

Authority: Planning and Housing Committee Item PH16.2,
as adopted by City of Toronto Council on November 13
and 14, 2024
City Council voted in favour of this by-law on
November 14, 2024
Written approval of this by-law was given by Mayoral
Decision 21-2024 dated November 14, 2024

CITY OF TORONTO

BY-LAW 1249-2024

To amend Zoning By-law 569-2013, as amended, with respect to incorporating certain low-rise residential lands in the Toronto and East York District of the City of Toronto, into Zoning By-law 569-2013.

Whereas Council of the City of Toronto has the authority pursuant to Section 34 of the Planning Act, R.S.O. 1990, c. P.13, as amended, to pass this By-law; and

Whereas Council of the City of Toronto has provided adequate information to the public and has held at least one public meeting in accordance with the Planning Act, as amended;

The Council of the City of Toronto enacts:

1. Zoning By-law 569-2013, as amended, is further amended as follows:
 - (A) By adding the lands in Schedule "A" as outlined by a heavy black line and identified on the respective Diagrams to the:
 - (i) Zoning By-law Map in Section 990.10.
 - (ii) Policy Area Overlay Map in Article 995.10.1.
 - (iii) Height Overlay Map in Article 995.20.1.
 - (iv) Lot Coverage Overlay Map in Article 995.30.1.
 - (v) Exceptions in Articles 900.2.10; 900.3.10; 900.4.10; 900.5.10; or 900.6.10.
2. Nothing in By-law 1249-2024 will prevent the erection or use of a **building** or **structure** for which an application for a building permit was filed on or prior to the date this By-law comes into full force and effect, whereby an "application for a building permit" means an application for a building permit that satisfies the requirements set out in Article I, Building Permits of Chapter 363, Building Construction and Demolition of the City of Toronto Municipal Code.

3. Nothing in By-law 1249-2024 will prevent the erection or use of a **building** or **structure**, for which a complete application for a zoning by-law amendment was filed on or prior to the date this By-law comes into full force and effect, whereby a "complete application for a zoning by-law amendment" means an application which satisfies the requirements set out in the City of Toronto Official Plan.
4. Nothing in By-law 1249-2024 will prevent the erection or use of a **building** or **structure**, for which:
 - (A) A complete application for a minor variance under Section 45 of the Planning Act was filed on or prior to the date this By-law comes into full force and effect.
 - (B) A complete application for a minor variance under Section 45 of the Planning Act was filed after the date this By-law comes into full force and effect in respect of a building permit referred to in Section 2 of By-law 1249-2024.
 - (C) For the purposes of (A) and (B) above, a "complete application for a minor variance" means an application which satisfies the requirements of Section 2 of Ontario Regulation 200/96 (Minor Variance Applications) under the Planning Act.
5. Nothing in By-law 1249-2024 will prevent the erection or use of a **building** or **structure** for which a complete application for site plan approval was filed on or prior to the date this By-law comes into full force and effect, whereby a "complete application for site plan approval" means an application which satisfies the requirements set out in the City of Toronto Official Plan.

Enacted and passed on November 14, 2024.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)

**Schedule A to By-law 1249-2024 - Lands and Provisions Added to Zoning
By-law 569-2013**

Lands added to Zoning By-law 569-2013:

1A, 1B, and 1C Lyndhurst Court and 7A, 7B, and 7C Austin Terrace

2 Dacre Crescent

2 Nesbitt Drive

3 Harcroft Road

4 Glencrest Boulevard

10 Davies Crescent

11 and 11A Kenwood Avenue

12-18 Egerton Lane

12-18 Glen Edyth Drive

16 Governor's Road

17 Brule Gardens

17 Kennedy Park Road

20 Glen Robert Drive

29 Lightbourn Avenue

33 Atkins Avenue and 297-305 Brock Avenue

34 Davies Crescent

34 and 38 Hazelton Avenue

36 Spencer Avenue

37-63 Arnold Avenue and 42-68 Regent Street

38 Regent Street

39 and 45 Connaught Avenue

39 Douglas Crescent

44-72 Havelock Street and 3-11 Sylvan Avenue

31 Northern Place and 49A, B, C Shirley Street

50 Glen Elm Avenue

53 Indian Grove

58-70 Beaver Avenue

60A and 60B Oriole Road

61 Vine Avenue

63-69 Winthorpe Road and 715 Kingston Road

66 Baby Point Road

66 Kippendavie Avenue

72 Heathdale Road

78 Ellis Park Road

80 Crescent Road

97 Northdale Boulevard

98N, 98P, 98Q, 98R Curzon Street

100-128 Howland Avenue

102 Shuter Street and 220 George Street

110 Parkview Hill Crescent

120 Donlands Avenue

121 Baby Point Road

123 Torrens Avenue

126 and 126A Spadina Road

136–150 Broadview Avenue

136 Isabella Street

149 Strathearn Road

152 Parkview Hill Crescent

166 Clinton Street

169 and 175 Jones Avenue

193 Forest Hill Road

198 Parkview Hill Crescent

200 Annette Street

200 Russell Hill Road

201 Claremont Street

207 Beverley Street

207-251 Claremont Street and 222-260 Manning Avenue

243 Perth Avenue

251A-255 Christie Street and 38-42C Yarmouth Road

259, 259A, 259B, 259C, 259D Dovercourt Road

332 High Park Avenue

350 Dovercourt Road

360 Spadina Road

362 Spadina Road

382 Lumsden Avenue

416 Oakwood Avenue

441 Jane Street

458 Oakwood Avenue

464, 466, 468 Winona Drive

571 Jarvis Street and 119 Isabella Street

580 Kingston Road

615 Parliament Street

682, 684, 686 Bathurst Street

707, 709, 711, 715, 717 Dovercourt Road

749 Ossington Avenue

953 Dufferin Street

960 and 962 Eastern Avenue

1183 Dufferin Street

2054 Davenport Road

2320 Gerrard Street East

Provisions Added for the Lands:

1A, 1B, and 1C Lyndhurst Court and 7A, 7B, and 7C Austin Terrace

The Council of the City of Toronto enacts:


1. Zoning By-law 569-2013, as amended, is further amended as follows by adding the lands outlined by a heavy black line and identified on Diagram 1: 1A-1C Lyndhurst Court and 7A-7C Austin Terrace to the:
 - (A) Zoning By-law Map in Section 990.10 and applying the zone label "R (f10.5; u4; d0.6) (x929)" as shown on Diagram 1: 1A-1C Lyndhurst Court and 7A-7C Austin Terrace.
 - (B) Policy Area Overlay Map in Article 995.10.1 and applying no label.
 - (C) Height Overlay Map in Article 995.20.1 and applying the label "HT 13.0".
 - (D) Lot Coverage Overlay Map in Article 995.30.1 and applying no label.


Diagram 1




Diagram 1

1A-1C Lyndhurst Court & 7A-7C Austin Terrace

 Subject Site

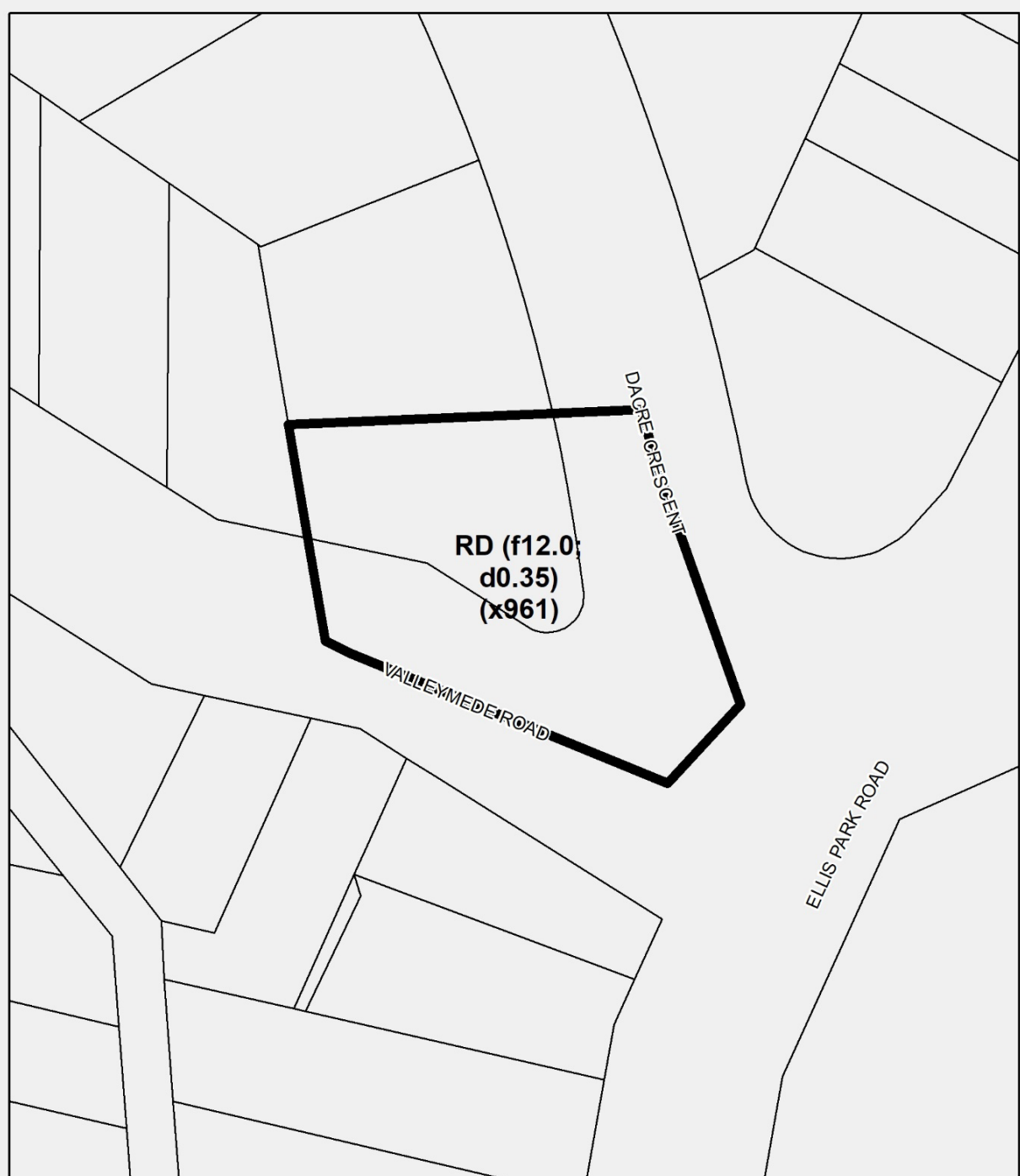

City of Toronto By-law 569-2013
Not to Scale
09/23/2024

2 Dacre Crescent

The Council of the City of Toronto enacts:

1. Zoning By-law 569-2013, as amended, is further amended as follows by adding the lands outlined by a heavy black line and identified on Diagram 1: 2 Dacre Crescent to the:
 - (A) Zoning By-law Map in Section 990.10 and applying the zone label "RD (f12.0; d0.35) (x961)" as shown on Diagram 1: 2 Dacre Crescent.
 - (B) Policy Area Overlay Map in Article 995.10.1 and applying no label.
 - (C) Height Overlay Map in Article 995.20.1 and applying the label "HT 10.0".
 - (D) Lot Coverage Overlay Map in Article 995.30.1 and applying no label.

Diagram 1




 **TORONTO**
Diagram 1

2 Dacre Crescent



Subject Site


City of Toronto By-law 569-2013
Not to Scale
04/18/2024

2 Nesbitt Drive

The Council of the City of Toronto enacts:

- 1.** Zoning By-law 569-2013, as amended, is further amended as follows by adding the lands outlined by a heavy black line and identified on Diagram 1: 2 Nesbitt Drive to the:
 - (A) Zoning By-law Map in Section 990.10 and applying the zone label "RD (f12.0; a370; d0.6)" as shown on Diagram 1: 2 Nesbitt Drive.
 - (B) Policy Area Overlay Map in Article 995.10.1 and applying no label.
 - (C) Height Overlay Map in Article 995.20.1 and applying the label "HT 8.5".
 - (D) Lot Coverage Overlay Map in Article 995.30.1 and applying the label "35".

Diagram 1



 **TORONTO**
Diagram 1

2 Nesbitt Drive



Subject Site



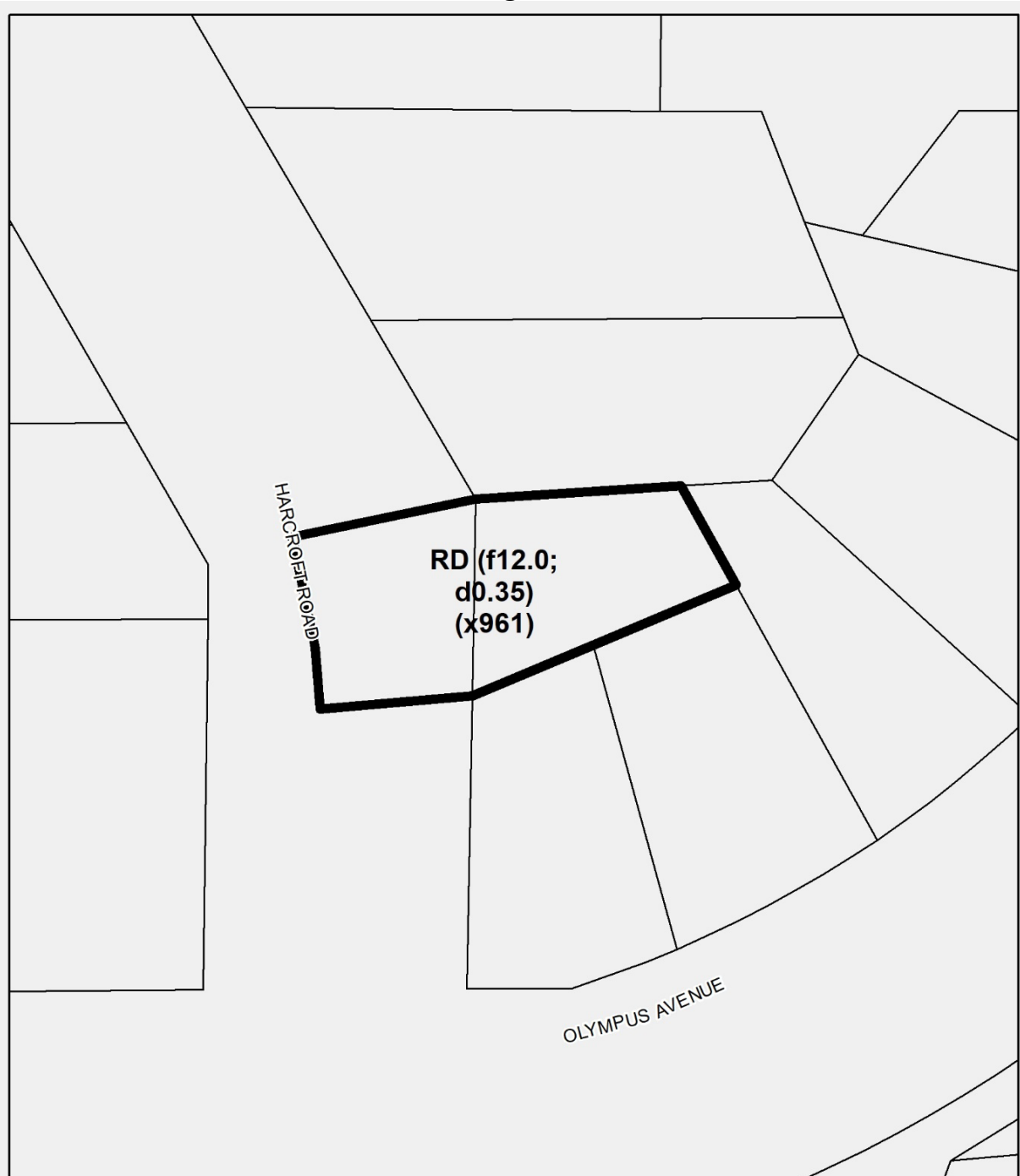
City of Toronto By-law 569-2013
Not to Scale
04/18/2024

3 Harcroft Road

The Council of the City of Toronto enacts:

1. Zoning By-law 569-2013, as amended, is further amended as follows by adding the lands outlined by a heavy black line and identified on Diagram 1: 3 Harcroft Road to the:
 - (A) Zoning By-law Map in Section 990.10 and applying the zone label "RD (f12.0; d0.35) (x961)" as shown on Diagram 1: 3 Harcroft Road.
 - (B) Policy Area Overlay Map in Article 995.10.1 and applying no label.
 - (C) Height Overlay Map in Article 995.20.1 and applying the label "HT 10.0".
 - (D) Lot Coverage Overlay Map in Article 995.30.1 and applying no label.

Diagram 1




 **Toronto**
Diagram 1

3 Harcroft Road



Subject Site

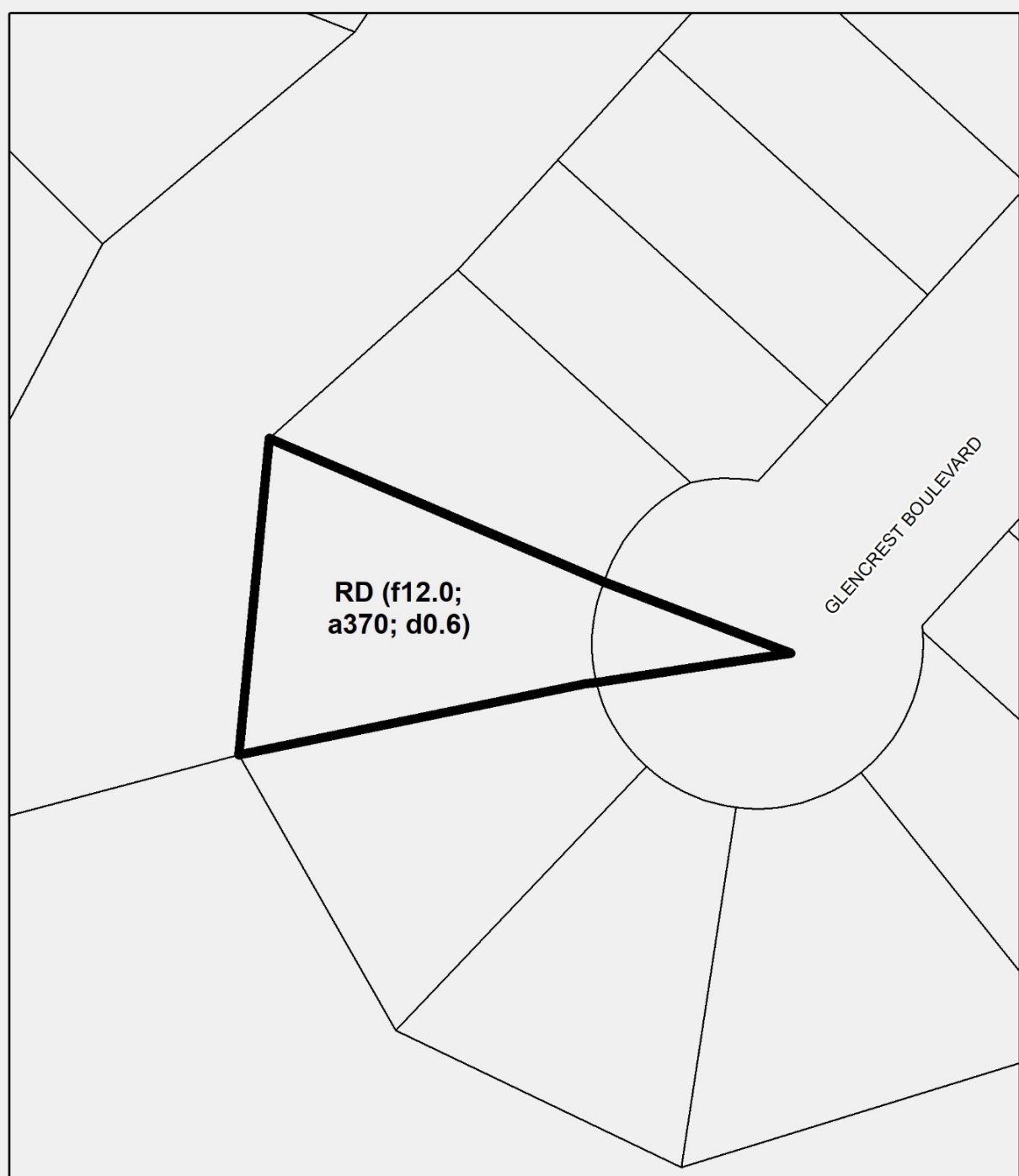

City of Toronto By-law 569-2013
Not to Scale
04/18/2024

4 Glencrest Boulevard

The Council of the City of Toronto enacts:

- 1.** Zoning By-law 569-2013, as amended, is further amended as follows by adding the lands outlined by a heavy black line and identified on Diagram 1: 4 Glencrest Boulevard to the:
 - (A) Zoning By-law Map in Section 990.10 and applying the zone label "RD (f12.0; a370; d0.6)" as shown on Diagram 1: 4 Glencrest Boulevard.
 - (B) Policy Area Overlay Map in Article 995.10.1 and applying no label.
 - (C) Height Overlay Map in Article 995.20.1 and applying the label "HT 8.5".
 - (D) Lot Coverage Overlay Map in Article 995.30.1 and applying the label "35".

Diagram 1



 **TORONTO**
Diagram 1

4 Glencrest Boulevard



Subject Site



City of Toronto By-law 569-2013
Not to Scale
04/18/2024

10 Davies Crescent

The Council of the City of Toronto enacts:

1. Zoning By-law 569-2013, as amended, is further amended as follows by adding the lands outlined by a heavy black line and identified on Diagram 1: 10 Davies Crescent to the:
 - (A) Zoning By-law Map in Section 990.10 and applying the zone label "RD (f12.0; a370; d0.6)" as shown on Diagram 1: 10 Davies Crescent.
 - (B) Policy Area Overlay Map in Article 995.10.1 and applying no label.
 - (C) Height Overlay Map in Article 995.20.1 and applying the label "HT 8.5".
 - (D) Lot Coverage Overlay Map in Article 995.30.1 and applying the label "35".

Diagram 1



Toronto
Diagram 1

10 Davies Crescent



Subject Site

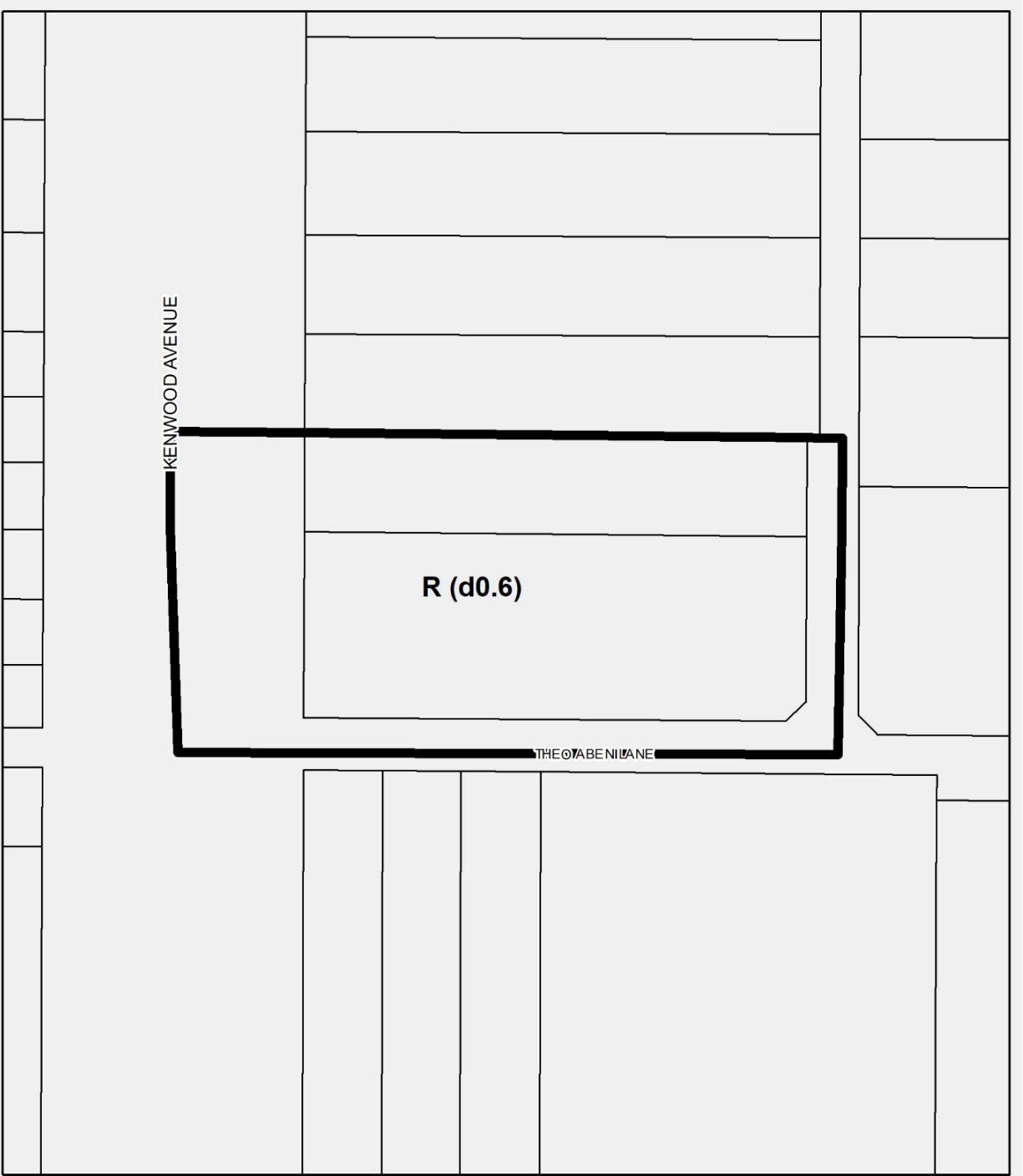
City of Toronto By-law 569-2013
Not to Scale
04/18/2024

11 and 11A Kenwood Avenue

The Council of the City of Toronto enacts:

- 1.** Zoning By-law 569-2013, as amended, is further amended as follows by adding the lands outlined by a heavy black line and identified on Diagram 1: 11 and 11A Kenwood Avenue to the:
 - (A) Zoning By-law Map in Section 990.10 and applying the zone label "R (d0.6)" as shown on Diagram 1: 11 and 11A Kenwood Avenue.
 - (B) Policy Area Overlay Map in Article 995.10.1 and applying no label.
 - (C) Height Overlay Map in Article 995.20.1 and applying the label "HT 11.0".
 - (D) Lot Coverage Overlay Map in Article 995.30.1 and applying no label.


Diagram 1



 **Toronto**
Diagram 1

11 & 11A Kenwood Avenue

 Subject Site

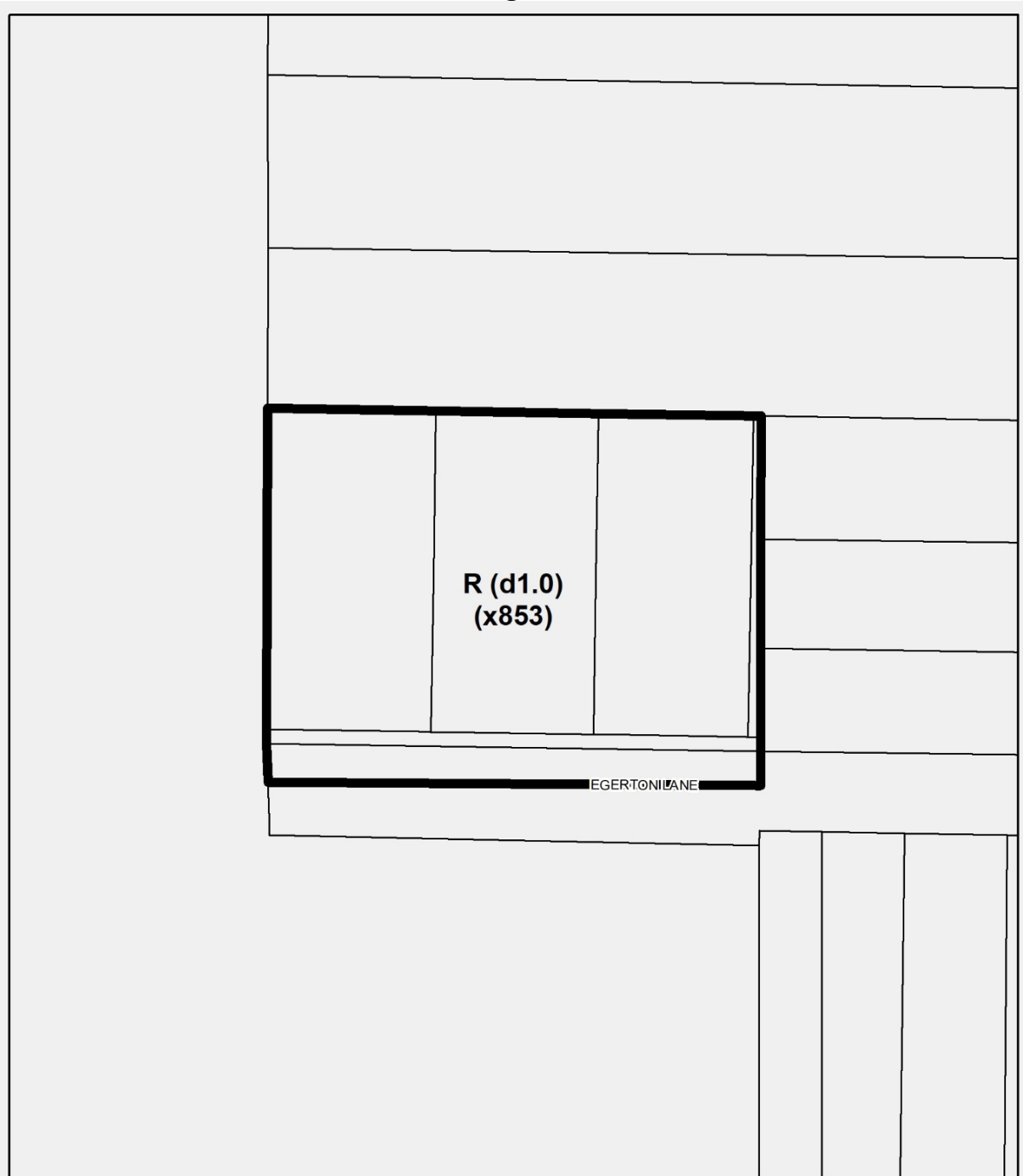

City of Toronto By-law 569-2013
Not to Scale
04/25/2024

12-18 Egerton Lane

The Council of the City of Toronto enacts:

1. Zoning By-law 569-2013, as amended, is further amended as follows by adding the lands outlined by a heavy black line and identified on Diagram 1: 12-18 Egerton Lane to the:
 - (A) Zoning By-law Map in Section 990.10 and applying the zone label "R (d1.0) (x853)" as shown on Diagram 1: 12-18 Egerton Lane.
 - (B) Policy Area Overlay Map in Article 995.10.1 and applying the label "1".
 - (C) Height Overlay Map in Article 995.20.1 and applying the label "HT 13.0".
 - (D) Lot Coverage Overlay Map in Article 995.30.1 and applying no label.

Diagram 1



 **TORONTO**
Diagram 1

12-18 Egerton Lane



Subject Site



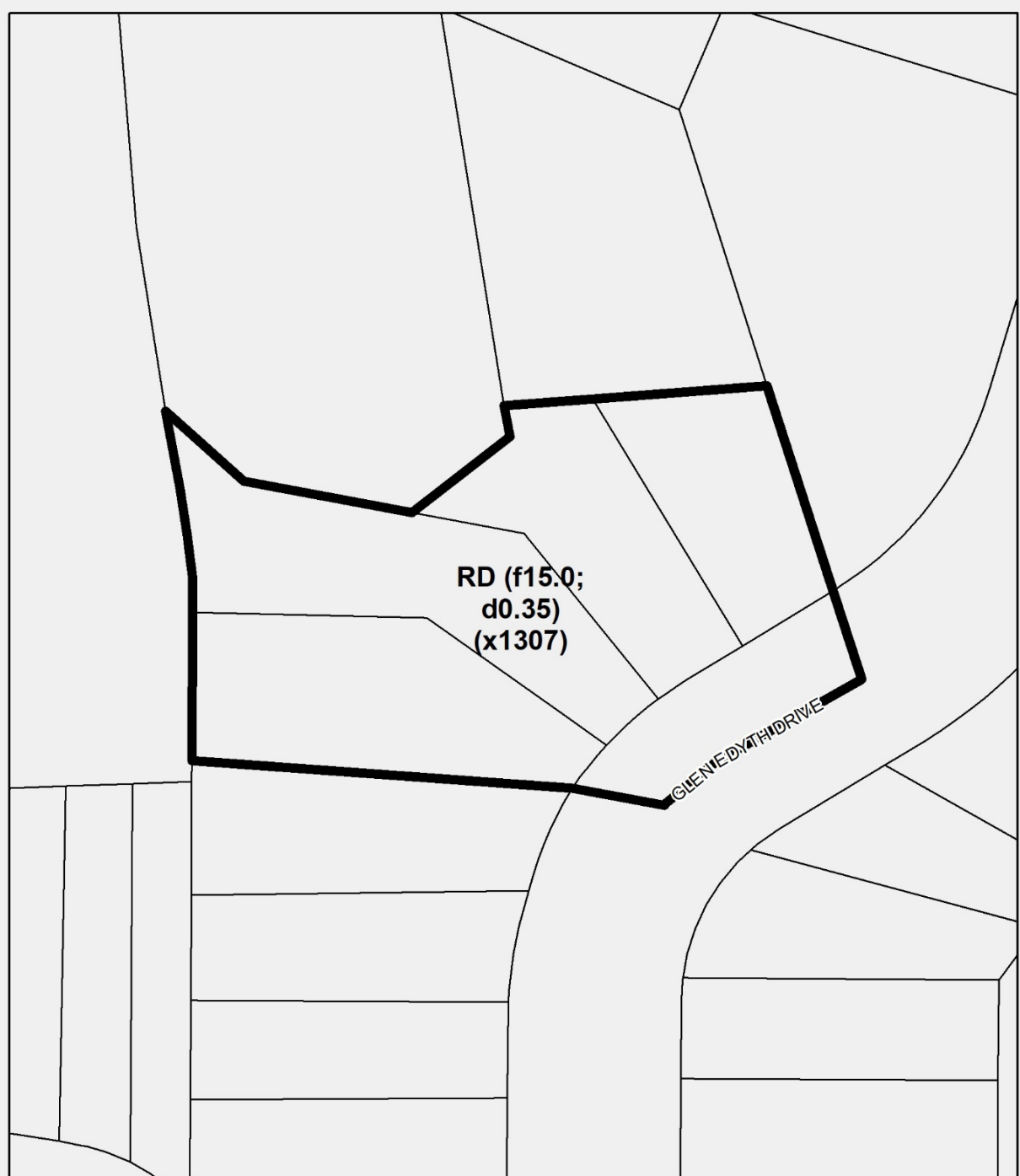
City of Toronto By-law 569-2013
Not to Scale
07/30/2024

12-18 Glen Edyth Drive

The Council of the City of Toronto enacts:

- 1.** Zoning By-law 569-2013, as amended, is further amended as follows by adding the lands outlined by a heavy black line and identified on Diagram 1: 12-18 Glen Edyth Drive to the:
 - (A) Zoning By-law Map in Section 990.10 and applying the zone label "RD (f15.0; d0.35) (x1307)" as shown on Diagram 1: 12-18 Glen Edyth Drive.
 - (B) Policy Area Overlay Map in Article 995.10.1 and applying no label.
 - (C) Height Overlay Map in Article 995.20.1 and applying the label "HT 11.0".
 - (D) Lot Coverage Overlay Map in Article 995.30.1 and applying no label.

Diagram 1




 **TORONTO**
Diagram 1

12-18 Glen Edyth Drive



Subject Site


City of Toronto By-law 569-2013
Not to Scale
04/19/2024

16 Governor's Road

The Council of the City of Toronto enacts:

- 1.** Zoning By-law 569-2013, as amended, is further amended as follows by adding the lands outlined by a heavy black line and identified on Diagram 1:16 Governor's Road to the:
 - (A) Zoning By-law Map in Section 990.10 and applying the zone label "RD (f12.0; a370; d0.6)" as shown on Diagram 1: 16 Governor's Road.
 - (B) Policy Area Overlay Map in Article 995.10.1 and applying no label.
 - (C) Height Overlay Map in Article 995.20.1 and applying the label "HT 8.5".
 - (D) Lot Coverage Overlay Map in Article 995.30.1 and applying the label "35".

Diagram 1



 **Toronto**
Diagram 1

16 Governor's Road



Subject Site



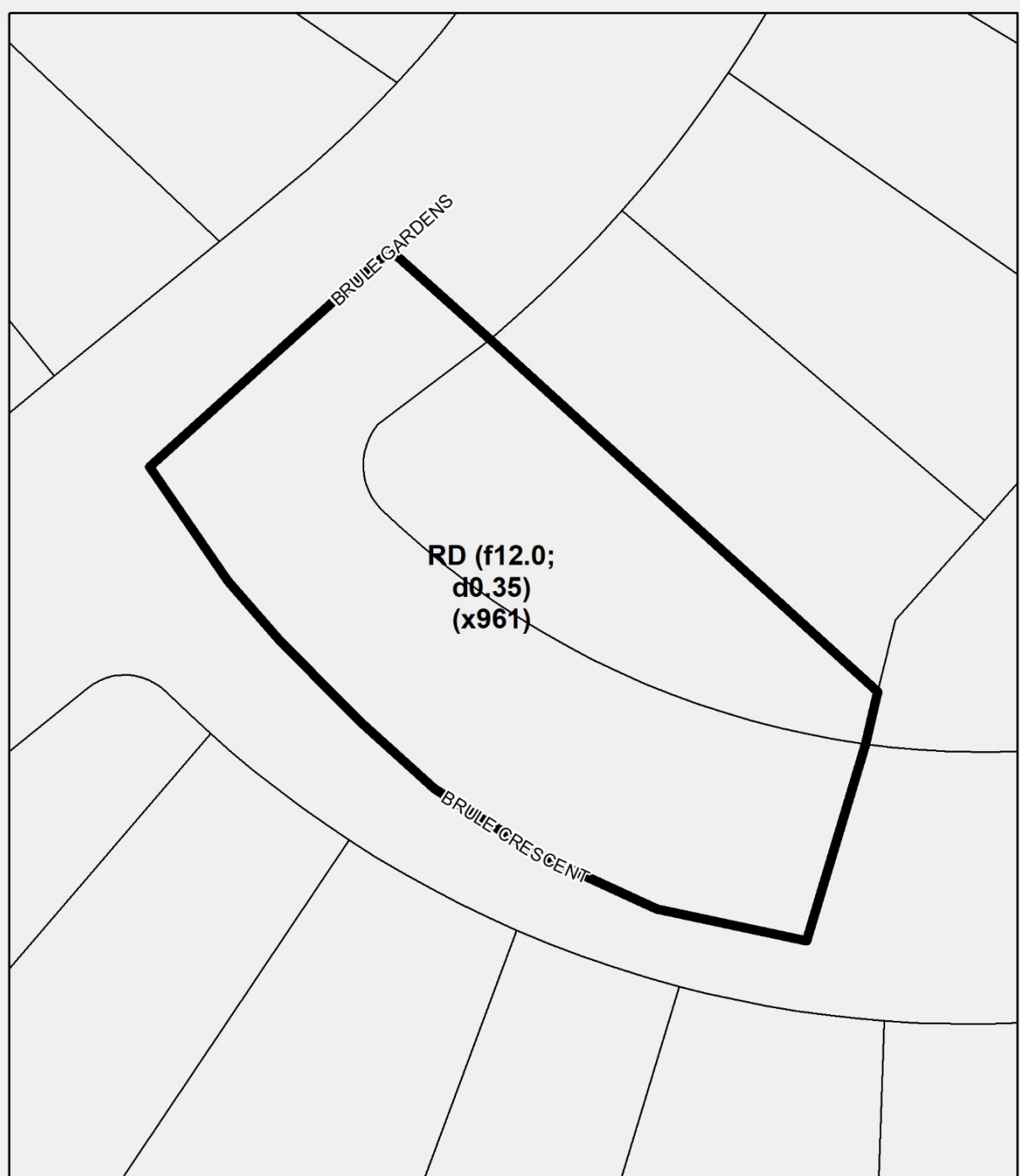
City of Toronto By-law 569-2013
Not to Scale
04/18/2024

17 Brule Gardens

The Council of the City of Toronto enacts:

1. Zoning By-law 569-2013, as amended, is further amended as follows by adding the lands outlined by a heavy black line and identified on Diagram 1: 17 Brule Gardens to the:
 - (A) Zoning By-law Map in Section 990.10 and applying the zone label "RD (f12.0; d0.35) (x961)" as shown on Diagram 1: 17 Brule Gardens.
 - (B) Policy Area Overlay Map in Article 995.10.1 and applying no label.
 - (C) Height Overlay Map in Article 995.20.1 and applying the label "HT 10.0".
 - (D) Lot Coverage Overlay Map in Article 995.30.1 and applying no label.


Diagram 1



 **Toronto**
Diagram 1

17 Brule Gardens

 Subject Site


City of Toronto By-law 569-2013
Not to Scale
04/26/2024

17 Kennedy Park Road

The Council of the City of Toronto enacts:

1. Zoning By-law 569-2013, as amended, is further amended as follows by adding the lands outlined by a heavy black line and identified on Diagram 1: 17 Kennedy Park Road to the:
 - (A) Zoning By-law Map in Section 990.10 and applying the zone label "R (d0.6) (x737)" as shown on Diagram 1: 17 Kennedy Park Road.
 - (B) Policy Area Overlay Map in Article 995.10.1 and applying no label.
 - (C) Height Overlay Map in Article 995.20.1 and applying the label "HT 11.0".
 - (D) Lot Coverage Overlay Map in Article 995.30.1 and applying no label.

Diagram 1



 **TORONTO**
Diagram 1

17 Kennedy Park Road



Subject Site



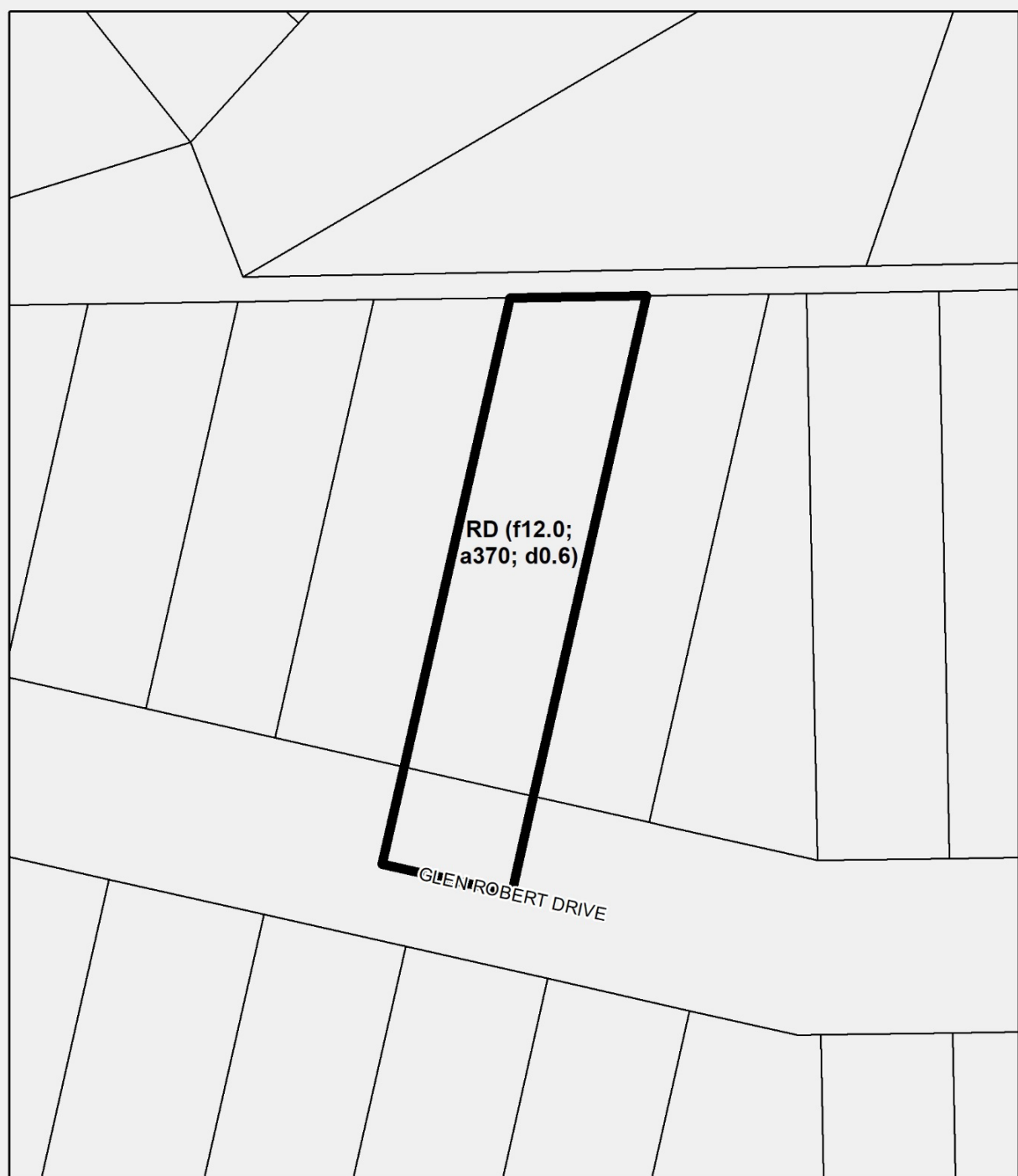
City of Toronto By-law 569-2013
Not to Scale
04/25/2024

20 Glen Robert Drive

The Council of the City of Toronto enacts:

- 1.** Zoning By-law 569-2013, as amended, is further amended as follows by adding the lands outlined by a heavy black line and identified on Diagram 1: 20 Glen Robert Drive to the:
 - (A) Zoning By-law Map in Section 990.10 and applying the zone label "RD (f12.0; a370; d0.6)" as shown on Diagram 1: 20 Glen Robert Drive.
 - (B) Policy Area Overlay Map in Article 995.10.1 and applying no label.
 - (C) Height Overlay Map in Article 995.20.1 and applying the label "HT 8.5".
 - (D) Lot Coverage Overlay Map in Article 995.30.1 and applying the label "35".

Diagram 1



Toronto
Diagram 1

20 Glen Robert Drive



Subject Site



City of Toronto By-law 569-2013
Not to Scale
04/18/2024

29 Lightbourn Avenue

The Council of the City of Toronto enacts:

- 1.** Zoning By-law 569-2013, as amended, is further amended as follows by adding the lands outlined by a heavy black line and identified on Diagram 1: 29 Lightbourn Avenue to the:
 - (A) Zoning By-law Map in Section 990.10 and applying the zone label "R (d0.6) (x738)" as shown on Diagram 1: 29 Lightbourn Avenue.
 - (B) Policy Area Overlay Map in Article 995.10.1 and applying no label.
 - (C) Height Overlay Map in Article 995.20.1 and applying the label "HT 13.0".
 - (D) Lot Coverage Overlay Map in Article 995.30.1 and applying no label.

Diagram 1



 **TORONTO**
Diagram 1

29 Lightbourn Avenue



Subject Site



City of Toronto By-law 569-2013
Not to Scale
05/16/2024

33 Atkins Avenue and 297-305 Brock Avenue

The Council of the City of Toronto enacts:

1. Zoning By-law 569-2013, as amended, is further amended as follows by adding the lands outlined by a heavy black line and identified on Diagram 1: 33 Atkins Avenue and 297-305 Brock Avenue to the:
 - (A) Zoning By-law Map in Section 990.10 and applying the zone label "R (d1.0) (x810)" as shown on Diagram 1: 33 Atkins Avenue and 297-305 Brock Avenue.
 - (B) Policy Area Overlay Map in Article 995.10.1 and applying no label.
 - (C) Height Overlay Map in Article 995.20.1 and applying the label "HT 11.0".
 - (D) Lot Coverage Overlay Map in Article 995.30.1 and applying no label.

Diagram 1



 **Toronto**
Diagram 1

33 Atkins Avenue & 297-305 Brock Avenue



Subject Site



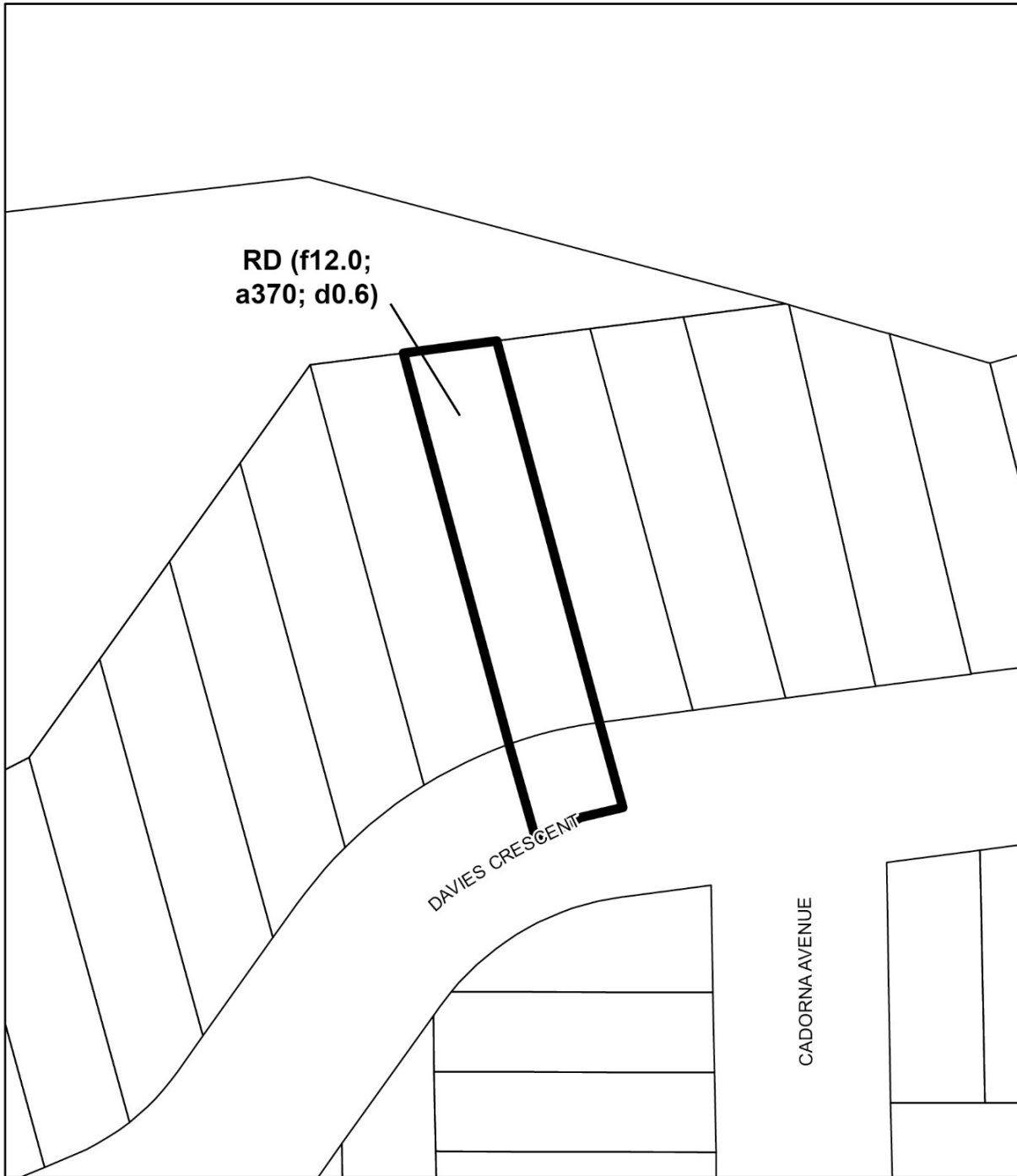
City of Toronto By-law 569-2013
Not to Scale
04/18/2024

34 Davies Crescent

The Council of the City of Toronto enacts:

1. Zoning By-law 569-2013, as amended, is further amended as follows by adding the lands outlined by a heavy black line and identified on Diagram 1: 34 Davies Crescent to the:
 - (A) Zoning By-law Map in Section 990.10 and applying the zone label "RD (f12.0; a370; d0.6)" as shown on Diagram 1: 34 Davies Crescent.
 - (B) Policy Area Overlay Map in Article 995.10.1 and applying no label.
 - (C) Height Overlay Map in Article 995.20.1 and applying the label "HT 8.5".
 - (D) Lot Coverage Overlay Map in Article 995.30.1 and applying the label "35".

Diagram 1



 **TORONTO**
Diagram 1

34 Davies Crescent



Subject Site



City of Toronto By-law 569-2013
Not to Scale
04/18/2024

34 and 38 Hazelton Avenue

The Council of the City of Toronto enacts:

1. Zoning By-law 569-2013, as amended, is further amended as follows by adding the lands outlined by a heavy black line and identified on Diagram 1: 34 and 38 Hazelton Avenue to the:
 - (A) Zoning By-law Map in Section 990.10 and applying the zone label "R (f5.0; d1.0) (x860)" as shown on Diagram 1: 34 and 38 Hazelton Avenue.
 - (B) Policy Area Overlay Map in Article 995.10.1 and applying the label "1".
 - (C) Height Overlay Map in Article 995.20.1 and applying the label "HT 11.0".
 - (D) Lot Coverage Overlay Map in Article 995.30.1 and applying no label.
2. Zoning By-law 569-2013, as amended, is further amended as follows in regulation 900.2.10(860) Exception R 860 under the heading Prevailing By-laws and Prevailing Sections by adding provision (I) as follows:

"(I) On 34 and 38 Hazelton Avenue, City of Toronto by-law 148-2011."

Diagram 1



 **Toronto**
Diagram 1

34 & 38 Hazelton Avenue



Subject Site



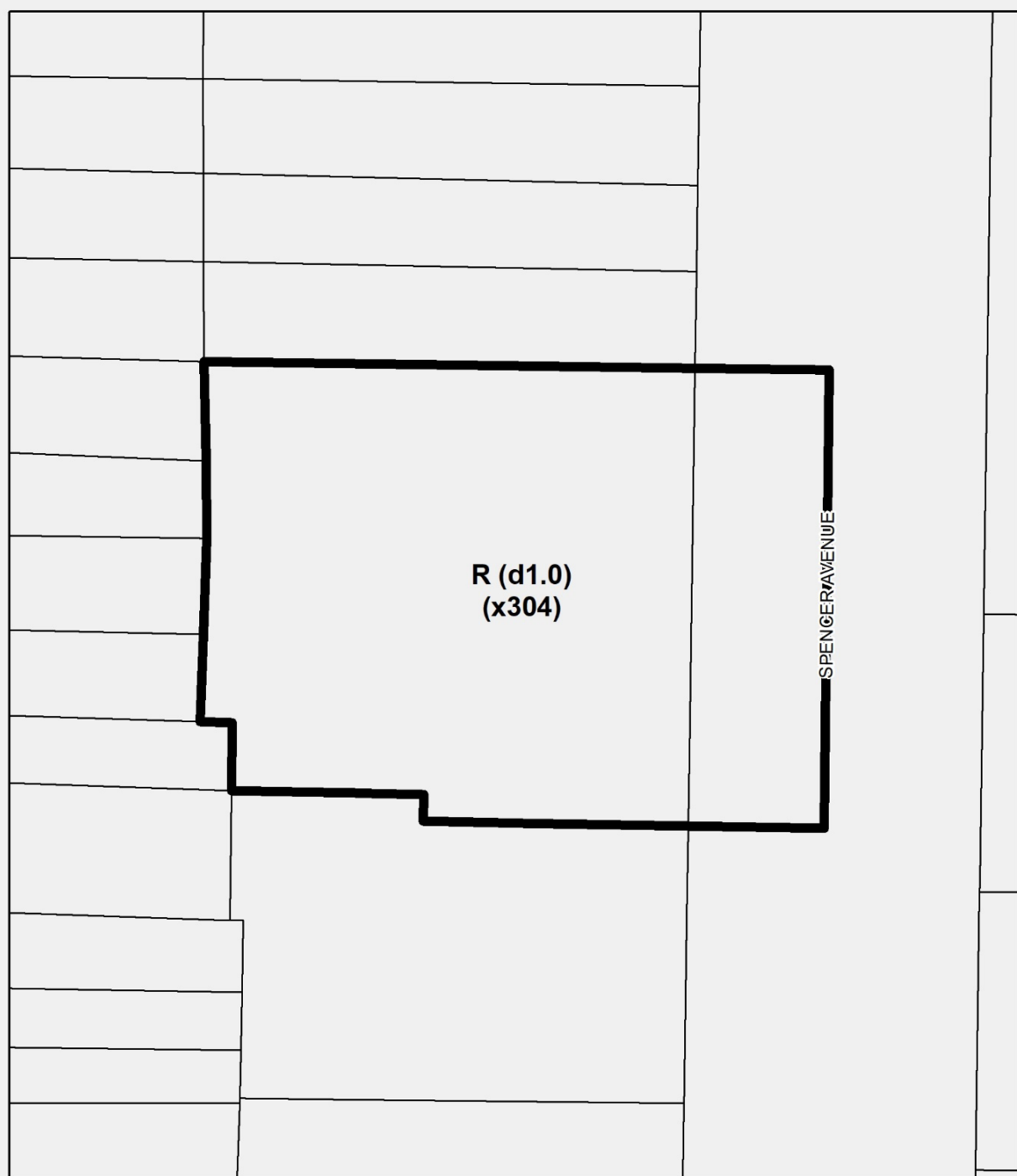
City of Toronto By-law 569-2013
Not to Scale
04/23/2024

36 Spencer Avenue

The Council of the City of Toronto enacts:

- 1.** Zoning By-law 569-2013, as amended, is further amended as follows by adding the lands outlined by a heavy black line and identified on Diagram 1: 36 Spencer Avenue to the:
 - (A) Zoning By-law Map in Section 990.10 and applying the zone label "R (d1.0) (x304)" as shown on Diagram 1: 36 Spencer Avenue.
 - (B) Policy Area Overlay Map in Article 995.10.1 and applying no label.
 - (C) Height Overlay Map in Article 995.20.1 and applying the label "HT 11.0."
 - (D) Lot Coverage Overlay Map in Article 995.30.1 and applying no label.

Diagram 1



 **TORONTO**
Diagram 1

36 Spencer Avenue



Subject Site



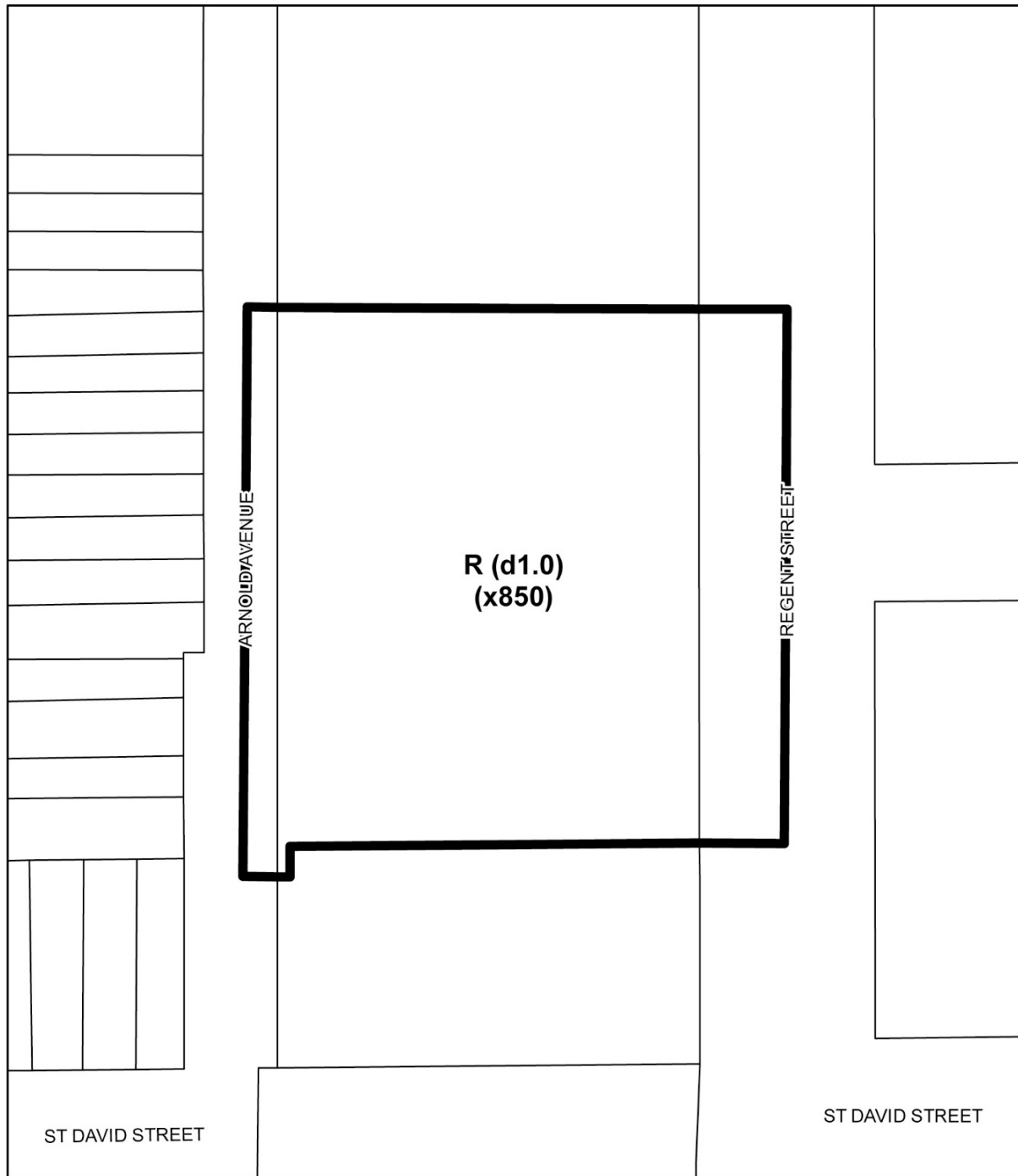
City of Toronto By-law 569-2013
Not to Scale
05/31/2024

37-63 Arnold Avenue and 42-68 Regent Street

The Council of the City of Toronto enacts:

1. Zoning By-law 569-2013, as amended, is further amended as follows by adding the lands outlined by a heavy black line and identified on Diagram 1: 37-63 Arnold Avenue and 42-68 Regent Street to the:
 - (A) Zoning By-law Map in Section 990.10 and applying the zone label "R(d1.0)(x850)" as shown on Diagram 1: 37-63 Arnold Avenue and 42-68 Regent Street.
 - (B) Policy Area Overlay Map in Article 995.10.1 and applying the label "1".
 - (C) Height Overlay Map in Article 995.20.1 and applying the label "HT 11.0".
 - (D) Lot Coverage Overlay Map in Article 995.30.1 and applying no label.

Diagram 1



Toronto
Diagram 1

37-63 Arnold Avenue and
42-68 Regent Street



Subject Site



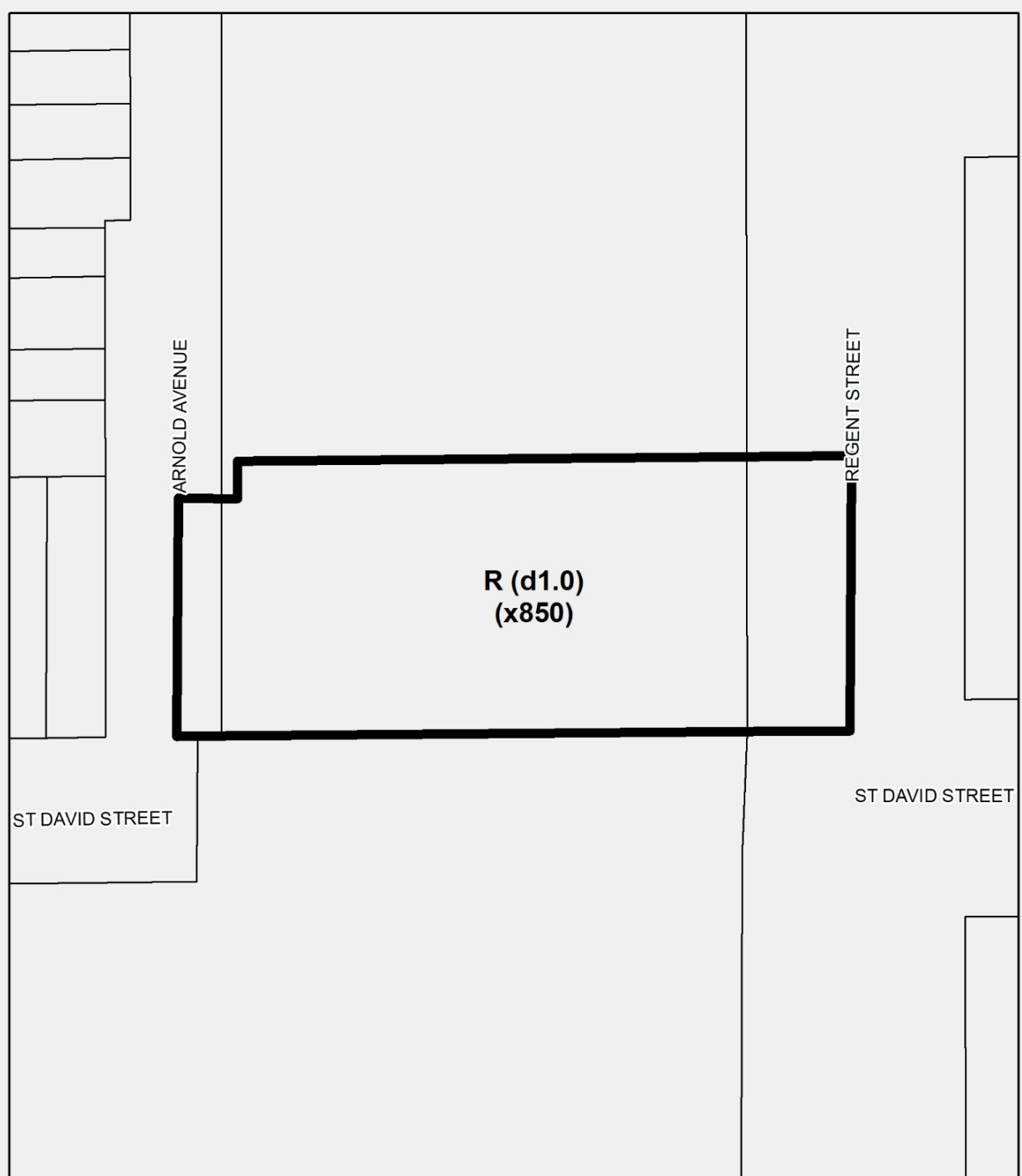
City of Toronto By-law 569-2013
Not to Scale
07/03/2024

38 Regent Street

The Council of the City of Toronto enacts:


- 1.** Zoning By-law 569-2013, as amended, is further amended as follows by adding the lands outlined by a heavy black line and identified on Diagram 1: 38 Regent Street to the:
 - (A) Zoning By-law Map in Section 990.10 and applying the zone label "R (d1.0) (x850)" as shown on Diagram 1: 38 Regent Street.
 - (B) Policy Area Overlay Map in Article 995.10.1 and applying the label "1".
 - (C) Height Overlay Map in Article 995.20.1 and applying the label "HT 11.0".
 - (D) Lot Coverage Overlay Map in Article 995.30.1 and applying no label.


Diagram 1



 **Toronto**
Diagram 1

38 Regent Street

 Subject Site

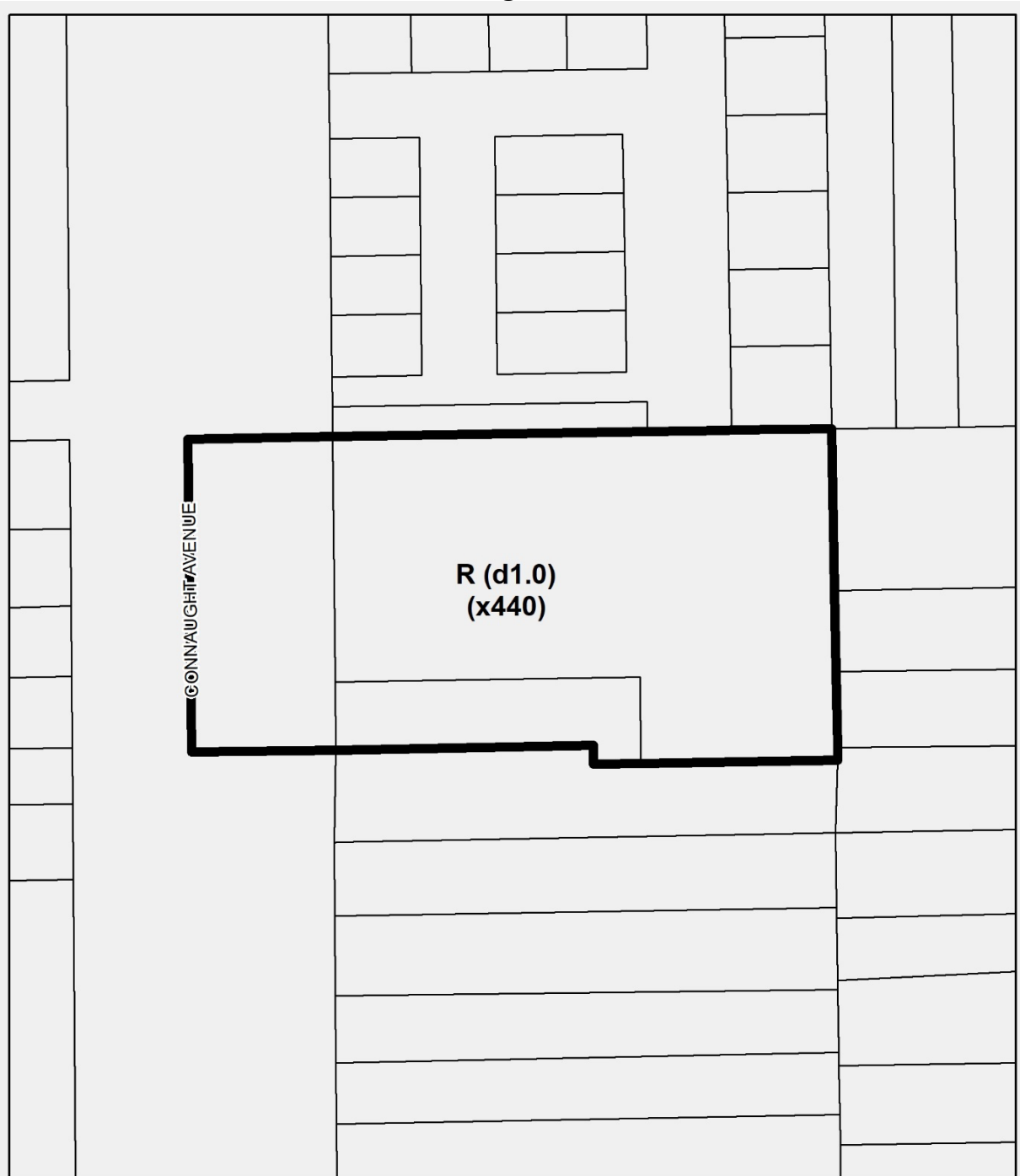

City of Toronto By-law 569-2013
Not to Scale
05/31/2024

39 and 45 Connaught Avenue

The Council of the City of Toronto enacts:

- 1.** Zoning By-law 569-2013, as amended, is further amended as follows by adding the lands outlined by a heavy black line and identified on Diagram 1: 39 and 45 Connaught Avenue to the:
 - (A) Zoning By-law Map in Section 990.10 and applying the zone label "R (d1.0) (x440)" as shown on Diagram 1: 39 and 45 Connaught Avenue.
 - (B) Policy Area Overlay Map in Article 995.10.1 and applying no label.
 - (C) Height Overlay Map in Article 995.20.1 and applying the label "HT 13.0".
 - (D) Lot Coverage Overlay Map in Article 995.30.1 and applying no label.

Diagram 1




 **TORONTO**
Diagram 1

39 & 45 Connaught Avenue



Subject Site


City of Toronto By-law 569-2013
Not to Scale
04/18/2024

39 Douglas Crescent

The Council of the City of Toronto enacts:

1. Zoning By-law 569-2013, as amended, is further amended as follows by adding the lands outlined by a heavy black line and identified on Diagram 1: 39 Douglas Crescent to the:
 - (A) Zoning By-law Map in Section 990.10 and applying the zone label "RD (f12.0; a370; d0.6)" as shown on Diagram 1: 39 Douglas Crescent.
 - (B) Policy Area Overlay Map in Article 995.10.1 and applying no label.
 - (C) Height Overlay Map in Article 995.20.1 and applying the label "HT 8.5".
 - (D) Lot Coverage Overlay Map in Article 995.30.1 and applying the label "35".


Diagram 1



 **TORONTO**
Diagram 1

39 Douglas Crescent

 Subject Site


City of Toronto By-law 569-2013
Not to Scale
04/18/2024

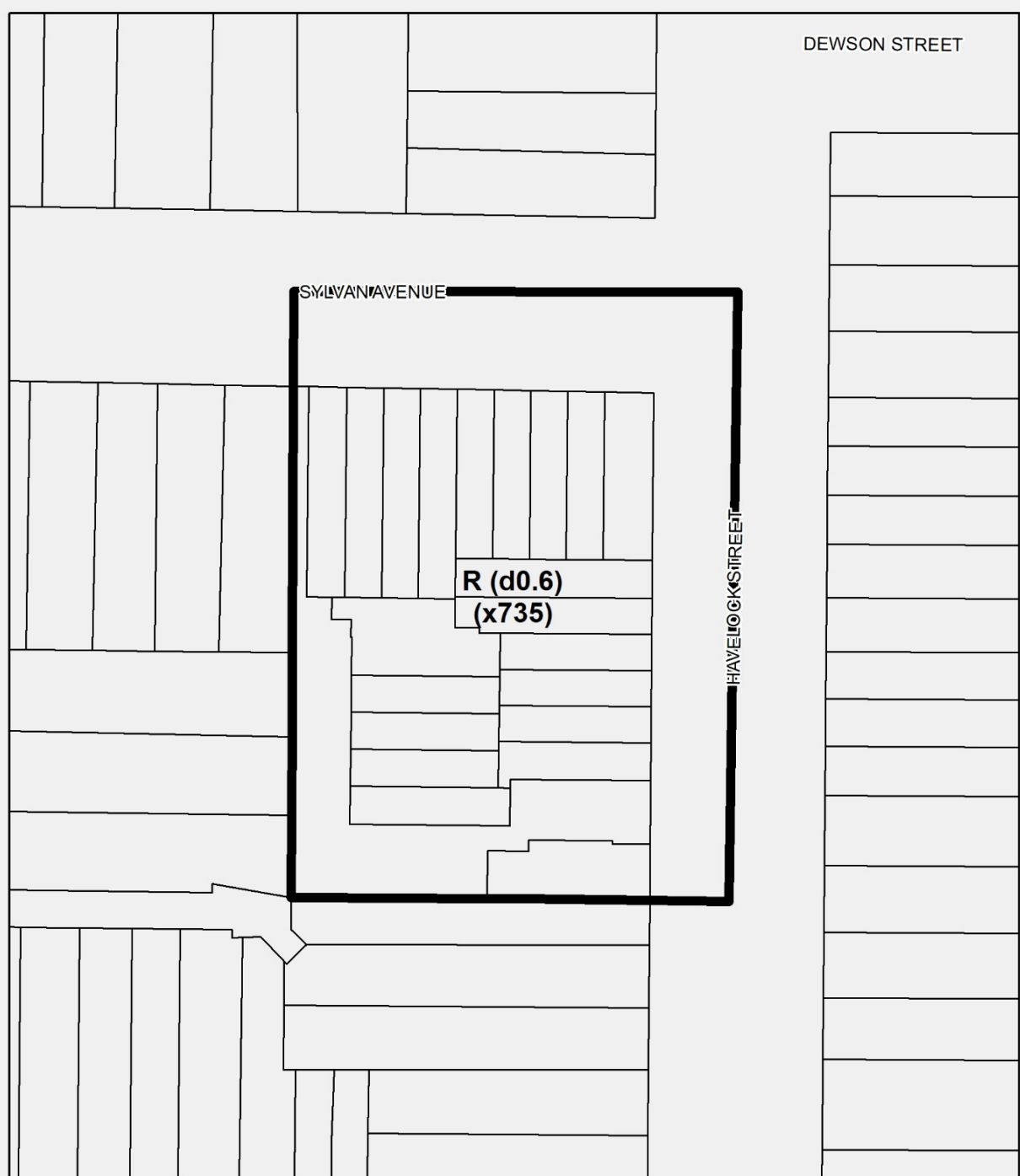
44-72 Havelock Street and 3-11 Sylvan Avenue

The Council of the City of Toronto enacts:

1. Zoning By-law 569-2013, as amended, is further amended as follows by adding the lands outlined by a heavy black line and identified on Diagram 1: 44-72 Havelock Street and 3-11 Sylvan Avenue to the:
 - (A) Zoning By-law Map in Section 990.10 and applying the zone label "R (d0.6) (x735)" as shown on Diagram 1: 44-72 Havelock Street and 3-11 Sylvan Avenue.
 - (B) Policy Area Overlay Map in Article 995.10.1 and applying no label.
 - (C) Height Overlay Map in Article 995.20.1 and applying the label "HT 11.0".
 - (D) Lot Coverage Overlay Map in Article 995.30.1 and applying no label.
2. Zoning By-law 569-2013, as amended, is further amended as follows in regulation 900.2.10(735) Exception R 735 under the heading Prevailing By-laws and Prevailing Sections by adding provision (T) as follows:

"(T) On 44-72 Havelock Street and 3-11 Sylvan Avenue, City of Toronto By-law 1065-2012."

Diagram 1



 **TORONTO**
Diagram 1

44-72 Havelock Street & 3-11 Sylvan Avenue



Subject Site



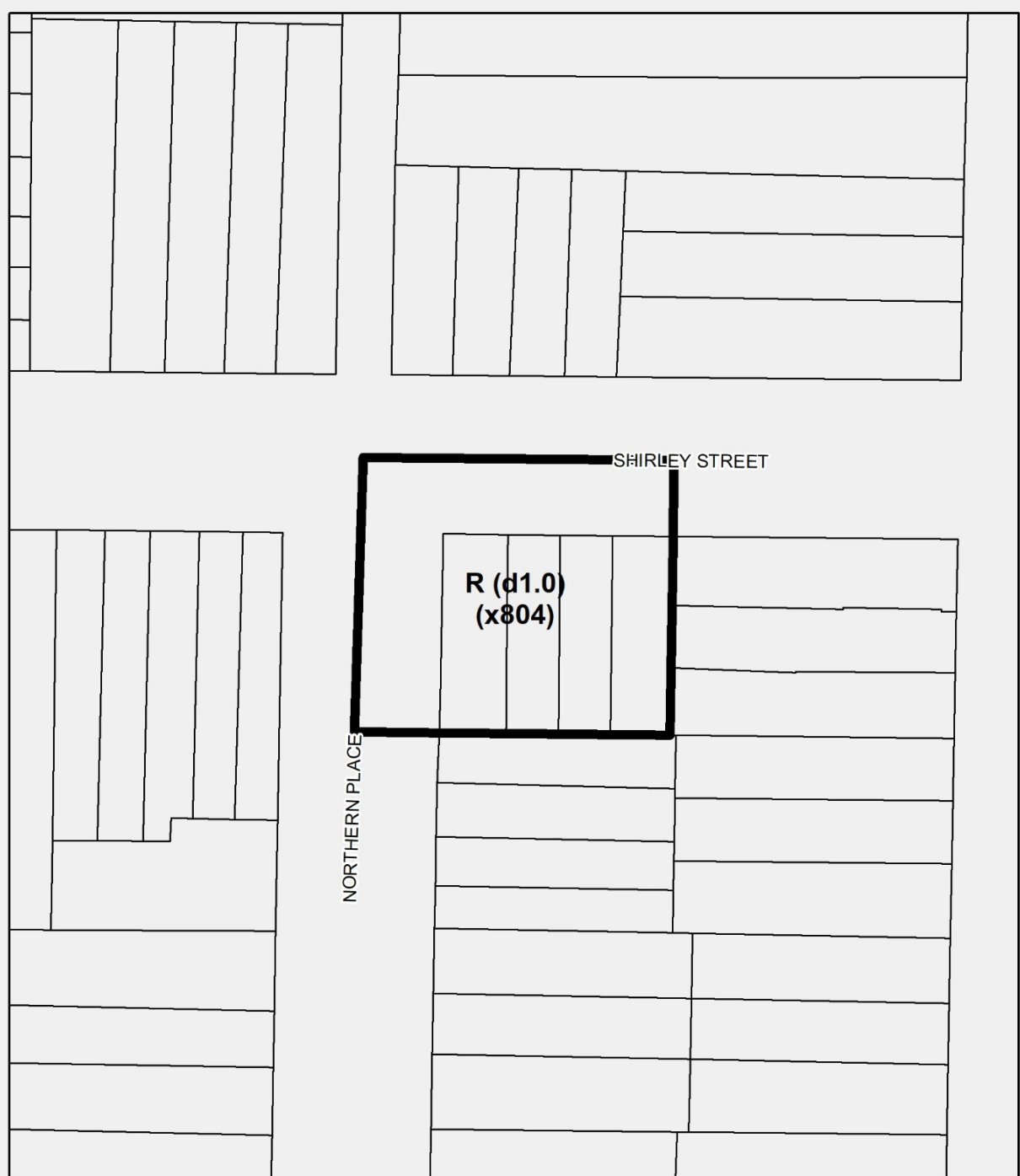
City of Toronto By-law 569-2013
Not to Scale
04/18/2024

31 Northern Place and 49A, B, C Shirley Street

The Council of the City of Toronto enacts:

1. Zoning By-law 569-2013, as amended, is further amended as follows by adding the lands outlined by a heavy black line and identified on Diagram 1: 31 Northern Place and 49A, B, C Shirley Street to the:
 - (A) Zoning By-law Map in Section 990.10 and applying the zone label "R (d1.0) (x804)" as shown on Diagram 1: 31 Northern Place and 49A, B, C Shirley Street.
 - (B) Policy Area Overlay Map in Article 995.10.1 and applying no label.
 - (C) Height Overlay Map in Article 995.20.1 and applying the label "HT 11.0."
 - (D) Lot Coverage Overlay Map in Article 995.30.1 and applying no label.

Diagram 1



 **TORONTO**
Diagram 1

31 Northern Place and 49A, B, C Shirley Street



Subject Site



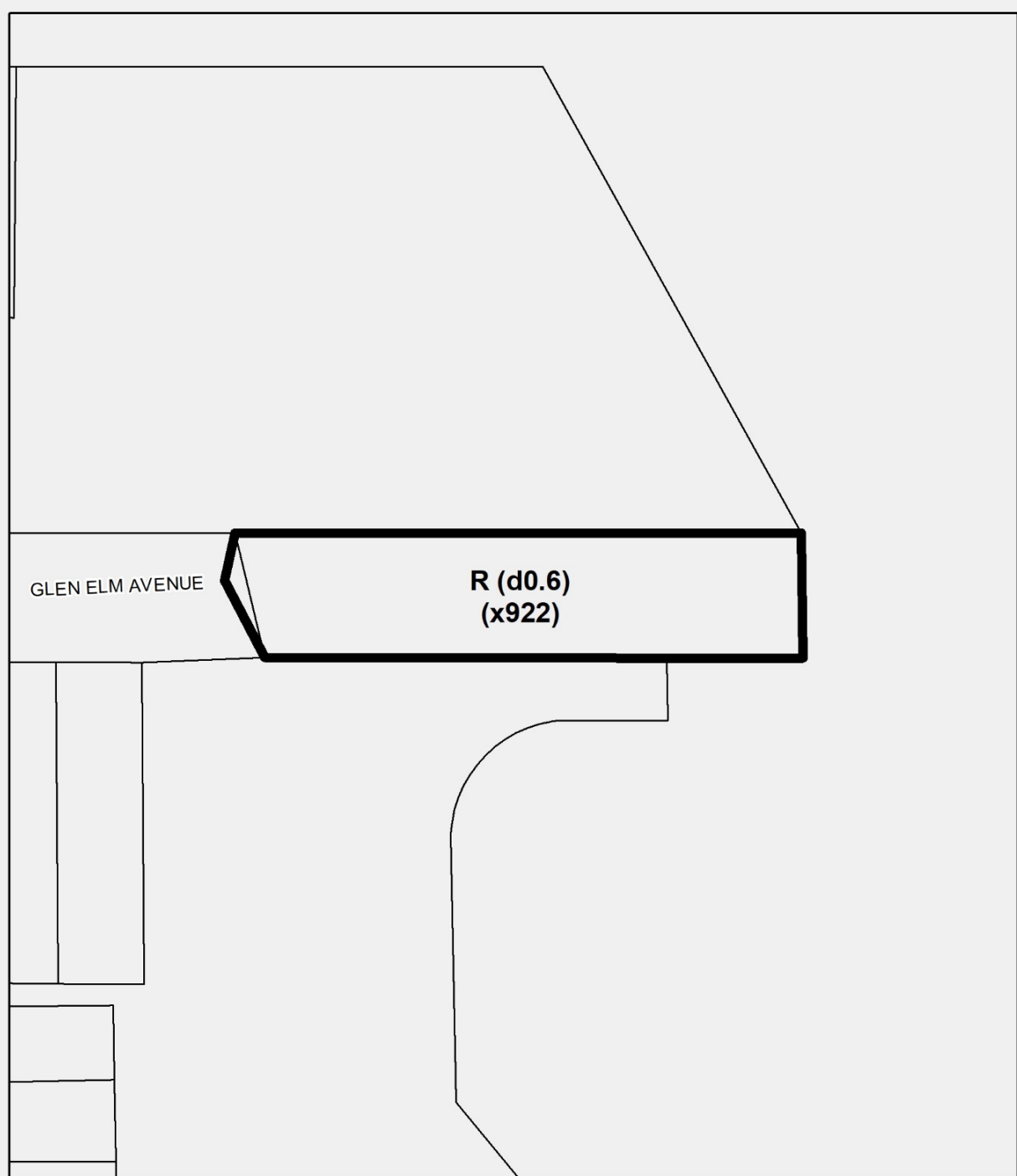
City of Toronto By-law 569-2013
Not to Scale
07/03/2024

50 Glen Elm Avenue

The Council of the City of Toronto enacts:

1. Zoning By-law 569-2013, as amended, is further amended as follows by adding the lands outlined by a heavy black line and identified on Diagram 1: 50 Glen Elm Avenue to the:
 - (A) Zoning By-law Map in Section 990.10 and applying the zone label "R (d0.6) (x922)" as shown on Diagram 1: 50 Glen Elm Avenue.
 - (B) Policy Area Overlay Map in Article 995.10.1 and applying no label.
 - (C) Height Overlay Map in Article 995.20.1 and applying the label "HT 13.0".
 - (D) Lot Coverage Overlay Map in Article 995.30.1 and applying no label.

Diagram 1



 **Toronto**
Diagram 1

50 Glen Elm Avenue



Subject Site



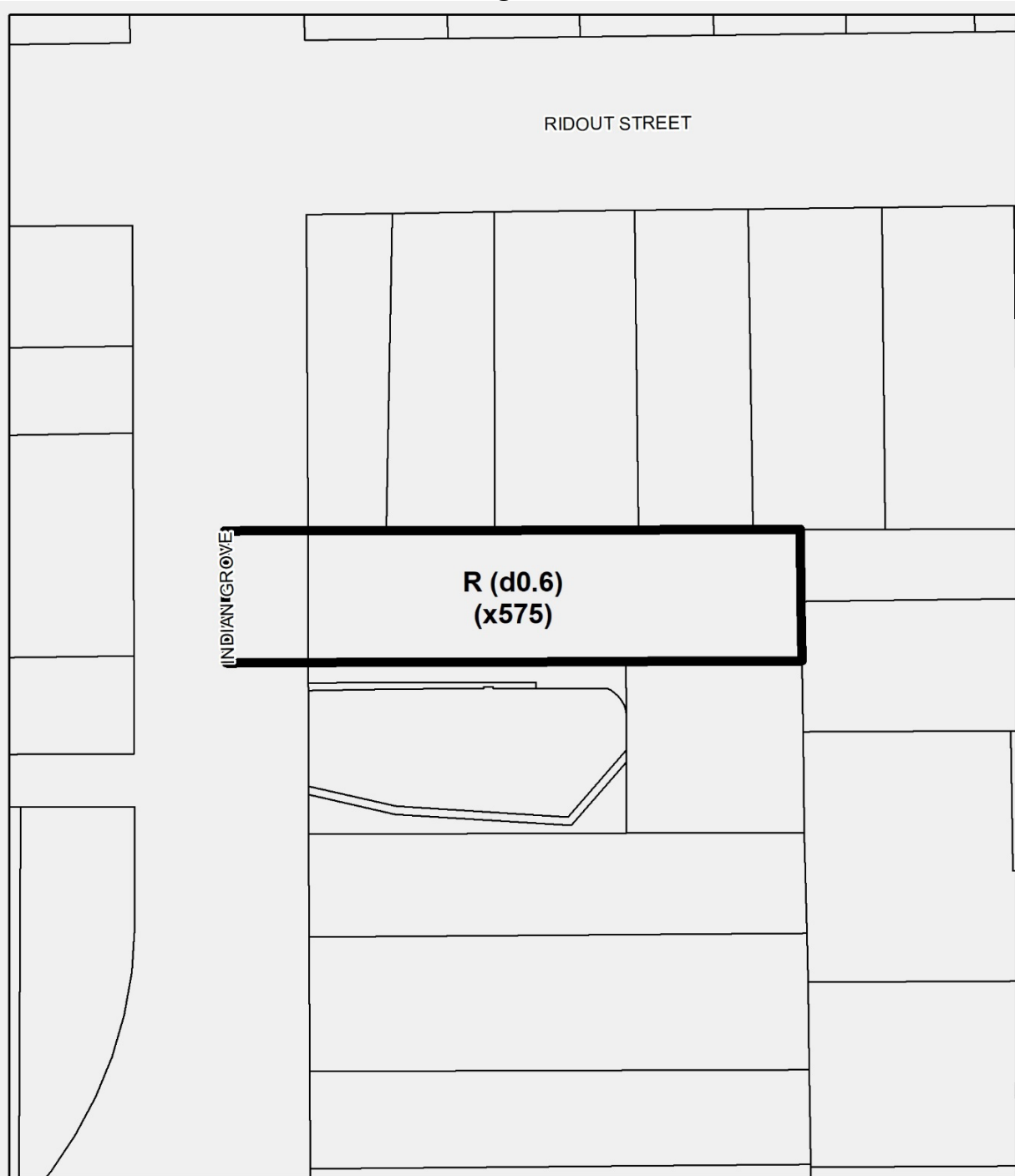
City of Toronto By-law 569-2013
Not to Scale
04/19/2024

53 Indian Grove

The Council of the City of Toronto enacts:

1. Zoning By-law 569-2013, as amended, is further amended as follows by adding the lands outlined by a heavy black line and identified on Diagram 1: 53 Indian Grove to the:
 - (A) Zoning By-law Map in Section 990.10 and applying the zone label "R (d0.6) (x575)" as shown on Diagram 1: 53 Indian Grove.
 - (B) Policy Area Overlay Map in Article 995.10.1 and applying no label.
 - (C) Height Overlay Map in Article 995.20.1 and applying the label "HT 11.0".
 - (D) Lot Coverage Overlay Map in Article 995.30.1 and applying no label.

Diagram 1



 **TORONTO**
Diagram 1

53 Indian Grove



Subject Site



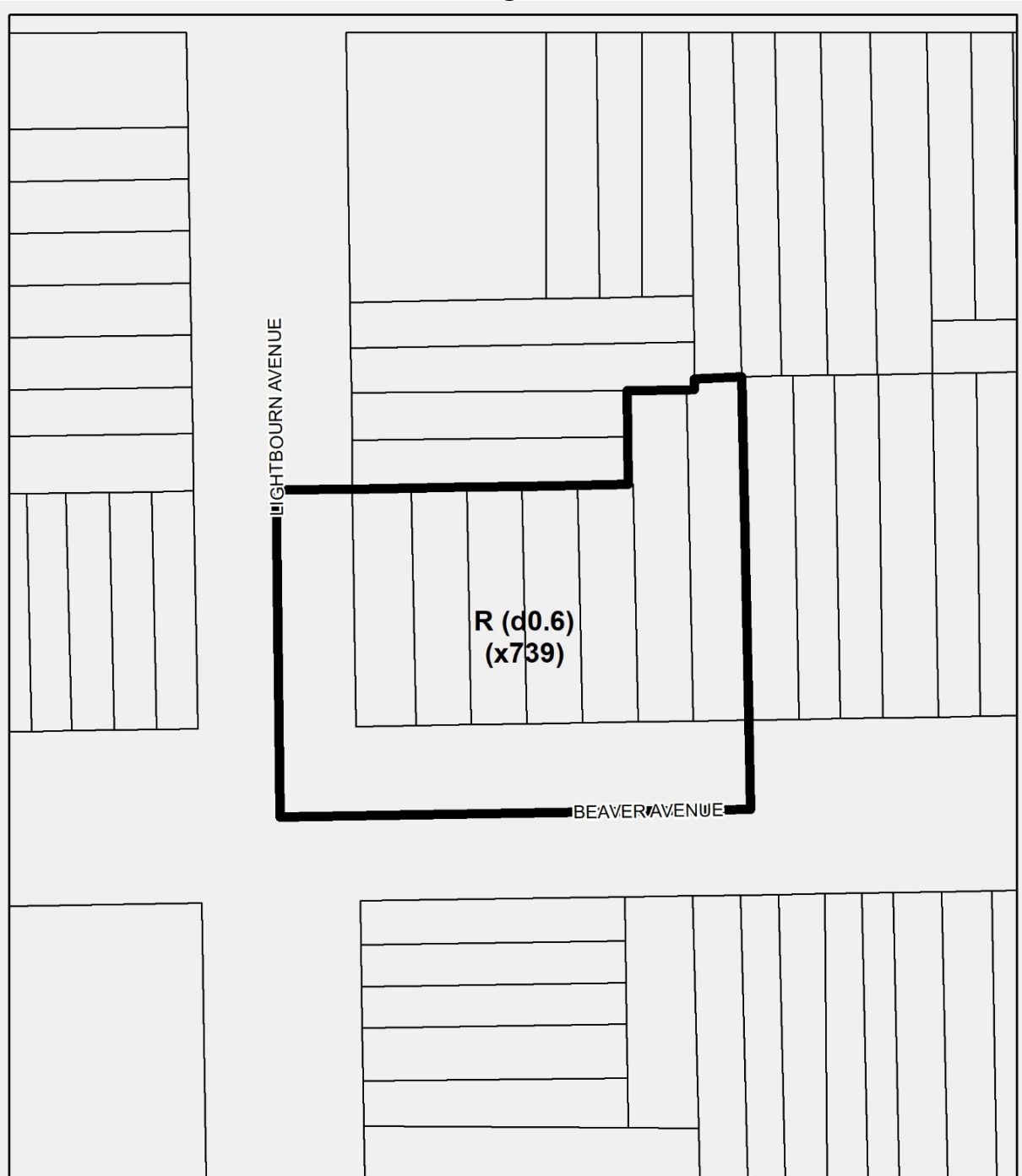
City of Toronto By-law 569-2013
Not to Scale
04/23/2024

58-70 Beaver Avenue

The Council of the City of Toronto enacts:

1. Zoning By-law 569-2013, as amended, is further amended as follows by adding the lands outlined by a heavy black line and identified on Diagram 1: 58-70 Beaver Avenue to the:
 - (A) Zoning By-law Map in Section 990.10 and applying the zone label "R (d0.6) (x739)" as shown on Diagram 1: 58-70 Beaver Avenue.
 - (B) Policy Area Overlay Map in Article 995.10.1 and applying no label.
 - (C) Height Overlay Map in Article 995.20.1 and applying the label "HT 13.0".
 - (D) Lot Coverage Overlay Map in Article 995.30.1 and applying no label.

Diagram 1




 **Toronto**
Diagram 1

58-70 Beaver Avenue



Subject Site

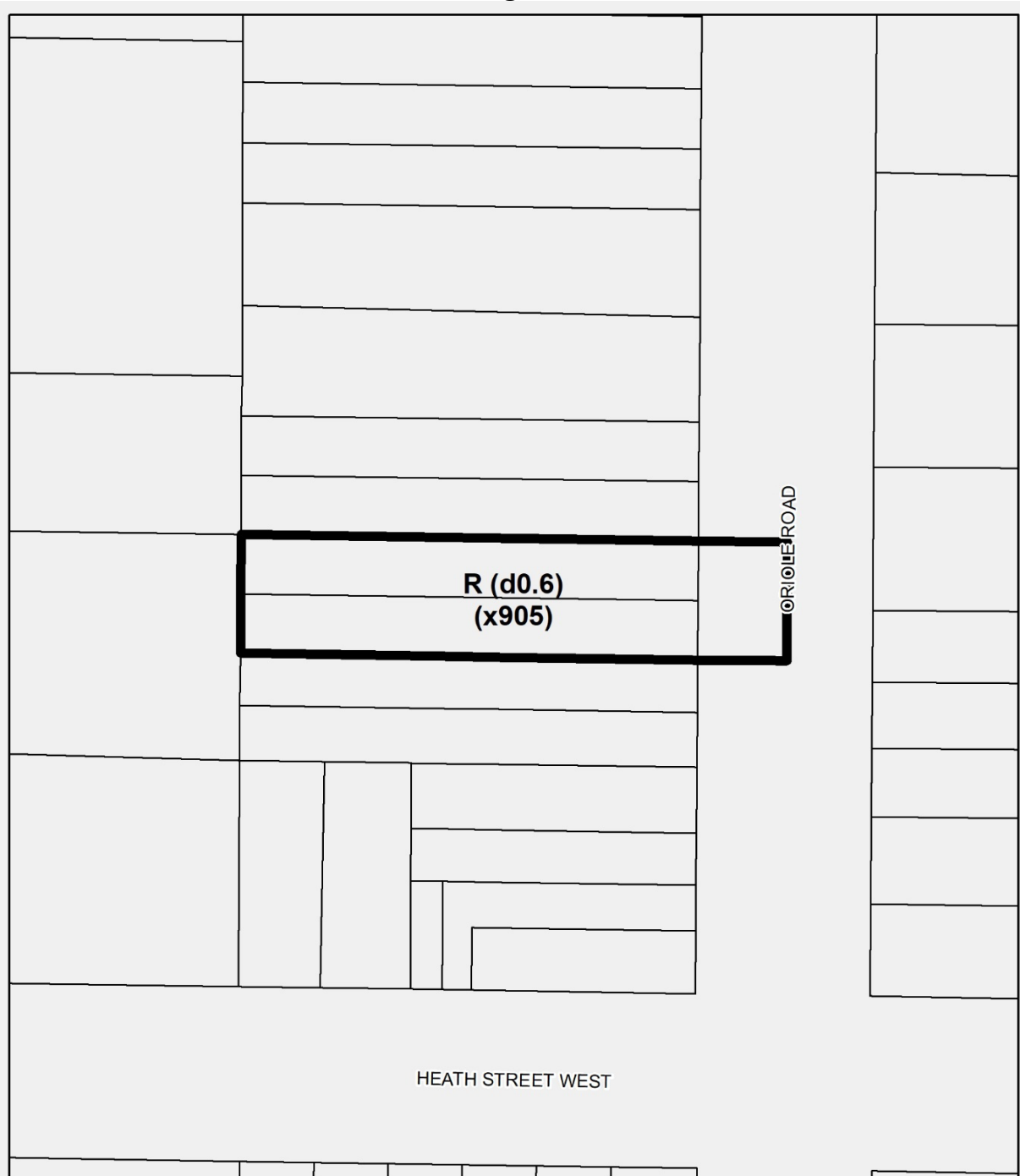

City of Toronto By-law 569-2013
Not to Scale
04/18/2024

60A and 60B Oriole Road

The Council of the City of Toronto enacts:

- 1.** Zoning By-law 569-2013, as amended, is further amended as follows by adding the lands outlined by a heavy black line and identified on Diagram 1: 60A and 60B Oriole Road to the:
 - (A) Zoning By-law Map in Section 990.10 and applying the zone label "R (d0.6) (x905)" as shown on Diagram 1: 60A and 60B Oriole Road.
 - (B) Policy Area Overlay Map in Article 995.10.1 and applying no label.
 - (C) Height Overlay Map in Article 995.20.1 and applying the label "HT 12.0".
 - (D) Lot Coverage Overlay Map in Article 995.30.1 and applying no label.

Diagram 1




 **Toronto**
Diagram 1

60A & 60B Oriole Road



Subject Site

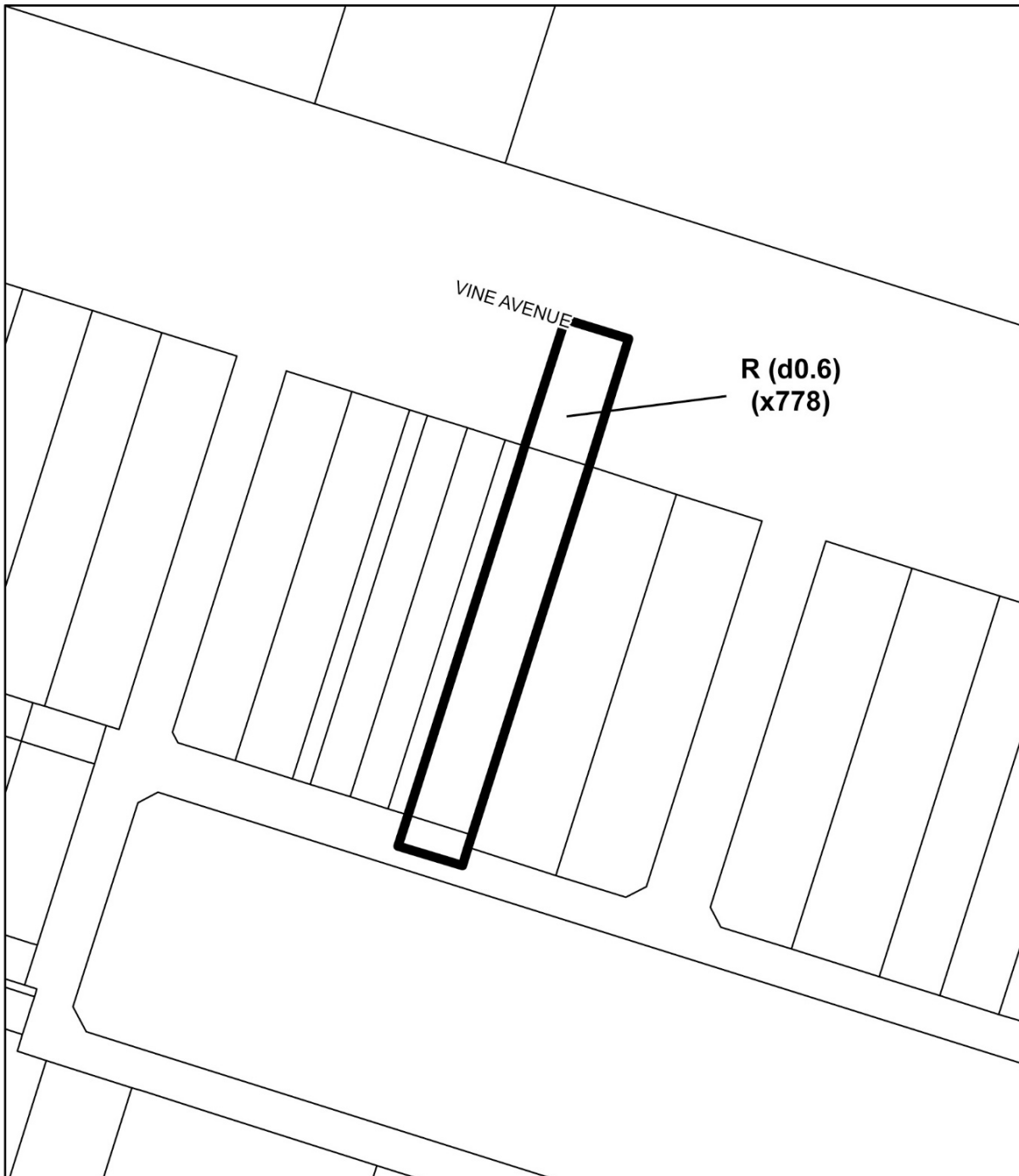

City of Toronto By-law 569-2013
Not to Scale
05/17/2024

61 Vine Avenue

The Council of the City of Toronto enacts:

- 1.** Zoning By-law 569-2013, as amended, is further amended as follows by adding the lands outlined by a heavy black line and identified on Diagram 1: 61 Vine Avenue to the:
 - (A) Zoning By-law Map in Section 990.10 and applying the zone label "R (d0.6)(x778)" as shown on Diagram 1: 61 Vine Avenue.
 - (B) Policy Area Overlay Map in Article 995.10.1 and applying no label.
 - (C) Height Overlay Map in Article 995.20.1 and applying the label "HT 11.0".
 - (D) Lot Coverage Overlay Map in Article 995.30.1 and applying no label.

Diagram 1



 **Toronto**
Diagram 1

61 Vine Avenue



Subject Site



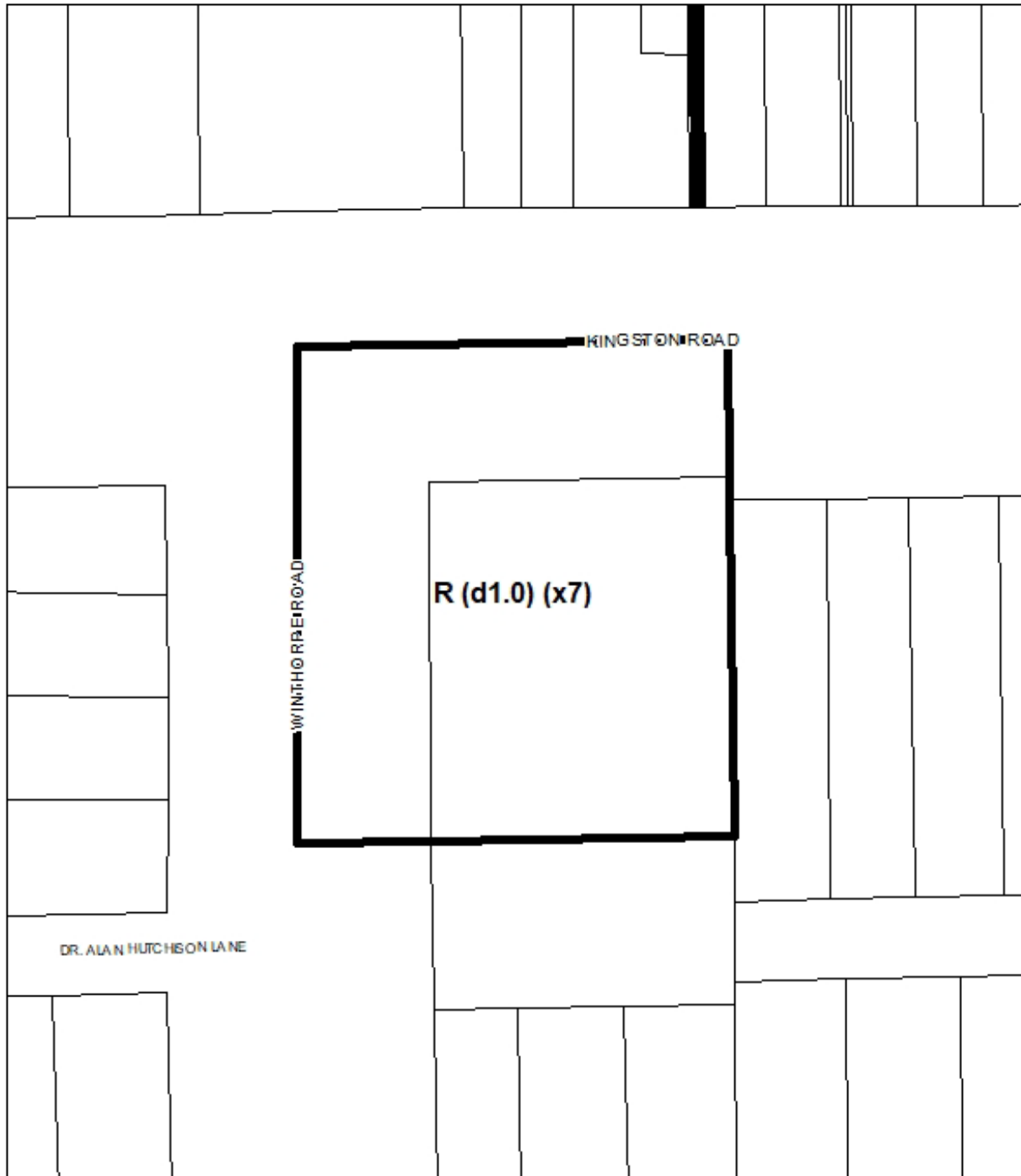
City of Toronto By-law 569-2013
Not to Scale
05/29/2024

63-69 Winthorpe Road and 715 Kingston Road

The Council of the City of Toronto enacts:

- 1.** Zoning By-law 569-2013, as amended, is further amended as follows by adding the lands outlined by a heavy black line and identified on Diagram 1: 63-69 Winthorpe Road and 715 Kingston Road to the:
 - (A) Zoning By-law Map in Section 990.10 and applying the zone label "R (d1.0)(x7)" as shown on Diagram 1: 63-69 Winthorpe Road and 715 Kingston Road.
 - (B) Policy Area Overlay Map in Article 995.10.1 and applying no label.
 - (C) Height Overlay Map in Article 995.20.1 and applying the label "HT 14.0".
 - (D) Lot Coverage Overlay Map in Article 995.30.1 and applying no label.

Diagram 1



City of Toronto
Diagram 1

63-69 Winthorpe Road & 715 Kingston Road



Subject Site



City of Toronto By-law 569-2013
Not to Scale
09/12/2024

66 Baby Point Road

The Council of the City of Toronto enacts:

1. Zoning By-law 569-2013, as amended, is further amended as follows by adding the lands outlined by a heavy black line and identified on Diagram 1: 66 Baby Point Road to the:
 - (A) Zoning By-law Map in Section 990.10 and applying the zone label "RD (d0.4)(x1209)" as shown on Diagram 1: 66 Baby Point Road.
 - (B) Policy Area Overlay Map in Article 995.10.1 and applying no label.
 - (C) Height Overlay Map in Article 995.20.1 and applying the label "HT 11.0, ST 3".
 - (D) Lot Coverage Overlay Map in Article 995.30.1 and applying no label.

Diagram 1

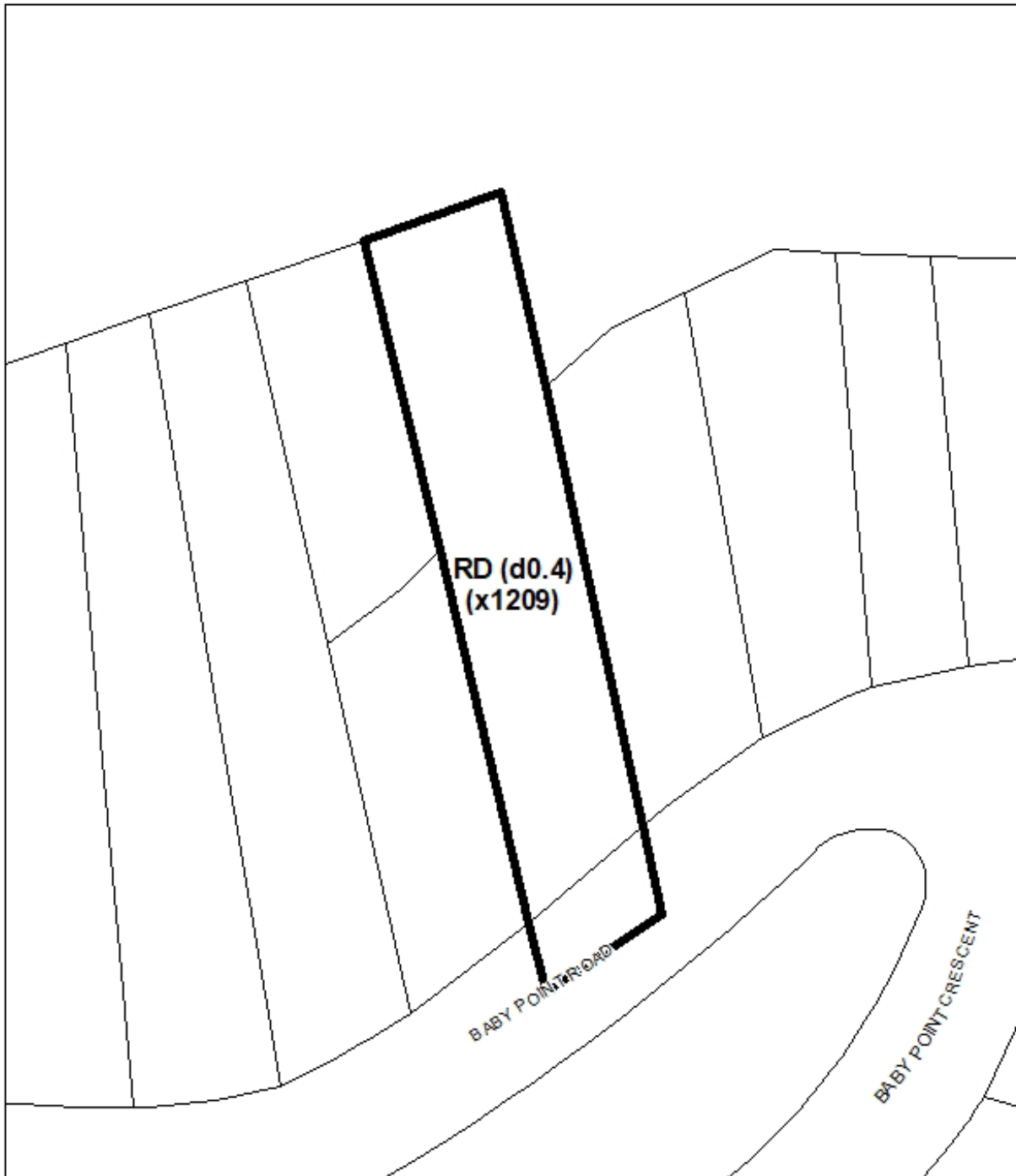





Diagram 1

66 Baby Point Road

 Subject Site


City of Toronto By-law 569-2013
Not to Scale
11/05/2024

66 Kippendavie Avenue

The Council of the City of Toronto enacts:

1. Zoning By-law 569-2013, as amended, is further amended as follows by adding the lands outlined by a heavy black line and identified on Diagram 1: 66 Kippendavie Avenue to the:
 - (A) Zoning By-law Map in Section 990.10 and applying the zone label "R (d0.6) (x199)" as shown on Diagram 1: 66 Kippendavie Avenue.
 - (B) Policy Area Overlay Map in Article 995.10.1 and applying no label.
 - (C) Height Overlay Map in Article 995.20.1 and applying the label "HT 11.0".
 - (D) Lot Coverage Overlay Map in Article 995.30.1 and applying no label.
2. Zoning By-law 569-2013, as amended, is further amended as follows by adding regulation 900.2.10(199) Exception R 199:

"(199) Exception R 199

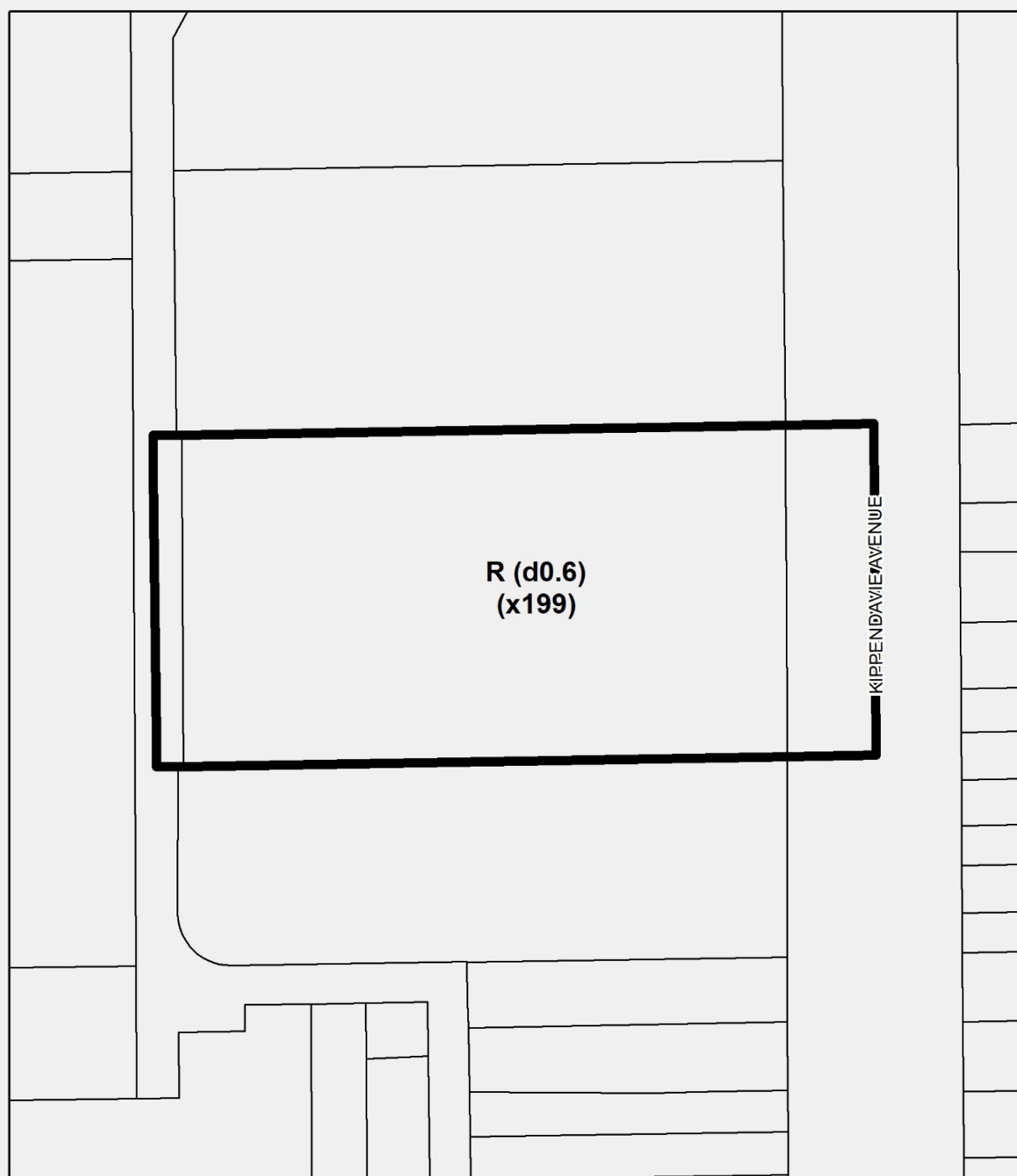
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) City of Toronto by-law 1432-2011."


Diagram 1



 **TORONTO**
Diagram 1

66 Kippendavie Avenue

 Subject Site


City of Toronto By-law 569-2013
Not to Scale
04/25/2024

72 Heathdale Road

The Council of the City of Toronto enacts:

- 1.** Zoning By-law 569-2013, as amended, is further amended as follows by adding the lands outlined by a heavy black line and identified on Diagram 1: 72 Heathdale Road to the:
 - (A) Zoning By-law Map in Section 990.10 and applying the zone label "RD (f12.0; a370; d0.4)" as shown on Diagram 1: 72 Heathdale Road.
 - (B) Policy Area Overlay Map in Article 995.10.1 and applying no label.
 - (C) Height Overlay Map in Article 995.20.1 and applying the label "HT 11.0, ST 3".
 - (D) Lot Coverage Overlay Map in Article 995.30.1 and applying no label.


Diagram 1



Toronto
Diagram 1

72 Heathdale Road

 Subject Site

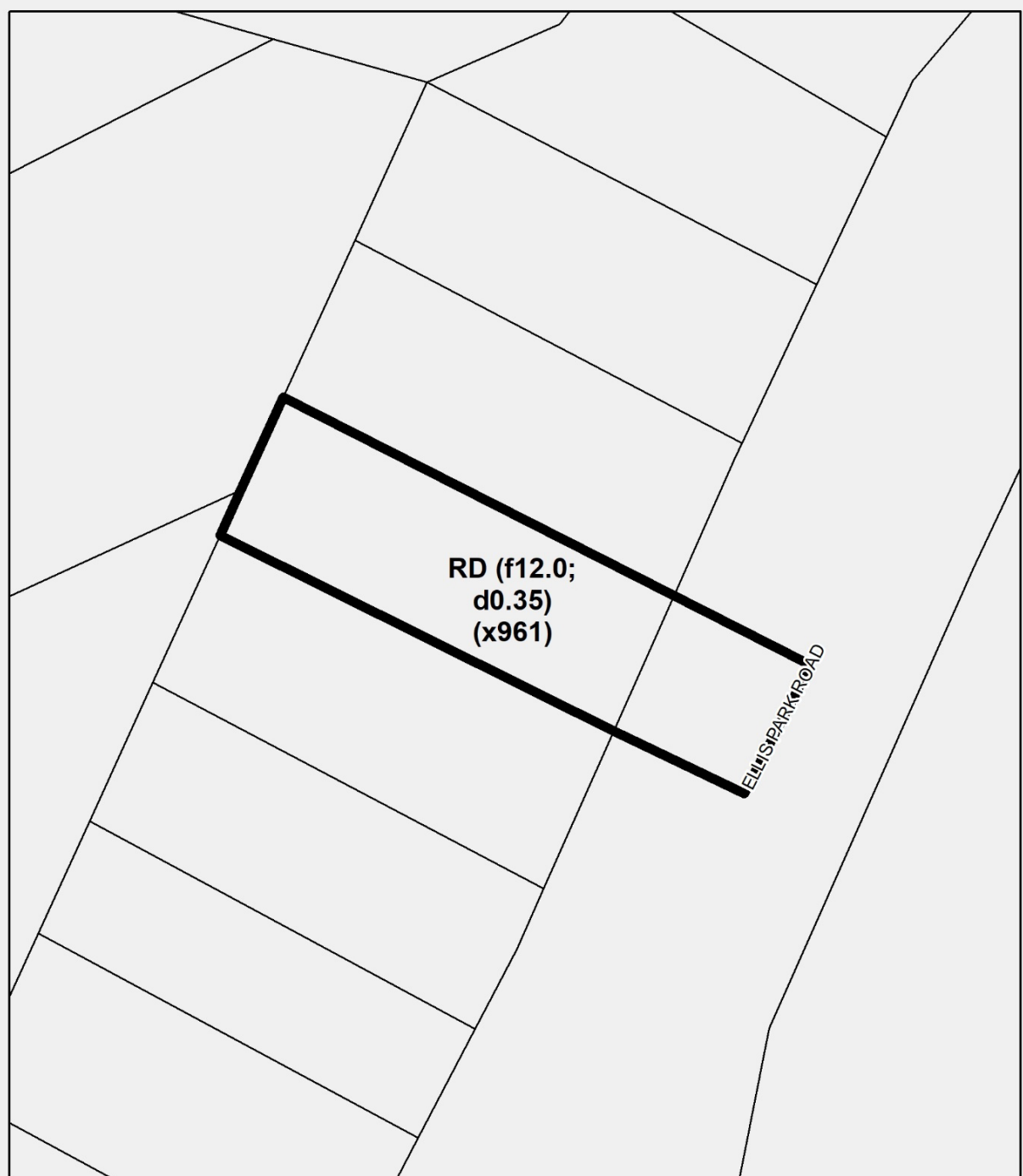

City of Toronto By-law 569-2013
Not to Scale
04/23/2024

78 Ellis Park Road

The Council of the City of Toronto enacts:

1. Zoning By-law 569-2013, as amended, is further amended as follows by adding the lands outlined by a heavy black line and identified on Diagram 1: 78 Ellis Park Road to the:
 - (A) Zoning By-law Map in Section 990.10 and applying the zone label "RD (f12.0; d0.35) (x961)" as shown on Diagram 1: 78 Ellis Park Road.
 - (B) Policy Area Overlay Map in Article 995.10.1 and applying no label.
 - (C) Height Overlay Map in Article 995.20.1 and applying the label "HT 10.0".
 - (D) Lot Coverage Overlay Map in Article 995.30.1 and applying no label.


Diagram 1



 **TORONTO**
Diagram 1

78 Ellis Park Road

 **Subject Site**


City of Toronto By-law 569-2013
Not to Scale
04/18/2024

80 Crescent Road

The Council of the City of Toronto enacts:

1. Zoning By-law 569-2013, as amended, is further amended as follows by adding the lands outlined by a heavy black line and identified on Diagram 1: 80 Crescent Road to the:
 - (A) Zoning By-law Map in Section 990.10 and applying the zone label "RD (f13.5; d0.6) (x1436)" as shown on Diagram 1: 80 Crescent Road.
 - (B) Policy Area Overlay Map in Article 995.10.1 and applying no label.
 - (C) Height Overlay Map in Article 995.20.1 and applying the label "HT 11.0".
 - (D) Lot Coverage Overlay Map in Article 995.30.1 and applying no label.
2. Zoning By-law 569-2013, as amended, is further amended as follows in regulation 900.3.10(1436) Exception RD 1436 under the heading Prevailing By-laws and Prevailing Sections by adding provision (E) as follows:

"(E) On 80 Crescent Road, City of Toronto by-law 3-2010."

Diagram 1



 **TORONTO**
Diagram 1

80 Crescent Road



Subject Site



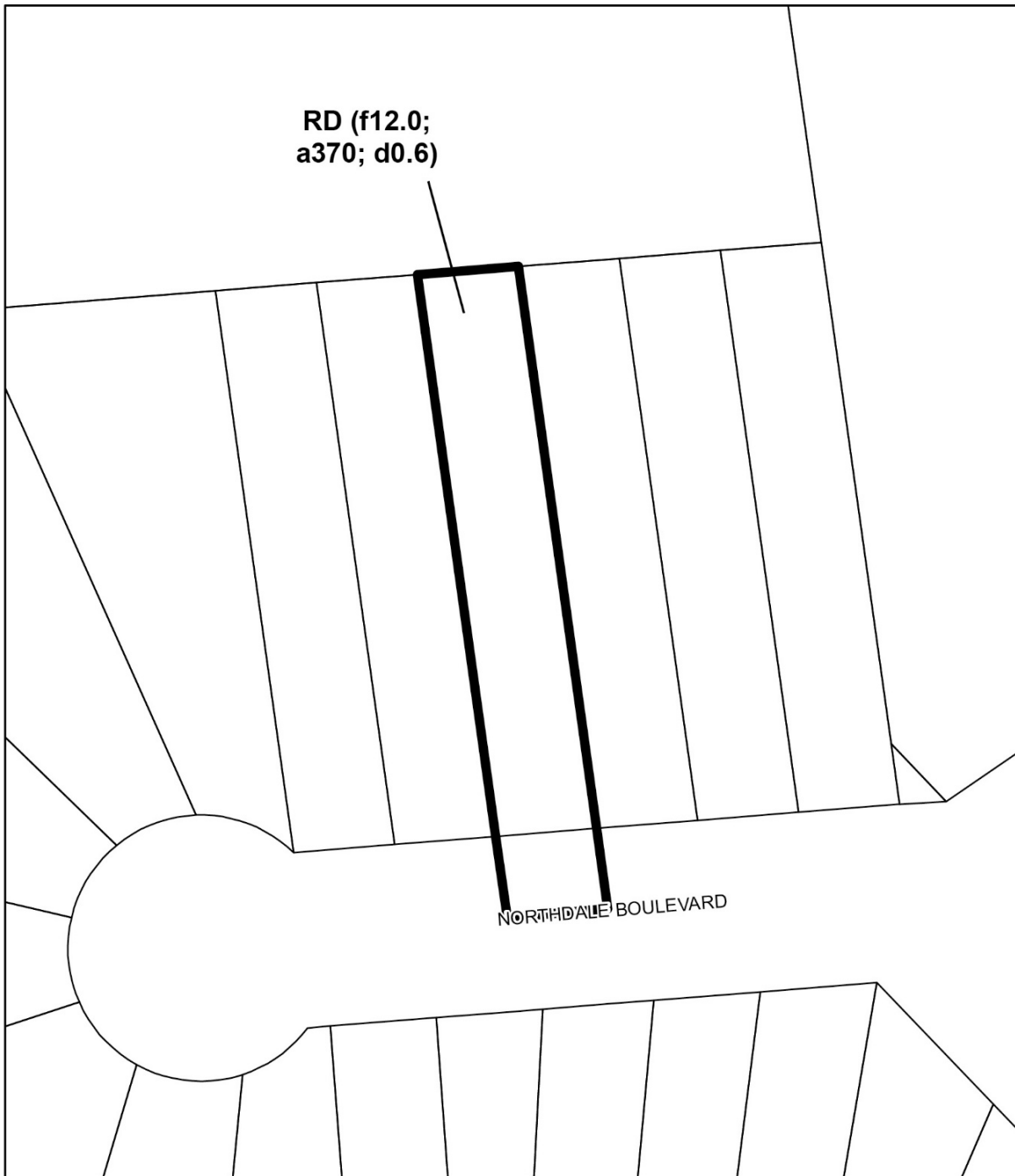
City of Toronto By-law 569-2013
Not to Scale
04/18/2024

97 Northdale Boulevard

The Council of the City of Toronto enacts:

- 1.** Zoning By-law 569-2013, as amended, is further amended as follows by adding the lands outlined by a heavy black line and identified on Diagram 1: 97 Northdale Boulevard to the:
 - (A) Zoning By-law Map in Section 990.10 and applying the zone label "RD (f12.0; a370; d0.6)" as shown on Diagram 1: 97 Northdale Boulevard.
 - (B) Policy Area Overlay Map in Article 995.10.1 and applying no label.
 - (C) Height Overlay Map in Article 995.20.1 and applying the label "HT 8.5".
 - (D) Lot Coverage Overlay Map in Article 995.30.1 and applying the label "35".

Diagram 1



 **TORONTO**
Diagram 1

97 Northdale Boulevard



Subject Site



City of Toronto By-law 569-2013
Not to Scale
04/18/2024

98N, 98P, 98Q, 98R Curzon Street

The Council of the City of Toronto enacts:

1. Zoning By-law 569-2013, as amended, is further amended as follows by adding the lands outlined by a heavy black line and identified on Diagram 1: 98N, 98P, 98Q, 98R Curzon Street to the:
 - (A) Zoning By-law Map in Section 990.10 and applying the zone label "R (d0.6) (x752)" as shown on Diagram 1: 98N, 98P, 98Q, 98R Curzon Street.
 - (B) Policy Area Overlay Map in Article 995.10.1 and applying no label.
 - (C) Height Overlay Map in Article 995.20.1 and applying the label "HT 11.0".
 - (D) Lot Coverage Overlay Map in Article 995.30.1 and applying no label.
2. Zoning By-law 569-2013, as amended, is further amended as follows in regulation 900.2.10(752) Exception R 752 under the heading Prevailing By-laws and Prevailing Sections by adding provision (H) as follows:

"(H) On 98N, 98P, 98Q, and 98R Curzon Street, City of Toronto by-law 630-2013."

Diagram 1



 **TORONTO**
Diagram 1

98N, 98P, 98Q, 98R Curzon Street



Subject Site



City of Toronto By-law 569-2013
Not to Scale
04/18/2024

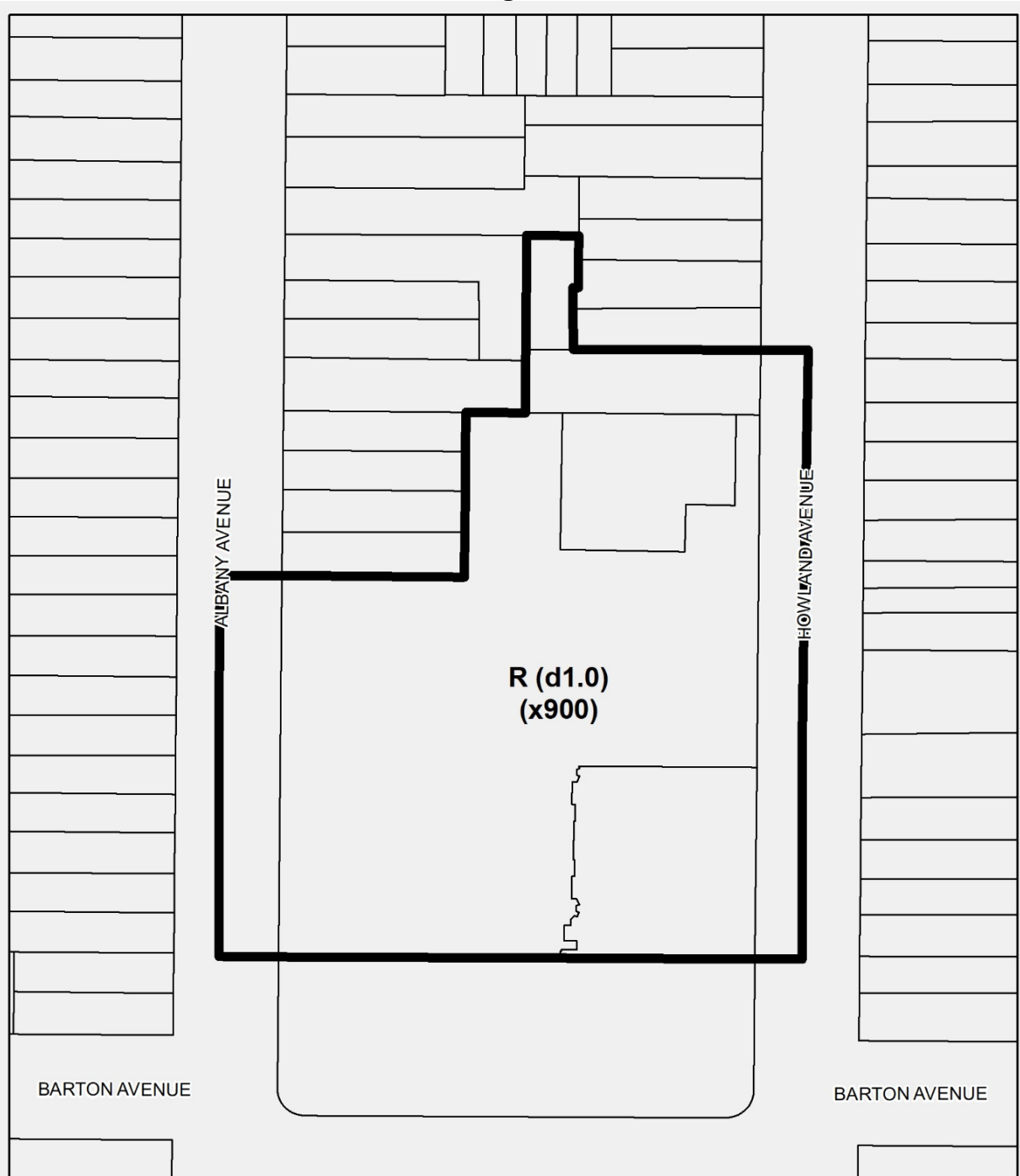
100-128 Howland Avenue

The Council of the City of Toronto enacts:

1. Zoning By-law 569-2013, as amended, is further amended as follows by adding the lands outlined by a heavy black line and identified on Diagram 1: 100-128 Howland Avenue to the:
 - (A) Zoning By-law Map in Section 990.10 and applying the zone label "R (d1.0) (x900)" as shown on Diagram 1: 100-128 Howland Avenue.
 - (B) Policy Area Overlay Map in Article 995.10.1 and applying the label "1".
 - (C) Height Overlay Map in Article 995.20.1 and applying the label "HT 13.0".
 - (D) Lot Coverage Overlay Map in Article 995.30.1 and applying no label.
2. Zoning By-law 569-2013, as amended, is further amended as follows in regulation 900.2.10(900) Exception R 900 under the heading Prevailing By-laws and Prevailing Sections by adding provision (M) as follows:

"(M) On 100-128 Howland Avenue, City of Toronto by-law 394-2011."

Diagram 1



Toronto
Diagram 1

100-128 Howland Avenue



Subject Site



City of Toronto By-law 569-2013
Not to Scale
04/23/2024

102 Shuter Street and 220 George Street

The Council of the City of Toronto enacts:

1. Zoning By-law 569-2013, as amended, is further amended as follows by adding the lands outlined by a heavy black line and identified on Diagram 1: 102 Shuter Street and 220 George Street to the:
 - (A) Zoning By-law Map in Section 990.10 and applying the zone label "R (d1.0) (x984)" as shown on Diagram 1: 102 Shuter Street and 220 George Street.
 - (B) Policy Area Overlay Map in Article 995.10.1 and applying the label "1".
 - (C) Height Overlay Map in Article 995.20.1 and applying the label "HT 13.0".
 - (D) Lot Coverage Overlay Map in Article 995.30.1 and applying no label.
2. Zoning By-law 569-2013, as amended, is further amended as follows in regulation 900.2.10(984) Exception R 984 under the heading Prevailing By-laws and Prevailing Sections by adding provision (C) as follows:
 - "(C) On 102 Shuter Street and 220 George Street, City of Toronto by-law 68-2014(OMB)."

Diagram 1

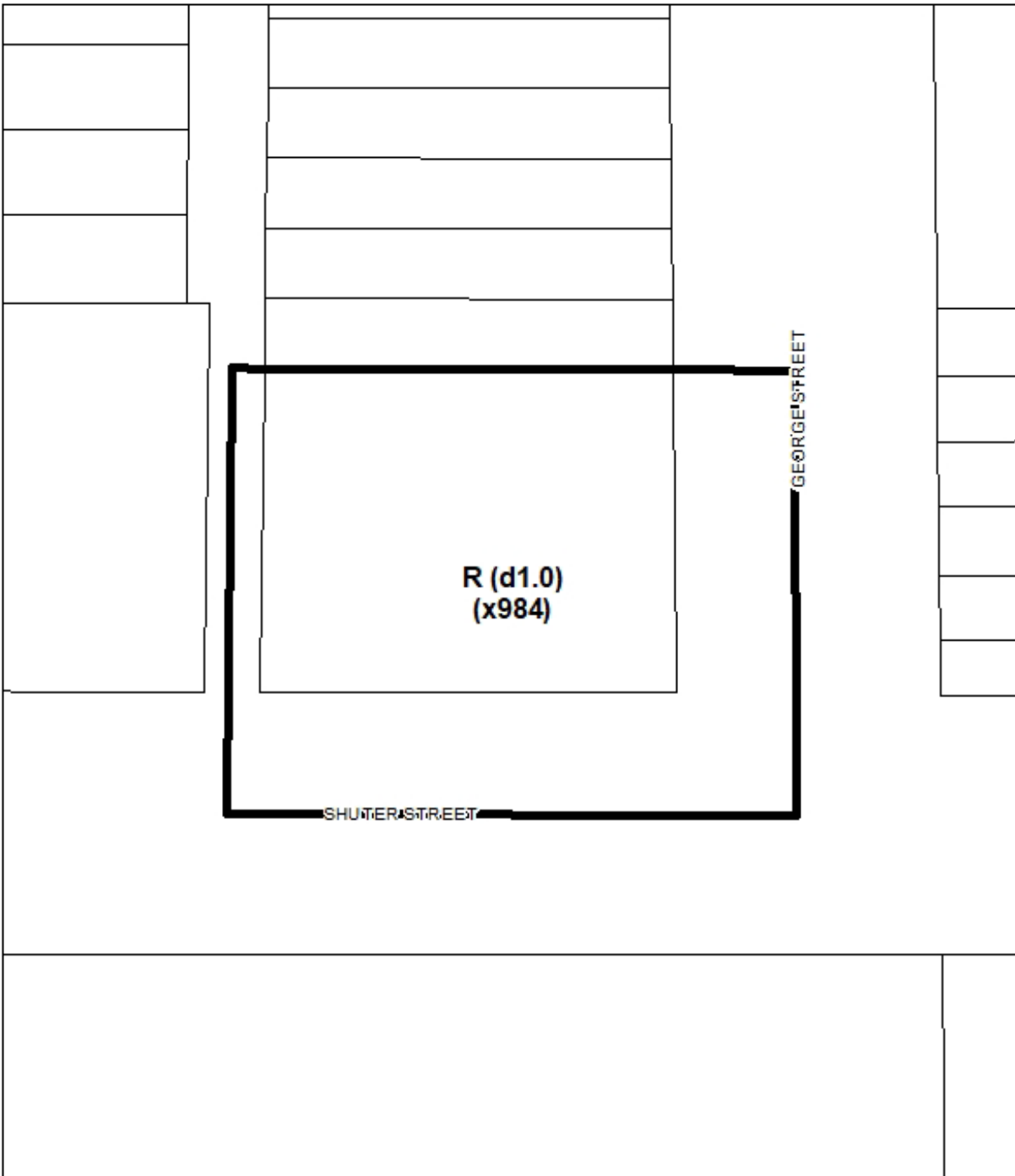





Diagram 1

102 Shuter Street & 220 George Street

 Subject Site


City of Toronto By-law 569-2013
Not to Scale
09/13/2024

110 Parkview Hill Crescent

The Council of the City of Toronto enacts:


1. Zoning By-law 569-2013, as amended, is further amended as follows by adding the lands outlined by a heavy black line and identified on Diagram 1: 110 Parkview Hill Crescent to the:
 - (A) Zoning By-law Map in Section 990.10 and applying the zone label "RD (f12.0; a370; d0.6)" as shown on Diagram 1: 110 Parkview Hill Crescent.
 - (B) Policy Area Overlay Map in Article 995.10.1 and applying no label.
 - (C) Height Overlay Map in Article 995.20.1 and applying the label "HT 8.5".
 - (D) Lot Coverage Overlay Map in Article 995.30.1 and applying the label "35".


Diagram 1



 **TORONTO**
Diagram 1

110 Parkview Hill Crescent

 Subject Site

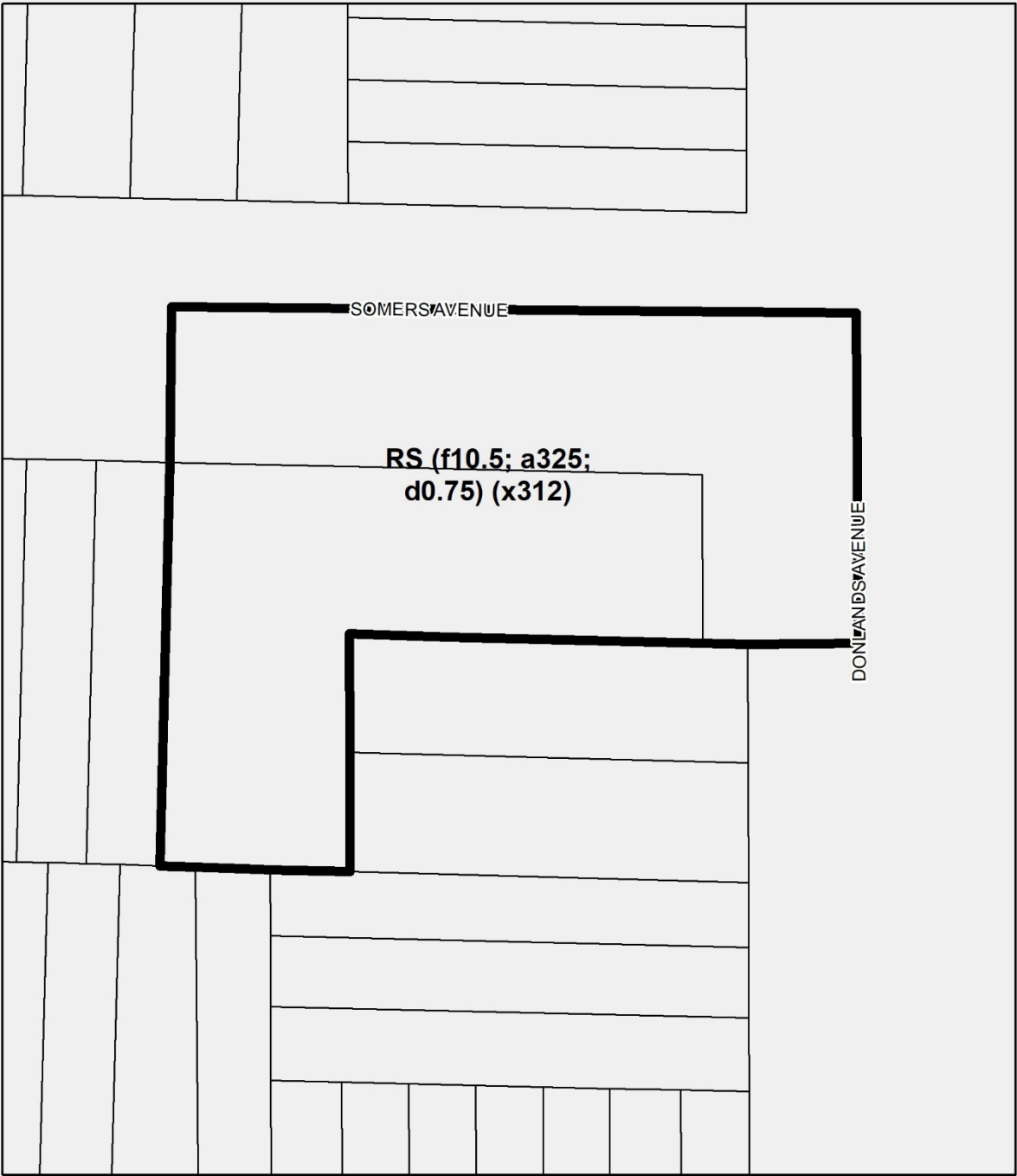

City of Toronto By-law 569-2013
Not to Scale
04/18/2024

120 Donlands Avenue.

The Council of the City of Toronto enacts:

1. Zoning By-law 569-2013, as amended, is further amended as follows by adding the lands outlined by a heavy black line and identified on Diagram 1: 120 Donlands Avenue to the:
 - (A) Zoning By-law Map in Section 990.10 and applying the zone label "RS (f10.5; a325; d0.75) (x312)" as shown on Diagram 1: 120 Donlands Avenue.
 - (B) Policy Area Overlay Map in Article 995.10.1 and applying no label.
 - (C) Height Overlay Map in Article 995.20.1 and applying the label "HT 8.5".
 - (D) Lot Coverage Overlay Map in Article 995.30.1 and applying the label "35".
2. Zoning By-law 569-2013, as amended, is further amended as follows in regulation 900.4.10(312) Exception RS 312 under the heading Prevailing By-laws and Prevailing Sections by deleting "(None Apply)" and adding provision (A) as follows:
 - "(A) On 120 Donlands Avenue, City of Toronto by-law 944-2015."

Diagram 1



 **Toronto**
Diagram 1

120 Donlands Avenue



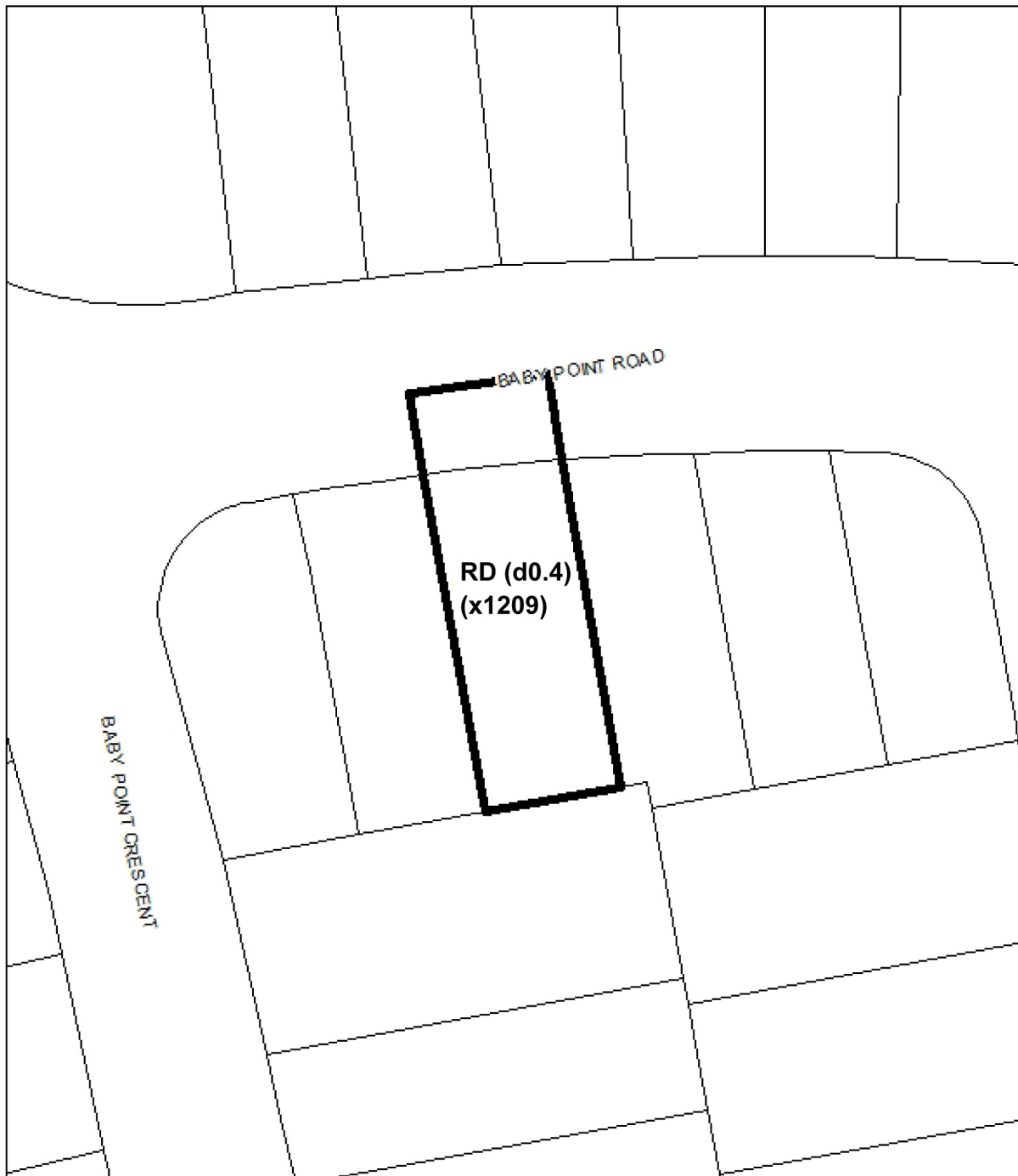
Subject Site

121 Baby Point Road.

The Council of the City of Toronto enacts:

1. Zoning By-law 569-2013, as amended, is further amended as follows by adding the lands outlined by a heavy black line and identified on Diagram 1: 121 Baby Point Road to the:
 - (A) Zoning By-law Map in Section 990.10 and applying the zone label "RD (d0.4)(x1209)" as shown on Diagram 1: 121 Baby Point Road.
 - (B) Policy Area Overlay Map in Article 995.10.1 and applying no label.
 - (C) Height Overlay Map in Article 995.20.1 and applying the label "HT 11.0, ST 3."
 - (D) Lot Coverage Overlay Map in Article 995.30.1 and applying no label.

Diagram 1



Toronto
Diagram 1

121 Baby Point Road



Subject Site



City of Toronto By-law 569-2013
Not to Scale
11/05/2024

123 Torrens Avenue.

The Council of the City of Toronto enacts:

1. Zoning By-law 569-2013, as amended, is further amended as follows by adding the lands outlined by a heavy black line and identified on Diagram 1: 123 Torrens Avenue to the:
 - (A) Zoning By-law Map in Section 990.10 and applying the zone label "RS (f10.5; a325; d0.75) (x40)" as shown on Diagram 1: 123 Torrens Avenue.
 - (B) Policy Area Overlay Map in Article 995.10.1 and applying no label.
 - (C) Height Overlay Map in Article 995.20.1 and applying the label "HT 8.5".
 - (D) Lot Coverage Overlay Map in Article 995.30.1 and applying the label "35".
2. Zoning By-law 569-2013, as amended, is further amended as follows by adding regulation 900.4.10(40) Exception RS 40:

"(40) Exception RS 40

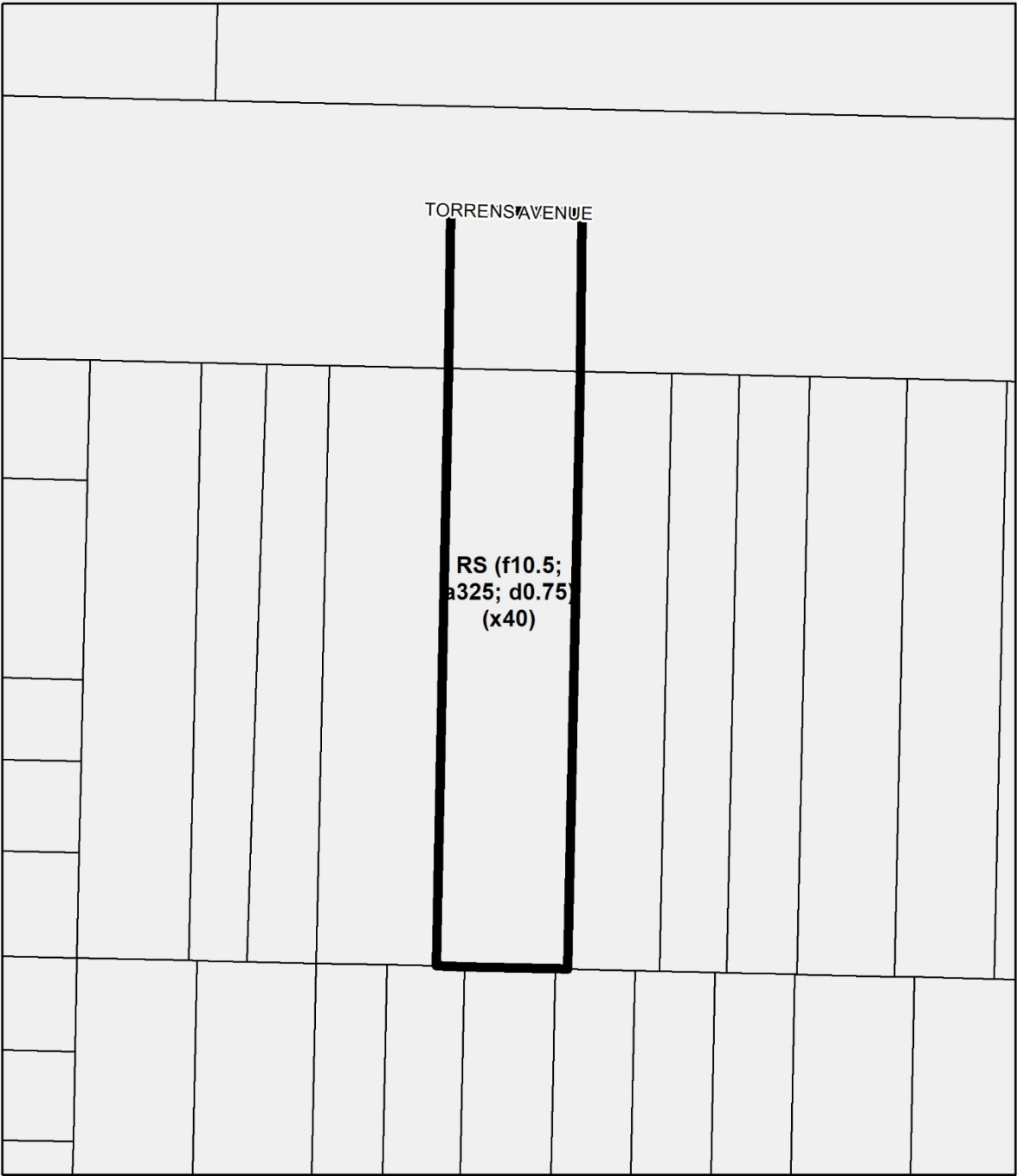
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) On 123 Torrens Avenue, City of Toronto by-law 71-2014."

Diagram 1



 **Toronto**
Diagram 1

123 Torrens Avenue



Subject Site



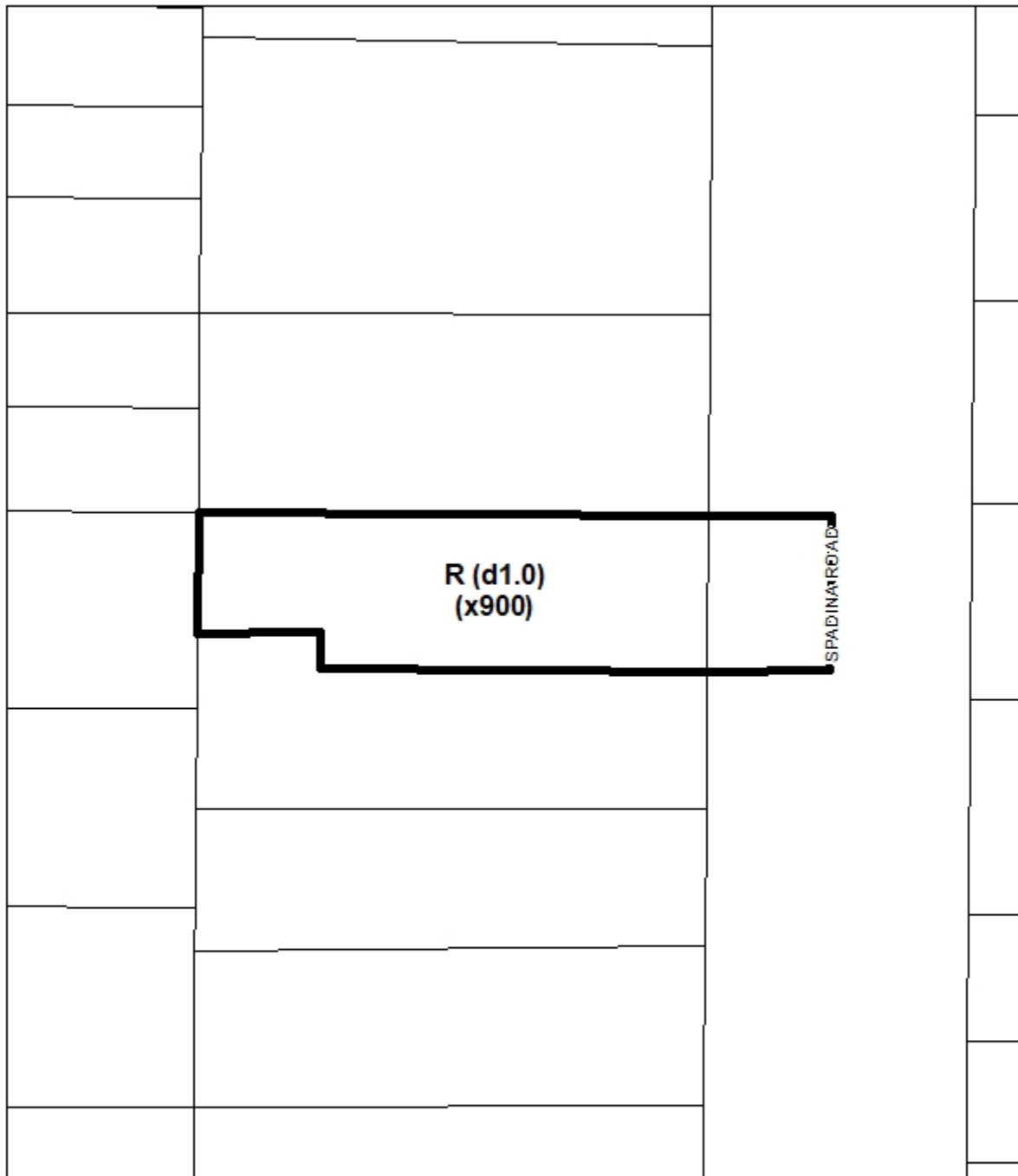
City of Toronto By-law 569-2013
Not to Scale
04/18/2024

126 and 126A Spadina Road.

The Council of the City of Toronto enacts:


1. Zoning By-law 569-2013, as amended, is further amended as follows by adding the lands outlined by a heavy black line and identified on Diagram 1: 126 and 126A Spadina Road to the:
 - (A) Zoning By-law Map in Section 990.10 and applying the zone label "R (d1.0) (x900)" as shown on Diagram 1: 126 and 126A Spadina Road.
 - (B) Policy Area Overlay Map in Article 995.10.1 and applying the label "1".
 - (C) Height Overlay Map in Article 995.20.1 and applying the label "HT 13.0".
 - (D) Lot Coverage Overlay Map in Article 995.30.1 and applying no label.


Diagram 1



Toronto
Diagram 1

126 & 126A Spadina Road

 Subject Site


City of Toronto By-law 569-2013
Not to Scale
09/12/2024

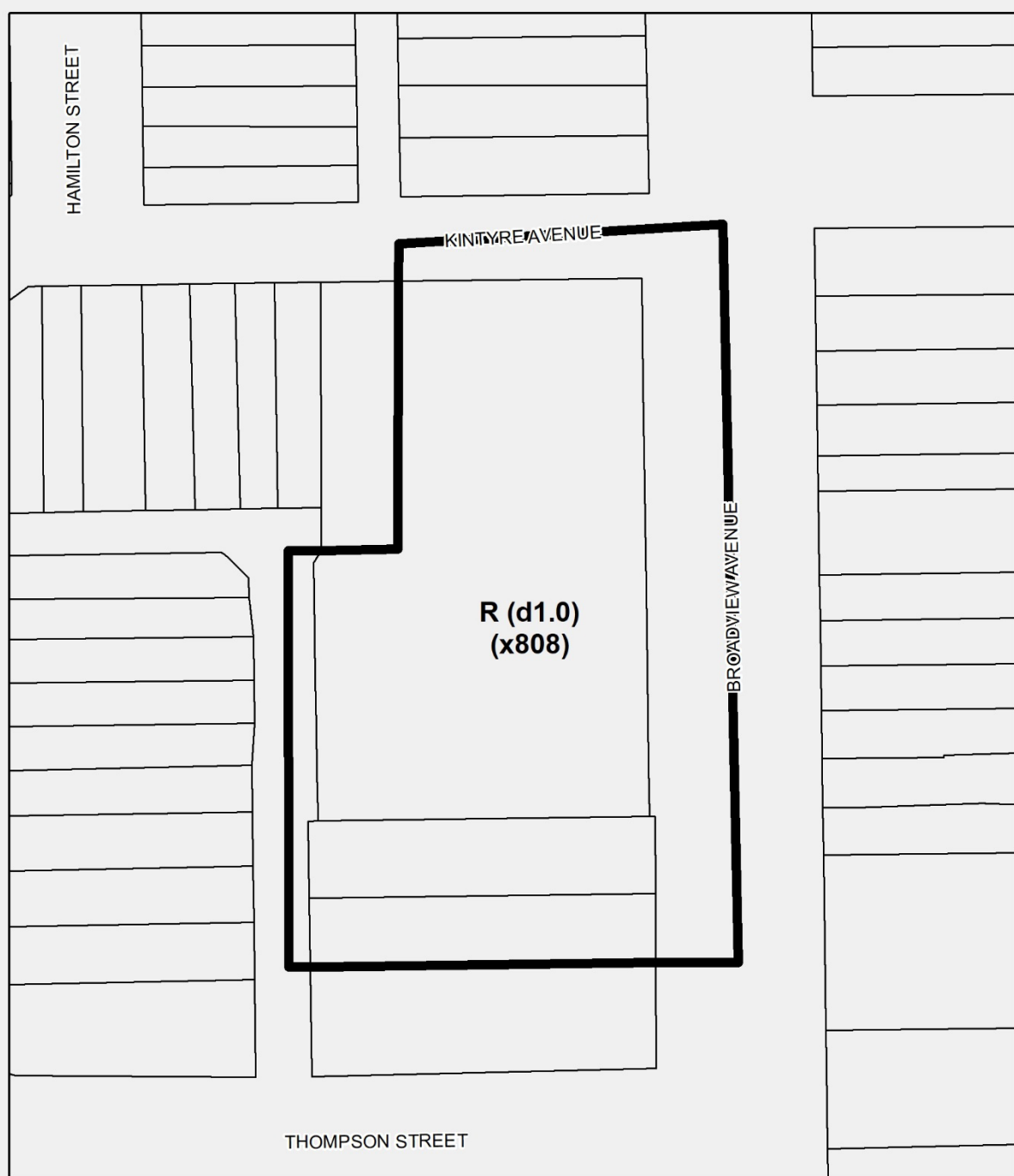
136–150 Broadview Avenue.

The Council of the City of Toronto enacts:

1. Zoning By-law 569-2013, as amended, is further amended as follows by adding the lands outlined by a heavy black line and identified on Diagram 1: 136–150 Broadview Avenue to the:
 - (A) Zoning By-law Map in Section 990.10 and applying the zone label "R (d1.0)(x808)" as shown on Diagram 1: 136–150 Broadview Avenue.
 - (B) Policy Area Overlay Map in Article 995.10.1 and applying no label.
 - (C) Height Overlay Map in Article 995.20.1 and applying the label "HT 13.0".
 - (D) Lot Coverage Overlay Map in Article 995.30.1 and applying no label.
2. Zoning By-law 569-2013, as amended, is further amended as follows in regulation 900.2.10(808) Exception R 808 under the heading Prevailing By-laws and Prevailing Sections by adding provision (I) as follows:

"(I) On 140-162 Broadview Avenue, City of Toronto by-law 522-2011."

Diagram 1




 **TORONTO**
Diagram 1

136-150 Broadview Avenue



Subject Site


City of Toronto By-law 569-2013
Not to Scale
04/18/2024

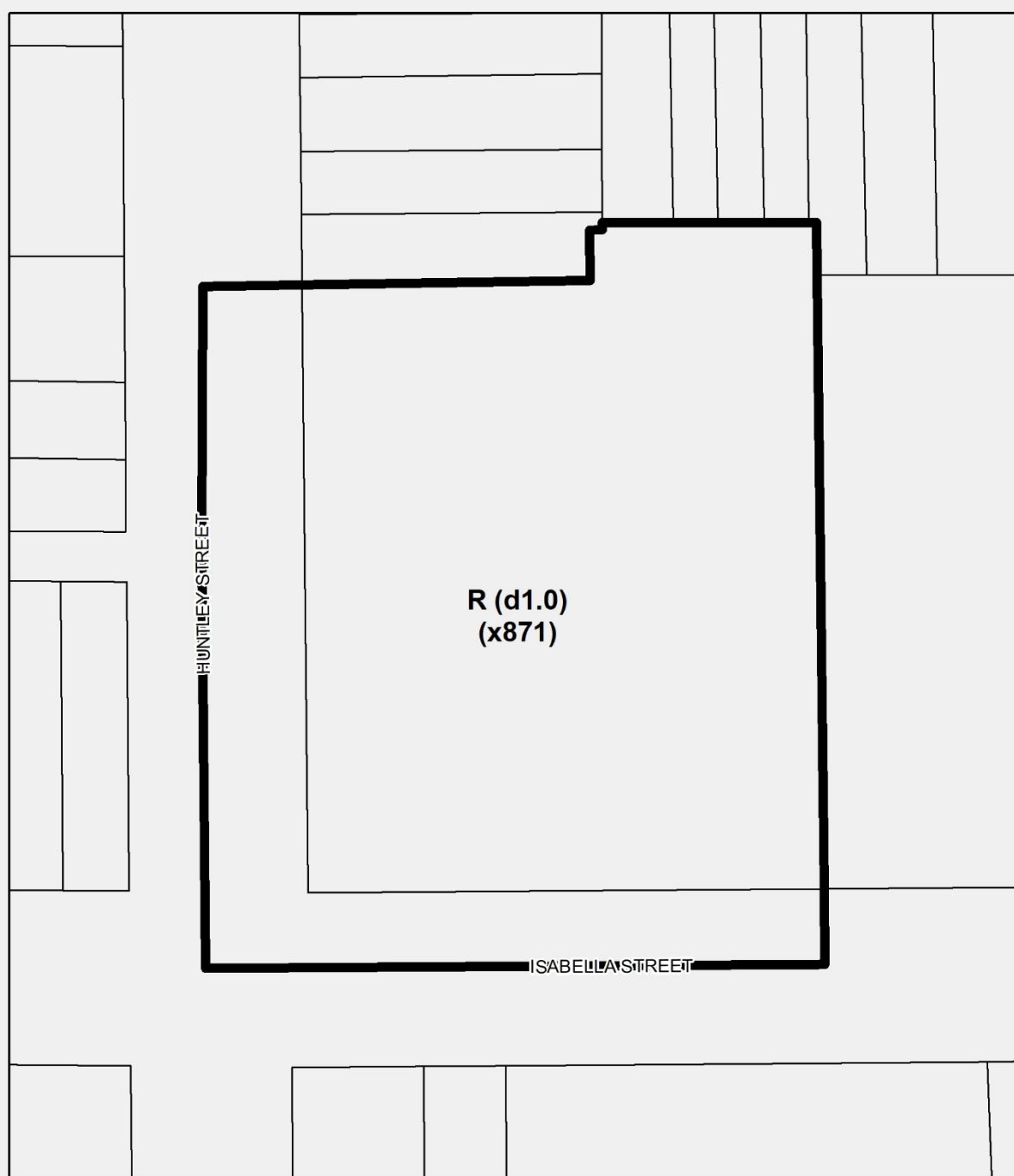
136 Isabella Street.

The Council of the City of Toronto enacts:

1. Zoning By-law 569-2013, as amended, is further amended as follows by adding the lands outlined by a heavy black line and identified on Diagram 1: 136 Isabella Street to the:
 - (A) Zoning By-law Map in Section 990.10 and applying the zone label "R (d1.0) (x871)" as shown on Diagram 1: 136 Isabella Street.
 - (B) Policy Area Overlay Map in Article 995.10.1 and applying the label "1".
 - (C) Height Overlay Map in Article 995.20.1 and applying the label "HT 13.0".
 - (D) Lot Coverage Overlay Map in Article 995.30.1 and applying no label.
2. Zoning By-law 569-2013, as amended, is further amended as follows in regulation 900.2.10(871) Exception R 871 under the heading Prevailing By-laws and Prevailing Sections by adding provision (G) as follows:

"(G) On 136 Isabella Street (15 Huntley Street), City of Toronto by-law 1036-2010."

Diagram 1



 **Toronto**
Diagram 1

136 Isabella Street



Subject Site



City of Toronto By-law 569-2013
Not to Scale
04/23/2024

149 Strathearn Road.

The Council of the City of Toronto enacts:

1. Zoning By-law 569-2013, as amended, is further amended as follows by adding the lands outlined by a heavy black line and identified on Diagram 1: 149 Strathearn Road to the:
 - (A) Zoning By-law Map in Section 990.10 and applying the zone label "RD (f12.0; a370; d0.4) (x1199)" as shown on Diagram 1: 149 Strathearn Road.
 - (B) Policy Area Overlay Map in Article 995.10.1 and applying no label.
 - (C) Height Overlay Map in Article 995.20.1 and applying the label "HT 11.0, ST 3."
 - (D) Lot Coverage Overlay Map in Article 995.30.1 and applying no label.

Diagram 1




 **Toronto**
Diagram 1

149 Strathearn Road



Subject Site


City of Toronto By-law 569-2013
Not to Scale
05/31/2024

152 Parkview Hill Crescent.

The Council of the City of Toronto enacts:

1. Zoning By-law 569-2013, as amended, is further amended as follows by adding the lands outlined by a heavy black line and identified on Diagram 1: 152 Parkview Hill Crescent to the:
 - (A) Zoning By-law Map in Section 990.10 and applying the zone label "RD (f12.0; a370; d0.6)" as shown on Diagram 1: 152 Parkview Hill Crescent.
 - (B) Policy Area Overlay Map in Article 995.10.1 and applying no label.
 - (C) Height Overlay Map in Article 995.20.1 and applying the label "HT 8.5".
 - (D) Lot Coverage Overlay Map in Article 995.30.1 and applying the label "35".

Diagram 1




 **TORONTO**
Diagram 1

152 Parkview Hill Crescent



Subject Site

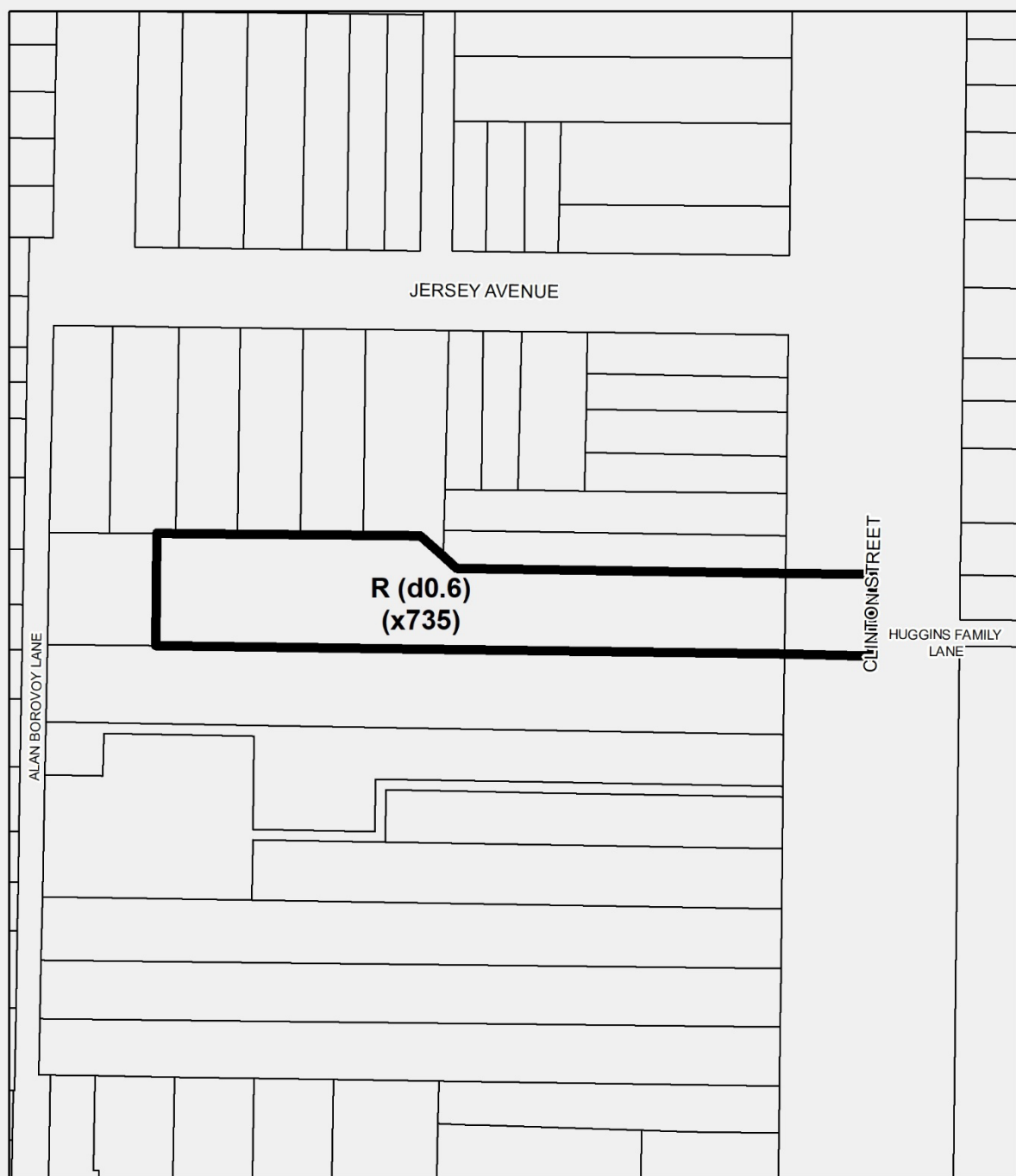

City of Toronto By-law 569-2013
Not to Scale
04/18/2024

166 Clinton Street.

The Council of the City of Toronto enacts:

1. Zoning By-law 569-2013, as amended, is further amended as follows by adding the lands outlined by a heavy black line and identified on Diagram 1: 166 Clinton Street to the:
 - (A) Zoning By-law Map in Section 990.10 and applying the zone label "R (d0.6)(x735)" as shown on Diagram 1: 166 Clinton Street.
 - (B) Policy Area Overlay Map in Article 995.10.1 and applying no label.
 - (C) Height Overlay Map in Article 995.20.1 and applying the label "HT 11.0".
 - (D) Lot Coverage Overlay Map in Article 995.30.1 and applying no label.

Diagram 1




 **Toronto**
Diagram 1

166 Clinton Street



Subject Site


City of Toronto By-law 569-2013
Not to Scale
05/17/2024

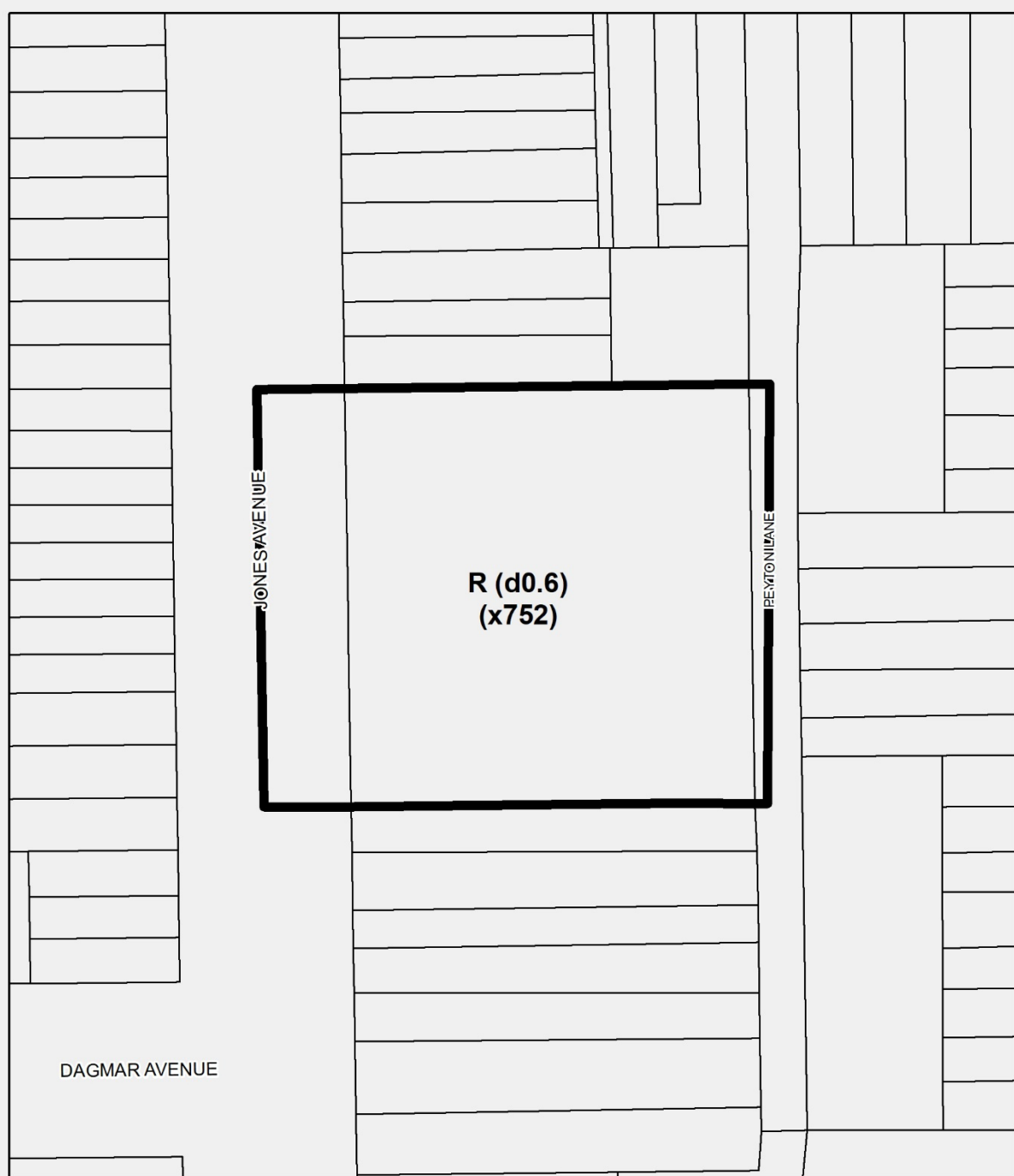
169 and 175 Jones Avenue.

The Council of the City of Toronto enacts:

1. Zoning By-law 569-2013, as amended, is further amended as follows by adding the lands outlined by a heavy black line and identified on Diagram 1: 169 and 175 Jones Avenue to the:
 - (A) Zoning By-law Map in Section 990.10 and applying the zone label "R (d0.6)(x752)" as shown on Diagram 1: 169 and 175 Jones Avenue.
 - (B) Policy Area Overlay Map in Article 995.10.1 and applying no label.
 - (C) Height Overlay Map in Article 995.20.1 and applying the label "HT 11.0".
 - (D) Lot Coverage Overlay Map in Article 995.30.1 and applying no label.
2. Zoning By-law 569-2013, as amended, is further amended as follows in regulation 900.2.10(752) Exception R 752 under the heading Prevailing By-laws and Prevailing Sections by adding provision (H) as follows:

"(H) On 169 and 175 Jones Avenue, City of Toronto by-law 840-2010."

Diagram 1



 **Toronto**
Diagram 1

169 & 175 Jones Avenue



Subject Site



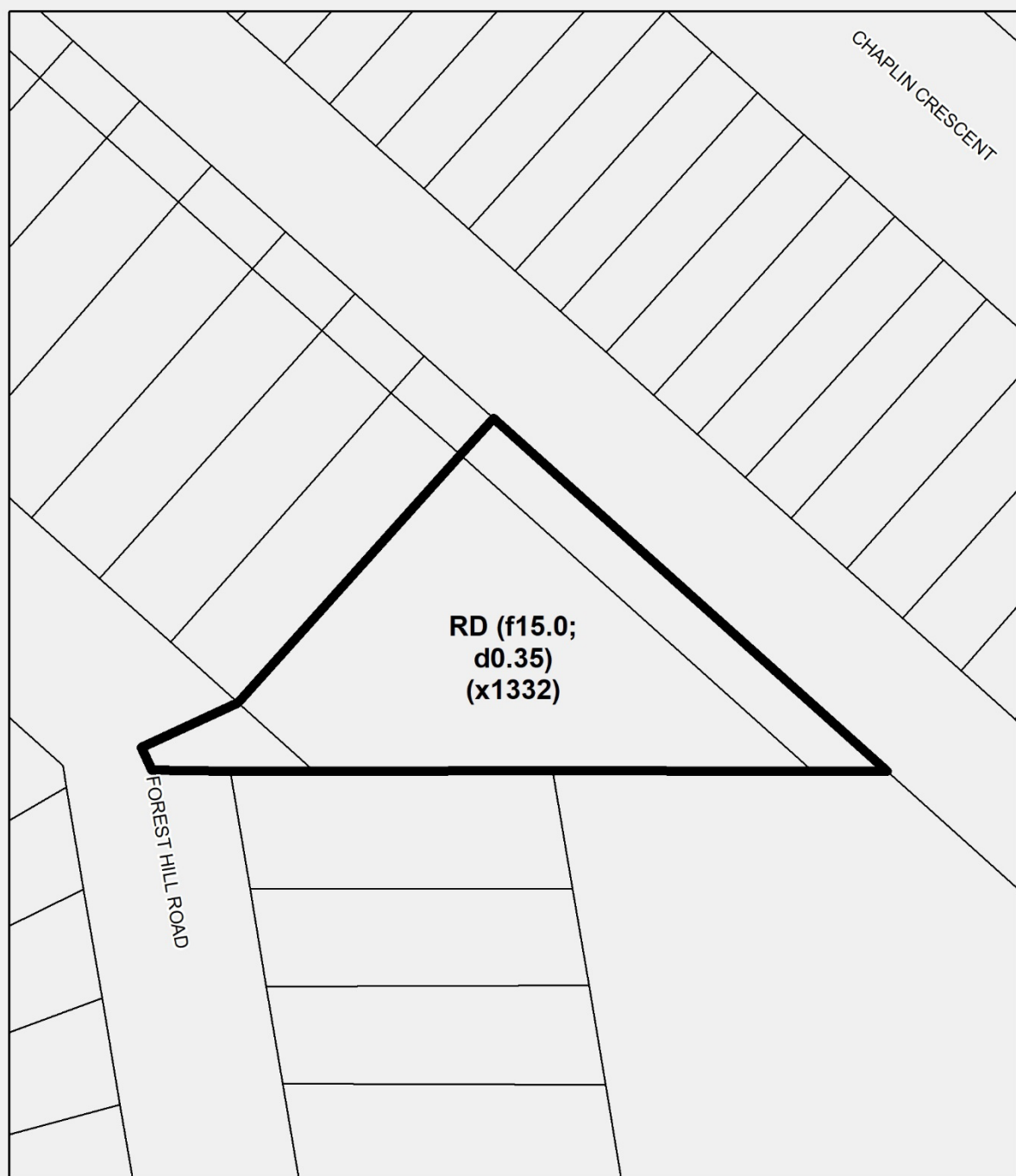
City of Toronto By-law 569-2013
Not to Scale
04/23/2024

193 Forest Hill Road.

The Council of the City of Toronto enacts:

1. Zoning By-law 569-2013, as amended, is further amended as follows by adding the lands outlined by a heavy black line and identified on Diagram 1: 193 Forest Hill Road to the:
 - (A) Zoning By-law Map in Section 990.10 and applying the zone label "RD (f15.0; d0.35)(x1332)" as shown on Diagram 1: 193 Forest Hill Road.
 - (B) Policy Area Overlay Map in Article 995.10.1 and applying no label.
 - (C) Height Overlay Map in Article 995.20.1 and applying the label "HT 12.0".
 - (D) Lot Coverage Overlay Map in Article 995.30.1 and applying no label.

Diagram 1



 **Toronto**
Diagram 1

193 Forest Hill Road



Subject Site



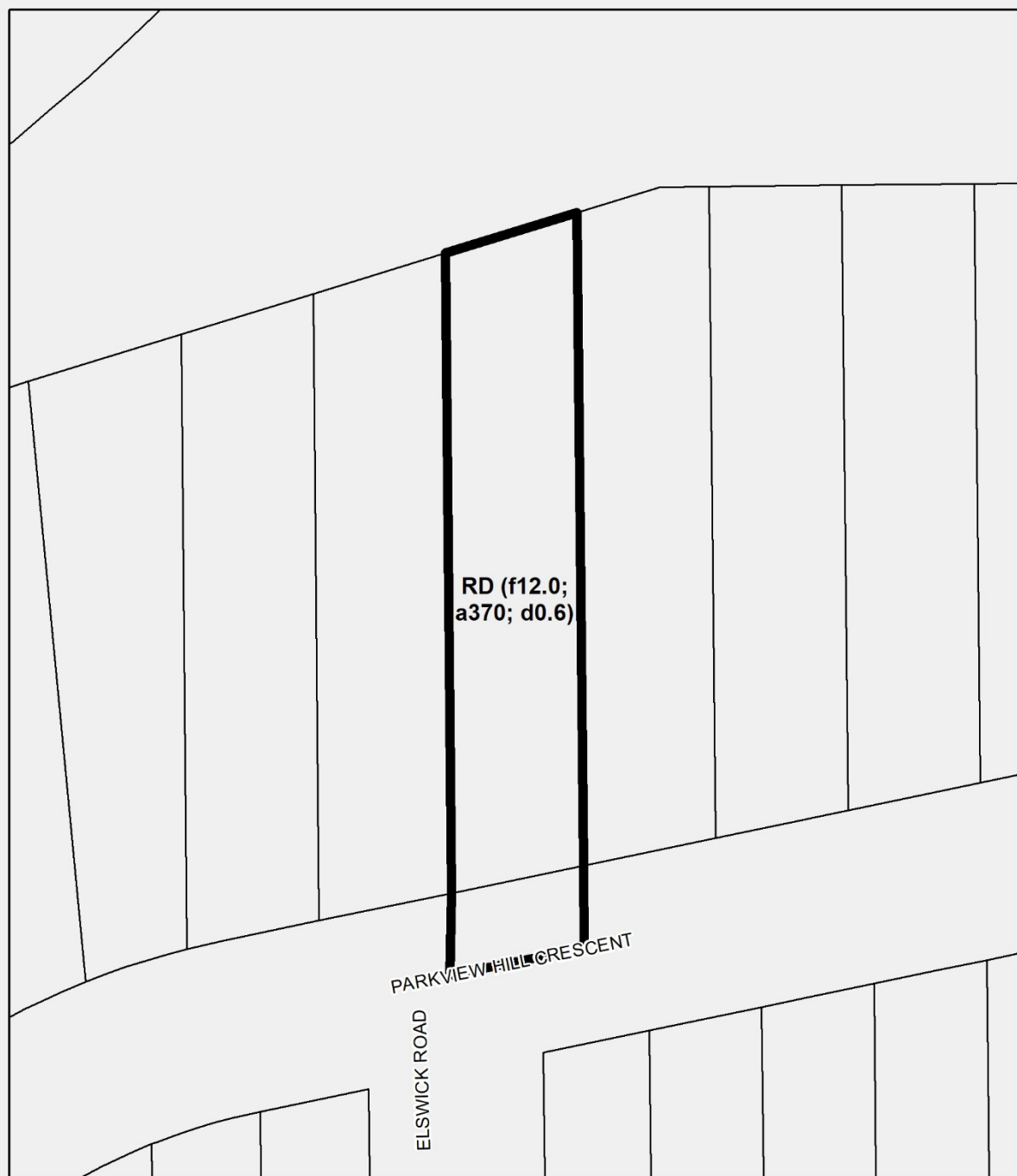
City of Toronto By-law 569-2013
Not to Scale
05/29/2024

198 Parkview Hill Crescent.

The Council of the City of Toronto enacts:

1. Zoning By-law 569-2013, as amended, is further amended as follows by adding the lands outlined by a heavy black line and identified on Diagram 1: 198 Parkview Hill Crescent to the:
 - (A) Zoning By-law Map in Section 990.10 and applying the zone label "RD (f12.0; a370; d0.6)" as shown on Diagram 1: 198 Parkview Hill Crescent.
 - (B) Policy Area Overlay Map in Article 995.10.1 and applying no label.
 - (C) Height Overlay Map in Article 995.20.1 and applying the label "HT 8.5".
 - (D) Lot Coverage Overlay Map in Article 995.30.1 and applying the label "35".

Diagram 1




 **Toronto**
Diagram 1

198 Parkview Hill Crescent



Subject Site

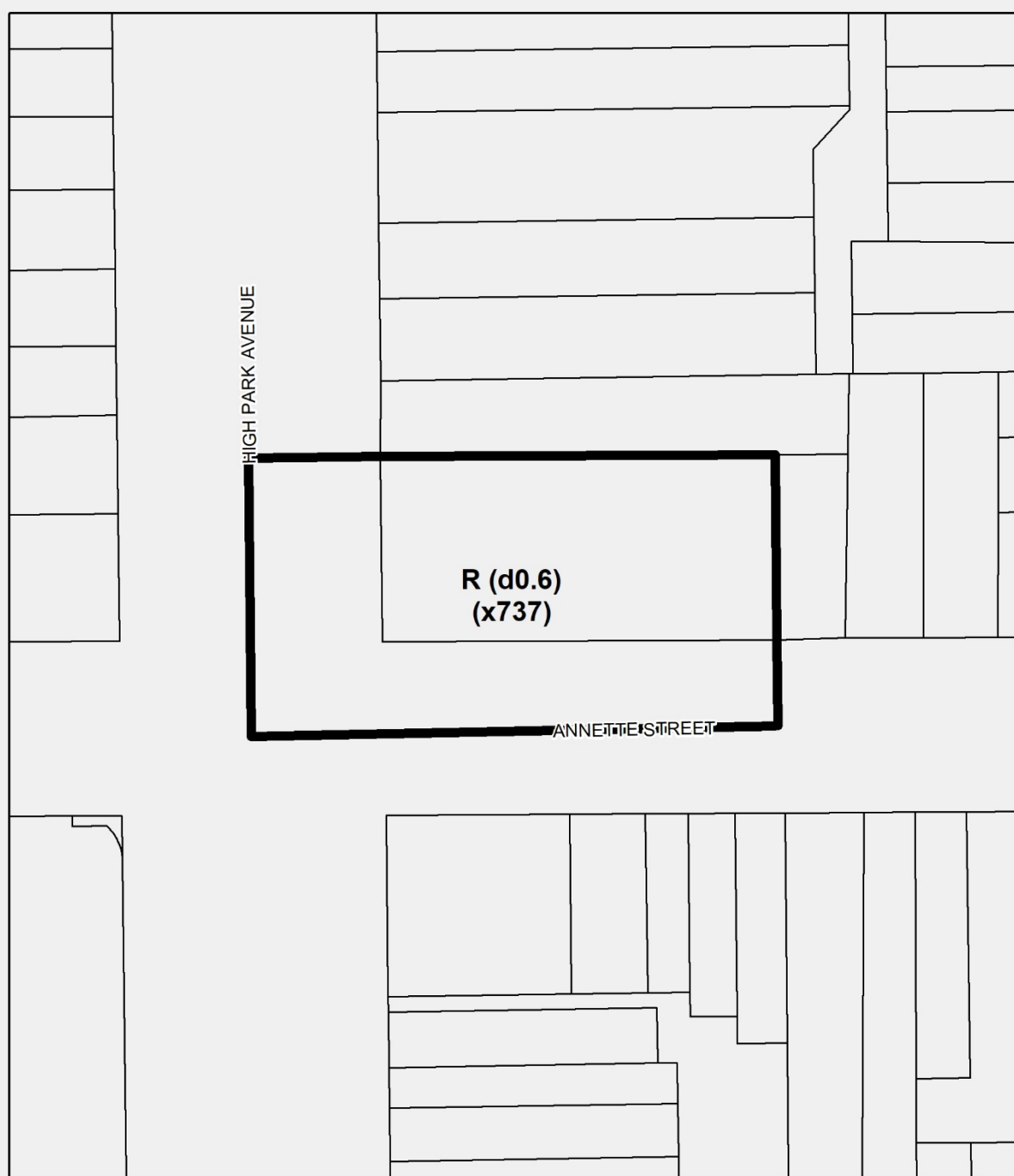

City of Toronto By-law 569-2013
Not to Scale
04/18/2024

200 Annette Street.

The Council of the City of Toronto enacts:

1. Zoning By-law 569-2013, as amended, is further amended as follows by adding the lands outlined by a heavy black line and identified on Diagram 1: 200 Annette Street to the:
 - (A) Zoning By-law Map in Section 990.10 and applying the zone label "R (d0.6) (x737)" as shown on Diagram 1: 200 Annette Street.
 - (B) Policy Area Overlay Map in Article 995.10.1 and applying no label.
 - (C) Height Overlay Map in Article 995.20.1 and applying the label "HT 11.0".
 - (D) Lot Coverage Overlay Map in Article 995.30.1 and applying no label.

Diagram 1




 **Toronto**
Diagram 1

200 Annette Street



Subject Site


City of Toronto By-law 569-2013
Not to Scale
04/18/2024

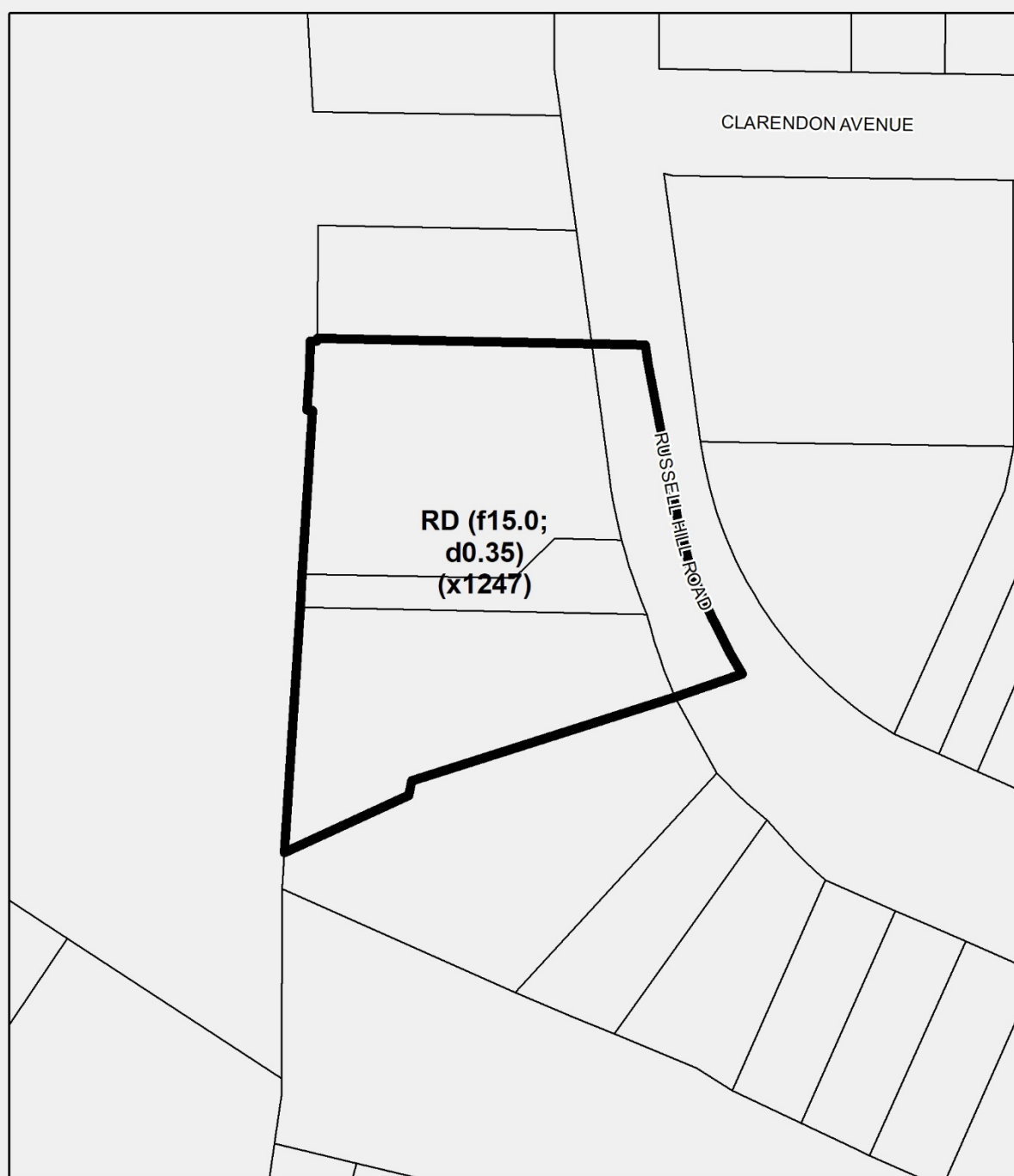
200 Russell Hill Road.

The Council of the City of Toronto enacts:

1. Zoning By-law 569-2013, as amended, is further amended as follows by adding the lands outlined by a heavy black line and identified on Diagram 1: 200 Russell Hill Road to the:
 - (A) Zoning By-law Map in Section 990.10 and applying the zone label "RD (f15.0; d0.35) (x1247)" as shown on Diagram 1: 200 Russell Hill Road.
 - (B) Policy Area Overlay Map in Article 995.10.1 and applying no label.
 - (C) Height Overlay Map in Article 995.20.1 and applying the label "HT 11.0".
 - (D) Lot Coverage Overlay Map in Article 995.30.1 and applying no label.
2. Zoning By-law 569-2013, as amended, is further amended as follows in regulation 900.3.10(1247) Exception RD 1247 under the heading Prevailing By-laws and Prevailing Sections by adding provision (C) as follows:

"(C) On 70-200 Russell Hill Road, City of Toronto by-law 1184-2010(OMB)."


Diagram 1



 **Toronto**
Diagram 1

200 Russell Hill Road

 Subject Site

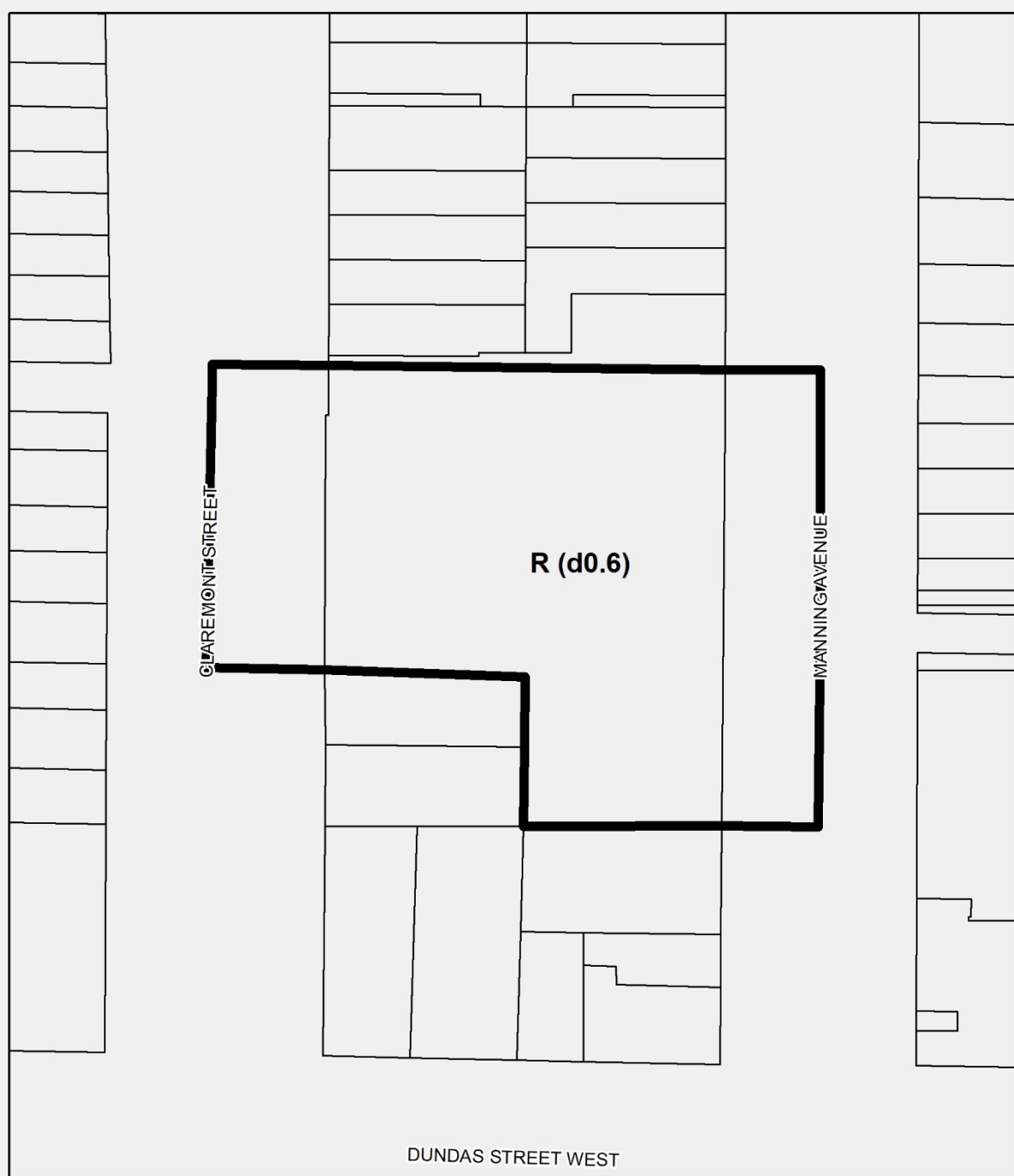

City of Toronto By-law 569-2013
Not to Scale
05/31/2024

201 Claremont Street.

The Council of the City of Toronto enacts:

1. Zoning By-law 569-2013, as amended, is further amended as follows by adding the lands outlined by a heavy black line and identified on Diagram 1: 201 Claremont Street to the:
 - (A) Zoning By-law Map in Section 990.10 and applying the zone label "R (d0.6)" as shown on Diagram 1: 201 Claremont Street.
 - (B) Policy Area Overlay Map in Article 995.10.1 and applying no label.
 - (C) Height Overlay Map in Article 995.20.1 and applying the label "HT 11.0".
 - (D) Lot Coverage Overlay Map in Article 995.30.1 and applying no label.

Diagram 1



Toronto
Diagram 1

201 Claremont Street



Subject Site



City of Toronto By-law 569-2013
Not to Scale
04/18/2024

207 Beverley Street.

The Council of the City of Toronto enacts:

1. Zoning By-law 569-2013, as amended, is further amended as follows by adding the lands outlined by a heavy black line and identified on Diagram 1: 207 Beverley Street to the:
 - (A) Zoning By-law Map in Section 990.10 and applying the zone label "R (f4.5; d1.0) (x835)" as shown on Diagram 1: 207 Beverley Street.
 - (B) Policy Area Overlay Map in Article 995.10.1 and applying the label "1".
 - (C) Height Overlay Map in Article 995.20.1 and applying the label "HT 13.0".
 - (D) Lot Coverage Overlay Map in Article 995.30.1 and applying no label.

Diagram 1



 **Toronto**
Diagram 1

207 Beverley Street



Subject Site

207-251 Claremont Street and 222-260 Manning Avenue.

The Council of the City of Toronto enacts:

1. Zoning By-law 569-2013, as amended, is further amended as follows by adding the lands outlined by a heavy black line and identified on Diagram 1: 207-251 Claremont Street and 222-260 Manning Avenue to the:
 - (A) Zoning By-law Map in Section 990.10 and applying the zone label "R (d0.6) (x196)" as shown on Diagram 1: 207-251 Claremont Street and 222-260 Manning Avenue.
 - (B) Policy Area Overlay Map in Article 995.10.1 and applying no label.
 - (C) Height Overlay Map in Article 995.20.1 and applying the label "HT 11.0".
 - (D) Lot Coverage Overlay Map in Article 995.30.1 and applying no label.
2. Zoning By-law 569-2013, as amended, is further amended as follows by adding regulation 900.2.10(196) Exception R 196:

"(196) Exception R 196

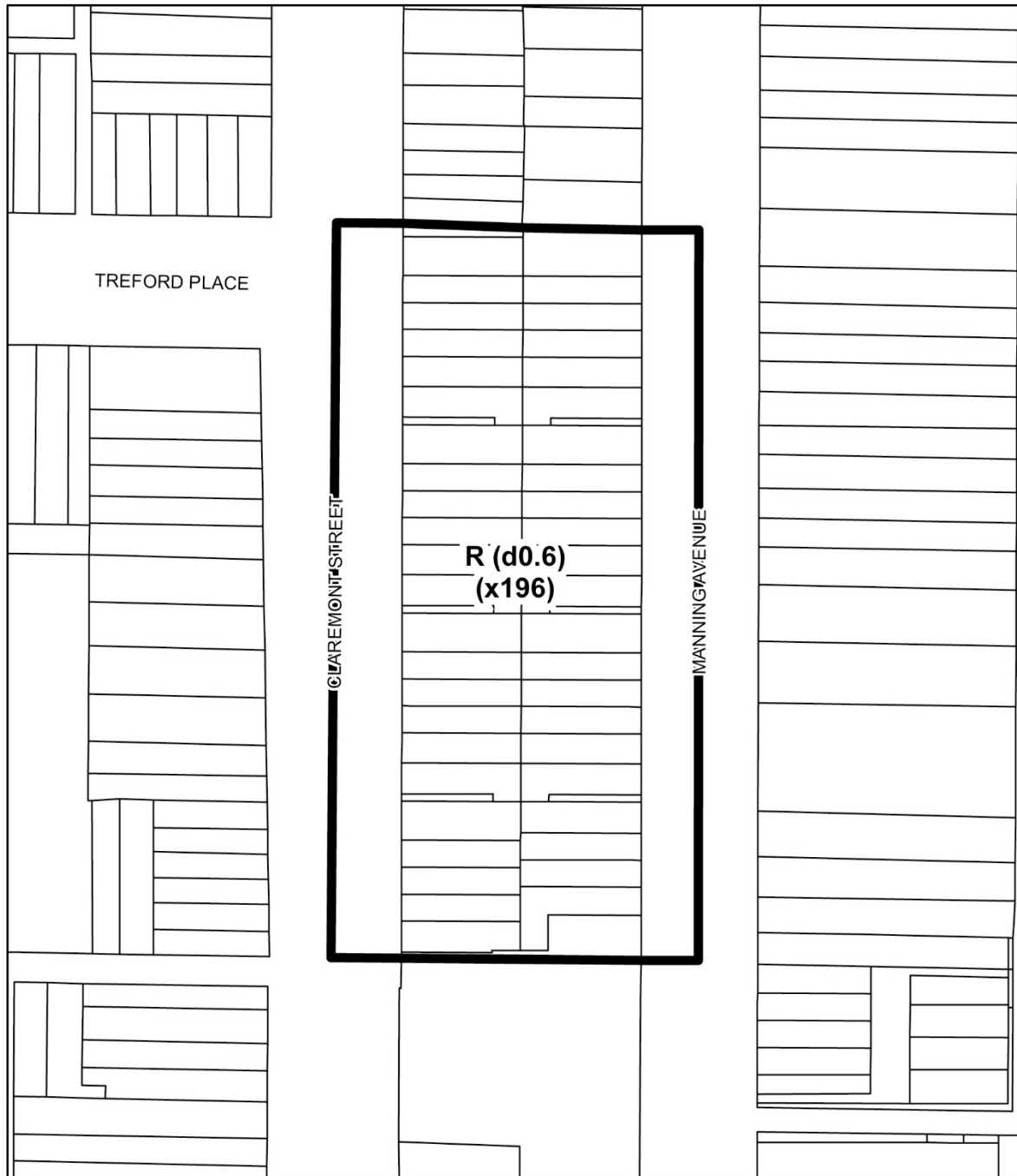
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) City of Toronto by-law 811-2011."

Diagram 1



 **TORONTO**
Diagram 1

207-251 Claremont Street &
222-260 Manning Avenue

 Subject Site


City of Toronto By-law 569-2013
Not to Scale
09/12/2024

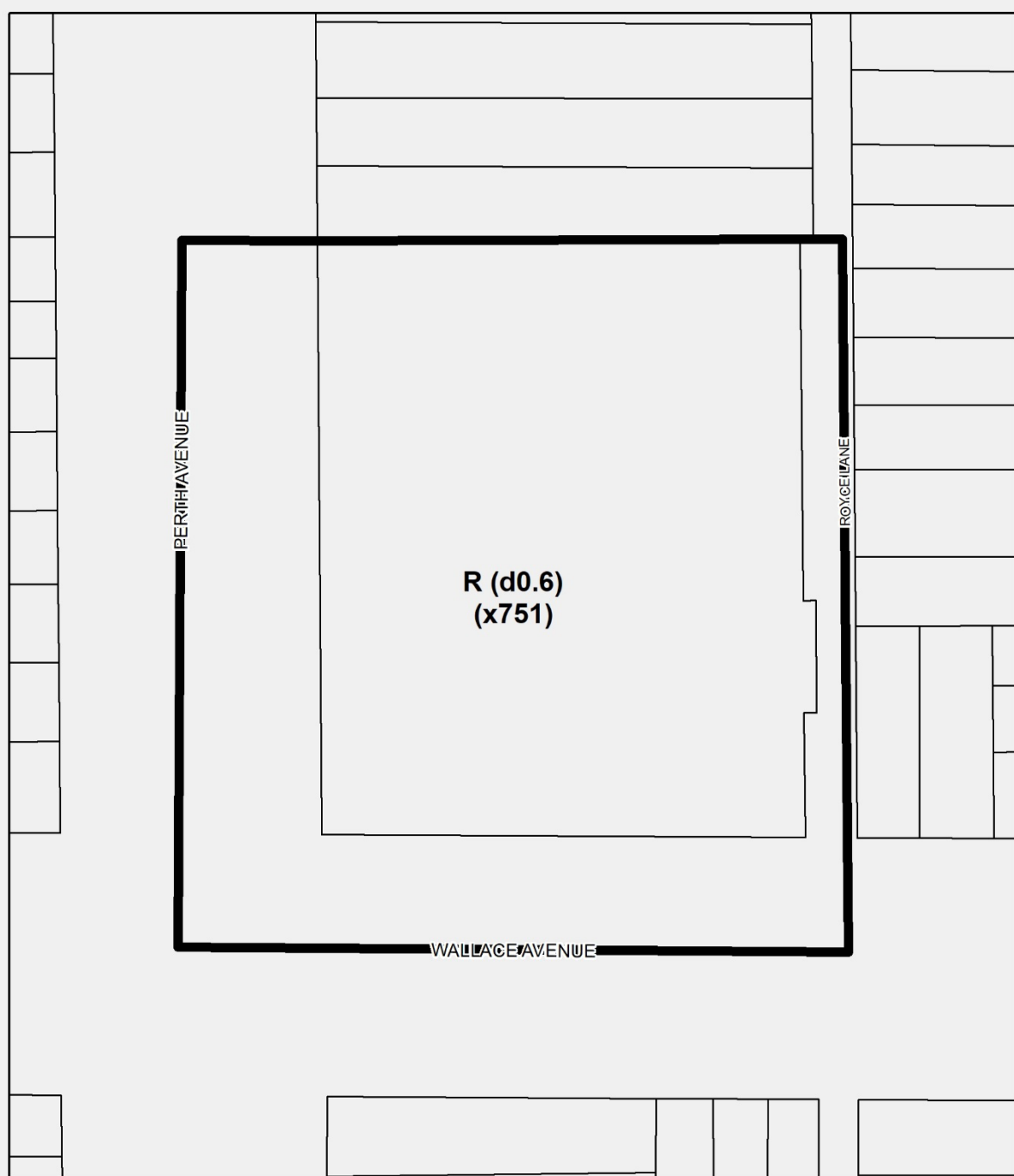
243 Perth Avenue.

The Council of the City of Toronto enacts:

1. Zoning By-law 569-2013, as amended, is further amended as follows by adding the lands outlined by a heavy black line and identified on Diagram 1: 243 Perth Avenue to the:
 - (A) Zoning By-law Map in Section 990.10 and applying the zone label "R (d0.6) (x751) as shown on Diagram 1: 243 Perth Avenue.
 - (B) Policy Area Overlay Map in Article 995.10.1 and applying no label.
 - (C) Height Overlay Map in Article 995.20.1 and applying the label "HT 13.0".
 - (D) Lot Coverage Overlay Map in Article 995.30.1 and applying no label.
2. Zoning By-law 569-2013, as amended, is further amended as follows in regulation 900.2.10(751) Exception R 751 under the heading Prevailing By-laws and Prevailing Sections by adding provision (D) as follows:

"(D) On 243 Perth Avenue, City of Toronto by-law 812-2013."

Diagram 1



 **Toronto**
Diagram 1

243 Perth Avenue



Subject Site



City of Toronto By-law 569-2013
Not to Scale
07/02/2024

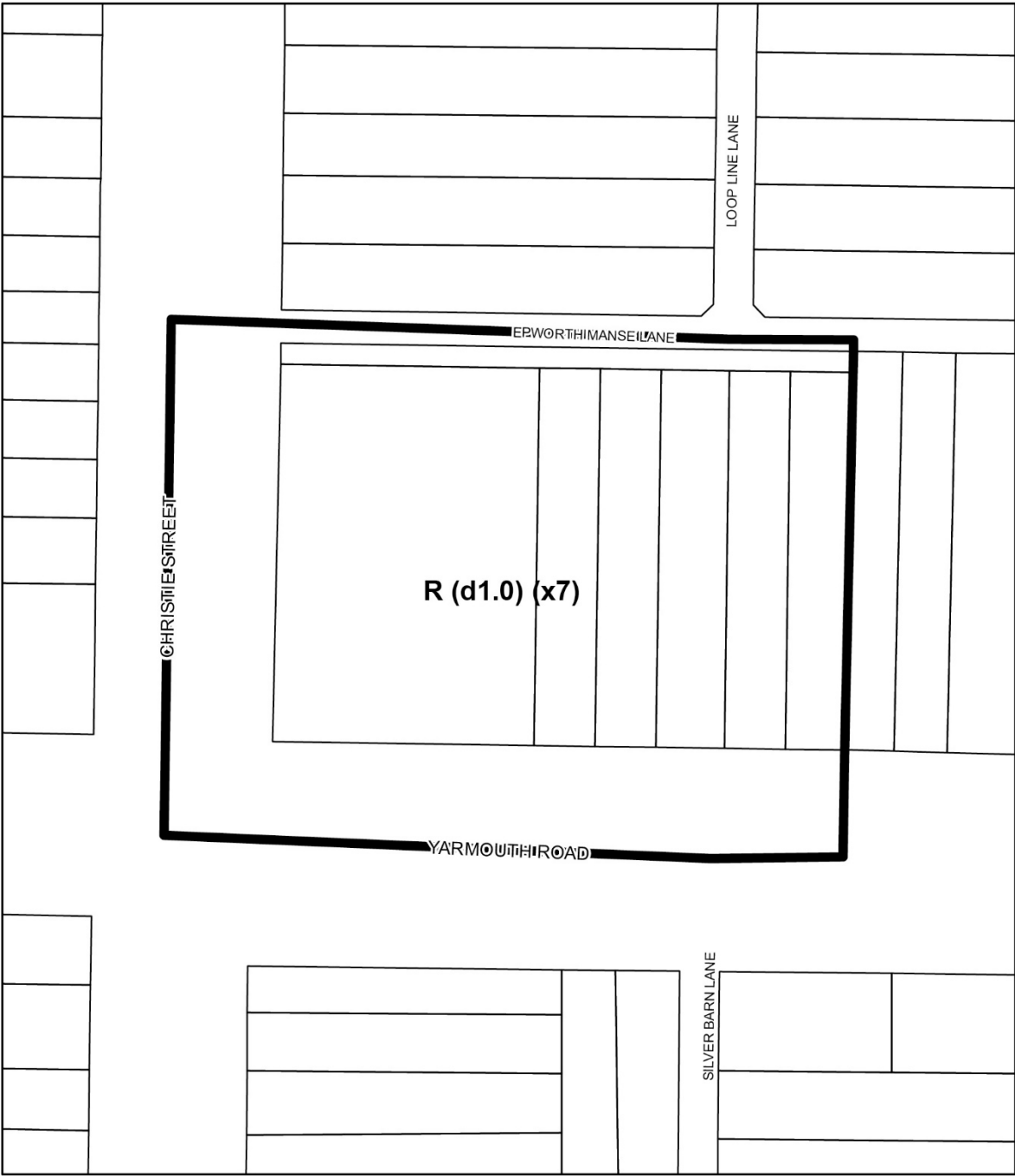
251A-255 Christie Street and 38-42C Yarmouth Road.

The Council of the City of Toronto enacts:

1. Zoning By-law 569-2013, as amended, is further amended as follows by adding the lands outlined by a heavy black line and identified on Diagram 1: 251A-255 Christie Street and 38-42C Yarmouth Road to the:
 - (A) Zoning By-law Map in Section 990.10 and applying the zone label "R (d1.0) (x7)" as shown on Diagram 1: 251A-255 Christie Street and 38-42C Yarmouth Road.
 - (B) Policy Area Overlay Map in Article 995.10.1 and applying no label.
 - (C) Height Overlay Map in Article 995.20.1 and applying the label "HT 11.0".
 - (D) Lot Coverage Overlay Map in Article 995.30.1 and applying no label.
2. Zoning By-law 569-2013, as amended, is further amended as follows in regulation 900.2.10(7) Exception R 7 under the heading Prevailing By-laws and Prevailing Sections by adding provision (B) as follows:

"(B) On 251A-255 Christie Street and 38-42C Yarmouth Road, City of Toronto by-law 1027-2012."


Diagram 1



 **Toronto**
Diagram 1

251A-255 Christie Street &
38-42C Yarmouth Road

 Subject Site


City of Toronto By-law 569-2013
Not to Scale
04/18/2024

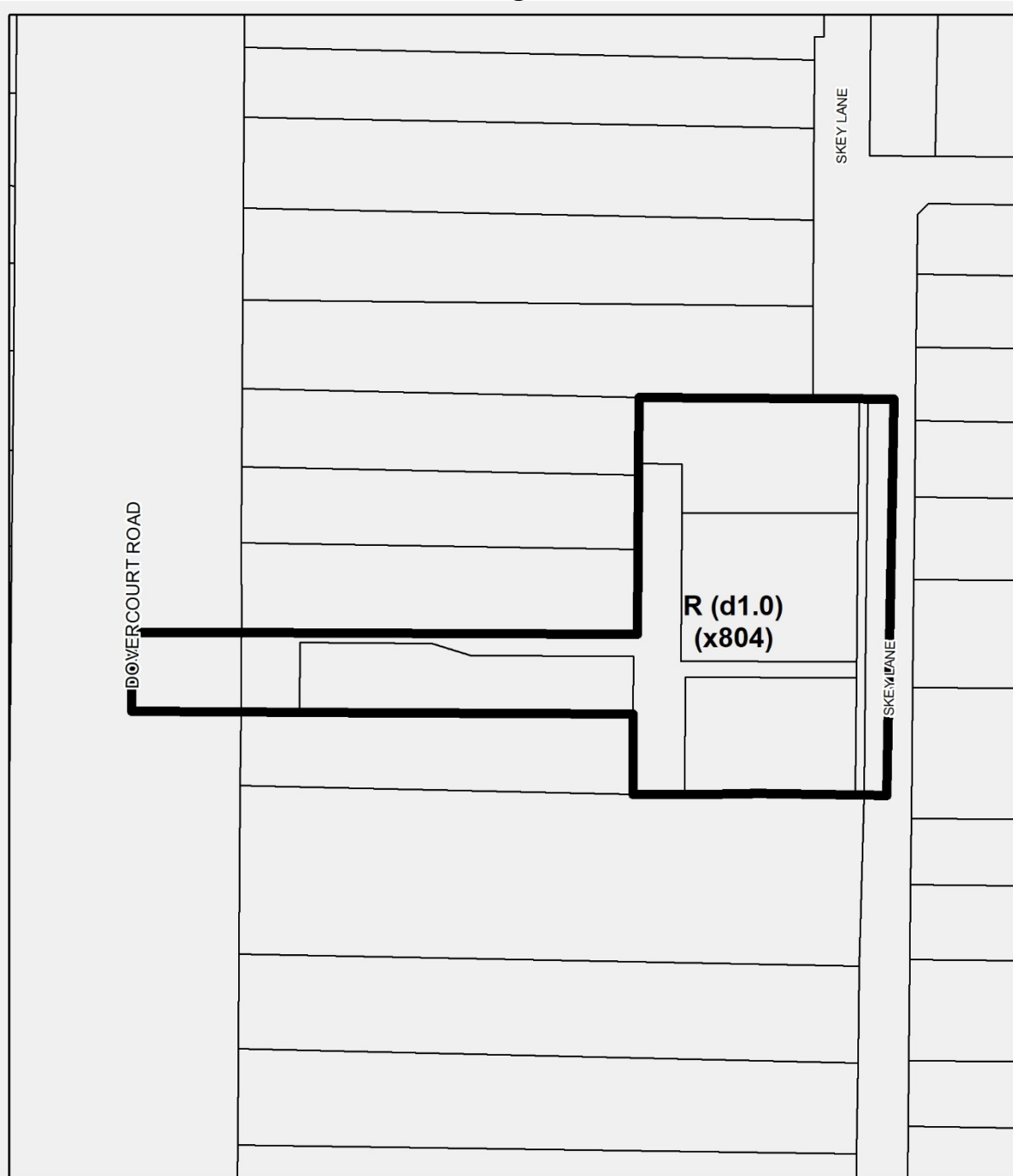
259, 259A, 259B, 259C, 259D Dovercourt Road.

The Council of the City of Toronto enacts:

1. Zoning By-law 569-2013, as amended, is further amended as follows by adding the lands outlined by a heavy black line and identified on Diagram 1: 259, 259A, 259B, 259C, 259D Dovercourt Road to the:
 - (A) Zoning By-law Map in Section 990.10 and applying the zone label "R (d1.0) (x804)" as shown on Diagram 1: 259, 259A, 259B, 259C, 259D Dovercourt Road.
 - (B) Policy Area Overlay Map in Article 995.10.1 and applying no label.
 - (C) Height Overlay Map in Article 995.20.1 and applying the label "HT 11.0".
 - (D) Lot Coverage Overlay Map in Article 995.30.1 and applying no label.
2. Zoning By-law 569-2013, as amended, is further amended as follows in regulation 900.2.10(804) Exception R 804 under the heading Prevailing By-laws and Prevailing Sections by adding provision (B) as follows:

"(B) On 259, 259A, 259B, 259C, and 259D Dovercourt Road, City of Toronto by-law 498-2011."

Diagram 1




 **TORONTO**
Diagram 1

259, 259A, 259B, 259C, 259D Dovercourt Road



Subject Site


City of Toronto By-law 569-2013
Not to Scale
04/18/2024

332 High Park Avenue.

The Council of the City of Toronto enacts:

1. Zoning By-law 569-2013, as amended, is further amended as follows by adding the lands outlined by a heavy black line and identified on Diagram 1: 332 High Park Avenue to the:
 - (A) Zoning By-law Map in Section 990.10 and applying the zone label "R (d0.6) (x737)" as shown on Diagram 1: 332 High Park Avenue.
 - (B) Policy Area Overlay Map in Article 995.10.1 and applying no label.
 - (C) Height Overlay Map in Article 995.20.1 and applying the label "HT 11.0".
 - (D) Lot Coverage Overlay Map in Article 995.30.1 and applying no label.


Diagram 1



 **Toronto**
Diagram 1

332 High Park Avenue

 Subject Site

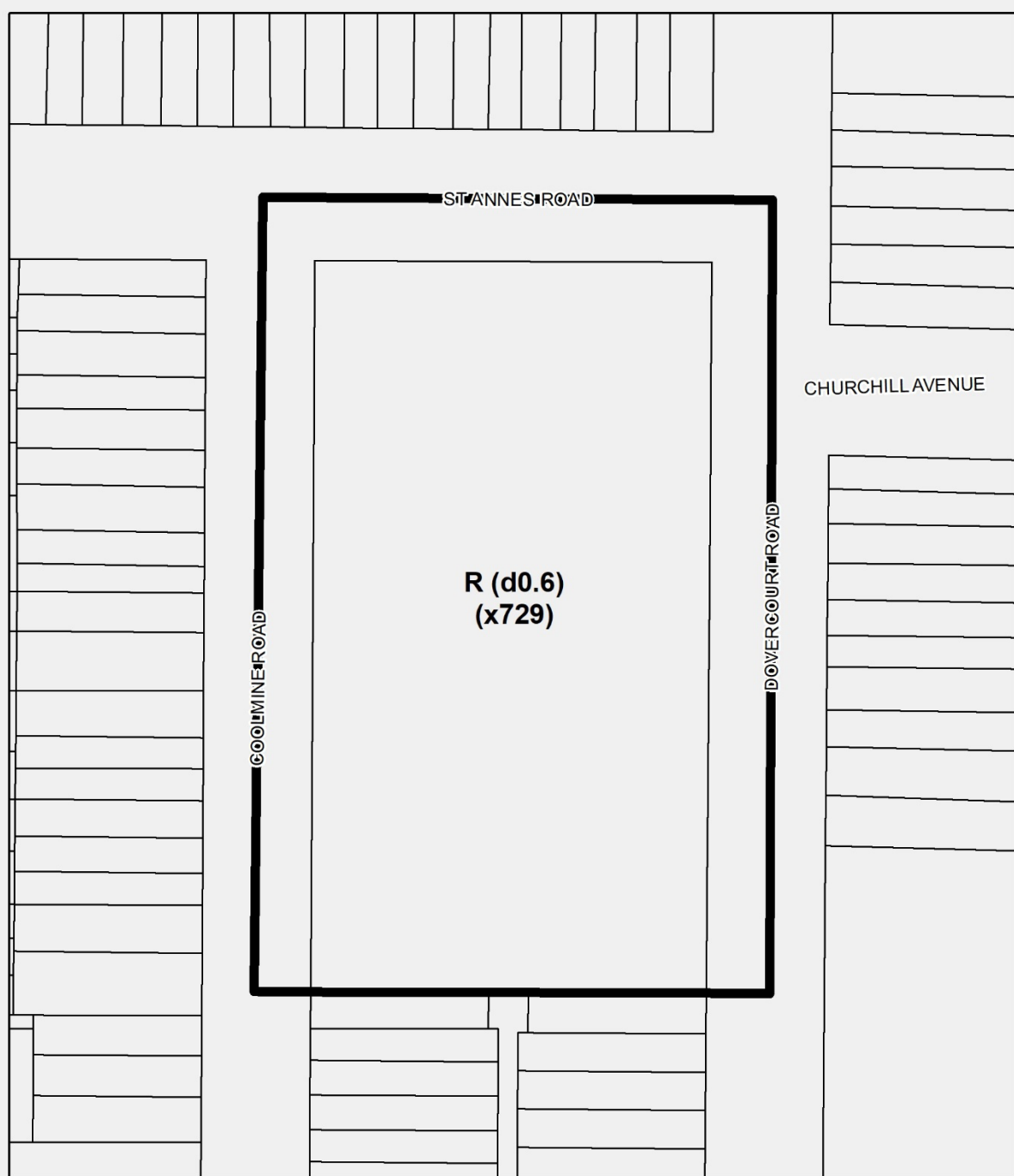

City of Toronto By-law 569-2013
Not to Scale
04/23/2024

350 Dovercourt Road.

The Council of the City of Toronto enacts:

1. Zoning By-law 569-2013, as amended, is further amended as follows by adding the lands outlined by a heavy black line and identified on Diagram 1: 350 Dovercourt Road to the:
 - (A) Zoning By-law Map in Section 990.10 and applying the zone label "R (d0.6) (x729)" as shown on Diagram 1: 350 Dovercourt Road.
 - (B) Policy Area Overlay Map in Article 995.10.1 and applying no label.
 - (C) Height Overlay Map in Article 995.20.1 and applying the label "HT 11.0".
 - (D) Lot Coverage Overlay Map in Article 995.30.1 and applying no label.


Diagram 1



Toronto
Diagram 1

350 Dovercourt Road

 Subject Site

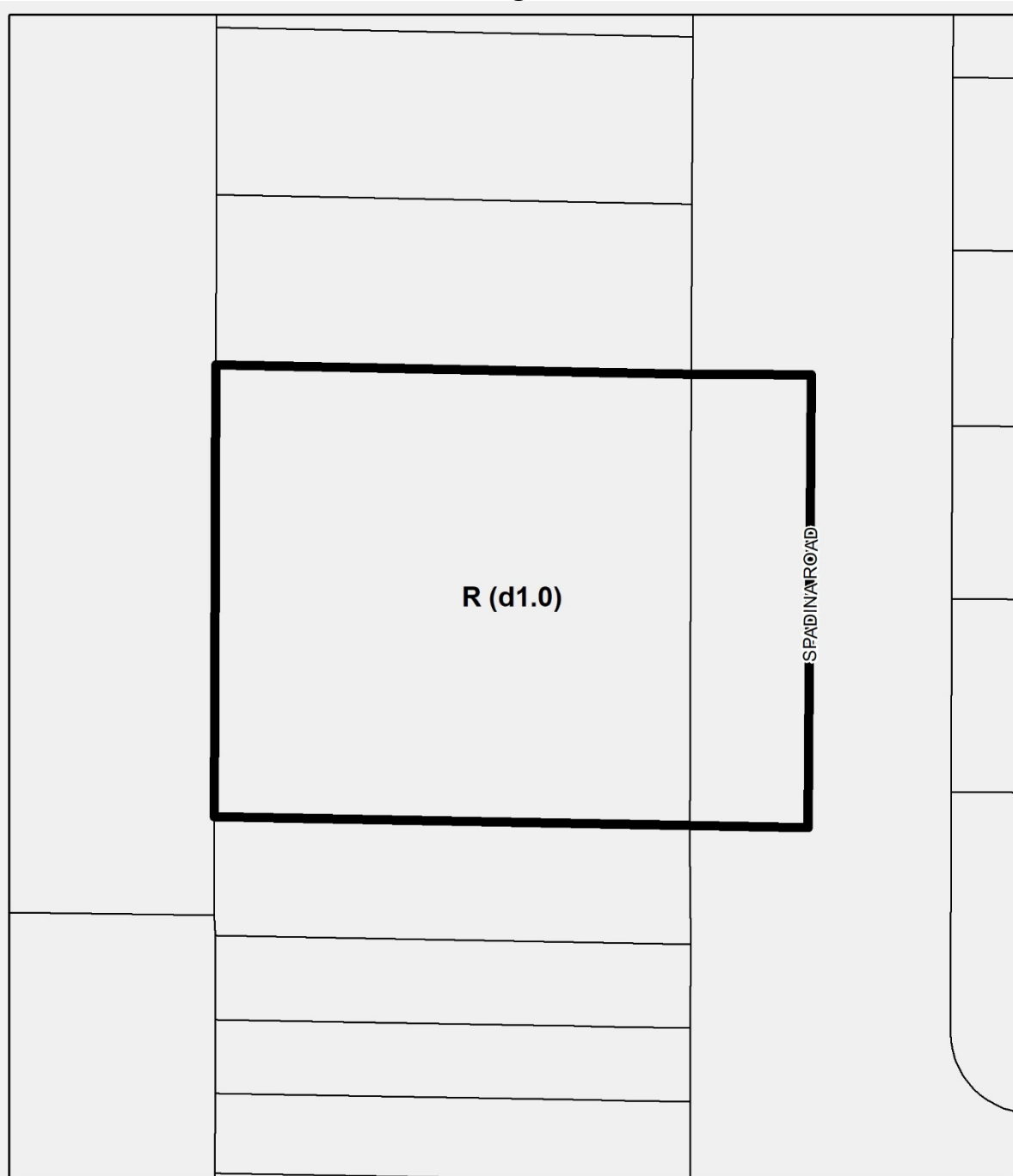

City of Toronto By-law 569-2013
Not to Scale
04/26/2024

360 Spadina Road.

The Council of the City of Toronto enacts:

1. Zoning By-law 569-2013, as amended, is further amended as follows by adding the lands outlined by a heavy black line and identified on Diagram 1: 360 Spadina Road to the:
 - (A) Zoning By-law Map in Section 990.10 and applying the zone label "R (d1.0)" as shown on Diagram 1: 360 Spadina Road.
 - (B) Policy Area Overlay Map in Article 995.10.1 and applying no label.
 - (C) Height Overlay Map in Article 995.20.1 and applying the label "HT 12.0".
 - (D) Lot Coverage Overlay Map in Article 995.30.1 and applying no label.


Diagram 1



 **TORONTO**
Diagram 1

360 Spadina Road

 Subject Site

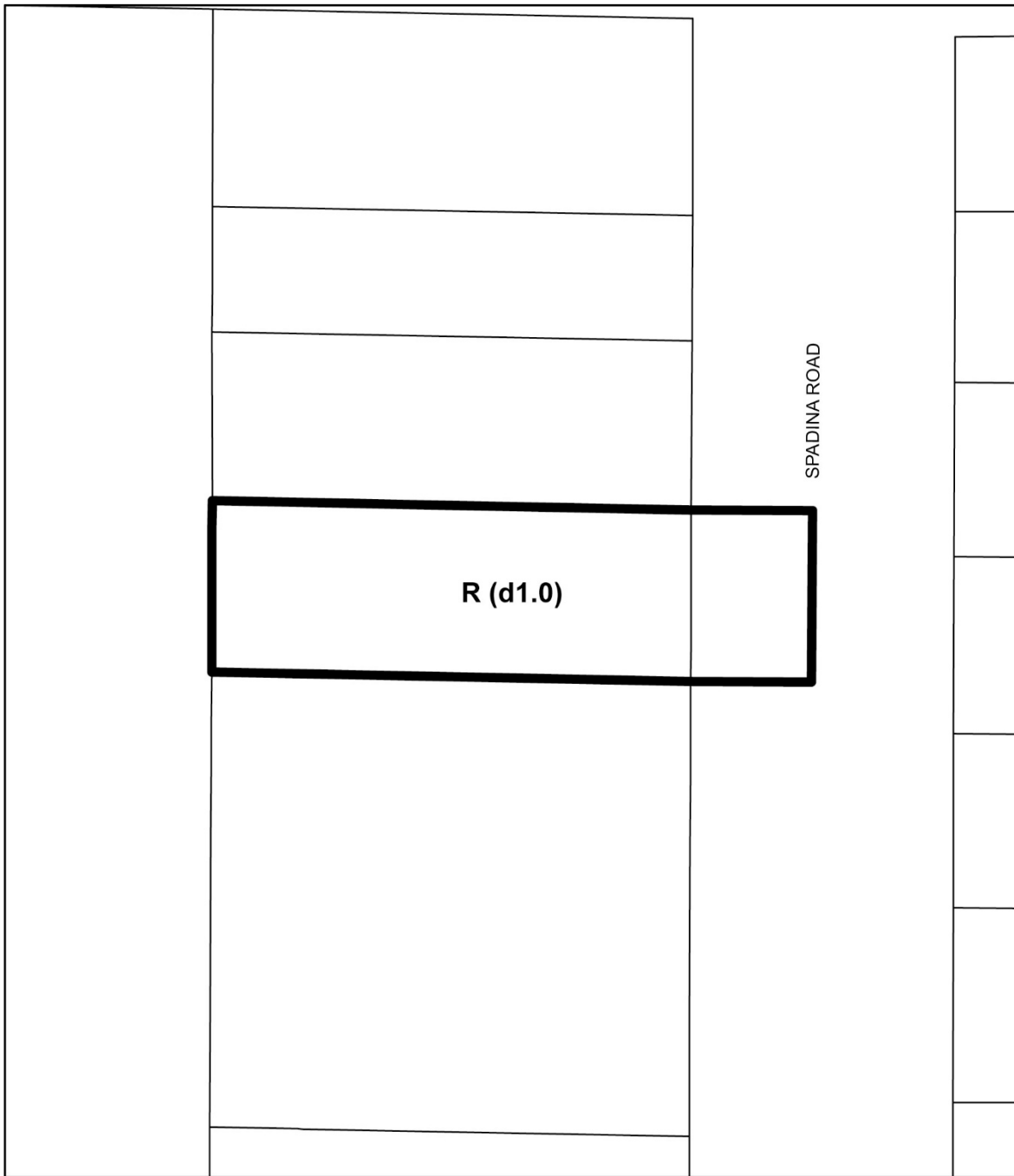

City of Toronto By-law 569-2013
Not to Scale
07/30/2024

362 Spadina Road.

The Council of the City of Toronto enacts:

1. Zoning By-law 569-2013, as amended, is further amended as follows by adding the lands outlined by a heavy black line and identified on Diagram 1: 362 Spadina Road to the:
 - (A) Zoning By-law Map in Section 990.10 and applying the zone label "R (d1.0)" as shown on Diagram 1:362 Spadina Road.
 - (B) Policy Area Overlay Map in Article 995.10.1 and applying no label.
 - (C) Height Overlay Map in Article 995.20.1 and applying the label "HT 12.0".
 - (D) Lot Coverage Overlay Map in Article 995.30.1 and applying no label.

Diagram 1




 **TORONTO**
Diagram 1

362 Spadina Road



Subject Site

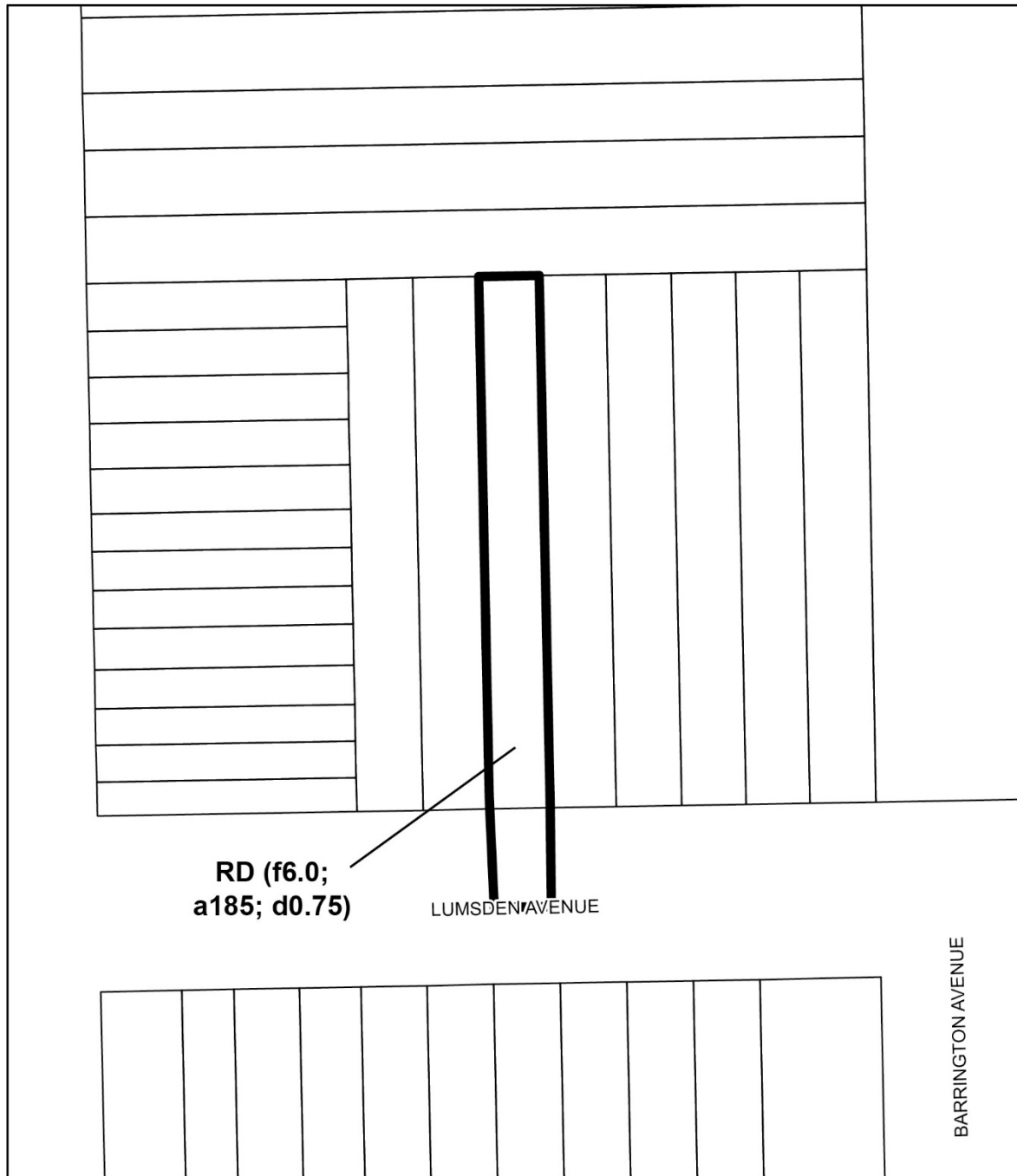

City of Toronto By-law 569-2013
Not to Scale
07/30/2024

382 Lumsden Avenue.

The Council of the City of Toronto enacts:

1. Zoning By-law 569-2013, as amended, is further amended as follows by adding the lands outlined by a heavy black line and identified on Diagram 1: 382 Lumsden Avenue to the:
 - (A) Zoning By-law Map in Section 990.10 and applying the zone label "RD (f6.0; a185; d0.75)" as shown on Diagram 1: 382 Lumsden Avenue.
 - (B) Policy Area Overlay Map in Article 995.10.1 and applying no label.
 - (C) Height Overlay Map in Article 995.20.1 and applying the label "HT 8.5".
 - (D) Lot Coverage Overlay Map in Article 995.30.1 and applying the label "35".


Diagram 1



 **Toronto**
Diagram 1

382 Lumsden Avenue

 Subject Site


City of Toronto By-law 569-2013
Not to Scale
04/18/2024

416 Oakwood Avenue.

The Council of the City of Toronto enacts:

1. Zoning By-law 569-2013, as amended, is further amended as follows by adding the lands outlined by a heavy black line and identified on Diagram 1: 416 Oakwood Avenue to the:
 - (A) Zoning By-law Map in Section 990.10 and applying the zone label "RM (f12.0; u4; d0.8) (x63)" as shown on Diagram 1: 416 Oakwood Avenue.
 - (B) Policy Area Overlay Map in Article 995.10.1 and applying no label.
 - (C) Height Overlay Map in Article 995.20.1 and applying the label "HT 11.0, ST 3".
 - (D) Lot Coverage Overlay Map in Article 995.30.1 and applying no label.
2. Zoning By-law 569-2013, as amended, is further amended as follows in regulation 900.6.10(63) Exception RM 63 under the heading Prevailing By-laws and Prevailing Sections by deleting "(None Apply)" adding provision (A) as follows:
 - "(A) On 416 Oakwood Avenue, City of Toronto by-law 1121-2011."

Diagram 1




 **Toronto**
Diagram 1

416 Oakwood Avenue



Subject Site

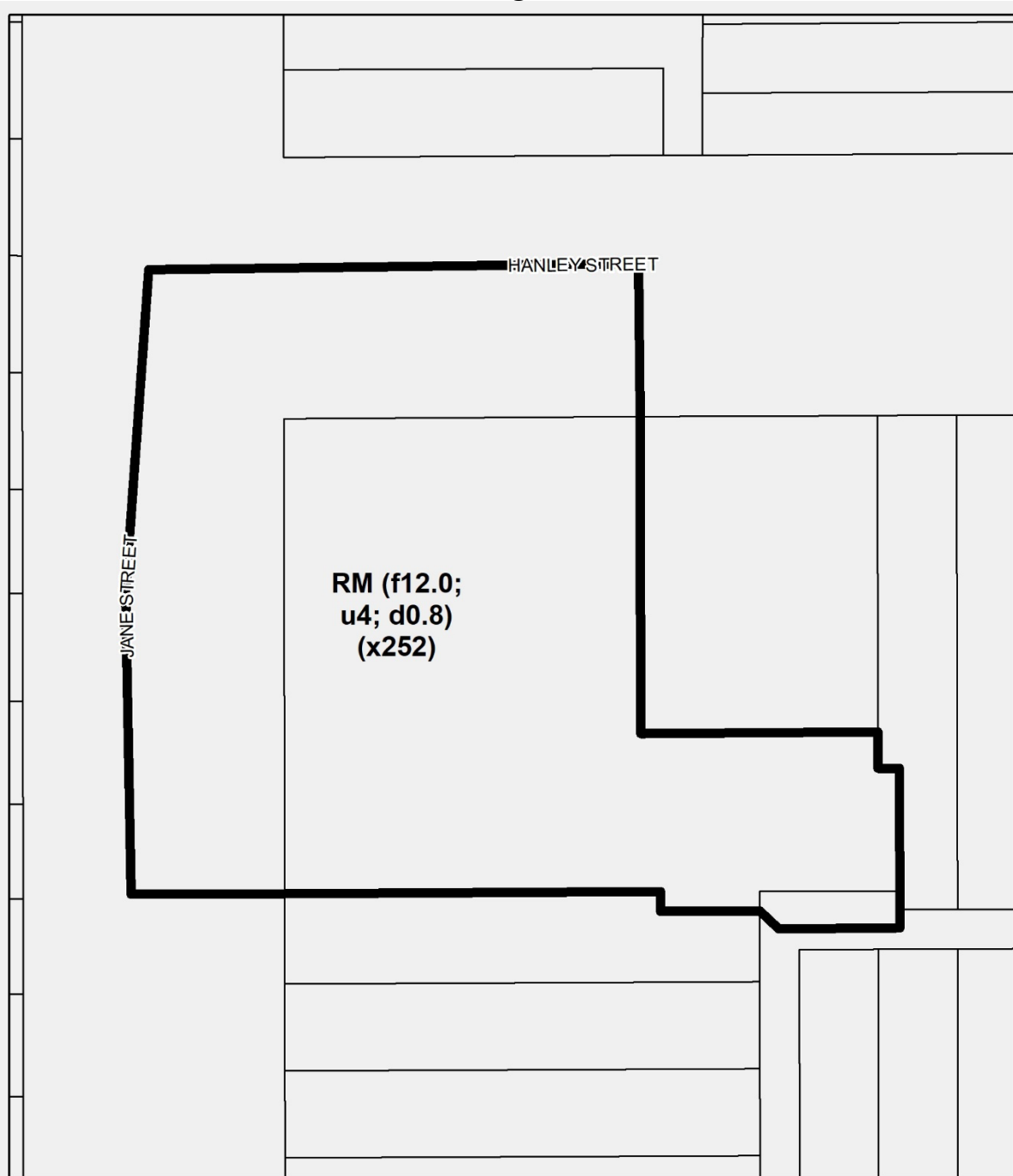

City of Toronto By-law 569-2013
Not to Scale
05/22/2024

441 Jane Street.

The Council of the City of Toronto enacts:

1. Zoning By-law 569-2013, as amended, is further amended as follows by adding the lands outlined by a heavy black line and identified on Diagram 1: 441 Jane Street to the:
 - (A) Zoning By-law Map in Section 990.10 and applying the zone label "RM (f12.0; u4; d0.8) (x252)" as shown on Diagram 1: 441 Jane Street.
 - (B) Policy Area Overlay Map in Article 995.10.1 and applying no label.
 - (C) Height Overlay Map in Article 995.20.1 and applying the label "HT 11.0, ST 3".
 - (D) Lot Coverage Overlay Map in Article 995.30.1 and applying no label.
2. Zoning By-law 569-2013, as amended, is further amended as follows in regulation 900.6.10(252) Exception RM 252 under the heading Prevailing By-laws and Prevailing Sections by adding provision (C) as follows:
 - "(C) On 441 Jane Street, City of Toronto by-law 106-2015."


Diagram 1



 **TORONTO**
Diagram 1

441 Jane Street

 Subject Site


City of Toronto By-law 569-2013
Not to Scale
04/23/2024

458 Oakwood Avenue.

The Council of the City of Toronto enacts:

1. Zoning By-law 569-2013, as amended, is further amended as follows by adding the lands outlined by a heavy black line and identified on Diagram 1: 458 Oakwood Avenue to the:
 - (A) Zoning By-law Map in Section 990.10 and applying the zone label "RM (f12.0; u4; d0.8) (x63)" as shown on Diagram 1: 458 Oakwood Avenue.
 - (B) Policy Area Overlay Map in Article 995.10.1 and applying no label.
 - (C) Height Overlay Map in Article 995.20.1 and applying the label "HT 11.0, ST 3".
 - (D) Lot Coverage Overlay Map in Article 995.30.1 and applying no label.
2. Zoning By-law 569-2013, as amended, is further amended as follows in regulation 900.6.10(63) Exception RM 63 under the heading Prevailing By-laws and Prevailing Sections by deleting "(None Apply)" and adding provision (A) as follows:

"(A) On 458 Oakwood Avenue, City of Toronto by-law 1073-2013."

Diagram 1




 **Toronto**
Diagram 1

458 Oakwood Avenue



Subject Site


City of Toronto By-law 569-2013
Not to Scale
05/22/2024

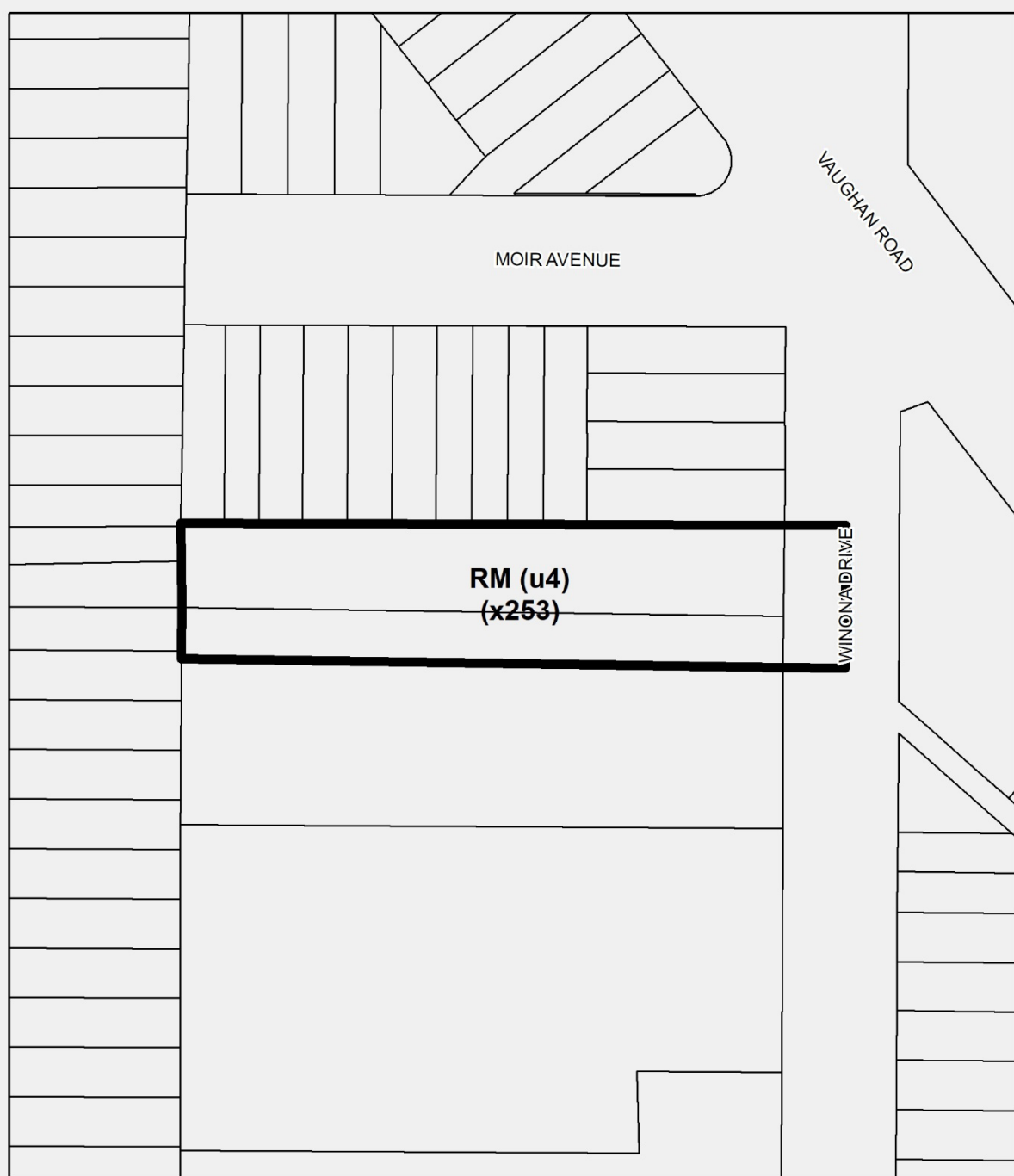
464, 466, 468 Winona Drive.

The Council of the City of Toronto enacts:

1. Zoning By-law 569-2013, as amended, is further amended as follows by adding the lands outlined by a heavy black line and identified on Diagram 1: 464, 466, 468 Winona Drive to the:
 - (A) Zoning By-law Map in Section 990.10 and applying the zone label "RM (u4)(x253)" as shown on Diagram 1: 464, 466, 468 Winona Drive.
 - (B) Policy Area Overlay Map in Article 995.10.1 and applying no label.
 - (C) Height Overlay Map in Article 995.20.1 and applying no label.
 - (D) Lot Coverage Overlay Map in Article 995.30.1 and applying no label.
2. Zoning By-law 569-2013, as amended, is further amended as follows in regulation 900.6.10(253) Exception RM 253 under the heading Prevailing By-laws and Prevailing Sections by deleting "(None Apply)" and adding a new Provision (A):

"(A) On 464, 466, and 468 Winona Drive, City of Toronto By-law 712-2014."

Diagram 1




 **TORONTO**
Diagram 1

464, 466, 468 Winona Drive



Subject Site


City of Toronto By-law 569-2013
Not to Scale
07/16/2024

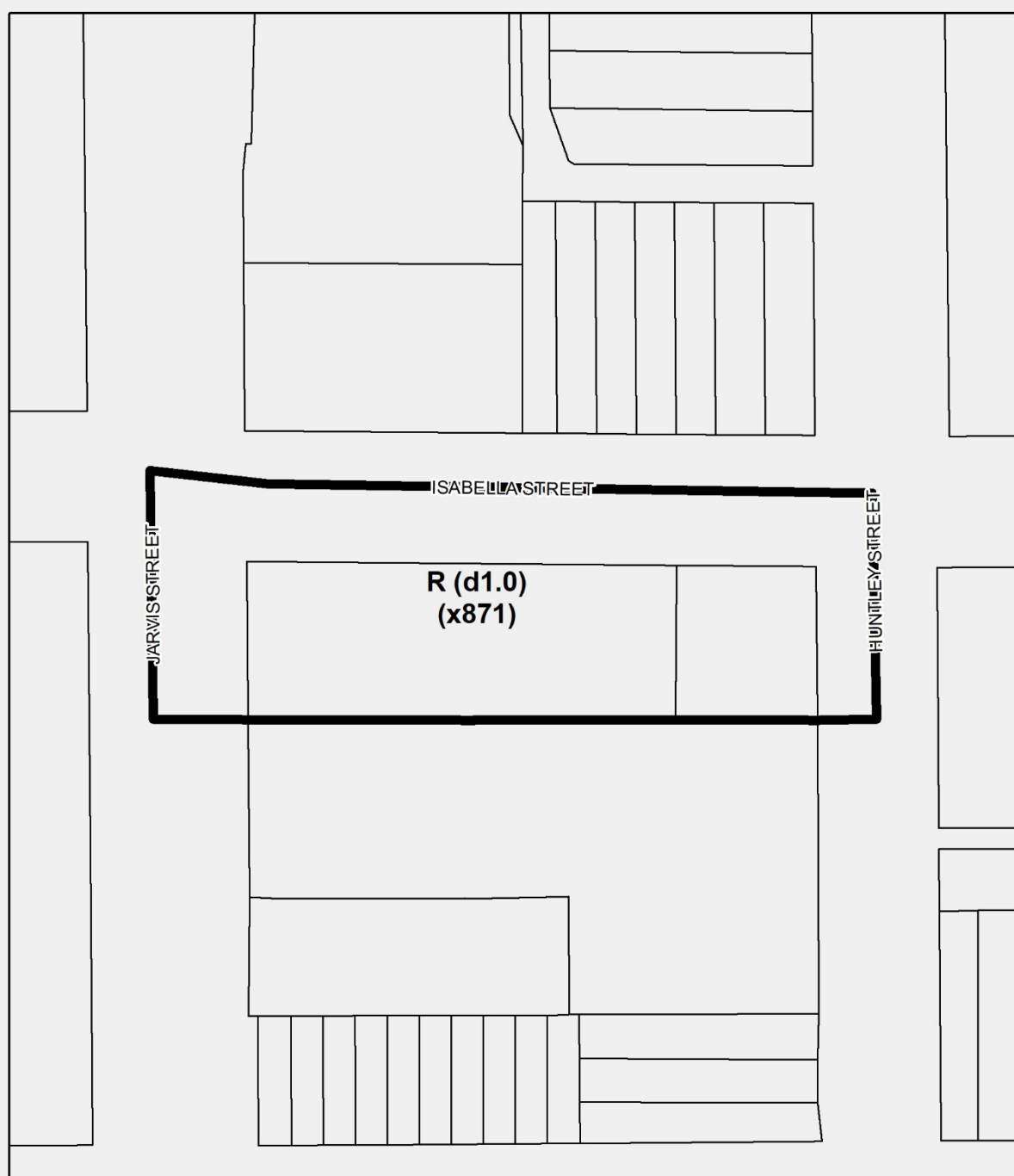
571 Jarvis Street and 119 Isabella Street.

The Council of the City of Toronto enacts:

1. Zoning By-law 569-2013, as amended, is further amended as follows by adding the lands outlined by a heavy black line and identified on Diagram 1: 571 Jarvis Street and 119 Isabella Street to the:
 - (A) Zoning By-law Map in Section 990.10 and applying the zone label "R (d1.0) (x871)" as shown on Diagram 1: 571 Jarvis Street and 119 Isabella Street.
 - (B) Policy Area Overlay Map in Article 995.10.1 and applying the label "1".
 - (C) Height Overlay Map in Article 995.20.1 and applying the label "HT 13.0".
 - (D) Lot Coverage Overlay Map in Article 995.30.1 and applying no label.
2. Zoning By-law 569-2013, as amended, is further amended as follows in regulation 900.2.10(871) Exception R 871 under the heading Prevailing By-laws and Prevailing Sections by adding provision (G) as follows:

"(G) On 571 Jarvis Street and 119 Isabella Street, City of Toronto by-law 115-2014."

Diagram 1




 **Toronto**
Diagram 1

571 Jarvis Street & 119 Isabella Street



Subject Site


City of Toronto By-law 569-2013
Not to Scale
04/23/2024

580 Kingston Road.

The Council of the City of Toronto enacts:

1. Zoning By-law 569-2013, as amended, is further amended as follows by adding the lands outlined by a heavy black line and identified on Diagram 1: 580 Kingston Road to the:
 - (A) Zoning By-law Map in Section 990.10 and applying the zone label "R (d1.0) (x683)" as shown on Diagram 1: 580 Kingston Road.
 - (B) Policy Area Overlay Map in Article 995.10.1 and applying no label.
 - (C) Height Overlay Map in Article 995.20.1 and applying the label "HT 14.0".
 - (D) Lot Coverage Overlay Map in Article 995.30.1 and applying no label.
2. Zoning By-law 569-2013, as amended, is further amended as follows in regulation 900.2.10(683) Exception R 683 under the heading Prevailing By-laws and Prevailing Sections by adding provision (D) as follows:

"(D) On 580 Kingston Road, City of Toronto by-law 1210-2012."

Diagram 1




 **Toronto**
Diagram 1

580 Kingston Road



Subject Site


City of Toronto By-law 569-2013
Not to Scale
04/25/2024

615 Parliament Street.

The Council of the City of Toronto enacts:

1. Zoning By-law 569-2013, as amended, is further amended as follows by adding the lands outlined by a heavy black line and identified on Diagram 1: 615 Parliament Street to the:
 - (A) Zoning By-law Map in Section 990.10 and applying the zone label "R (d1.0) (x851)" as shown on Diagram 1: 615 Parliament Street.
 - (B) Policy Area Overlay Map in Article 995.10.1 and applying the label "1".
 - (C) Height Overlay Map in Article 995.20.1 and applying the label "HT 13.0".
 - (D) Lot Coverage Overlay Map in Article 995.30.1 and applying no label.
2. Zoning By-law 569-2013, as amended, is further amended as follows in regulation 900.2.10(851) Exception R 851 under the heading Prevailing By-laws and Prevailing Sections by adding Provision (L):

"(L) On 615 Parliament Street, former City of Toronto by-law 208-2013."

Diagram 1




 **Toronto**
Diagram 1

615 Parliament Street



Subject Site

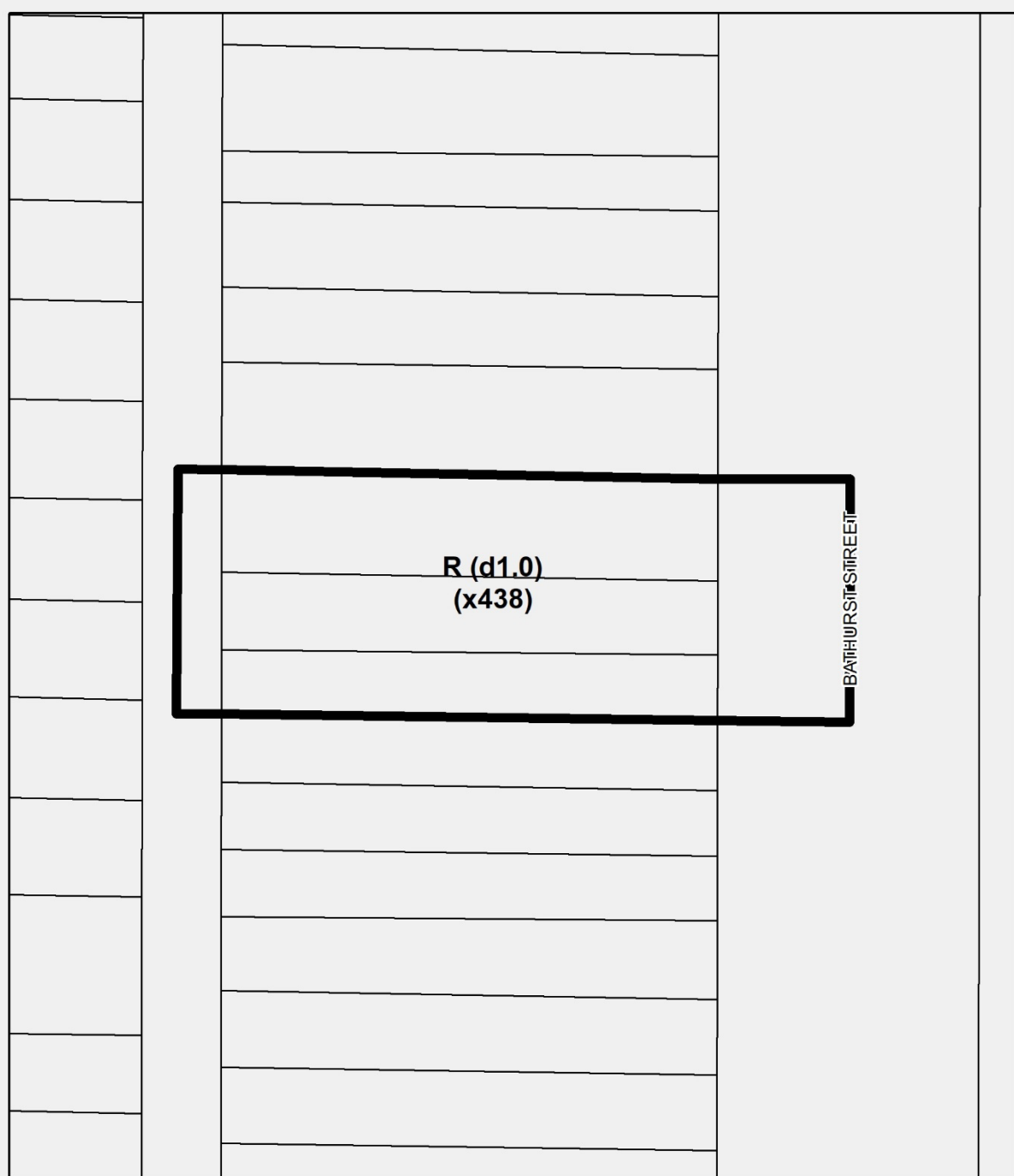

City of Toronto By-law 569-2013
Not to Scale
07/30/2024

682, 684, 686 Bathurst Street.

The Council of the City of Toronto enacts:

1. Zoning By-law 569-2013, as amended, is further amended as follows by adding the lands outlined by a heavy black line and identified on Diagram 1: 682, 684, 686 Bathurst Street to the:
 - (A) Zoning By-law Map in Section 990.10 and applying the zone label "R (d1.0) (x438)" as shown on Diagram 1: 682, 684, 686 Bathurst Street.
 - (B) Policy Area Overlay Map in Article 995.10.1 and applying no label.
 - (C) Height Overlay Map in Article 995.20.1 and applying the label "HT 11.0".
 - (D) Lot Coverage Overlay Map in Article 995.30.1 and applying no label.

Diagram 1




 **TORONTO**
Diagram 1

682, 684, 686 Bathurst Street



Subject Site


City of Toronto By-law 569-2013
Not to Scale
04/18/2024

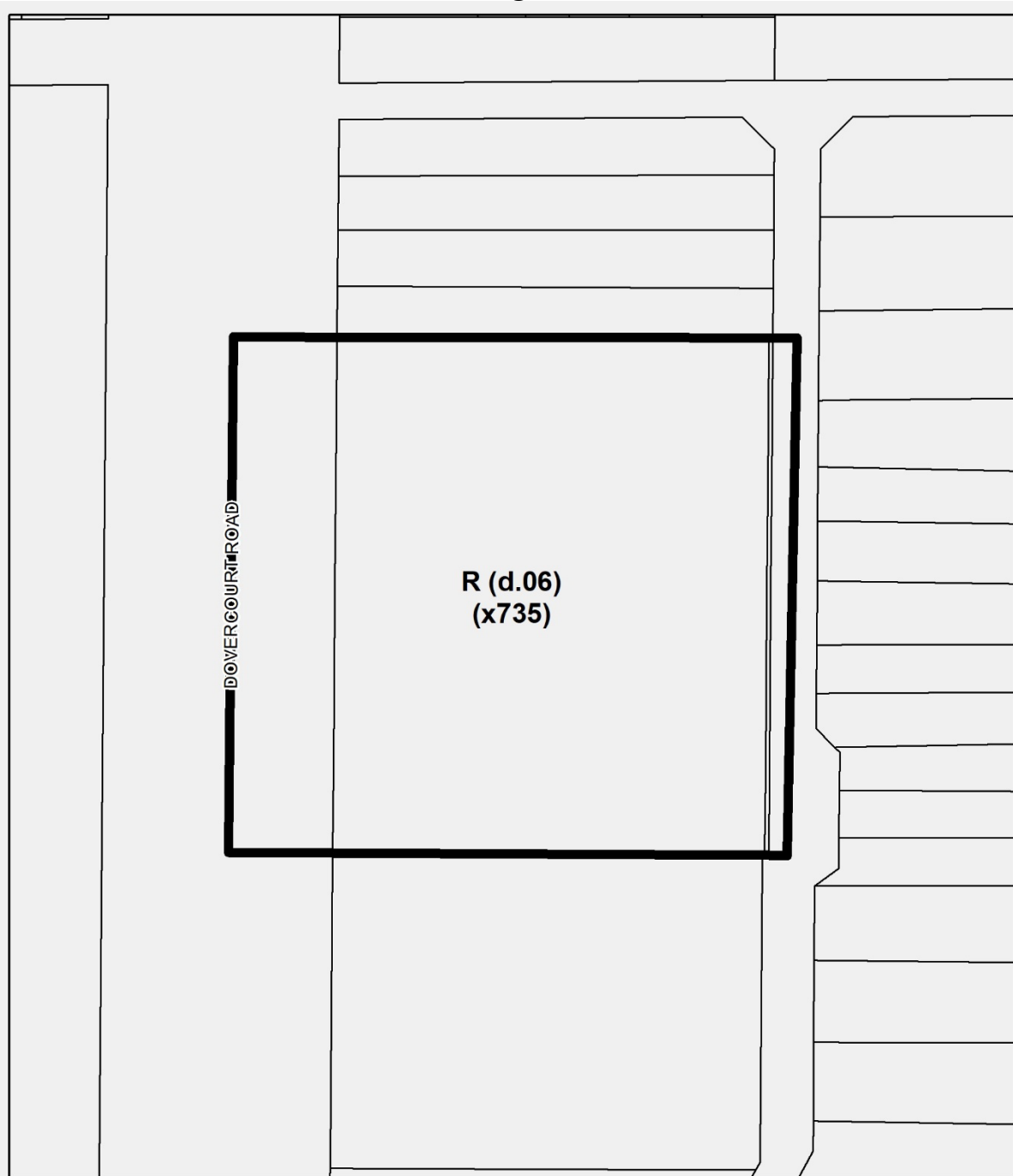
707, 709, 711, 715, 717 Dovercourt Road.

The Council of the City of Toronto enacts:

1. Zoning By-law 569-2013, as amended, is further amended as follows by adding the lands outlined by a heavy black line and identified on Diagram 1: 707, 709, 711, 715, 717 Dovercourt Road to the:
 - (A) Zoning By-law Map in Section 990.10 and applying the zone label "R (d0.6) (x735)" as shown on Diagram 1: 707, 709, 711, 715, 717 Dovercourt Road.
 - (B) Policy Area Overlay Map in Article 995.10.1 and applying no label.
 - (C) Height Overlay Map in Article 995.20.1 and applying the label "HT 11.0".
 - (D) Lot Coverage Overlay Map in Article 995.30.1 and applying no label.
2. Zoning By-law 569-2013, as amended, is further amended as follows in regulation 900.2.10(735) Exception R 735 under the heading Prevailing By-laws and Prevailing Sections by adding provision (T) as follows:

"(T) On 707, 709, 711, 715 and 717 Dovercourt Road, City of Toronto by-law 357-2010."


Diagram 1



 **TORONTO**
Diagram 1

707, 709, 711, 715, 717 Dovercourt Road

 Subject Site


City of Toronto By-law 569-2013
Not to Scale
04/19/2024

749 Ossington Avenue.

The Council of the City of Toronto enacts:

1. Zoning By-law 569-2013, as amended, is further amended as follows by adding the lands outlined by a heavy black line and identified on Diagram 1: 749 Ossington Avenue to the:
 - (A) Zoning By-law Map in Section 990.10 and applying the zone label "R (d0.6)" as shown on Diagram 1: 749 Ossington Avenue.
 - (B) Policy Area Overlay Map in Article 995.10.1 and applying no label.
 - (C) Height Overlay Map in Article 995.20.1 and applying the label "HT 11.0".
 - (D) Lot Coverage Overlay Map in Article 995.30.1 and applying no label.

Diagram 1




 **Toronto**
Diagram 1

749 Ossington Avenue



Subject Site


City of Toronto By-law 569-2013
Not to Scale
05/22/2024

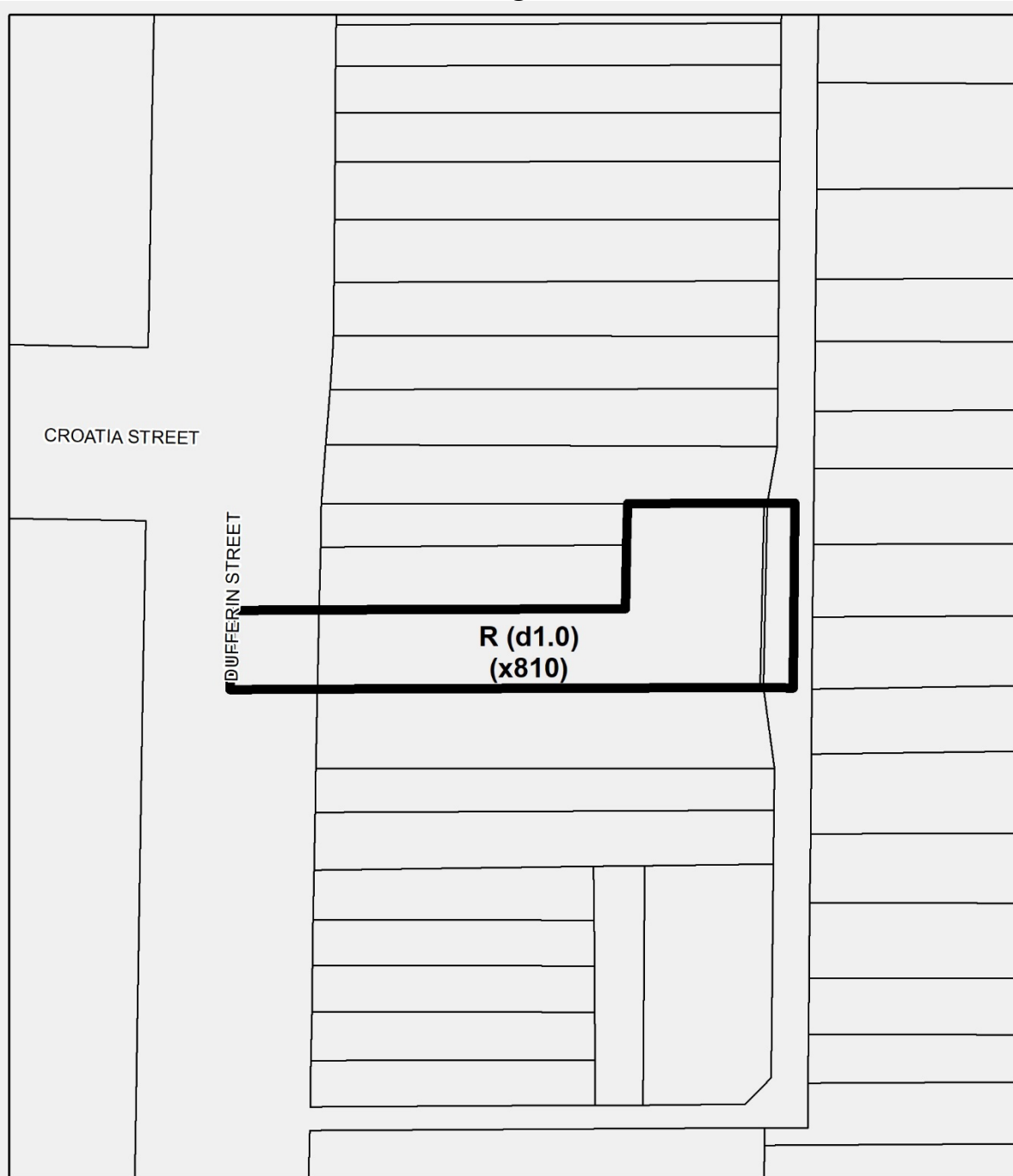
953 Dufferin Street.

The Council of the City of Toronto enacts:

1. Zoning By-law 569-2013, as amended, is further amended as follows by adding the lands outlined by a heavy black line and identified on Diagram 1: 953 Dufferin Street to the:
 - (A) Zoning By-law Map in Section 990.10 and applying the zone label "R (d1.0) (x810)" as shown on Diagram 1: 953 Dufferin Street.
 - (B) Policy Area Overlay Map in Article 995.10.1 and applying no label.
 - (C) Height Overlay Map in Article 995.20.1 and applying the label "HT 11.0".
 - (D) Lot Coverage Overlay Map in Article 995.30.1 and applying no label.
2. Zoning By-law 569-2013, as amended, is further amended as follows in regulation 900.2.10(810) Exception R 810 under the heading Prevailing By-laws and Prevailing Sections by adding provision (J) as follows:

"(J) On 953 Dufferin Street, City of Toronto by-law 495-2014(OMB)."

Diagram 1




 **Toronto**
Diagram 1

953 Dufferin Street



Subject Site

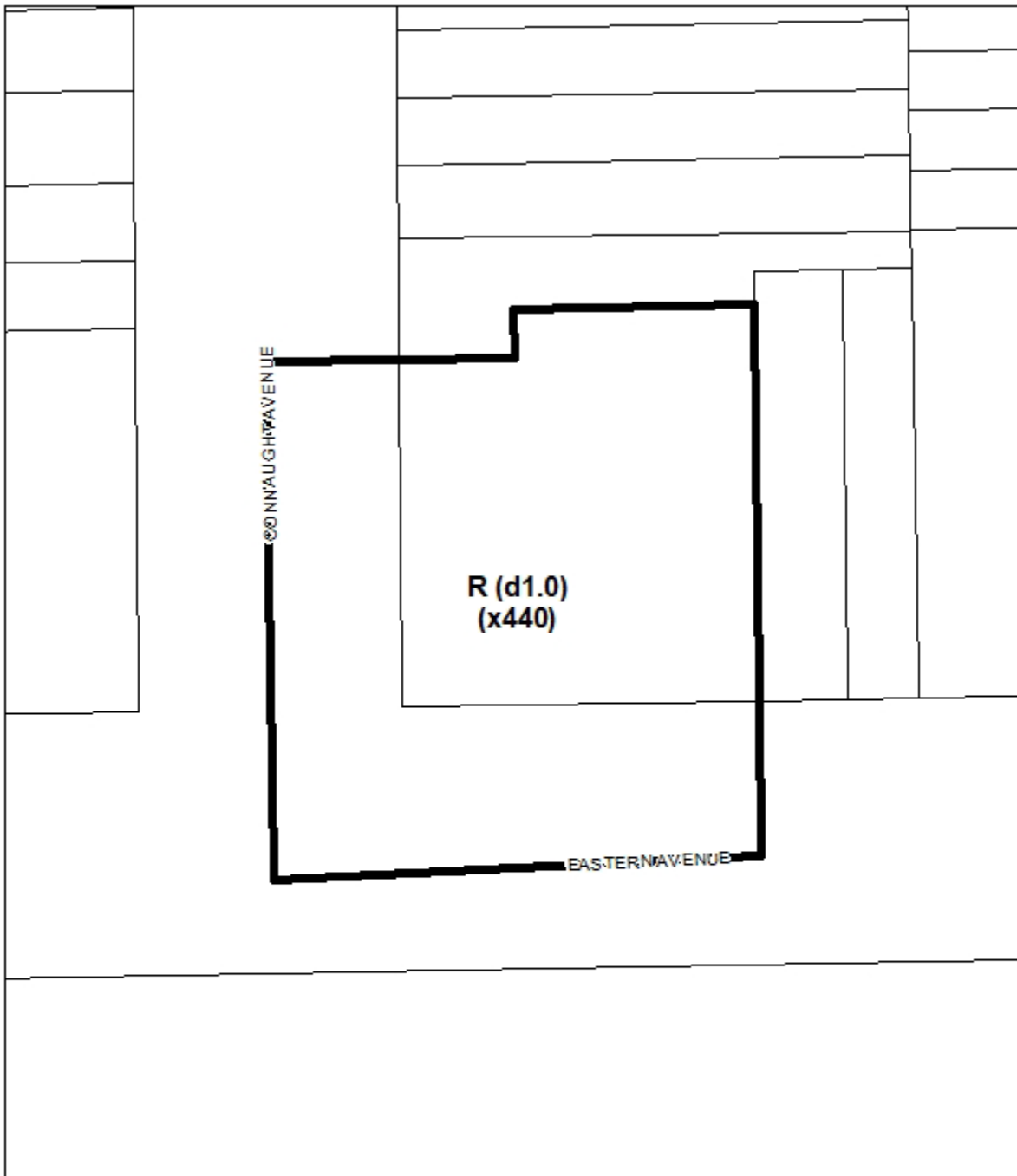

City of Toronto By-law 569-2013
Not to Scale
05/15/2024

960 and 962 Eastern Avenue.

The Council of the City of Toronto enacts:


1. Zoning By-law 569-2013, as amended, is further amended as follows by adding the lands outlined by a heavy black line and identified on Diagram 1: 960 and 962 Eastern Avenue to the:
 - (A) Zoning By-law Map in Section 990.10 and applying the zone label "R (d1.0) (x440)" as shown on Diagram 1: 960 and 962 Eastern Avenue.
 - (B) Policy Area Overlay Map in Article 995.10.1 and applying no label.
 - (C) Height Overlay Map in Article 995.20.1 and applying the label "HT 13.0".
 - (D) Lot Coverage Overlay Map in Article 995.30.1 and applying no label.

Diagram 1



Toronto
Diagram 1

960 & 962 Eastern Avenue

 Subject Site

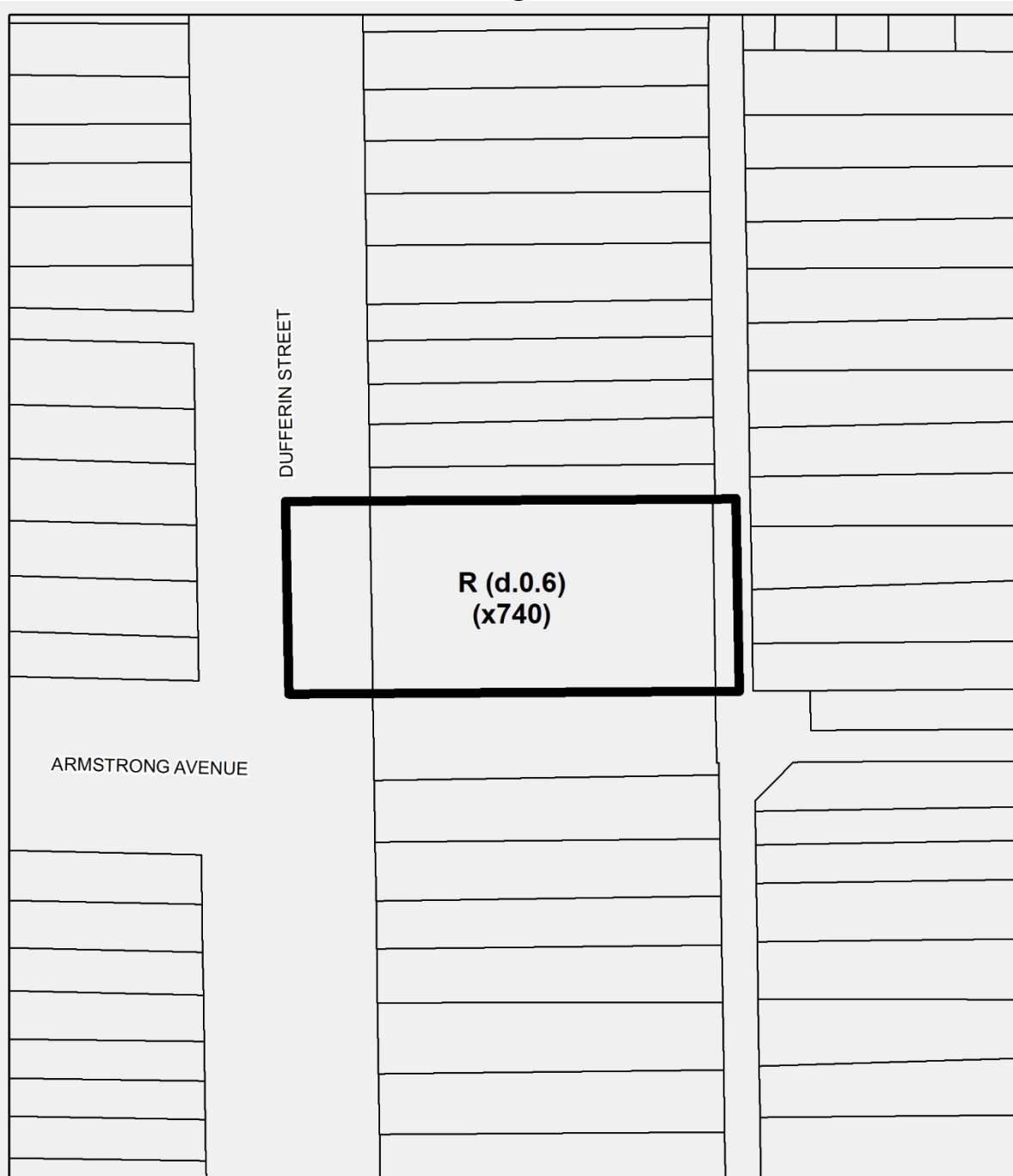

City of Toronto By-law 569-2013
Not to Scale
09/12/2024

1183 Dufferin Street.

The Council of the City of Toronto enacts:

1. Zoning By-law 569-2013, as amended, is further amended as follows by adding the lands outlined by a heavy black line and identified on Diagram 1: 1183 Dufferin Street to the:
 - (A) Zoning By-law Map in Section 990.10 and applying the zone label "R (d0.6) (x740)" as shown on Diagram 1: 1183 Dufferin Street.
 - (B) Policy Area Overlay Map in Article 995.10.1 and applying no label.
 - (C) Height Overlay Map in Article 995.20.1 and applying the label "HT 13.0".
 - (D) Lot Coverage Overlay Map in Article 995.30.1 and applying no label.
2. Zoning By-law 569-2013, as amended, is further amended as follows in regulation 900.2.10(740) Exception R 740 under the heading Prevailing By-laws and Prevailing Sections by adding provision (F) as follows:
 - "(F) On 1183 Dufferin Street, City of Toronto by-law 554-2014."

Diagram 1




 **Toronto**
Diagram 1

1183 Dufferin Street



Subject Site


City of Toronto By-law 569-2013
Not to Scale
05/15/2024

2054 Davenport Road.

The Council of the City of Toronto enacts:

1. Zoning By-law 569-2013, as amended, is further amended as follows by adding the lands outlined by a heavy black line and identified on Diagram 1: 2054 Davenport Road to the:
 - (A) Zoning By-law Map in Section 990.10 and applying the zone label "R (d0.6)" as shown on Diagram 1: 2054 Davenport Road.
 - (B) Policy Area Overlay Map in Article 995.10.1 and applying no label.
 - (C) Height Overlay Map in Article 995.20.1 and applying the label "HT 11.0".
 - (D) Lot Coverage Overlay Map in Article 995.30.1 and applying no label.

Diagram 1



 **Toronto**
Diagram 1

2054 Davenport Road



Subject Site



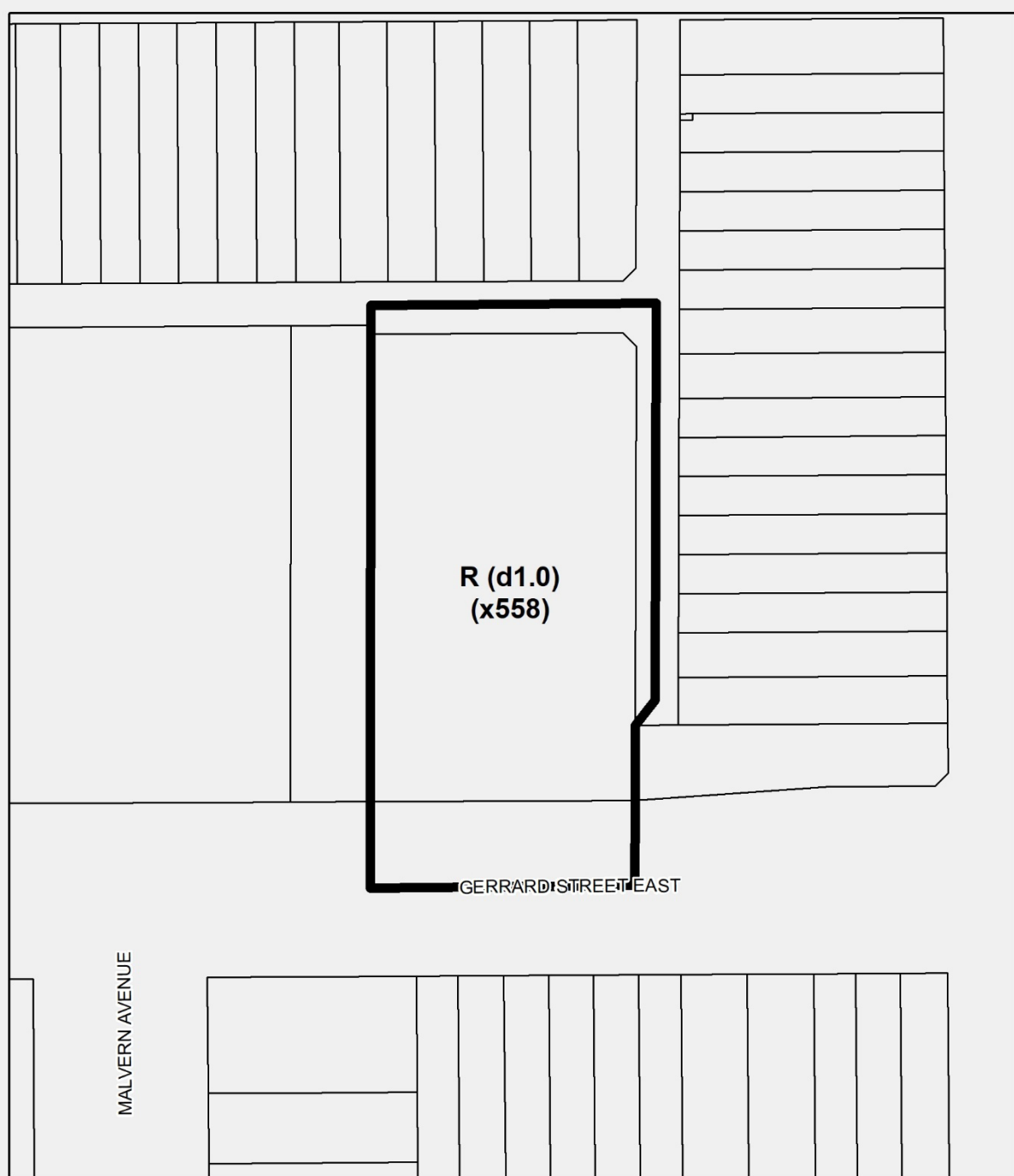
City of Toronto By-law 569-2013
Not to Scale
04/18/2024

2320 Gerrard Street East.

The Council of the City of Toronto enacts:

1. Zoning By-law 569-2013, as amended, is further amended as follows by adding the lands outlined by a heavy black line and identified on Diagram 1: 2320 Gerrard Street East to the:
 - (A) Zoning By-law Map in Section 990.10 and applying the zone label "R (d1.0)(x558)" as shown on Diagram 1: 2320 Gerrard Street East.
 - (B) Policy Area Overlay Map in Article 995.10.1 and applying no label.
 - (C) Height Overlay Map in Article 995.20.1 and applying the label "HT 14.0".
 - (D) Lot Coverage Overlay Map in Article 995.30.1 and applying no label.

Diagram 1




 **Toronto**
Diagram 1

2320 Gerrard Street East



Subject Site


City of Toronto By-law 569-2013
Not to Scale
05/29/2024