

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 242

BY-LAW -2026

To amend By-law 1061-2025(OLT) being a by-law to adopt Amendment 727 to the Official Plan of the City of Toronto, with respect to low-rise residential intensification on major streets.

Whereas on June 27, 2024, Council of the City of Toronto enacted By-law 609-2024 to amend the Official Plan, with respect to low-rise residential intensification on major streets; and

Whereas there was an appeal of By-law 609-2024 to the Ontario Land Tribunal; and

Whereas on September 11, 2025 the Ontario Land Tribunal ordered that By-law 609-2024 come into force, unamended; and

Whereas By-law 609-2024 was renumbered By-law 1061-2025(OLT); and

Whereas By-law 1061-2025(OLT) failed to exclude properties designated *Neighbourhoods* abutting Meadowvale Road south from Highway 2A to Lawrence Avenue East, properties designated *Neighbourhoods* abutting Lawrence Avenue East, east of East Avenue and properties designated *Neighbourhoods* abutting True Davidson Drive; and

Whereas the Chief Planner has advised the City Solicitor that By-law 1061-2025(OLT), 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 authority is given to Council of the City of Toronto under 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. Amendment 727 to the Official Plan – Low Rise Residential Intensification on Major Streets is amended by adding the following Sections:
 7. Map 34, Site and Area Specific Policies, is amended by adding the lands designated *Neighbourhoods* abutting Meadowvale Road south from Highway 2A to Lawrence Avenue East, and the lands designated *Neighbourhoods* abutting Lawrence Avenue East from East Avenue to Rouge Hills Drive as shown on the maps below as Site and Area Specific Policy 931.
 8. Map 28, Site and Area Specific Policies, is amended by adding the

Neighbourhoods-designated lands known municipally in 2025 as 5, 7, and 47-57 (odd numbers) True Davison Drive as shown on the map below as Site and Area Specific Policy 931.

9. Chapter 7, Site and Area Specific Policies, is amended by adding Site and Area Specific Policy 931, and the associated maps below, as follows:

931. Lower Scale Buildings in *Neighbourhoods* along certain portions of Major Streets: 5, 7, and 47 -57 (odd numbers) True Davidson Drive, lands designated *Neighbourhoods* abutting Meadowvale Road south of Highway 2A, lands designated *Neighbourhoods* abutting Lawrence Avenue East east of East Avenue

- a. Only lower scale buildings such as detached houses, semi-detached houses, multiplexes and townhouses, as well as interspersed walk-up apartments that are no higher than four storeys are permitted on lands designated *Neighbourhoods*.
- b. For the lands identified in Map 3 that overlap with the Port Union Secondary Plan area, the policies of the Port Union Secondary Plan prevail in case of a conflict.

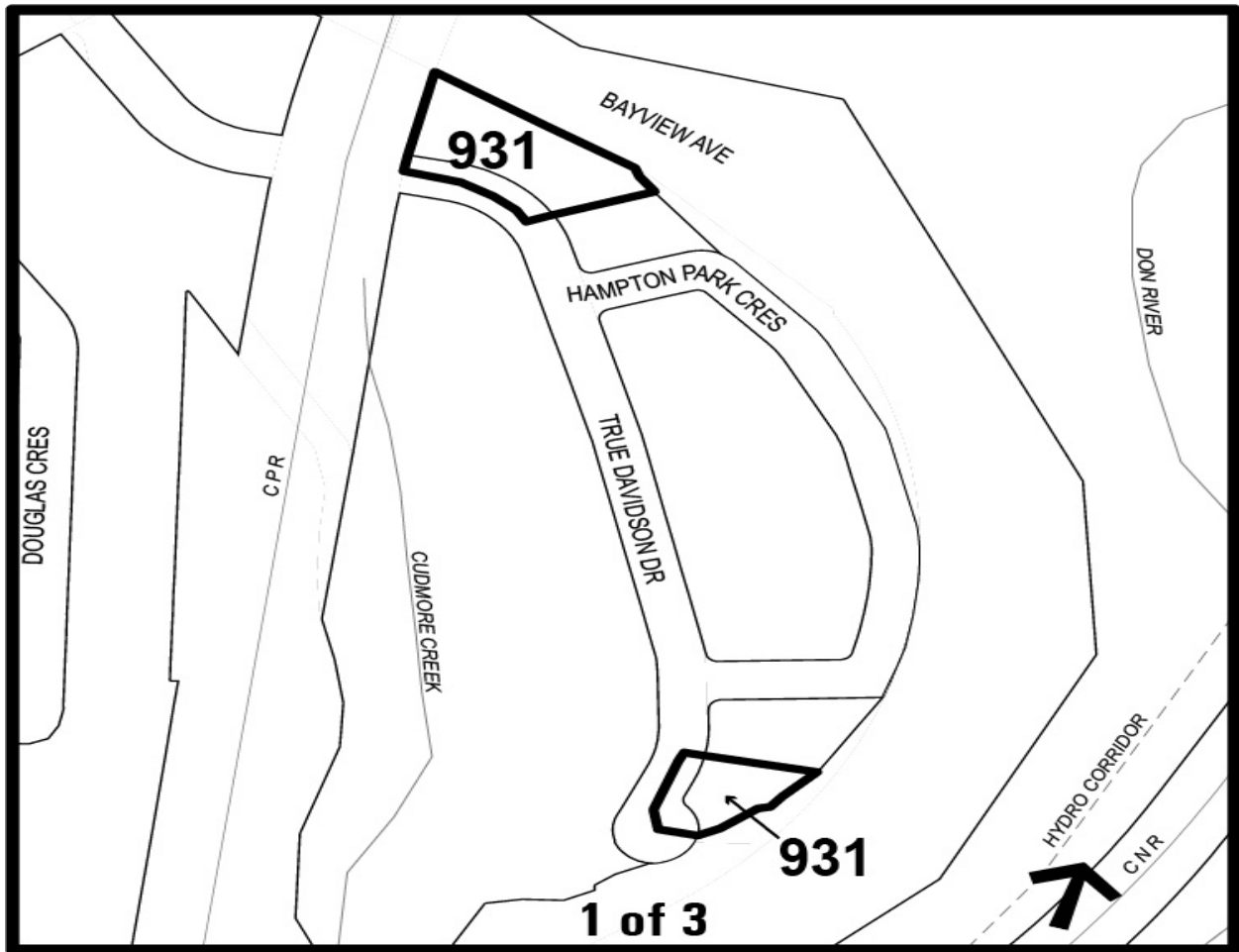
Enacted and passed on March , 2026.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)

Map 1



Map 3

