

Authority: Planning and Housing Committee Item PH12.3, adopted as amended by City of Toronto Council on May 22 and 23, 2024; and Section 169-5.2B of City of Toronto Municipal Code Chapter 169, Officials, City

CITY OF TORONTO

Bill 214

BY-LAW -2026

To amend By-law 1062-2025(OLT), being a by-law to amend Zoning By-law 569-2013, as amended, with respect to low-rise residential intensification on major streets.

Whereas on June 27, 2024, Council of the City of Toronto enacted By-law 608-2024 to amend Zoning By-law 569-2013, as amended, with respect to low-rise residential intensification on major streets; and

Whereas there was an appeal of Zoning By-law 608-2024 to the Ontario Land Tribunal; and

Whereas on September 11, 2025 the Ontario Land Tribunal ordered that Zoning By-law 569-2013, as amended, be amended by the Zoning By-law now numbered as 1062-2025(OLT); and

Whereas Zoning By-law 1062-2025(OLT) failed to exclude properties in the Residential Zone category abutting Meadowvale Road south from Highway 2A to Lawrence Avenue East, properties in the Residential Zone category abutting Lawrence Avenue East, east of East Avenue, and properties in the Residential Zone category abutting True Davidson Drive; and

Whereas the Chief Planner has advised the City Solicitor that Zoning By-law 1062-2025(OLT), as ordered into force by the Ontario Land Tribunal on September 11, 2025, contains technical errors and therefore must be amended to implement City Council's intent; and

Whereas pursuant to Chapter 169-5.2(B) of the City of Toronto Municipal Code, the City Solicitor has authority to correct technical errors in by-laws; and

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;

The Council of the City of Toronto enacts:

1. Zoning By-law 1062-2025(OLT) is amended by adding the following provisions:
 84. Zoning By-law 569-2013, as amended, is further amended by adding to Regulation 900.3.10(613) under the heading Site Specific Provisions, a new provision (C) that reads as follows:

- (C) despite By-law 1062-2025(OLT), a **townhouse** or **apartment building** is not a permitted **residential building** type on a lot abutting Lawrence Avenue East.
85. Zoning By-law 569-2013, as amended, is further amended by adding to Regulation 900.3.10(1142) under the heading Site Specific Provisions, a new provision (E) that reads as follows:
- (E) despite By-law 1062-2025(OLT), a **townhouse** or **apartment building** is not a permitted **residential building** type on a lot abutting Meadowvale Road.
86. Zoning By-law 569-2013, as amended, is further amended by adding to Regulation 900.3.10(1147) under the heading Site Specific Provisions, a new provision (D) that reads as follows:
- (D) despite By-law 1062-2025(OLT), a **townhouse** or **apartment building** is not a permitted **residential building** type on a lot abutting Meadowvale Road.
87. Zoning By-law 569-2013, as amended, is further amended by adding to Regulation 900.3.10(1148) under the heading Site Specific Provisions, a new provision (F) that reads as follows:
- (F) despite By-law 1062-2025(OLT), a **townhouse** or **apartment building** is not a permitted **residential building** type on a lot abutting Meadowvale Road.
88. Zoning By-law 569-2013, as amended, is further amended by adding to Regulation 900.3.10(1149) under the heading Site Specific Provisions, a new provision (D) that reads as follows:
- (D) despite By-law 1062-2025(OLT), a **townhouse** or **apartment building** is not a permitted **residential building** type on a lot abutting Meadowvale Road.
89. Zoning By-law 569-2013, as amended, is further amended by adding to Regulation 900.3.10(1152) under the heading Site Specific Provisions, a new provision (H) that reads as follows:
- (H) despite By-law 1062-2025(OLT), a **townhouse** or **apartment building** is not a permitted **residential building** type on a lot abutting Meadowvale Road.

90. Zoning By-law 569-2013, as amended, is further amended by adding to Regulation 900.3.10(1153) under the heading Site Specific Provisions, a new provision (F) that reads as follows:
- (F) despite By-law 1062-2025(OLT), a **townhouse** or **apartment building** is not a permitted **residential building** type on a lot abutting Meadowvale Road.
91. Zoning By-law 569-2013, as amended, is further amended by adding to Regulation 900.3.10(1159) under the heading Site Specific Provisions, a new provision (F) that reads as follows:
- (F) despite By-law 1062-2025(OLT), a **townhouse** or **apartment building** is not a permitted **residential building** type on a lot abutting Meadowvale Road.
92. Zoning By-law 569-2013, as amended, is further amended by adding to Regulation 900.3.10(1212) under the heading Site Specific Provisions, a new provision (B) that reads as follows:
- (B) despite By-law 1062-2025(OLT), a **townhouse** or **apartment building** is not a permitted **residential building** type on a lot abutting Bayview Avenue.
93. Zoning By-law 569-2013, as amended, is further amended by adding to Regulation 900.5.10(144) under the heading Site Specific Provisions, a new provision (I) that reads as follows:
- (I) despite By-law 1062-2025(OLT):
- (i) an **apartment building** is not a permitted **residential building** type on a **lot** abutting Lawrence Avenue East; and
- (ii) a **townhouse** may not exceed the permitted maximum height in (D) above.
94. Zoning By-law 569-2013, as amended, is further amended by adding to Regulation 900.6.10(311) under the heading Site Specific Provisions, a new provision (J) that reads as follows:
- (J) despite By-law 1062-2025(OLT):
- (i) a **townhouse** is not a permitted **residential building** type on a **lot** abutting Meadowvale Road; and

- (ii) an **apartment building** may not exceed the permitted maximum height in (G) above.

Enacted and passed on March , 2026.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)