

Authority: Planning and Housing Committee Item PH22.6,
as adopted by City of Toronto Council on June 25 and 26,
2025
City Council voted in favour of this by-law on June 26,
2025
Written approval of this by-law was given by Mayoral
Decision 10-2025 dated June 26, 2025

CITY OF TORONTO

BY-LAW 616-2025

To amend Zoning By-law 569-2013, as amended, with respect to incorporating certain low-rise residential lands in the North 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) Parking Zone Overlay Map in Section 995.50; and
 - (vi) Exceptions in Articles 900.2.10; 900.3.10; 900.4.10; 900.5.10; or 900.6.10.
2. Nothing in By-law 616-2025 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 616-2025 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 616-2025 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 616-2025.
 - (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 616-2025 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 June 26, 2025.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)

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

Lands added to Zoning By-law 569-2013:

2-24	Adra Grado Way	38B	Doverwood Court
2675A	Bathurst Street	11	Edmonton Road
2675B	Bathurst Street	13	Edmonton Road
2677A	Bathurst Street	896	Eglinton Avenue East
2677B	Bathurst Street	147	Elder Street
2679A	Bathurst Street	149	Elder Street
2679B	Bathurst Street	112	Faywood Boulevard
2681A	Bathurst Street	114	Faywood Boulevard
2681B	Bathurst Street	116	Faywood Boulevard
2	Baytree Crescent	118	Faywood Boulevard
4	Baytree Crescent	50	Fifeshire Road
6	Baytree Crescent	532	Glencairn Avenue
1303	Bayview Avenue	534	Glencairn Avenue
2104	Bayview Avenue	536	Glencairn Avenue
2382	Bayview Avenue	692	Glengrove Avenue
2498	Bayview Avenue	694	Glengrove Avenue
2500	Bayview Avenue	696	Glengrove Avenue
2502	Bayview Avenue	30	Glenorchy Road
2504	Bayview Avenue	39	Green Belt Drive
2506	Bayview Avenue	351A	Greenfield Avenue
2508	Bayview Avenue	90	Gwendolen Crescent
2510	Bayview Avenue	16	Hi Mount Drive
2512	Bayview Avenue	41	Hi Mount Drive
2636A	Bayview Avenue	42	Hi Mount Drive
2636B	Bayview Avenue	81	Highland Crescent
2638A	Bayview Avenue	278	Horsham Avenue
2638B	Bayview Avenue	24	Killdeer Crescent
683	Bedford Park Avenue	56	Killdeer Crescent
33	Blyth Hill Road	6	King Maple Place
14	Brendan Road	32	Kirkland Boulevard
924A	Briar Hill Avenue	34	Kirkland Boulevard
924B	Briar Hill Avenue	229	Lytton Boulevard
1	Bridle Heath Gate	231	Lytton Boulevard
194	Burnett Avenue	233	Lytton Boulevard
196	Burnett Avenue	235	Lytton Boulevard
1023	Caledonia Road	237	Lytton Boulevard
2	Carluke Crescent	239	Lytton Boulevard
327	Chaplin Crescent	482	Lytton Boulevard
321	Cummer Avenue	484	Lytton Boulevard
30	Doverwood Court	486	Lytton Boulevard
36A	Doverwood Court	716	Marlee Avenue
36B	Doverwood Court	51	Montessor Drive
38A	Doverwood Court	208	Northwood Drive

182	Norton Avenue	3	Valliere Place
186	Norton Avenue	5	Valliere Place
1-23,	8-30 Okra Tomar Crescent	6	Valliere Place
231	Old Yonge Street	7	Valliere Place
216	Owen Boulevard	8	Valliere Place
46	Page Avenue	10	Valliere Place
48	Page Avenue	12	Valliere Place
50	Page Avenue	15	Valliere Place
52	Park Lane Circle	16	Valliere Place
287	Pleasant Avenue	17	Valliere Place
289	Pleasant Avenue	18	Valliere Place
102	Post Road	19	Valliere Place
371	Roehampton Avenue	20	Valliere Place
21A	Roycrest Avenue	21	Valliere Place
21B	Roycrest Avenue	22	Valliere Place
96	Rykert Crescent	23	Valliere Place
43	Sagebrush Lane	25	Wilmington Avenue
48	Sandringham Drive	27	Wilmington Avenue
146	Sandringham Drive	29	Wilmington Avenue
217	Sandringham Drive	31A	Wilmington Avenue
370	Sheppard Avenue West	440	Woburn Avenue
398	St Germain Avenue	438A	Woburn Avenue
195	Valley Road	438B	Woburn Avenue
197	Valley Road	86	York Road
1	Valliere Place	18	York Ridge Road
2	Valliere Place		

Provisions added for the lands:

1 to 23, 8 to 30 Okra Tomar Crescent and 2 to 24 Adra Grado Way

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: 1-23 & 8-30 Okra Tomar Crescent & 2-24 Adra Grado Way, to the:

- (A) Zoning By-law Map in Section 990.10 and applying the zone label "RT (x379)" as shown on Diagram 1: 1-23 & 8-30 Okra Tomar Crescent & 2-24 Adra Grado Way.
- (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 10.5, ST 3".
- (D) Lot Coverage Overlay Map in Article 995.30.1 and applying the label "25".

2. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.5.10 Exception Number 379 so that it reads:

(379) Exception RT 379

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 1-23, 8-30 Okra Tomar Crescent and 2-24 Adra Grado Way, City of Toronto by-law 107-2017.
3. 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: 1-23 & 8-30 Okra Tomar Crescent & 2-24 Adra Grado Way to the:
 - (A) Zoning By-law Map in Section 990.10 and applying the zone label "RM (x482)" as shown on Diagram 1: 1-23 & 8-30 Okra Tomar Crescent & 2-24 Adra Grado Way.
 - (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 10.5, ST 3".
 - (D) Lot Coverage Overlay Map in Article 995.30.1 and applying the label "25".

4. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.6.10 Exception Number 482 so that it reads:

(482) Exception RM 482

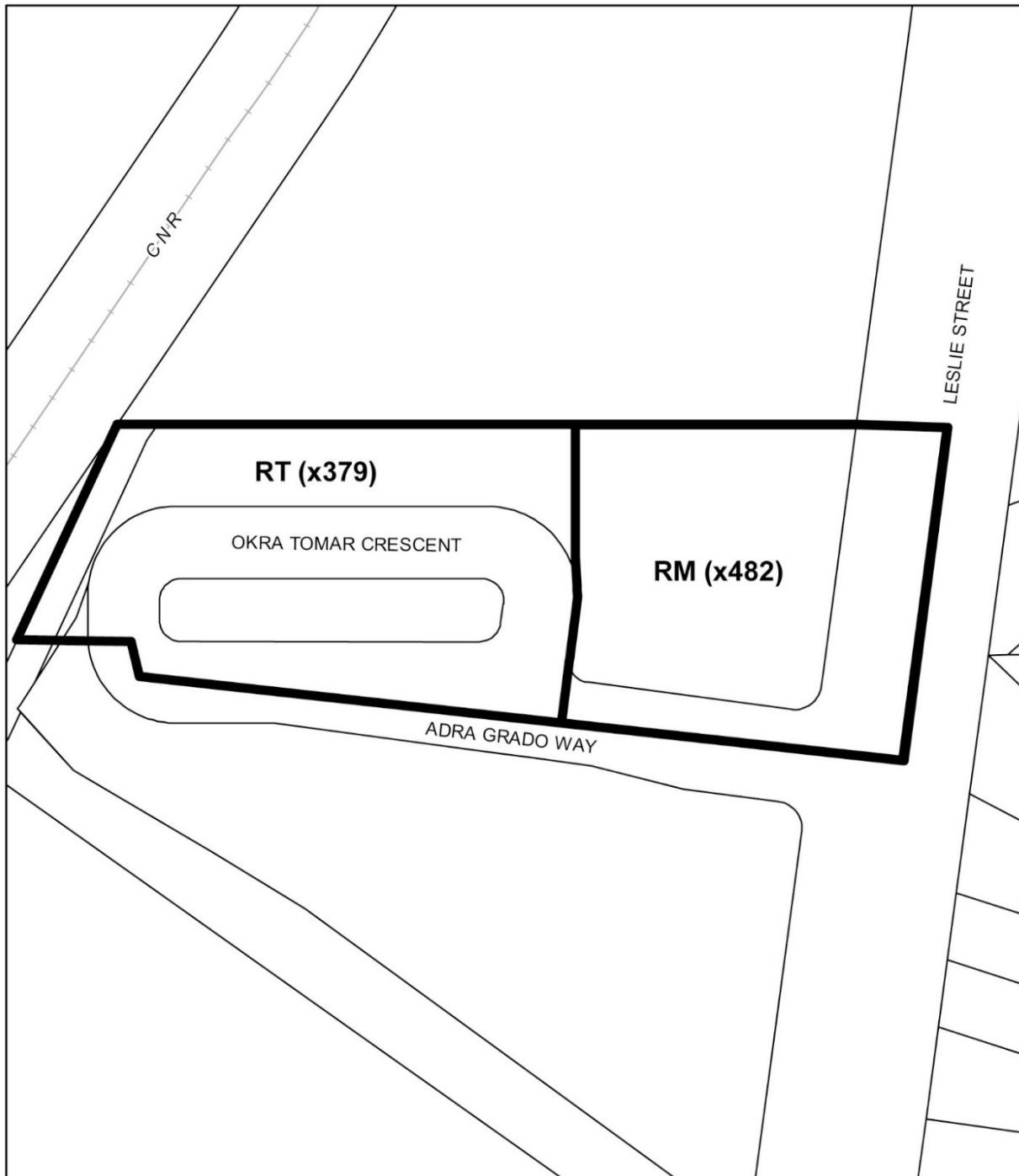
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions: None Apply

Prevailing By-laws and Prevailing Sections:

- (A) On 1-23, 8-30 Okra Tomar Crescent and 2-24 Adra Grado Way, City of Toronto by-law 107-2017.


Diagram 1



 **TORONTO**
Diagram 1

1-23 & 8-30 Okra Tomar Crescent &
2-24 Adra Grado Way

 Subject Site


City of Toronto By-law 569-2013
Not to Scale
05/05/2025

2 and 4 Baytree Crescent, 2636A, 2636B, 2638A and 2638B Bayview Avenue

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 and 4 Baytree Crescent & 2636A, 2636B, 2638A, and 2638B Bayview Avenue, to the:
 - (A) Zoning By-law Map in Section 990.10 and applying the zone label "RT (x377)" as shown on Diagram 1: 2 and 4 Baytree Crescent & 2636A, 2636B, 2638A and 2638B Bayview 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 11.5, ST 3".
 - (D) Lot Coverage Overlay Map in Article 995.30.1 and applying the label "30".
2. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.5.10 Exception Number 377 so that it reads:

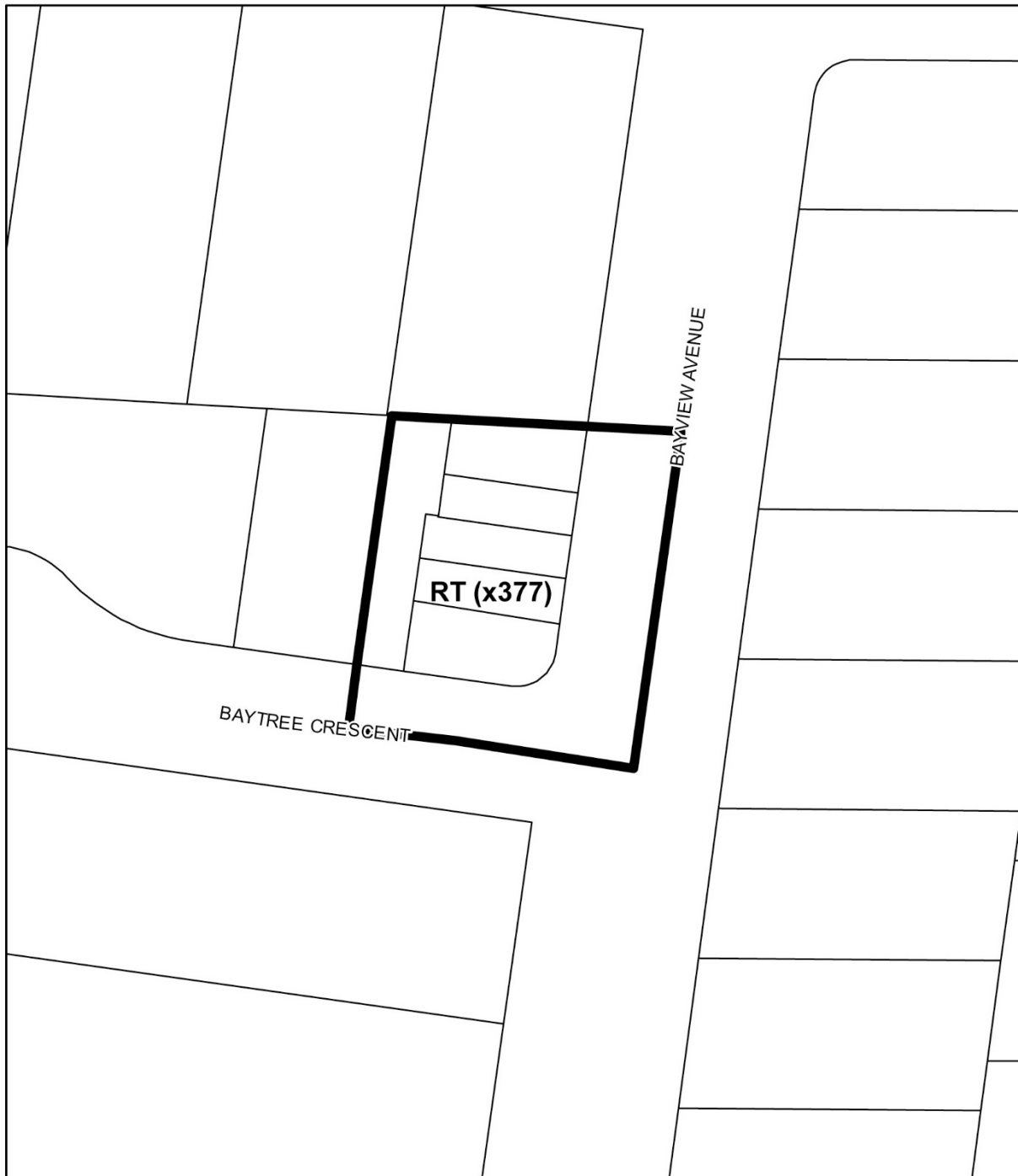
(377) Exception RT 377

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 2 and 4 Baytree Crescent, 2636A, 2636B, 2638A and 2638B Bayview Avenue, City of Toronto by-law 762-2015.

Diagram 1

Toronto
Diagram 1

2 and 4 Baytree Crescent &
2636A, 2636B, 2638A, 2638B Bayview Avenue



Subject Site



City of Toronto By-law 569-2013
Not to Scale
05/05/2025

6 Baytree Crescent

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: 6 Baytree Crescent, to the:
 - (A) Zoning By-law Map in Section 990.10 and applying the zone label "RD (x1333)" as shown on Diagram 1: 6 Baytree 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 11.5, ST 3".
 - (D) Lot Coverage Overlay Map in Article 995.30.1 and applying the label "30".
2. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.3.10 Exception Number 1333 so that it reads:

(1333) Exception RD 1333

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 6 Baytree Crescent, City of Toronto by-law 762-2015.

Diagram 1



 **TORONTO**
Diagram 1

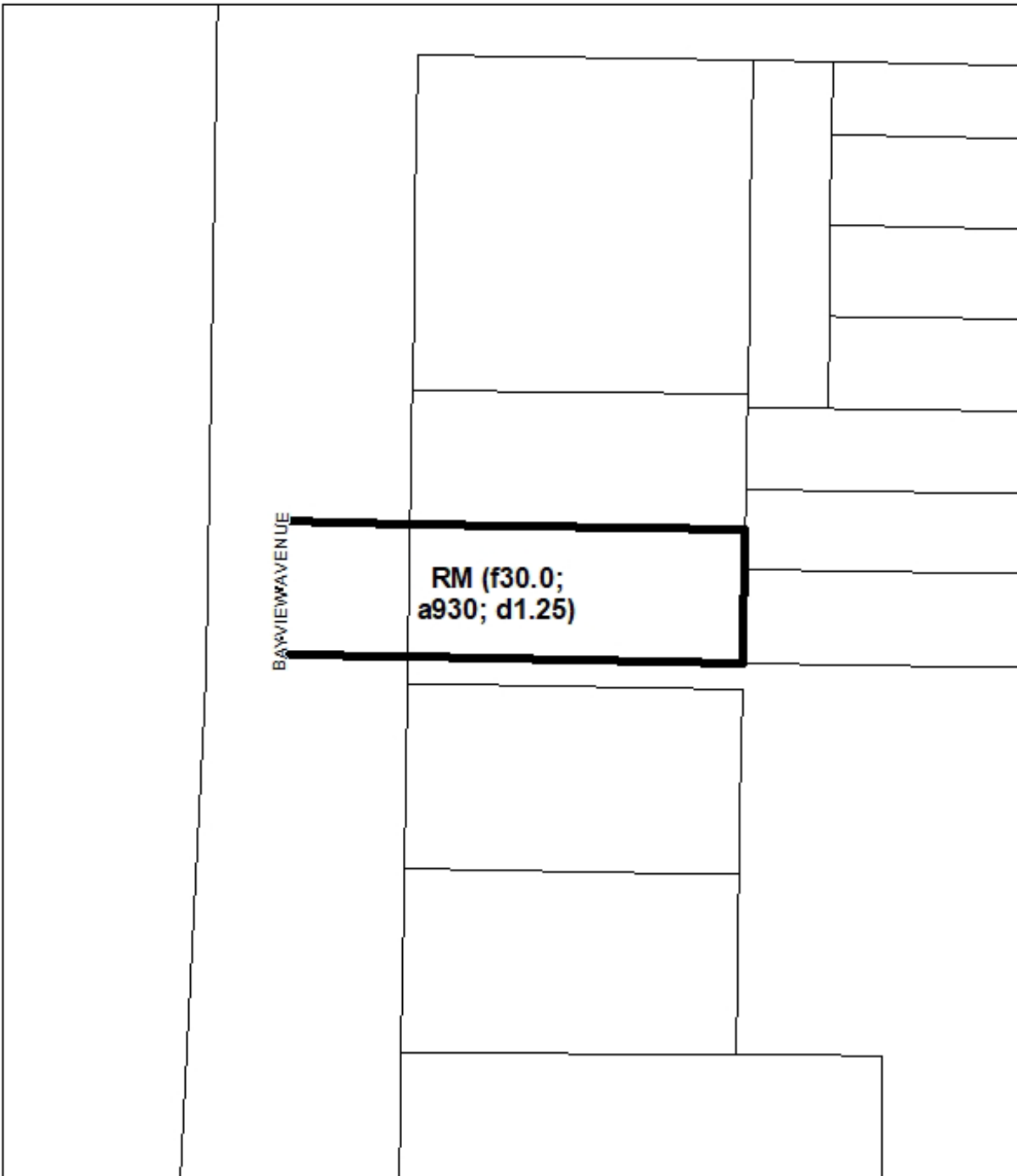
6 Baytree Crescent

 Subject Site

1303 Bayview Avenue

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: 1303 Bayview Avenue, to the:
 - (A) Zoning By-law Map in Section 990.10 and applying the zone label "RM (f30.0; a930; d1.25)" as shown on Diagram 1: 1303 Bayview 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 16.0".
 - (D) Lot Coverage Overlay Map in Article 995.30.1 and applying the label "30".

Diagram 1



Toronto
Diagram 1

1303 Bayview Avenue



Subject Site



City of Toronto By-law 569-2013
Not to Scale
03/03/2025

2102-2166 Bayview Avenue and 1-82 Hargrave Lane

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: 2102-2166 Bayview Avenue & 1-82 Hargrave Lane to the:
 - (A) Zoning By-law Map in Section 990.10 and applying the zone label "RT (x378)" as shown on Diagram 1: 2102-2166 Bayview Avenue & 1-82 Hargrave Lane.
 - (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, ST 2".
 - (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 by adding Article 900.5.10 Exception Number 378 so that it reads:

(378) Exception RT 378

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 2102-2166 Bayview Avenue and 1-82 Hargrave Lane, City of Toronto by-law 476-2012(OMB).

Diagram 1

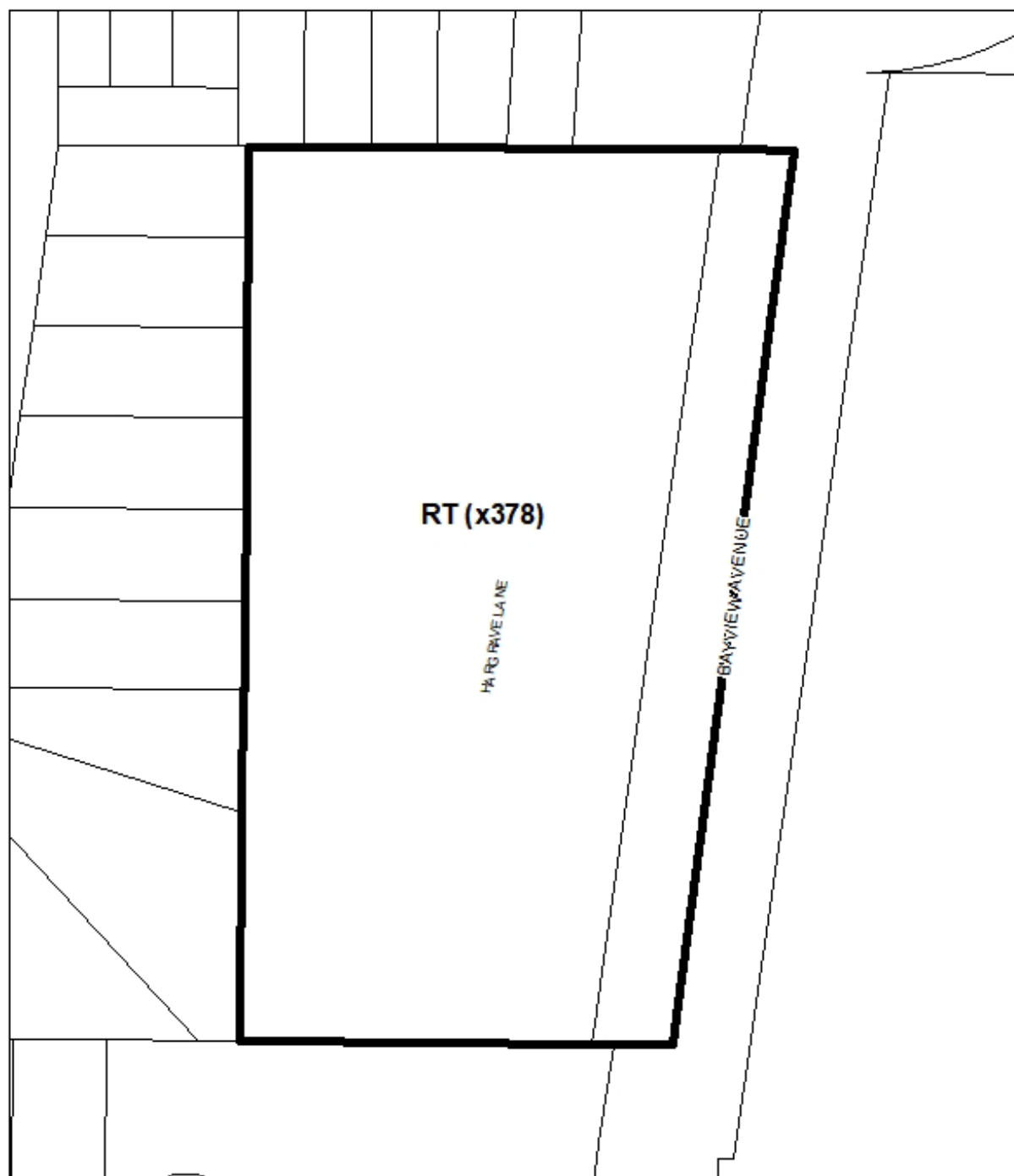





Diagram 1

2102-2166 Bayview Avenue & 1-82 Hargrave Lane

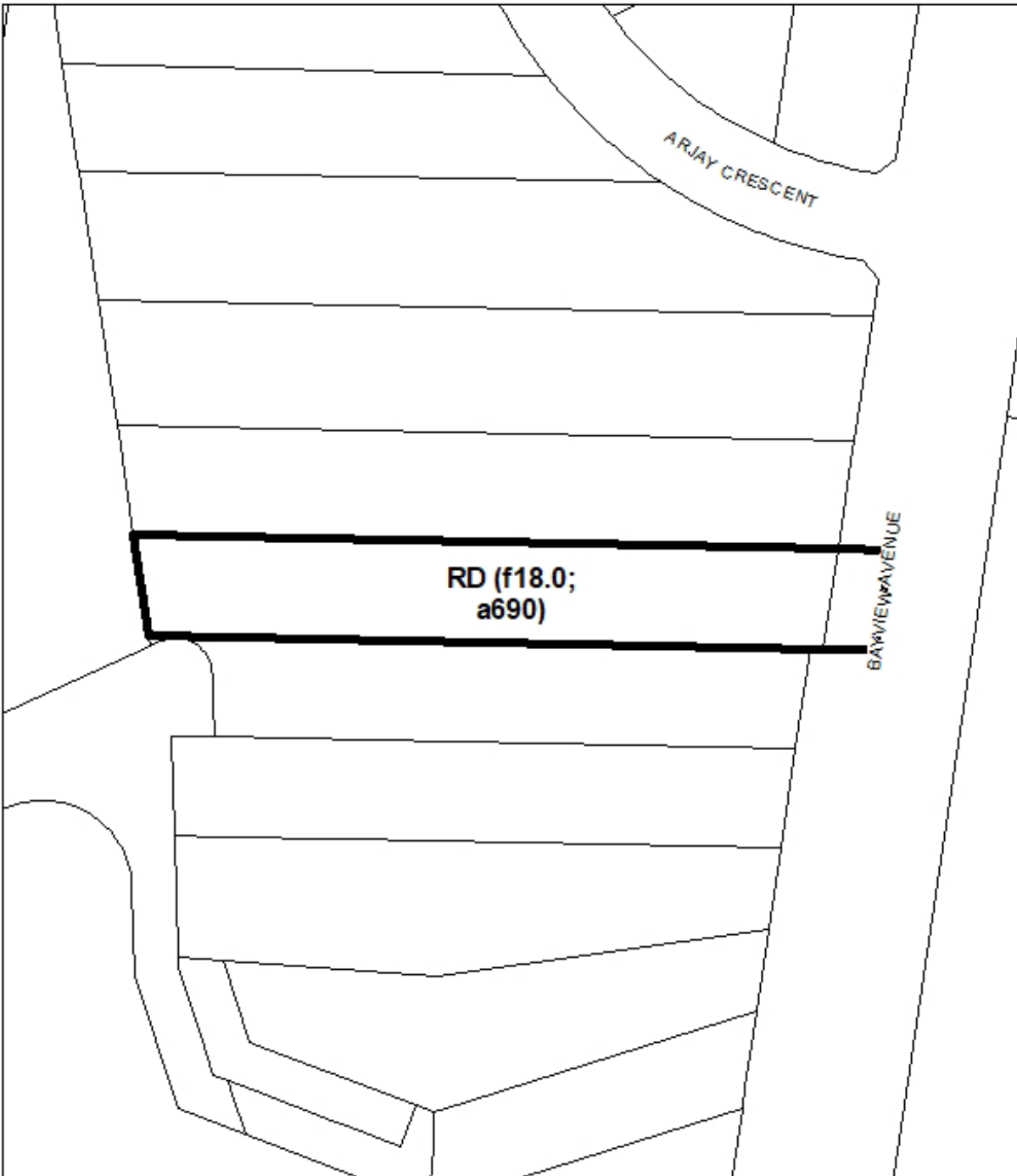
 Subject Site


City of Toronto By-law 569-2013
Not to Scale
05/05/2025

2382 Bayview Avenue

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: 2382 Bayview Avenue, to the:
 - (A) Zoning By-law Map in Section 990.10 and applying the zone label "RD (f18.0; a690)" as shown on Diagram 1: 2382 Bayview 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 10.0, ST 2".
 - (D) Lot Coverage Overlay Map in Article 995.30.1 and applying the label "35".

Diagram 1



Toronto
Diagram 1

2382 Bayview Avenue



Subject Site



City of Toronto By-law 569-2013
Not to Scale
03/03/2025

683 Bedford Park Avenue


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: 683 Bedford Park Avenue to the:
 - (A) Zoning By-law Map in Section 990.10 and applying the zone label "RD (f12.0; a370) (x1463)" as shown on Diagram 1: 683 Bedford 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 10, ST 2".
 - (D) Lot Coverage Overlay Map in Article 995.30.1 and applying the label "30".

Diagram 1



Toronto
Diagram 1

683 Bedford Park Avenue

 Subject Site

33 Blyth Hill Road

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 Blyth Hill Road to the:
 - (A) Zoning By-law Map in Section 990.10 and applying the zone label "RD (f15.0; a550) (x966)" as shown on Diagram 1: 33 Blyth 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 10, ST 2".
 - (D) Lot Coverage Overlay Map in Article 995.30.1 and applying the label "35".

Diagram 1

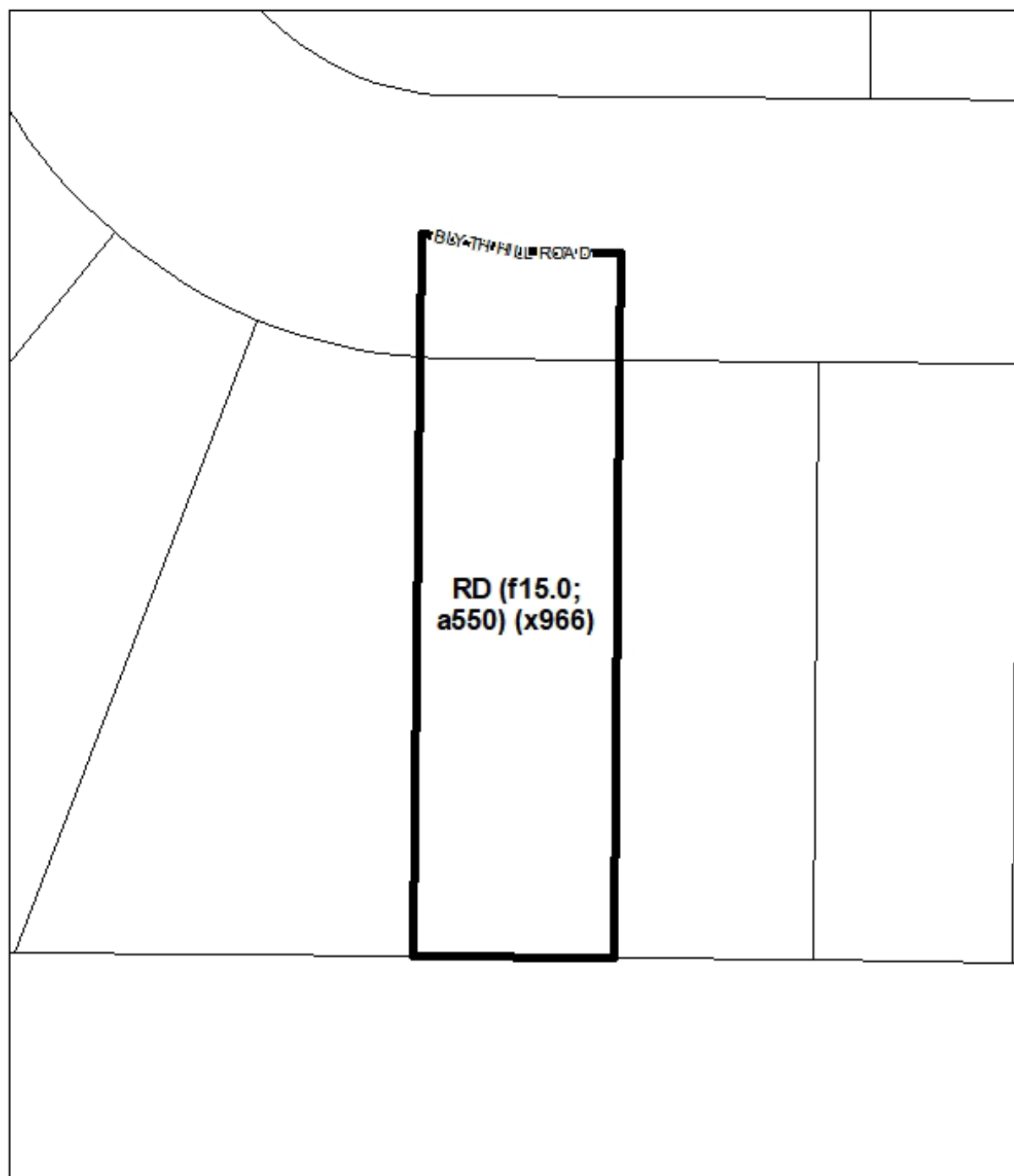





Diagram 1

33 Blyth Hill Road

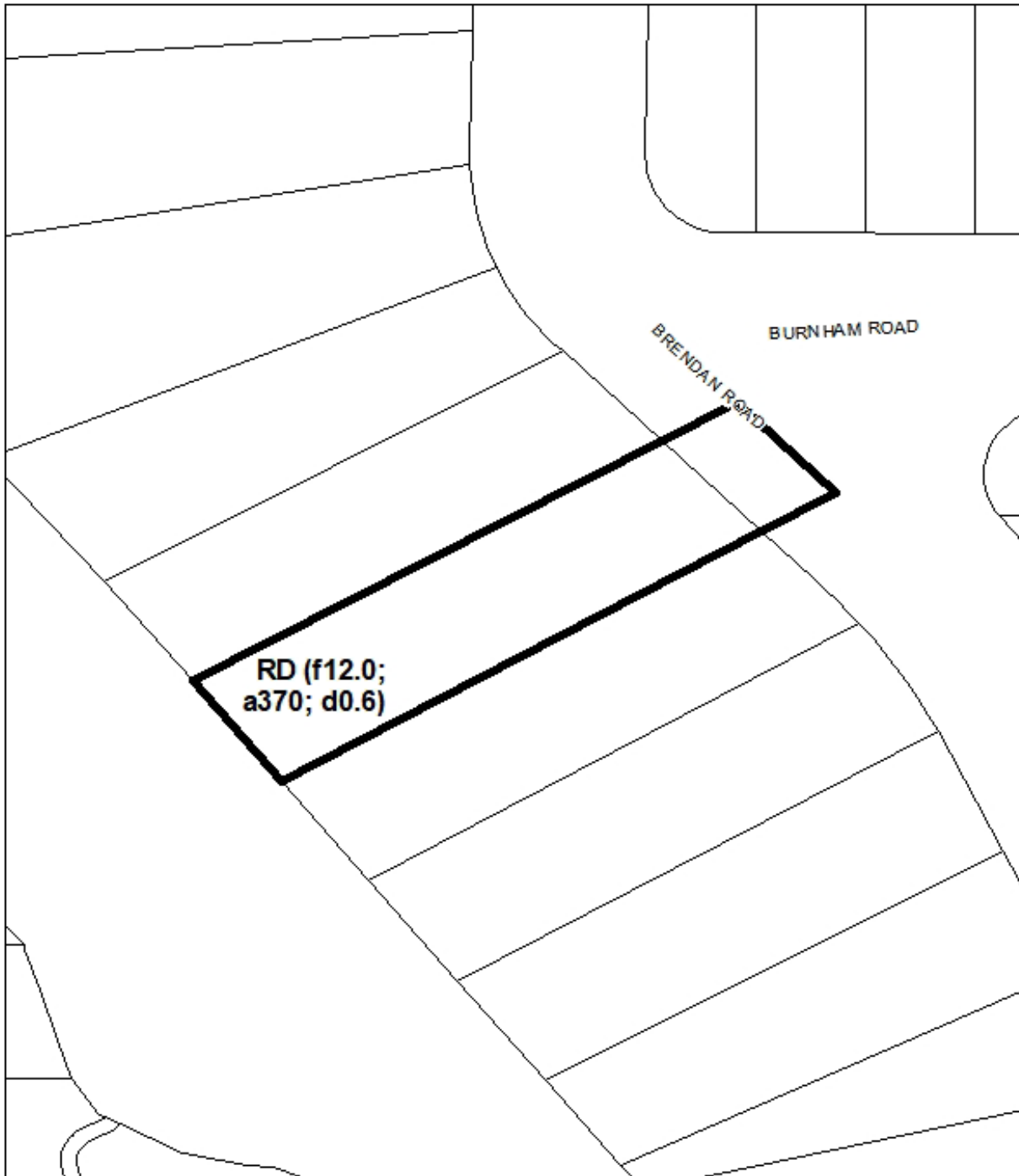
 Subject Site


City of Toronto By-law 569-2013
Not to Scale
05/05/2025

14 Brendan Road


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: 14 Brendan 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: 14 Brendan 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

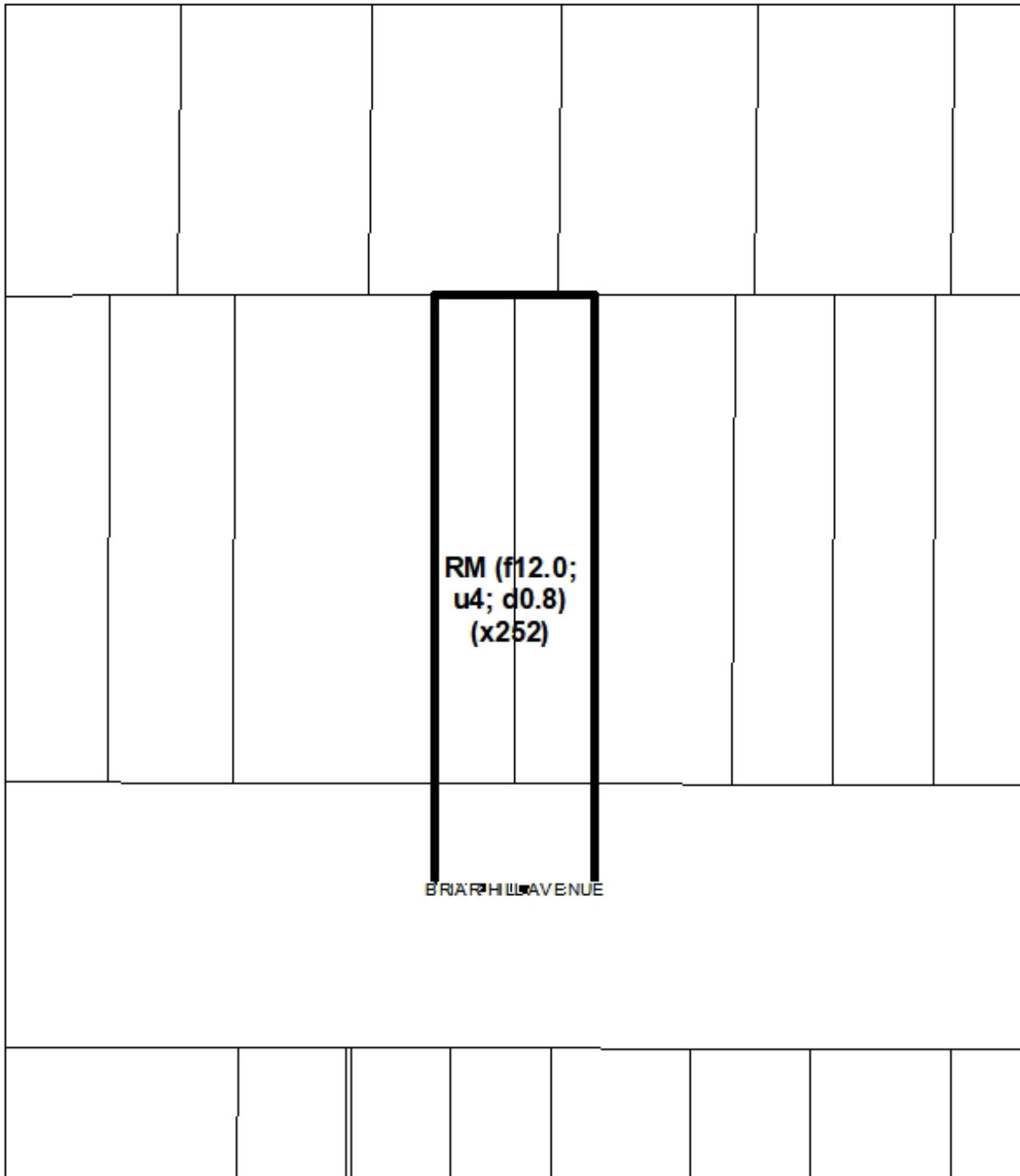
14 Brendan Road

 Subject Site

924A and 924B Briar Hill Avenue

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: 924A and 924B Briar Hill Avenue 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: 924A - 924B Briar Hill 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.

Diagram 1



 **Toronto**
Diagram 1

924A-924B Briar Hill Avenue



Subject Site



City of Toronto By-law 569-2013
Not to Scale
05/05/2025

1 Bridle Heath Gate

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: 1 Bridle Heath Gate, to the:
 - (A) Zoning By-law Map in Section 990.10 and applying the zone label "RD (f60.0; a8000) (x893)" as shown on Diagram 1: 1 Bridle Heath Gate.
 - (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 the label "25".

Diagram 1

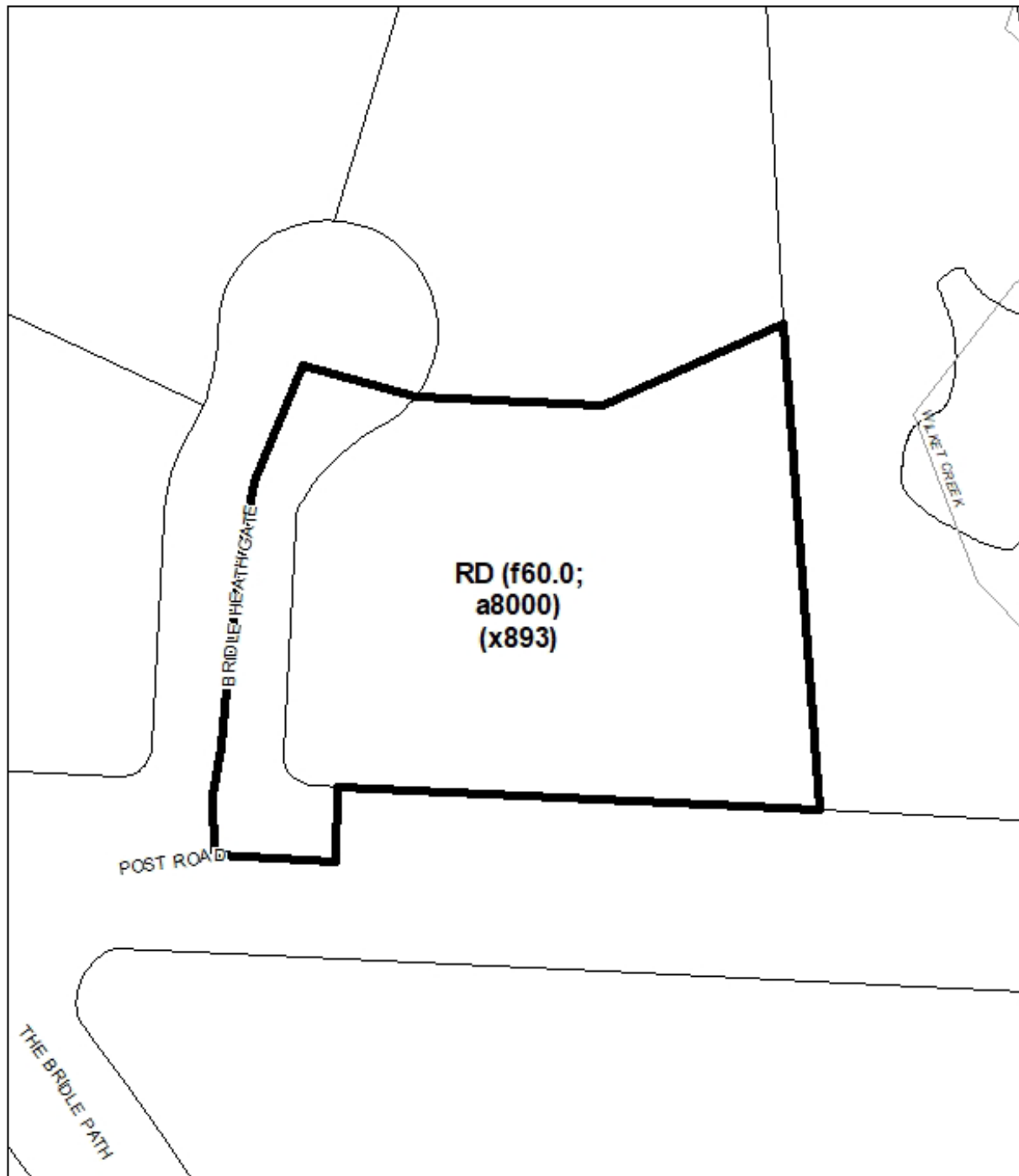




Diagram 1

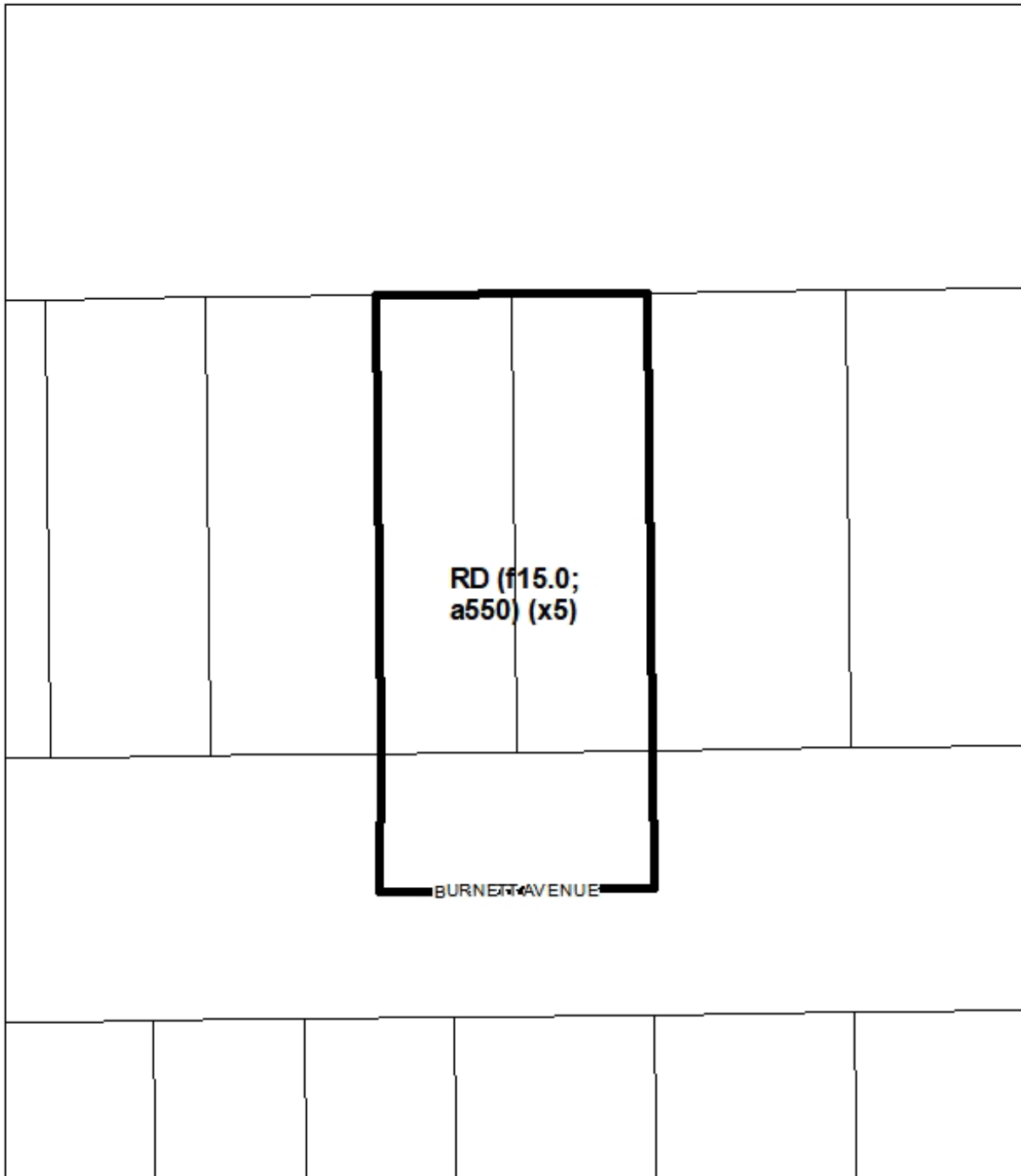
1 Bridle Heath Gate

 Subject Site

194 and 196 Burnett Avenue

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: 194 & 196 Burnett Avenue to the:
 - (A) Zoning By-law Map in Section 990.10 and applying the zone label "RD (f15.0; a550) (x5) as shown on Diagram 1: 194 & 196 Burnett 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 10.0, ST 2".
 - (D) Lot Coverage Overlay Map in Article 995.30.1 and applying the label "30".

Diagram 1



 **Toronto**
Diagram 1

194 & 196 Burnett Avenue



Subject Site



1023 Caledonia Road

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: 1023 Caledonia Road, to the:
 - (A) Zoning By-law Map in Section 990.10 and applying the zone label "RD (f15.0; a550) (x5)" as shown on Diagram 1: 1023 Caledonia 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, ST 2".
 - (D) Lot Coverage Overlay Map in Article 995.30.1 and applying the label "35".

Diagram 1

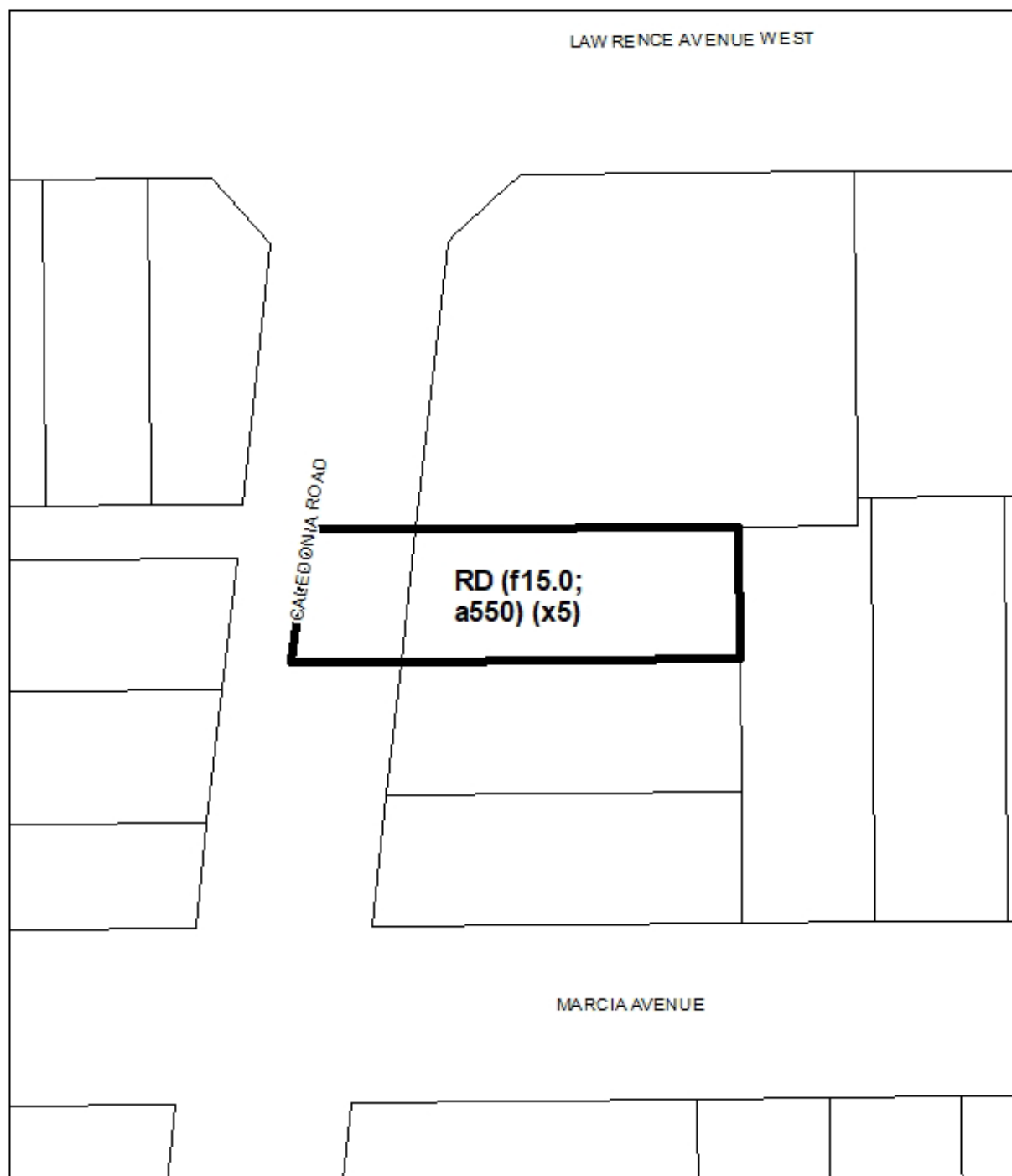
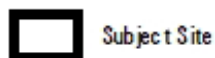



Diagram 1

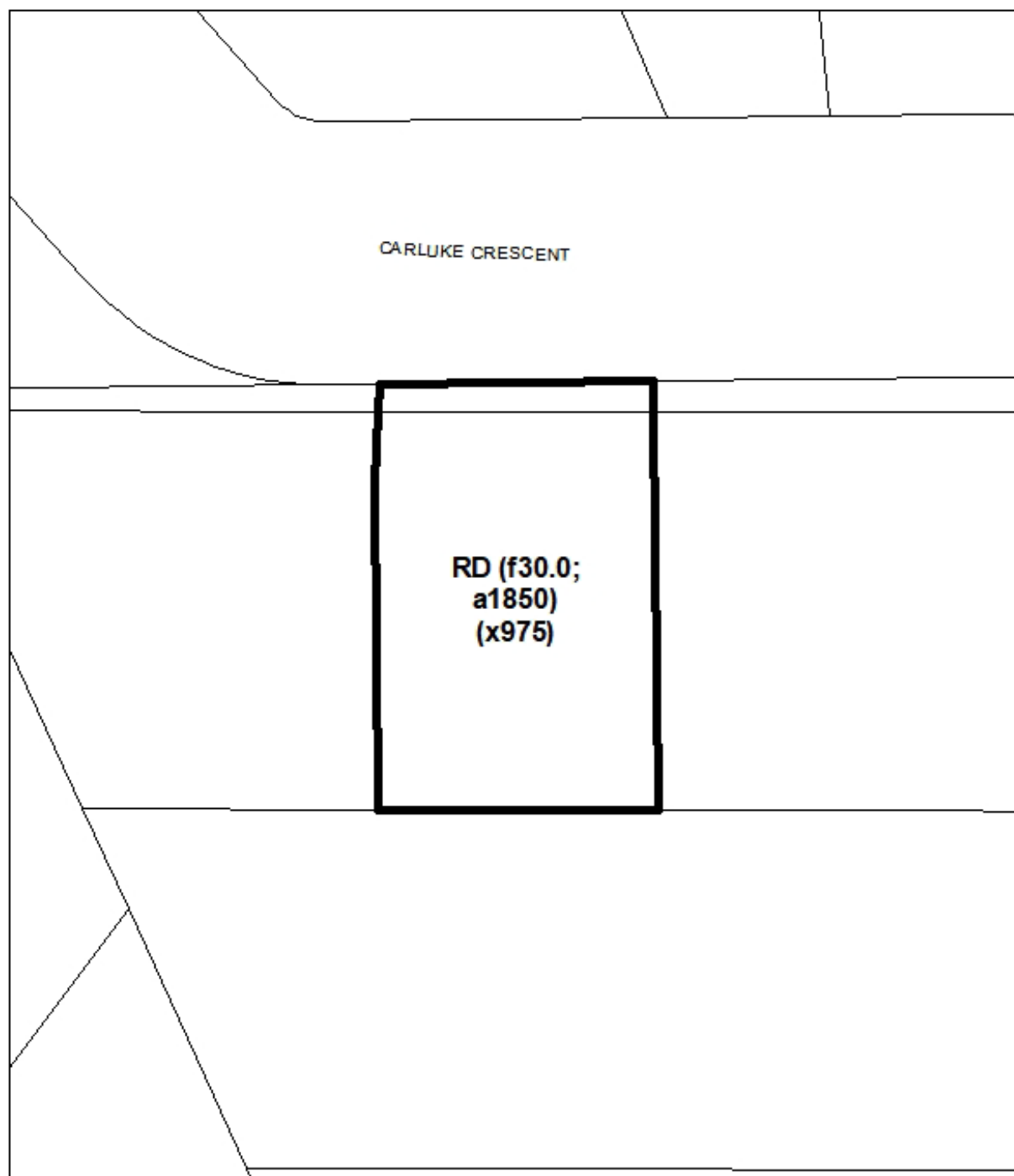
1023 Caledonia Road



2 Carluke Crescent

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 Carluke Crescent to the:
 - (A) Zoning By-law Map in Section 990.10 and applying the zone label "RD (f30.0; a1850) (x975)" as shown on Diagram 1: 2 Carluke 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 11.5, ST 3".
 - (D) Lot Coverage Overlay Map in Article 995.30.1 and applying the label "30".

Diagram 1



Toronto
Diagram 1

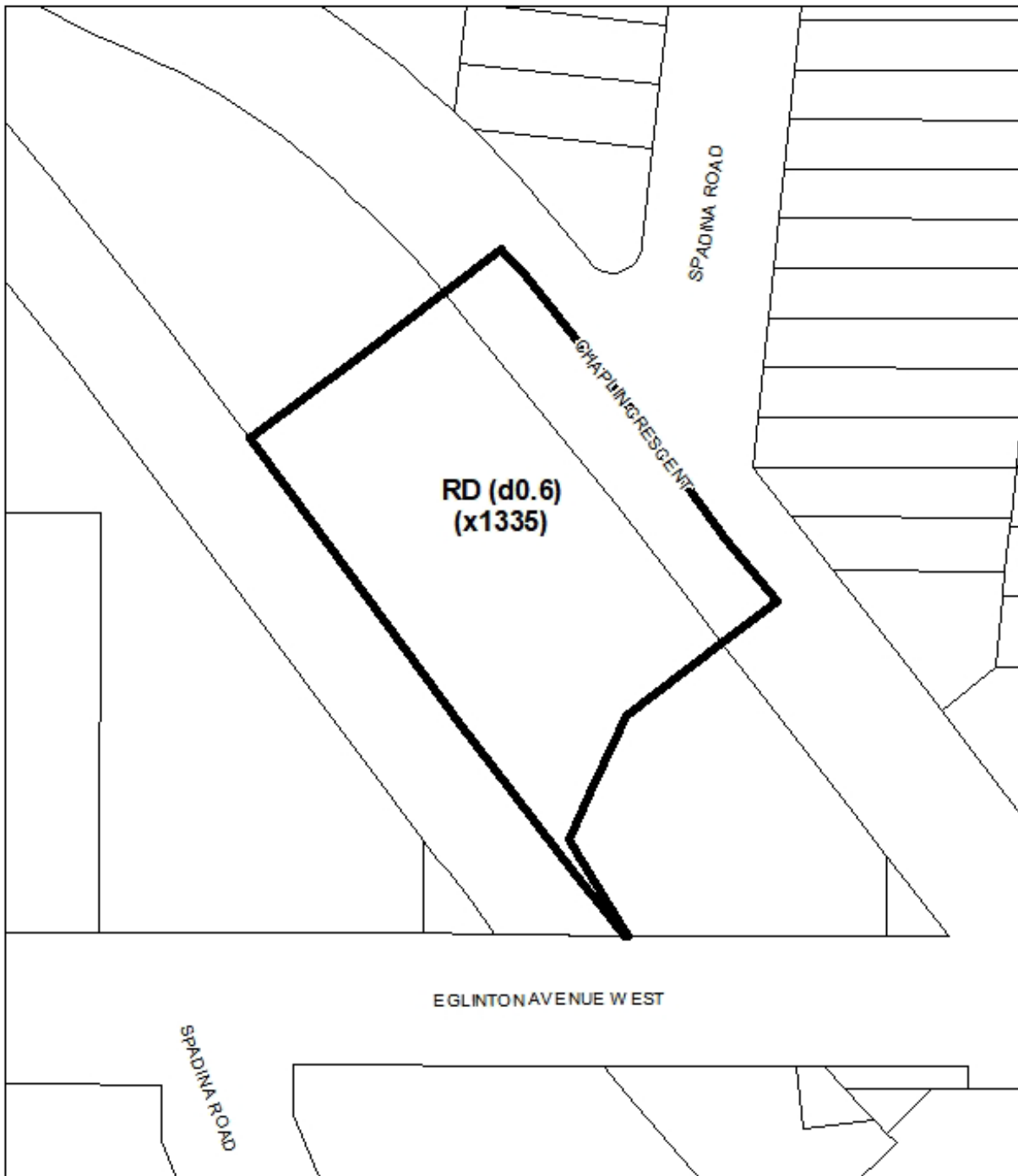
2 Carluke Crescent

 Subject Site

325 and 327 Chaplin Crescent

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: 325 & 327 Chaplin Crescent to the:
 - (A) Zoning By-law Map in Section 990.10 and applying the zone label "RD (d0.6) (x1335)" as shown on Diagram 1: 325 & 327 Chaplin 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 18.0".
 - (D) Lot Coverage Overlay Map in Article 995.30.1 and applying no label.
 - (E) Parking Zone Overlay Map in Section 995.50 and applying the label "A".

Diagram 1



Toronto
Diagram 1

325 & 327 Chaplin Crescent



Subject Site



City of Toronto By-law 569-2013
Not to Scale
05/05/2025

321 Cummer Avenue

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: 321 Cummer Avenue to the:
 - (A) Zoning By-law Map in Section 990.10 and applying the zone label "RD (f15.0; a600) (x5)" as shown on Diagram 1: 321 Cummer 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 10.0, ST 2".
 - (D) Lot Coverage Overlay Map in Article 995.30.1 and applying the label "30".

Diagram 1

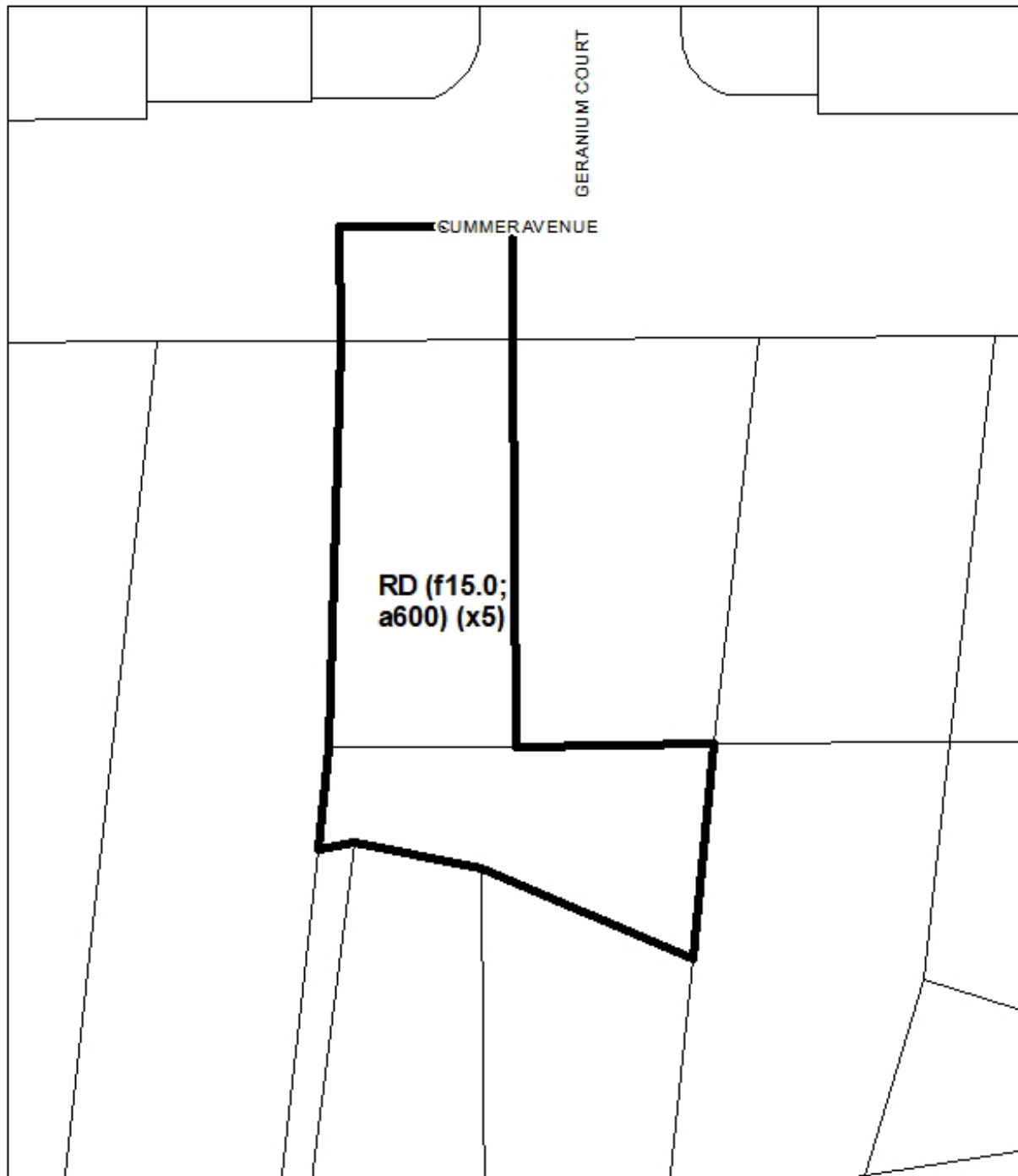



Diagram 1

321 Cummer Avenue



Subject Site



City of Toronto By-law 569-2013
Not to Scale
05/05/2025

30 Doverwood Court

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: 30 Doverwood Court, to the:
 - (A) Zoning By-law Map in Section 990.10 and applying the zone label "RD (f15.0; a550)(x5)" as shown on Diagram 1: 30 Doverwood Court.
 - (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, ST 2".
 - (D) Lot Coverage Overlay Map in Article 995.30.1 and applying the label "30".

Diagram 1

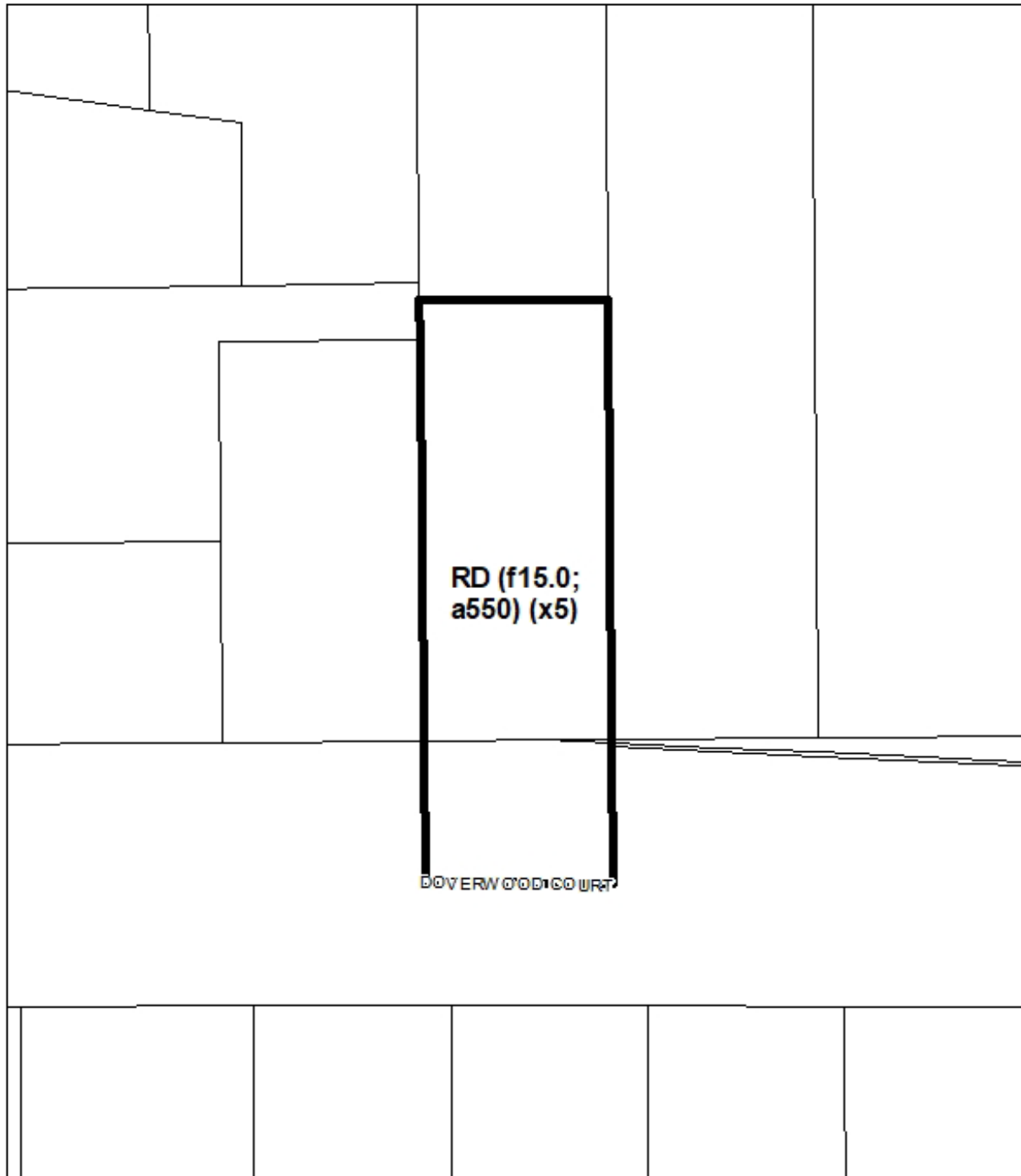




Diagram 1

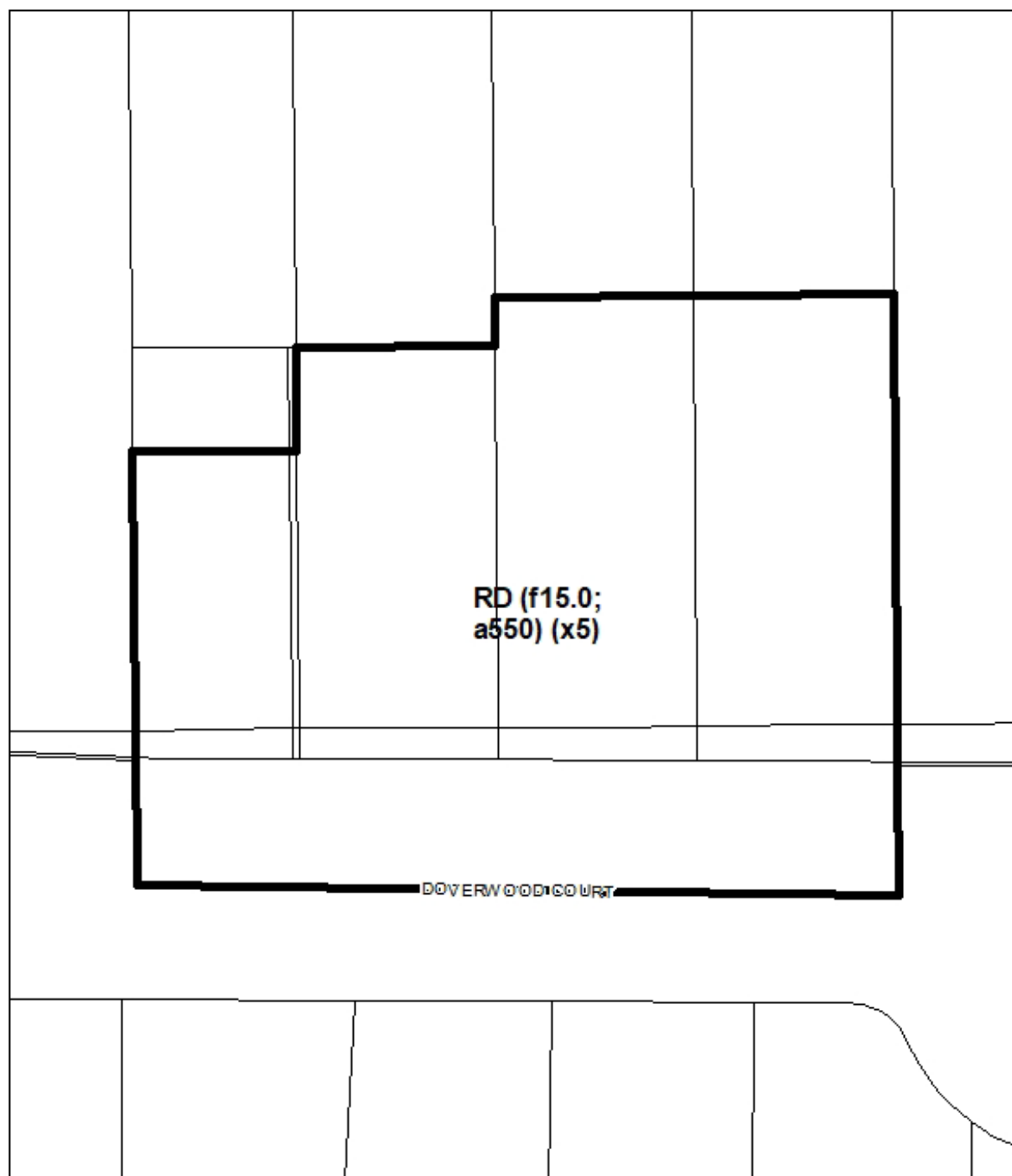
30 Doverwood Court

 Subject Site

36A, 36B, 38A and 38B Doverwood Court


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: 36A, 36B, 38A and 38B Doverwood Court, to the:
 - (A) Zoning By-law Map in Section 990.10 and applying the zone label "RD (f15.0; a550)(x5)" as shown on Diagram 1: 36A, 36B, 38A and 38B Doverwood Court.
 - (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, ST 2".
 - (D) Lot Coverage Overlay Map in Article 995.30.1 and applying the label "30".

Diagram 1



Toronto
Diagram 1

36A, 36B, 38A and 38B Doverwood Court

 Subject Site

11 and 13 Edmonton Road

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 & 13 Edmonton Road, to the:
 - (A) Zoning By-law Map in Section 990.10 and applying the zone label "RD (f15.0; a550)(x5)" as shown on Diagram 1: 11 & 13 Edmonton 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, ST 2".
 - (D) Lot Coverage Overlay Map in Article 995.30.1 and applying the label "30".

Diagram 1

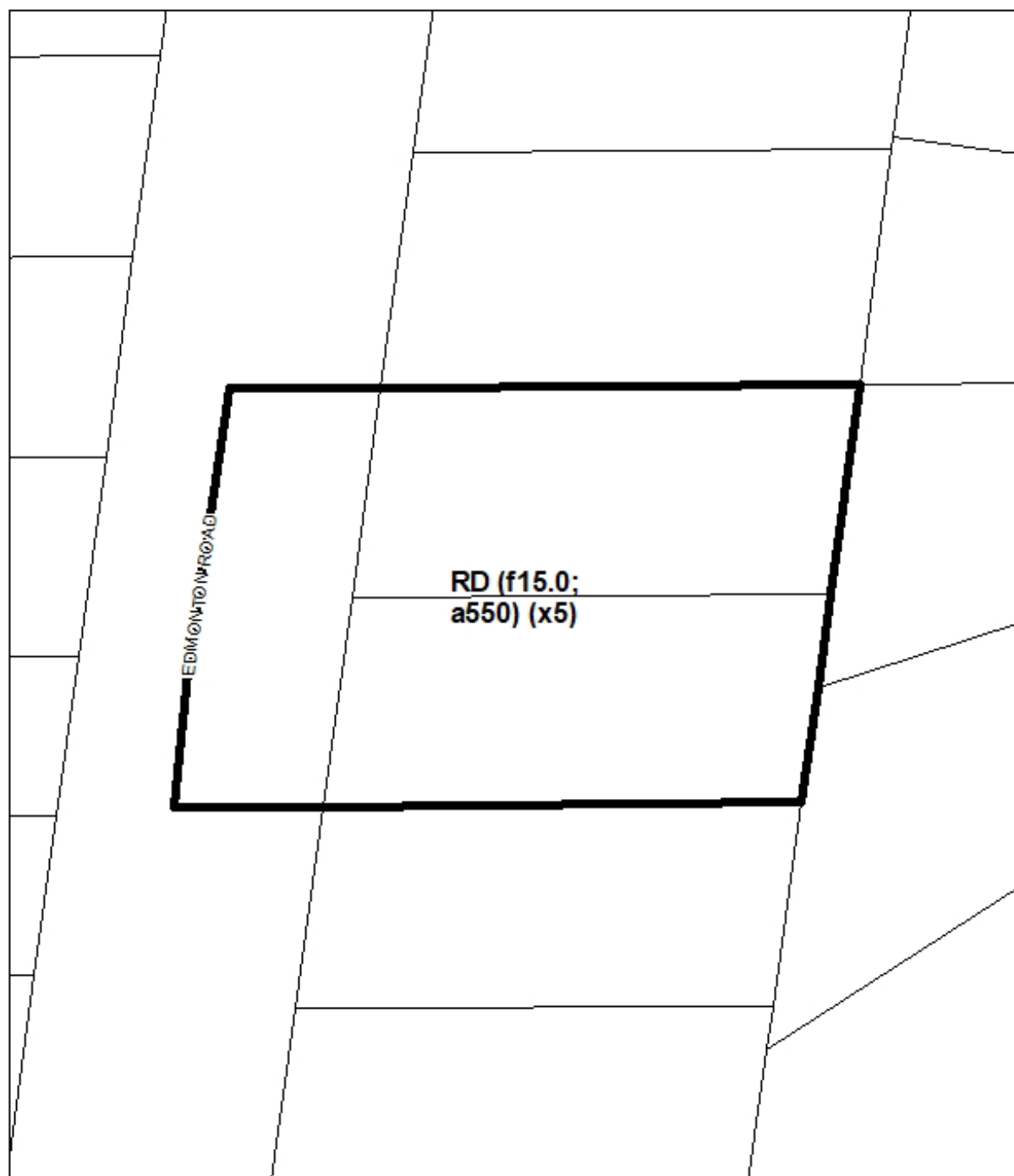





Diagram 1

11 & 13 Edmonton Road

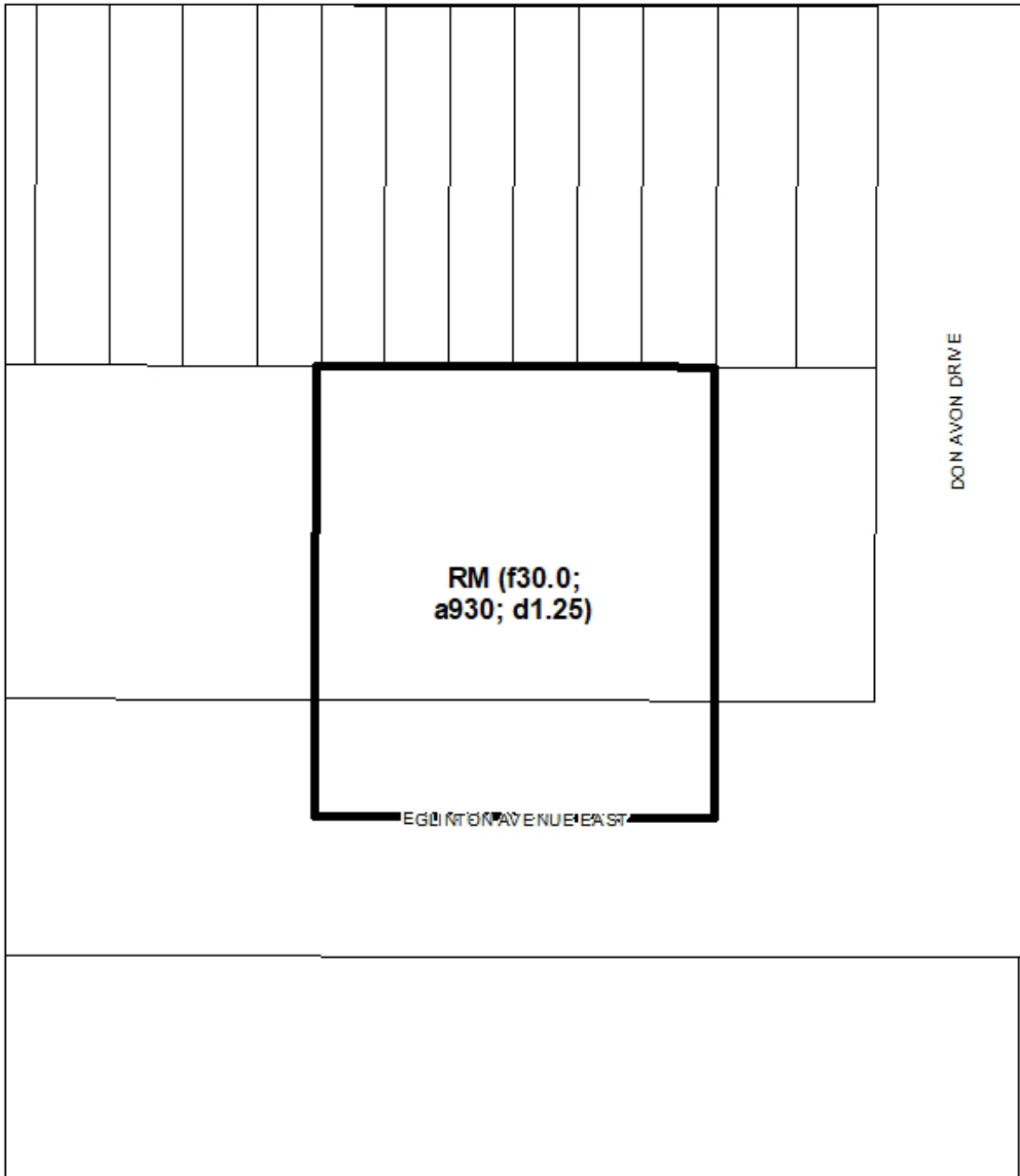
 Subject Site


City of Toronto By-law 569-2013
Not to Scale
01/14/2025

896 Eglinton Avenue East


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: 896 Eglinton Avenue East, to the:
 - (A) Zoning By-law Map in Section 990.10 and applying the zone label "RM (f30.0; a930; d1.25)" as shown on Diagram 1: 896 Eglinton Avenue 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 16.0".
 - (D) Lot Coverage Overlay Map in Article 995.30.1 and applying the label "30".
 - (E) Parking Zone Overlay Map in Section 995.50 and applying the label "A".


Diagram 1



Toronto
Diagram 1

896 Eglinton Avenue East

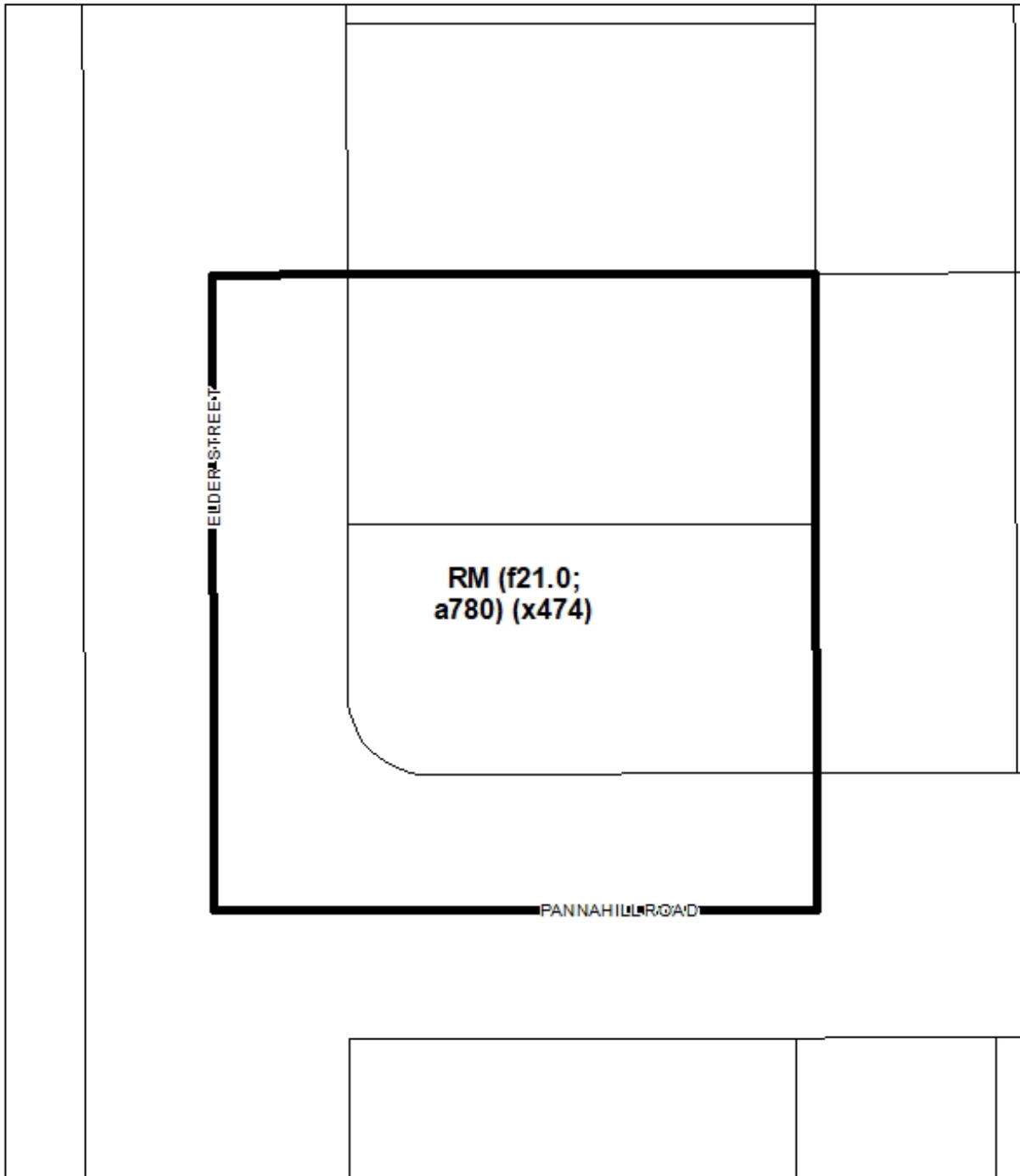
 Subject Site


City of Toronto By-law 569-2013
Not to Scale
01/20/2025

147 and 149 Elder Street

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: 147 & 149 Elder Street, to the:
 - (A) Zoning By-law Map in Section 990.10 and applying the zone label "RM (f21.0; a780) (x474)" as shown on Diagram 1: 147 & 149 Elder 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 no label.
 - (D) Lot Coverage Overlay Map in Article 995.30.1 and applying the label "35".

Diagram 1



Toronto
Diagram 1

147 & 149 Elder Street



Subject Site

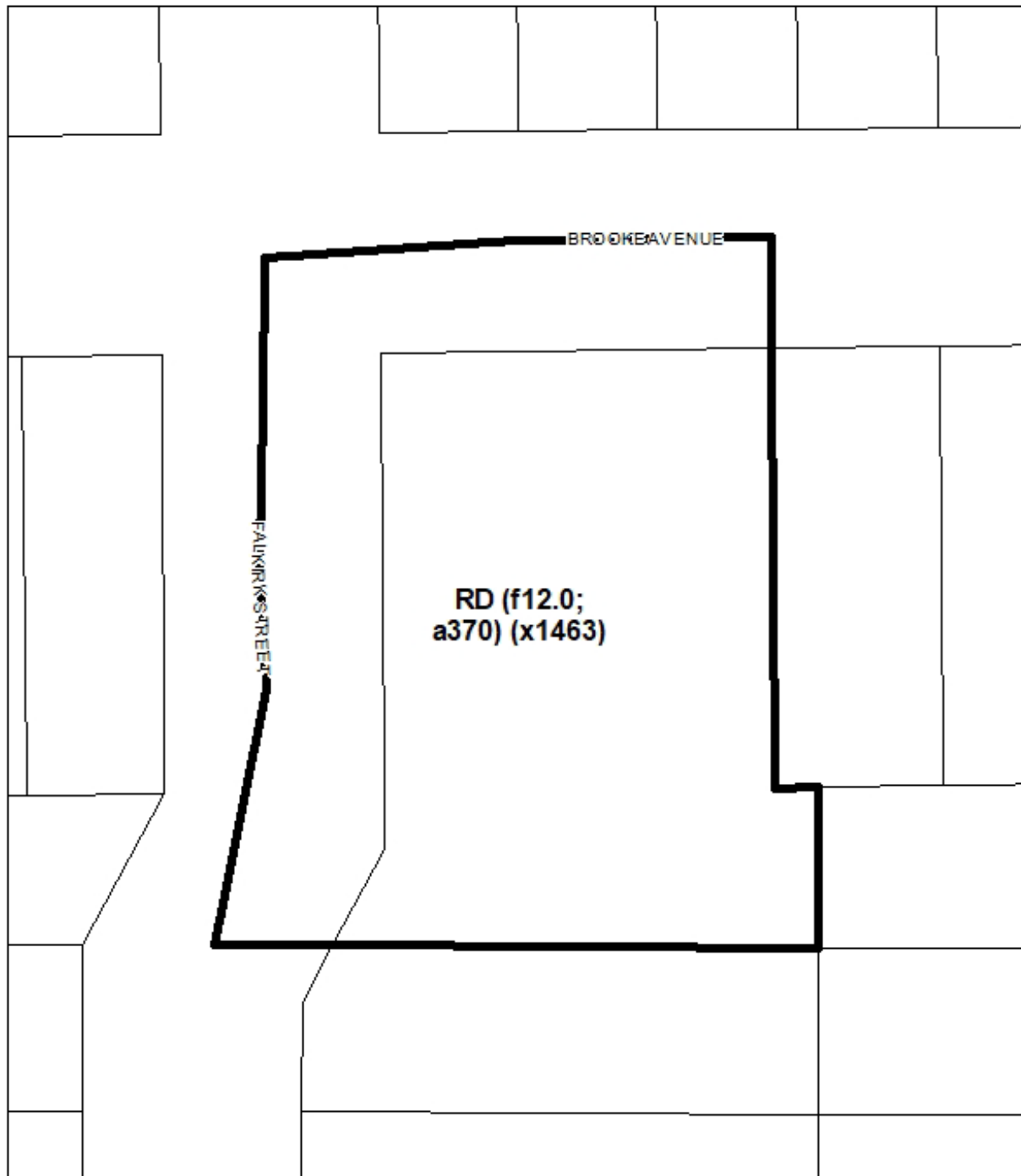


City of Toronto By-law 569-2013
Not to Scale
01/15/2025

157 Falkirk Street

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: 157 Falkirk Street, to the:
 - (A) Zoning By-law Map in Section 990.10 and applying the zone label "RD (f12.0; a370) (x1463)" as shown on Diagram 1: 157 Falkirk 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 10.0, ST 2".
 - (D) Lot Coverage Overlay Map in Article 995.30.1 and applying the label "30".

Diagram 1



Toronto
Diagram 1

157 Falkirk Street



Subject Site

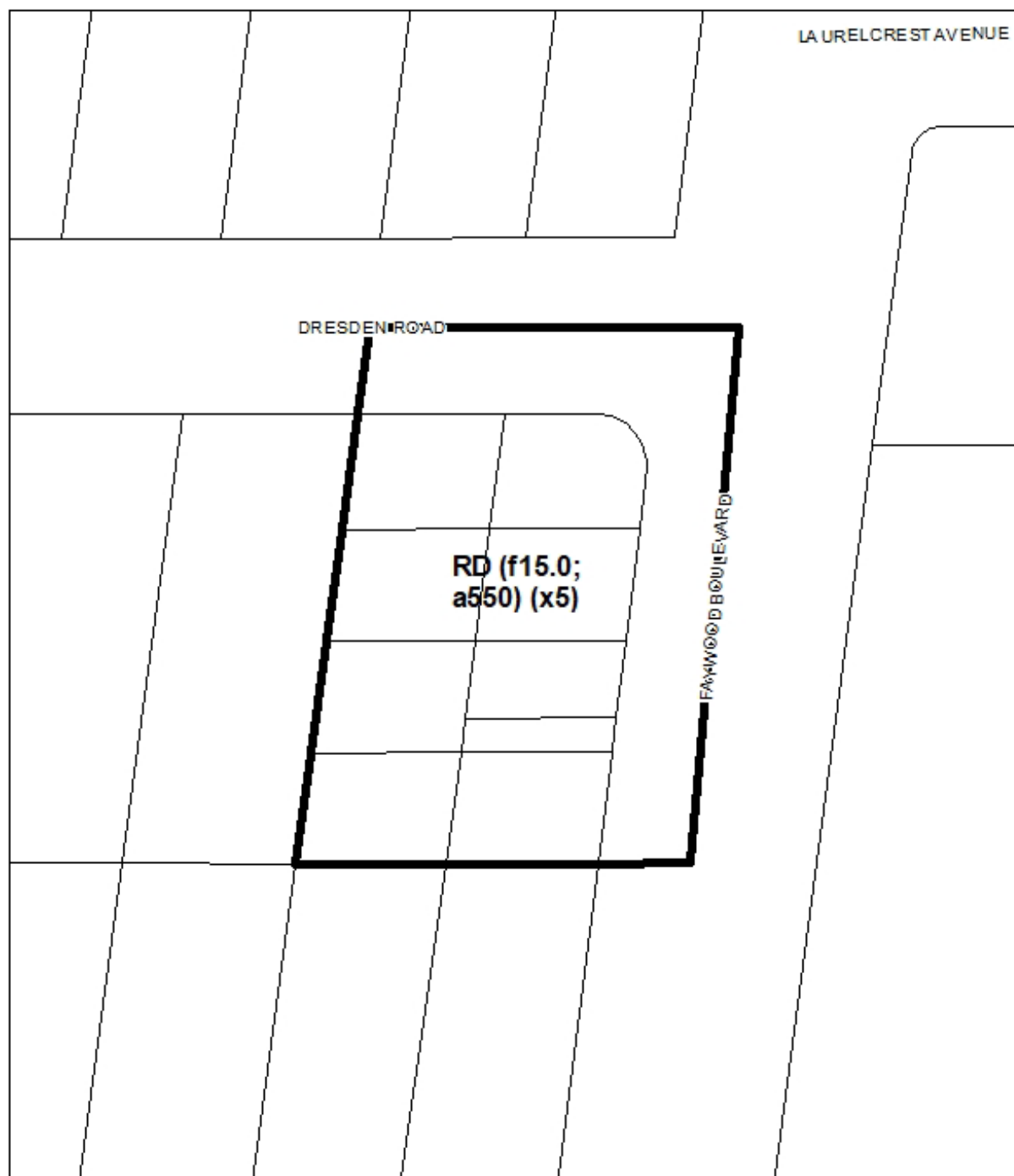


City of Toronto By-law 569-2013
Not to Scale
01/15/2025

112, 114, 116 and 118 Faywood Boulevard


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: 112, 114, 116, 118 Faywood Boulevard, to the:
 - (A) Zoning By-law Map in Section 990.10 and applying the zone label "RD (f15.0; a550)(x5)" as shown on Diagram 1: 112, 114, 116, 118 Faywood 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 10.0, ST 2".
 - (D) Lot Coverage Overlay Map in Article 995.30.1 and applying the label "30".

Diagram 1



Toronto
Diagram 1

112, 114, 116, 118 Faywood Boulevard

 Subject Site

50 Fifeshire Road


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 Fifeshire Road, to the:
 - (A) Zoning By-law Map in Section 990.10 and applying the zone label "RD (f30.0; a1850)(x975)" as shown on Diagram 1: 50 Fifeshire 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 11.5, ST 3".
 - (D) Lot Coverage Overlay Map in Article 995.30.1 and applying the label "30".


Diagram 1



 **Toronto**
Diagram 1

50 Fifeshire Road

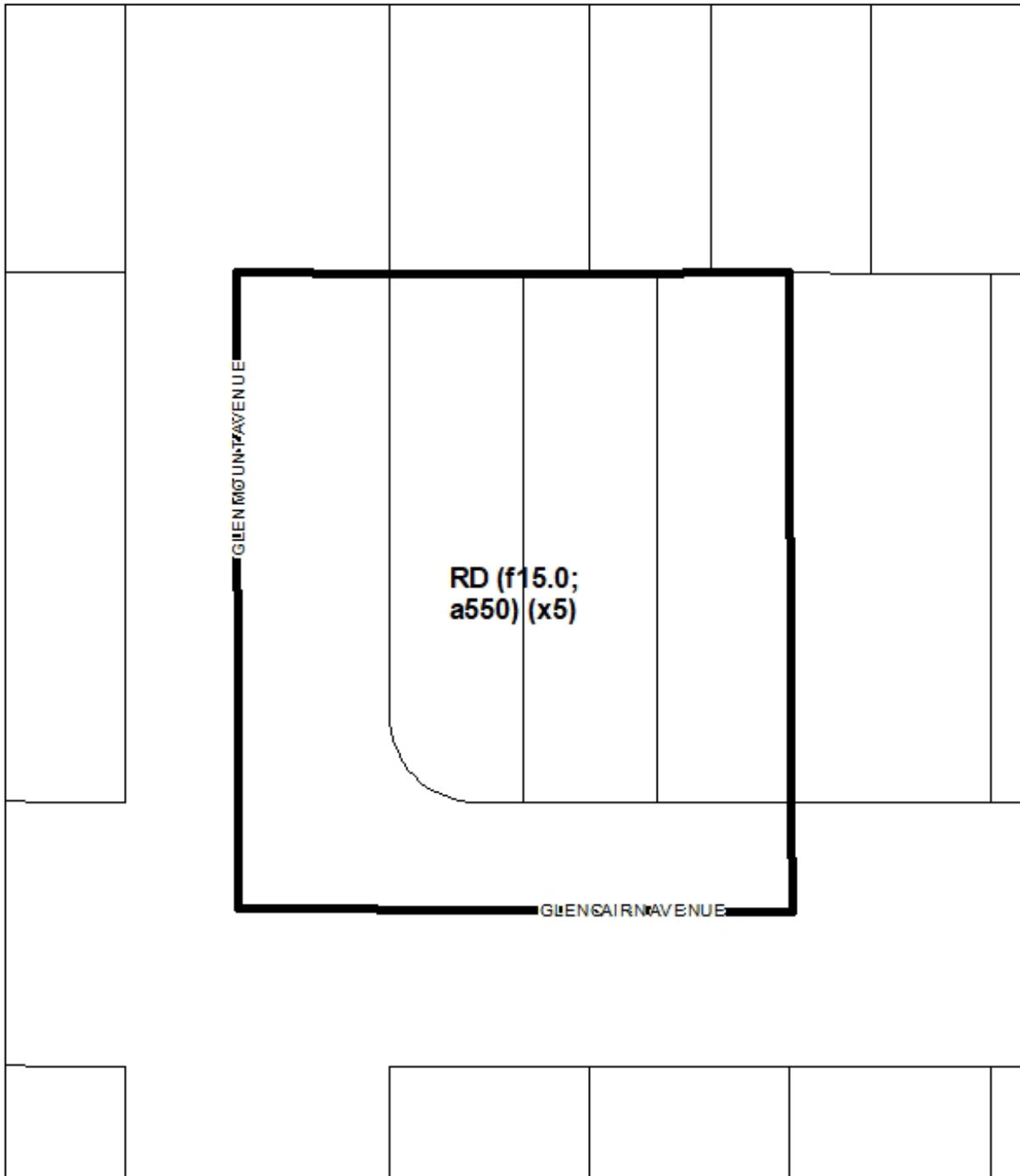
 Subject Site


City of Toronto By-law 569-2013
Not to Scale
01/15/2025

532, 534 and 536 Glencairn Avenue

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: 532, 534, 536 Glencairn Avenue, to the:
 - (A) Zoning By-law Map in Section 990.10 and applying the zone label "RD (f15.0; a550)(x5)" as shown on Diagram 1: 532, 534, 536 Glencairn 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 10.0, ST 2".
 - (D) Lot Coverage Overlay Map in Article 995.30.1 and applying the label "35".

Diagram 1



Toronto
Diagram 1

532, 534, 536 Glencairn Avenue



Subject Site



City of Toronto By-law 569-2013
Not to Scale
01/16/2025

30 Glenorchy Road

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: 30 Glenorchy Road, to the:
 - (A) Zoning By-law Map in Section 990.10 and applying the zone label "RD (f30.0; a1100) (x971)" as shown on Diagram 1: 30 Glenorchy 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 11.5, ST 2".
 - (D) Lot Coverage Overlay Map in Article 995.30.1 and applying the label "25".

Diagram 1

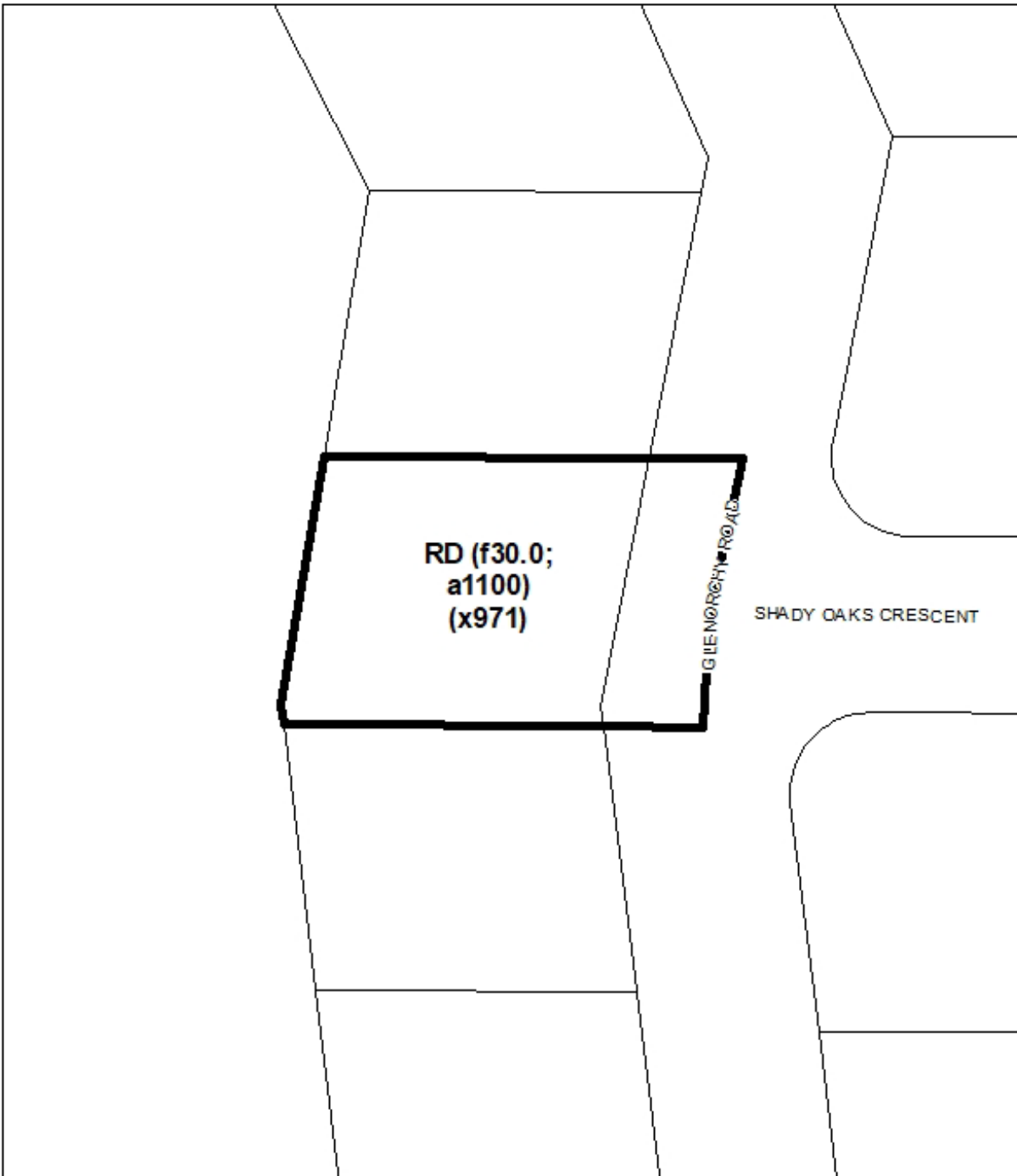





Diagram 1

30 Glenorchy Road

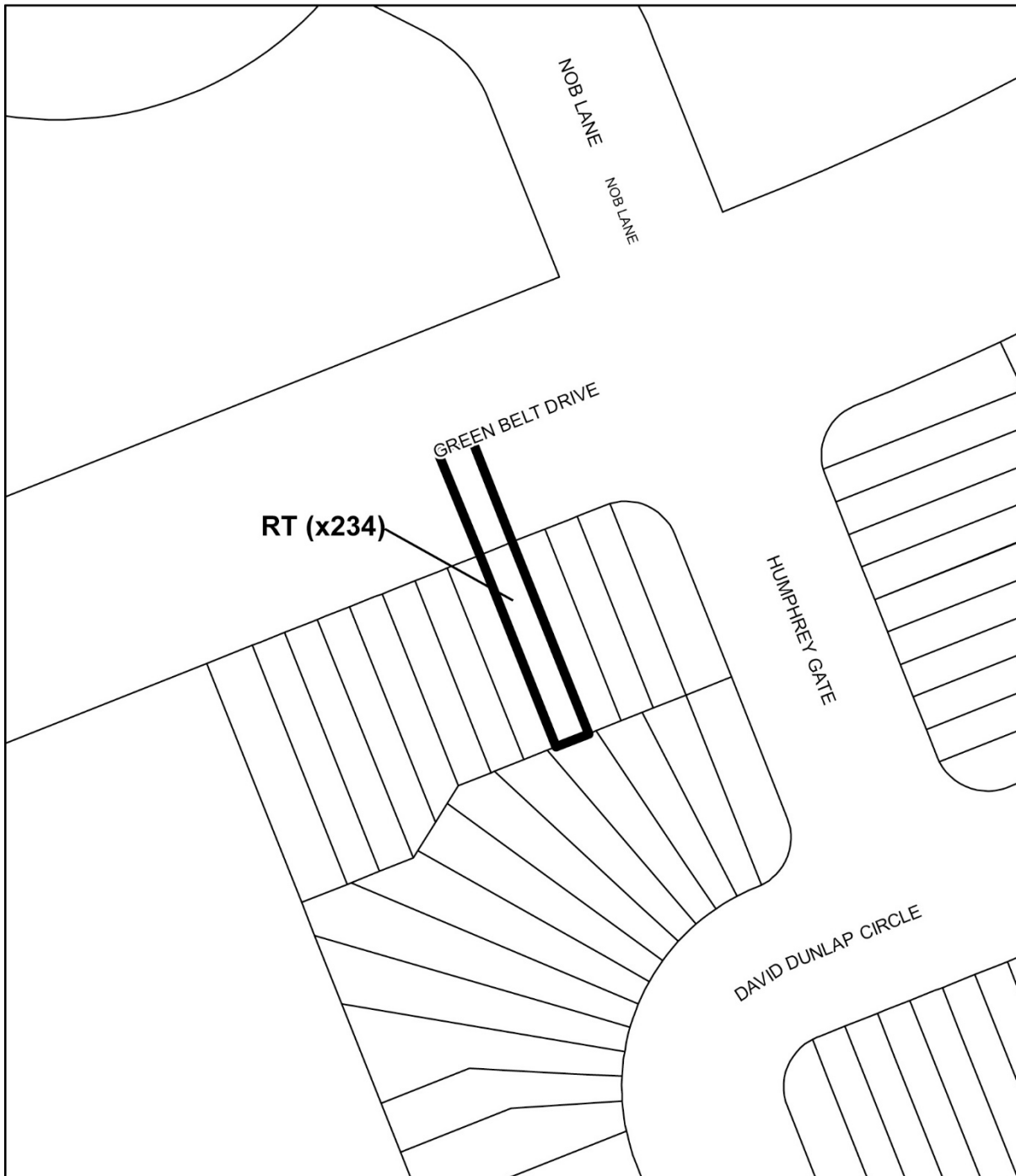
 Subject Site


City of Toronto By-law 569-2013
Not to Scale
01/16/2025

39 Green Belt Drive

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 Green Belt Drive to the:
 - (A) Zoning By-law Map in Section 990.10 and applying the zone label "RT(x234)" as shown on Diagram 1: 39 Green Belt 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 10.5, ST 3".
 - (D) Lot Coverage Overlay Map in Article 995.30.1 and applying the label "25".


Diagram 1



 **Toronto**
Diagram 1

39 Green Belt Drive

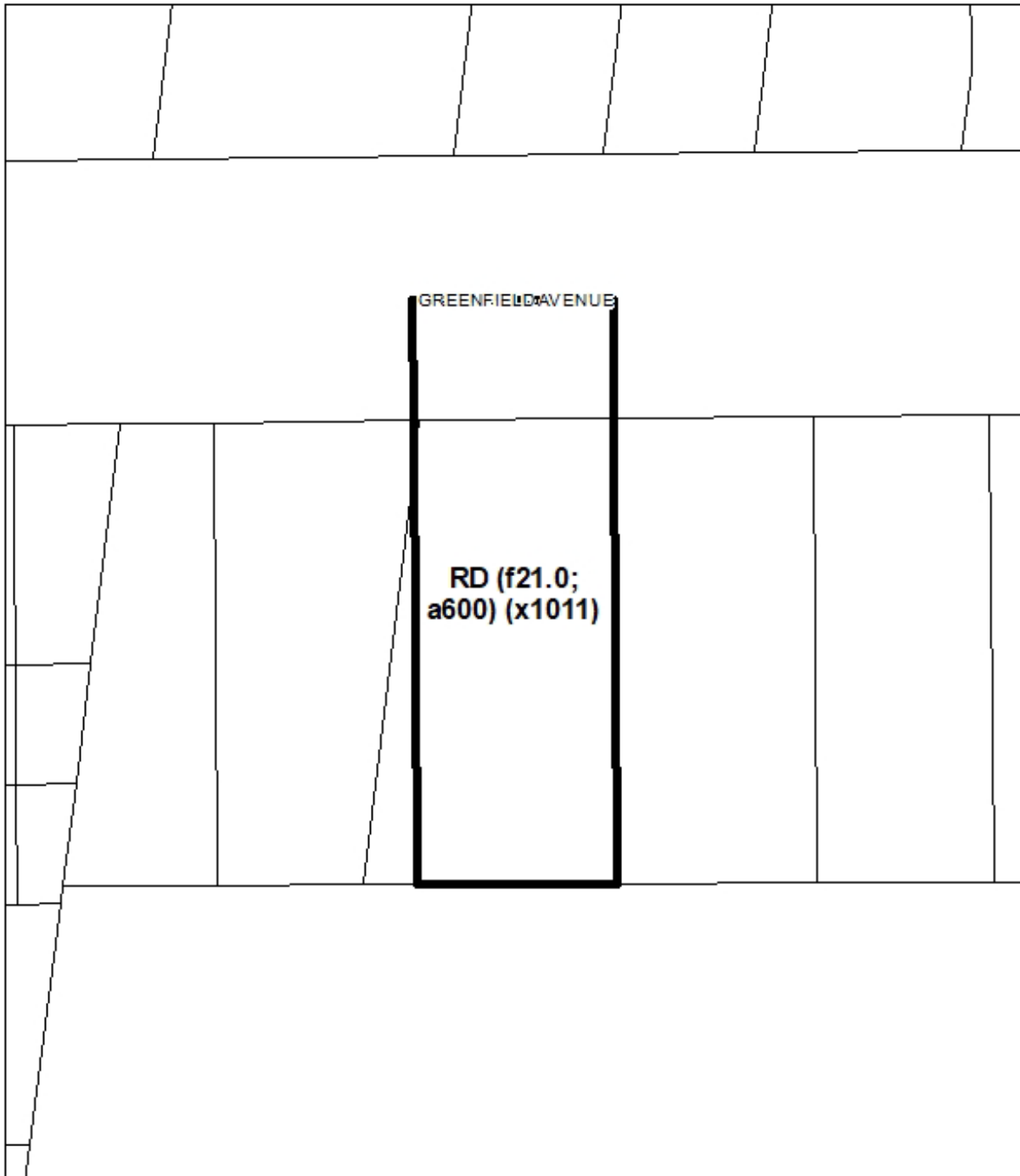
 Subject Site


City of Toronto By-law 569-2013
Not to Scale
01/17/2025

351A Greenfield Avenue

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: 351A Greenfield Avenue, to the:
 - (A) Zoning By-law Map in Section 990.10 and applying the zone label "RD (f21.0; a600) (x1011)" as shown on Diagram 1: 351A Greenfield 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 10.0, ST 2".
 - (D) Lot Coverage Overlay Map in Article 995.30.1 and applying the label "30".

Diagram 1



Toronto
Diagram 1

351A Greenfield Avenue



Subject Site



City of Toronto By-law 569-2013
Not to Scale
01/20/2025

90 Gwendolen Crescent

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: 90 Gwendolen Crescent, to the:
 - (A) Zoning By-law Map in Section 990.10 and applying the zone label "RD (f15.0; a550)(x5)" as shown on Diagram 1: 90 Gwendolen 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, ST 2".
 - (D) Lot Coverage Overlay Map in Article 995.30.1 and applying the label "30".

Diagram 1

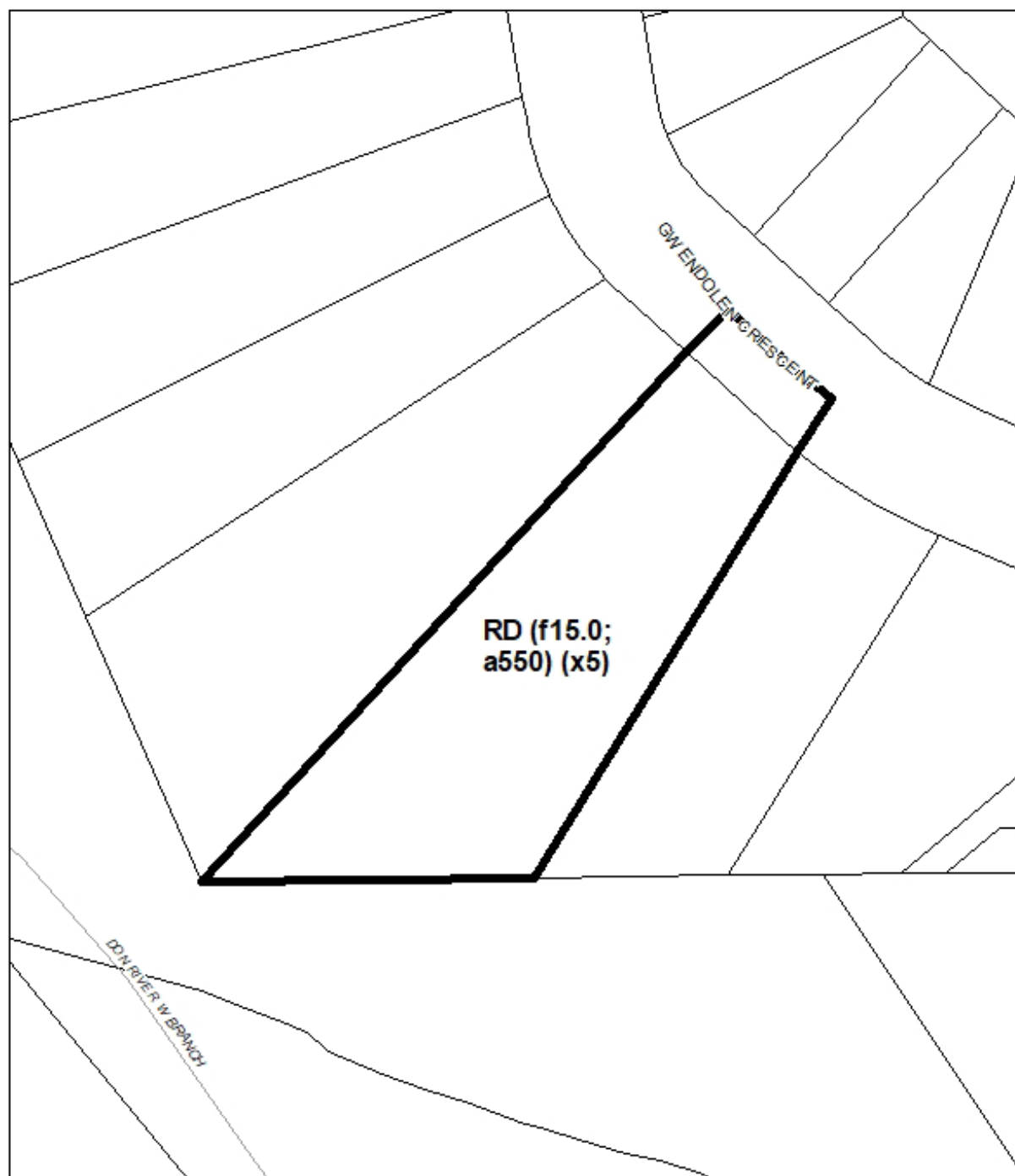





Diagram 1

90 Gwendolen Crescent

 Subject Site


City of Toronto By-law 569-2013
Not to Scale
01/20/2025

16 Hi Mount Drive

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 Hi Mount Drive, to the:
 - (A) Zoning By-law Map in Section 990.10 and applying the zone label "RD (f21.0; a975)(x70)" as shown on Diagram 1: 16 Hi Mount 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 10.0, ST 2".
 - (D) Lot Coverage Overlay Map in Article 995.30.1 and applying the label "30".

Diagram 1

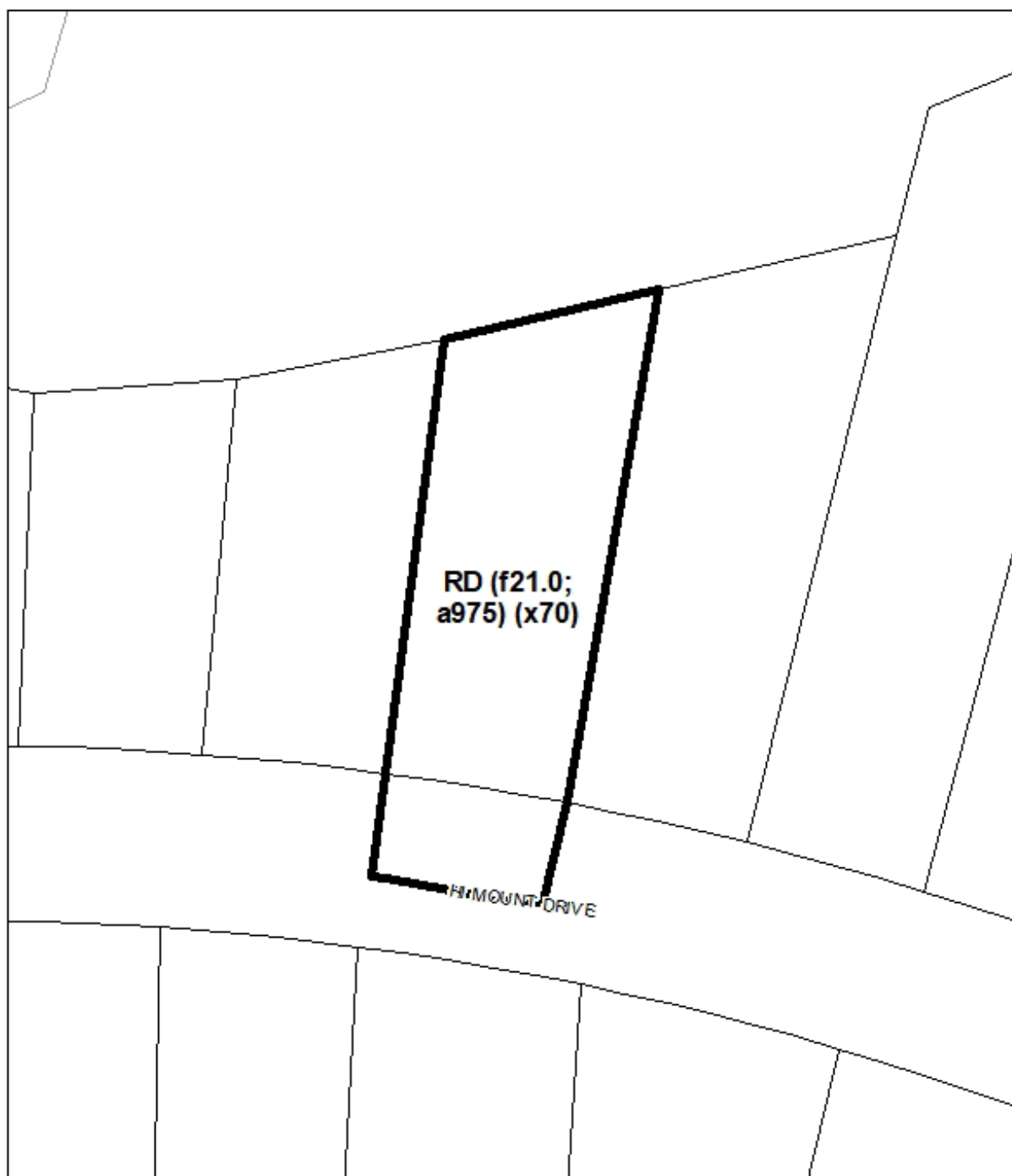





Diagram 1

16 Hi Mount Drive

 Subject Site


City of Toronto By-law 569-2013
Not to Scale
01/27/2025

41 Hi Mount Drive

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: 41 Hi Mount Drive, to the:
 - (A) Zoning By-law Map in Section 990.10 and applying the zone label "RD (f21.0; a975)(x70)" as shown on Diagram 1: 41 Hi Mount 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 10.0, ST 2".
 - (D) Lot Coverage Overlay Map in Article 995.30.1 and applying the label "30".

Diagram 1

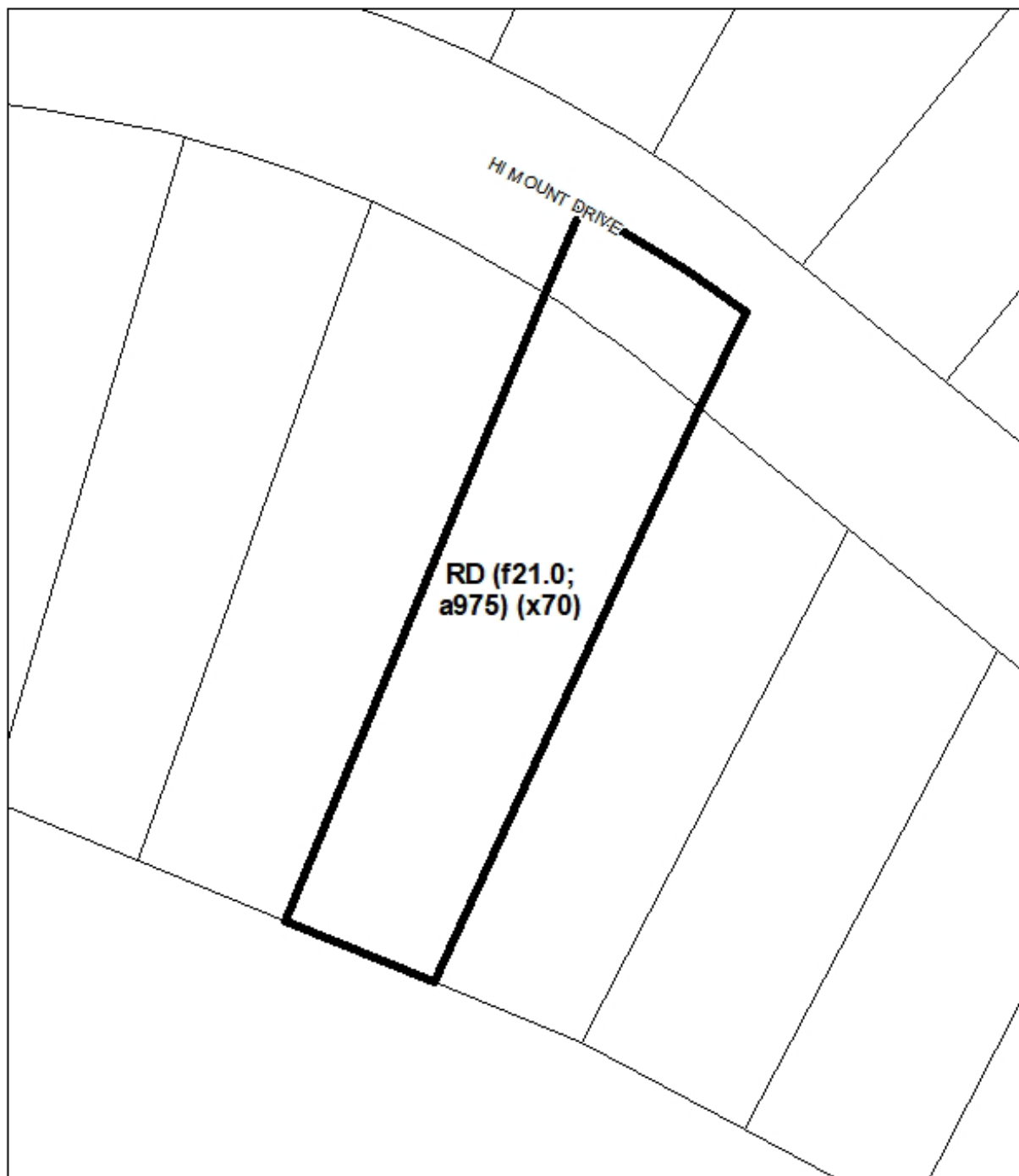





Diagram 1

41 Hi Mount Drive

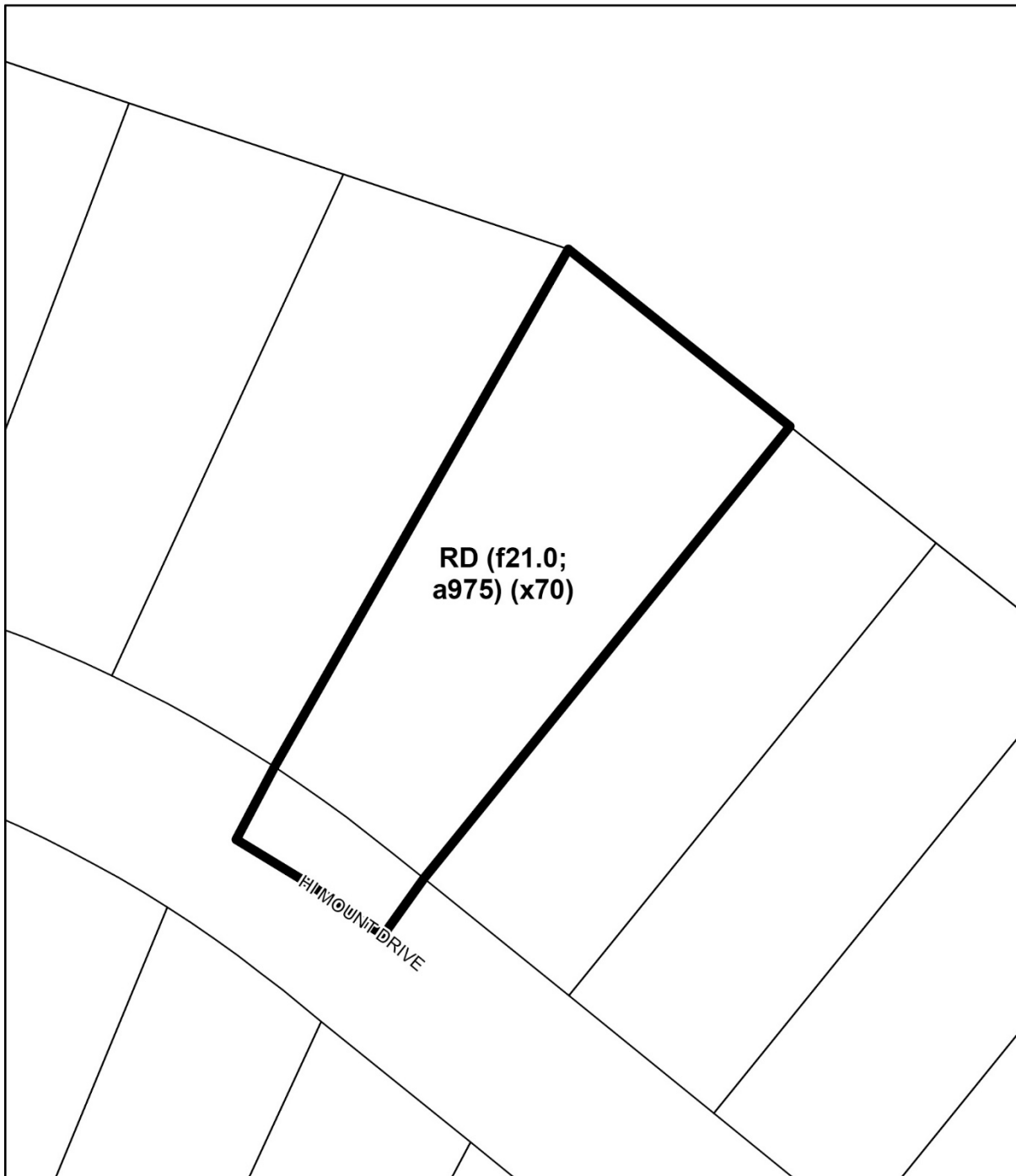
 Subject Site


City of Toronto By-law 569-2013
Not to Scale
01/27/2025

42 Hi Mount Drive

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: 42 Hi Mount Drive, to the:
 - (A) Zoning By-law Map in Section 990.10 and applying the zone label "RD (f21.0; a975)(x70)" as shown on Diagram 1: 42 Hi Mount 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 10.0, ST 2".
 - (D) Lot Coverage Overlay Map in Article 995.30.1 and applying the label "30".

Diagram 1



 **TORONTO**
Diagram 1

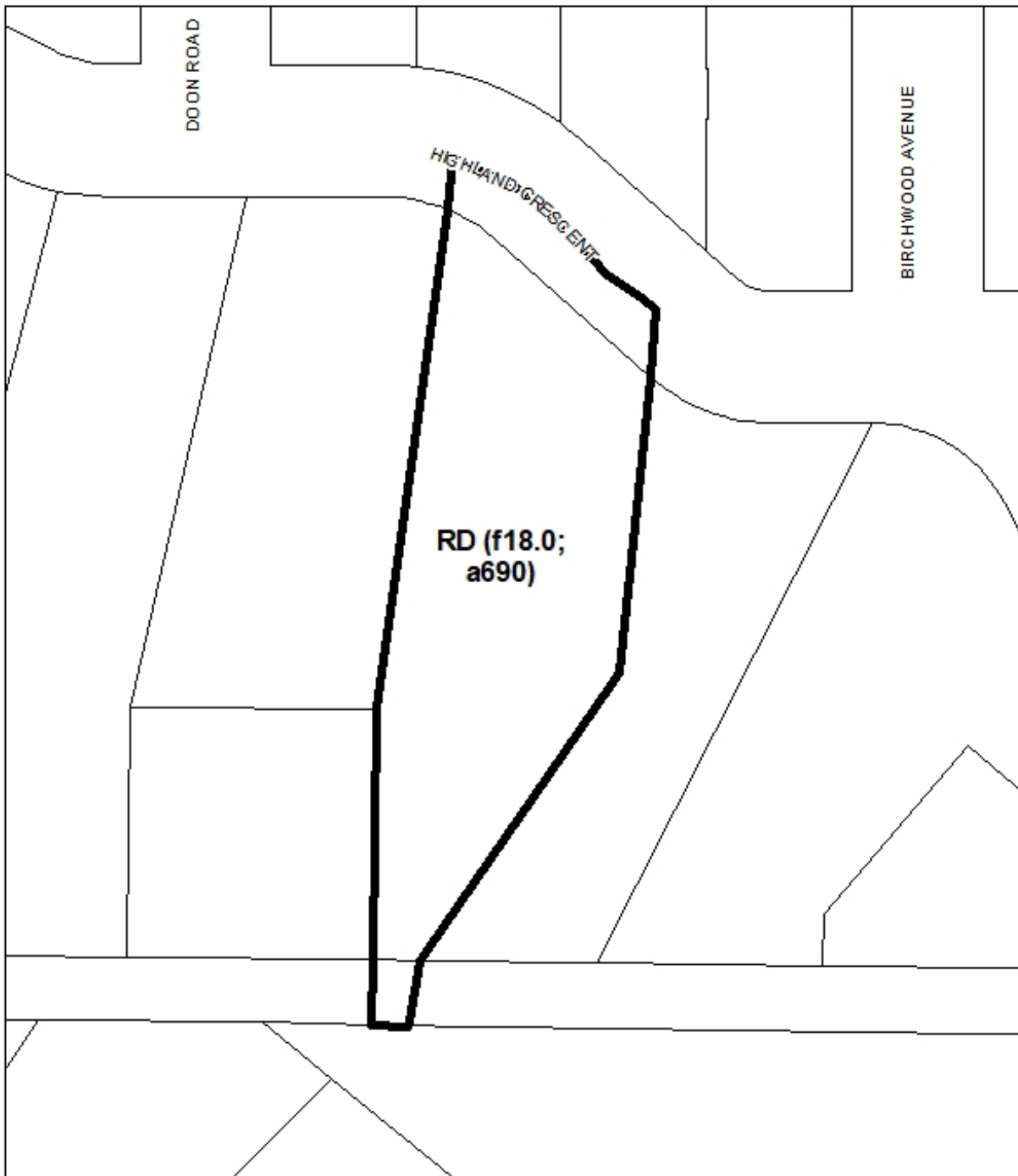
42 Hi Mount Drive

 Subject Site

81 Highland Crescent

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: 81 Highland Crescent, to the:
 - (A) Zoning By-law Map in Section 990.10 and applying the zone label "RD (f18.0; a690)" as shown on Diagram 1: 81 Highland 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, ST 2".
 - (D) Lot Coverage Overlay Map in Article 995.30.1 and applying the label "35".

Diagram 1



 **Toronto**
Diagram 1

81 Highland Crescent



Subject Site

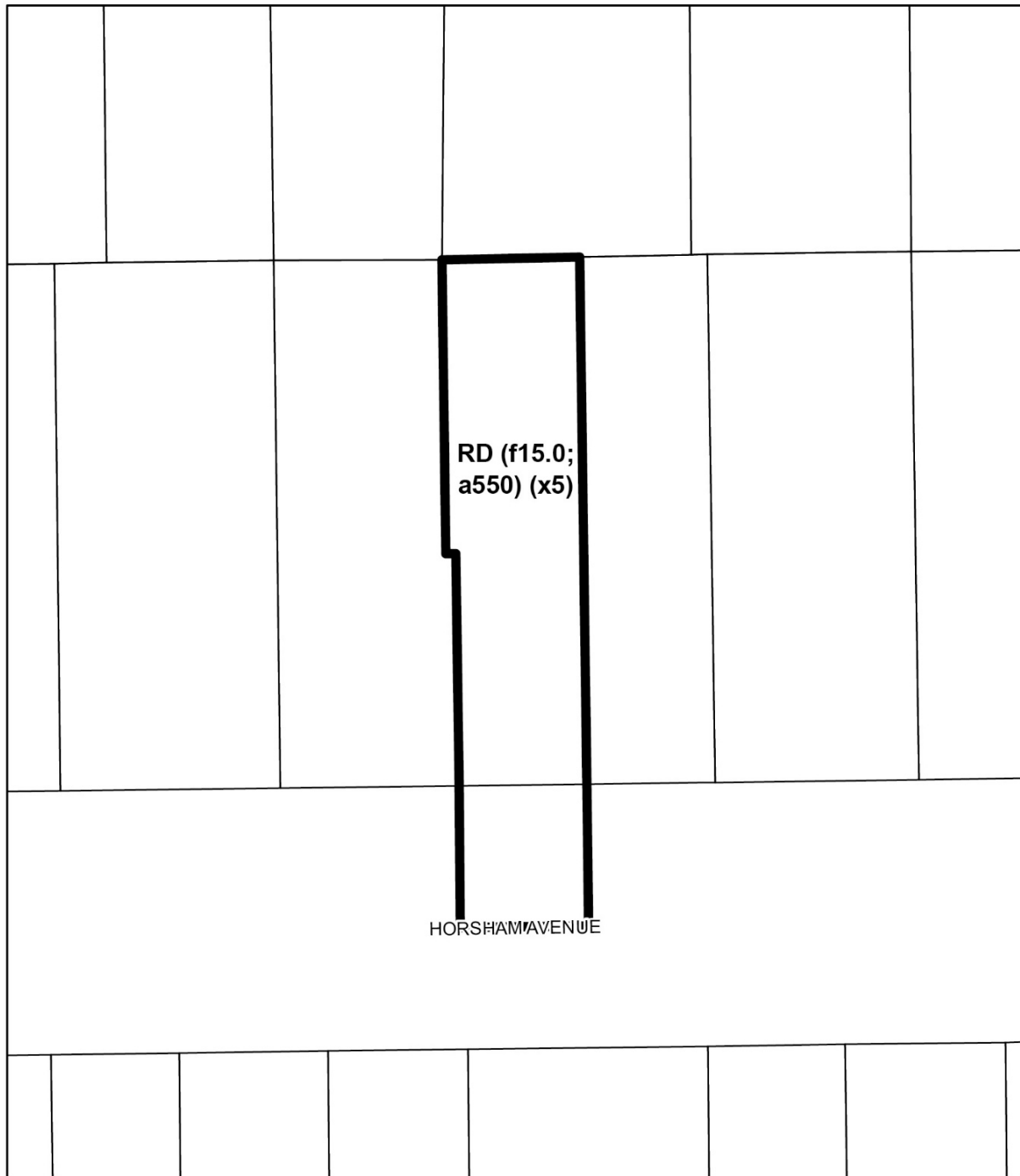


City of Toronto By-law 569-2013
Not to Scale
01/27/2025

278 Horsham Avenue

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: 278 Horsham Avenue, to the:
 - (A) Zoning By-law Map in Section 990.10 and applying the zone label "RD (f15.0; a550)(x5)" as shown on Diagram 1: 278 Horsham 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 10.0, ST 2"
 - (D) Lot Coverage Overlay Map in Article 995.30.1 and applying the label "30".

Diagram 1



 **TORONTO**
Diagram 1

278 Horsham Avenue



Subject Site



24 Killdeer Crescent


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: 24 Killdeer 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: 24 Killdeer 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

24 Killdeer Crescent

 Subject Site

56 Killdeer Crescent

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: 56 Killdeer 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: 56 Killdeer 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

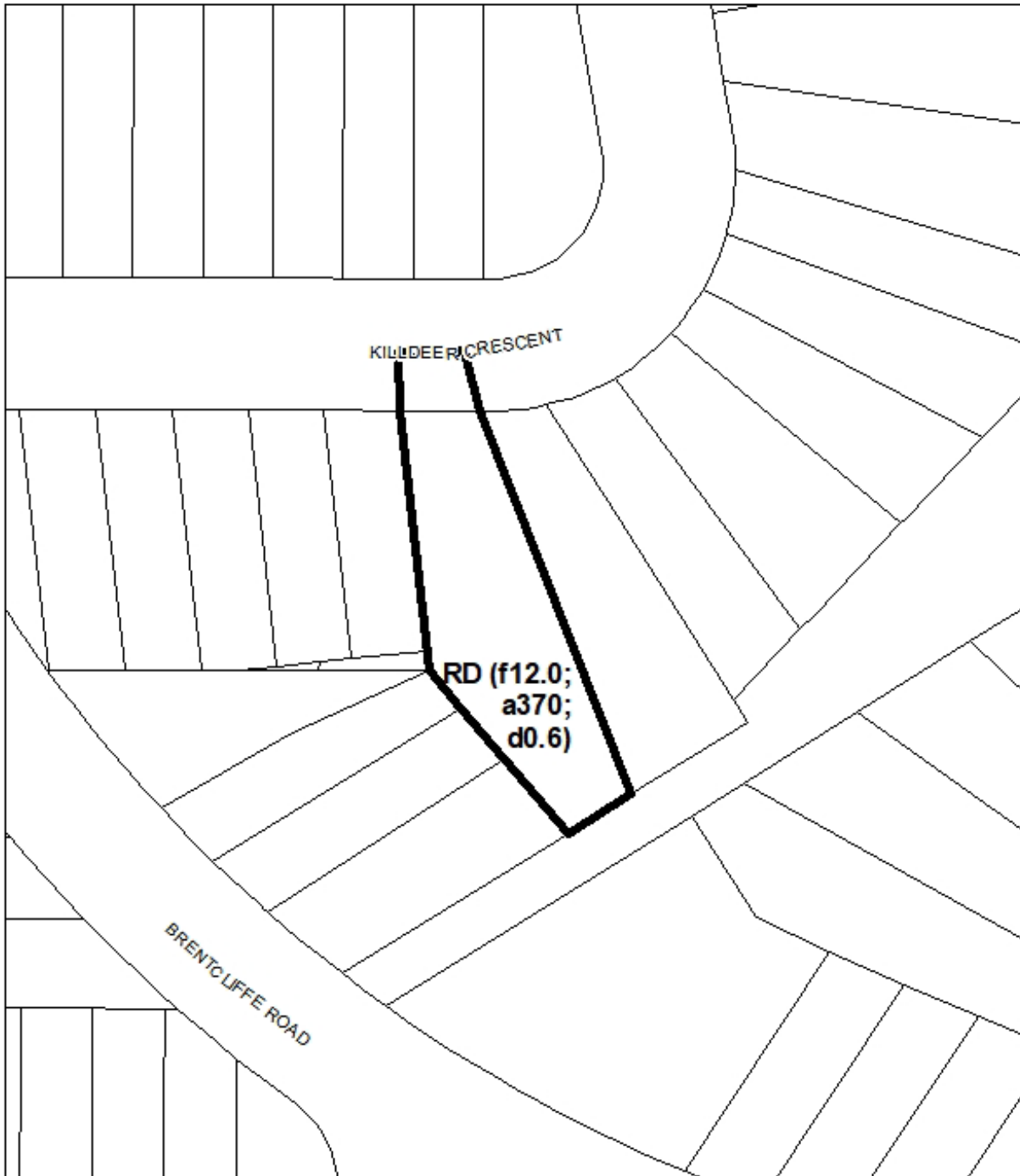





Diagram 1

56 Killdeer Crescent

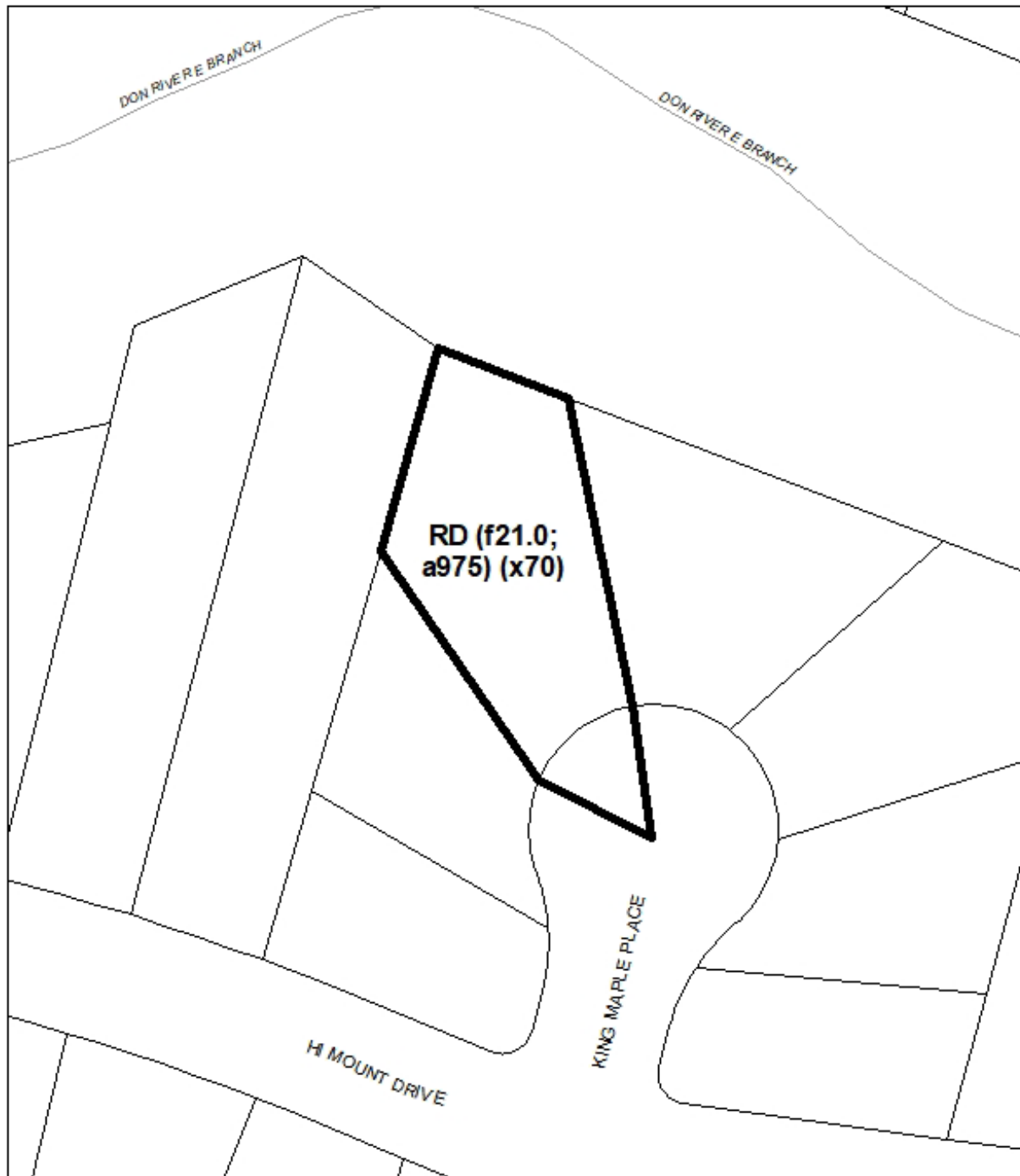
 Subject Site


City of Toronto By-law 569-2013
Not to Scale
01/27/2025

6 King Maple Place


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: 6 King Maple Place, to the:
 - (A) Zoning By-law Map in Section 990.10 and applying the zone label "RD (f21.0; a975)(x70)" as shown on Diagram 1: 6 King Maple Place.
 - (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, ST 2".
 - (D) Lot Coverage Overlay Map in Article 995.30.1 and applying the label "30".


Diagram 1



 **Toronto**
Diagram 1

6 King Maple Place

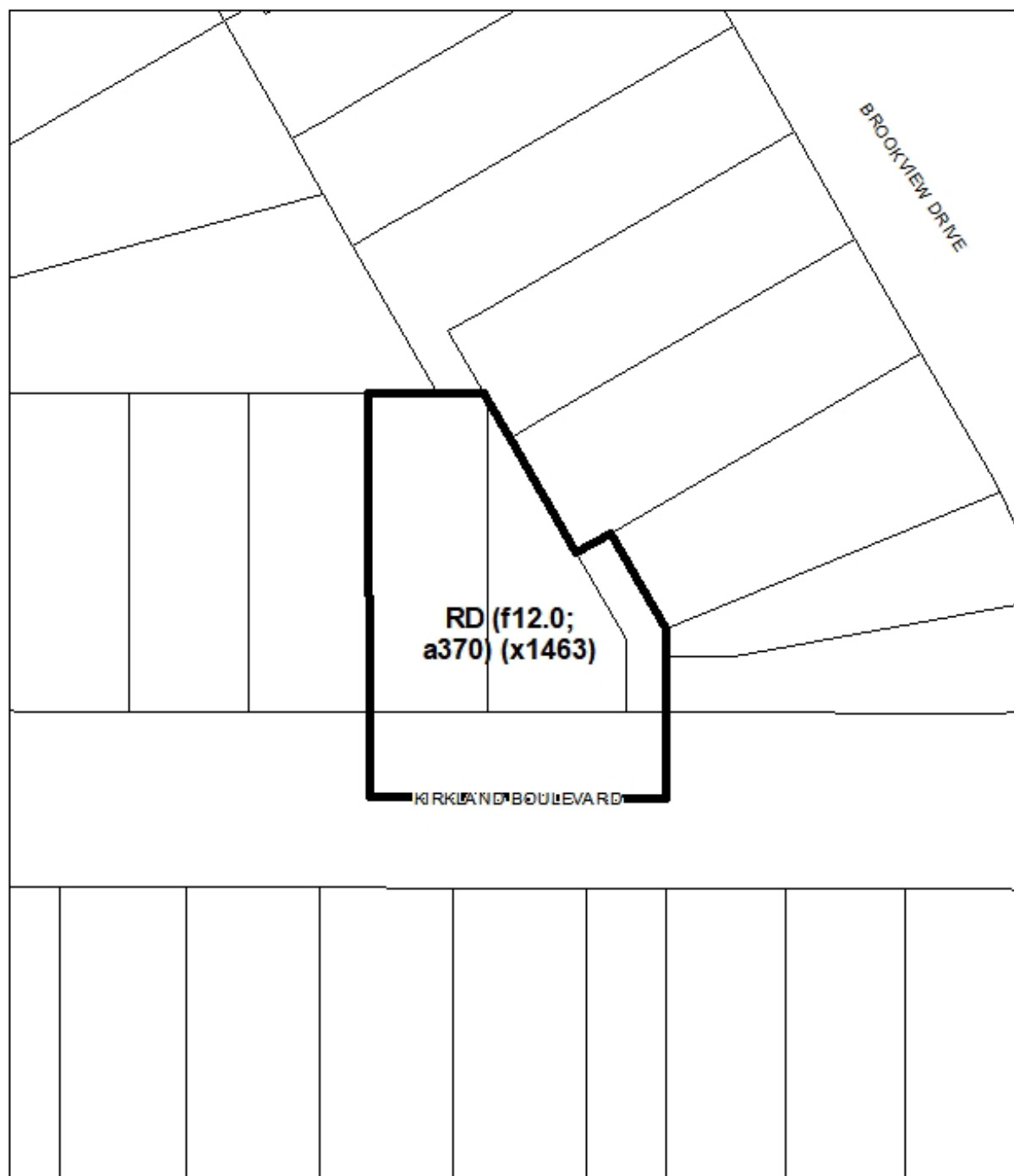
 Subject Site


City of Toronto By-law 569-2013
Not to Scale
01/27/2025

32 and 34 Kirkland Boulevard


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: 32 & 34 Kirkland Boulevard, to the:
 - (A) Zoning By-law Map in Section 990.10 and applying the zone label "RD (f12.0; a370) (x1463)" as shown on Diagram 1: 32 & 34 Kirkland 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 10.0, ST 2".
 - (D) Lot Coverage Overlay Map in Article 995.30.1 and applying the label "35".


Diagram 1



Toronto
Diagram 1

32 & 34 Kirkland Boulevard

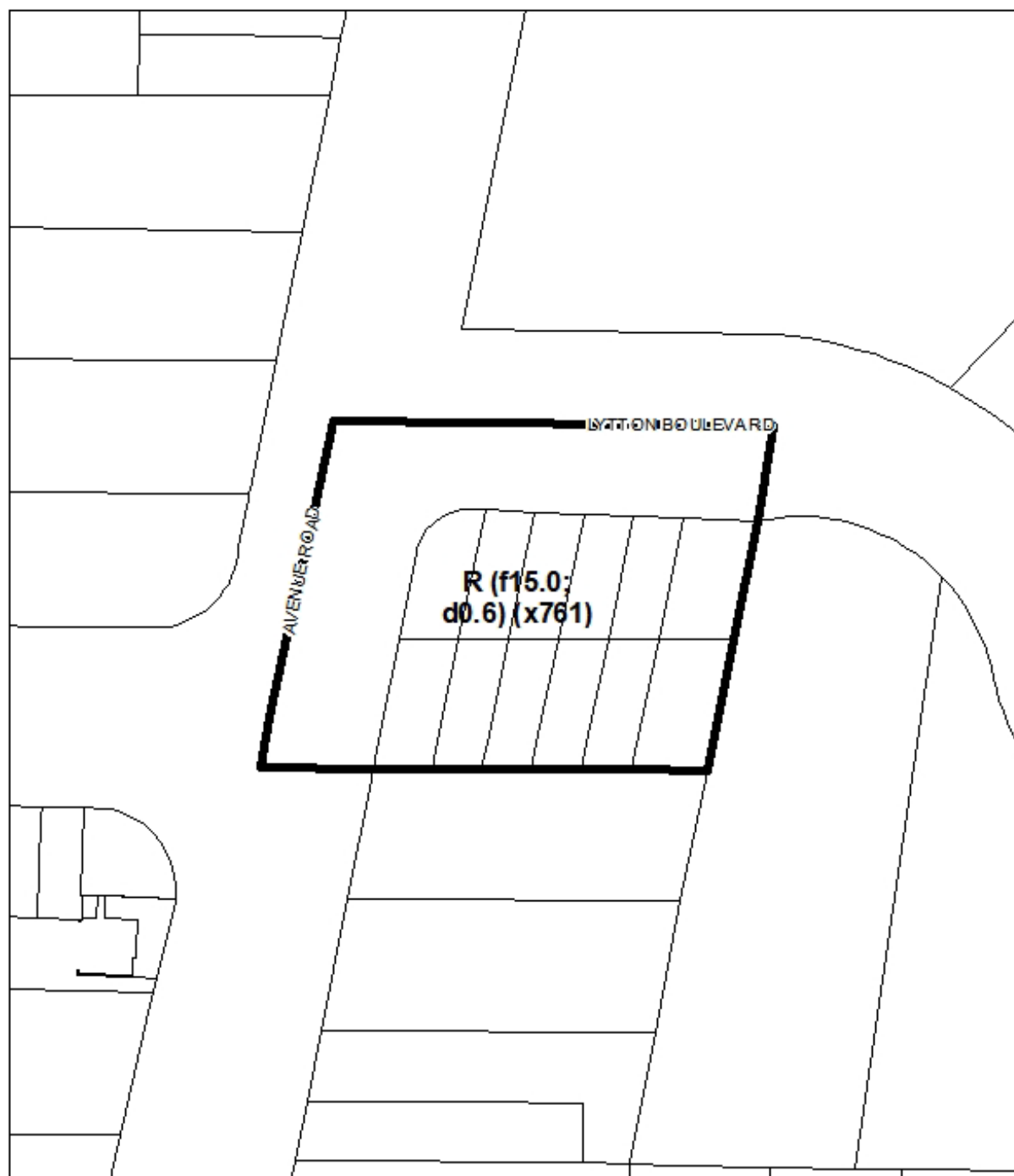
 Subject Site


City of Toronto By-law 569-2013
Not to Scale
01/27/2025

229 to 239 Lytton Boulevard


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: 229 - 239 Lytton Boulevard, to the:
 - (A) Zoning By-law Map in Section 990.10 and applying the zone label "R (f15.0; d0.6) (x761)" as shown on Diagram 1: 229 - 239 Lytton 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 12.0".
 - (D) Lot Coverage Overlay Map in Article 995.30.1 and applying no label.


Diagram 1



 **Toronto**
Diagram 1

229-239 Lytton Boulevard

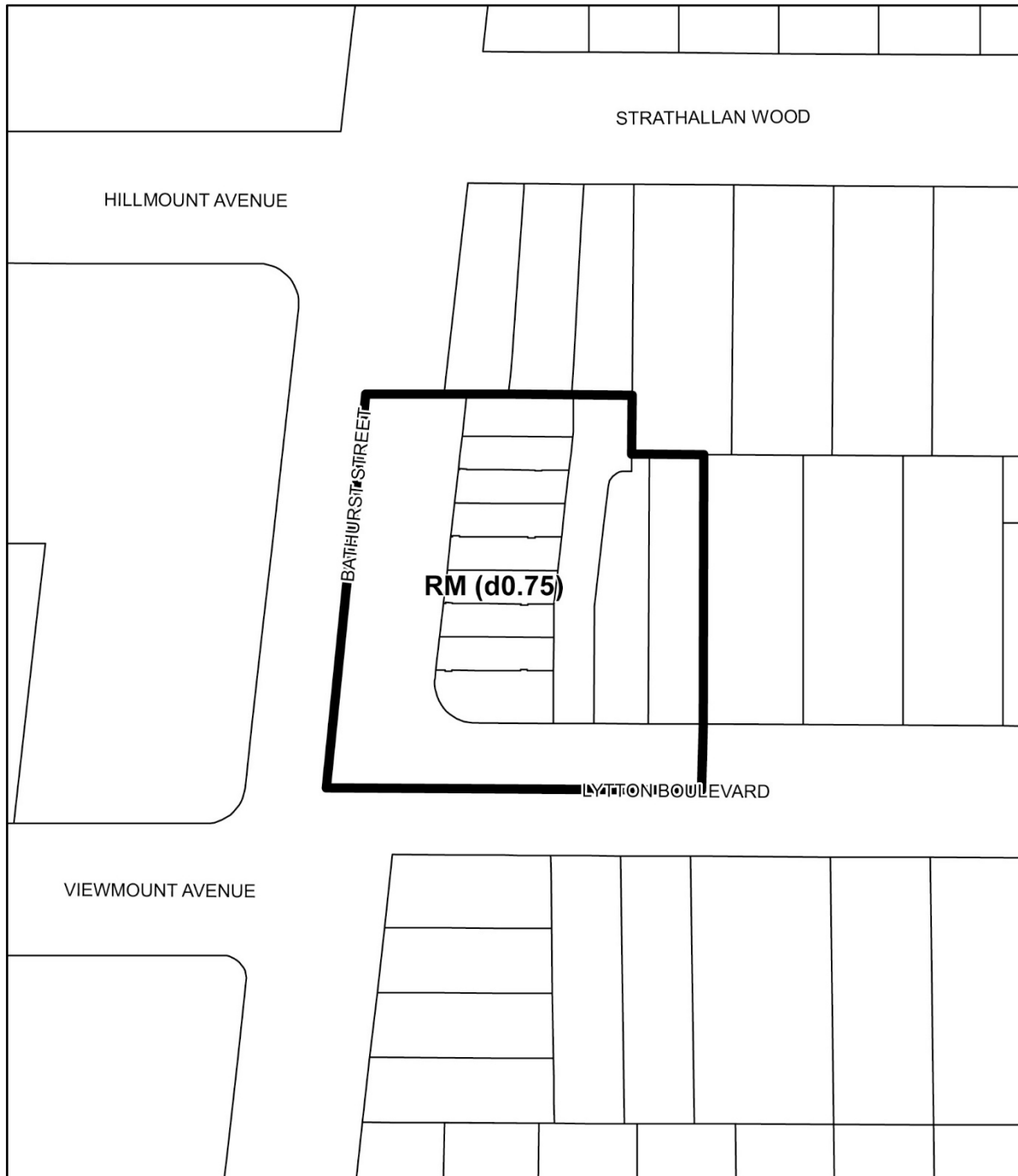
 Subject Site


City of Toronto By-law 569-2013
Not to Scale
01/27/2025

482, 484, 486 Lytton Boulevard and 2675A – 2681B Bathurst Street

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: 482, 484, 486 Lytton Boulevard and 2675A – 2681B Bathurst Street, to the:
 - (A) Zoning By-law Map in Section 990.10 and applying the zone label "RM (d0.75)" as shown on Diagram 1: 482, 484, 486 Lytton Boulevard and 2675A – 2681B 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 no label.
 - (D) Lot Coverage Overlay Map in Article 995.30.1 and applying the label "35".

Diagram 1



 **TORONTO**
Diagram 1

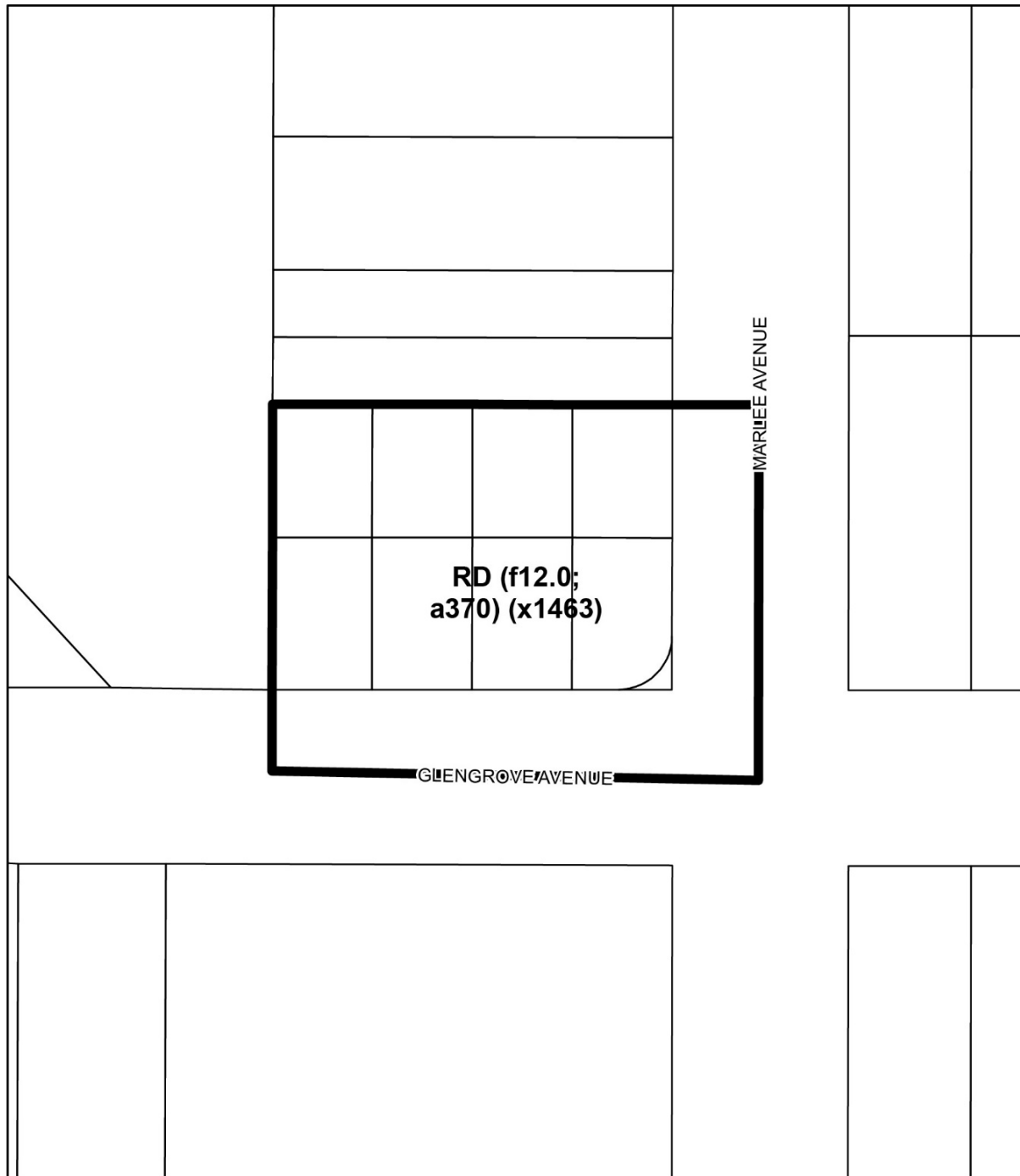
**482, 484, 486 Lytton Boulevard and
2675A-2681B Bathurst Street**



716 Marlee Avenue, 692, 694 and 696 Glengrove Avenue

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: 716 Marlee Avenue & 692, 694, 696 Glengrove Avenue, to the:
 - (A) Zoning By-law Map in Section 990.10 and applying the zone label "RD (f12.0; a370) (x1463)" as shown on Diagram 1: 716 Marlee Avenue & 692, 694, 696 Glengrove 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 10.0, ST 2".
 - (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 900.3.10(1463) Exception RD 1463 under the heading Prevailing By-laws and Prevailing Sections by adding provision (B) as follows:
 - (B) On 716 Marlee Avenue, 692, 694 and 696 Glengrove Avenue, City of Toronto by-law 1295-2013.

Diagram 1



 **Toronto**
Diagram 1

**716 Marlee Avenue &
692, 694, 696 Glengrove Avenue**

 Subject Site

51 Montessor Drive

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: 51 Montessor Drive, to the:
 - (A) Zoning By-law Map in Section 990.10 and applying the zone label "RD (f15.0; a550)(x5)" as shown on Diagram 1: 51 Montessor 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 10.0, ST 2".
 - (D) Lot Coverage Overlay Map in Article 995.30.1 and applying the label "35".

Diagram 1

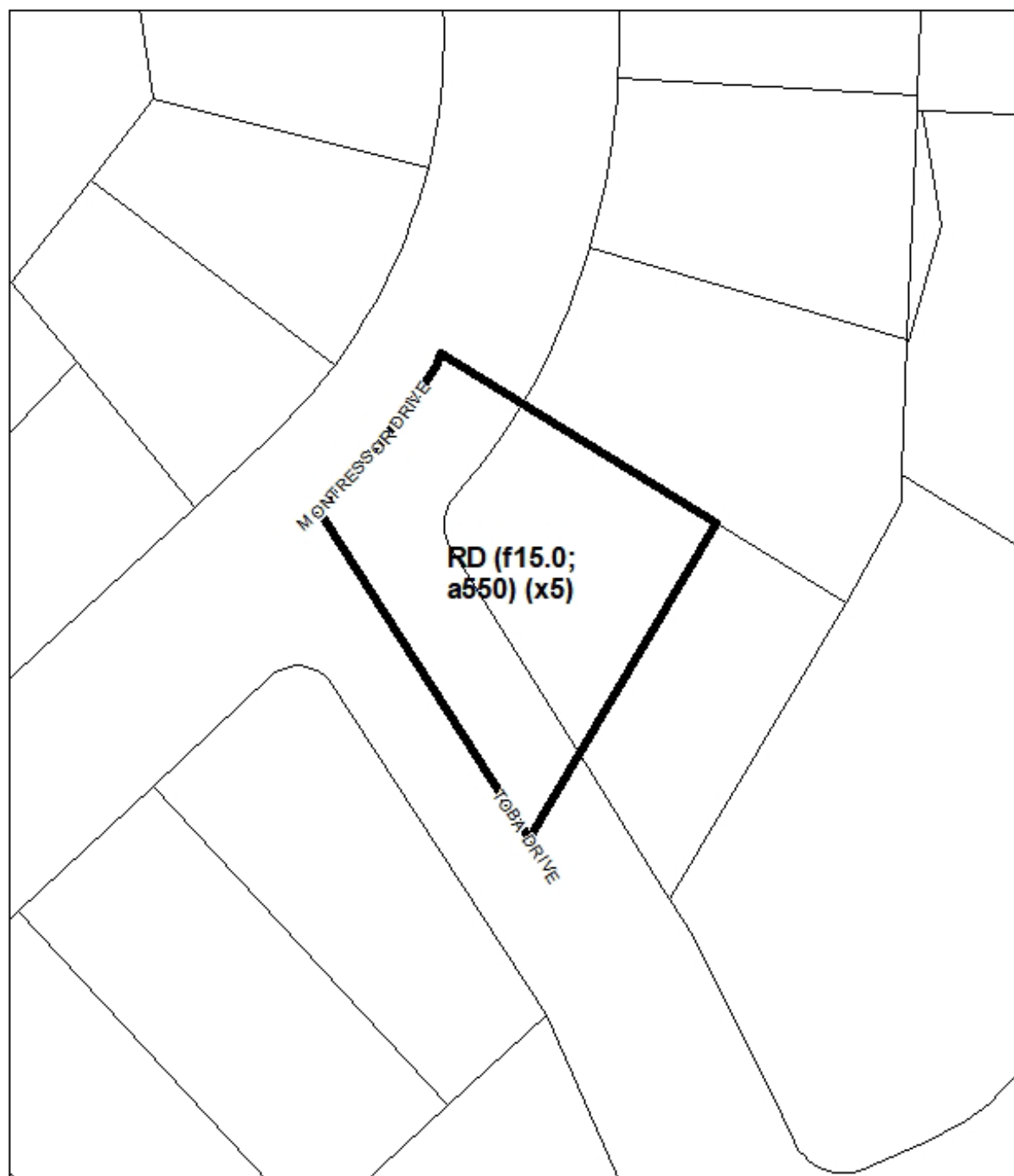





Diagram 1

51 Montessor Drive

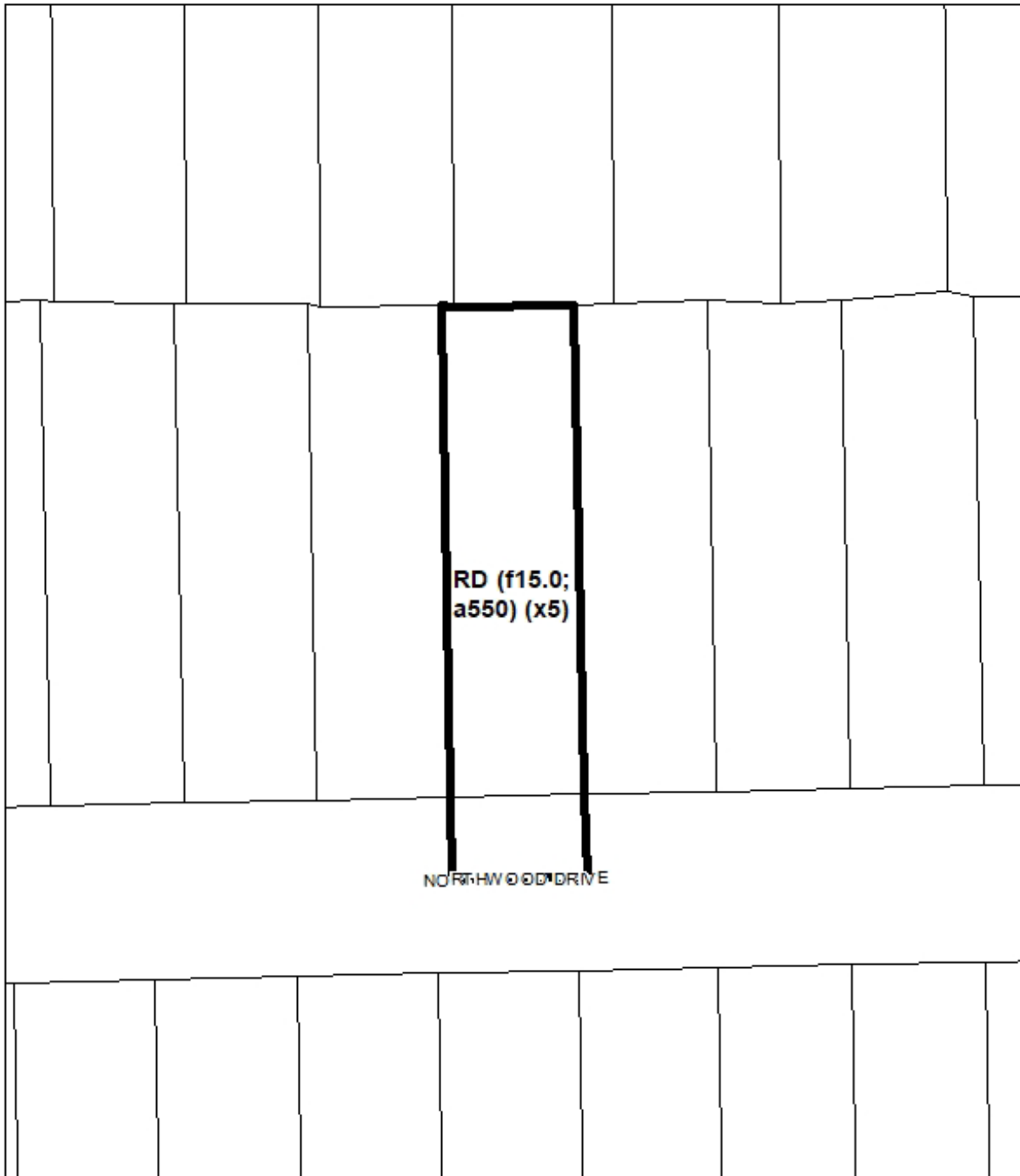
 Subject Site


City of Toronto By-law 569-2013
Not to Scale
01/31/2025

208 Northwood Drive

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: 208 Northwood Drive, to the:
 - (A) Zoning By-law Map in Section 990.10 and applying the zone label "RD (f15.0; a550)(x5)" as shown on Diagram 1: 208 Northwood 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 10.0, ST 2".
 - (D) Lot Coverage Overlay Map in Article 995.30.1 and applying the label "30".

Diagram 1



 **Toronto**
Diagram 1

208 Northwood Drive



Subject Site

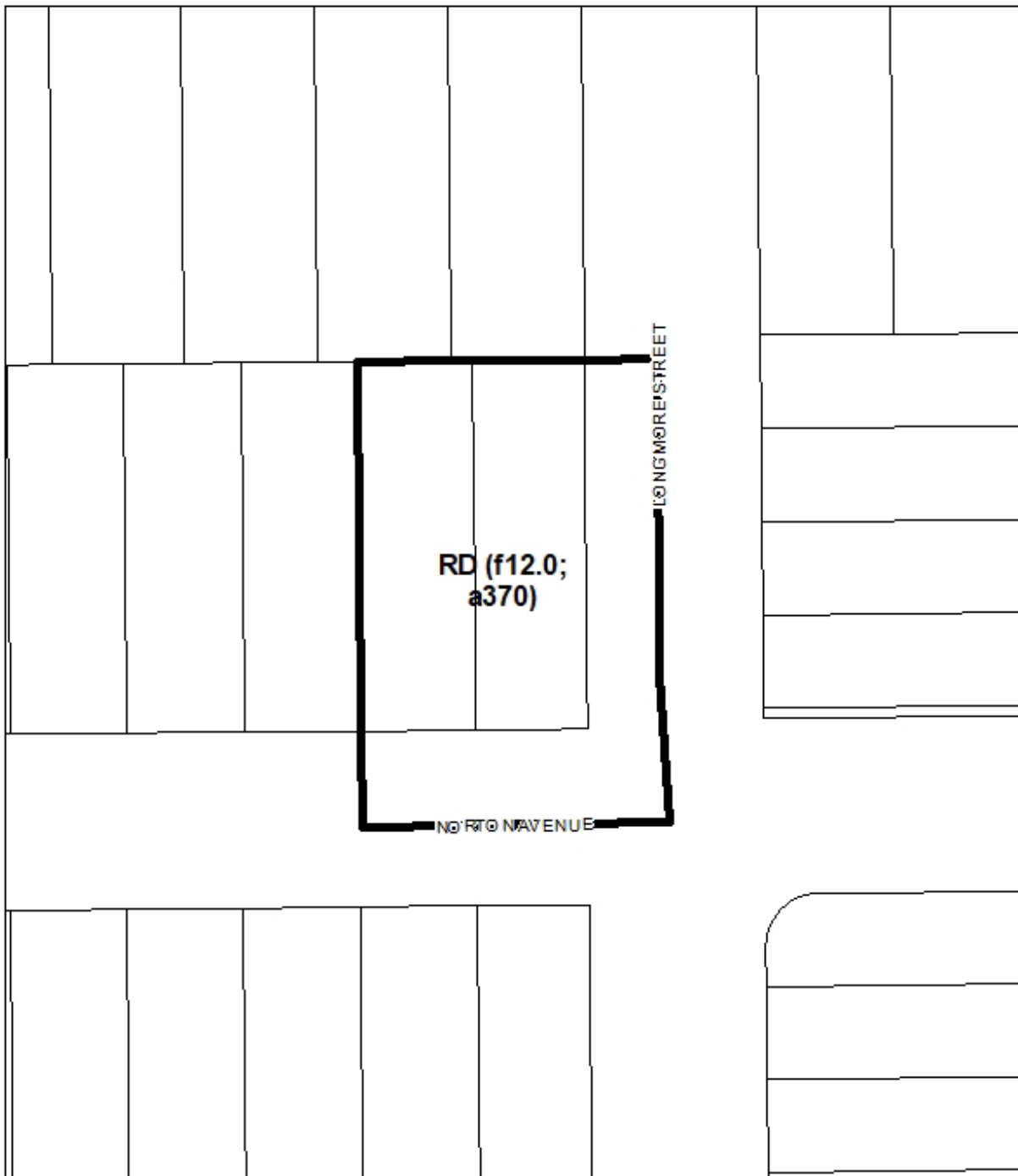


City of Toronto By-law 569-2013
Not to Scale
02/03/2025

182 and 186 Norton Avenue

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: 182 & 186 Norton Avenue, to the:
 - (A) Zoning By-law Map in Section 990.10 and applying the zone label "RD (f12.0; a370)" as shown on Diagram 1: 182 & 186 Norton 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 10.0, ST 2".
 - (D) Lot Coverage Overlay Map in Article 995.30.1 and applying the label "30".

Diagram 1



 **Toronto**
Diagram 1

182 & 186 Norton Avenue



Subject Site



City of Toronto By-law 569-2013
Not to Scale
03/20/2025

231 Old Yonge Street


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: 231 Old Yonge Street, to the:
 - (A) Zoning By-law Map in Section 990.10 and applying the zone label "RD (f18.0; a690)" as shown on Diagram 1: 231 Old Yonge 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 10.0, ST 2".
 - (D) Lot Coverage Overlay Map in Article 995.30.1 and applying the label "35".

Diagram 1




Diagram 1

231 Old Yonge Street

 Subject Site

216 Owen Boulevard

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: 216 Owen Boulevard, to the:
 - (A) Zoning By-law Map in Section 990.10 and applying the zone label "RD (f18.0; a690)" as shown on Diagram 1: 216 Owen 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 10.0, ST 2".
 - (D) Lot Coverage Overlay Map in Article 995.30.1 and applying the label "35".

Diagram 1

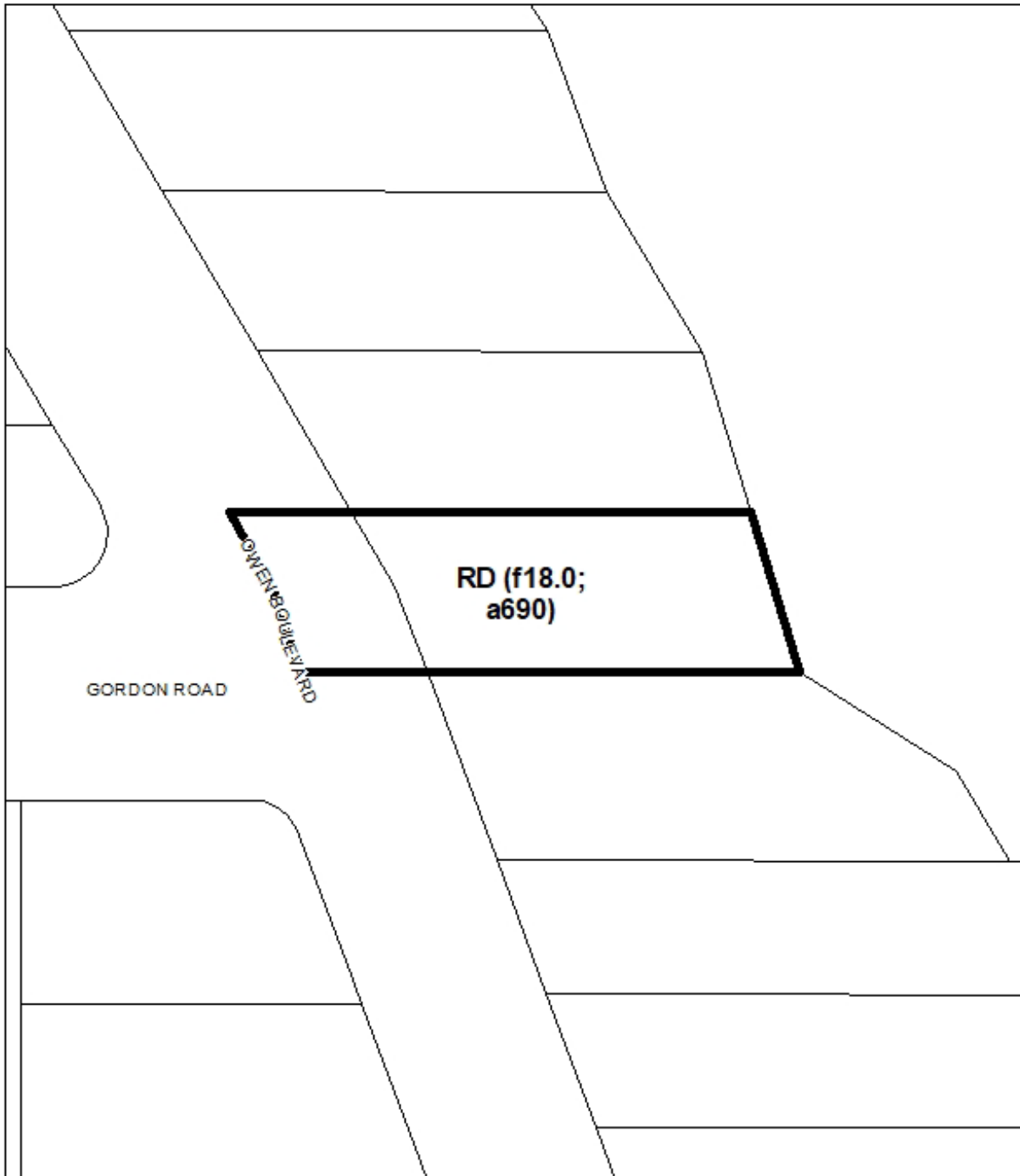




Diagram 1

216 Owen Boulevard

 Subject Site

46, 48, and 50 Page Ave, and 1- 23 and 2-22 Valliere Place

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: 46, 48, 50 Page Avenue and 1 - 23 & 2 - 22 Valliere Place, to the:
 - (A) Zoning By-law Map in Section 990.10 and applying the zone label "RD (f15.0; a550) (x1320)" as shown on Diagram 1: 46, 48, 50 Page Avenue and 1 - 23 & 2 - 22 Valliere Place.
 - (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, ST 2".
 - (D) Lot Coverage Overlay Map in Article 995.30.1 and applying the label "30".
2. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.3.10 Exception Number 1320 so that it reads:

(1320) Exception RD 1320

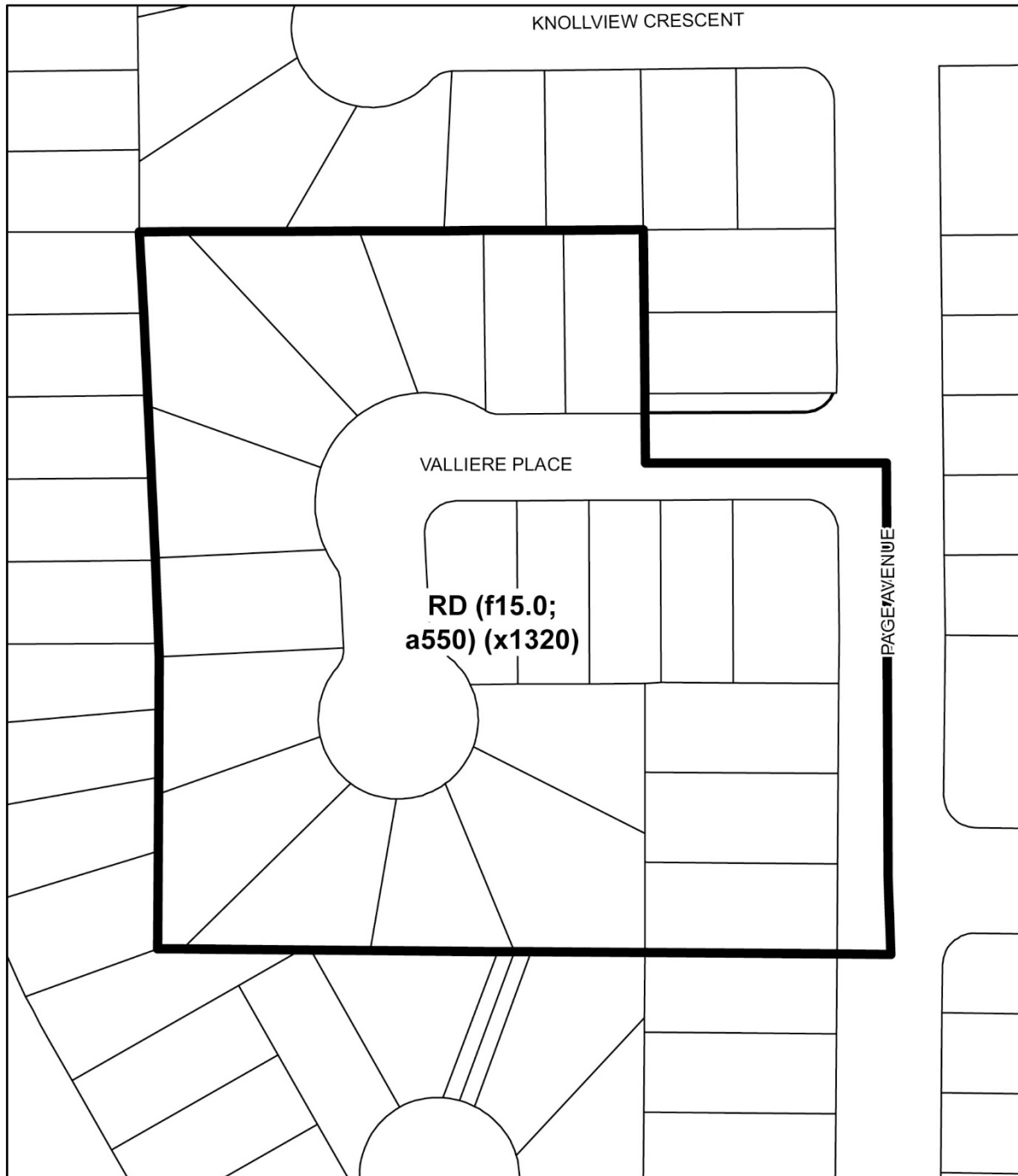
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions: None Apply

Prevailing By-laws and Prevailing Sections:

- (A) On 46, 48, and 50 Page Avenue, and 1 to 23 and 2 to 22 Valliere Place, City of Toronto by-law 963-2011.

Diagram 1



 **TORONTO**
Diagram 1

**46, 48, 50 Page Avenue and
1-23 & 2-22 Valliere Place**

 Subject Site

52 Park Lane Circle

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: 52 Park Lane Circle to the:
 - (A) Zoning By-law Map in Section 990.10 and applying the zone label "RD (f60.0; a8000) (x893)" as shown on Diagram 1: 52 Park Lane Circle.
 - (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 the label "25".

Diagram 1

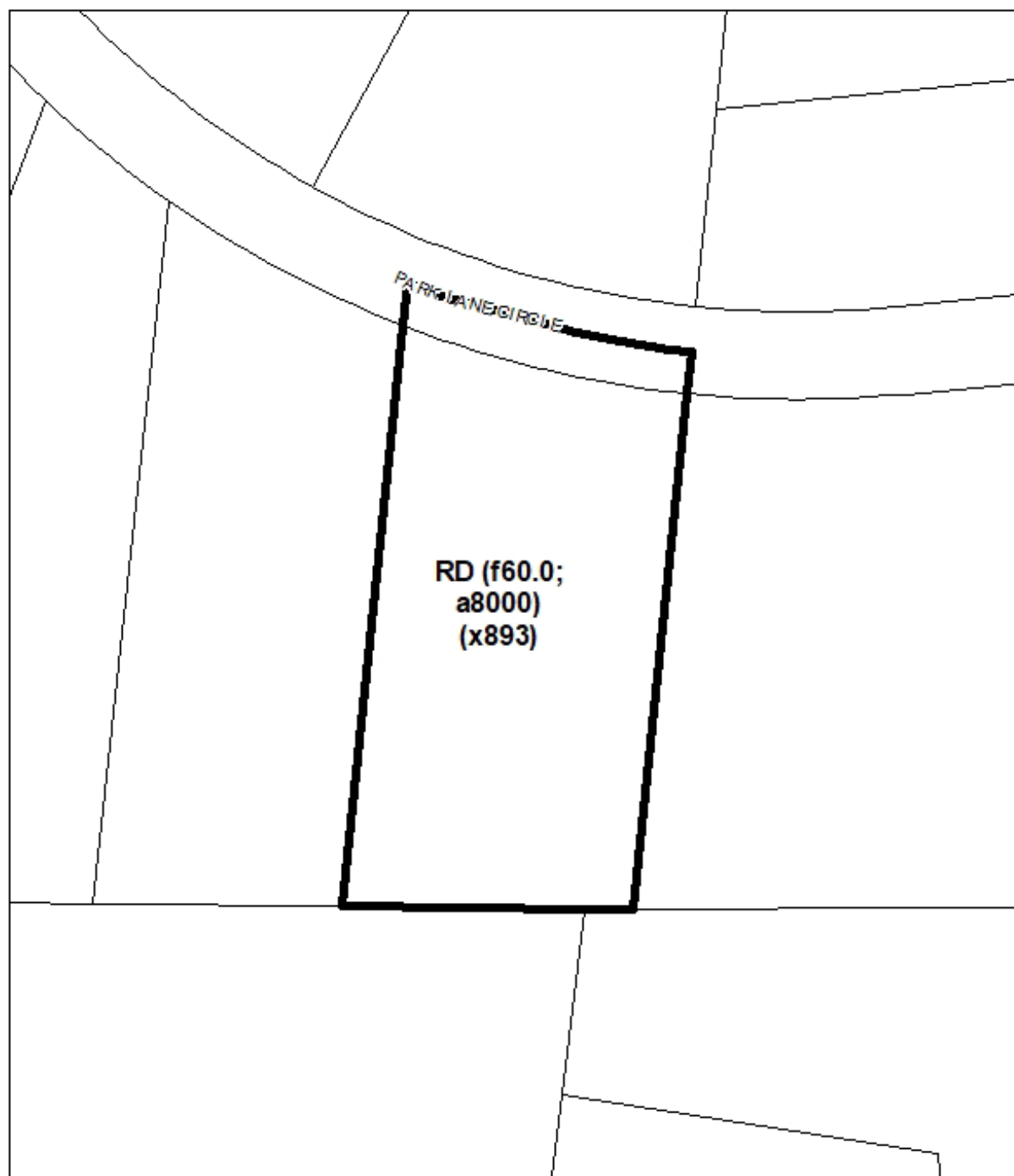





Diagram 1

52 Park Lane Circle

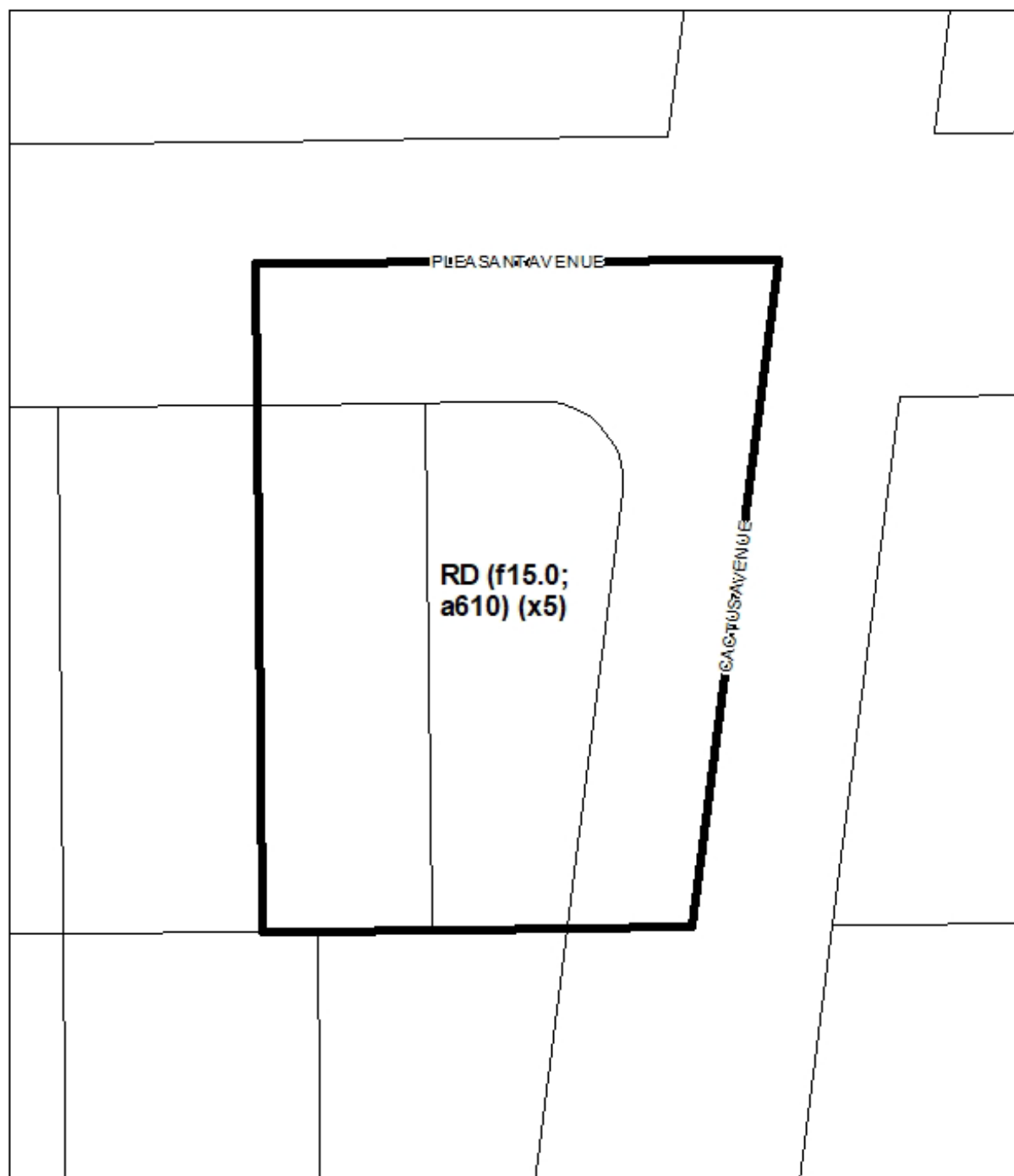
 Subject Site


City of Toronto By-law 569-2013
Not to Scale
04/16/2025

287 and 289 Pleasant Avenue


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: 287 & 289 Pleasant Avenue to the:
 - (A) Zoning By-law Map in Section 990.10 and applying the zone label "RD (f15.0; a610) (x5)" as shown on Diagram 1: 287 & 289 Pleasant 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 10.0, ST 2".
 - (D) Lot Coverage Overlay Map in Article 995.30.1 and applying the label "30".


Diagram 1



Toronto
Diagram 1

287 & 289 Pleasant Avenue

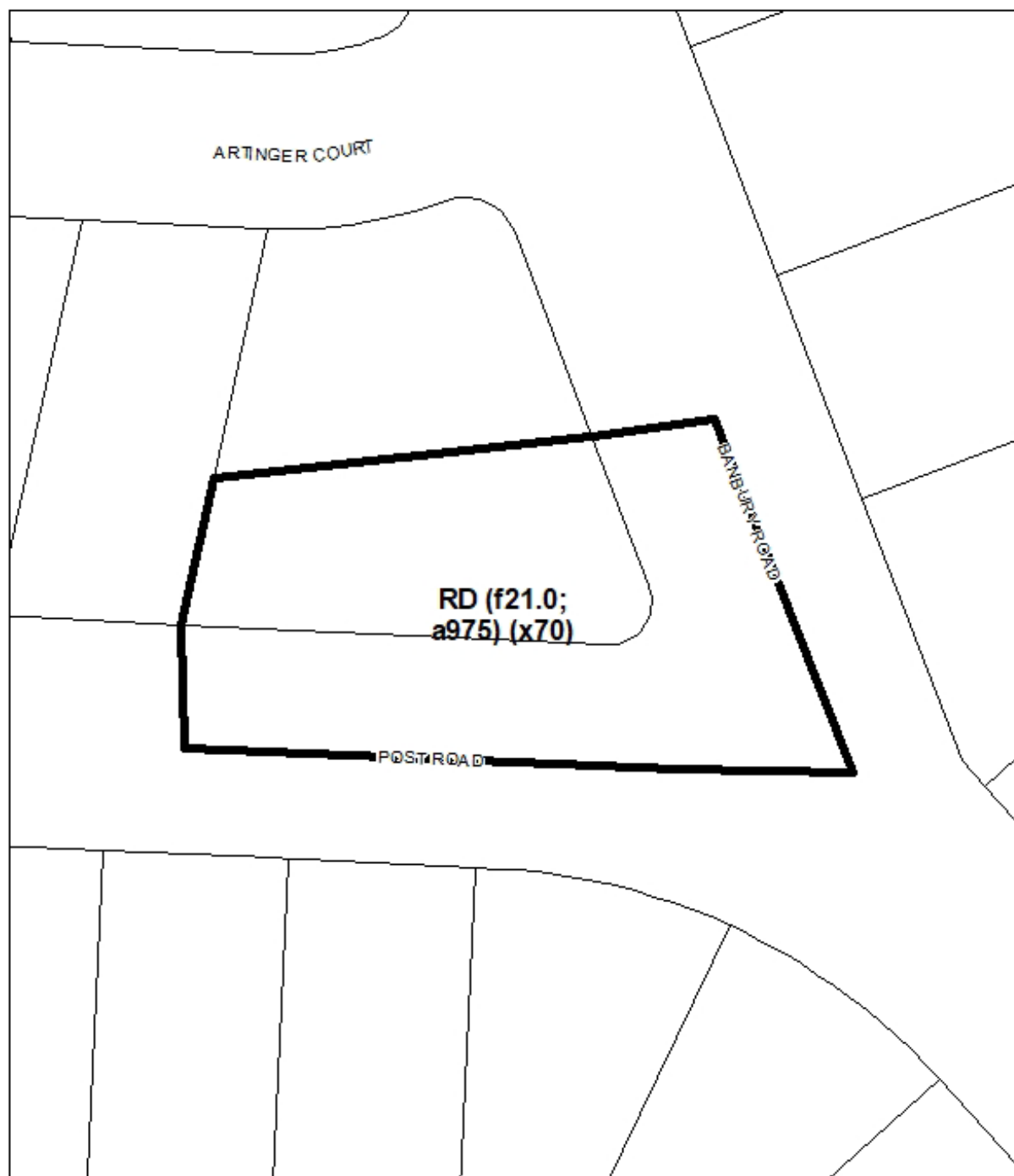
 Subject Site


City of Toronto By-law 569-2013
Not to Scale
04/16/2025

102 Post Road


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 Post Road to the:
 - (A) Zoning By-law Map in Section 990.10 and applying the zone label "RD (f21.0; a975) (x70)" as shown on Diagram 1: 102 Post 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, ST 2".
 - (D) Lot Coverage Overlay Map in Article 995.30.1 and applying the label "30".


Diagram 1



 **Toronto**
Diagram 1

102 Post Road

 Subject Site


City of Toronto By-law 569-2013
Not to Scale
04/16/2025

359-377 Roehampton Avenue

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: 359-377 Roehampton Avenue to the:
 - (A) Zoning By-law Map in Section 990.10 and applying the zone label "R (f9.0; u4; d0.6)(x219)" as shown on Diagram 1: 359-377 Roehampton 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 10.0".
 - (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 by adding Article 900.2.10 Exception Number 219 so that it reads:

(219) Exception R 219

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 359-377 Roehampton Avenue, City of Toronto by-law 85-2010(OMB).

Diagram 1

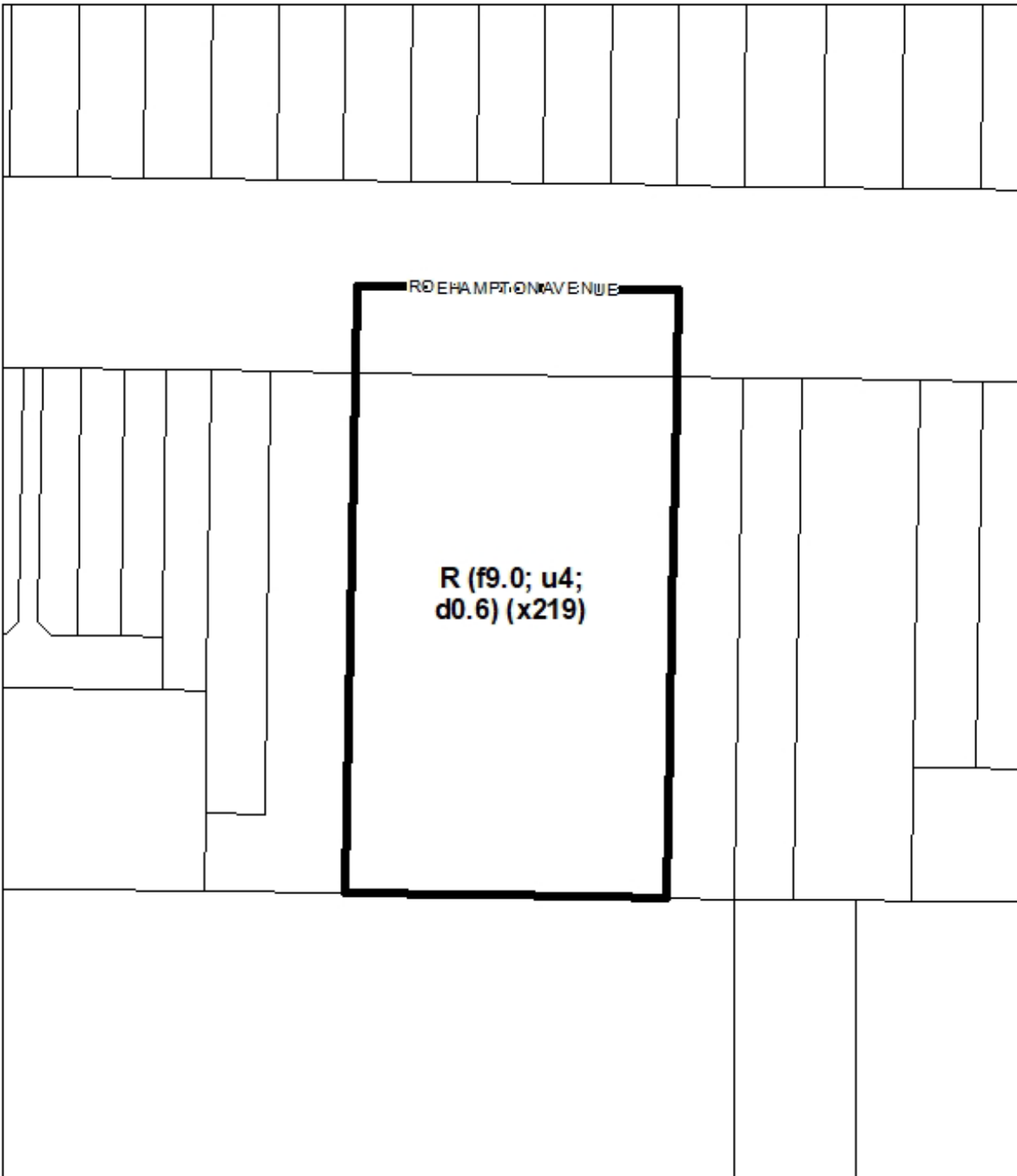





Diagram 1

359-377 Roehampton Avenue

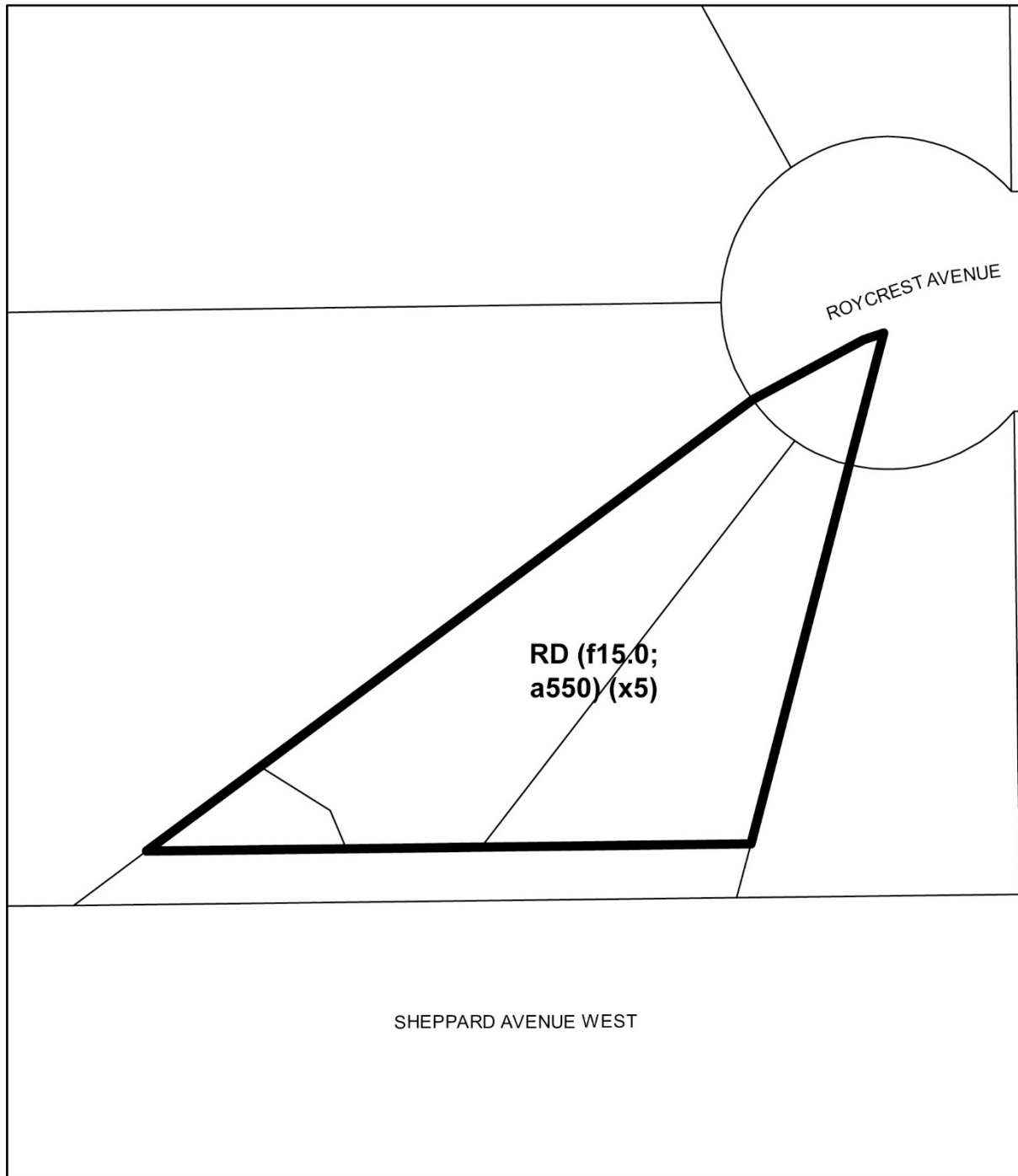
 Subject Site


City of Toronto By-law 569-2013
Not to Scale
04/16/2025

370 Sheppard Avenue West, and 21A and 21B Roycrest Avenue

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: 21A & 21B Roycrest Avenue & 370 Sheppard Avenue West to the:
 - (A) Zoning By-law Map in Section 990.10 and applying the zone label "RD (f15.0; a550) (x5)" as shown on Diagram 1: 21A & 21B Roycrest Avenue & 370 Sheppard Avenue West.
 - (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, ST 2".
 - (D) Lot Coverage Overlay Map in Article 995.30.1 and applying the label "30".

Diagram 1



 **TORONTO**
Diagram 1

**21A & 21B Roycrest Avenue &
370 Sheppard Avenue West**

 Subject Site

96 Rykert Crescent

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: 96 Rykert 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: 96 Rykert 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

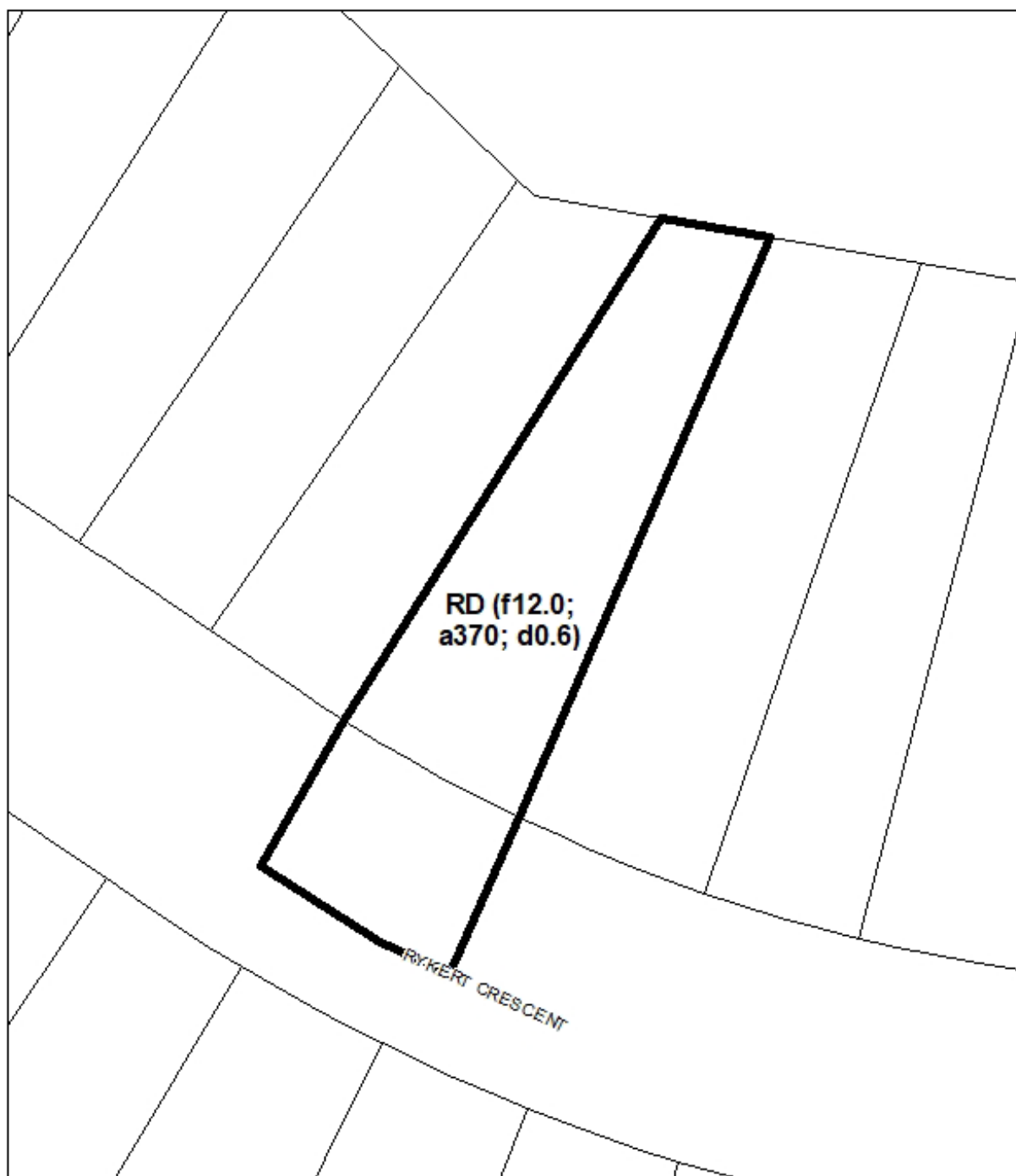





Diagram 1

96 Rykert Crescent

 Subject Site


City of Toronto By-law 569-2013
Not to Scale
04/16/2025

43 Sagebrush Lane

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: 43 Sagebrush Lane to the:
 - (A) Zoning By-law Map in Section 990.10 and applying the zone label "RD (f15.0; a550) (x5)" as shown on Diagram 1: 43 Sagebrush Lane.
 - (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, ST 2".
 - (D) Lot Coverage Overlay Map in Article 995.30.1 and applying the label "35".

Diagram 1

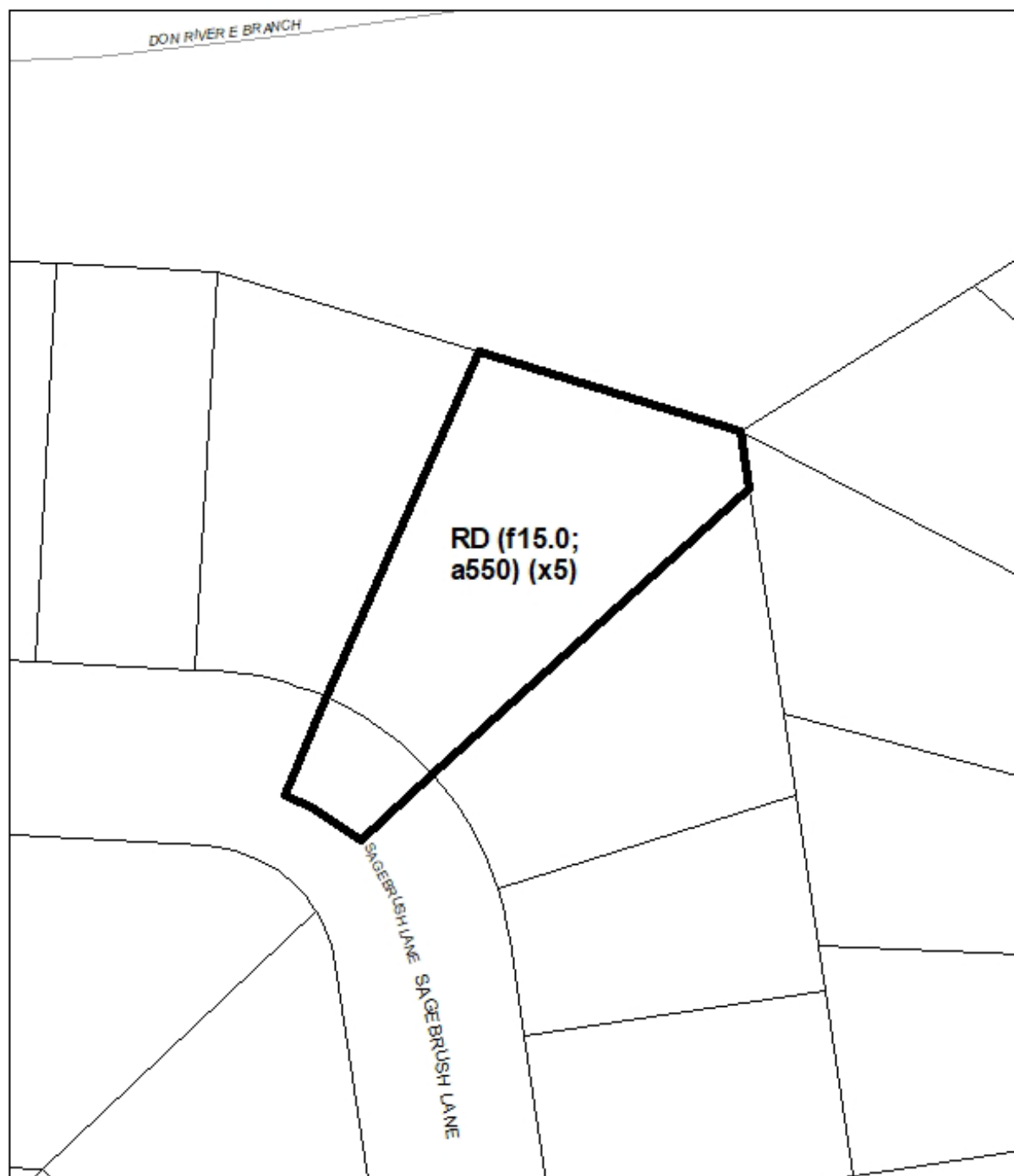





Diagram 1

43 Sagebrush Lane

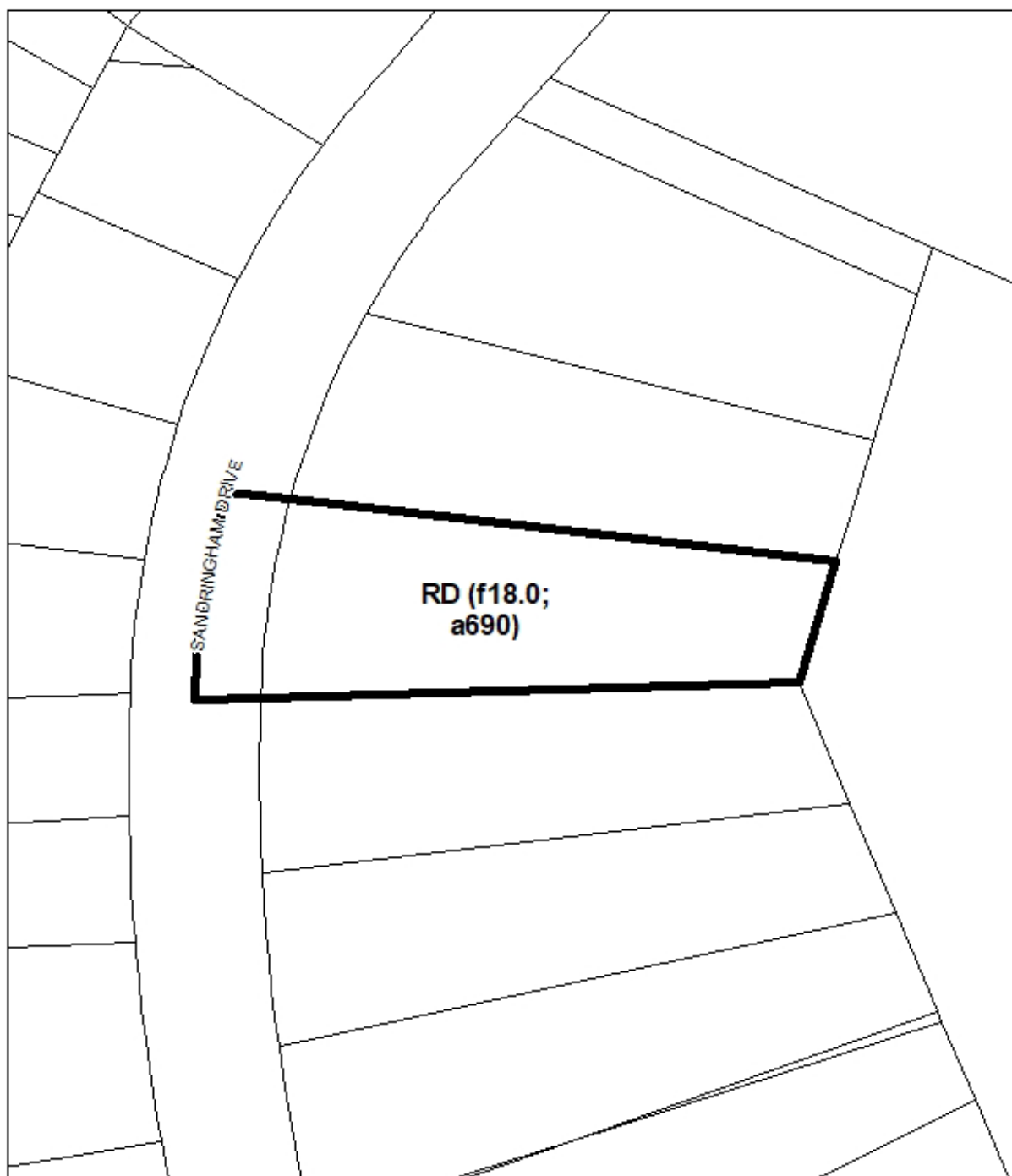
 Subject Site


City of Toronto By-law 569-2013
Not to Scale
04/16/2025

48 Sandringham Drive


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: 48 Sandringham Drive to the:
 - (A) Zoning By-law Map in Section 990.10 and applying the zone label "RD (f18.0; a690)" as shown on Diagram 1: 48 Sandringham 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 10.0, ST 2".
 - (D) Lot Coverage Overlay Map in Article 995.30.1 and applying the label "35".


Diagram 1



 **Toronto**
Diagram 1

48 Sandringham Drive

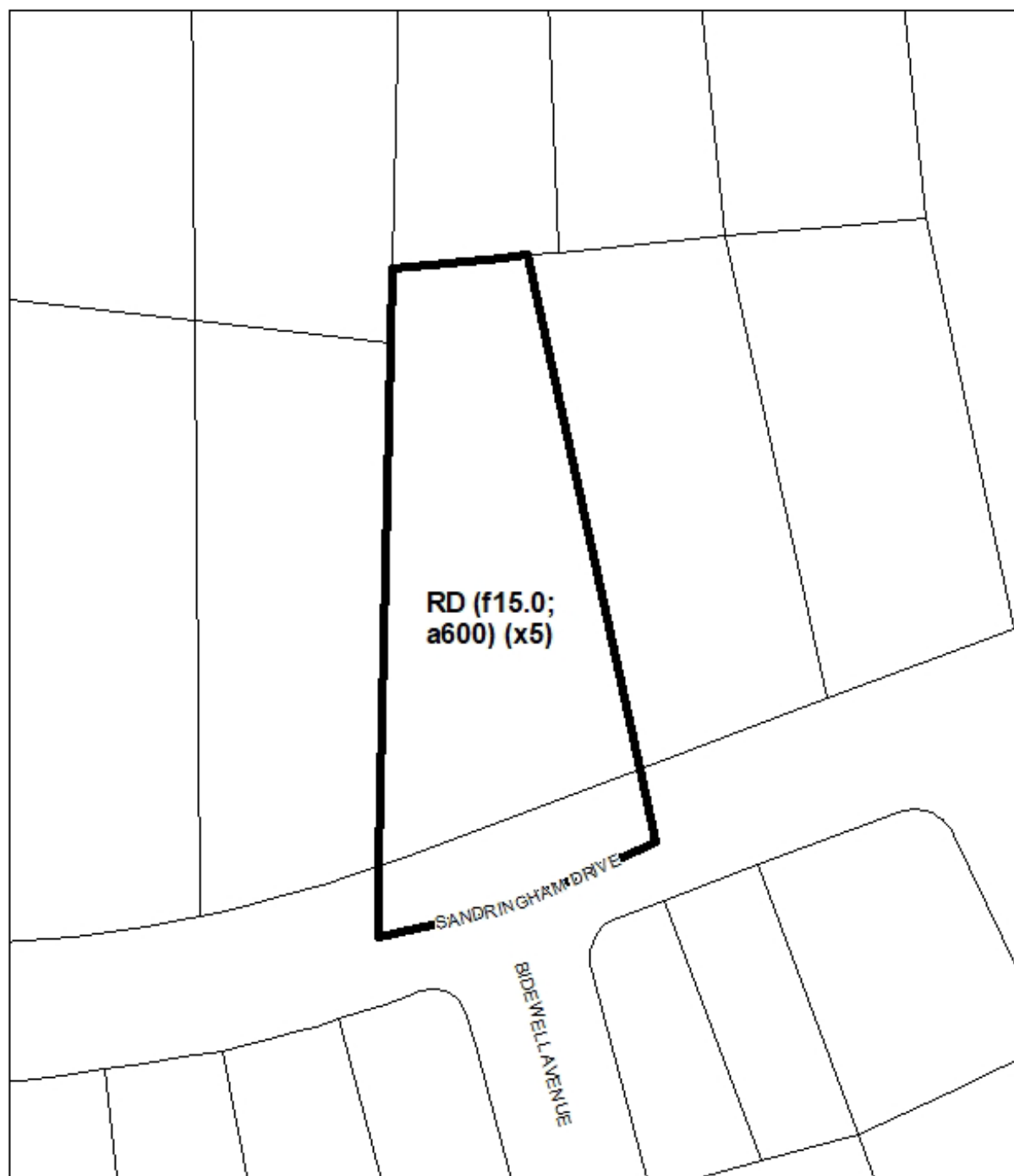
 Subject Site


City of Toronto By-law 569-2013
Not to Scale
04/16/2025

146 Sandringham Drive


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: 146 Sandringham Drive, to the:
 - (A) Zoning By-law Map in Section 990.10 and applying the zone label "RD (f15.0; a600) (x5)" as shown on Diagram 1: 146 Sandringham 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 10.0, ST 2".
 - (D) Lot Coverage Overlay Map in Article 995.30.1 and applying the label "30".


Diagram 1



Toronto
Diagram 1

146 Sandringham Drive

 Subject Site


City of Toronto By-law 569-2013
Not to Scale
04/16/2025

217 Sandringham Drive


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: 217 Sandringham Drive, to the:
 - (A) Zoning By-law Map in Section 990.10 and applying the zone label "RD (f15.0; a600) (x5)" as shown on Diagram 1: 217 Sandringham 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 10.0, ST 2".
 - (D) Lot Coverage Overlay Map in Article 995.30.1 and applying the label "30".


Diagram 1




Diagram 1

217 Sandringham Drive

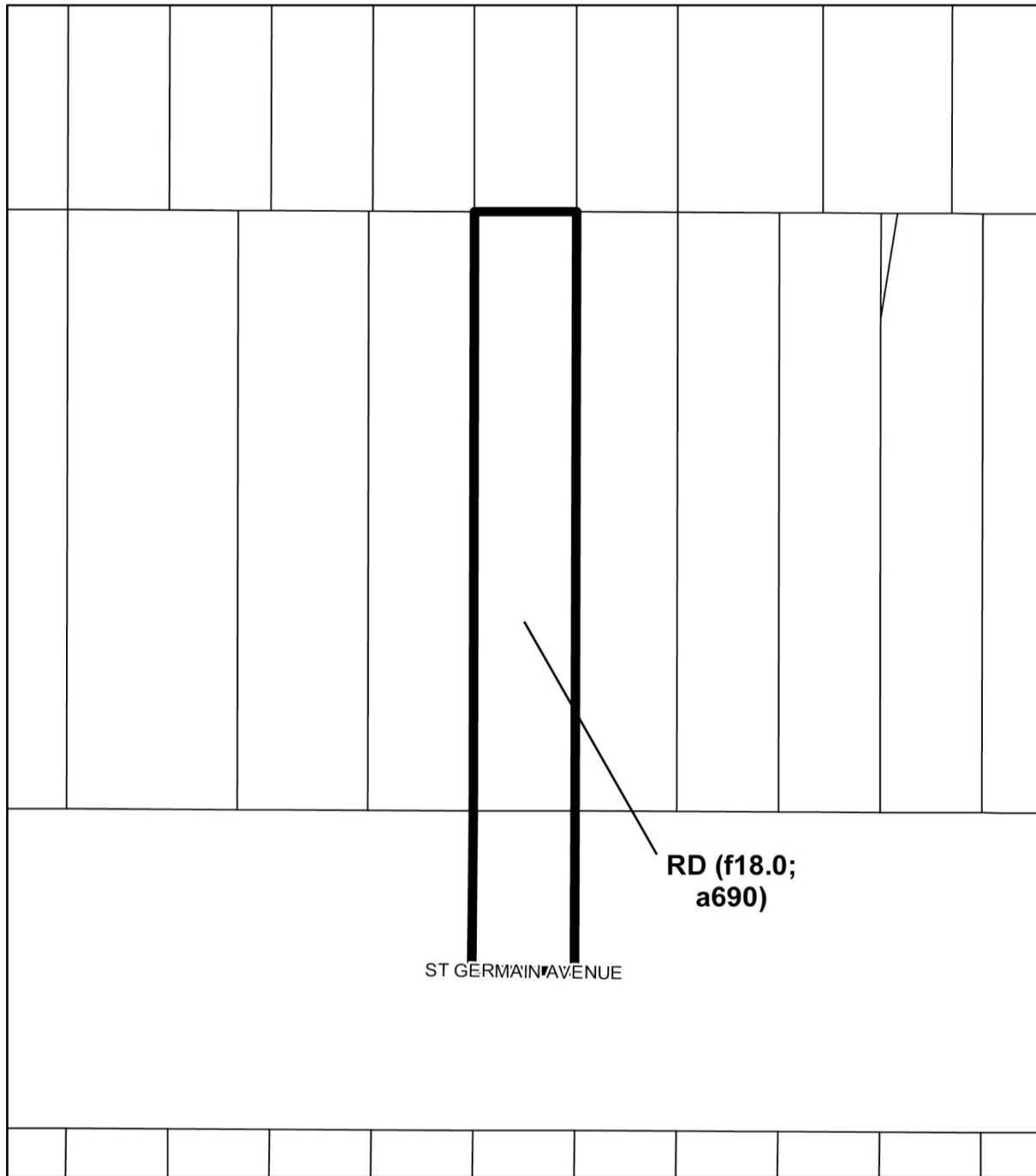
 Subject Site


City of Toronto By-law 569-2013
Not to Scale
04/16/2025

398 St Germain Avenue

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: 398 St Germain Avenue, to the:
 - (A) Zoning By-law Map in Section 990.10 and applying the zone label "RD (f18.0; a690)" as shown on Diagram 1: 398 St Germain 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 10.0, ST 2".
 - (D) Lot Coverage Overlay Map in Article 995.30.1 and applying the label "35".

Diagram 1



 **TORONTO**
Diagram 1

398 St Germain Avenue

 Subject Site

195 and 197 Valley Road


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: 195 & 197 Valley Road, to the:
 - (A) Zoning By-law Map in Section 990.10 and applying the zone label "RD (f18.0; a690)" as shown on Diagram 1: 195 & 197 Valley 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, ST 2".
 - (D) Lot Coverage Overlay Map in Article 995.30.1 and applying the label "35".


Diagram 1



 **Toronto**
Diagram 1

195 & 197 Valley Road

 Subject Site


City of Toronto By-law 569-2013
Not to Scale
04/16/2025

25-31A Wilmington Avenue

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: 25-31A Wilmington Avenue, to the:
 - (A) Zoning By-law Map in Section 990.10 and applying the zone label "RM (f15.0; a550) (x56)" as shown on Diagram 1: 25-31A Wilmington 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 no label.
 - (D) Lot Coverage Overlay Map in Article 995.30.1 and applying the label "35".

Diagram 1

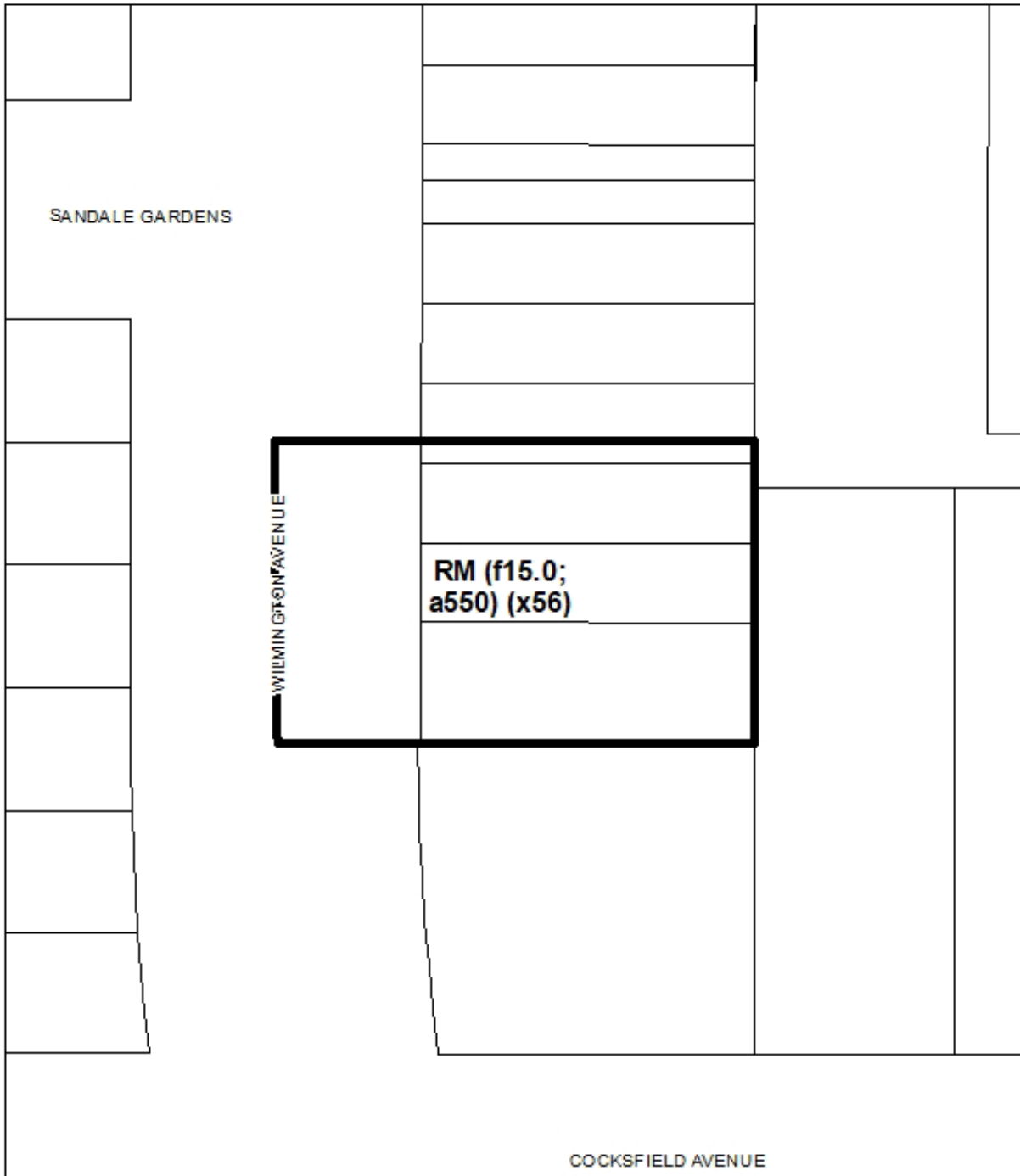




Diagram 1

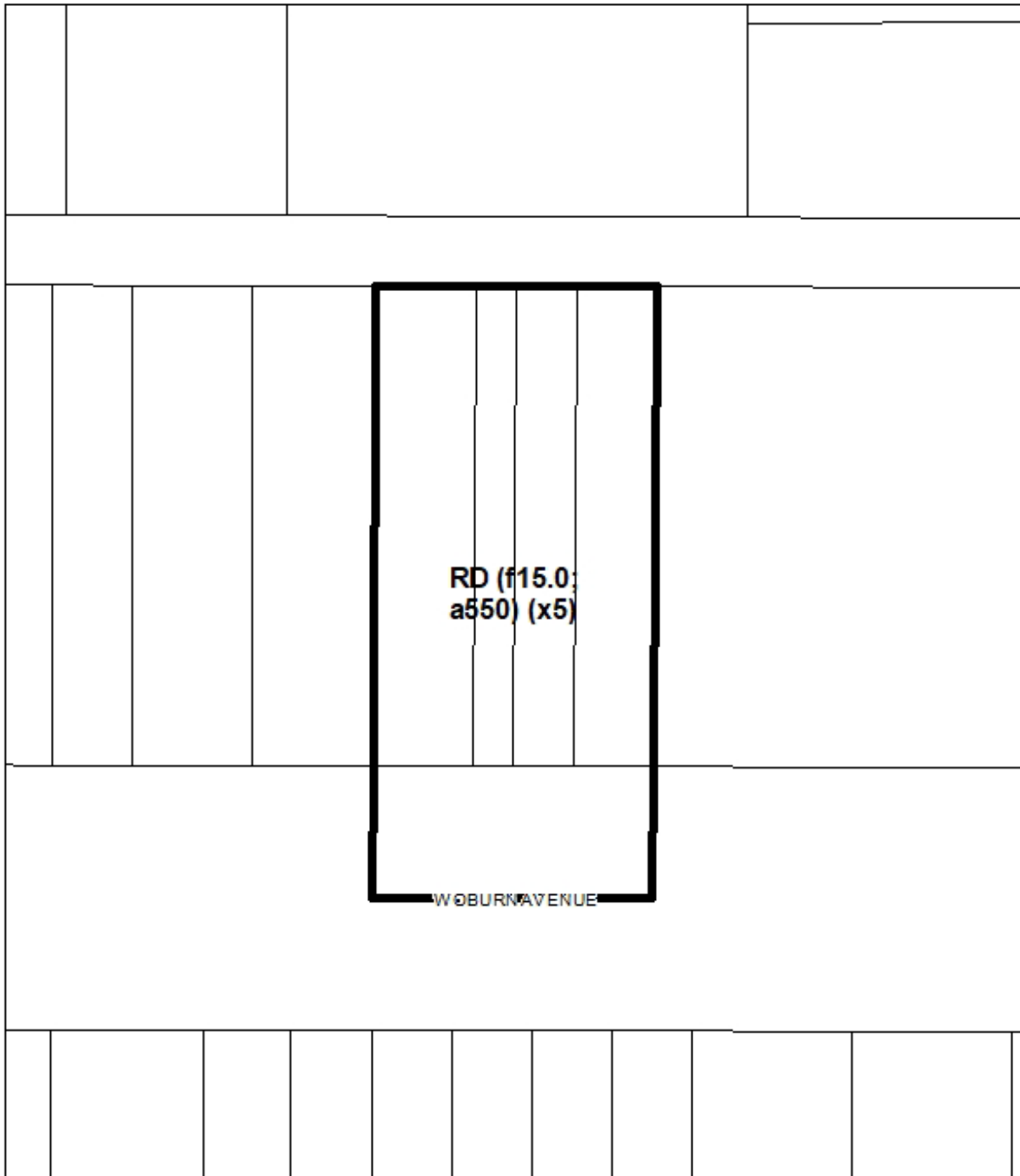
25-31A Wilmington Avenue

 Subject Site

438A-440 Woburn Avenue

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: 438A-440 Woburn Avenue, to the:
 - (A) Zoning By-law Map in Section 990.10 and applying the zone label "RD (f15.0; a550) (x5)" as shown on Diagram 1: 438A-440 Woburn 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 10.0, ST 2".
 - (D) Lot Coverage Overlay Map in Article 995.30.1 and applying the label "30".

Diagram 1



Toronto
Diagram 1

438A-440 Woburn Avenue



Subject Site

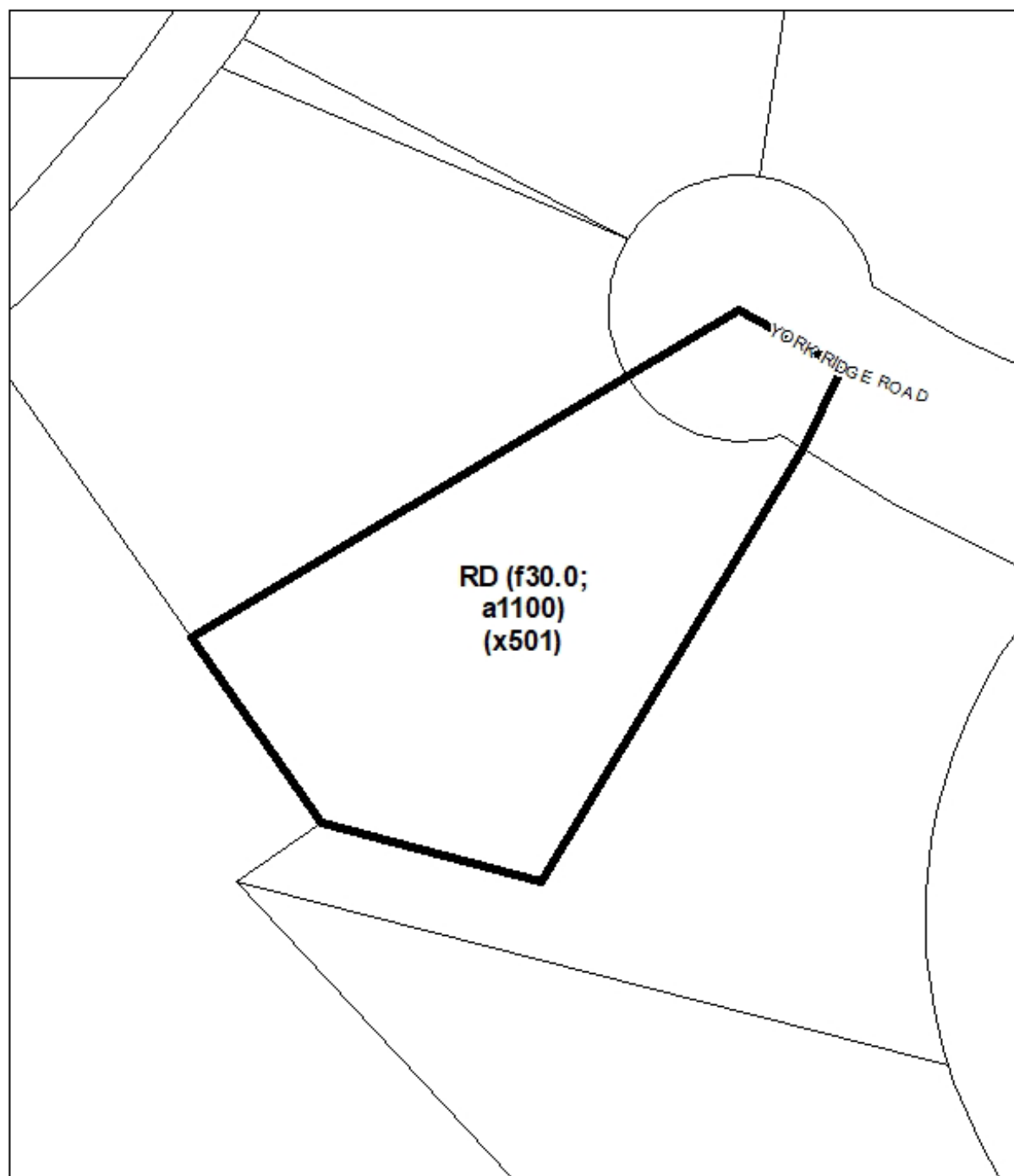


City of Toronto By-law 569-2013
Not to Scale
04/16/2025

18 York Ridge Road


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: 18 York Ridge Road, to the:
 - (A) Zoning By-law Map in Section 990.10 and applying the zone label "RD (f30.0; a1100) (x501)" as shown on Diagram 1: 18 York Ridge 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 11.5, ST 3".
 - (D) Lot Coverage Overlay Map in Article 995.30.1 and applying the label "25".


Diagram 1



Toronto
Diagram 1

18 York Ridge Road

 Subject Site


City of Toronto By-law 569-2013
Not to Scale
04/16/2025

86 York Road and 2498 to 2512 Bayview Avenue

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: 86 York Road & 2498 - 2512 Bayview Avenue, to the:
 - (A) Zoning By-law Map in Section 990.10 and applying the zone label "RT (x376)" as shown on Diagram 1: 86 York Road & 2498 - 2512 Bayview 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 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 by adding Article 900.5.10 Exception Number 376 so that it reads:

(376) Exception RT 376

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 86 York Road and 2498, 2500, 2502, 2504, 2506, 2508, 2510, and 2512 Bayview Avenue, City of Toronto By-law 142-2013(OMB).

Diagram 1

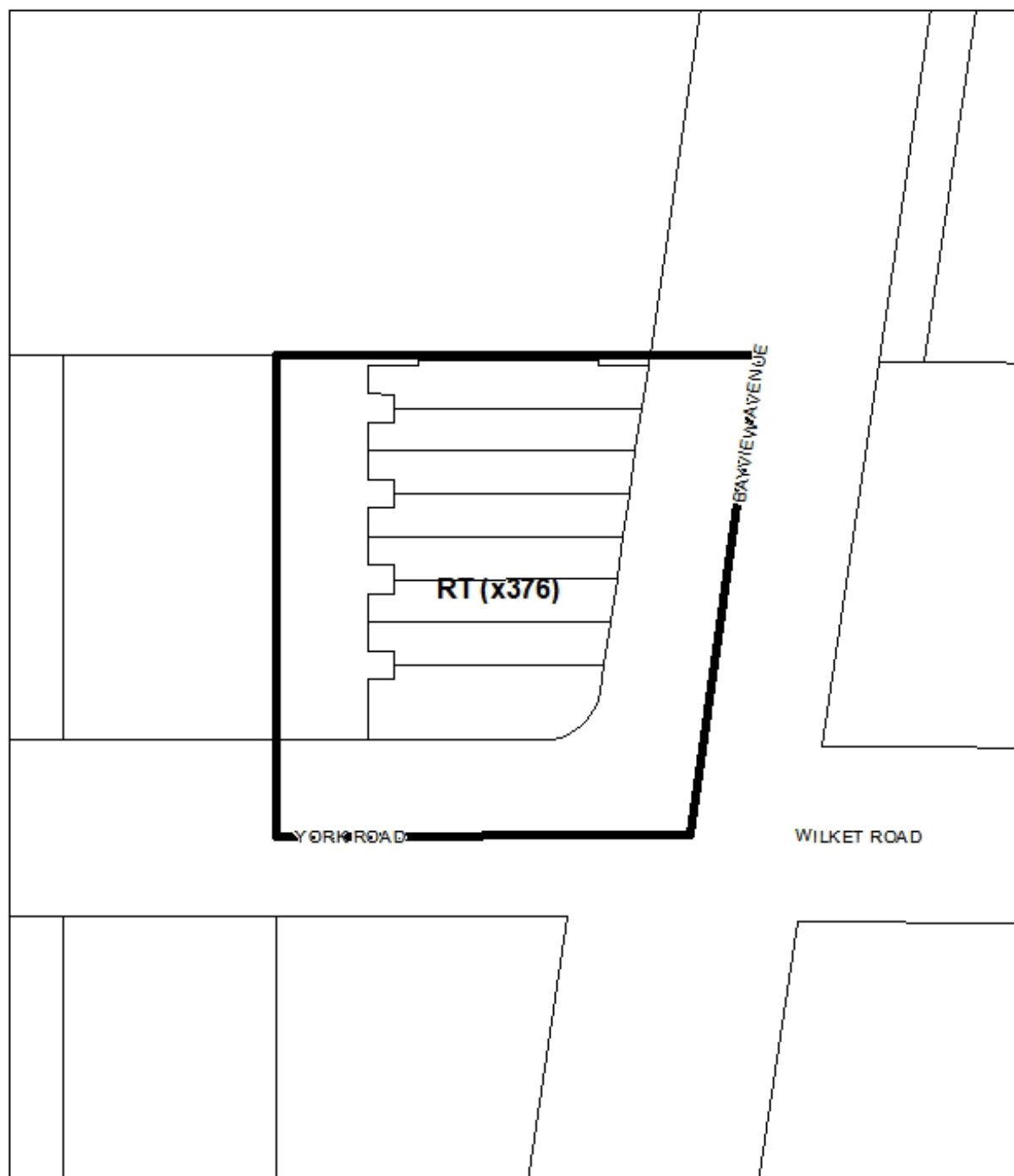





Diagram 1

86 York Road & 2498-2512 Bayview Avenue

 Subject Site


City of Toronto By-law 569-2013
Not to Scale
05/05/2025