

Authority: North York Community Council Item NY32.5,  
as adopted by City of Toronto Council on May 20, 21 and  
22, 2026

## CITY OF TORONTO

### Bill 496

### BY-LAW -2026

**To amend City of Toronto Zoning By-law 569-2013, as amended, to facilitate transit zoning compliance for the Yonge North Subway Extension and Ontario Line projects with respect to multiple properties.**

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;

The Council of the City of Toronto enacts:

1. The lands subject to this By-law are outlined by heavy black lines on Diagrams **1a-1f** 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 Article 900.11.10 Exception Number 249 so that it reads:

(249) Exception CR 249

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:

- (A) On lands municipally known as 6600 Yonge Street, if the requirements of By-law **[Clerks to insert By-law number]** are complied with, a **building** or **structure** may be constructed, used or enlarged in compliance with Regulations (B) to (P) below;
- (B) Regulation 40.10.30.20(1), regarding required minimum **lot frontage**, does not apply to a **transportation use**;
- (C) Regulation 40.10.30.40(1)(A), regarding permitted maximum **lot coverage**, does not apply to a **building** or **structure** used exclusively for a **transportation use**;
- (D) Regulations 40.10.40.1(2)(A) and (B), regarding non-residential use location of entrances and first floor elevations, do not apply to a **building** or **structure** used exclusively for a **transportation use**;

- (E) Clause 40.10.40.10, regarding height, does not apply to a **building** or **structure** used exclusively for a **transportation use**;
- (F) Despite clause 40.5.40.40, floor space index is calculated only for above ground portion of a **building** or **structure** with a **transportation use**;
- (G) Regulation 40.10.40.40(1)(B), regarding total permitted maximum floor space index for non-residential uses on the lot, does not apply to a **transportation use**;
- (H) Regulation 40.10.40.70(3), regarding required minimum **building setbacks**, does not apply to a **building** or **structure** used exclusively for a **transportation use**;
- (I) Regulation 40.10.40.80(2), regarding required minimum above-ground distance between the separation of **building main walls**, does not apply to a **building** or **structure** used exclusively for a **transportation use**;
- (J) Clause 40.10.50.10, regarding **landscaping** requirements, does not apply to a **transportation use**;
- (K) Despite regulation 40.10.80.20(1), no required minimum setback applies to a **parking space** that is not in a **building** or **structure** for a **transportation use**;
- (L) Regulation 40.10.40.1(6), regarding pedestrian access for a **lot** which abuts a **lot** in the Residential Zone Category or Residential Apartment Zone Category, does not apply to a **transportation use**;
- (M) Despite 220.5.10.1(8), no **loading space** is required for a **passenger terminal** or **transportation use**;
- (N) None of the provisions of By-law 569-2013 apply to prevent the erection or use of a construction office, noise shelter and noise wall for the purpose of constructing a **transportation use**;
- (O) Despite prevailing Former City of North York by-law 29501, a **transportation use** is permitted and none of the provisions of by-law 29501 apply to a **transportation use**; and
- (P) Despite prevailing Former City of North York by-law 7625, Section 64.25 (6) a **transportation use** is permitted and none of the provisions of by-law 7625 apply to a **transportation use**.

Prevailing By-laws and Prevailing Sections:

- (A) Former City of North York By-law 29501; and
- (B) Section 64.25(6), former City of North York Zoning By-law 7625.

4. 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 respecting the lands outlined by heavy black lines from a zone label of CR 1.0 (c1.0; r1.0) SS3 (x2565) to a zone label of CR 1.0 (c1.0; r1.0) SS3 (x1223) as shown on Diagram 2a attached to this By-law.
5. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.11.10 Exception Number 1223 so that it reads:

(1223) Exception CR 1223

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:

- (A) On lands municipally known as 6369-6375, 6979 and 6983-6987 Yonge Street and 1 Steeles Avenue East, if the requirements of By-law [Clerks to insert By-law number] are complied with, a **building** or **structure** may be constructed, used or enlarged in compliance with Regulations (B) to (N) below;
- (B) Regulation 40.10.30.20(1), regarding required minimum **lot frontage**, does not apply to a **transportation use**;
- (C) Regulation 40.10.30.40(1)(A), regarding permitted maximum **lot coverage**, does not apply to a **building** or **structure** used exclusively for a **transportation use**;
- (D) Regulations 40.10.40.1(2)(A) and (B), regarding non-residential use location of entrances and first floor elevations, do not apply to a **building** or **structure** used exclusively for a **transportation use**;
- (E) Regulation 40.10.40.1(6), regarding pedestrian access for a **lot** which abuts a **lot** in the Residential Zone Category or Residential Apartment Zone Category, does not apply to a **transportation use**;
- (F) Clause 40.10.40.10, regarding height, does not apply to a **building** or **structure** used exclusively for a **transportation use**;
- (G) Despite clause 40.5.40.40 floor space index is calculated only for above ground portion of a **building** or **structure** with a **transportation use**;
- (H) Regulation 40.10.40.40(1)(B), regarding total permitted maximum floor space index for non-residential uses on the lot, does not apply to a **transportation use**;
- (I) Regulation 40.10.40.70(3), regarding required minimum **building setbacks**, does not apply to a **building** or **structure** used exclusively for a **transportation use**;

- (J) Regulation 40.10.40.80(2), regarding required minimum above-ground distance between the separation of building main walls, does not apply to building or structure used exclusively for a transportation use;
- (K) Clause 40.10.50.10, regarding landscaping requirements, does not apply to a **transportation use**;
- (L) Despite regulation 40.10.80.20(1), no required minimum setback applies to a **parking space** that is not in a **building** or **structure** for a **transportation use**;
- (M) Despite 220.5.10.1(8), no **loading space** is required for a **passenger terminal** or **transportation use**; and
- (N) None of the provisions of By-law 569-2013 apply to prevent the erection or use of a construction office, noise shelter and noise wall for the purpose of constructing a **transportation use**.

Prevailing By-laws and Prevailing Sections: None Apply

6. Zoning By-law 569-2013, as amended, is further amended by amending Article 900.11.10 Exception Number 256 so that it reads:

(256) Exception CR 256

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:

- (A) On lands municipally known as 7 Steeles Avenue East, if the requirements of By-law [Clerks to insert By-law number] are complied with, a building or structure may be constructed, used or enlarged in compliance with Regulations (B) to (O) below;
- (B) Regulation 40.10.30.20(1), regarding required minimum lot frontage, does not apply to a transportation use;
- (C) Regulation 40.10.30.40(1)(A), regarding permitted maximum lot coverage, does not apply to a building or structure used exclusively for a transportation use;
- (D) Regulations 40.10.40.1(2)(A) and (B), regarding non-residential use location of entrances and first floor elevations, do not apply to a building or structure used exclusively for a transportation use;
- (E) Clause 40.10.40.10, regarding height, does not apply to a building or structure used exclusively for a transportation use;

- (F) Despite clause 40.5.40.40 floor space index is calculated only for above ground portion of a **building** or **structure** with a **transportation use**;
- (G) Regulation 40.10.40.40(1)(B), regarding total permitted maximum floor space index for non-residential uses on the lot, does not apply to a **transportation use**;
- (H) Regulation 40.10.40.70(3), regarding required minimum **building setbacks**, does not apply to a building or structure used exclusively for a **transportation use**;
- (I) Regulation 40.10.40.80(2), regarding required minimum above-ground distance between the separation of **building main walls**, does not apply to a **building** or **structure** used exclusively for a **transportation use**;
- (J) Clause 40.10.50.10, regarding landscape requirements, does not apply to a **transportation use**;
- (K) Despite regulation 40.10.80.20(1), no minimum setback applies to a **parking space** that is not in a building or structure for a **transportation use**;
- (L) Regulation 40.10.40.1(6), regarding pedestrian access for a **lot** which abuts a **lot** in the Residential Zone Category or Residential Apartment Zone Category, does not apply to a **transportation use**;
- (M) None of the provisions of By-law 569-2013 apply to prevent the erection or use of a construction office, noise shelter and noise wall for the purpose of constructing a **transportation use**;
- (N) Despite prevailing Former City of North York by-law 29032, a **transportation use** is permitted and none of the provisions of by-law 29032 apply to a **transportation use**; and
- (O) Despite prevailing Former City of North York by-law 30206, a **transportation use** is permitted and none of the provisions of by-law 30206 apply to a **transportation use**.

Prevailing By-laws and Prevailing Sections:

- (A) Former City of North York by-law 29032; and
  - (B) Former City of North York by-law 30206.
7. 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 respecting the lands outlined by heavy black lines from zone labels of RD (f12.0; a370) and RD (f12.0; a370) (x217) to a zone label of RD (f12.0; a370) (x1348) as shown on Diagram 2b attached to this By-law.

8. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.3.10 Exception Number 1348 so that it reads:

(1348) Exception RD 1348

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:

- (A) On lands municipally known as 9-19 Steeles Avenue East, 8-14 Nipigon Avenue, 25-35 Steeles Avenue East and 26-38 Nipigon Avenue, if the requirements of By-law [Clerks to insert By-law number] are complied with, a **building or structure** may be constructed, used or enlarged in compliance with Regulations (B) to (K) below;
- (B) On the lands municipally known as 28 and 30 Nipigon Avenue, in addition to the uses permitted in Article 10.20.20, a **nursing home** is also permitted;
- (C) Regulation 10.20.30.10(1), regarding required minimum **lot area**, does not apply to a **transportation use**;
- (D) Regulation 10.20.30.20(1), regarding required minimum **lot frontage**, does not apply to **transportation use**;
- (E) Regulation 10.20.30.40(1)(A), regarding permitted maximum **lot coverage**, does not apply to a **building or structure** used exclusively for a **transportation use**;
- (F) Clause 10.20.40.10, regarding height, does not apply to a **building or structure** used exclusively for a **transportation use**;
- (G) Despite Regulation 10.5.40.40(5)(A), floor space index for a **building or structure** with a **transportation use** is the result of the **gross floor area** for the above ground portion of a **building or structure** divided by the area of the **lot**;
- (H) Regulation 10.20.40.40(1), regarding permitted maximum floor space index, does not apply to a **transportation use**;
- (I) Regulation 10.5.80.10(10), regarding commercial vehicle parking not permitted in yards, does not apply to a **transportation use**;
- (J) Clause 10.20.40.70, regarding required minimum **building setbacks**, does not apply to a **building or structure** used exclusively for a **transportation use**; and
- (K) None of the provisions of By-law 569-2013 apply to prevent the erection or use of a construction office, noise shelter and noise wall for the purpose of constructing a **transportation use**.

Prevailing By-laws and Prevailing Sections: None Apply

9. 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 respecting the lands outlined by heavy black lines from a zone label of EO 1.5 (e1.5; o1.5) to a zone label of EO 1.5 (e1.5; o1.5) (x37) as shown on Diagram 2c attached to this By-law.
10. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.24.10 Exception Number 37 so that it reads:

(37) Exception EO 37

Site Specific Provisions:

- (A) On lands municipally known as 843 Don Mills Road, if the requirements of By-law [Clerks to insert By-law number] are complied with, a **building or structure** may be constructed, used or enlarged in compliance with Regulations (B) to (F) below;
- (B) Regulation 60.40.30.20(1), regarding required minimum **lot frontage**, does not apply to a **transportation use**;
- (C) Regulation 60.40.40.10(1), regarding permitted maximum height, does not apply to a **building or structure** used exclusively for a **transportation use**;
- (D) Regulations 60.40.40.70(1), (2), and (3), regarding required minimum **building setbacks**, do not apply to a **building or structure** used exclusively for a **transportation use**;
- (E) Regulation 60.40.50.10(1), regarding the provision of a **soft landscaping strip**, does not apply to a **transportation use**; and
- (F) None of the provisions of By-law 569-2013 will apply to prevent the erection or use of a construction office, noise shelter, and noise wall for the purpose of constructing a **transportation use**.

Prevailing By-laws and Prevailing Sections: None Apply

11. 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 respecting the lands outlined by heavy black lines from zone labels of E 1.0 (x22) and E 1.0 (x23) to a zone label of E 1.0 (x88) as shown on Diagram 2d attached to this By-law.
12. Zoning By-law 569-2013, as amended, is further amended by amending Article 900.20.10 Exception Number 88 so that it reads:

(88) Exception E 88

Site Specific provisions

- (A) On lands identified as "a portion of the unaddressed lands south of 235 and 255 Wicksteed Avenue and north of the existing hydro corridor", if the requirements of By-law [Clerks to insert By-law number] are complied with, a **building or structure** may be constructed, used or enlarged in compliance with Regulations (B) to (I) below;
- (B) Despite regulation 60.5.80.10(3), a **parking space** may be located on another **lot**;
- (C) Regulation 60.5.100.1(1), regarding the width of a **driveway**, does not apply to a **transportation use**;
- (D) Regulation 60.20.30.20(1), regarding required minimum **lot frontage**, does not apply to a **transportation use**;
- (E) Regulation 60.20.40.10(1), regarding permitted maximum height, does not apply to a **building or structure** used exclusively for a **transportation use**;
- (F) Regulations 60.20.40.70(1), (2) and (3), regarding required minimum **building setbacks**, do not apply to a **building or structure** used exclusively for a **transportation use**;
- (G) Regulation 60.20.50.10(1), regarding the provision of a **soft landscaping** strip, does not apply to a **transportation use**;
- (H) Regulation 60.20.80.20(1) does not apply to a **parking space** for a **transportation use**; and
- (I) None of the provisions of By-law 569-2013 will apply to prevent the erection or use of a construction office, noise shelter and noise wall for the purpose of constructing a **transportation use**.

Prevailing By-laws and Prevailing Sections: None Apply

- 13. 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 respecting the lands outlined by heavy black lines from a zone label of ON to ON (x35) as shown on Diagram 2d attached to this By-law.
- 14. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.41.10 Exception Number 35 so that it reads:

(35) ON 35

Site Specific Provisions

- (A) On lands identified as "unaddressed lands south of 235 and 255 Wicksteed Avenue and north of existing hydro corridor" [Clerks to insert By-law number] are complied with, a building or structure may be constructed, used or enlarged in compliance with Regulations (B) to (C) below;
- (B) Despite regulation 90.5.80.10(2), a **parking space** may be on another **lot**; and
- (C) None of the provisions of By-law 569-2013 will apply to prevent the erection or use of a construction office, noise shelter and noise wall for the purpose of constructing a **transportation use**.

Prevailing By-laws and Prevailing Sections: None Apply

- 15.** 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.

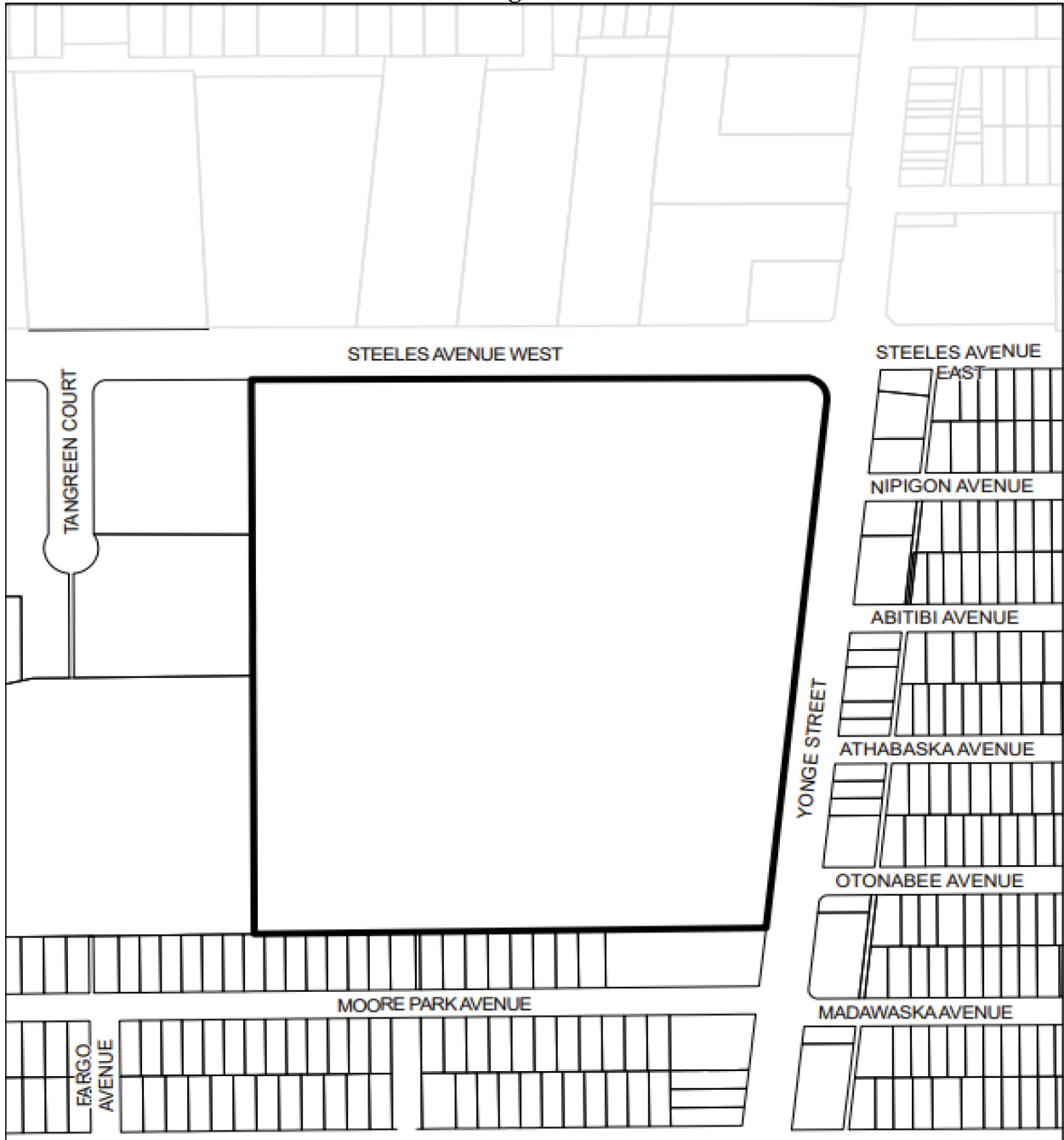
Enacted and passed on May , 2026.

Frances Nunziata,  
Speaker

John D. Elvidge,  
City Clerk

(Seal of the City)

**Diagram 1a**

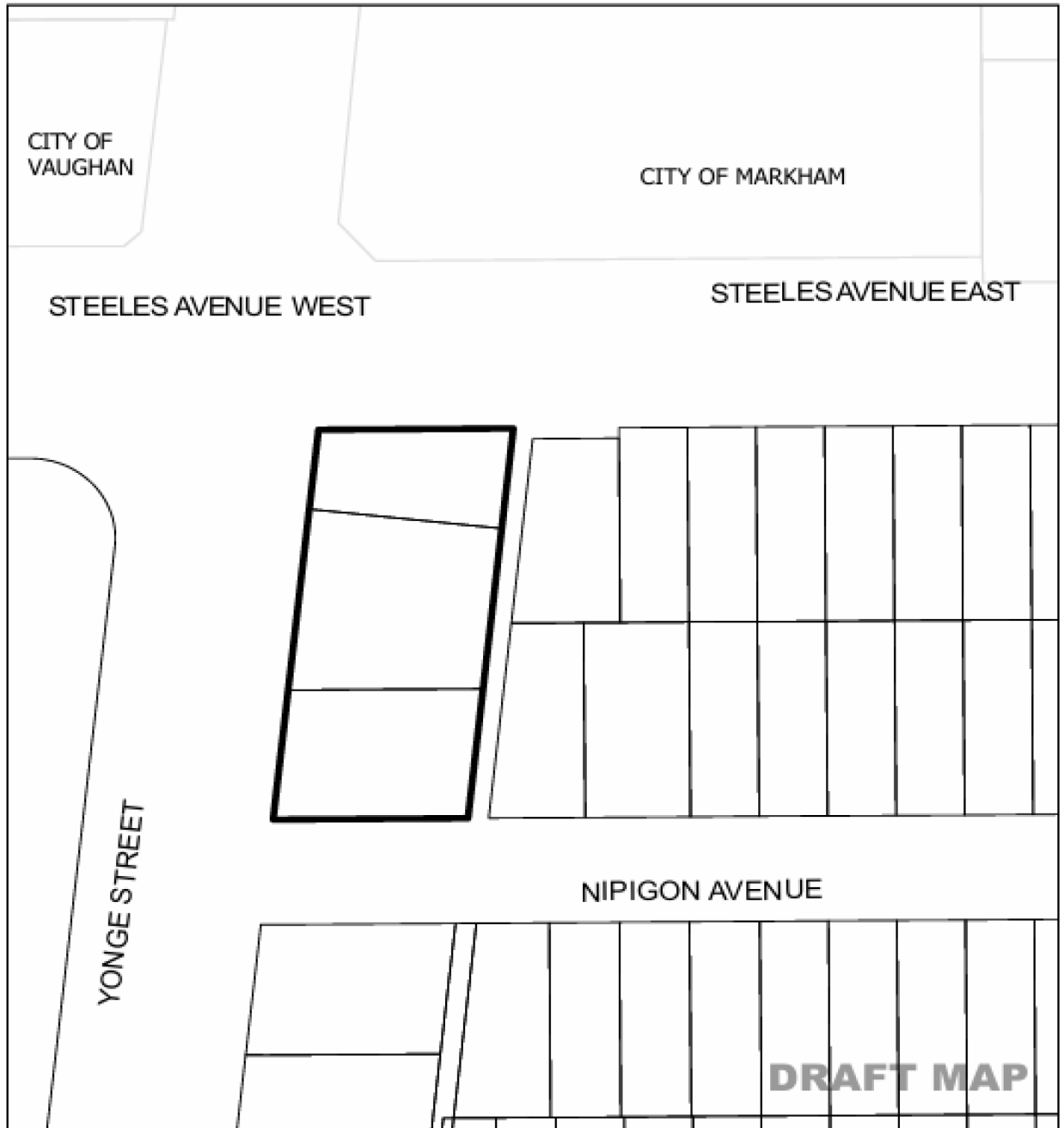


 **TORONTO**  
Diagram 1a

**6600 Yonge Street**

File # 25 252478 STE 10 02

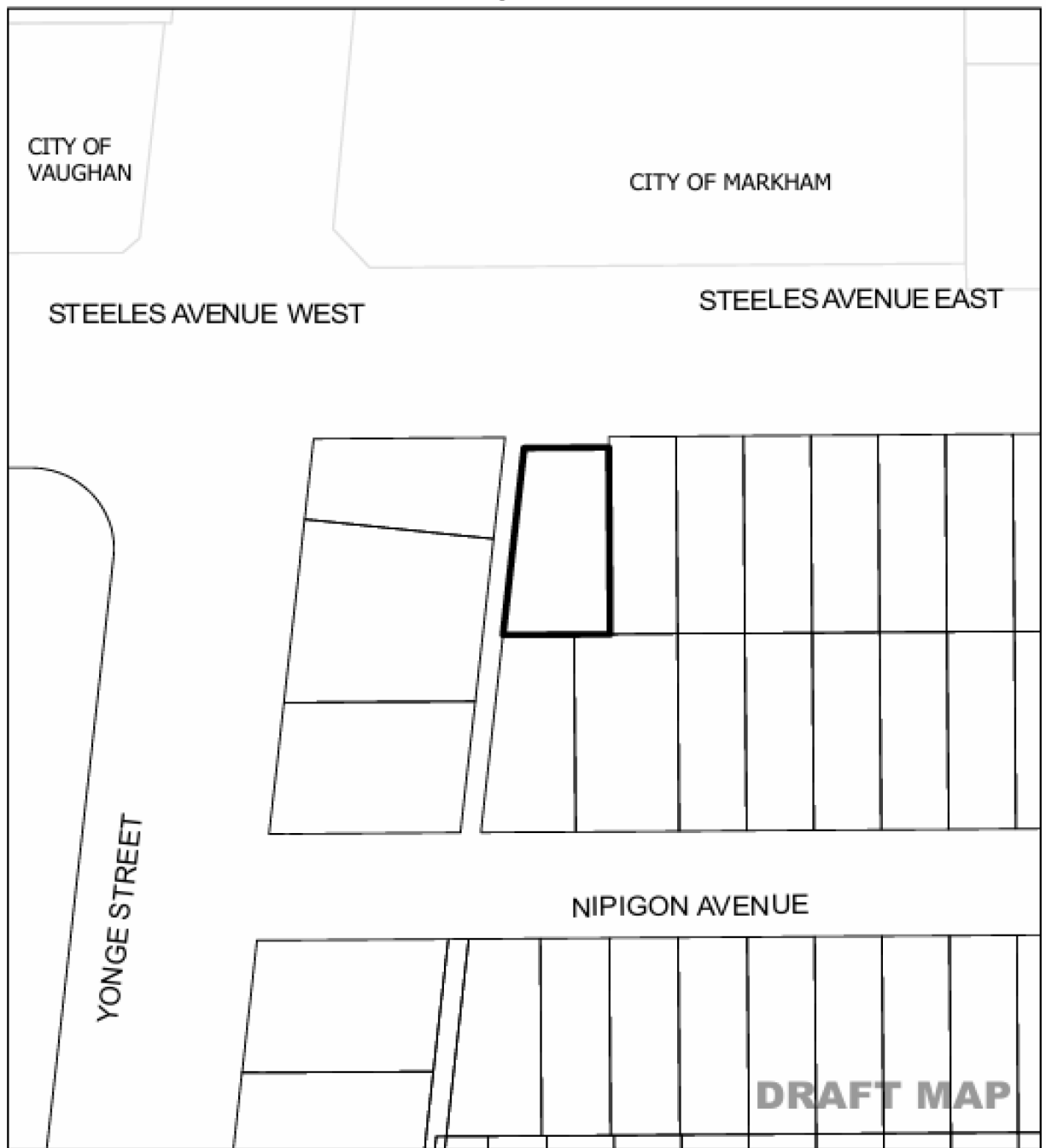
**Diagram 1b**



**Toronto**  
Diagram 1b

**6369-6375, 6979, 6983-6987  
& 1 Steeles Avenue East**  
File # 25 252478 STE 10 02

**Diagram 1c**



 **TORONTO**  
Diagram 1c

**7 Steeles Avenue East**

File # 25 252478 STE 10 02

**Diagram 1d**

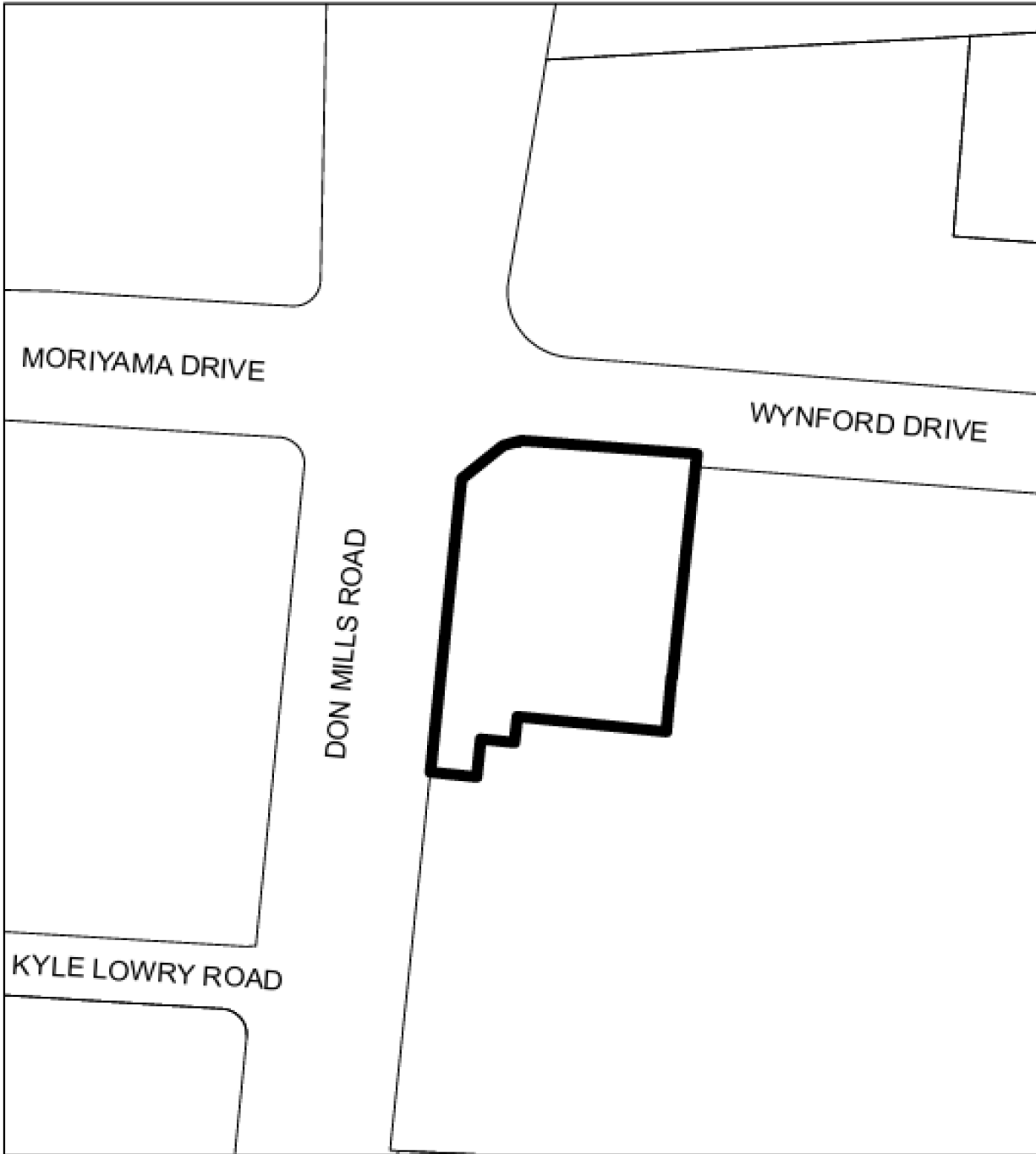


 **TORONTO**  
Diagram 1d

**9-19 and 25-35 Steeles Avenue East &  
8-14 and 26-38 Nipigon Avenue**

File # 25 252478 STE 10 0Z

Diagram 1e

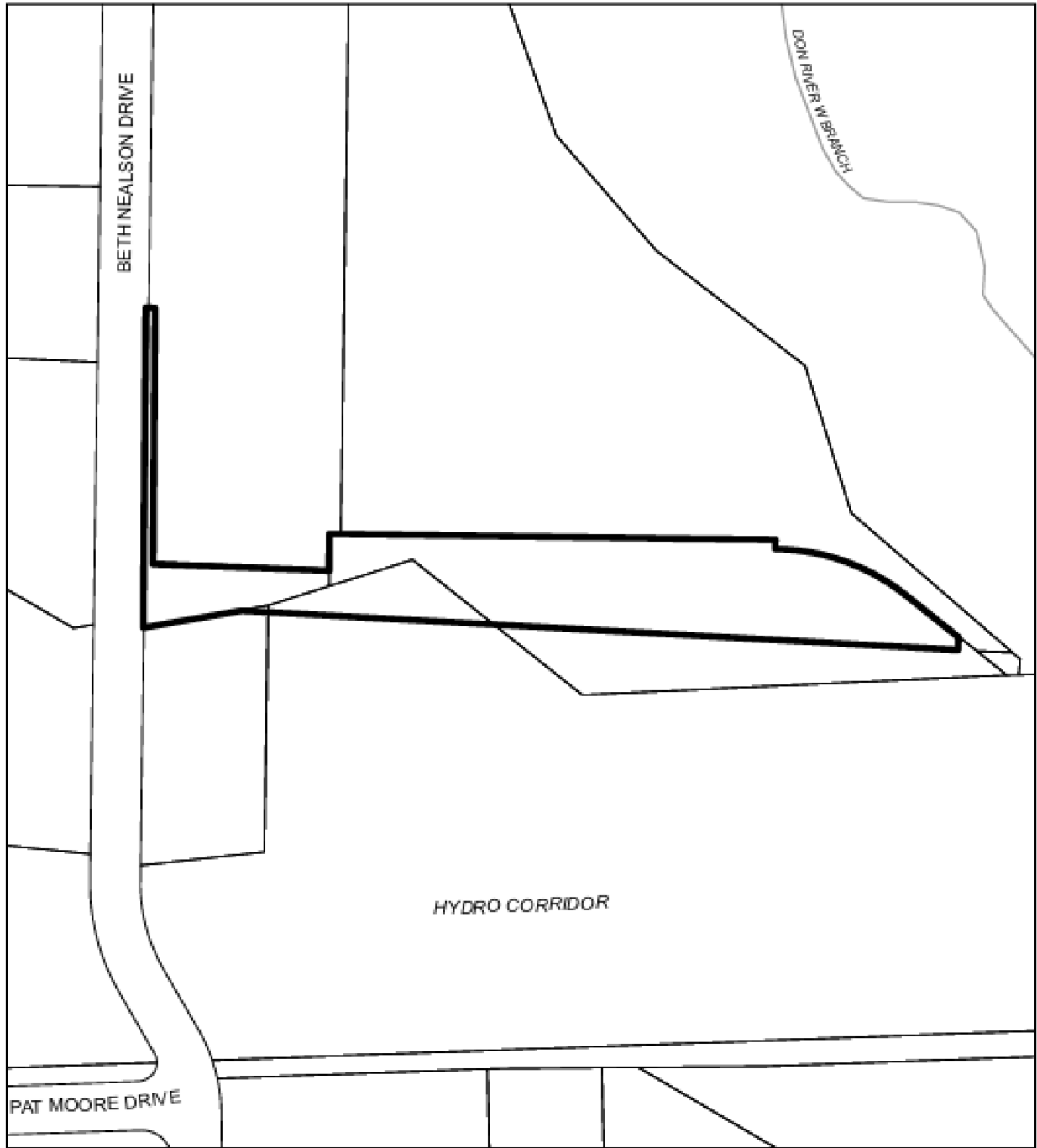


 **TORONTO**  
Diagram 1e

843 Don Mills Road

File # 25 252478 STE 10 02

**Diagram 1f**



 **TORONTO**  
**Diagram 1f**

**Unaddressed lands south of 235 and 255 Wicksteed  
Avenue and north of existing hydro corridor**

File # 25 252478 STE 10 02

Diagram 2a



 **TORONTO**  
Diagram 2a

6369-6375, 6979, 6983-6987  
& 1 Steeles Avenue East  
File # 25 252478 STE 10 0Z

Diagram 2b

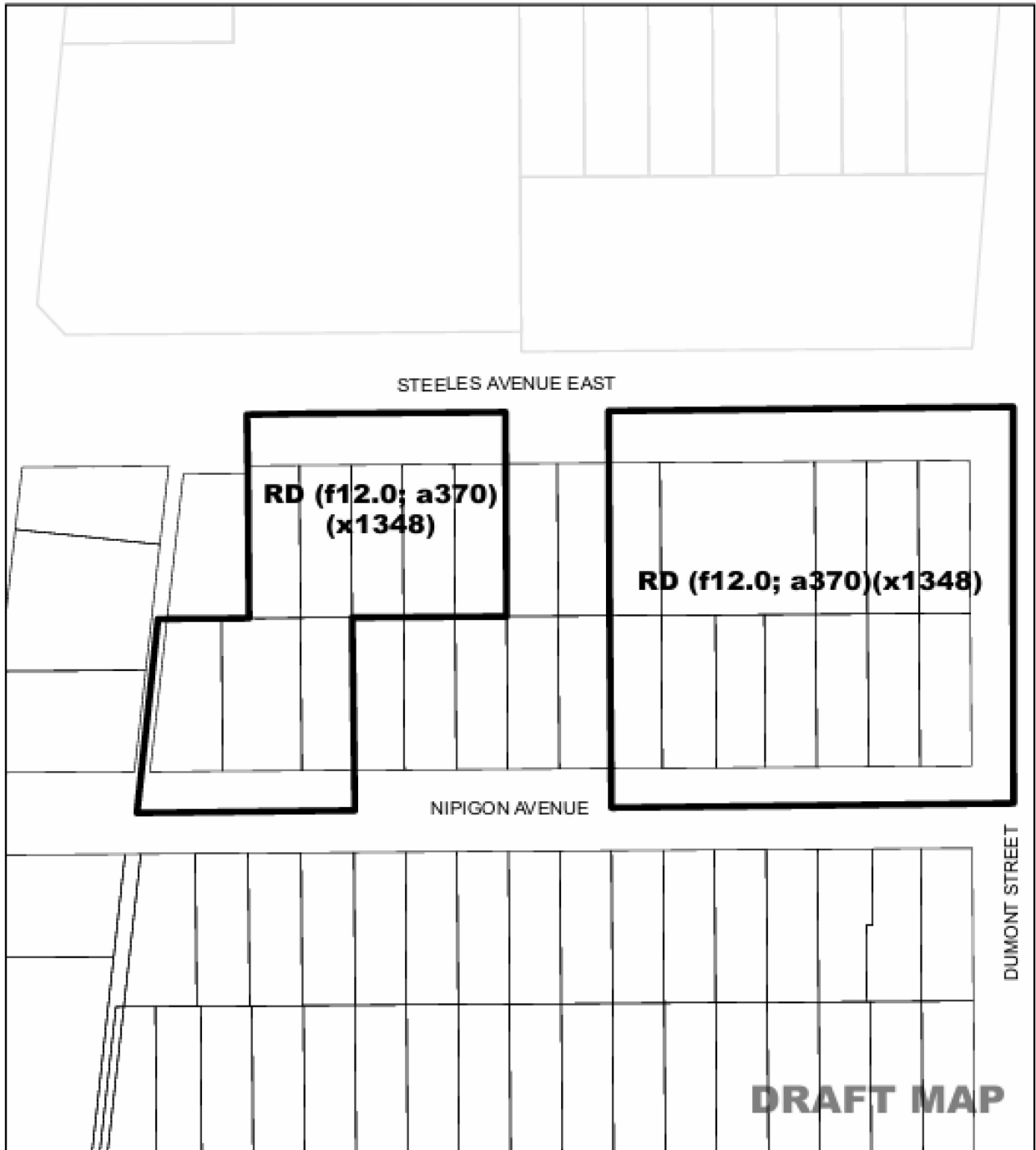
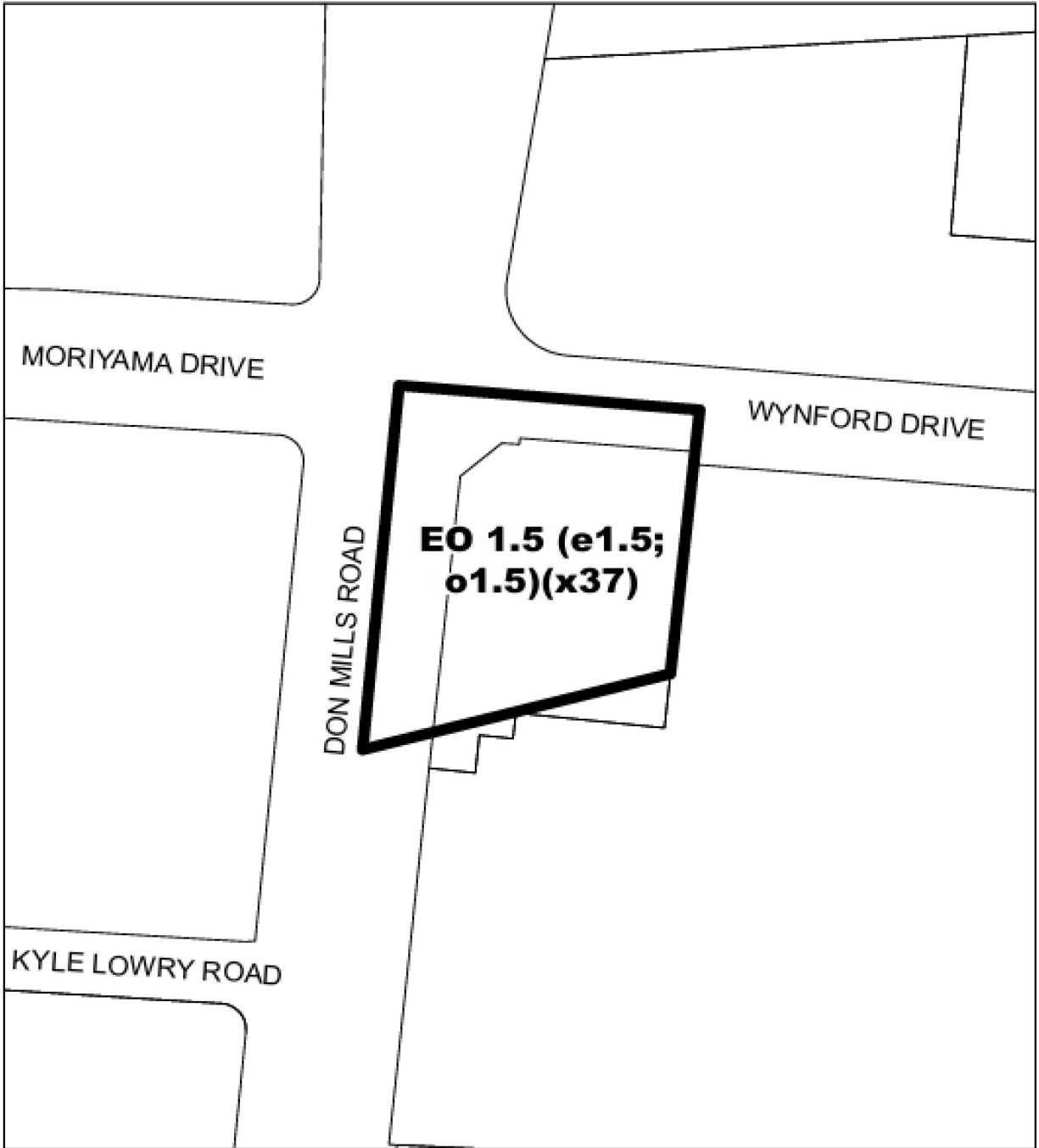


Diagram 2c

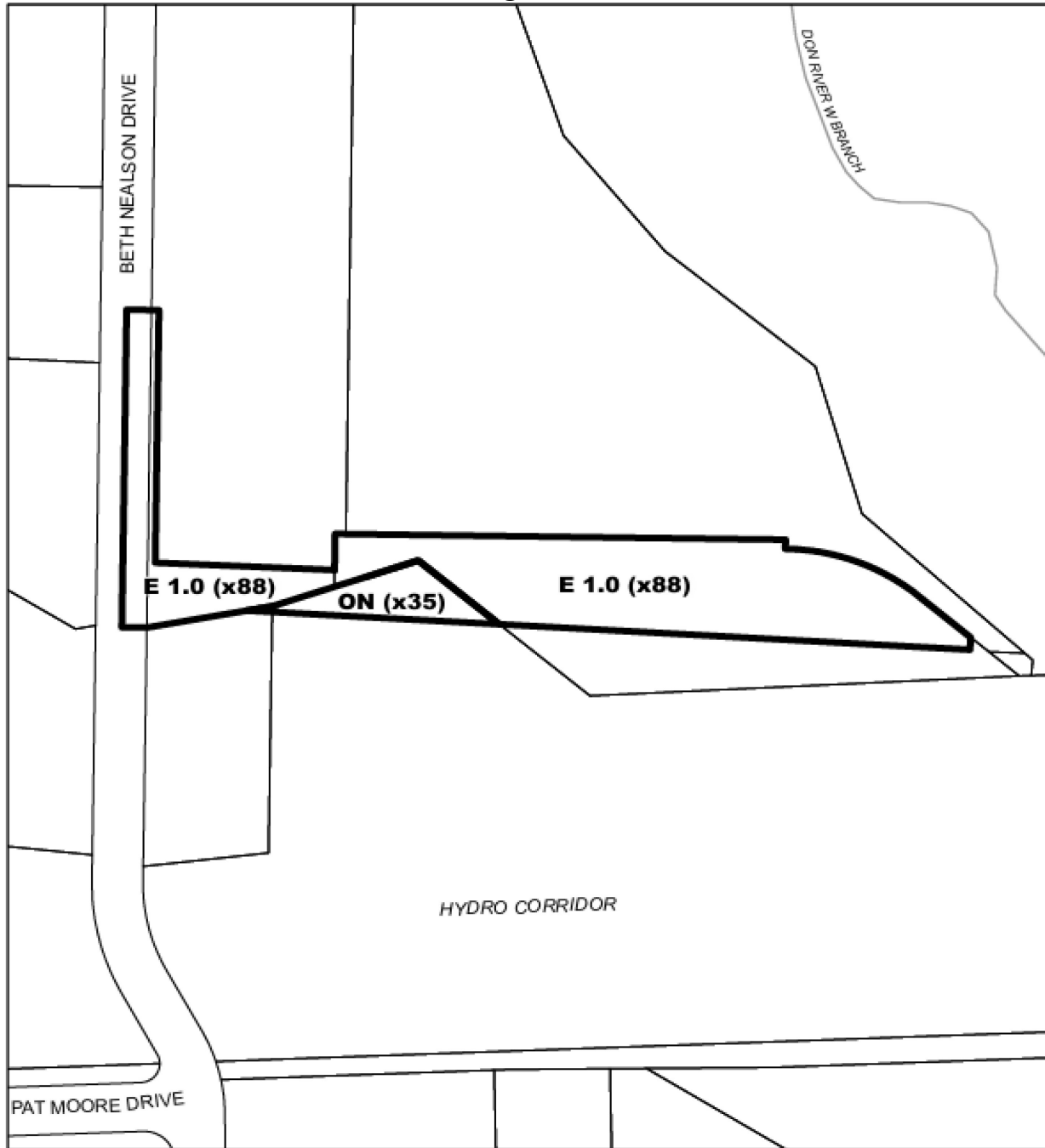


 **TORONTO**  
Diagram 2c

**843 Don Mills Road**

File # 25 252478 STE 10 0Z

Diagram 2d



 **TORONTO**  
Diagram 2d

Unaddressed lands south of 235 and 255 Wicksteed  
Avenue and north of existing hydro corridor

File # 25 252478 STE 10 02