

Authority: North York Community Council Item NY30.1,
as adopted by City of Toronto Council on March 25 and 26,
2026
City Council voted in favour of this by-law on March 26,
2026
Written approval of this by-law was given by Mayoral
Decision 7-2026 dated March 26, 2026

CITY OF TORONTO

BY-LAW 217-2026

To amend Zoning By-law 569-2013, as amended, with respect to the lands municipally known in the year 2025 as 1, 3, 5, 7 Saguenay Avenue and 59R Otter Crescent.

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 and 2 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 amending the zone label on the Zoning By-law Map in Section 990.10 respecting the lands outlined by heavy black lines from a zone label of RD (f15.0; a550) (x5) and RD (f12.0; a370) (x1463) to a zone label of RD (f15.0; a550) (x1344) and RD (f15.0; a550) (x1346) as shown on Diagram 3 and 4 attached to this By-law.
4. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.3.10 Exception Number 1344 so that it reads:

(1344) Exception RD 1344

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 the **lot** located within the area outlined by heavy black lines on Diagram 1, if the requirements of By-law 217-2026 are complied with, a **building or structure** may be constructed, used or enlarged in compliance with Regulations (B) to (R) below;

- (B) Despite Regulation 10.20.40.10.(1), the permitted maximum height of a **building** or **structure** is the number in metres following the letters "HT" as shown on Diagram 5 of By-law 217-2026;
- (C) Despite Regulation 10.20.40.10.(3), the permitted maximum number of storeys of a **building** or **structure** is the number following the letters "ST" as shown on Diagram 5 of By-law 217-2026;
- (D) In addition to the permissions in Regulation 10.20.40.10.(1) and Regulation 10.20.40.10.(3), a canopy located within the horizontal confines of the "HT 0.6 ST 0" area on Diagram 5 of By-law 217-2026 may extend above that maximum height by 4.25 metres;
- (E) Despite Regulation 10.5.40.70.(1) and Clause 10.20.40.70, the required minimum **building setbacks** are as shown in metres on Diagram 7 of By-law 217-2026;
- (F) Despite Regulation 10.5.80.40(2), the elevation of the lowest point of a **vehicle** entrance in a **main wall** of the **building** must not be less than 175.15 above sea level;
- (G) Despite Regulation 10.5.100.1.(1), the permitted maximum **driveway** width is 8.67 metres;
- (H) Despite Regulation 10.5.100.1.(8), a hammerhead turnaround must:
- a. have a maximum width of 6.2 metres;
 - b. extend no more than 5.8 metres from one edge of the **driveway**; and
 - c. extend no more than 5.15 metres from the opposite edge of the **driveway**;
- (I) Despite Regulation 10.20.40.20.(1), the permitted maximum **building length** is 32.30 metres;
- (J) Despite Regulation 10.20.40.30.(1), the permitted maximum **building depth** is 39.77 metres;
- (K) Despite Regulation 10.20.40.50.(1), the maximum permitted area of the second **storey** balcony is 12.0 square metres;
- (L) Despite Regulation 10.5.40.50.(4)(C), a platform located 4.95 metres or less from the rear **main wall** may be no higher than 1.5 metres above **established grade**;
- (M) Despite Regulation 10.20.40.50.(1)(A), the permitted number of platforms located on the rear wall of a **detached house** is 2 platforms permitted at or above the second **storey**;

- (N) Despite Regulation 10.20.30.40(1), the permitted maximum **lot coverage** is 38 percent;
- (O) Despite Regulation 10.20.40.40.(1)(B), the permitted maximum floor space index is 0.75;
- (P) Despite Regulation 10.5.40.60.(3)(A)(ii), exterior stairs located in the front yard may encroach into a required **building setback** if they are no wider than 2.8 metres;
- (Q) Despite any permissive Regulations in Zoning By-law 569-2013 or this By-law within the area shown on Diagram 9 of By-law 217-2026 identified as "Protected Area", the erection or use of any building or structure that is not lawfully existing as of the date of the passing of this By-law is prohibited, such prohibition being inclusive of, but not being limited to, the following:
- a. **Buildings or Residential buildings;**
 - b. **Structures** or parts of **buildings**, including but not limited to cabanas, pools, decks, terraces, balconies, porch, canopies, awning, and platforms;
 - c. Equipment used for the functional operation of buildings located outside the "Protected Area" including, but not limited to, electrical, utility, mechanical, ventilation, pool, storage equipment;
 - d. **Ancillary** uses;
 - e. Additions or extensions to **lawfully existing buildings;**
 - f. **Secondary suites;**
 - g. **Parking Spaces, driveways,** and hard-surfaced areas; and
 - h. Uses listed in Article 10.20.20;
- (R) Despite (Q) above, nothing in Zoning By-law 569-2013 or this By-law will prevent the following:
- a. the continued existence, use, repair or maintenance of lawfully existing structures erected prior to the enactment of By-law 217-2026 located in whole or in part within the "Protected Area" shown on Diagram 9 of By-law 217-2026, provided there is no enlargement, extension, addition, or alteration, below, at, or above **established grade;** and
 - b. a chain-link fence and associated footings along the eastern property line and within 0.3 metres of the eastern **lot line;**

Prevailing By-laws and Prevailing Sections: None Apply

5. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.3.10 Exception Number 1346 so that it reads:

(1346) Exception RD 1346

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 the **lot** located within the area outlined by heavy black lines on Diagram 2, if the requirements of By-law 217-2026 are complied with, a **building** or **structure** may be constructed, used or enlarged in compliance with Regulations (B) to (M) below;
- (B) Despite Regulation 10.20.40.10(1), the permitted maximum height of a **building** or **structure** is the number in metres following the letters "HT" as shown on Diagram 6 of By-law 217-2026;
- (C) Despite Regulation 10.20.40.10.(3), the permitted maximum number of storeys of a **building** or **structure** is the number following the letters "ST" as shown on Diagram 6 of By-law 217-2026;
- (D) Despite Regulation 10.5.40.70.(1) and Clause 10.20.40.70, the required minimum **building setbacks** are as shown in metres on Diagram 8 of By-law 217-2026;
- (E) Despite Regulation 10.20.40.20.(1), the permitted maximum **building** length is 24.50 metres;
- (F) Despite Regulation 10.20.40.30.(1), the permitted maximum **building** depth is 25 metres;
- (G) Despite Regulation 10.5.50.10(1)(D), a minimum of 70 percent of the **front yard landscaping** required in 10.5.50.10(1)(A), (B), and (C) must be **soft landscaping**;
- (H) Despite Regulations 10.5.100.1(1)(D)(i) and (ii), the maximum **driveway** width is 7.00 metres;
- (I) Despite Regulation 10.20.30.40(1), the permitted maximum **lot coverage** is 42 percent;
- (J) Despite Regulation 10.20.40.40.(1)(B), the permitted maximum floor space index is 0.70;
- (K) Despite Regulation 10.5.40.60.(3)(A)(ii), exterior stairs located in the front yard may encroach into a required **building setback** if they are no wider than 2.3 metres;

- (L) Despite any permissive Regulations in Zoning By-law 569-2013 or this By-law within the area shown on Diagram 10 of By-law 217-2026 identified as "Protected Area", the erection or use of any building or structure that is not lawfully existing as of the date of the passing of this By-law is prohibited, such prohibition being inclusive of, but not being limited to, the following:
- a. **Buildings** or **Residential buildings**;
 - b. **Structures** or parts of **buildings**, including but not limited to cabanas, pools, decks, terraces, balconies, porch, canopies, awning, and platforms;
 - c. Equipment used for the functional operation of **buildings** located outside the "Protected Area" including, but not limited to, electrical, utility, mechanical, ventilation, pool, storage equipment;
 - d. **Ancillary** uses;
 - e. Additions or extension to **lawfully existing buildings**;
 - f. **Secondary suites**;
 - g. **Parking Spaces, driveways**, and hard-surfaced areas; and
 - h. Uses listed in Article 10.20.20;
- (M) Despite (L) above, nothing in Zoning By-law 569-2013 or this By-law will prevent the following:
- a. the continued existence, use, repair or maintenance of lawfully existing structures erected prior to the enactment of By-law 217-2026 located in whole or in part within the "Protected Area" shown on Diagram 10 of By-law 217-2026, provided there is no enlargement, extension, addition, or alteration, below, at, or above **established grade**; and
 - b. a chain-link fence and associated footings along the eastern property line and within 0.3 metres of the eastern **lot line**.

Prevailing By-laws and Prevailing Sections: None Apply

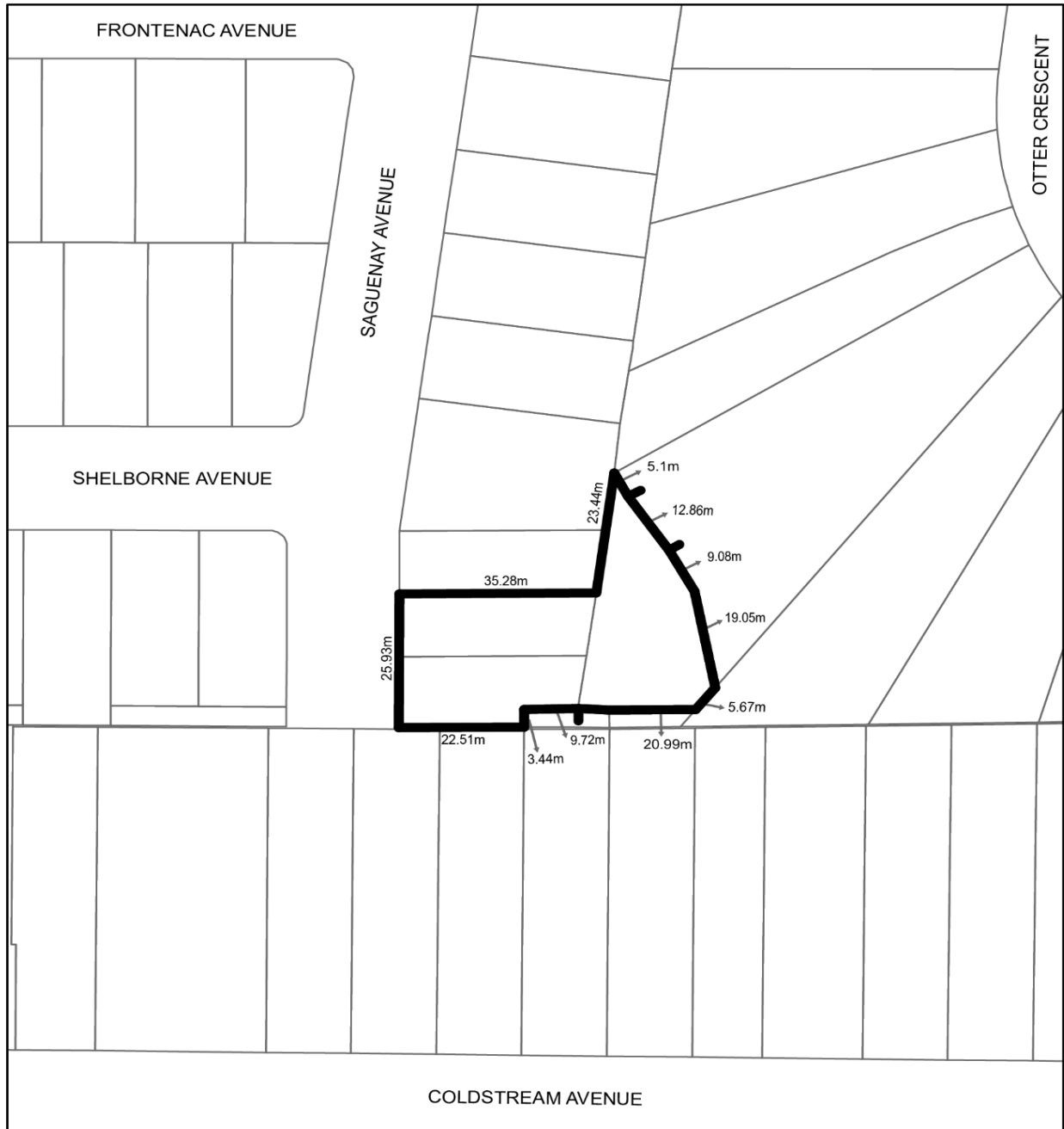
Enacted and passed on March 26, 2026.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)

Diagram 1



 **TORONTO**
Diagram 1

**1 and 3 Saguenay Avenue,
and 59R Otter Crescent**

File # 23 105243 NNY 08 OZ



City of Toronto By-law 569-2013
Not to Scale
01/29/2026

Diagram 2

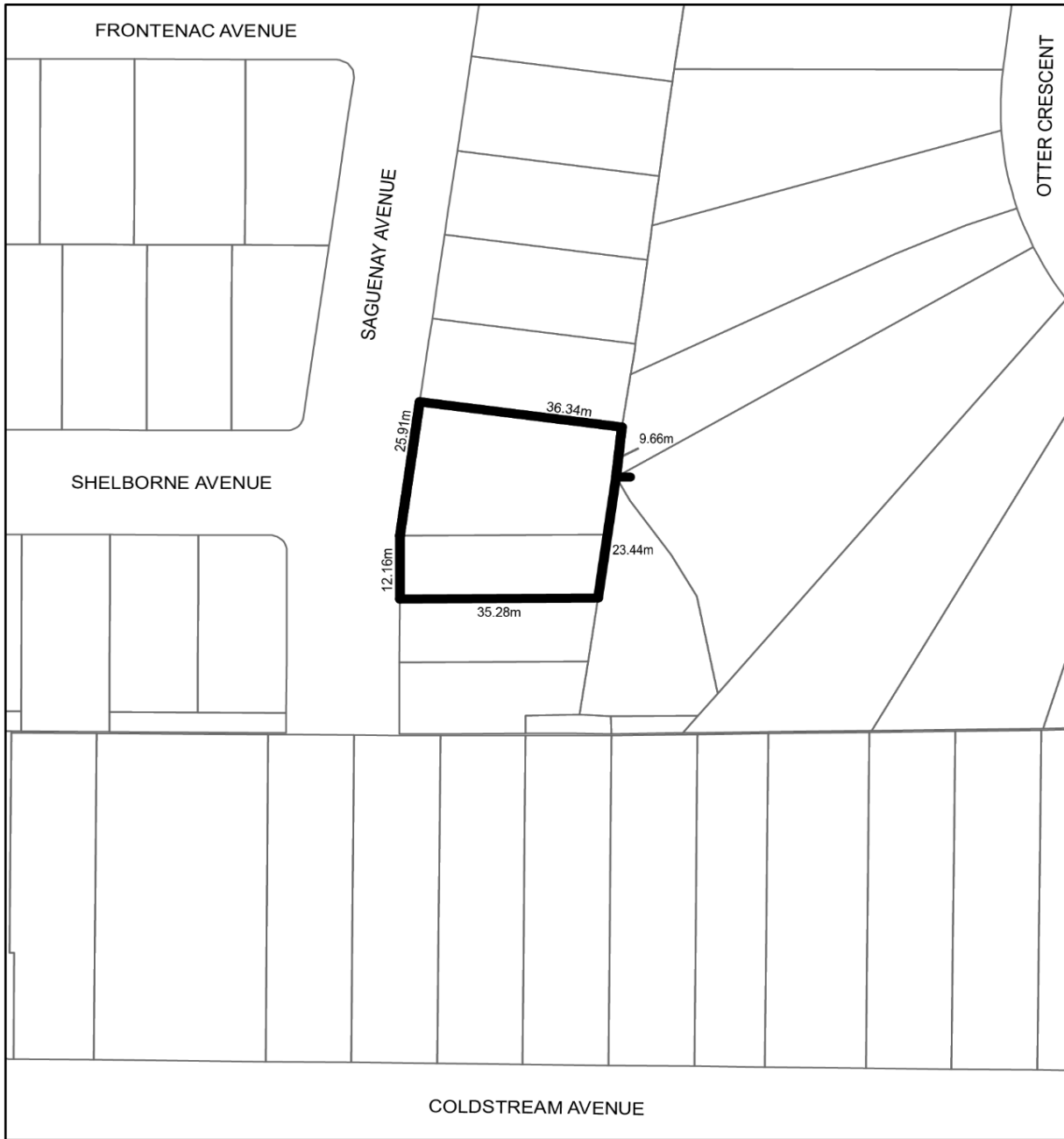
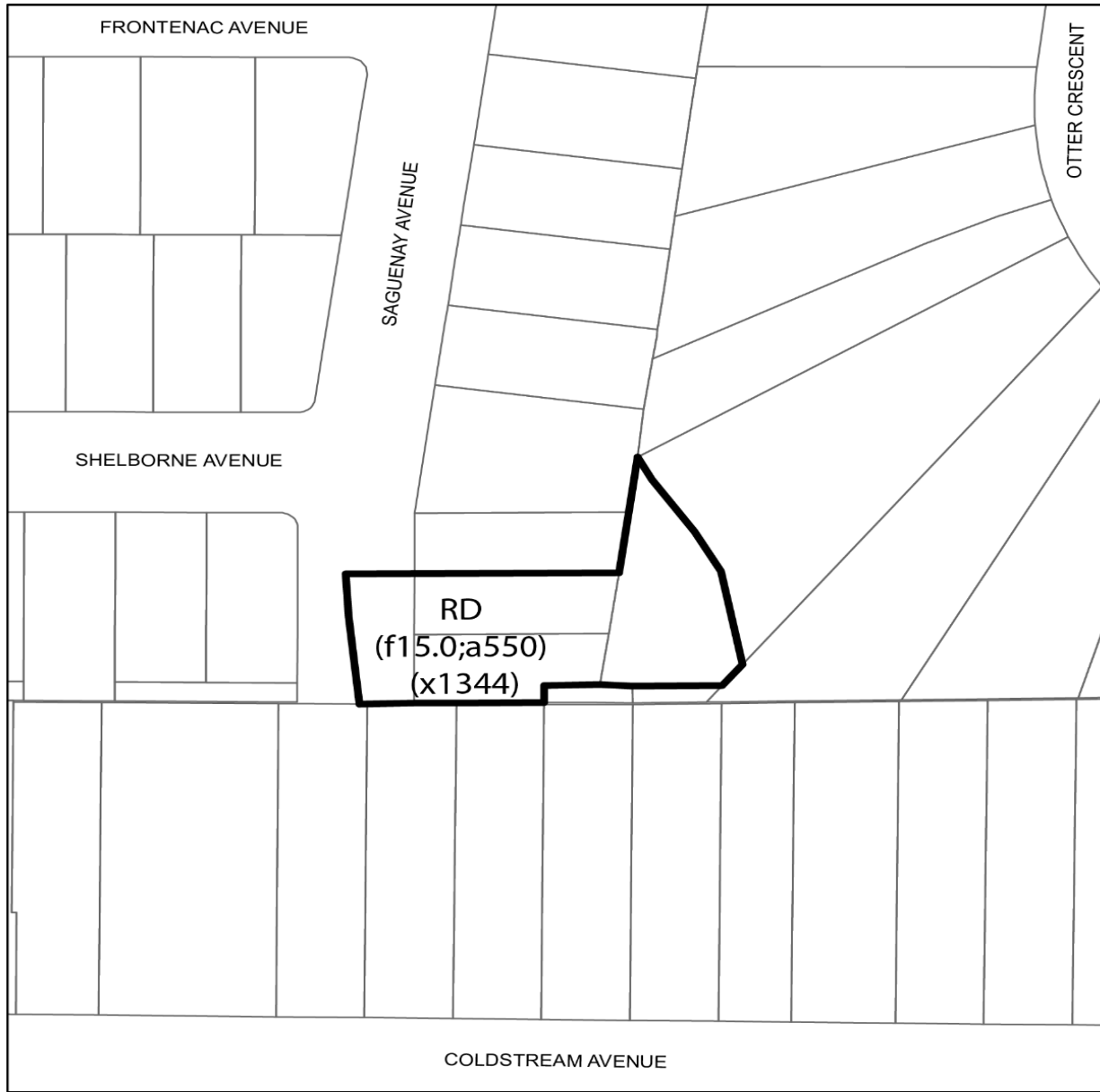


Diagram 3



 **TORONTO**
Diagram 3

**1 and 3 Saguenay Avenue,
and 59R Otter Crescent**

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Diagram 4



Diagram 5

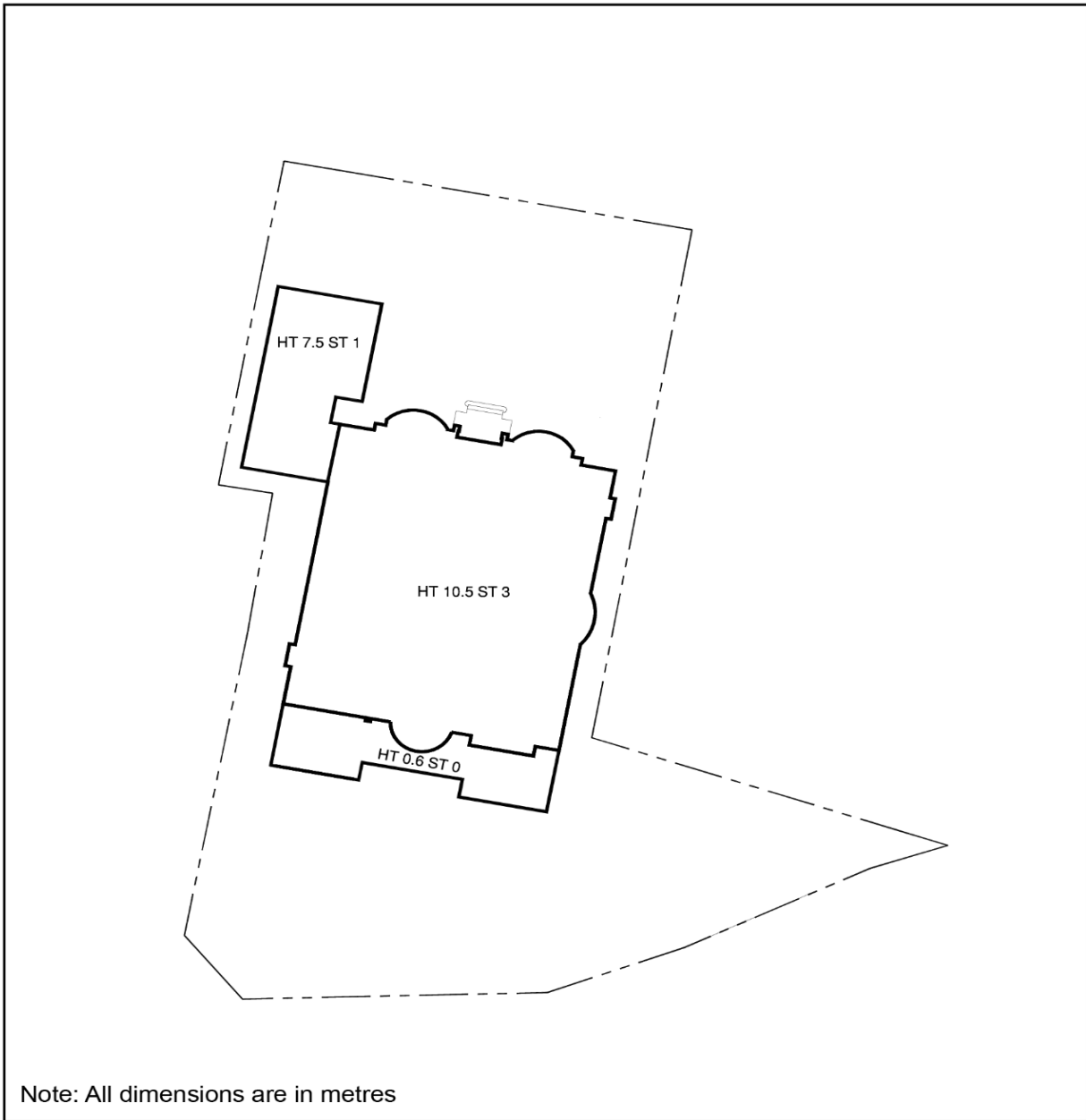
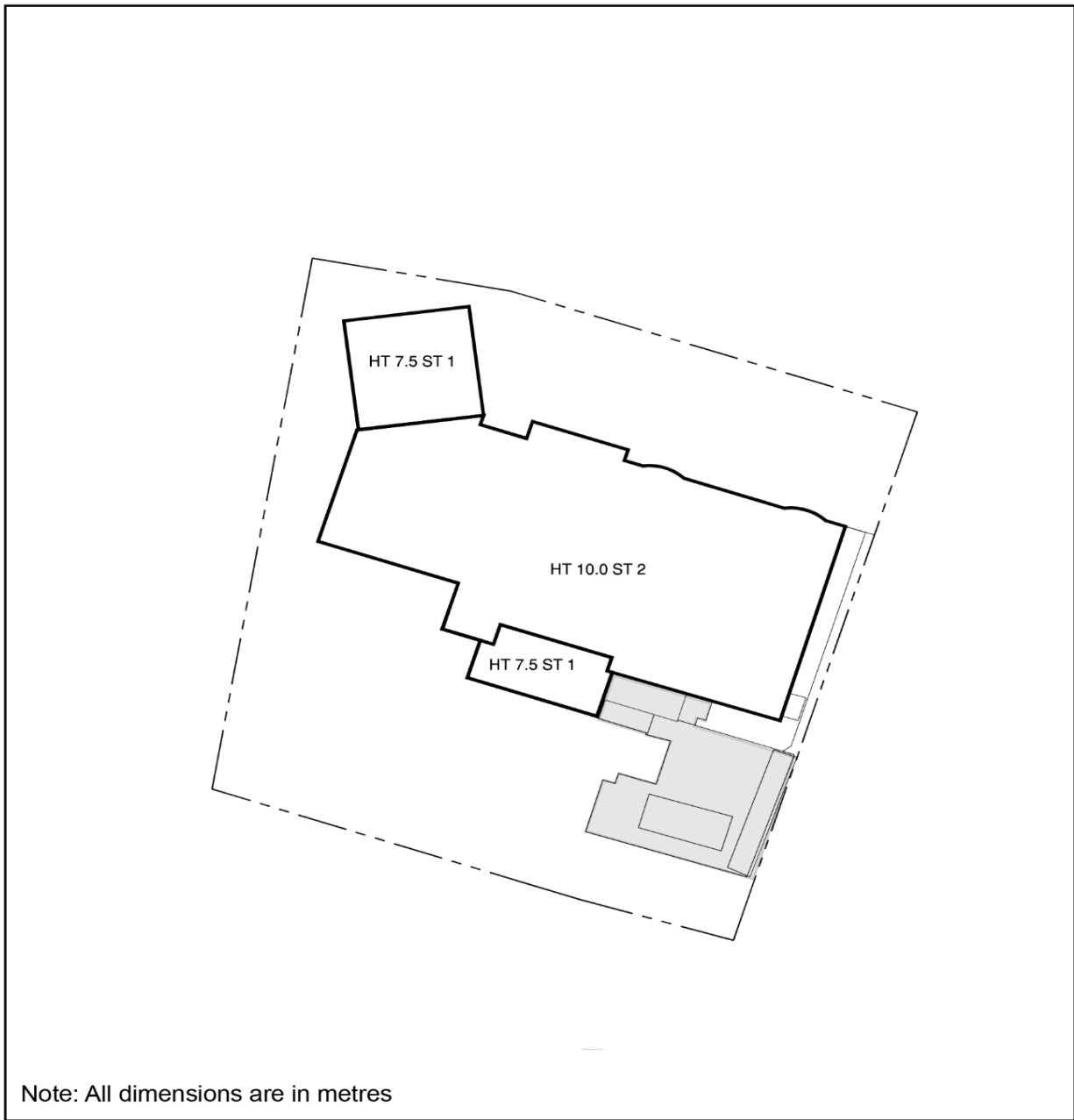


Diagram 6



Note: All dimensions are in metres

Diagram 7

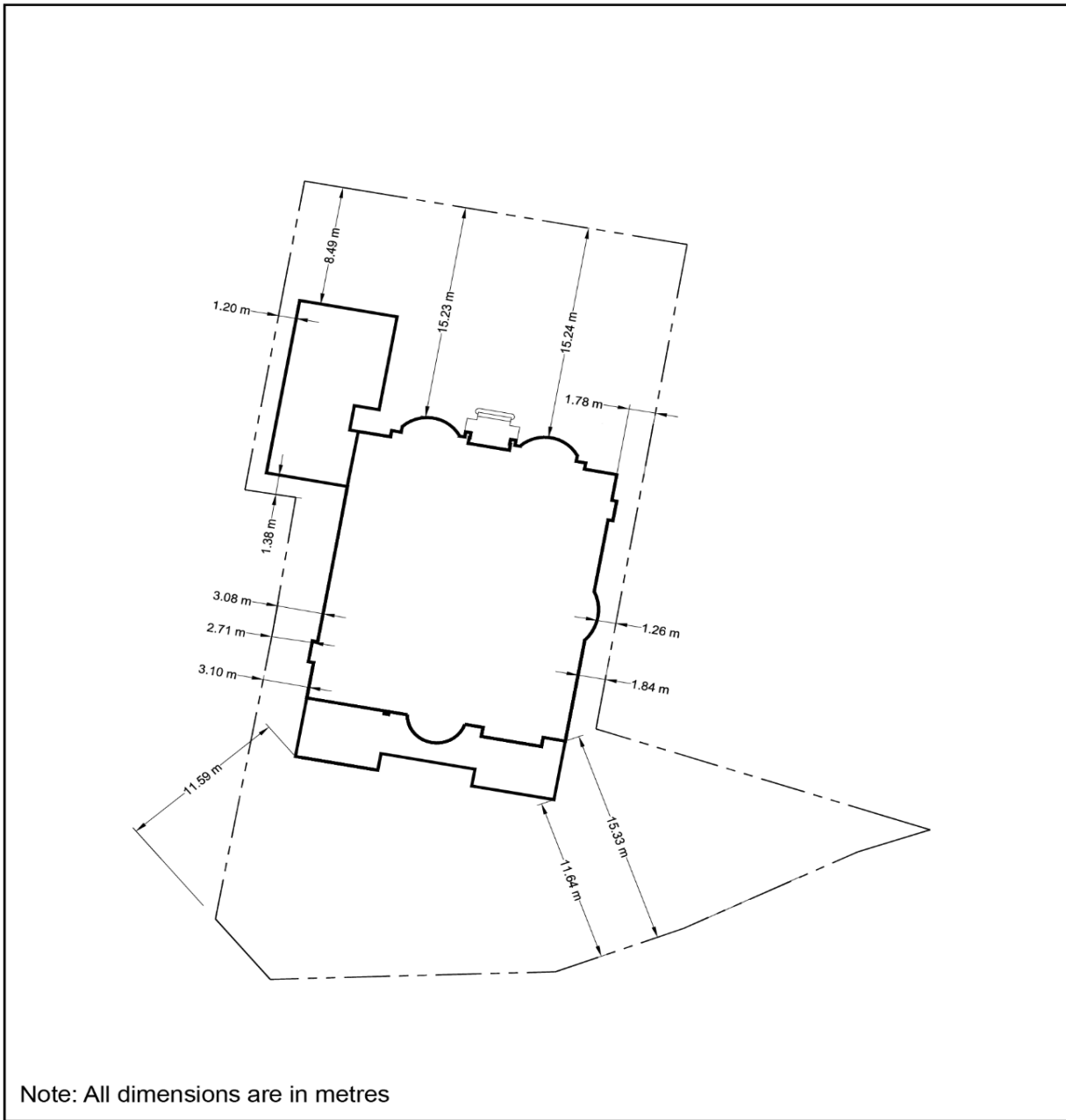


Diagram 8

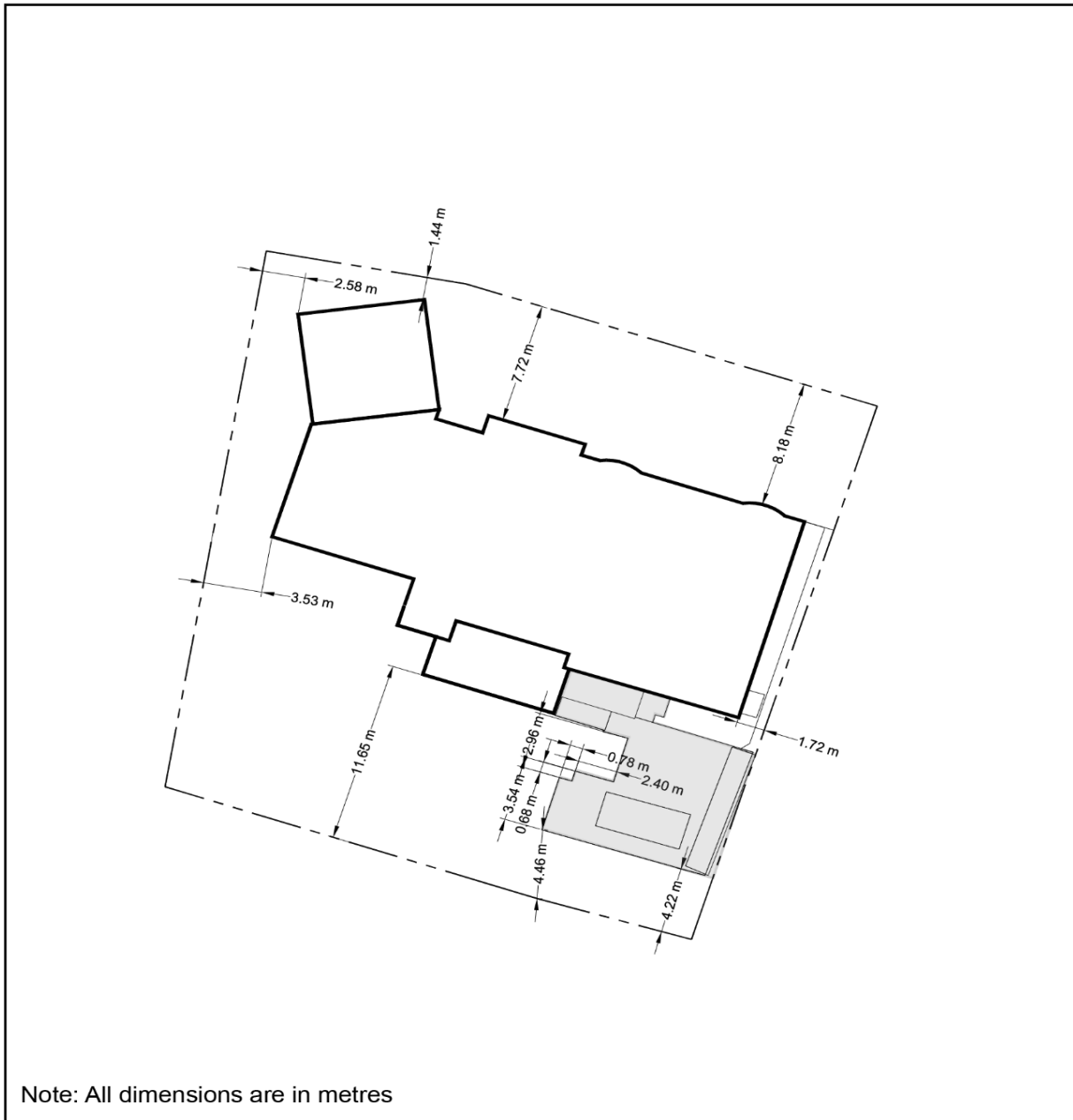


Diagram 10

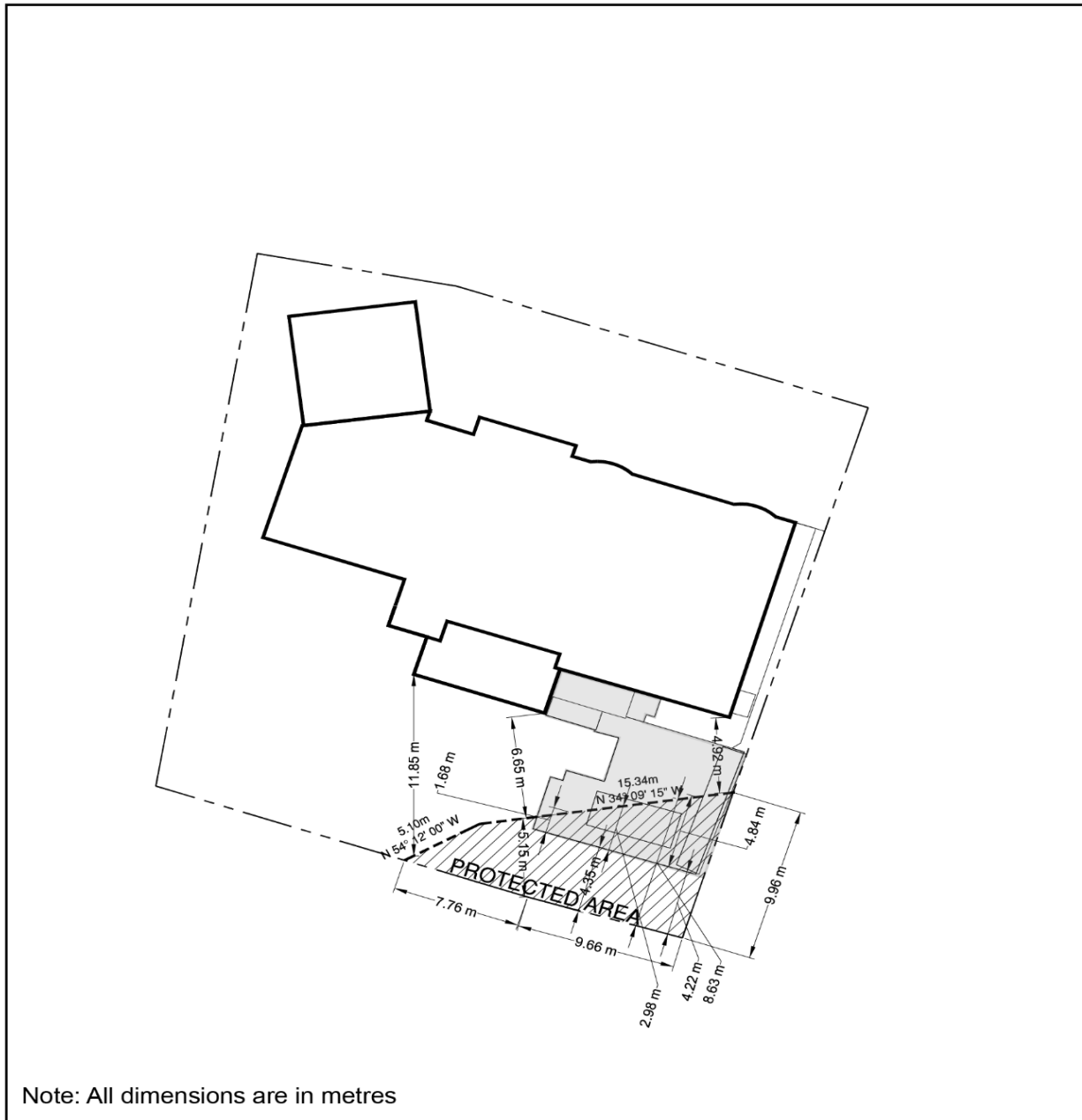



Diagram 10 - Protected Area Diagram

5 and 7 Saguenay Avenue

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 Existing Structures


City of Toronto By-law 569-2013
Not to Scale
01/29/2026