

Authority: Etobicoke York Community Council Item EY24.5, as adopted by City of Toronto Council on July 23 and 24, 2025; and Section 169-5.2 of the City of Toronto Municipal Code Chapter 169, Officials, City

CITY OF TORONTO

Bill 1167

BY-LAW -2026

To technically amend By-law 826-2025, being a By-law to amend Zoning By-law 569-2013, as amended, with respect to the lands municipally known as 20 Wallasey Avenue to include lot coverage requirements intended to be applied.

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; and

Whereas Community Planning has determined that a technical amendment addressing an inadvertent omission is required to By-law 826-2025 to include the specific lot coverage requirements applicable to the lands;

The Council of the City of Toronto enacts:

1. City of Toronto By-law 826-2025 with respect to lands municipally known as 20 Wallasey Avenue, is amended by inserting within Exception Number RM (484) as set out in Section 7., a new Regulation (R) immediately following Regulation (Q) as follows:

"(R) Despite Regulation 10.80.30.40(1), the permitted maximum **lot coverage** is specified as follows:

- (i) the number inset within a specific "lot" depicted by solid black lines, including those numbers depicting the "lot" with arrows, as shown on Diagram 6 attached to By-law 826-2025, will apply to such "lot"; and
- (ii) the number inset within a specific "lot" depicted by solid and dashed black lines as shown on Diagram 6 attached to By-law 826-2025, will apply to such "lot"."

2. City of Toronto By-law 826-2025, is further amended by inserting Diagram 6 immediately following Diagram 5 in the form attached in Appendix 1 forming part of this By-law.

Enacted and passed on July , 2026.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)

Appendix 1

