

Authority: Etobicoke York Community Council Item
EY33.7, adopted as amended by City of Toronto Council
on July 29 and 30, 2026
City Council voted in favour of this by-law on July 30,
2026
Written approval of this by-law was given by Mayoral
Decision 13-2026 dated July 30, 2026

CITY OF TORONTO

BY-LAW 1248-2026

To amend Zoning By-law 569-2013, as amended, with respect to the lands municipally known in the year 2025 as 4686-4690 Dundas Street West and 56 Nottingham Drive.

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; and

Whereas pursuant to Section 36 of the Planning Act, as amended, the council of a municipality may, in a by-law passed under Section 34 of the Planning Act, use a holding symbol "(H)" in conjunction with any use designation to specify the use to which lands, buildings or structures may be put once the holding symbol "(H)" is removed by amendment to the by-law; and

Whereas the Official Plan for the City of Toronto contains provisions relating to the use of holding symbol "(H)";

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 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 (f13.5; a510; d0.45) (x28) to a zone label of (H) RT (x391) as shown on Diagram 2 attached to this By-law.
4. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.5.10 Exception Number so that it reads:

(391) Exception RT 391

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) On lands municipally known as 4686-4690 Dundas Street West and 56 Nottingham Drive, if the requirements of By-law 1248-2026 are complied with, a **building** or **structure** may be constructed, used or enlarged in compliance with Regulations (B) to (T) below;
- (B) For the purposes of this exception, "Building 1" and "Building 2" mean the **buildings** shown on Diagram 3 of By-law 1248-2026;
- (C) For the purposes of this exception, the **front lot line** is that abutting Dundas Street West;
- (D) For the purposes of determining the permitted maximum height for a **building** or **structure** and the location of a **basement** in regulations 5.10.50.10(1), 10.5.40.10(1), 10.5.40.11(6) and (7), 10.5.40.40(3), 10.5.40.50(4), and 10.5.40.60(1) and (3), **established grade** is as follows:
 - (i) for "Building 1", Canadian Geodetic Datum 129.98 metres; and
 - (ii) for "Building 2", Canadian Geodetic Datum 129.75 metres;
- (E) For the purposes of this exception, regulation 10.60.30.10(1), regarding the required minimum **lot area**, does not apply;
- (F) For the purposes of this exception, regulation 10.60.30.20(1)(B), regarding the required minimum **lot frontage** for each **dwelling unit** in a **townhouse** with every **dwelling unit** fronting directly on a **street**, does not apply;
- (G) Despite regulations 10.60.40.10(1)(D), the permitted maximum height of a **townhouse** is the number in metres following the letters "HT" as shown on Diagram 4 of By-law 1248-2026;
- (H) Despite regulation 10.60.40.20(1)(A), the permitted maximum **building length** is as follows:
 - (i) 22 metres for Building 1; and
 - (ii) 33 metres for Building 2;
- (I) Despite Clause 10.60.40.70, the required minimum **building setbacks** are as shown in metres on Diagram 4 of By-law 1248-2026;
- (J) For the purposes of this exception, **primary windows** are not permitted on the second **storey** of Building 2, as shown on Diagram 4 of By-law 1248-2026, facing a **lot line** abutting a **lot** in the RD zone;

- (K) Regulation 10.60.40.80(1), regarding the permitted separation distance between **main walls** of the same **residential building**, does not apply;
- (L) Despite Regulation 10.5.40.60 (1) and (I) above, a platform with a floor no higher than the first **storey** of the **building** above **established grade**, may encroach into the required **front yard setback** by a maximum of 6.3 metres;
- (M) Despite regulation 10.5.40.60(7), roof projections are permitted to encroach into required **building setbacks** by 0.3 metres;
- (N) Despite regulations 10.5.50.10(1), (2), and (3), a **lot** with a **townhouse** must have:
 - (i) a minimum of 30 percent of the area of the **lot** for **landscaping**; and;
 - (ii) a minimum of 75 percent of the **landscaping** area in (i) above must be **soft landscaping**;
- (O) For the purposes of this exception, a 1.8 metre tall wood privacy fence must be installed along the **lot line** abutting a **lot** in the RD zone;
- (P) Despite the maximum permitted resident **parking spaces** for dwelling units in Table 200.5.10.1, the maximum permitted number of **parking spaces** for resident to **dwelling units** is 12;
- (Q) Despite regulation 200.5.10.1(1) and Table 200.5.10.1, a minimum of 1 visitor **parking space** must be provided on the **lot**;
- (R) Despite regulations 200.15.1(1) and (3), an accessible **parking space** must comply with the following:
 - (i) length of 5.6 metres;
 - (ii) width of 3.9 metres;
 - (iii) vertical clearance of 2.1 metres; and
 - (iv) the entire length of an accessible **parking space** must be adjacent to a 1.5 metre wide accessible barrier free aisle or path;
- (S) Despite regulation 200.15.1(4), accessible **parking spaces** must be closest to a barrier free:
 - (i) entrance to the **building**;
 - (ii) passenger elevator that provides access to the first **storey** of the **building**; and
 - (iii) and shortest route from the required entrances in (i) and (ii);

- (T) Any vents to the underground garage within 5 metres of a **lot** line abutting a **lot** in the RD zone shall solely be used for the purposes of intake.

Prevailing By-laws and Prevailing Sections: (None Apply)

5. 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.
6. Holding Symbol Provisions:
- (A) The lands zoned with the holding symbol "(H)" delineated by heavy lines on Diagram 2 attached to this By-law must not be used for any purpose other than those uses and buildings existing as of the date of the passing of this By-law, until the holding symbol "(H)" has been removed; and
- (B) An amending by-law to remove the holding symbol "(H)" referred to in (A) above may be enacted when the following are fulfilled:
- (i) The owner or applicant, at their sole cost and expense has submitted a revised Functional Servicing and Stormwater Management Report to demonstrate that the existing sanitary sewer system and watermain and any required improvements to them, have adequate capacity and supply to accommodate the development of the lands to the satisfaction of the Director, Engineering Review, Development Review; and
- (ii) If the Functional Servicing and Stormwater Management Report accepted and satisfactory from 6(B)(i) above requires any new municipal infrastructure or upgrades to existing municipal infrastructure to support the development, then either:
- (a) the owner or applicant has secured the design, construction, and provision of financial securities for any new municipal infrastructure, or any upgrades or required improvements to the existing municipal infrastructure identified in the accepted Functional Servicing and Stormwater Management Report, to support the development, in a financial secured agreement, all to the satisfaction of the Director, Engineering Review, Development Review; or
- (b) the required new municipal infrastructure or upgrades to existing municipal infrastructure to support the development in the accepted and satisfactory Functional Servicing and Stormwater Management Report in 6(B)(i) above are constructed and operational, all to the satisfaction to the Director, Engineering Review, Development Review.

Enacted and passed on July 30, 2026.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)

Diagram 1



Toronto
Diagram 1

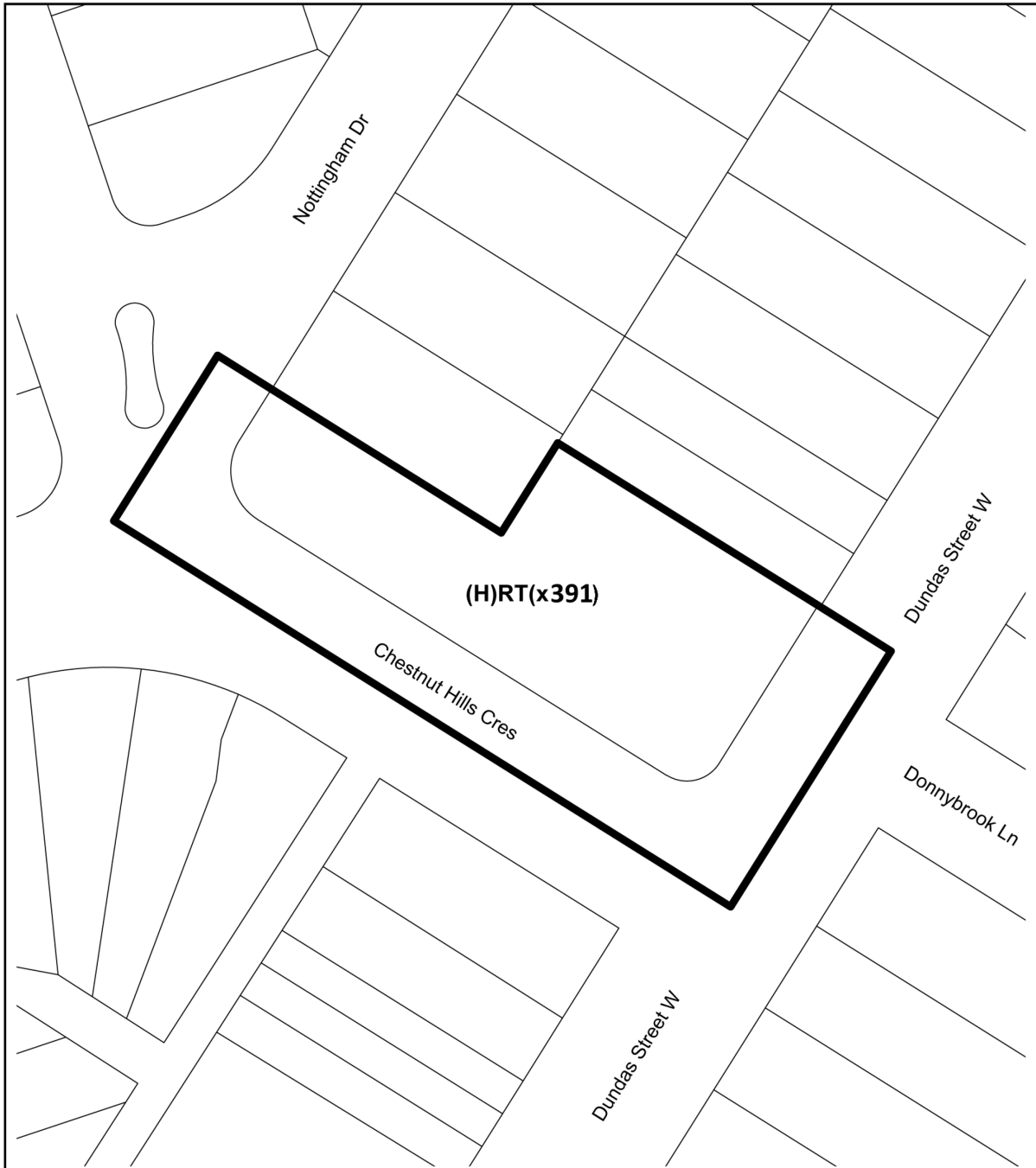
4686 & 4690 Dundas St W & 56 Nottingham Dr

File #: 24 217174 WET 02 0Z



City of Toronto By-law 569-2013
Not to Scale
06/11/2026

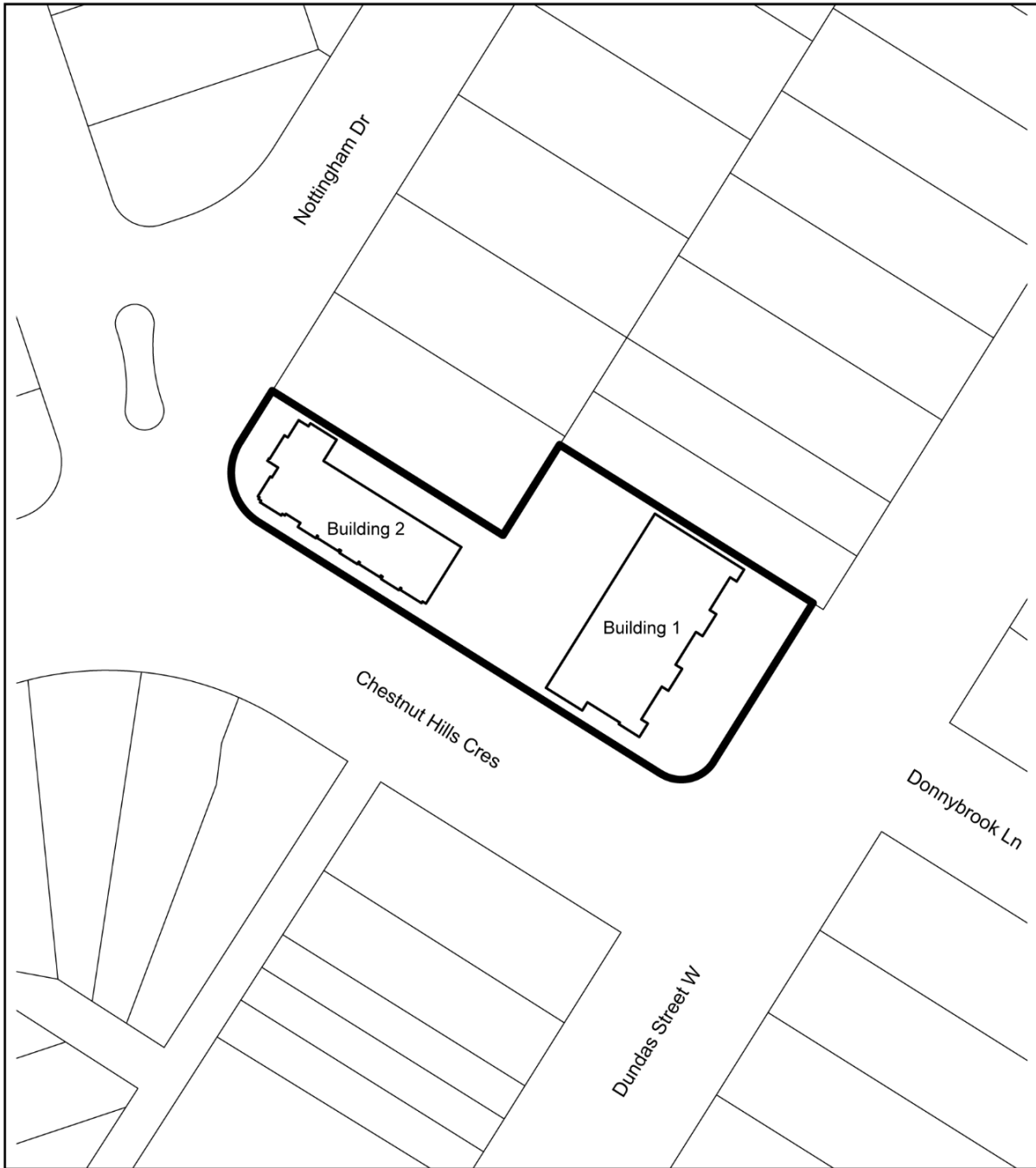
Diagram 2



 **TORONTO**
Diagram 2

4686 & 4690 Dundas St W & 56 Nottingham Dr

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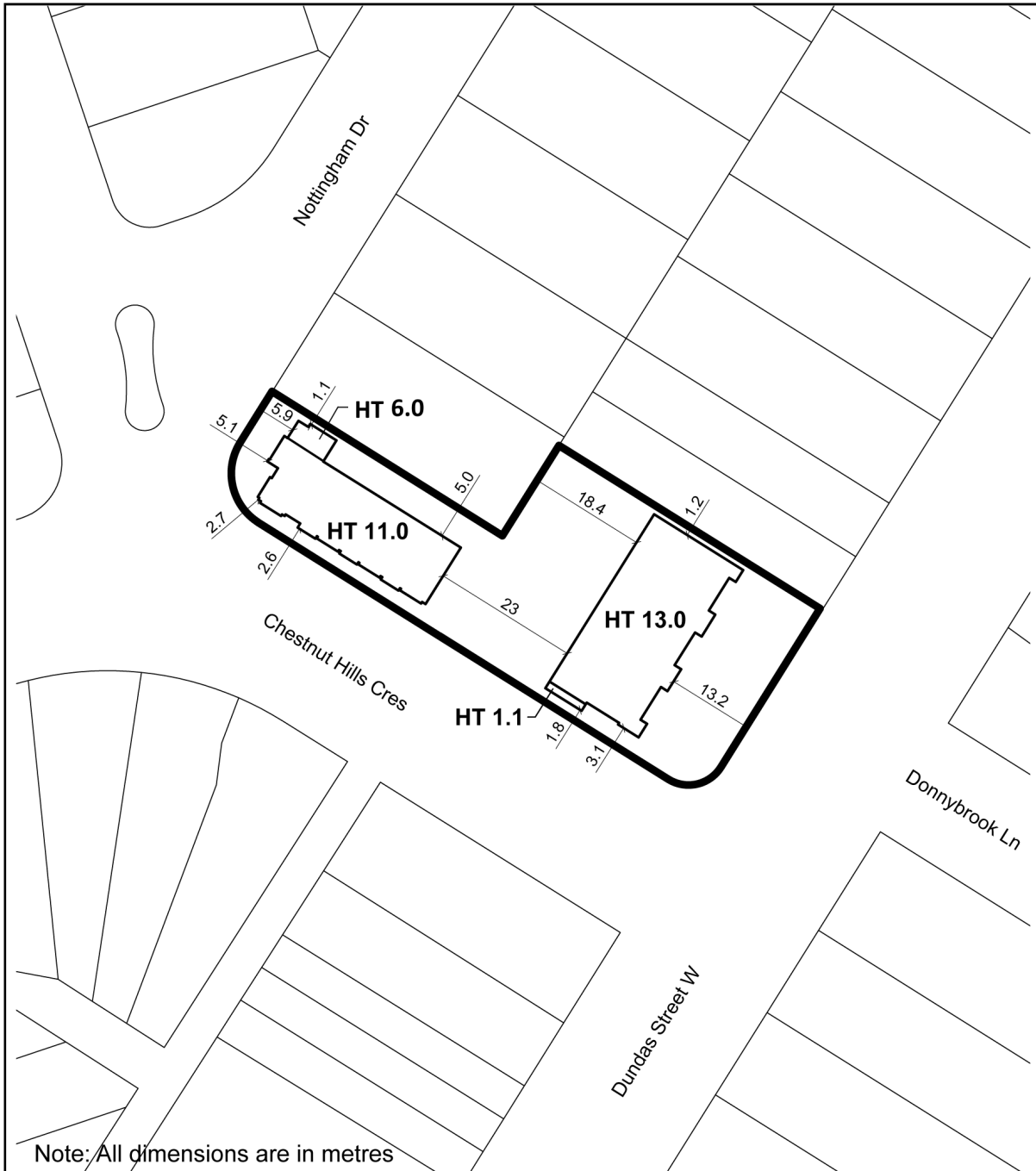
Diagram 3

 **TORONTO**
Diagram 3

4686 & 4690 Dundas St W & 56 Nottingham Dr

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Diagram 4

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Diagram 4

4686 & 4690 Dundas St W & 56 Nottingham Dr

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