Authority: Planning and Housing Committee Item PH3.16, adopted as amended, by City of Toronto Council on May 10, 11 and 12, 2023
City Council voted in favour of this by-law on May 12, 2023

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John D. Elvidge, City Clerk

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2023-05-31

CITY OF TORONTO

BY-LAW 474-2023

To amend Zoning By-law 569-2013, as amended, to update permissions and performance standards for duplexes, triplexes, fourplexes and secondary suites.

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 words highlighted in bold type in this By-law have the meaning provided in Zoning By-law 569-2013, Chapter 800 Definitions.

2. Zoning By-law 569-2013, as amended, is further amended by amending the zone labels on the Zoning By-law Map in Section 990.10, generally as shown on Schedule A attached to this By-law and in accordance with the following:

(A) For **lots** in the RM and R zones with a zone label containing the letter "u" with a numerical value less than 4, amend the zone label to include a value of "u4"; and

(B) For **lots** in the RT zone with a zone label containing the letter "u" with a numerical value less than 4, amend the zone label to delete the letter "u" and the numerical value following the "u".

3. Zoning By-law 569-2013, as amended, is further amended by replacing Regulation 1.40.10(2) with the following:

(2) <u>Purpose of the Residential Zone Category</u>

The Residential Zone category permits uses associated primarily with the Neighbourhoods designation in the Official Plan. This zone category includes a range of **residential building** types in different zones. The **residential building** types identified in the Residential Detached (RD), Residential Semi-Detached (RS) and Residential Townhouse (RT) zones reflect the historical development patterns in an area, however, a range of **residential building** types are permitted and form the physical context. The zones within this category also include permission for **parks** and local institutions.

4. Zoning By-law 569-2013, as amended, is further amended by replacing Regulations 1.40.10(3)(B), (C), and (D), with the following:

(B) Residential Detached (RD)

The purpose of the RD zone is to provide areas for **detached houses**, **duplexes**, **triplexes** and **fourplexes**.

(C) Residential Semi-Detached (RS)

The purpose of the RS zone is to provide areas for **detached houses**, **semi-detached houses**, **duplexes**, **triplexes** and **fourplexes**.

(D) Residential Townhouse (RT)

The purpose of the RT zone is to provide areas for **detached houses**, **semi-detached houses**, **townhouses**, **duplexes**, **triplexes** and **fourplexes**.

5. Zoning By-law 569-2013, as amended, is further amended by adding to Regulation 10.20.20.40(1) new subsections (B) to (D), so that it reads:

(1) Permitted Residential Building Types - RD Zone

In the RD zone, a **dwelling unit** is permitted in the following **residential building** types:

(A) **Detached House**;

(B) **Duplex**;

(C) **Triplex**; and

(D) **Fourplex**.

6. Zoning By-law 569-2013, as amended, is further amended by adding to Regulation 10.40.20.40(1) new subsections (C) to (E), so that it reads:

(1) Permitted Residential Building Types - RS Zone

In the RS zone, a **dwelling unit** is permitted in the following **residential building** types:

(A) **Detached House**;

(B) **Semi-Detached House**;

(C) **Duplex**;

(D) **Triplex**; and

(E) **Fourplex**.

7. Zoning By-law 569-2013, as amended, is further amended by adding to Regulation 10.60.20.40(1) new subsections (D) to (F), so that it reads:

(1) Permitted Residential Building Types - RT Zone

In the RT zone, a **dwelling unit** is permitted in the following **residential building** types:

(A) **Detached House**;

(B) **Semi-Detached House**;

(C) **Townhouse**;

(D) **Duplex**;

(E) **Triplex**; and

(F) **Fourplex**.

8. Zoning By-law 569-2013, as amended, is further amended by replacing Regulation 10.10.40.30(1) with the following:

(1) Maximum Building Depth

In the R zone, the permitted maximum **building depth** is:

(A) 17.0 metres for a **detached house**, **semi-detached house**, **duplex**, **triplex** or **fourplex**;

(B) 14.0 metres for a **townhouse** or **apartment building**; and

(C) despite (A) above, the permitted maximum **building depth** for a **duplex**, **triplex** or **fourplex** is 19.0 metres if the **lot**:

(i) has a **lot depth** of 36.0 metres or greater and a **lot frontage** of less than 10.0 metres; or

(ii) has a **lot depth** of 40.0 metres or greater and a **lot frontage** of 10.0 metres or greater.

9. Zoning By-law 569-2013, as amended, is further amended by replacing the words "**detached house**" with "permitted **residential building**" in Regulation 10.20.40.20(1), so that it reads:

(1) Maximum Building Length if Required Lot Frontage is in Specified Range

In the RD zone with a required minimum **lot frontage** of 18.0 metres or less, the permitted maximum **building length** for a permitted **residential building** is 17.0 metres.

10. Zoning By-law 569-2013, as amended, is further amended by adding to Clause 10.20.40.20 Building Length a new regulation (3), so that it reads:

(3) Maximum Building Length for a Duplex, Triplex or Fourplex if Lot Frontage and Lot Depth is in Specified Range

Despite regulation 10.20.40.20(1), in the RD zone, a **duplex**, **triplex** or **fourplex** may have a permitted maximum **building length** of 19.0 metres if the **lot**:

(A) has a **lot depth** of 36.0 metres or greater and a **lot frontage** of less than 10.0 metres; or

(B) has a **lot depth** of 40.0 metres or greater and a **lot frontage** of 10.0 metres or greater.

11. Zoning By-law 569-2013, as amended, is further amended by adding to Clause 10.20.40.30 Building Depth a new regulation (2), so that it reads:

(2) Maximum Building Depth for a Duplex, Triplex or Fourplex if Lot Frontage and Lot Depth is in Specified Range

In the RD zone, a **duplex**, **triplex** or **fourplex** may have a permitted maximum **building depth** of 19.0 metres if the **lot**:

(A) has a **lot depth** of 36.0 metres or greater and a **lot frontage** of less than 10.0 metres; or

(B) has a **lot depth** of 40.0 metres or greater and a **lot frontage** of 10.0 metres or greater.

12. Zoning By-law 569-2013, as amended, is further amended by replacing in Regulation 10.40.40.20(1) the words, "**detached house** or a **semi-detached house**" with "permitted **residential building**" so that it reads:

(1) Maximum Building Length

In the RS zone, the permitted maximum **building length** for a permitted **residential building** is 17.0 metres.

13. Zoning By-law 569-2013, as amended, is further amended by adding to Clause 10.40.40.20 Building Length a new regulation (3), so that it reads:

(3) Maximum Building Length for a Duplex, Triplex or Fourplex if Lot Frontage and Lot Depth is in Specified Range

Despite regulation 10.40.40.20(1), in the RS zone, a **duplex**, **triplex** or **fourplex** may have a permitted maximum **building length** of 19.0 metres if the **lot**:

(A) has a **lot depth** of 36.0 metres or greater and a **lot frontage** of less than 10.0 metres; or

(B) has a **lot depth** of 40.0 metres or greater and a **lot frontage** of 10.0 metres or greater.

14. Zoning By-law 569-2013, as amended, is further amended by adding to Clause 10.40.40.30 Building Depth a new regulation (2), so that it reads:

(2) Maximum Building Depth for a Duplex, Triplex or Fourplex if Lot Frontage and Lot Depth is in Specified Range

In the RS zone, a **duplex**, **triplex** or **fourplex** may have a permitted maximum **building depth** of 19.0 metres if the **lot**:

(A) has a **lot depth** of 36.0 metres or greater and a **lot frontage** of less than 10.0 metres; or

(B) has a **lot depth** of 40.0 metres or greater and a **lot frontage** of 10.0 metres or greater.

15. Zoning By-law 569-2013, as amended, is further amended by replacing Regulations 10.10.40.70(3)(A) and (B) with the following:

(3) Minimum Side Yard Setback

In the R zone, the required minimum **side yard setback** is:

(A) 0.9 metres, for:

(i) a **detached house**;

(ii) a **semi-detached house**;

(iii) a **duplex**;

(iv) a **triplex**;

(v) a **fourplex**; and

(vi) a **townhouse** if all the **dwelling units** front directly on a **street**.

(B) 1.2 metres, for:

(i) an **apartment building** with a height of 12.0 metres or less.

16. Zoning By-law 569-2013, as amended, is further amended by replacing the words "**detached house**" with "permitted **residential building**" in Regulation 10.20.40.70(4), so that it reads:

(4) Shifting Minimum Side Yard if Required Lot Frontage is in Specified Range

Despite regulation 10.20.40.70(3), for a **lot** in the RD zone with a required minimum **lot frontage** of 12.0 metres to less than 18.0 metres, the required minimum **side yard setback** on one side of a permitted **residential building**, may be reduced by a maximum of 0.3 metres if the required minimum **side yard setback** on the other side of the permitted **residential building** is increased by the same amount.

17. Zoning By-law 569-2013, as amended, is further amended by replacing Regulation 10.40.40.70(3) with the following:

(3) Minimum Side Yard Setback

The required minimum **side yard setback** in the RS zone is:

(A) 0.6 metres, if the required minimum **lot frontage** for a permitted **residential building** is less than 6.0 metres;

(B) 0.9 metres, if the required minimum **lot frontage** for a permitted **residential building** is 6.0 metres to less than 12.0 metres;

(C) 1.2 metres, if the required minimum **lot frontage** for a permitted **residential building** is 12.0 metres to less than 15.0 metres;

(D) 1.5 metres, if the required minimum **lot frontage** for a permitted **residential building** is 15.0 metres or more; and

(E) 1.8 metres, for a **non-residential building**.

18. Zoning By-law 569-2013, as amended, is further amended by replacing Regulation 10.60.40.70(3)(B) with the following:

(B) despite (A) above, the required minimum **side yard setback** is 0.9 metres for:

(i) a **detached house**;

(ii) a **semi-detached house**;

(iii) a **duplex**;

(iv) a **triplex**;

(v) a **fourplex**; or

(vi) a **townhouse**, if all the **dwelling units** front directly on a **street**.

19. Zoning By-law 569-2013, as amended, is further amended by replacing Regulation 10.80.40.70(3) with the following:

(3) Minimum Side Yard Setback

The required minimum **side yard setback** in the RM zone is:

(A) 1.2 metres for a **detached house**, **duplex**, **triplex** or **fourplex**;

(B) 1.5 metres for a **semi-detached house**; and

(C) 2.4 metres for an **apartment building**, or a **non-residential building**.

20. Zoning By-law 569-2013, as amended, is further amended by replacing Regulation 10.10.40.10(3) with the following:

(3) Maximum Number of Storeys

The permitted maximum number of **storeys** in a **building** on a **lot** in the R zone is:

(A) the numerical value following the letters "ST" on the Height Overlay Map;

(B) if the **lot** is in an area with no numerical value following the letters "ST" on the Height Overlay Map, the number of **storeys** is not limited by this regulation; and

(C) the permitted maximum number of **storeys** in a **building** on a **lot** in regulation (A) does not apply to a **duplex**, **triplex** or **fourplex**.

21. Zoning By-law 569-2013, as amended, is further amended by replacing Regulation 10.20.40.10(3) with the following:

(3) Maximum Number of Storeys

The permitted maximum number of **storeys** in a **building** on a **lot** in the RD zone is:

(A) the numerical value following the letters "ST" on the Height Overlay Map;

(B) if the **lot** is in an area with no numerical value following the letters "ST" on the Height Overlay Map, the number of **storeys** is not limited by this regulation; and

(C) the permitted maximum number of **storeys** in a **building** on a **lot** in regulation (A) does not apply to a **duplex**, **triplex** or **fourplex**.

22. Zoning By-law 569-2013, as amended, is further amended by replacing Regulation 10.40.40.10(3) with the following:

(3) Maximum Number of Storeys

The permitted maximum number of **storeys** in a **building** on a **lot** in the RS zone is:

(A) the numerical value following the letters "ST" on the Height Overlay Map;

(B) if the **lot** is in an area with no numerical value following the letters "ST" on the Height Overlay Map, the number of **storeys** is not limited by this regulation; and

(C) the permitted maximum number of **storeys** in a **building** on a **lot** in regulation (A) does not apply to a **duplex**, **triplex** or **fourplex**.

23. Zoning By-law 569-2013, as amended, is further amended by replacing Regulation 10.60.40.10(2) with the following:

(2) Maximum Number of Storeys

The permitted maximum number of **storeys** in a **building** on a **lot** in the RT zone is:

(A) the numerical value following the letters "ST" on the Height Overlay Map;

(B) if the **lot** is in an area with no numerical value following the letters "ST" on the Height Overlay Map, the number of **storeys** is not limited by this regulation; and

(C) the permitted maximum number of **storeys** in a **building** on a **lot** in regulation (A) does not apply to a **duplex**, **triplex** or **fourplex**.

24. Zoning By-law 569-2013, as amended, is further amended by replacing Regulation 10.80.40.10(3) with the following:

(3) Maximum Number of Storeys

The permitted maximum number of **storeys** in a **building** on a **lot** in the RM zone is:

(A) the numerical value following the letters "ST" on the Height Overlay Map;

(B) if the **lot** is in an area with no numerical value following the letters "ST" on the Height Overlay Map, the number of **storeys** is not limited by this regulation; and

(C) The permitted maximum number of **storeys** in a **building** on a **lot** in regulation (A) does not apply to a **duplex**, **triplex** or **fourplex**.

25. Zoning By-law 569-2013, as amended, is further amended by replacing Regulation 10.10.40.10(1) with the following:

(1) Maximum Height

The permitted maximum height for a **building** or **structure** on a **lot** in the R zone is:

(A) the numerical value, in metres, following the letters "HT" on the Height Overlay Map; or

(B) if the **lot** is in an area with no numerical value following the letters "HT" on the Height Overlay Map, 10.0 metres; and

(C) despite (A) above, the permitted maximum height for a **duplex**, **triplex**, or **fourplex** is the greater of:

(i) the numerical value, in metres, following the letters "HT" on the Height Overlay Map; or

(ii) 10.0 metres.

26. Zoning By-law 569-2013, as amended, is further amended by replacing Regulation 10.20.40.10(1) with the following:

(1) Maximum Height

The permitted maximum height for a **building** or **structure** on a **lot** in the RD zone is:

(A) the numerical value, in metres, following the letters "HT" on the Height Overlay Map; or

(B) if the **lot** is in an area with no numerical value following the letters "HT" on the Height Overlay Map, 10.0 metres; and

(C) despite (A) above, the permitted maximum height for a **duplex**, **triplex**, or **fourplex** is the greater of:

(i) the numerical value, in metres, following the letters "HT" on the Height Overlay Map; or

(ii) 10.0 metres.

27. Zoning By-law 569-2013, as amended, is further amended by replacing Regulation 10.40.40.10(1) with the following:

(1) Maximum Height

The permitted maximum height for a **building** or **structure** on a **lot** in the RS zone is:

(A) the numerical value, in metres, following the letters "HT" on the Height Overlay Map; or

(B) if the **lot** is in an area with no numerical value following the letters "HT" on the Height Overlay Map, 10.0 metres; and

(C) despite (A) above, the permitted maximum height for a **duplex**, **triplex**, or **fourplex** is the greater of:

(i) the numerical value, in metres, following the letters "HT" on the Height Overlay Map; or

(ii) 10.0 metres.

28. Zoning By-law 569-2013, as amended, is further amended by replacing Regulation 10.60.40.10(1) with the following:

(1) Maximum Height

The permitted maximum height for a **building** or **structure** on a **lot** in the RT zone is:

(A) the numerical value, in metres, following the letters "HT" on the Height Overlay Map; or

(B) if the **lot** is in an area with no numerical value following the letters "HT" on the Height Overlay Map, 10.0 metres; and

(C) despite (A) above, the permitted maximum height for a **duplex**, **triplex**, or **fourplex** is the greater of:

(i) the numerical value, in metres, following the letters "HT" on the Height Overlay Map; or

(ii) 10.0 metres.

29. Zoning By-law 569-2013, as amended, is further amended by replacing Regulation 10.80.40.10(1) with the following:

(1) Maximum Height

The permitted maximum height for a **building** or **structure** on a **lot** in the RM zone is:

(A) the numerical value, in metres, following the letters "HT" on the Height Overlay Map; or

(B) if the **lot** is in an area with no numerical value following the letters "HT" on the Height Overlay Map:

(i) 10.0 metres, for a **detached house** or **semi-detached house**; and

(ii) 12.0 metres, for any other **building** or **structure**.

(C) despite (A) above, the permitted maximum height for a **duplex**, **triplex** or **fourplex** is the greater of:

(i) the numerical value, in metres, following the letters "HT" on the Height Overlay Map; or

(ii) 10.0 metres.

30. Zoning By-law 569-2013, as amended, is further amended by adding to Clause 10.10.40.10 a new regulation (11), so that it reads:

(11) Maximum Height of Main Walls for a Duplex, Triplex or Fourplex with a Flat or Shallow Roof

Subject to regulation 10.10.40.10(1), if a **duplex**, **triplex**, or **fourplex** in the R zone has a roof with a slope of less than 1.0 vertical units for every 10.0 horizontal units for more than 50 percent of the total horizontal roof area:

(A) despite regulation 10.10.40.10(2) above, additional **main walls** are permitted to be located above the maximum height of all **main walls** permitted in regulation 10.10.40.10(2), provided all the additional front **main walls** and rear **main walls** located above the **main walls** permitted in regulation 10.10.40.10(2) are set back a minimum of 1.4 metres from the front **main walls** and rear **main walls** permitted in regulation 10.10.40.10(2).

31. Zoning By-law 569-2013, as amended, is further amended by replacing the words "**detached house**" with "permitted **residential building**" in Regulation 10.20.40.10(2) so that it reads, in part:

(2) Maximum Height of Specified Pairs of Main Walls

In the RD zone, the permitted maximum height of the exterior portion of **main walls** for a permitted **residential building** is the higher of 7.0 metres above **established grade** or 2.5 metres less than the permitted maximum height in regulation 10.20.40.10(1), for either (A) or (B) below:

32. Zoning By-law 569-2013, as amended, is further amended by replacing the words "**detached house**" with "permitted **residential building**" in Regulation 10.20.40.10(4), so that it reads, in part:

(4) Maximum Height of Main Walls of a Residential Building with a Flat or Shallow Roof

Subject to regulation 10.20.40.10(1), if a permitted **residential building** in the RD zone has a roof with a slope of less than 1.0 vertical units for every 10.0 horizontal units for more than 50 percent of the total horizontal roof area:

33. Zoning By-law 569-2013, as amended, is further amended by replacing the words "**detached house** or a **semi-detached house**" with "permitted **residential building**" in Regulation 10.40.40.10(2), so that it reads, in part:

(2) Maximum Height of Specified Pairs of Main Walls

In the RS zone, the permitted maximum height of the exterior portion of **main walls** for a permitted **residential building** is the higher of 7.0 metres above **established grade** or 2.5 metres less than the permitted maximum height in regulation 10.40.40.10(1), for either (A) or (B) below:

34. Zoning By-law 569-2013, as amended, is further amended by adding to Clause 10.40.40.10 a new regulation (6), so that it reads:

(6) Maximum Height of Main Walls for a Duplex, Triplex, or Fourplex with a Flat or Shallow Roof

Subject to regulation 10.40.40.10(1), if a **duplex**, **triplex**, or **fourplex** in the RS zone has a roof with a slope of less than 1.0 vertical units for every 10.0 horizontal units for more than 50 percent of the total horizontal roof area:

(A) despite regulation 10.40.40.10(2) above, additional **main walls** are permitted to be located above the maximum height of all **main walls** permitted in regulation 10.40.40.10(2), provided all the additional front **main walls** and rear **main walls** located above the **main walls** permitted in regulation 10.40.40.10(2) are set back a minimum of 1.4 metres from

the front **main walls** and rear **main walls** permitted in regulation 10.40.40.10(2).

35. Zoning By-law 569-2013, as amended, is further amended by adding to 10.20.40.50 Decks, Platforms and Amenities, a new regulation (3), so that it reads:

(3) Platforms at or Above the Second Storey of a Duplex, Triplex or Fourplex

In the RD zone, platforms such as a deck or balcony, with access from the second **storey** or above of a **duplex**, **triplex** or **fourplex** must comply with the following:

(A) there may be no more than a total of 2 platforms for each **dwelling unit**, and no more than one on each of the front and rear sides of the **dwelling unit**; and

(B) a platform permitted in (A) above for a **duplex**, **triplex** or **fourplex** on a **corner lot** may also be located on a **main wall** of a **dwelling unit** facing a **street**.

36. Zoning By-law 569-2013, as amended, is further amended by adding to Clause 10.40.40.50 Decks, Platforms and Amenities, a new regulation (3), so that it reads:

(3) Platforms at or Above the Second Storey of a Duplex, Triplex or Fourplex

In the RS zone, platforms such as a deck or balcony, with access from the second **storey** or above of a **duplex**, **triplex** or **fourplex** must comply with the following:

(A) there may be no more than a total of 2 platforms for each **dwelling unit**, and no more than one on each of the front and rear sides of the **dwelling unit**; and

(B) a platform permitted in (A) above for a **duplex**, **triplex** or **fourplex** on a **corner lot** may also be located on a **main wall** of a **dwelling unit** facing a **street**.

37. Zoning By-law 569-2013, as amended, is further amended by adding to Clause 10.10.20.40 a new regulation (2), so that it reads:

(2) Chapter 900 Exceptions

Despite regulations 900.1.10(3) and 900.1.10(4)(A), a duplex, triplex or fourplex is a permitted **residential building** type if it complies with the regulations for the R zone and all other requirements of this By-law, or is authorized by a Section 45 Planning Act minor variance.

38. Zoning By-law 569-2013, as amended, is further amended by adding to Clause 10.20.20.40 a new regulation (2), so that it reads:

(2) Chapter 900 Exceptions

Despite regulations 900.1.10(3) and 900.1.10(4)(A), a **duplex**, **triplex** or **fourplex** is a permitted **residential building** type if it complies with the regulations for the RD zone and all other requirements of this By-law, or is authorized by a Section 45 Planning Act minor variance.

39. Zoning By-law 569-2013, as amended, is further amended by adding to Clause 10.40.20.40 a new regulation (2), so that it reads:

(2) Chapter 900 Exceptions

Despite regulations 900.1.10(3) and 900.1.10(4)(A), a **duplex**, **triplex** or **fourplex** is a permitted **residential building** type if it complies with the regulations for the RS zone and all other requirements of this By-law, or is authorized by a Section 45 Planning Act minor variance.

40. Zoning By-law 569-2013, as amended, is further amended by adding to Clause 10.60.20.40 a new regulation (2), so that it reads:

(2) Chapter 900 Exceptions

Despite regulations 900.1.10(3) and 900.1.10(4)(A), a **duplex**, **triplex** or **fourplex** is a permitted **residential building** type if it complies with the regulations for the RT zone and all other requirements of this By-law, or is authorized by a Section 45 Planning Act minor variance.

41. Zoning By-law 569-2013, as amended, is further amended by adding to Clause 10.80.20.40 a new regulation (2), so that it reads:

(2) Chapter 900 Exceptions

Despite regulations 900.1.10(3) and 900.1.10(4)(A), a **duplex**, **triplex** or **fourplex** is a permitted **residential building** type if it complies with the regulations for the RM zone and all other requirements of this By-law, or is authorized by a Section 45 Planning Act minor variance.

42. Zoning By-law 569-2013, as amended, is further amended by adding to article 10.5.20 Permitted Uses, a new clause, 10.5.20.40 Conversion of Lawfully Existing Buildings, and regulations (1), (2), (3), (4), (5) and (6), so it reads:

10.5.20.40 Conversion of Lawfully Existing Buildings

(1) Conversion of Detached House to a Duplex, Triplex or Fourplex

In the Residential Zone category, a **detached house** may be converted to a **duplex**, **triplex** or **fourplex** through the construction of additional **dwelling units**, and:

(A) if the original **building** was constructed prior to May 15, 2023, it may continue to be considered as a **lawfully existing building** provided the additional **dwelling units** are contained entirely within the **lawfully existing building**, subject to regulations 10.5.20.40(4) and (5).

(2) Conversion of a Portion of a Semi-Detached House to Multiple Dwelling Units

In the Residential Zone category, a portion of a **semi-detached house** located on one **lot** may be converted to contain up to four **dwelling units** and may continue to be considered as a **semi-detached house** despite the **building** type definitions in Chapter 800, provided:

(A) the original **building** was constructed prior to May 15, 2023 and the additional **dwelling units** are contained entirely within the **lawfully existing building**, subject to regulations 10.5.20.40(4) and (5);

(B) The remaining portion of the **semi-detached house** located on an adjacent **lot** and within the same **semi-detached house** that is not subject to the conversion are considered to be located within the original **building** type for the purposes of applying the standards contained within this by-law;

(C) For the purpose of regulations 10.10.40.10(1), 10.20.40.10(1), 10.40.40.10(1), 10.60.40.10(1), 10.80.40.10(1), 10.10.40.10(3), 10.20.40.10(3), 10.40.40.10(3), 10.60.40.10(2), 10.80.40.10(3), 10.10.40.30(1), 10.20.40.20(3), 10.20.40.30(2), 10.40.40.20(3), 10.40.40.30(2), 10.10.40.40(1), 10.20.40.40(1), 10.40.40.40(1), 10.60.40.40(1), 10.80.40.40(1) and 10.40.40.50(3), the portion of a **semi-detached house** located on one **lot** that is converted to contain up to four **dwelling units** referenced in this regulation may be considered to be a **duplex**, **triplex** or **fourplex** despite the **building** type definitions in Chapter 800; and

(D) If both **dwelling units** within a **building** originally constructed as a **semi-detached house** are converted in accordance with this regulation, the **building** is to be considered the original **building** type, subject to regulation 10.5.20.40(5).

(3) Conversion of a Portion of a Townhouse to Multiple Dwelling Units

In the Residential Zone category, a portion of a **townhouse** located on one **lot** may be converted to contain up to four **dwelling units** and may continue to be considered as a **townhouse** despite the **building** type definitions in Chapter 800 provided:

(A) if the original **building** was constructed prior to May 15, 2023 and the additional **dwelling units** are contained entirely within the **lawfully existing building**, subject to regulations 10.5.20.40(4) and (5);

(B) The remaining portions of the **townhouse** located on adjacent **lots** and within the same **townhouse** that are not subject to the conversion are considered to be located within the original **building** type for the purposes of applying the standards contained within this by-law;

(C) For the purpose of regulations 10.10.40.10(1), 10.20.40.10(1), 10.40.40.10(1), 10.60.40.10(1), 10.80.40.10(1), 10.10.40.10(3), 10.20.40.10(3), 10.40.40.10(3), 10.60.40.10(2), 10.80.40.10(3), 10.10.40.30(1), 10.10.40.40(1), 10.20.40.40(1), 10.40.40.40(1), 10.60.40.40(1) and 10.80.40.40(1), the portion of a **townhouse** located on one **lot** that is converted to contain up to four **dwelling units** referenced in this regulation may be considered to be a **duplex**, **triplex** or **fourplex** despite the **building** type definitions in Chapter 800; and

(D) If more than one **dwelling unit** within a **building** originally constructed as a **townhouse** is converted in accordance with this regulation, the **building** is to be considered the **lawfully existing** original **building** type, subject to regulation 10.5.20.40(5).

(4) Additions to Lawfully Existing Buildings

Any addition or extension to a **lawfully existing building** or **structure** on a **lot** referred to in regulations 10.5.20.40(1), (2) and (3) must comply with all other regulations in this By-law or be authorized by a Section 45 Planning Act minor variance.

(5) Definition of Lawfully and Lawfully Existing

For the purpose of regulations 10.5.20.40(1), (2), (3) and (4), clauses 10.5.30.41, 10.5.40.11, 10.5.40.21, 10.5.40.31, 10.5.40.41, 10.5.40.71, 10.10.40.11, 10.10.40.61, 10.10.40.71, 10.10.40.81, 10.10.80.200, 10.20.40.11, 10.60.40.81, 10.80.40.81, the words **lawful**, **lawfully** and **lawfully existing**, highlighted in bold type, in addition to the definitions provided in Zoning By-law 569-2013, Chapter 800 Definitions, includes:

(A) **buildings**, **structures** or uses authorized or permitted on or before May 15, 2023; and

(B) for which a building permit was **lawfully** issued before May 15, 2023.

(6) Secondary Suite – Not Permitted in a Converted Semi-Detached House or Townhouse

Despite regulations 150.10.20.1(1), (2) and (3), a **secondary suite** may not be in the portion of a **semi-detached house** or **townhouse** converted to contain up to four **dwelling units** in accordance with regulations 10.5.20.40(2) or (3).

(7) Parking Space Requirement for Conversion of a Lawfully Existing Building

Despite the **parking space** requirements in regulations 200.5.10.1(1) and 200.5.10.11(1)(C), **lawful parking spaces** for a **lawfully existing building** on a **lot** may be reduced for the purposes of constructing additional **dwelling units** in accordance with regulations 10.5.20.40(1), (2), (3) and (4), if:

(A) the **driveway** located in a **front yard** or **side yard** abutting a **street** is removed and **landscaping** is provided subject to regulations 10.5.50.10(1) and 10.5.50.10(2); or

(B) a **parking space** located in the **front yard** or **side yard** abutting a **street** is subject to regulation 10.5.80.10(3) or is authorized by a Section 45 Planning Act minor variance.

43. Zoning By-law 569-2013, as amended, is further amended by replacing Regulation 10.10.40.40(1) with the following:

(1) Floor Space Index

In the R zone, the permitted maximum floor space index is:

(A) the numerical value following the letter "d" in the zone label on the Zoning By-law Map; or

(B) if the zone label does not include a "d" value on the Zoning By-law Map, the permitted maximum floor space index is 0.6; and

(C) the permitted maximum floor space index in regulations (A) and (B) above do not apply to a **duplex**, **triplex** or **fourplex**.

44. Zoning By-law 569-2013, as amended, is further amended by replacing Regulation 10.20.40.40(1) with the following:

(1) Floor Space Index

In the RD zone, the permitted maximum floor space index is:

(A) the numerical value following the letter "d" in the zone label on the Zoning By-law Map; or

(B) if the zone label does not include a "d" value on the Zoning By-law Map, the permitted maximum floor space index is 0.6; and

(C) the permitted maximum floor space index in regulations (A) and (B) above do not apply to a **duplex**, **triplex** or **fourplex**.

45. Zoning By-law 569-2013, as amended, is further amended by replacing Regulation 10.40.40.40(1) with the following:

(1) Floor Space Index

In the RS zone, the permitted maximum floor space index is:

(A) the numerical value following the letter "d" in the zone label on the Zoning By-law Map; or

(B) if the zone label does not include a "d" value on the Zoning By-law Map, the permitted maximum floor space index is 0.6; and

(C) the permitted maximum floor space index in regulations (A) and (B) above do not apply to a **duplex**, **triplex** or **fourplex**.

46. Zoning By-law 569-2013, as amended, is further amended by replacing Regulation 10.60.40.40(1) with the following:

(1) Floor Space Index

In the RT zone, the permitted maximum floor space index is:

(A) the numerical value following the letter "d" in the zone label on the Zoning By-law Map; or

(B) if the zone label on the Zoning By-law Map does not include a "d" value on the Zoning By-law Map, the floor space index is not limited by this regulation; and

(C) the permitted maximum floor space index in regulation (A) above does not apply to a **duplex**, **triplex** or **fourplex**.

47. Zoning By-law 569-2013, as amended, is further amended by replacing Regulation 10.80.40.40(1) with the following:

(1) Floor Space Index

In the RM zone, the permitted maximum floor space index is:

(A) the numerical value following the letter "d" in the zone label on the Zoning By-law Map; or

(B) if the zone label on the Zoning By-law Map does not include a "d" value on the Zoning By-law Map, the floor space index is not limited by this regulation; and

(C) the permitted maximum floor space index in regulation (A) above does not apply to a **duplex**, **triplex** or **fourplex**.

48. Zoning By-law 569-2013, as amended, is further amended by adding to Regulation 10.5.30.11(3) the words, "**duplex**", "**triplex**" and "**fourplex**" and deleting the word "only", so that it reads:

(3) Vacant Lawfully Existing Lot

In the Residential Zone category, if a **lot** referred to in regulation 10.5.30.11(1) is vacant, a **detached house**, **duplex**, **triplex** or **fourplex** may be constructed on that **lot**, and the **detached house**, **duplex**, **triplex** or **fourplex** must comply with all other regulations of this By-law or be authorized by a Section 45 Planning Act minor variance.

49. Zoning By-law 569-2013, as amended, is further amended by adding to Regulation 10.5.30.21(3) the words, "**duplex**", "**triplex**" and "**fourplex**" and deleting the word "only", so that it reads:

(3) Vacant Lawfully Existing Lot

If a **lot** referred to in regulation 10.5.30.21(1) is vacant, a **detached house**, **duplex**, **triplex** or **fourplex** may be constructed on that **lot**, and only if:

(A) the **lot frontage** is at least 6.0 metres; and

(B) the **detached house**, **duplex**, **triplex** or **fourplex** complies with all other requirements of this By-law or is authorized by a Section 45 Planning Act minor variance.

50. Zoning By-law 569-2013, as amended, is further amended by replacing the words "**detached house**" with "**residential building**" in Regulation 10.20.40.10(5), so that it reads:

(5) Exemption for Parapet on a Residential Building with a Flat or Shallow Roof

A parapet on a **residential building** in the RD zone may exceed the permitted maximum **main wall** height in regulation 10.20.40.10(4) by a maximum of 0.3 metres.

51. Zoning By-law 569-2013, as amended, is further amended by replacing the words "**detached house**" with "**residential building**" in Regulation 10.20.40.10(6), so that it reads:

(6) Height of Main Pedestrian Entrance

In the RD zone, for a **residential building**, the elevation of the lowest point of a main pedestrian entrance through the **front wall** or a side **main wall** may be no higher than 1.2 metres above **established grade**.

52. Zoning By-law 569-2013, as amended, is further amended by replacing the words "**detached house**" with "**residential building**" in Regulation 10.20.40.10(7), so that it reads:

(7) Width of Dormers in a Roof Above a Second Storey or Higher

In the RD zone, on a **residential building** with two or more **storeys**, the walls of a dormer are not **main walls** if:

53. Zoning By-law 569-2013, as amended, is further amended by replacing the words "**detached house**" with "**residential building**" in Regulation 10.20.40.11(1), so that it reads:

(1) Alterations to the Roof of Lawfully Existing Buildings in an RD Zone

In addition to the requirements of regulation 10.5.40.11(3), if a **lawfully existing building** in the RD zone is a **residential building**, the altered roof may not have a slope less than 1.0 vertical units for every 4.0 horizontal units for more than 50 percent of the total horizontal roof area.

54. Zoning By-law 569-2013, as amended, is further amended by replacing the words "**detached house** or a **semi-detached house**" with "**residential building**" in Regulation 10.40.40.10(4), so that it reads:

(4) Height of Main Pedestrian Entrance

In the RS zone, for a **residential building**, the elevation of the lowest point of a pedestrian entrance through the **front wall** or a side **main wall** may be no higher than 1.2 metres above **established grade**.

55. Zoning By-law 569-2013, as amended, is further amended by replacing the words "**detached house** or **semi-detached house**" with "**residential building**" in Regulation 10.40.40.10(5), so that it reads, in part:

(5) Width of Dormers in a Roof Above a Second Storey or Higher

In the RS zone, on a **residential building** with two or more **storeys**, the walls of a dormer are not **main walls** if:

56. Zoning By-law 569-2013, as amended, is further amended by adding to Regulation 10.60.30.20(1), a new subsection (E), so that it reads:

(E) despite (A), (B), (C) and (D) above, the required minimum **lot frontage** is 6.0 metres for a **lot** with:

(i) a **duplex**;

(ii) a **triplex**; or

(iii) a **fourplex**.

57. Zoning By-law 569-2013, as amended, is further amended by replacing the word "**townhouse**" with "**residential buildings**" in Regulation 10.60.40.80(1), so that it reads:

(1) Distance Between Main Walls of the Same Residential Building

In the RT zone, if a **residential building** has **main walls** where a line projected outward at a right angle from one of the **main walls** intercepts another **main wall** of the same **building**, the required minimum above-ground separation distance between those **main walls** is:

(A) 5.5 metres if there are no openings to **dwelling units** in one or more of those **main walls**; and

(B) 11.0 metres if each **main wall** has an opening to a **dwelling unit**.

58. Zoning By-law 569-2013, as amended, is further amended by replacing Regulation 10.80.30.20(1) with the following:

(1) Minimum Lot Frontage

In the RM zone:

(A) if a zone label includes the letter "f", on the Zoning By-law Map, the numerical value following the letter "f" is the required minimum **lot frontage**, in metres;

(B) if the zone label does not include an "f" value on the Zoning By-law Map, the required minimum **lot frontage** is:

(i) 12.0 metres for a **lot** with a **detached house**, and each **duplex**, **triplex** or **fourplex** on a **lot**;

(ii) 15.0 metres for a **lot** with an entire **semi-detached house**; and

(iii) 24.0 metres:

(a) for each **apartment building** on a **lot**, or

(b) for a **lot** with a **non-residential building**.

(C) if a **semi-detached house**, a **fourplex** or an **apartment building** is on two **lots** in the RM zone, the required minimum **lot frontage** for each **lot** is 50 percent of the requirements cited in (A) and (B) above.

59. Zoning By-law 569-2013, as amended, is further amended by deleting clause 150.10.40.1 General, and regulations 150.10.40.1(1) Restrictions on a Pedestrian Entrance to a Secondary Suite and 150.10.40.1(2) Secondary Suite – Addition or Exterior Alterations.

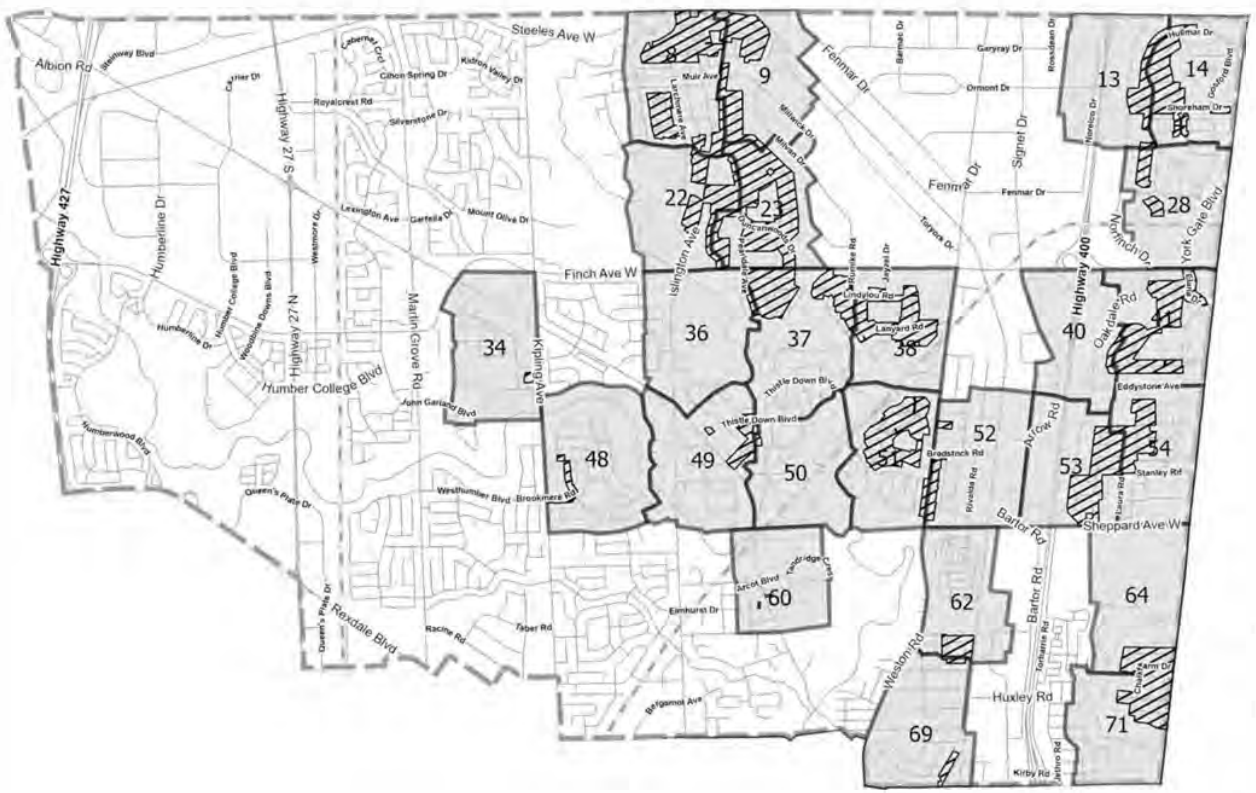
Enacted and passed on May 15, 2023.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)

Schedule A



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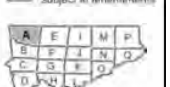

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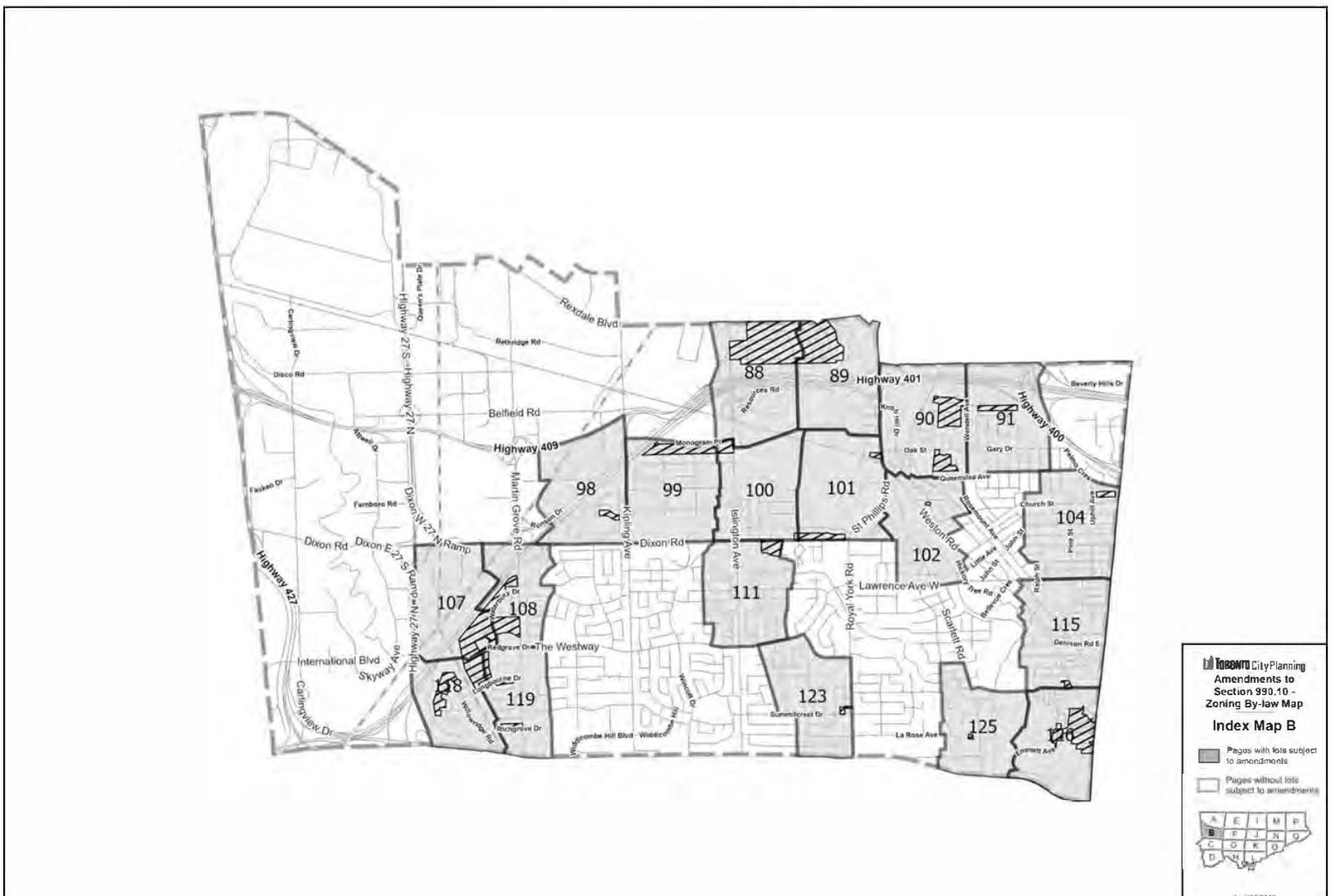
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Highway 409
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Dixon Rd
Dixon W 27 N Ramp
Dixon E 27 S Ramp
Highway 427
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Lawrence Ave W
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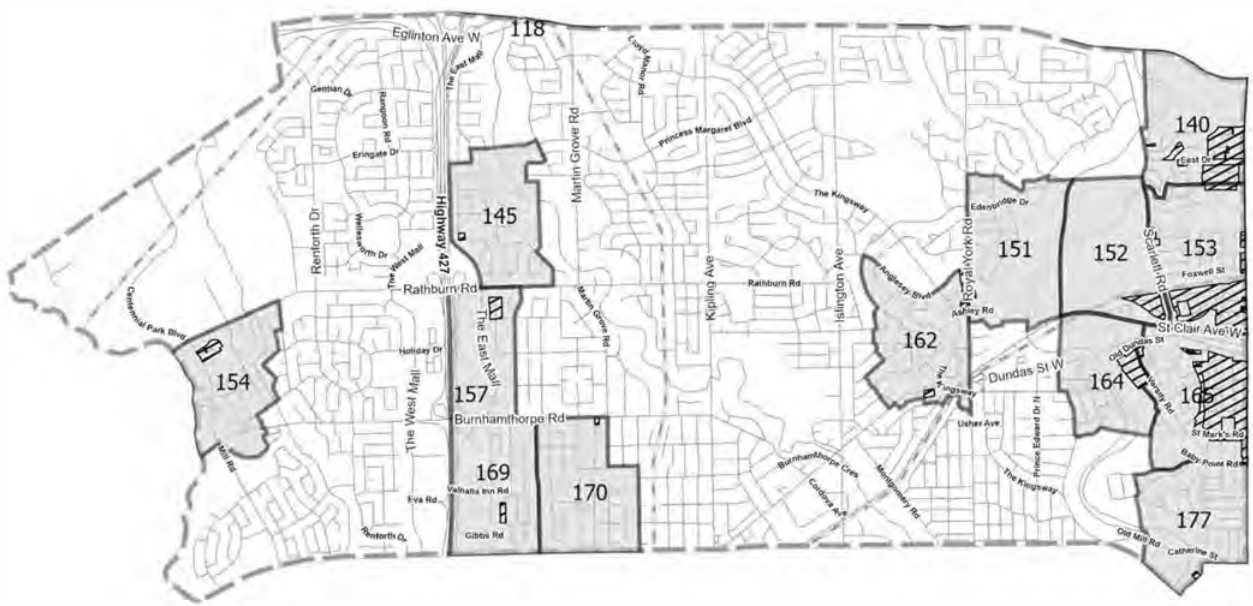

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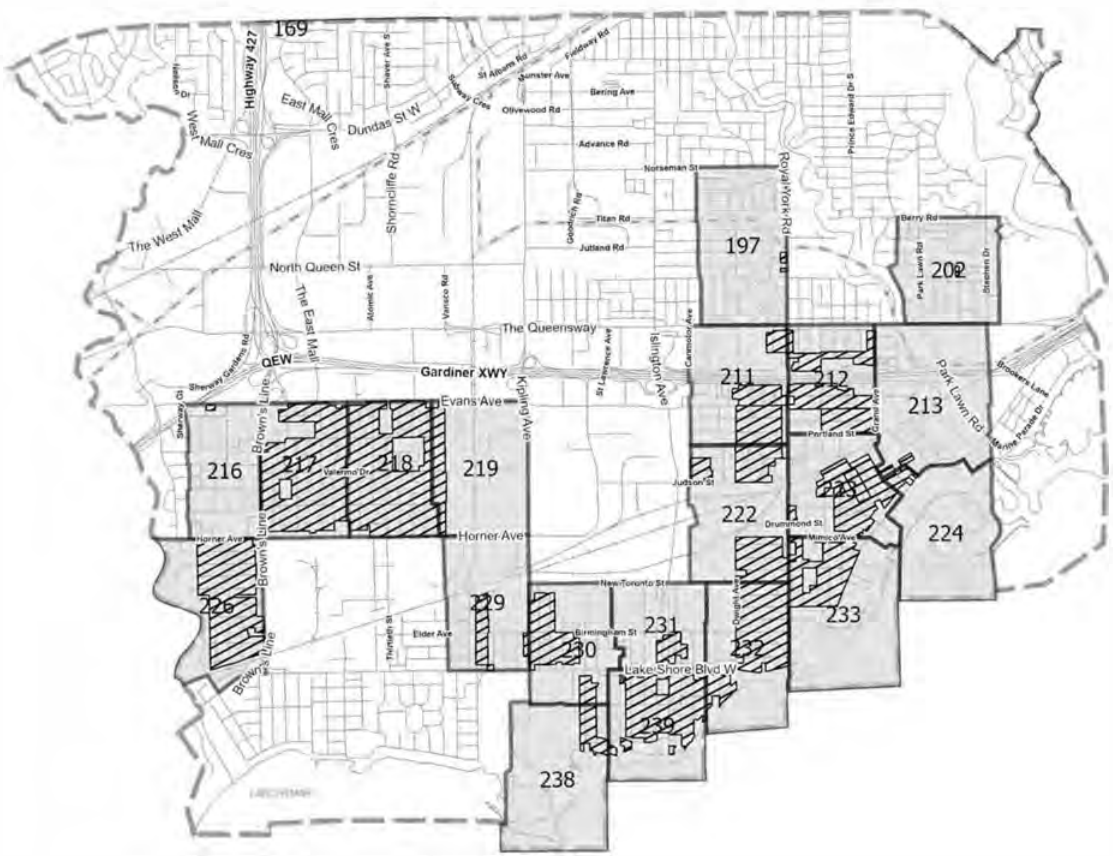

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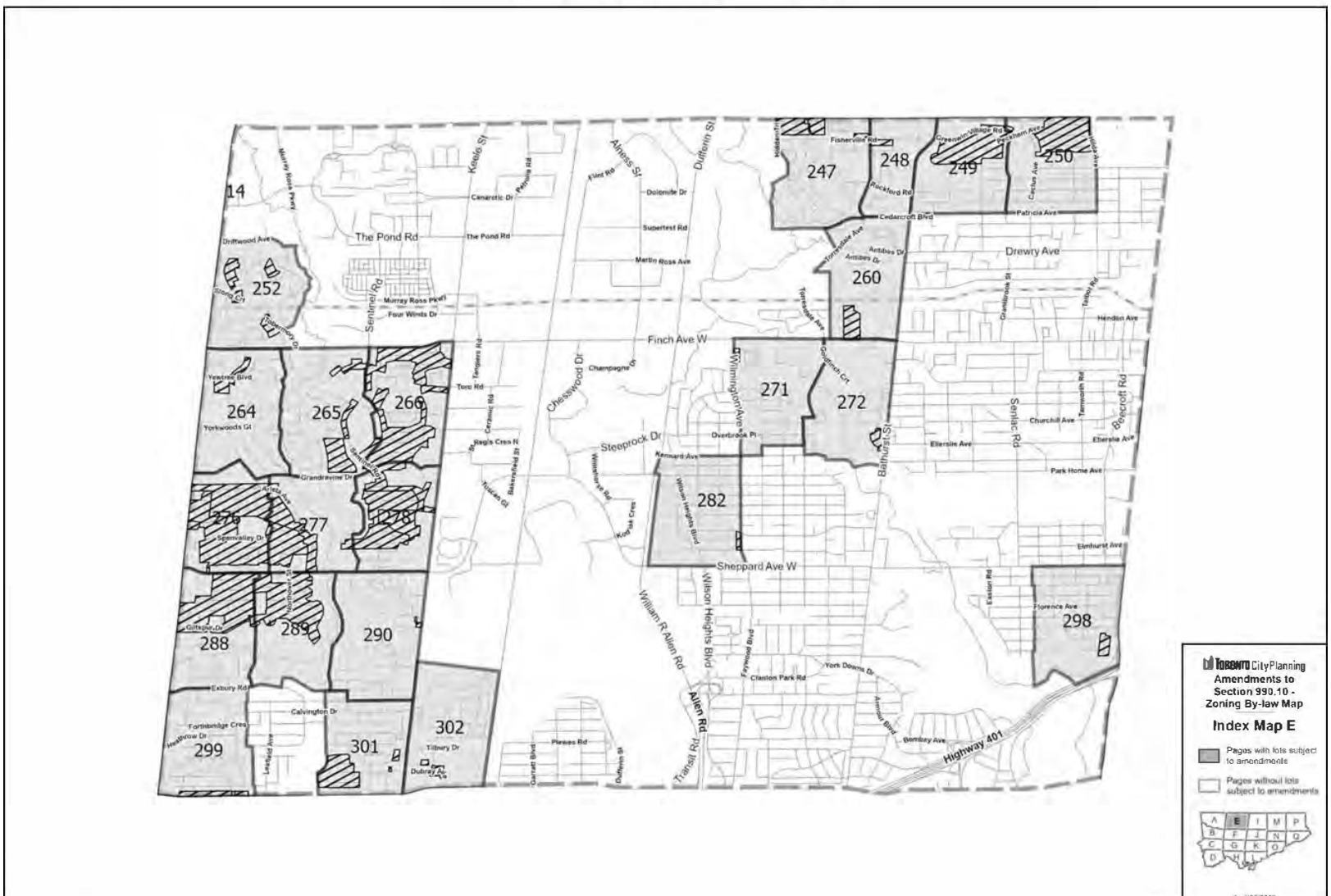
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Sheppard Ave W
Drewry Ave
Steeprock Dr
Wilmington Ave
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Senlac Rd
Beecroft Rd
Wilson Heights Blvd
William R Allen Rd
Allen Rd
Transit Rd
Highway 401
Keele St
Alness St
Dufferin St
Sentinel Rd
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Patricia Ave
Hendon Ave
Churchill Ave
Ellerslie Ave
Park Home Ave
Elmhurst Ave
Florence Ave
Clanton Park Rd
York Downs Dr
Bombay Ave
Murray Ross Pkwy
Four Winds Dr
Grandravine Dr
Yorkwoods Gt
Exbury Rd
Calvington Dr
Tilbury Dr
Dubray Ave
Plewes Rd
Toro Rd
Champagne Dr
Kennard Ave
Overbrook Pl
Fisherville Rd
Rockford Rd
Antibes Dr
Torresdale Ave
Goldfinch Crt
Tangiers Rd
Ceramic Rd
Regis Cres N
Tuscan Gt
Bakersfield St
Willmarke Rd
Kodiak Cres
Wilson Heights Blvd
Faywood Blvd
Armour Blvd
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Tamworth Rd
Talbot Rd
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Greenwin Village Rd
Peckham Ave
Hilda Ave
Murray Ross Pkwy
Driftwood Ave
Stone Crt
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Gillespie Dr
Northover St
Fortinbridge Cres
Heathrow Dr
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Garratt Blvd
Dufferin St
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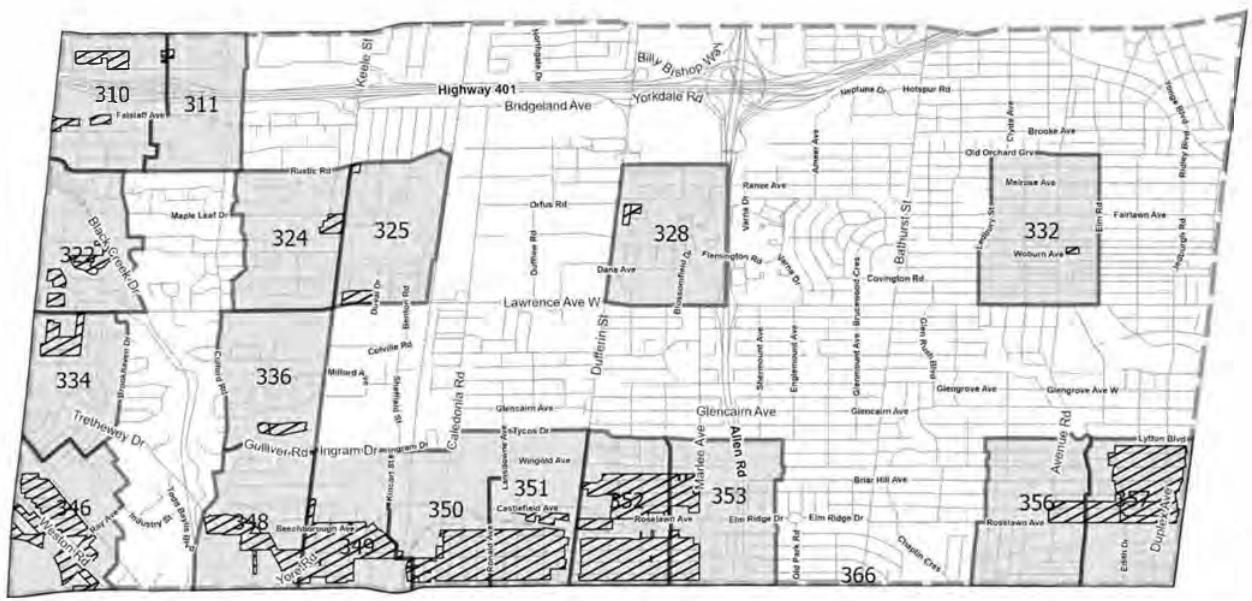

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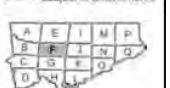

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Dundas St W
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Spadina Rd
Avenue Rd
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Oxton Ave
Chaplin Cres
Austin Ter
Dupont St
Christie St
Ossington Ave
Dovercourt Rd
Belmont St
St George St
Bedford Rd
Black Creek Dr
Weston Rd
Old Weston Rd
Rockwell Ave
Rockcliffe Blvd
Alliance Ave
Wiseliner Ave
Ethel Ave
West Toronto St
Junction Rd
Autumn Ave
Geary Ave
Bridgman Ave
Lappin Ave
Wallace Ave
Glenlake Ave
Colbeck St
Barton Ave
Yorkville Ave
Cumberland St
Berwick Ave
Lumsdale Rd
Tichester Rd
Heath St W
Kilberry Rd
Burton Rd
Strathearn Rd
Glen Cedar Rd
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Hope St
Eastbourne Ave
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Lansdowne Ave
Via Italia
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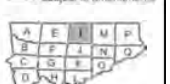

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Bayview Ave
The Donway W
The Donway E
DVP
Don Mills Rd
Leslie St
Wynford Dr
Sloane Ave
Parkwoods Village Dr
Mill St
Glen Echo Rd
Post Rd
Park Lane Circl
The Bridle Path
Lawrence Ave E
Blythwood Rd
Erskine Ave
Broadway Ave
Redpath Ave
Laird Dr
Brentcliffe Rd
Overland Dr
Green Belt Dr
Three Valleys Dr
Brookbanks Dr
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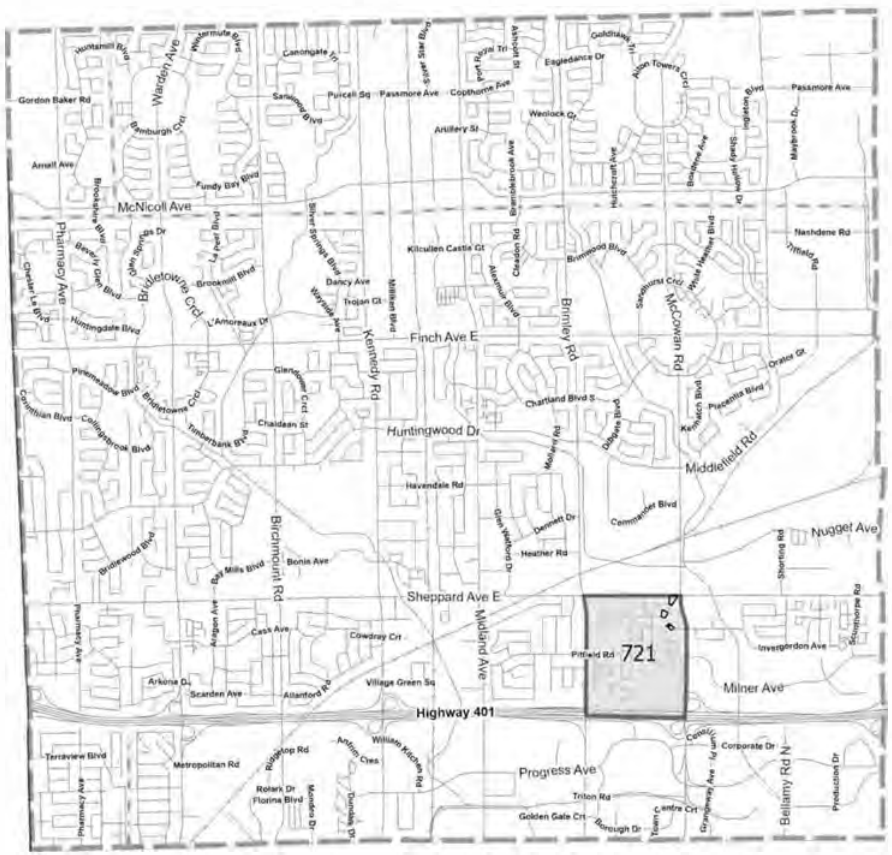
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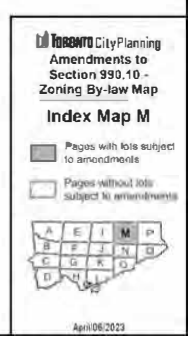
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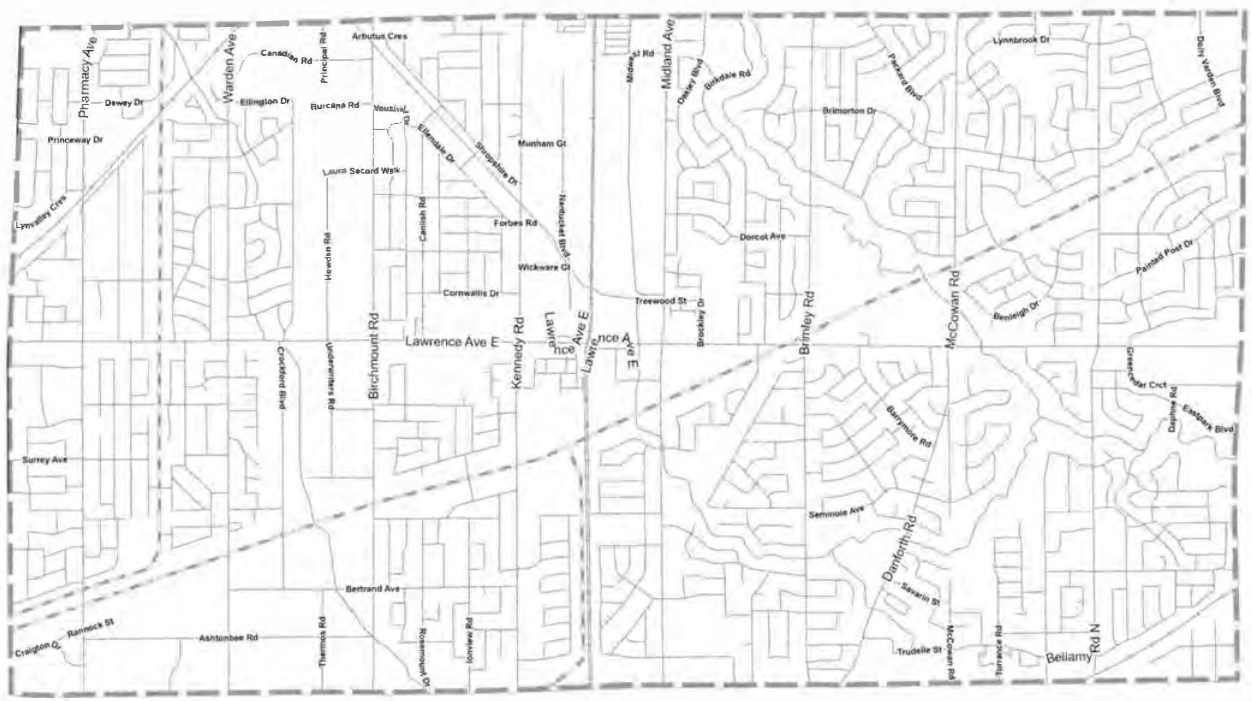
A E I M P
B F J N Q
C G K O
D H L
April/06/2023



TORONTO CityPlanning
Amendments to Section 990.10 - Zoning By-law Map

Index Map N

Pages with lots subject to amendments

Pages without lots subject to amendments

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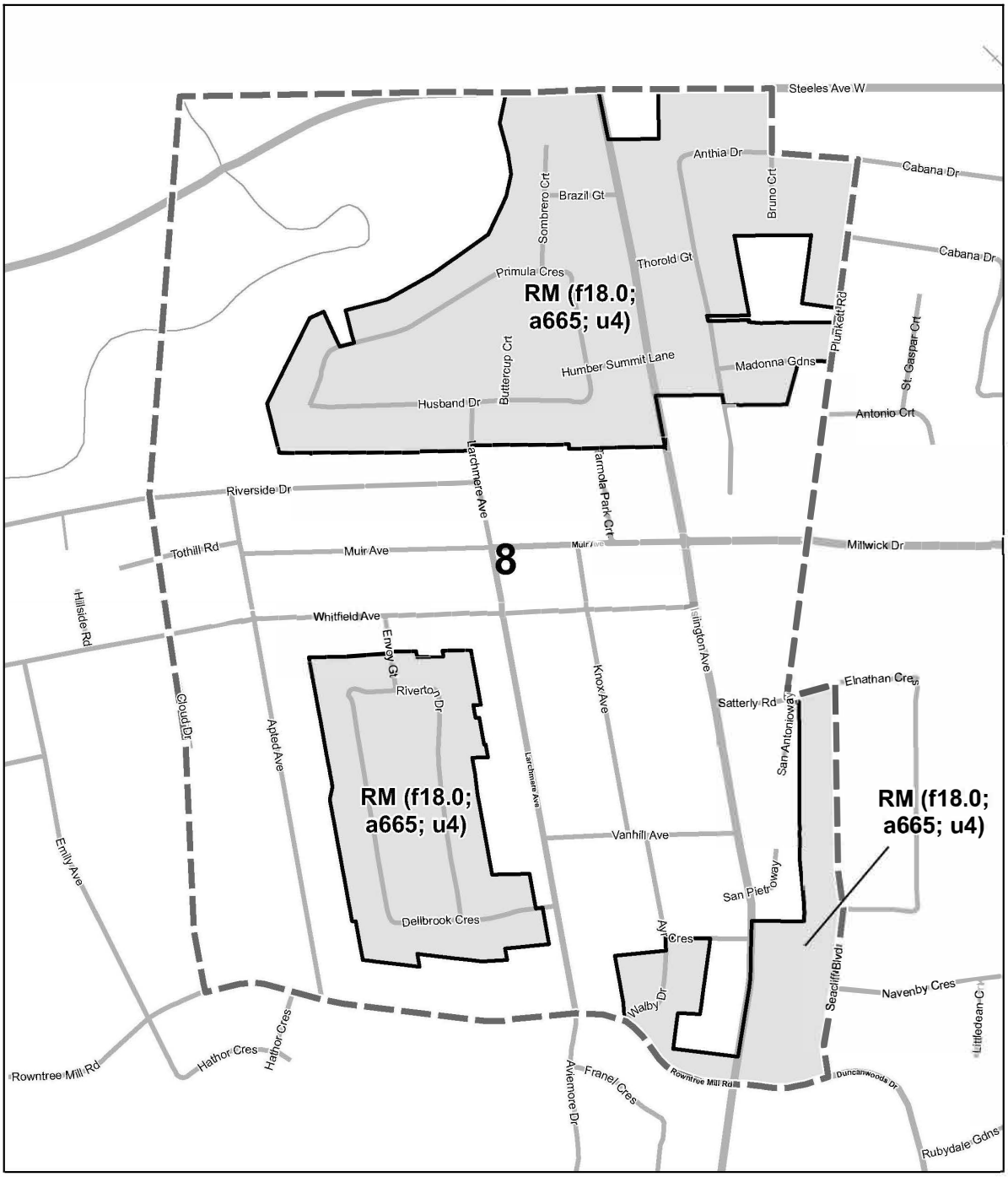


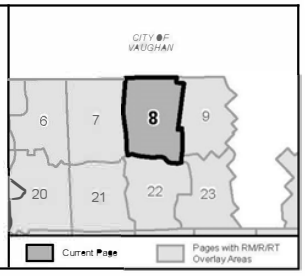
TORONTO City Planning

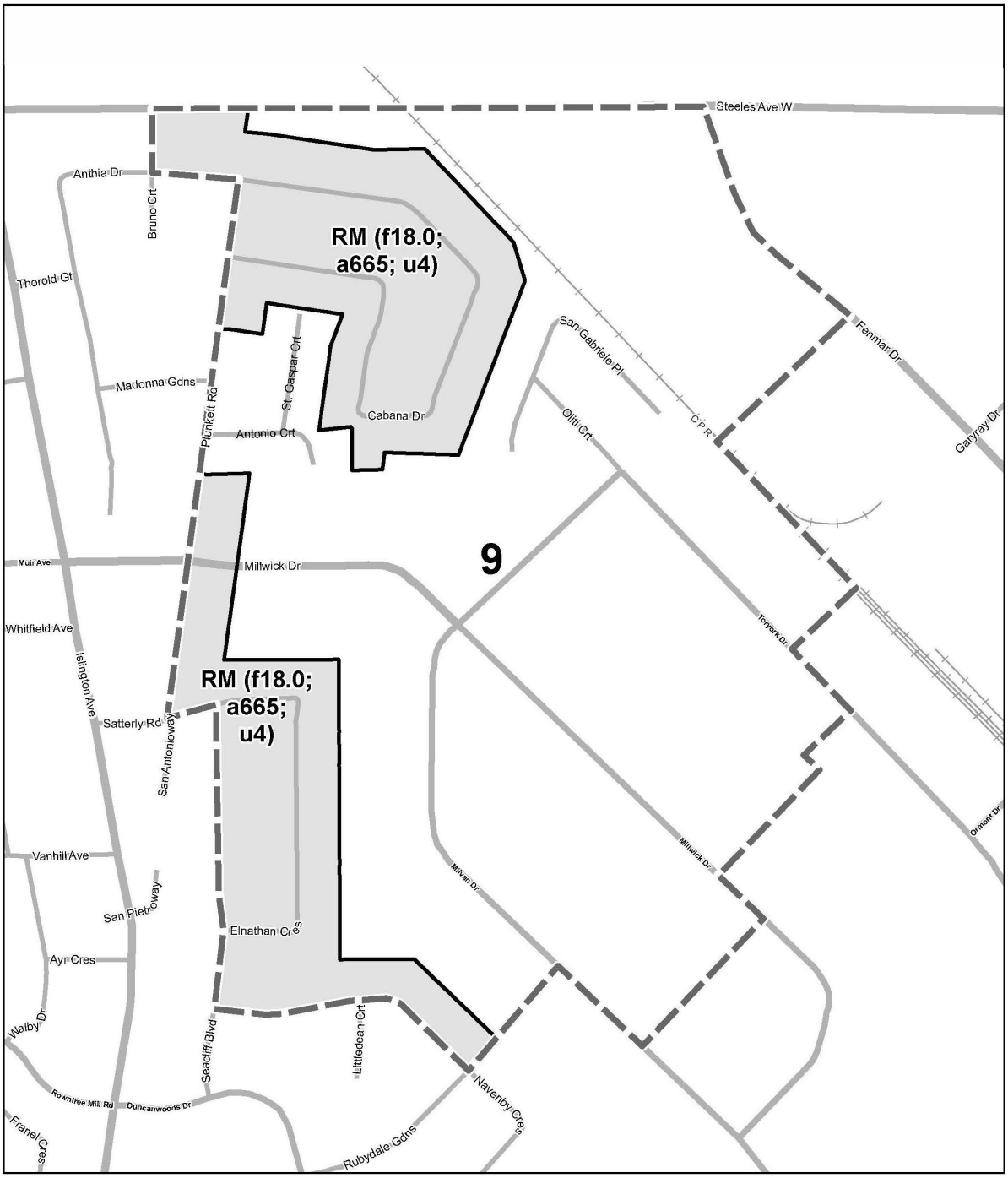
RM/R/RT Zone Amendments

April 4, 2023

Lands zoned RM/R/RT subject to zone label amendments

Map tile boundary





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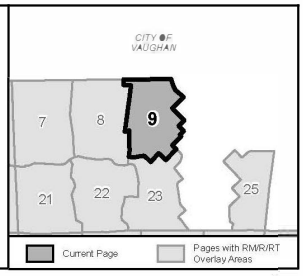

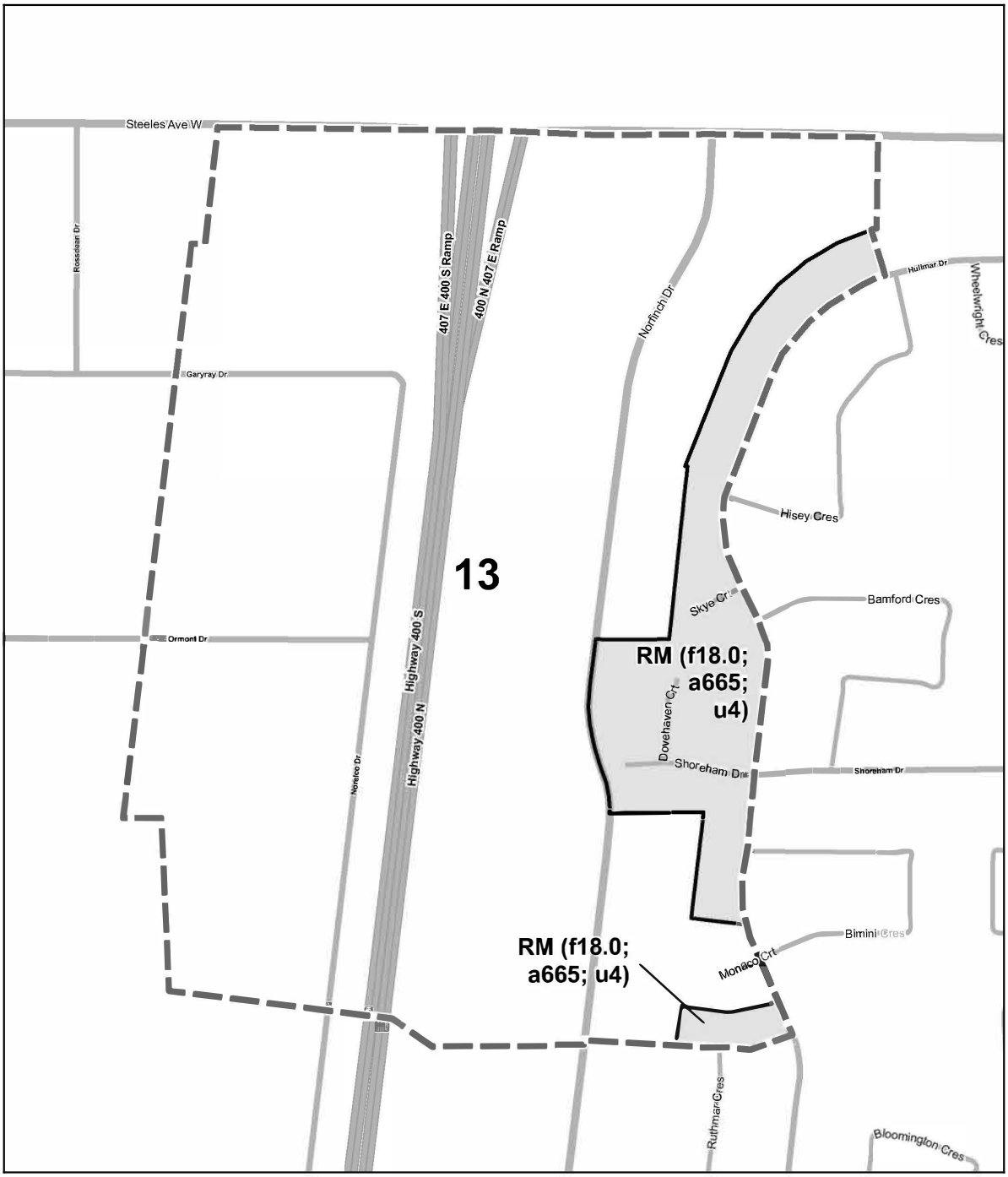

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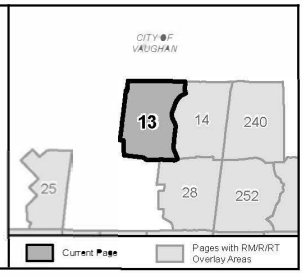

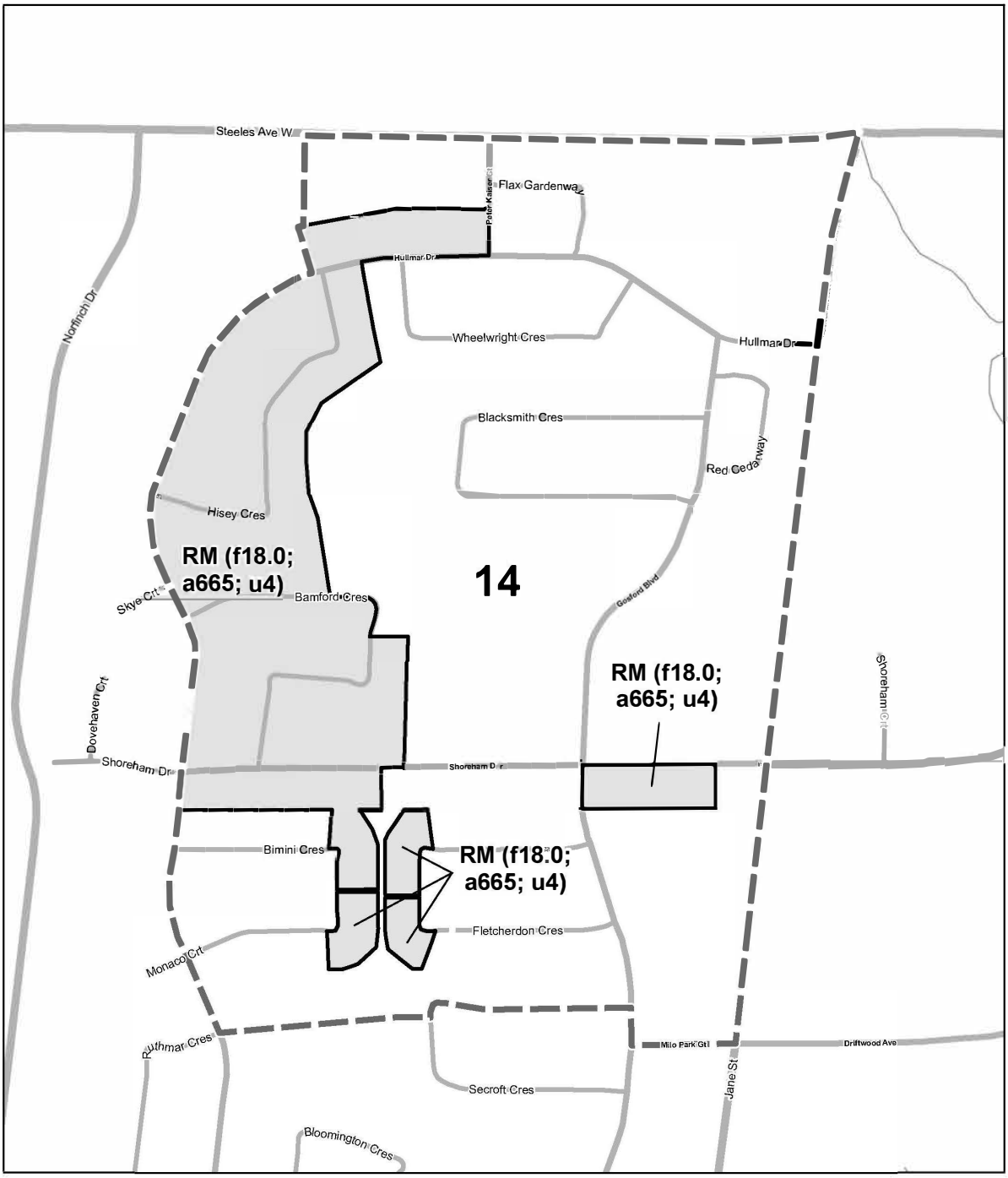

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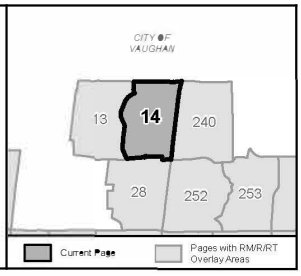

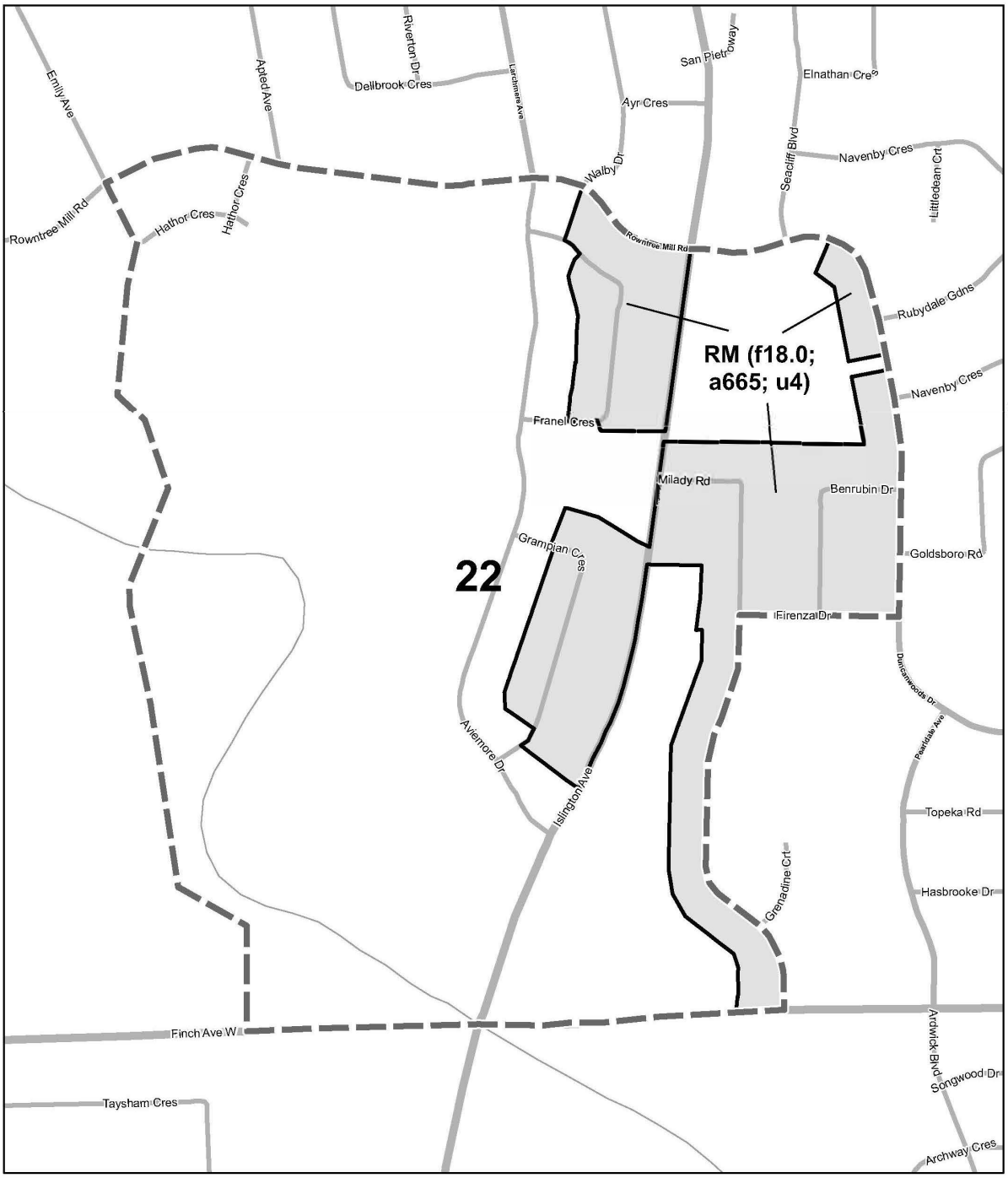

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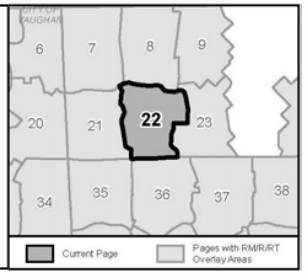

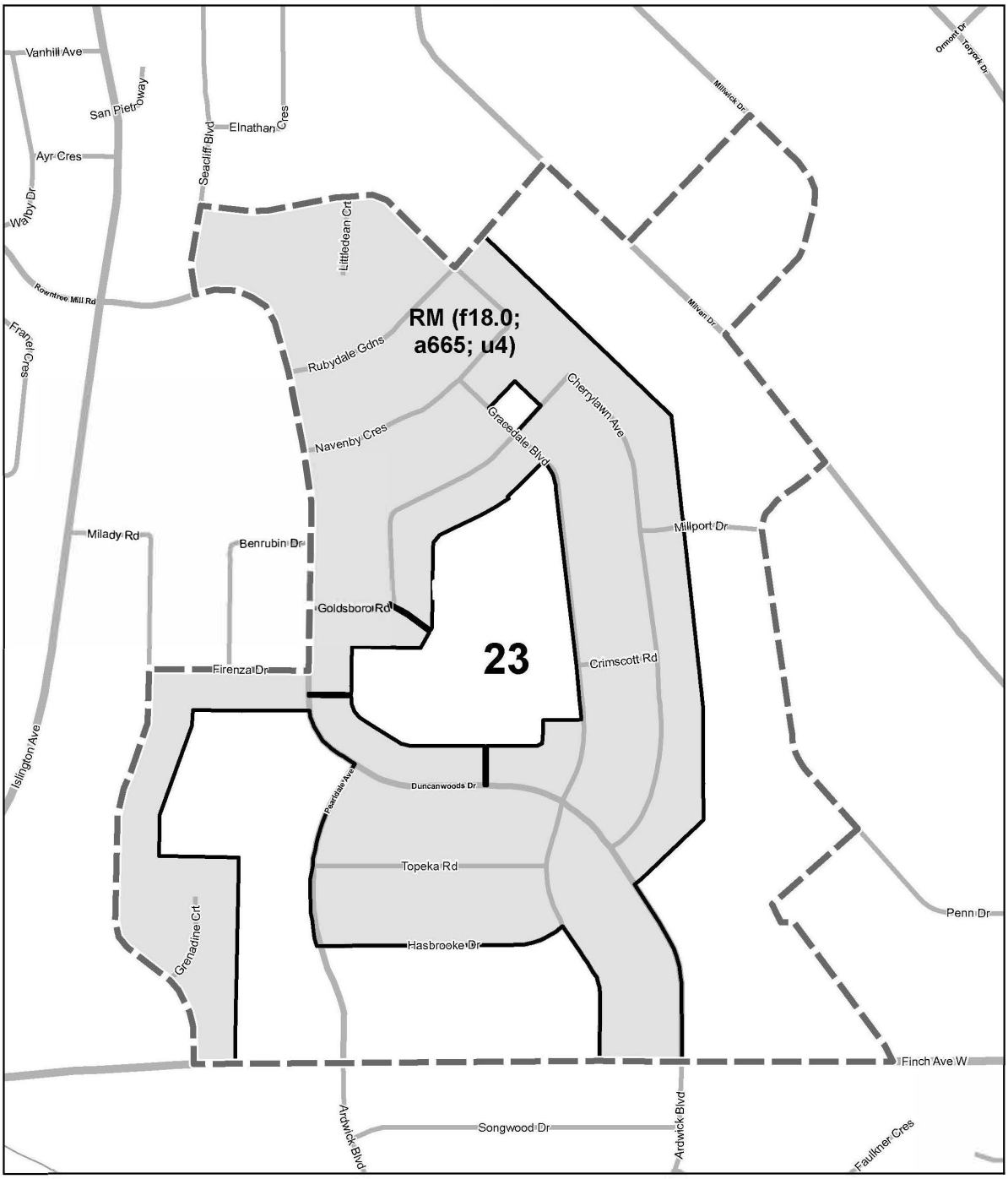

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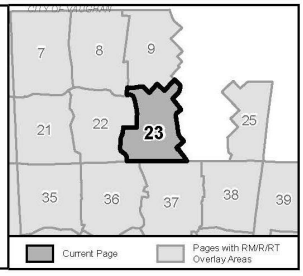

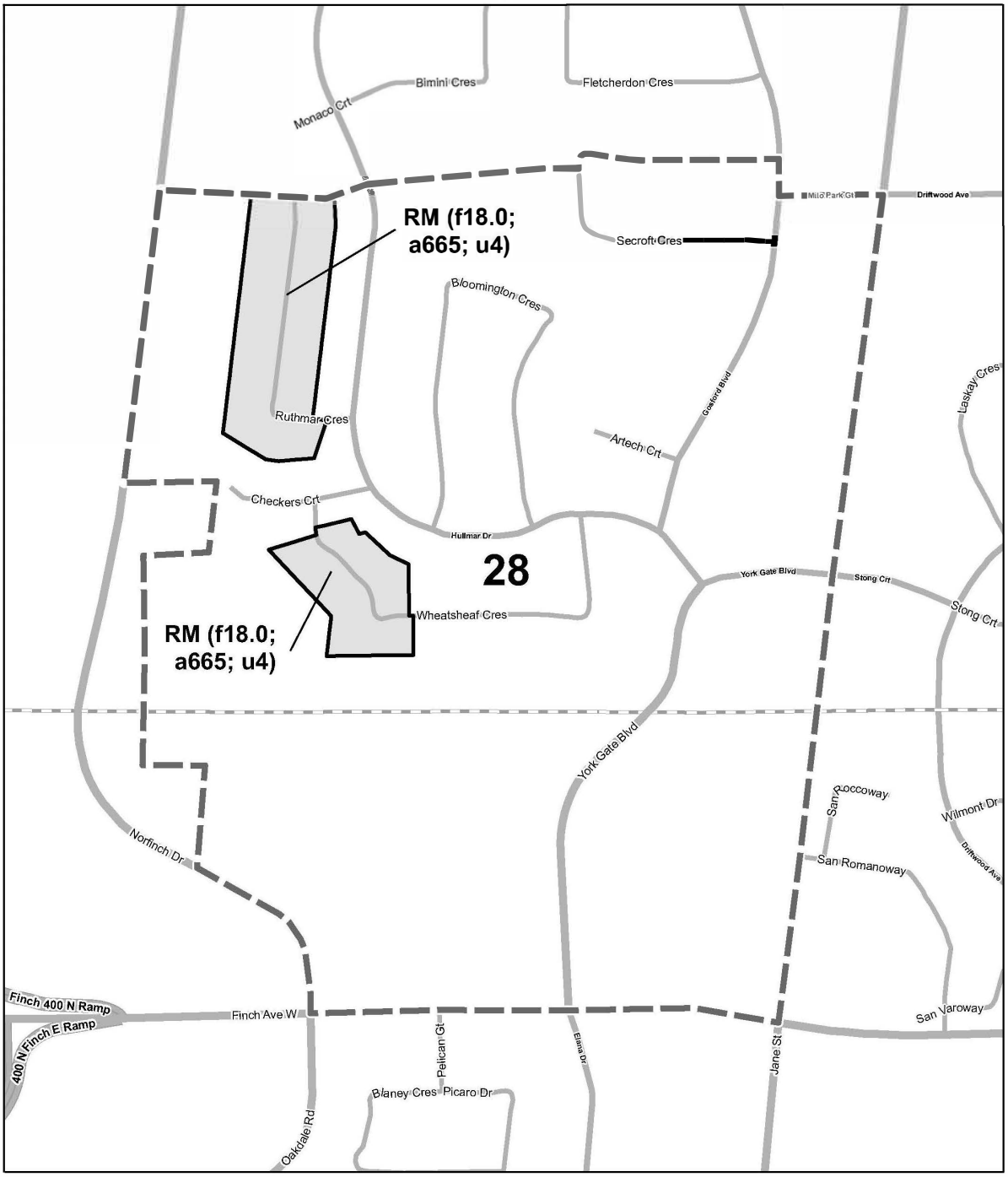

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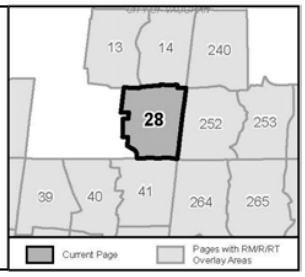

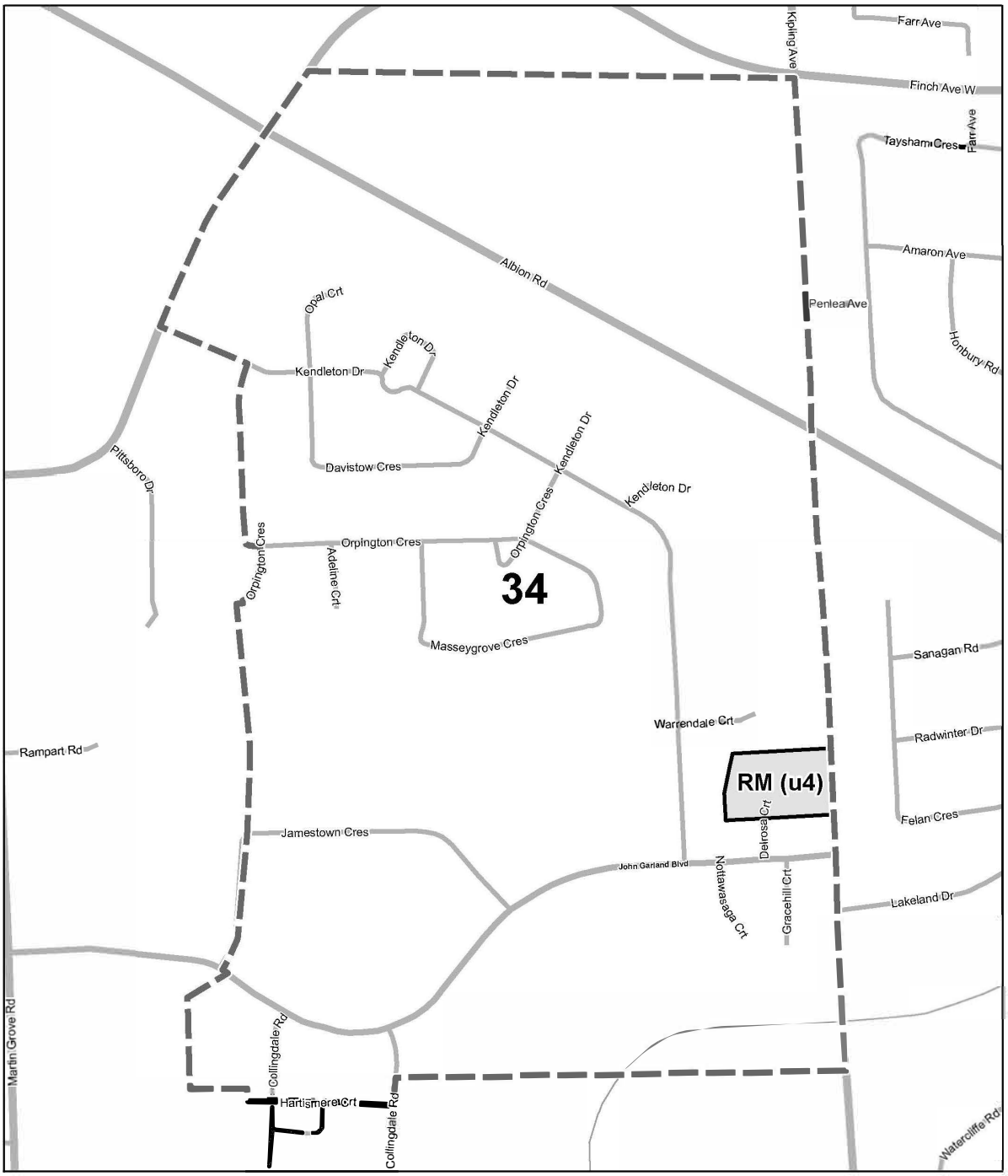

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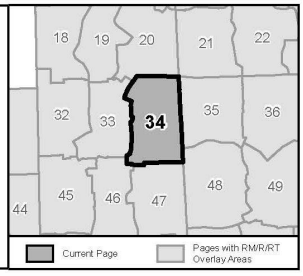

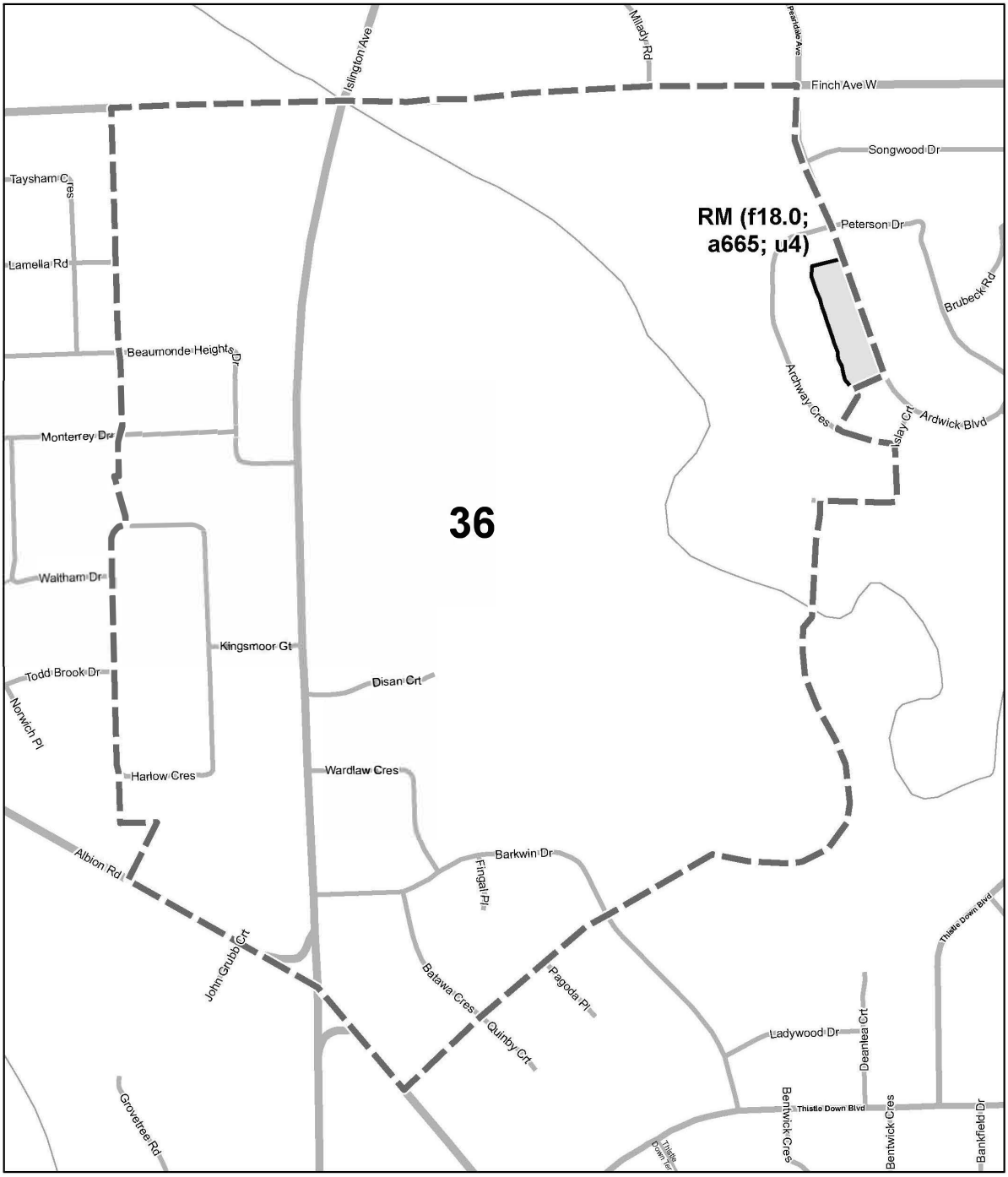

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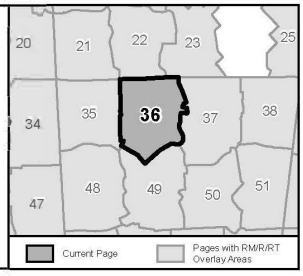

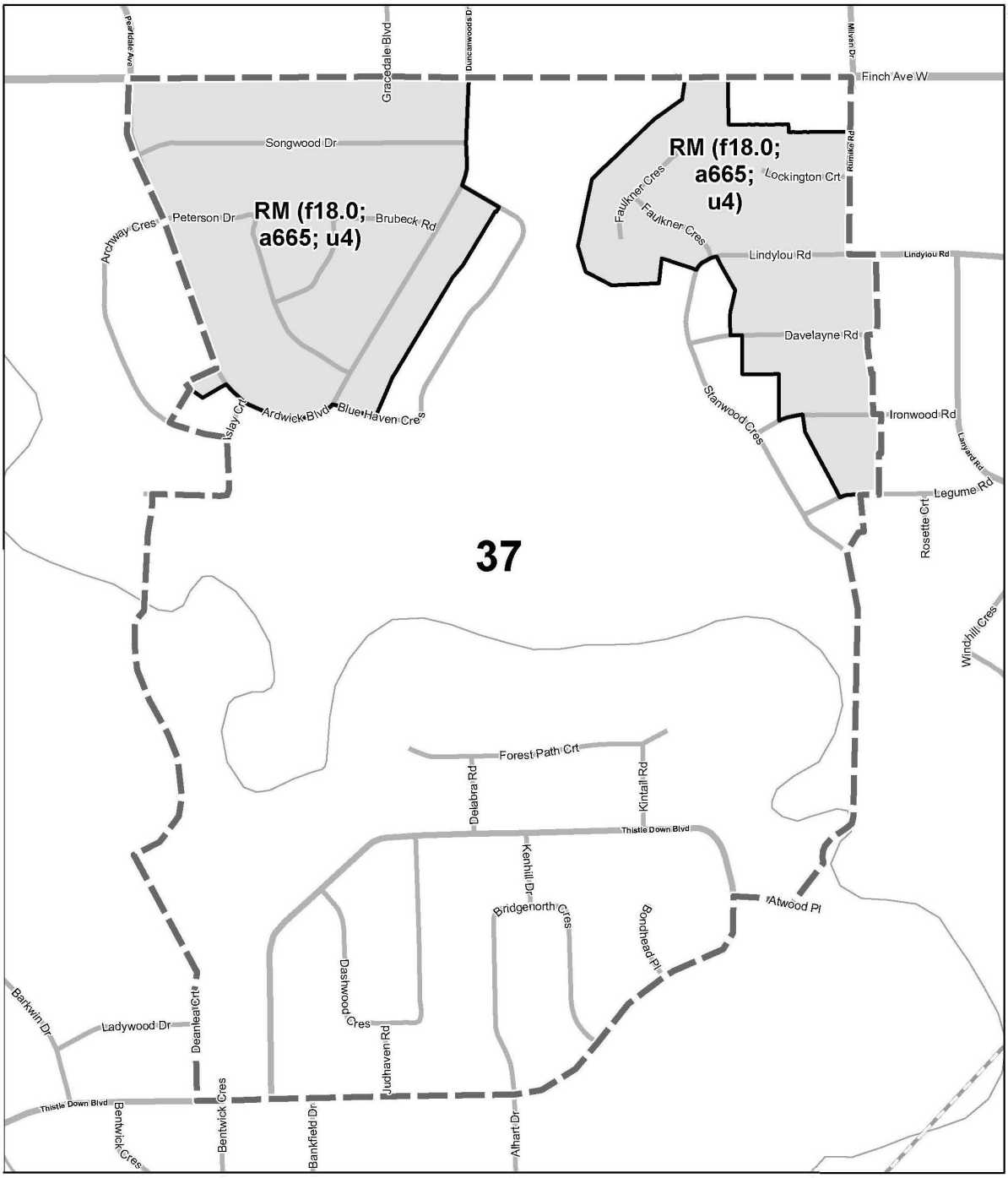

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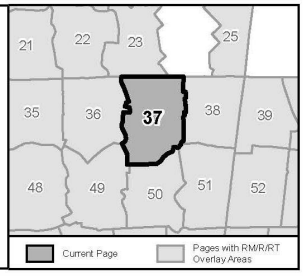

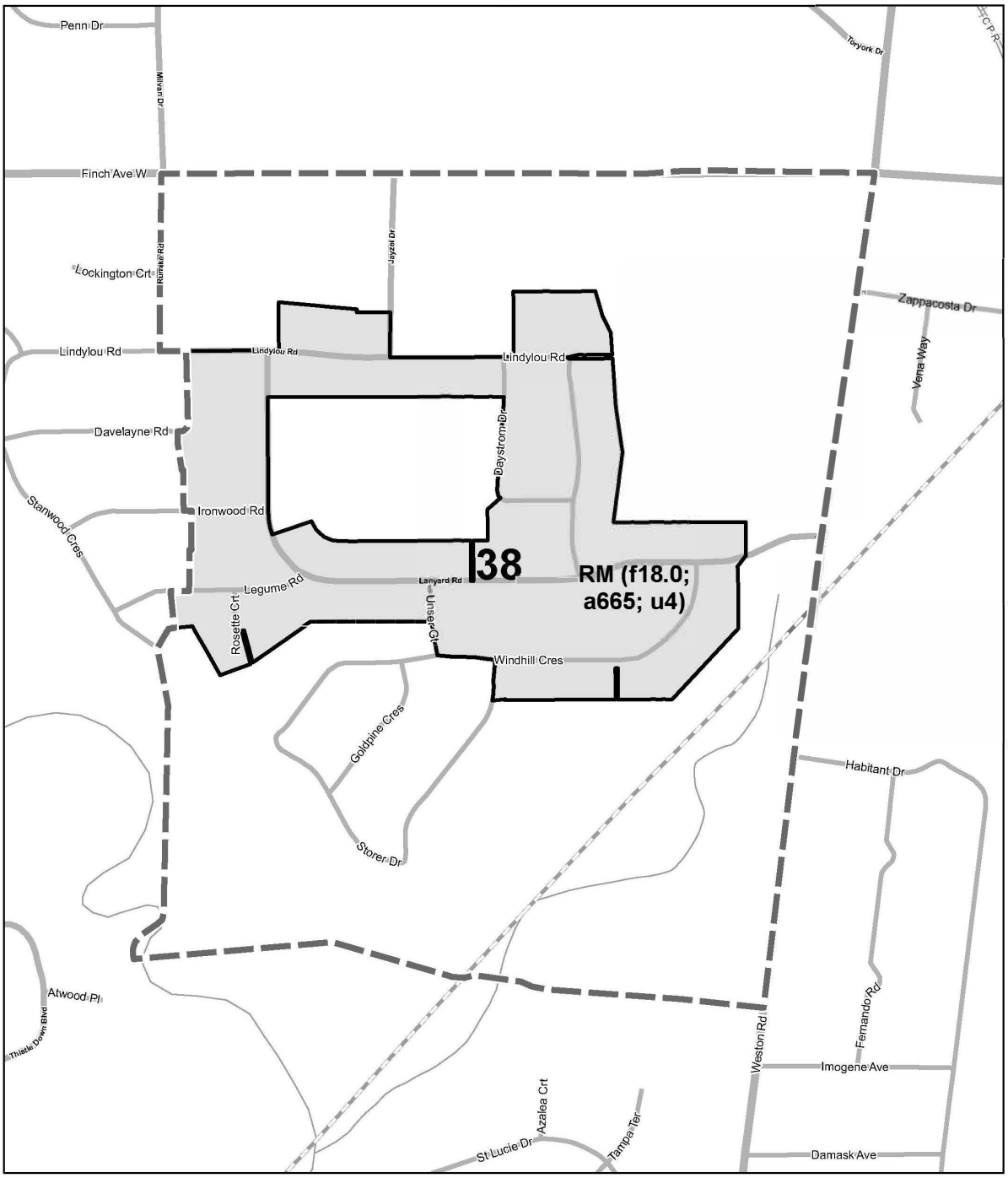

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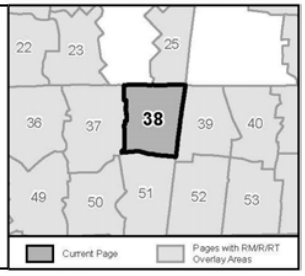

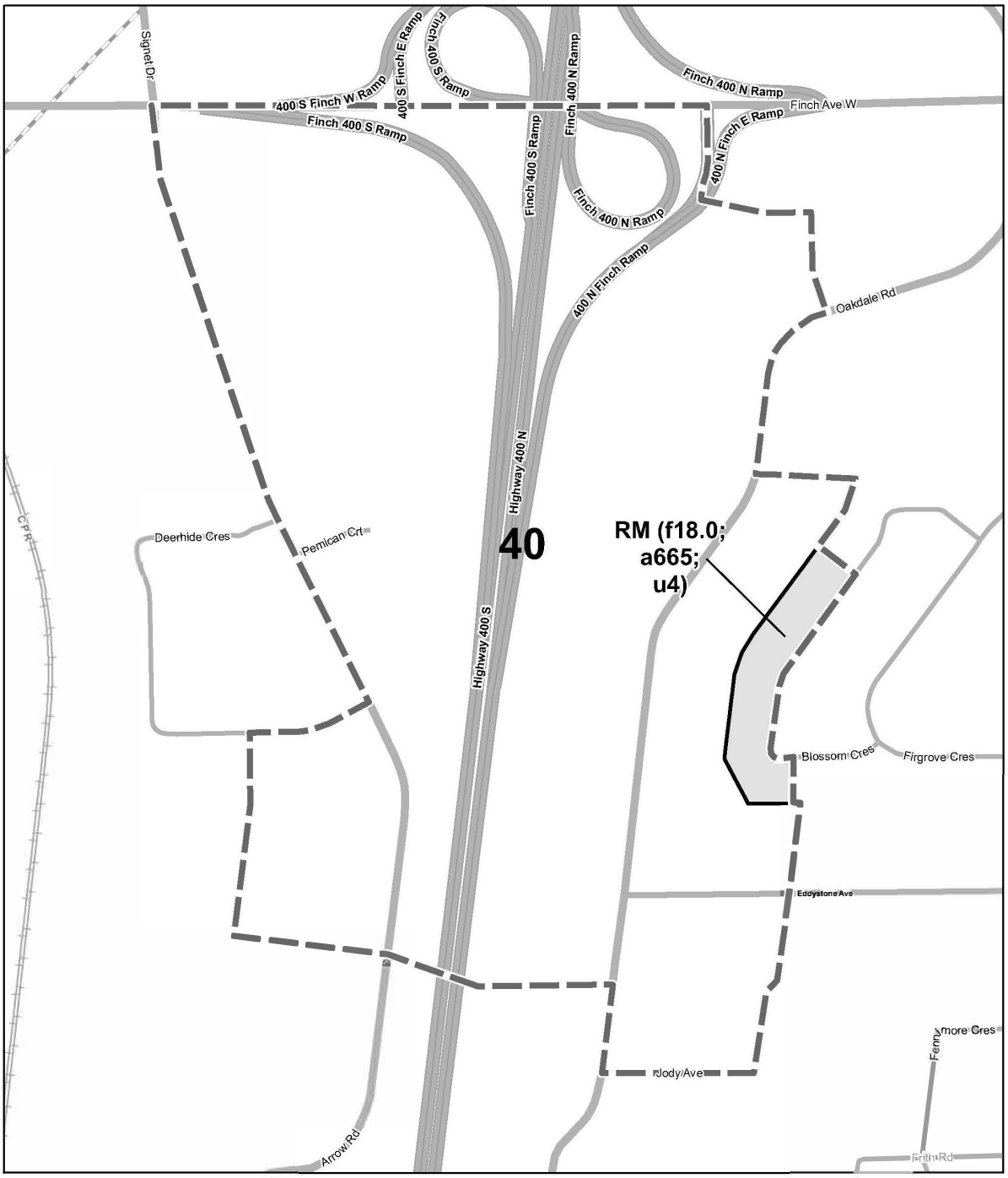

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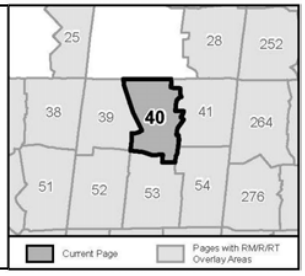

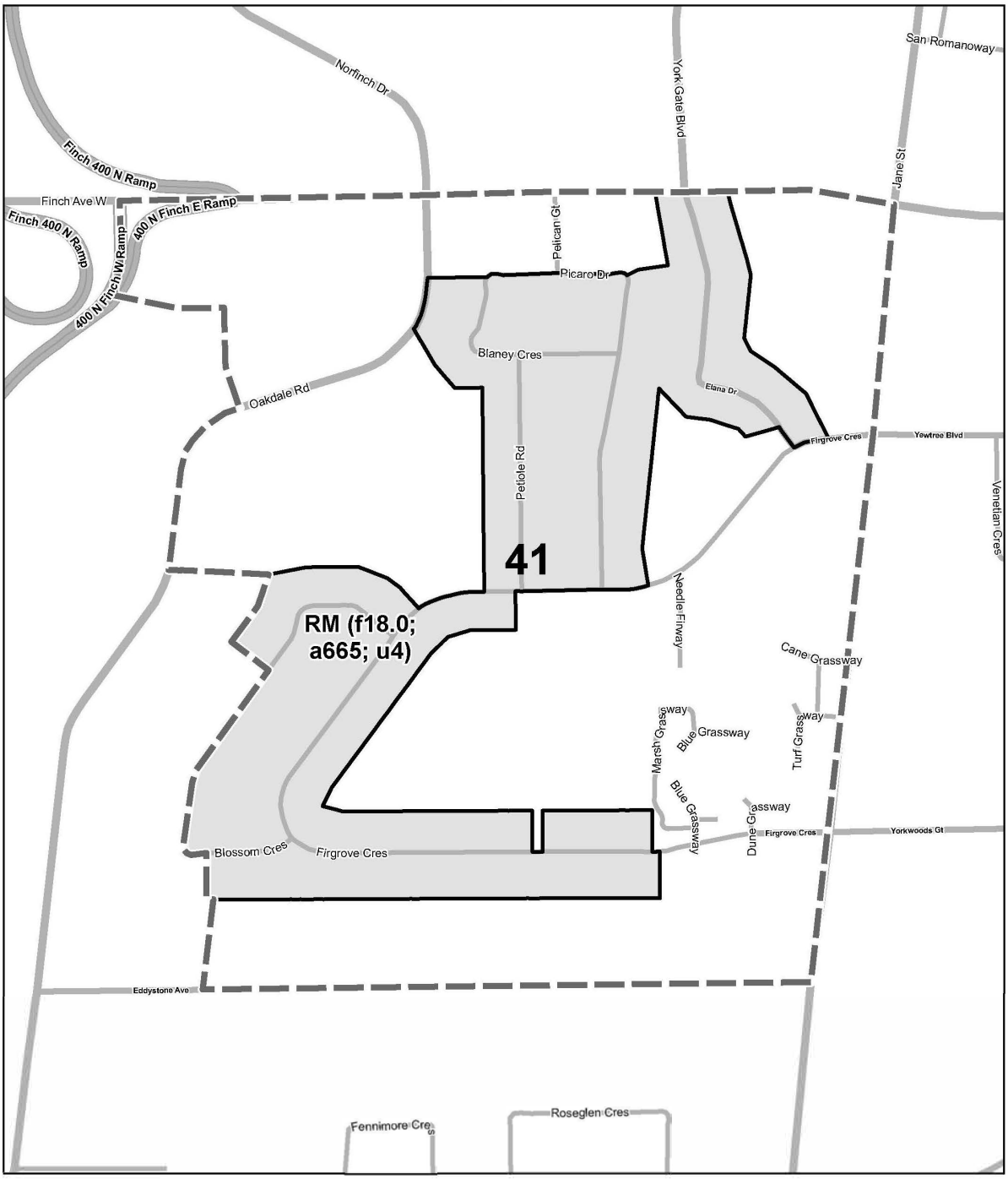

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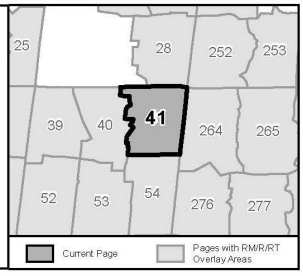

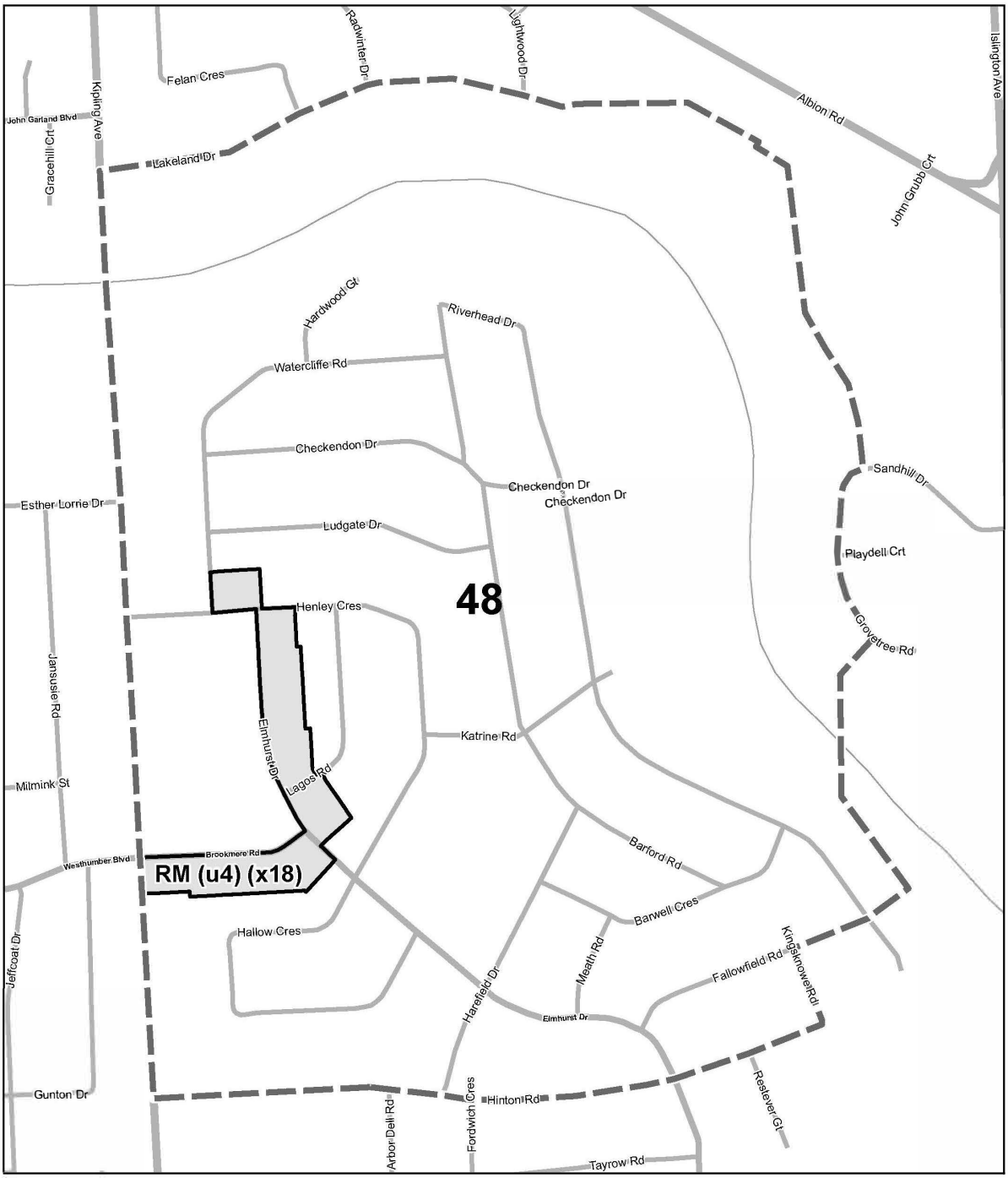

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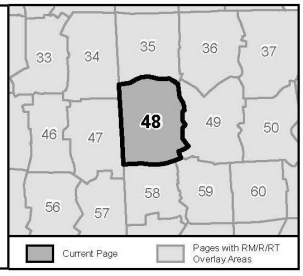

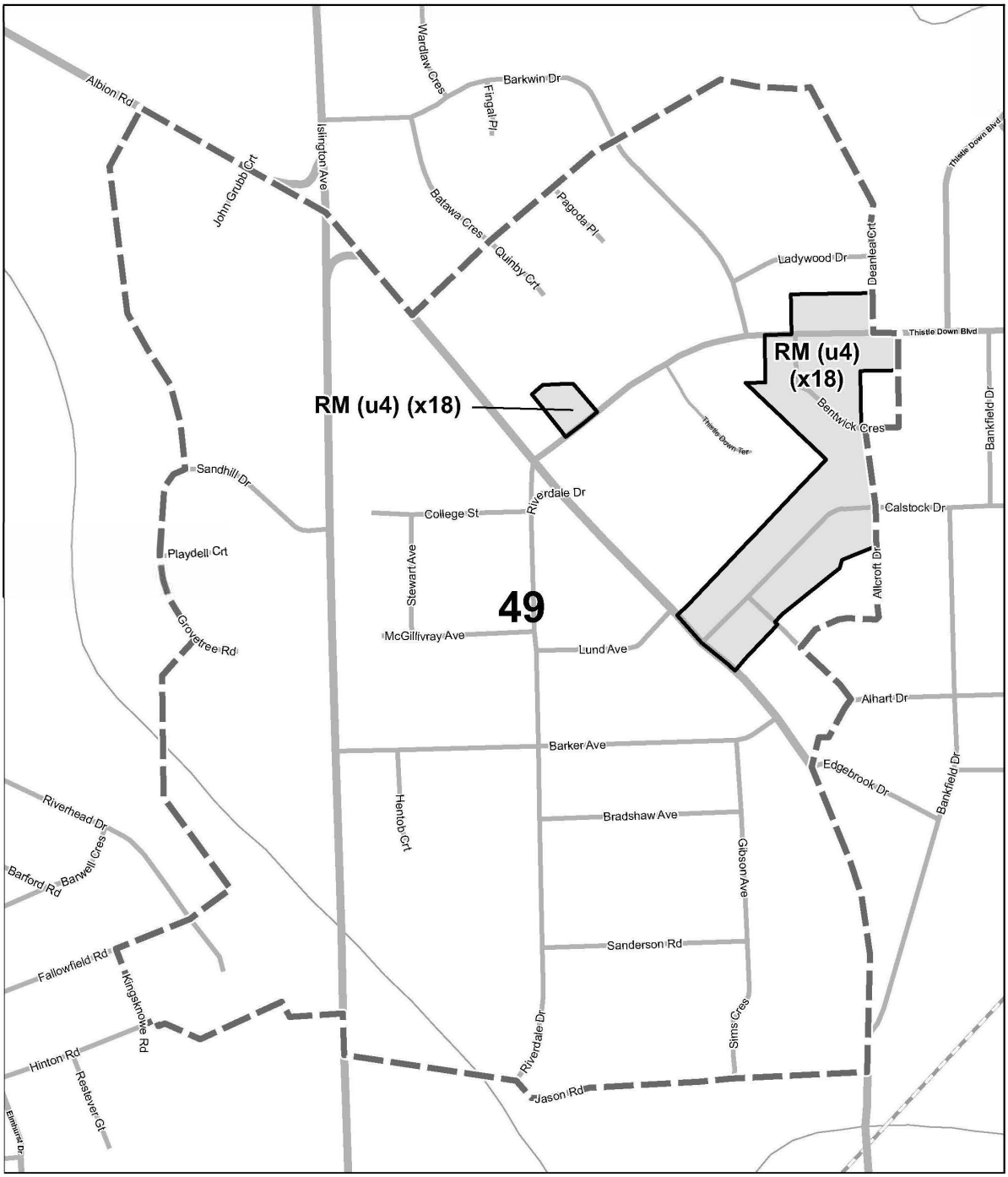

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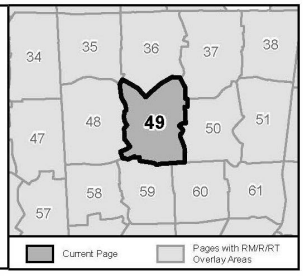

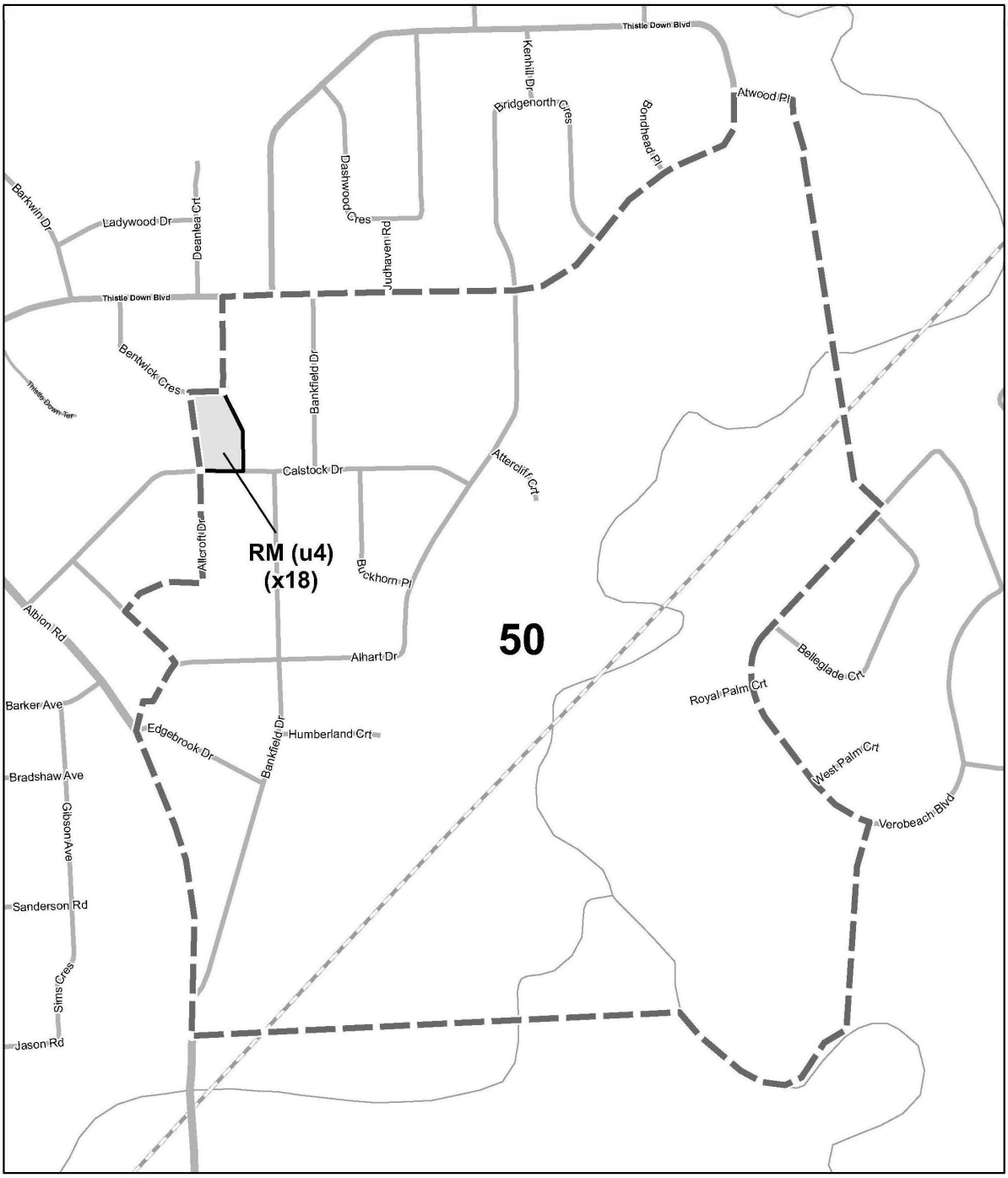

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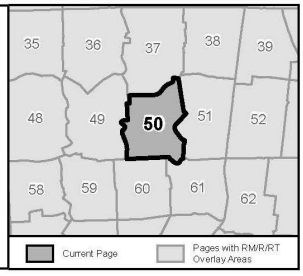

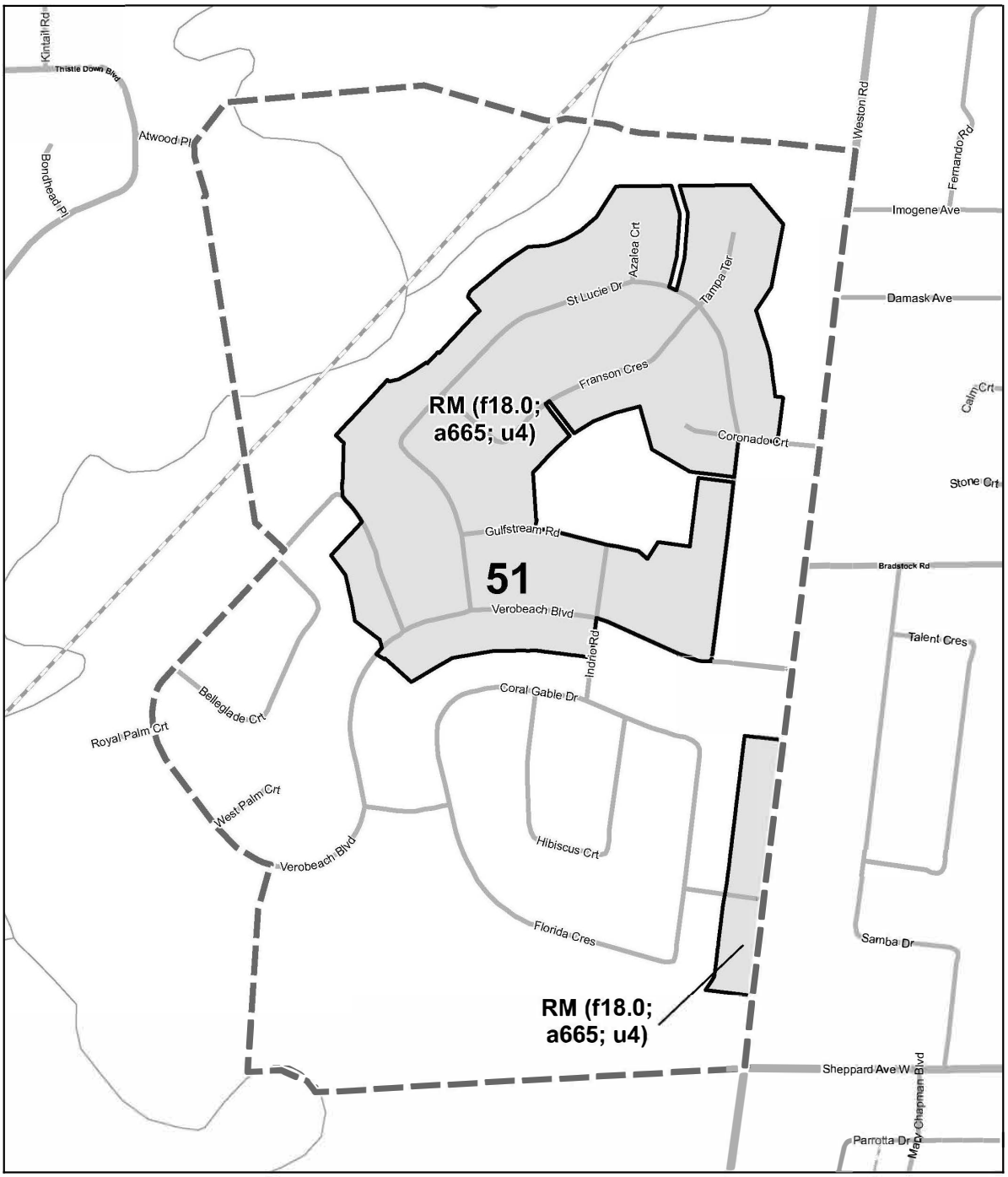

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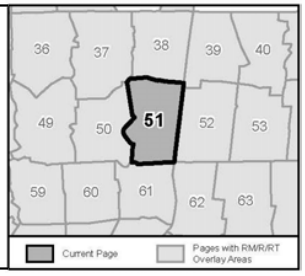

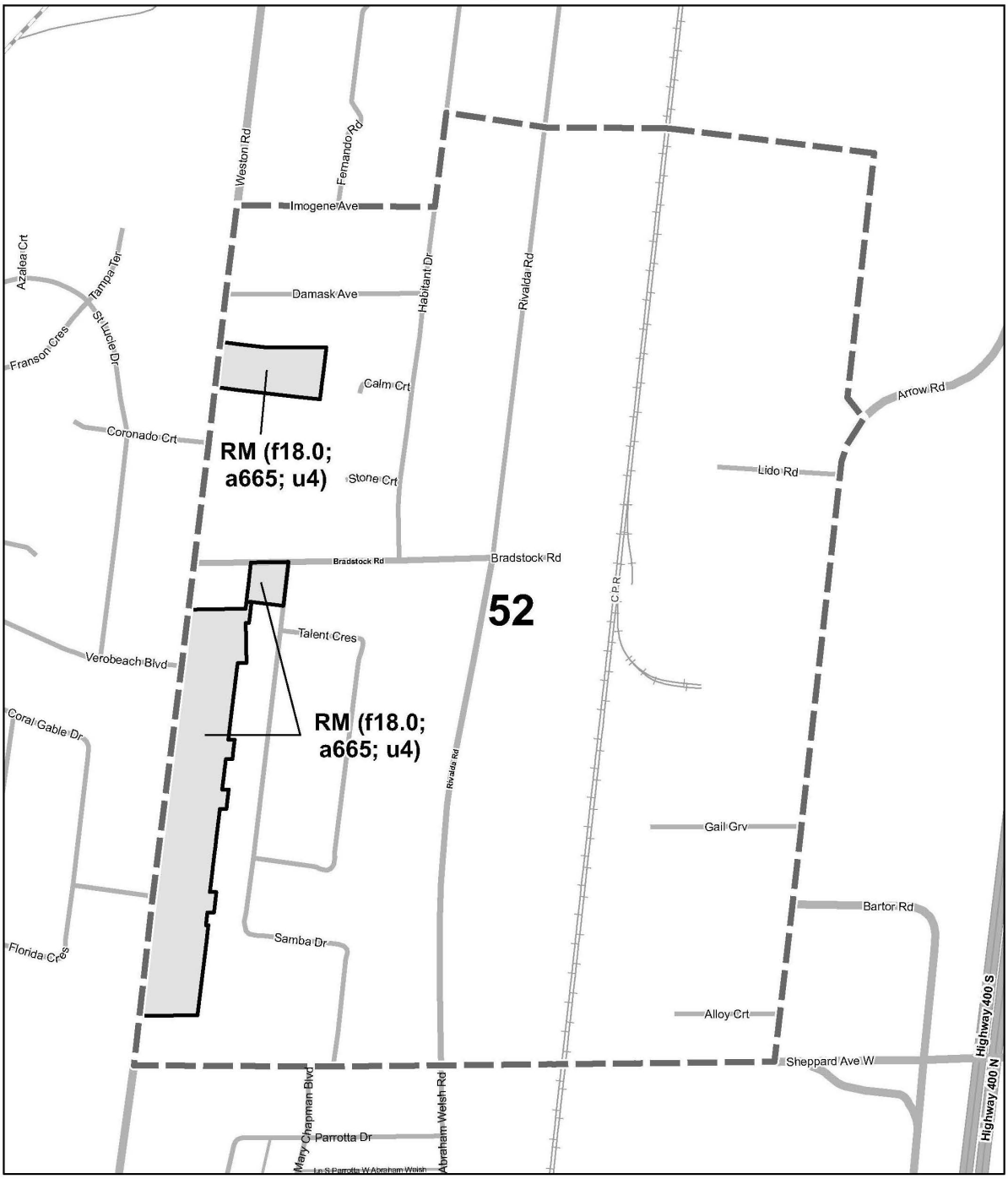

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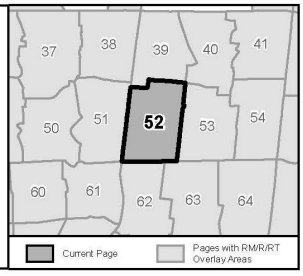

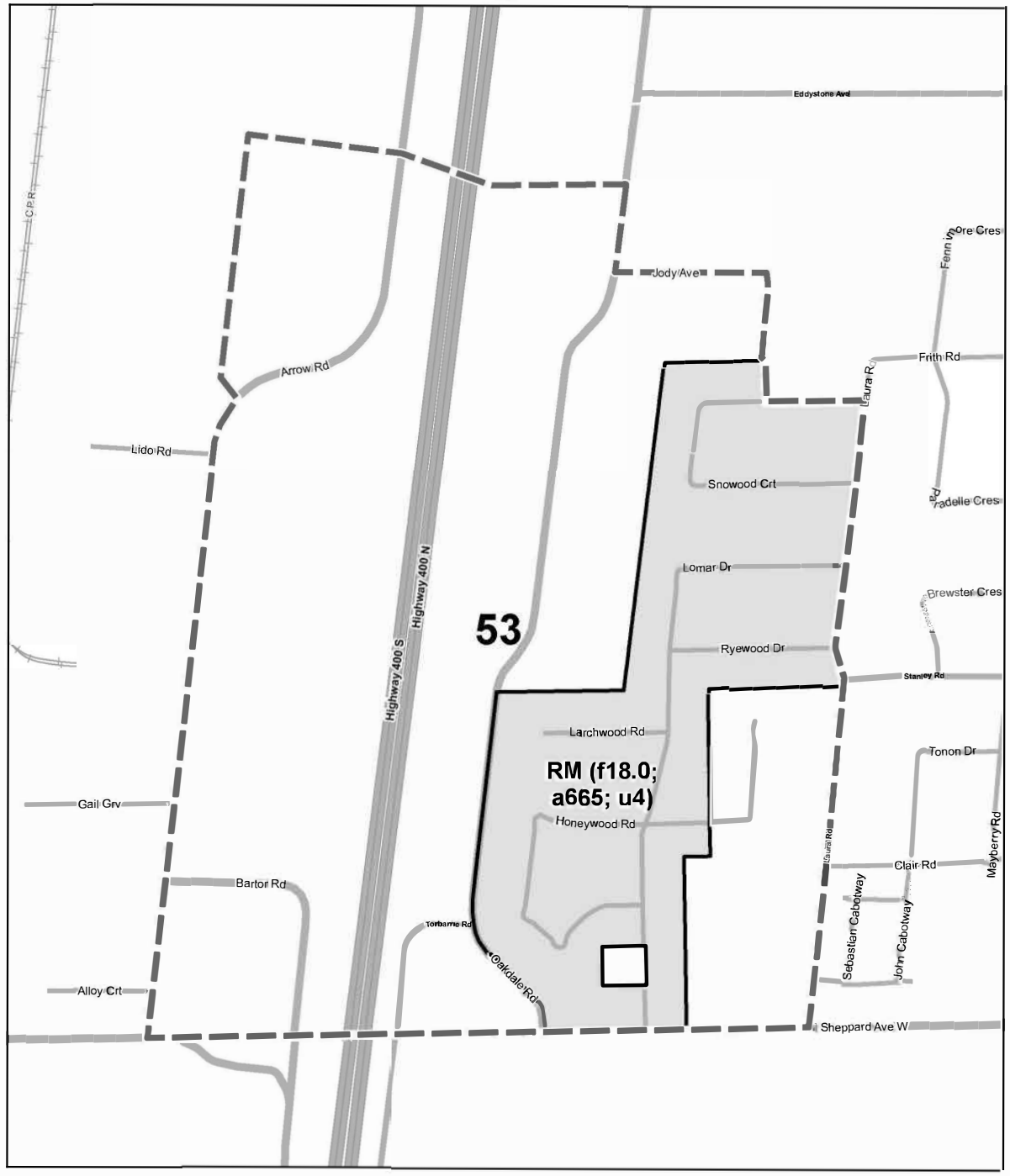

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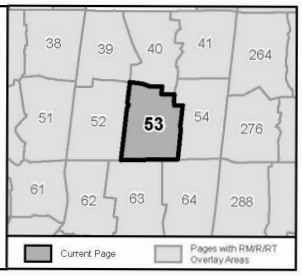

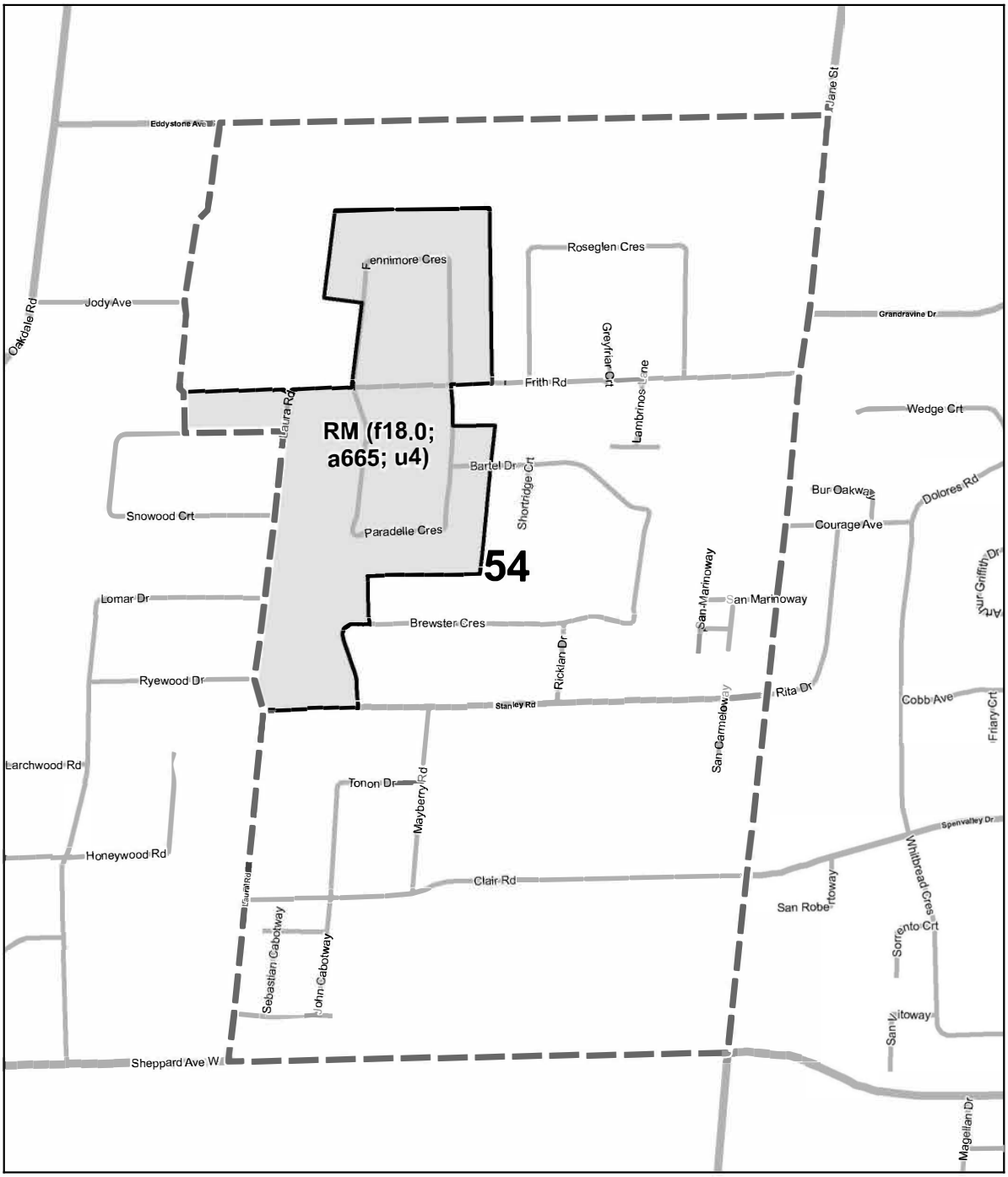

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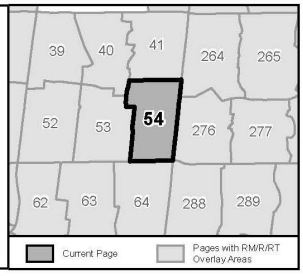

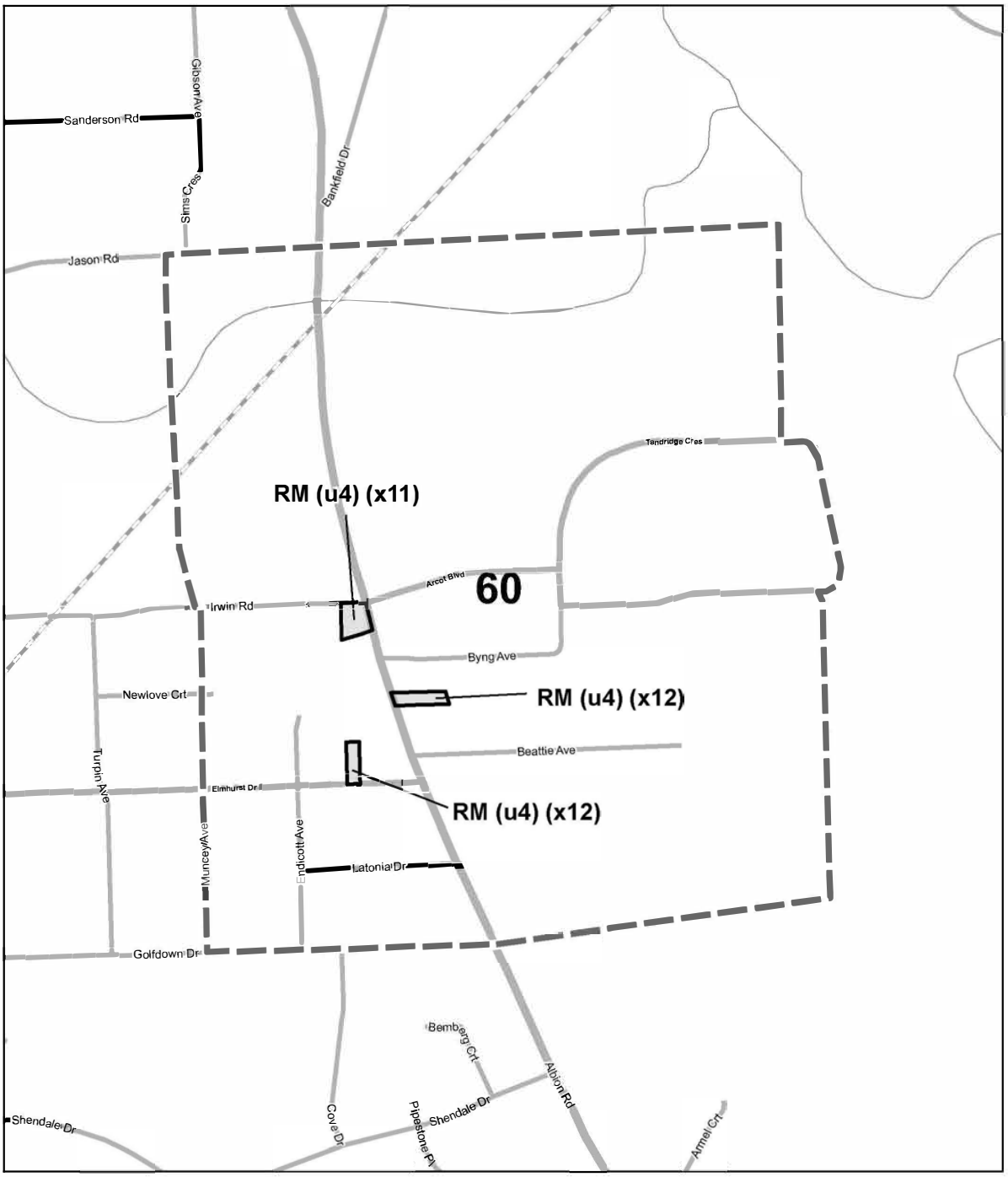

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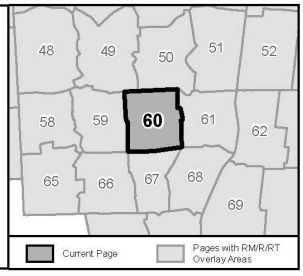

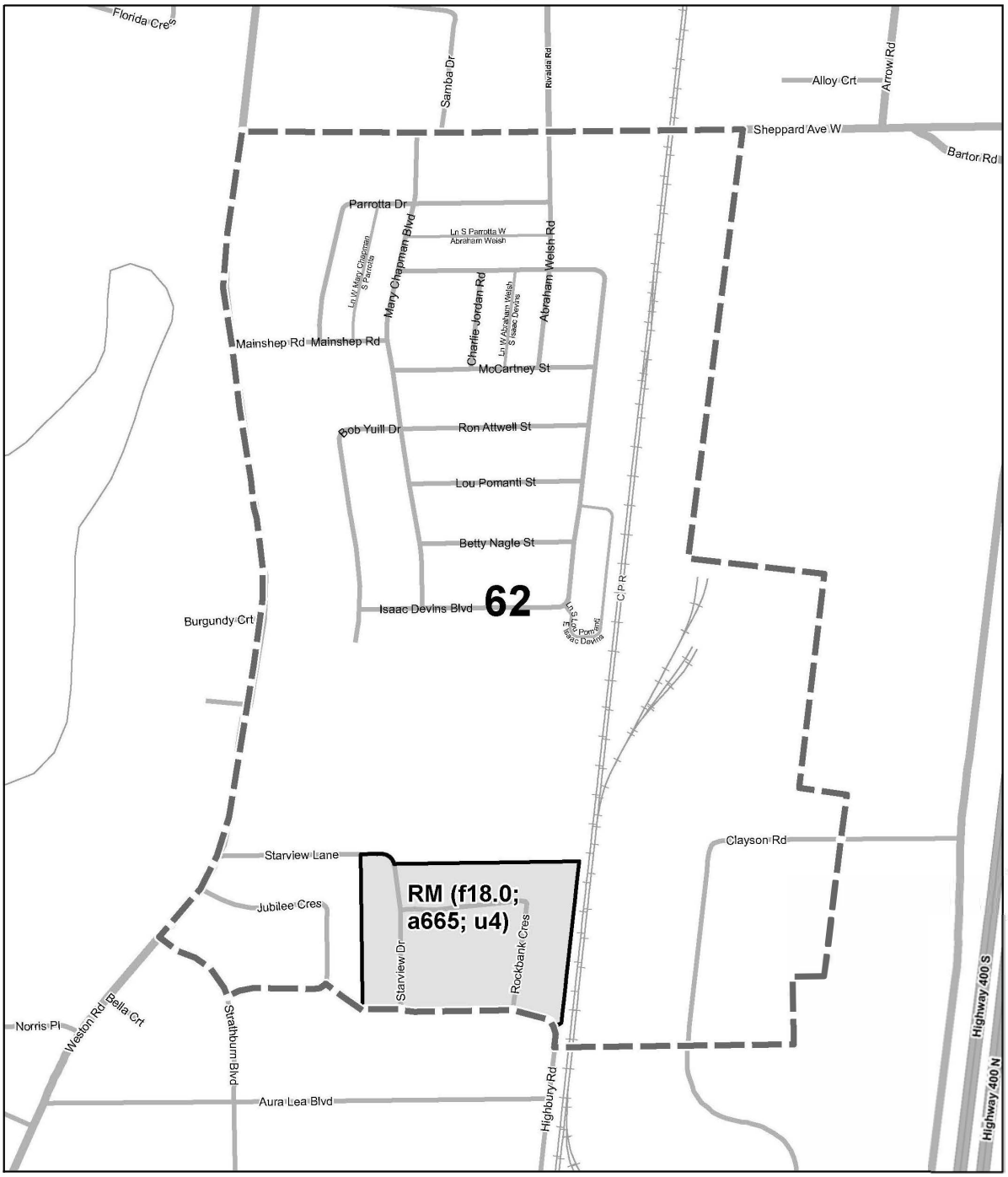

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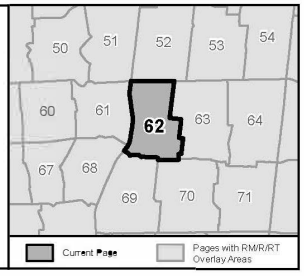

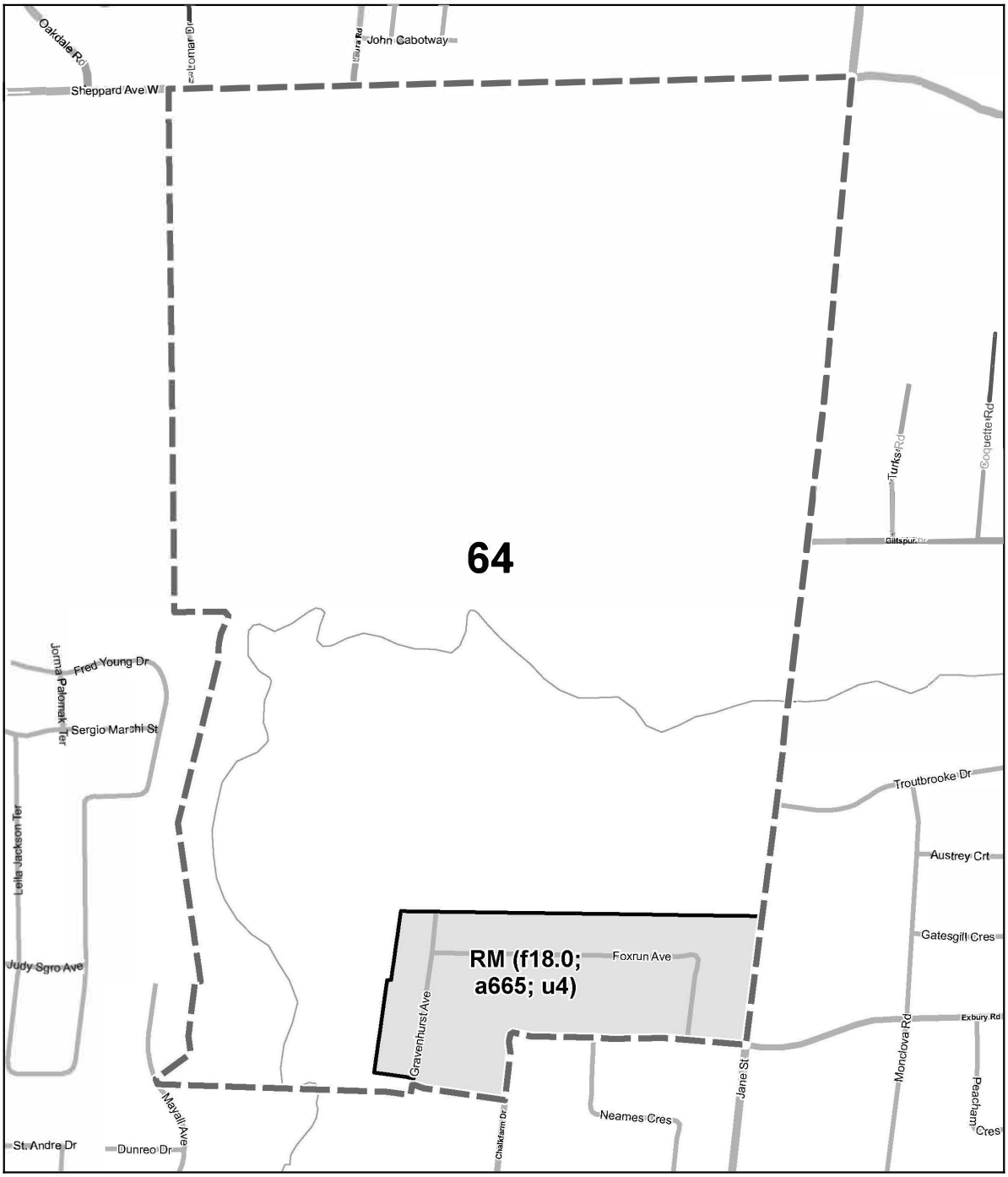

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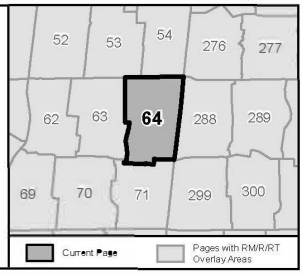

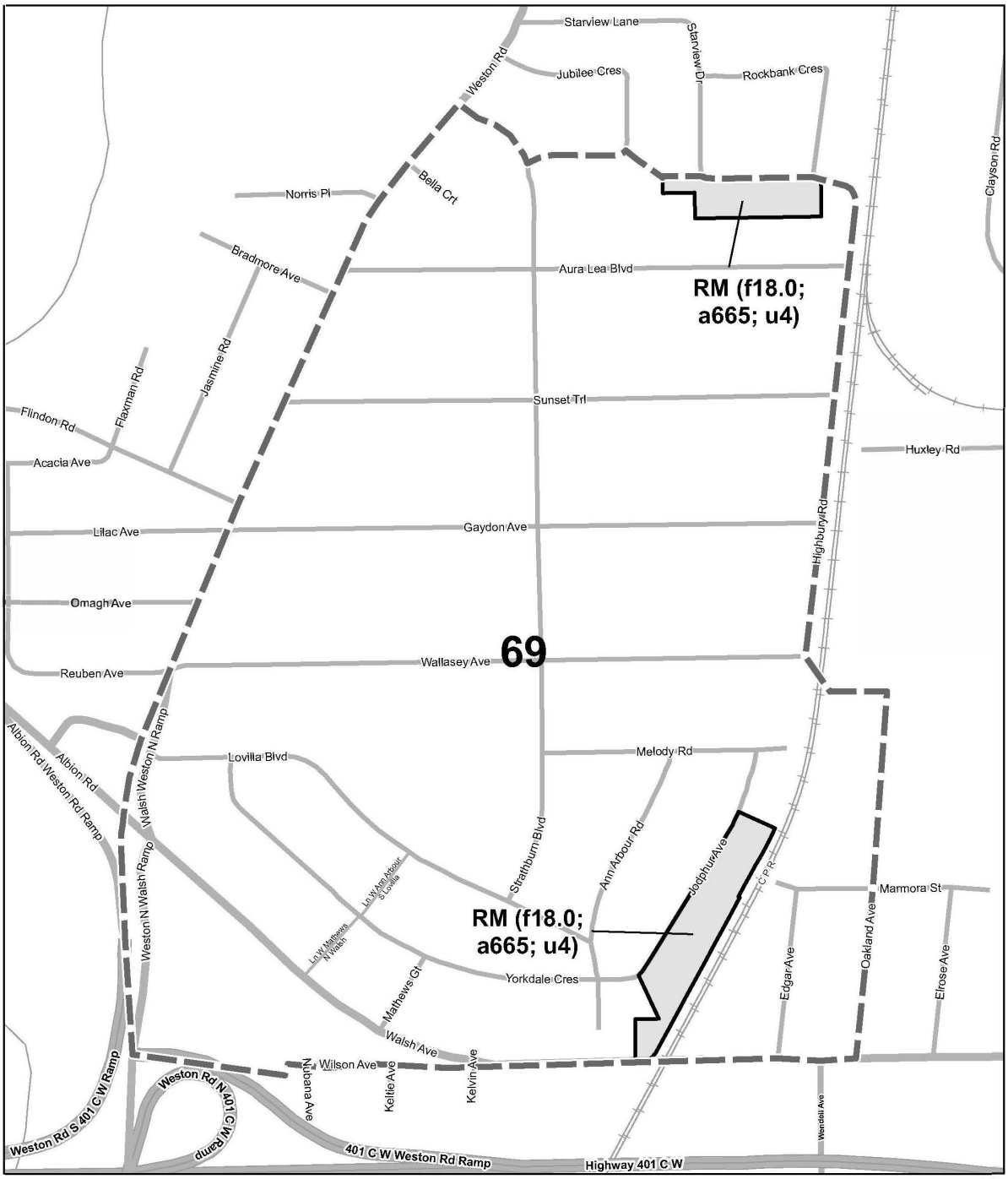

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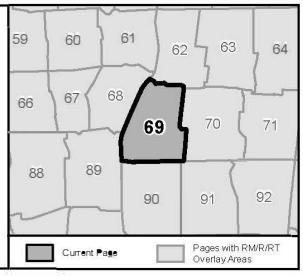
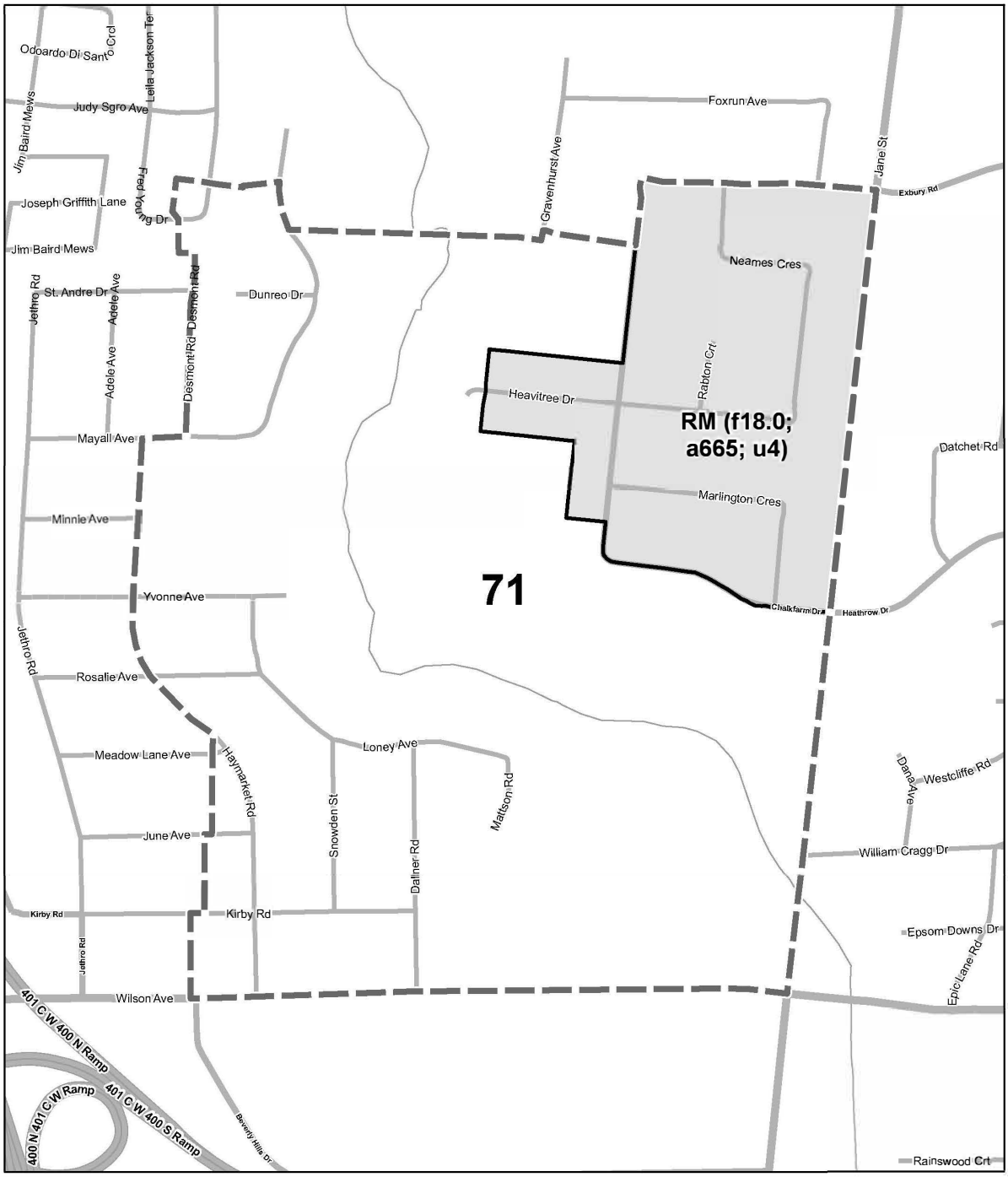




TORONTO City Planning

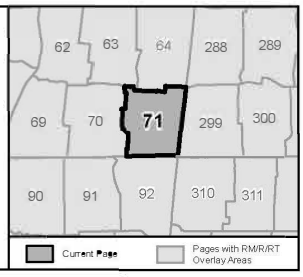
RM/R/RT Zone Amendments

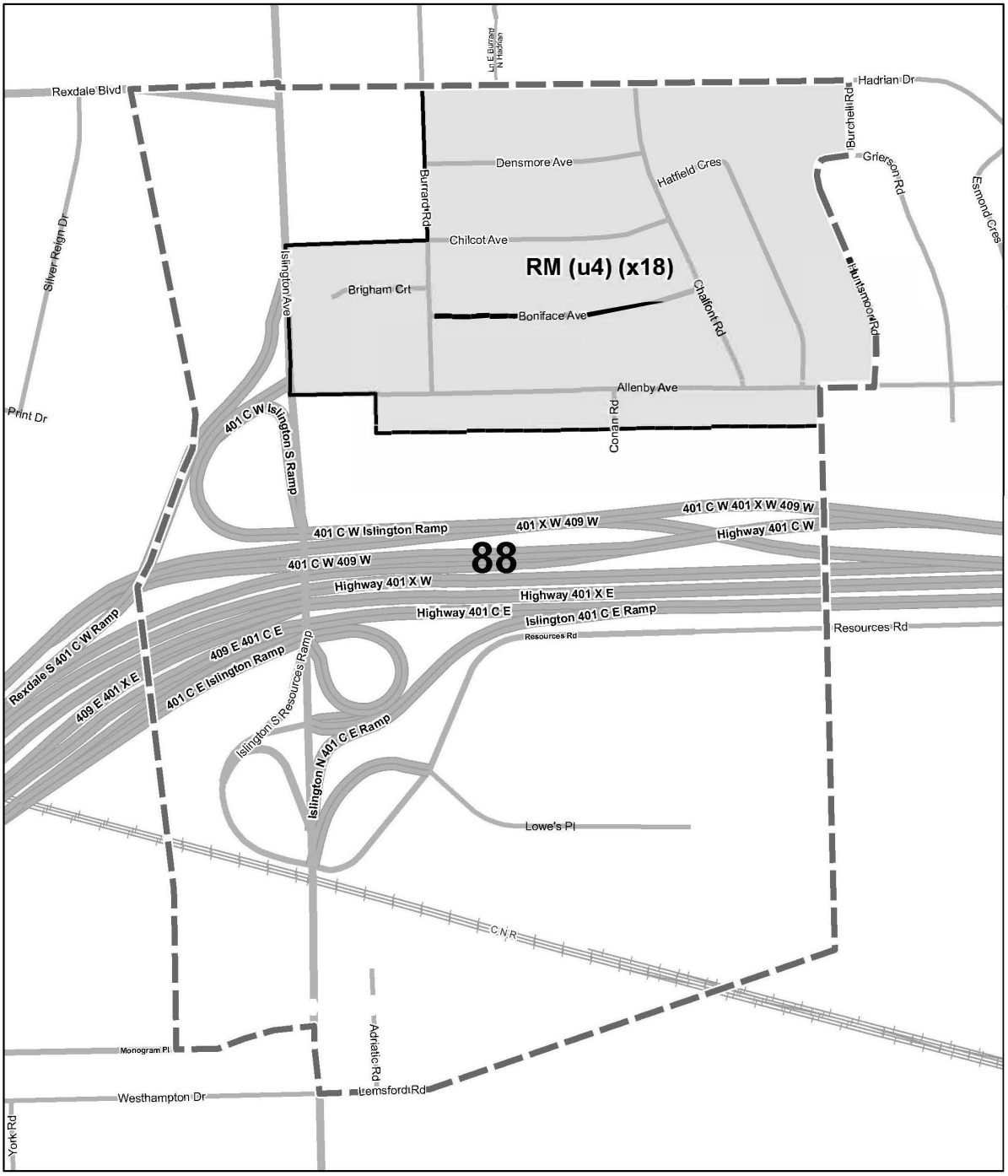
April 4, 2023

Lands zoned RM/R/RT subject to zone label amendments

Map tile boundary

0 50 100 Meters





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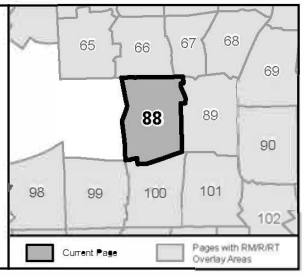

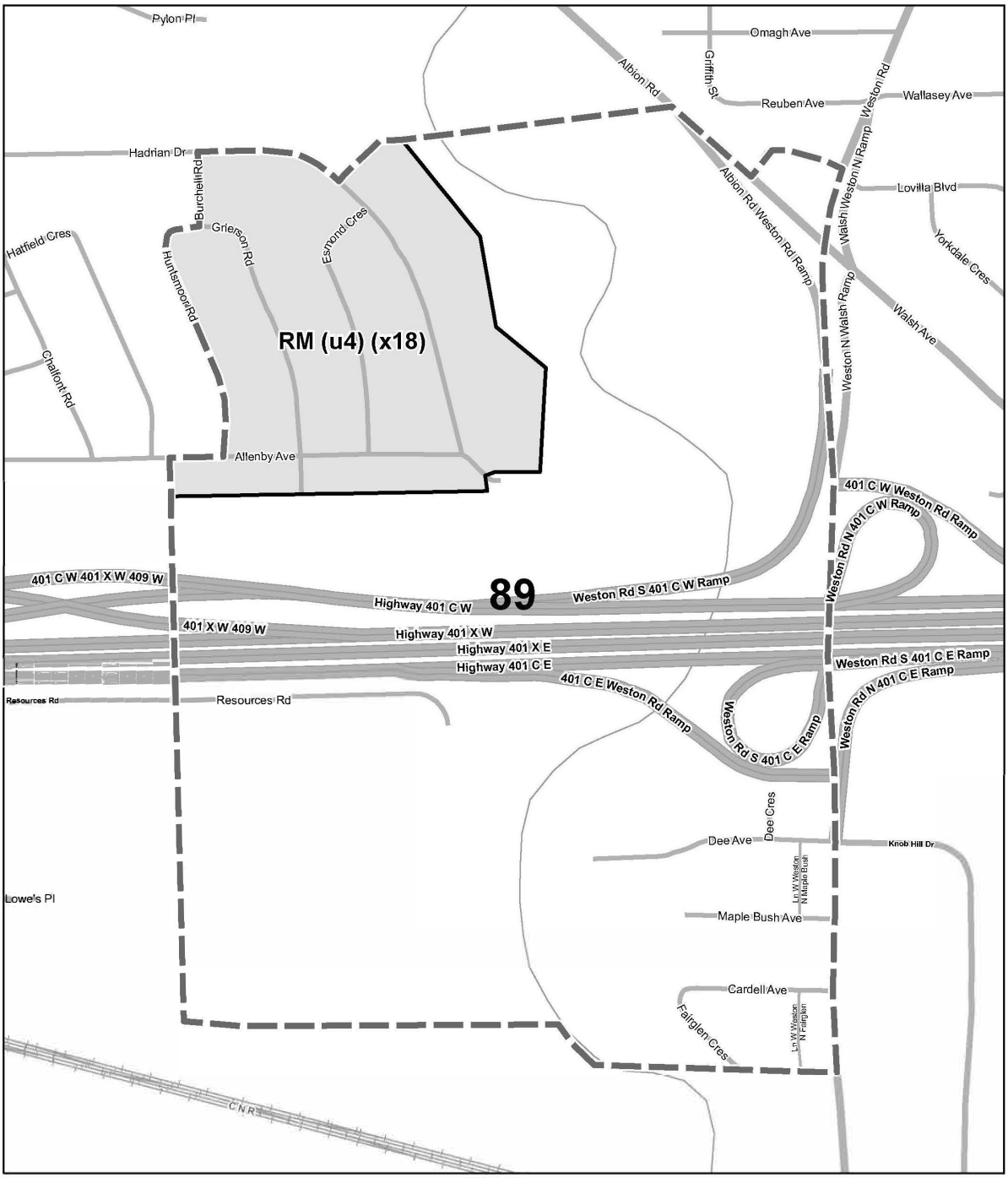

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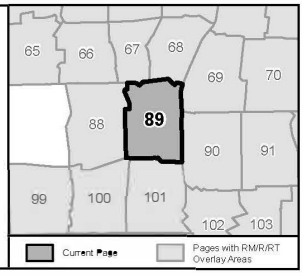

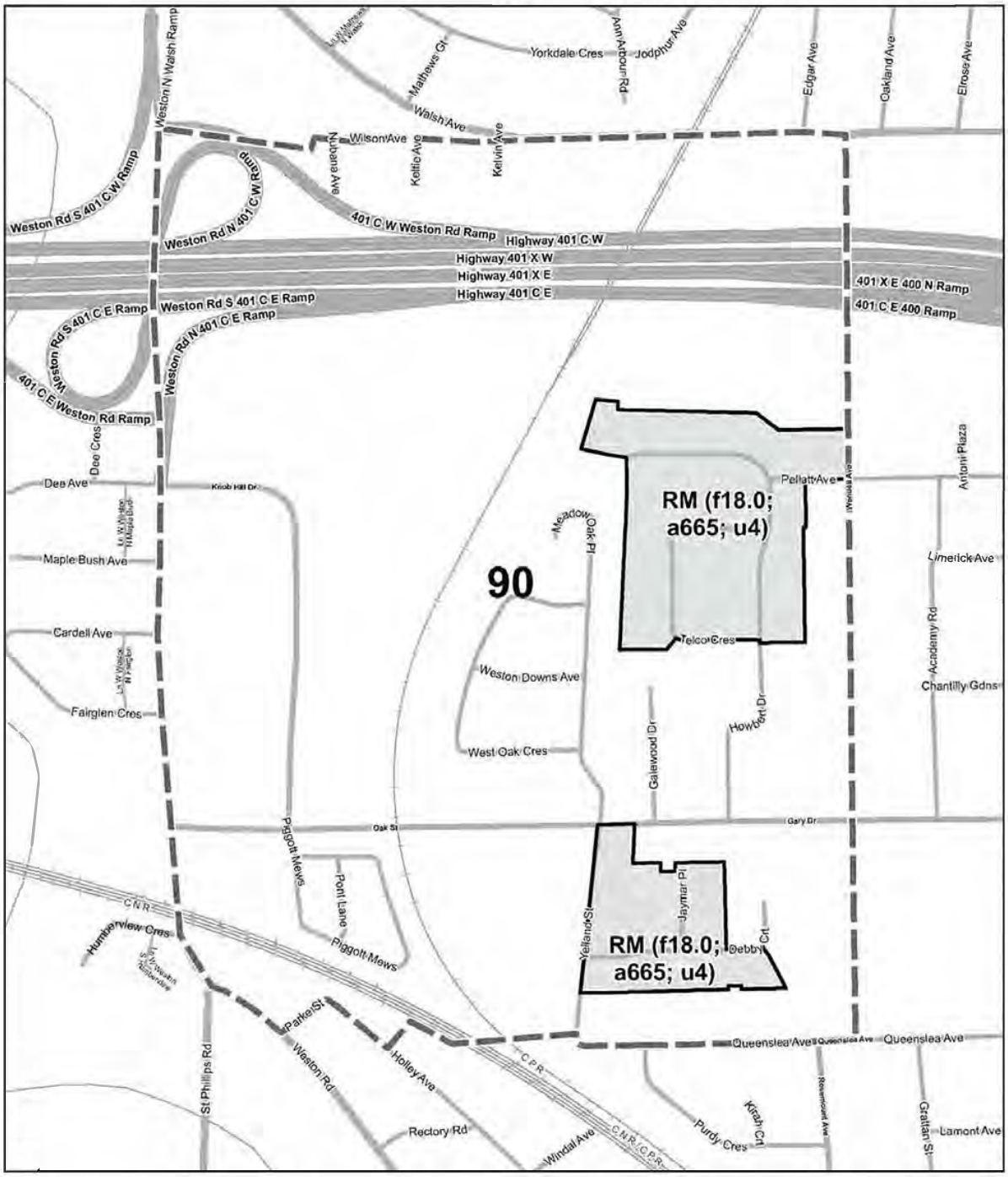

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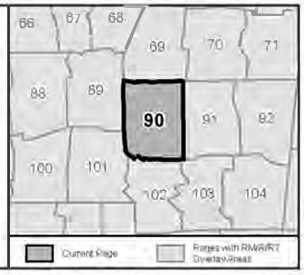

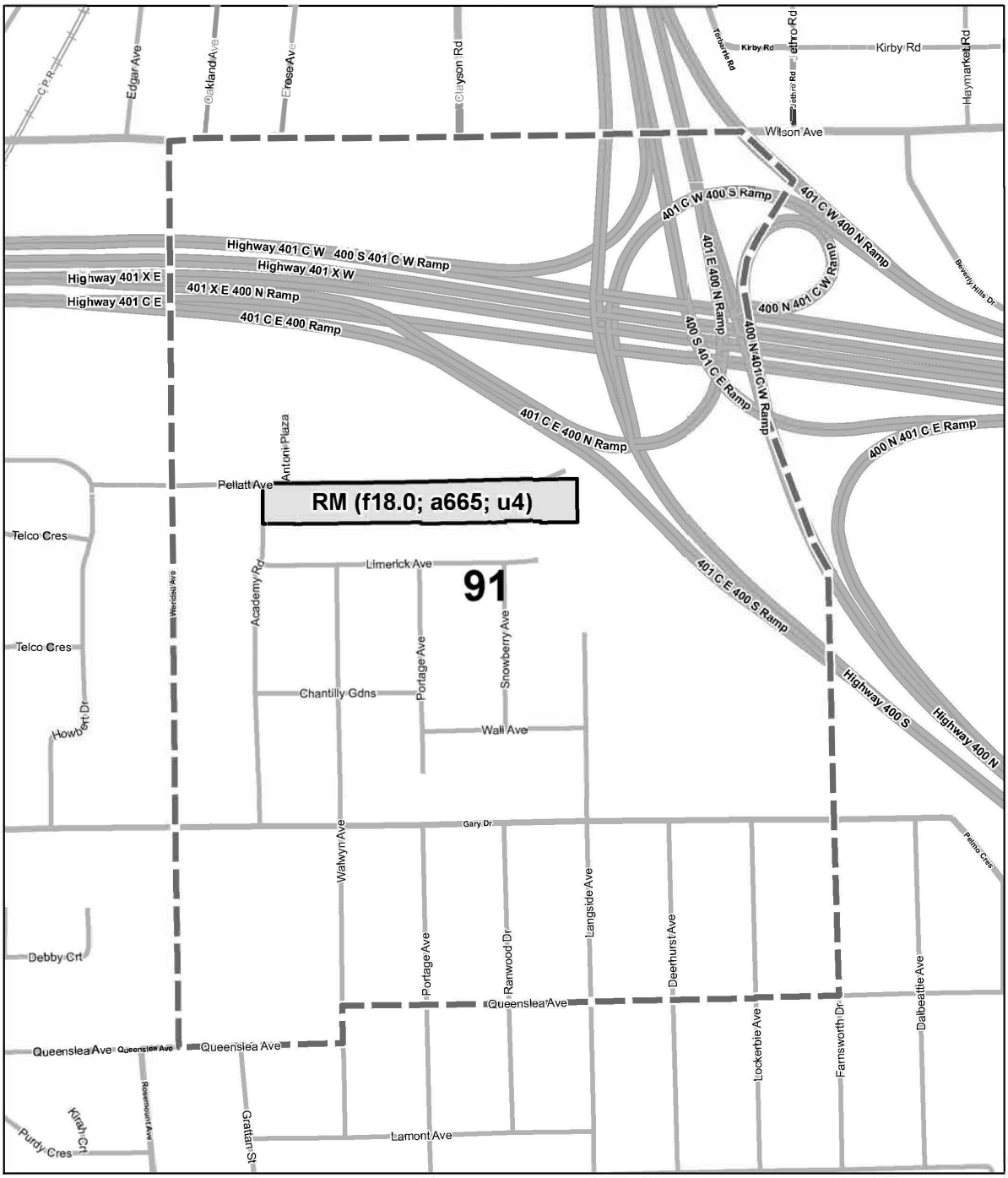

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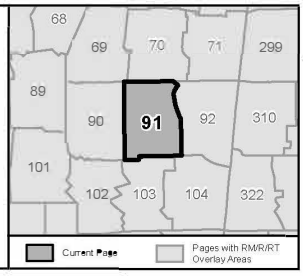

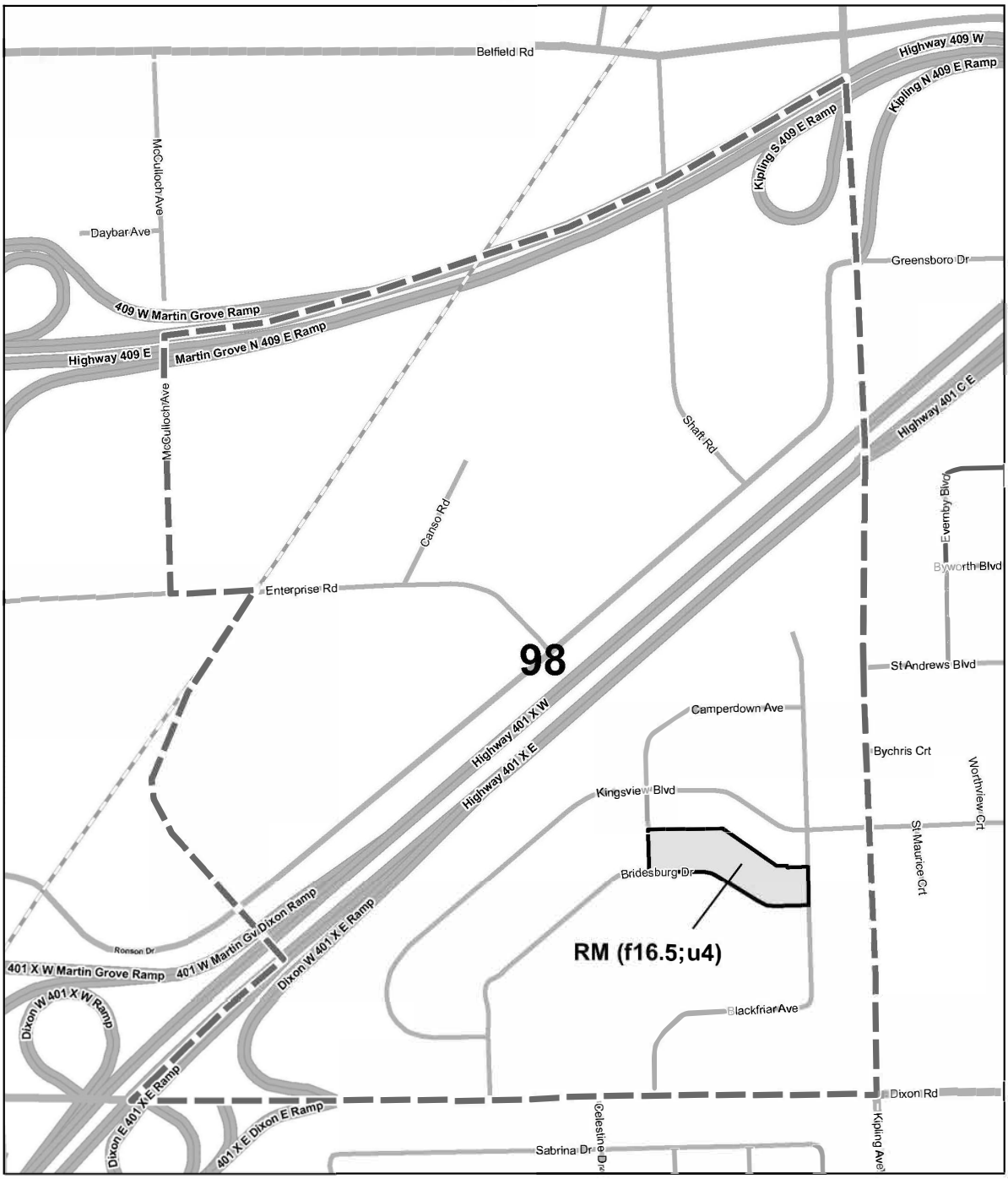

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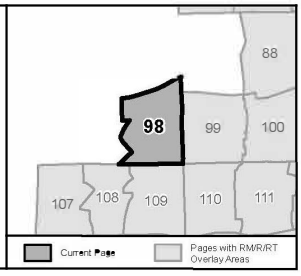

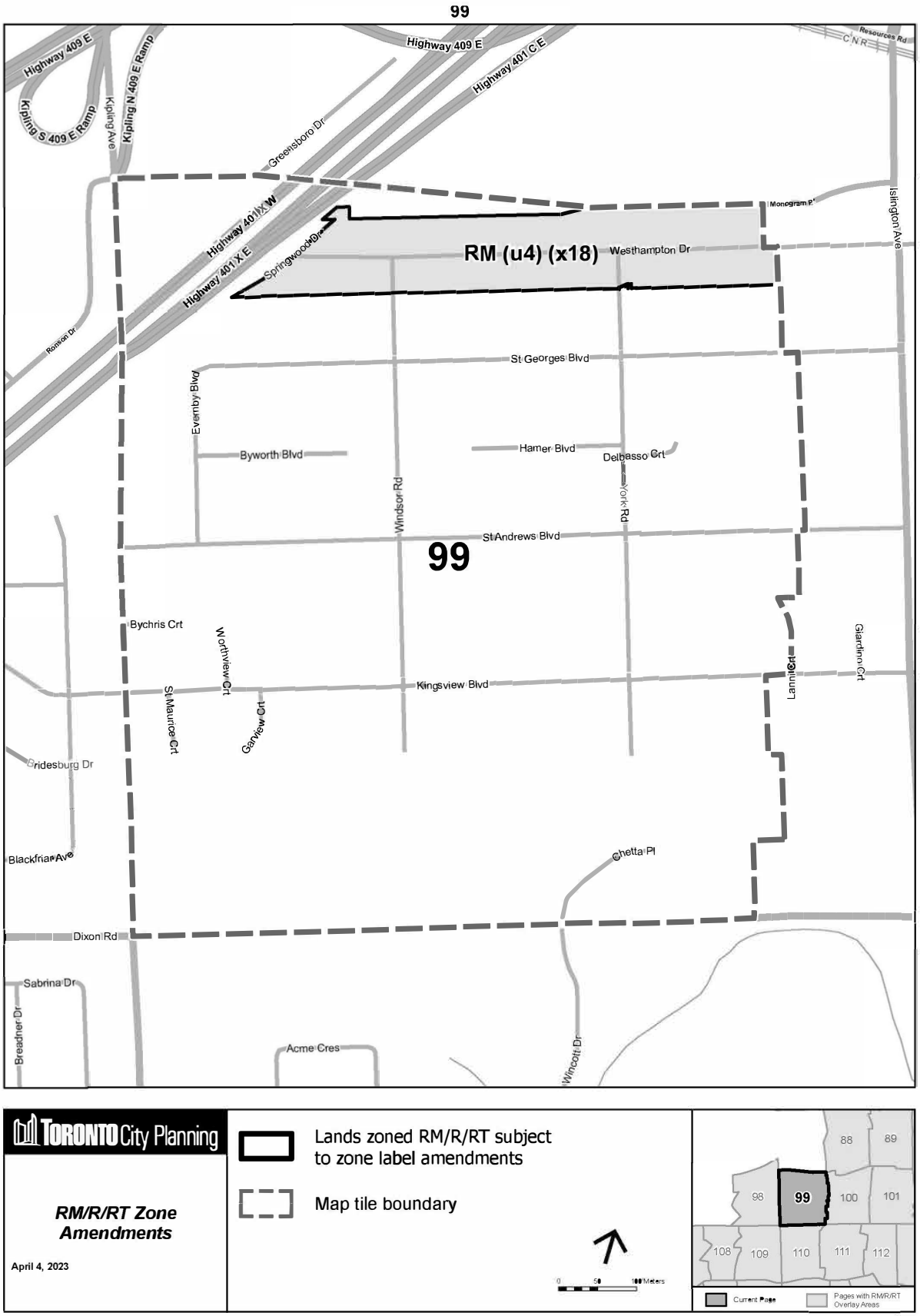

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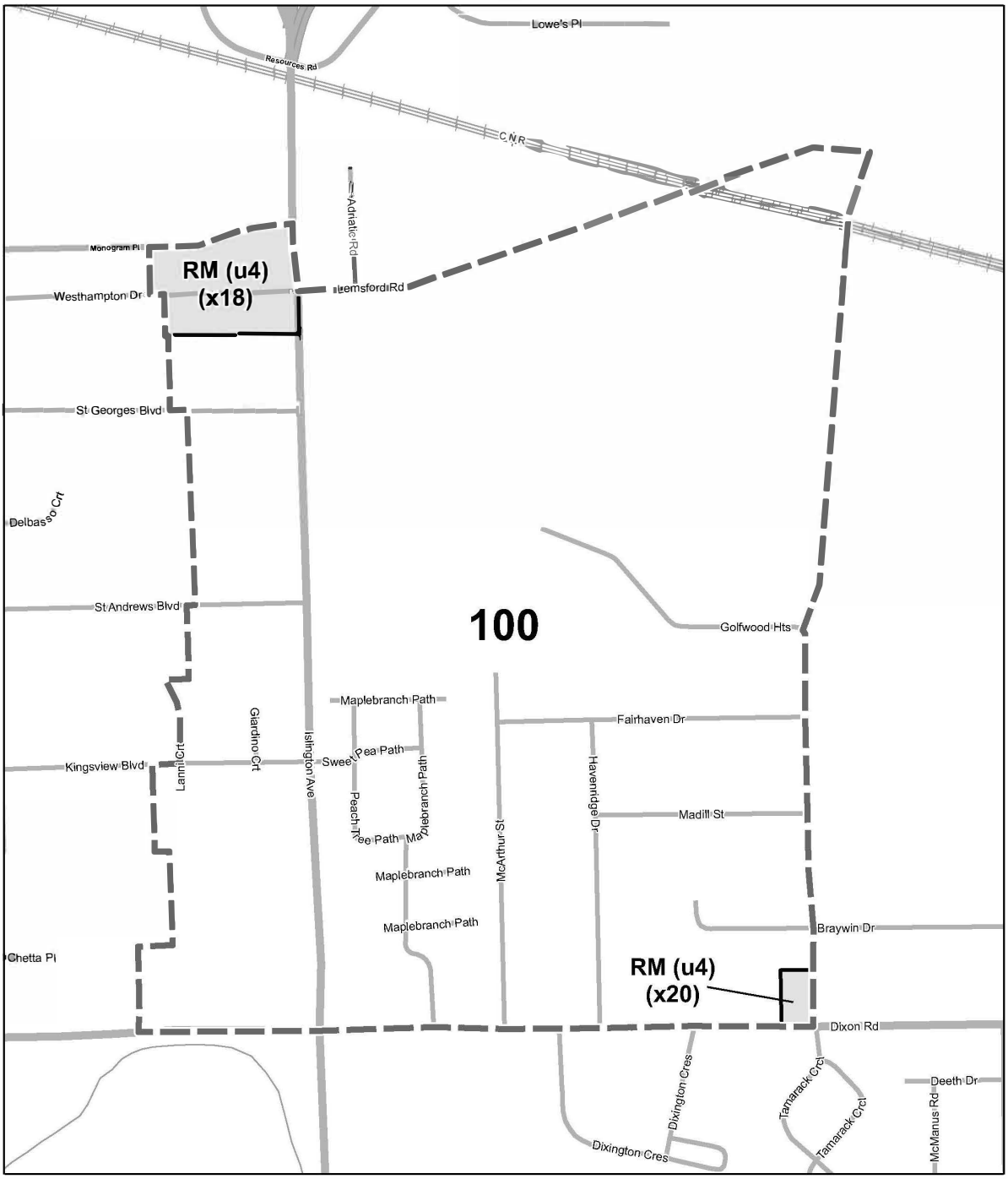

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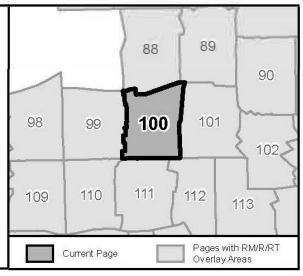

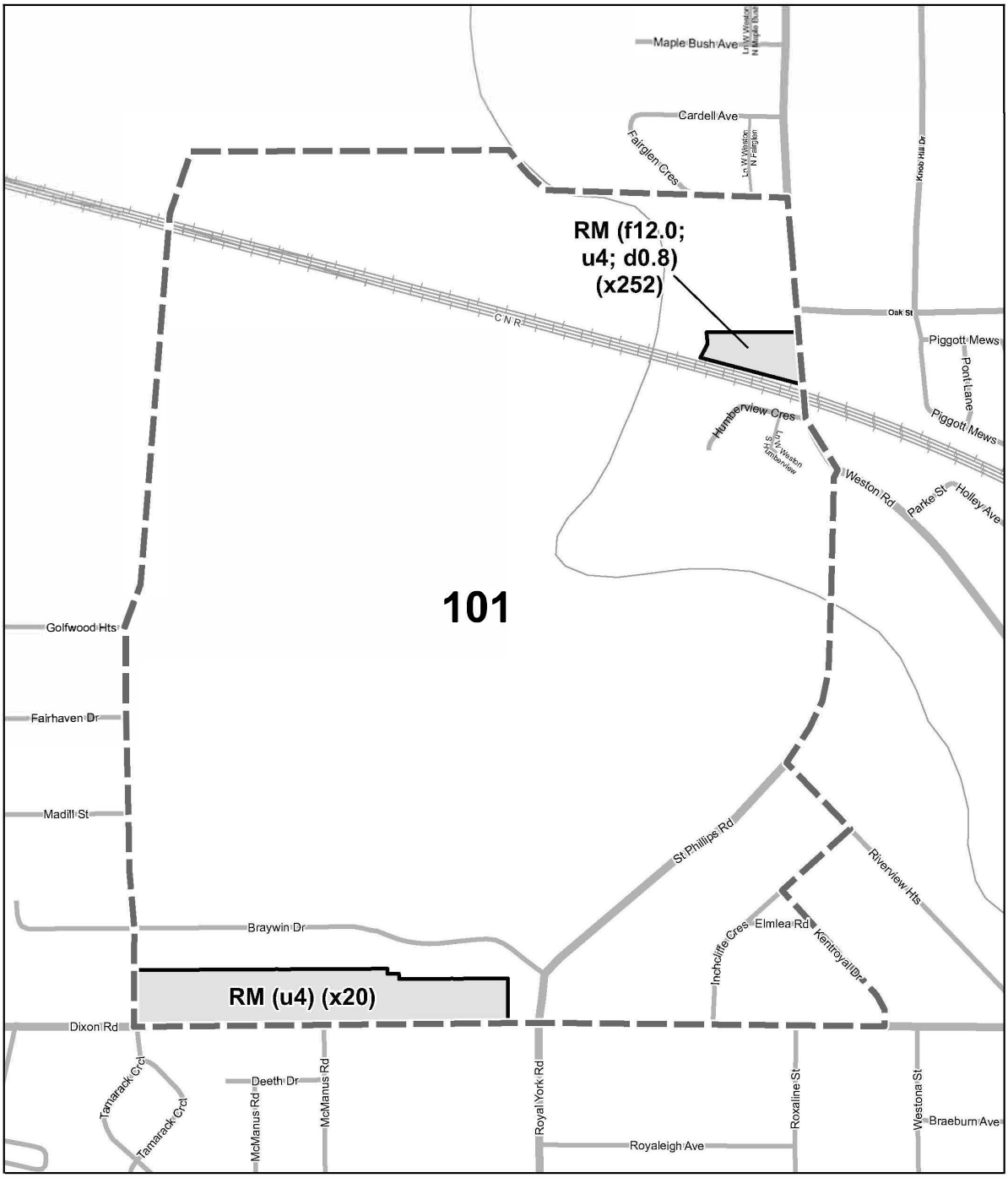

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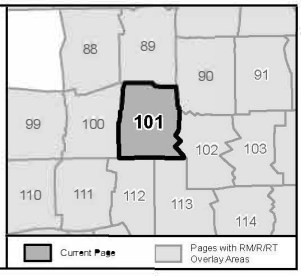

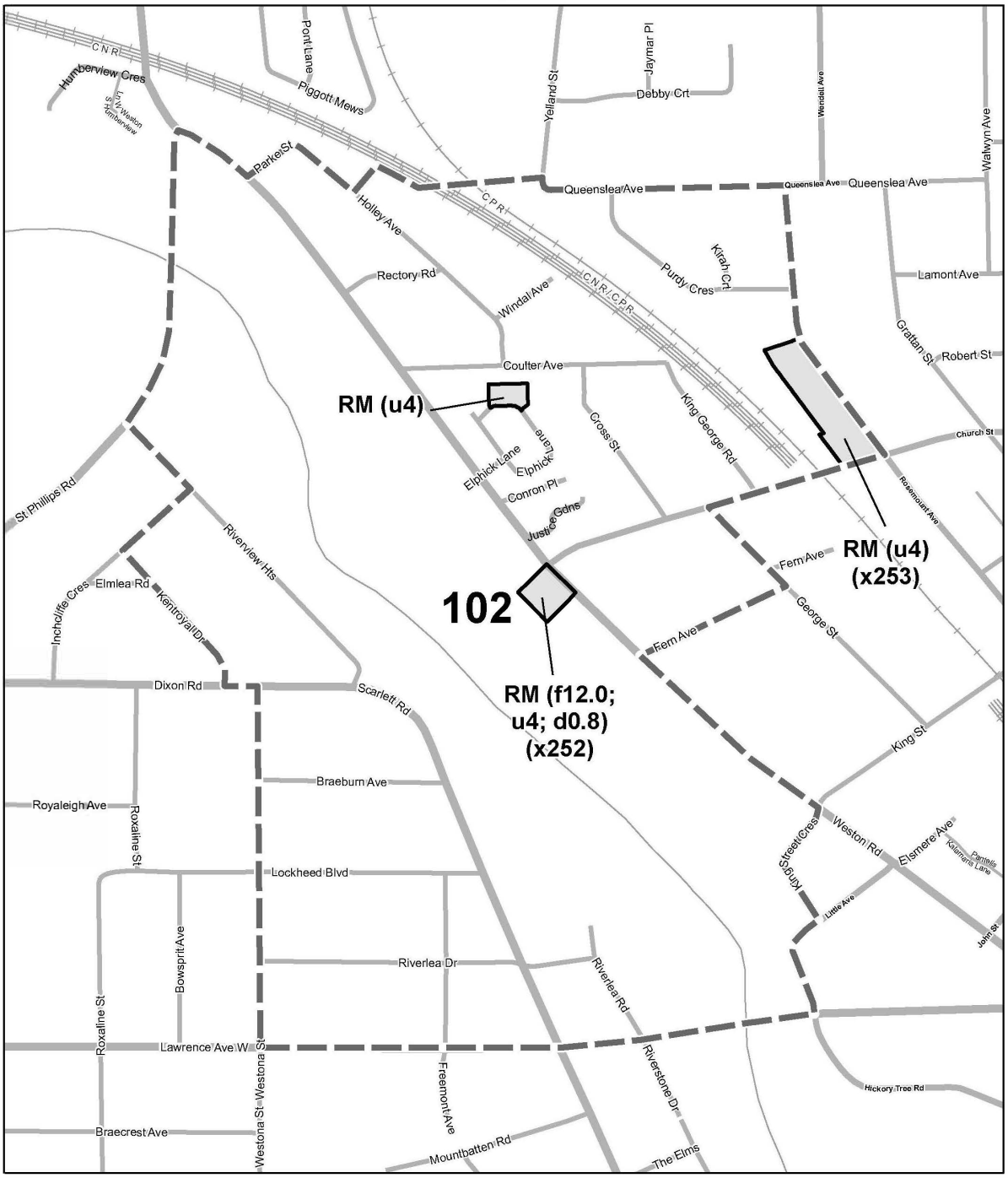

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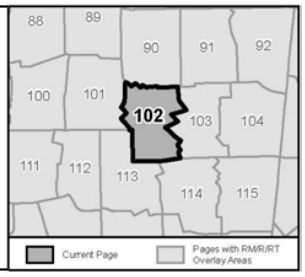

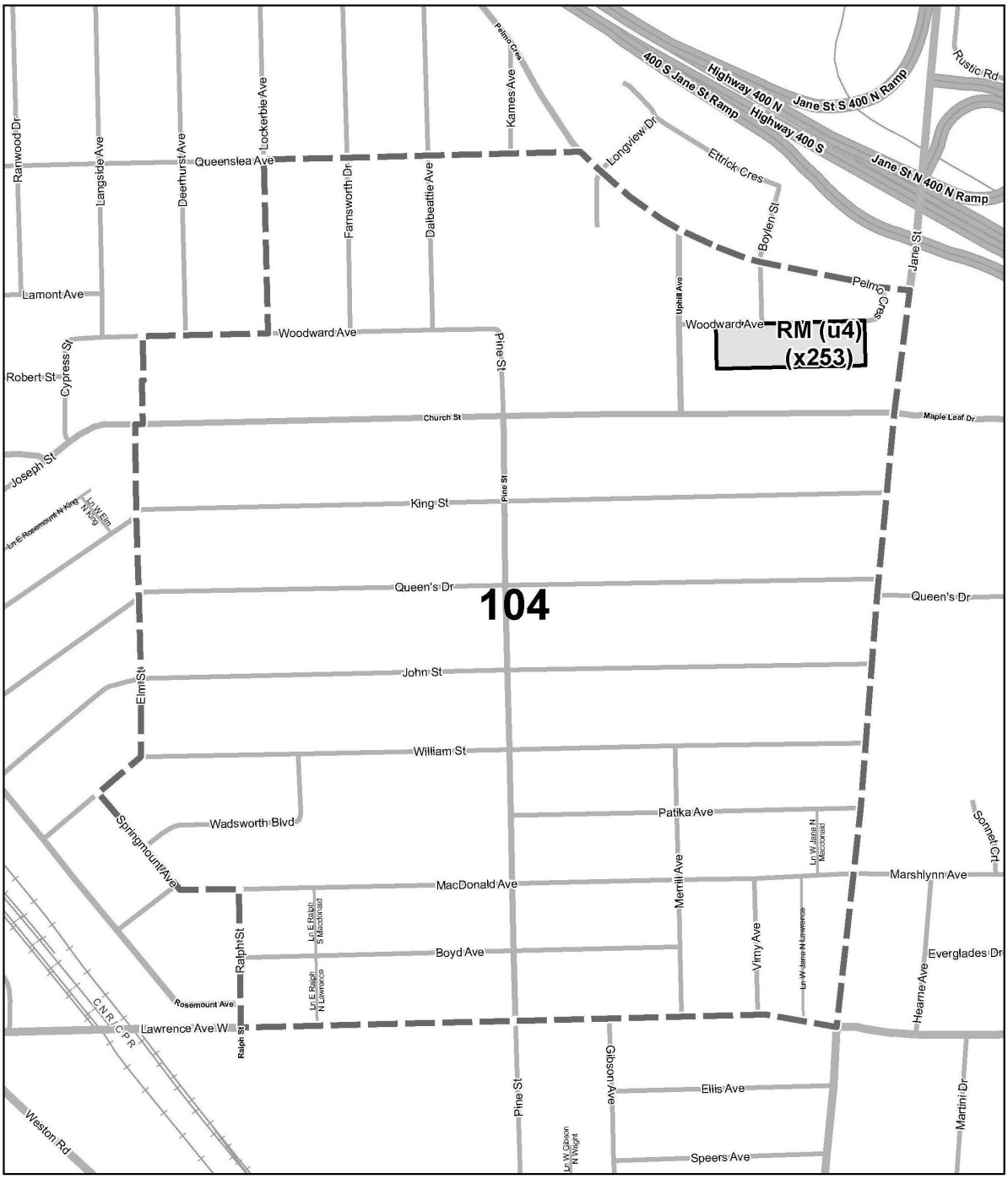

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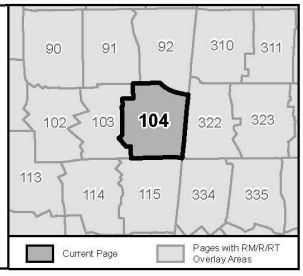

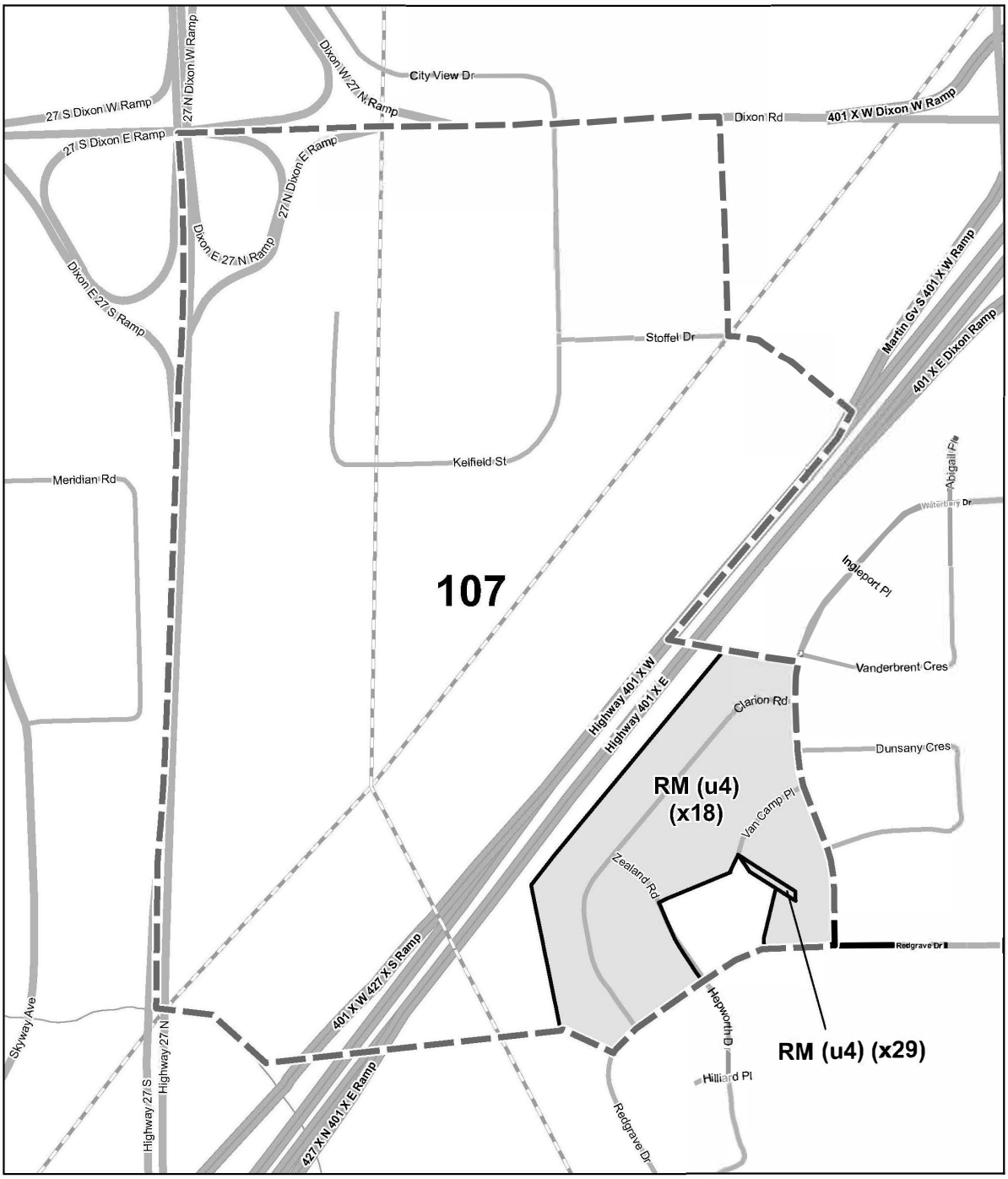

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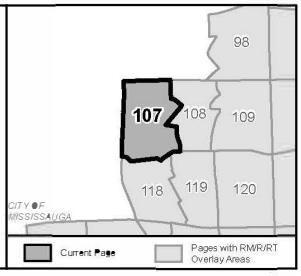

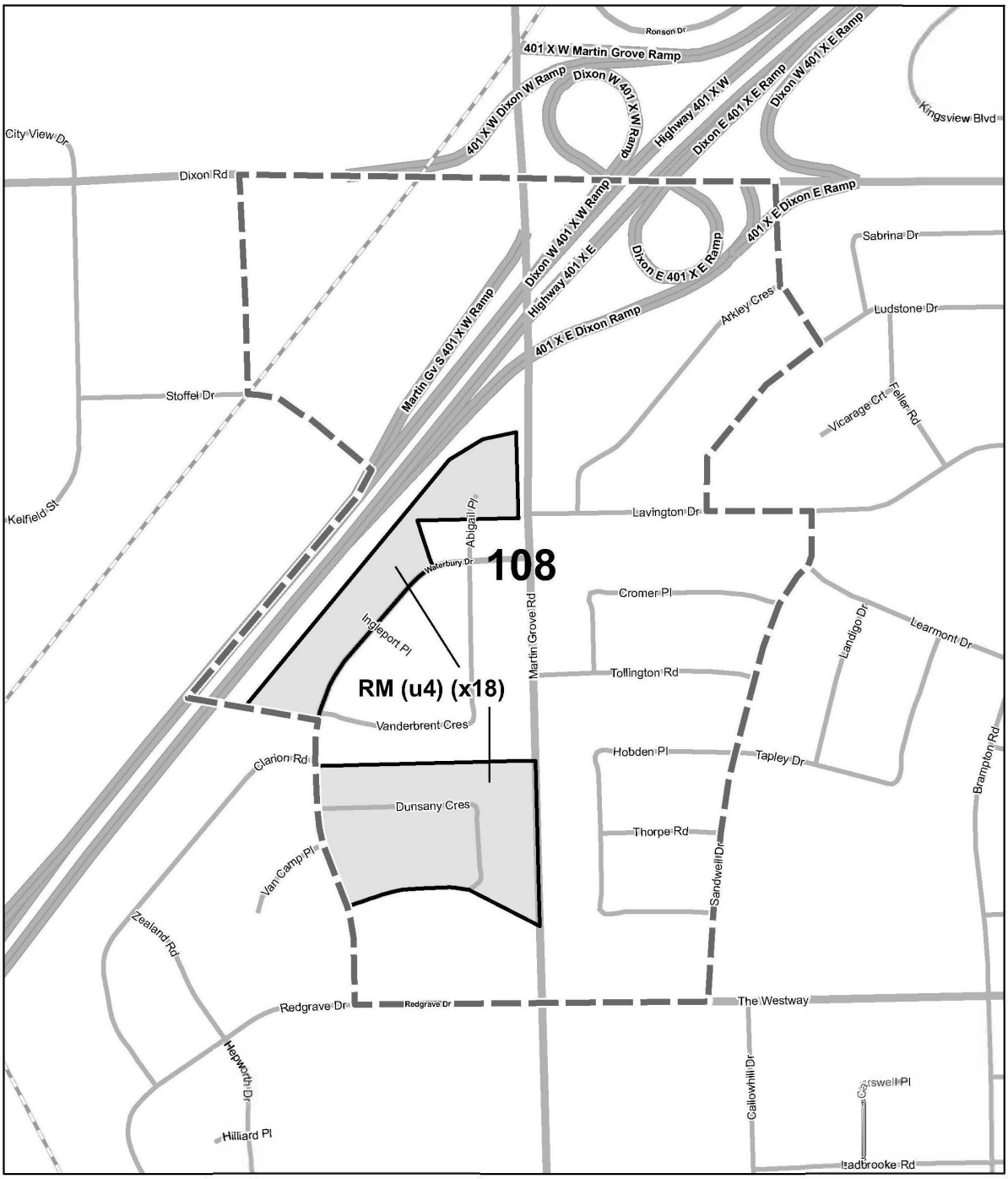

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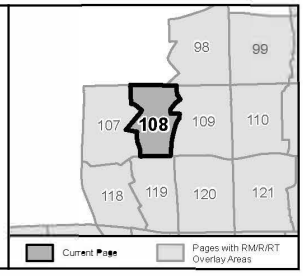

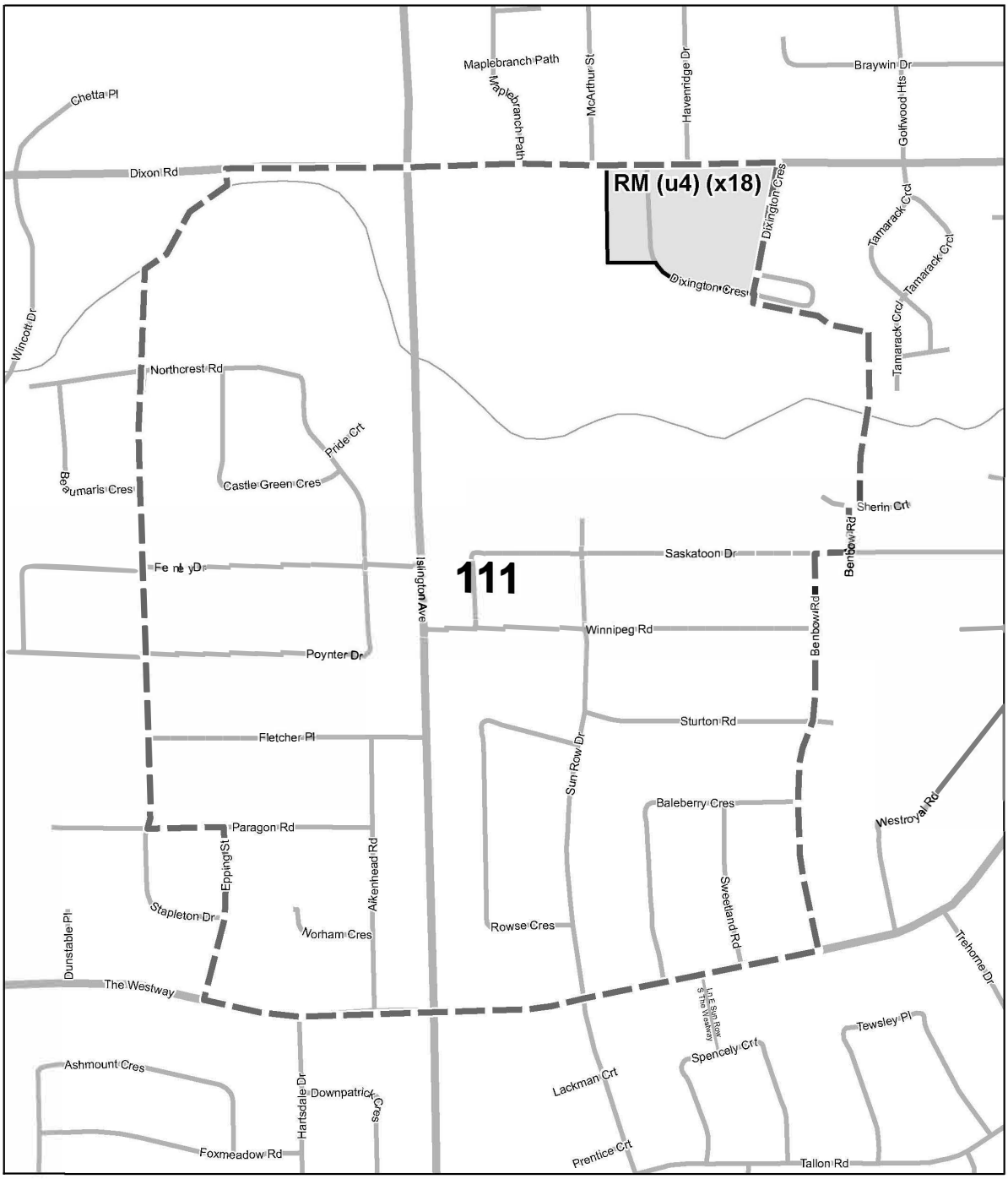

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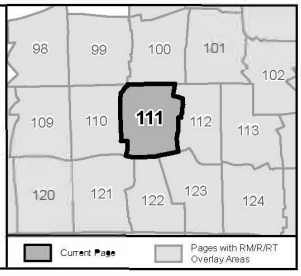

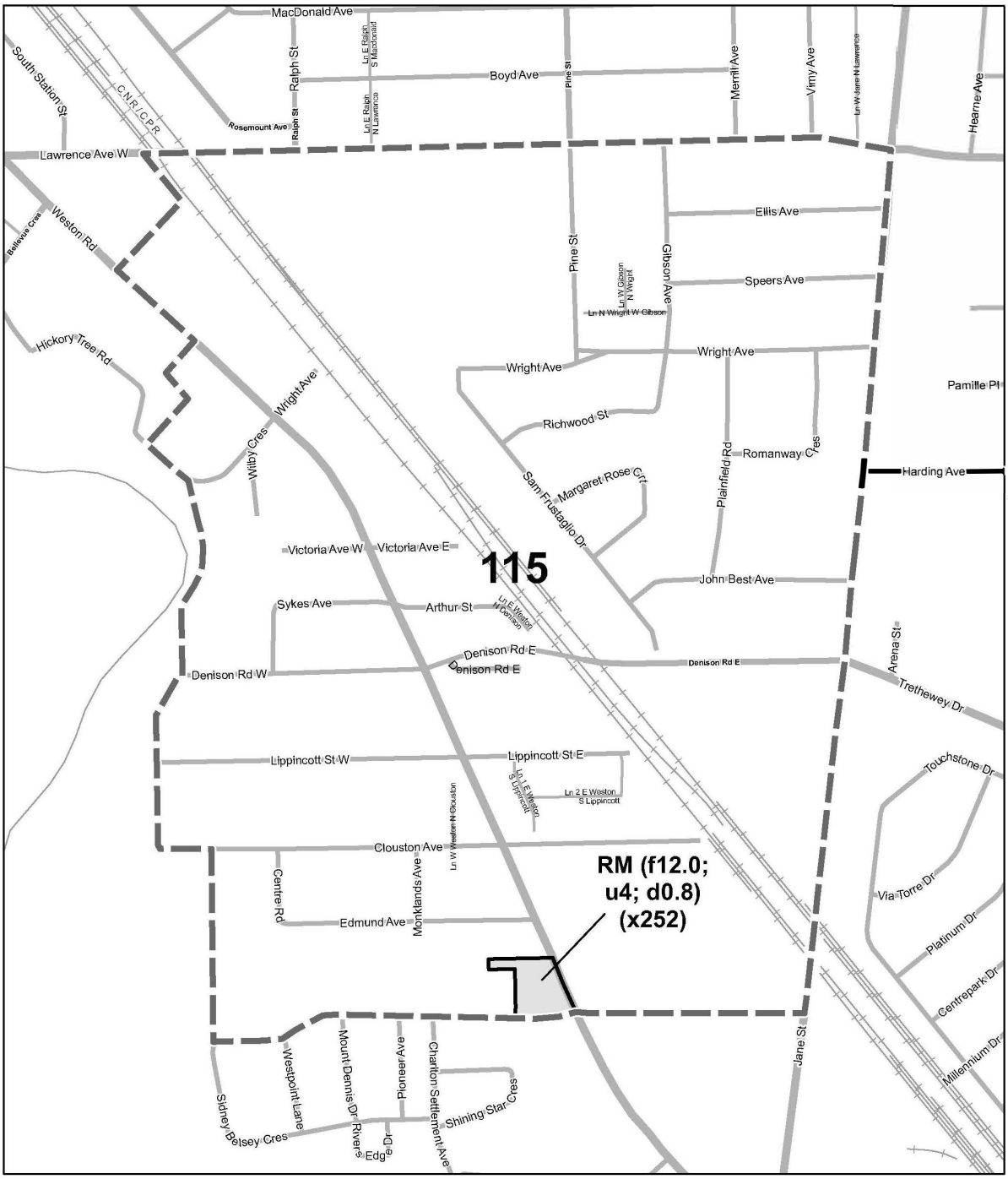

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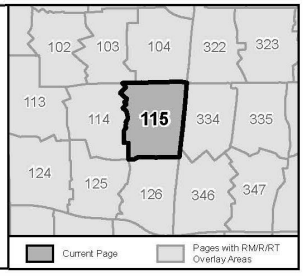

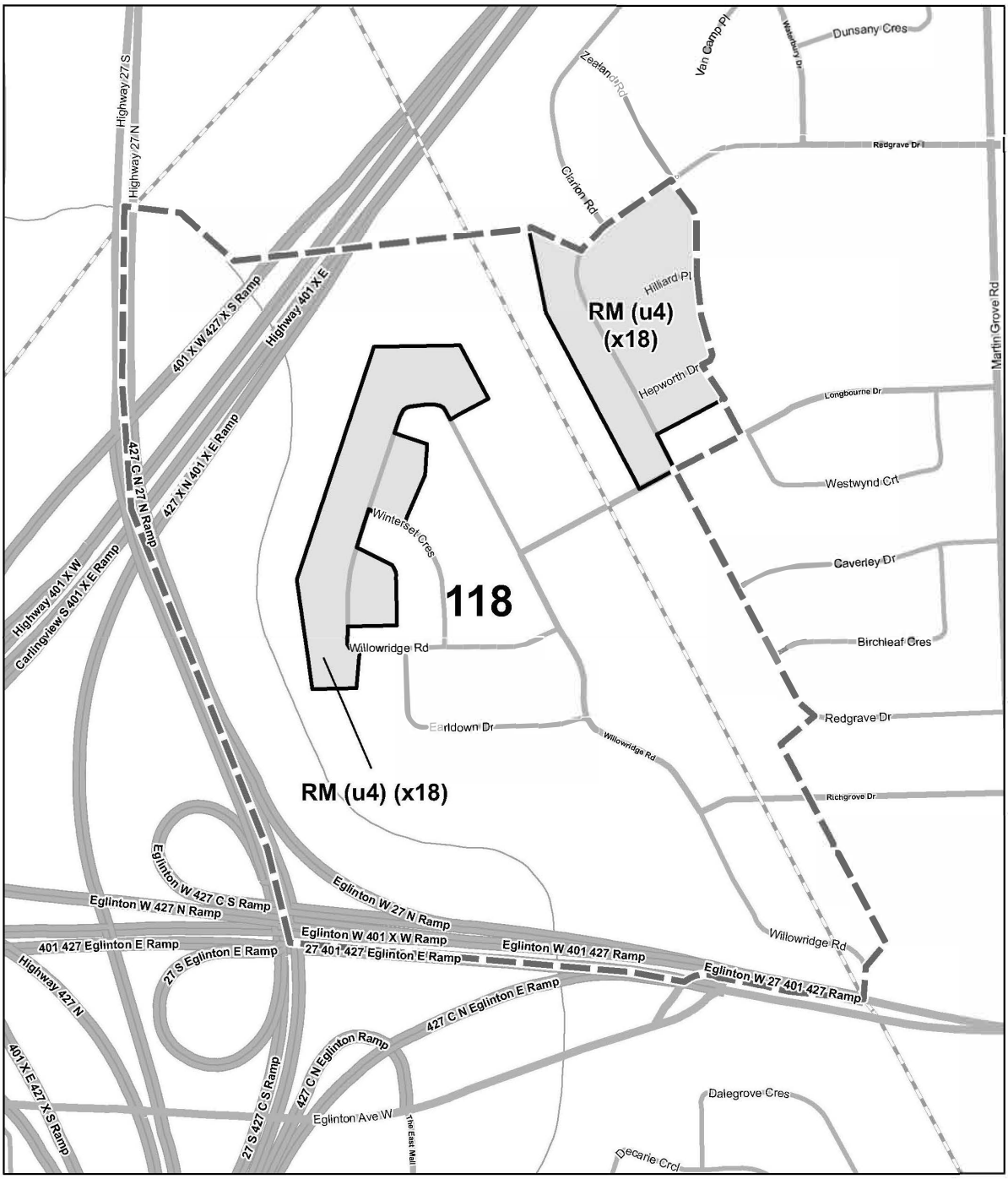
Highway 27 S
Highway 27 N
Zealand Rd
Van Camp Pl
Waterbury Dr
Dunsany Cres
Redgrave Dr
Clarion Rd
Hilliard Pl
RM (u4)
(x18)
Hepworth Dr
Martin Grove Rd
Longbourne Dr
Westwynd Crt
401 X W 427 X S Ramp
Highway 401 X E
427 C N 27 N Ramp
427 X N 401 X E Ramp
Highway 401 X W
Carlingview S 401 X E Ramp
Winterset Cres
118
Caverley Dr
Birchleaf Cres
Willowridge Rd
Earldown Dr
Redgrave Dr
RM (u4) (x18)
Richgrove Dr
Eglinton W 427 C S Ramp
Eglinton W 427 N Ramp
Eglinton W 27 N Ramp
Eglinton W 401 X W Ramp
Eglinton W 401 427 Ramp
401 427 Eglinton E Ramp
27 S Eglinton E Ramp
27 401 427 Eglinton E Ramp
Eglinton W 27 401 427 Ramp
Highway 427 N
427 C N Eglinton E Ramp
427 C N Eglinton Ramp
401 X E 427 X S Ramp
27 S 427 C S Ramp
Eglinton Ave W
The East Mall
Dalegrove Cres
Decarie Crcl
TORONTO City Planning
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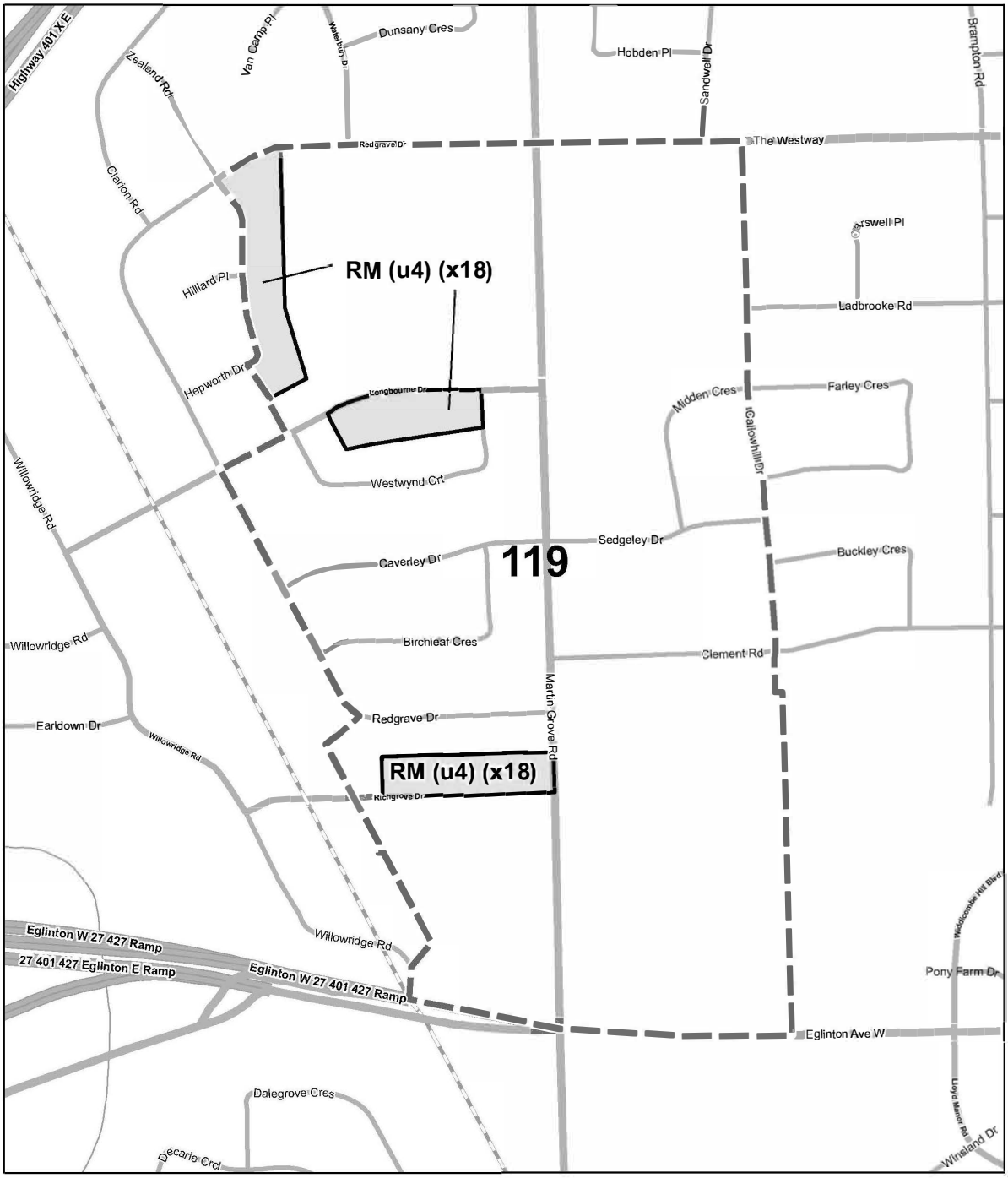
Map tile boundary
0 50 100 Meters
107
108
109
118
119
120
CITY OF MISSISSAUGA
130
131
132
133
134
129
Current Page
Pages with RM/R/RT Overlay Areas



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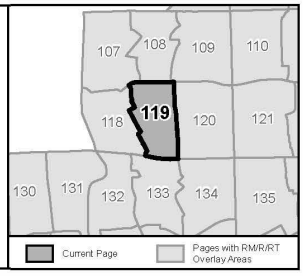

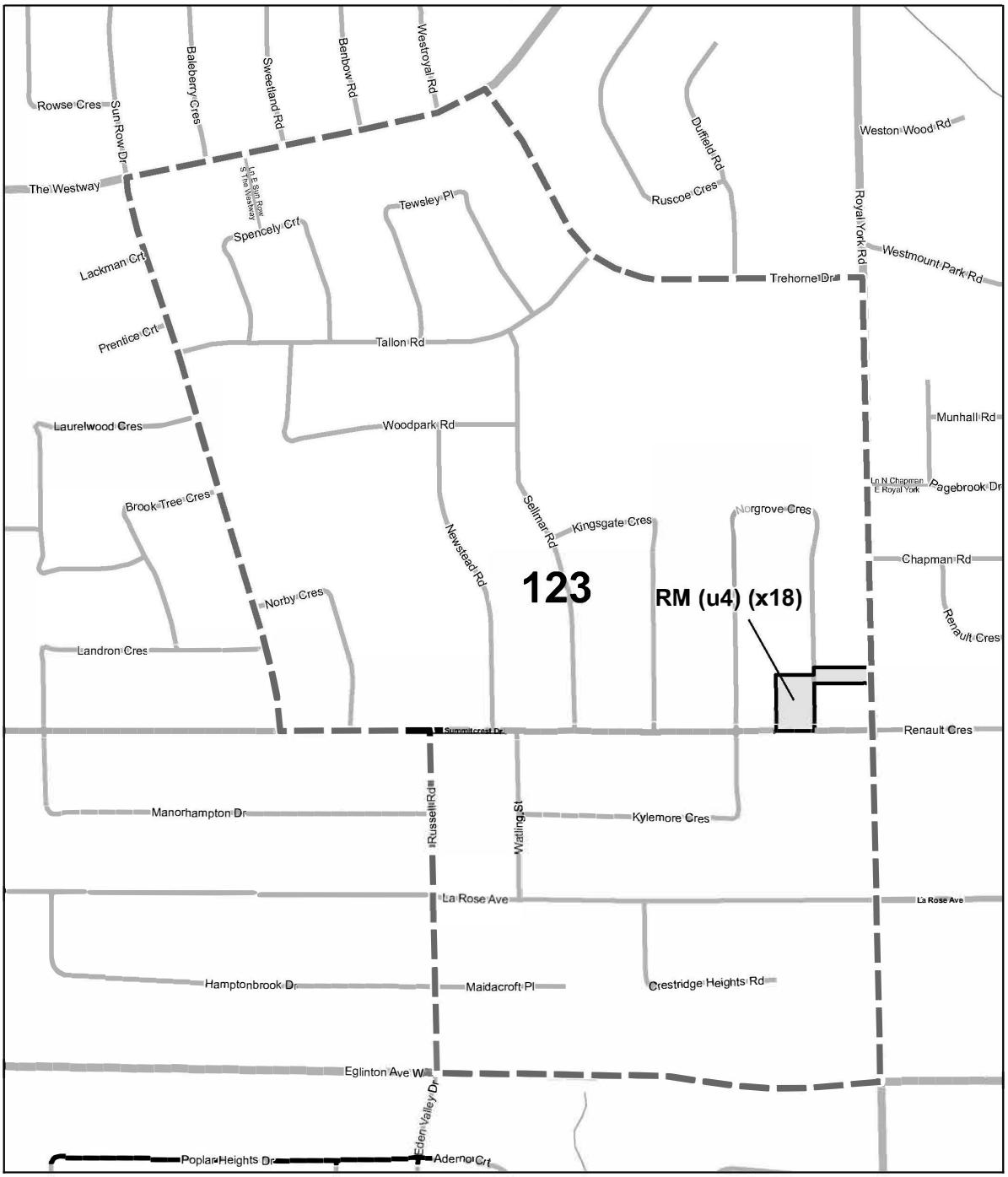

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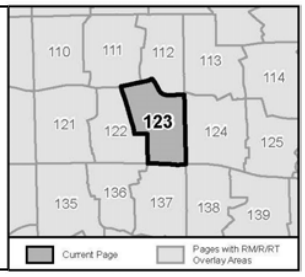

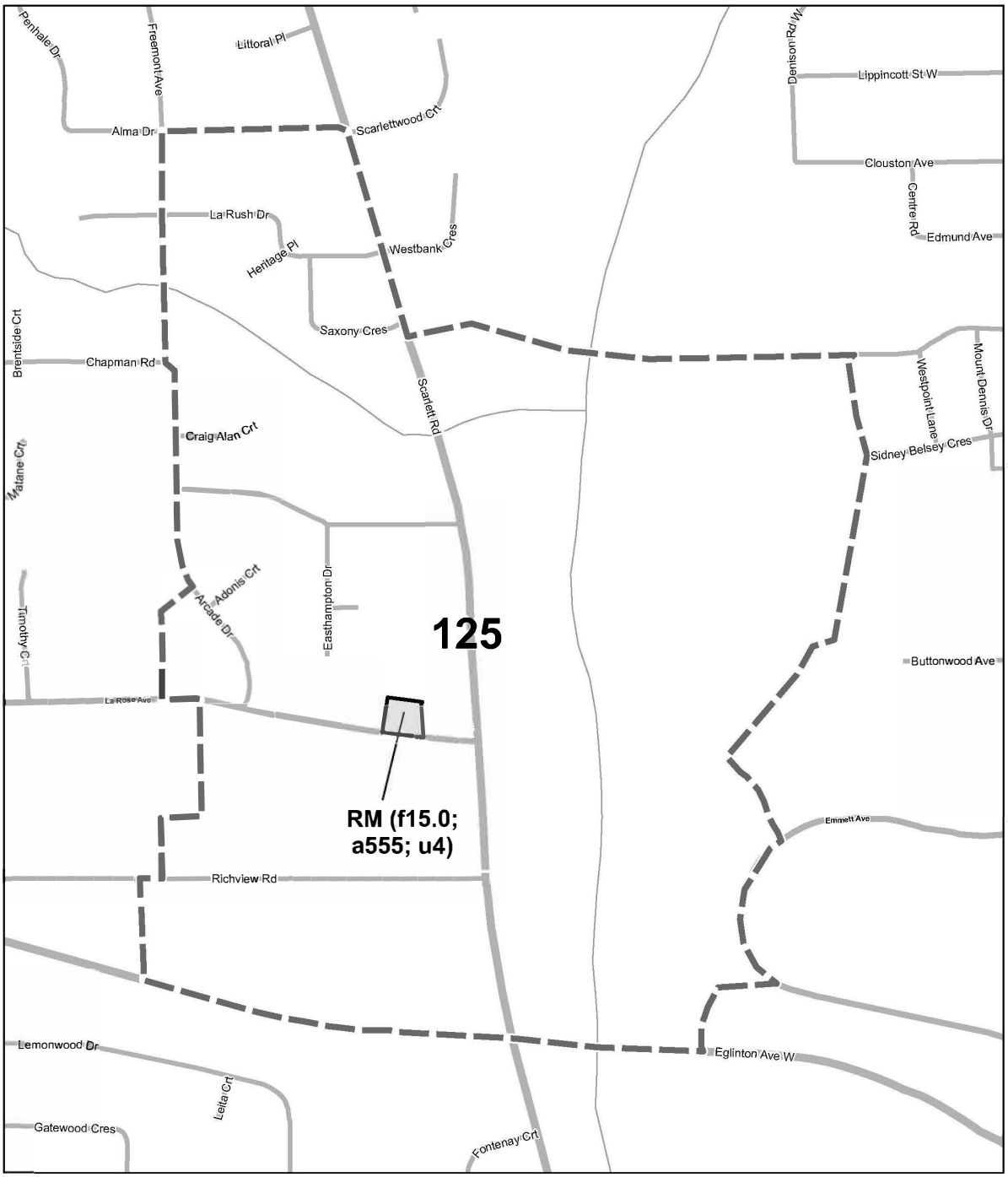

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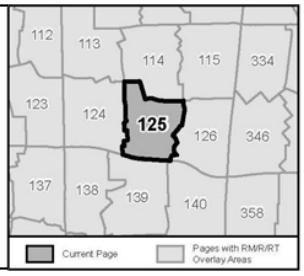

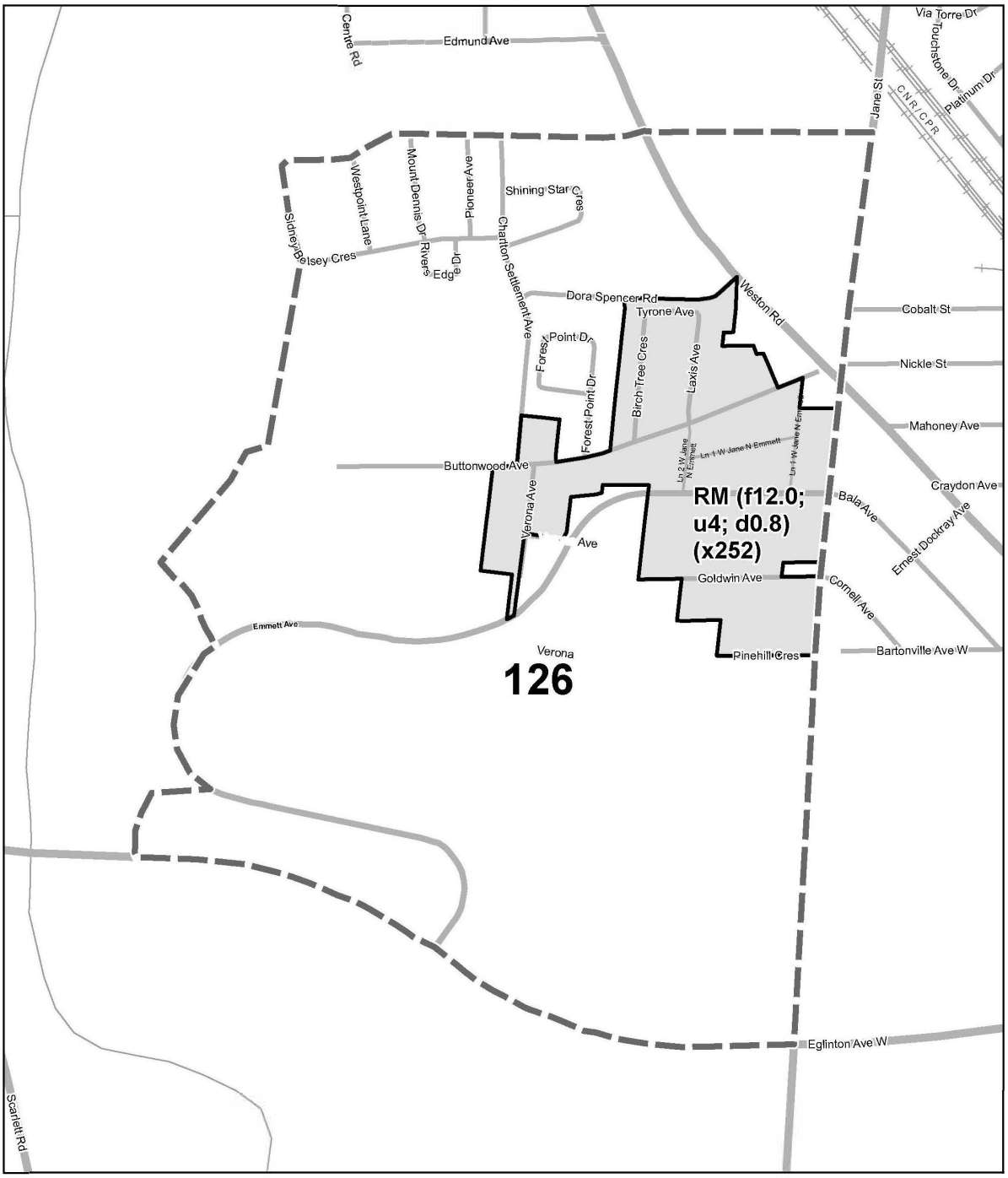

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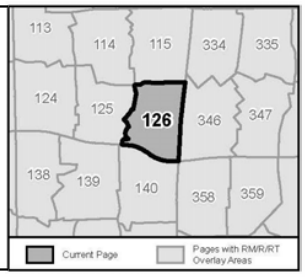

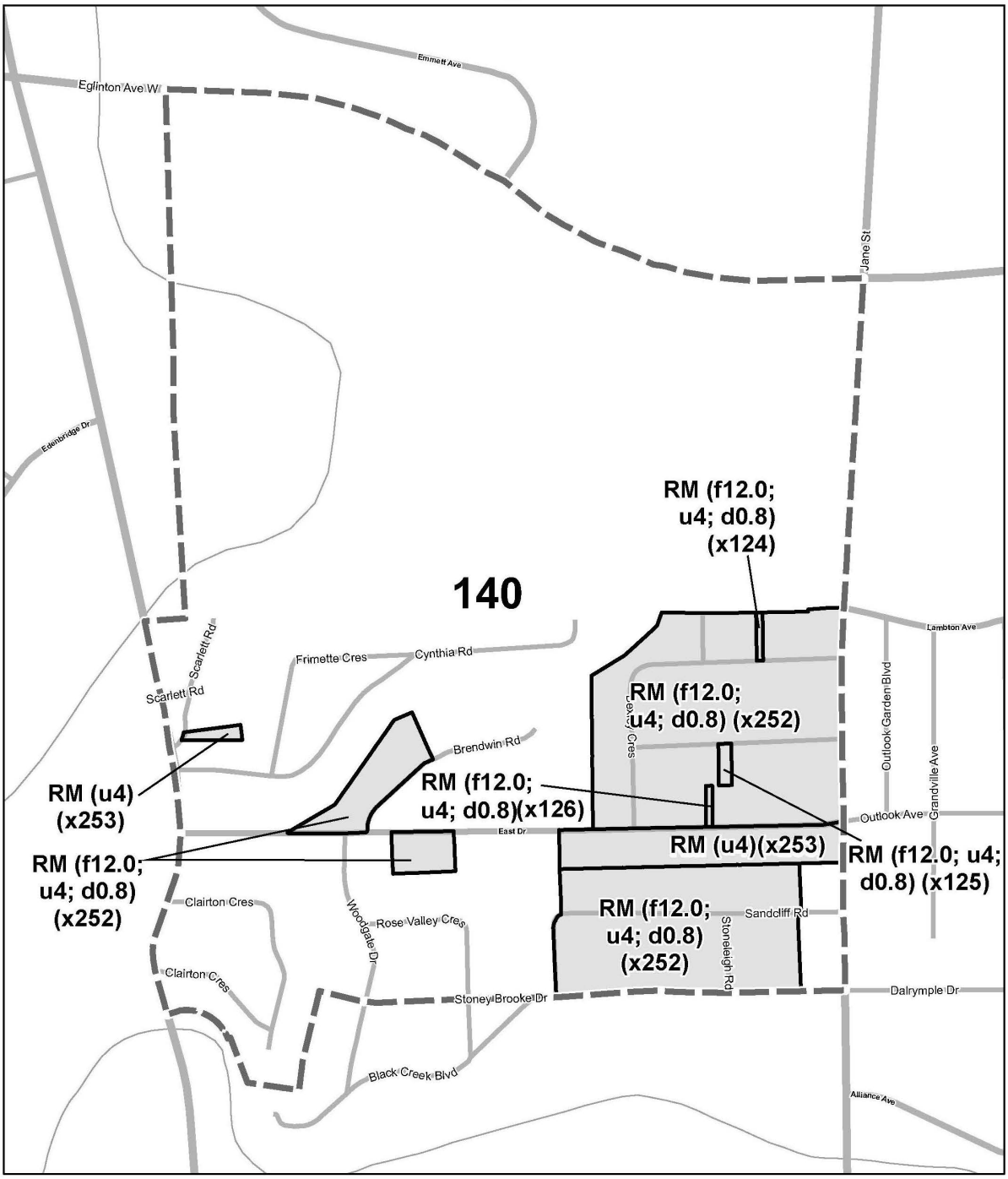

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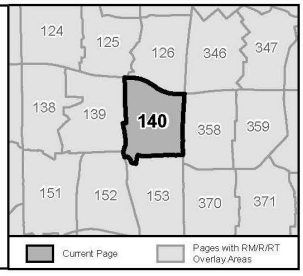

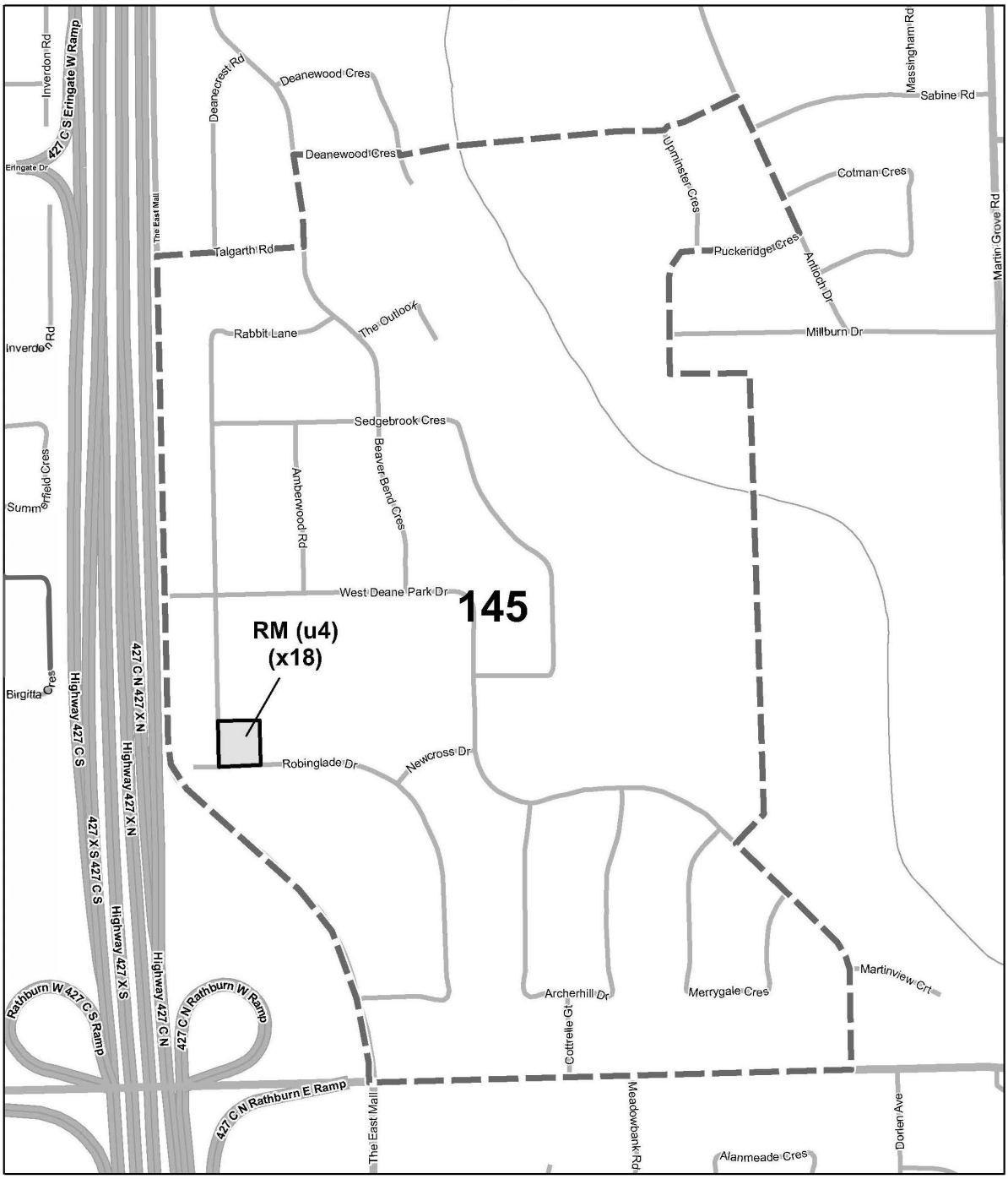

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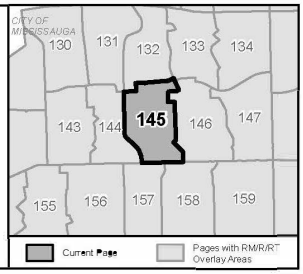

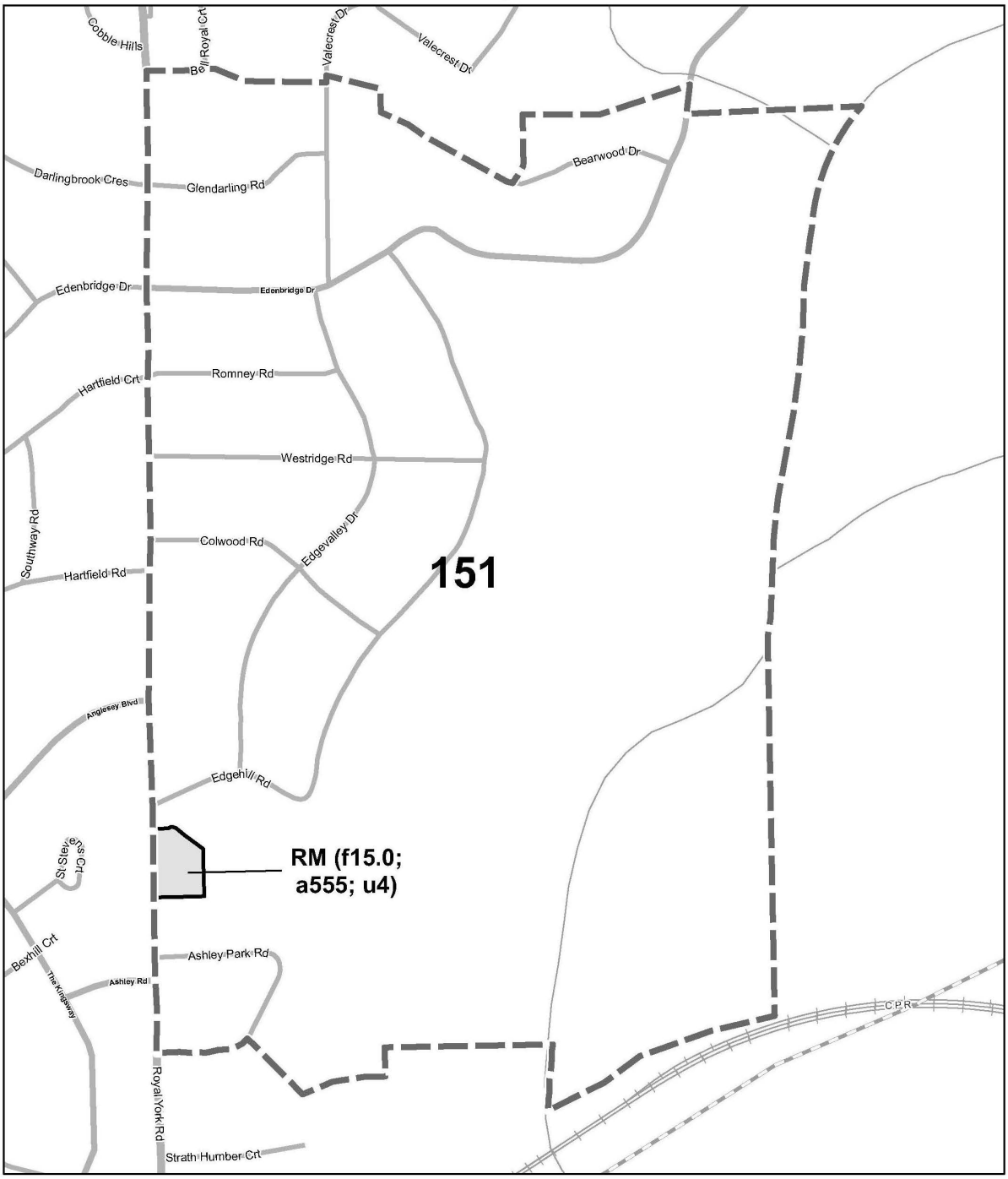

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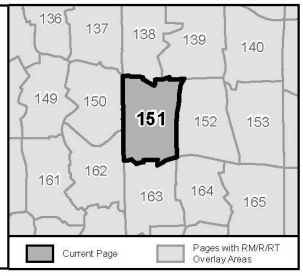

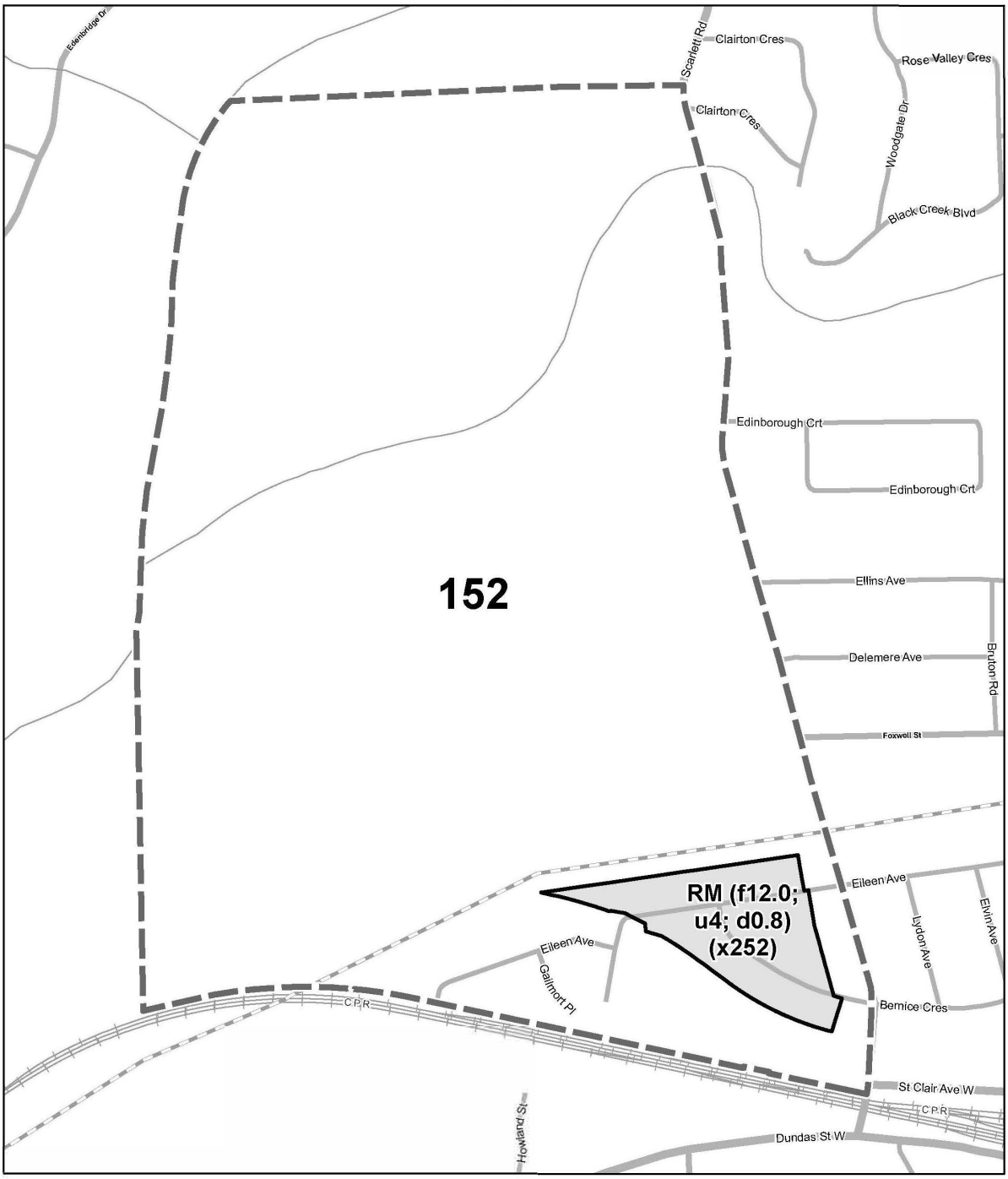

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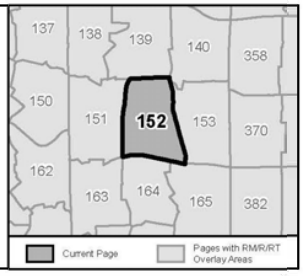

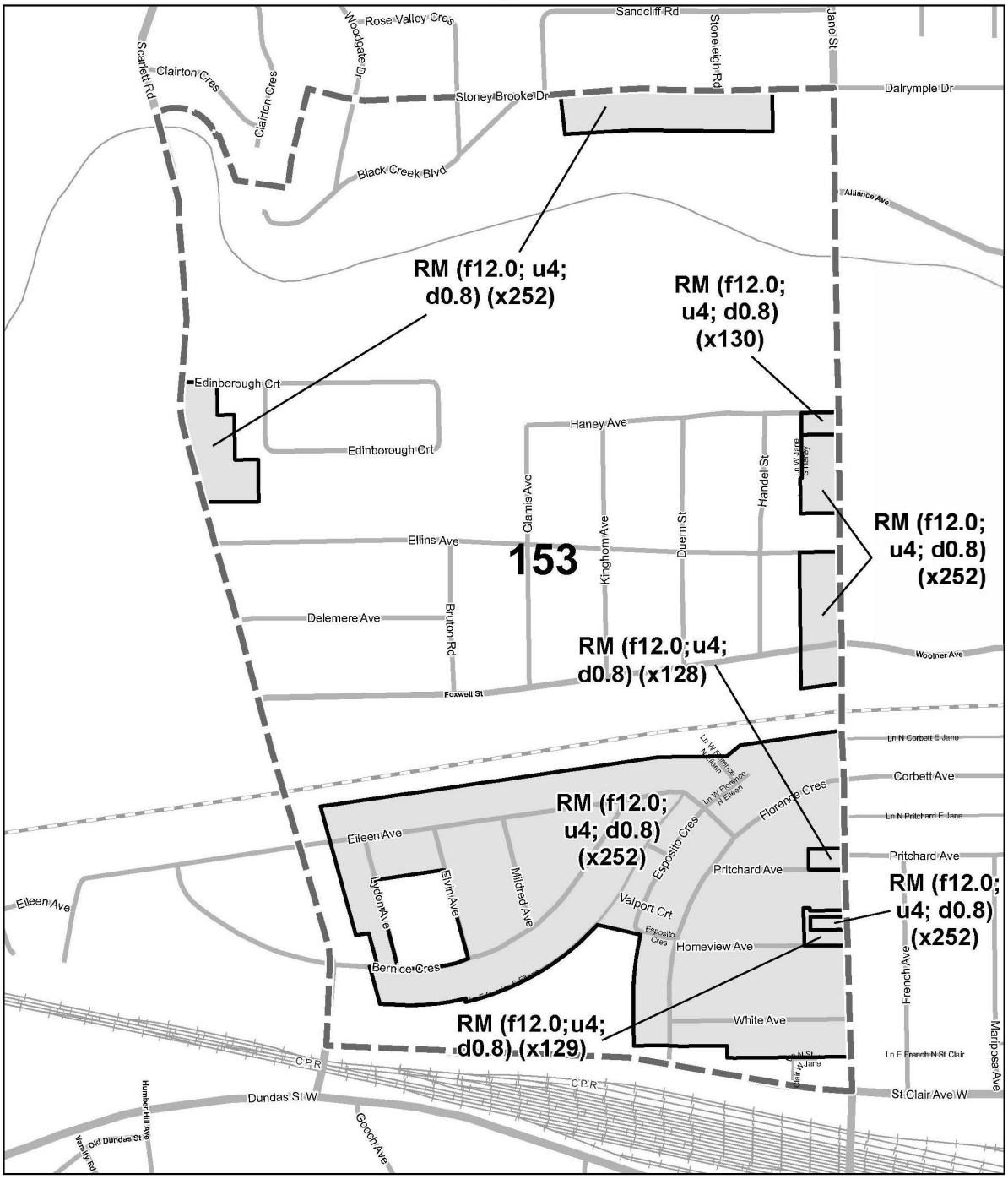

TORONTO City Planning

RM/R/RT Zone Amendments

April 4, 2023

Lands zoned RM/R/RT subject to zone label amendments

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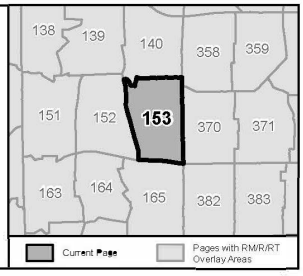

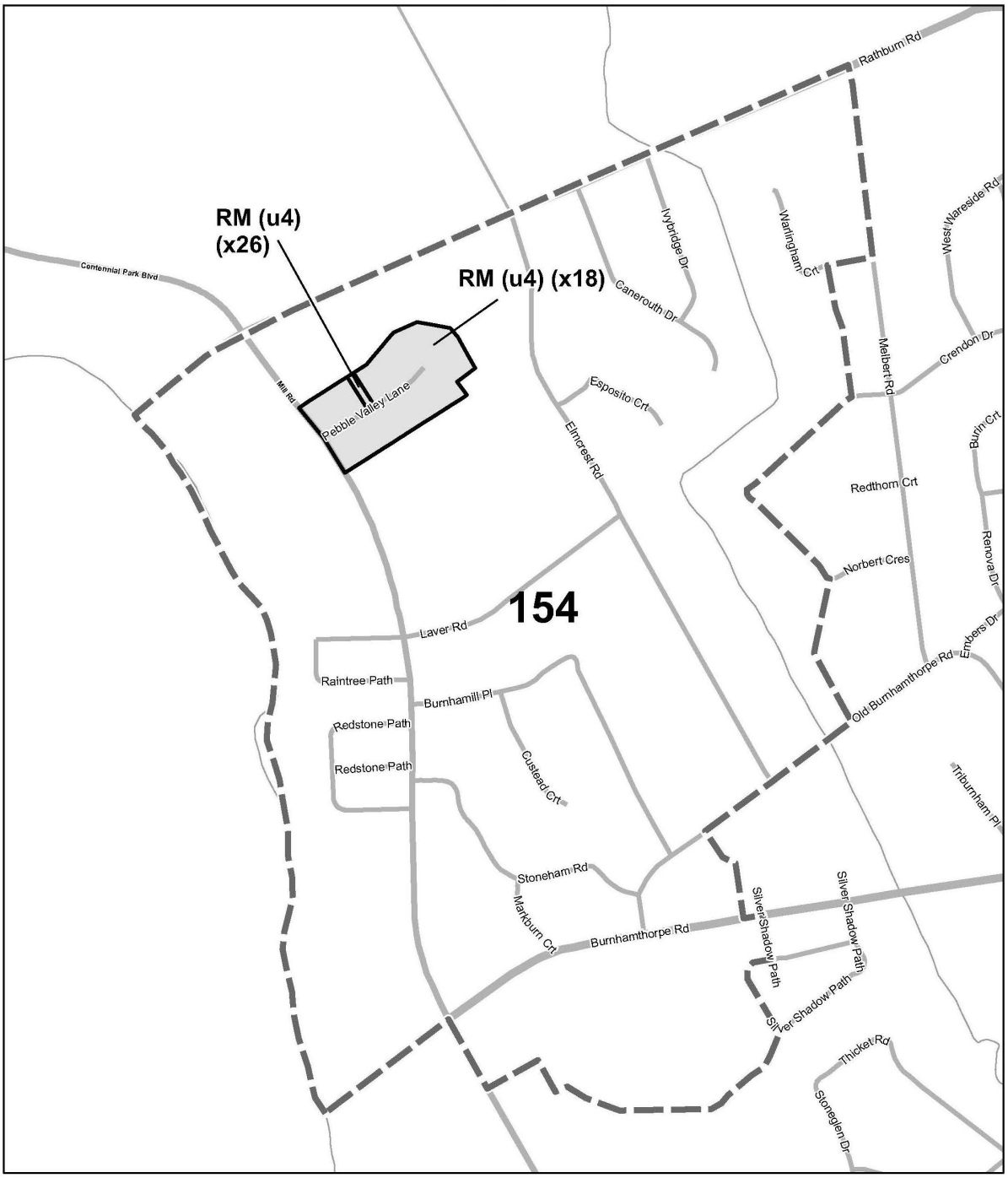

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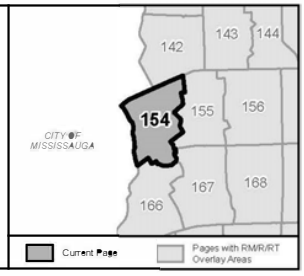

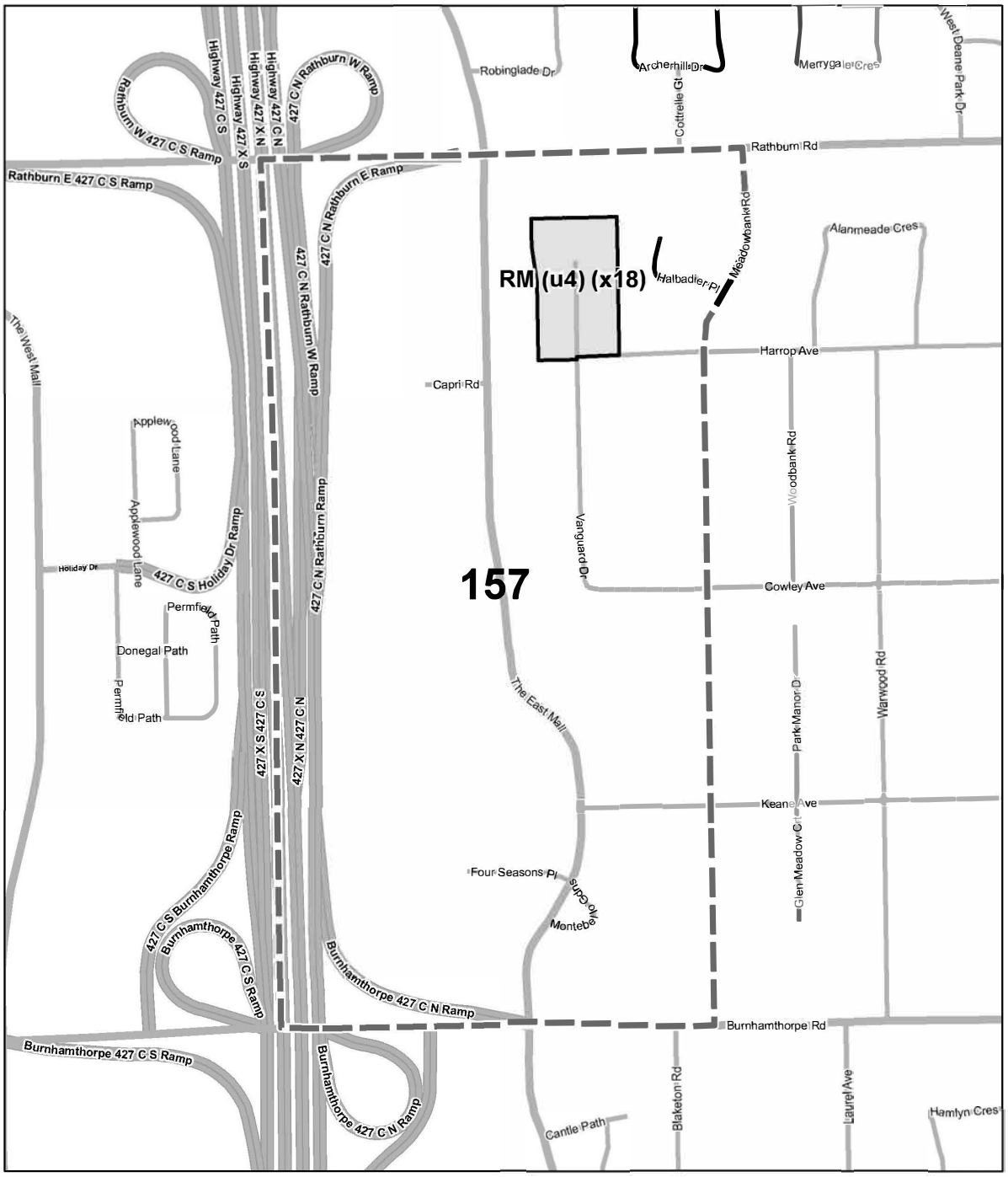

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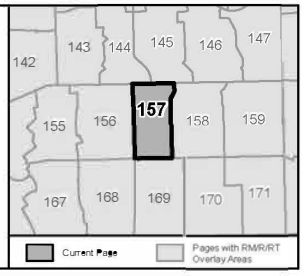

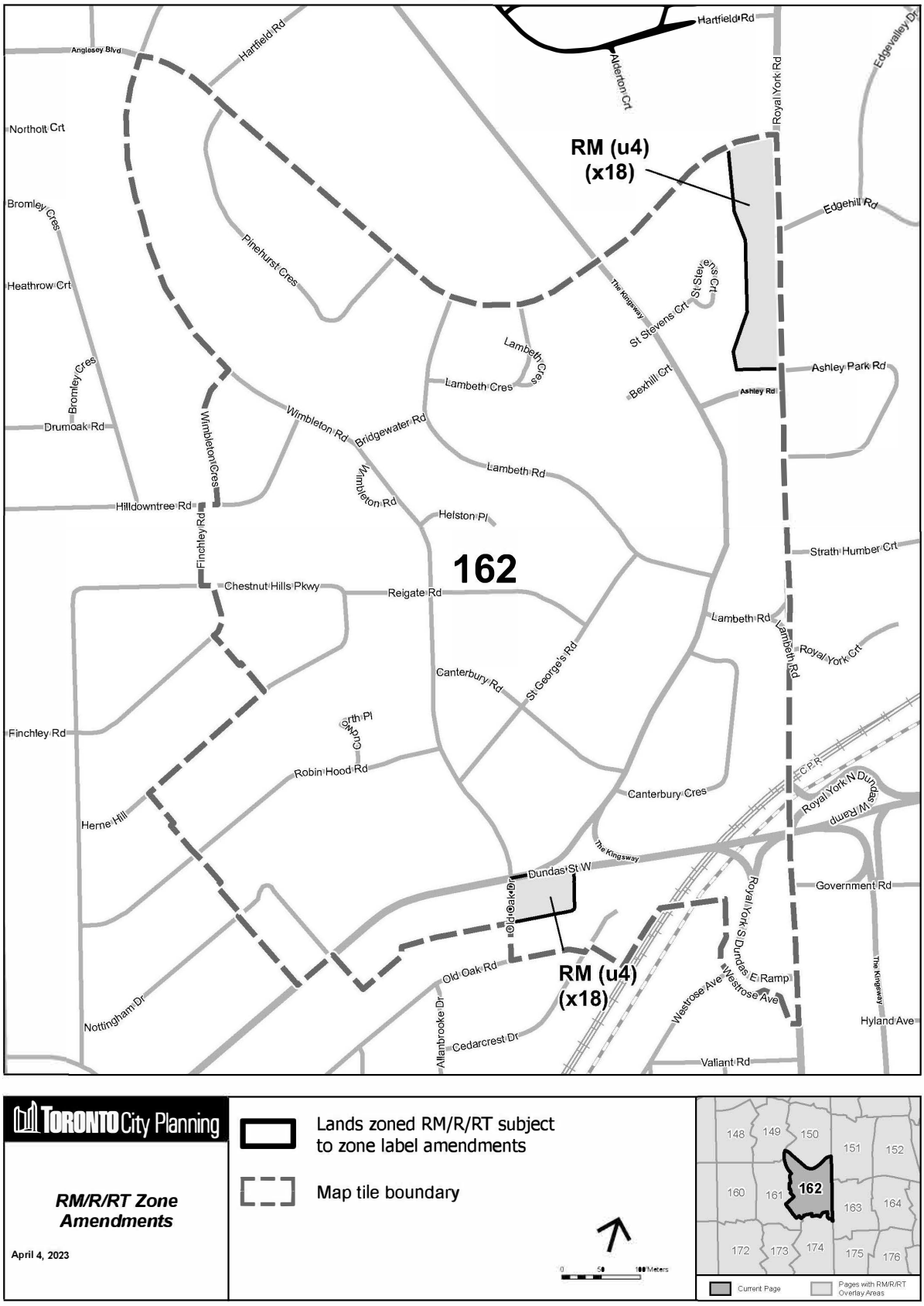

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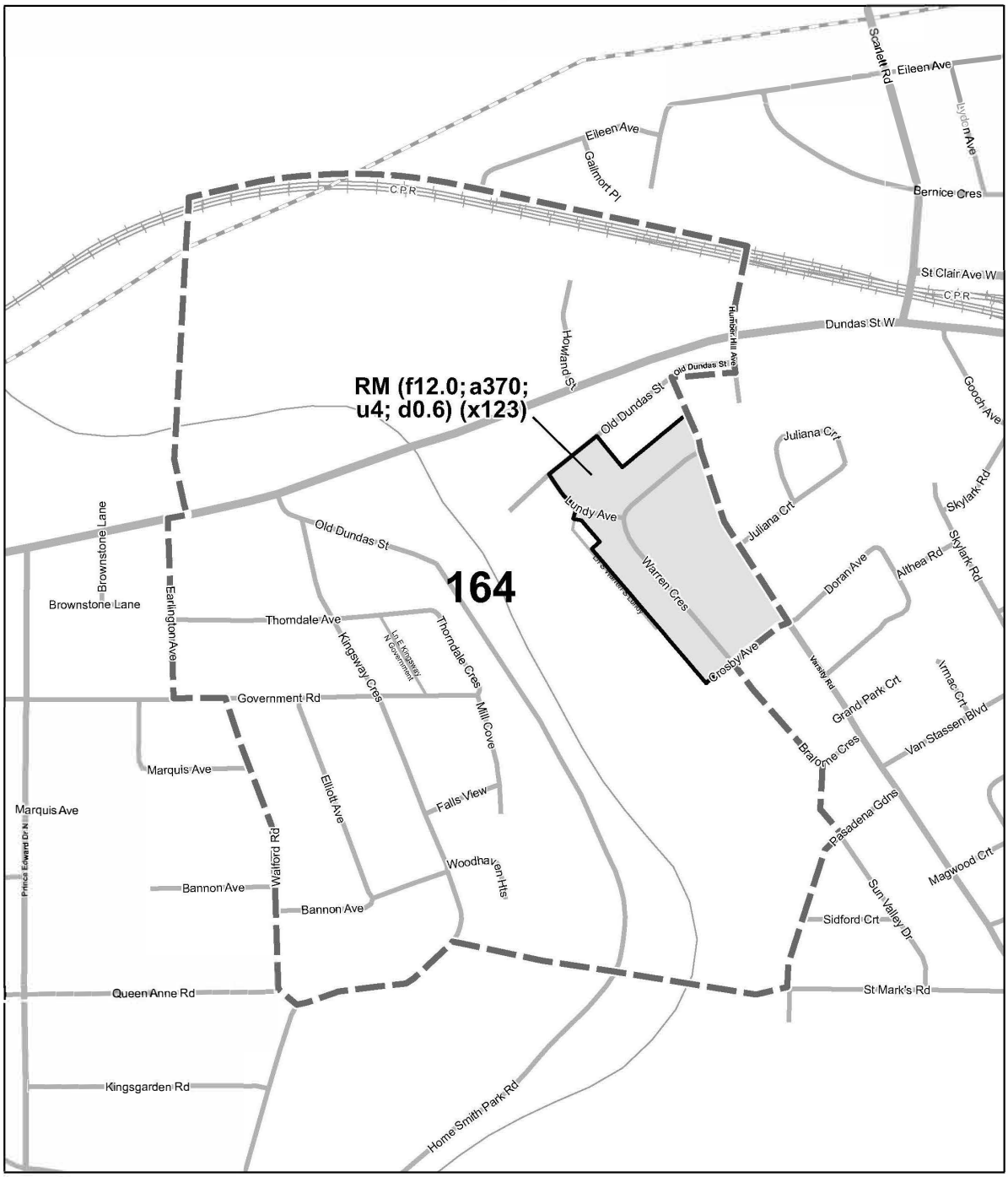

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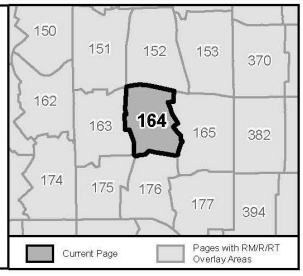

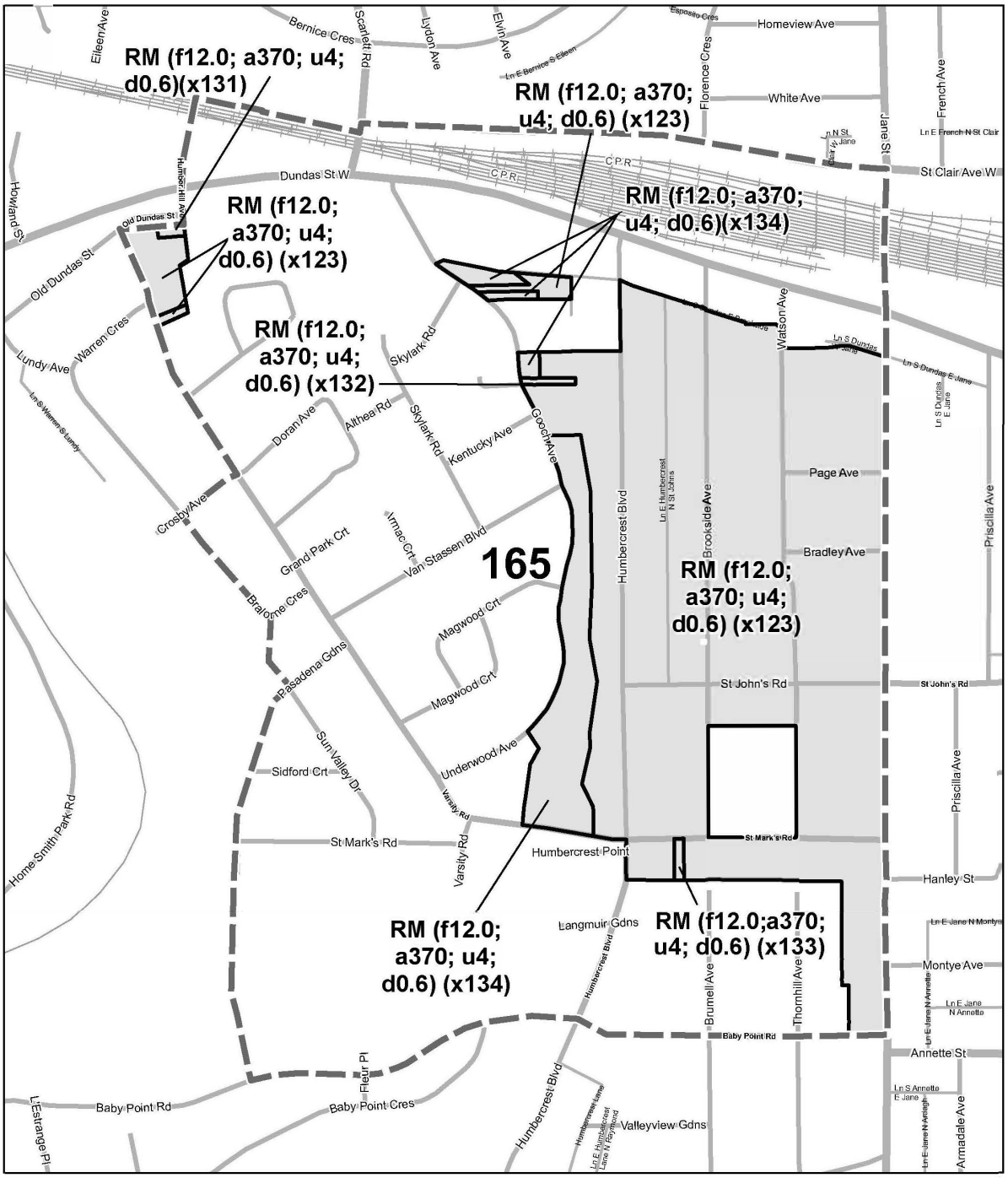

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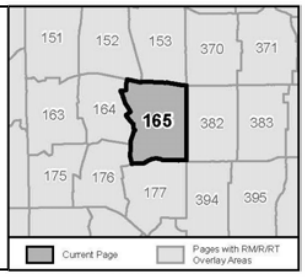

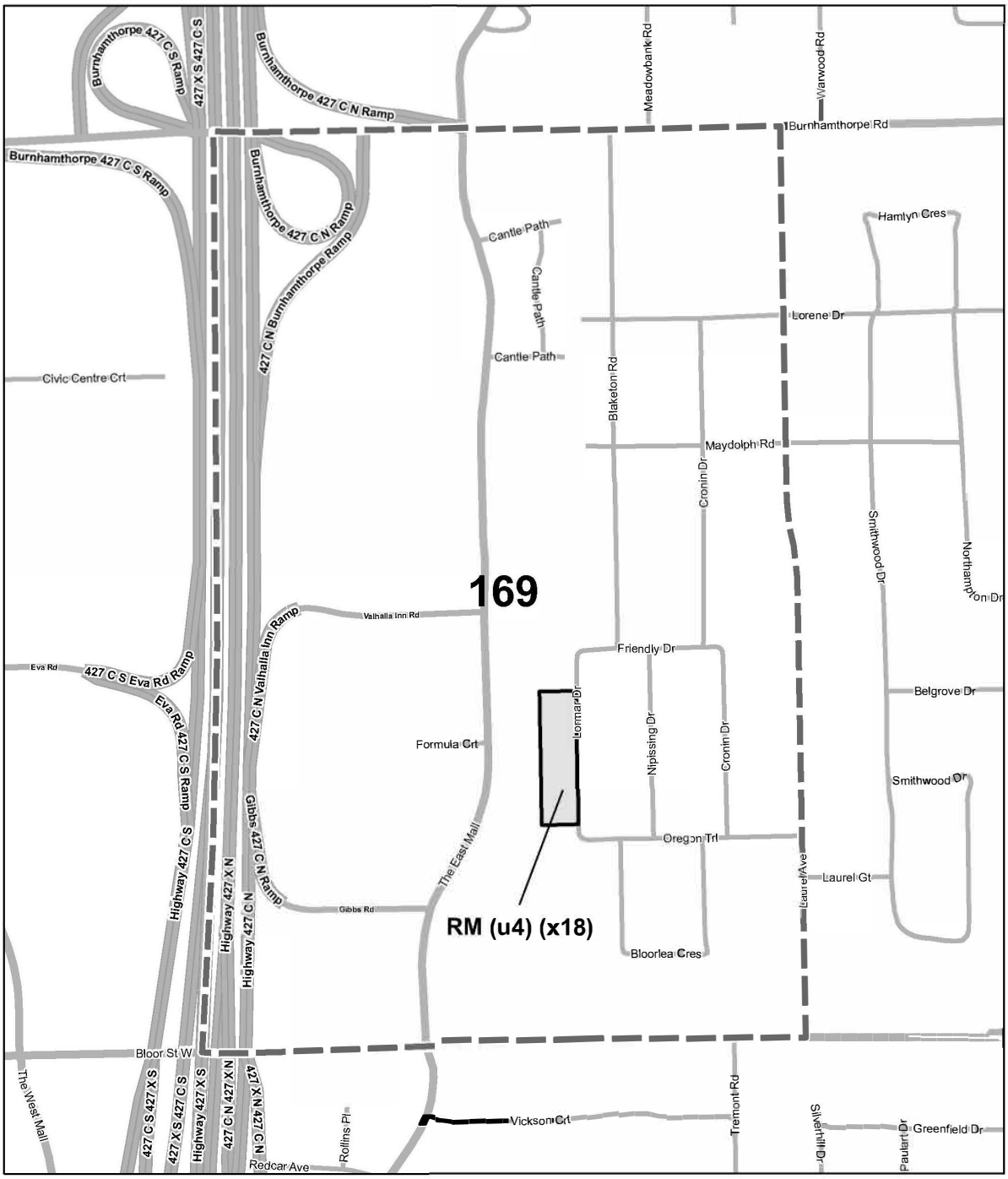

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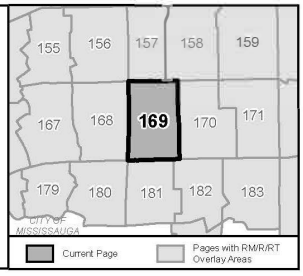

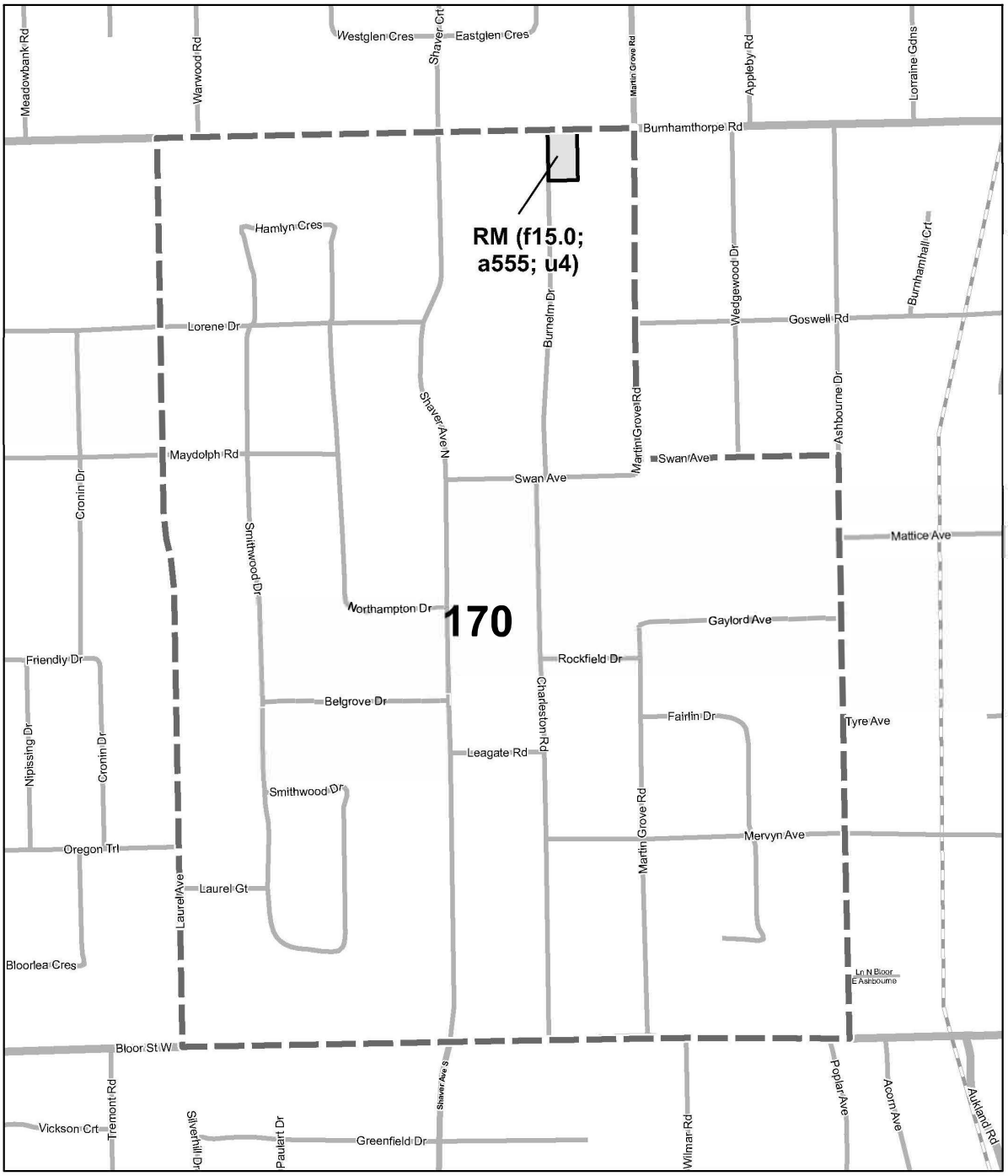

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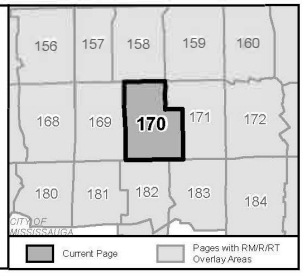

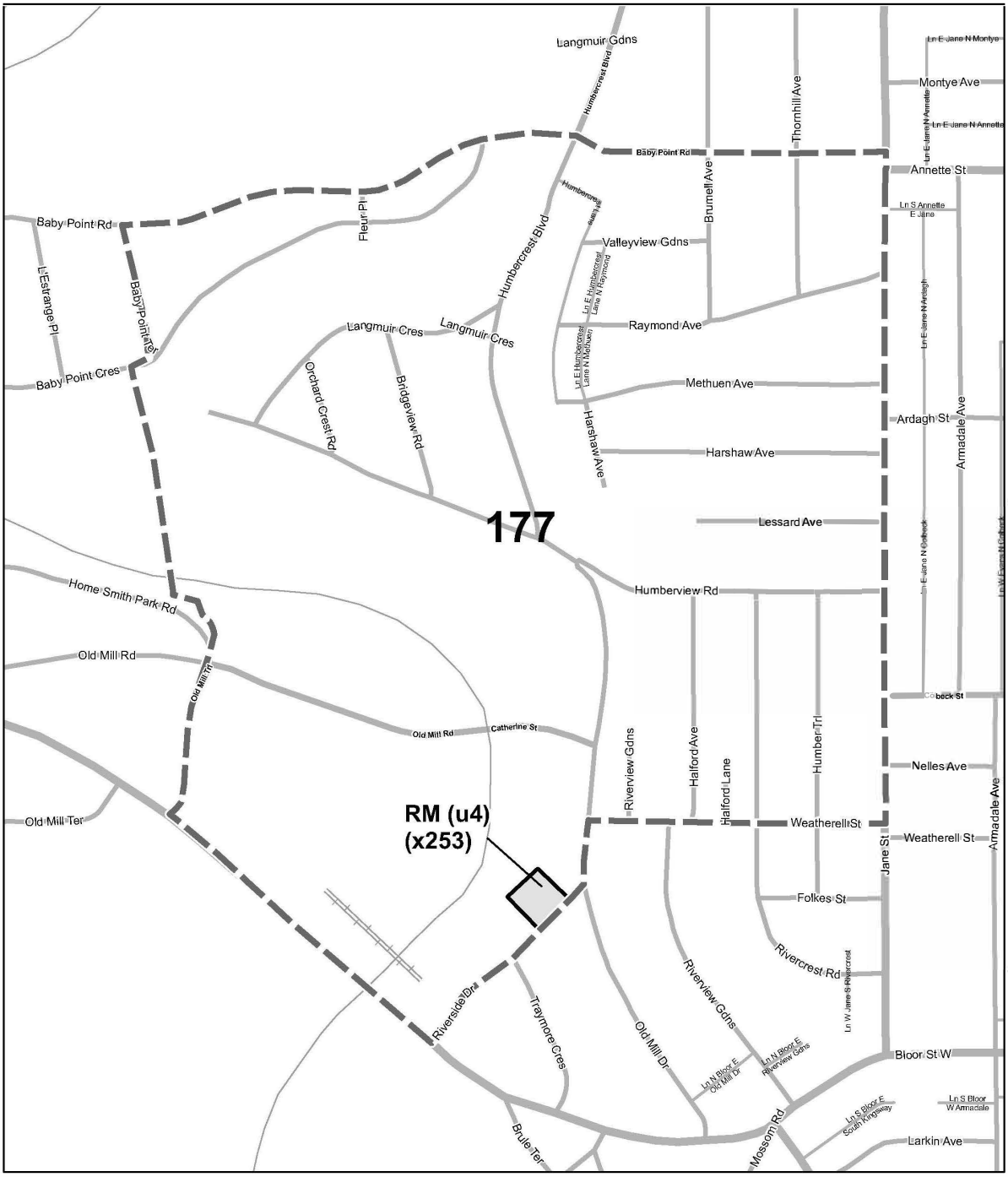

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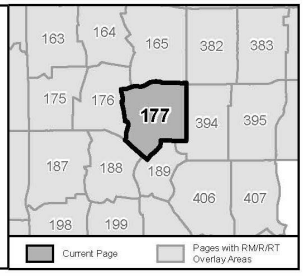

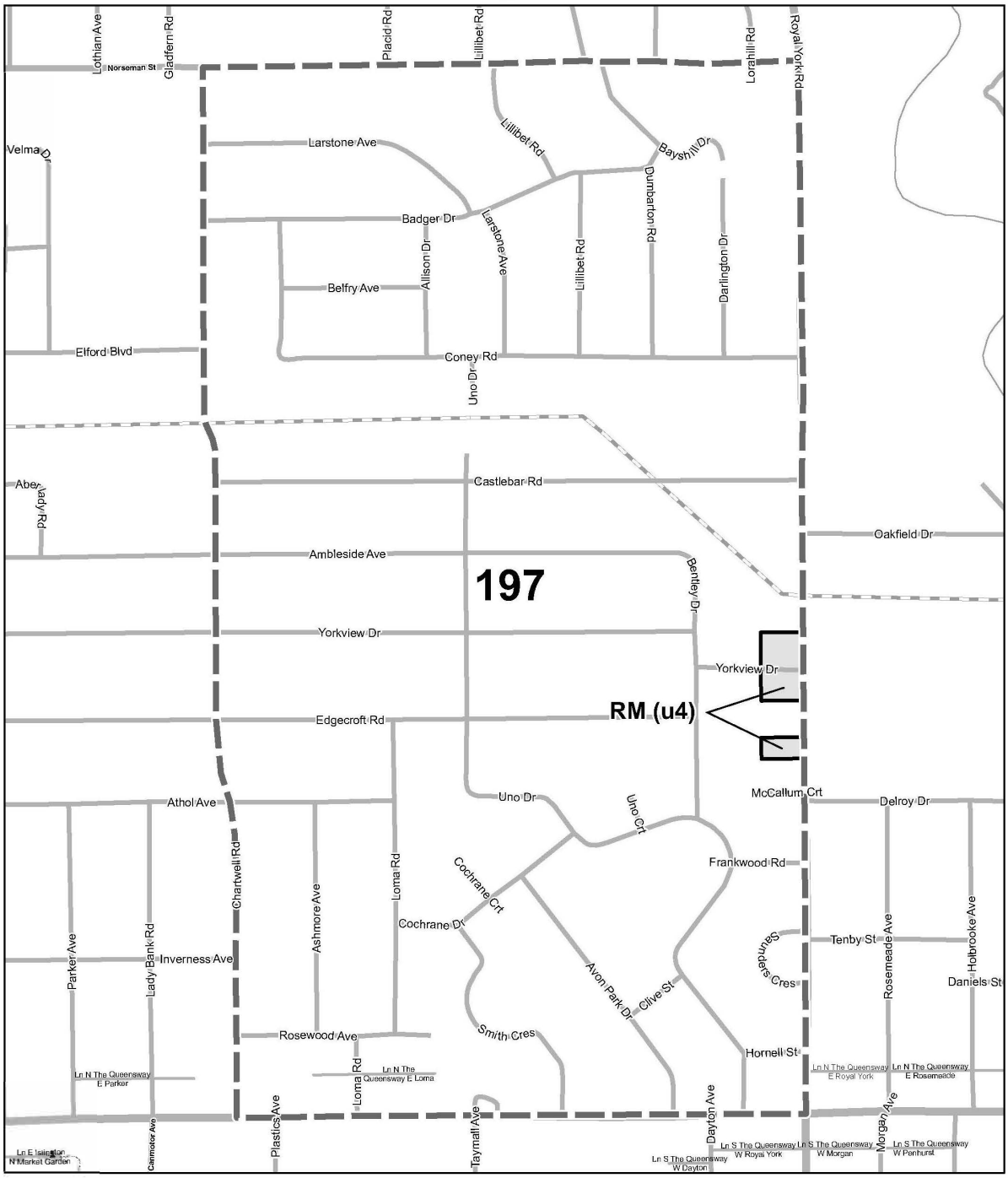

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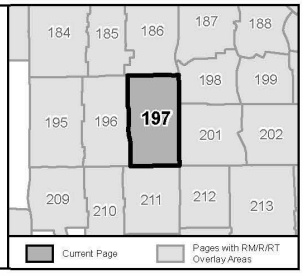

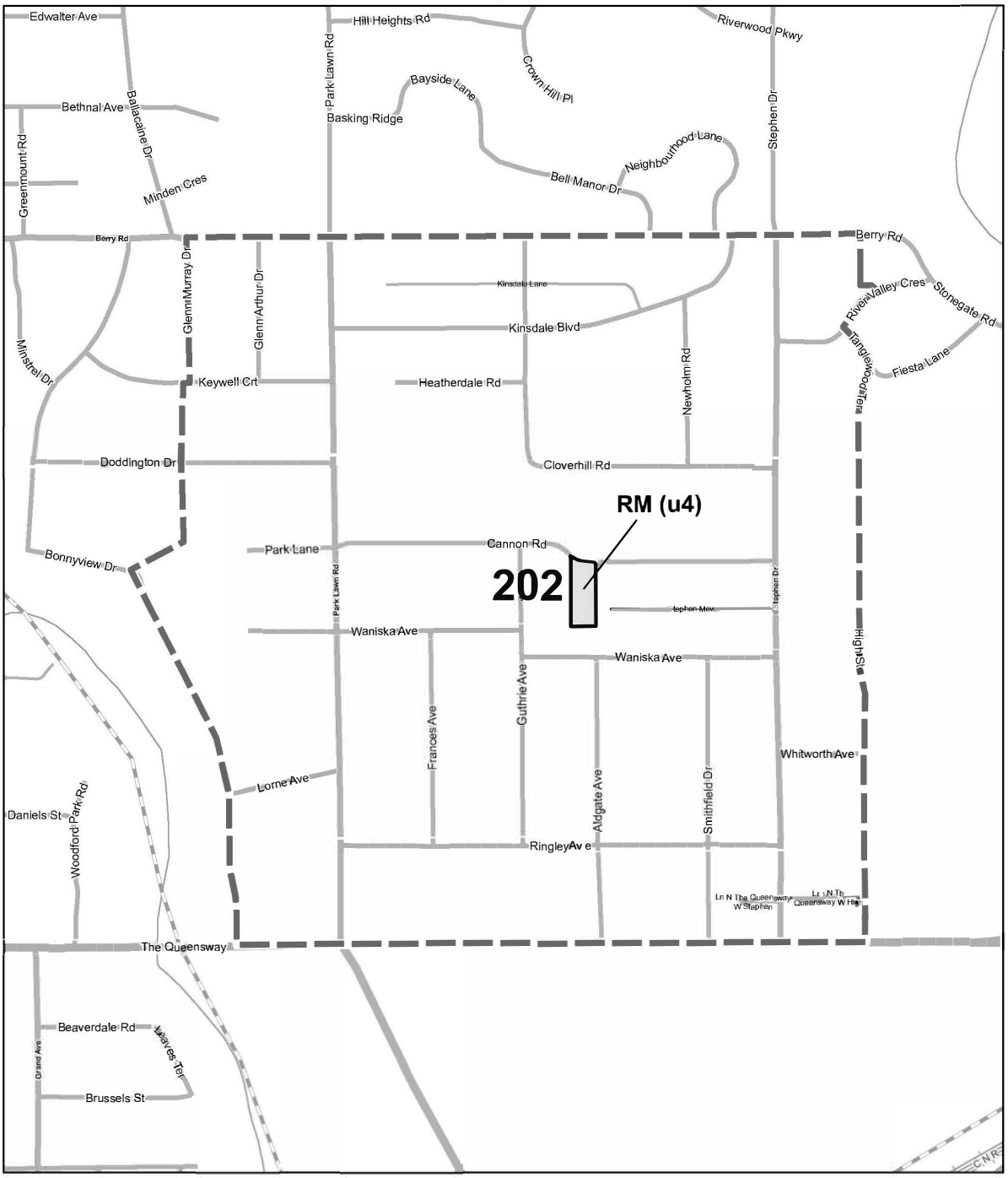

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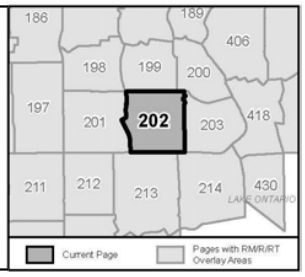

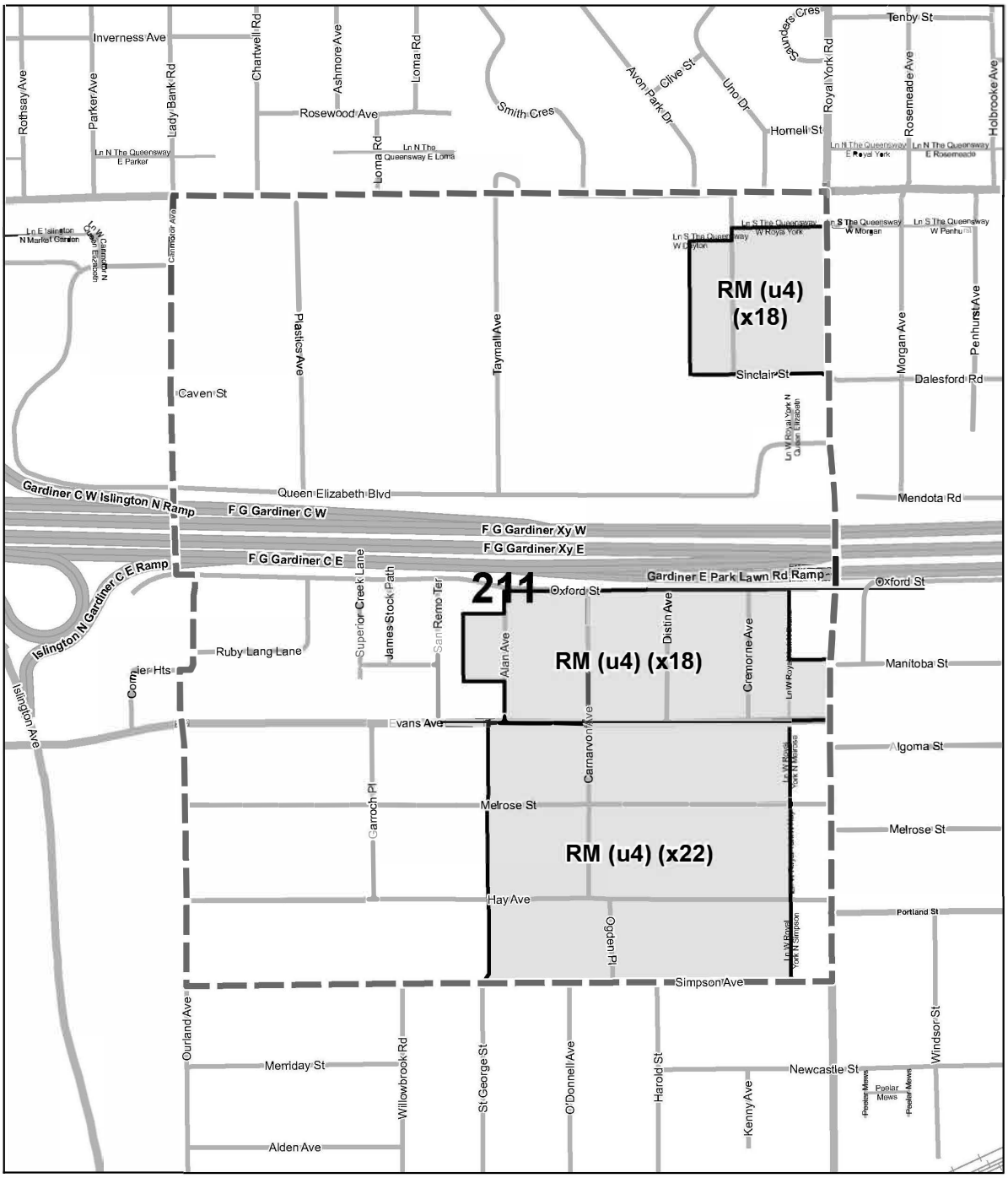

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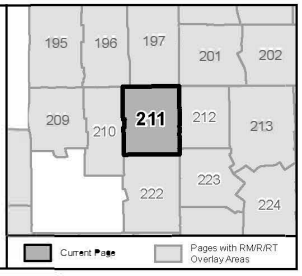

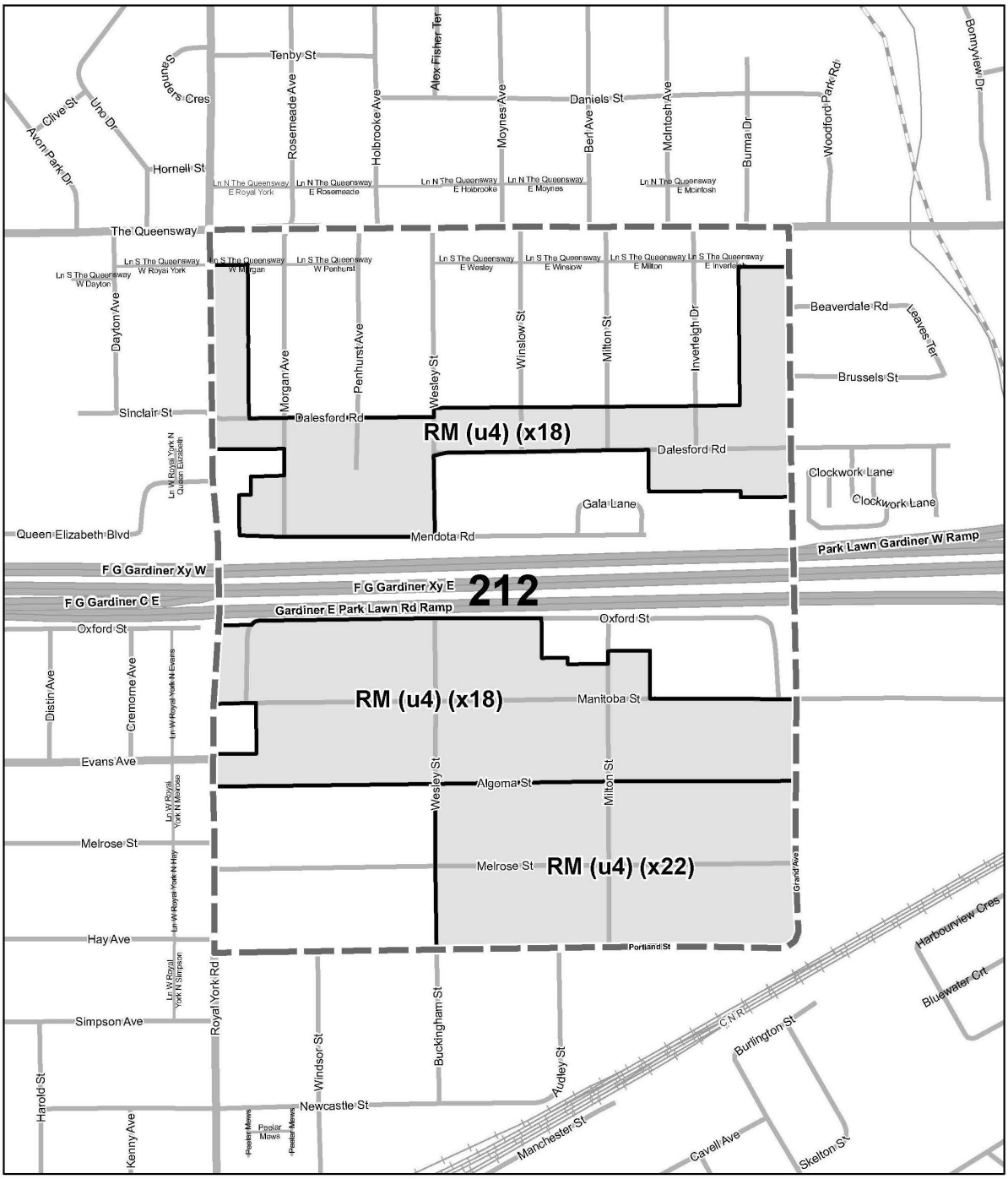

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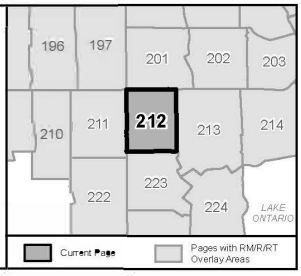

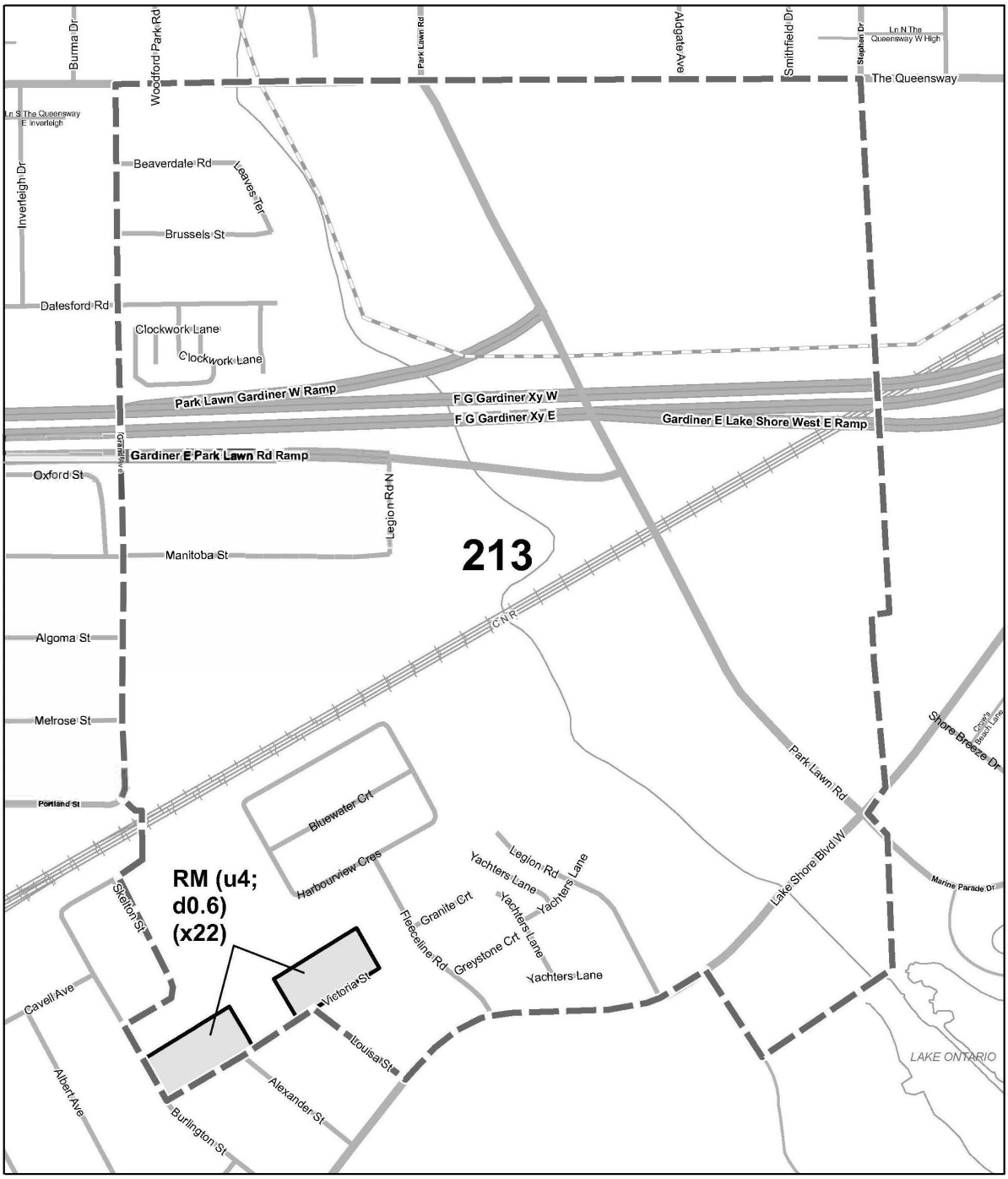

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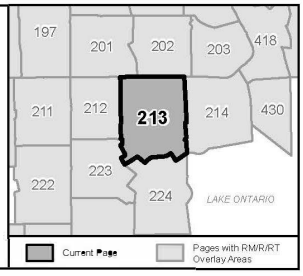

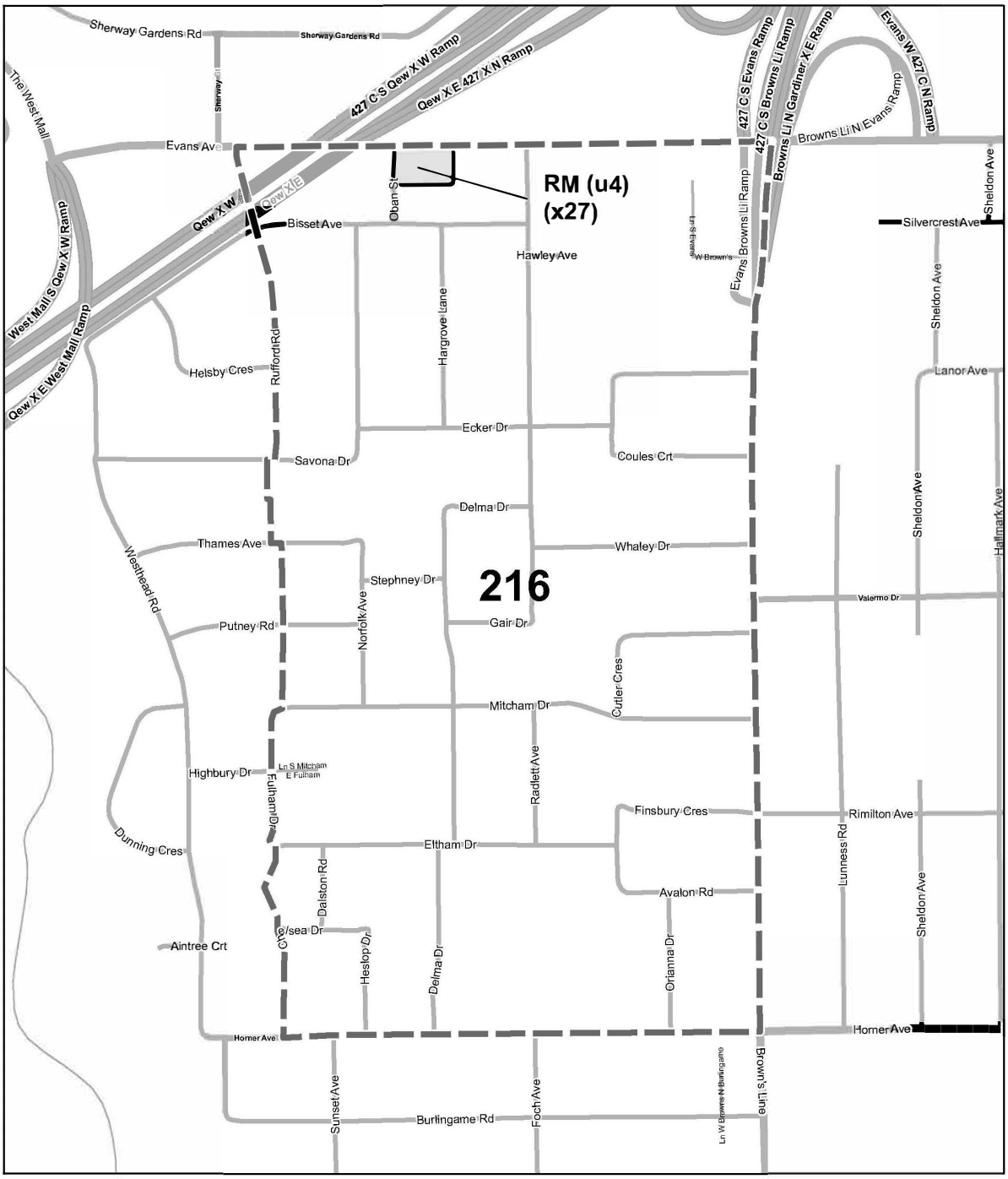

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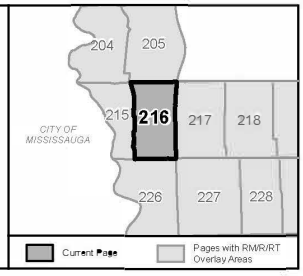

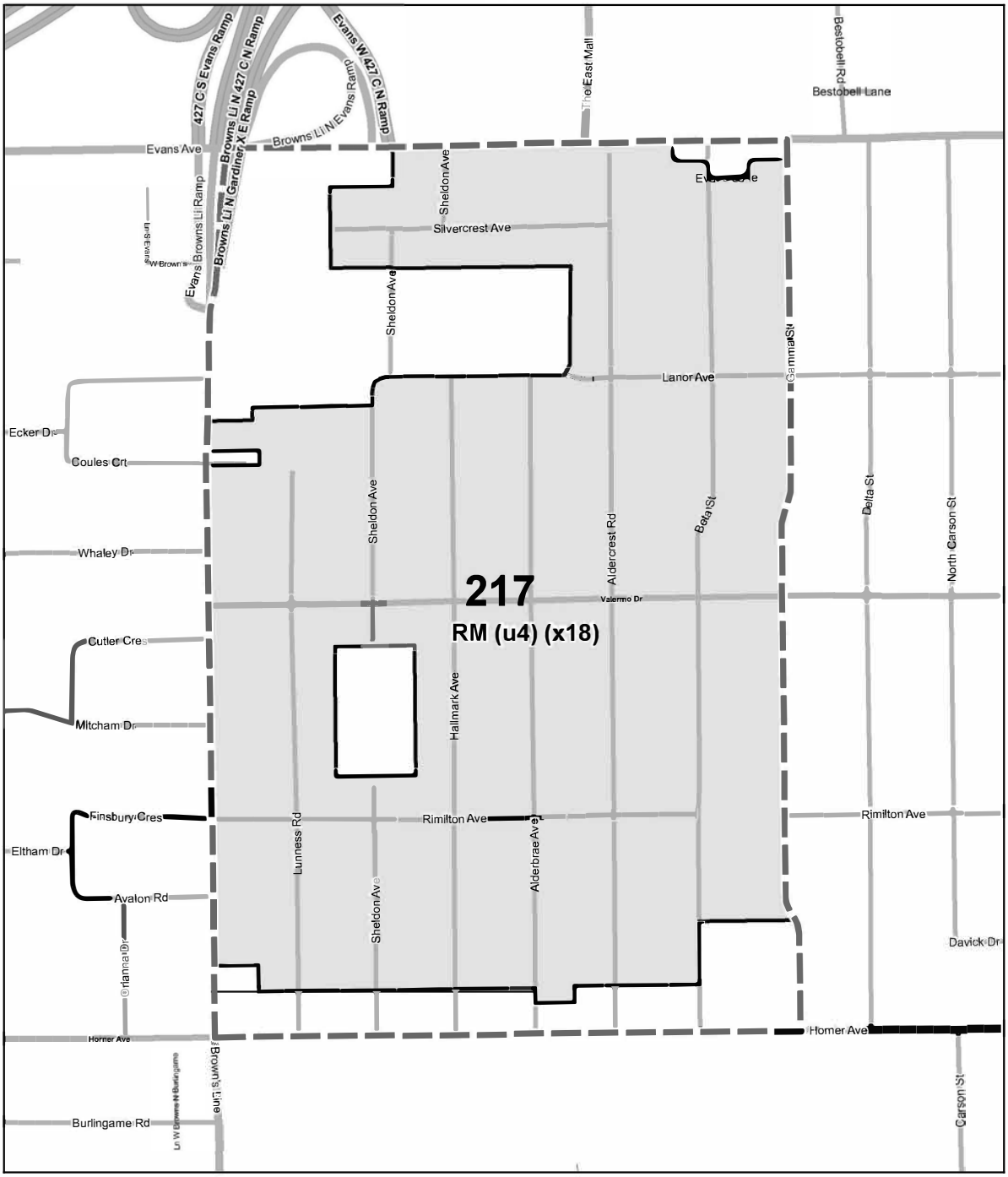

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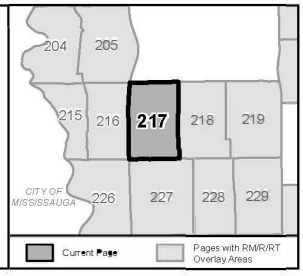

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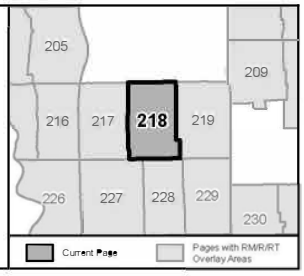

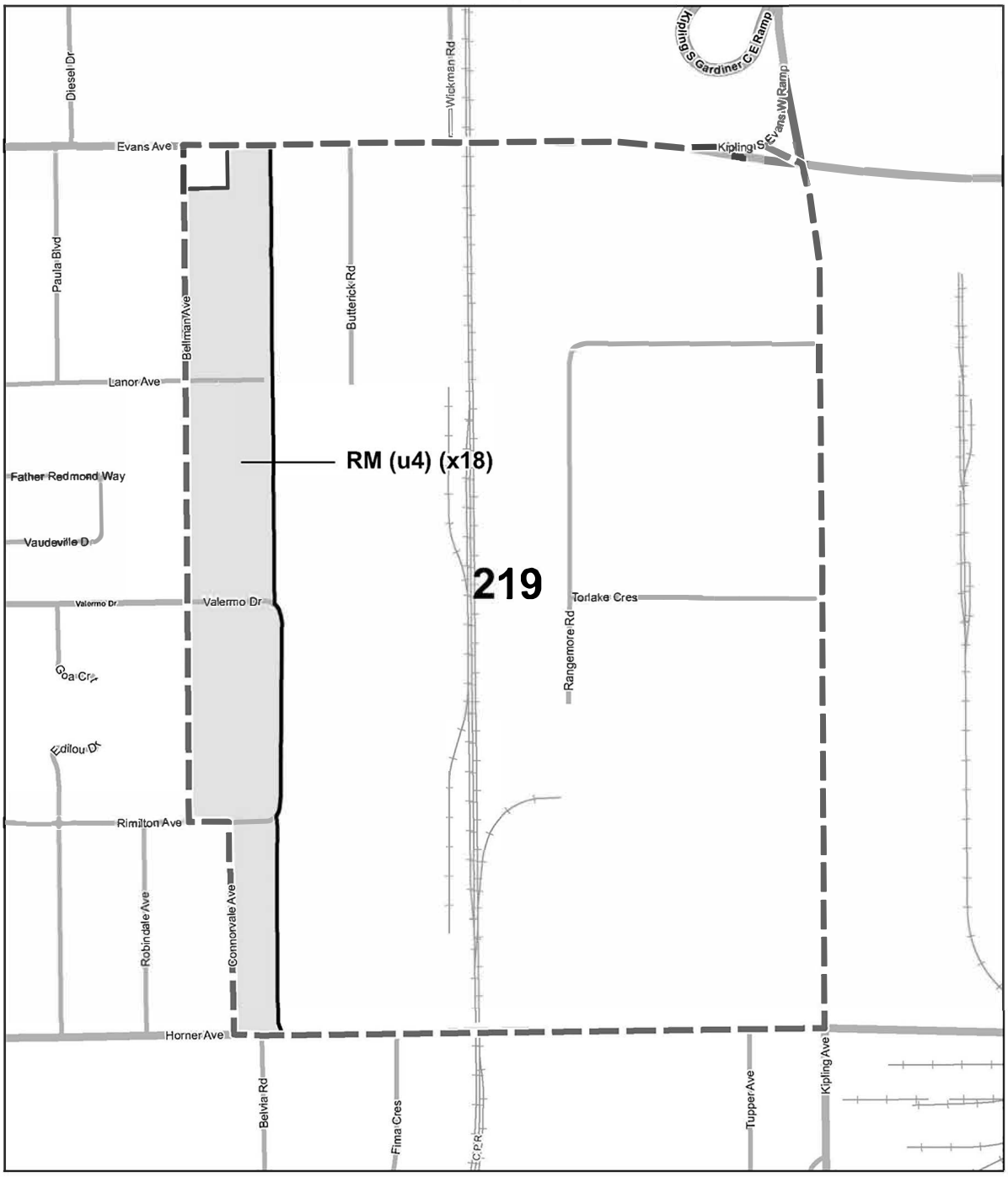

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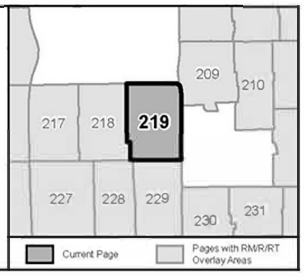

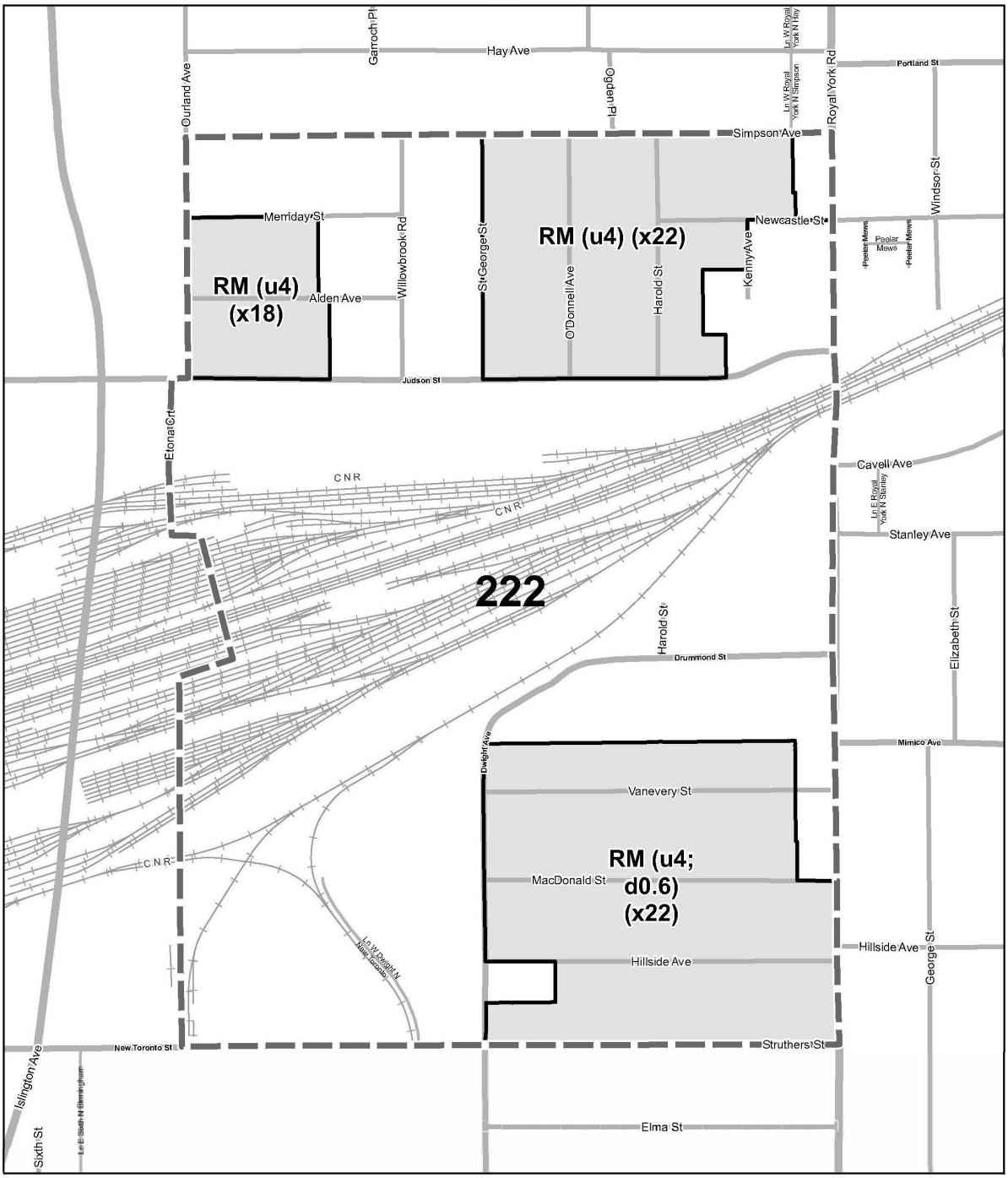

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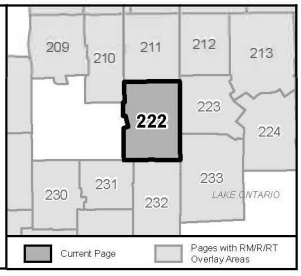

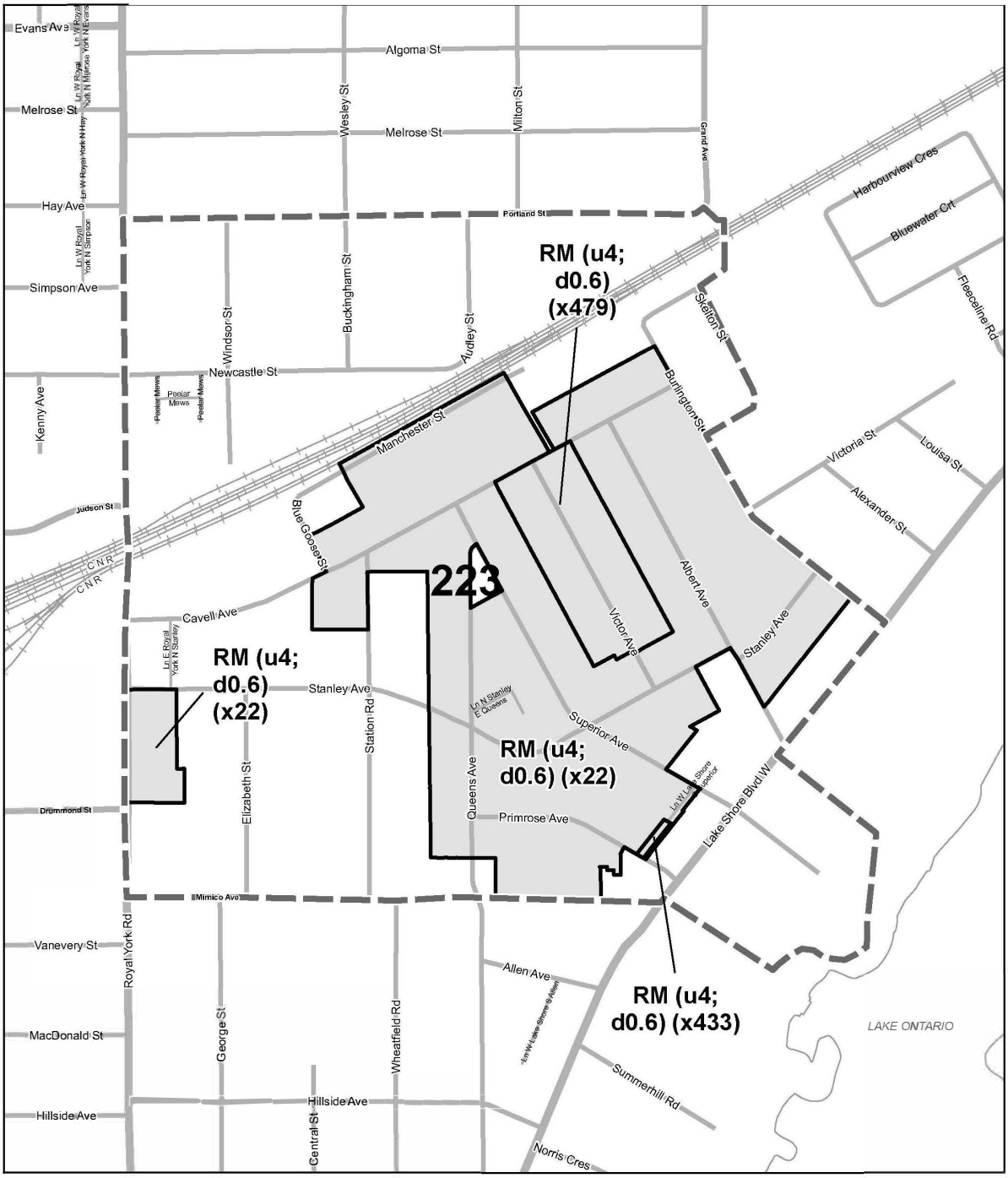

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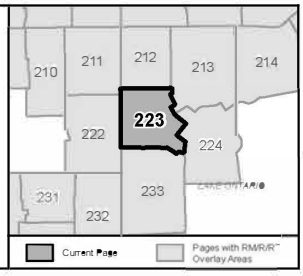

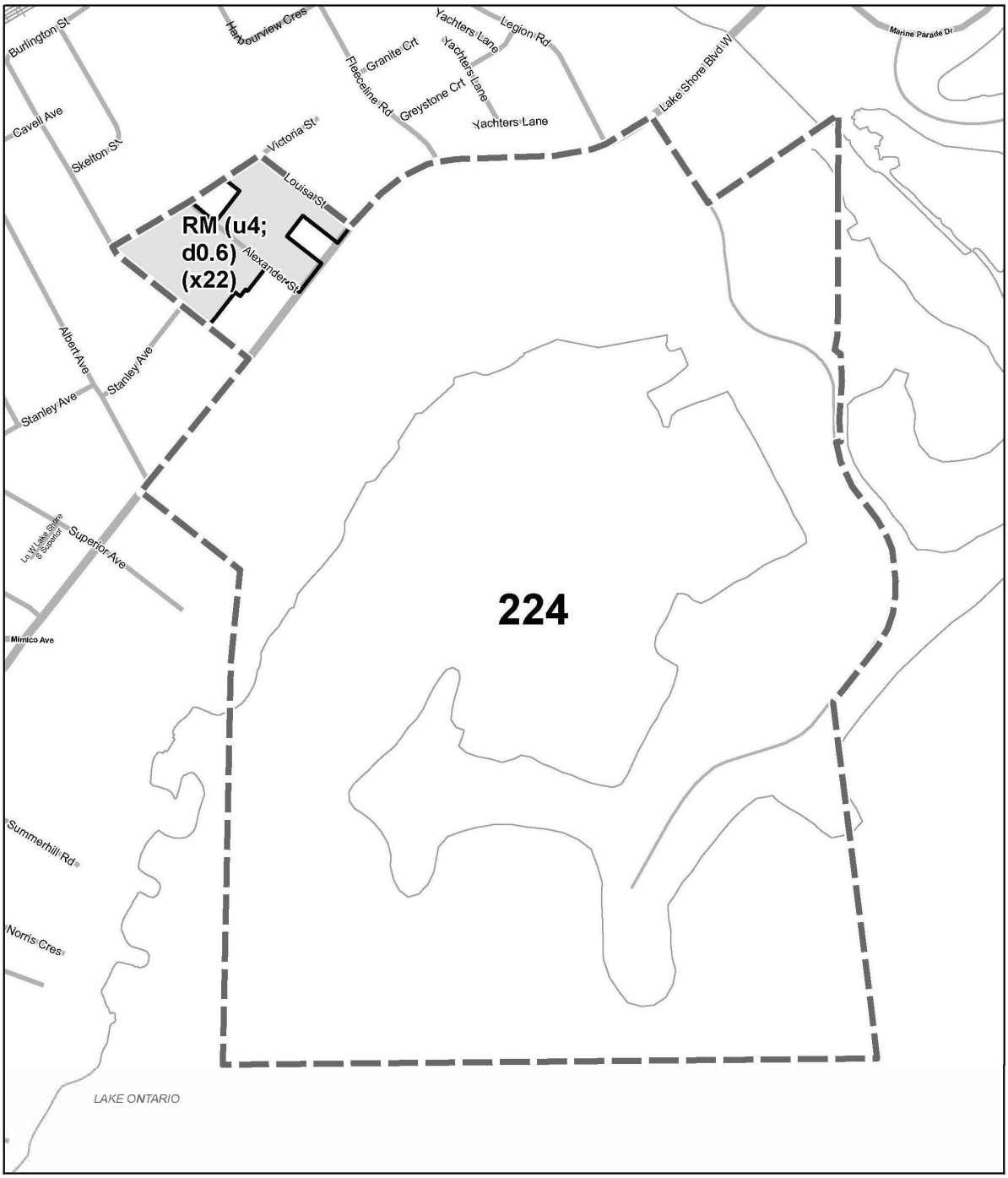

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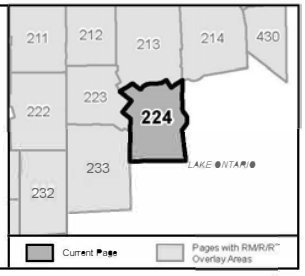

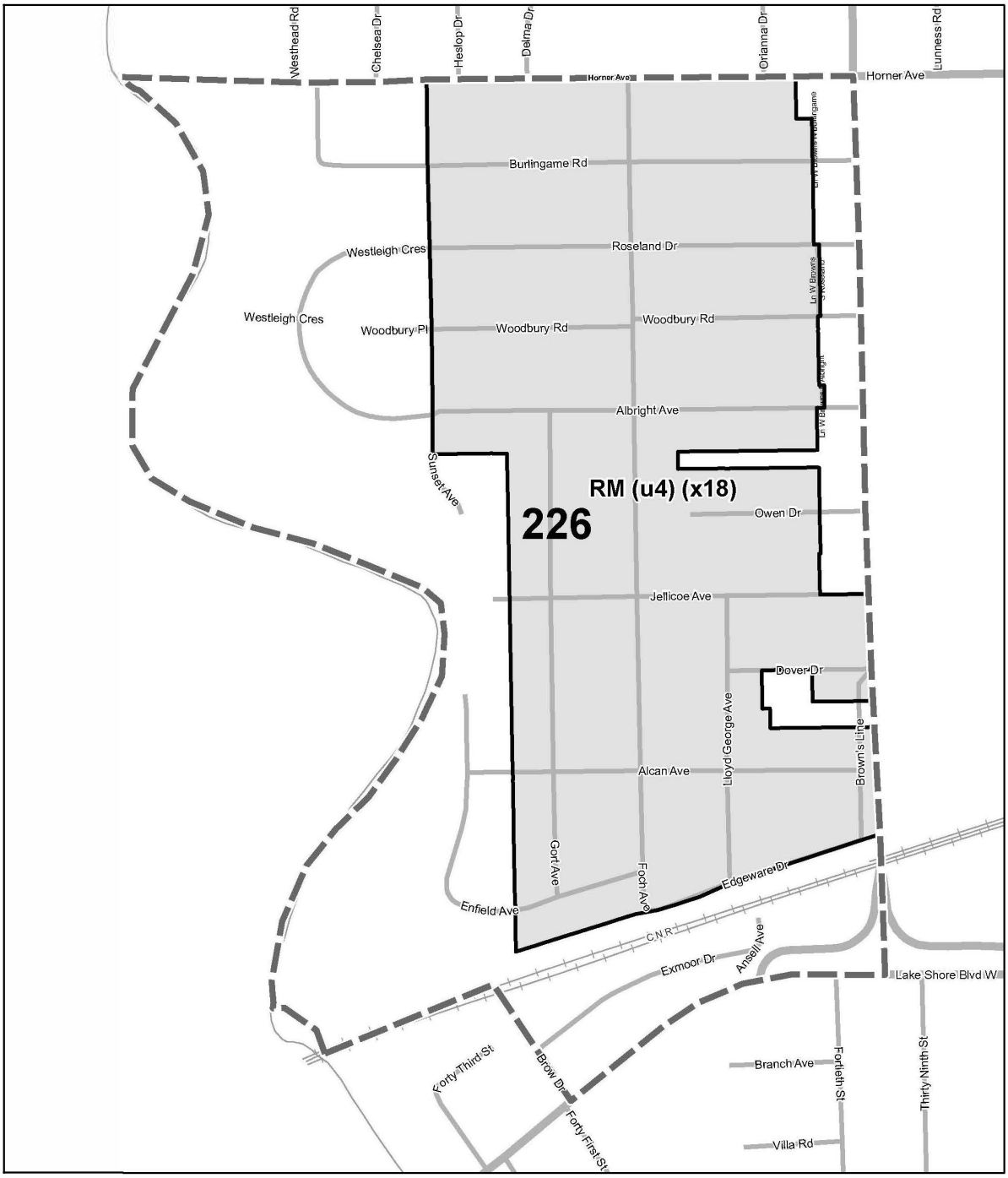

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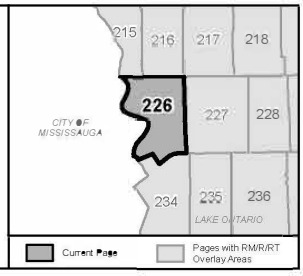

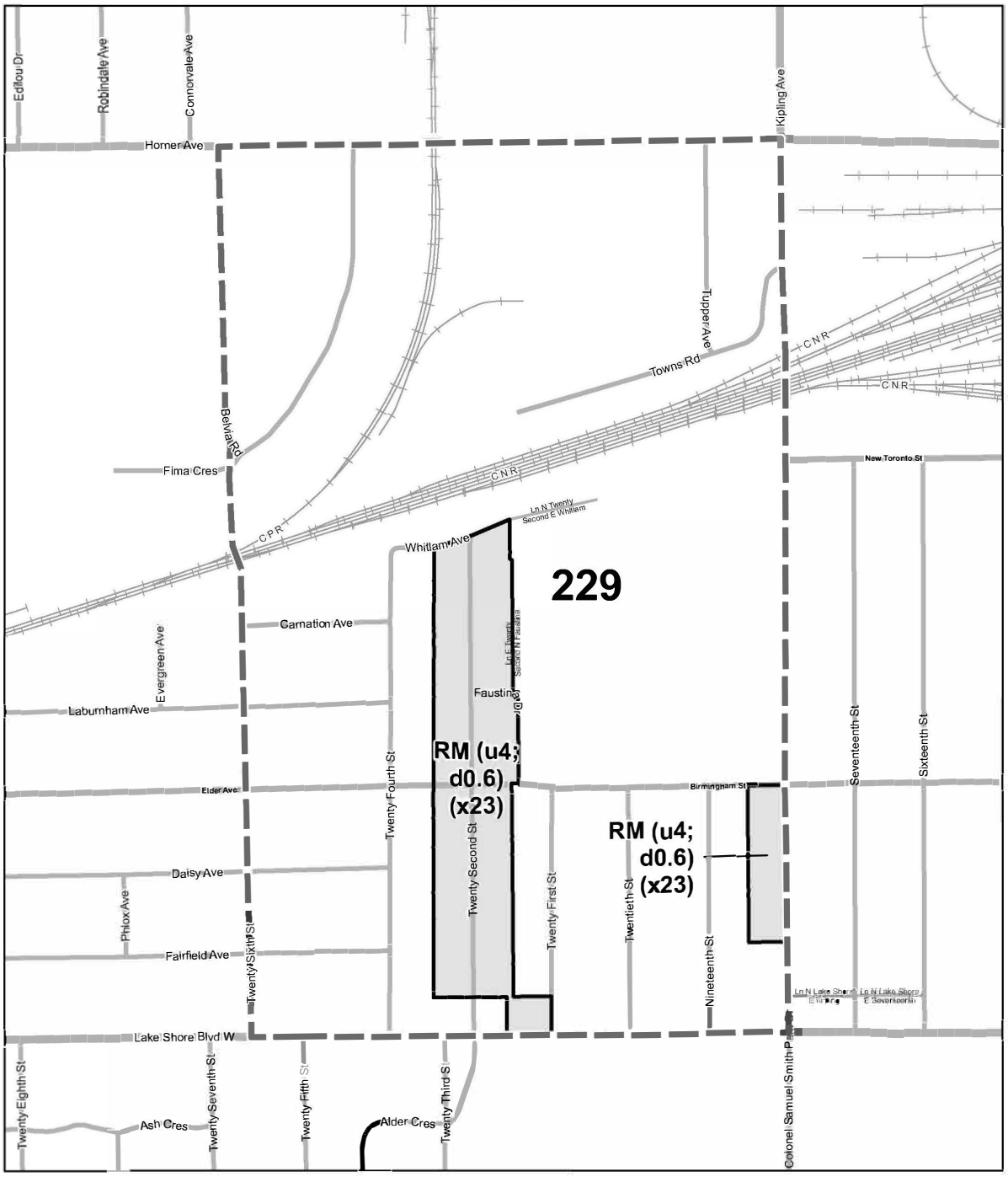

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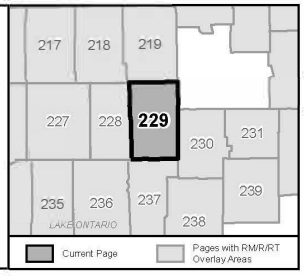

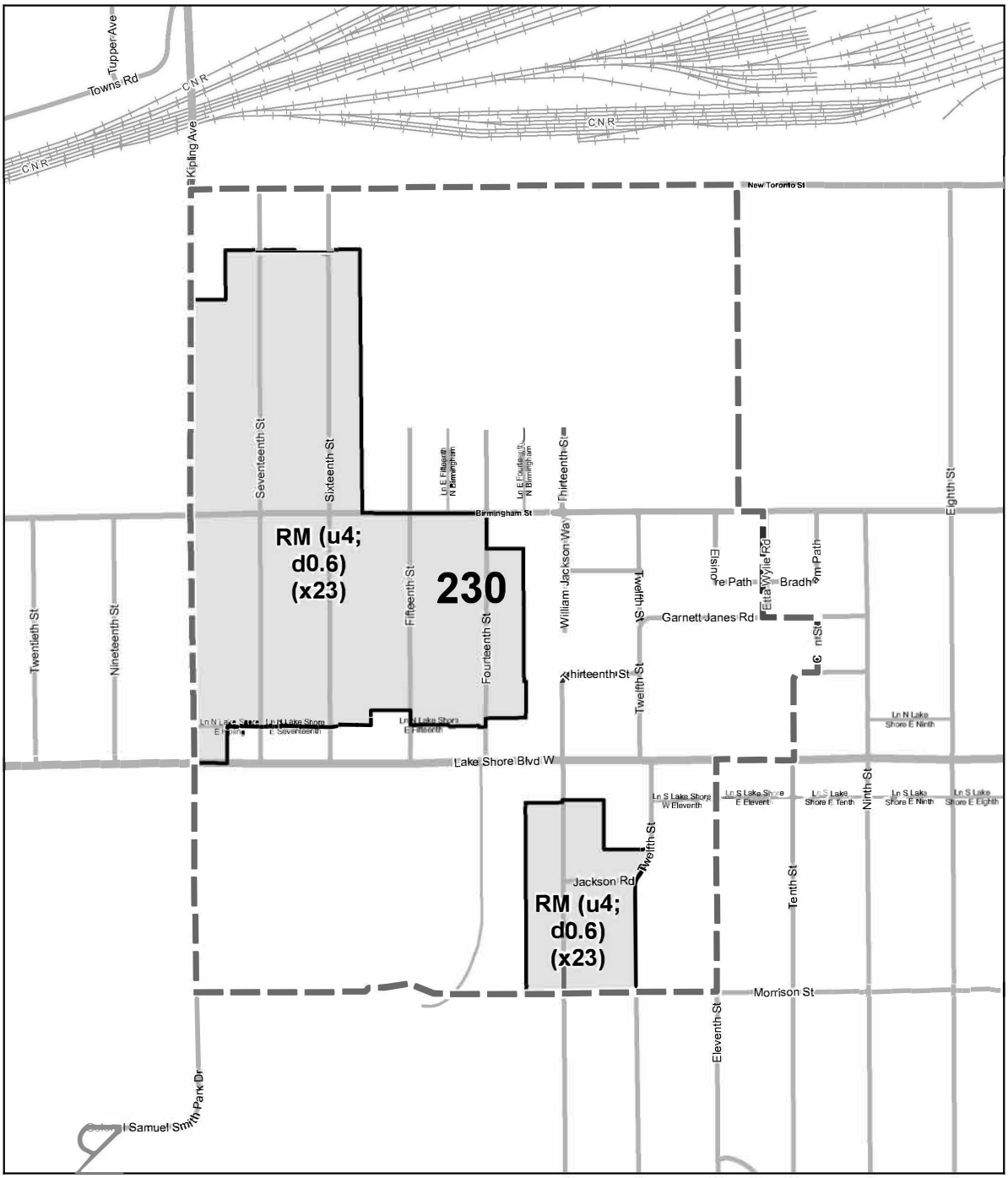

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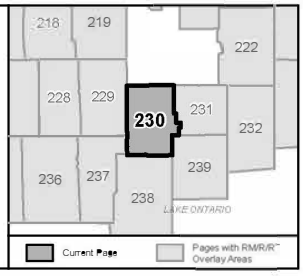

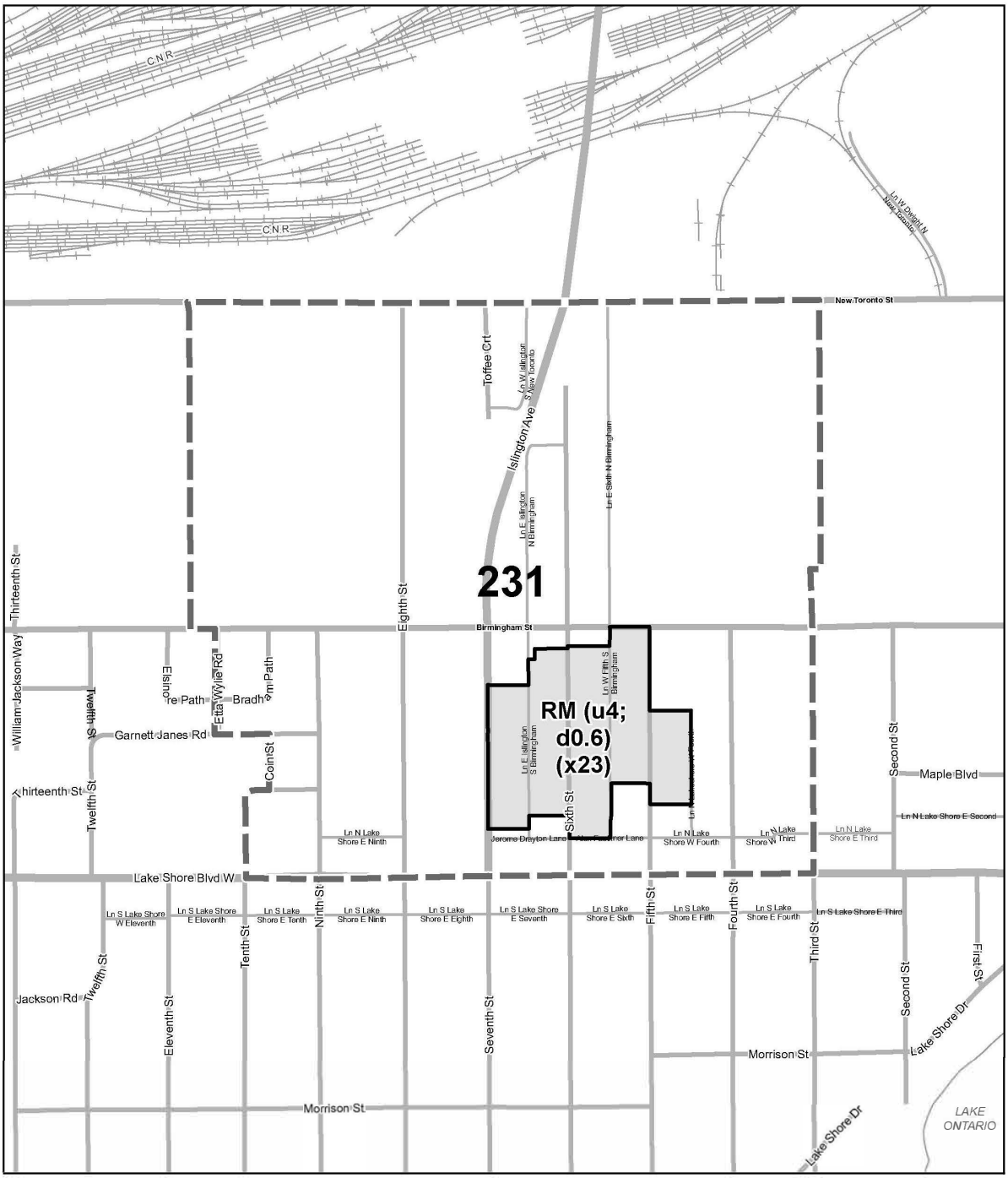

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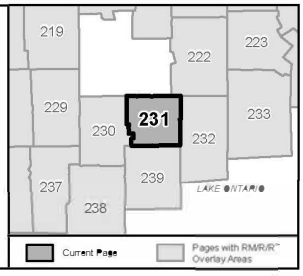

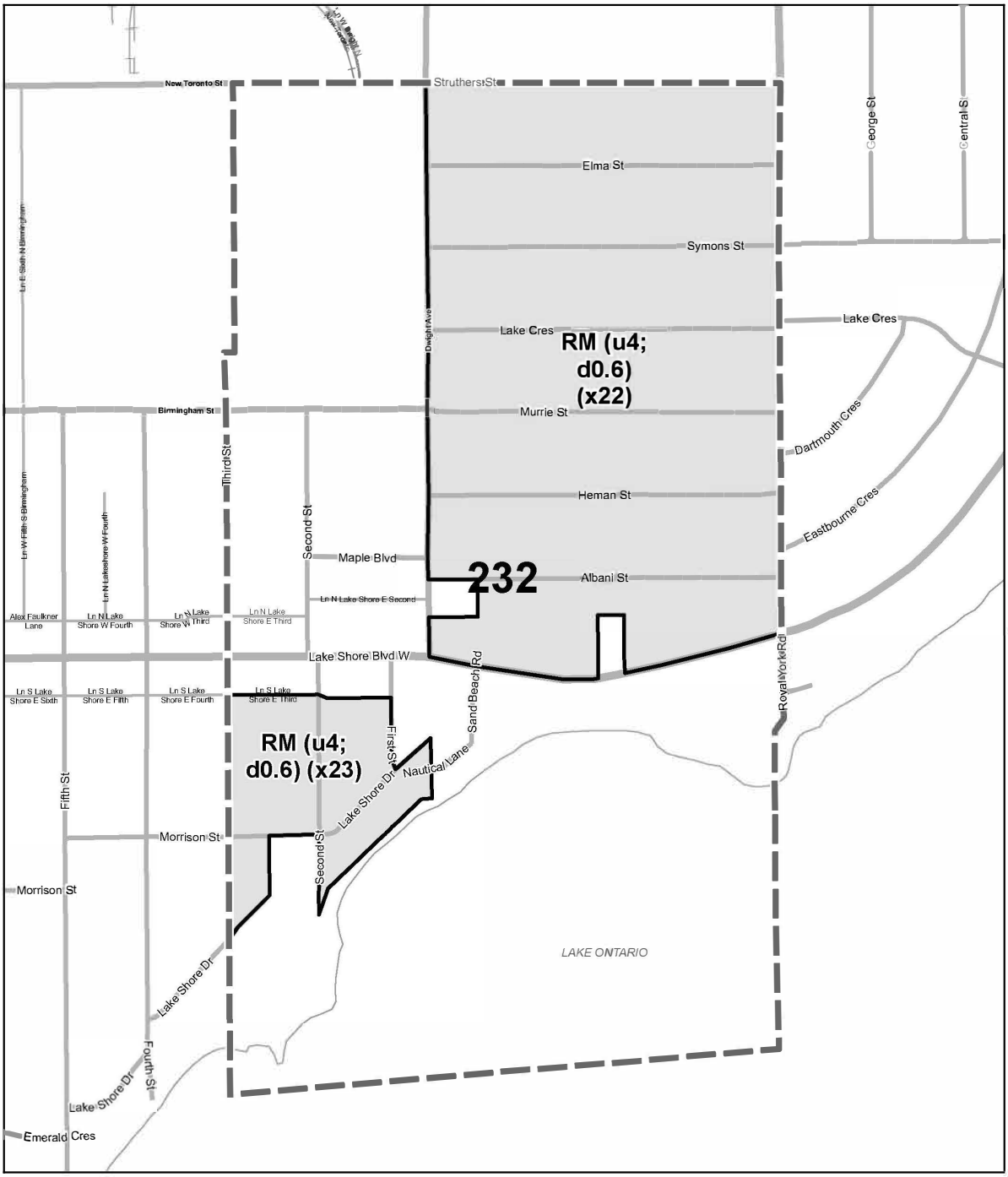

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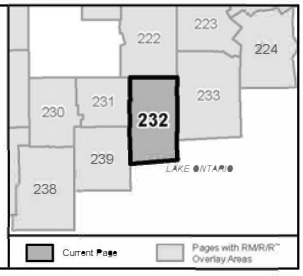
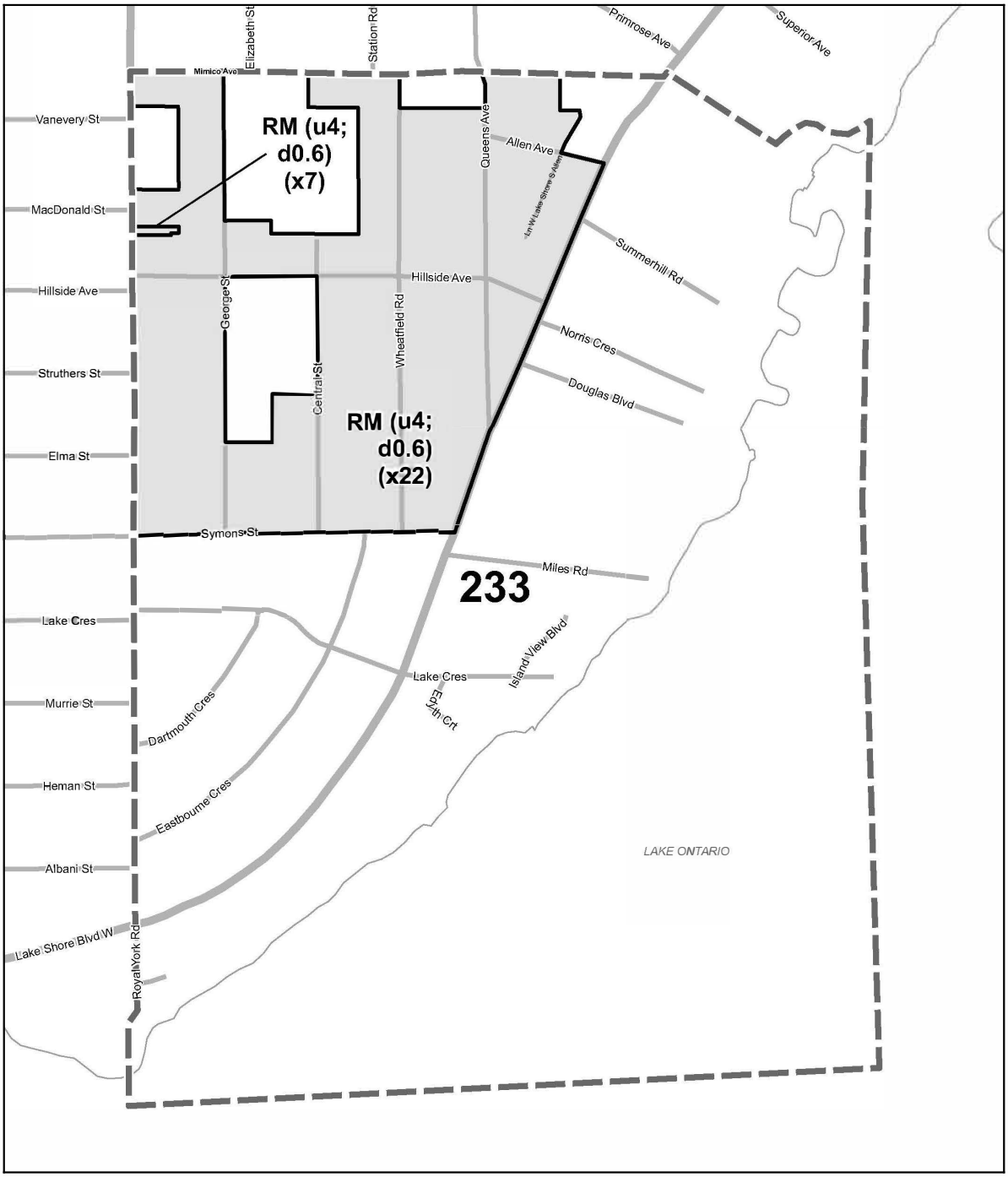
Map tile boundary





TORONTO City Planning

RM/R/RT Zone Amendments

April 4, 2023

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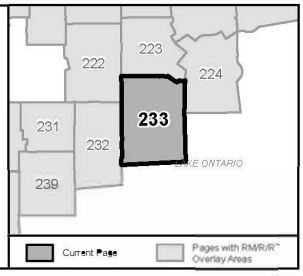

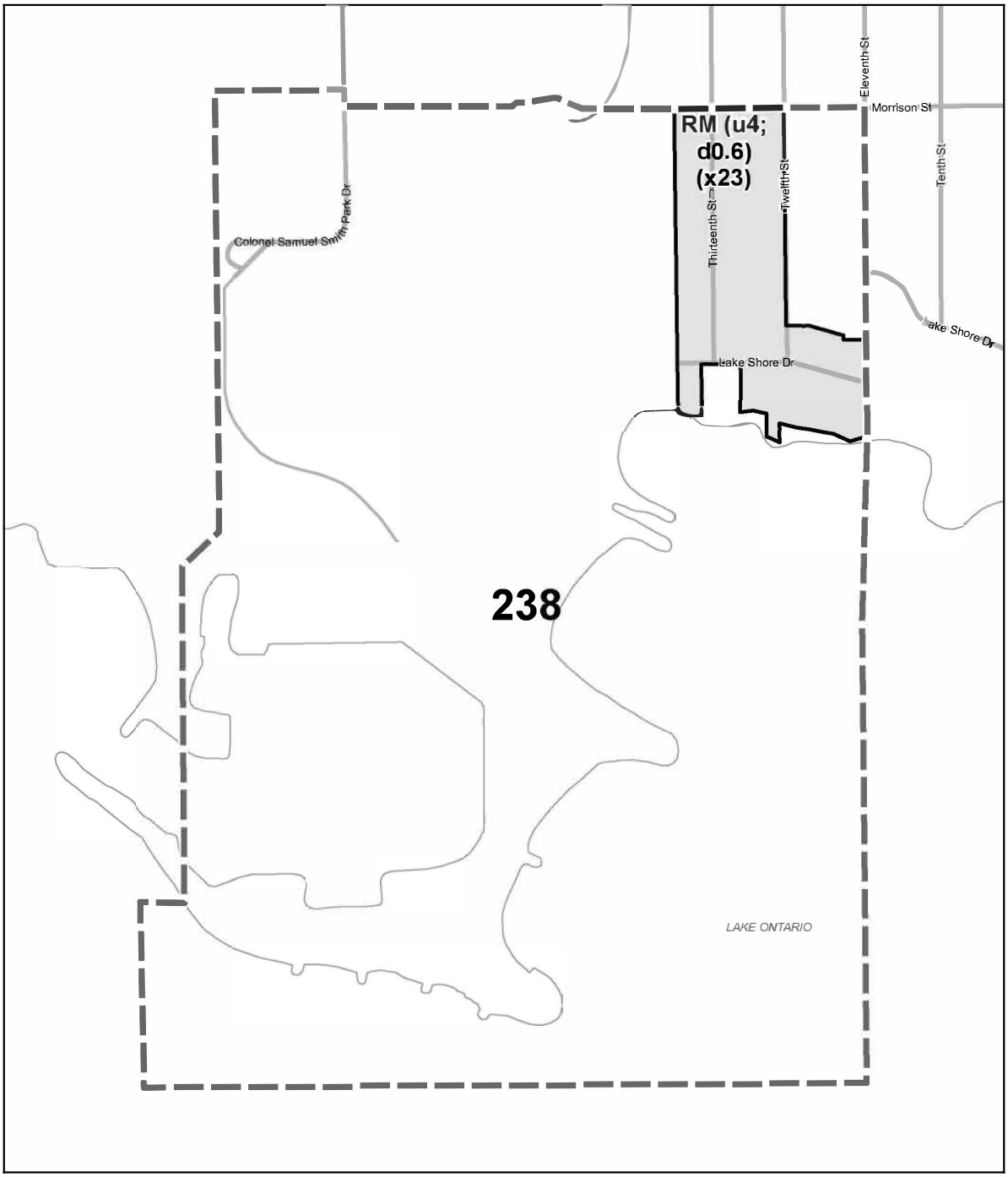

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RM/R/RT Zone Amendments

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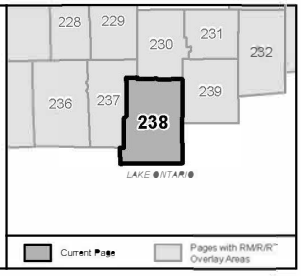

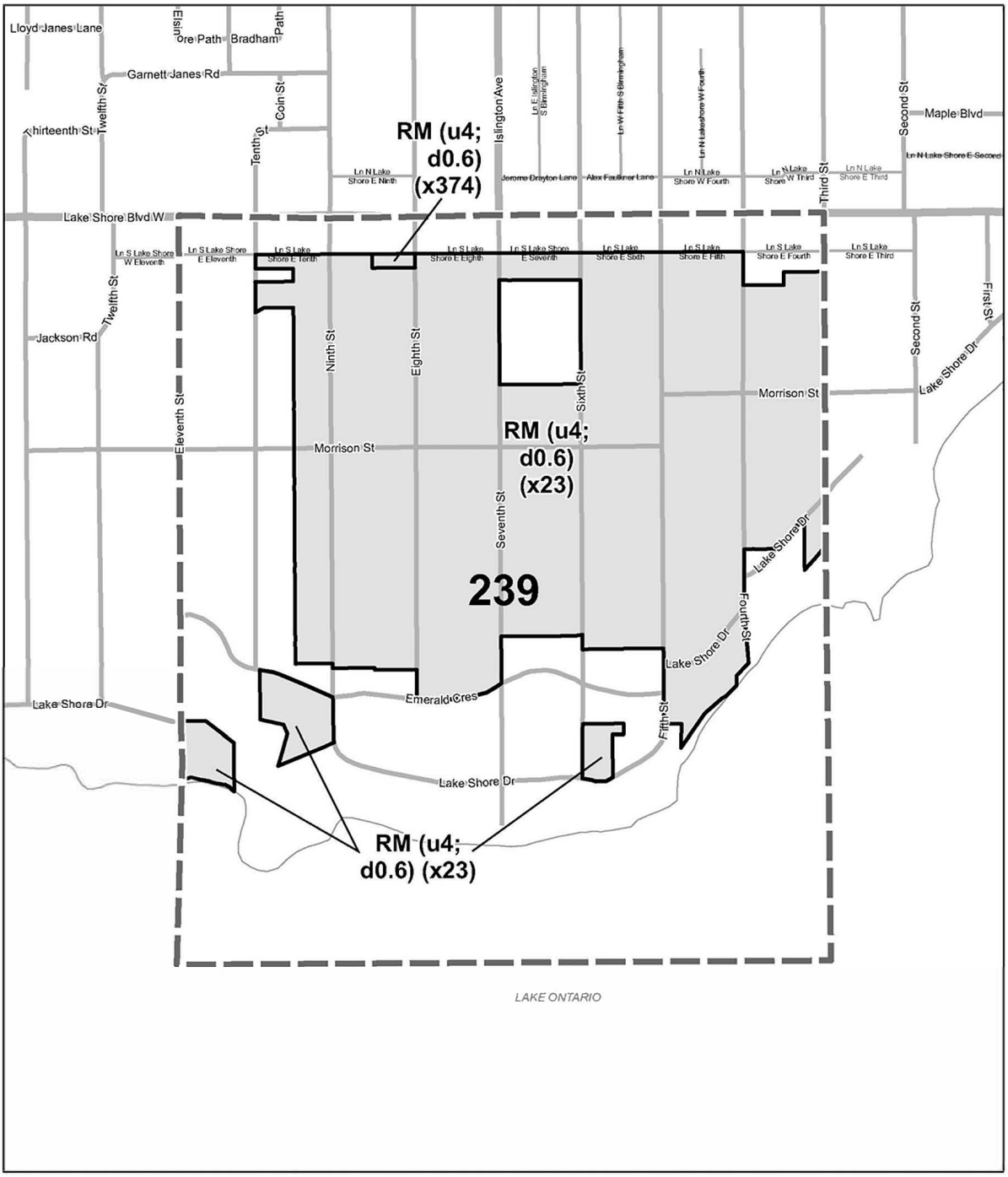

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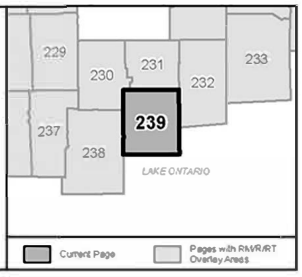

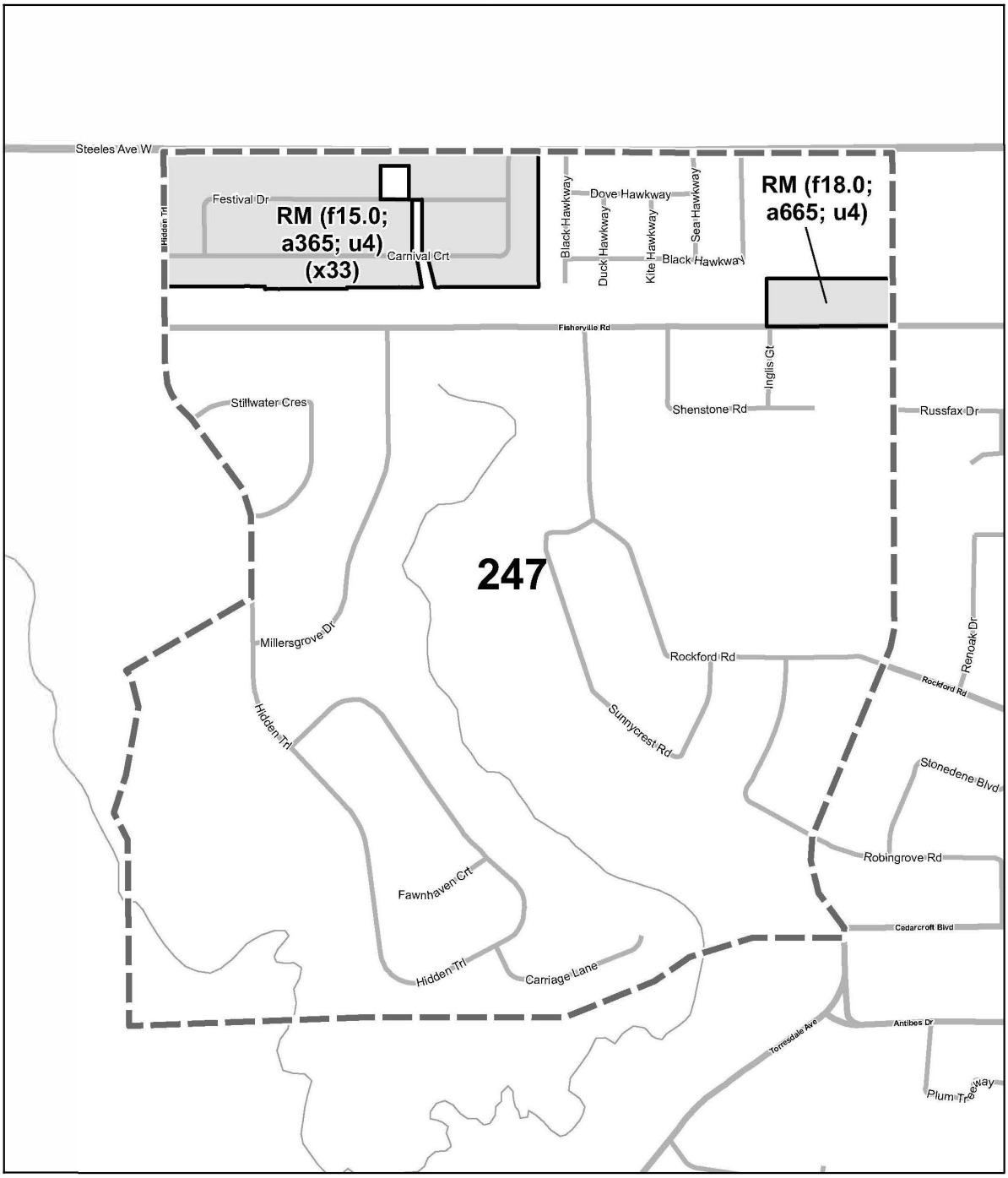

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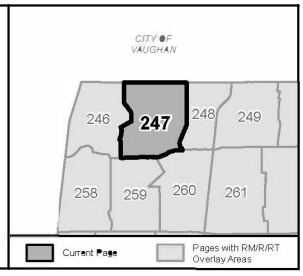

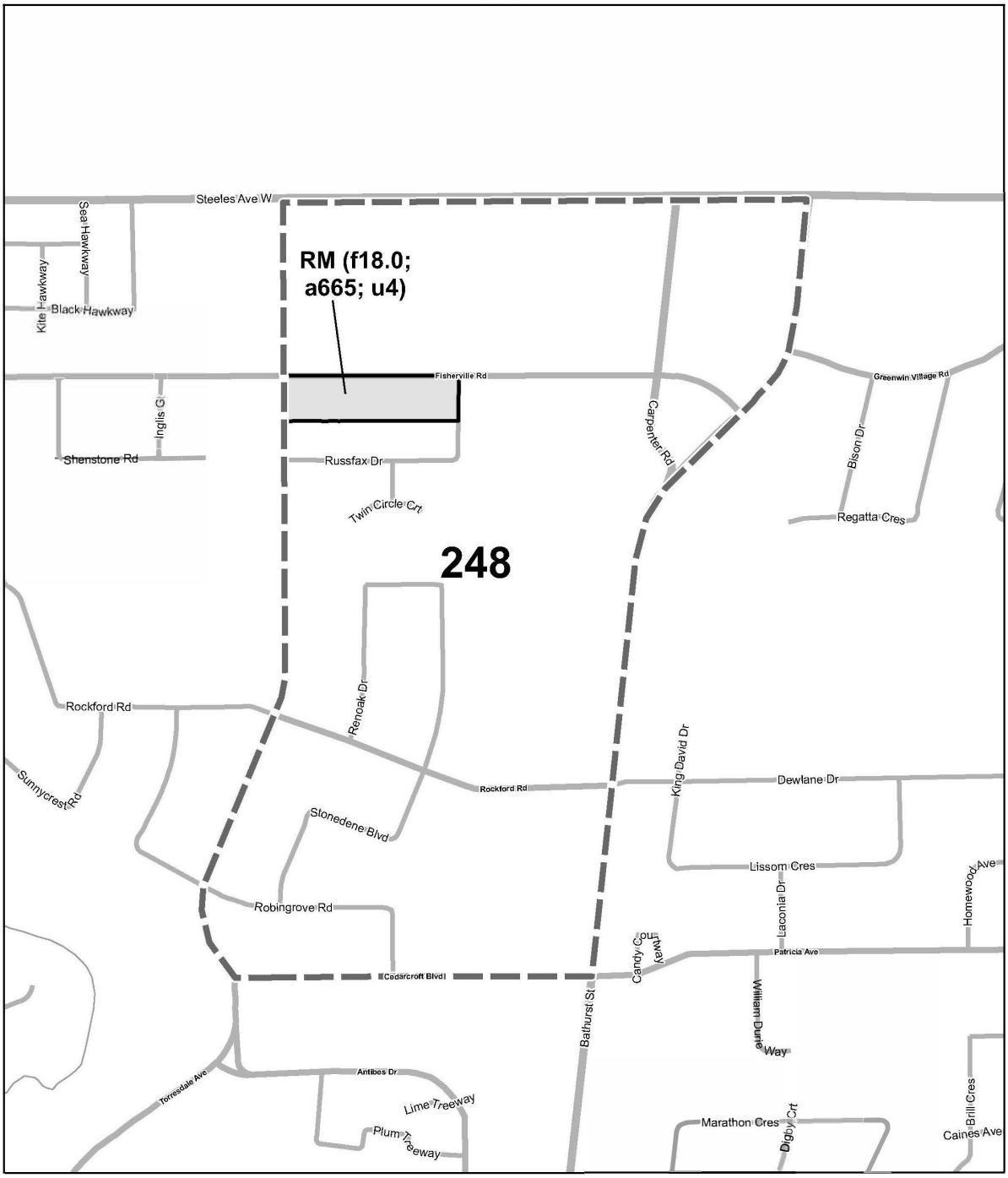

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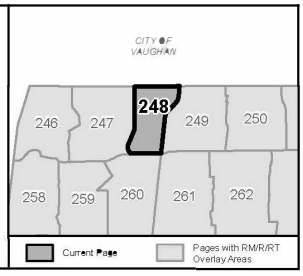

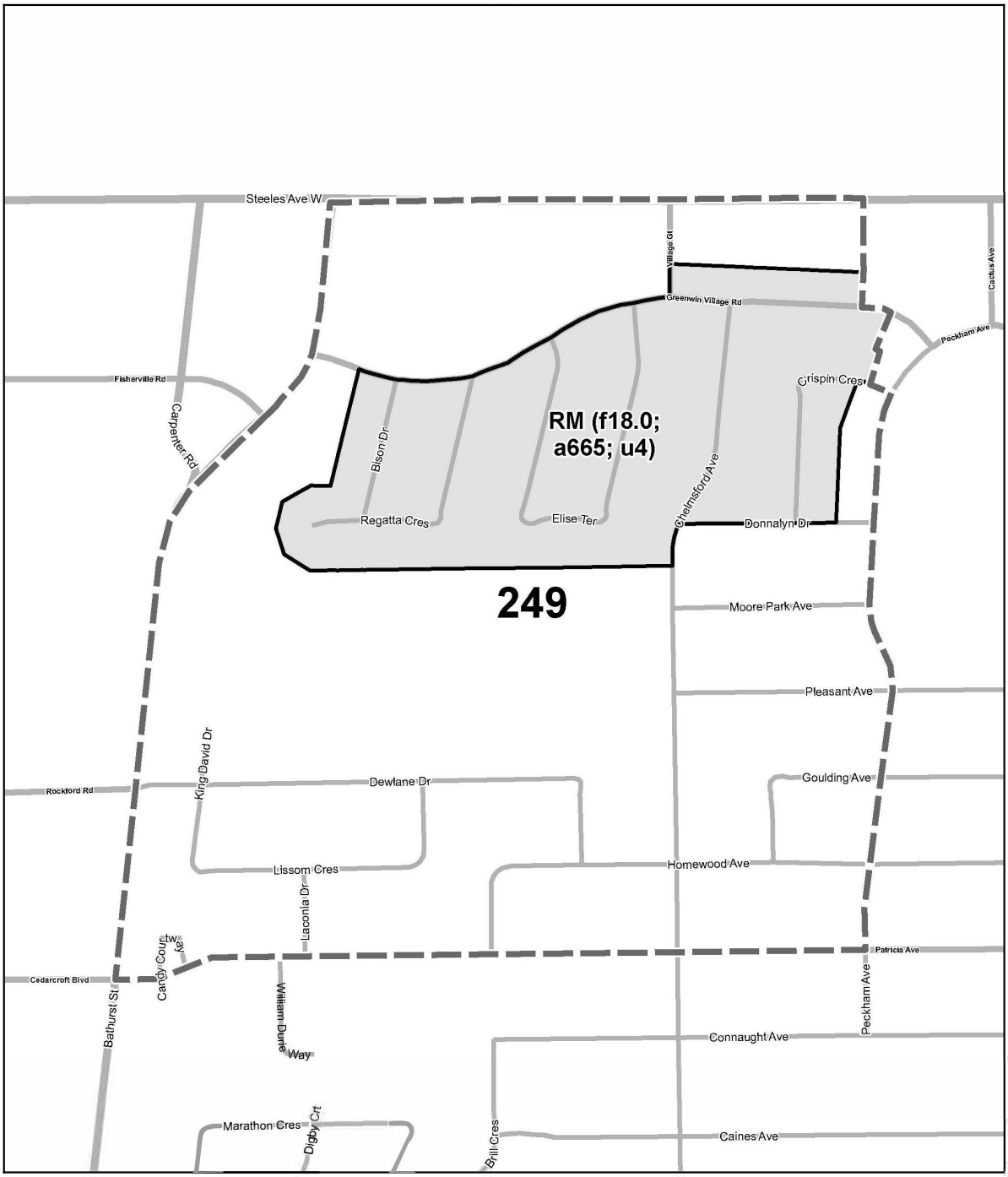

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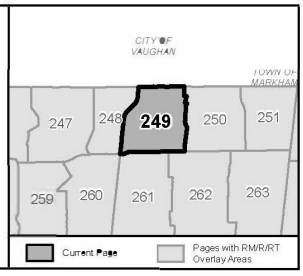

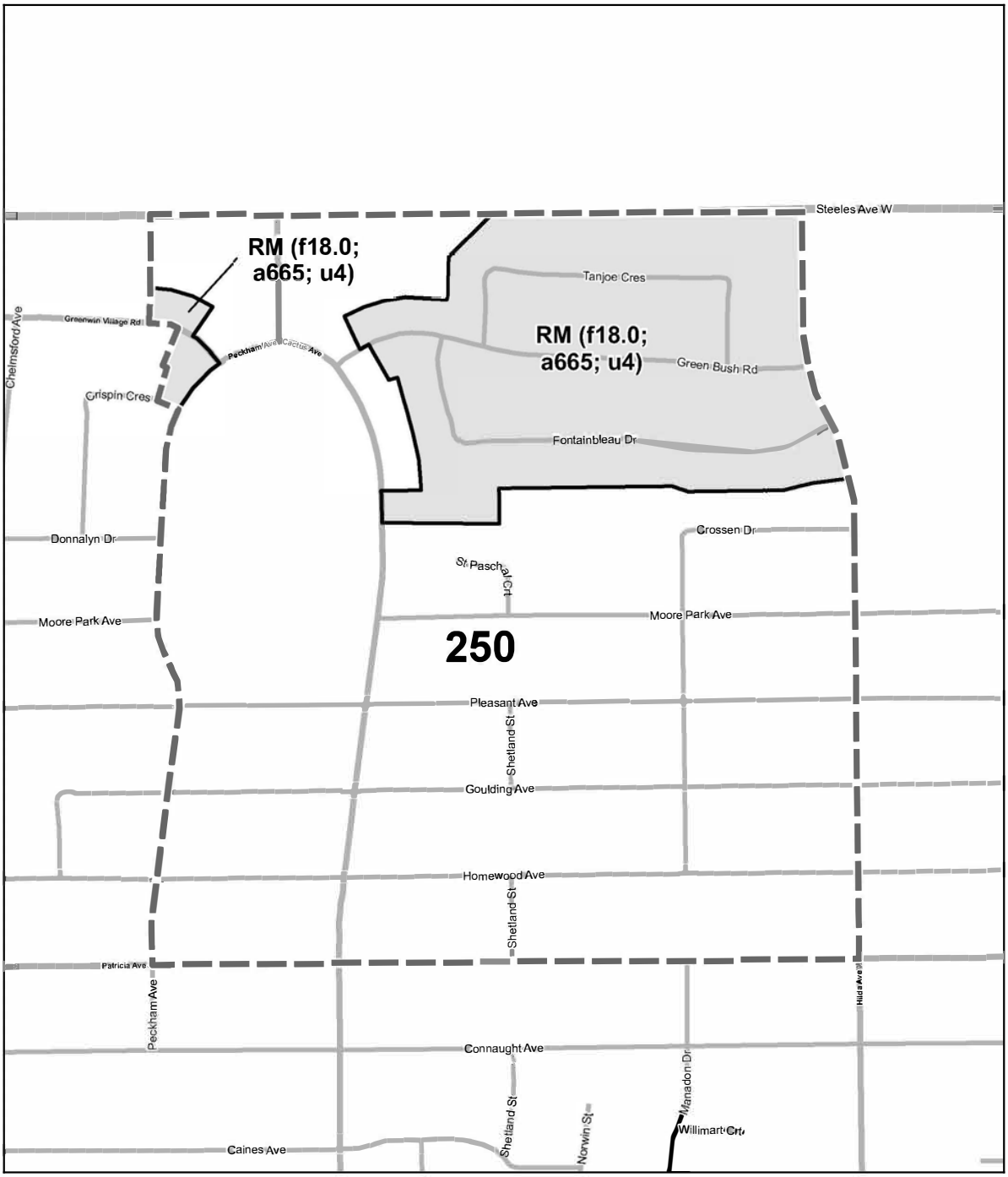

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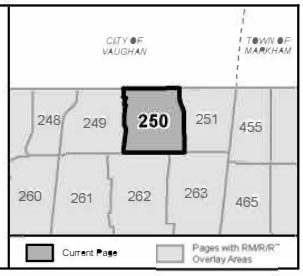

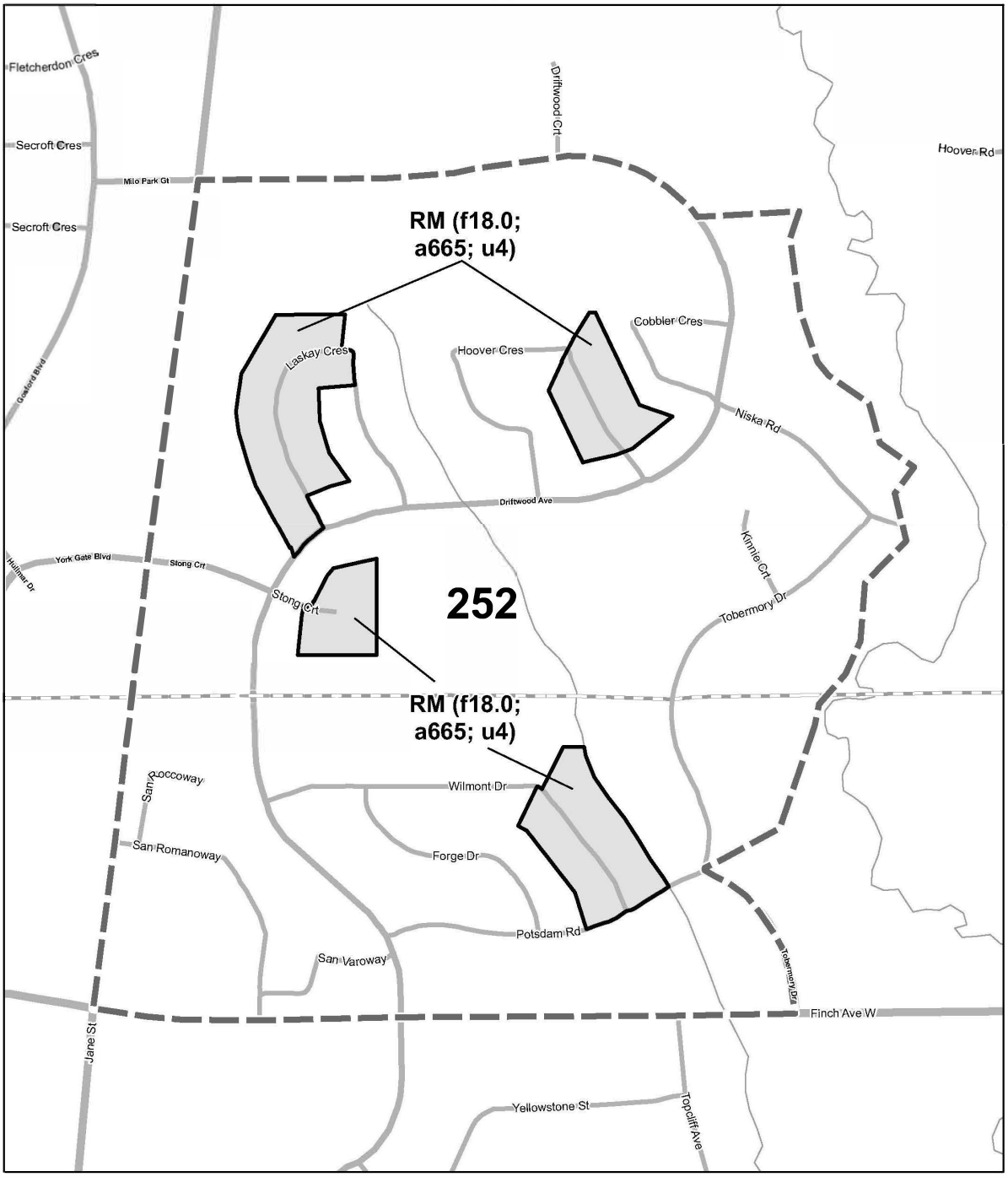

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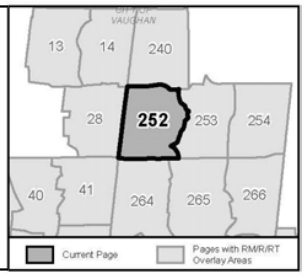

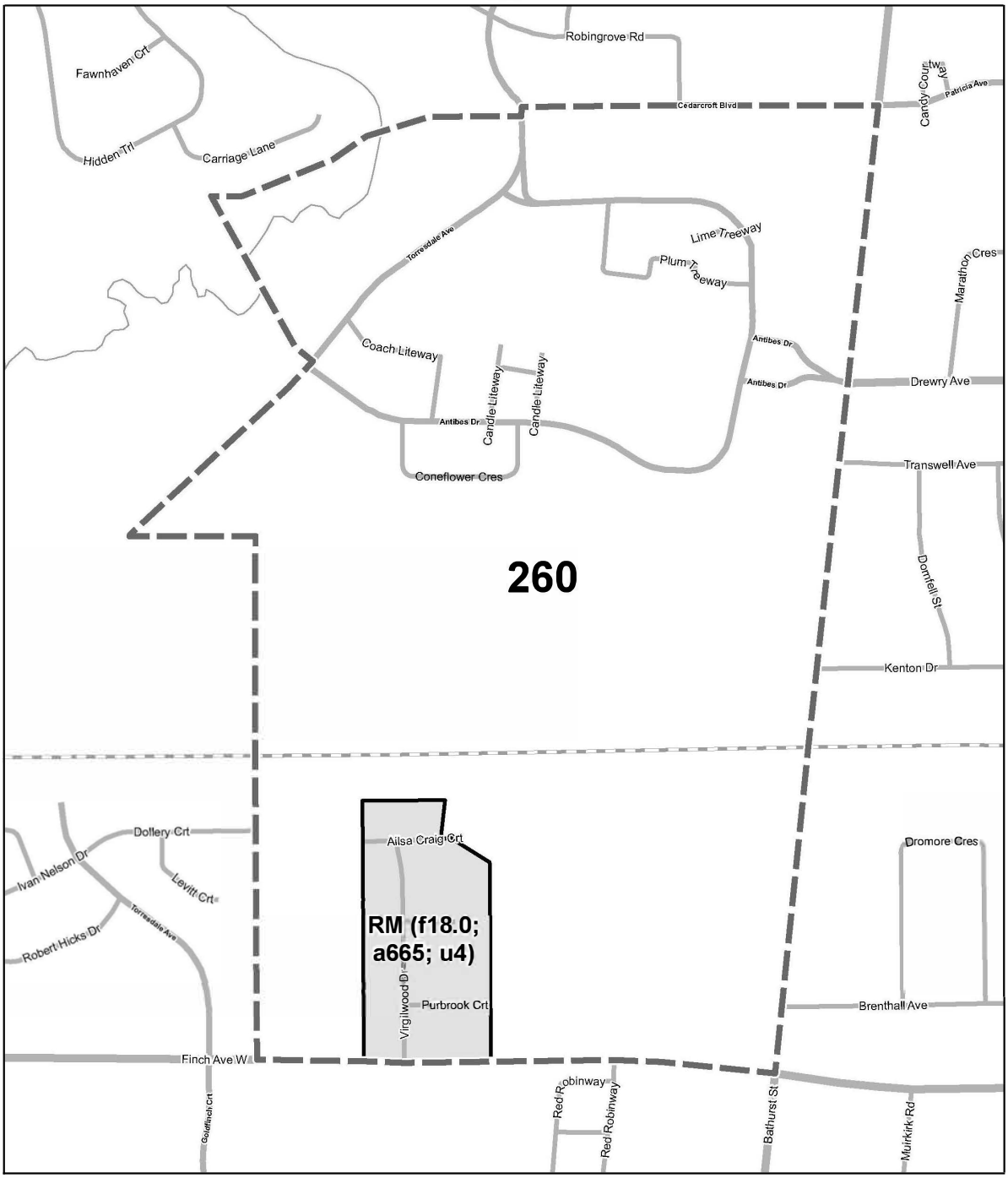

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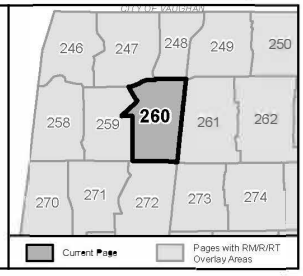

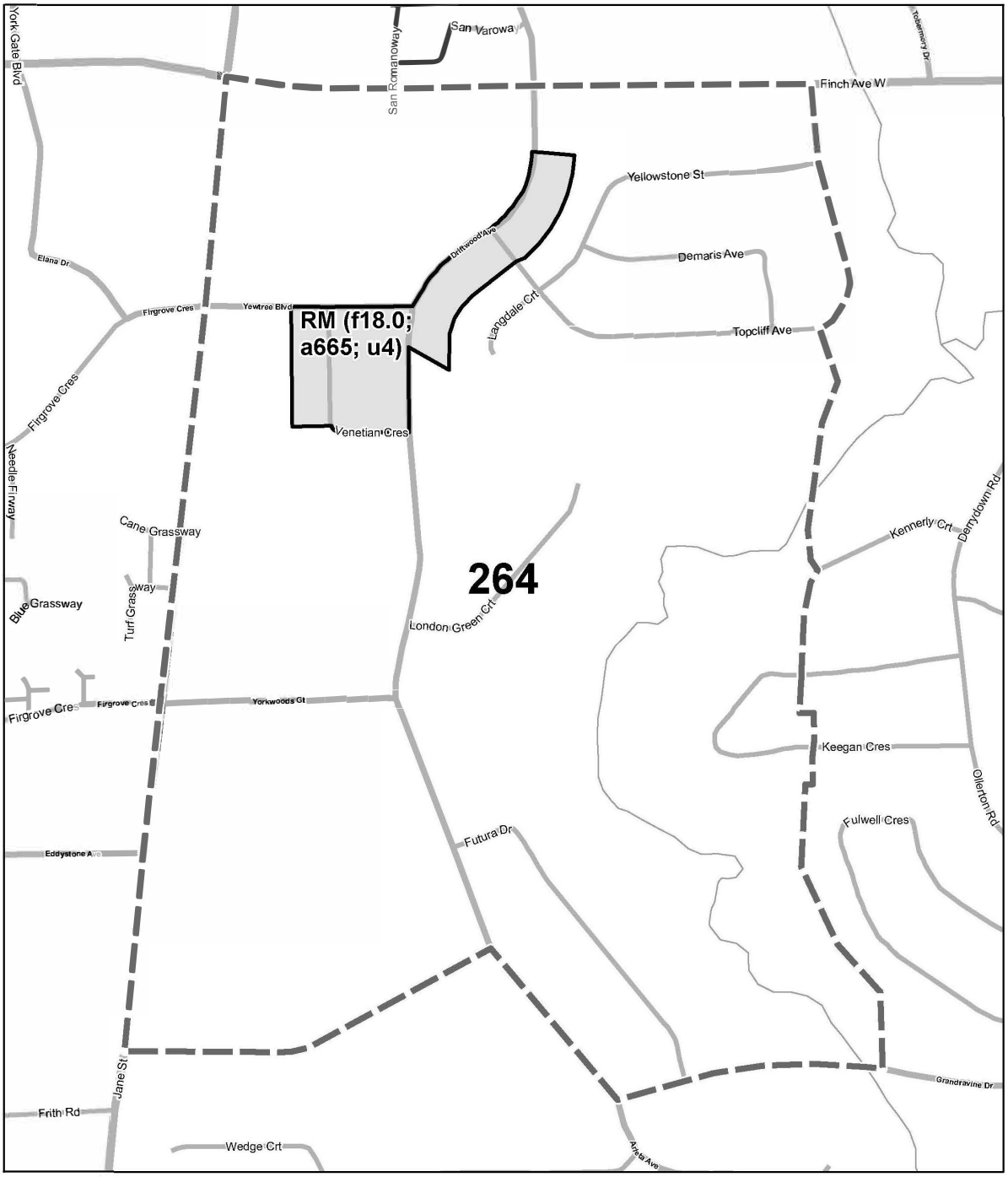

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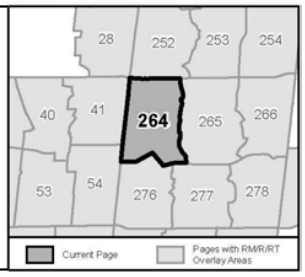

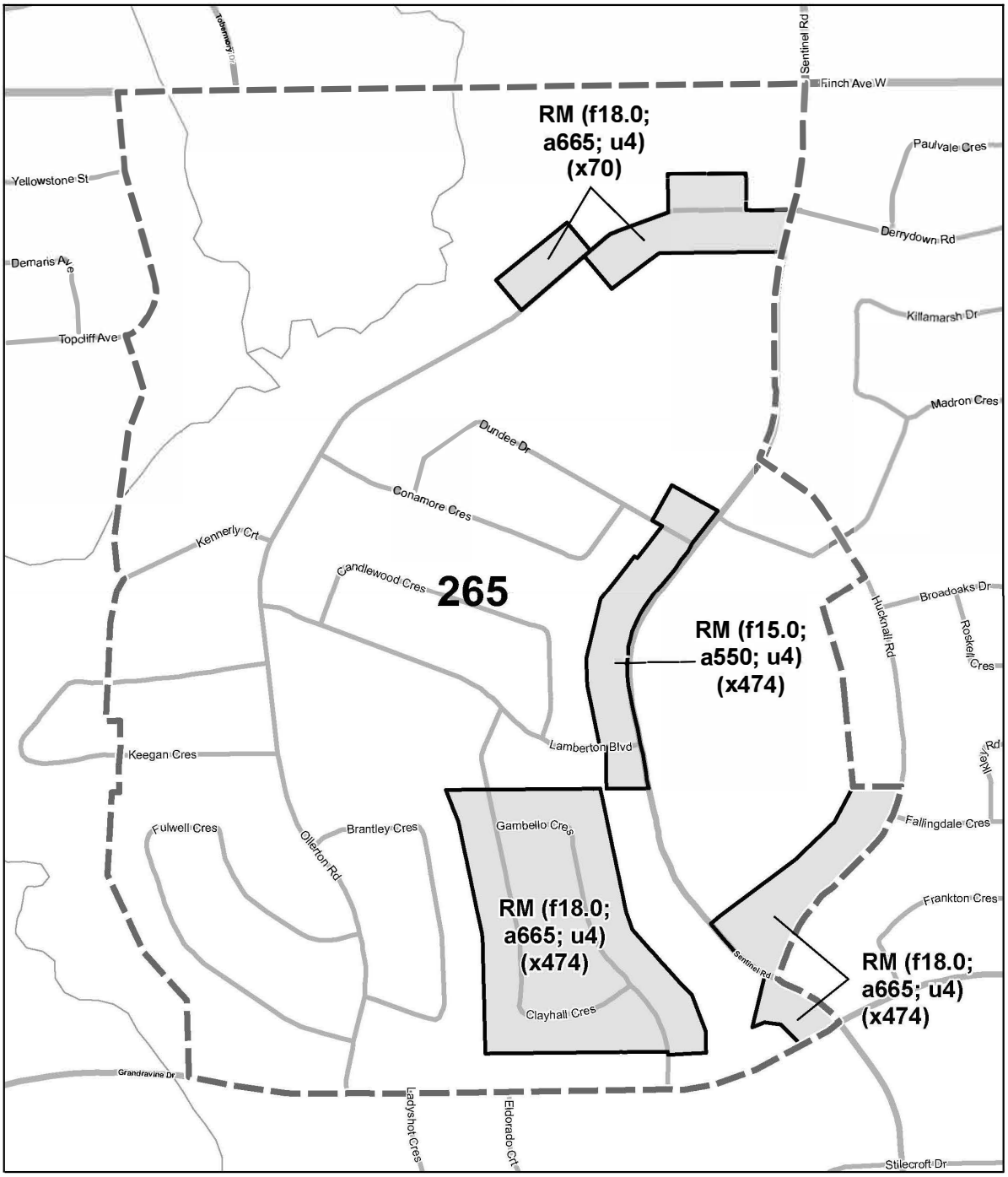

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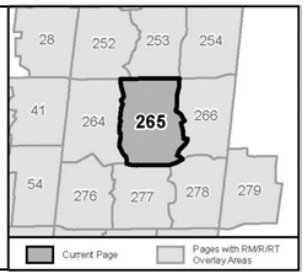

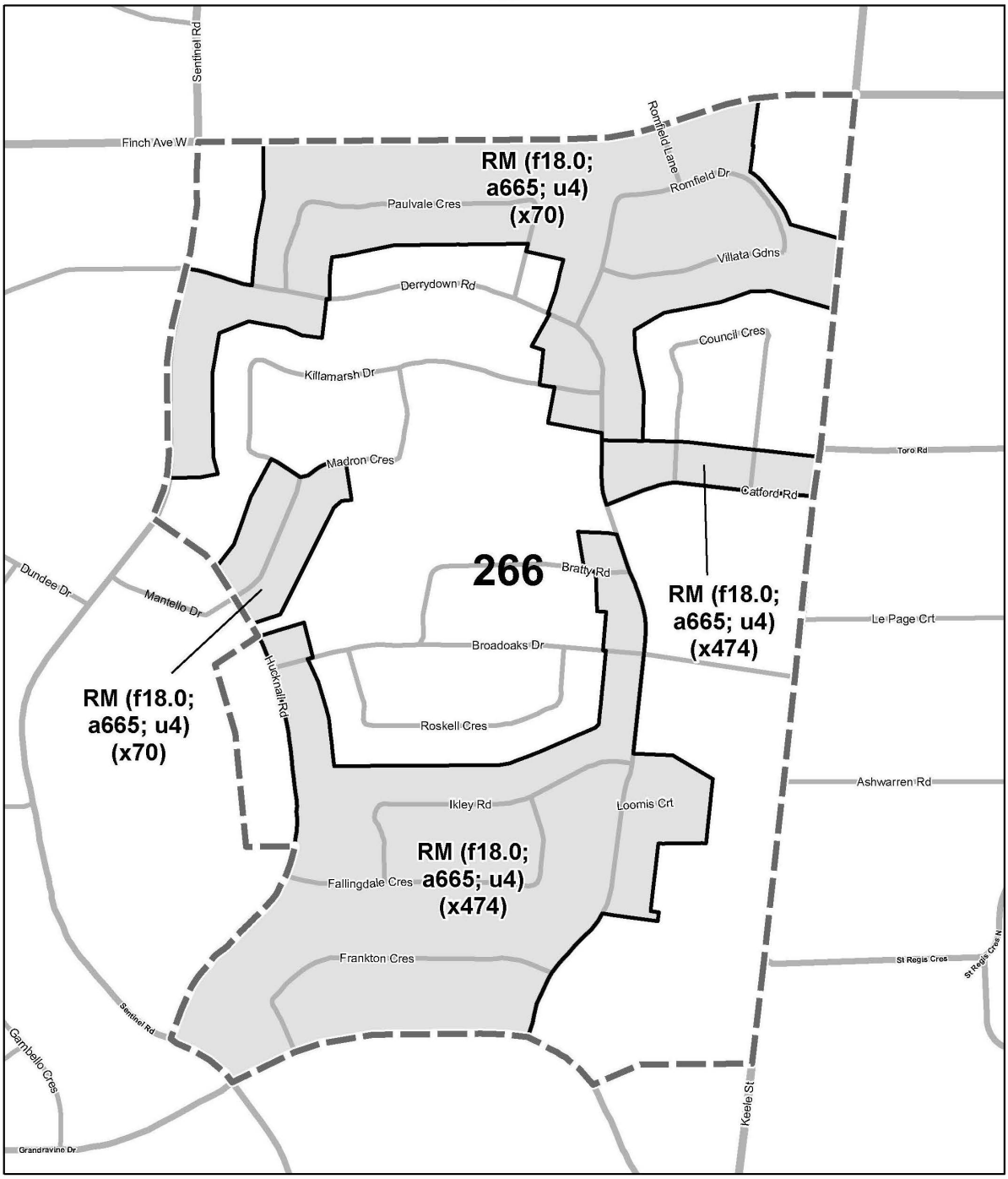

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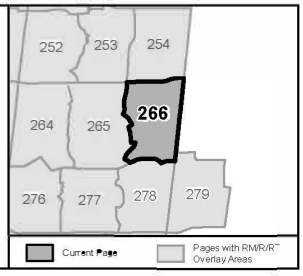

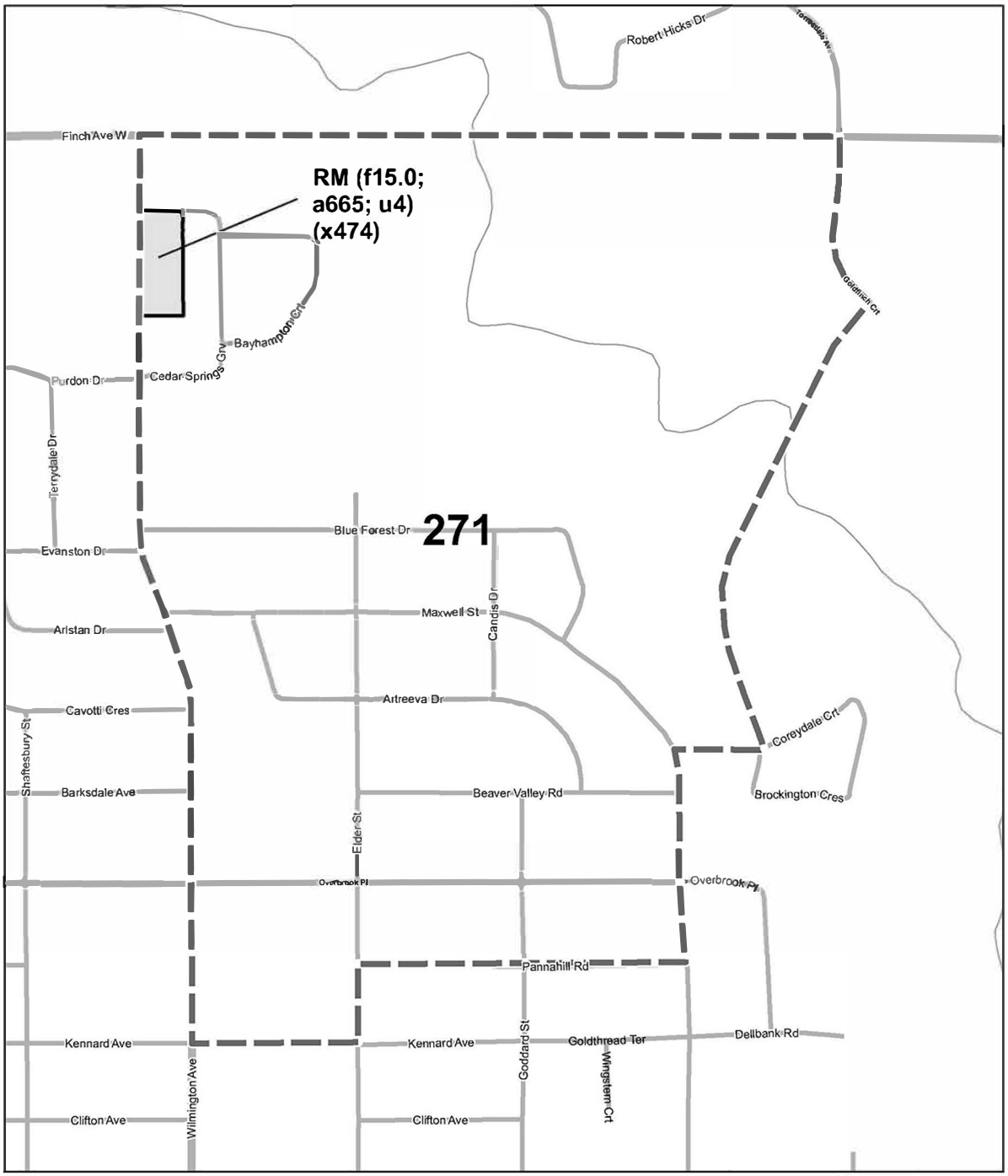

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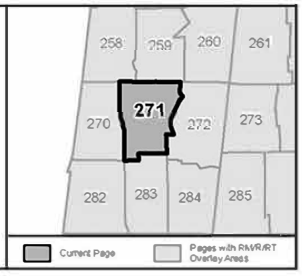

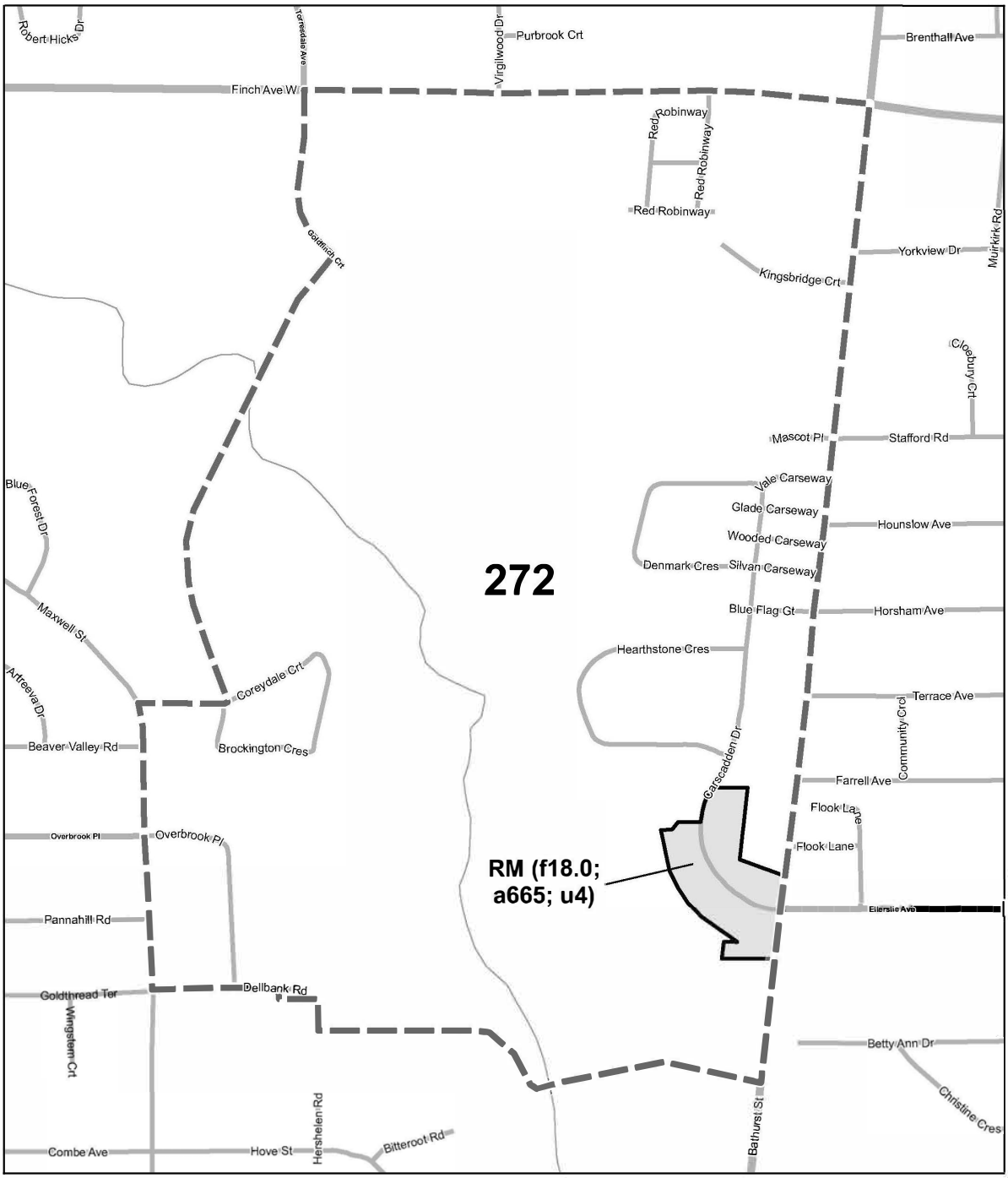

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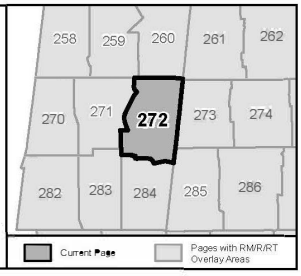

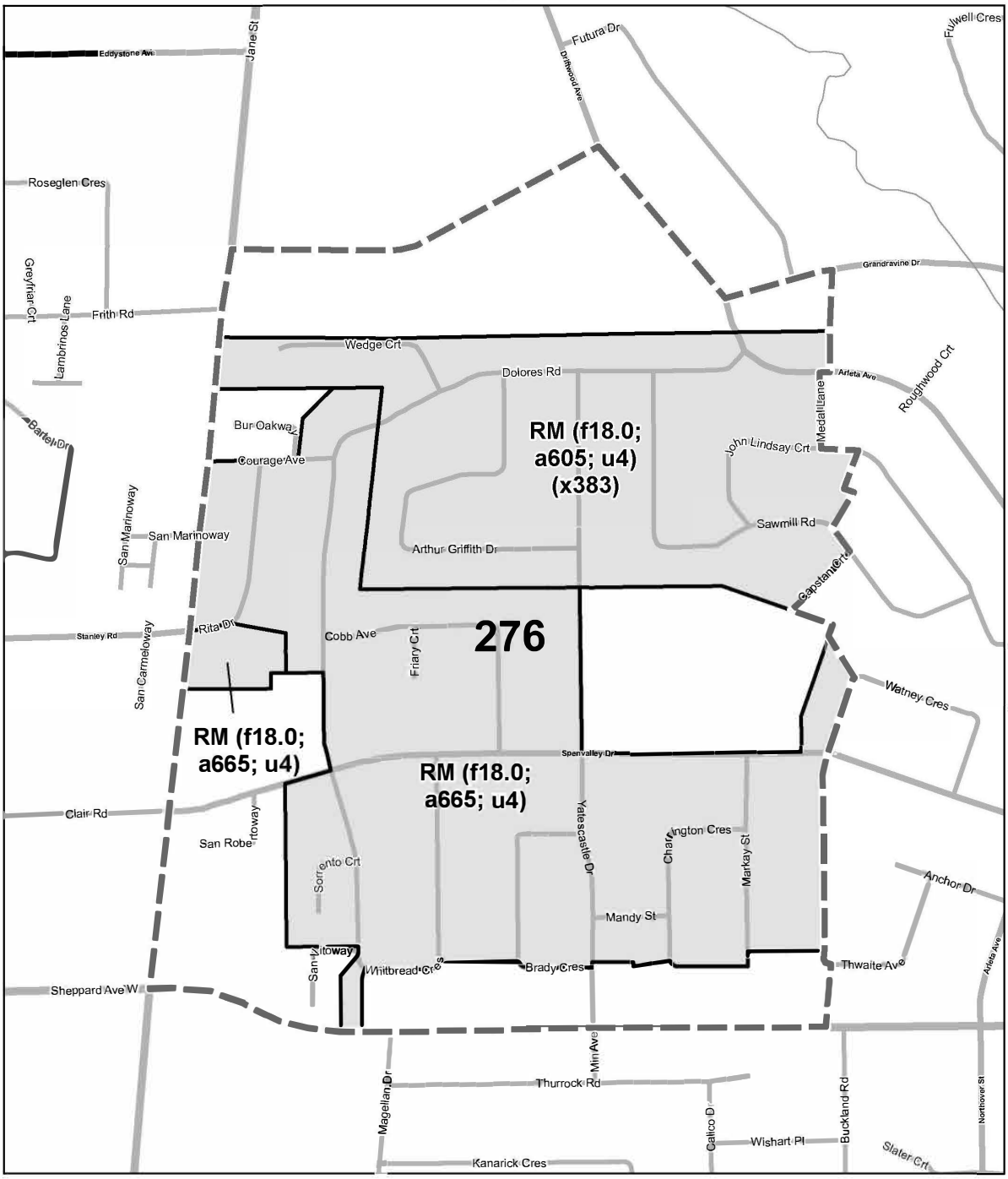

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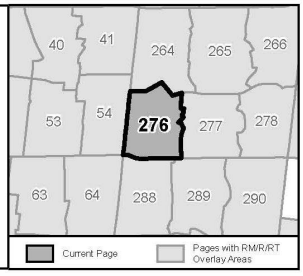

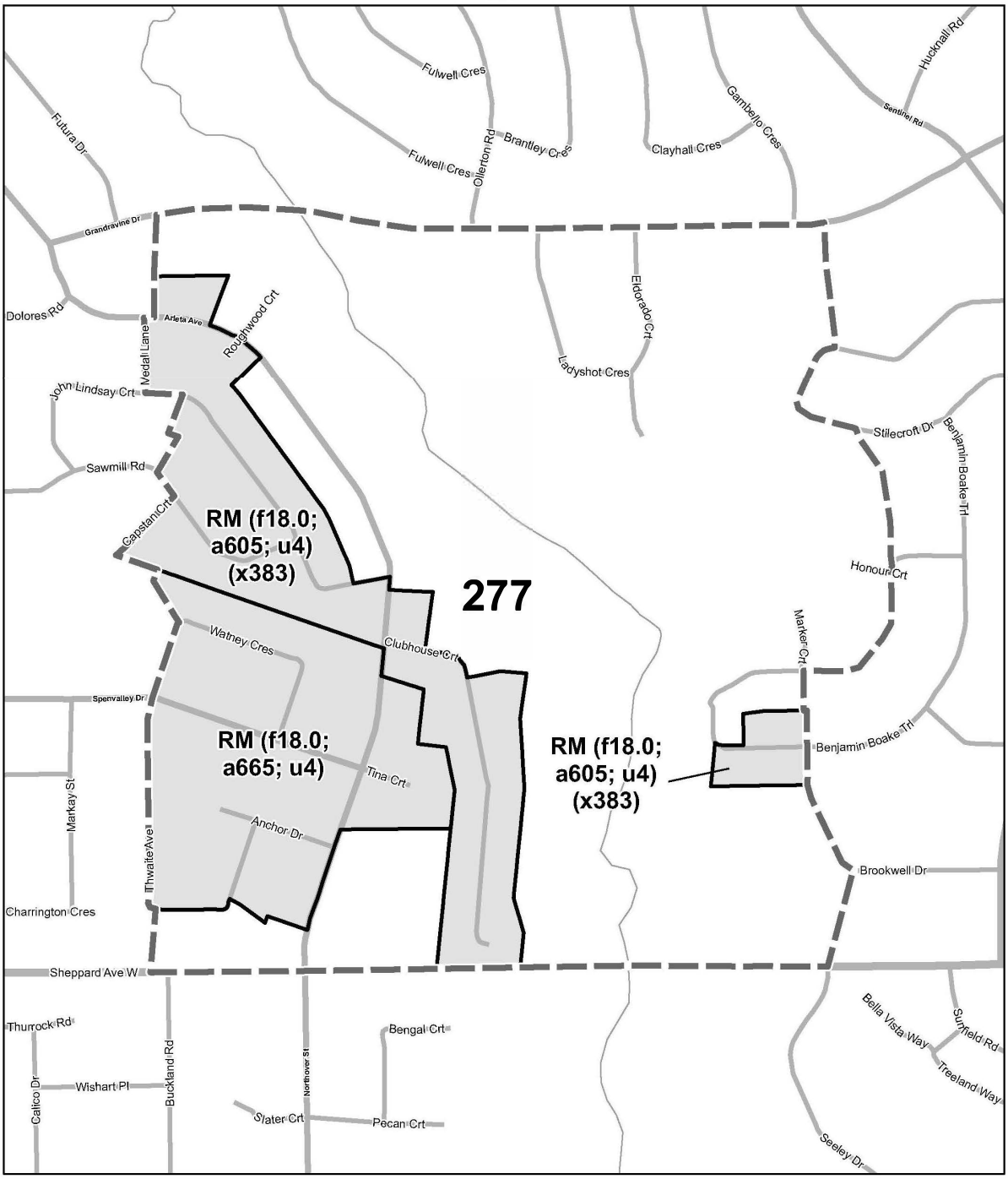

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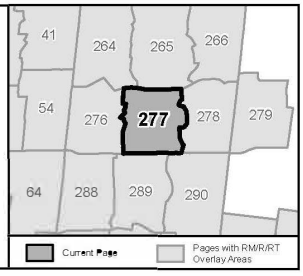

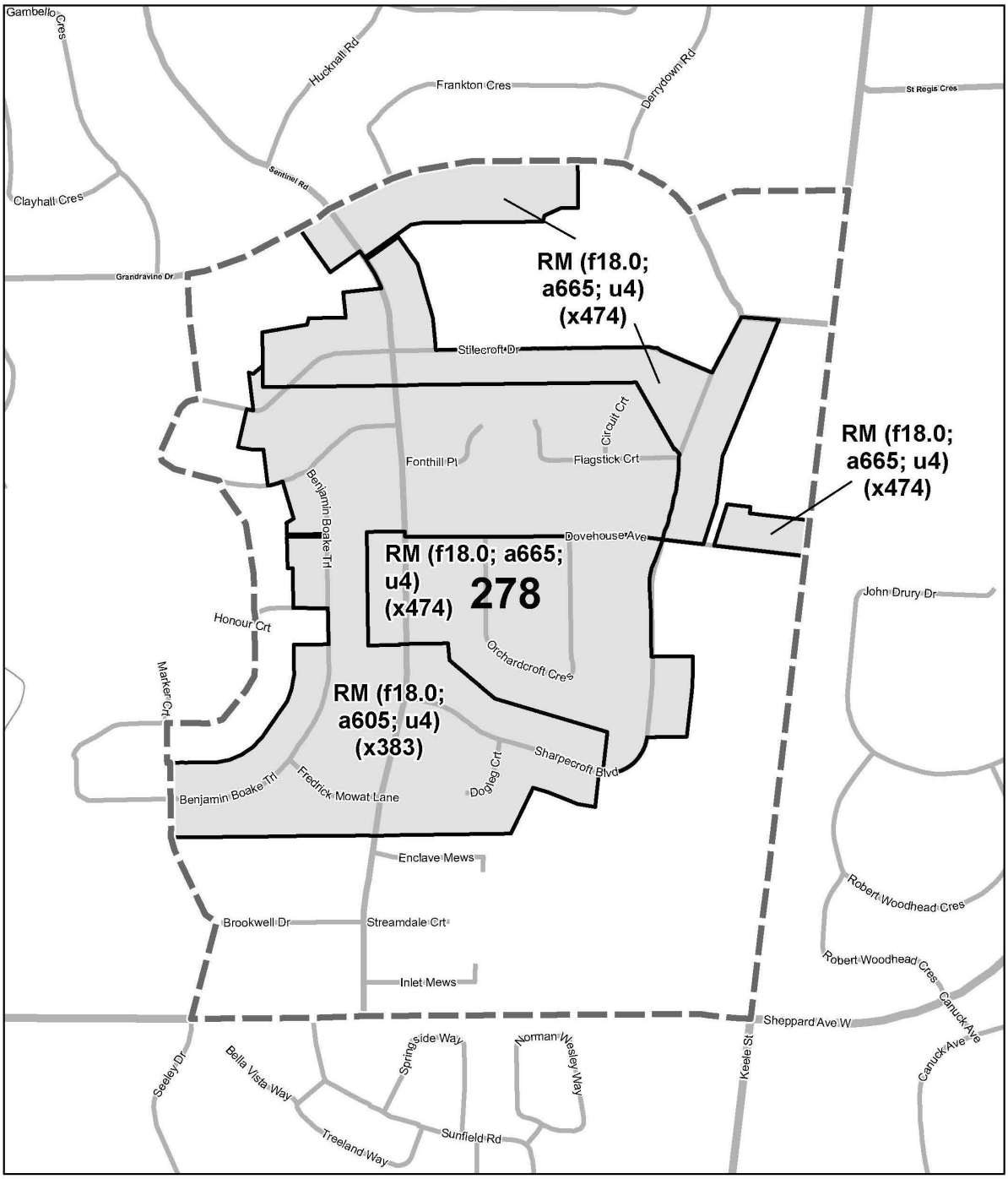

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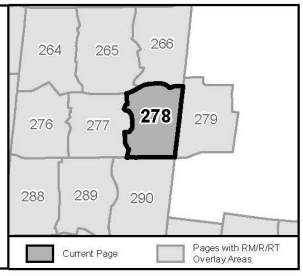

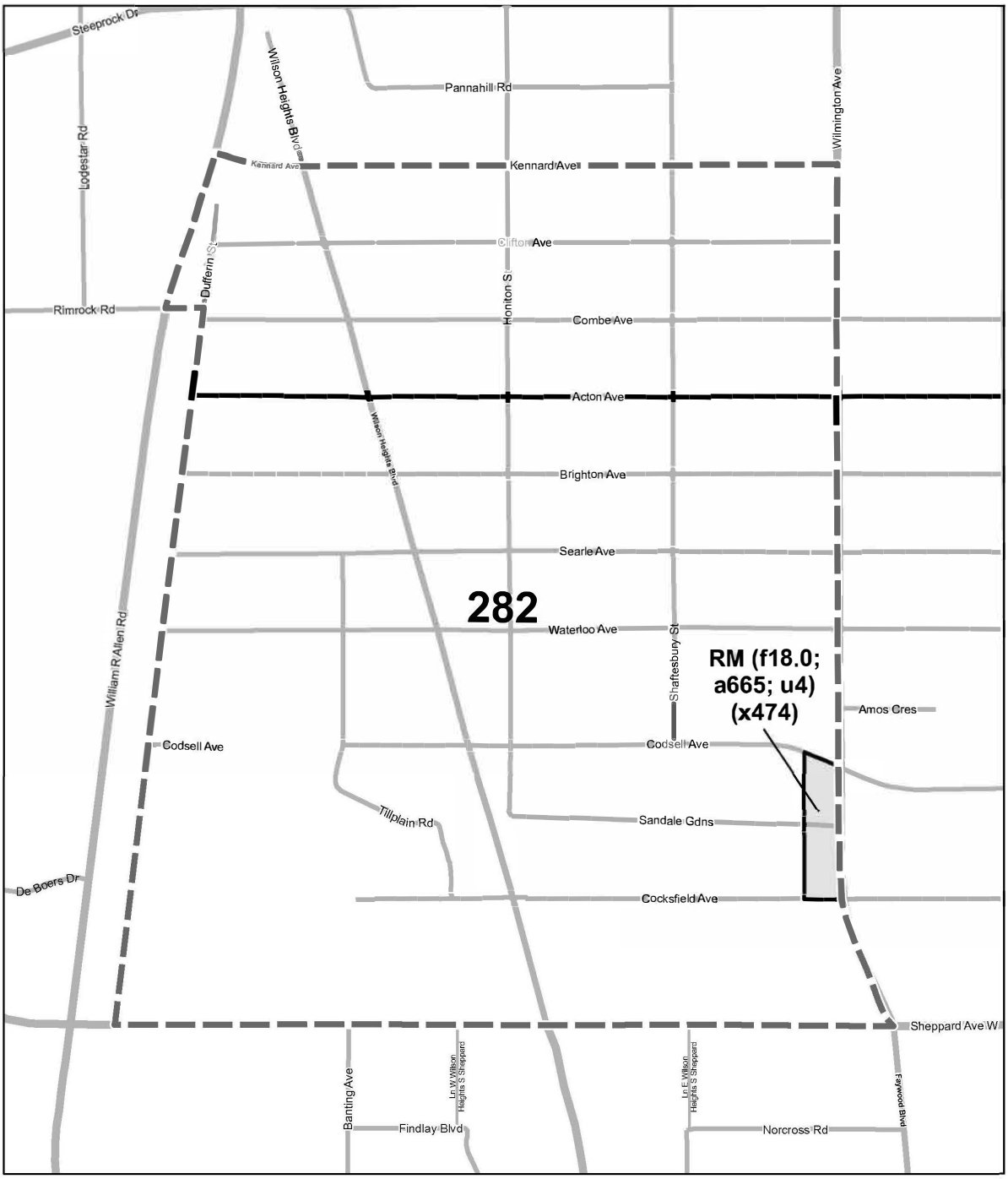

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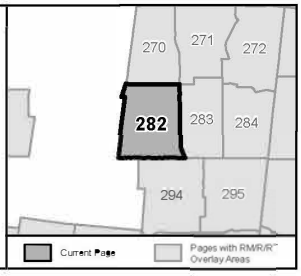

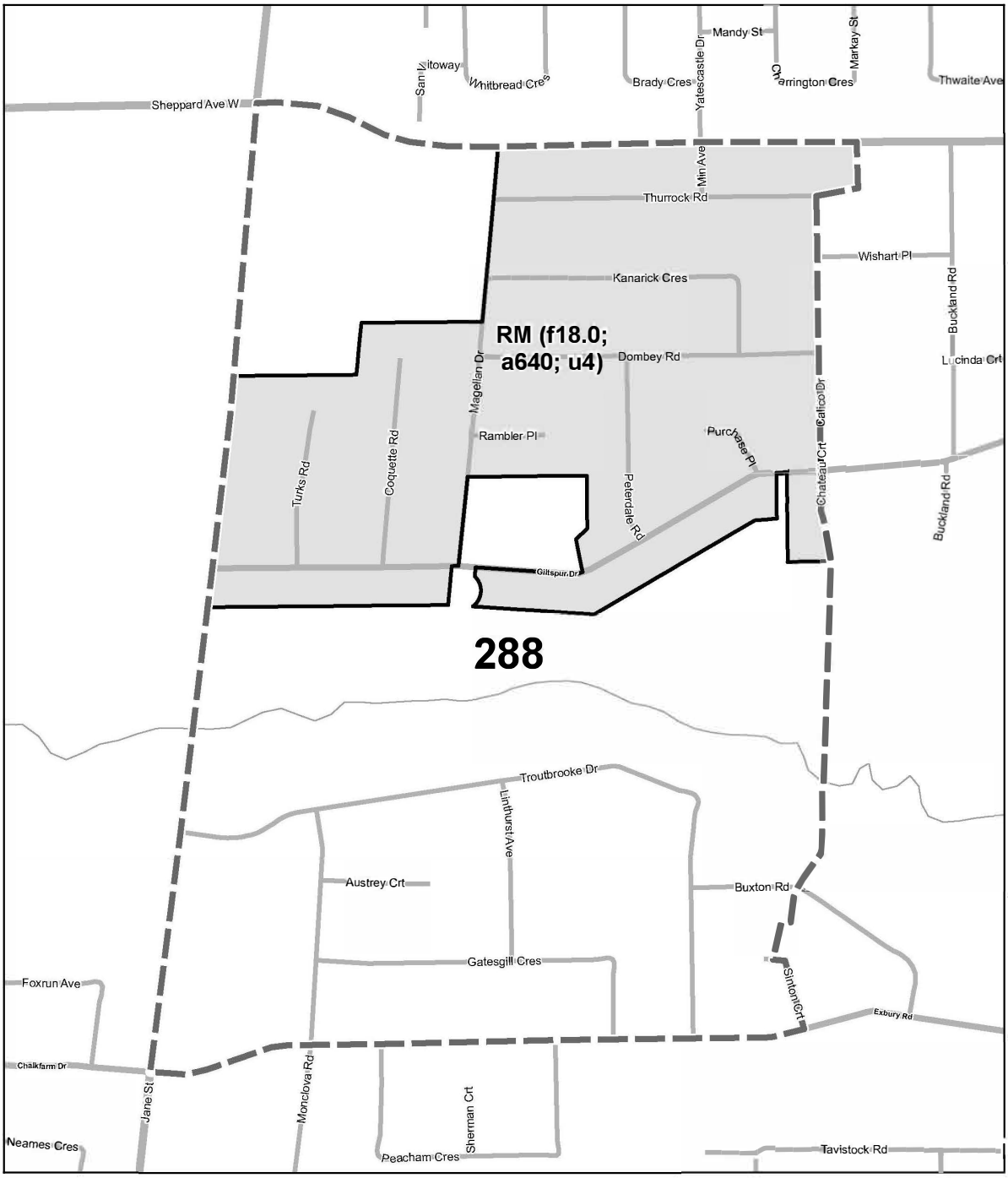

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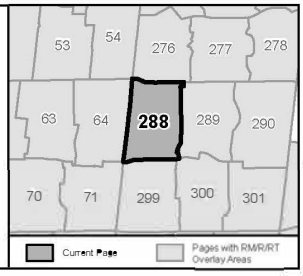

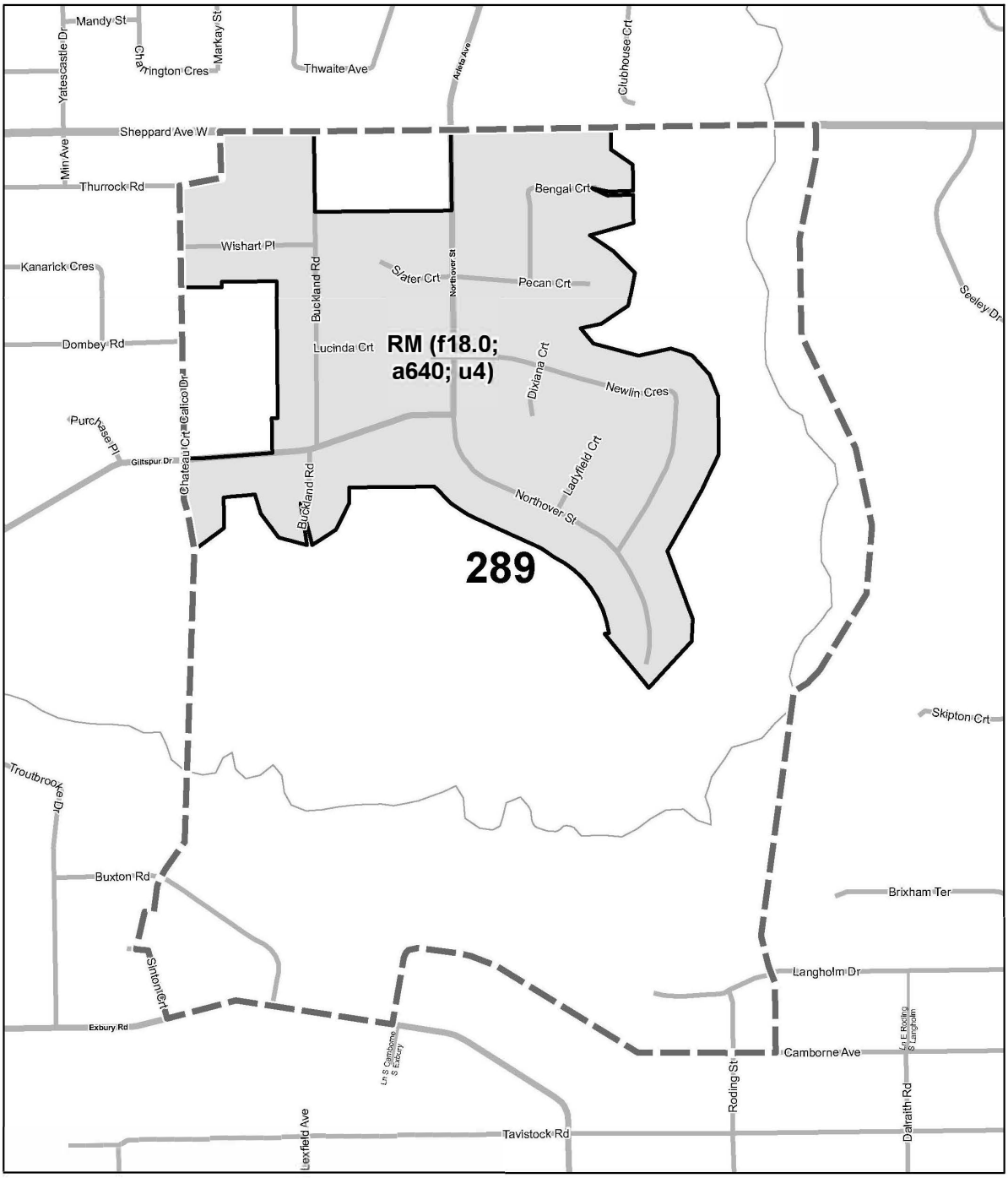

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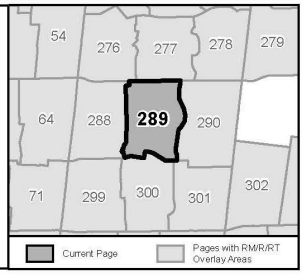

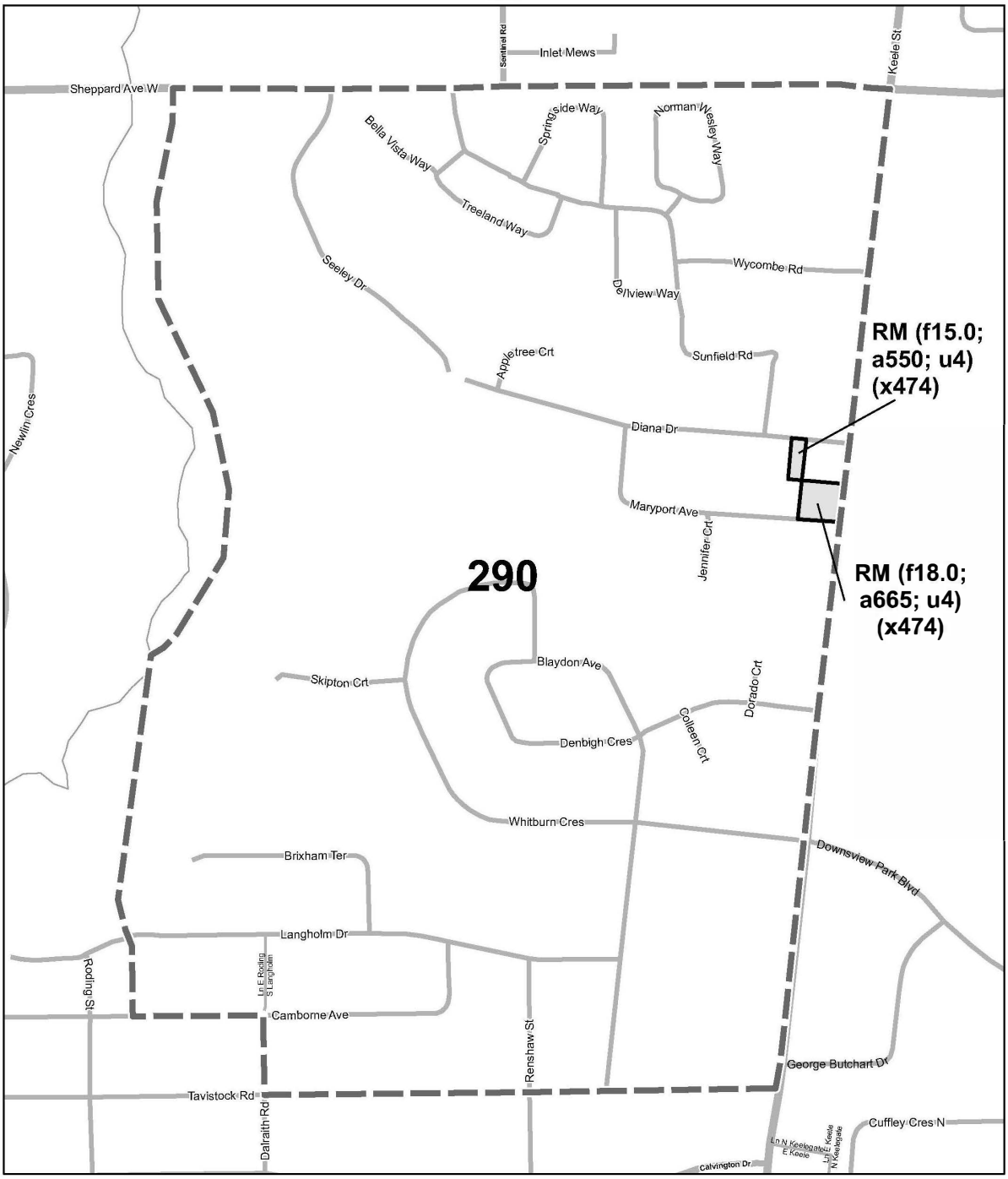

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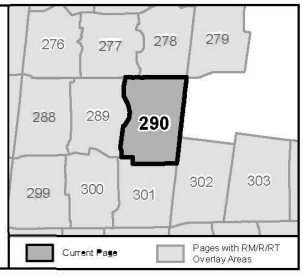

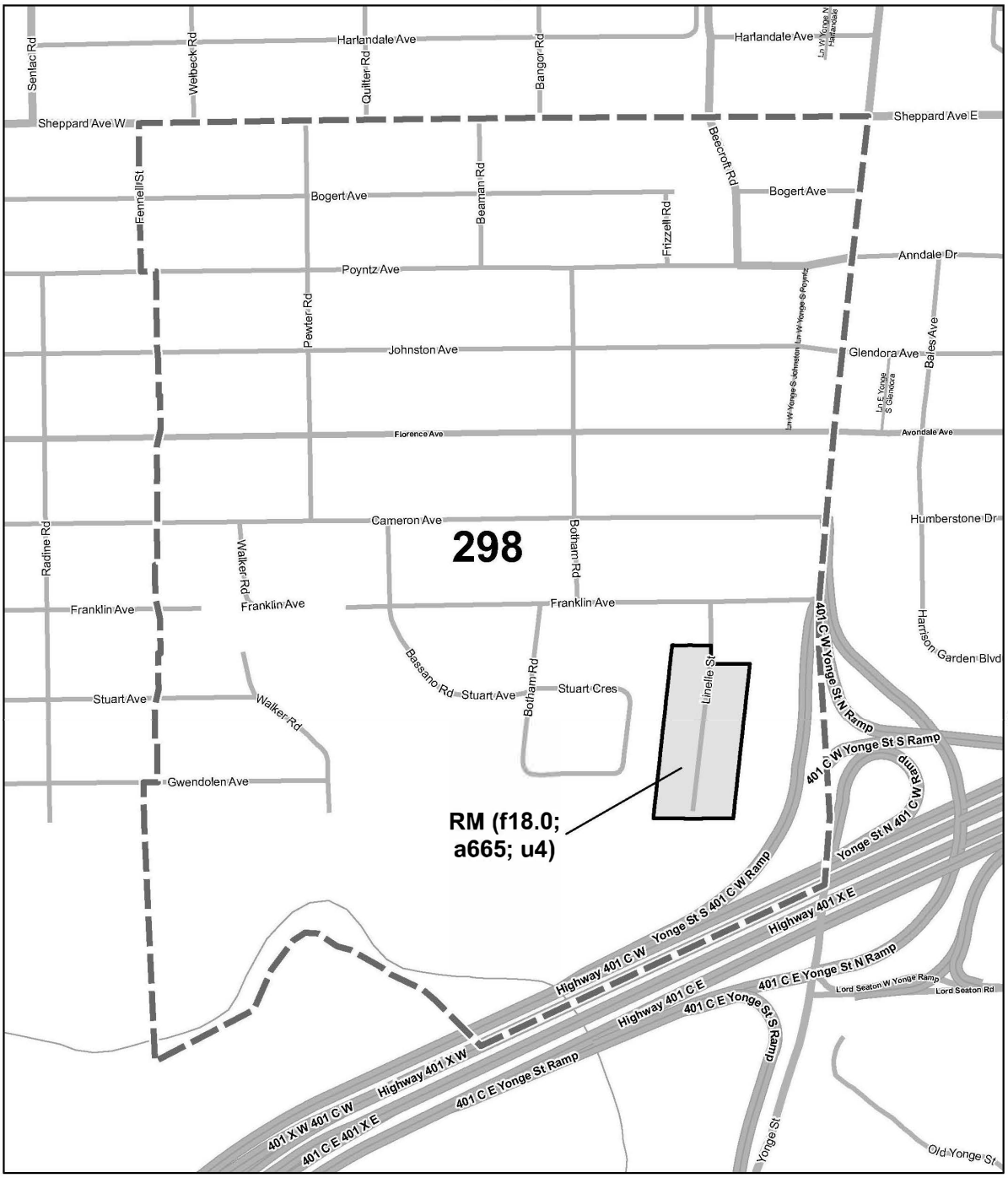

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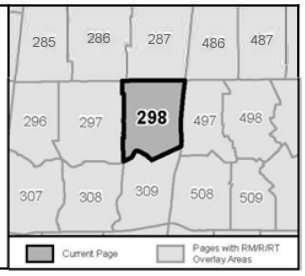

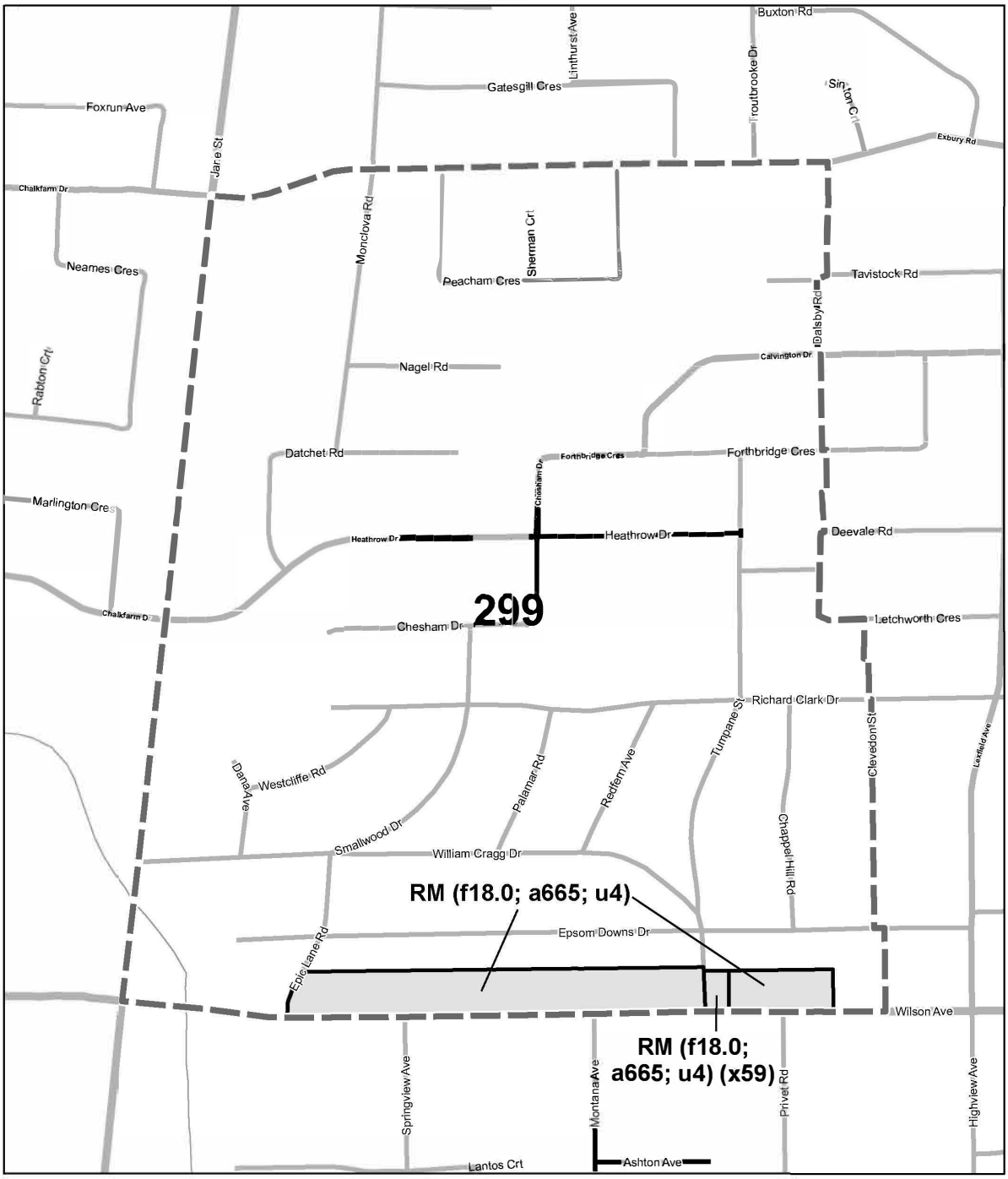

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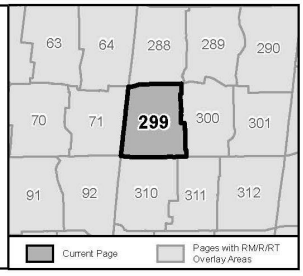

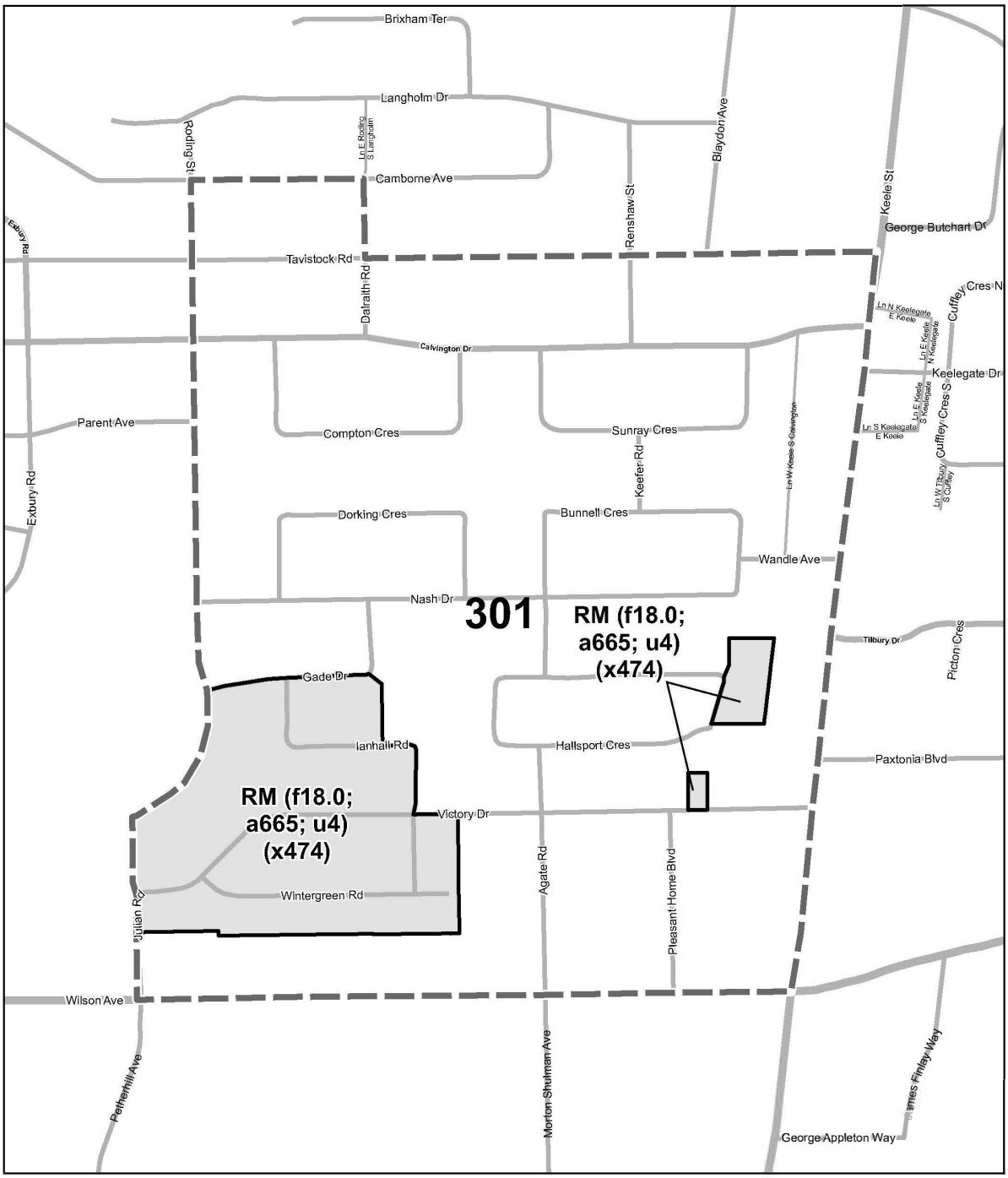

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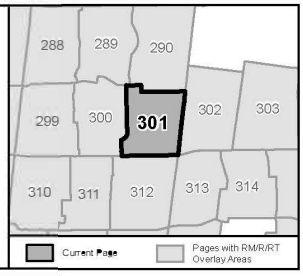

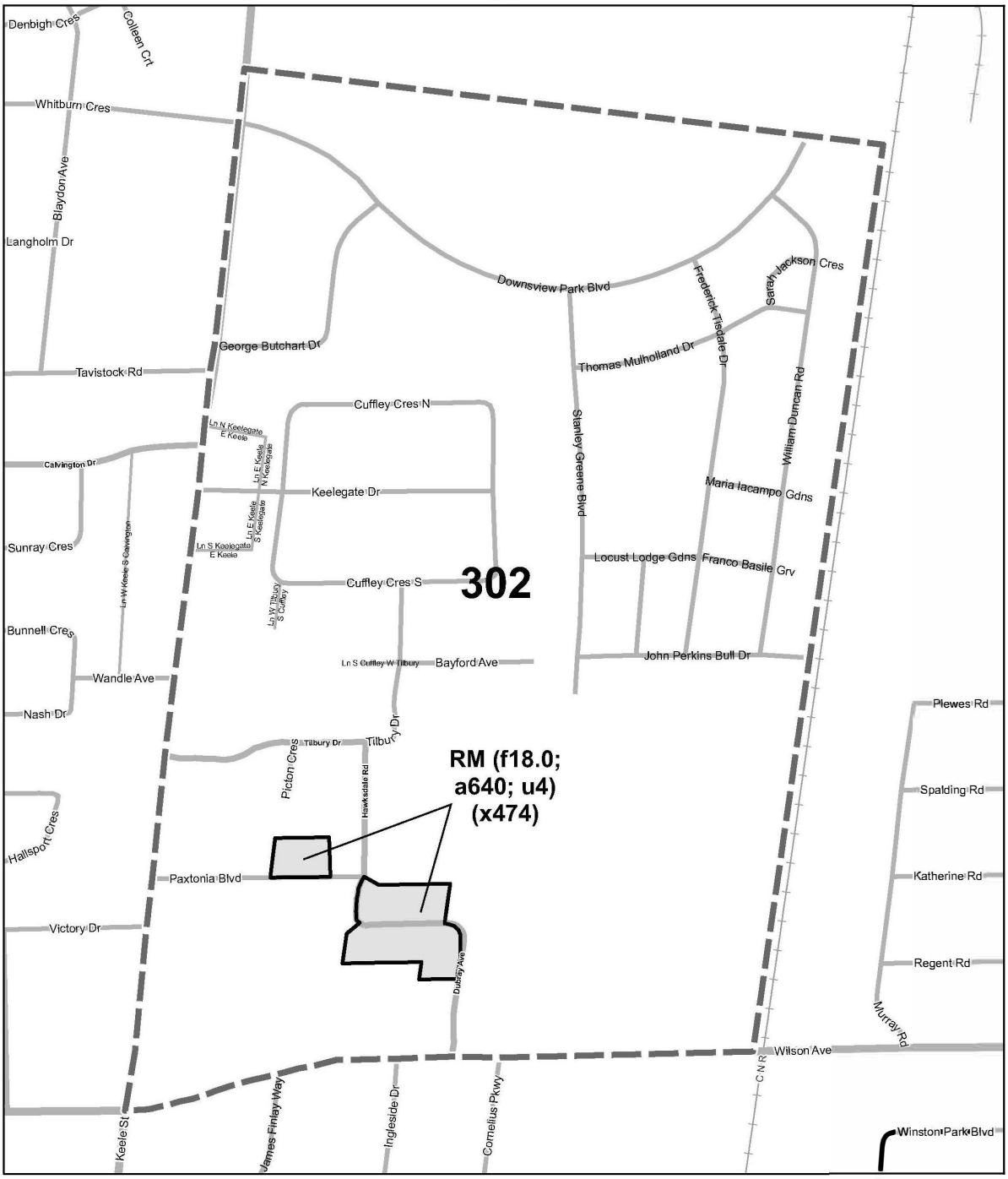

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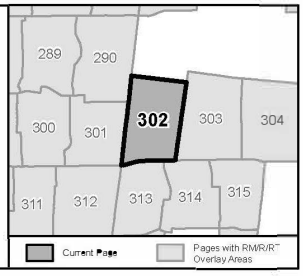

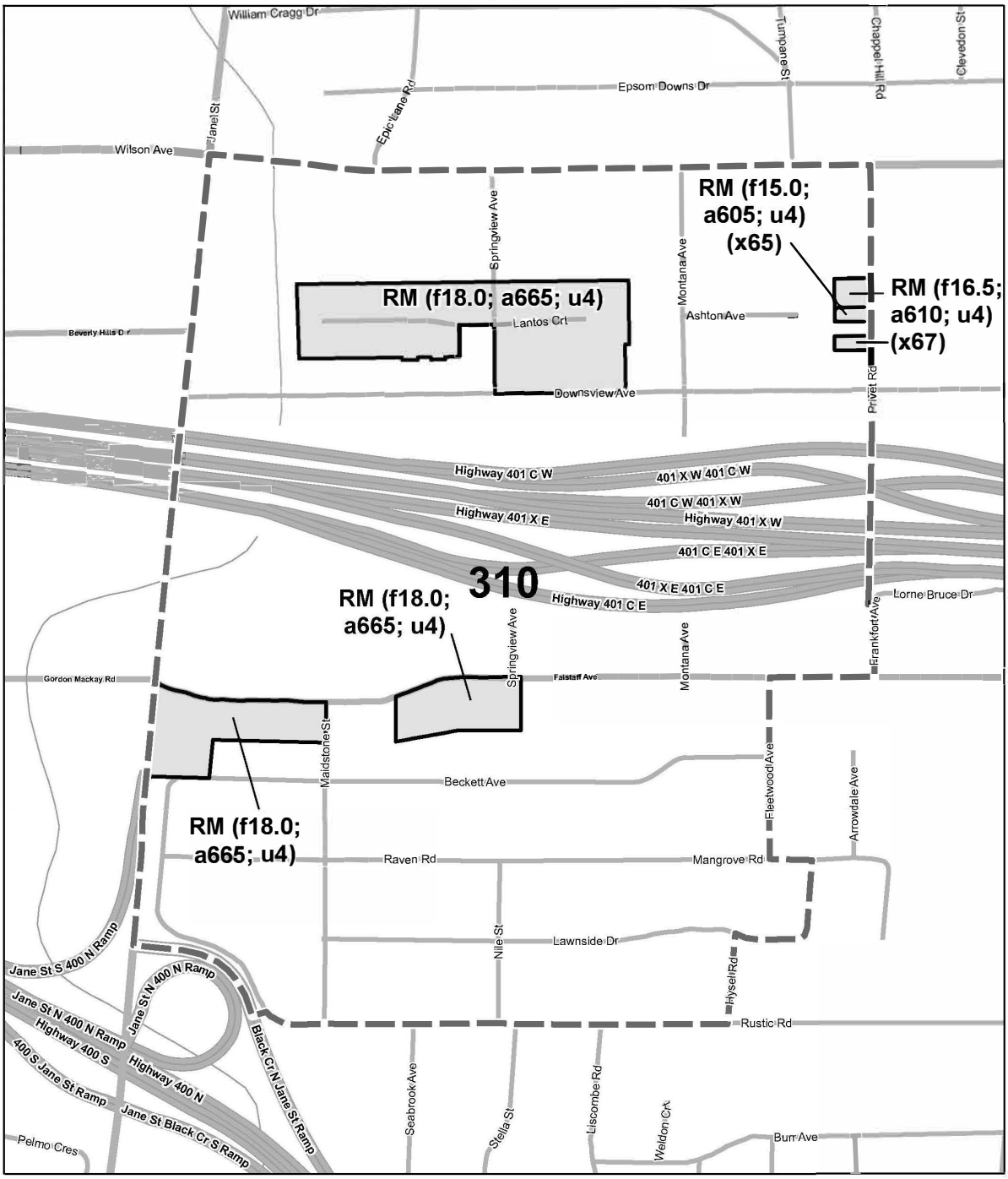

TORONTO City Planning

RM/R/RT Zone Amendments

April 4, 2023

Lands zoned RM/R/RT subject to zone label amendments

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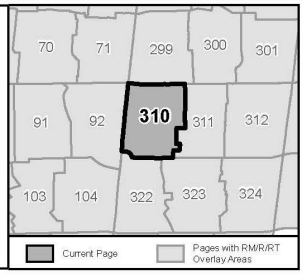

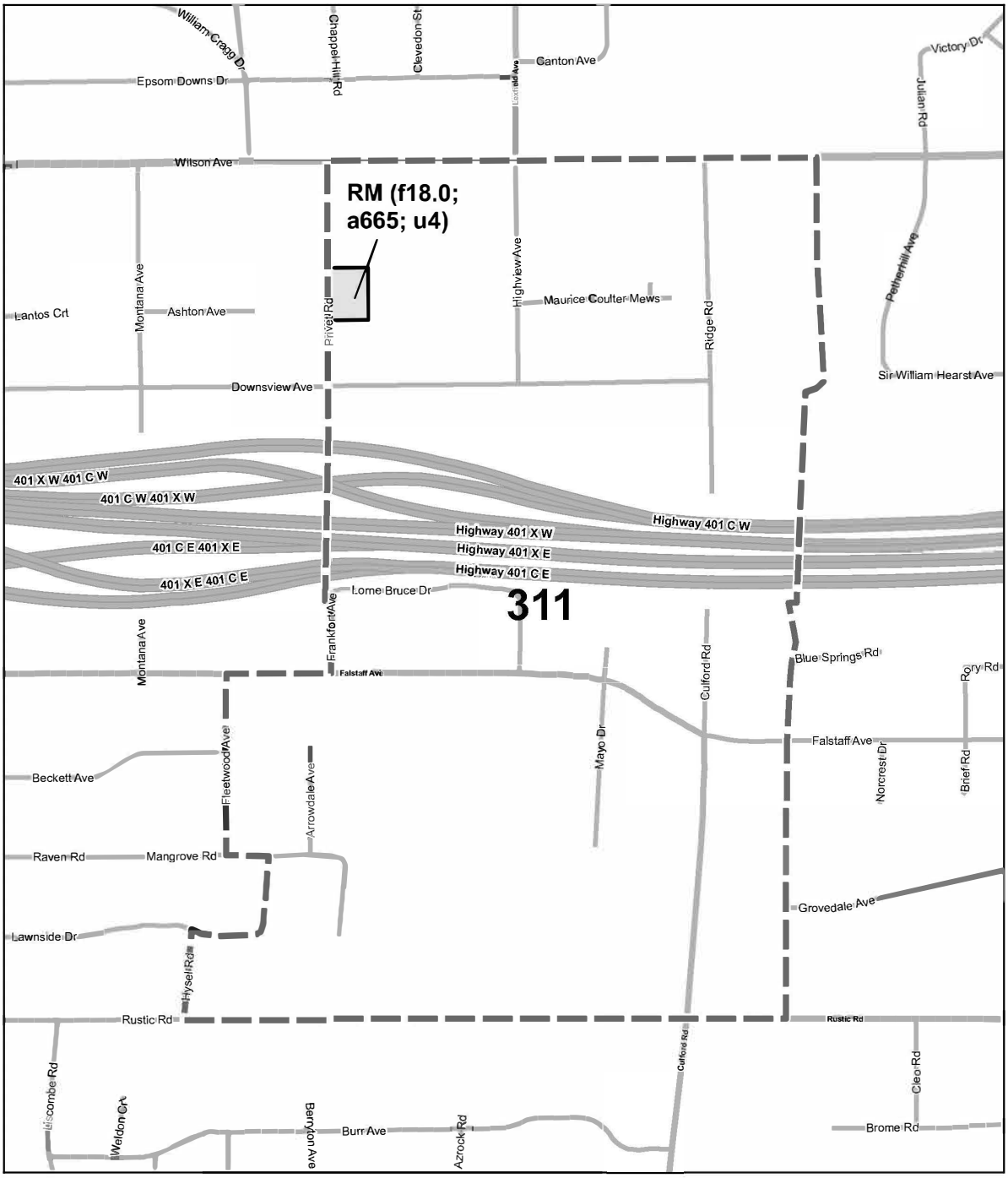

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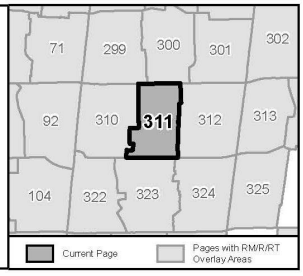

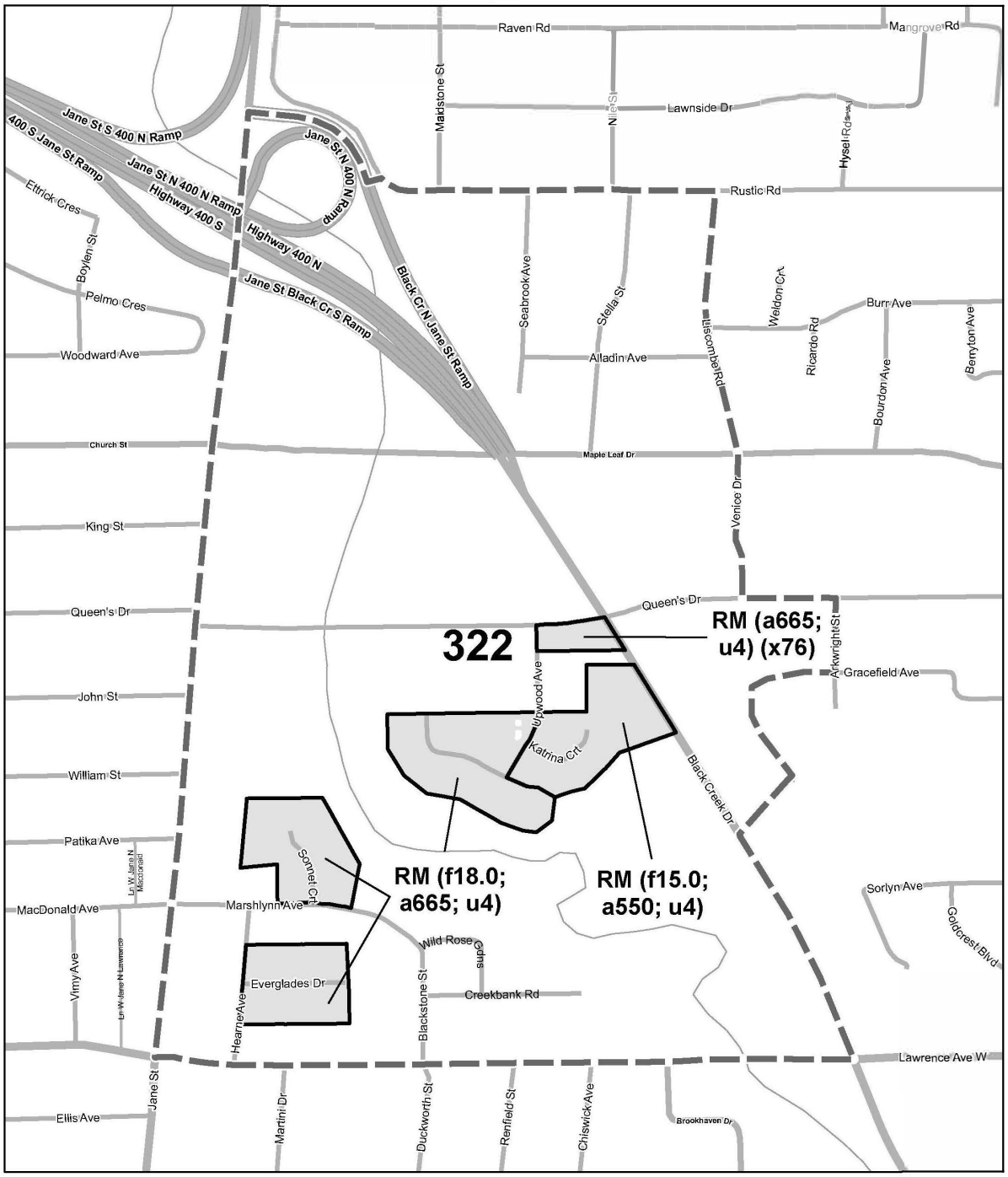

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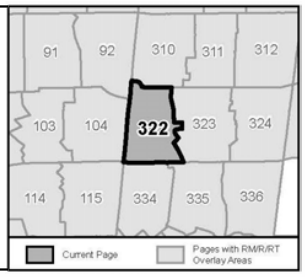

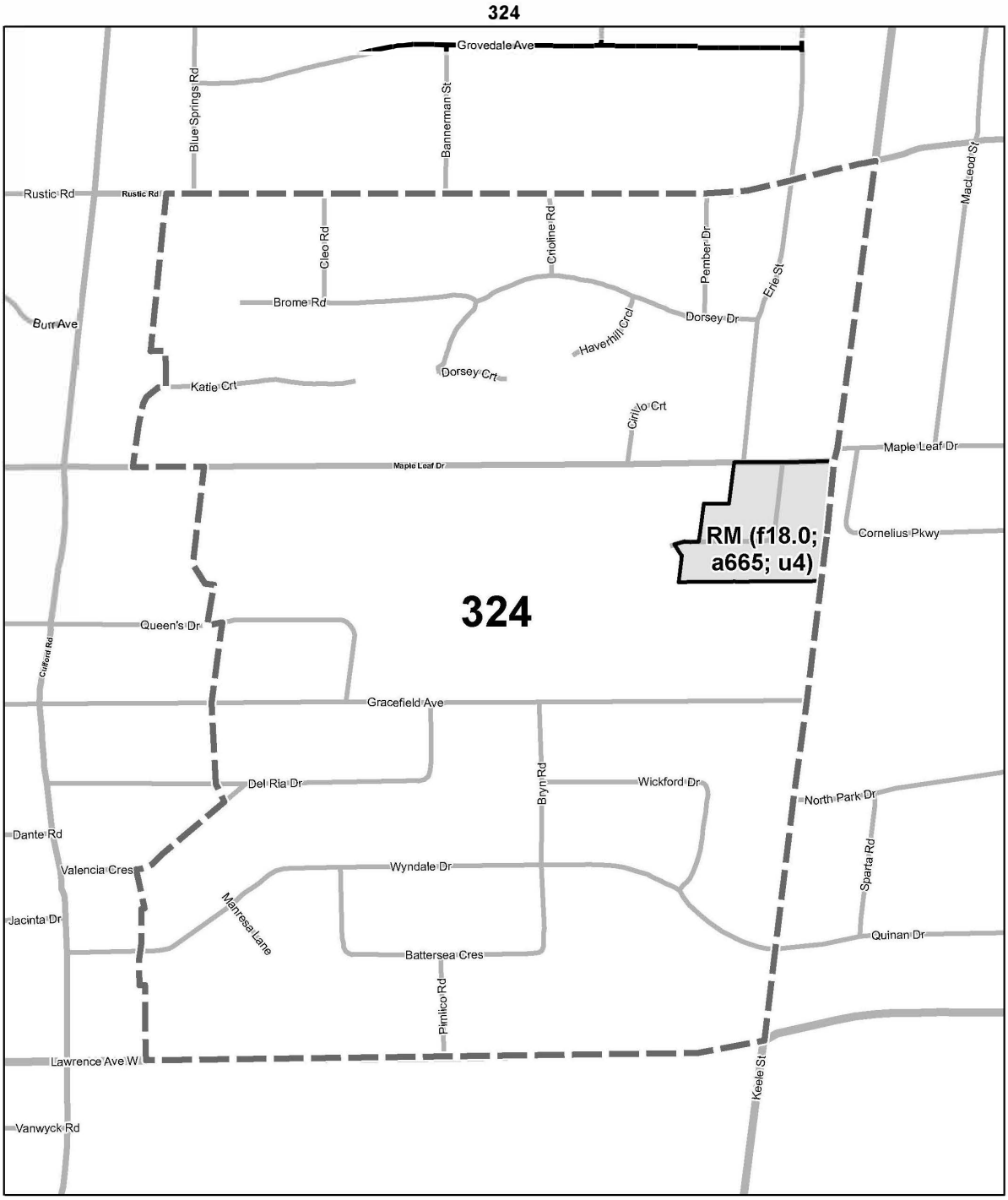

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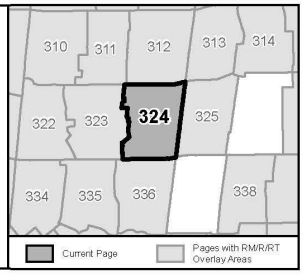

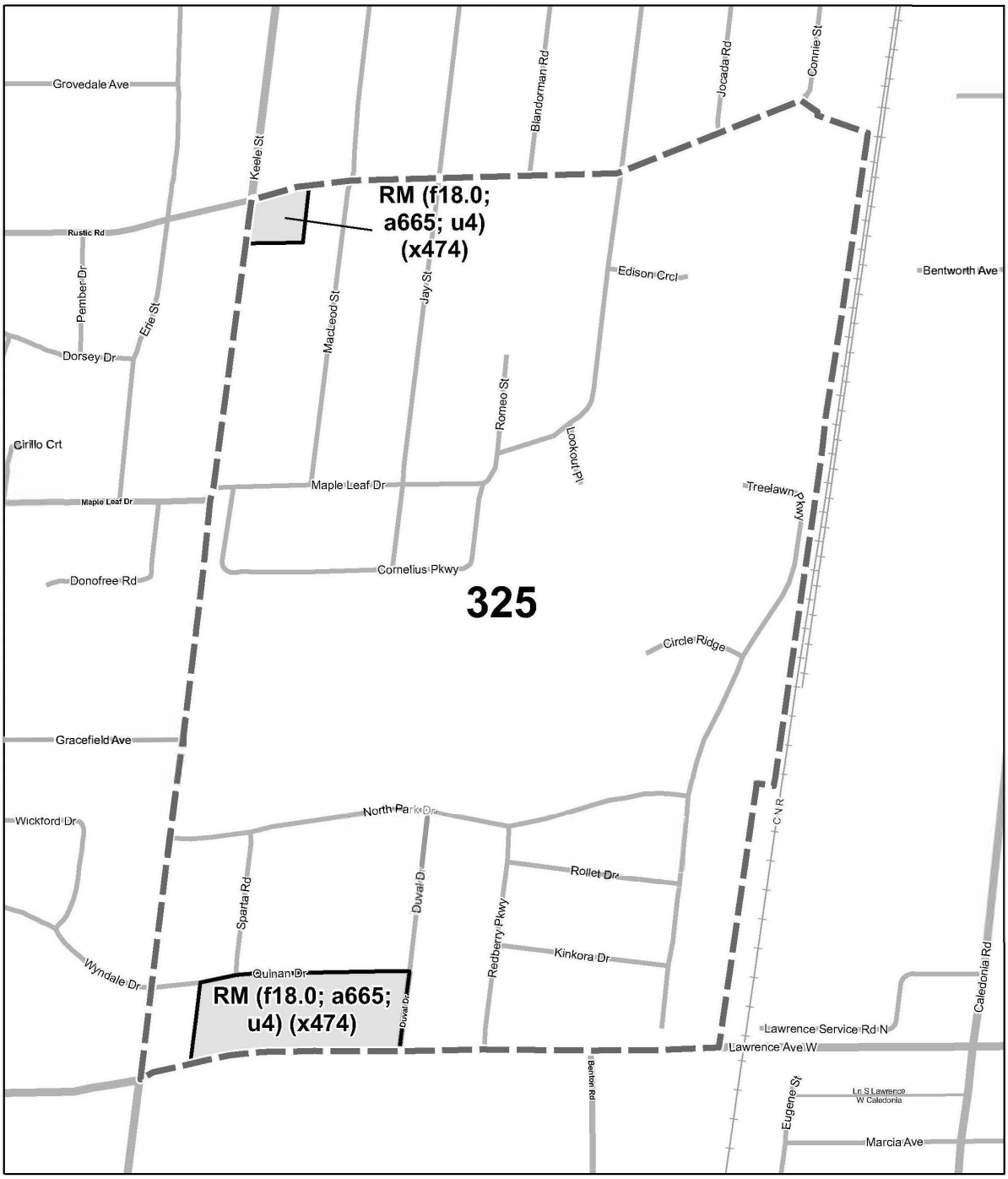

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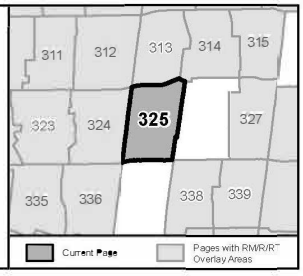

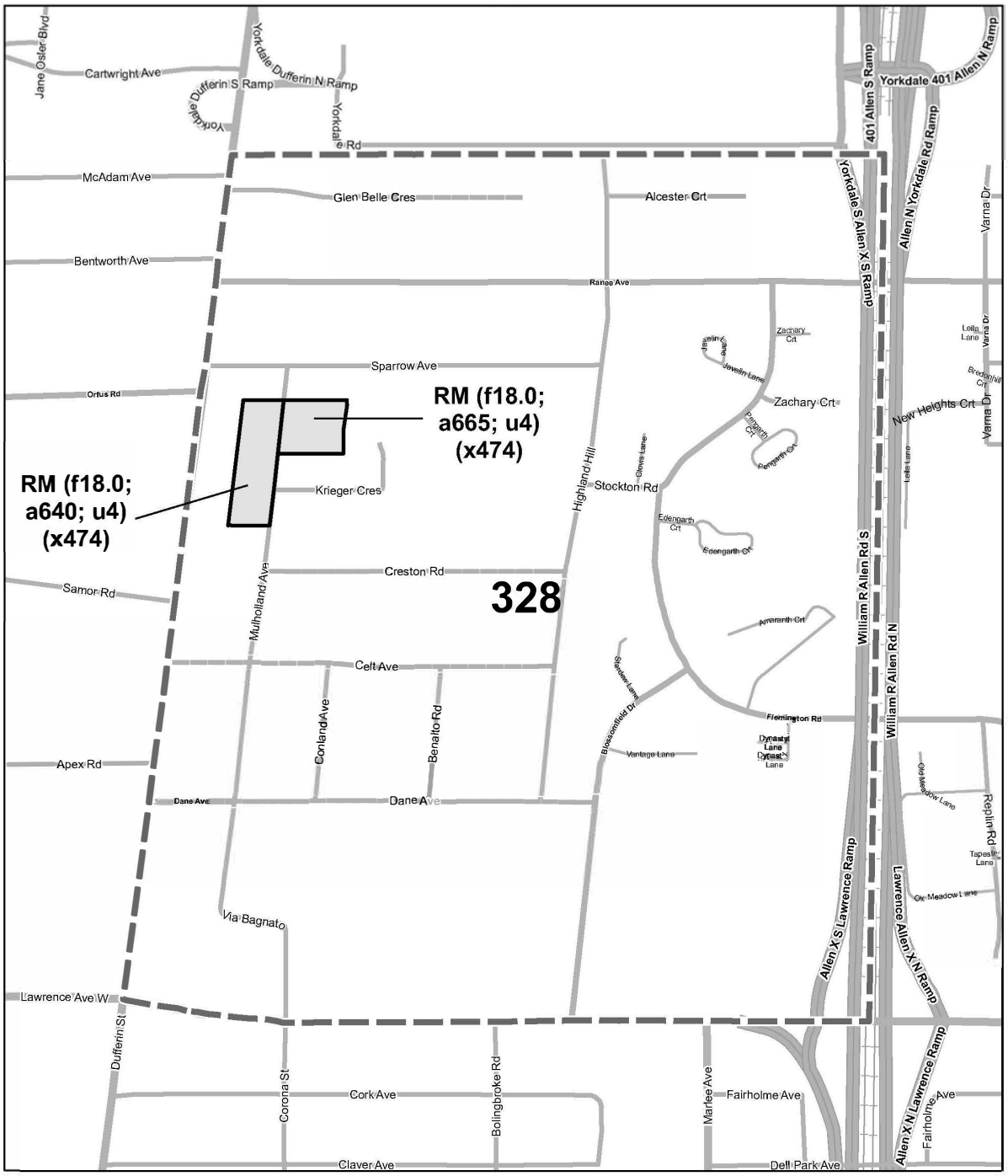

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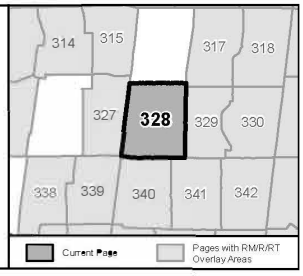

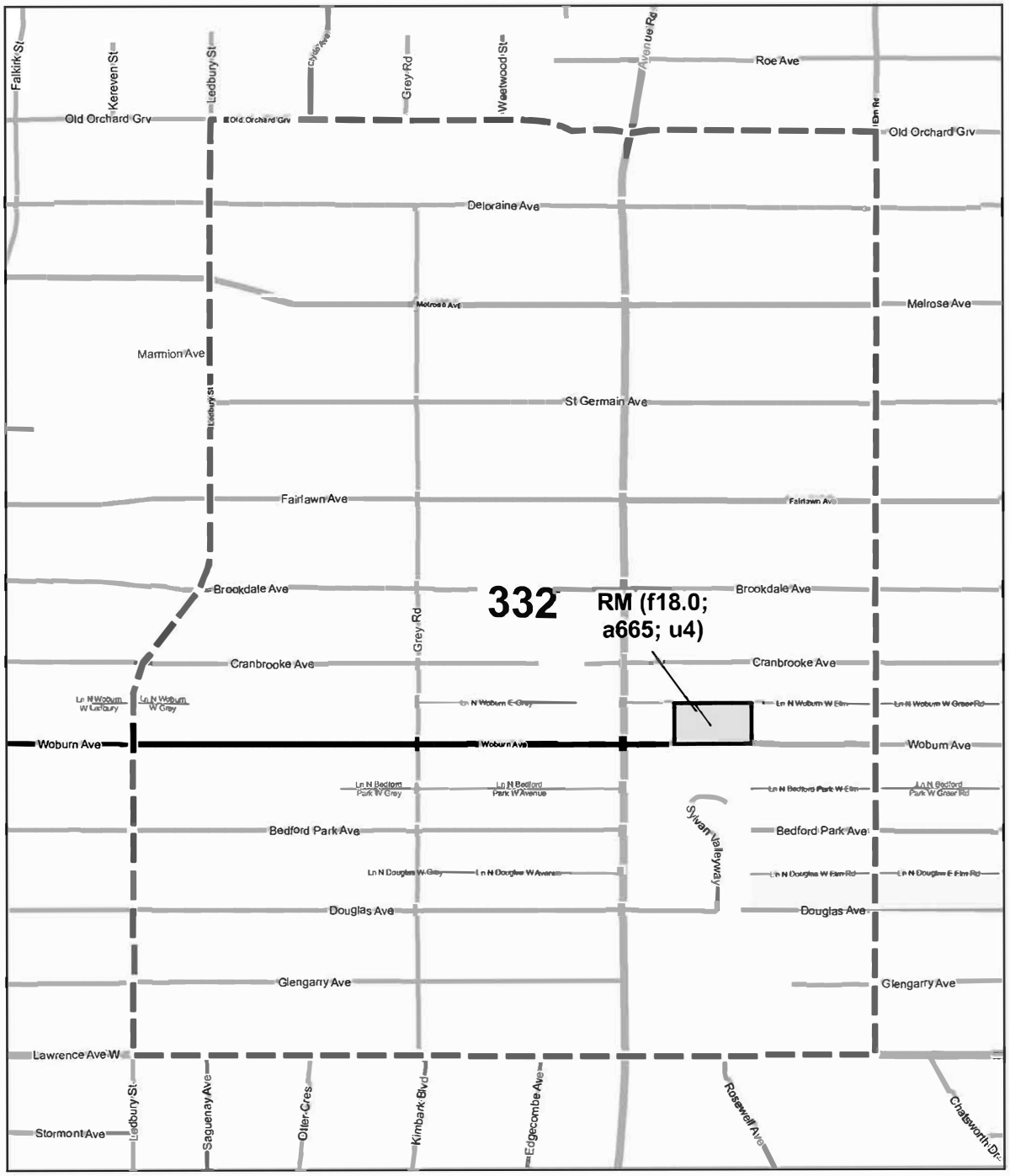

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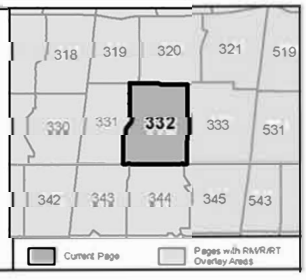

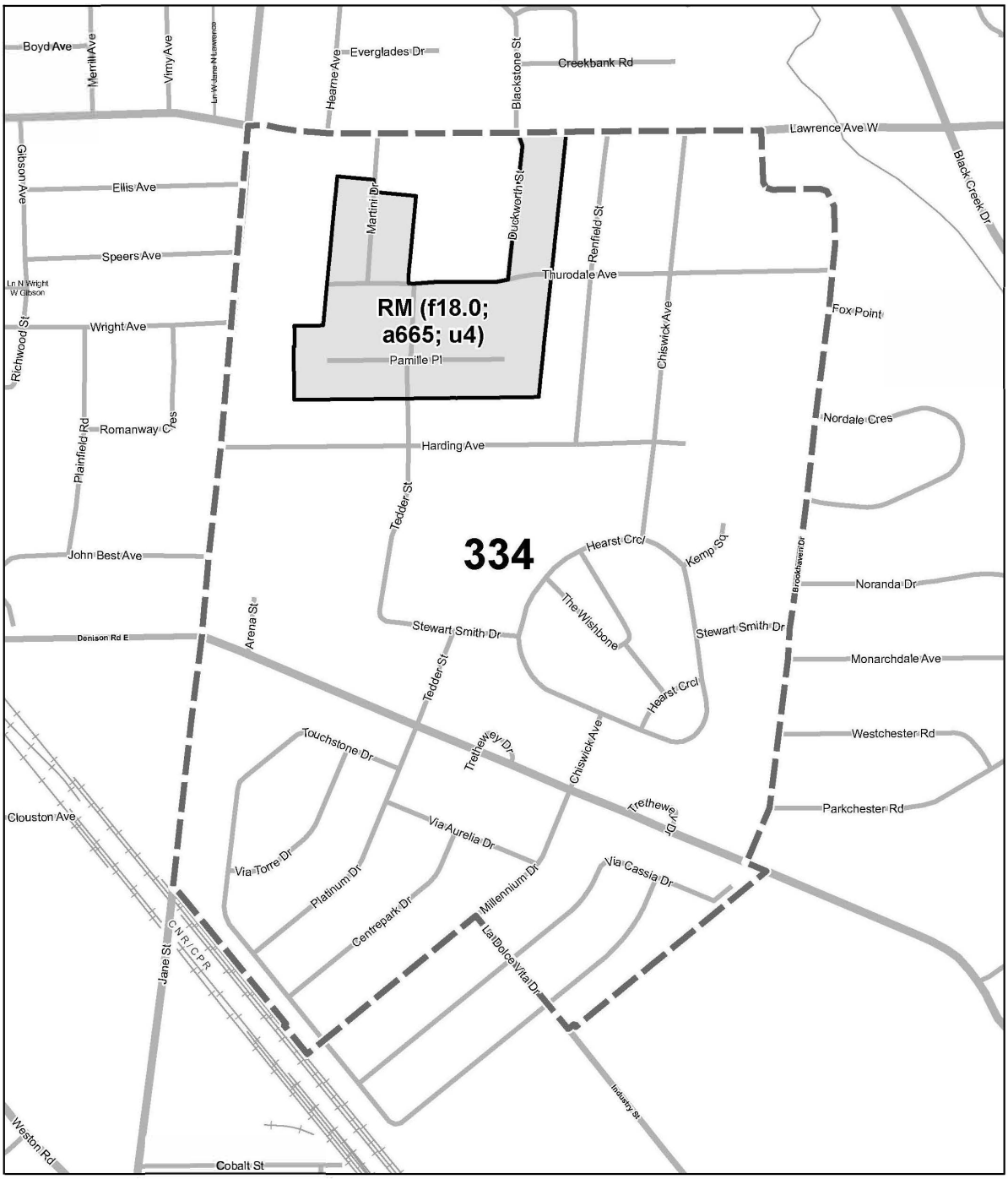

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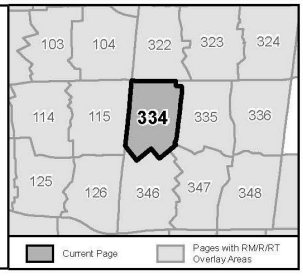

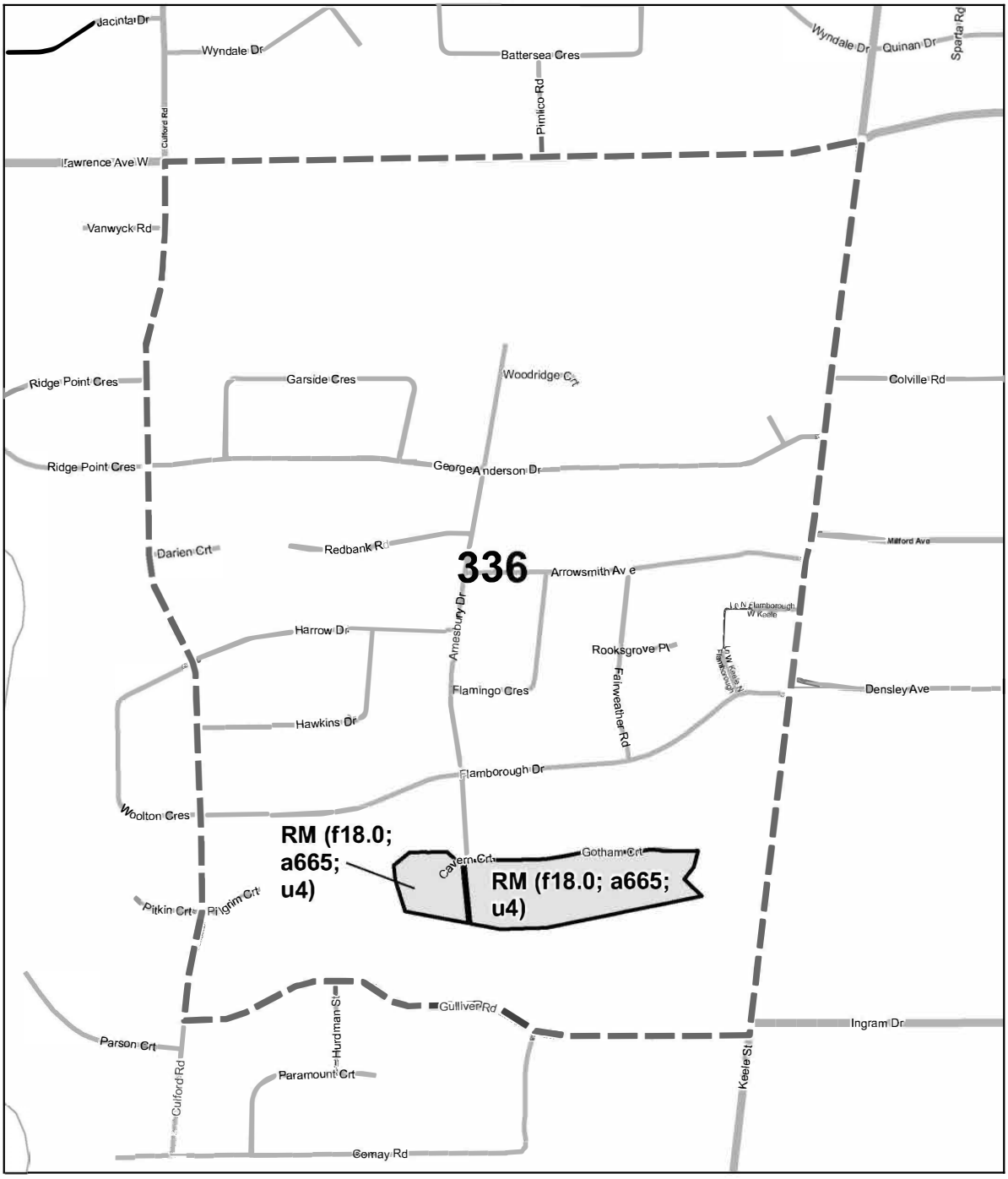

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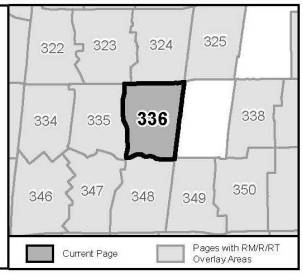

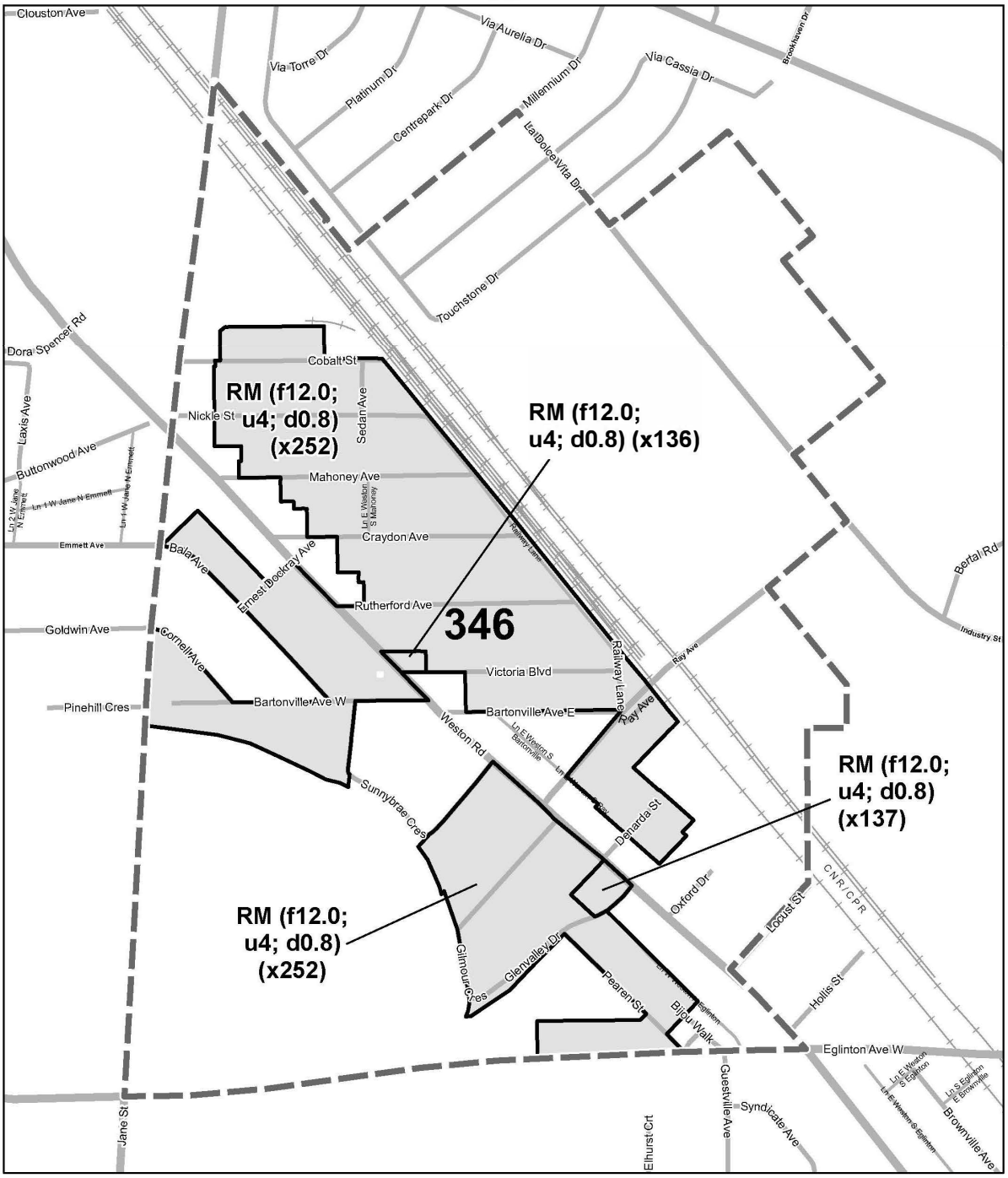

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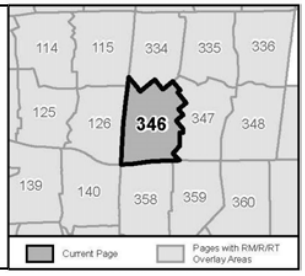

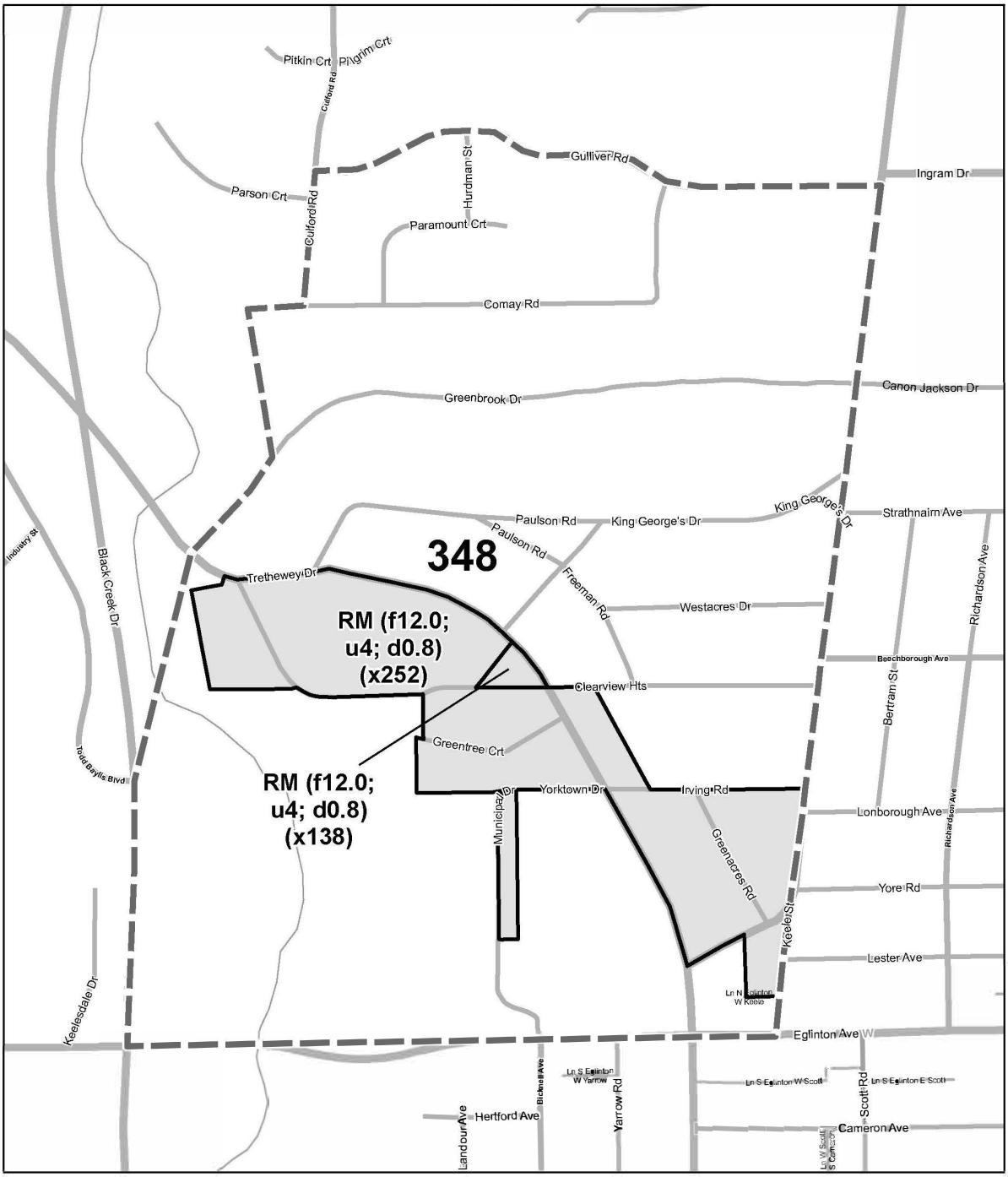

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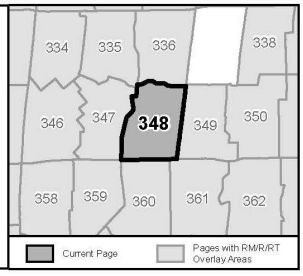

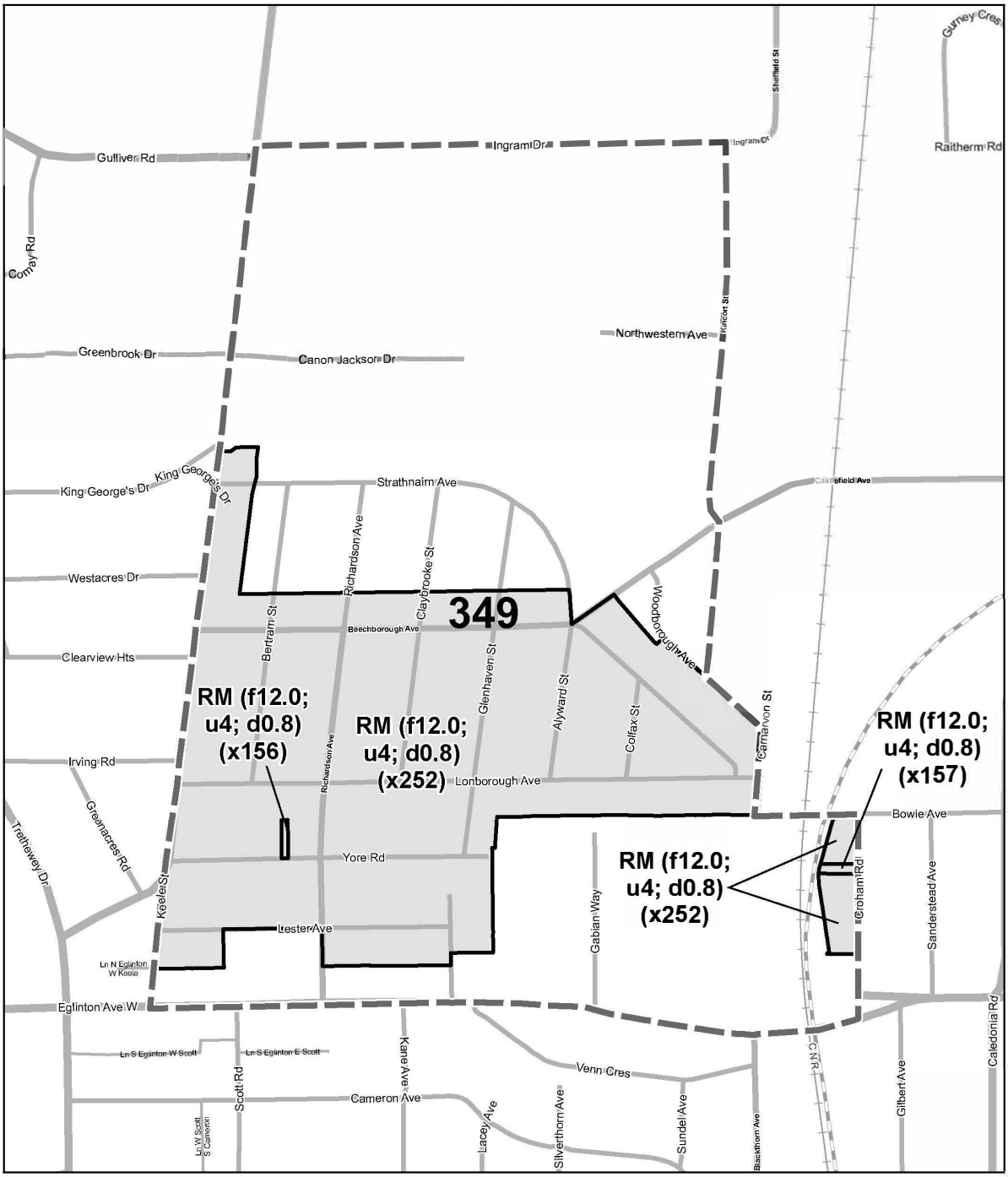

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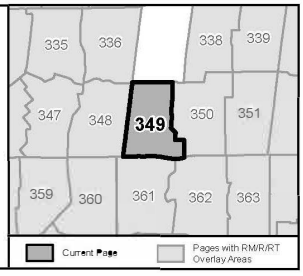

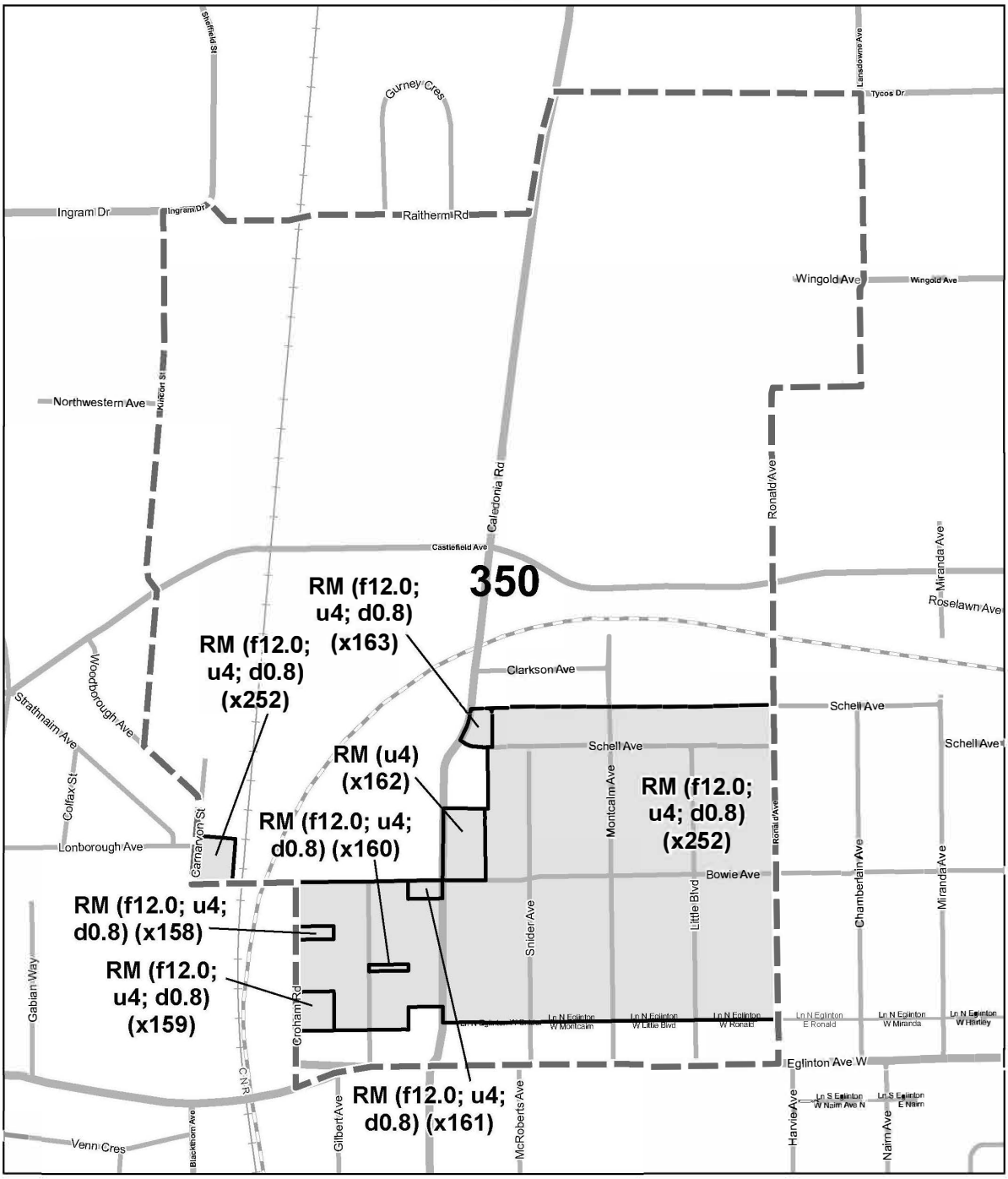

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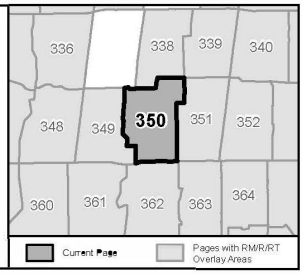

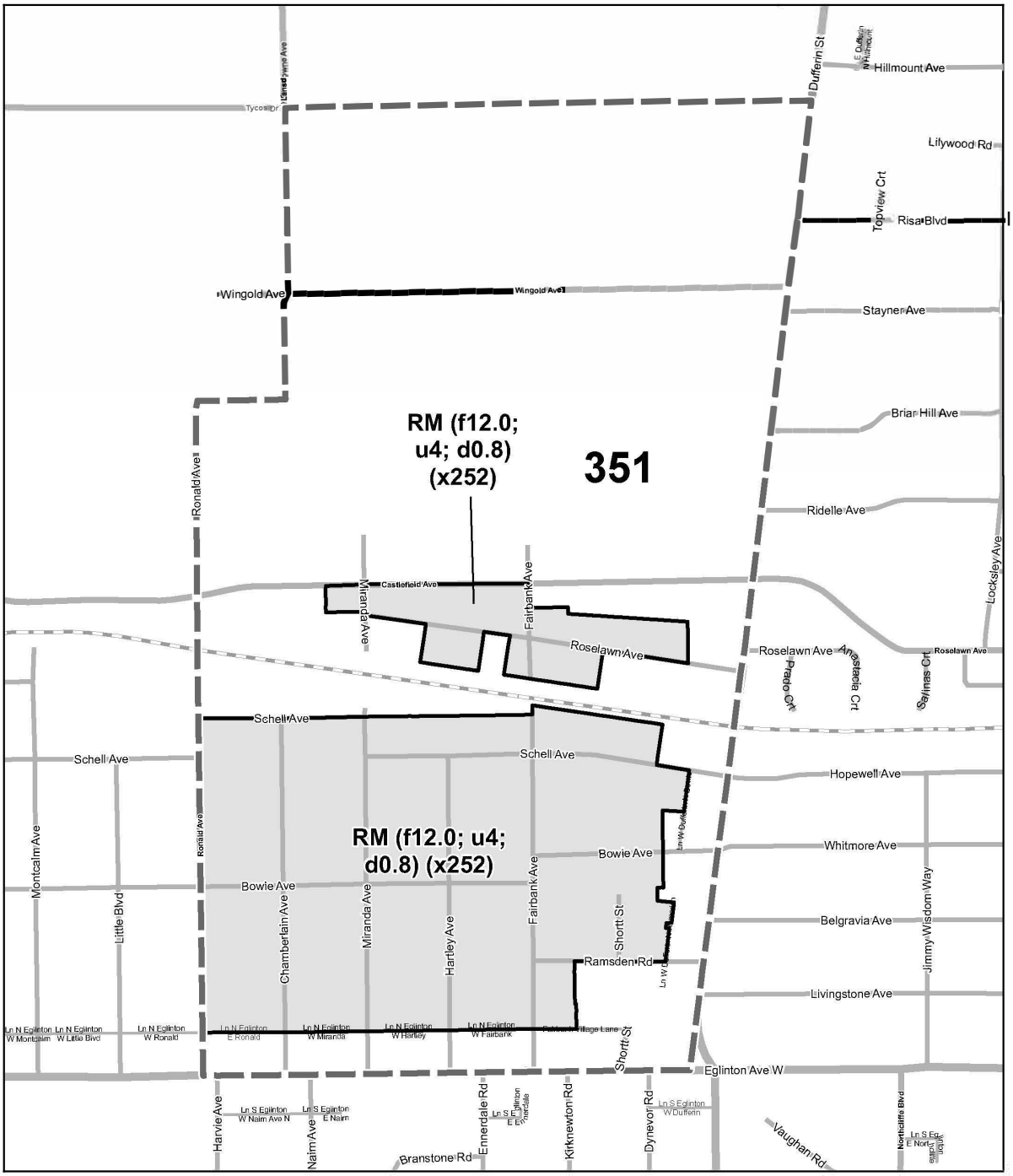

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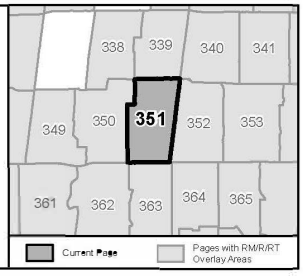

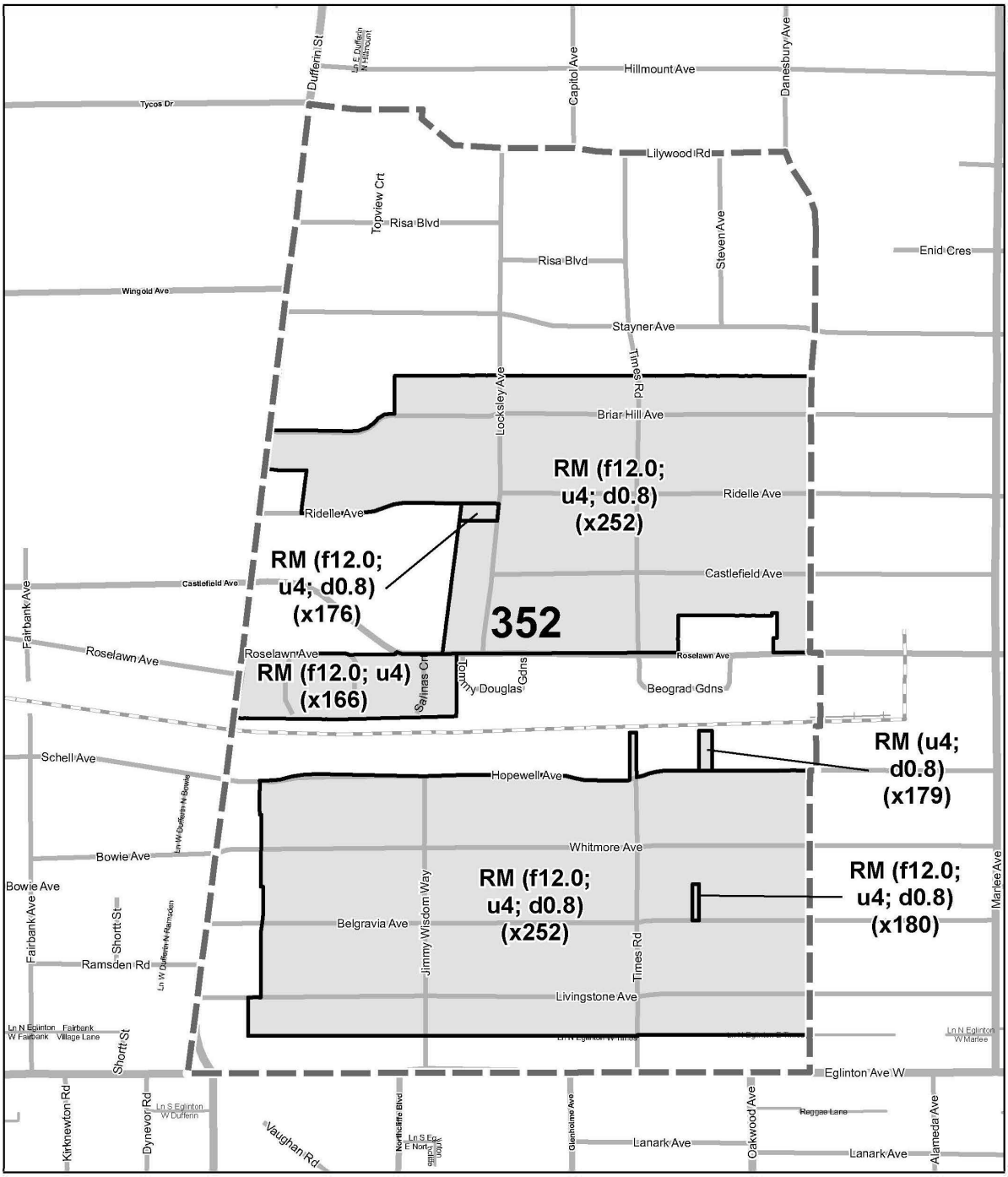

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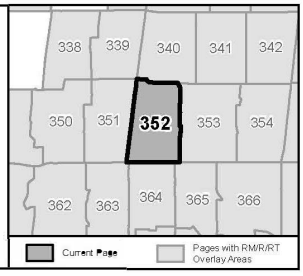

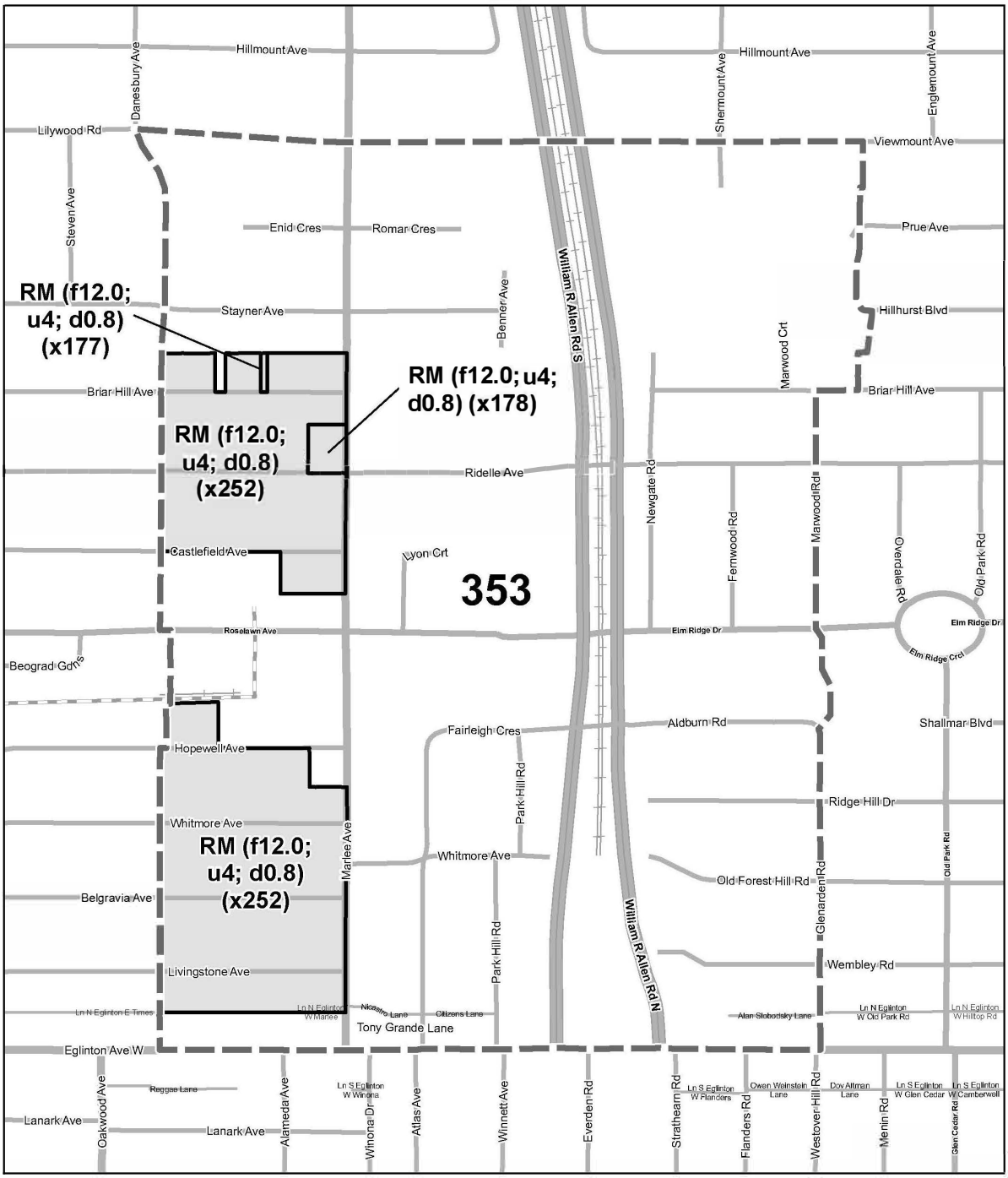

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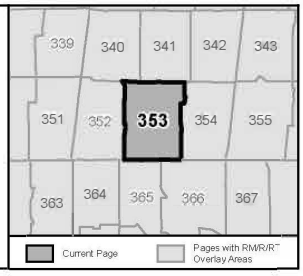

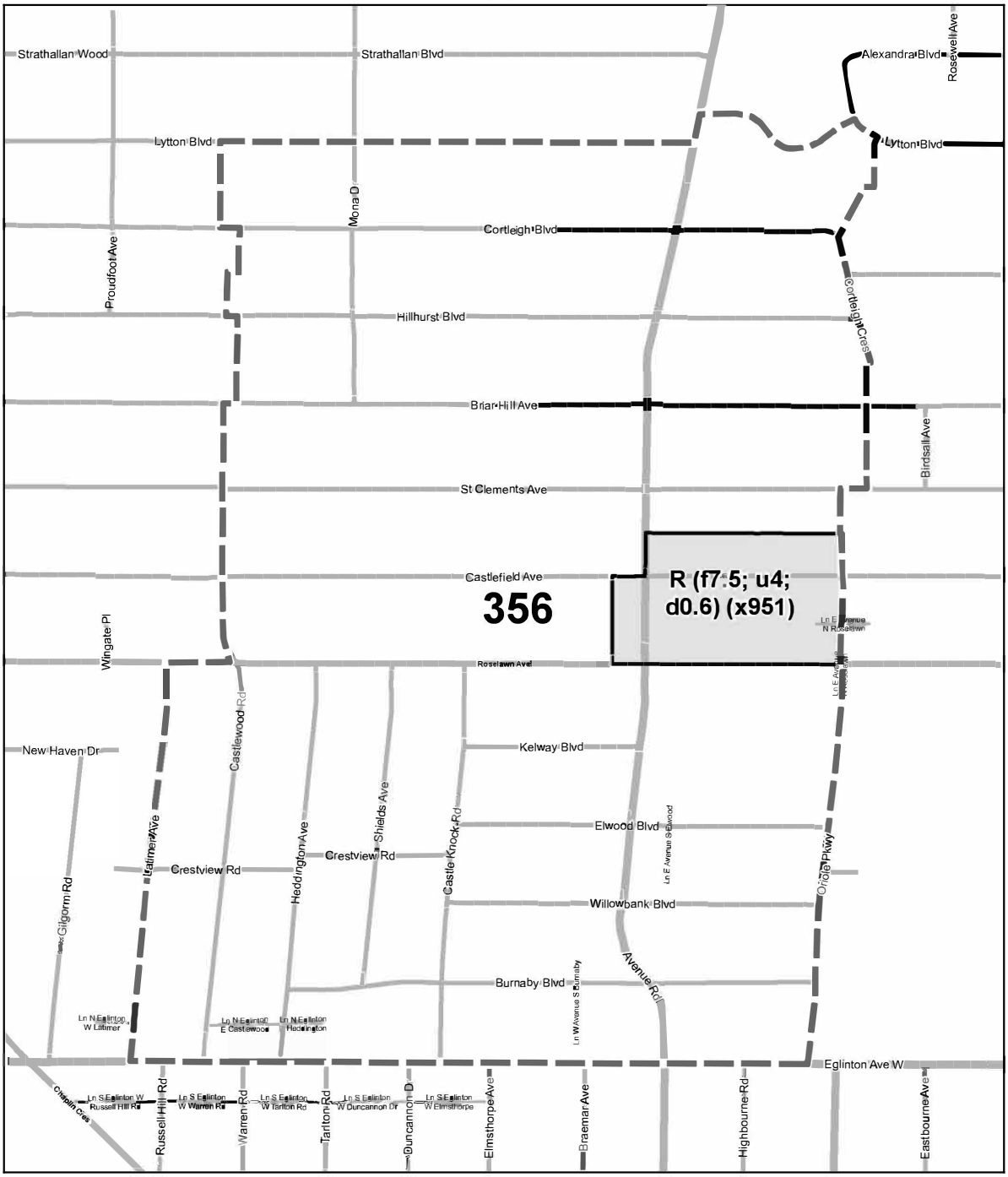

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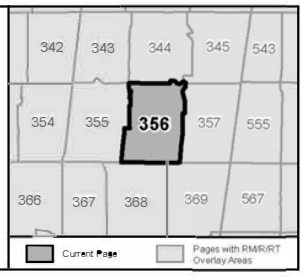

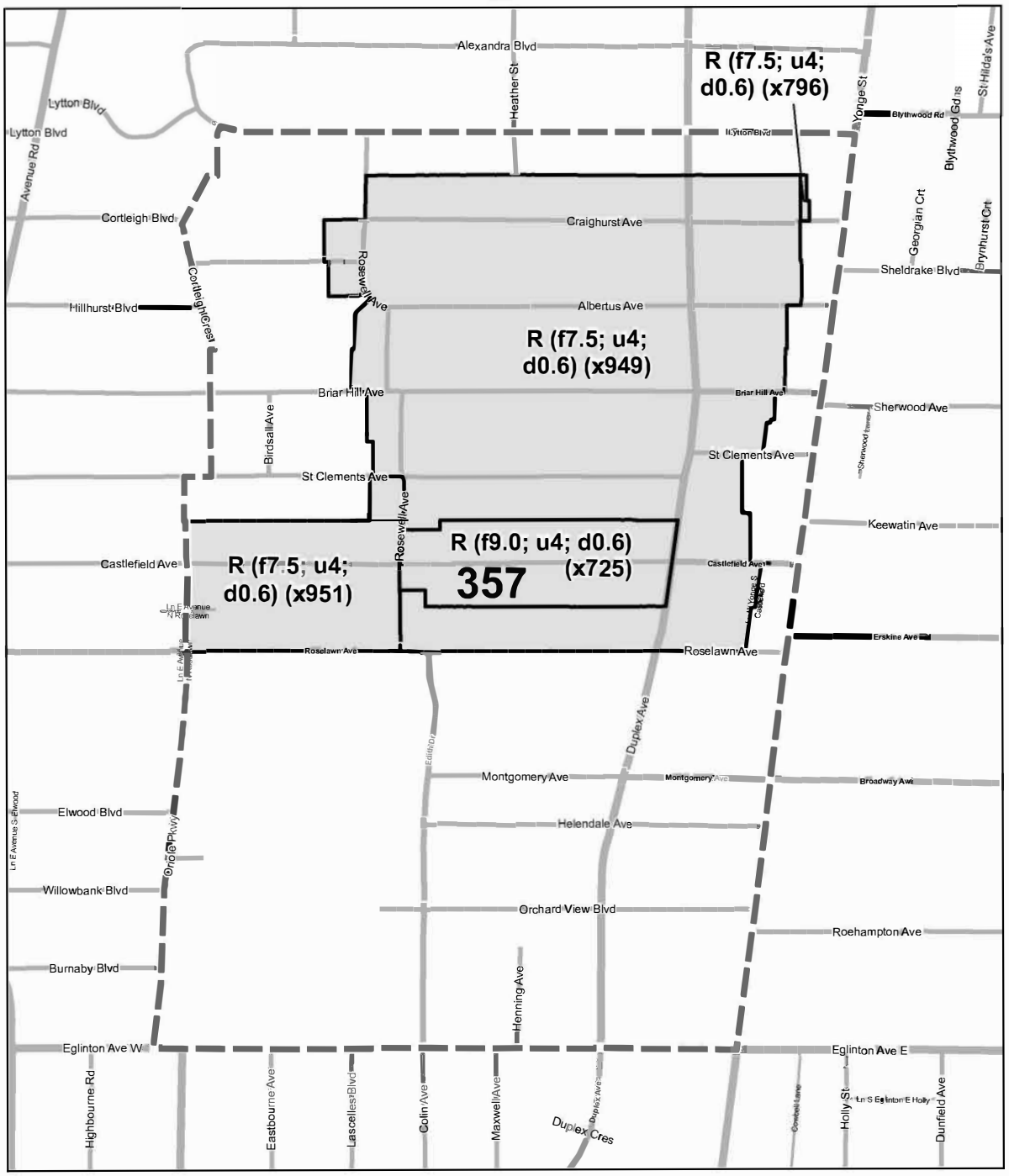

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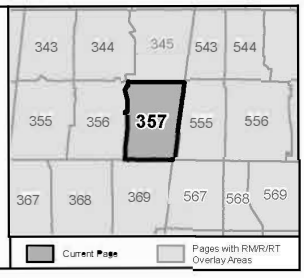

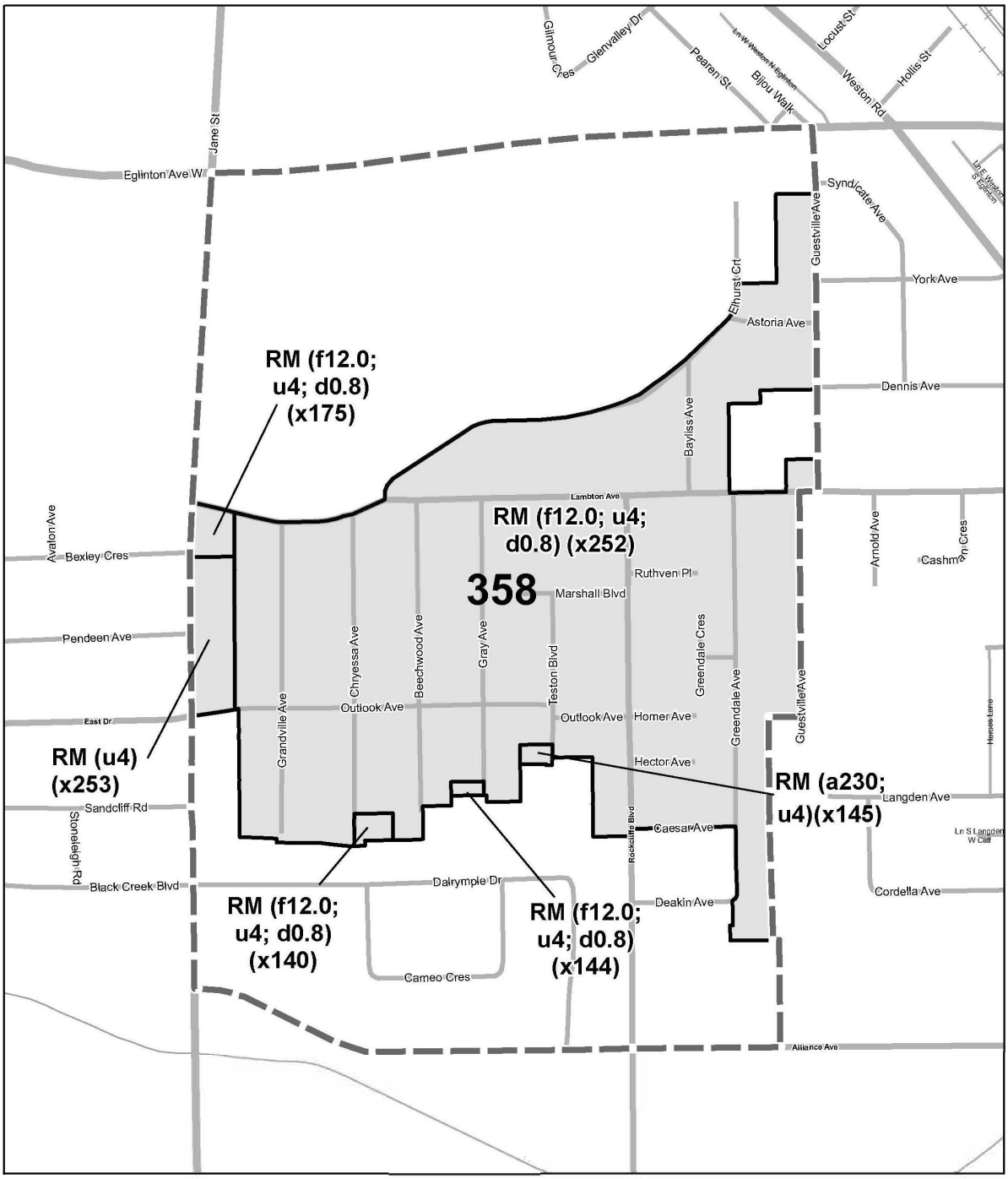

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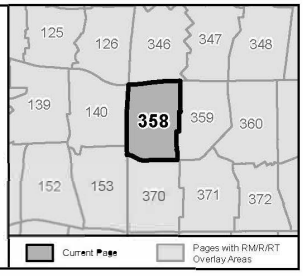

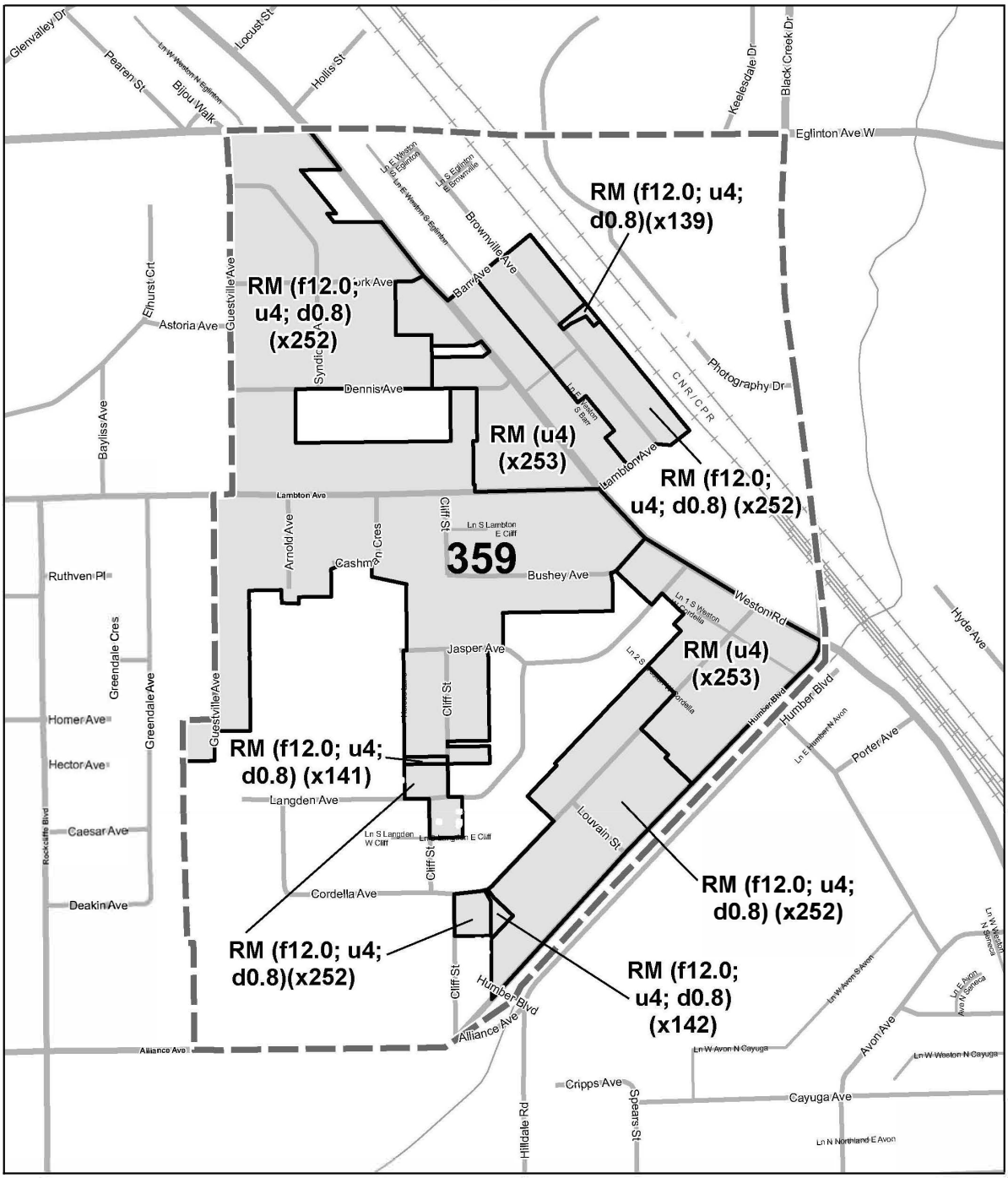

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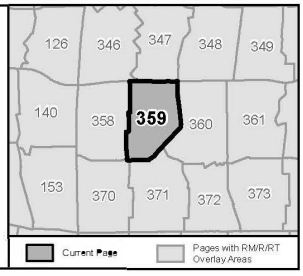

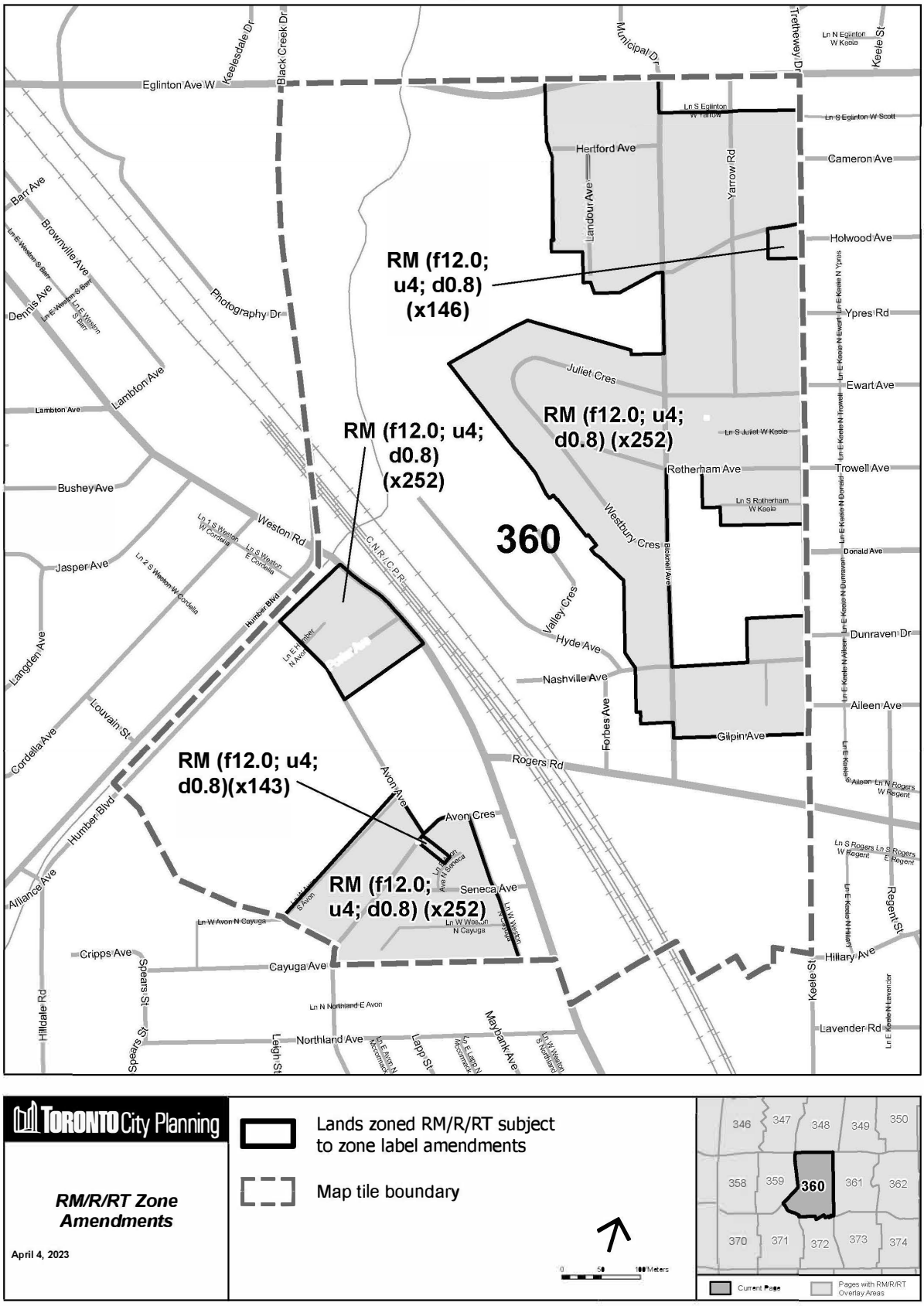

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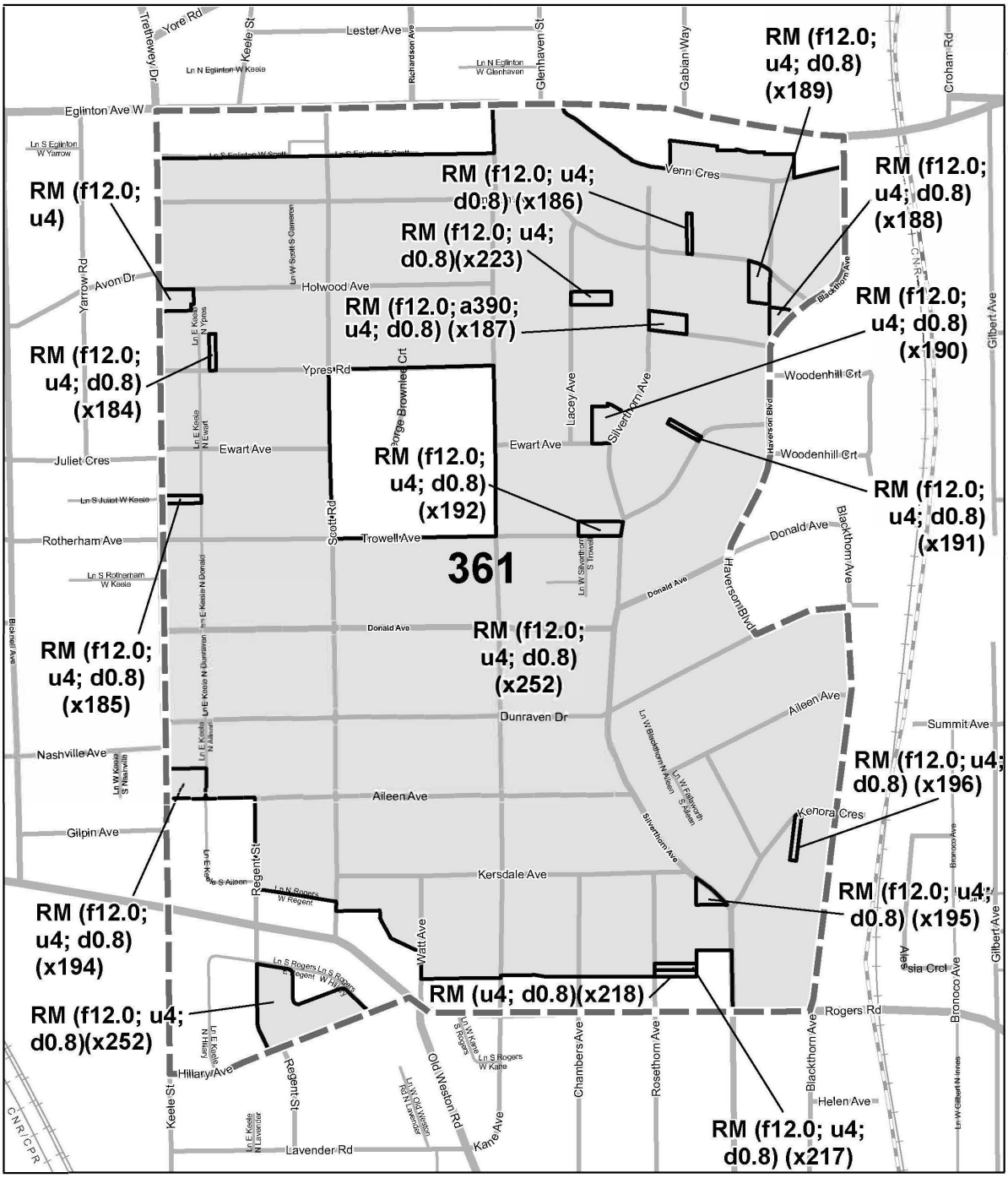

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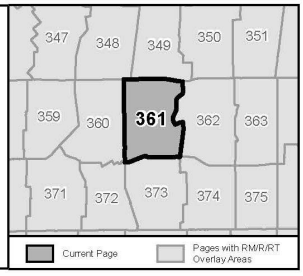

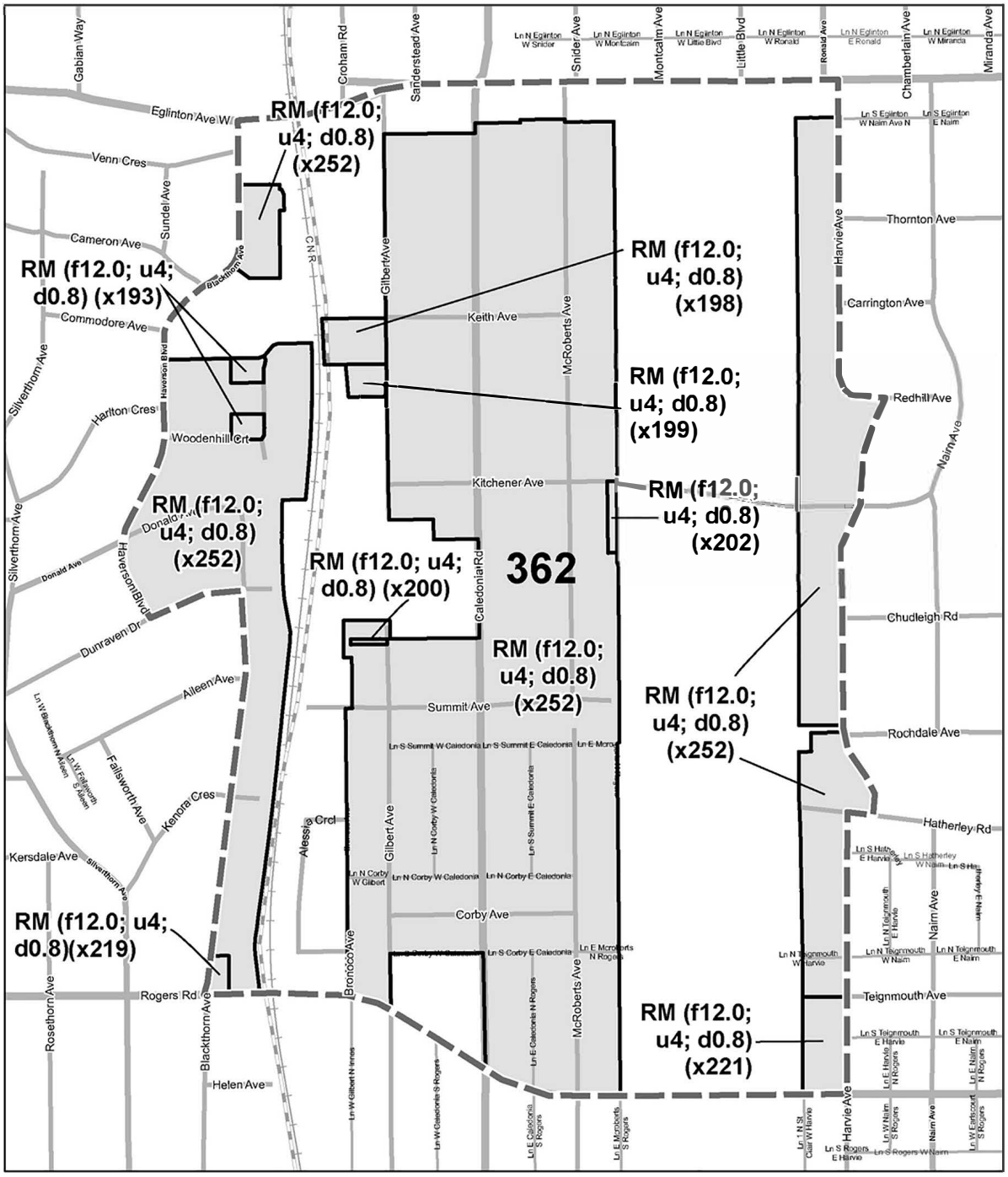

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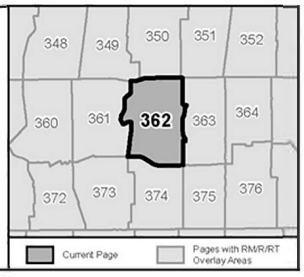

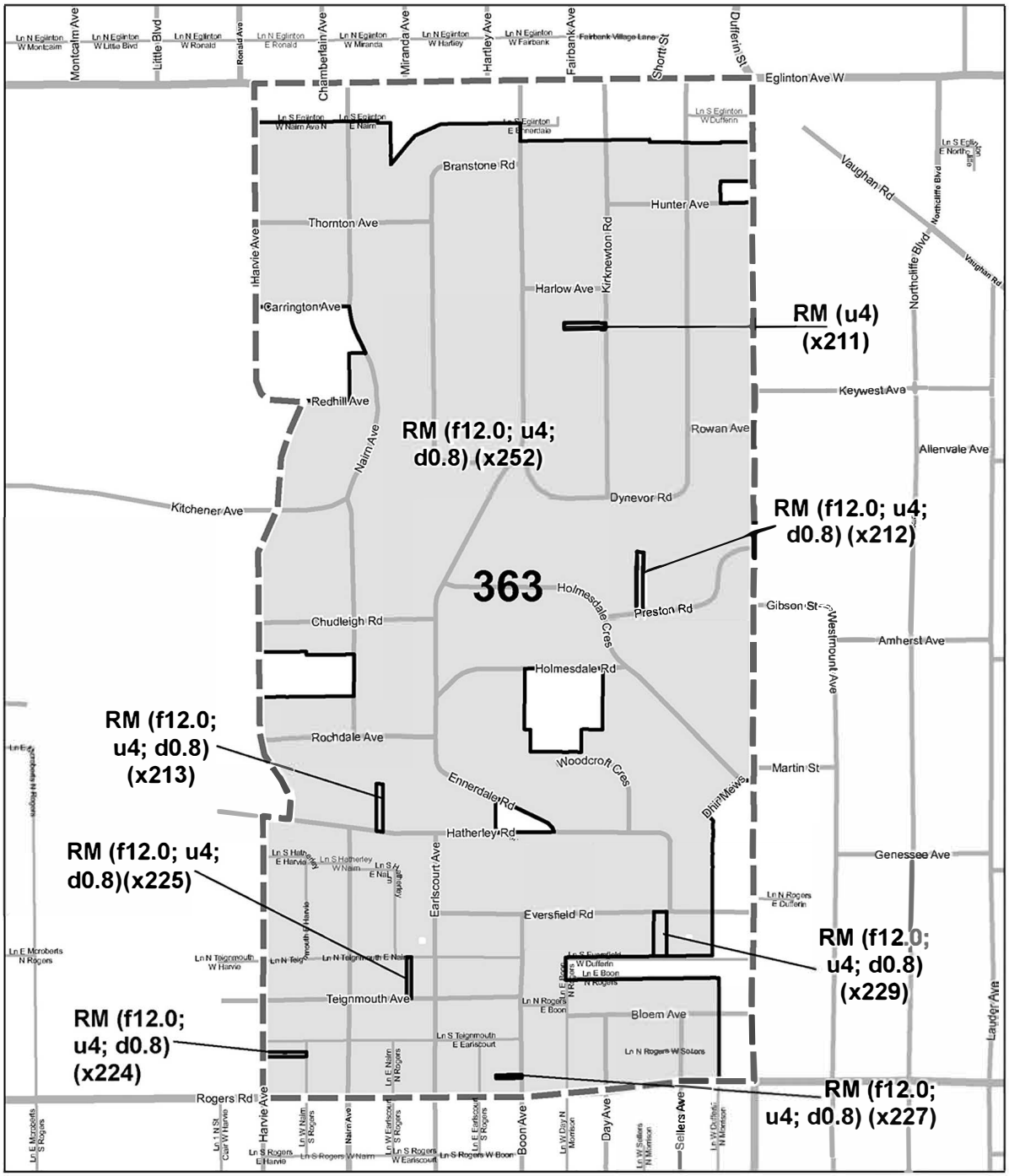

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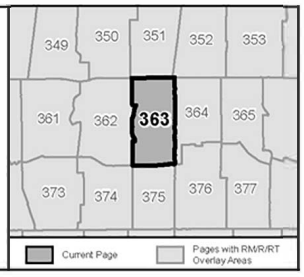

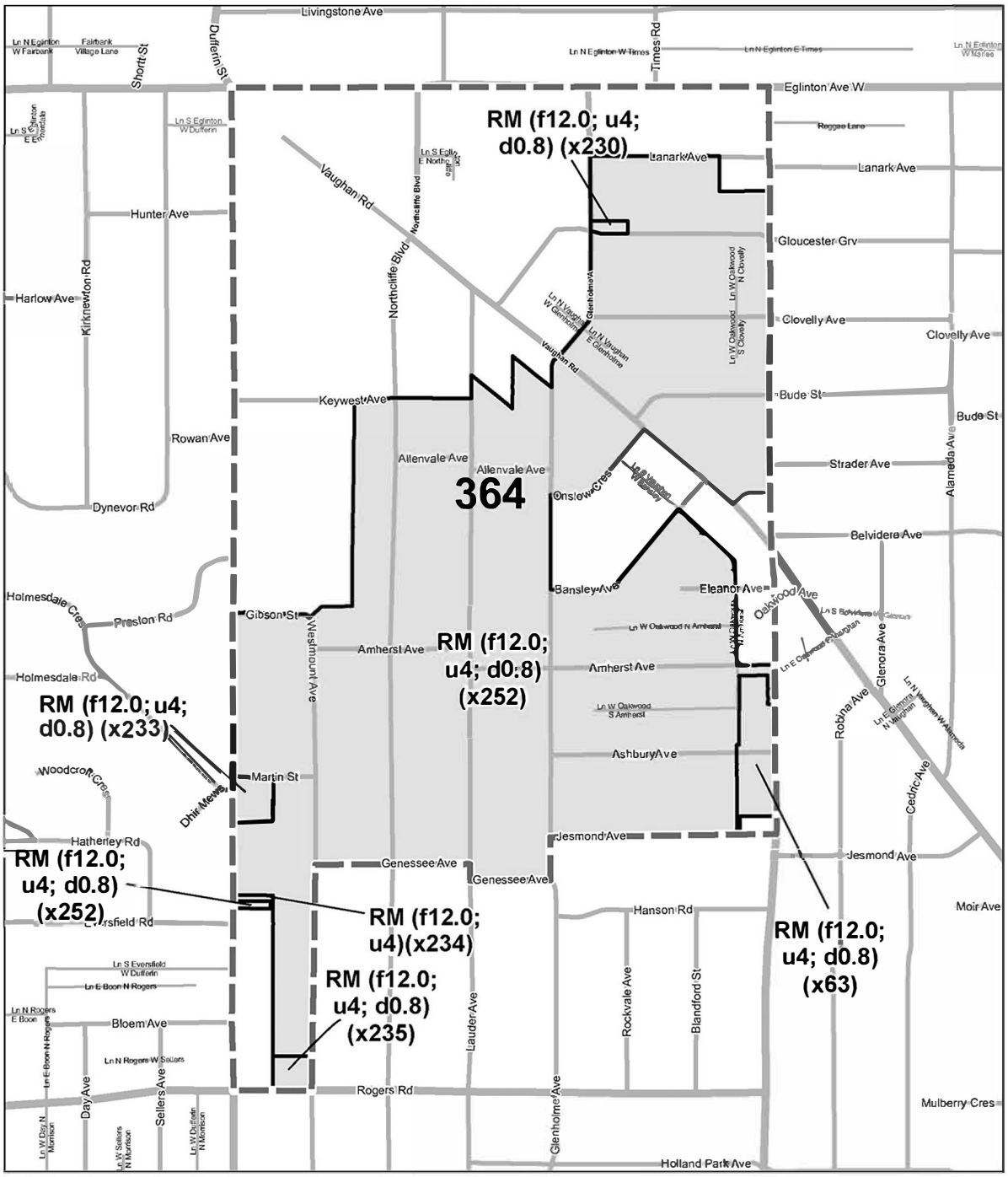

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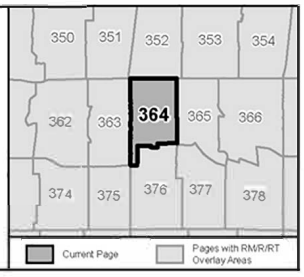

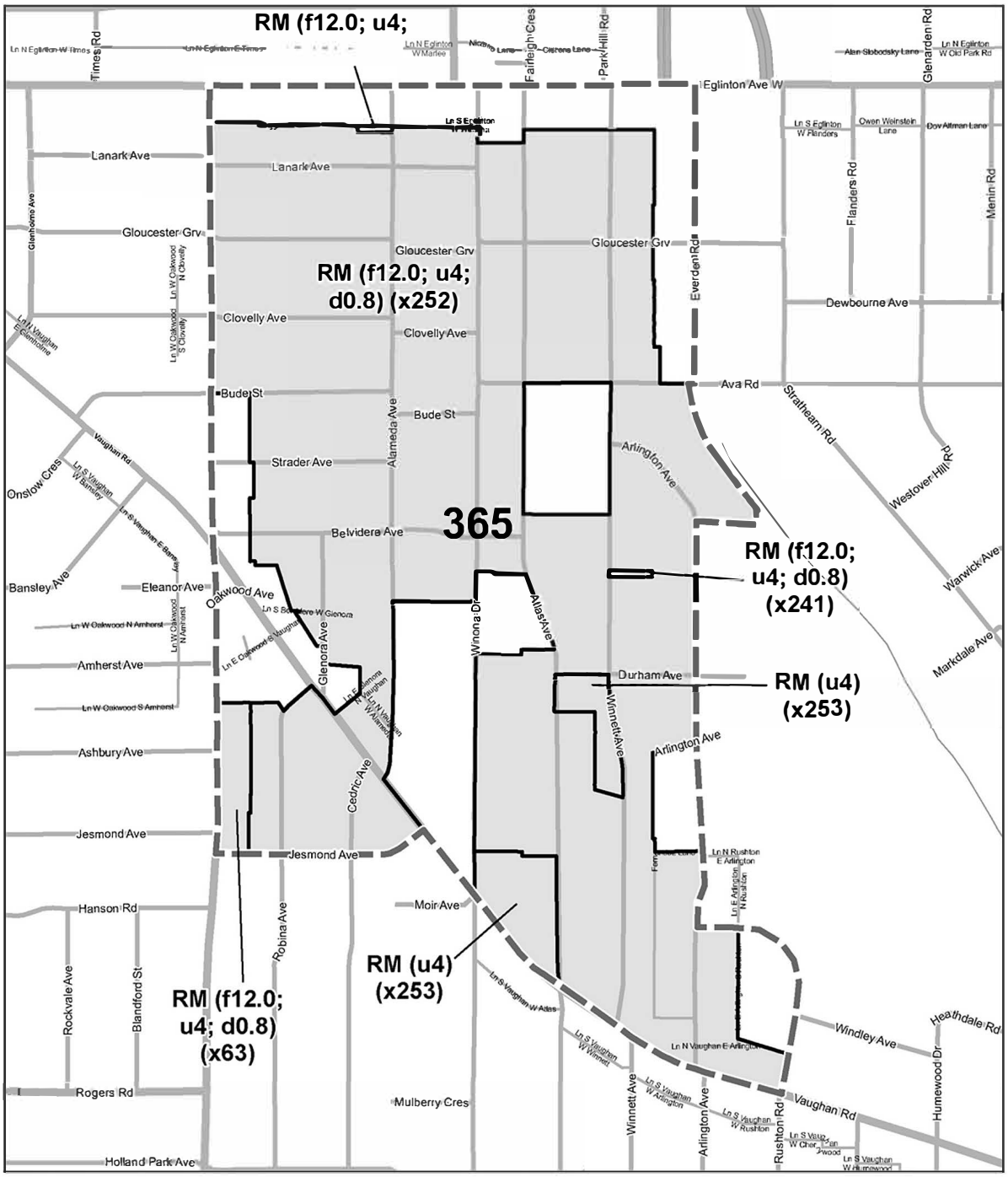

TORONTO City Planning

RM/R/RT Zone Amendments

April 4, 2023

Lands zoned RM/R/RT subject to zone label amendments

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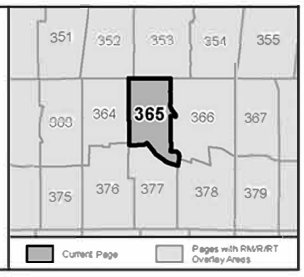

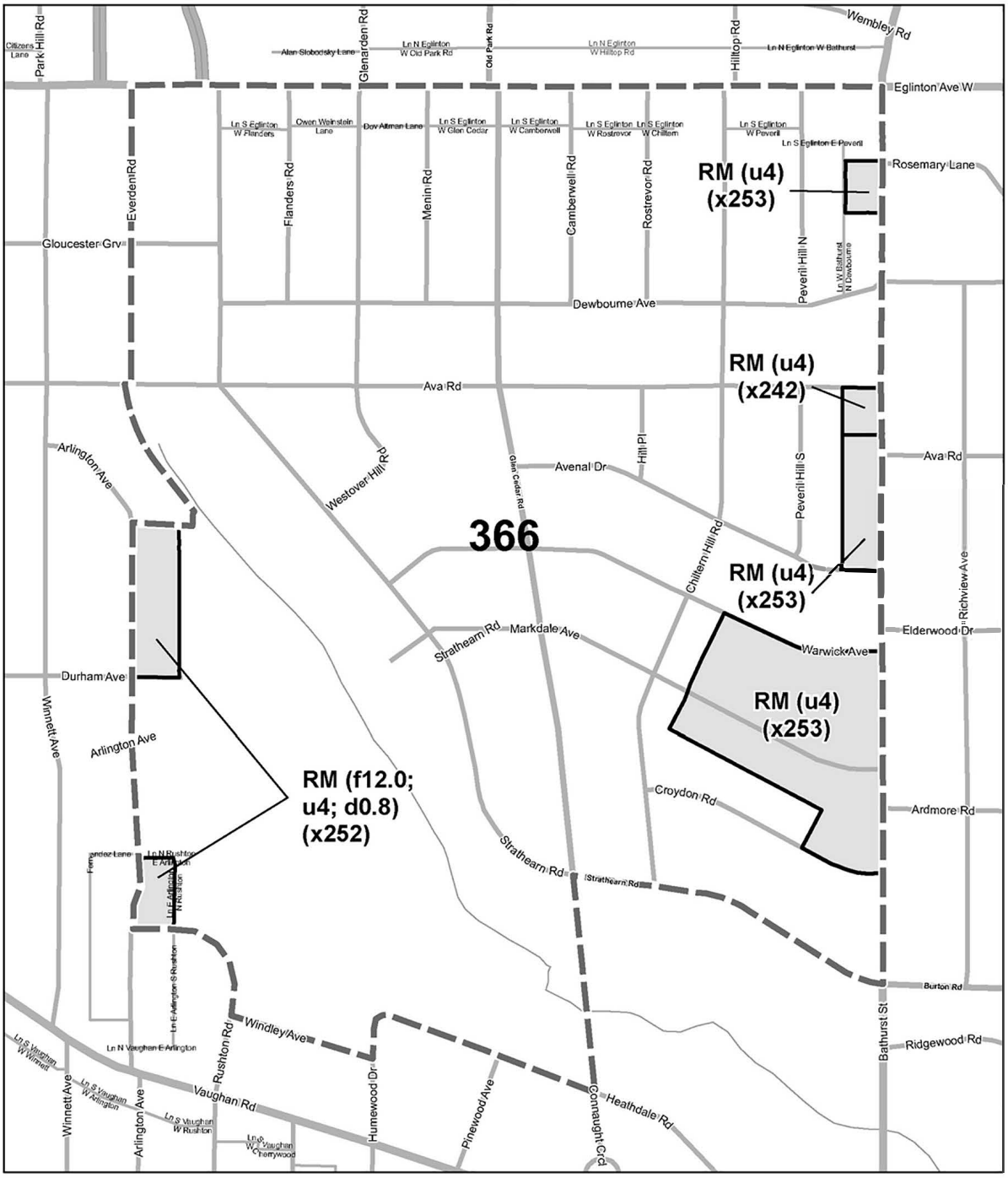

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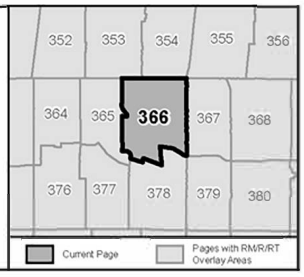

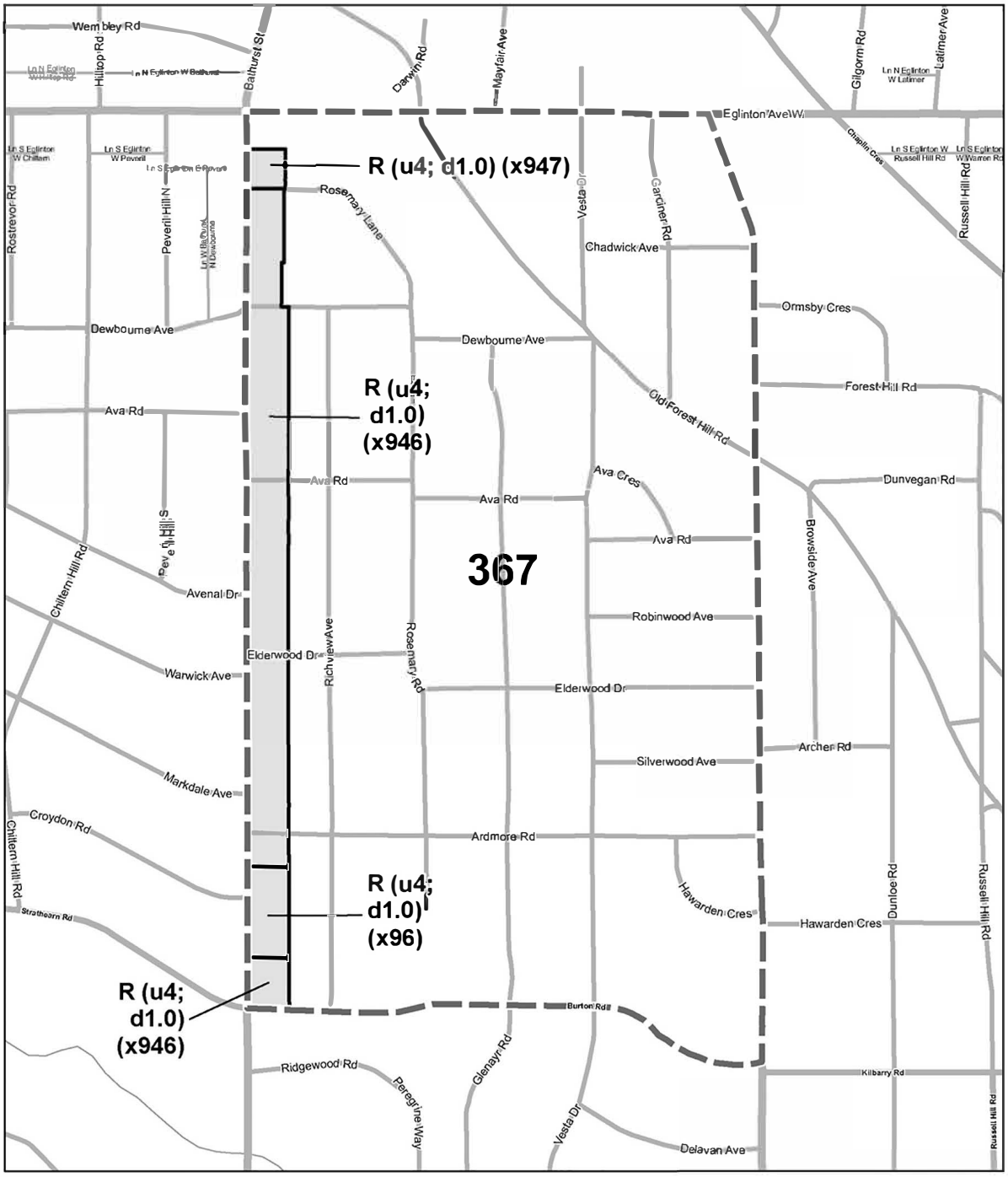

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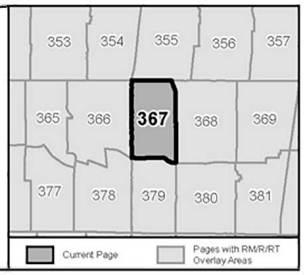

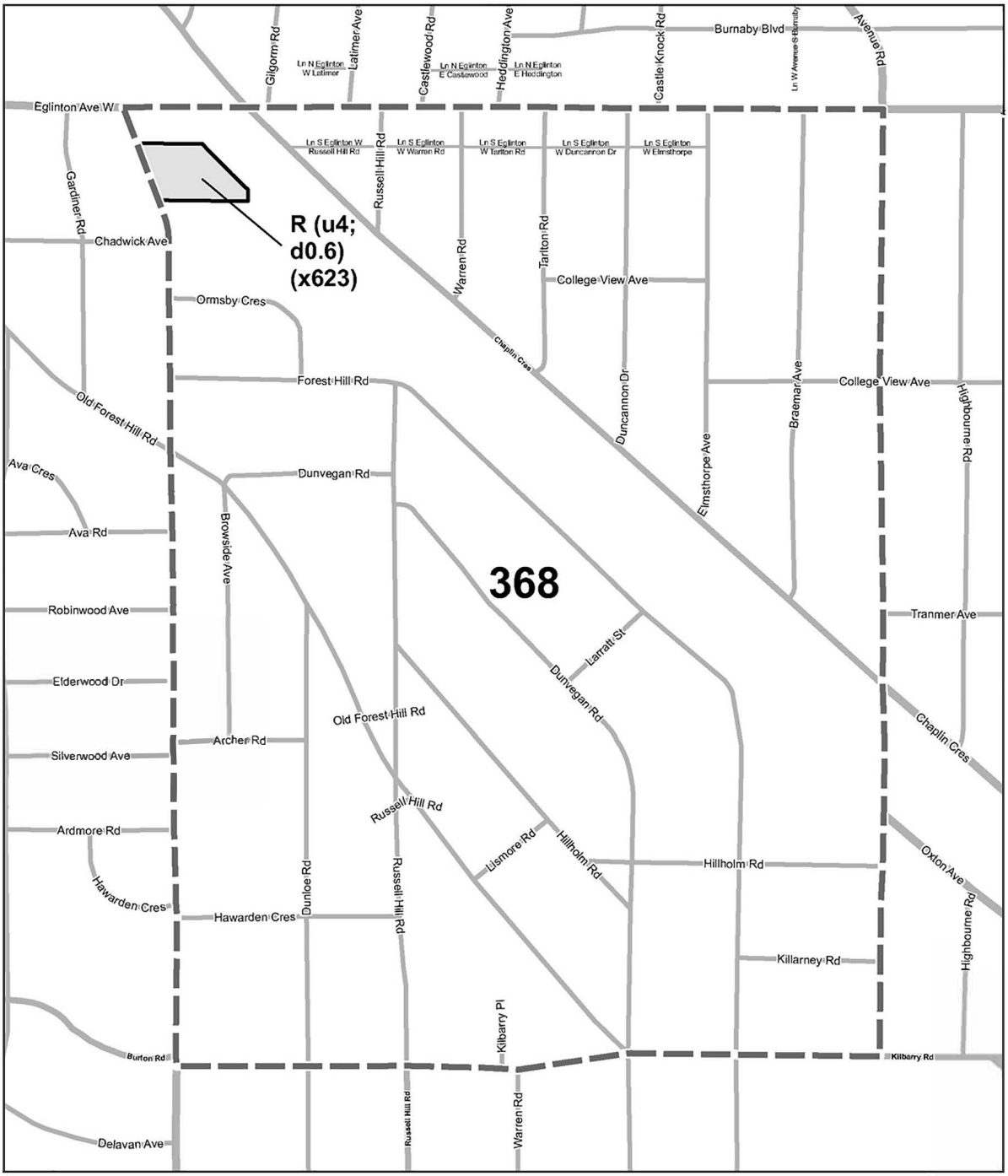

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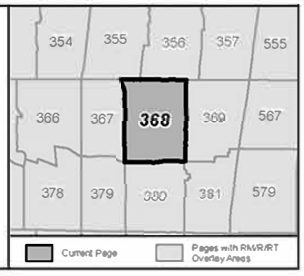

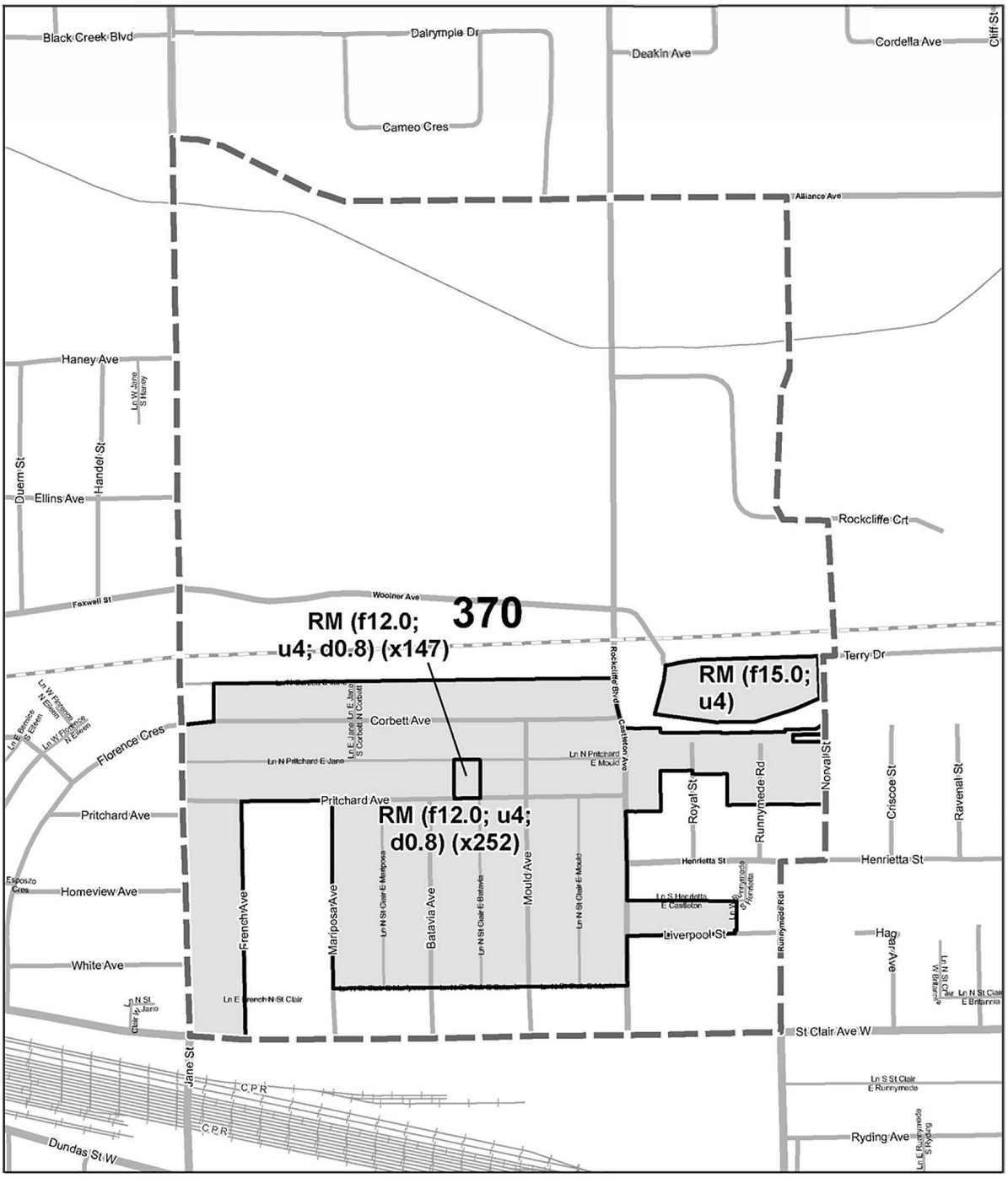

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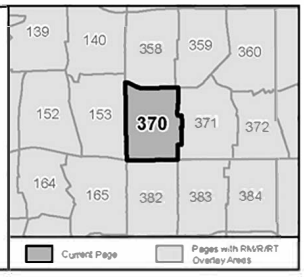

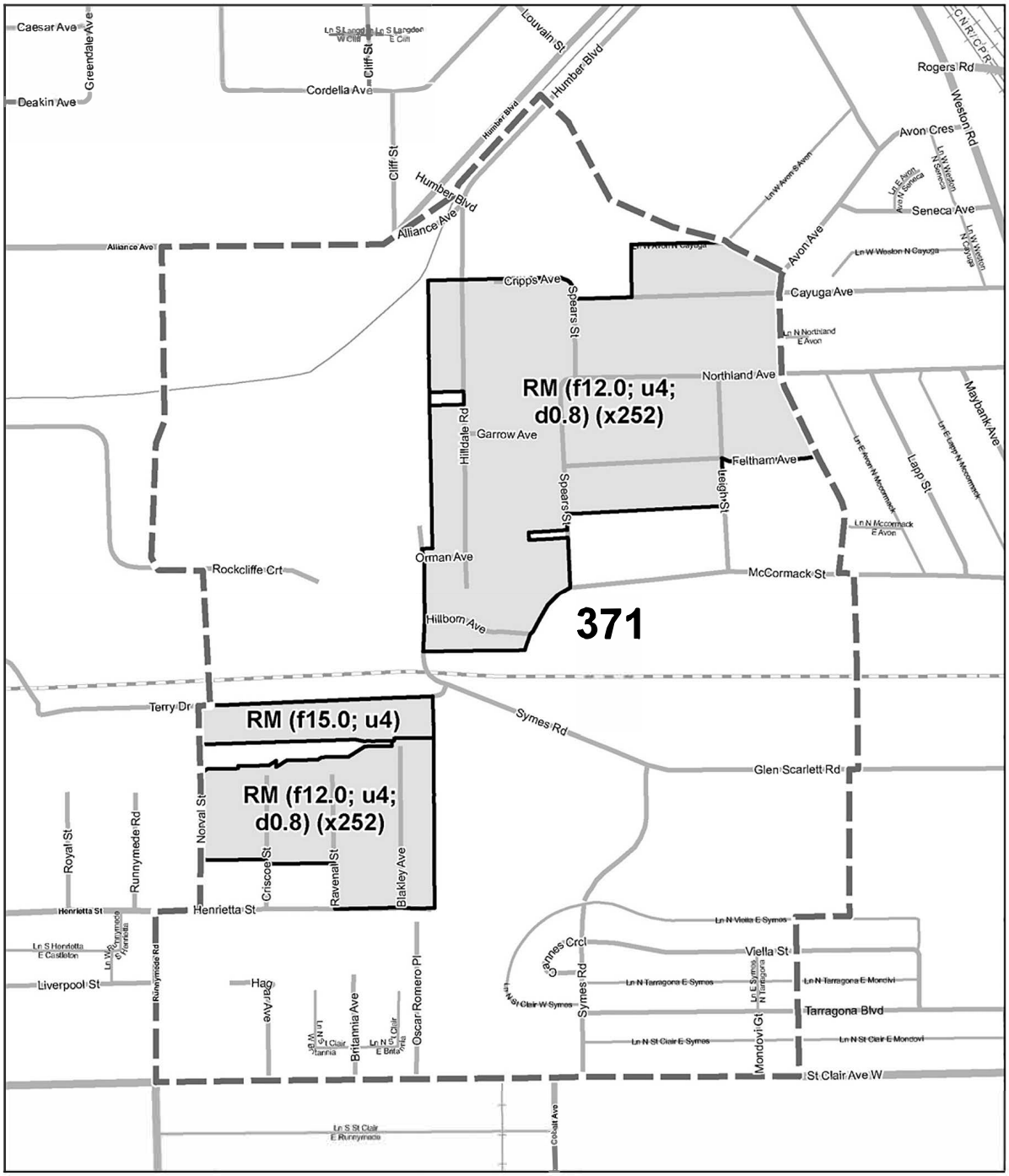

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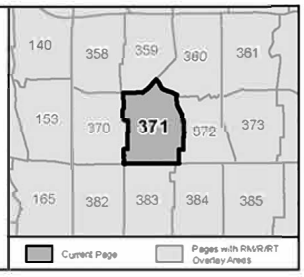

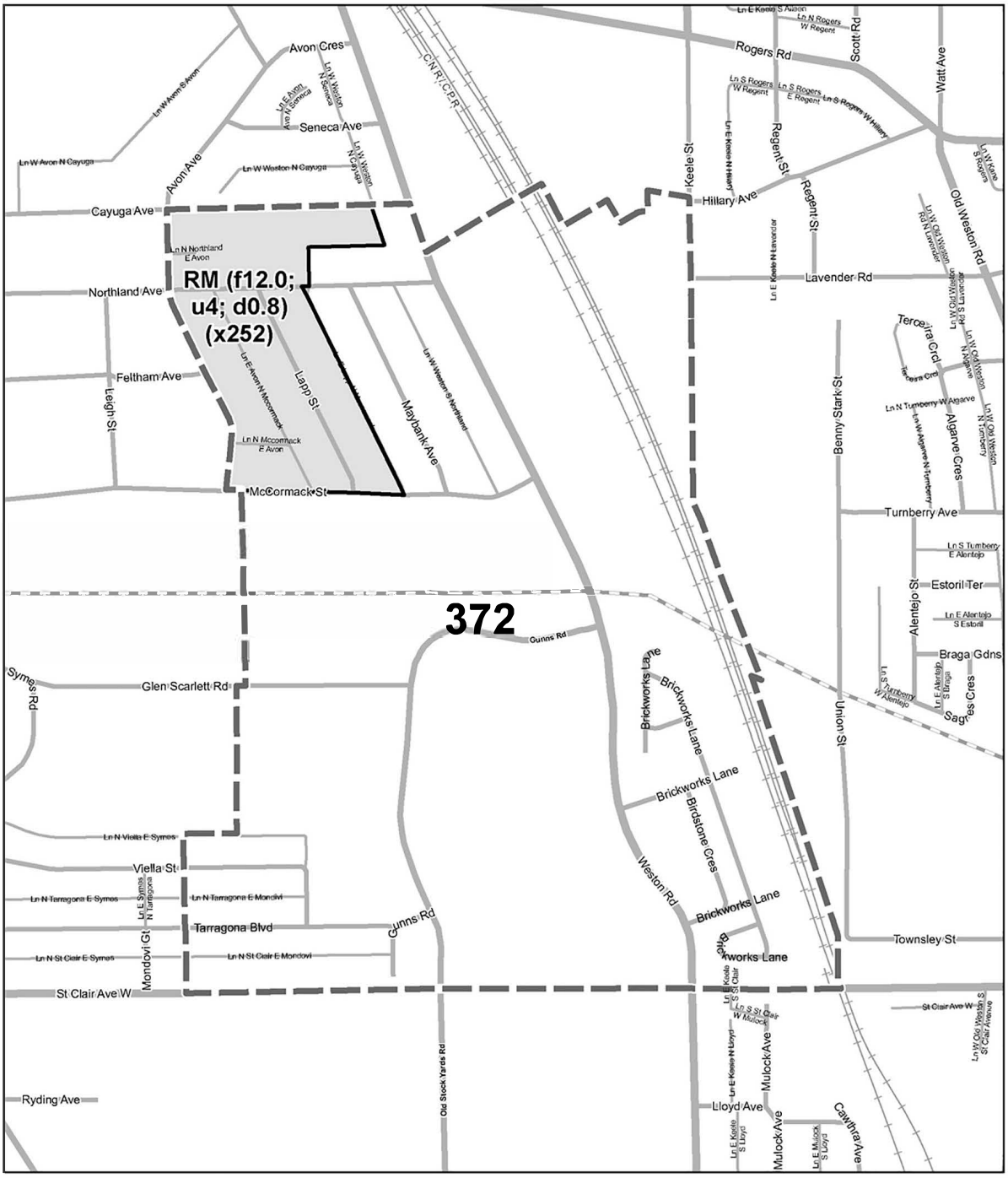

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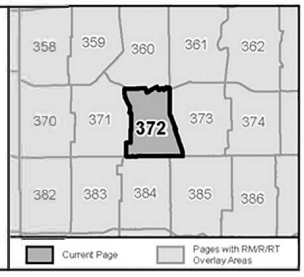

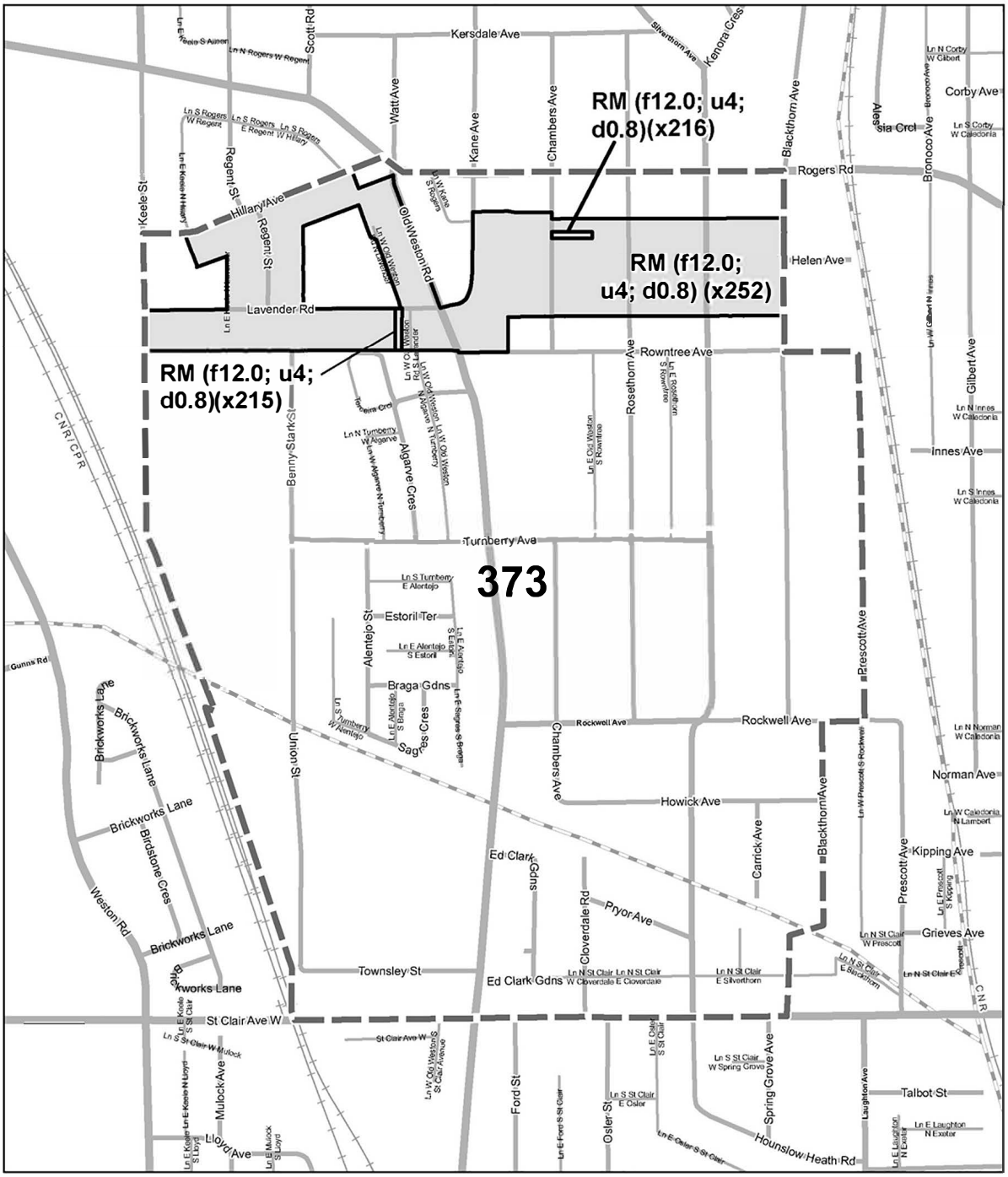

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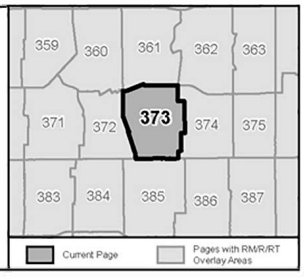

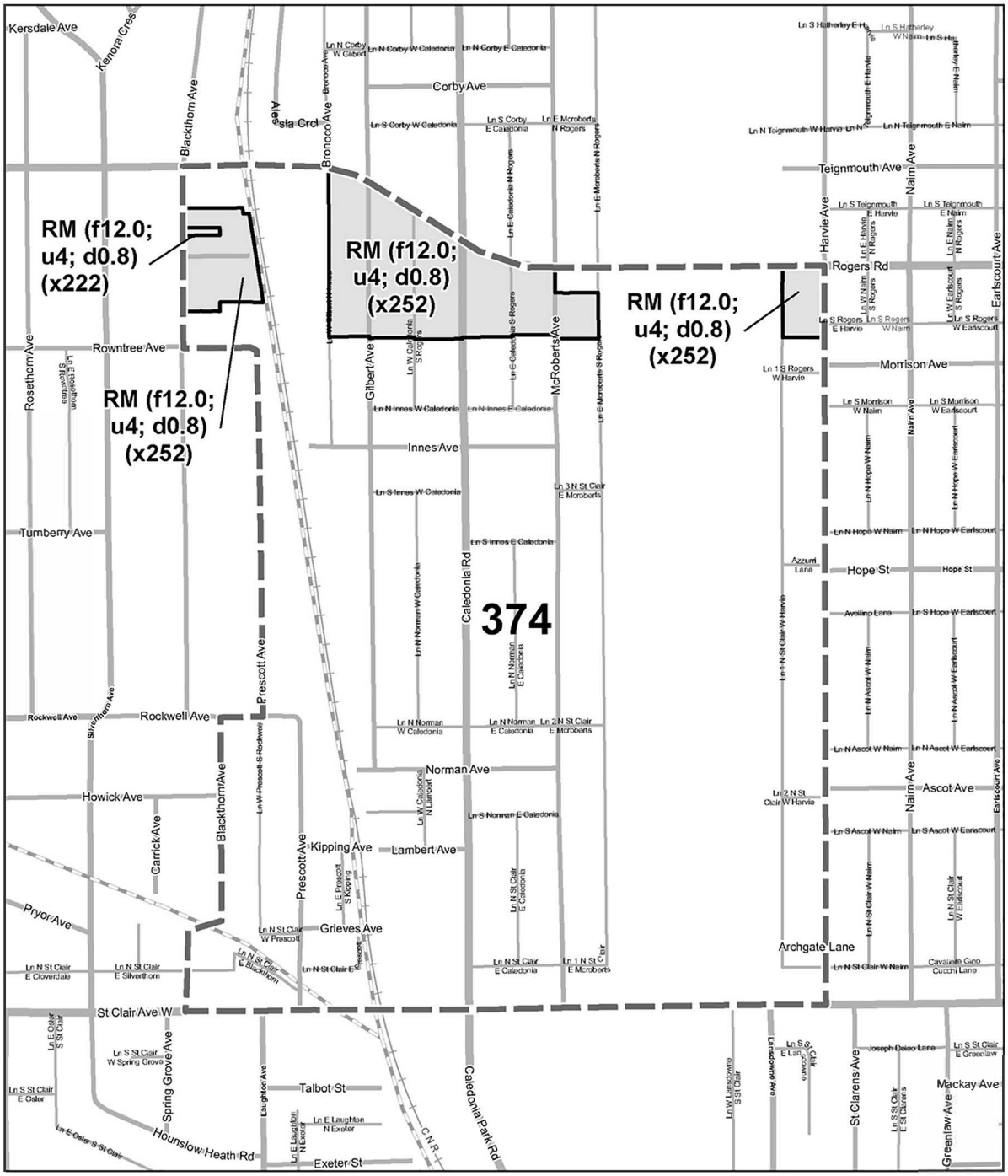

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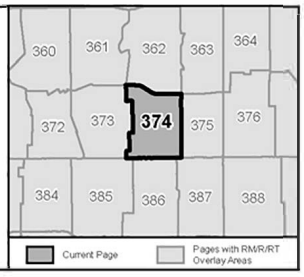

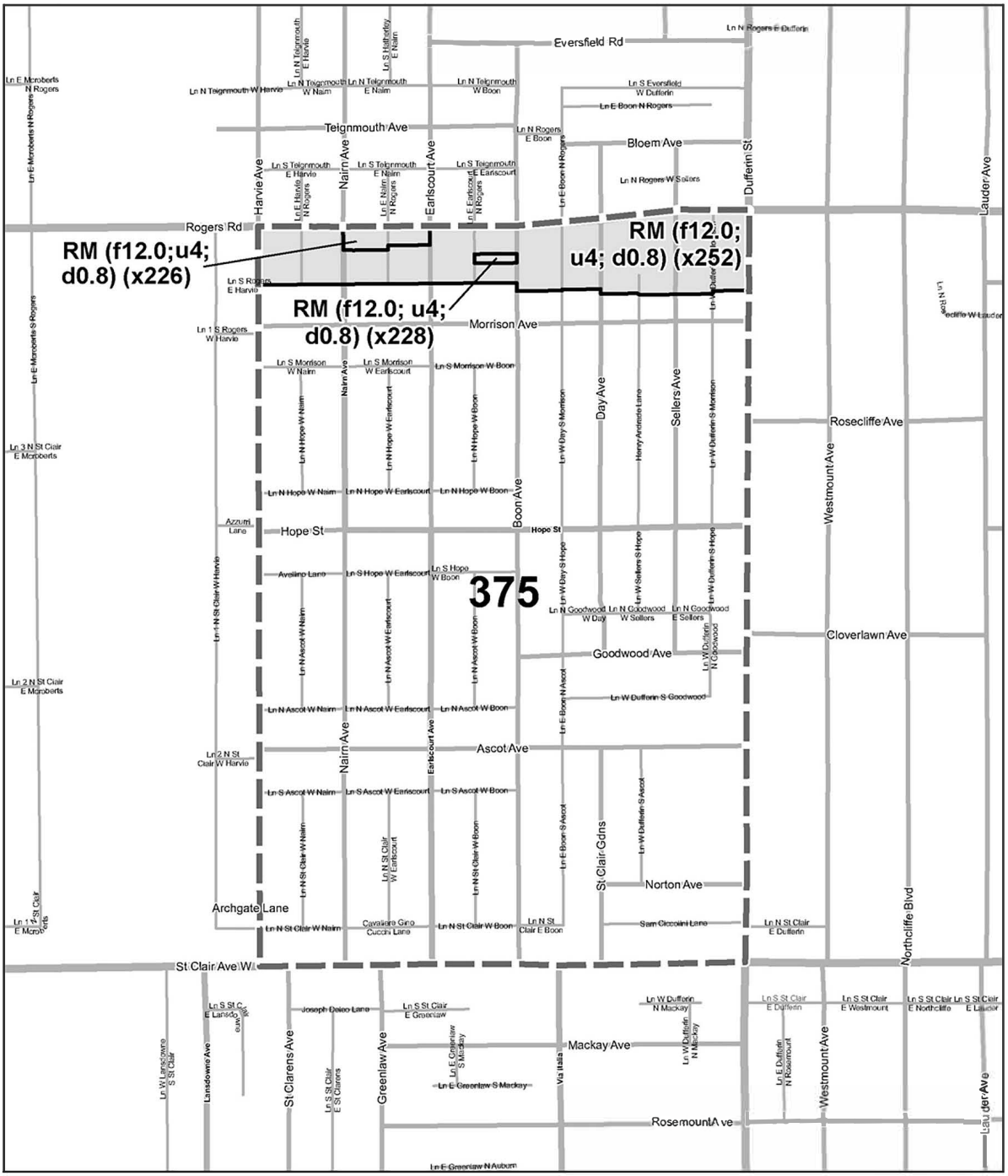

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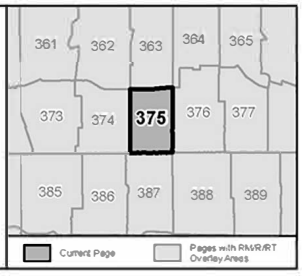

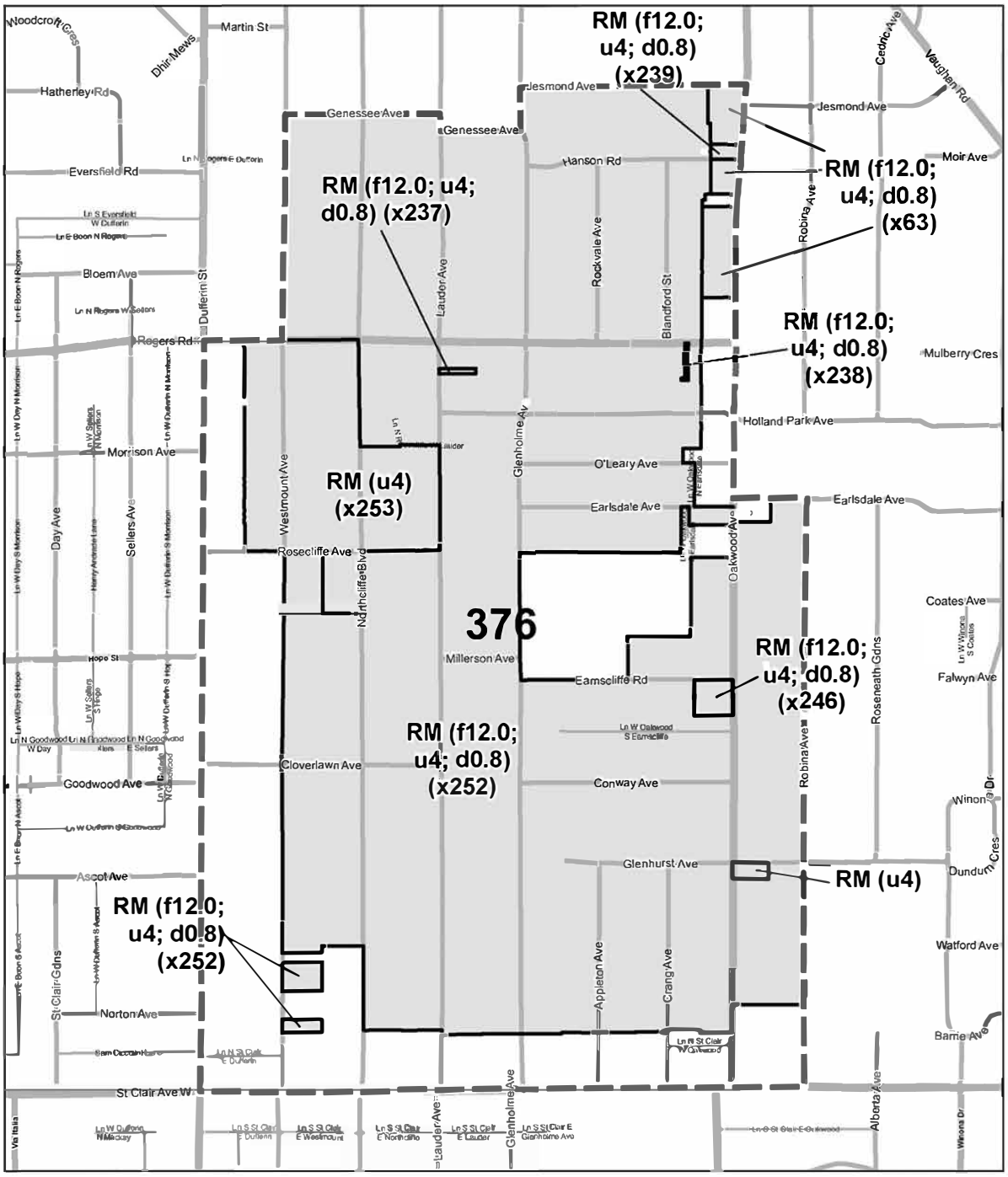

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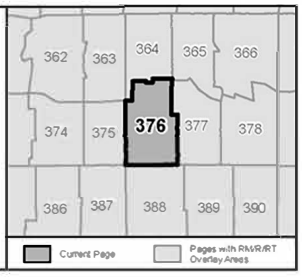

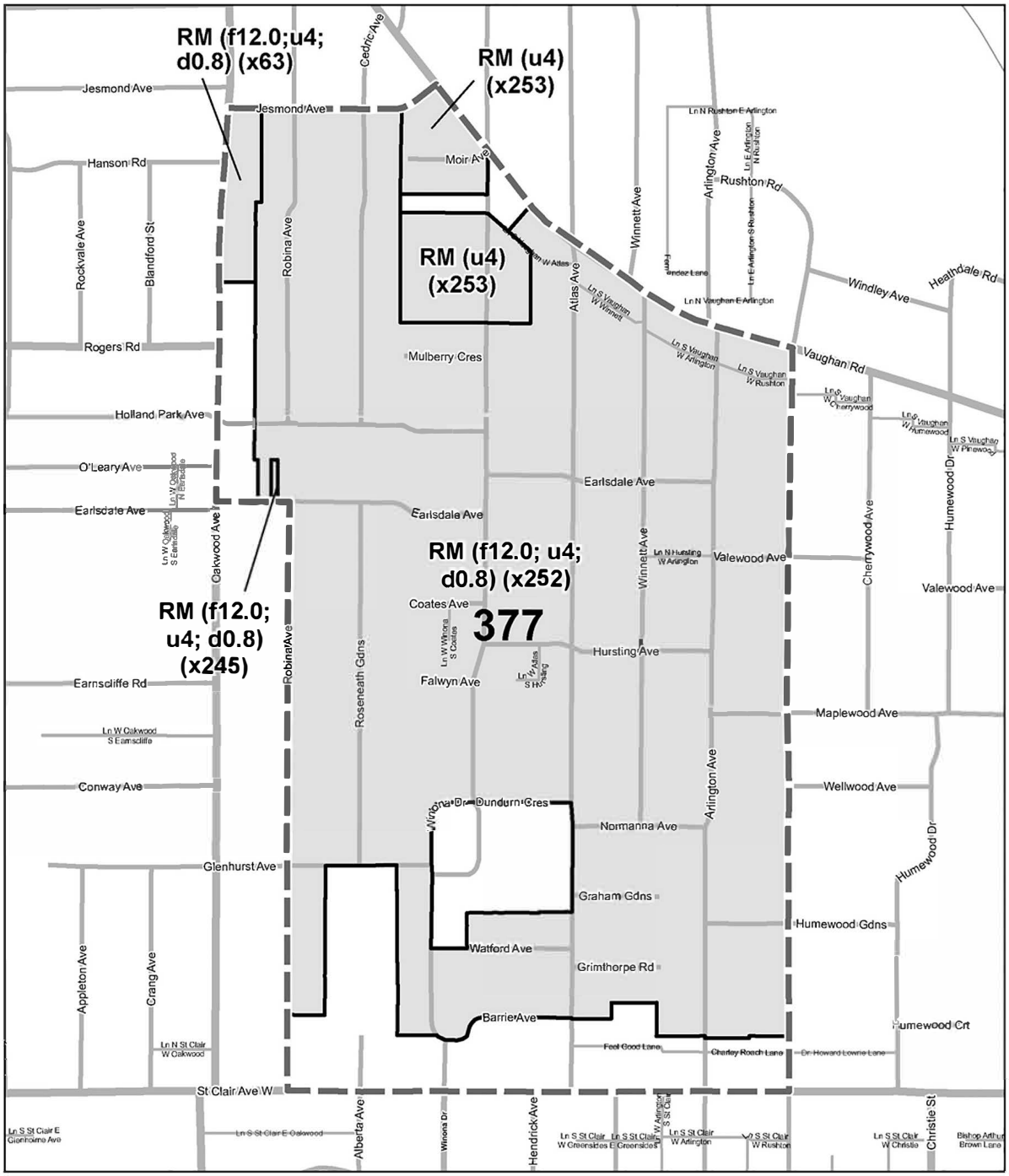

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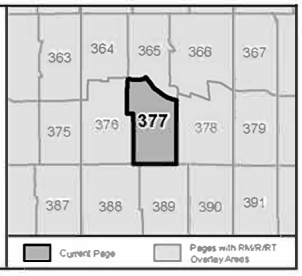

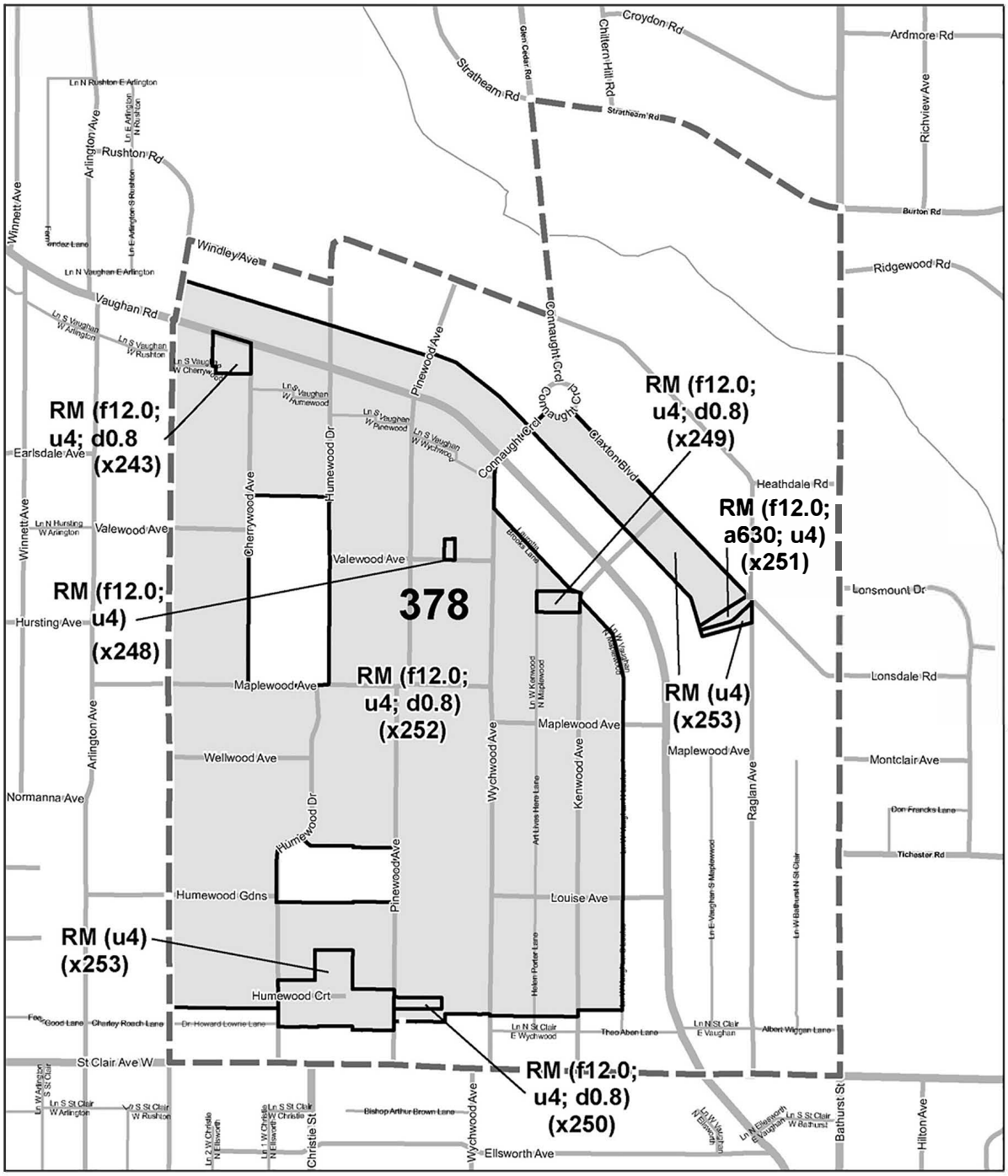

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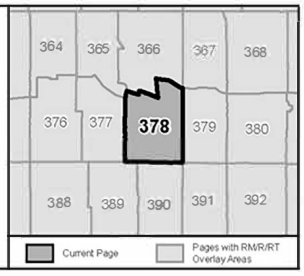

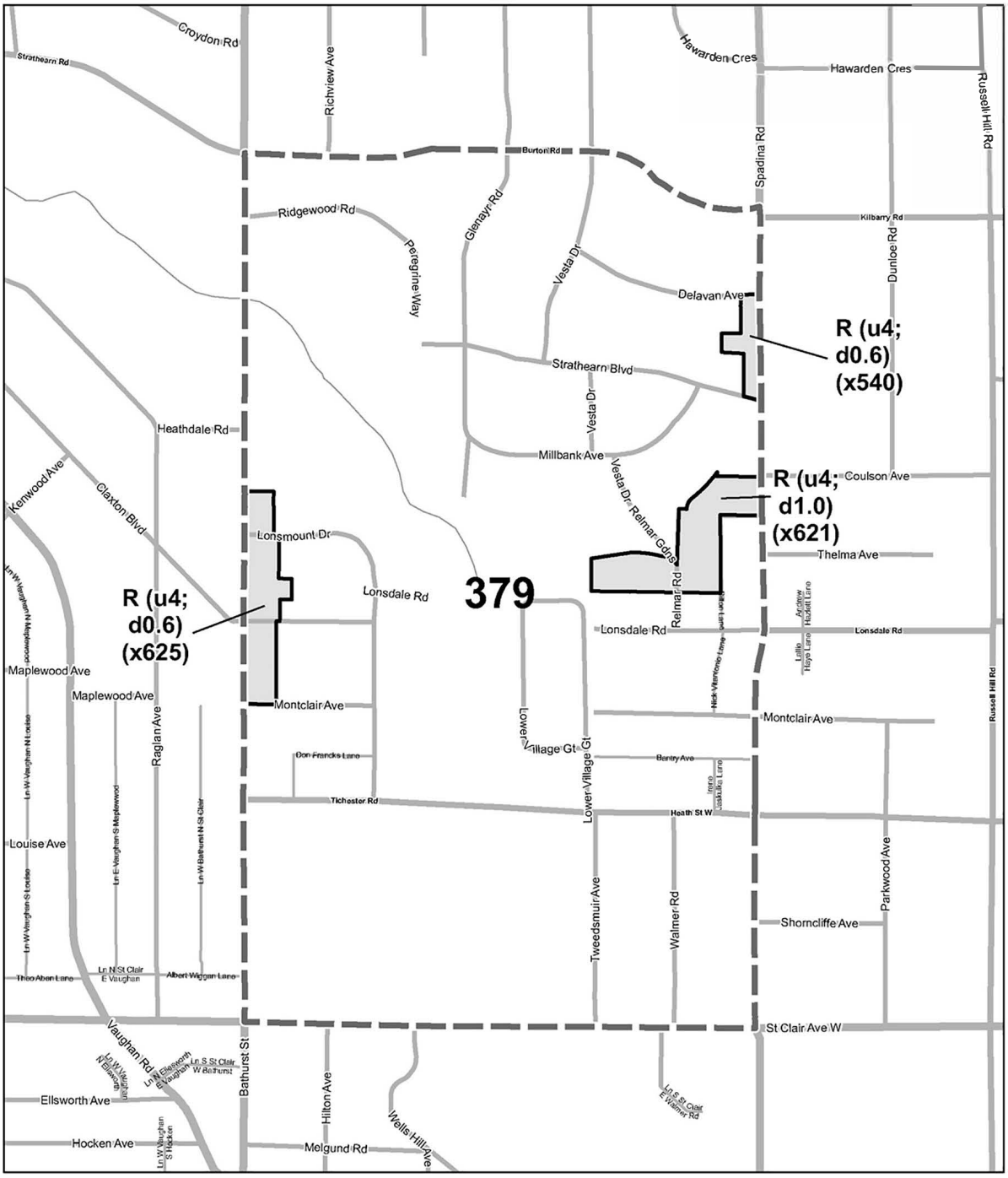

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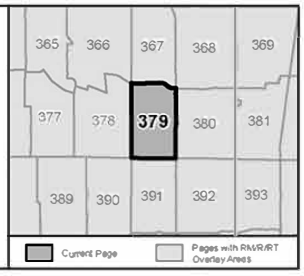

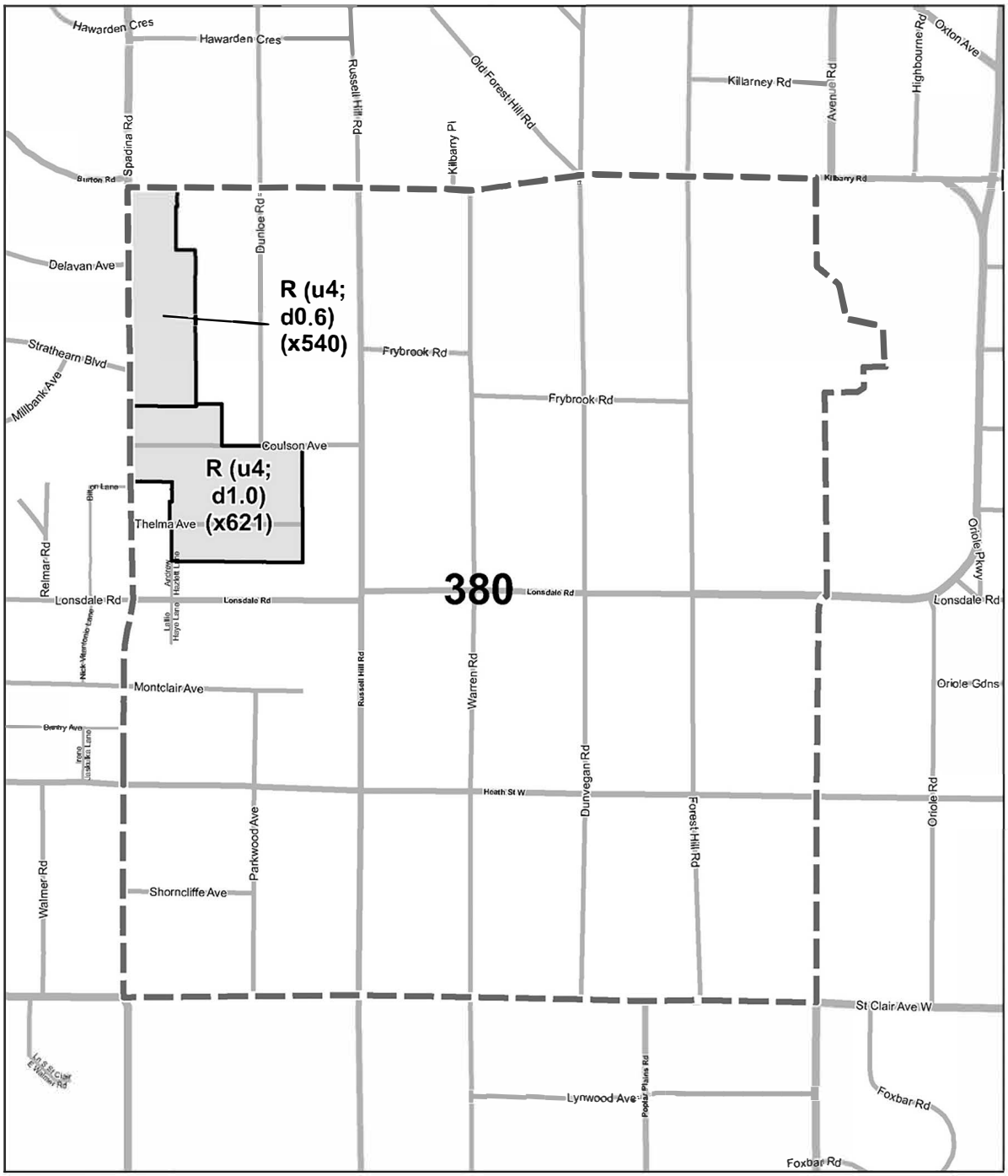

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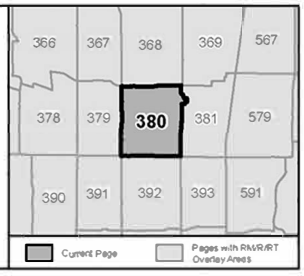

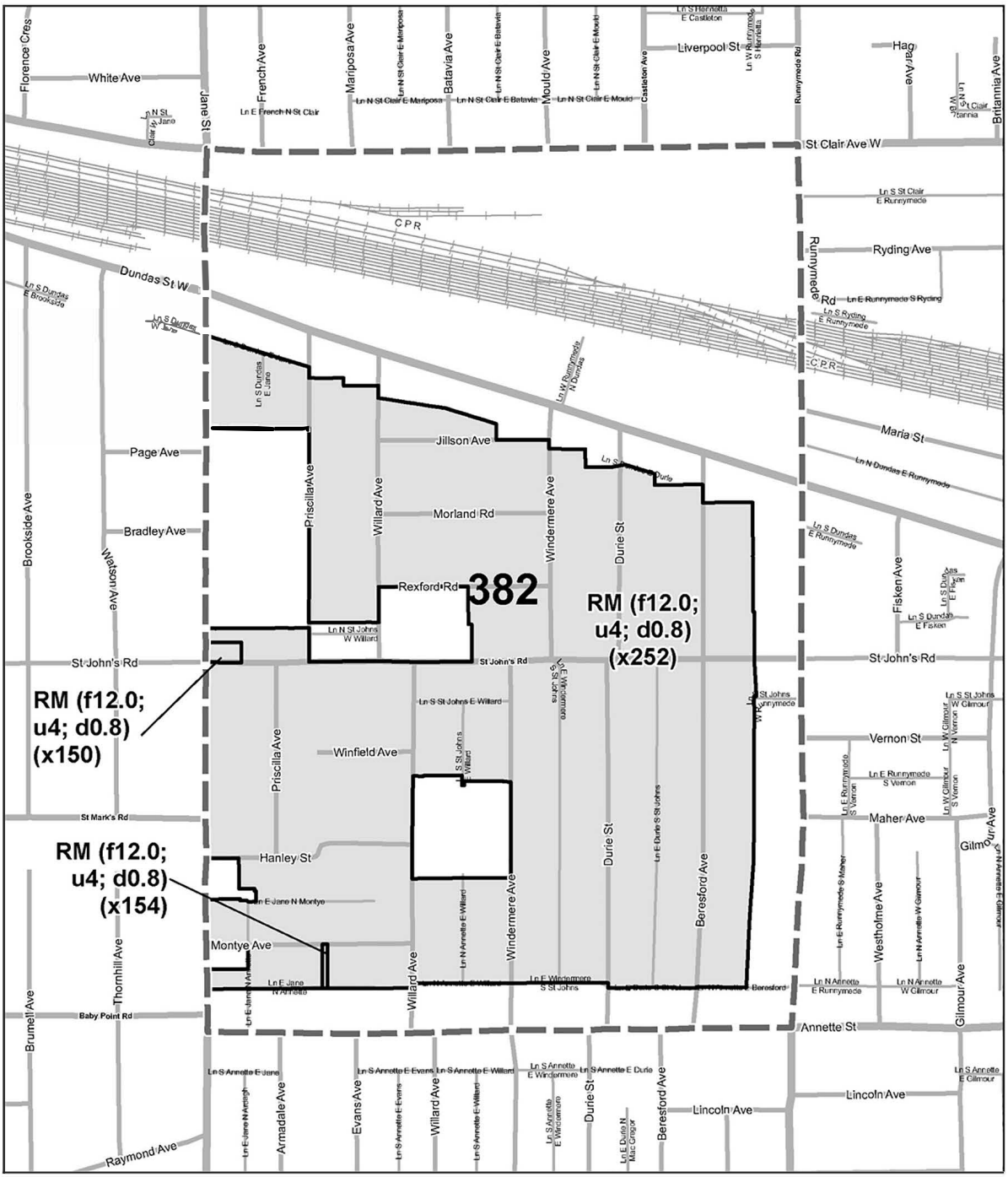

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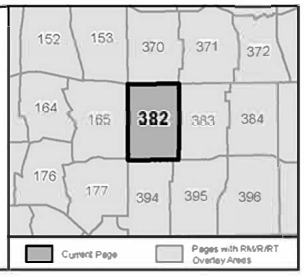

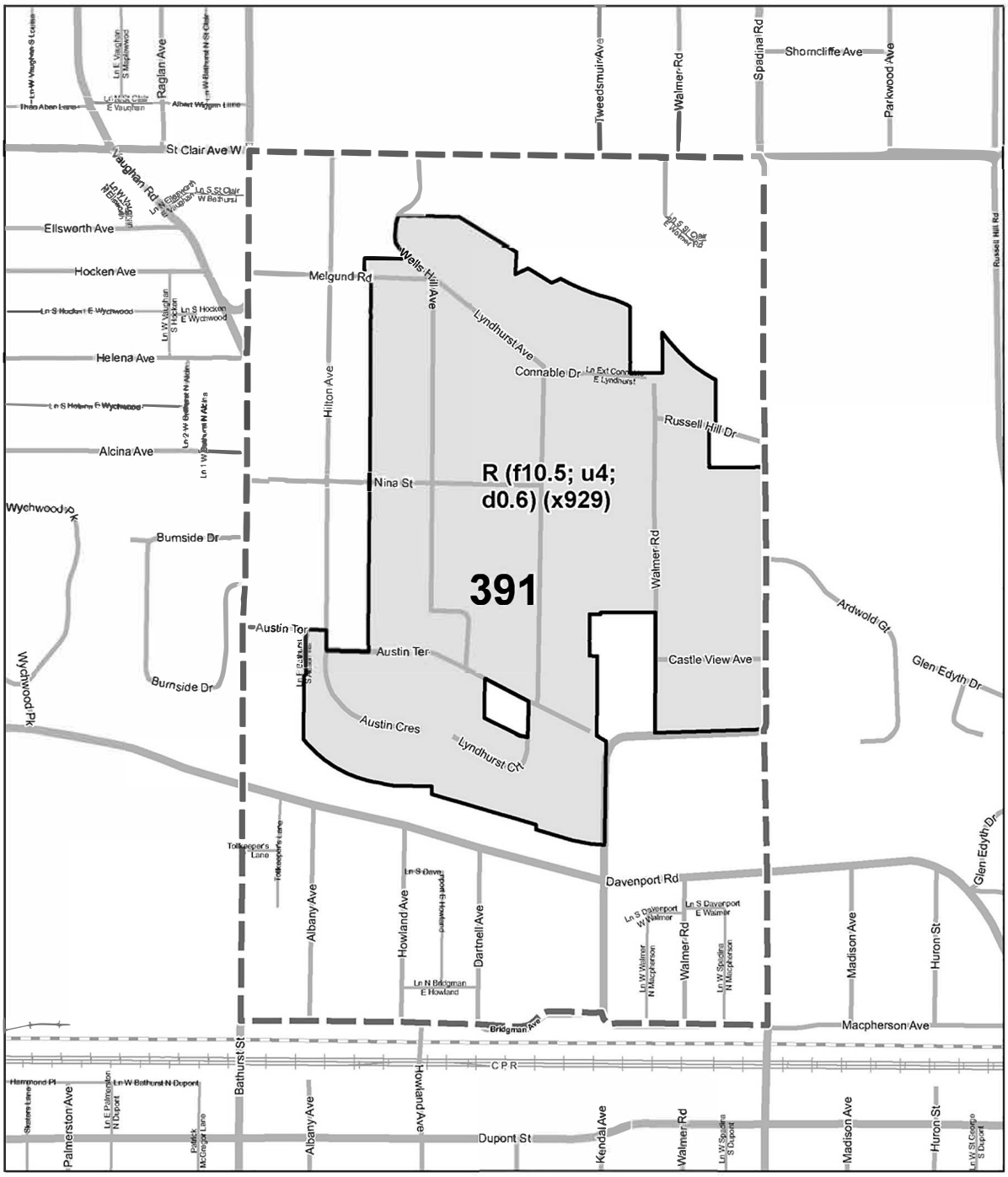

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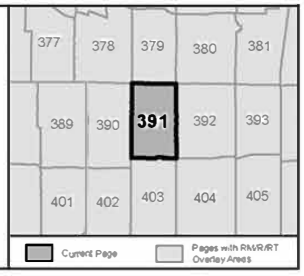

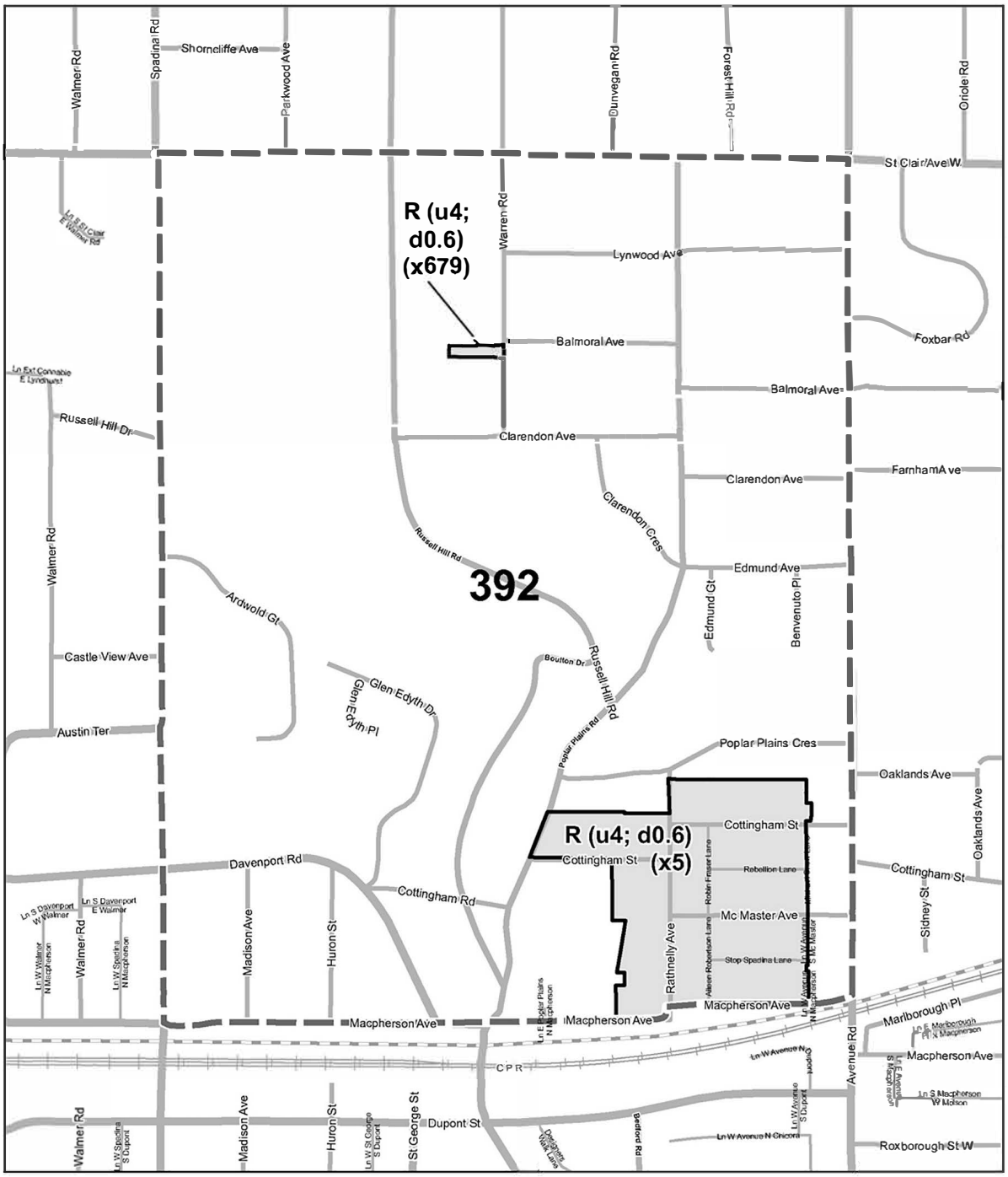

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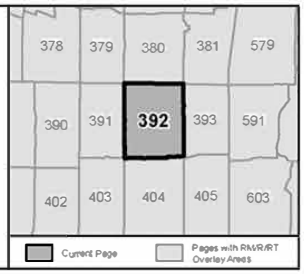

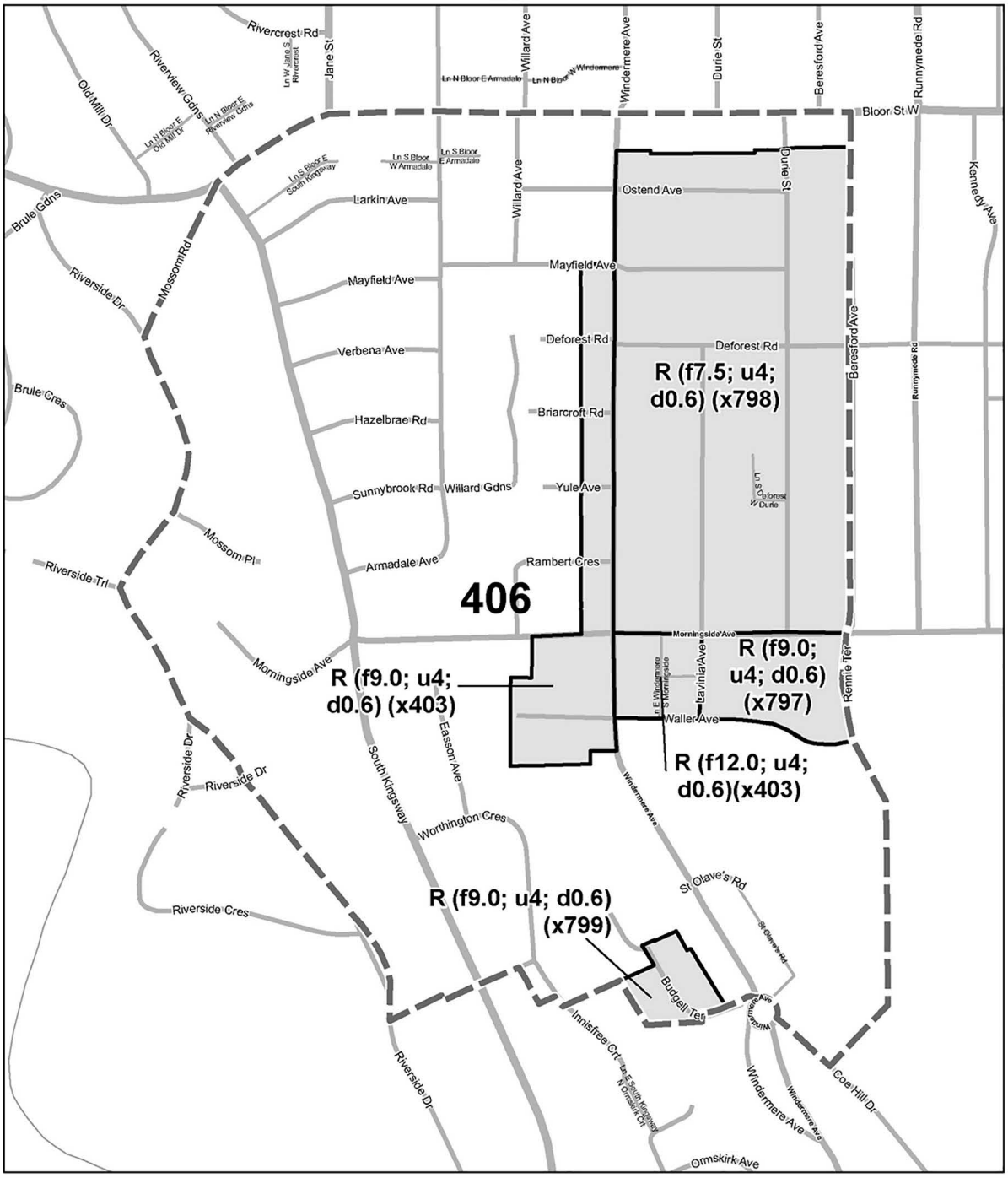

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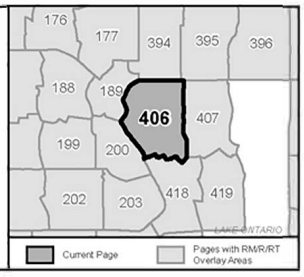

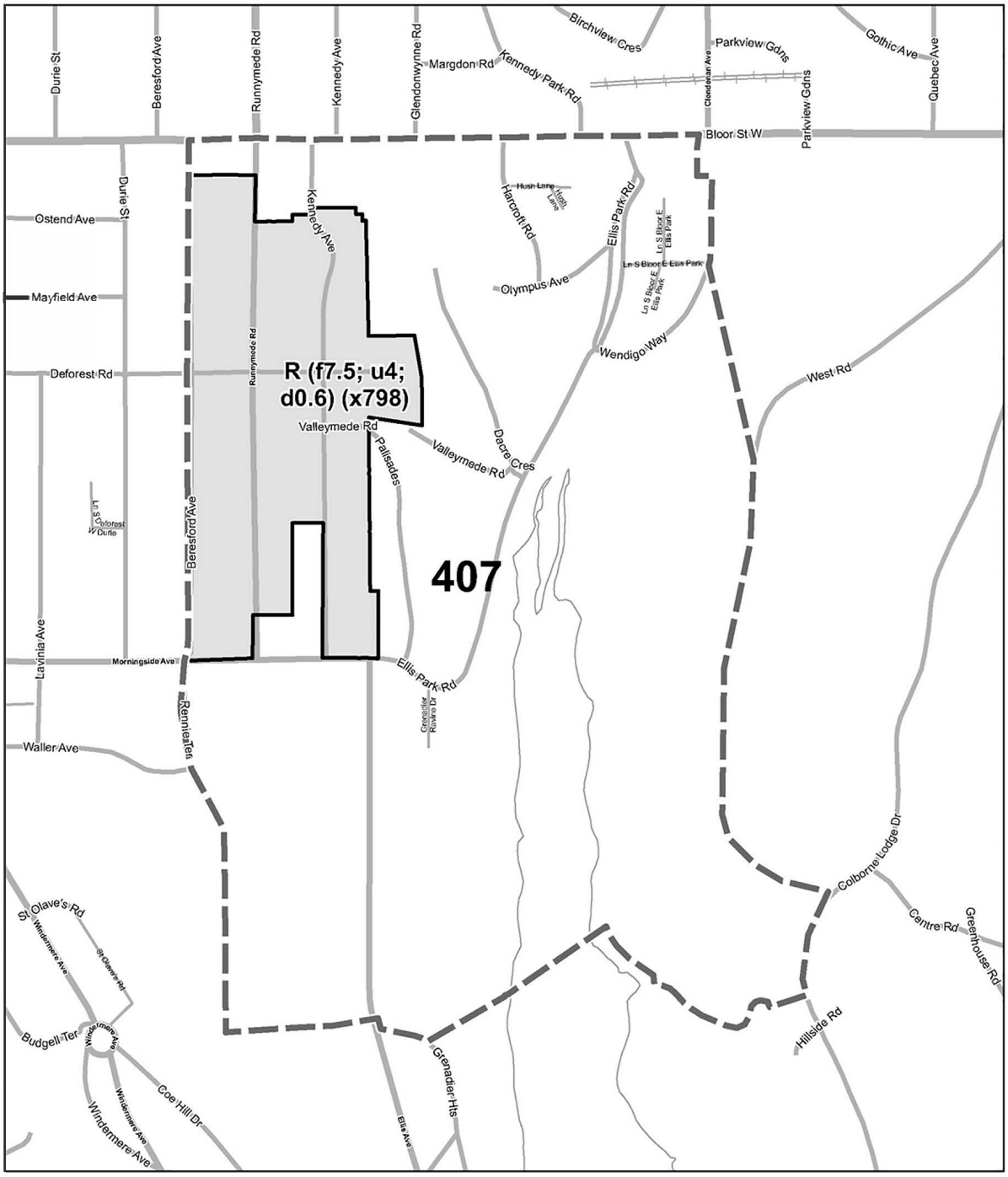

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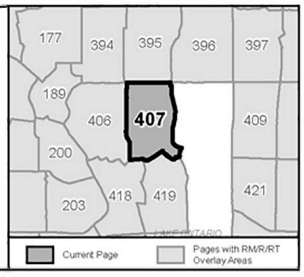

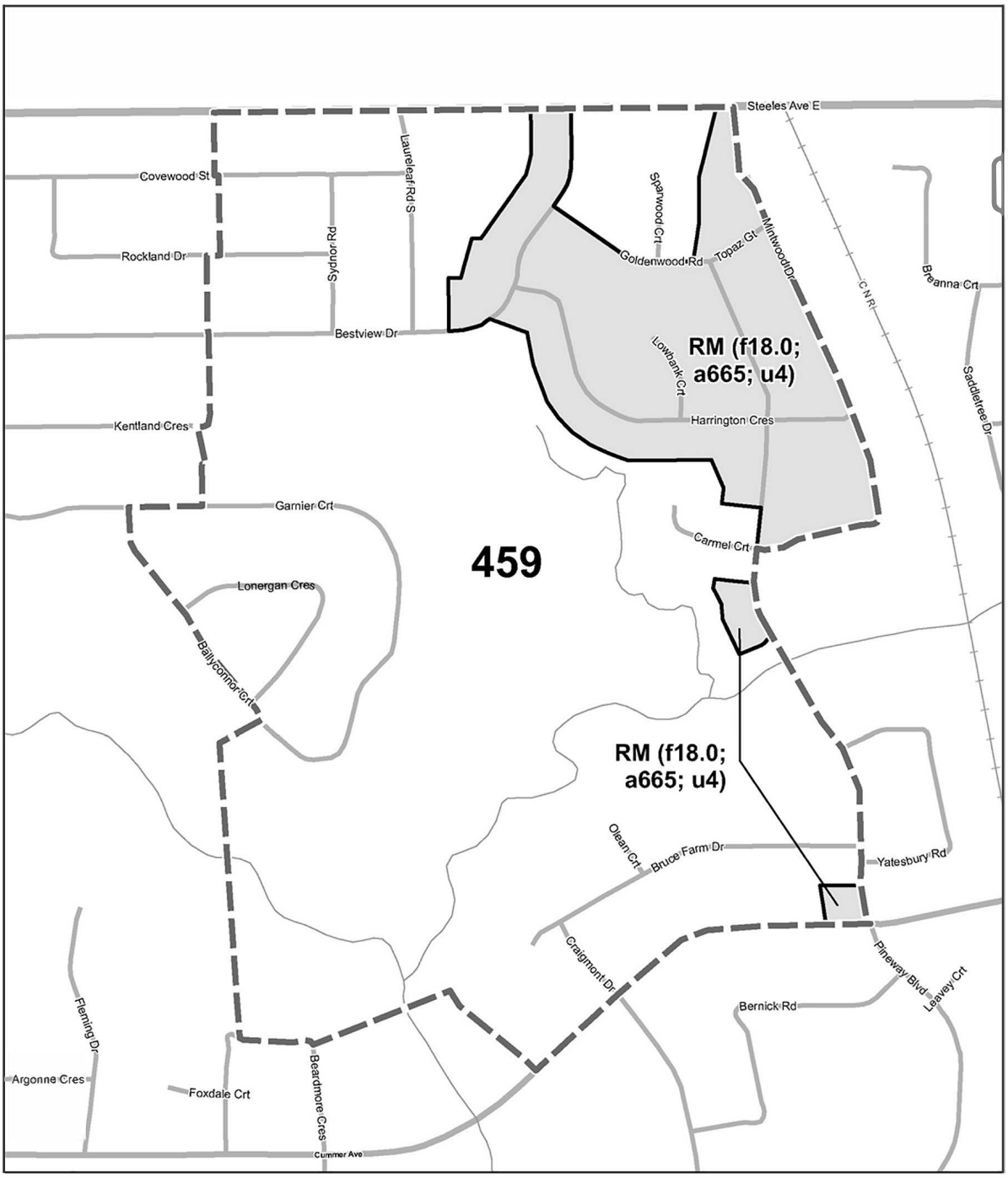

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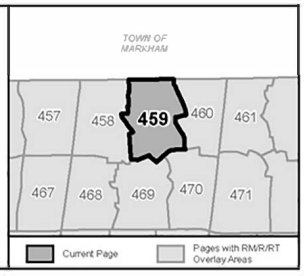

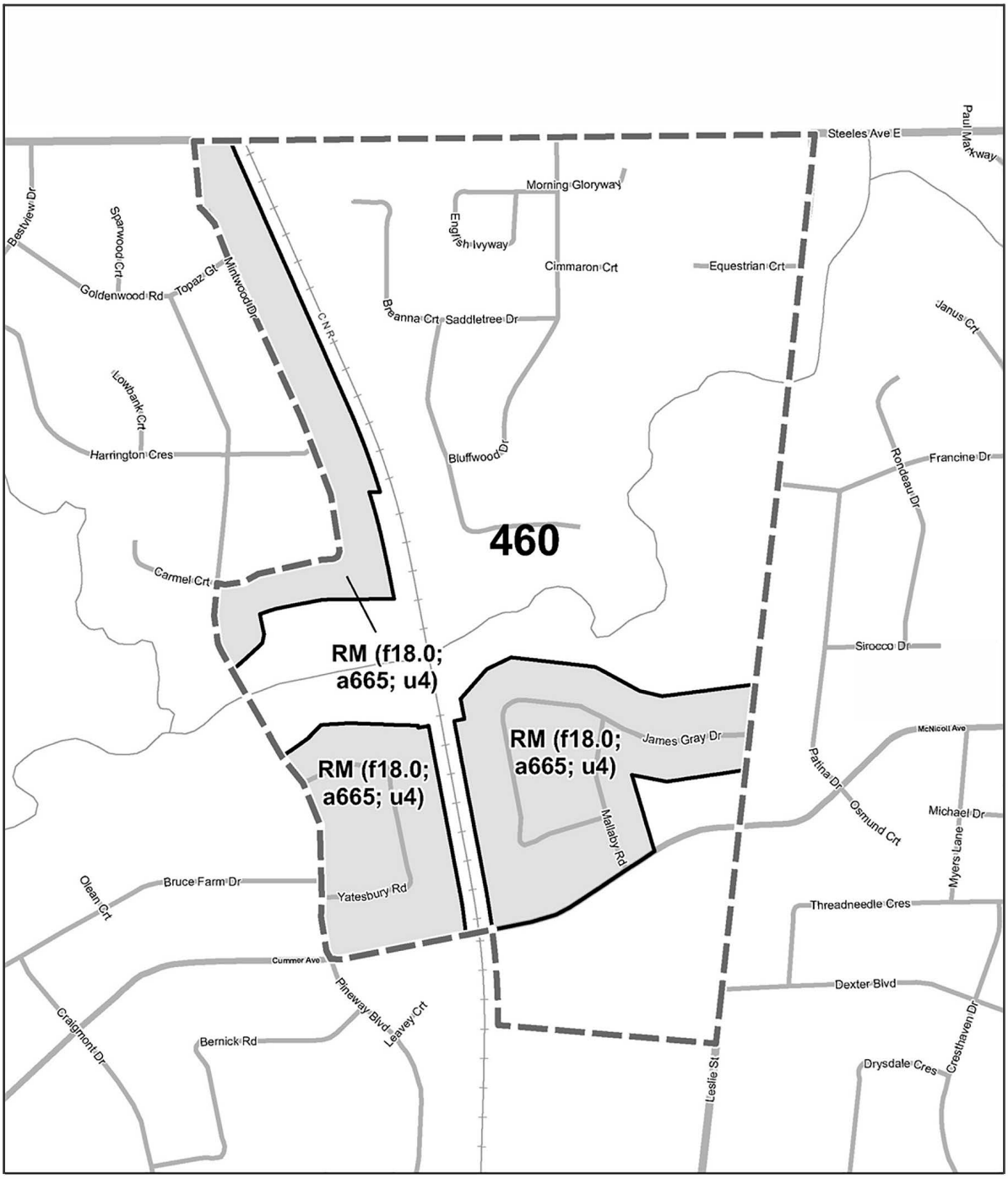

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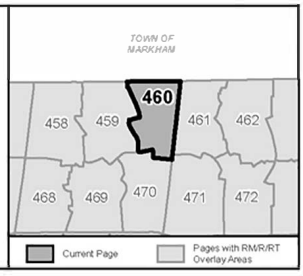

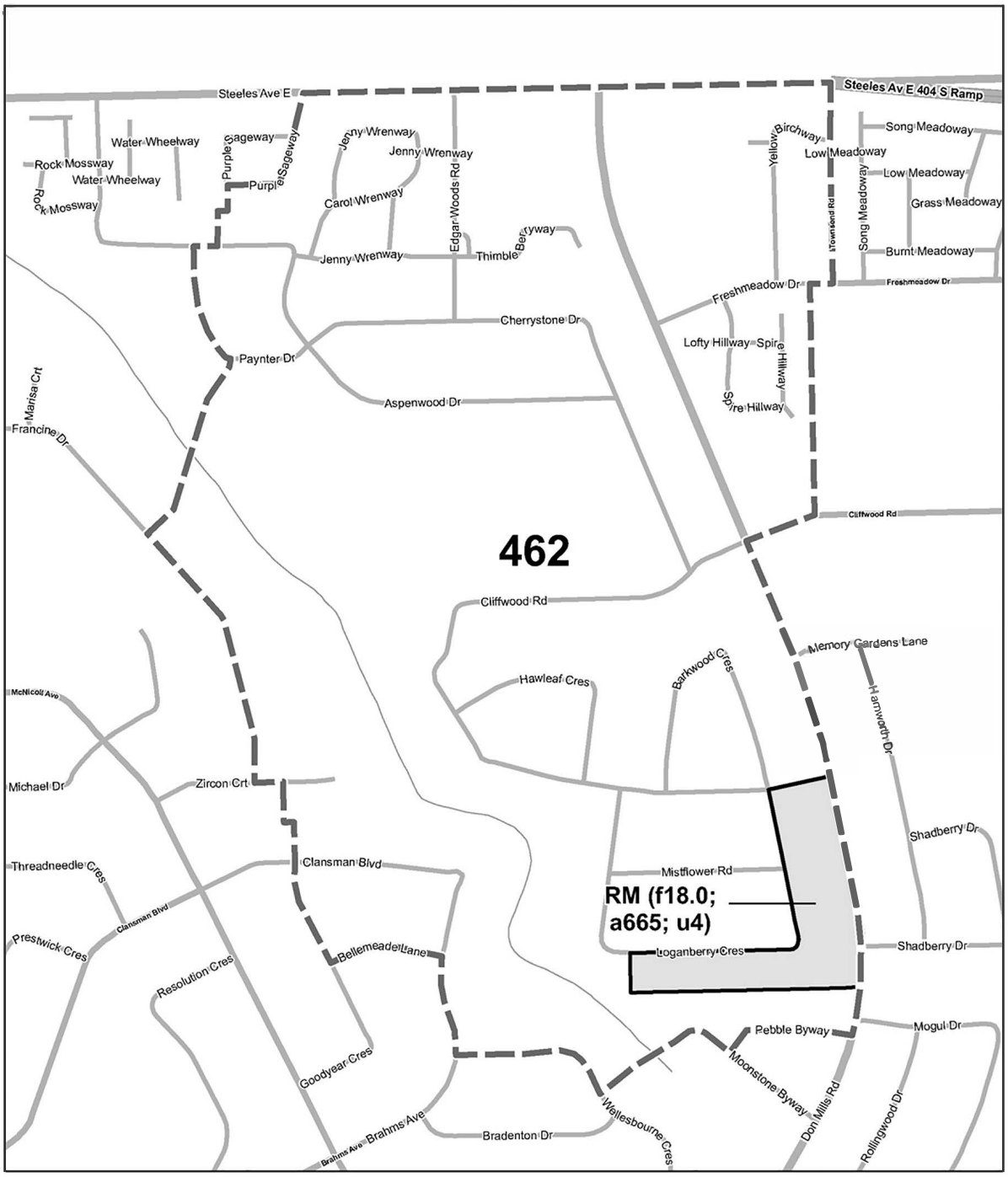

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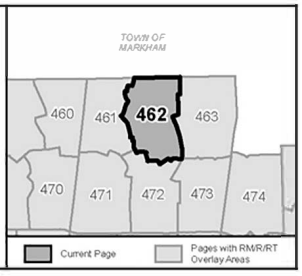

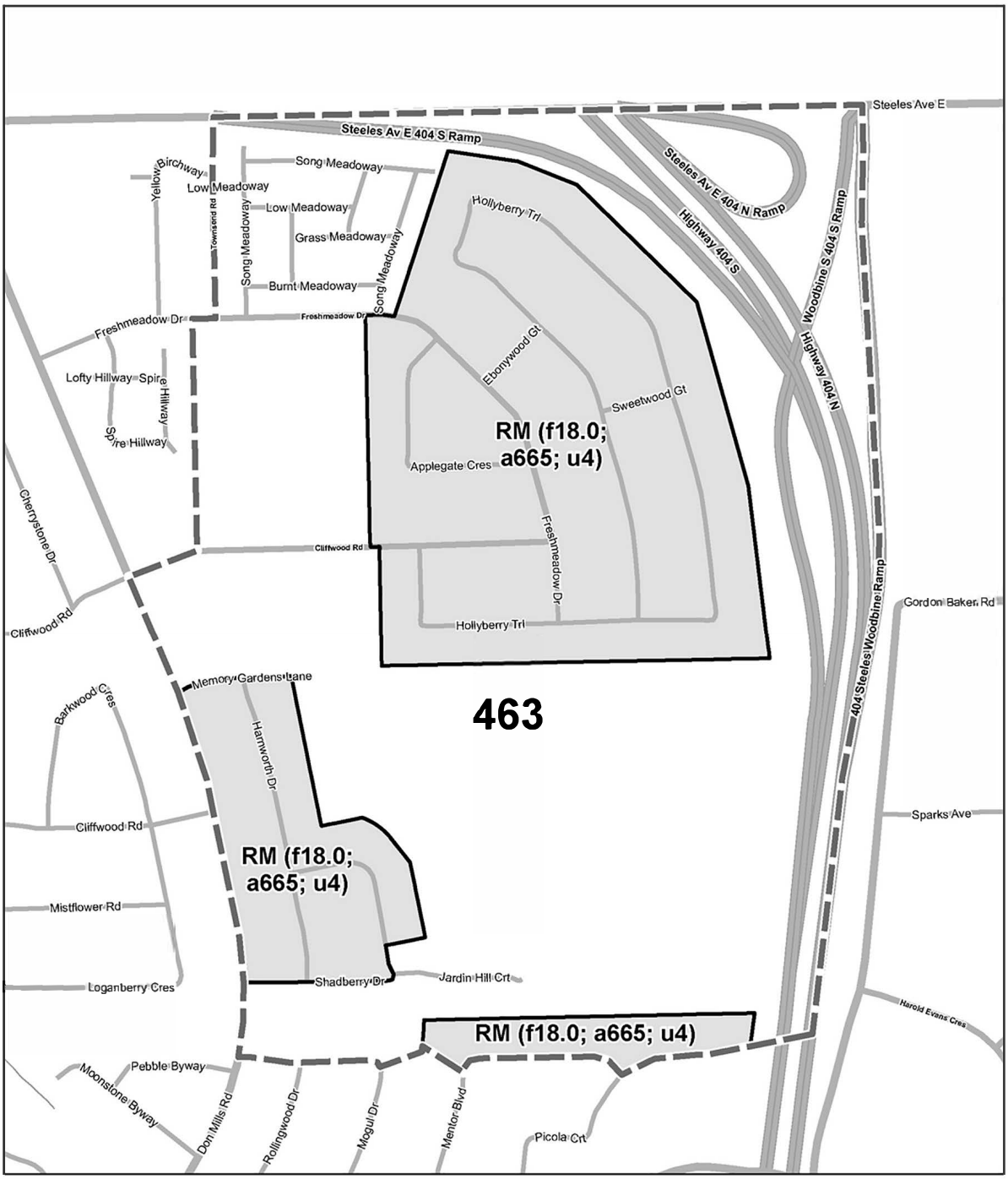

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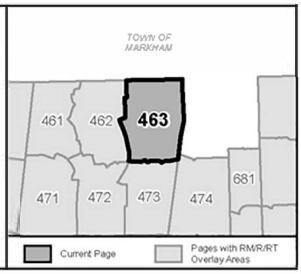

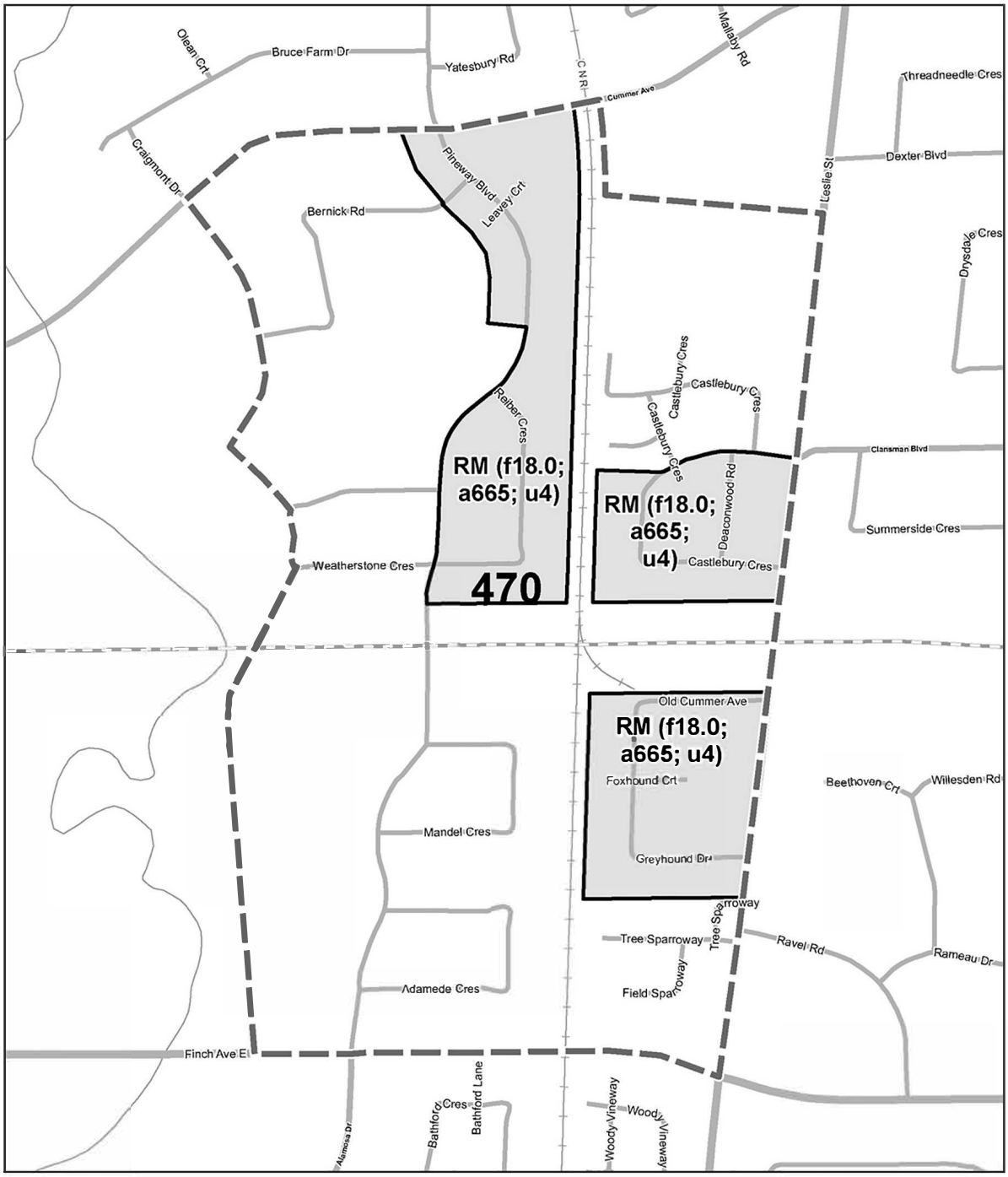

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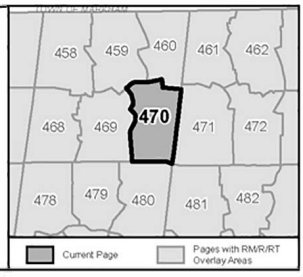

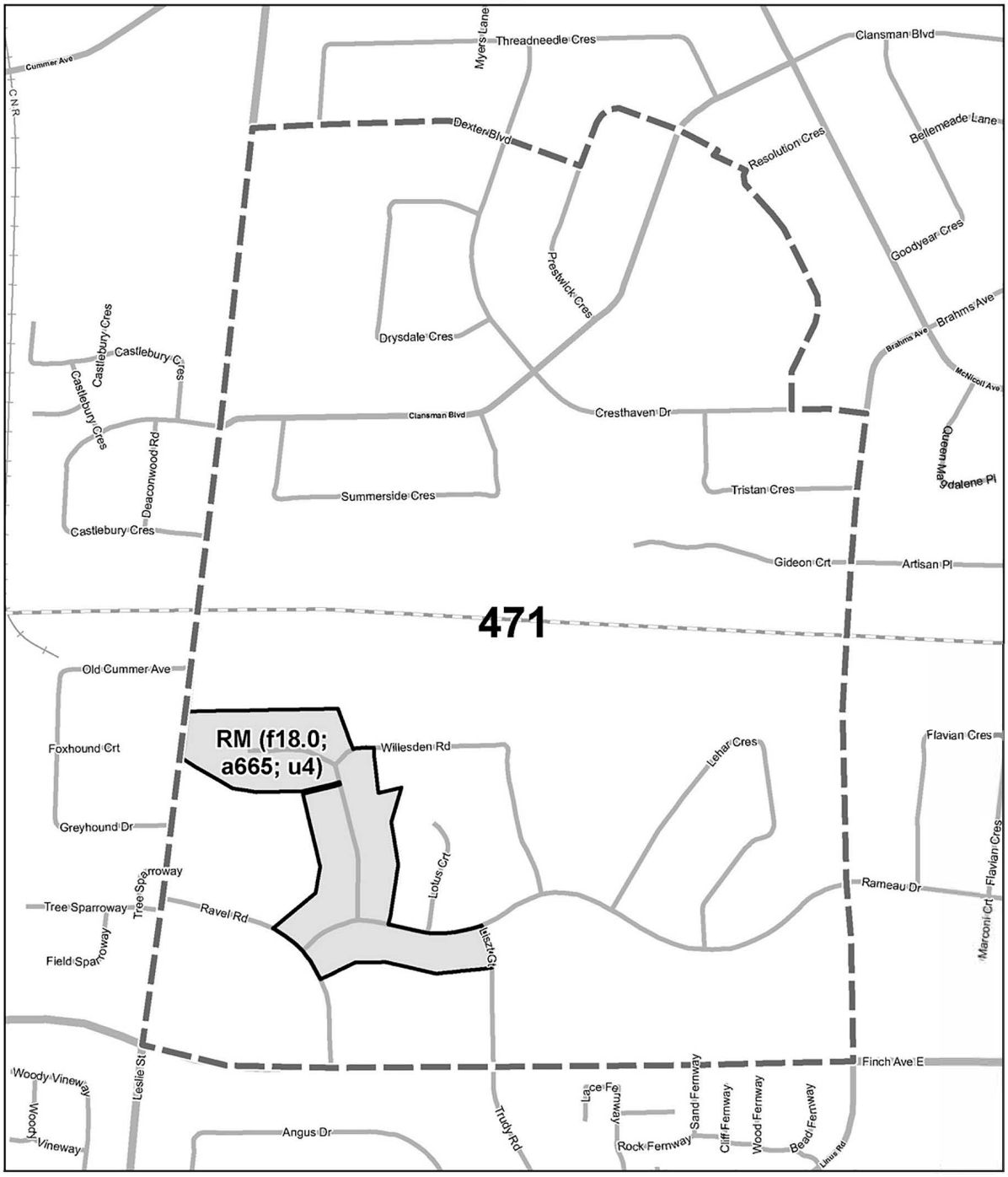

TORONTO City Planning

RM/R/RT Zone Amendments

April 4, 2023

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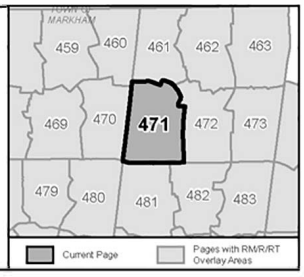

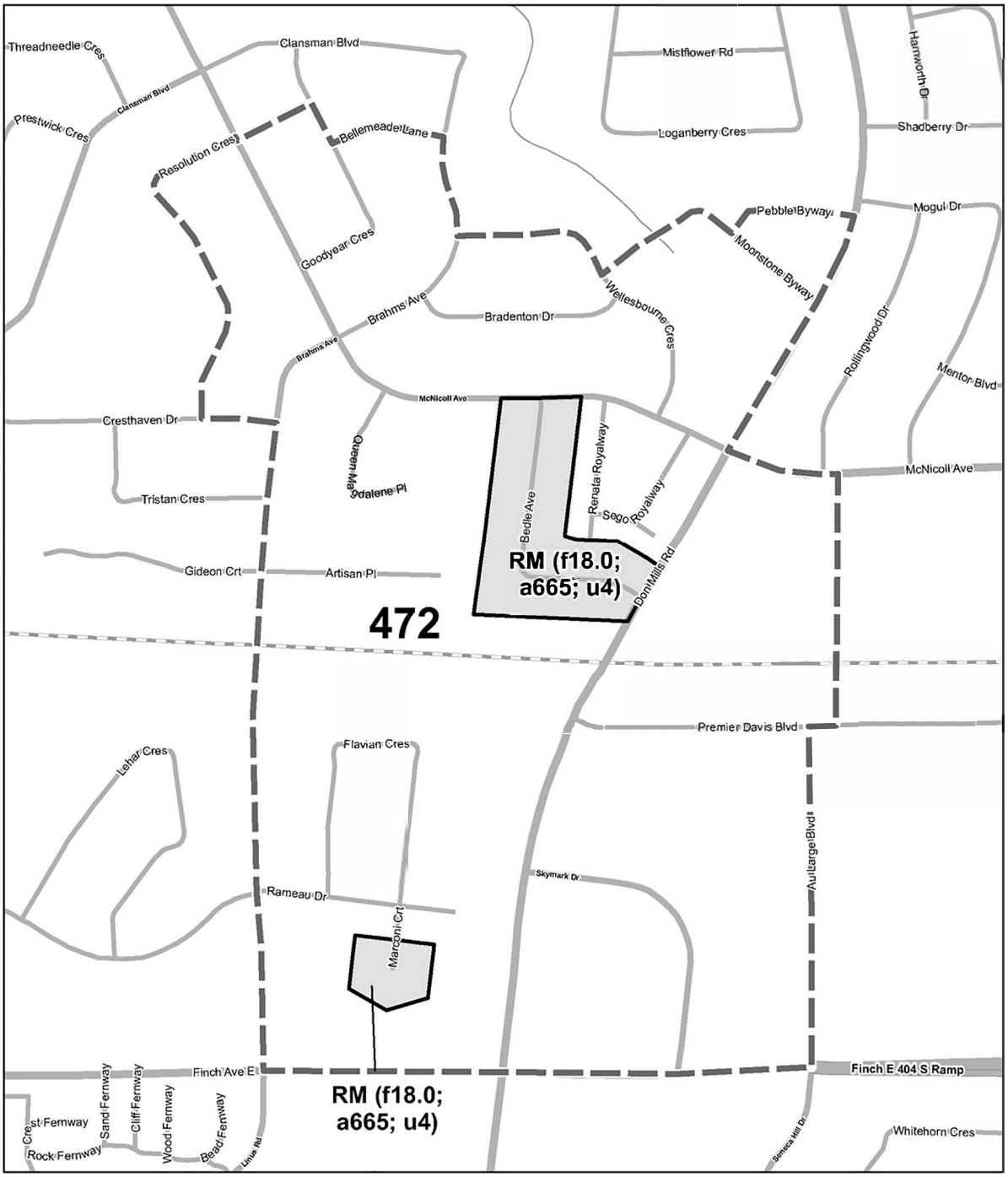

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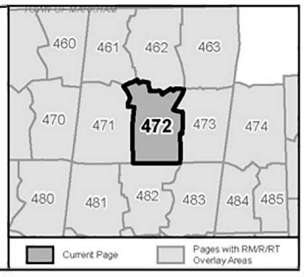

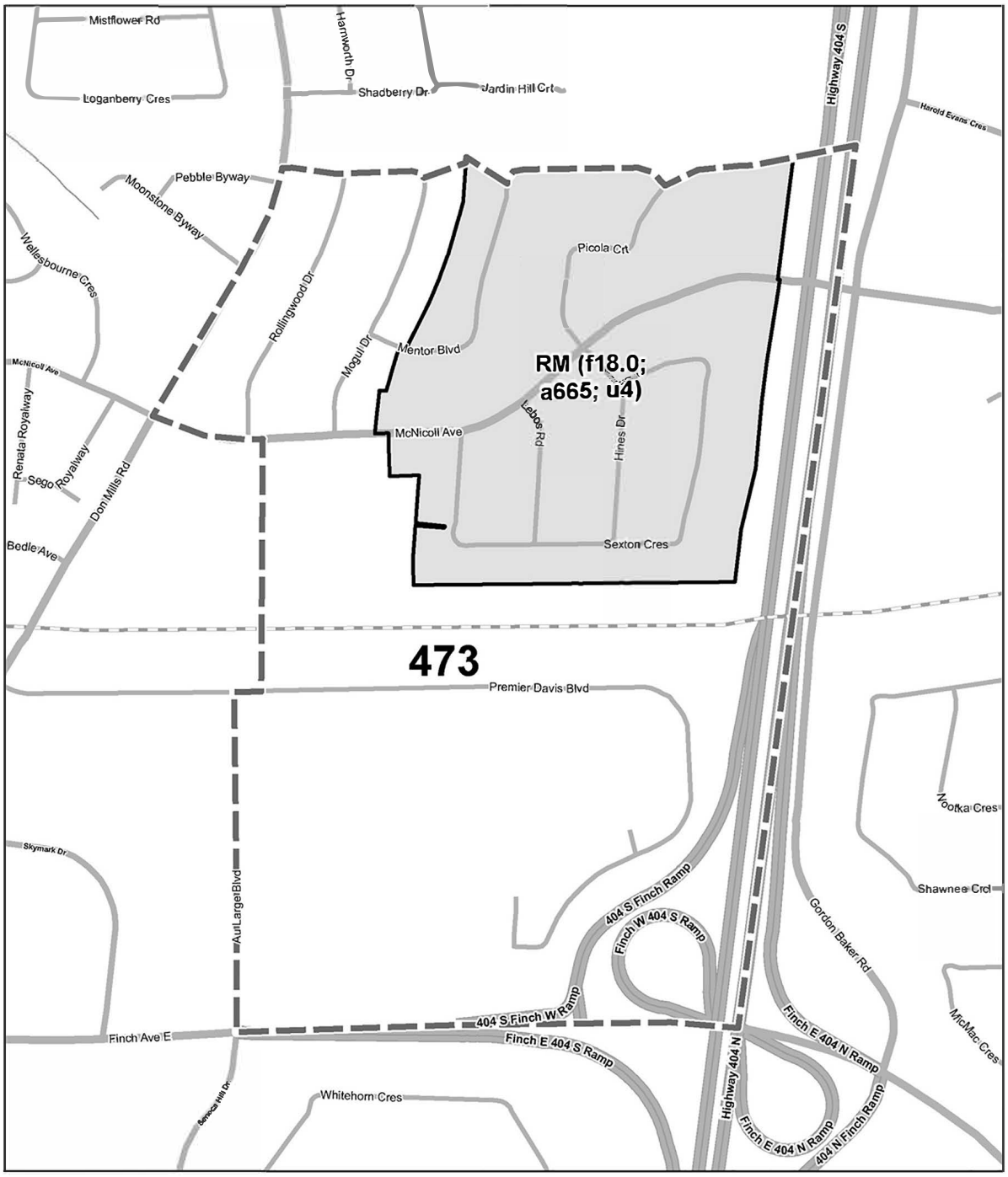

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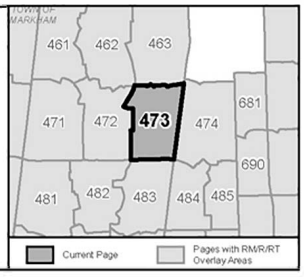

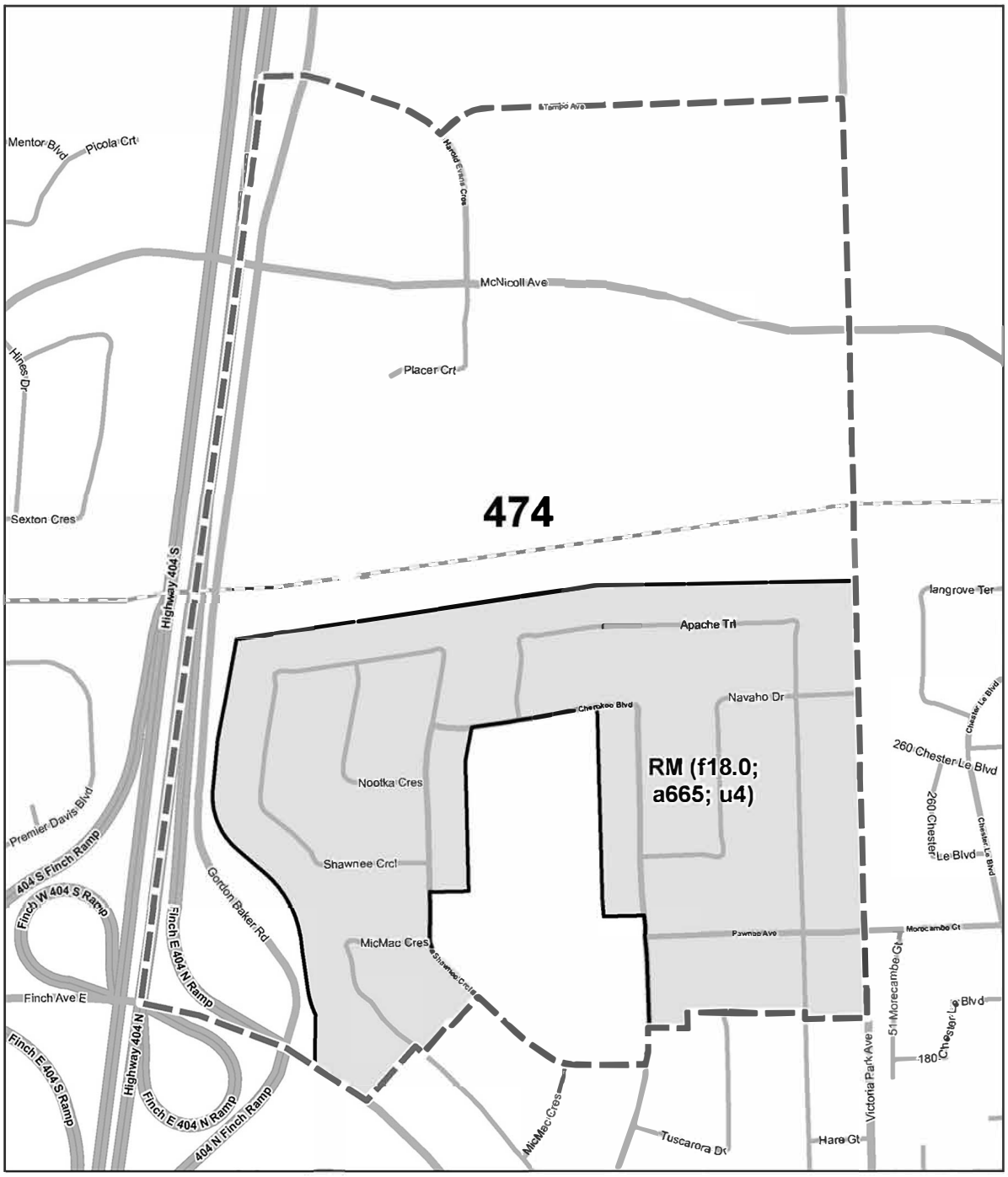

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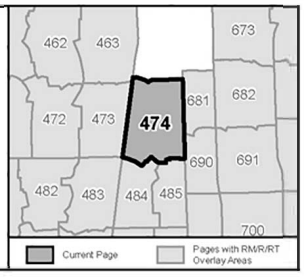

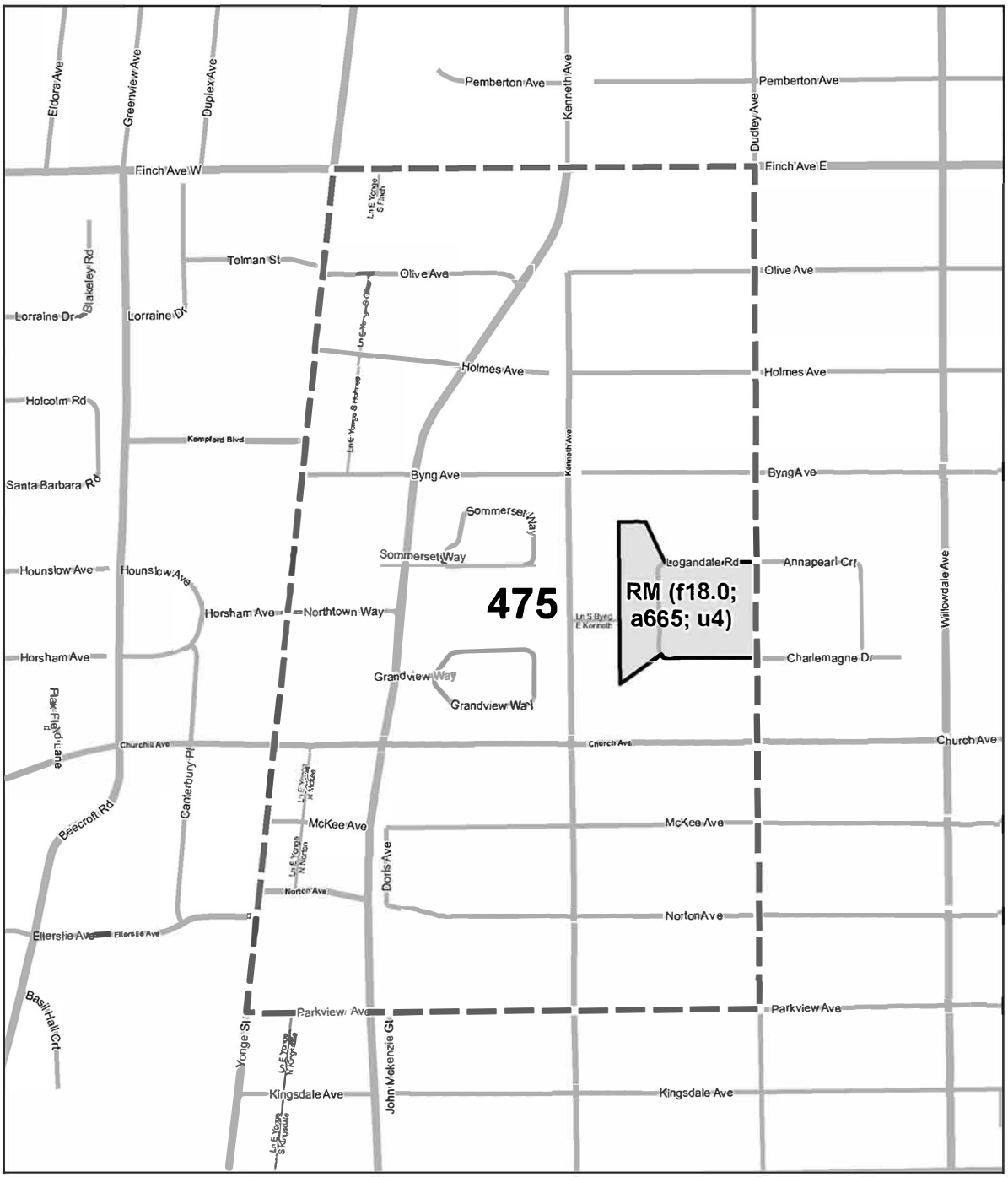

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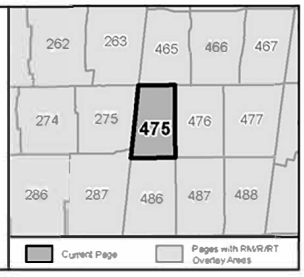

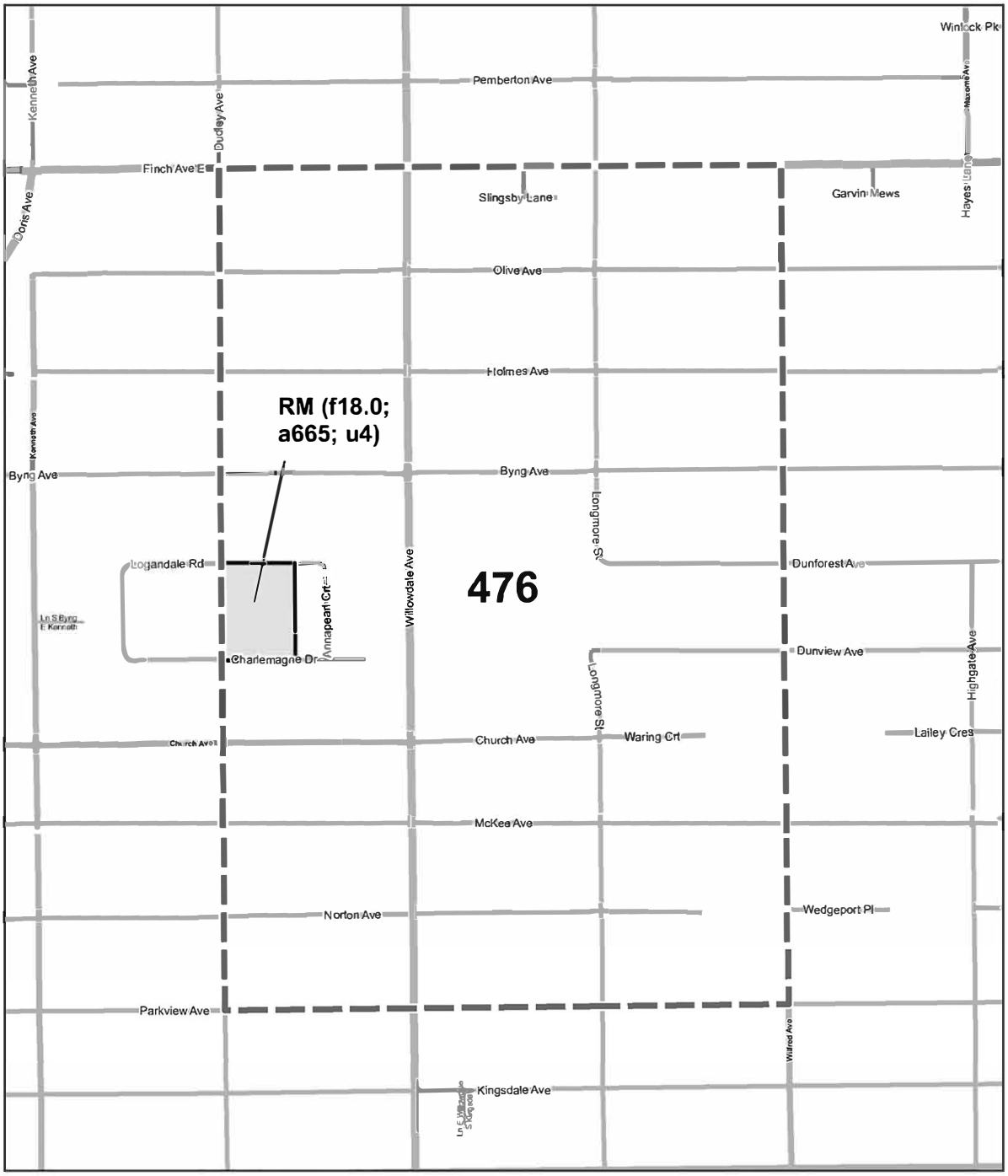

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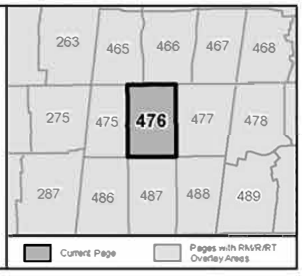

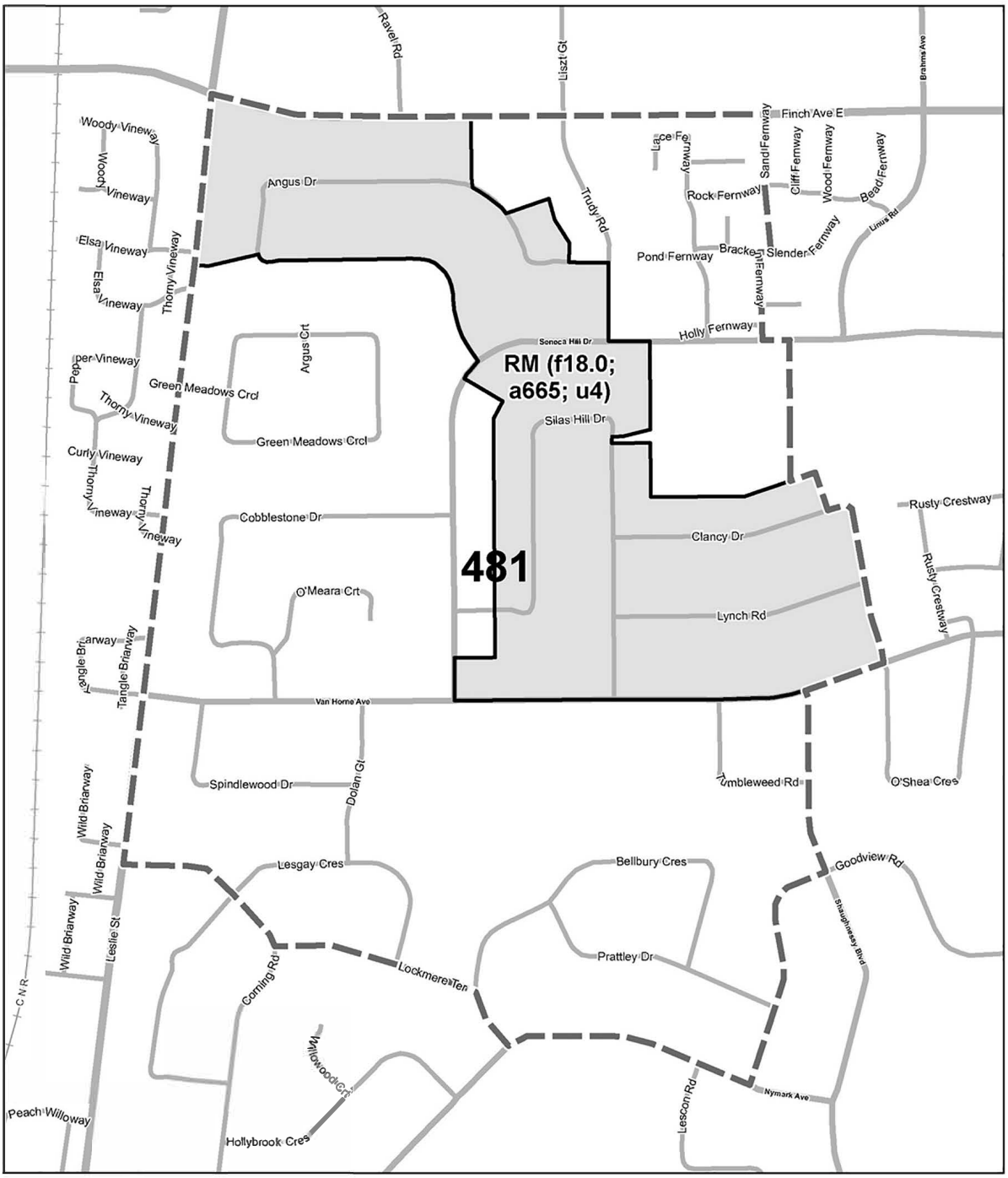

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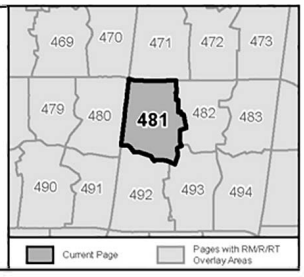

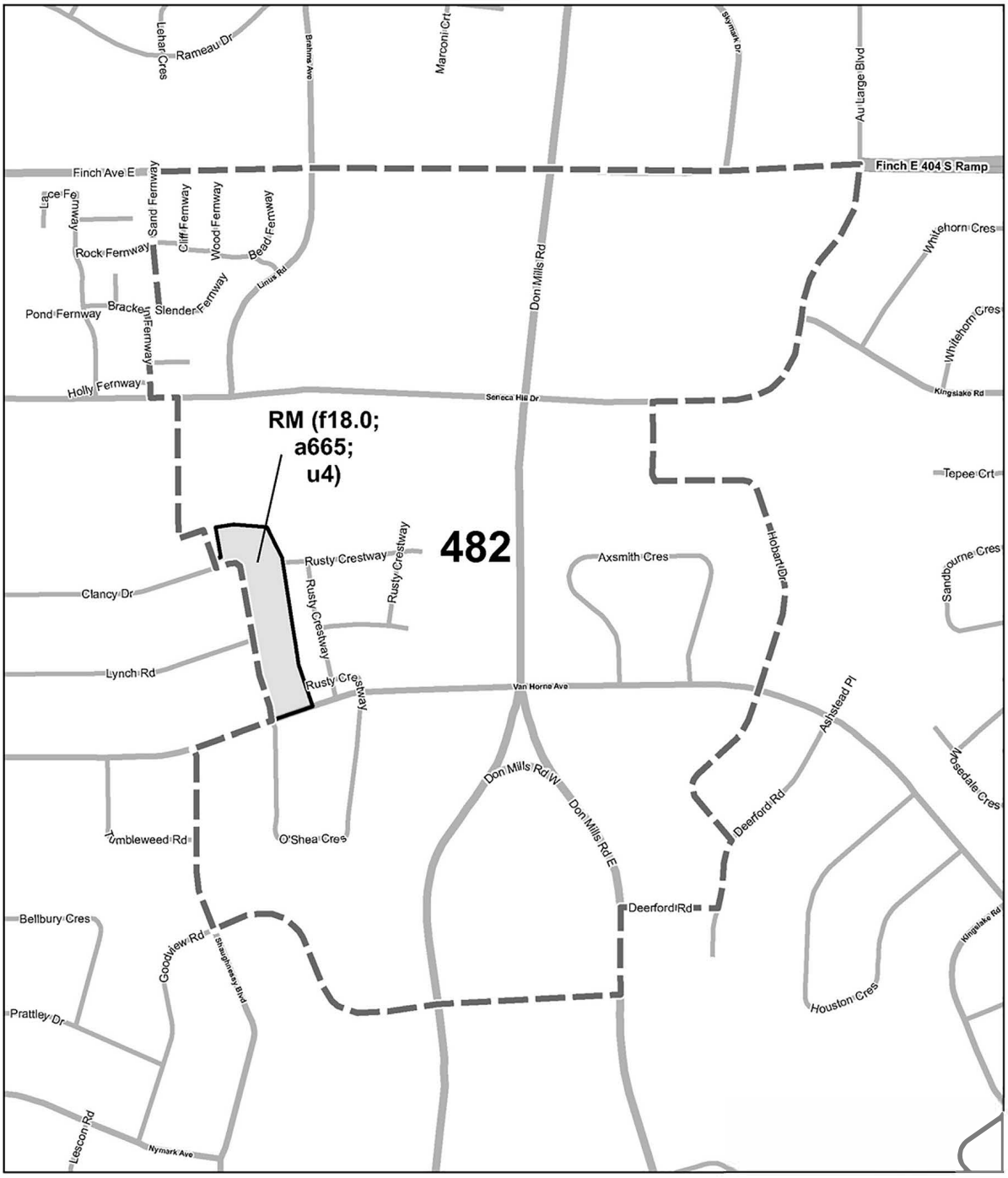

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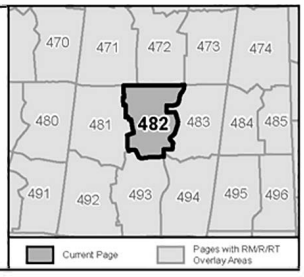

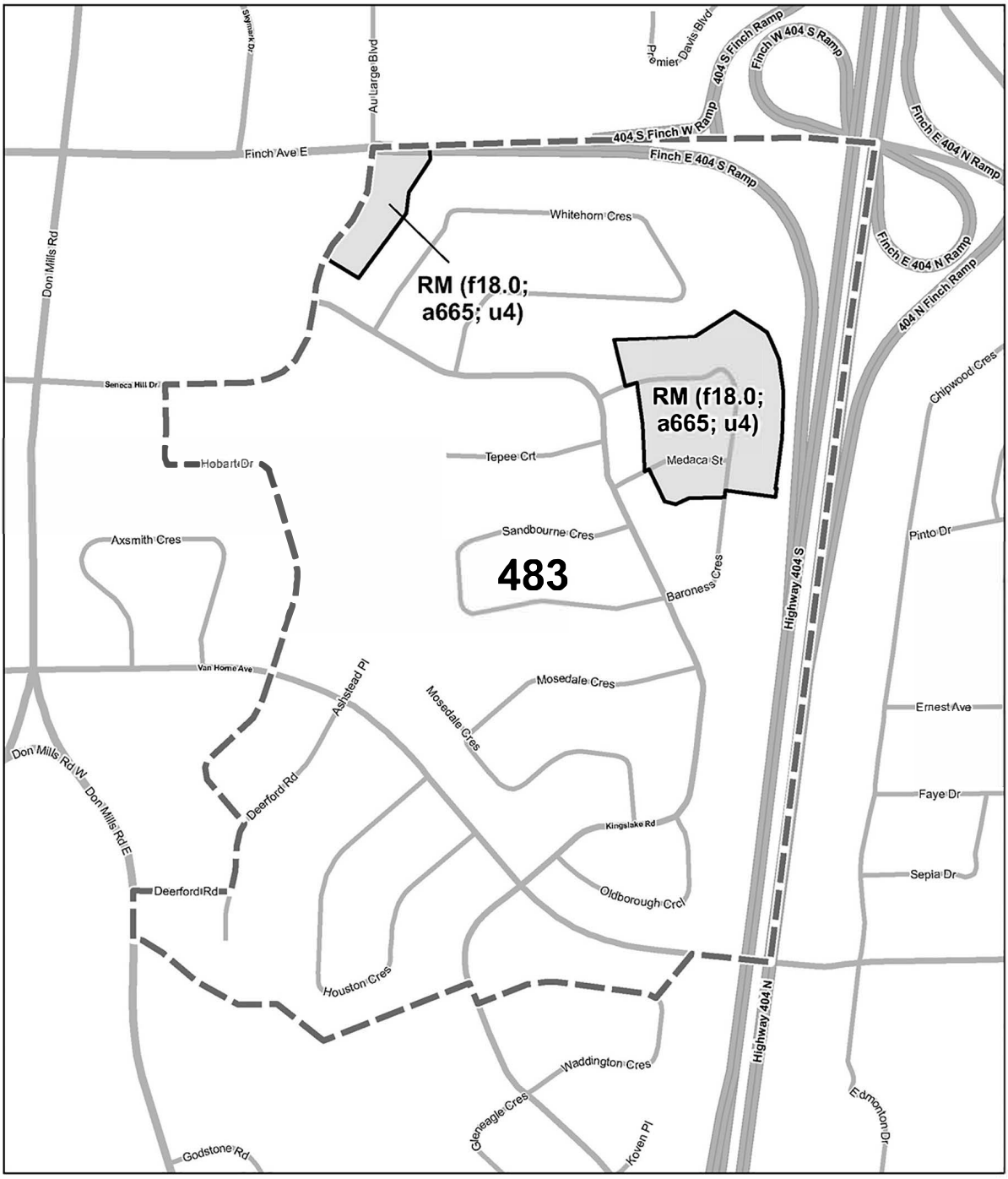

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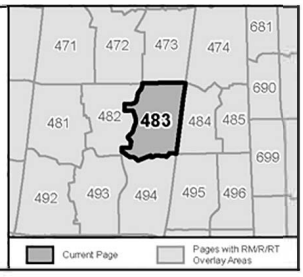

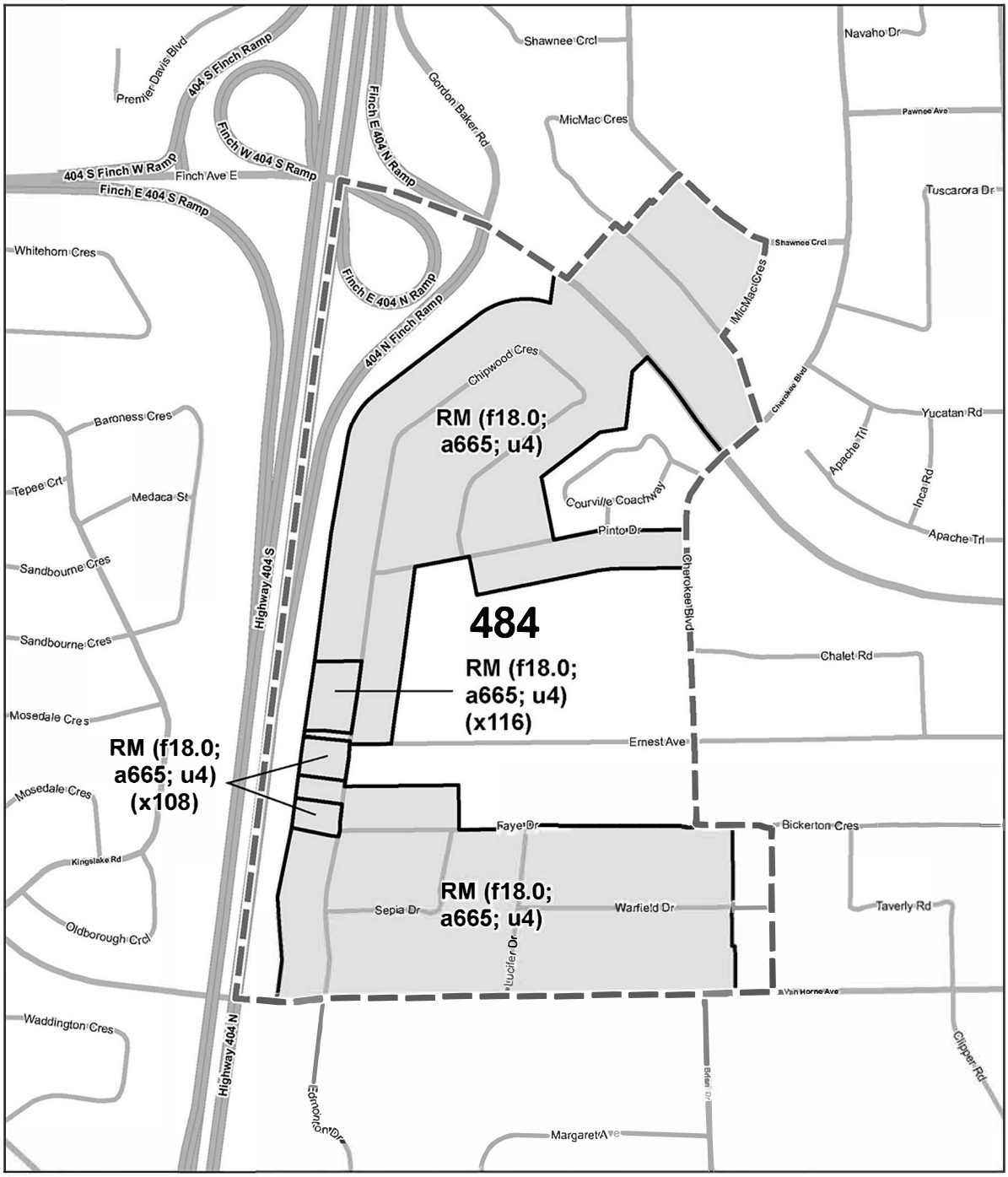

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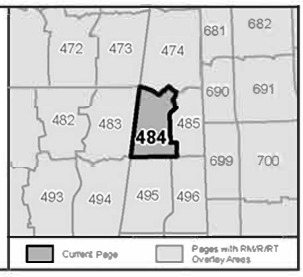

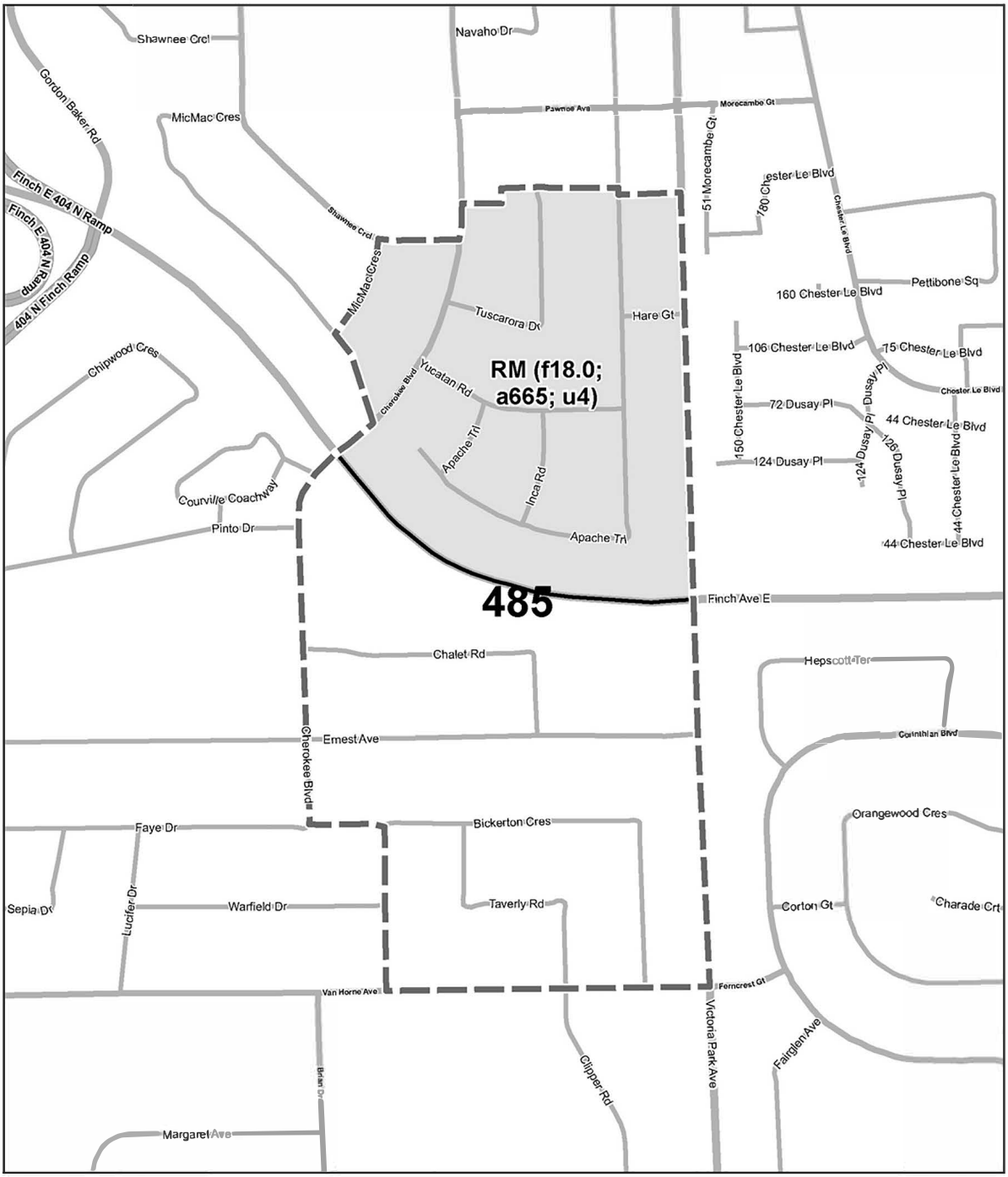

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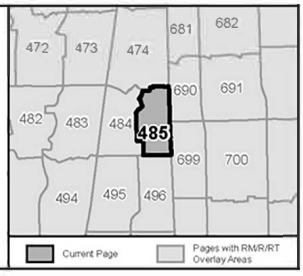

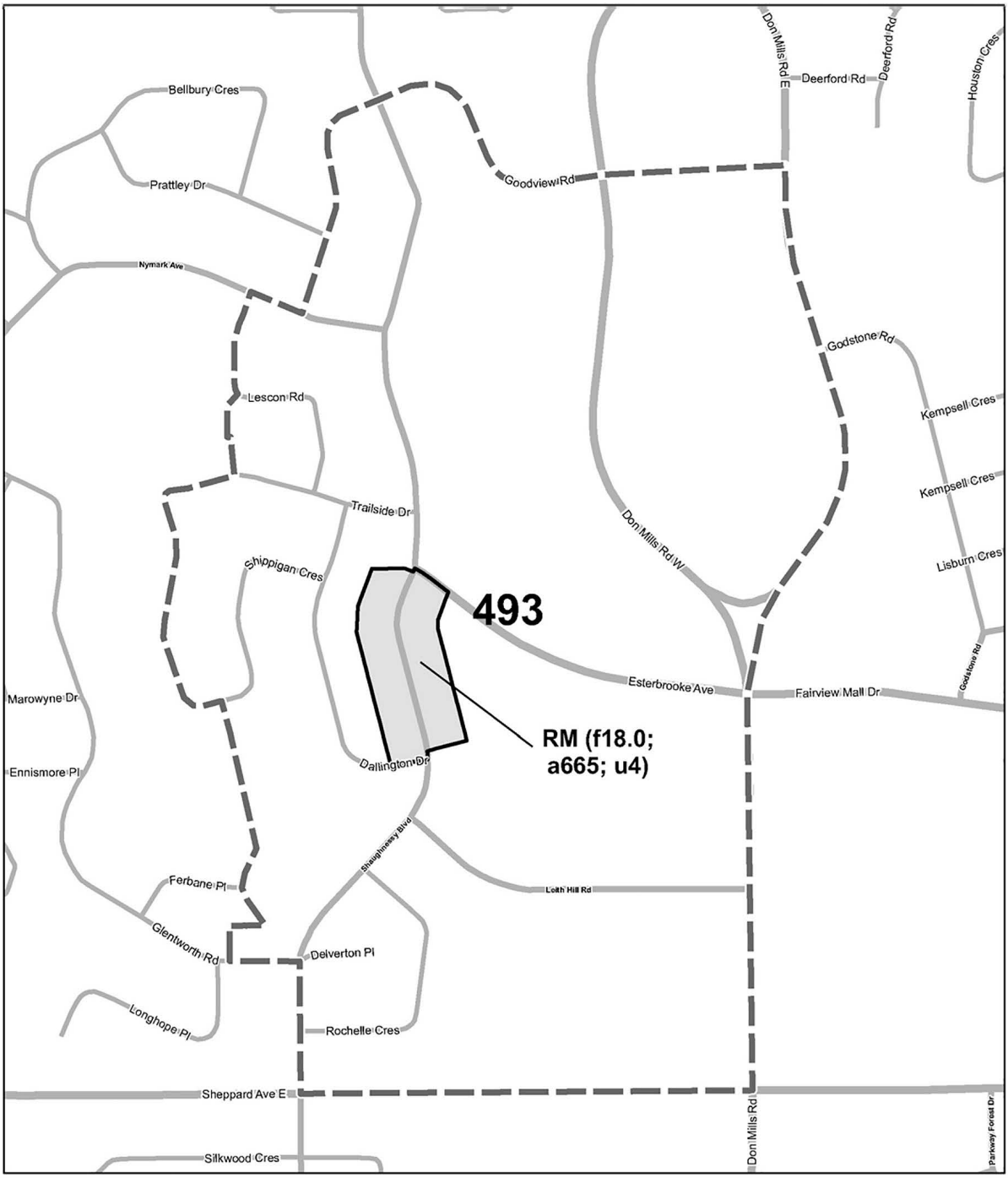

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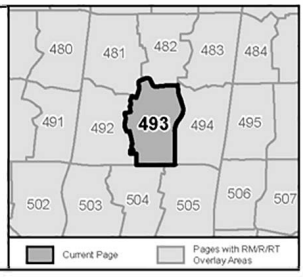

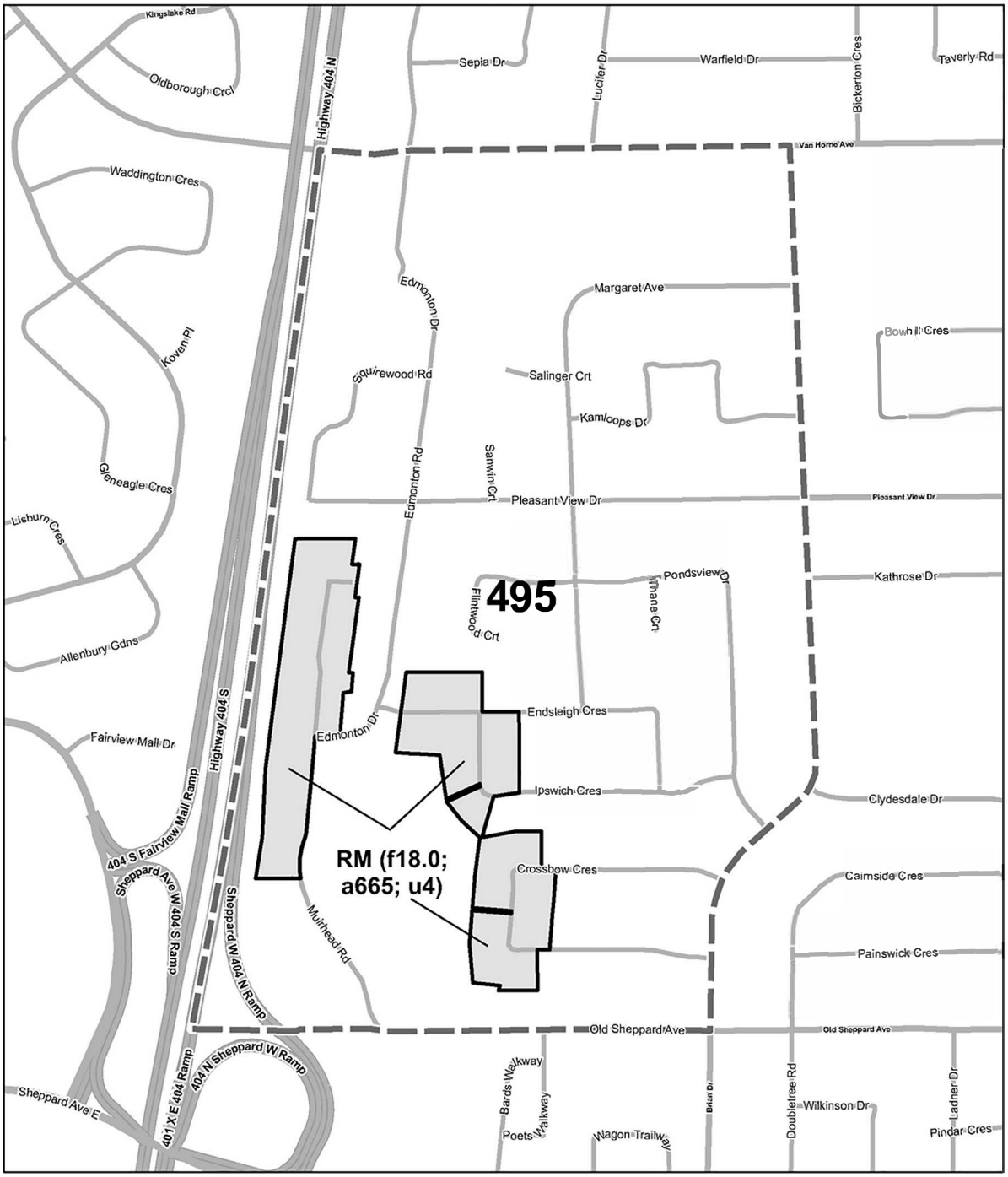

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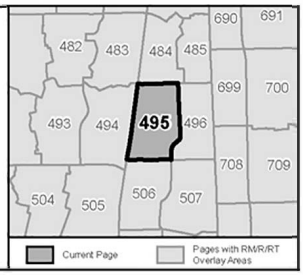

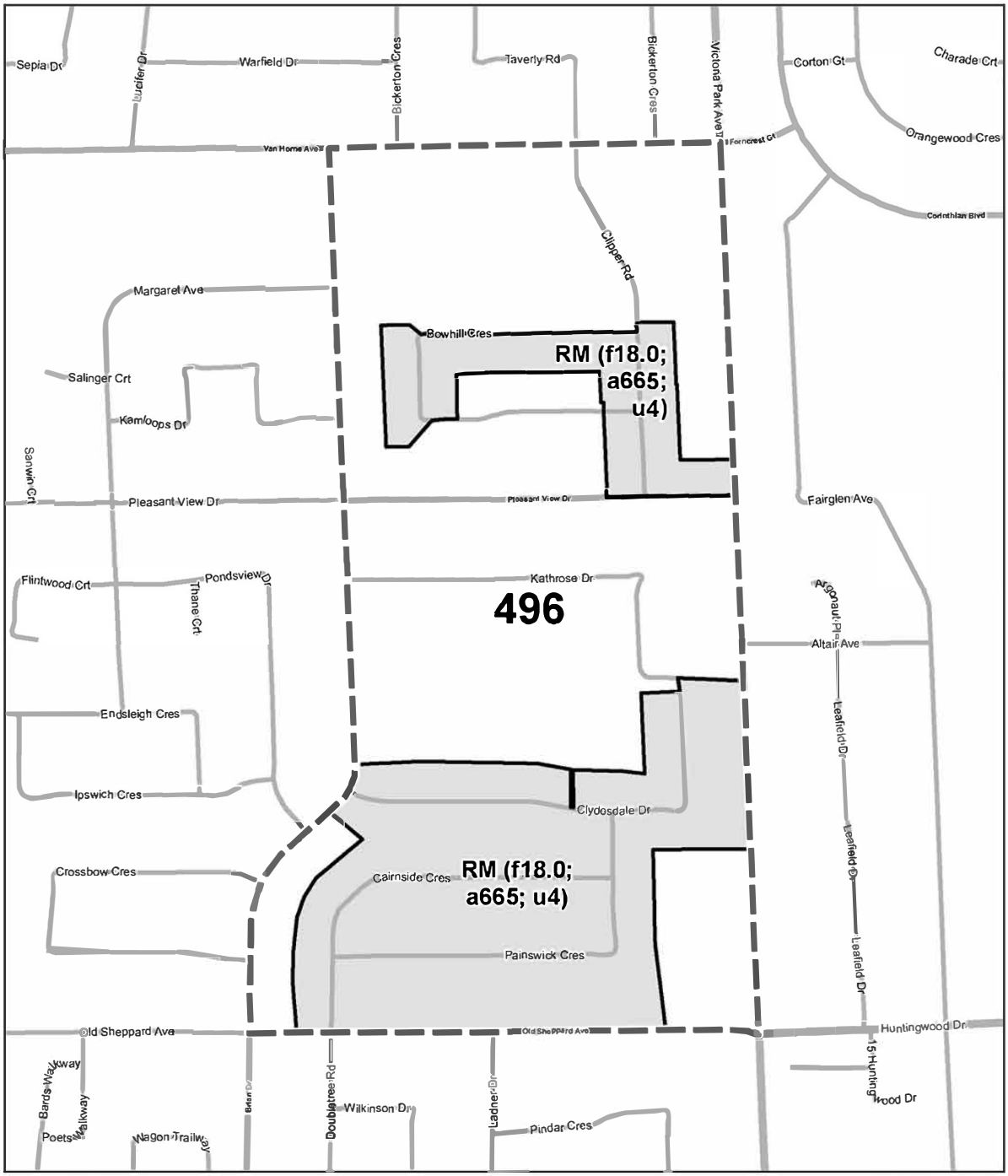

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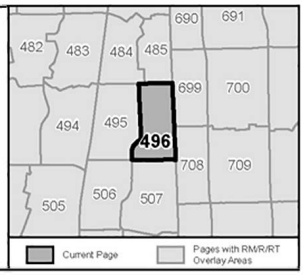

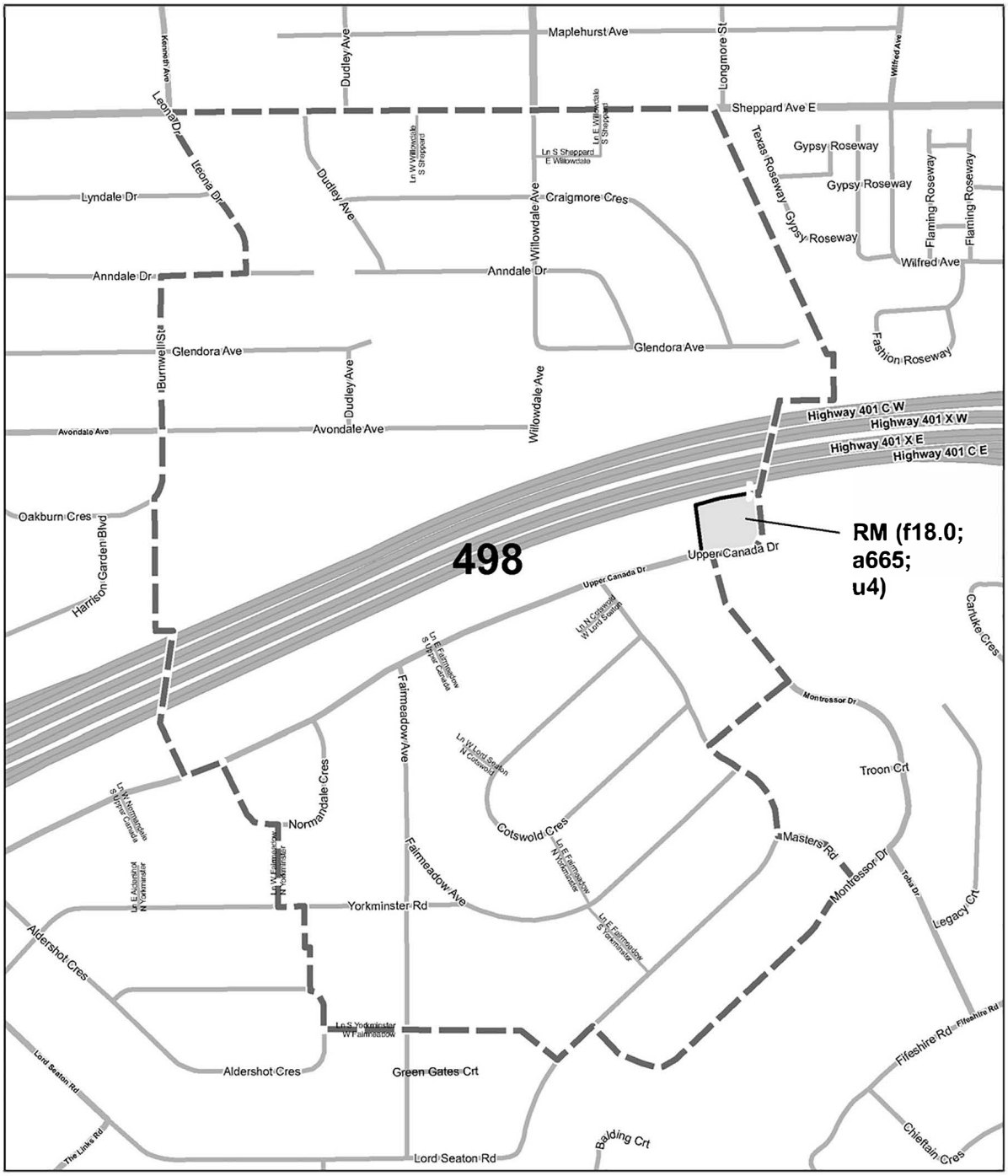

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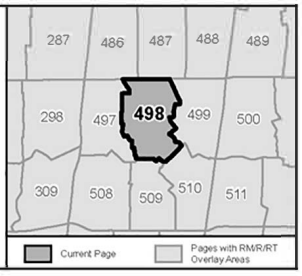

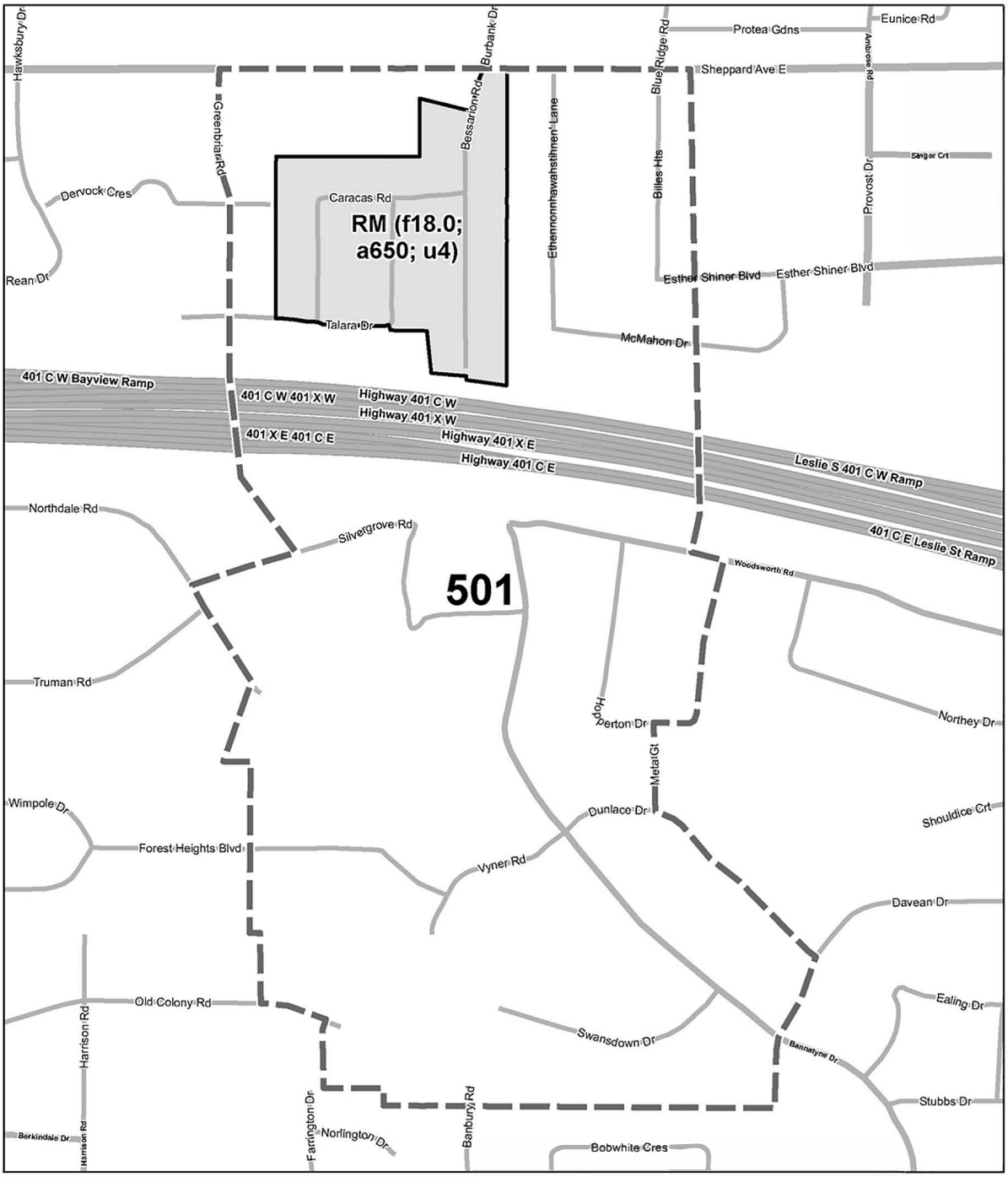

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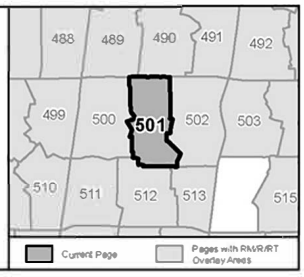

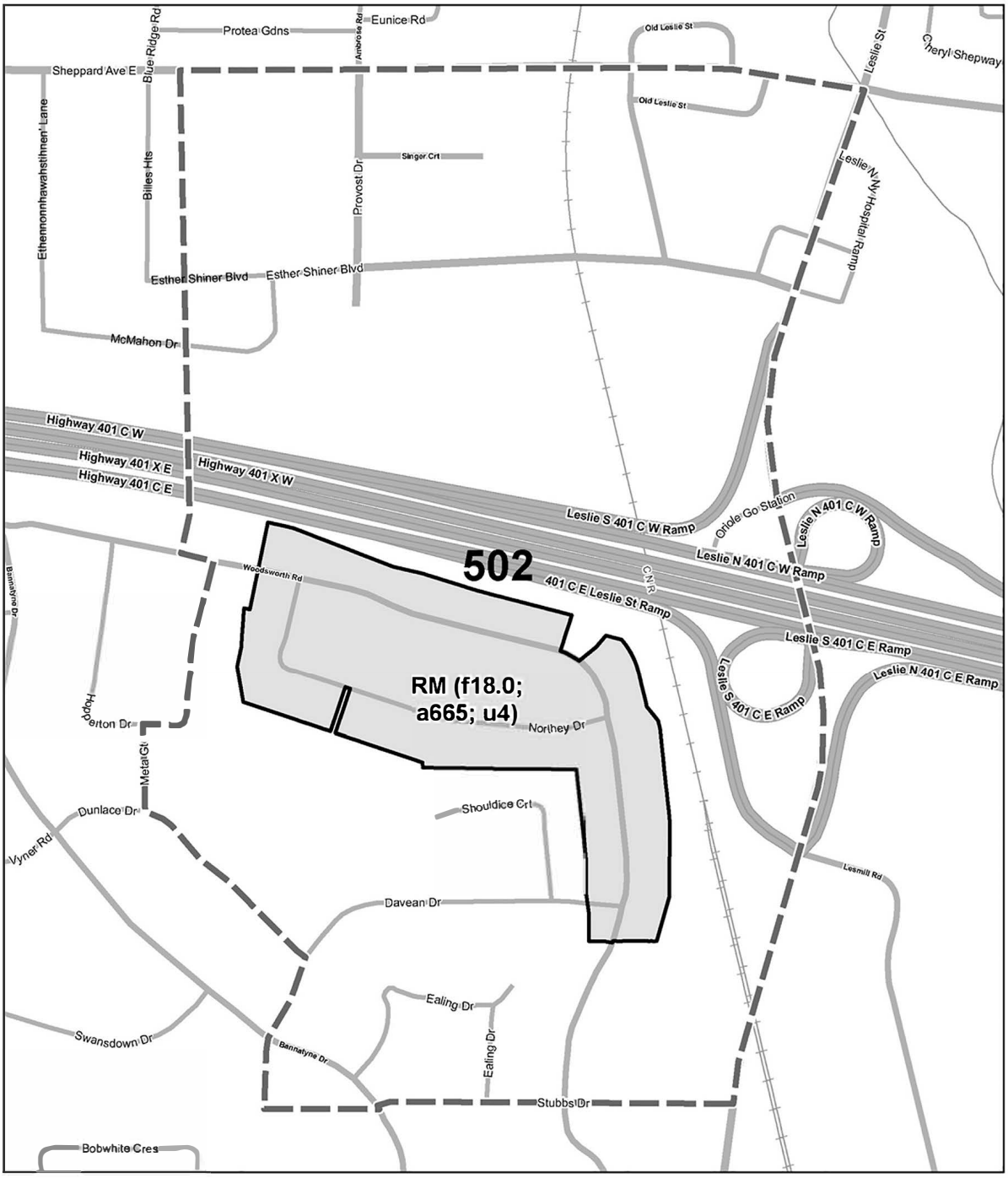

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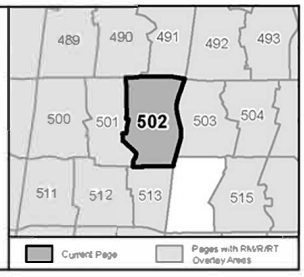

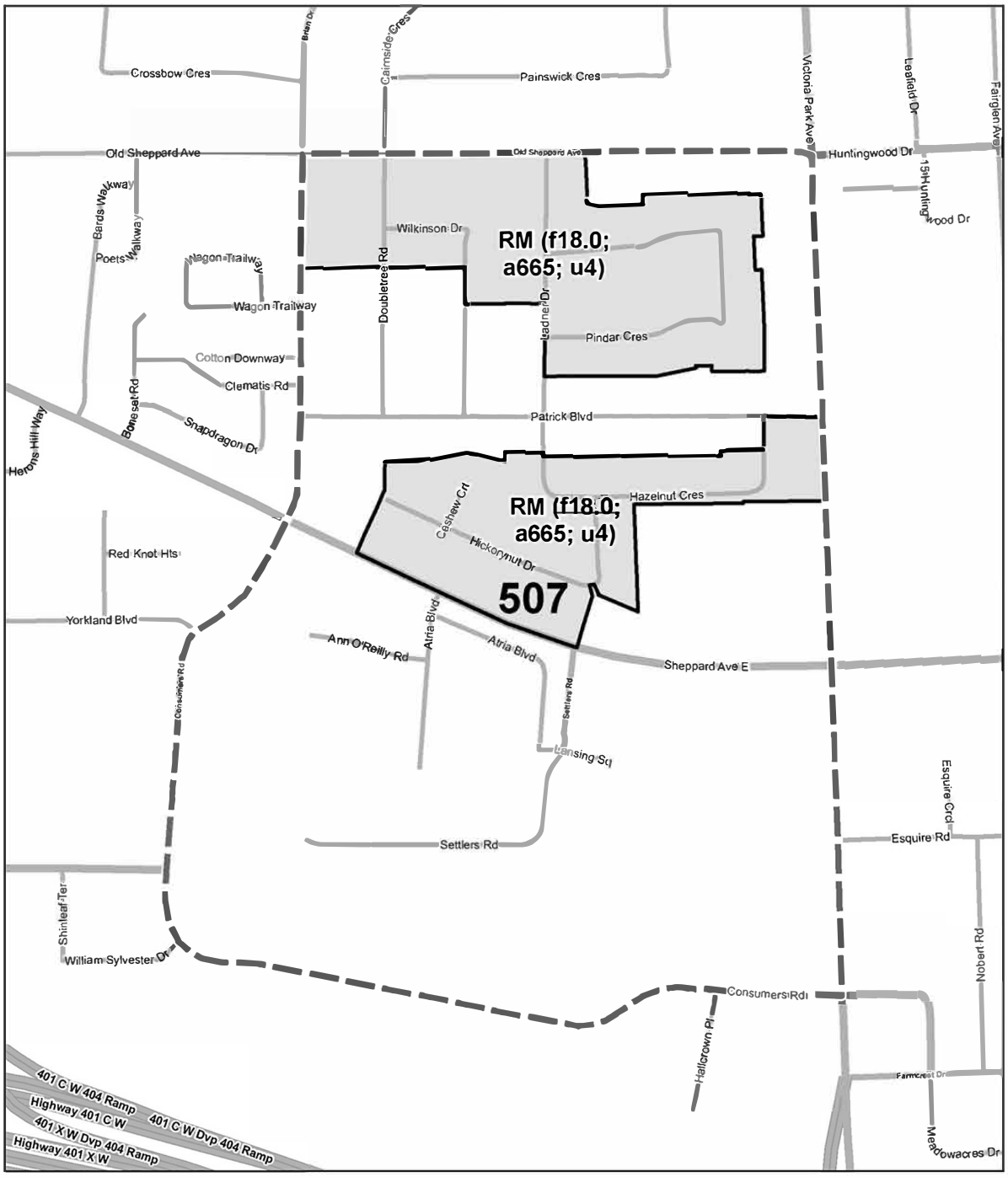

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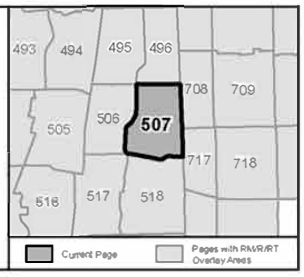

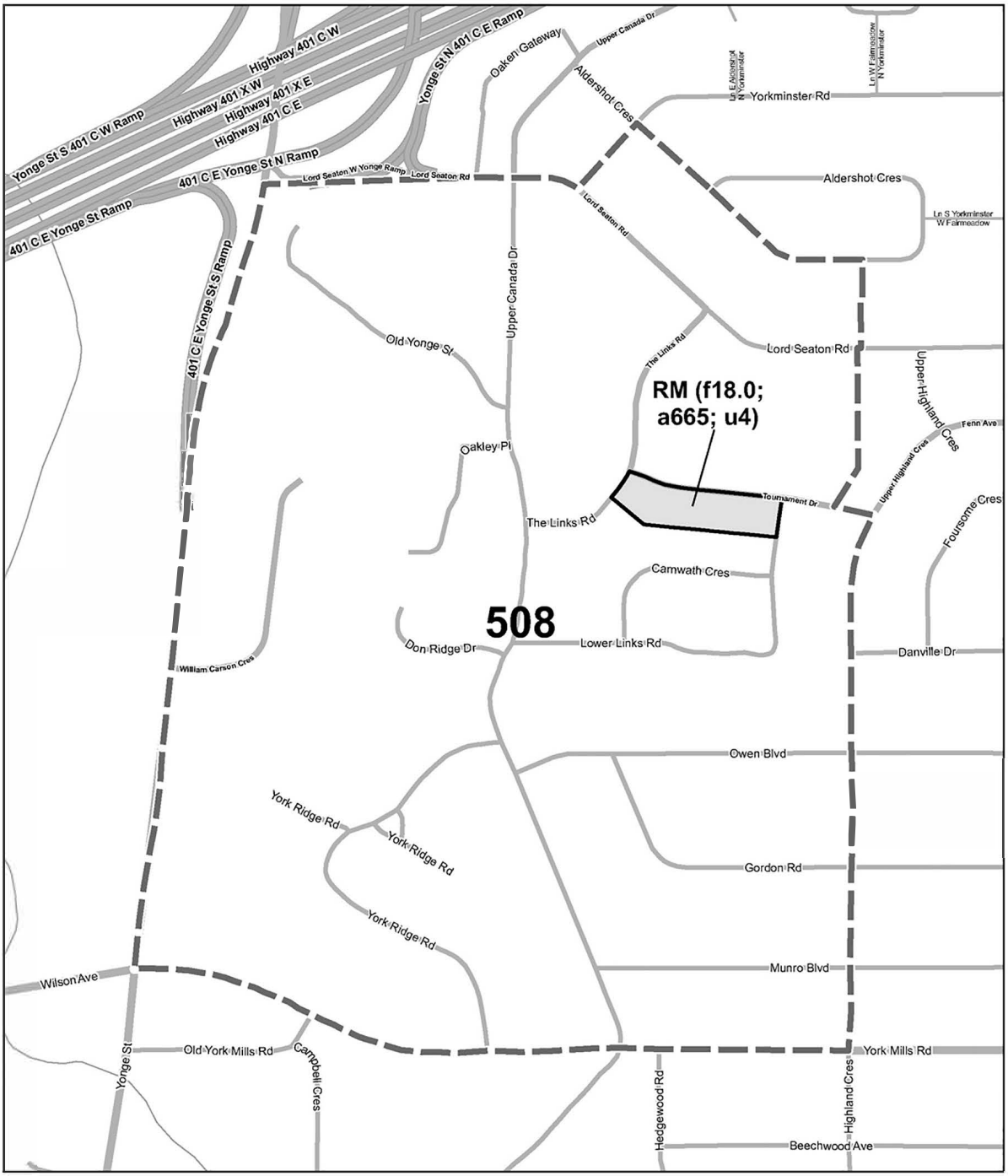

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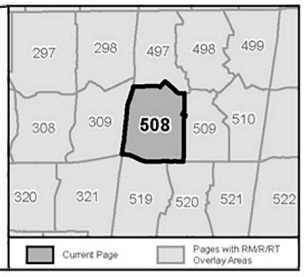

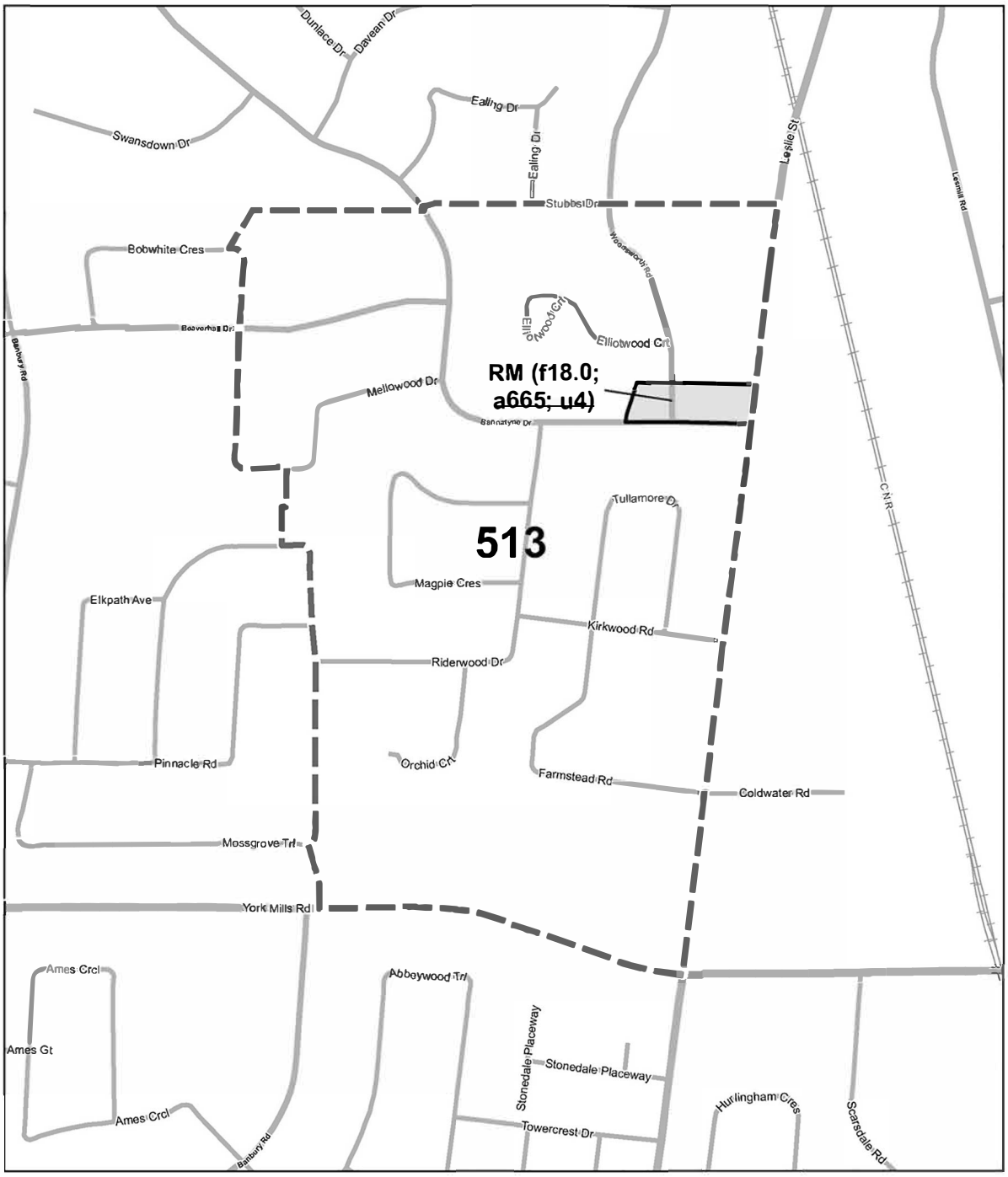

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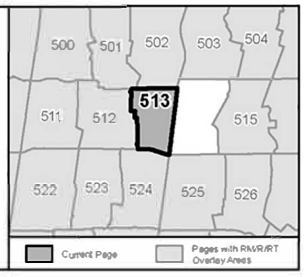

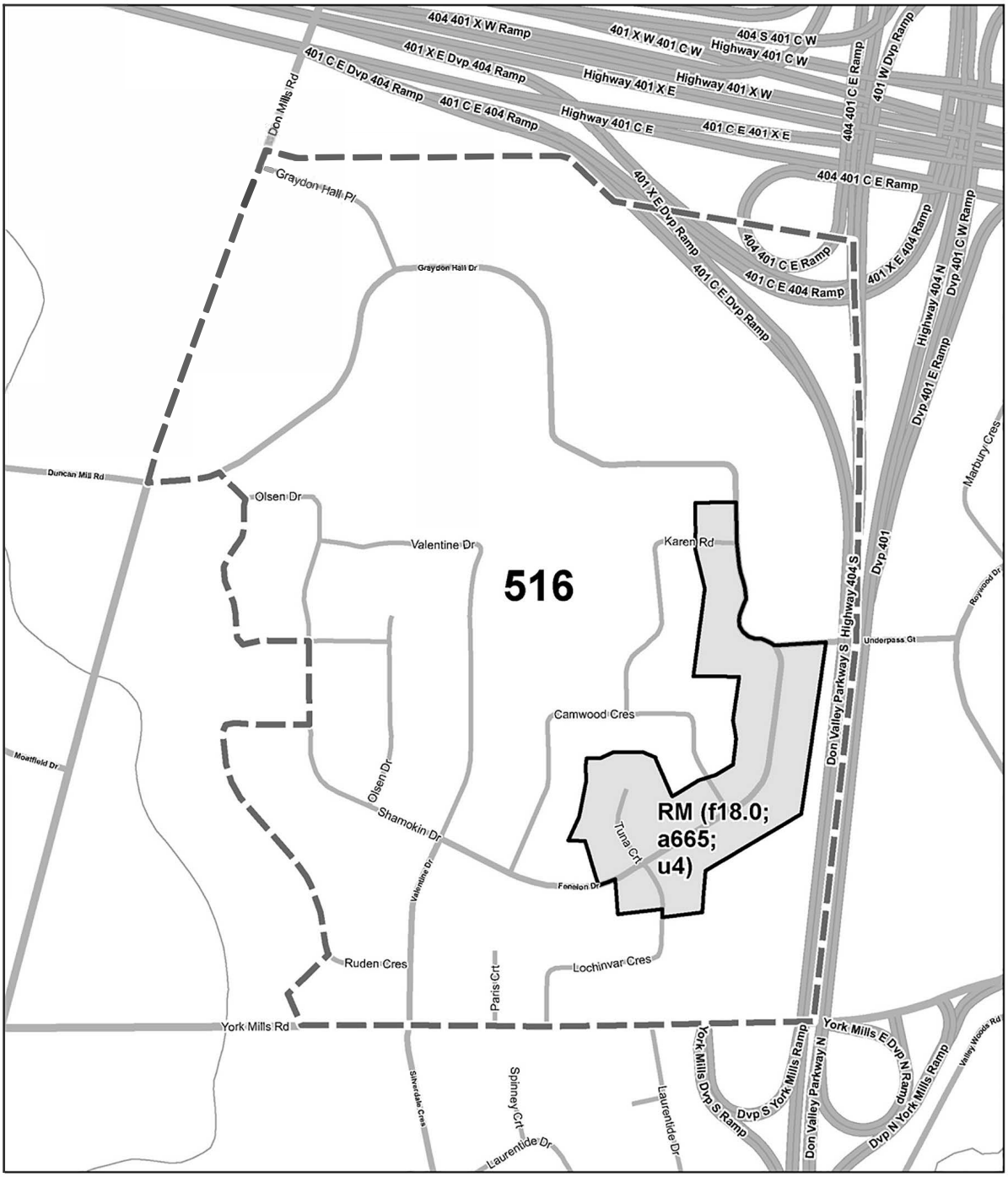

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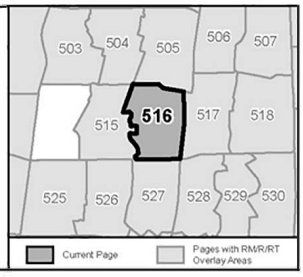

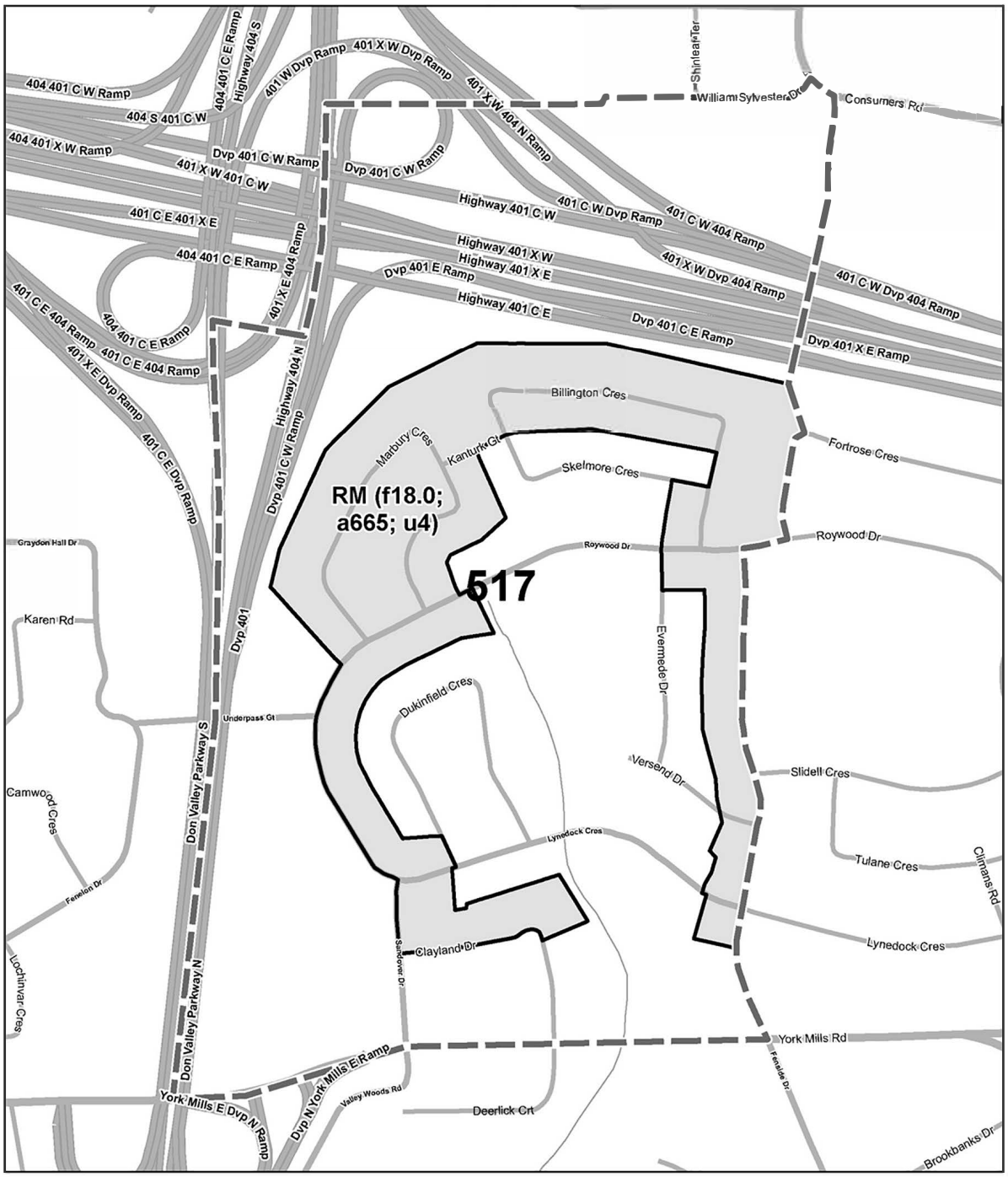

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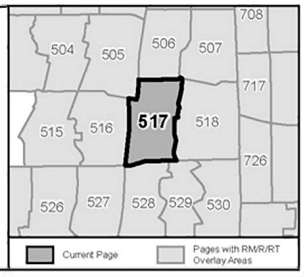

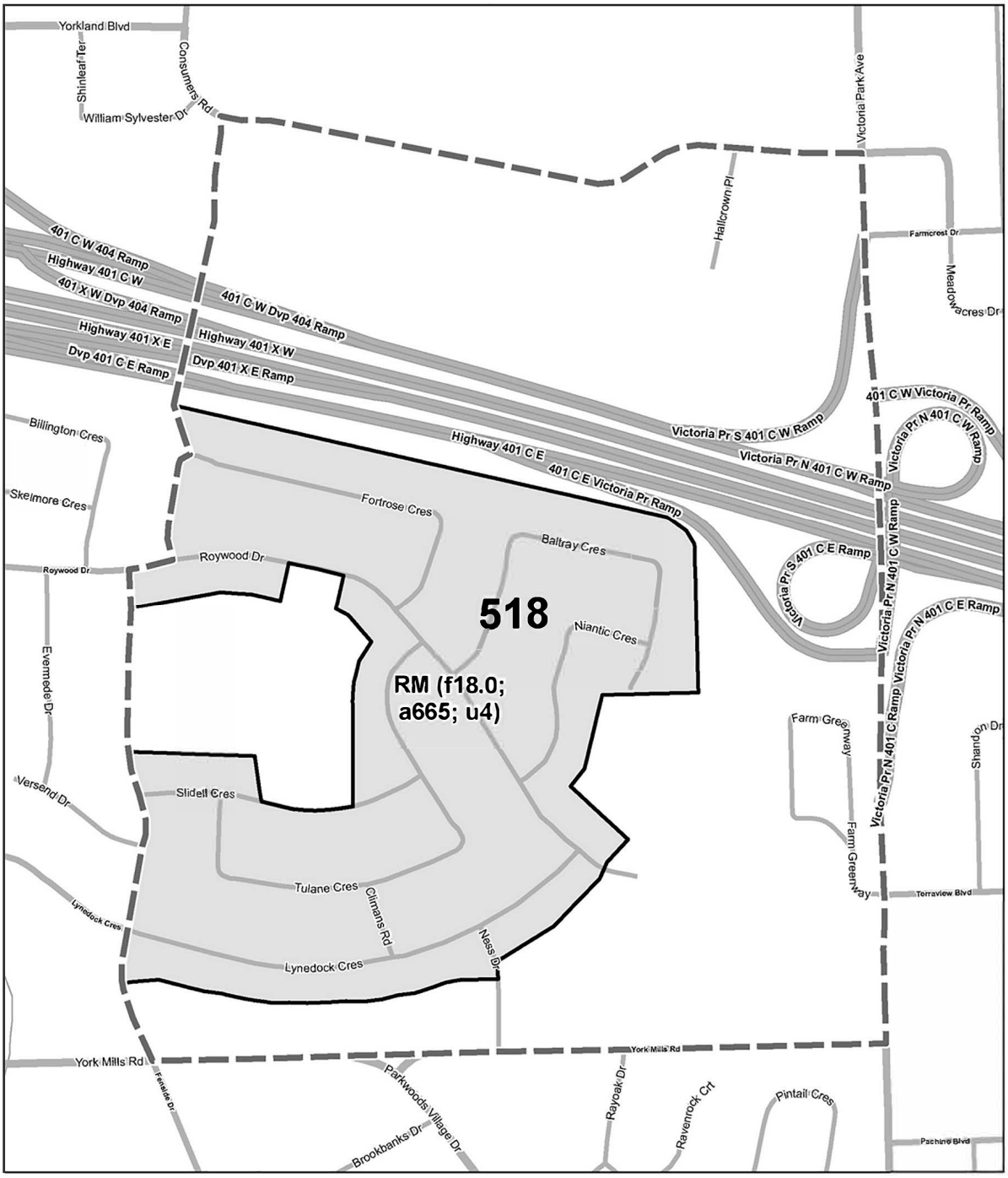

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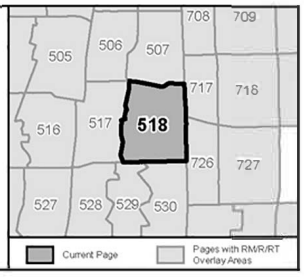

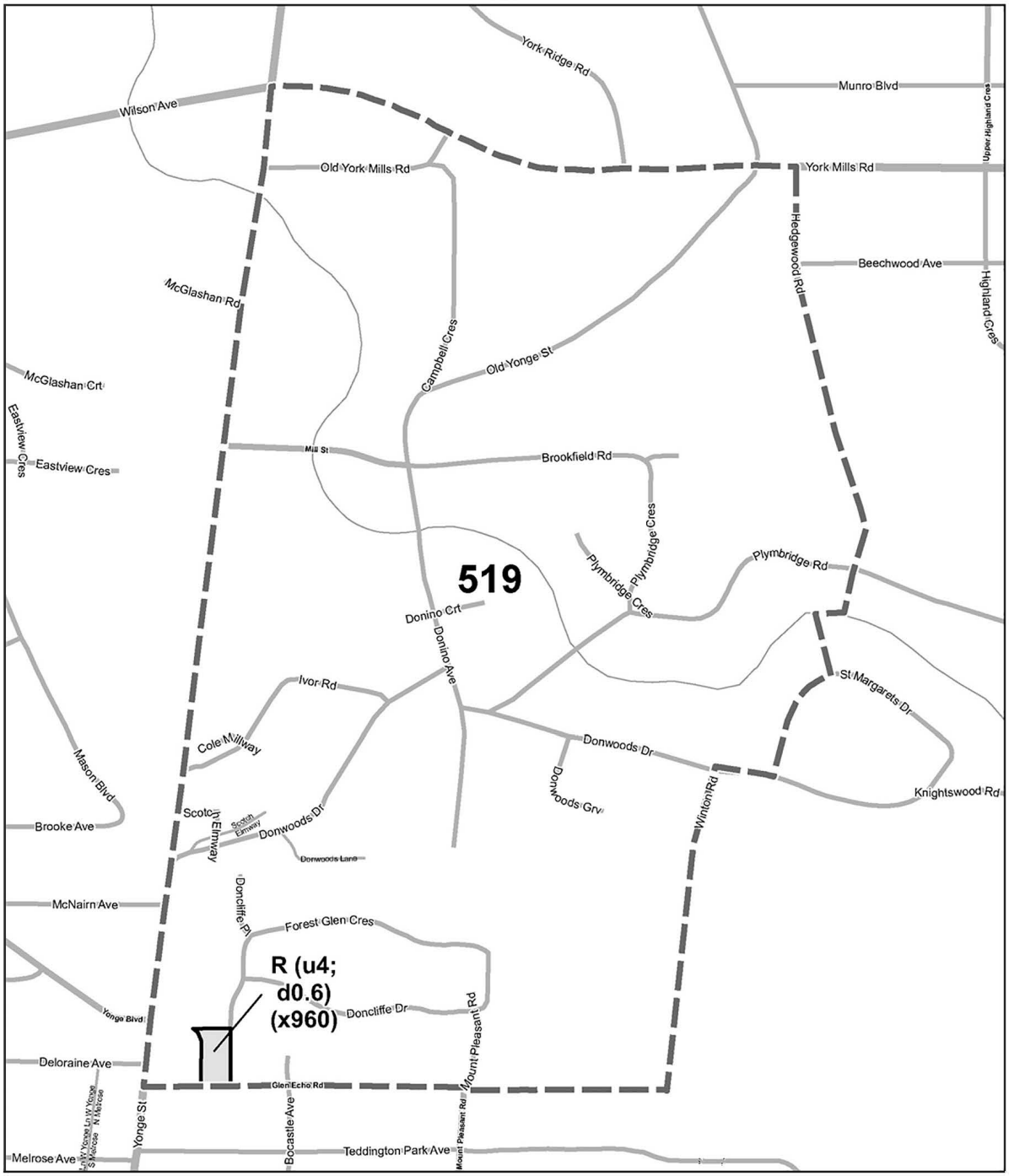

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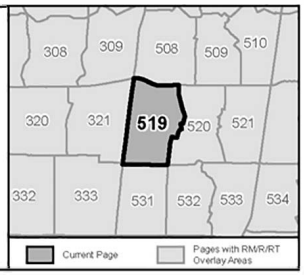

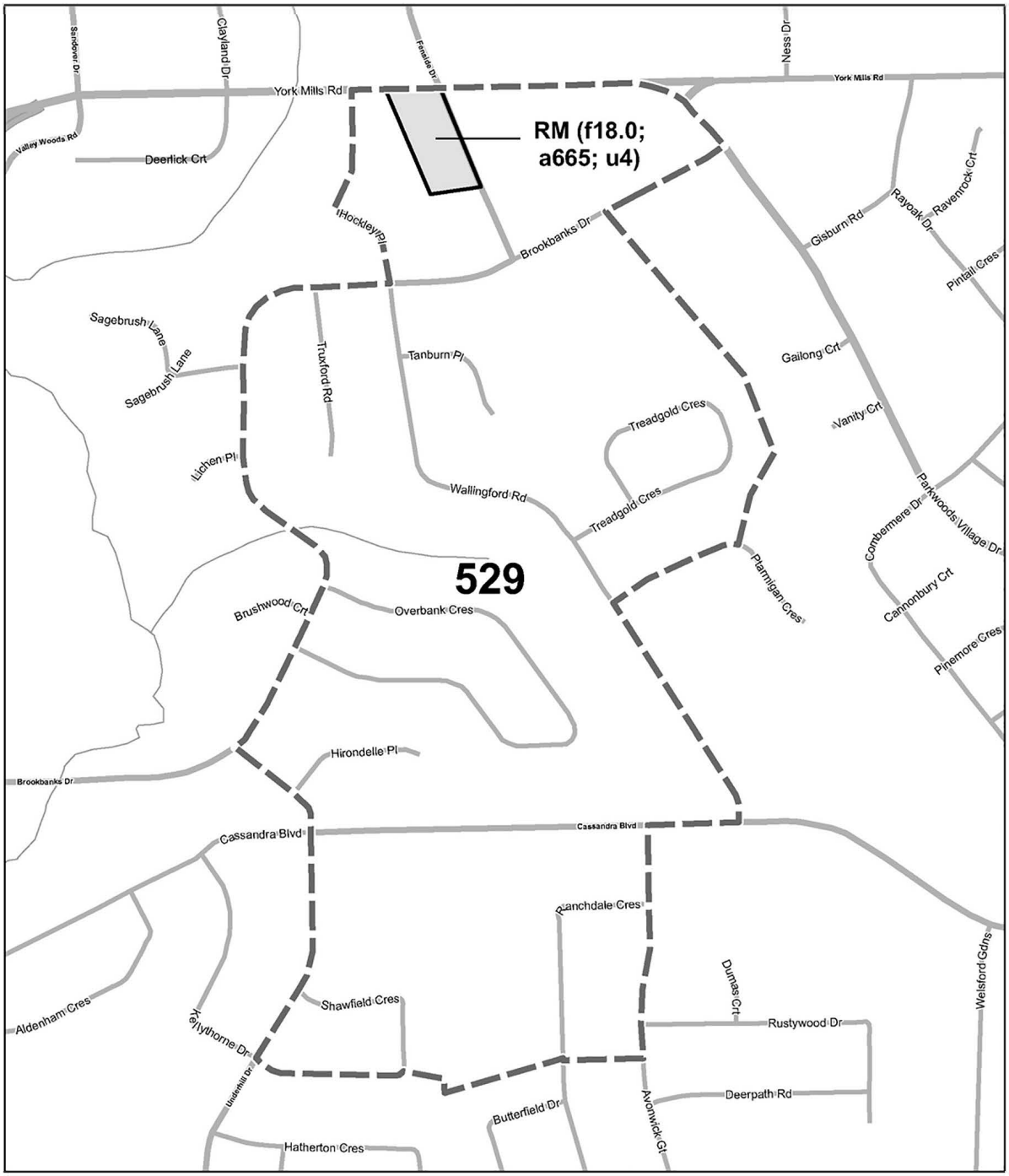

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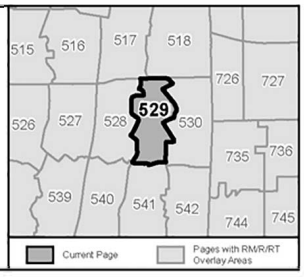

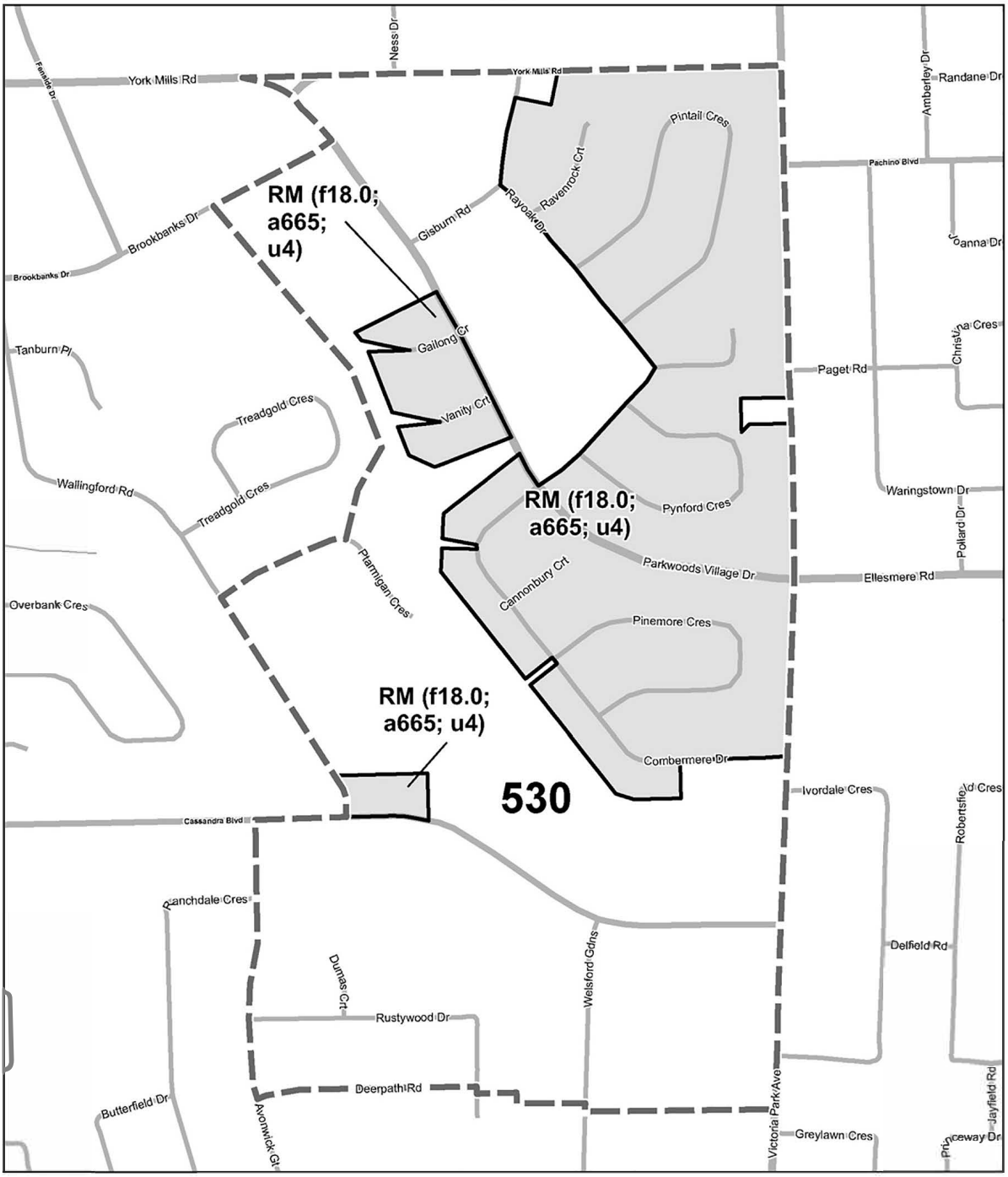

TORONTO City Planning

RM/R/RT Zone Amendments

April 4, 2023

Lands zoned RM/R/RT subject to zone label amendments

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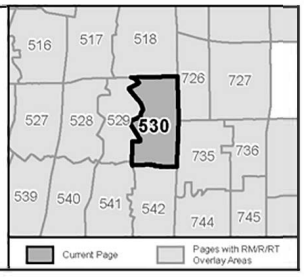

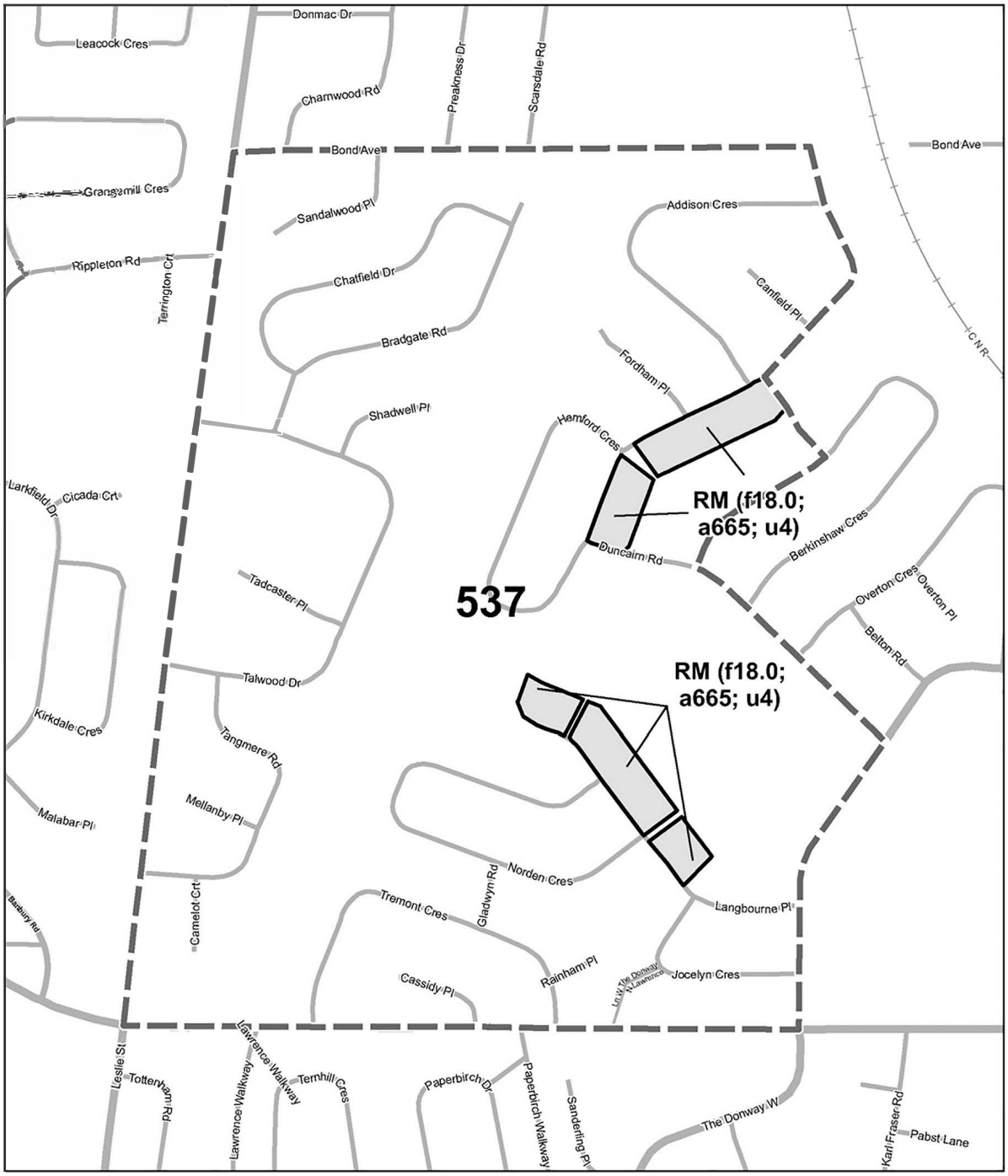

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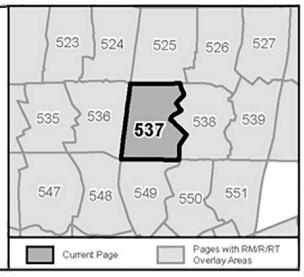

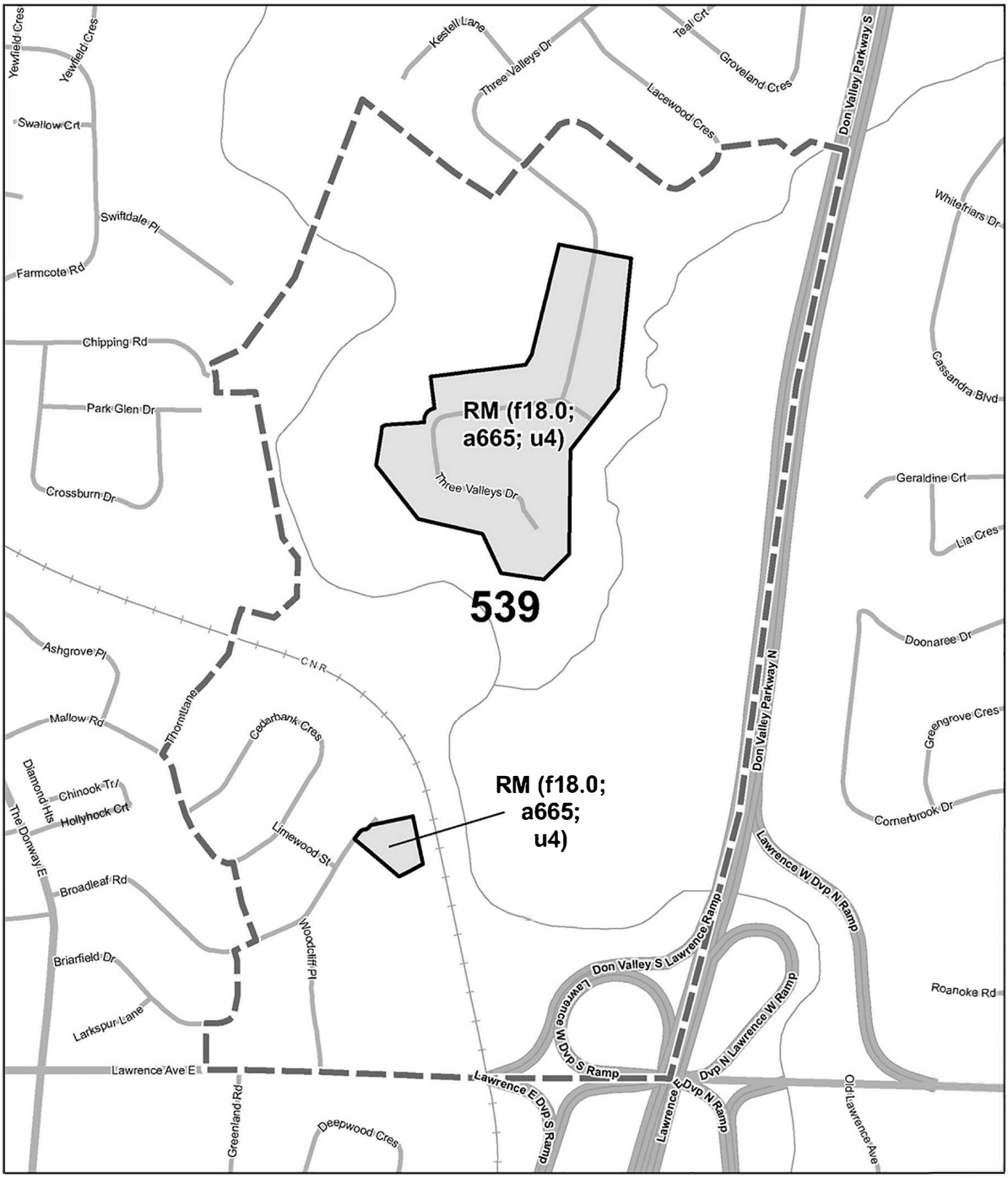

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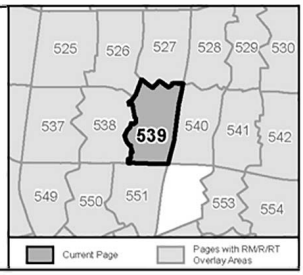

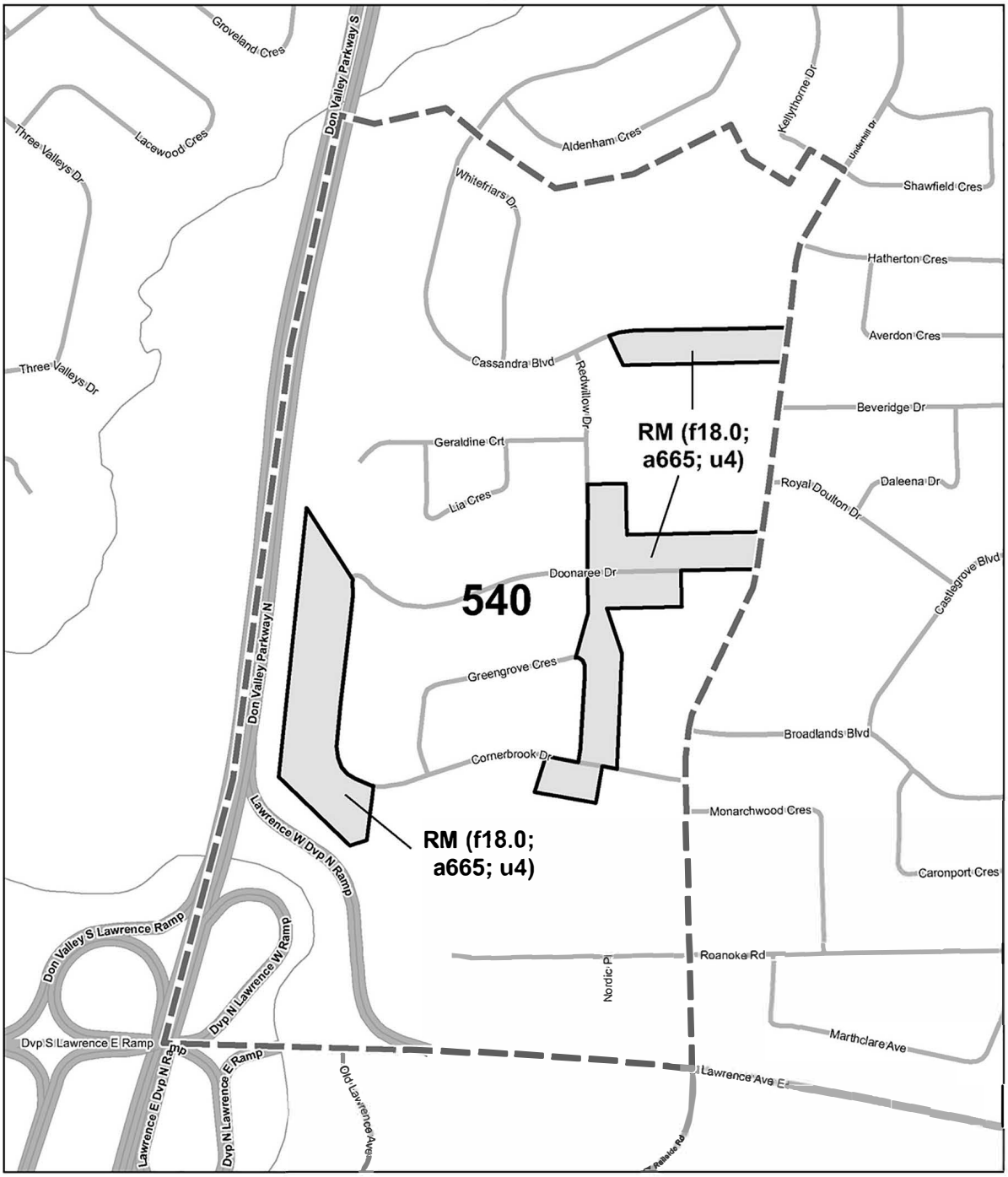

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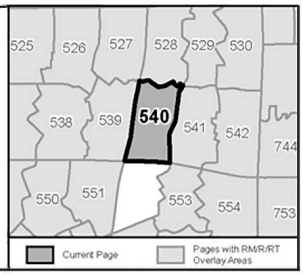

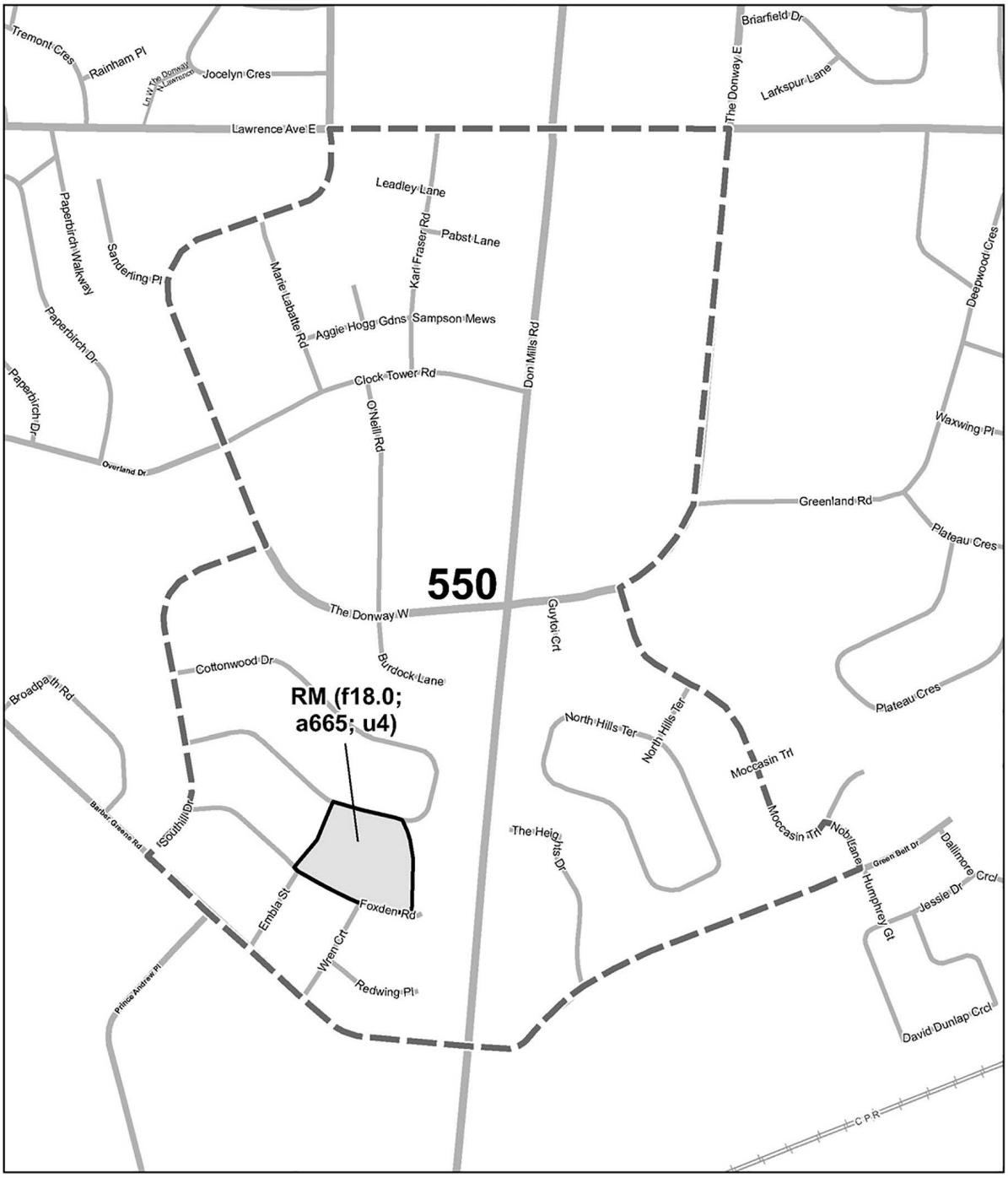

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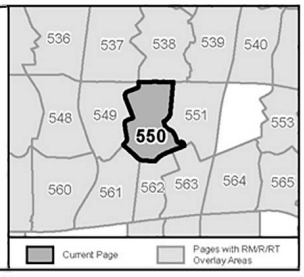

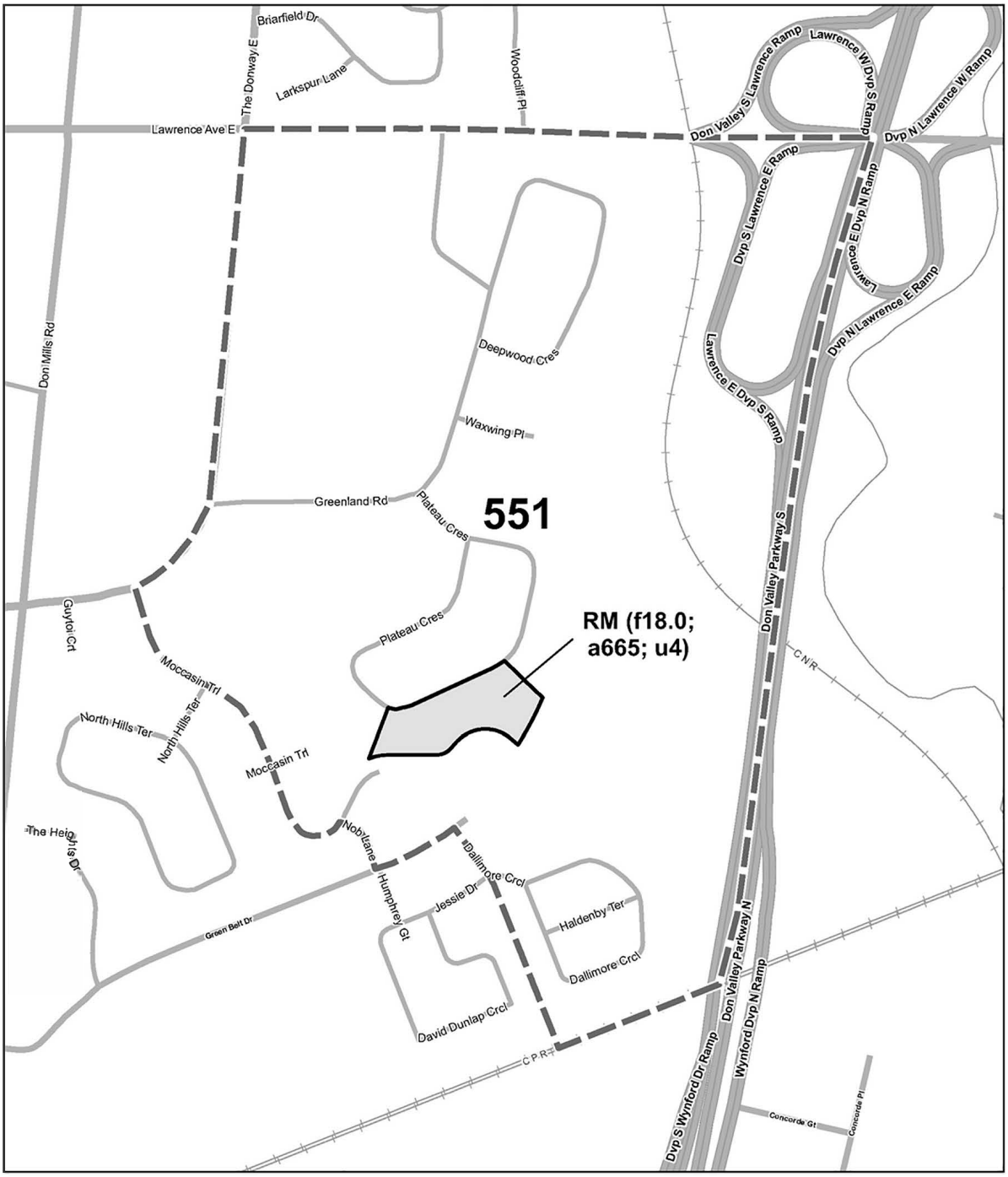

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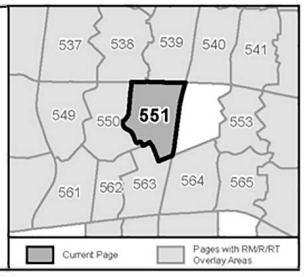

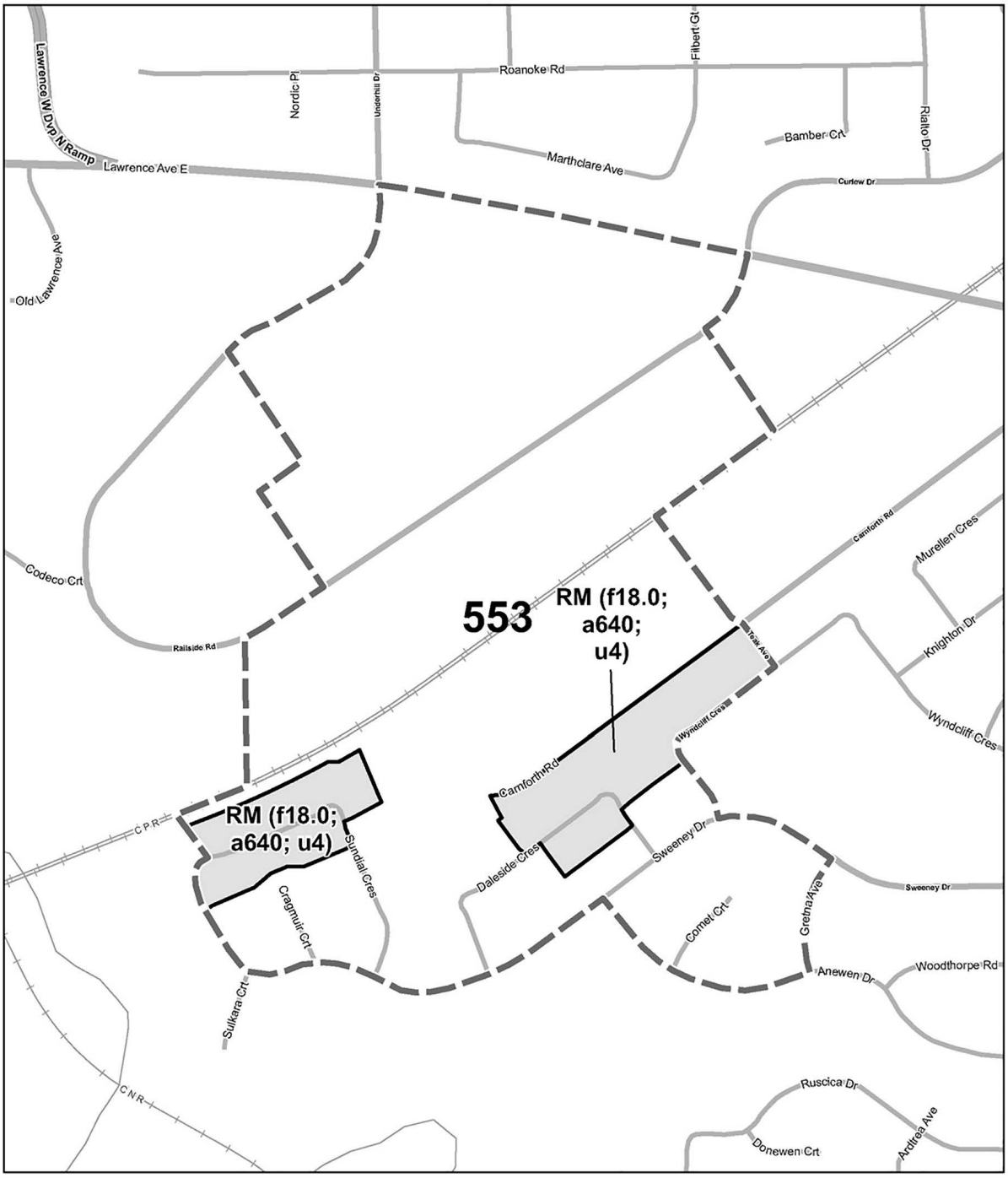

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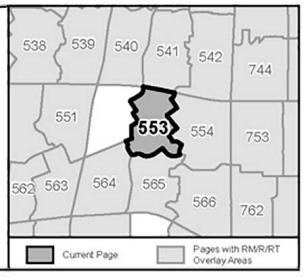

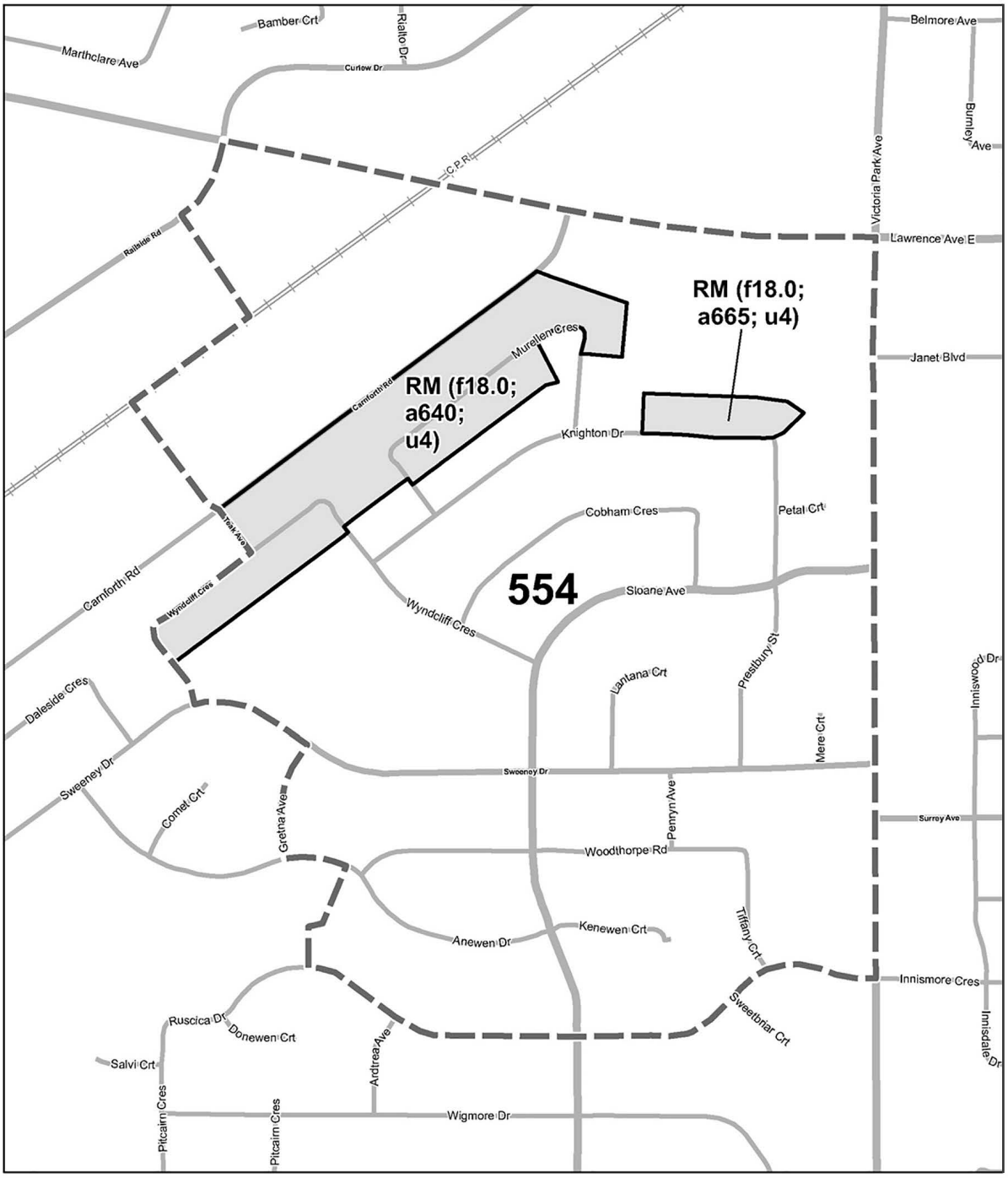

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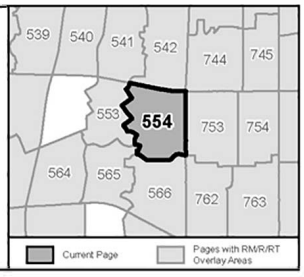

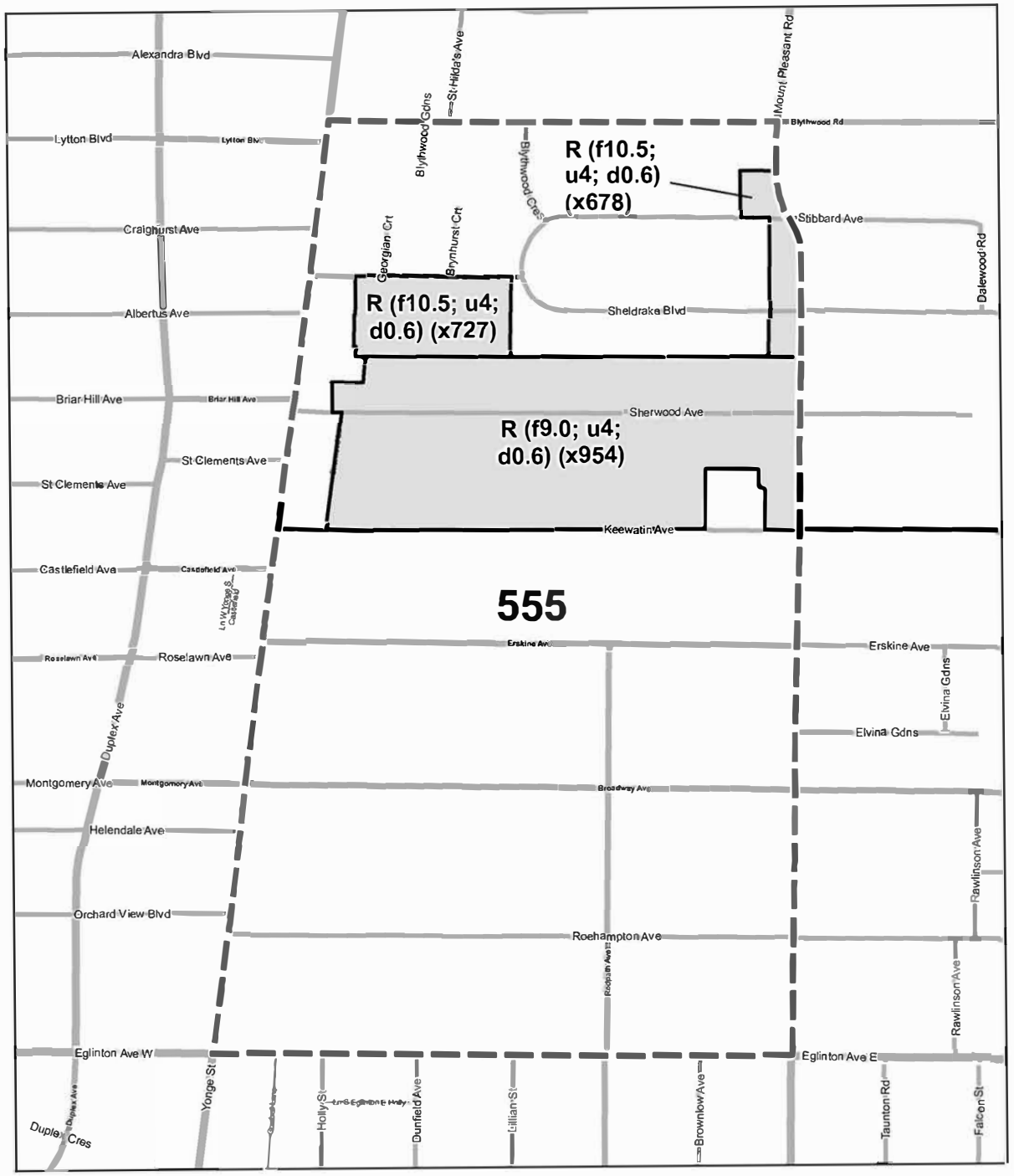

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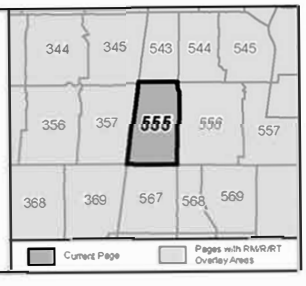

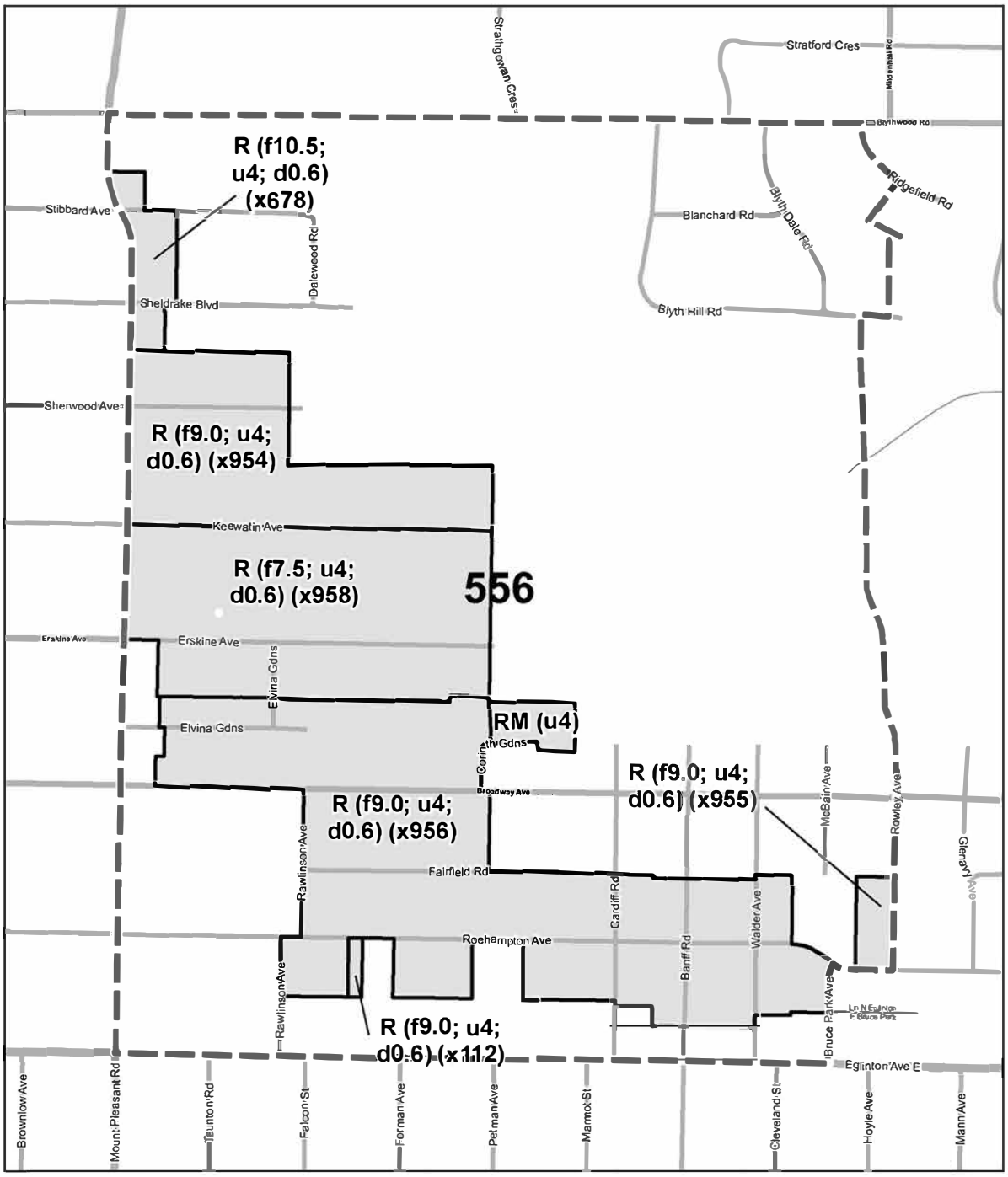

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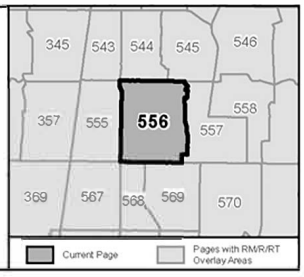

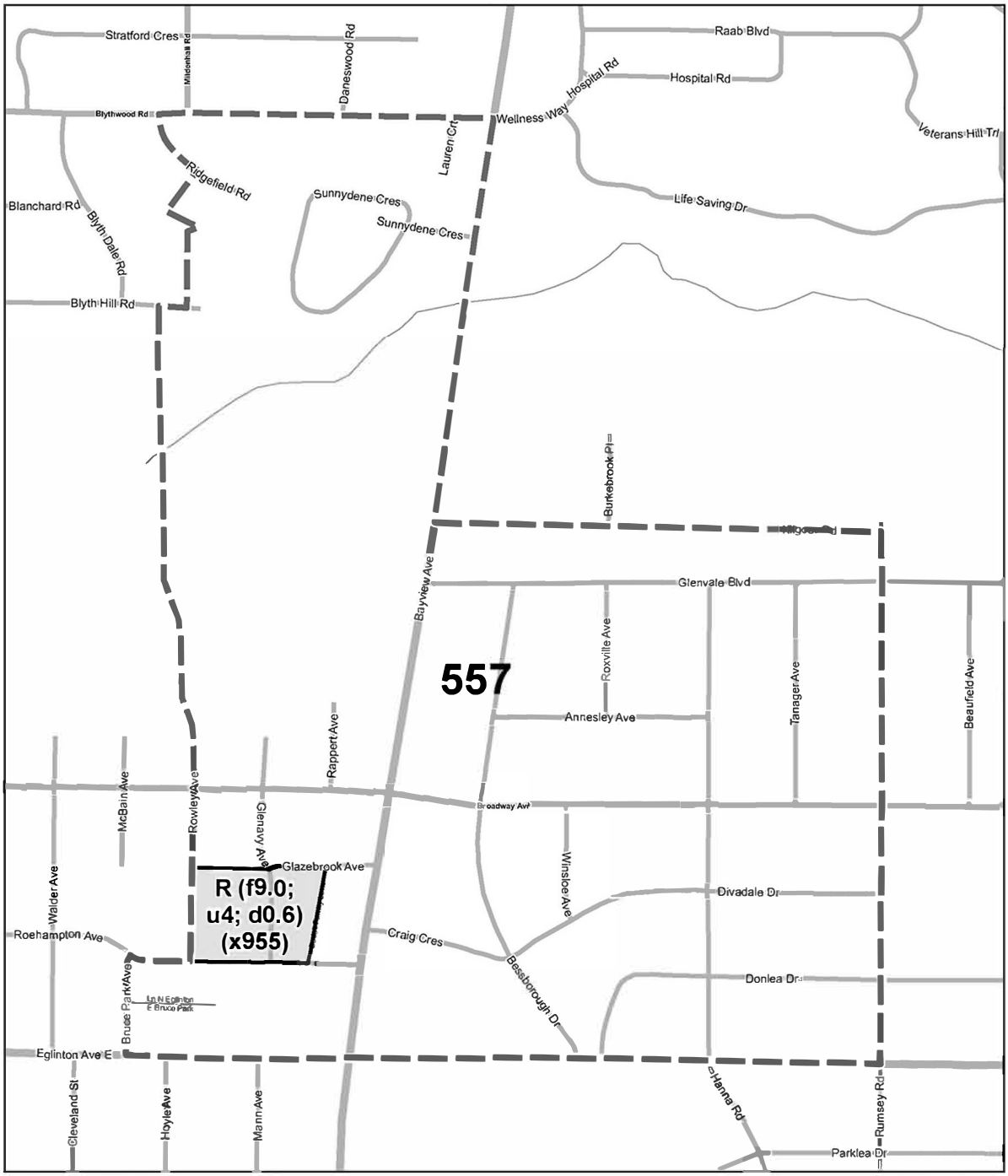

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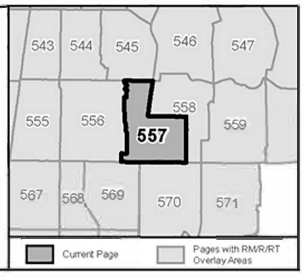

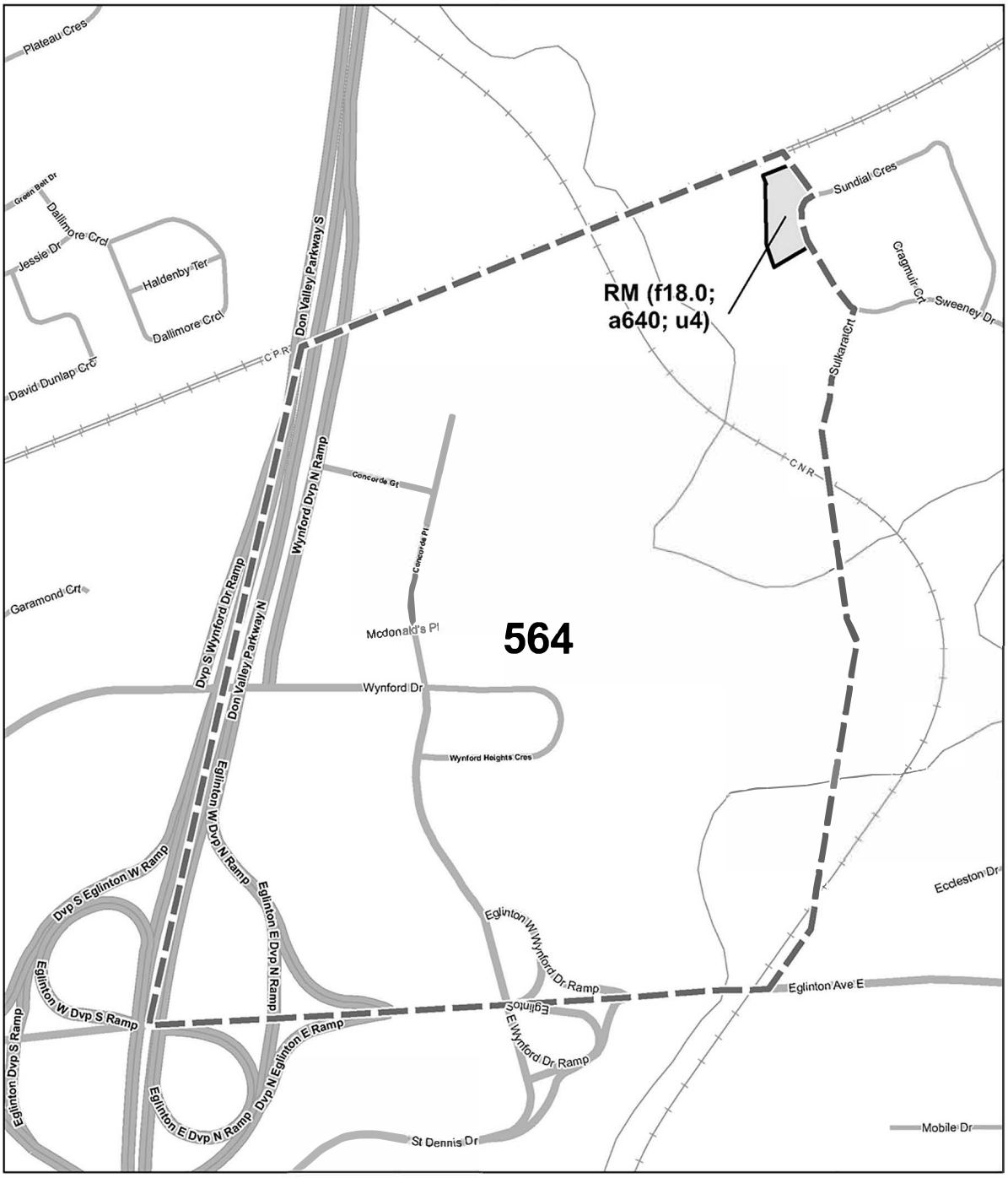

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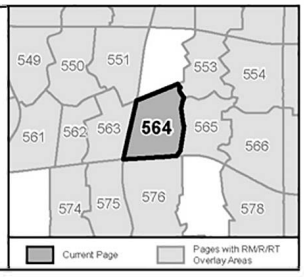

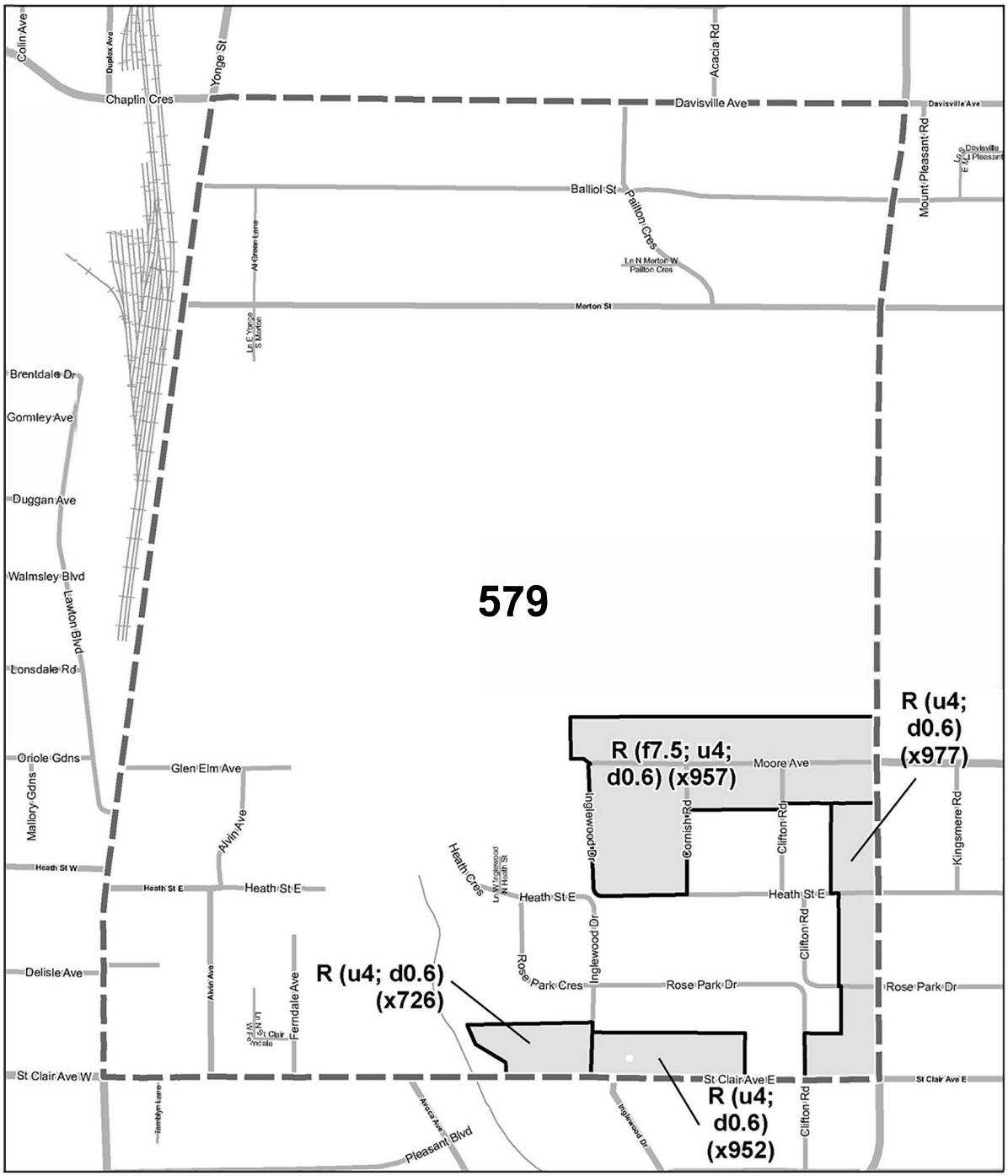

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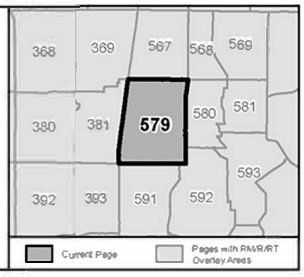

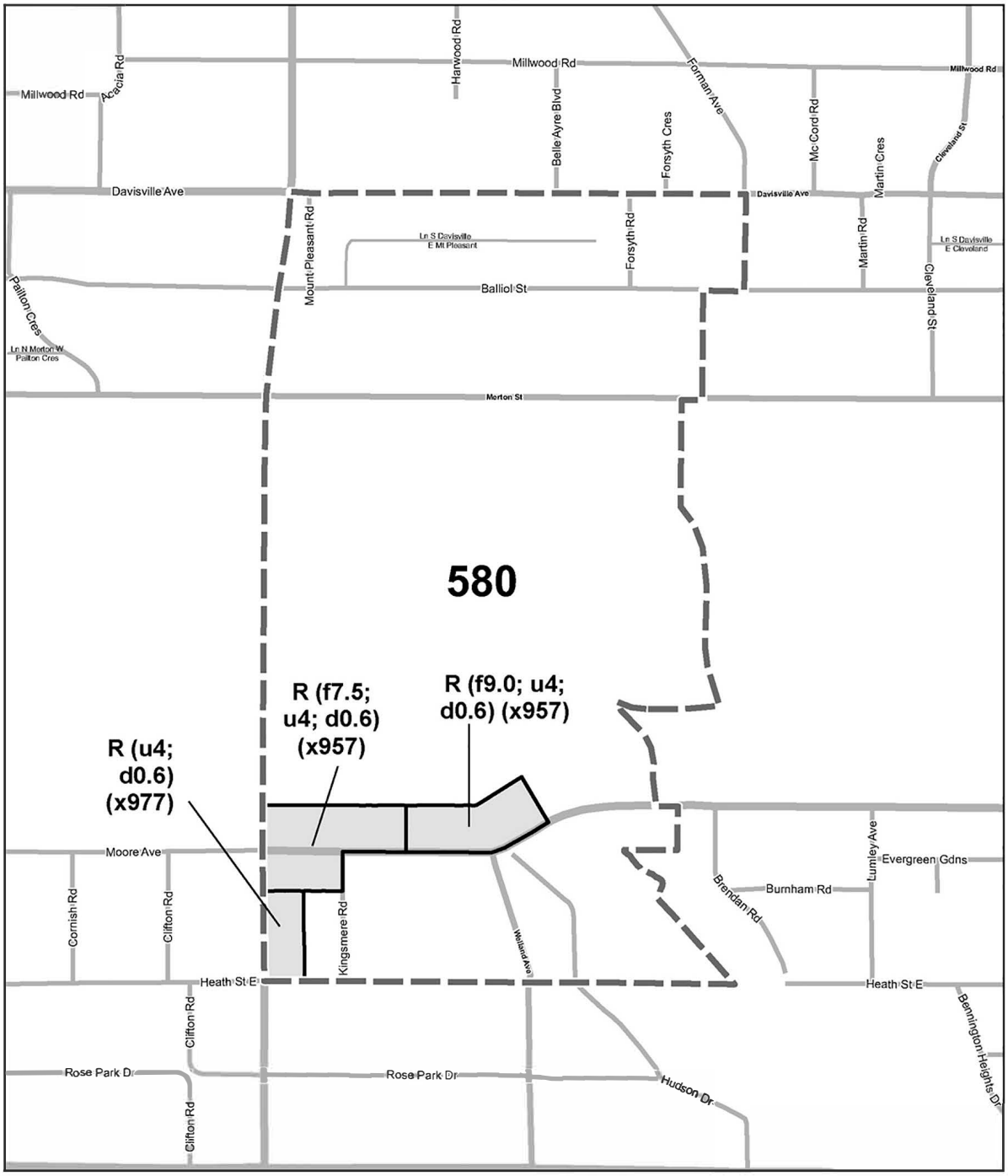

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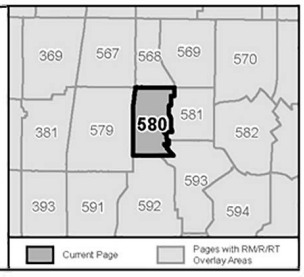

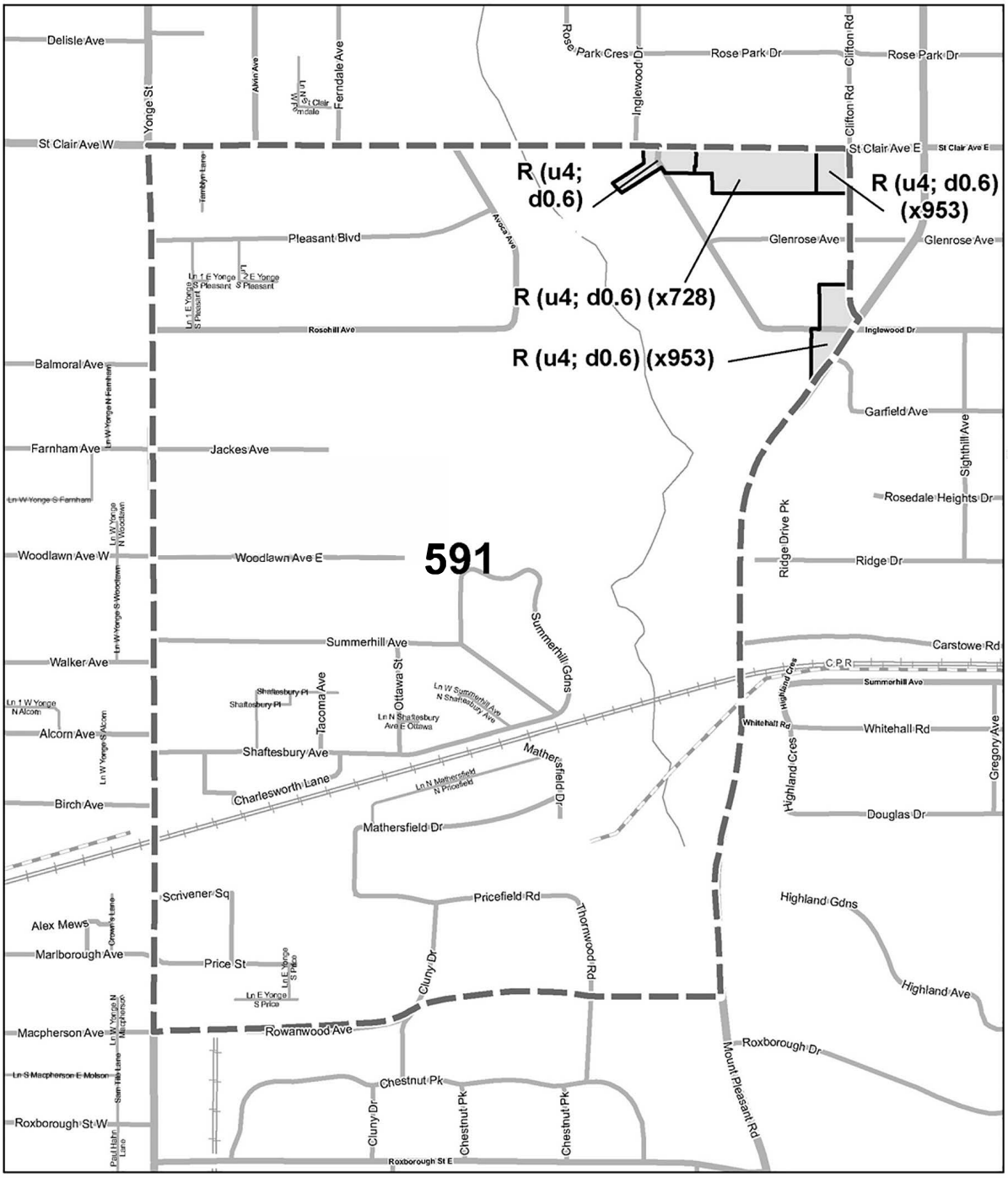

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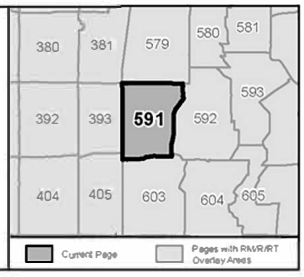

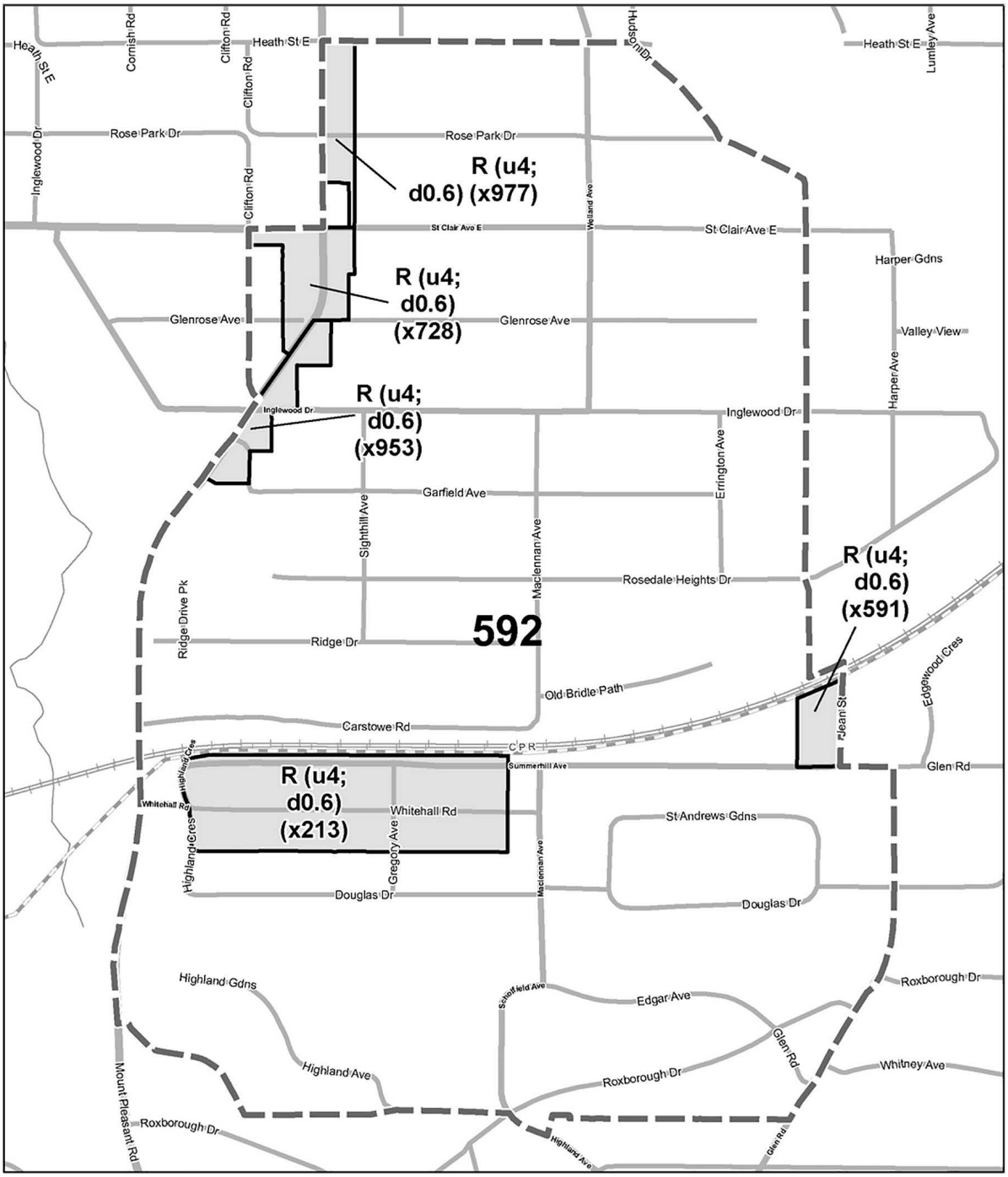

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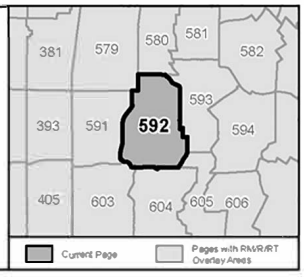

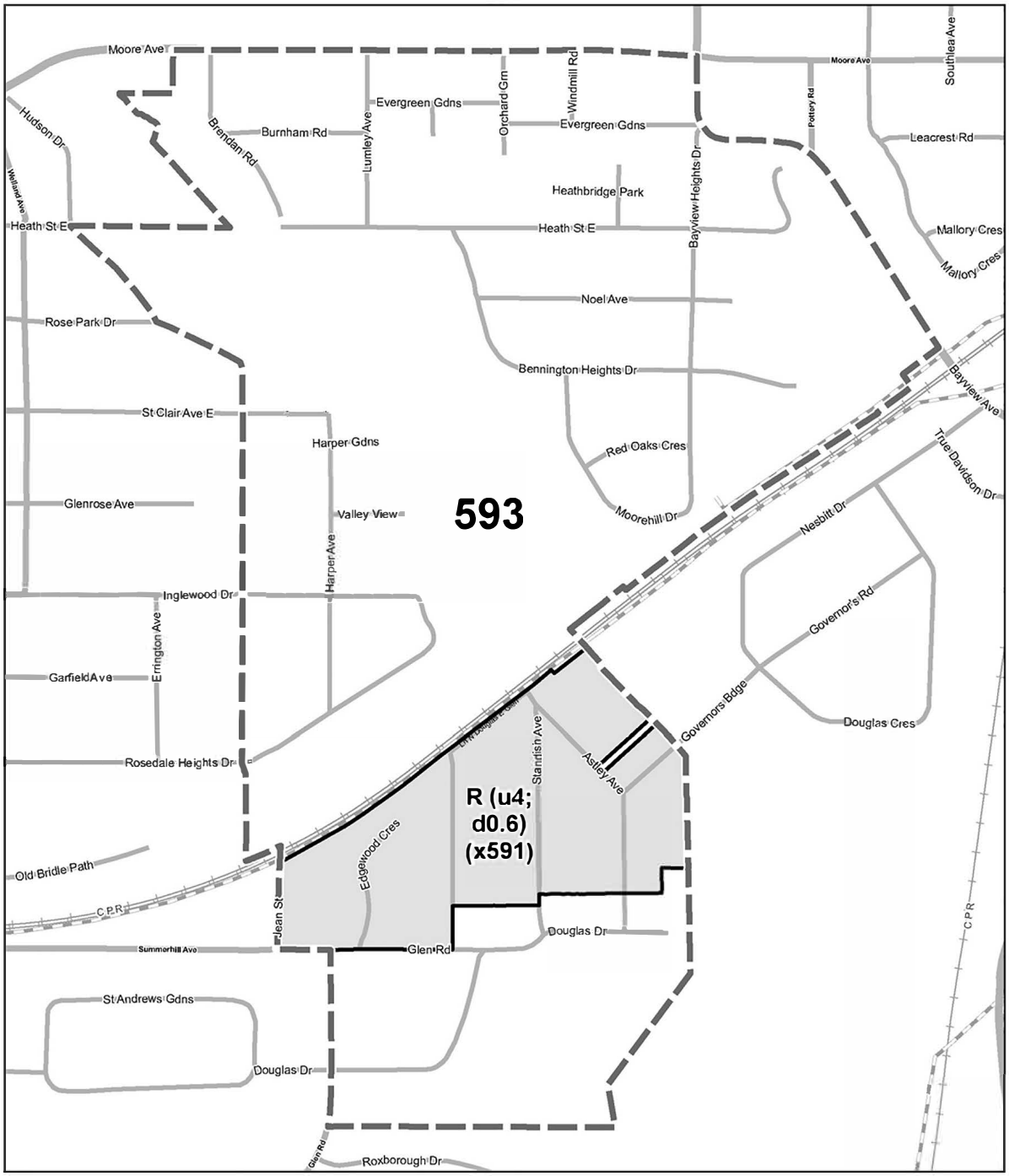

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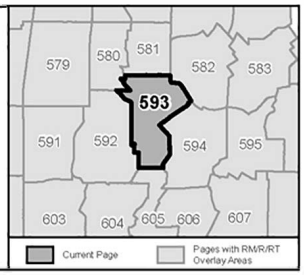

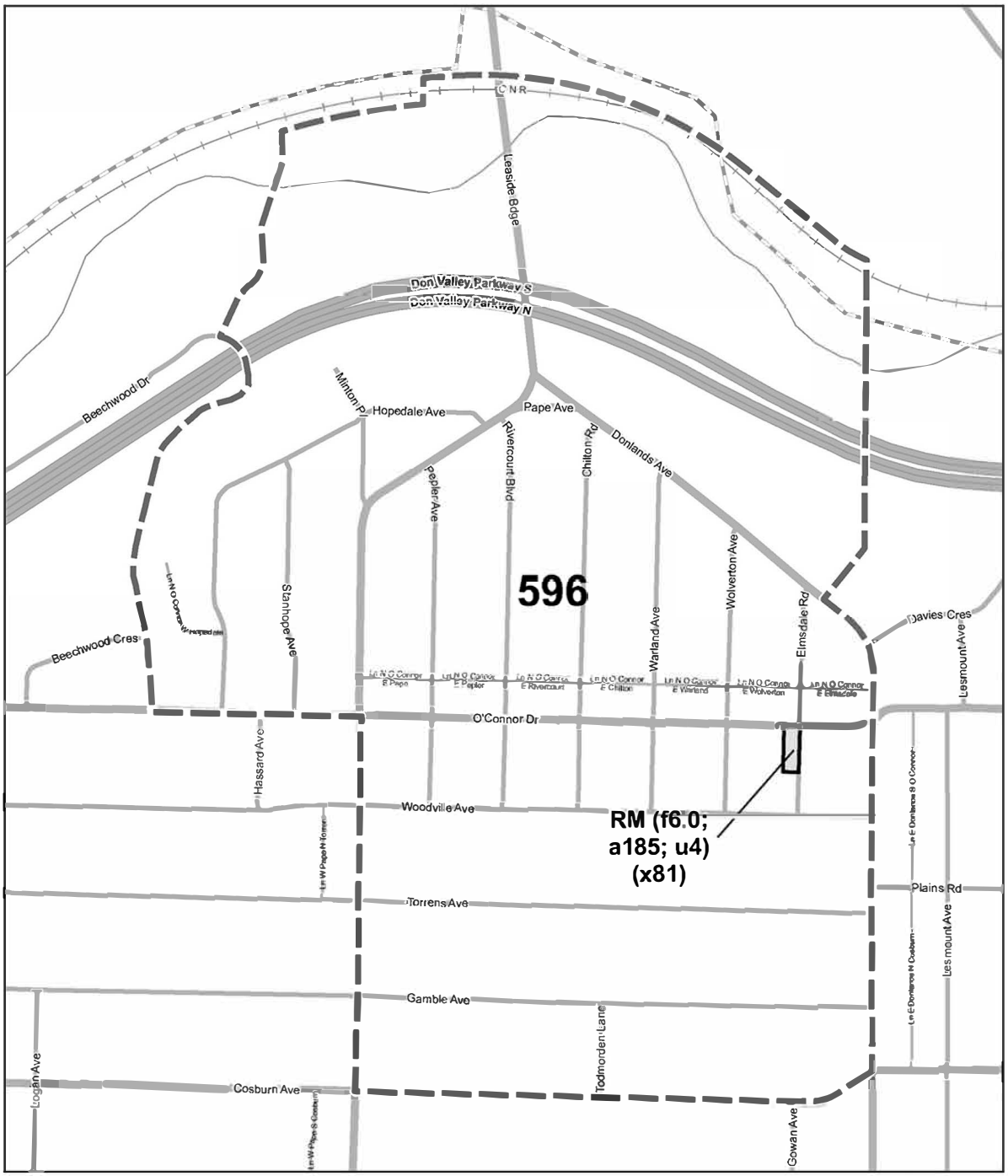

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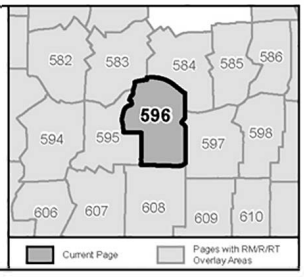

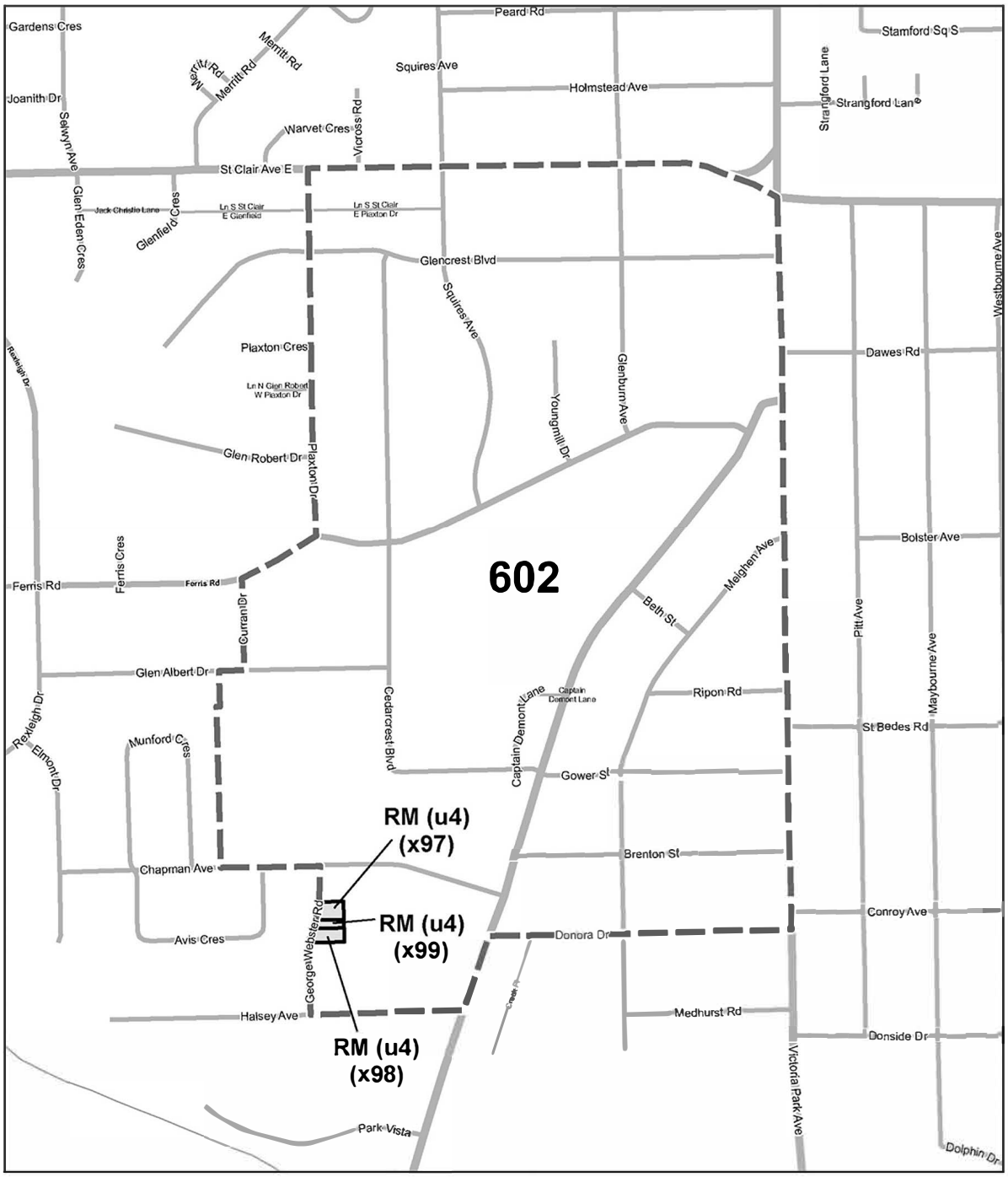

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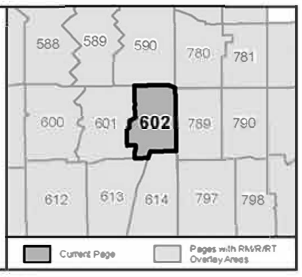

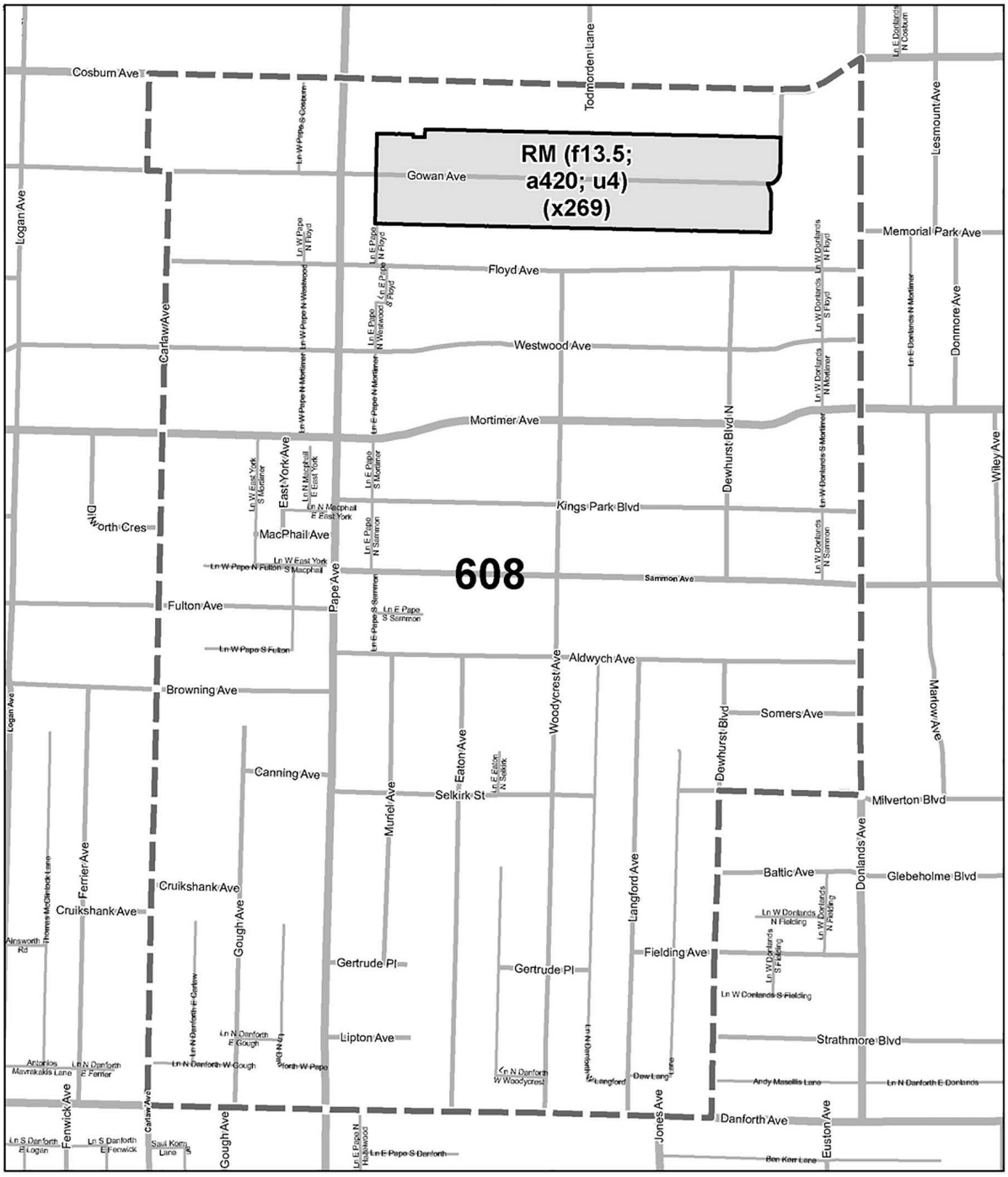

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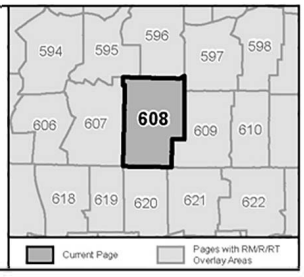

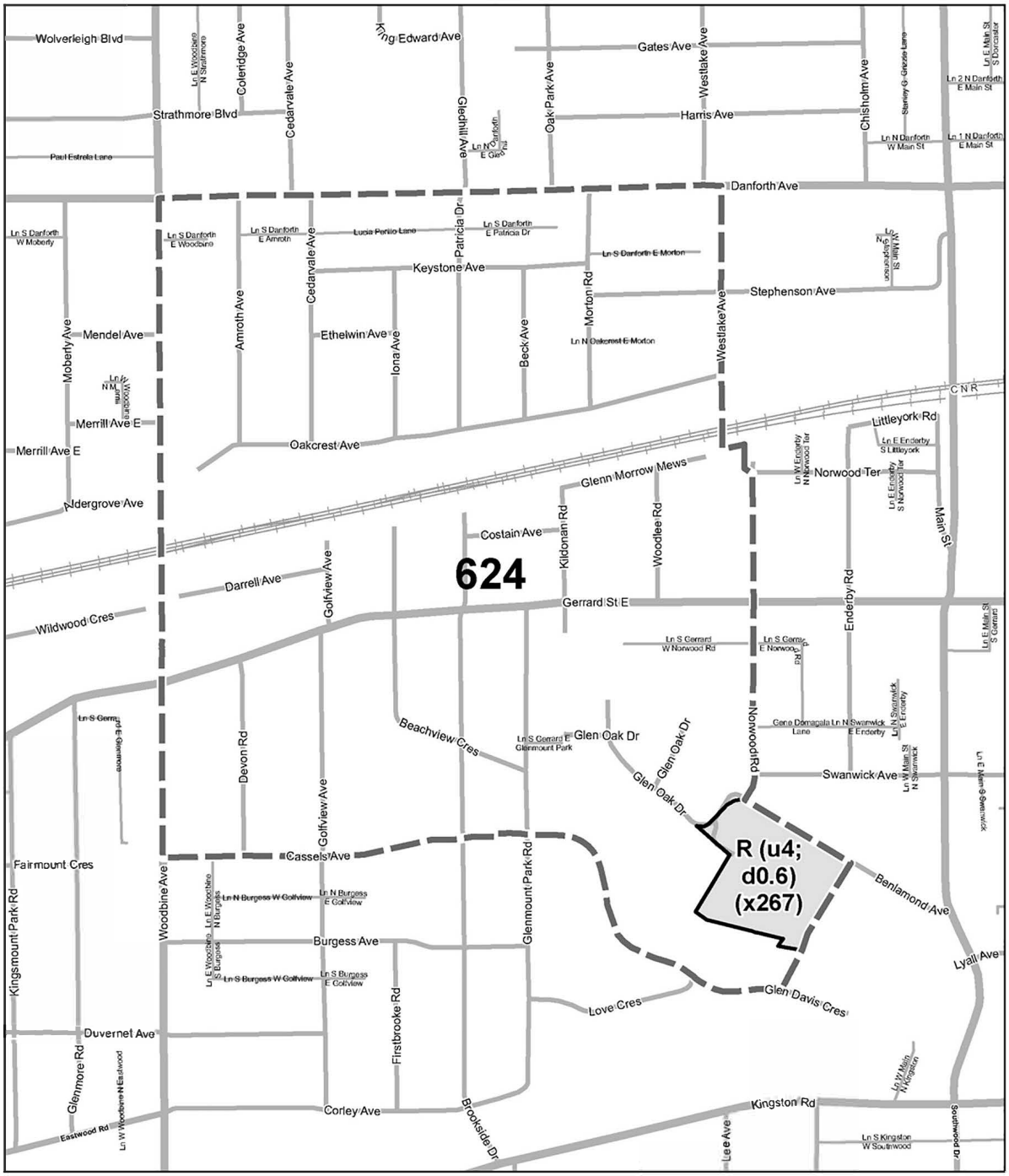

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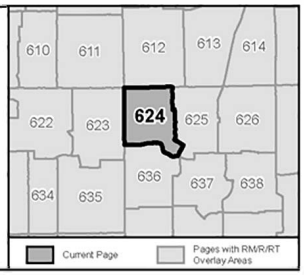

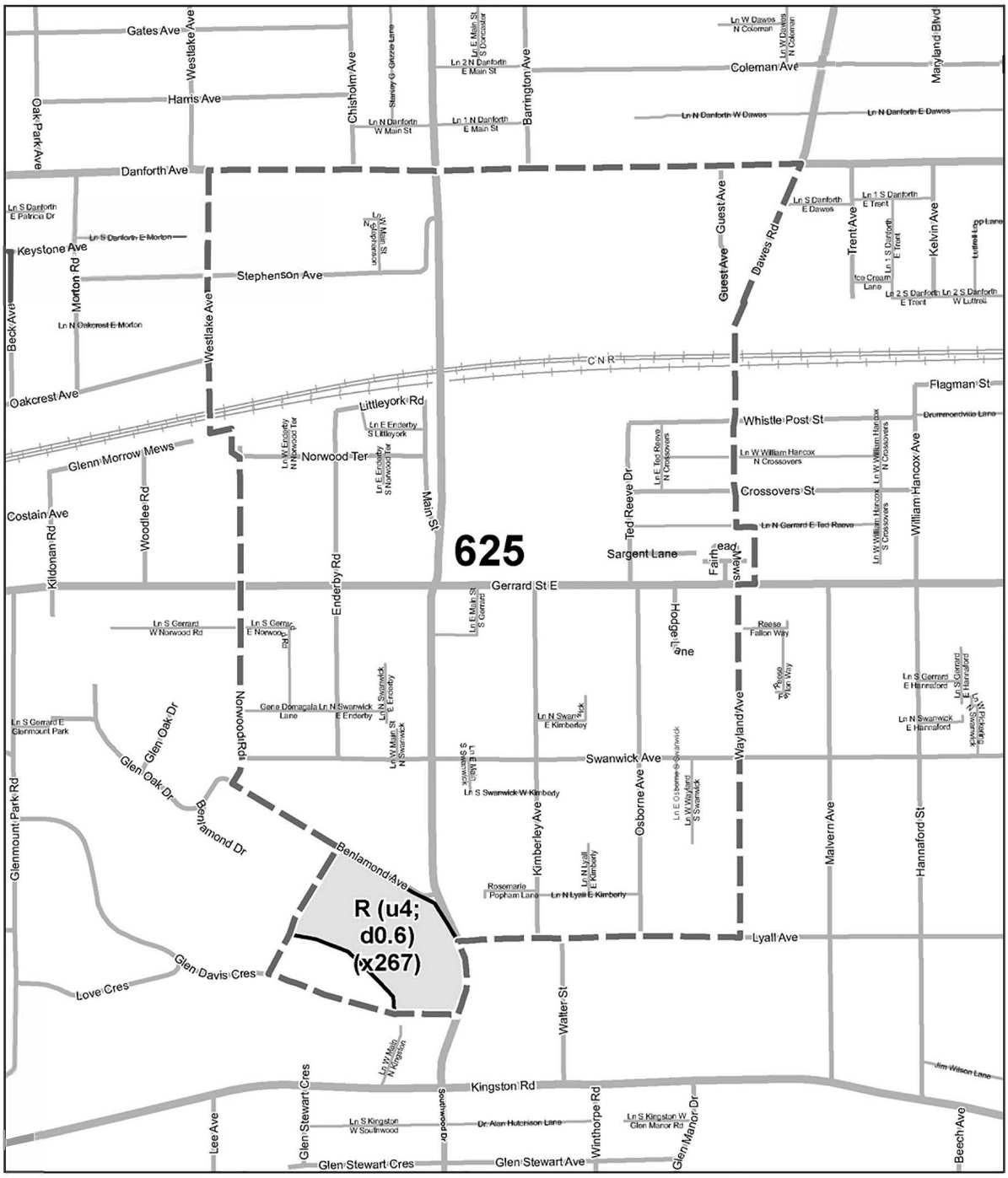

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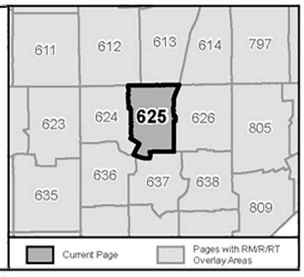

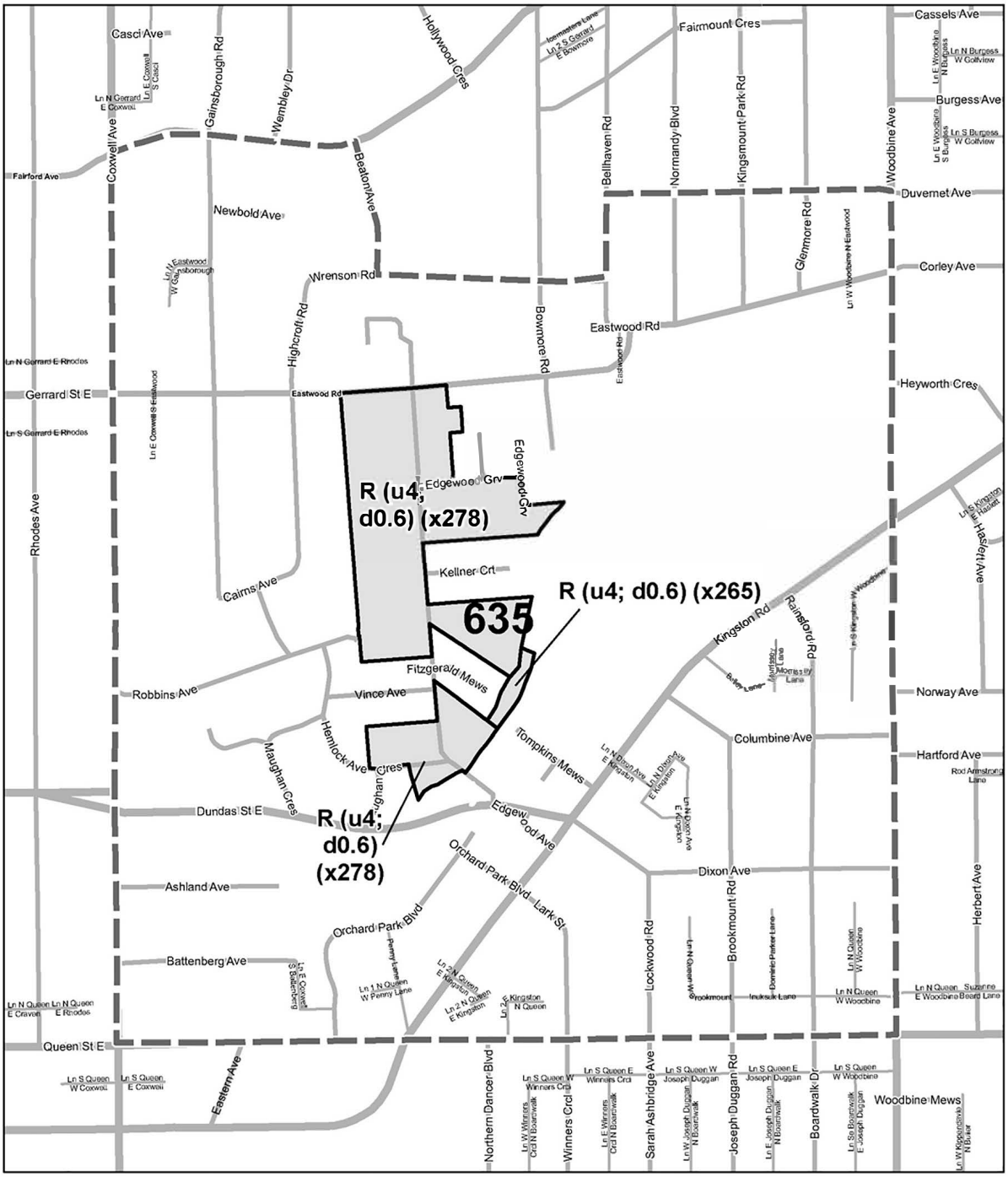

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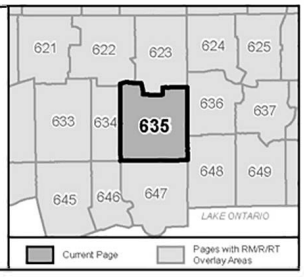

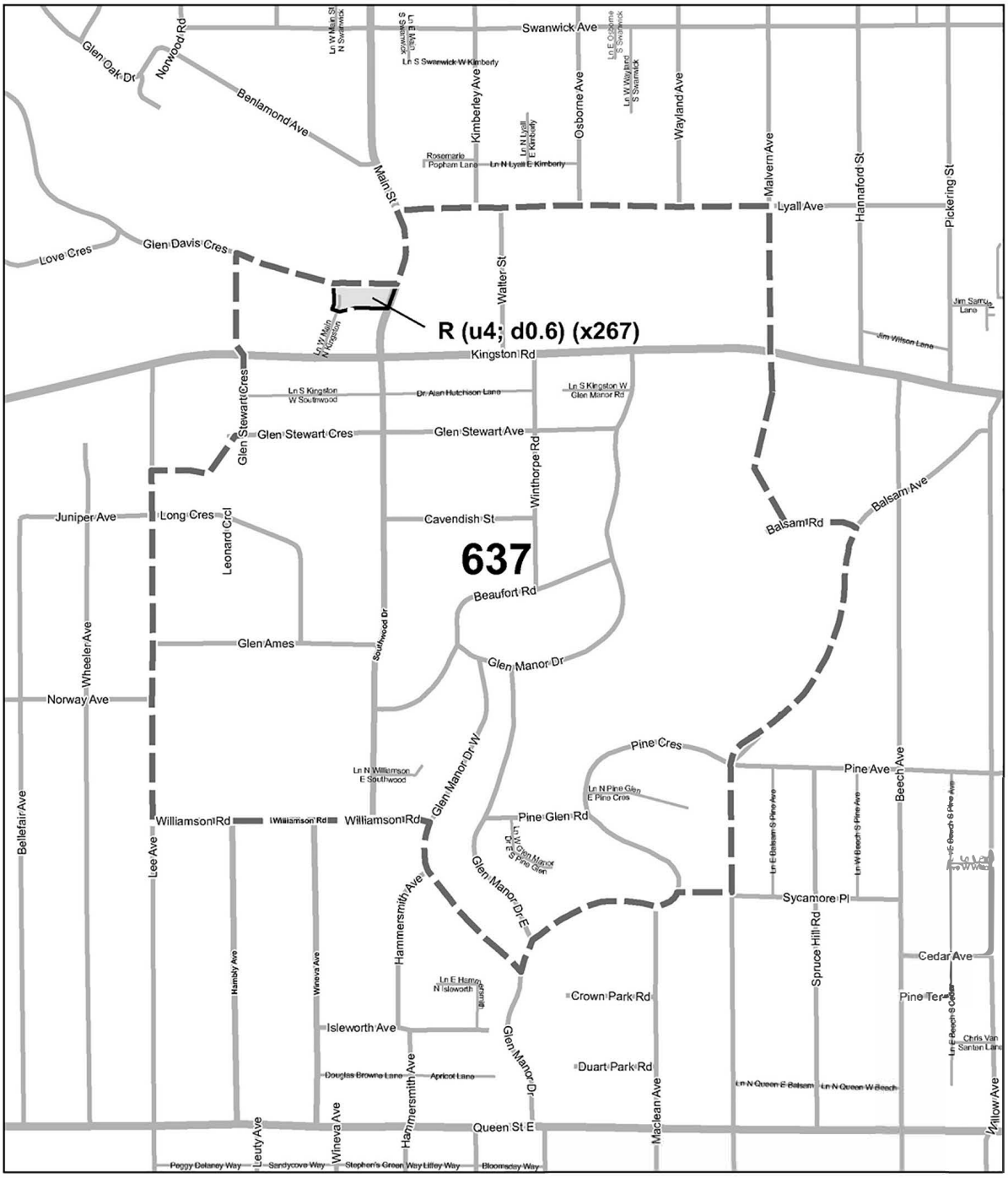

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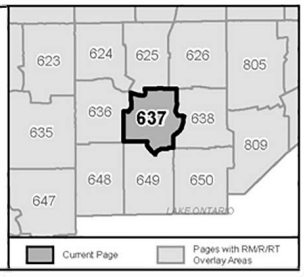

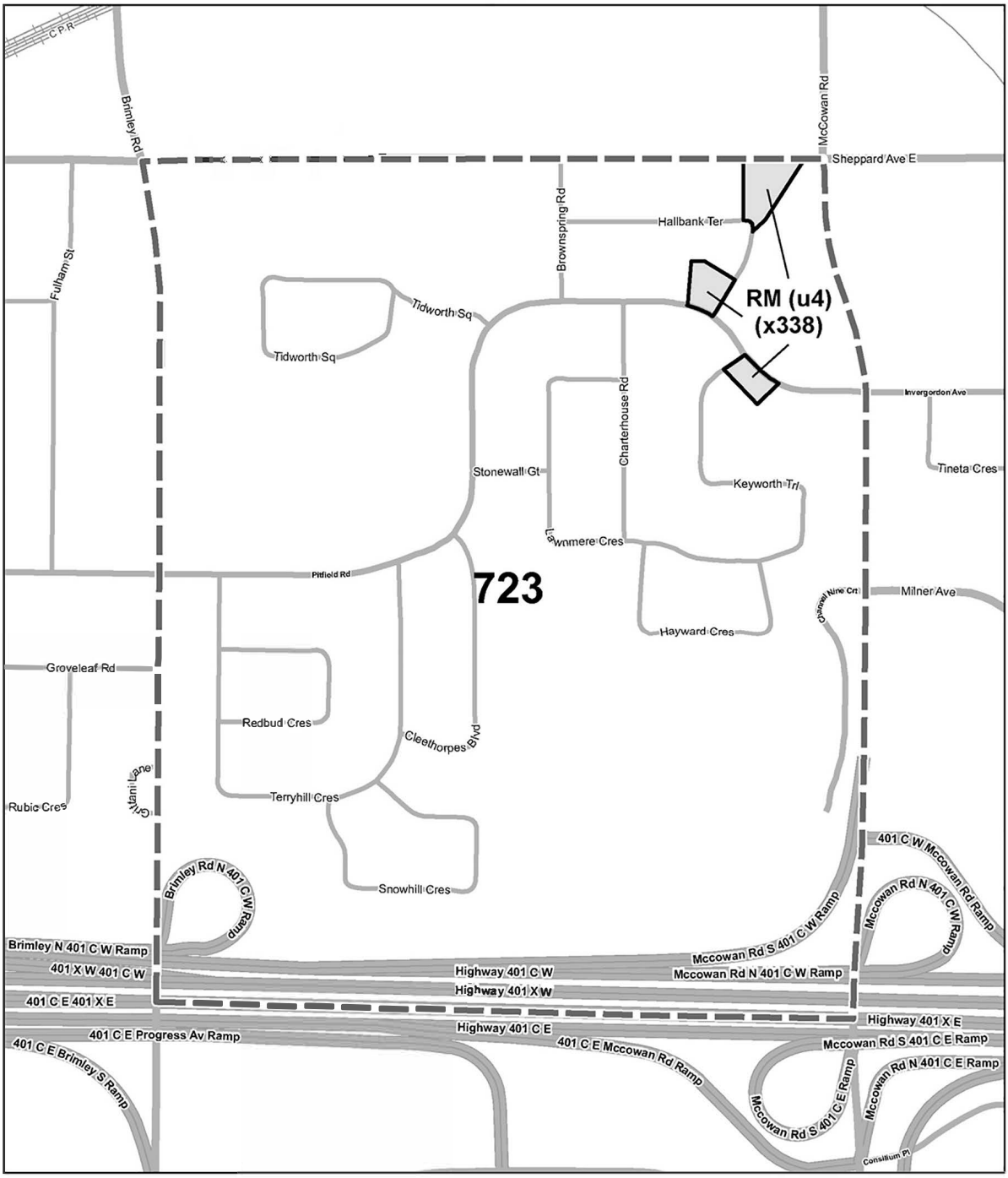

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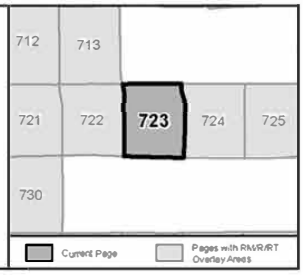
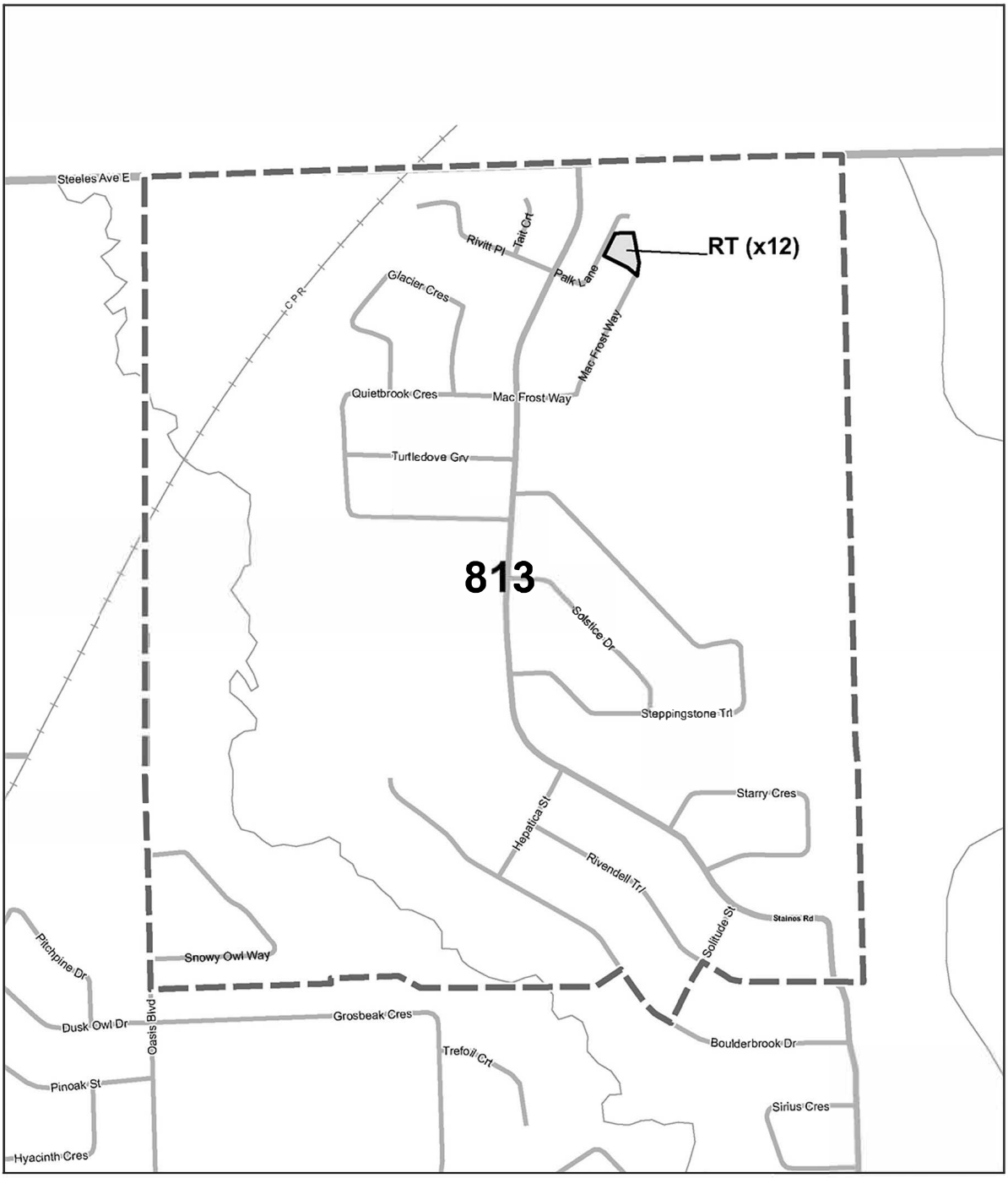




TORONTO City Planning

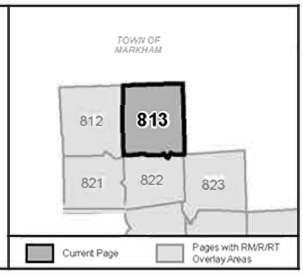
RM/R/RT Zone Amendments

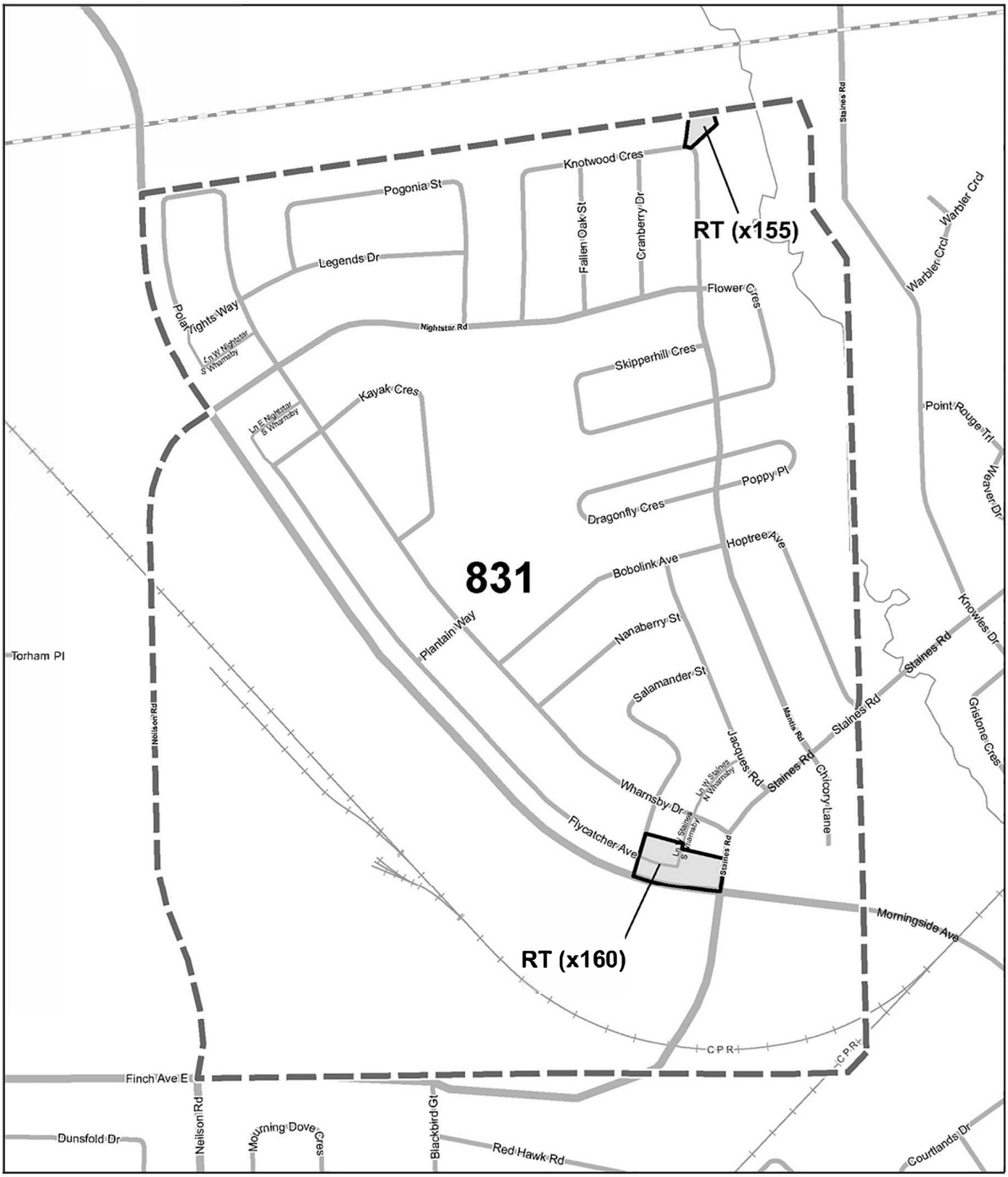
April 4, 2023

Lands zoned RM/R/RT subject to zone label amendments

Map tile boundary

0 50 100 Meters





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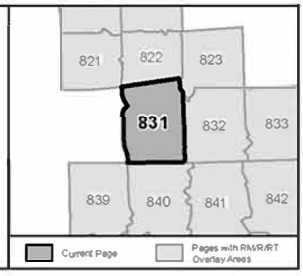
0 50 100 Meters