

Authority: Etobicoke York Community Council Item  
EY24.5, as adopted by City of Toronto Council on July 23  
and 24, 2025  
City Council voted in favour of this by-law on July 24,  
2025  
Written approval of this by-law was given by Mayoral  
Decision 11-2025 dated July 24, 2025

## **CITY OF TORONTO**

### **BY-LAW 826-2025**

**To amend Zoning By-law 569-2013, as amended, with respect to the lands municipally known in the year 2025 as 20 Wallasey Avenue.**

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. The lands subject to this By-law are outlined by heavy black lines on Diagram 1 attached to this By-law.
2. The words highlighted in bold type in this By-law have the meaning provided in Zoning By-law 569-2013, as amended, Chapter 800 Definitions.
3. Zoning By-law 569-2013, as amended, is further amended by adding the lands subject to this By-law to the Zoning By-law Map in Section 990.10, and applying the following zone label to these lands: RM (u4) (x484) as shown on Diagram 2 attached to this By-law.
4. Zoning By-law 569-2013, as amended, is further amended by adding the lands subject to this By-law to the Policy Areas Overlay Map in Article 995.10.1 and applying no value.
5. Zoning By-law 569-2013, as amended, is further amended by adding the lands to the Height Overlay Map in Article 995.20.1, and applying the following height and storey label to these lands: HT 10.0, ST 2, as shown on Diagram 5 attached to this By-law.
6. Zoning By-law 569-2013, as amended, is further amended by adding the lands to the Lot Coverage Overlay Map in Article 995.30.1, and applying the following lot coverage label to these lands: 30, as shown on Diagram 3 attached to this By-law.
7. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.6.10 Exception Number 484 so that it reads:

(484) Exception RM (484)

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

Site Specific Provisions:

- (A) For purposes of this exception, the "lot" shall refer to the subdivided lands numbered and delineated by solid and dashed black lines on Diagram 4 attached to By-law 826-2025;
- (B) On lands municipally known as 20 Wallasey Avenue, if the requirements of By-law 826-2025 are complied with, a **building** or **structure** may be constructed, used or enlarged in compliance with Regulations (C) to (Q) below;
- (C) Despite Regulation 10.80.20.40(1), the permitted building types are limited to **detached house** and **semi-detached house**;
- (D) Despite Regulation 10.80.40.10(1), the permitted maximum height of a **building** or **structure** in metres is specified by the numbers following the symbol HT on Diagram 4 attached to By-law 826-2025;
- (E) Regulation 10.80.40.10(3), with respect to maximum number of **storeys**, does not apply;
- (F) Despite Regulation 10.80.40.10(4), the elevation of the lowest point of a main pedestrian entrance through the **front wall** or a side **main wall** may be no higher than 1.8 metres above **established grade**;
- (G) Despite Regulation 10.80.30.10(1), the required minimum **lot area** shall be:
  - (i) 385 square metres for a **detached house**;
  - (ii) 500 square metres for a **semi-detached house**; and
  - (iii) if a **semi-detached house** is on two lots in the RM zone, the required minimum **lot area** for each lot is 50 percent of the numerical value stated in (ii) above;
- (H) Despite Regulation 10.80.30.20(1), the required minimum **lot frontage** must be:
  - (i) 12.0 metres for a "lot" with a **detached house**;
  - (ii) 16.0 metres for a "lot" with a **semi-detached house**; and
  - (iii) if a **semi-detached house** is on two lots in the RM zone, the required minimum **lot frontage** for each lot is 50 percent of the numerical value stated in (ii) above;

- (I) Despite Regulations 10.5.40.70(1), 10.80.40.70(1) and (2) the required minimum **front yard setback** and **rear yard setback** for a **detached house** or **semi-detached house**, are as shown on Diagram 4 attached to By-law 826-2025;
- (J) Despite Regulation 10.80.40.70(3) the required minimum **side yard setbacks** for a **detached house** or **semi-detached house** are as shown on Diagram 4 attached to By-law 826-2025;
- (K) Despite Clause 10.5.40.60, Regulations 10.5.40.50(2), 10.5.60.60(1), (I) and (J) above, the following building elements may encroach into the minimum **building setbacks** as follows:
  - (i) decks, and porches, by a maximum of 2.2 metres;
  - (ii) exterior stairs with a maximum width of 2.0 metres that are associated with (i) above, may encroach beyond the maximum extent set out in (i), by 1.2 metres, if they are no closer than 0.6 metres to a **lot line**;
  - (iii) canopies and awnings, by a maximum of 2.0 metres;
  - (iv) cladding added to the exterior surface of the **main wall** of a **building**, by a maximum of 0.2 metres, if they are no closer than 0.3 metres to a **lot line**;
  - (v) window projections, including bay windows and box windows, by a maximum of 0.6 metres;
  - (vi) eaves, by a maximum of 0.9 metres, if they are no closer than 0.3 metres to a **lot line**; and
  - (vii) air conditioners, satellite dishes, antennae, vents, and pipes, by a maximum of 1.0 metre, if they are no closer than 0.3 metres to a **lot line**;
- (L) Despite Regulation 10.80.40.20(1), the permitted maximum **building length** for a **semi-detached house** is 17.5 metres;
- (M) Despite Regulation 10.5.50.10(1)(D), a minimum of 40 percent of the **front yard landscaping** required by Regulation 10.5.50.10(1)(B) must be **soft landscaping**;
- (N) Despite Regulation 10.5.80.40(3), access to a **parking space** for a **corner lot** that abuts Wallasey Avenue, may be from Wallasey Avenue;
- (O) Despite Regulation 10.5.80.40(1), for a **lot** with a **detached house**, the maximum combined width of all **vehicle** entrances through the front main wall of the **residential building** is 5.5 metres;

- (P) Despite regulation 5.10.30.1(1), within the lands shown on Diagram 1 attached to By-law 826-2025, no land may be used and no **building** or **structure** may be erected or used unless municipal services are provided and the following provisions are complied with:
- (i) the new **street** identified as "Public Street" on Diagram 4 attached to By-law 826-2025 is constructed to a minimum base curb and base asphalt or concrete and is connected to an existing **street**;
  - (ii) all Municipal water mains and Municipal sewers, and their appurtenances, are installed within the new **street** identified as "Public Street" on Diagram 4 attached to By-law 826-2025 and are operational; and
- (Q) Within the lands shown on Diagram 1 attached to By-law 826-2025, no person shall erect or use any **building** or **structure** until the new **street** identified as "Public Street" on Diagram 4 attached to By-law 826-2025 is conveyed to the City of Toronto for public highway purposes.
8. Despite any severance, partition or division of the lands, the provisions of this By-law shall apply as if no severance, partition or division occurred.

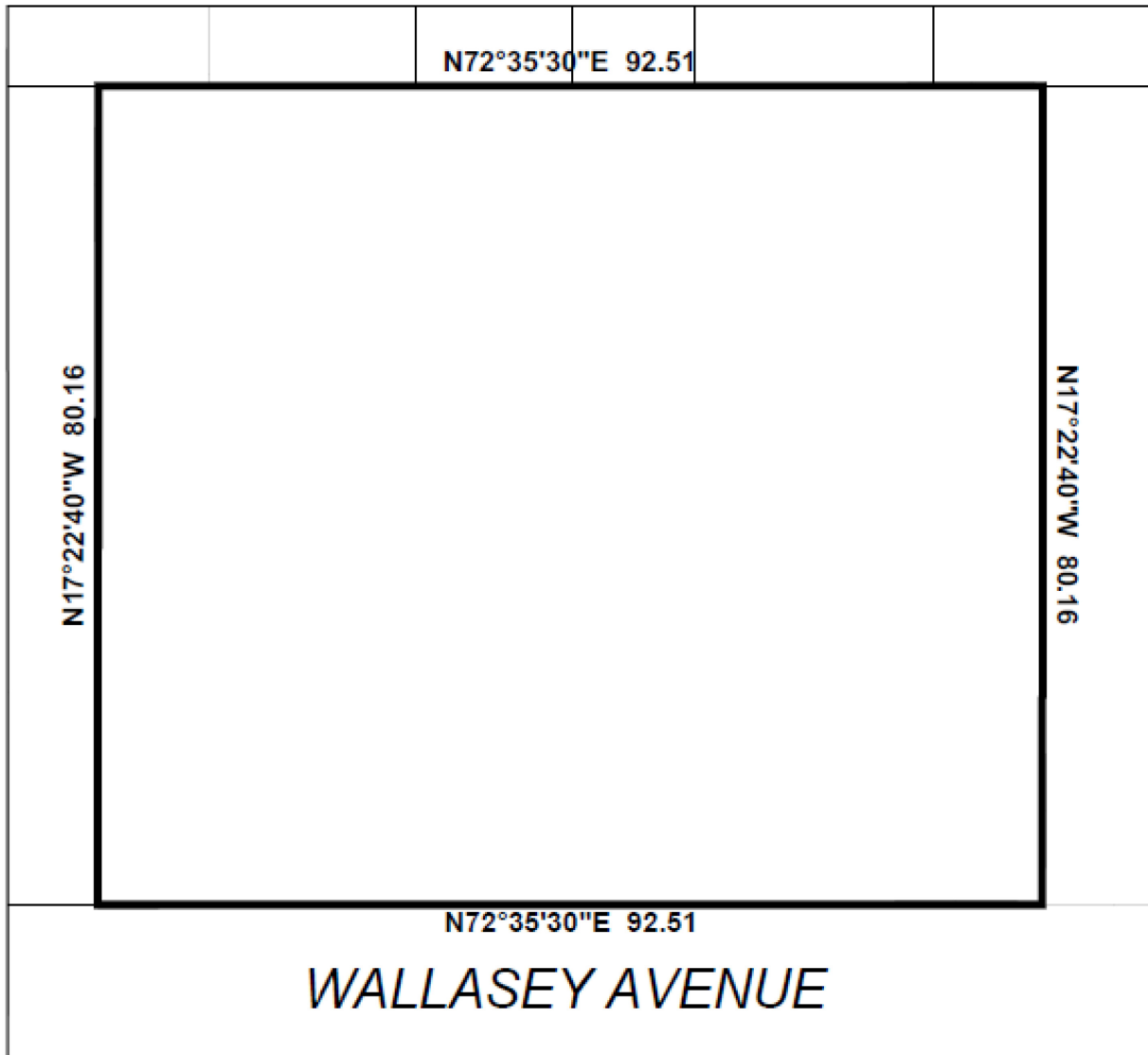
Enacted and passed on July 24, 2025.

Frances Nunziata,  
Speaker

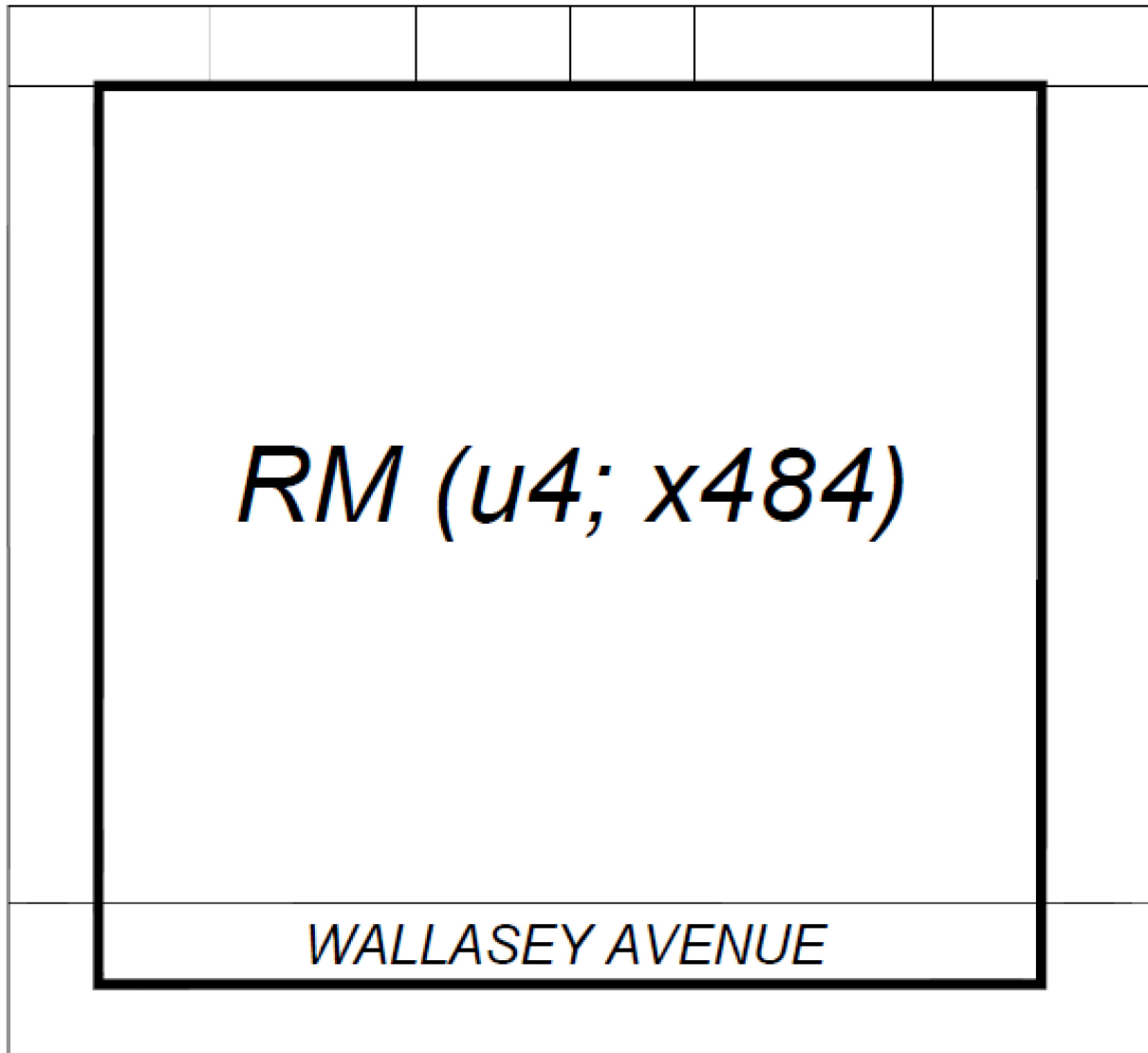
John D. Elvidge,  
City Clerk

(Seal of the City)

Diagram 1



**Diagram 2**



**Diagram 3**

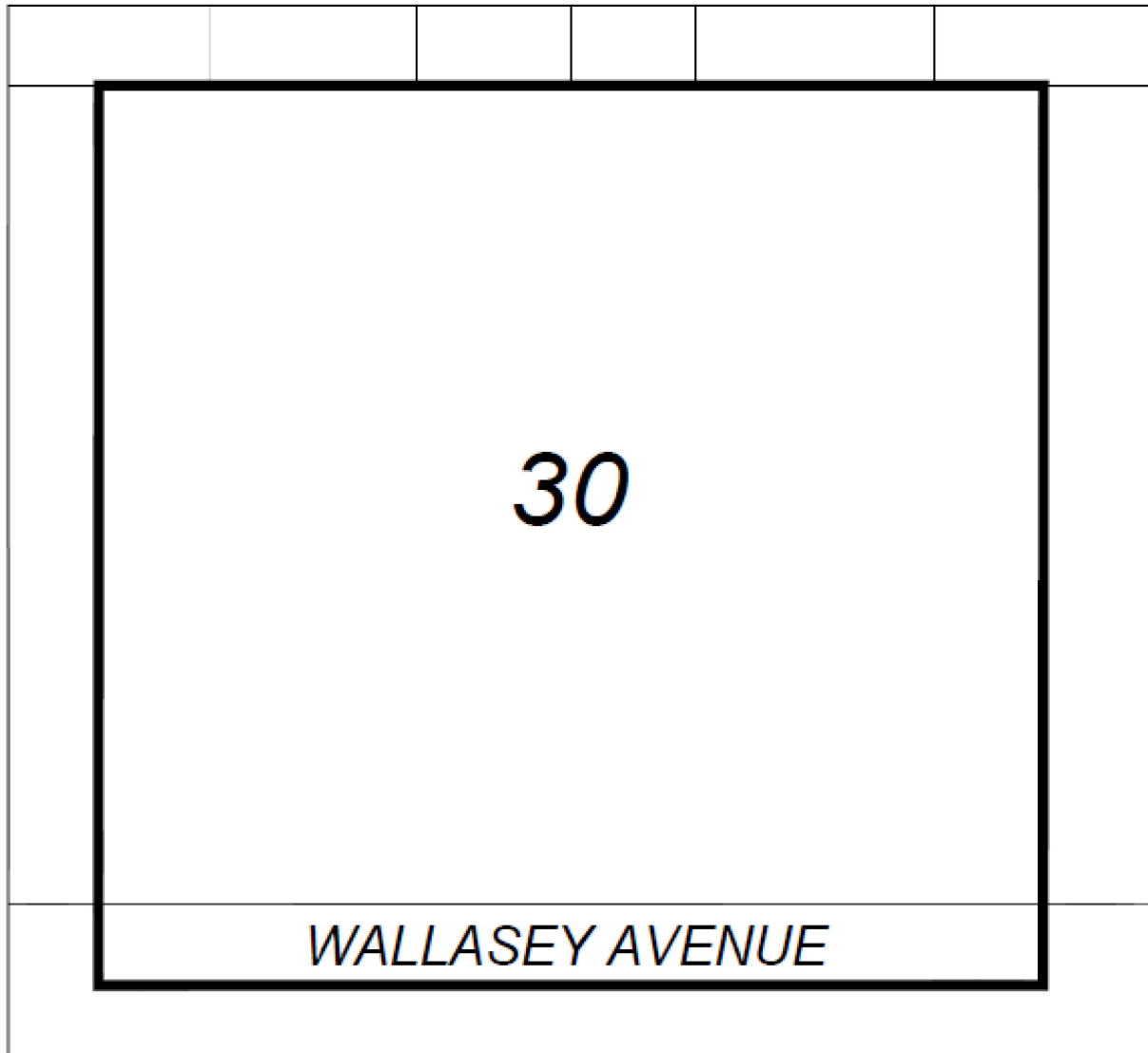
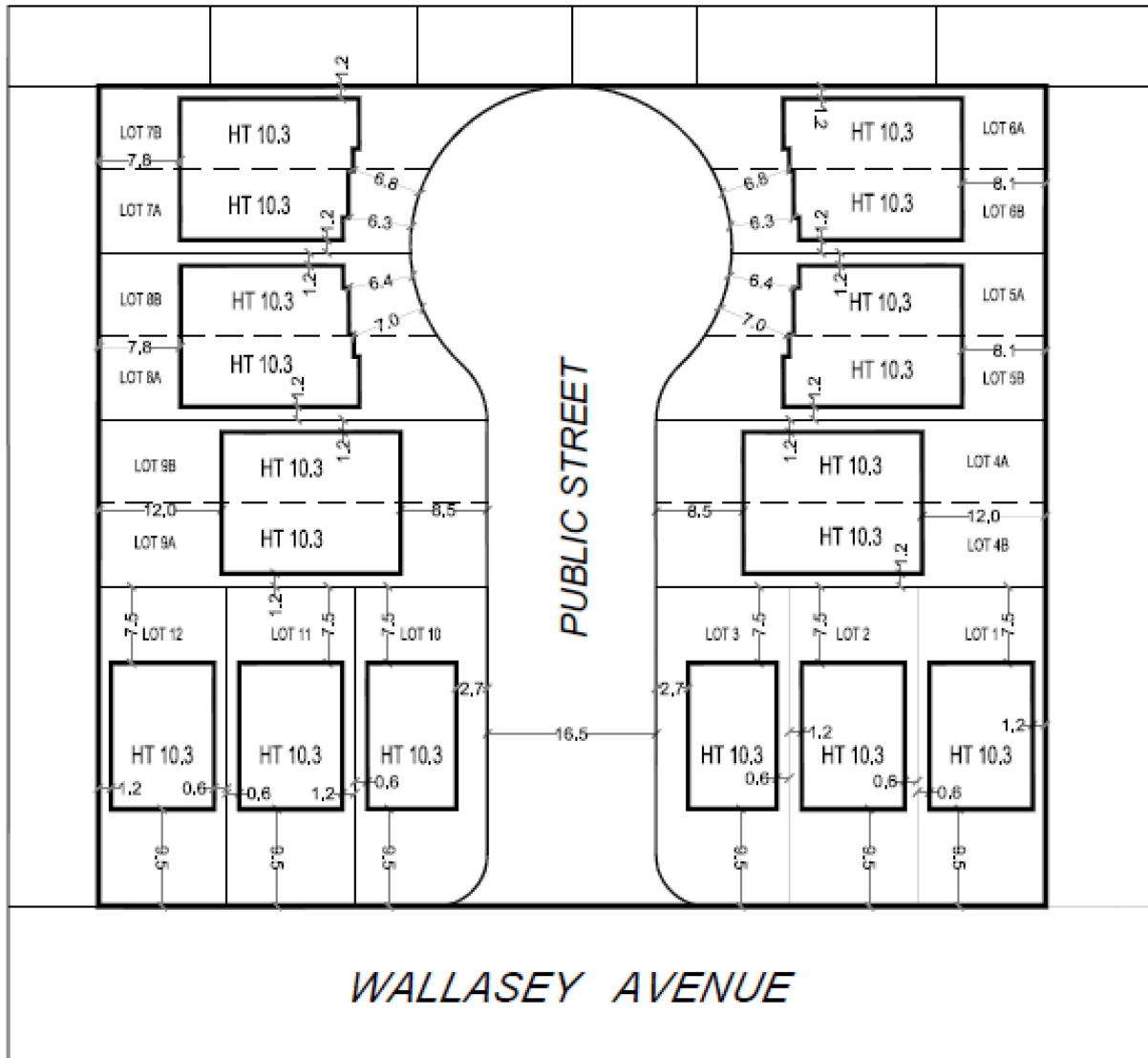


Diagram 4





**Diagram 5**