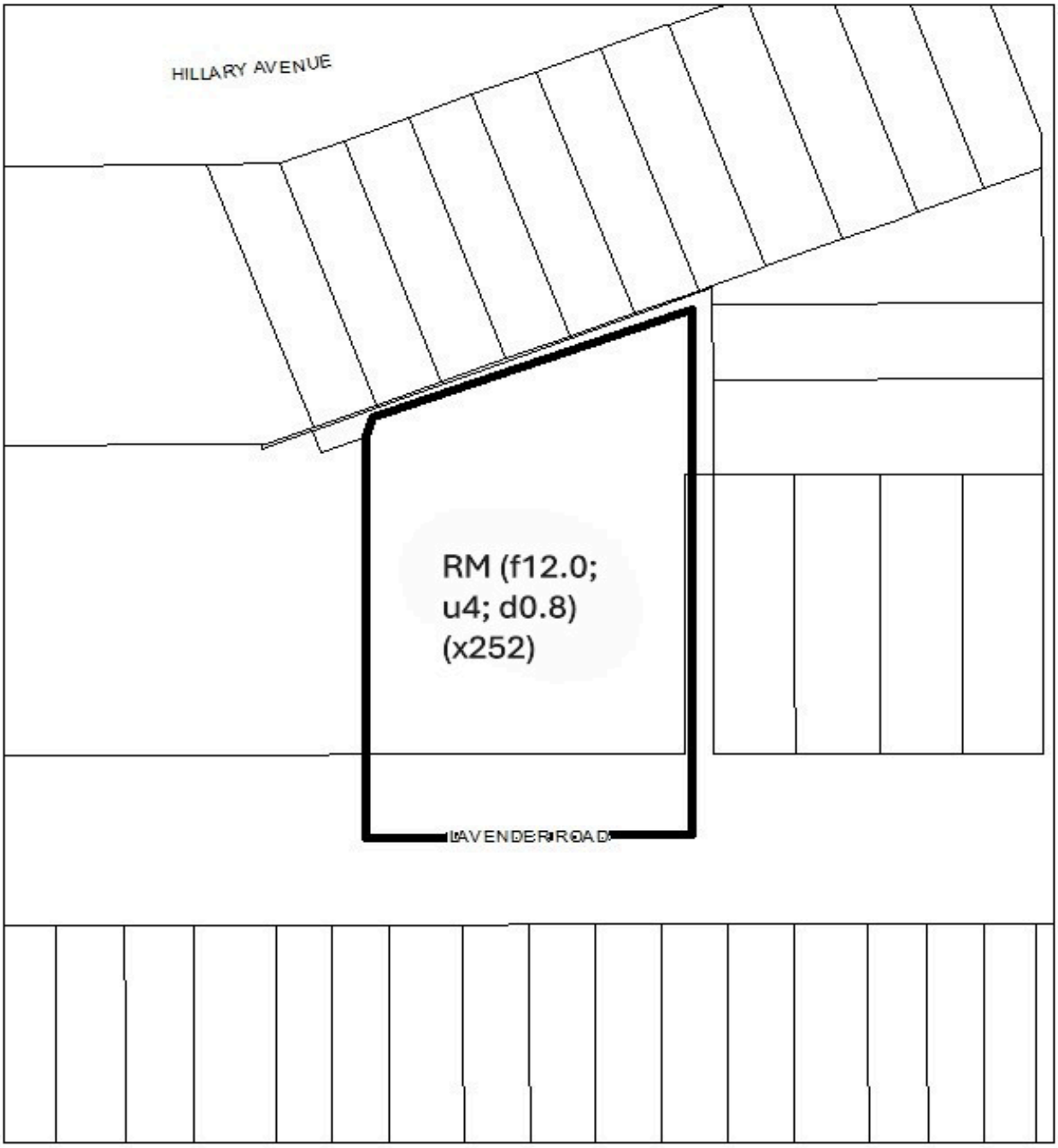
   (A) Zoning By-law Map in Section 990.10 and applying the zone label "RM (f12.0; u4; d0.8) (x252)" as shown on Diagram 1: 56 Lavender Road.

   (B) Policy Area Overlay Map in Article 995.10.1 and applying no label.

   (C) Height Overlay Map in Article 995.20.1 and applying the label "HT 11.0, ST 3".

   (D) Lot Coverage Overlay Map in Article 995.30.1 and applying no label.

Diagram 1



TORONTO
Diagram 1

56 Lavender Road

Subject Site

City of Toronto By-law 569-2013
Not to Scale
11/07/2025

2284 Lawrence Avenue West and 59 Roxaline Street

1. Zoning By-law 569-2013, as amended, is further amended as follows by adding the lands outlined by a heavy black line and identified on Diagram 1: 2284 Lawrence Avenue West and 59 Roxaline Street to the:

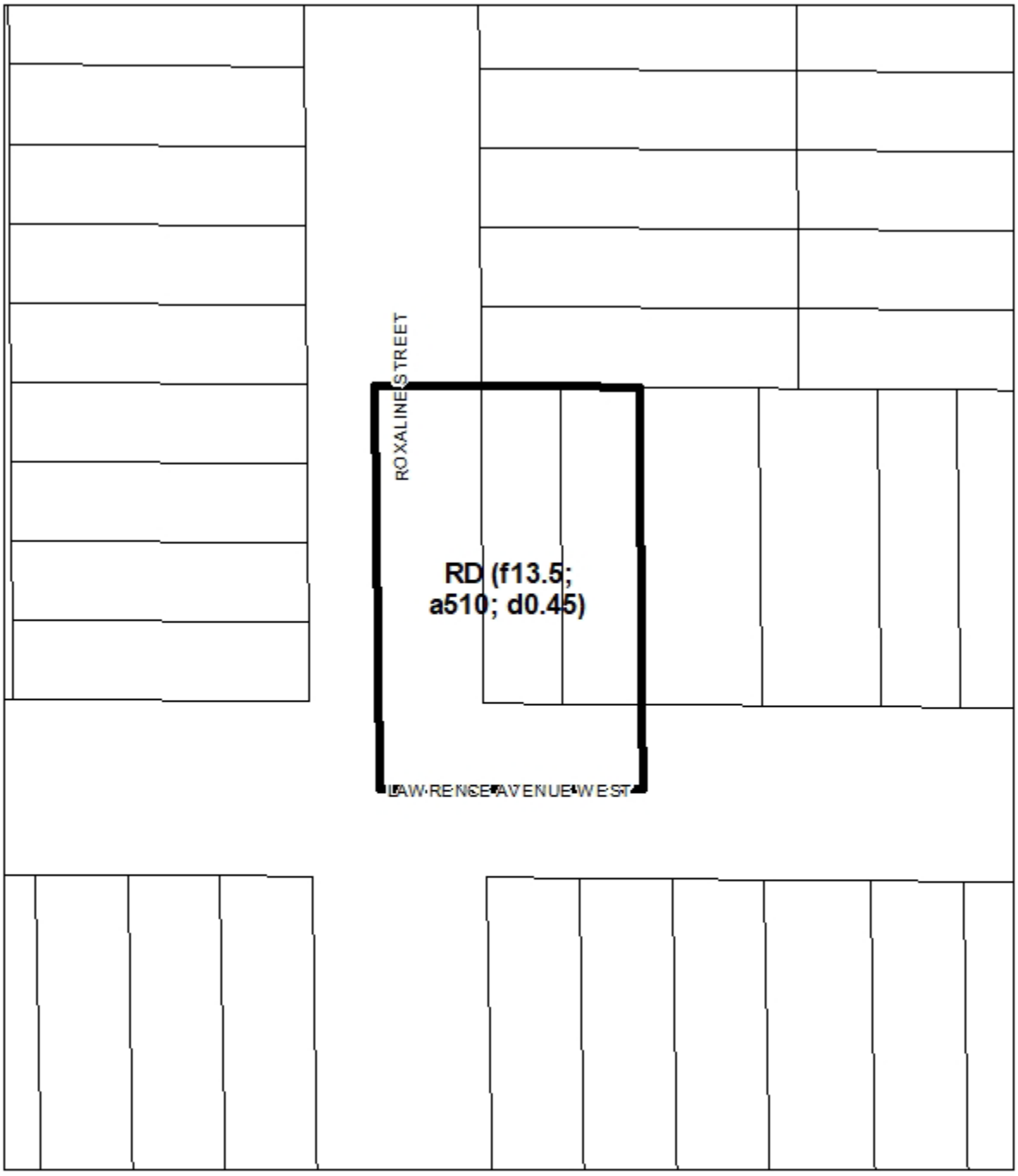
   (A) Zoning By-law Map in Section 990.10 and applying the zone label "RD (f13.5; a510; d0.45)" as shown on Diagram 1: 2284 Lawrence Avenue West and 59 Roxaline Street.

   (B) Policy Area Overlay Map in Article 995.10.1 and applying no label.

   (C) Height Overlay Map in Article 995.20.1 and applying the label "HT 9.5".

   (D) Lot Coverage Overlay Map in Article 995.30.1 and applying the label "33".

Diagram 1



TORONTO
Diagram 1

2284 Lawrence Ave W & 59 Roxaline St

Subject Site

City of Toronto By-law 569-2013
Not to Scale
03/10/2026

9 Lorne Avenue

1. Zoning By-law 569-2013, as amended, is further amended as follows by adding the lands outlined by a heavy black line and identified on Diagram 1: 9 Lorne Avenue to the:

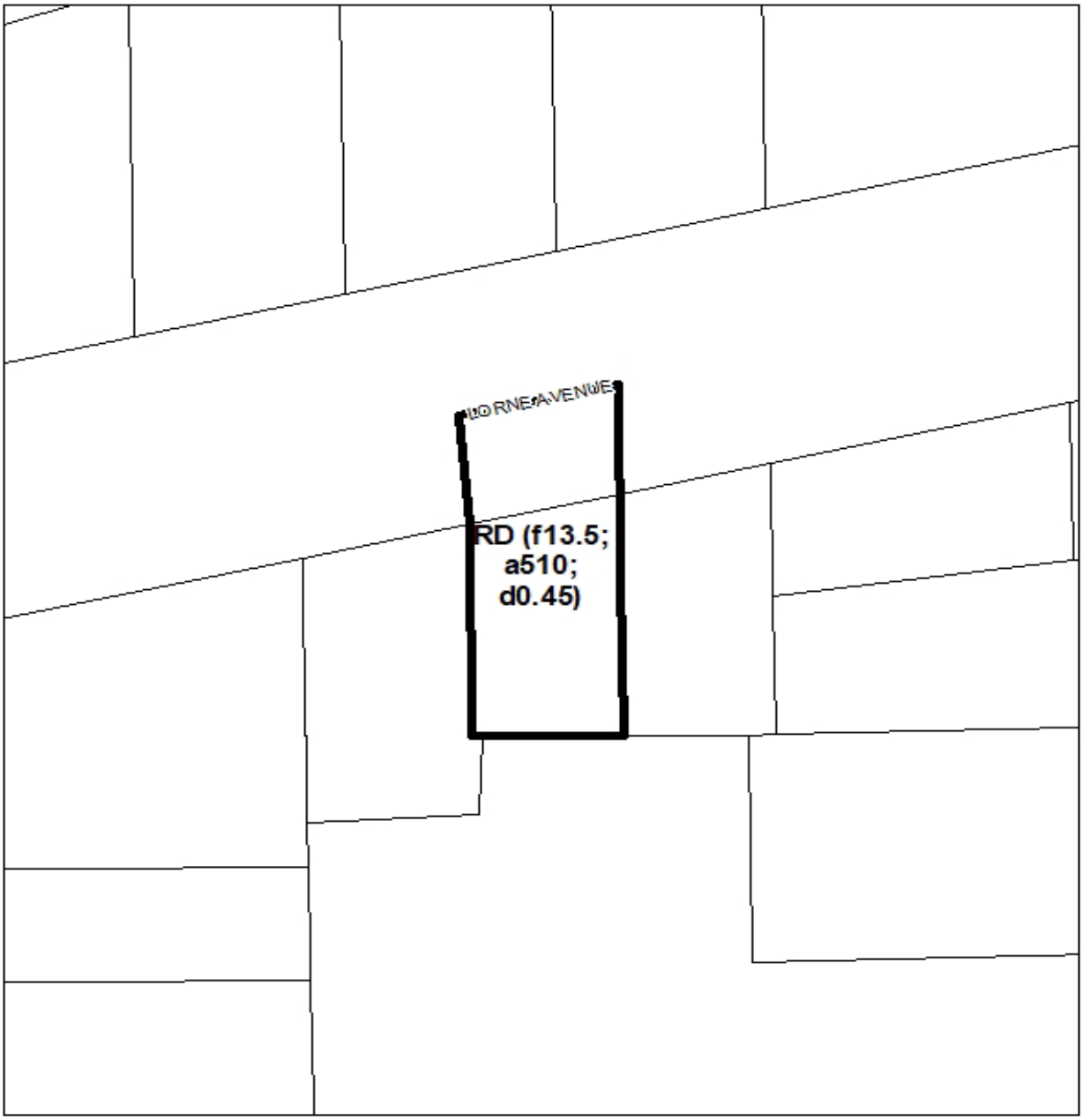
   (A) Zoning By-law Map in Section 990.10 and applying the zone label "RD (f13.5; a510; d0.45)" as shown on Diagram 1: 9 Lorne Avenue.

   (B) Policy Area Overlay Map in Article 995.10.1 and applying no label.

   (C) Height Overlay Map in Article 995.20.1 and applying the label "HT 9.5".

   (D) Lot Coverage Overlay Map in Article 995.30.1 and applying the label "33".

Diagram 1



TORONTO
Diagram 1

9 Lorne Avenue

Subject Site

City of Toronto By-law 569-2013
Not to Scale
10/20/2025

19 and 21 Maple Bush Avenue

1. Zoning By-law 569-2013, as amended, is further amended as follows by adding the lands outlined by a heavy black line and identified on Diagram 1: 19 and 21 Maple Bush Avenue to the:

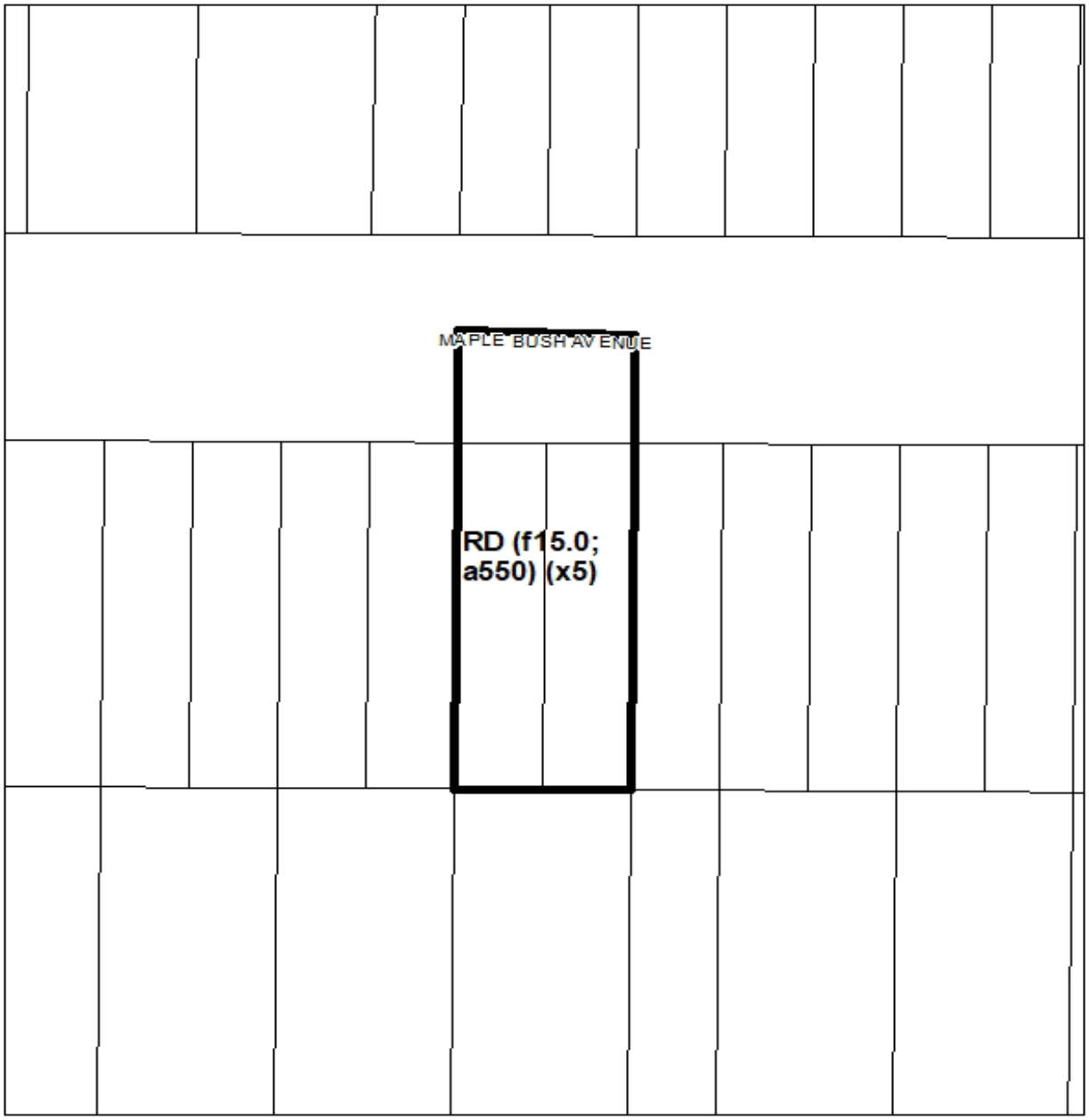
   (A) Zoning By-law Map in Section 990.10 and applying the zone label "RD (f15.0; a550) (x5)" as shown on Diagram 1: 19 and 21 Maple Bush Avenue.

   (B) Policy Area Overlay Map in Article 995.10.1 and applying no label.

   (C) Height Overlay Map in Article 995.20.1 and applying the label "HT 10.0, ST 2".

   (D) Lot Coverage Overlay Map in Article 995.30.1 and applying the label "35".

Diagram 1



TORONTO
Diagram 1

19 and 21 Maple Bush Avenue

Subject Site

City of Toronto By-law 569-2013
Not to Scale
11/07/2025

25 Mill Cove

1. Zoning By-law 569-2013, as amended, is further amended as follows by adding the lands outlined by a heavy black line and identified on Diagram 1: 25 Mill Cove to the:

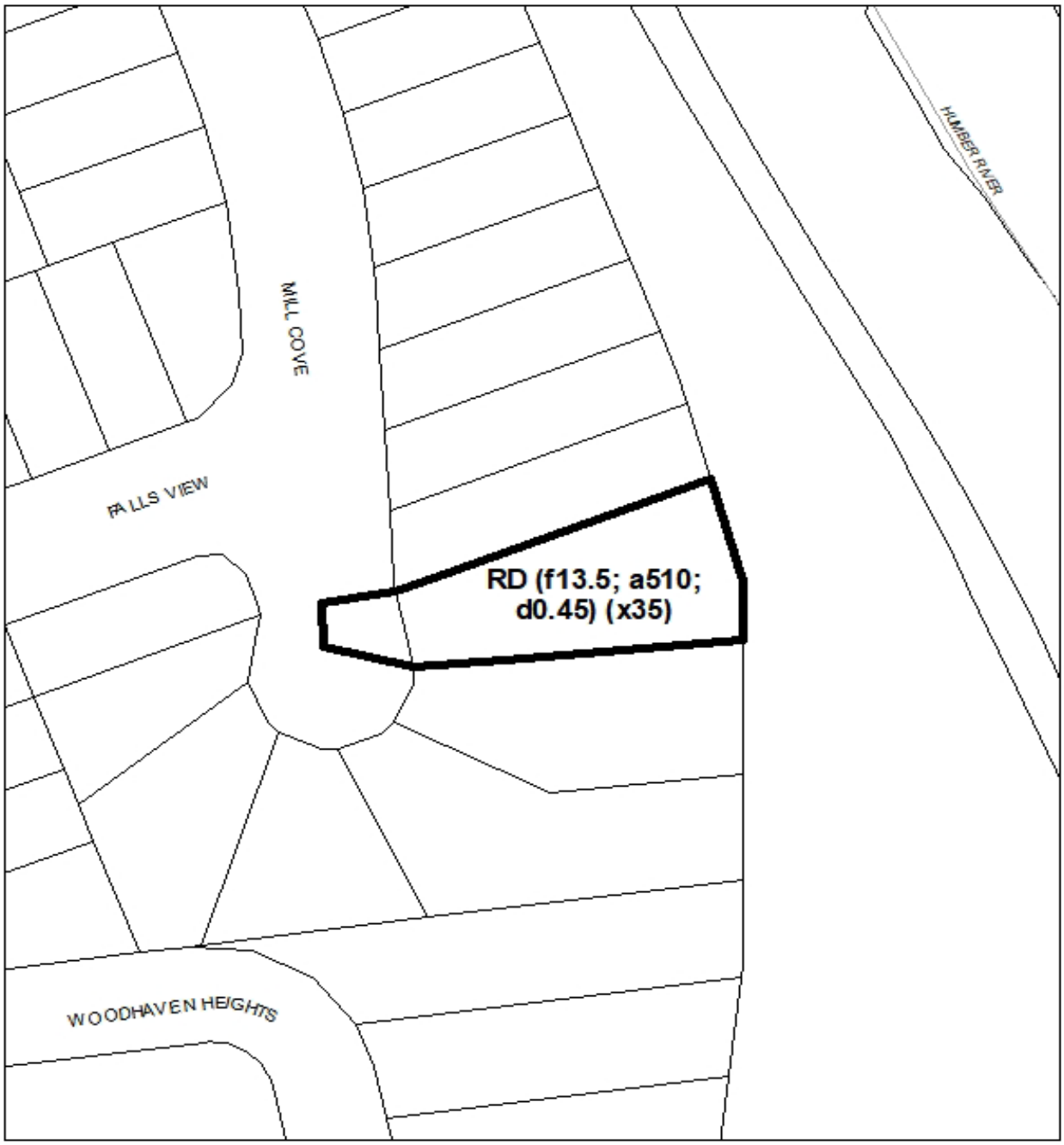
   (A) Zoning By-law Map in Section 990.10 and applying the zone label "RD (f13.5; a510; d0.45)(x35) as shown on Diagram 1: 25 Mill Cove.

   (B) Policy Area Overlay Map in Article 995.10.1 and applying no label.

   (C) Height Overlay Map in Article 995.20.1 and applying the label "HT 9.5".

   (D) Lot Coverage Overlay Map in Article 995.30.1 and applying the label "33".

Diagram 1



TORONTO
Diagram 1

25 Mill Cove

Subject Site

City of Toronto By-law 569-2013
Not to Scale
11/12/2025

34 Noranda Drive

1. Zoning By-law 569-2013, as amended, is further amended as follows by adding the lands outlined by a heavy black line and identified on Diagram 1: 34 Noranda Drive to the:

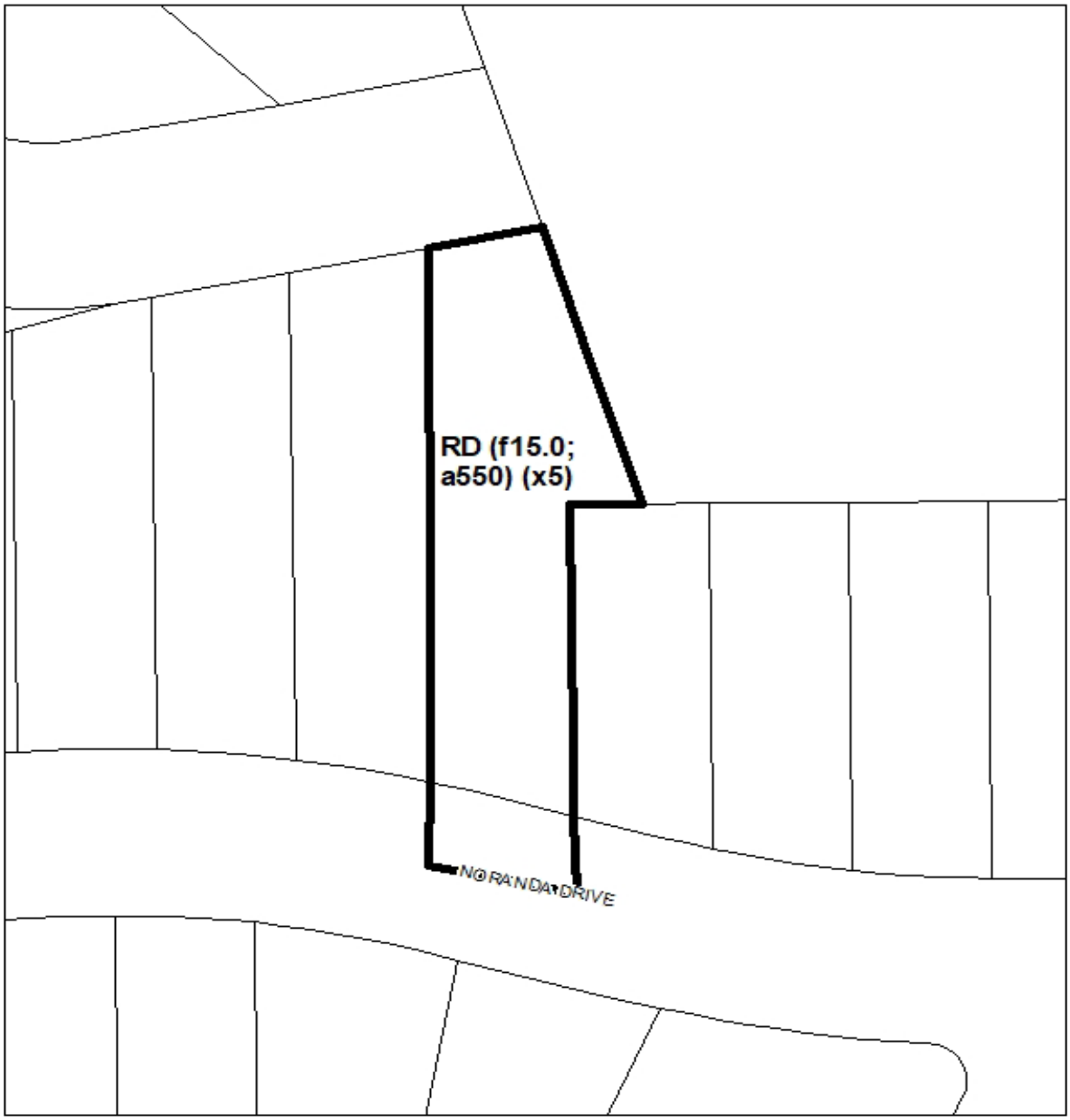
   (A) Zoning By-law Map in Section 990.10 and applying the zone label "RD (f15.0; a550) (x5) as shown on Diagram 1: 34 Noranda Drive.

   (B) Policy Area Overlay Map in Article 995.10.1 and applying no label.

   (C) Height Overlay Map in Article 995.20.1 and applying the label "HT 10, ST 2".

   (D) Lot Coverage Overlay Map in Article 995.30.1 and applying the label "30".

Diagram 1



TORONTO
Diagram 1

34 Noranda Drive

Subject Site

City of Toronto By-law 569-2013
Not to Scale
11/13/2025

34 Nordale Crescent

1. Zoning By-law 569-2013, as amended, is further amended as follows by adding the lands outlined by a heavy black line and identified on Diagram 1: 34 Nordale Crescent to the:

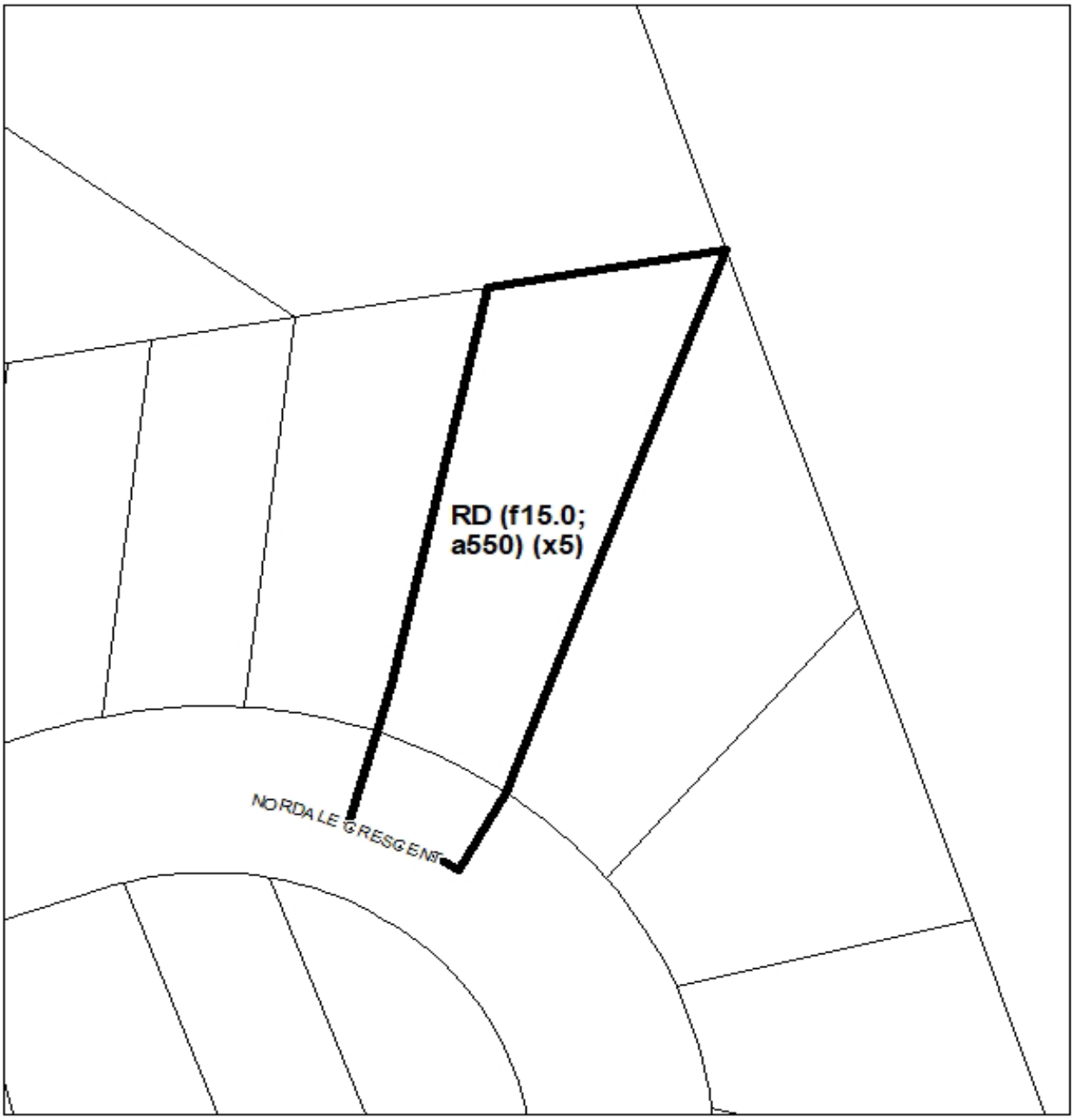
   (A) Zoning By-law Map in Section 990.10 and applying the zone label "RD (f15.0; a550) (x5) as shown on Diagram 1: 34 Nordale Crescent.

   (B) Policy Area Overlay Map in Article 995.10.1 and applying no label.

   (C) Height Overlay Map in Article 995.20.1 and applying the label "HT 10, ST 2".

   (D) Lot Coverage Overlay Map in Article 995.30.1 and applying the label "30".

Diagram 1



TORONTO
Diagram 1

34 Nordale Crescent

Subject Site

City of Toronto By-law 569-2013
Not to Scale
11/13/2025

43 North Drive

1. Zoning By-law 569-2013, as amended, is further amended as follows by adding the lands outlined by a heavy black line and identified on Diagram 1: 43 North Drive to the:

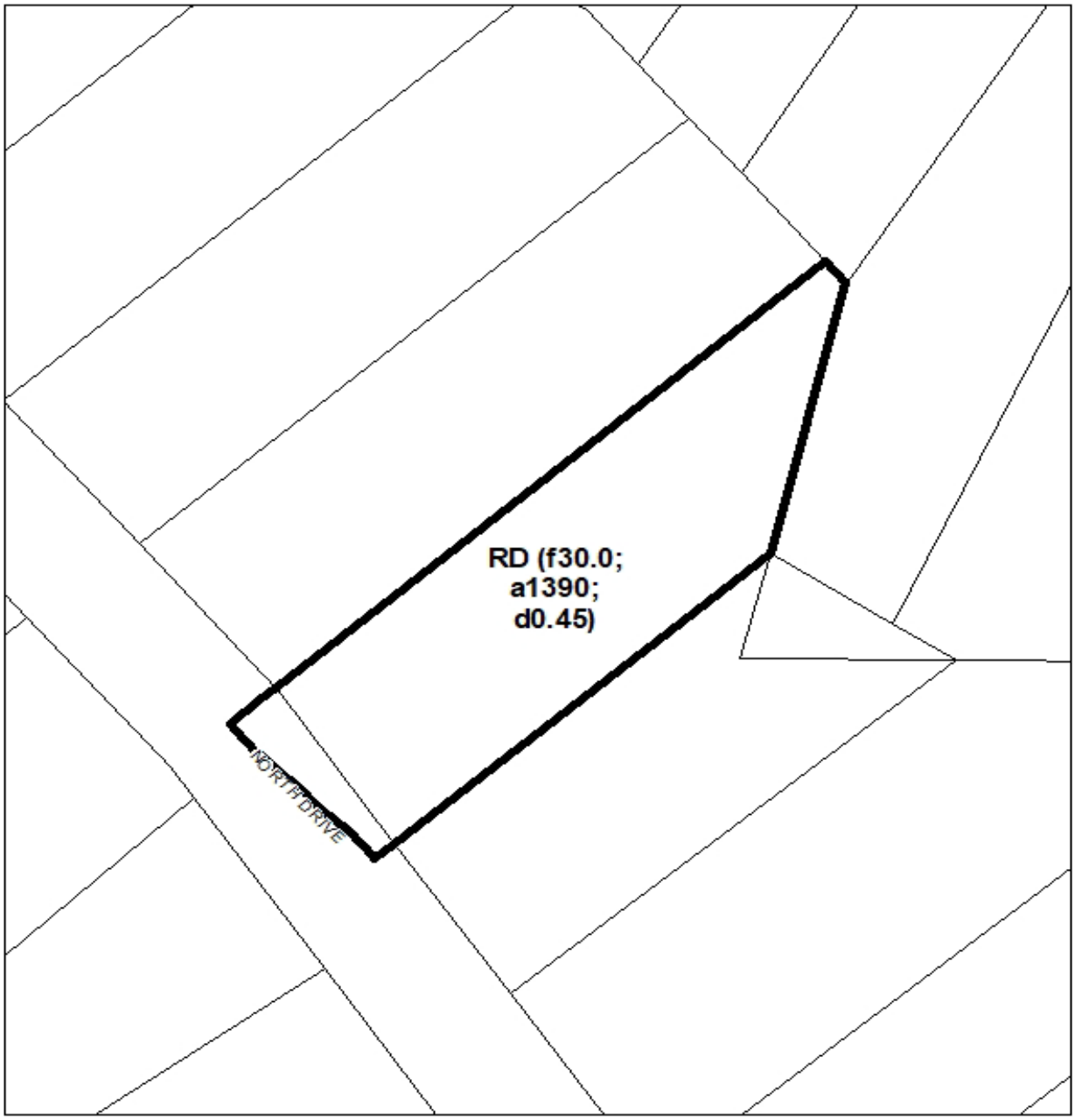
   (A) Zoning By-law Map in Section 990.10 and applying the zone label "RD (f30.0; a1390; d0.45)" as shown on Diagram 1: 43 North Drive.

   (B) Policy Area Overlay Map in Article 995.10.1 and applying no label.

   (C) Height Overlay Map in Article 995.20.1 and applying the label "HT 9.5".

   (D) Lot Coverage Overlay Map in Article 995.30.1 and applying the label "33".

Diagram 1



TORONTO
Diagram 1

43 North Drive

Subject Site

City of Toronto By-law 569-2013
Not to Scale
11/13/2025

48 Norval Street

1. Zoning By-law 569-2013, as amended, is further amended as follows by adding the lands outlined by a heavy black line and identified on Diagram 1: 48 Norval Street to the:

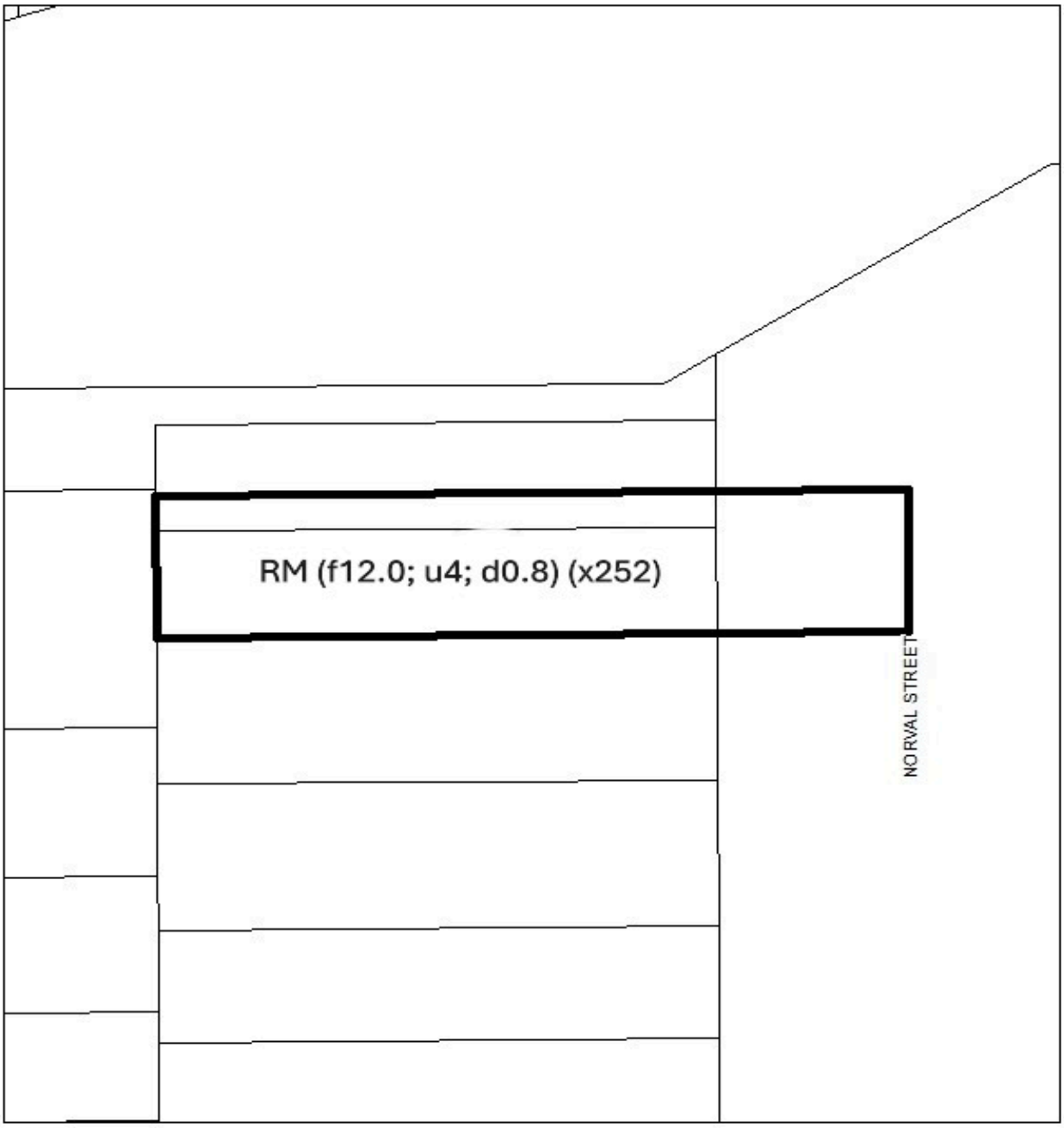
   (A) Zoning By-law Map in Section 990.10 and applying the zone label "RM (f12.0; u4; d0.8) (x252)" as shown on Diagram 1: 48 Norval Street.

   (B) Policy Area Overlay Map in Article 995.10.1 and applying no label.

   (C) Height Overlay Map in Article 995.20.1 and applying the label "HT 11.0, ST 3".

   (D) Lot Coverage Overlay Map in Article 995.30.1 and applying no label.

Diagram 1



TORONTO
Diagram 1

48 Norval Street

Subject Site

City of Toronto By-law 569-2013
Not to Scale
10/16/2025

46 Oakfield Drive

1. Zoning By-law 569-2013, as amended, is further amended as follows by adding the lands outlined by a heavy black line and identified on Diagram 1: 46 Oakfield Drive to the:

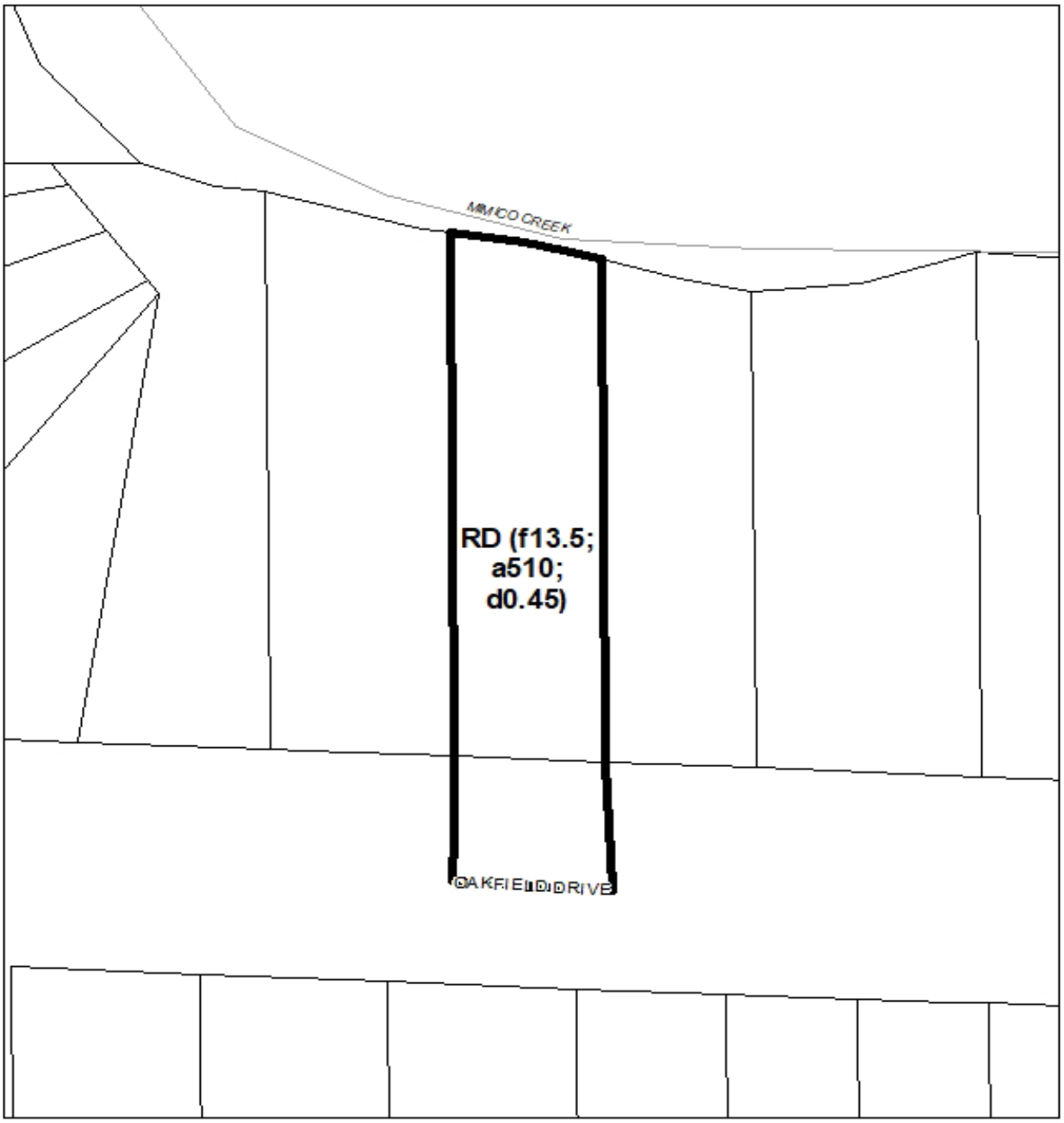
   (A) Zoning By-law Map in Section 990.10 and applying the zone label "RD (f13.5; a510; d0.45)" as shown on Diagram 1: 46 Oakfield Drive.

   (B) Policy Area Overlay Map in Article 995.10.1 and applying no label.

   (C) Height Overlay Map in Article 995.20.1 and applying the label "HT 9.5".

   (D) Lot Coverage Overlay Map in Article 995.30.1 and applying the label "33".

Diagram 1



TORONTO
Diagram 1

46 Oakfield Drive

Subject Site

City of Toronto By-law 569-2013
Not to Scale
10/17/2025

49 Orchard Crescent

1. Zoning By-law 569-2013, as amended, is further amended as follows by adding the lands outlined by a heavy black line and identified on Diagram 1: 49 Orchard Crescent to the:

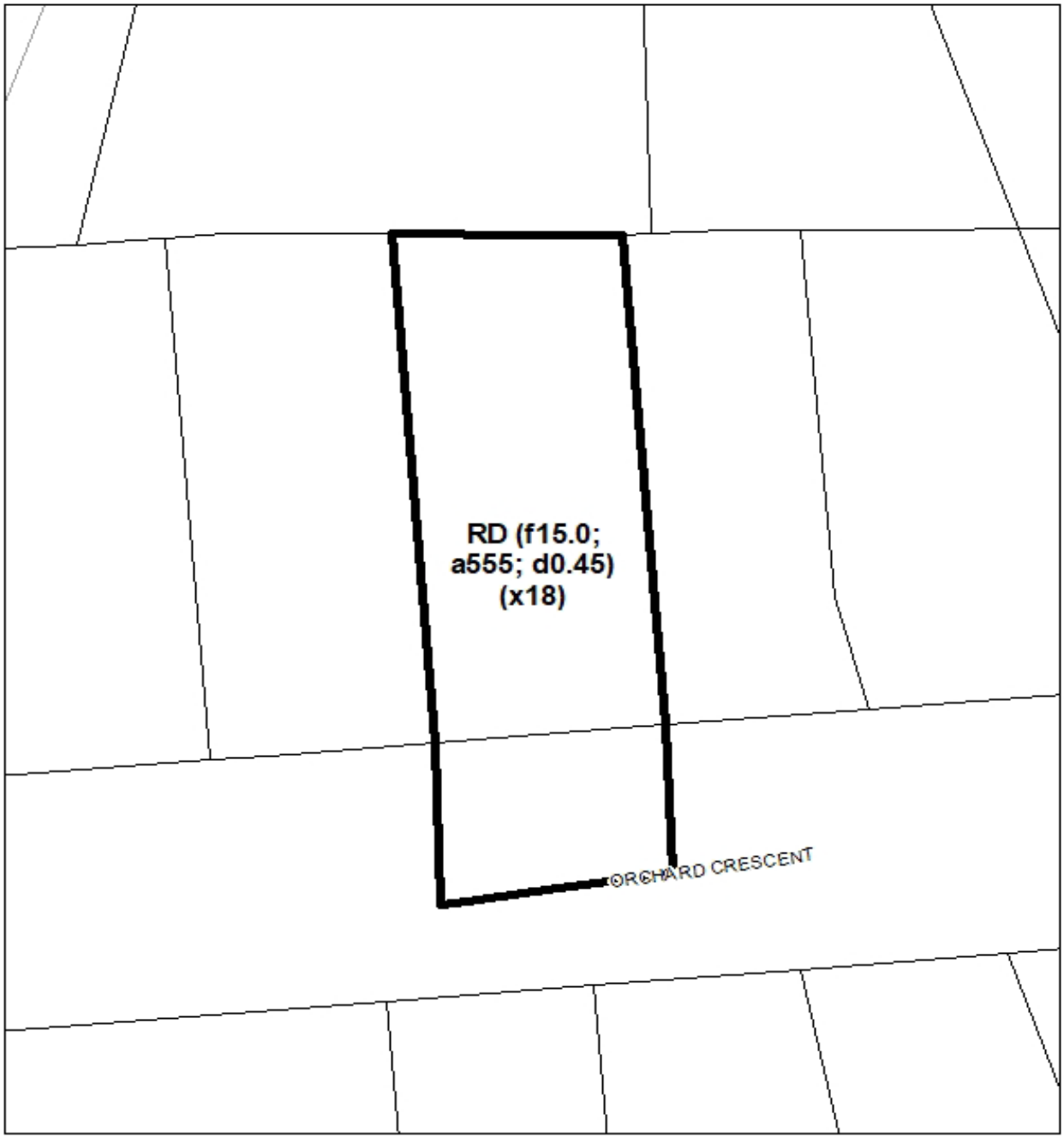
   (A) Zoning By-law Map in Section 990.10 and applying the zone label "RD (f15.0; a555; d0.45) (x18)" as shown on Diagram 1: 49 Orchard Crescent.

   (B) Policy Area Overlay Map in Article 995.10.1 and applying no label.

   (C) Height Overlay Map in Article 995.20.1 and applying the label "HT 9.5".

   (D) Lot Coverage Overlay Map in Article 995.30.1 and applying the label "33".

Diagram 1



TORONTO
Diagram 1

49 Orchard Crescent

Subject Site

City of Toronto By-law 569-2013
Not to Scale
10/17/2025

9 Pipestone Place

1. Zoning By-law 569-2013, as amended, is further amended as follows by adding the lands outlined by a heavy black line and identified on Diagram 1: 9 Pipestone Place to the:

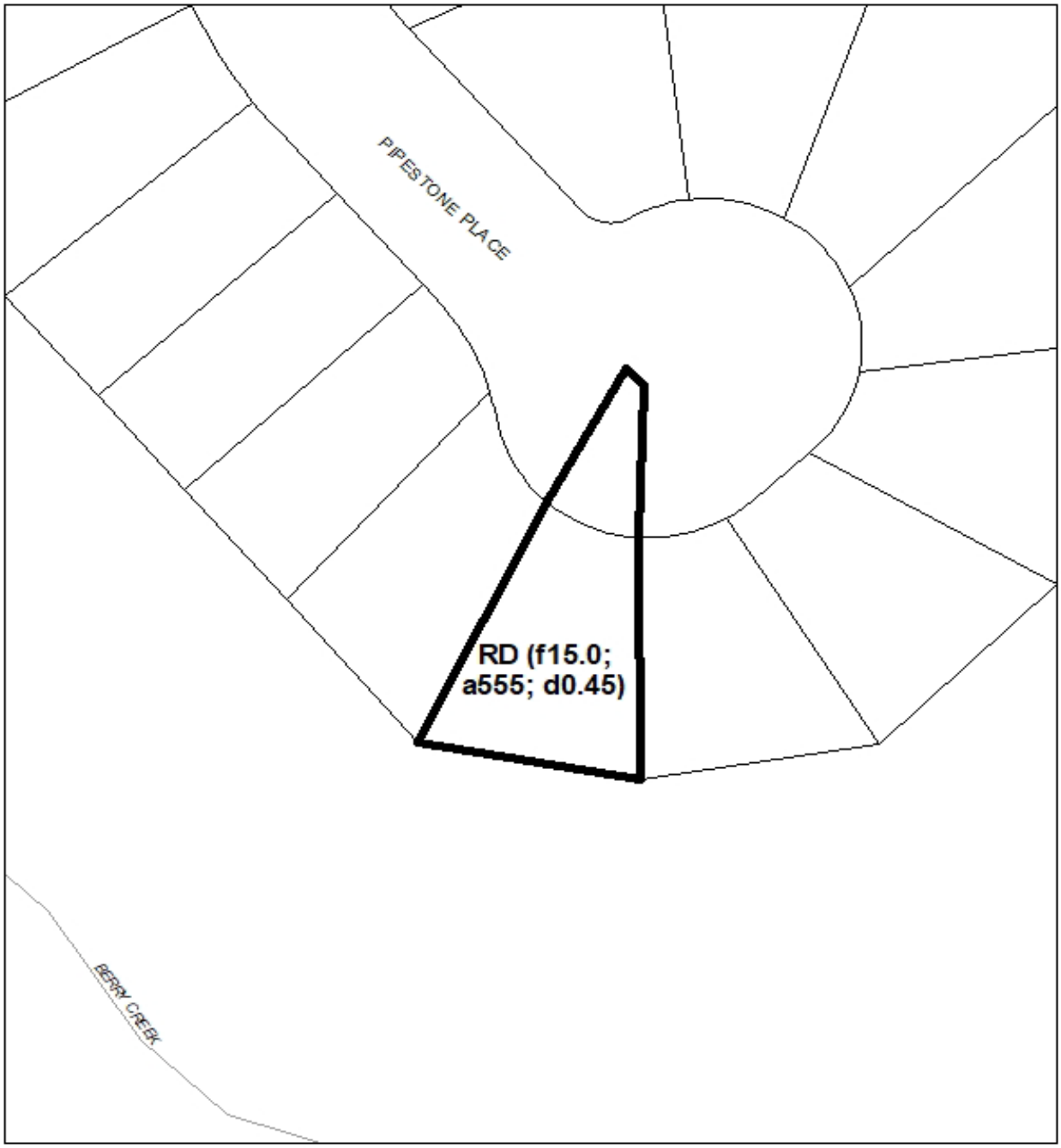
   (A) Zoning By-law Map in Section 990.10 and applying the zone label "RD (f15.0; a555; d0.45)" as shown on Diagram 1: 9 Pipestone Place.

   (B) Policy Area Overlay Map in Article 995.10.1 and applying no label.

   (C) Height Overlay Map in Article 995.20.1 and applying the label "HT 9.5".

   (D) Lot Coverage Overlay Map in Article 995.30.1 and applying the label "33".

Diagram 1



TORONTO
Diagram 1

9 Pipestone Place

Subject Site

City of Toronto By-law 569-2013
Not to Scale
10/21/2025

54 Ravenscrest Drive

1. Zoning By-law 569-2013, as amended, is further amended as follows by adding the lands outlined by a heavy black line and identified on Diagram 1: 54 Ravenscrest Drive to the:

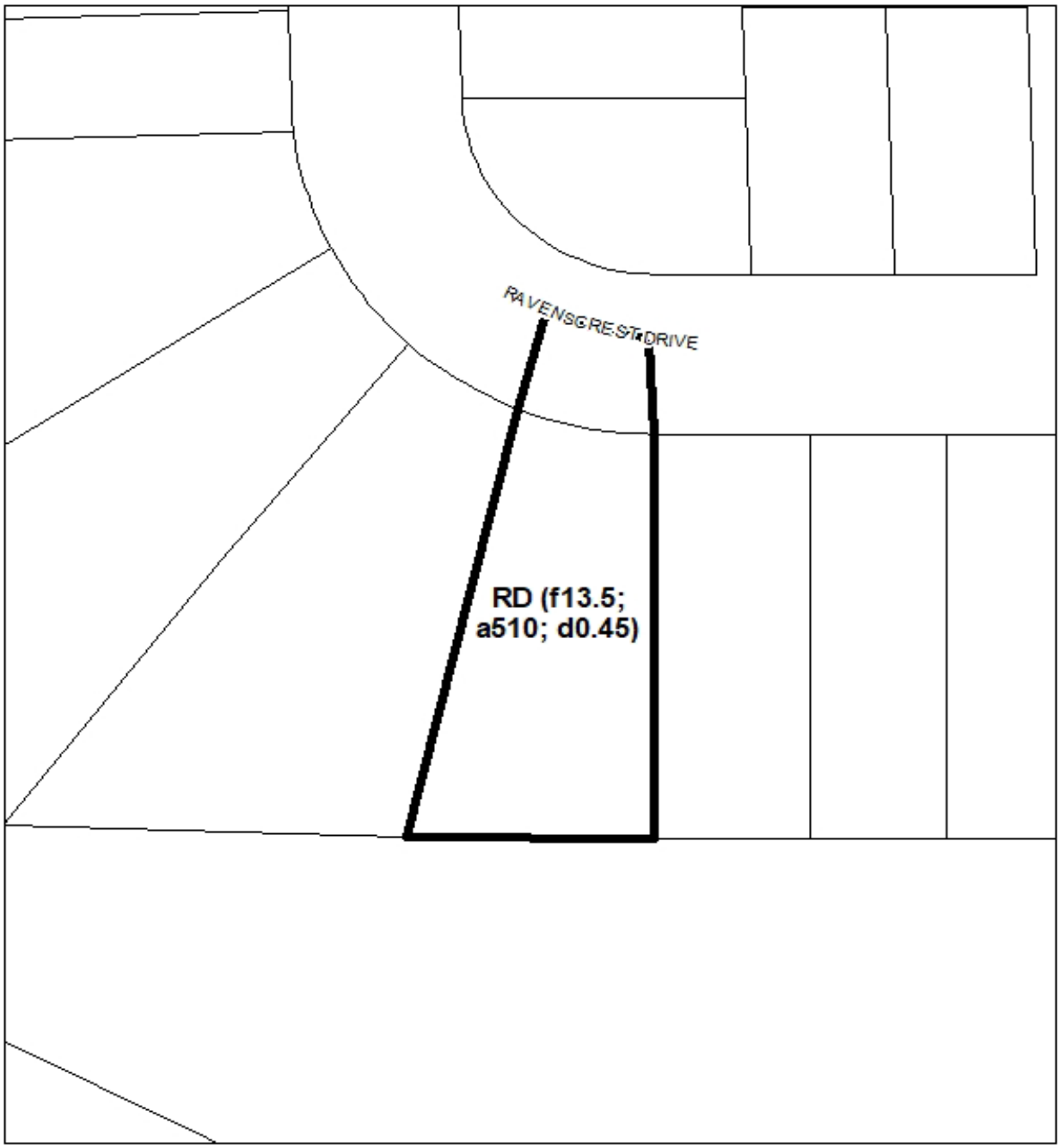
   (A) Zoning By-law Map in Section 990.10 and applying the zone label "RD (f13.5; a510; d0.45)" as shown on Diagram 1: 54 Ravenscrest Drive.

   (B) Policy Area Overlay Map in Article 995.10.1 and applying no label.

   (C) Height Overlay Map in Article 995.20.1 and applying the label "HT 9.5".

   (D) Lot Coverage Overlay Map in Article 995.30.1 and applying the label "33".

Diagram 1



TORONTO
Diagram 1

54 Ravenscrest Drive

Subject Site

City of Toronto By-law 569-2013
Not to Scale
10/21/2025

9 Ridgegate Crescent

1. Zoning By-law 569-2013, as amended, is further amended as follows by adding the lands outlined by a heavy black line and identified on Diagram 1: 9 Ridgegate Crescent to the:

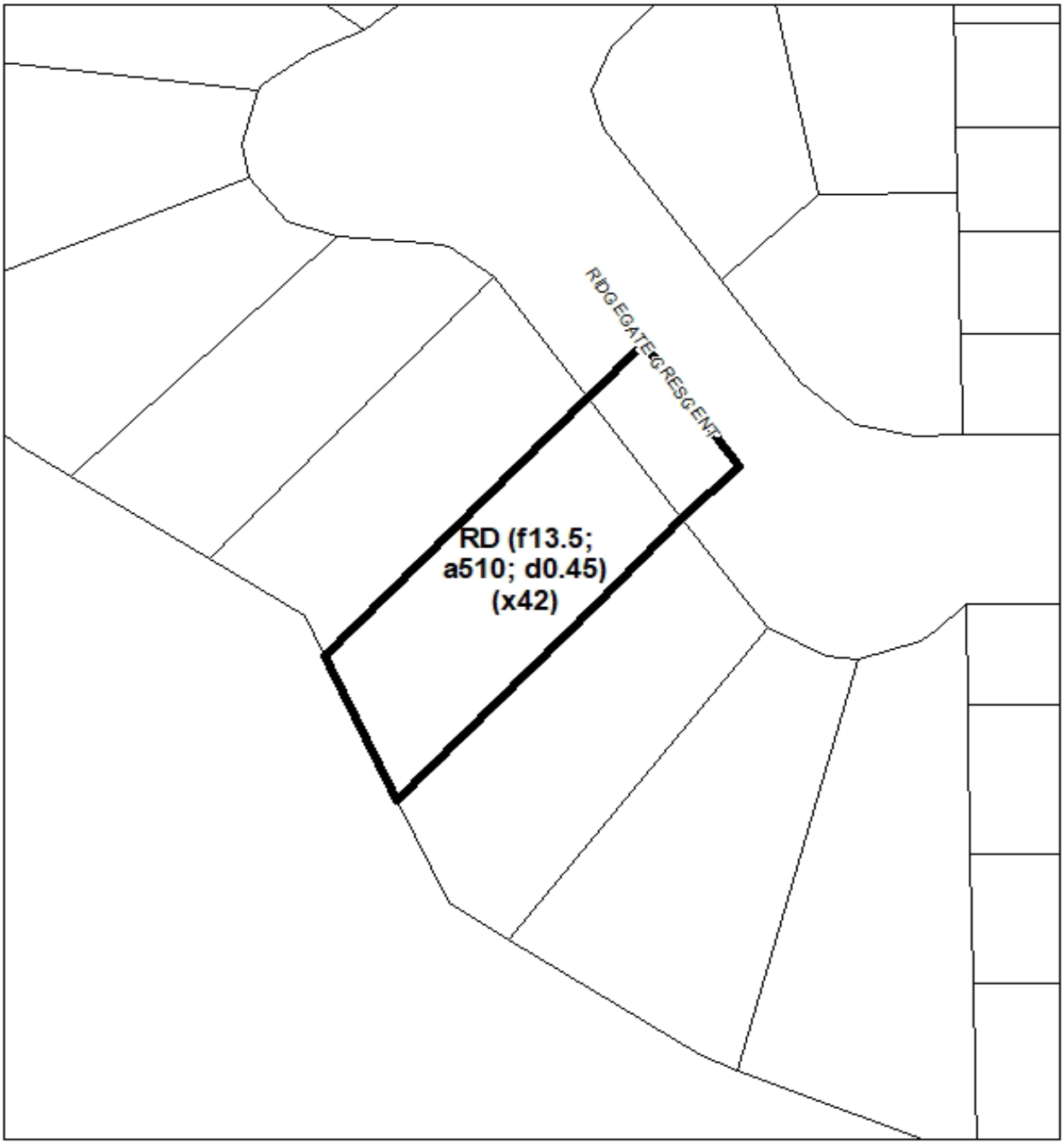
   (A) Zoning By-law Map in Section 990.10 and applying the zone label "RD (f13.5; a510; d0.45)(x42)" as shown on Diagram 1: 9 Ridgegate Crescent.

   (B) Policy Area Overlay Map in Article 995.10.1 and applying no label.

   (C) Height Overlay Map in Article 995.20.1 and applying the label "HT 9.5".

   (D) Lot Coverage Overlay Map in Article 995.30.1 and applying the label "33".

Diagram 1



TORONTO
Diagram 1

9 Ridgegate Crescent

Subject Site

City of Toronto By-law 569-2013
Not to Scale
10/21/2025

30 Ridgevalley Crescent

1. Zoning By-law 569-2013, as amended, is further amended as follows by adding the lands outlined by a heavy black line and identified on Diagram 1: 30 Ridgevalley Crescent to the:

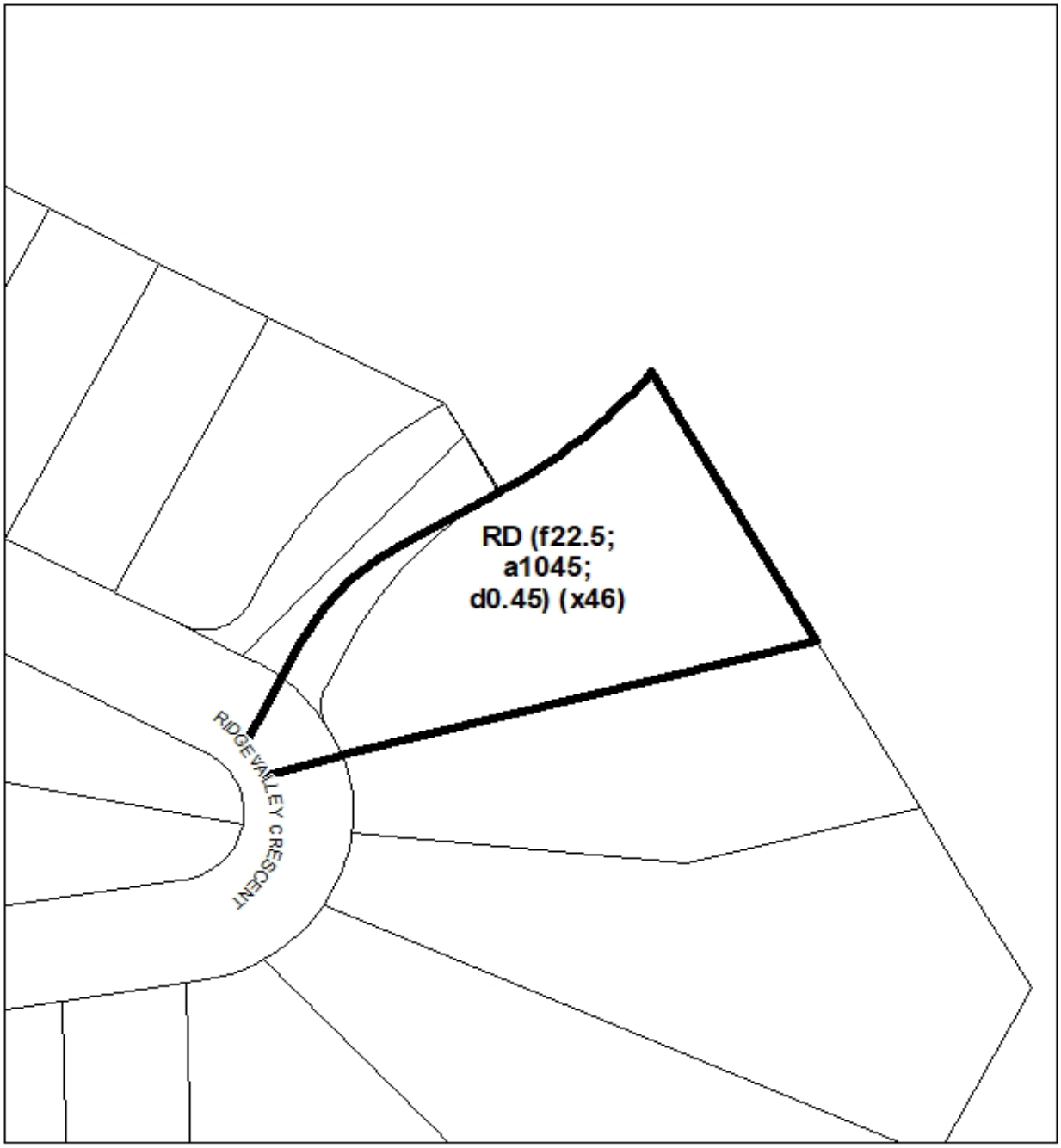
   (A) Zoning By-law Map in Section 990.10 and applying the zone label "RD (f22.5; a1045; d0.45) (x46)" as shown on Diagram 1: 30 Ridgevalley Crescent.

   (B) Policy Area Overlay Map in Article 995.10.1 and applying no label.

   (C) Height Overlay Map in Article 995.20.1 and applying the label "HT 9.5".

   (D) Lot Coverage Overlay Map in Article 995.30.1 and applying the label "33".

Diagram 1



TORONTO
Diagram 1

30 Ridgevalley Crescent

Subject Site

City of Toronto By-law 569-2013
Not to Scale
10/23/2025

54 Ridgevalley Crescent

1. Zoning By-law 569-2013, as amended, is further amended as follows by adding the lands outlined by a heavy black line and identified on Diagram 1: 54 Ridgevalley Crescent to the:

   (A) Zoning By-law Map in Section 990.10 and applying the zone label "RD (f22.5; a1045; d0.45) (x46)" as shown on Diagram 1: 54 Ridgevalley Crescent.

   (B) Policy Area Overlay Map in Article 995.10.1 and applying no label.

   (C) Height Overlay Map in Article 995.20.1 and applying the label "HT 9.5".

   (D) Lot Coverage Overlay Map in Article 995.30.1 and applying the label "33".

Diagram 1

Toronto
Diagram 1

54 Ridgevalley Crescent

Subject Site

City of Toronto By-law 569-2013
Not to Scale
10/21/2025

1216 A and B Royal York Road

1. Zoning By-law 569-2013, as amended, is further amended as follows by adding the lands outlined by a heavy black line and identified on Diagram 1: 1216 A and B Royal York Road to the:

   (A) Zoning By-law Map in Section 990.10 and applying the zone label "RS (x45)" as shown on Diagram 1: 1216 A and B Royal York Road.

   (B) Policy Area Overlay Map in Article 995.10.1 and applying no label.

   (C) Height Overlay Map in Article 995.20.1 and applying the label "HT 9.5".

   (D) Lot Coverage Overlay Map in Article 995.30.1 and applying the label "33".

2. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.4.10(45) Exception Number 45 so that it reads:

   (45) Exception RS 45

   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: None Apply

   Prevailing By-laws and Prevailing Sections:

   (A) City of Toronto by-law 736-2014(OMB).

Diagram 1

TORONTO
Diagram 1

1216 A and B Royal York Road

Subject Site

City of Toronto By-law 569-2013
Not to Scale
11/14/2025

16 Spears Street

1. Zoning By-law 569-2013, as amended, is further amended as follows by adding the lands outlined by a heavy black line and identified on Diagram 1: 16 Spears Street to the:

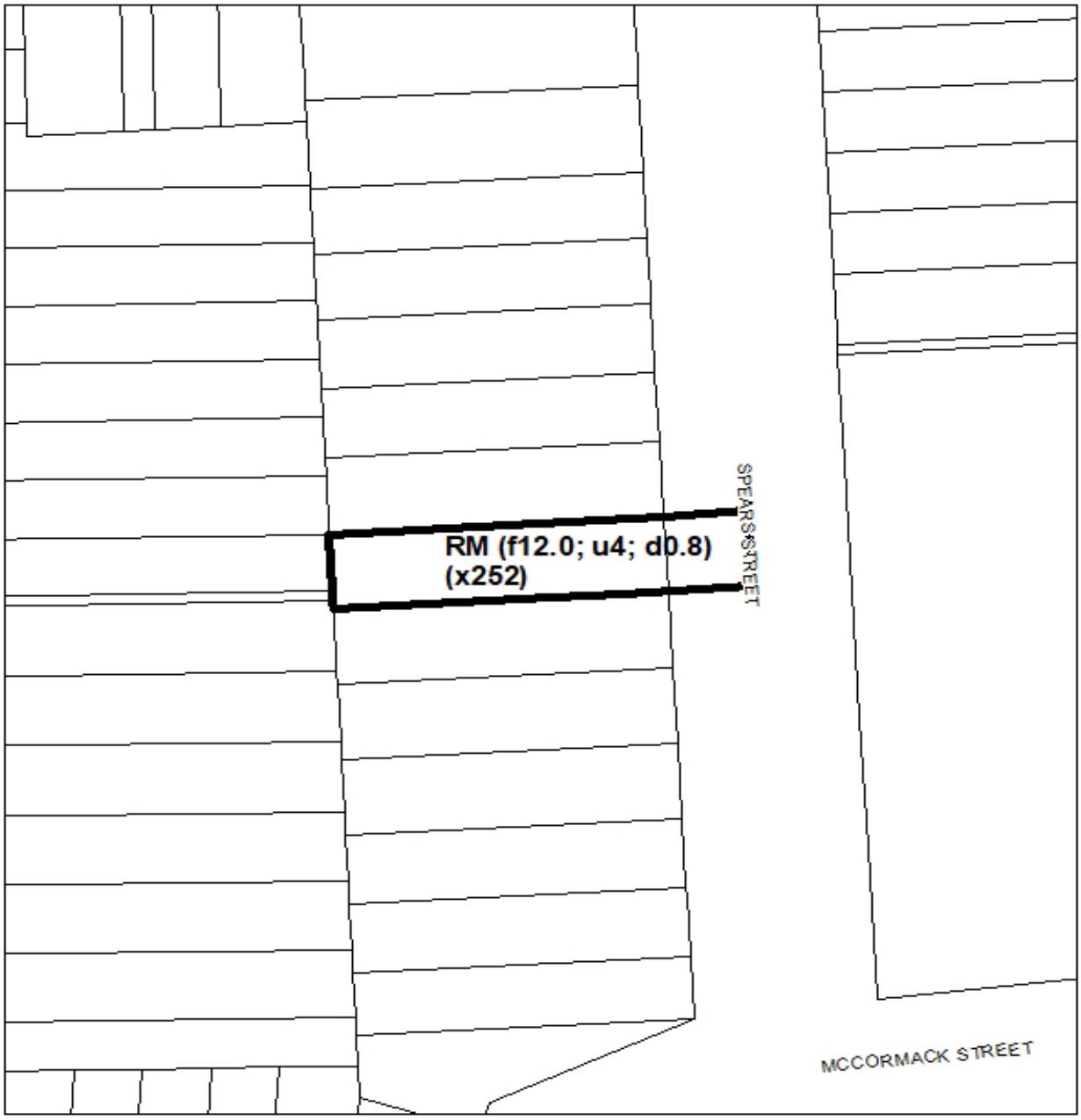
   (A) Zoning By-law Map in Section 990.10 and applying the zone label "RM (f12.0; u4; d0.8)(x252)" as shown on Diagram 1: 16 Spears Street.

   (B) Policy Area Overlay Map in Article 995.10.1 and applying no label.

   (C) Height Overlay Map in Article 995.20.1 and applying the label "HT 11.0, ST 3".

   (D) Lot Coverage Overlay Map in Article 995.30.1 and applying no label.

Diagram 1



TORONTO
Diagram 1

16 Spears Street

Subject Site

City of Toronto By-law 569-2013
Not to Scale
10/23/2025

7 Spring Garden Road

1. Zoning By-law 569-2013, as amended, is further amended as follows by adding the lands outlined by a heavy black line and identified on Diagram 1: 7 Spring Garden Road to the:

   (A) Zoning By-law Map in Section 990.10 and applying the zone label "RD (f13.5; a510; d0.45)" as shown on Diagram 1: 7 Spring Garden Road.

   (B) Policy Area Overlay Map in Article 995.10.1 and applying no label.

   (C) Height Overlay Map in Article 995.20.1 and applying the label "HT 9.5".

   (D) Lot Coverage Overlay Map in Article 995.30.1 and applying the label "33".

Diagram 1

TORONTO
Diagram 1

7 Spring Garden Road

Subject Site

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29 Spring Garden Road

1. Zoning By-law 569-2013, as amended, is further amended as follows by adding the lands outlined by a heavy black line and identified on Diagram 1: 29 Spring Garden Road to the:

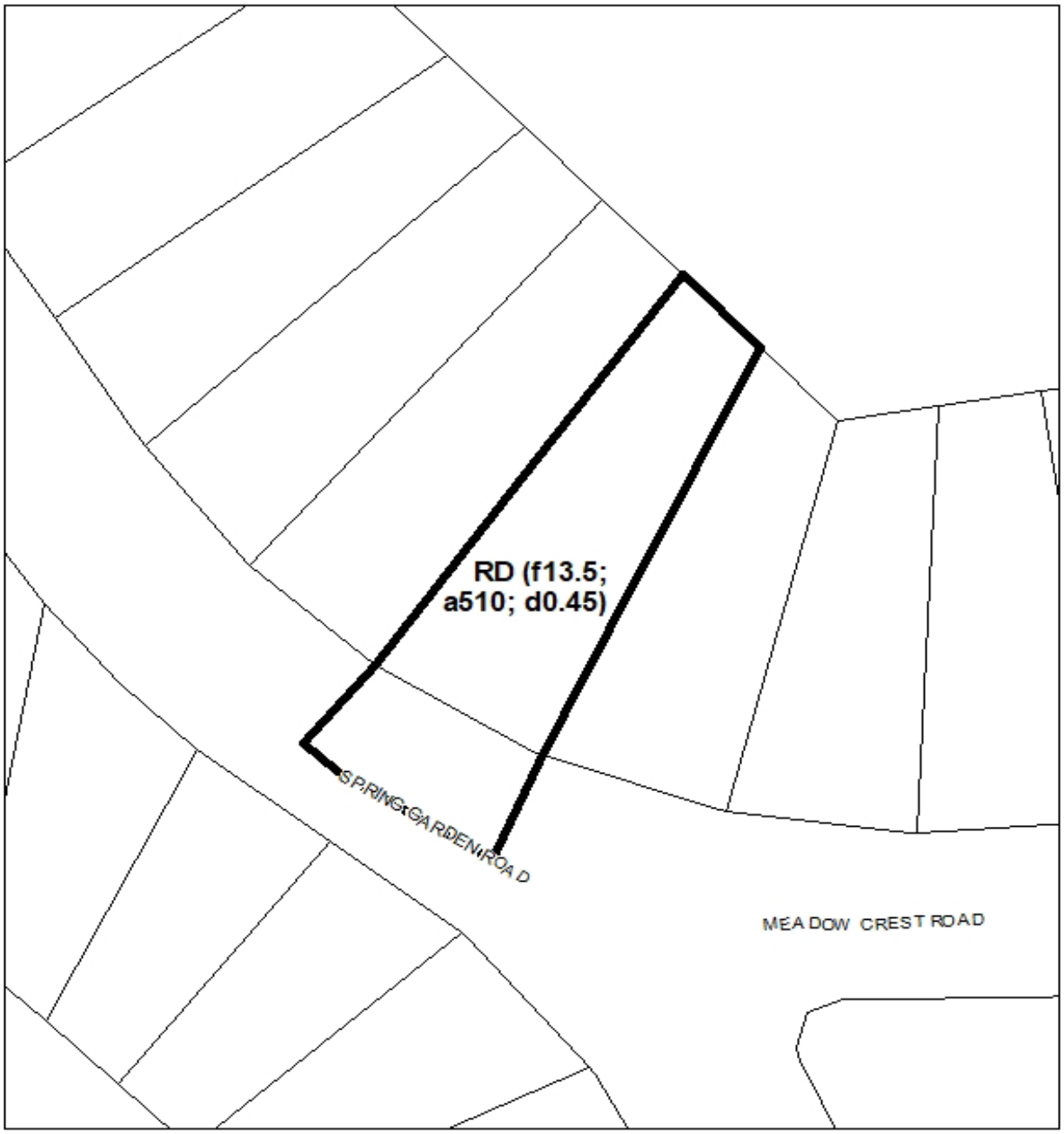
   (A) Zoning By-law Map in Section 990.10 and applying the zone label "RD (f13.5; a510; d0.45)" as shown on Diagram 1: 29 Spring Garden Road.

   (B) Policy Area Overlay Map in Article 995.10.1 and applying no label.

   (C) Height Overlay Map in Article 995.20.1 and applying the label "HT 9.5".

   (D) Lot Coverage Overlay Map in Article 995.30.1 and applying the label "33".

Diagram 1



TORONTO
Diagram 1

29 Spring Garden Road

Subject Site

City of Toronto By-law 569-2013
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10/23/2025

2 Station Road

1. Zoning By-law 569-2013, as amended, is further amended as follows by adding the lands outlined by a heavy black line and identified on Diagram 1: 2 Station Road to the:

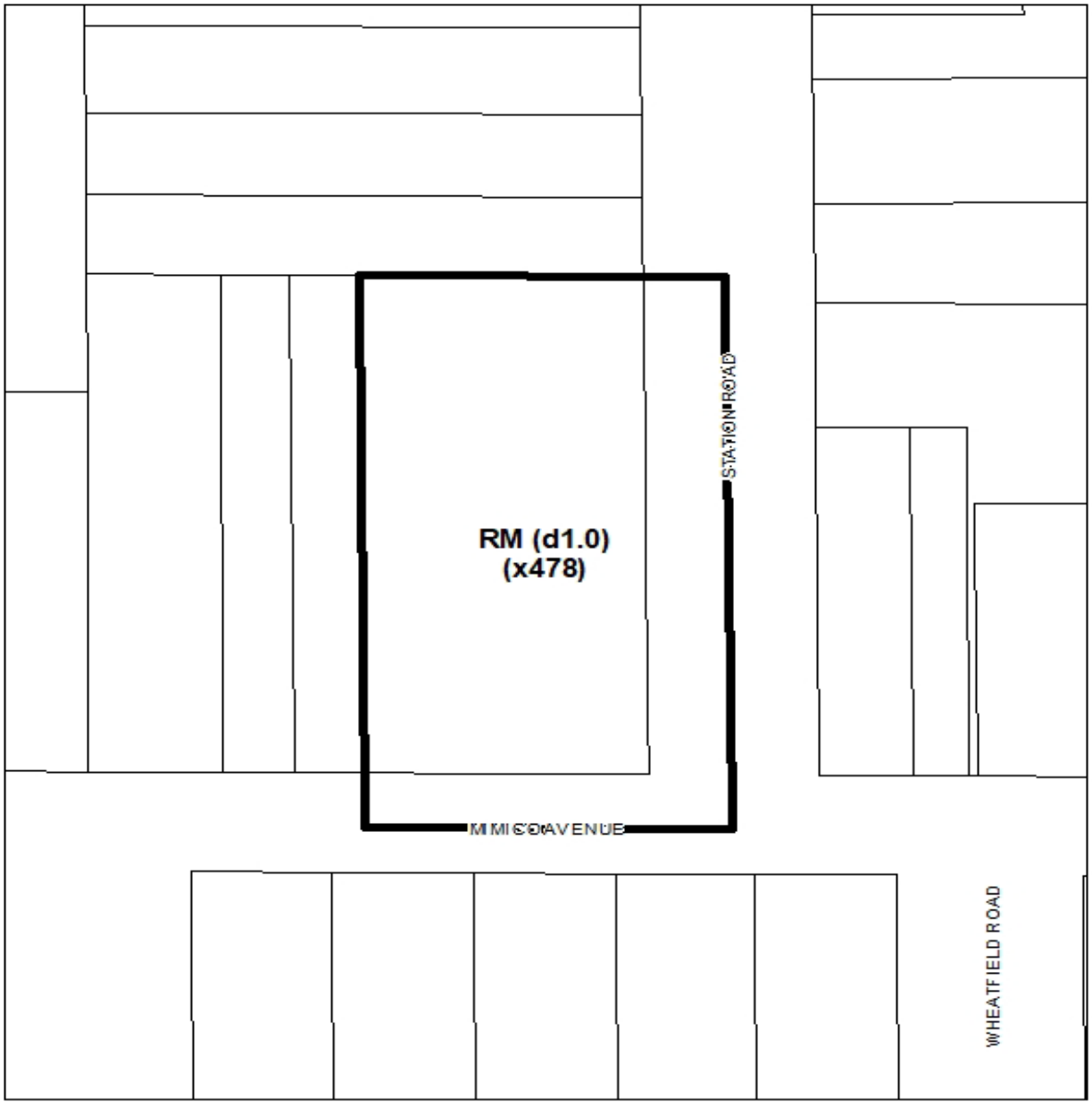
   (A) Zoning By-law Map in Section 990.10 and applying the zone label "RM (d1.0)(x478)" as shown on Diagram 1: 2 Station Road.

   (B) Policy Area Overlay Map in Article 995.10.1 and applying no label.

   (C) Height Overlay Map in Article 995.20.1 and applying no label.

   (D) Lot Coverage Overlay Map in Article 995.30.1 and applying no label.

Diagram 1



TORONTO
Diagram 1

2 Station Road

Subject Site

City of Toronto By-law 569-2013
Not to Scale
10/23/2025

240 The Westway

1. Zoning By-law 569-2013, as amended, is further amended as follows by adding the lands outlined by a heavy black line and identified on Diagram 1: 240 The Westway to the:

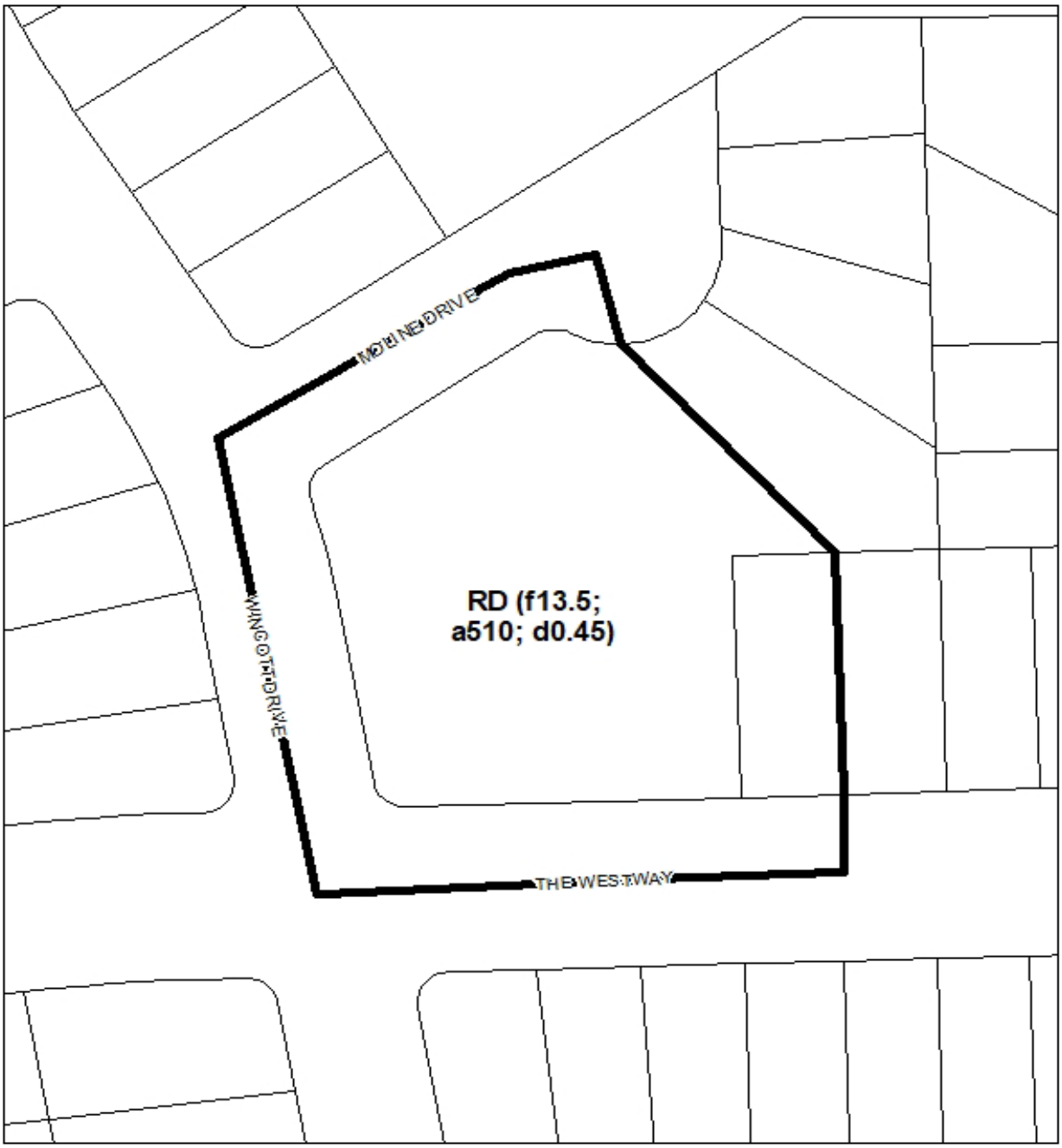
   (A) Zoning By-law Map in Section 990.10 and applying the zone label "RD (f13.5; a510; d0.45)" as shown on Diagram 1: 240 The Westway.

   (B) Policy Area Overlay Map in Article 995.10.1 and applying no label.

   (C) Height Overlay Map in Article 995.20.1 and applying the label "HT 9.5".

   (D) Lot Coverage Overlay Map in Article 995.30.1 and applying the label "33".

Diagram 1



Toronto
Diagram 1

240 The Westway

Subject Site

City of Toronto By-law 569-2013
Not to Scale
10/23/2025

1 to 36 Abraham Welsh Rd, 126 to 192 Bob Yuill Drive, 1 to 35 Charlie Jordan Road, 133 to 245 Isaac Devins Boulevard, 1 to 52 Lou Pomanti Street, 30 to 118 Mary Chapman Boulevard, 1 to 59 McCartney Street, 1 to 121 Parrotta Drive, 1 to 58 Ron Attwell Street, and 3035 Weston Road.

1. Zoning By-law 569-2013, as amended, is further amended as follows by adding the lands outlined by a heavy black line and identified on Diagram 1: 1 to 36 Abraham Welsh Rd, 126 to 192 Bob Yuill Drive, 1 to 35 Charlie Jordan Road, 133 to 245 Isaac Devins Boulevard, 1 to 52 Lou Pomanti Street, 30 to 118 Mary Chapman Boulevard, 1 to 59 McCartney Street, 1 to 121 Parrotta Drive, 1 to 58 Ron Attwell Street, and 3035 Weston Road to the:

   (A) Zoning By-law Map in Section 990.10 and applying the zone label "RM (x487)" as shown on Diagram 1: 1 to 36 Abraham Welsh Rd, 126 to 192 Bob Yuill Drive, 1 to 35 Charlie Jordan Road, 133 to 245 Isaac Devins Boulevard, 1 to 52 Lou Pomanti Street, 30 to 118 Mary Chapman Boulevard, 1 to 59 McCartney Street, 1 to 121 Parrotta Drive, 1 to 58 Ron Attwell Street, and 3035 Weston Road.

   (B) Policy Area Overlay Map in Article 995.10.1 and applying no label.

   (C) Height Overlay Map in Article 995.20.1 and applying no label.

   (D) Lot Coverage Overlay Map in Article 995.30.1 and applying no label.

2. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.6.10(487) Exception Number 487 so that it reads:

   (487) Exception RM 487

   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: None Apply

   Prevailing By-laws and Prevailing Sections:

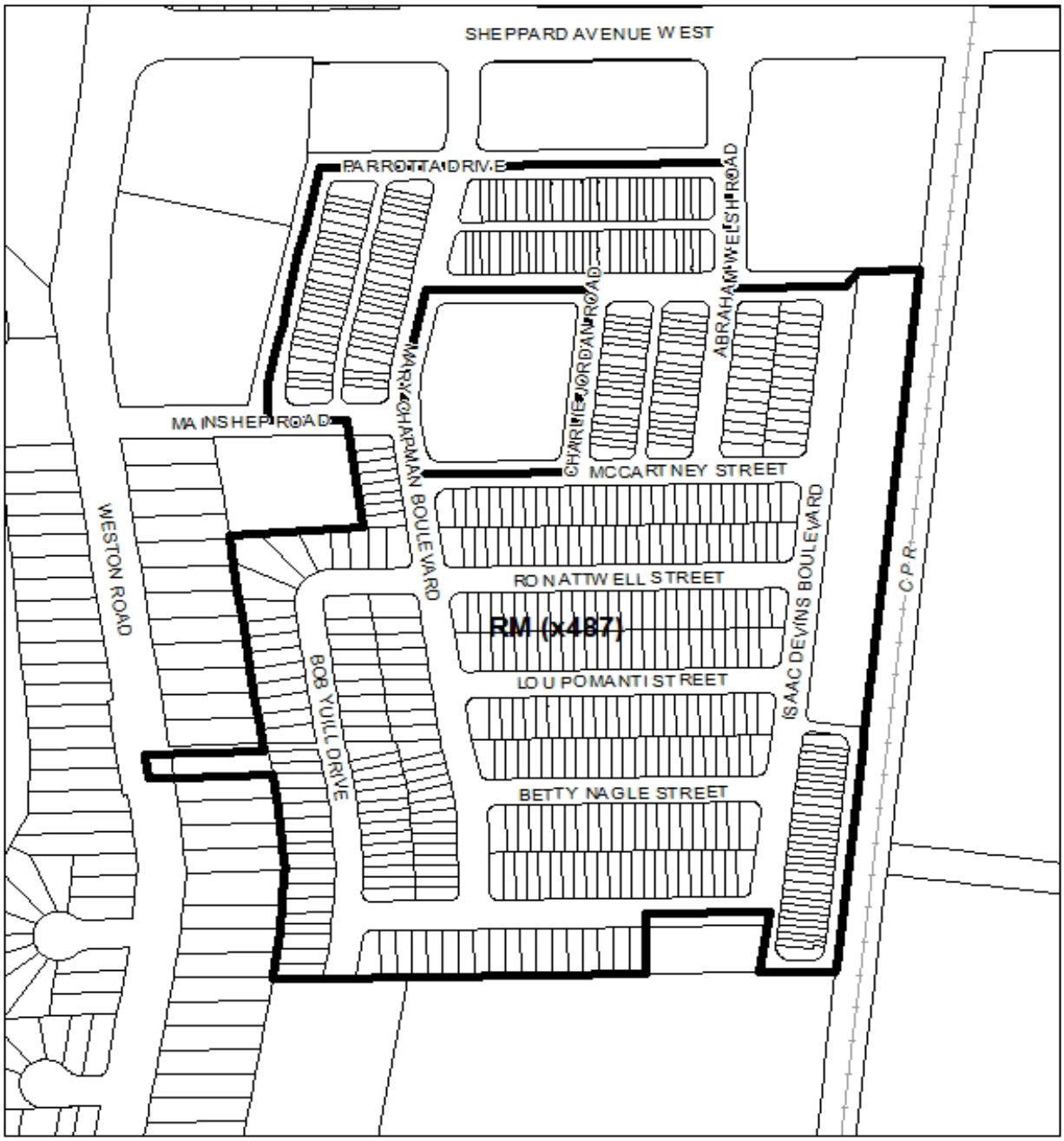
   (A) City of Toronto by-law 482-2006;

   (B) City of Toronto by-law 1657-2012(OMB);

   (C) City of Toronto by-law 90-2014; and

   (D) City of Toronto by-law 997-2015.

Diagram 1



Toronto
Diagram 1

1 to 36 Abraham Welsh Rd, 126 to 192 Bob Yuill Drive, 1 to 35 Charlie Jordan Road, 133 to 245 Isaac Devins Boulevard, 1 to 52 Lou Pomanti Street, 30 to 118 Mary Chapman Boulevard, 1 to 59 McCartney Street, 1 to 121 Parrotta Drive, 1 to 58 Ron Attwell Street, and 3035 Weston Road

Subject Site

City of Toronto By-law 569-2013
Not to Scale
11/19/2025