

Authority: Planning and Housing Committee Item PH25.3,
adopted as amended by City of Toronto Council on
November 12 and 13, 2025
City Council voted in favour of this by-law on December
17, 2025
Written approval of this by-law was given by Mayoral
Decision 16-2025 dated December 17, 2025

CITY OF TORONTO

BY-LAW 1507-2025

To amend Zoning By-law 569-2013, as amended, with respect to commercial use permissions abutting community streets, parks, schools and commercial zones in the Residential Zone category.

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 words highlighted in bold type in this By-law have the meaning provided in Zoning By-law 569-2013, as amended, Chapter 800 Definitions.
2. Zoning By-law 569-2013, as amended, is further amended by amending regulation 10.10.20.20(1) as follows:
 - (i) Replacing "**Retail Store** (12, 21)" with "**Retail Store** (12, 21, 22)"
3. Zoning By-law 569-2013, as amended, is further amended by adding regulation 10.10.20.100(22) so that it reads:

(22) Retail Store – Corner Lot or Adjacent to Non-Residential Uses

In the R zone, on a **lot** that does not abut a **major street** and is located in the areas within the heavy lines identified as Toronto and East York Community Council Area in Diagram 1 of By-law 1507-2025, a **retail store** may be located in a **non-residential building, detached house or detached houseplex**, subject to the following:

- (A) the **lot** must be:
 - (i) a **corner lot** abutting a **community street**;
 - (ii) a **lot** abutting a **park** or a **public school** that fronts on the same **street**; or

- (iii) a **lot** abutting a **lot** that fronts on the same **street** and that is in the Commercial Zone category, Commercial Residential Zone category, Commercial Residential Employment Zone category, or Institutional Zone category;
- (B) the use must be the only non-residential use in the **building**;
- (C) if the **building** is a **residential building**, the **building** must not be located on more than one **lot**;
- (D) the **interior floor area** dedicated to the use must not exceed 110 square metres;
- (E) the **interior floor area** is reduced by the area within each individual establishment in the **building** used for the purposes for which the **gross floor area** of an **apartment building** is reduced in regulation 10.5.40.40(4);
- (F) the use must not be located above the first **storey** of the **building**;
- (G) the **premises** must not operate as a **warehouse** for the distribution of goods or commodities;
- (H) the storage of waste and recyclable materials associated with the non-residential uses must comply with the following:
 - (i) all waste and **recyclable material** associated with the non-residential uses must be stored in a wholly enclosed **building**; and
 - (ii) if the waste and recyclable material is stored in an **ancillary building**, the **ancillary building** may not be located in a **side yard** that abuts a **street** or in a **front yard**, and must be a minimum of 1.0 metres from any **lot line**;
- (I) a **retail store** may include an **ancillary eating establishment** or **take-out eating establishment**, provided that food is prepared off-site; and
- (J) for the purposes of regulations 10.10.20.10(1) and 10.10.20.40(1), a **building** that contains a **dwelling unit** and a non-residential use that complies with (A) to (I) above may be considered a permitted **residential building** type despite the **building** type definitions in Chapter 800, as follows:
 - (i) if a **lawfully existing building** was originally constructed as a permitted **residential building** type, the **building** remains that **residential building** type; or

- (ii) the **residential building** type that the **building** would be defined as if it did not contain the non-residential use.
- 4. Zoning By-law 569-2013, as amended, is further amended by amending regulation 10.10.20.20(1) as follows:
 - (i) Replacing "Outdoor Sales and Display (24)" with "Outdoor Sales and Display (24, 28)"
- 5. Zoning By-law 569-2013, as amended, is further amended by adding regulation 10.10.20.100(28) so that it reads:
 - (28) Outdoor Sales or Display – Not Abutting a Major Street

In the R zone, the outdoor sale or display of goods or commodities on a **lot** that does not abut a **major street** is subject to the following:

 - (A) the outdoor sale or display of goods or commodities must be in combination with a **retail store** on the **lot**;
 - (B) the outdoor sale or display of goods or commodities in combination with a permitted use inside a **building** may be located abutting that use if the area for the outdoor sale or display of those goods or commodities does not exceed 10 square metres;
 - (C) the goods or commodities may not be displayed closer to a **rear lot line** or a **side lot line** than:
 - (i) 0.0 metres where the **lot line** abuts a **street**; and
 - (ii) 7.5 metres in all other cases; and
 - (D) the area for the outdoor sale or display of goods or commodities may not be located in areas required by this By-law for parking, loading, driveways or outdoor **amenity space**.
- 6. Zoning By-law 569-2013, as amended, is further amended by adding regulation 10.20.20.20(1) so that it reads:
- 7. Zoning By-law 569-2013, as amended, is further amended by amending regulation 10.20.20.20(1) as follows:
 - (i) Replacing "**Retail Store (19)**" with "**Retail Store (19, 20)**"
- 8. Zoning By-law 569-2013, as amended, is further amended by adding regulation 10.20.20.100(20) so that it reads:
 - (20) Retail Store – Corner Lot or Adjacent to Non-Residential Uses

In the RD zone, on a **lot** that does not abut a **major street** and is located in the areas within the heavy lines identified as Toronto and East York Community Council Area in Diagram 1 of By-law 1507-2025, a **retail store** may be located in a **non-residential building, detached house or detached houseplex**, subject to the following:

- (A) the **lot** must be:
 - (i) a **corner lot** abutting a **community street**;
 - (ii) a **lot** abutting a **park** or a **public school** that fronts on the same **street**; or
 - (iii) a **lot** abutting a **lot** that fronts on the same **street** and that is in the Commercial Zone category, Commercial Residential Zone category, Commercial Residential Employment Zone category, or Institutional Zone category;
- (B) the use must be the only non-residential use in the **building**;
- (C) if the **building** is a **residential building**, the **building** must not be located on more than one **lot**;
- (D) the **interior floor area** dedicated to the use must not exceed 110 square metres;
- (E) the **interior floor area** is reduced by the area within each individual establishment in the **building** used for the purposes for which the **gross floor area** of an **apartment building** is reduced in regulation 10.5.40.40(4);
- (F) the use must not be located above the first **storey** of the **building**;
- (G) the **premises** must not operate as a **warehouse** for the distribution of goods or commodities;
- (H) the storage of waste and recyclable materials associated with the non-residential uses must comply with the following:
 - (i) all waste and **recyclable material** associated with the non-residential use must be stored in a wholly enclosed **building**; and
 - (ii) if the waste and recyclable material is stored in an **ancillary building**, the **ancillary building** may not be located in a **side yard** that abuts a **street** or in a **front yard**, and must be a minimum of 1.0 metres from any **lot line**;

- (I) a **retail store** may include an **ancillary eating establishment** or **take-out eating establishment**, provided that food is prepared off-site; and
 - (J) for the purposes of regulations 10.20.20.10(1) and 10.20.20.40(1), a **building** that contains a **dwelling unit** and a non-residential use that complies with (A) to (I) above may be considered a permitted **residential building** type despite the **building** type definitions in Chapter 800, as follows:
 - (i) if a **lawfully existing building** was originally constructed as a permitted **residential building** type, the **building** remains that **residential building** type; or
 - (ii) the **residential building** type that the **building** would be defined as if it did not contain the non-residential use.
9. Zoning By-law 569-2013, as amended, is further amended by amending regulation 10.20.20.20(1) as follows:
- (i) Replacing "Outdoor Sales and Display (22)" with "Outdoor Sales and Display (22, 26)"
10. Zoning By-law 569-2013, as amended, is further amended by adding regulation 10.20.20.100(26) so that it reads:
- (26) Outdoor Sales or Display – Not Abutting a Major Street
- In the RD zone, the outdoor sale or display of goods or commodities on a **lot** that does not abut a **major street** is subject to the following:
- (A) the outdoor sale or display of goods or commodities must be in combination with a **retail store** on the **lot**;
 - (B) the outdoor sale or display of goods or commodities in combination with a permitted use inside a **building** may be located abutting that use if the area for the outdoor sale or display of those goods or commodities does not exceed 10 square metres;
 - (C) the goods or commodities may not be displayed closer to a **rear lot line** or a **side lot line** than:
 - (i) 0.0 metres where the **lot line** abuts a **street**; and
 - (ii) 7.5 metres in all other cases; and
 - (D) the area for the outdoor sale or display of goods or commodities may not be located in areas required by this By-law for parking, loading, driveways or outdoor **amenity space**.

11. Zoning By-law 569-2013, as amended, is further amended by amending regulation 10.40.20.20(1) as follows:

- (i) Replacing "**Retail Store (19)**" with "**Retail Store (19, 20)**"

12. Zoning By-law 569-2013, as amended, is further amended by adding regulation 10.40.20.100(20) so that it reads:

(20) Retail Store – Corner Lot or Adjacent to Non-Residential Uses

In the RS zone, on a **lot** that does not abut a **major street** and is located in the areas within the heavy lines identified as Toronto and East York Community Council Area in Diagram 1 of By-law 1507-2025, a **retail store**, may be located in a **non-residential building, detached house or detached houseplex**, subject to the following:

- (A) the **lot** must be:
 - (i) a **corner lot** abutting a **community street**;
 - (ii) a **lot** abutting a **park** or a **public school** that fronts on the same **street**; or
 - (iii) a **lot** abutting a **lot** that fronts on the same **street** and that is in the Commercial Zone category, Commercial Residential Zone category, Commercial Residential Employment Zone category, or Institutional Zone category;
- (B) the use must be the only non-residential use in the **building**;
- (C) if the **building** is a **residential building**, the **building** must not be located on more than one **lot**;
- (D) the **interior floor area** dedicated to the use must not exceed 110 square metres;
- (E) the **interior floor area** is reduced by the area within each individual establishment in the **building** used for the purposes for which the **gross floor area** of an **apartment building** is reduced in regulation 10.5.40.40(4);
- (F) the use must not be located above the first **storey** of the **building**;
- (G) the **premises** must not operate as a **warehouse** for the distribution of goods or commodities;

- (H) the storage of waste and recyclable materials associated with the non-residential uses must comply with the following:
 - (i) all waste and **recyclable material** associated with the non-residential use must be stored in a wholly enclosed **building**; and
 - (ii) if the waste and recyclable material is stored in an **ancillary building**, the **ancillary building** may not be located in a **side yard** that abuts a **street** or in a **front yard**, and must be a minimum of 1.0 metres from any **lot line**;
 - (I) a **retail store** may include an **ancillary eating establishment** or **take-out eating establishment**, provided that food is prepared off-site; and
 - (J) for the purposes of regulations 10.40.20.10(1) and 10.40.20.40(1), a **building** that contains a **dwelling unit** and a non-residential use that complies with (A) to (I) above may be considered a permitted **residential building** type despite the **building** type definitions in Chapter 800, as follows:
 - (i) if a **lawfully existing building** was originally constructed as a permitted **residential building** type, the **building** remains that **residential building** type; or
 - (ii) the **residential building** type that the **building** would be defined as if it did not contain the non-residential use.
13. Zoning By-law 569-2013, as amended, is further amended by amending regulation 10.40.20.20(1) as follows:
- (i) Replacing "Outdoor Sales and Display (22)" with "Outdoor Sales and Display (22, 26)"
14. Zoning By-law 569-2013, as amended, is further amended by adding regulation 10.40.20.100(26) so that it reads:
- (26) Outdoor Sales or Display – Not Abutting a Major Street
- In the RS zone, the outdoor sale or display of goods or commodities on a **lot** that does not abut a **major street** is subject to the following:
- (A) the outdoor sale or display of goods or commodities must be in combination with a **retail store** on the **lot**;
 - (B) the outdoor sale or display of goods or commodities in combination with a permitted use inside a **building** may be located abutting that use if the area for the outdoor sale or display of those goods or commodities does not exceed 10 square metres;

- (C) the goods or commodities may not be displayed closer to a **rear lot line** or a **side lot line** than:
 - (i) 0.0 metres where the **lot line** abuts a **street**; and
 - (ii) 7.5 metres in all other cases; and
- (D) the area for the outdoor sale or display of goods or commodities may not be located in areas required by this By-law for parking, loading, driveways or outdoor **amenity space**.

15. Zoning By-law 569-2013, as amended, is further amended by amending regulation 10.60.20.20(1) as follows:

- (i) Replacing "**Retail Store (19)**" with "**Retail Store (19, 20)**"

16. Zoning By-law 569-2013, as amended, is further amended by adding regulation 10.60.20.100(20) so that it reads:

(20) Retail Store – Corner Lot or Adjacent to Non-Residential Uses

In the RT zone, on a **lot** that does not abut a **major street** and is located in the areas within the heavy lines identified as Toronto and East York Community Council Area in Diagram 1 of By-law 1507-2025, a **retail store** may be located in a **non-residential building, detached house** or **detached houseplex**, subject to the following:

- (A) the **lot** must be:
 - (i) a **corner lot** abutting a **community street**;
 - (ii) a **lot** abutting a **park** or a **public school** that fronts on the same **street**; or
 - (iii) a **lot** abutting a **lot** that fronts on the same **street** and that is in the Commercial Zone category, Commercial Residential Zone category or Commercial Residential Employment Zone category, or Institutional Zone category;
- (B) the use must be the only non-residential use in the **building**;
- (C) if the **building** is a **residential building**, the **building** must not be located on more than one **lot**;
- (D) the **interior floor area** dedicated to the use must not exceed 110 square metres;

- (E) the **interior floor area** is reduced by the area within each individual establishment in the **building** used for the purposes for which the **gross floor area** of an **apartment building** is reduced in regulation 10.5.40.40(4);
 - (F) the use must not be located above the first **storey** of the **building**;
 - (G) the **premises** must not operate as a **warehouse** for the distribution of goods or commodities;
 - (H) the storage of waste and recyclable materials associated with the non-residential uses must comply with the following:
 - (i) all waste and **recyclable material** associated with the non-residential use must be stored in a wholly enclosed **building**; and
 - (ii) if the waste and recyclable material is stored in an **ancillary building**, the **ancillary building** may not be located in a **side yard** that abuts a **street** or in a **front yard**, and must be a minimum of 1.0 metres from any **lot line**;
 - (I) a **retail store** may include an **ancillary eating establishment** or **take-out eating establishment**, provided that food is prepared off-site; and
 - (J) for the purposes of regulations 10.60.20.10(1) and 10.60.20.40(1), a **building** that contains a **dwelling unit** and a non-residential use that complies with (A) to (I) above may be considered a permitted **residential building** type despite the **building** type definitions in Chapter 800, as follows:
 - (i) if a **lawfully existing building** was originally constructed as a permitted **residential building** type, the **building** remains that **residential building** type; or
 - (ii) the **residential building** type that the **building** would be defined as if it did not contain the non-residential use.
17. Zoning By-law 569-2013, as amended, is further amended by amending regulation 10.60.20.20(1) as follows:
- (i) Replacing "Outdoor Sales and Display (22)" with "Outdoor Sales and Display (22, 26)"
18. Zoning By-law 569-2013, as amended, is further amended by adding regulation 10.60.20.100(26) so that it reads:
- (26) Outdoor Sales or Display – Not Abutting a Major Street

In the RT zone, the outdoor sale or display of goods or commodities on a **lot** that does not abut a **major street** is subject to the following:

- (A) the outdoor sale or display of goods or commodities must be in combination with a **retail store** on the **lot**;
- (B) the outdoor sale or display of goods or commodities in combination with a permitted use inside a **building** may be located abutting that use if the area for the outdoor sale or display of those goods or commodities does not exceed 10 square metres;
- (C) the goods or commodities may not be displayed closer to a **rear lot line** or a **side lot line** than:
 - (i) 0.0 metres where the **lot line** abuts a **street**; and
 - (ii) 7.5 metres in all other cases; and
- (D) the area for the outdoor sale or display of goods or commodities may not be located in areas required by this By-law for parking, loading, driveways or outdoor **amenity space**.

19. Zoning By-law 569-2013, as amended, is further amended by amending regulation 10.80.20.20(1) as follows:

- (i) Replacing "**Retail Store (21)**" with "**Retail Store (21, 22)**"

20. Zoning By-law 569-2013, as amended, is further amended by adding regulation 10.80.20.100(22) so that it reads:

(22) Retail Store – Corner Lot or Adjacent to Non-Residential Uses

In the RM zone, on a **lot** that does not abut a **major street** and is located in the areas within the heavy lines identified as Toronto and East York Community Council Area in Diagram 1 of By-law 1507-2025, a **retail store** may be located in a **non-residential building, detached house or detached houseplex**, subject to the following:

- (A) the **lot** must be:
 - (i) a **corner lot** abutting a **community street**;
 - (ii) a **lot** abutting a **park** or a **public school** that fronts on the same **street**; or
 - (iii) a **lot** abutting a **lot** that fronts on the same **street** and that is in the Commercial Zone category, Commercial Residential Zone

category, Commercial Residential Employment Zone category or Institutional Zone category;

- (B) the use must be the only non-residential use in the **building**;
- (C) if the **building** is a **residential building**, the **building** must not be located on more than one **lot**;
- (D) the **interior floor area** dedicated to the use must not exceed 110 square metres;
- (E) the **interior floor area** is reduced by the area within each individual establishment in the **building** used for the purposes for which the **gross floor area** of an **apartment building** is reduced in regulation 10.5.40.40(4);
- (F) the use must not be located above the first **storey** of the **building**;
- (G) the **premises** must not operate as a **warehouse** for the distribution of goods or commodities;
- (H) the storage of waste and recyclable materials associated with the non-residential uses must comply with the following:
 - (i) all waste and **recyclable material** associated with the non-residential use must be stored in a wholly enclosed **building**; and
 - (ii) if the waste and recyclable material is stored in an **ancillary building**, the **ancillary building** may not be located in a **side yard** that abuts a **street** or in a **front yard**, and must be a minimum of 1.0 metres from any **lot line**;
- (I) a **retail store** may include an **ancillary eating establishment** or **take-out eating establishment**, provided that food is prepared off-site; and
- (J) for the purposes of regulations 10.80.20.10(1) and 10.80.20.40(1), a **building** that contains a **dwelling unit** and a non-residential use that complies with (A) to (I) above may be considered a permitted **residential building** type despite the **building** type definitions in Chapter 800, as follows:
 - (i) if a **lawfully existing building** was originally constructed as a permitted **residential building** type, the **building** remains that **residential building** type; or
 - (ii) the **residential building** type that the **building** would be defined as if it did not contain the non-residential use.

21. Zoning By-law 569-2013, as amended, is further amended by amending regulation 10.80.20.20(1) as follows:

- (i) Replacing "Outdoor Sales and Display (22)" with "Outdoor Sales and Display (24, 28)"

22. Zoning By-law 569-2013, as amended, is further amended by adding regulation 10.80.20.100(28) so that it reads:

(28) Outdoor Sales or Display – Not Abutting a Major Street

In the RM zone, the outdoor sale or display of goods or commodities on a **lot** that does not abut a **major street** is subject to the following:

- (A) the outdoor sale or display of goods or commodities must be in combination with a **retail store** on the **lot**;
- (B) the outdoor sale or display of goods or commodities in combination with a permitted use inside a **building** may be located abutting that use if the area for the outdoor sale or display of those goods or commodities does not exceed 10 square metres;
- (C) the goods or commodities may not be displayed closer to a **rear lot line** or a **side lot line** than:
- (i) 0.0 metres where the **lot line** abuts a **street**; and
- (ii) 7.5 metres in all other cases; and
- (D) the area for the outdoor sale or display of goods or commodities may not be located in areas required by this By-law for parking, loading, driveways or outdoor **amenity space**.

23. Zoning By-law 569-2013, as amended, is further amended by adding to Section 800.50 a new regulation 143 so that it reads:

(143) Community Street

means any street identified as "Community Streets" on the Policy Areas Overlay Map found in Section 995.60.

24. Zoning By-law 569-2013, as amended, is further amended by adding a new Section 995.60 Community Streets Overlay Map and a new Community Streets Overlay Map, as shown on Diagrams 2-9 attached to this By-law.

Enacted and passed on December 17, 2025.

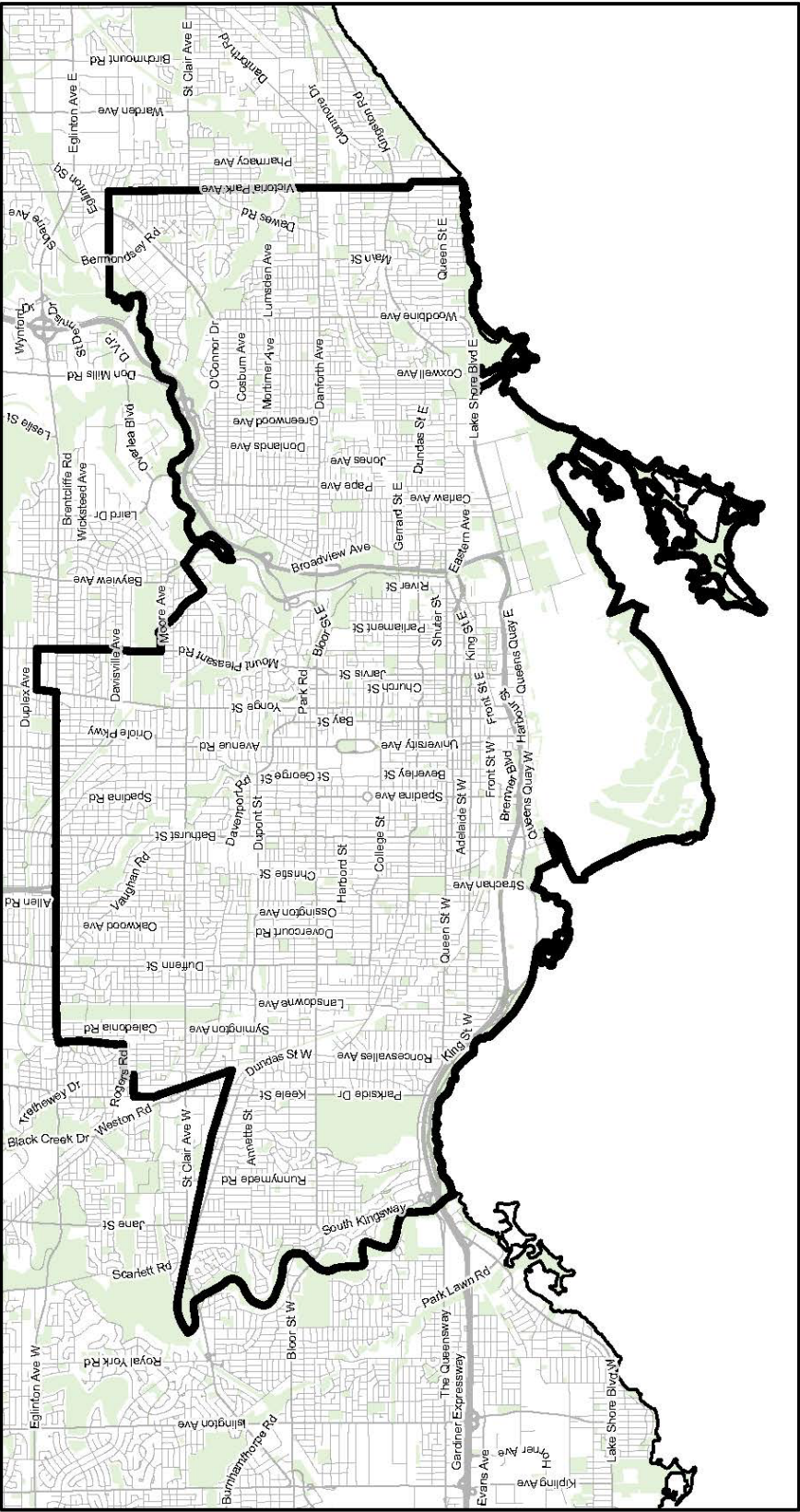
Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)

Diagram 1

Diagram 1



Toronto
Diagram 1

Toronto and East York Community Council Area

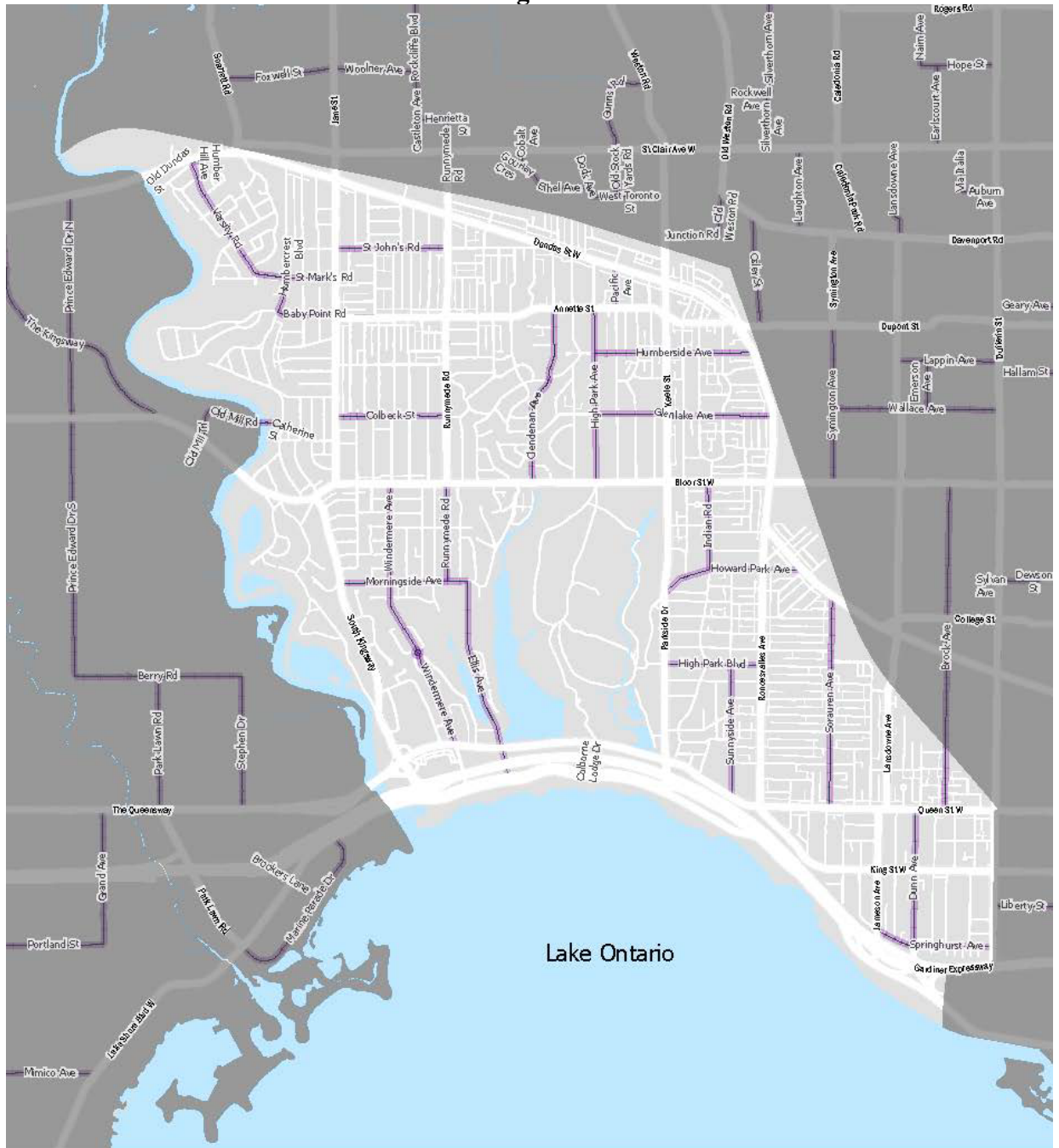
□ Toronto and East York Community Council Area

■ City Green Spaces



City of Toronto By-law 569-2013
Not to Scale
12/05/2025

Diagram 2



Community Streets

Parkdale-High Park (4)

— Community Streets

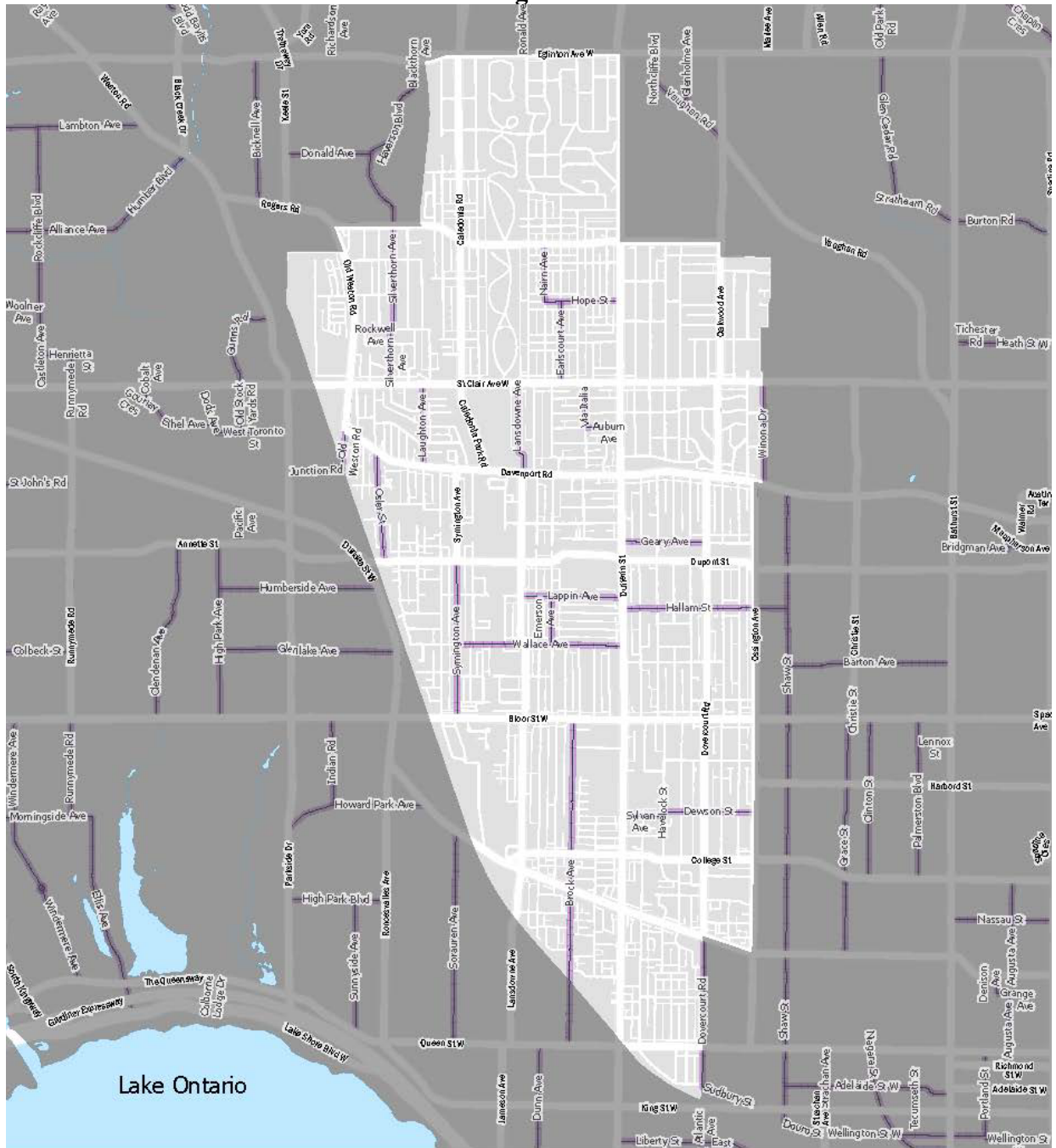


Area to which Community Streets permissions apply - Ward 4



Not to Scale

Diagram 3



Community Streets Davenport (9)

— Community Streets

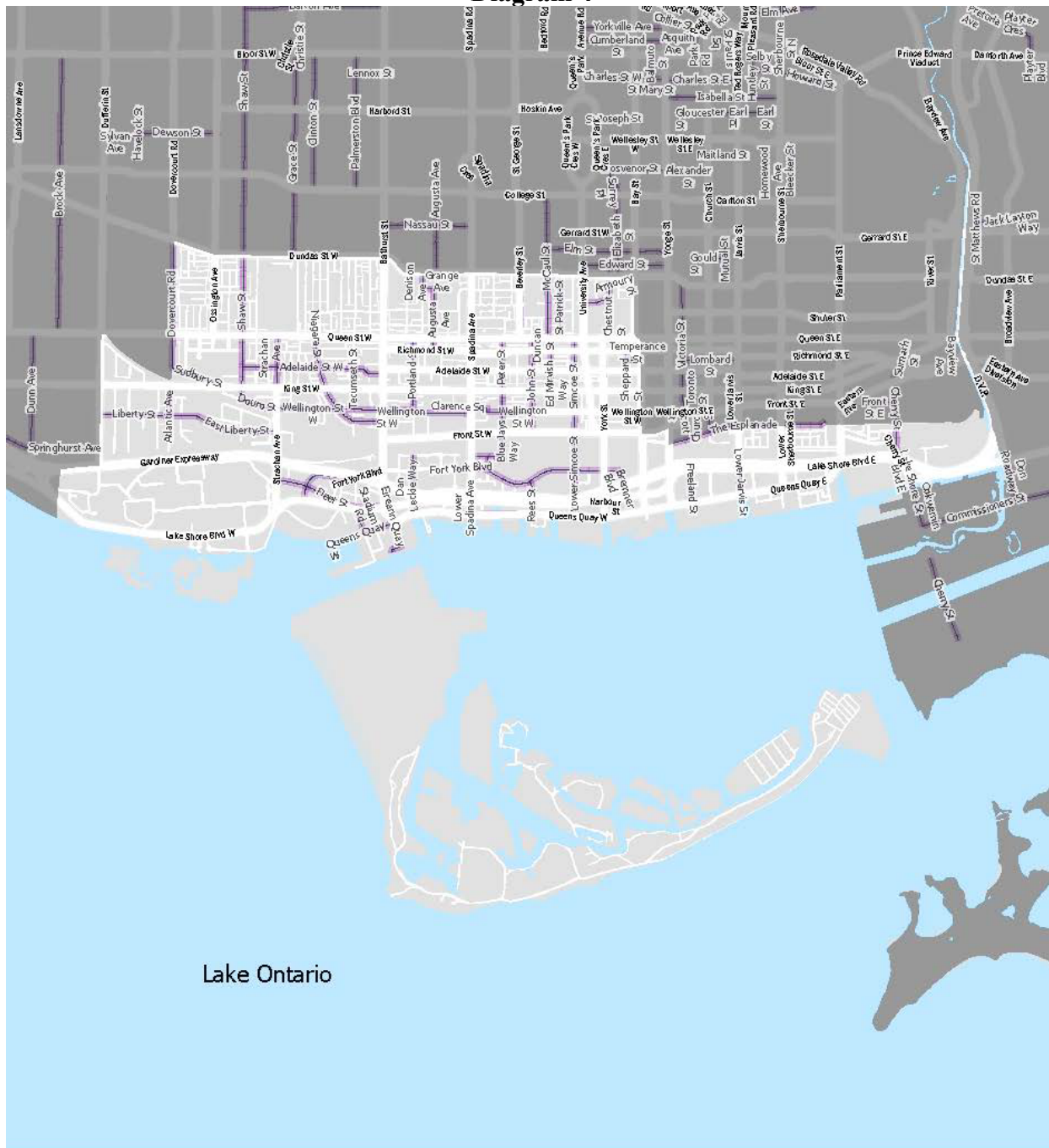


Area to which Community Streets permissions apply - Ward 9



Not to Scale

Diagram 4



Community Streets

Spadina-Fort York (10)

— Community Streets

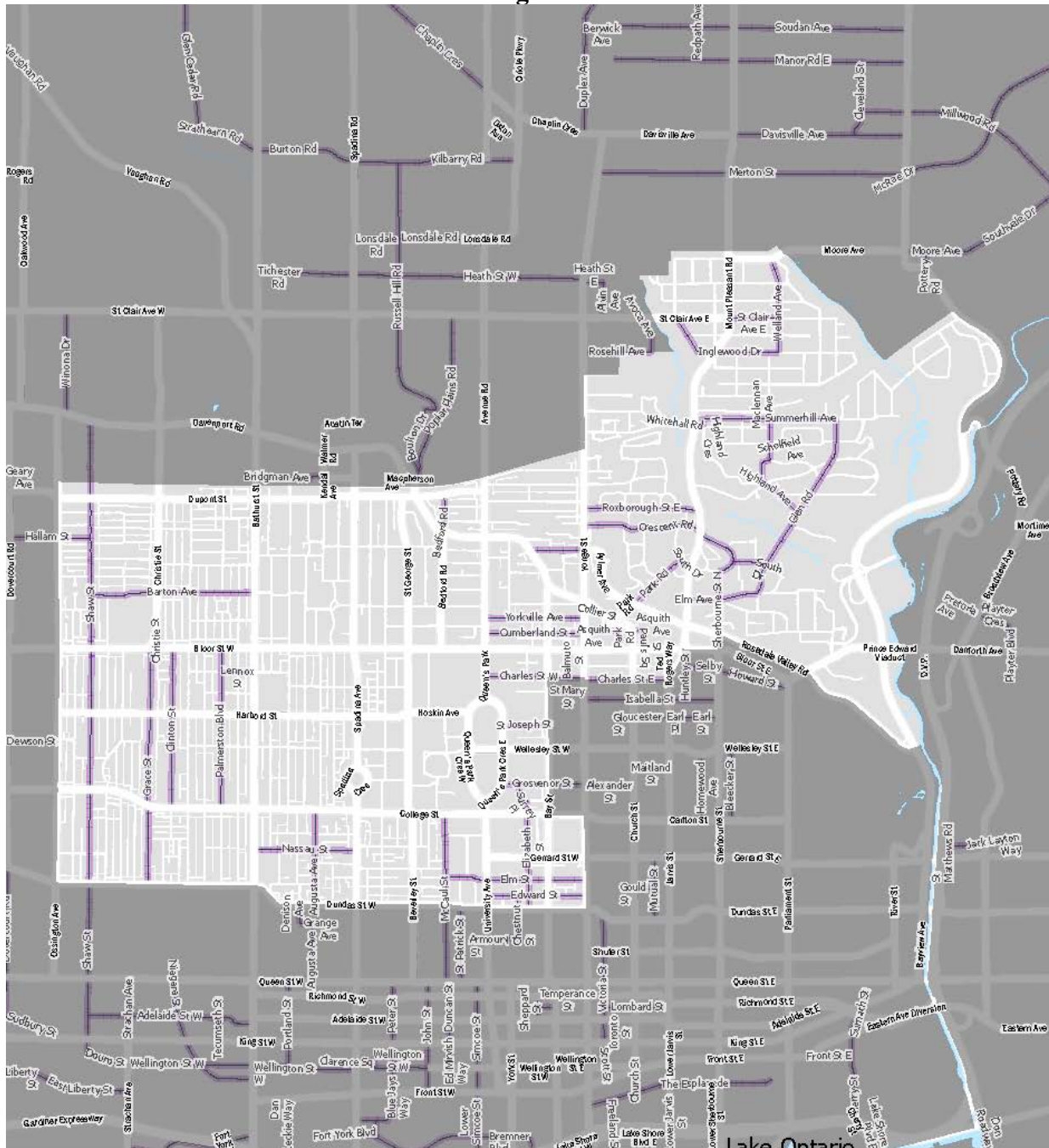


Area to which Community Streets permissions apply - Ward 10



Not to Scale

Diagram 5



Community Streets

University-Rosedale (11)

Community Streets

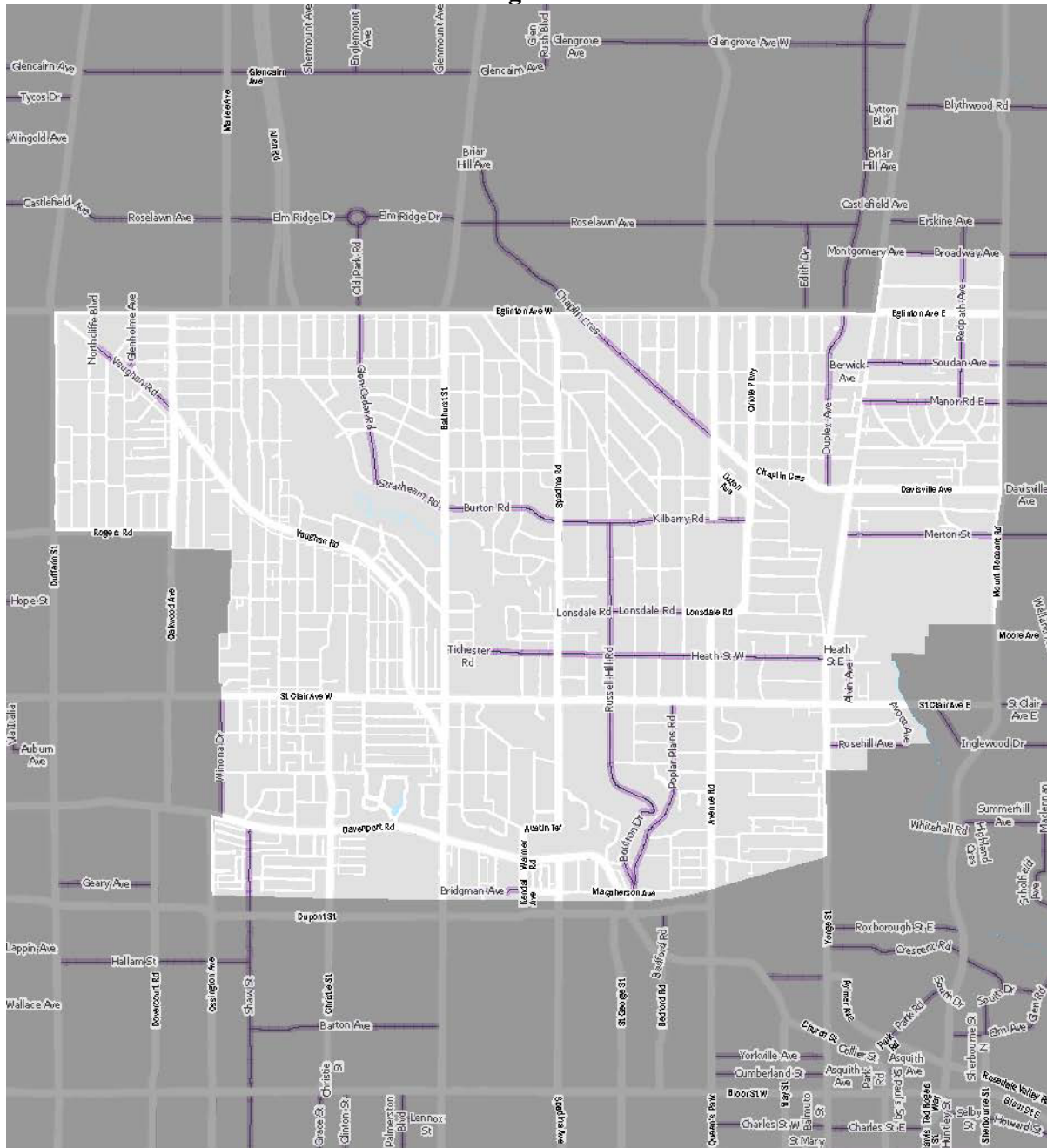


Area to which Community Streets permissions apply - Ward 11



Not to Scale

Diagram 6



Community Streets

Toronto-St. Paul's (12)

— Community Streets

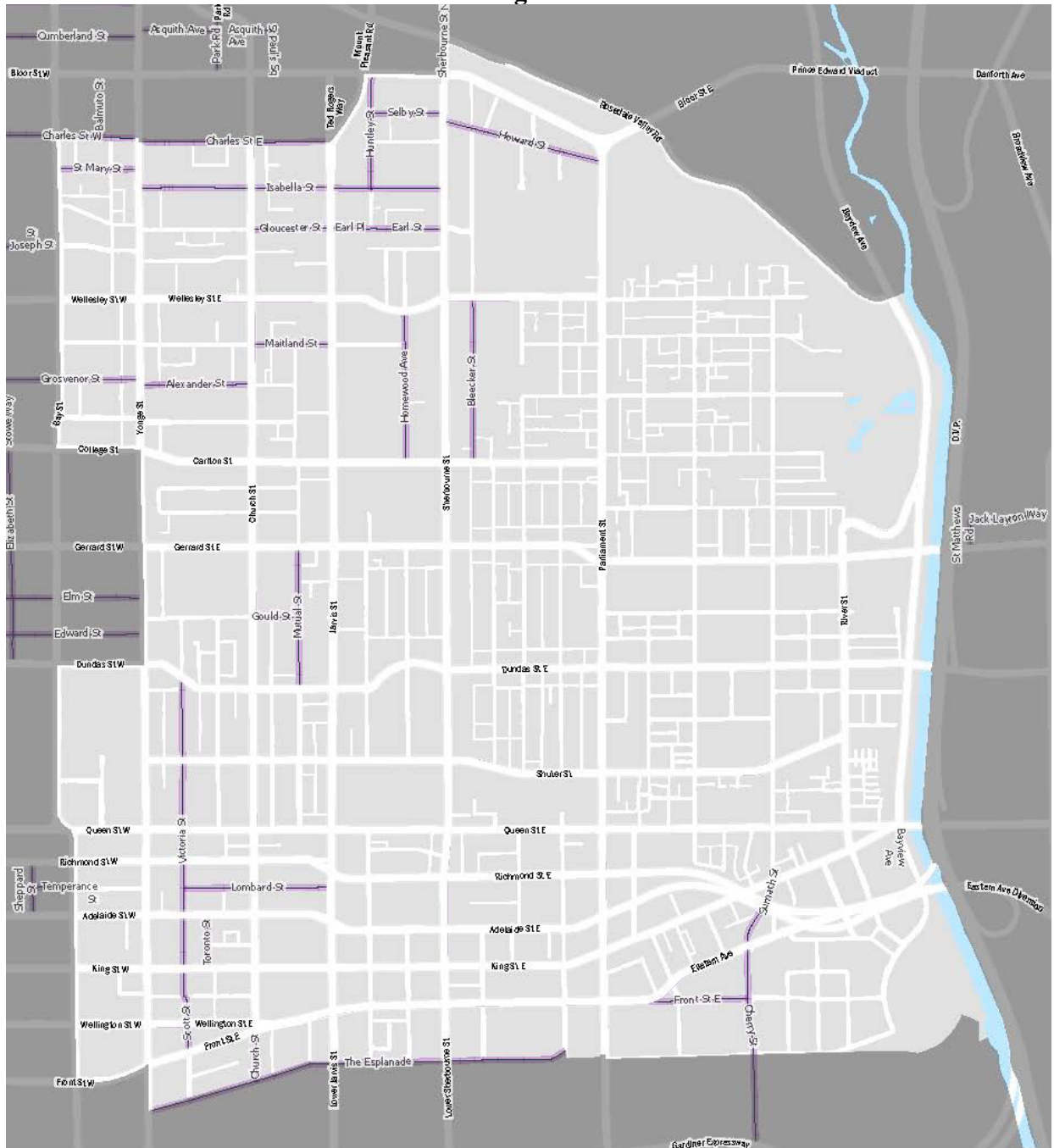


Area to which Community Streets permissions apply - Ward 12



Not to Scale

Diagram 7



Community Streets

Toronto Centre (13)

Community Streets

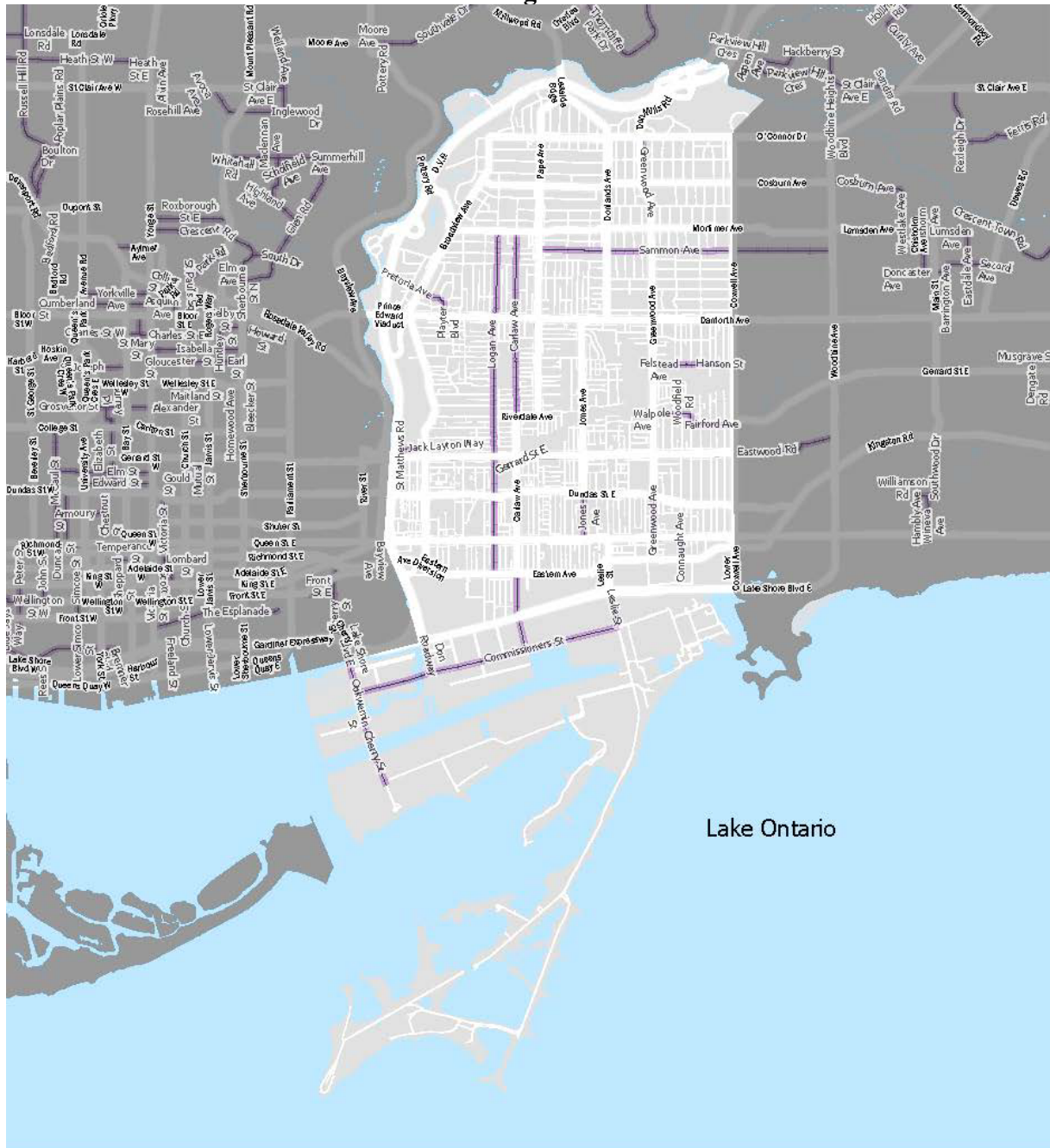


Area to which Community Streets permissions apply - Ward 13



Not to Scale

Diagram 8



Community Streets

Toronto-Danforth (14)

— Community Streets

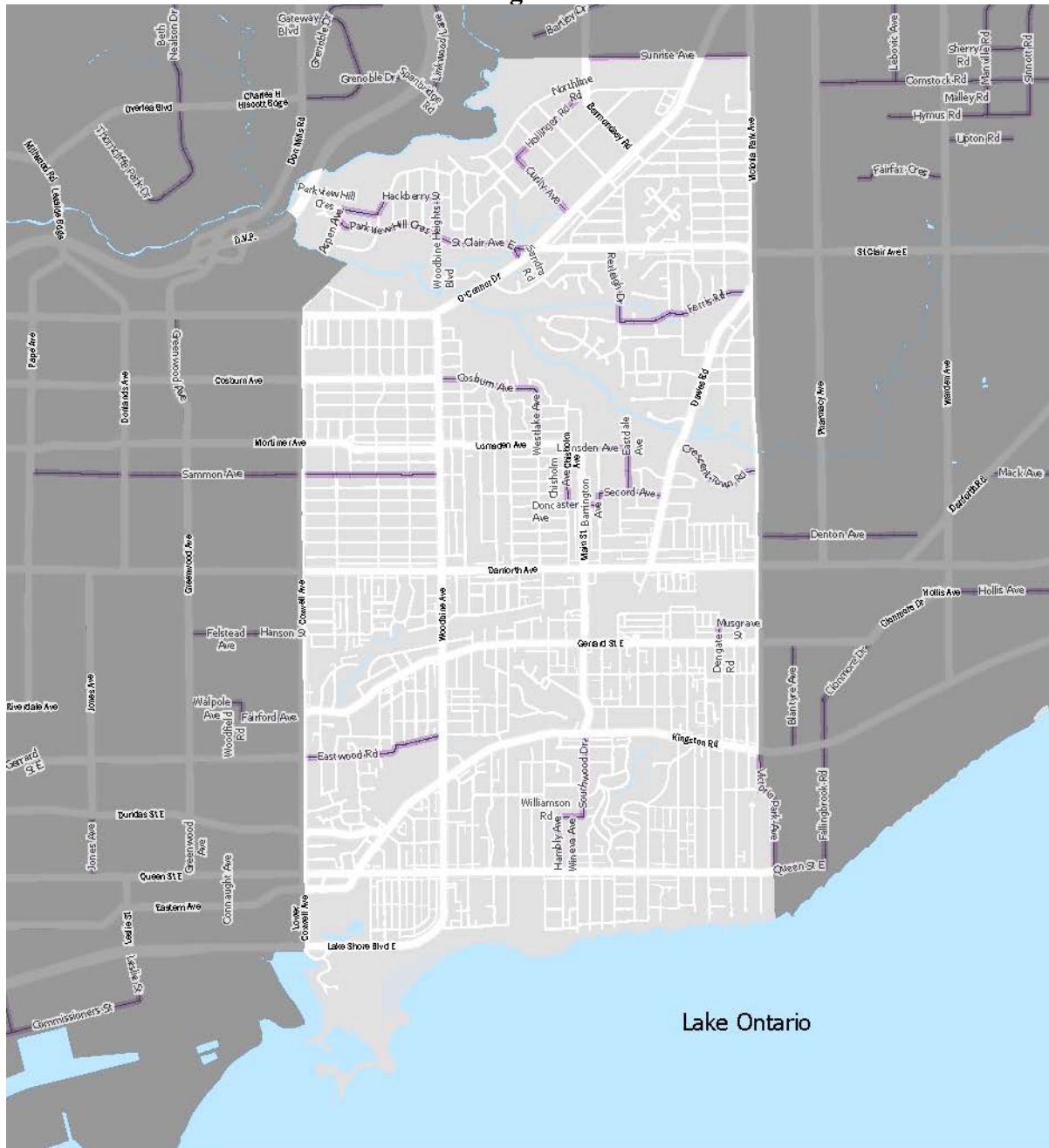


Area to which Community Streets permissions apply - Ward 14



Not to Scale

Diagram 9



Community Streets

Beaches-East York (19)

— Community Streets



Area to which Community Streets permissions apply - Ward 19



Not to Scale