

Authority: Planning and Housing Committee Item [-], as adopted by City of Toronto Council on [-]

**CITY OF TORONTO
BY-LAW xxxx-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.
 - (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 [Clerks to insert By-law number] 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 [Clerks to insert By-law number] 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 [Clerks to insert By-law number] 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 [Clerks to insert By-law number].
 - (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 [Clerks to insert By-law number] 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 [Clerks to insert date of enactment]

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)

Schedule A to By-law xxxx-2025 - Lands and Provisions Added to Zoning By-law 569-2013

Lands added to Zoning By-law 569-2013:

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

56	Killdeer Crescent	146	Sandringham Drive
6	King Maple Place	217	Sandringham Drive
32	Kirkland Boulevard	370	Sheppard Avenue West
34	Kirkland Boulevard	398	St Germain Avenue
229	Lytton Boulevard	195	Valley Road
231	Lytton Boulevard	197	Valley Road
233	Lytton Boulevard	1	Valliere Place
235	Lytton Boulevard	2	Valliere Place
237	Lytton Boulevard	3	Valliere Place
239	Lytton Boulevard	5	Valliere Place
482	Lytton Boulevard	6	Valliere Place
484	Lytton Boulevard	7	Valliere Place
486	Lytton Boulevard	8	Valliere Place
716	Marlee Avenue	10	Valliere Place
51	Montessor Drive	12	Valliere Place
208	Northwood Drive	15	Valliere Place
182	Norton Avenue	16	Valliere Place
186	Norton Avenue	17	Valliere Place
1-23, 8-30	Okra Tomar Crescent	18	Valliere Place
231	Old Yonge Street	19	Valliere Place
216	Owen Boulevard	20	Valliere Place
46	Page Avenue	21	Valliere Place
48	Page Avenue	22	Valliere Place
50	Page Avenue	23	Valliere Place
52	Park Lane Circle	25	Wilmington Avenue
287	Pleasant Avenue	27	Wilmington Avenue
289	Pleasant Avenue	29	Wilmington Avenue
102	Post Road	31A	Wilmington Avenue
371	Roehampton Avenue	440	Woburn Avenue
21A	Roycrest Avenue	438A	Woburn Avenue
21B	Roycrest Avenue	438B	Woburn Avenue
96	Rykert Crescent	86	York Road
43	Sagebrush Lane	18	York Ridge Road
48	Sandringham Drive		

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 and 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 and 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 and 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 and 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:

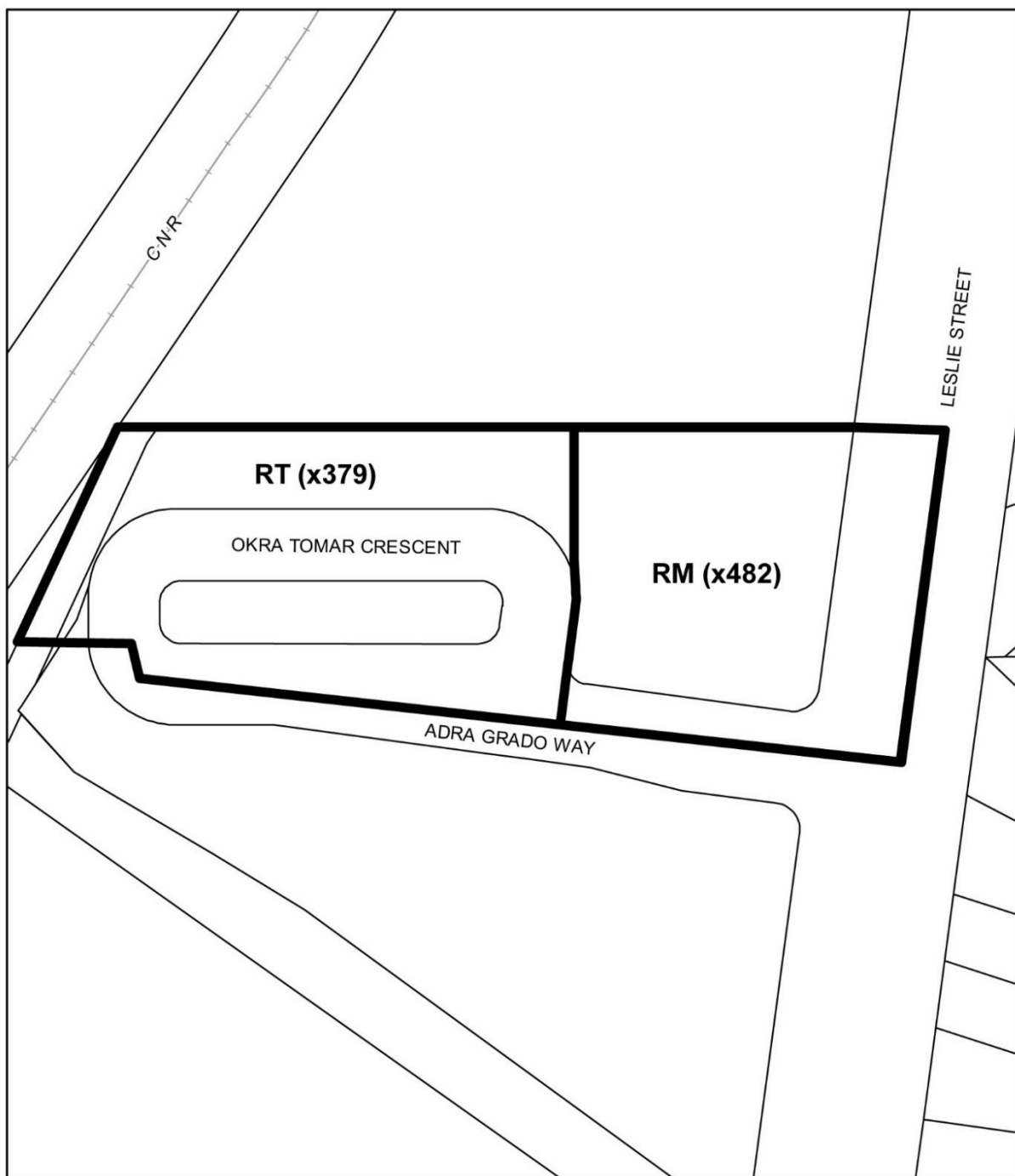
(482) Exception RM 482

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;



 **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:

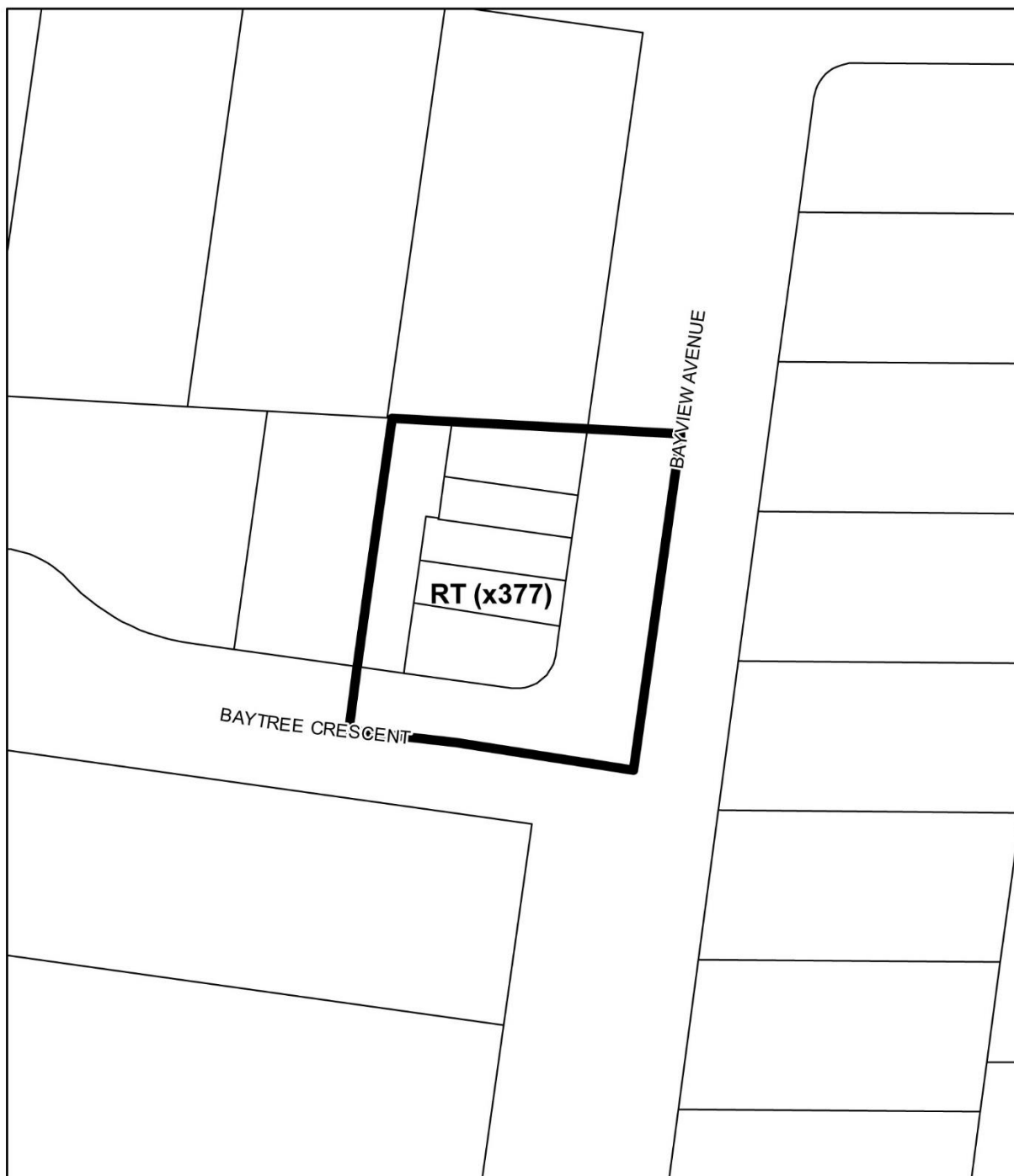
(377) Exception RT 377

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;



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 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-laws 762-2015;



 **TORONTO**
Diagram 1

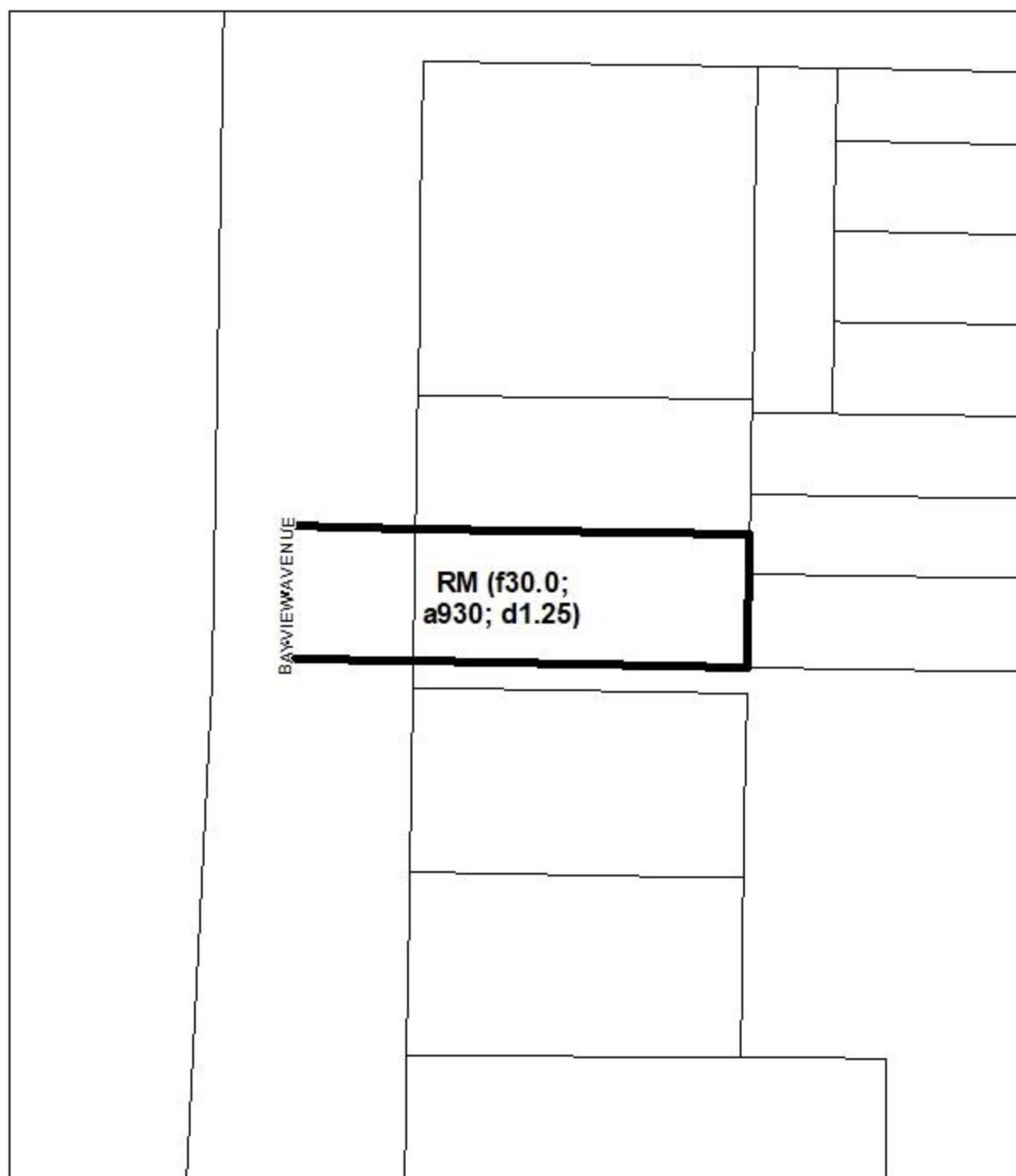
6 Baytree Crescent

 Subject Site


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

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”.



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 and 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 and 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:

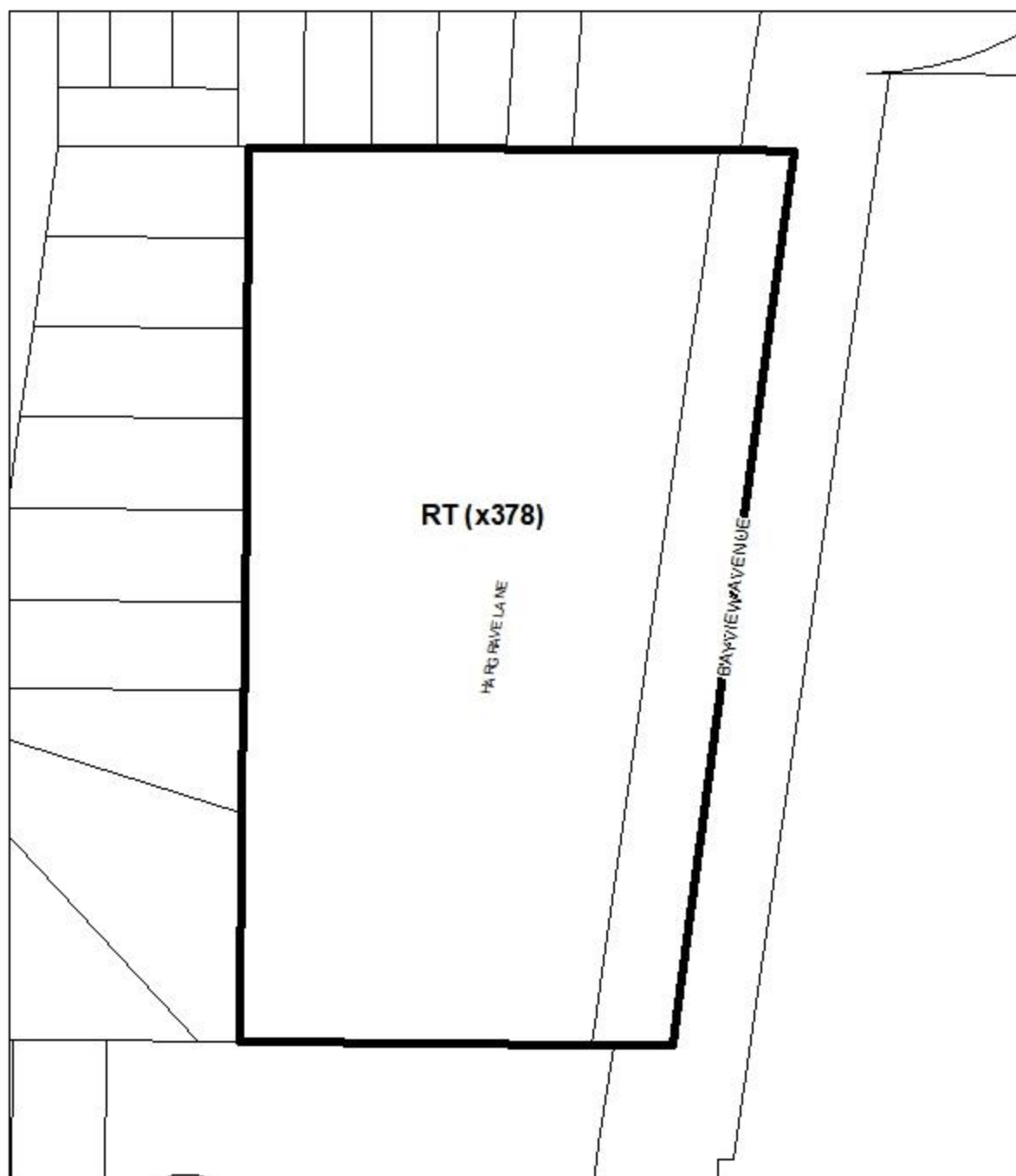
(378) Exception RT 378

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);



City of Toronto
Diagram 1

2102-2166 Bayview Avenue & 1-82 Hargrave Lane



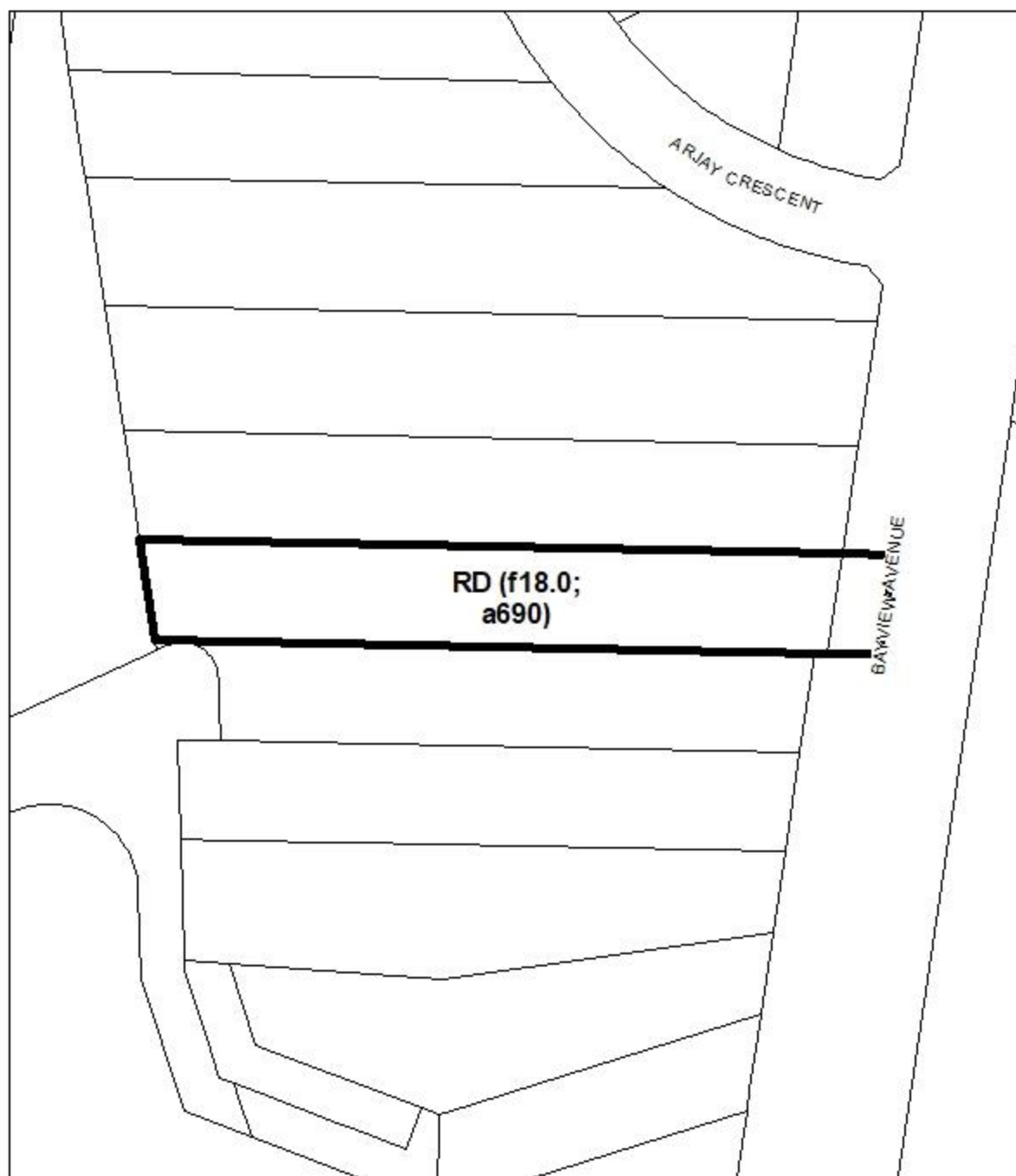
Subject Site



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”.



City of 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”.



City of Toronto
Diagram 1

683 Bedford Park Avenue



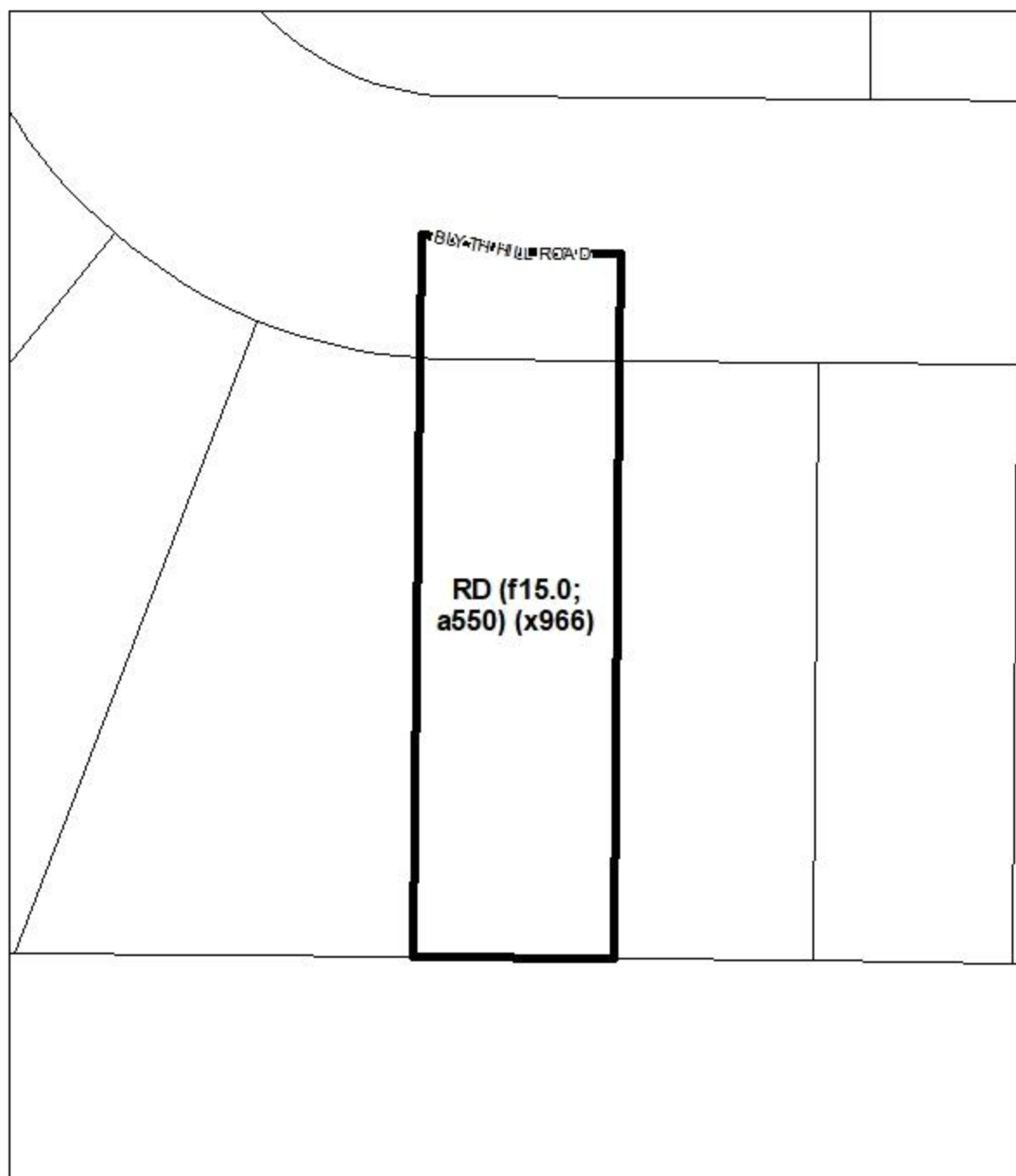
Subject Site



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

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”.



 **Toronto**
Diagram 1

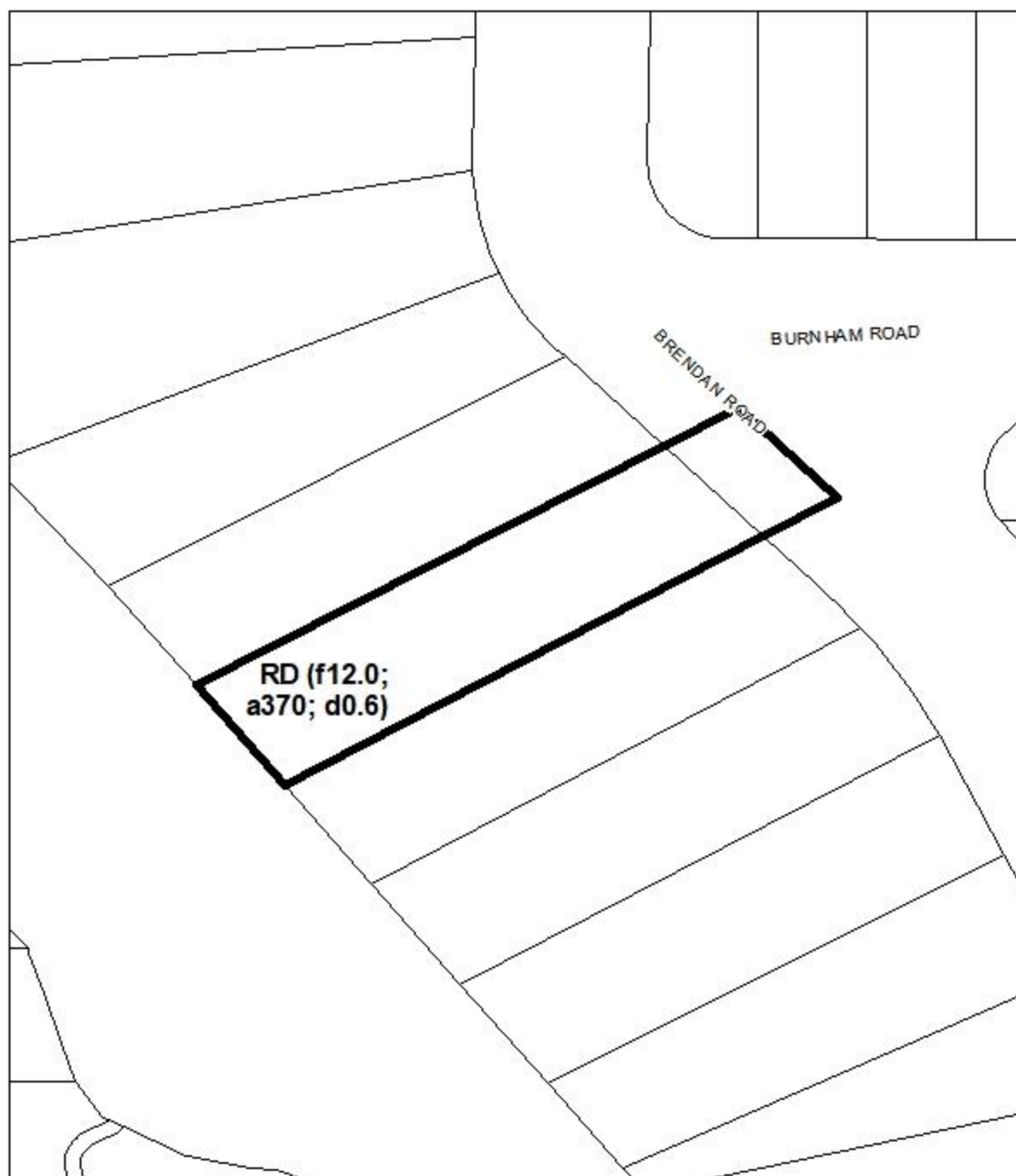
33 Blyth Hill Road

 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”.



City of Toronto
Diagram 1

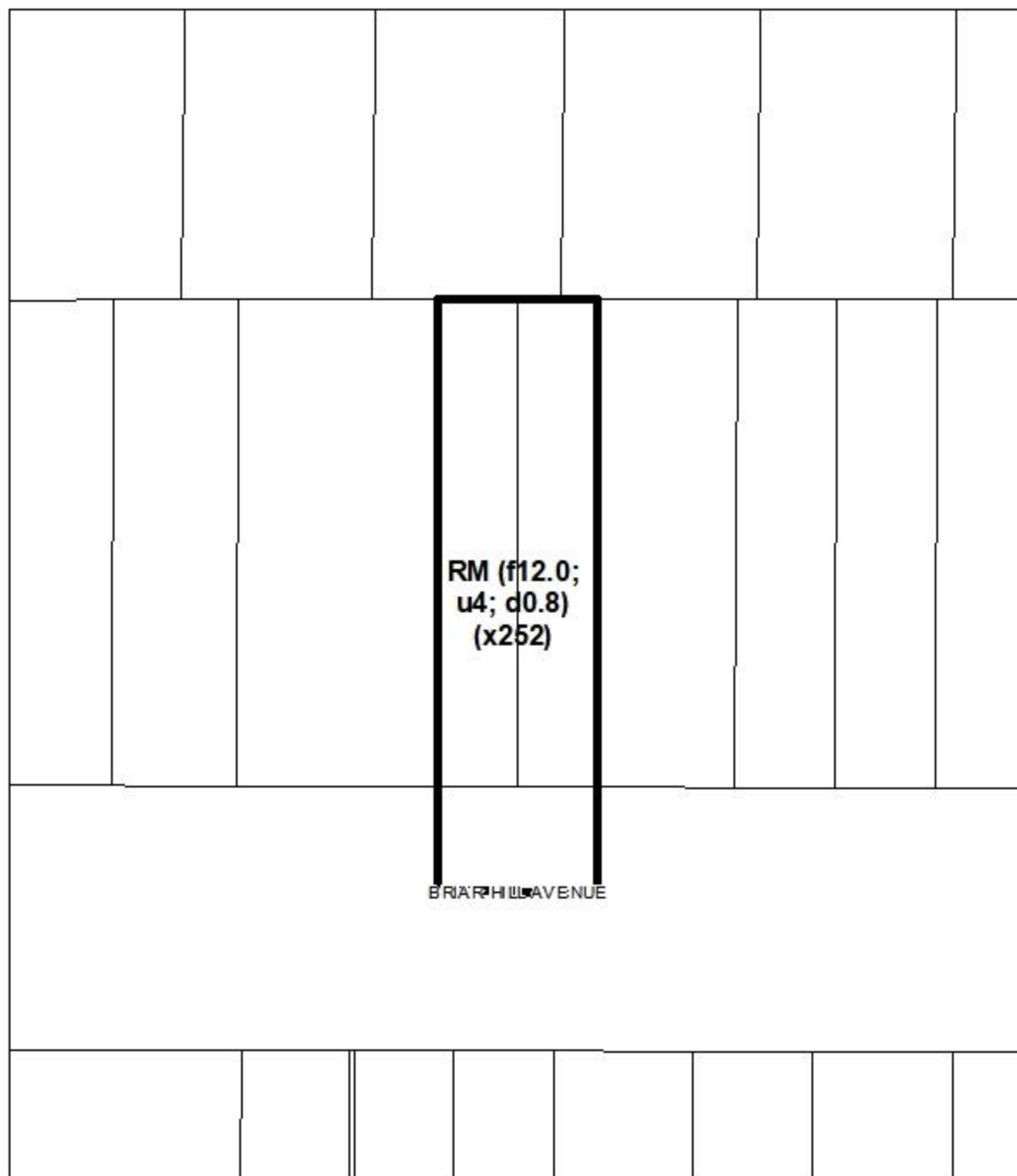
14 Brendan Road

 Subject Site


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

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 and 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.



City of Toronto
Diagram 1

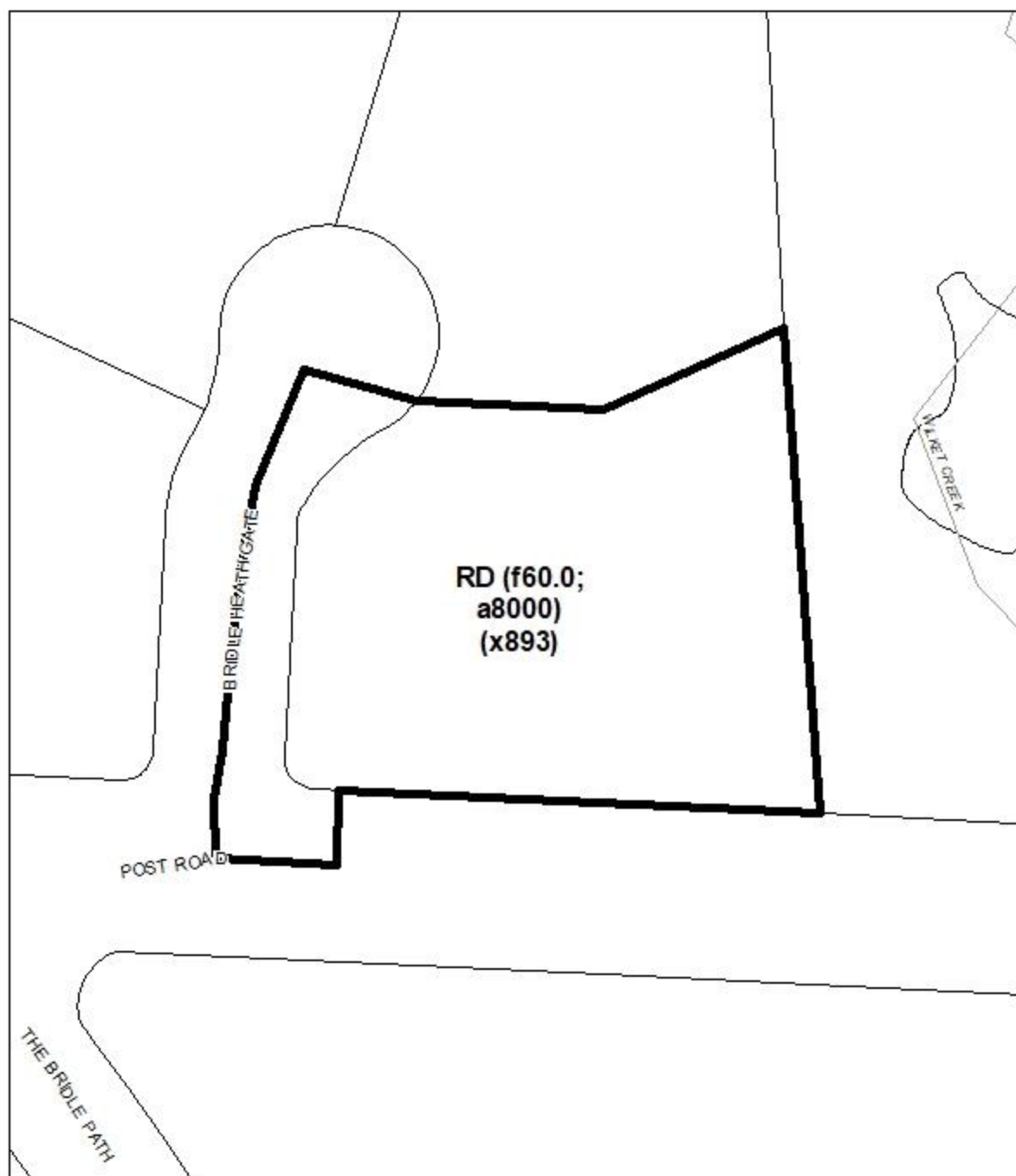
924A-924B Briar Hill Avenue

 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”.



City of Toronto
Diagram 1

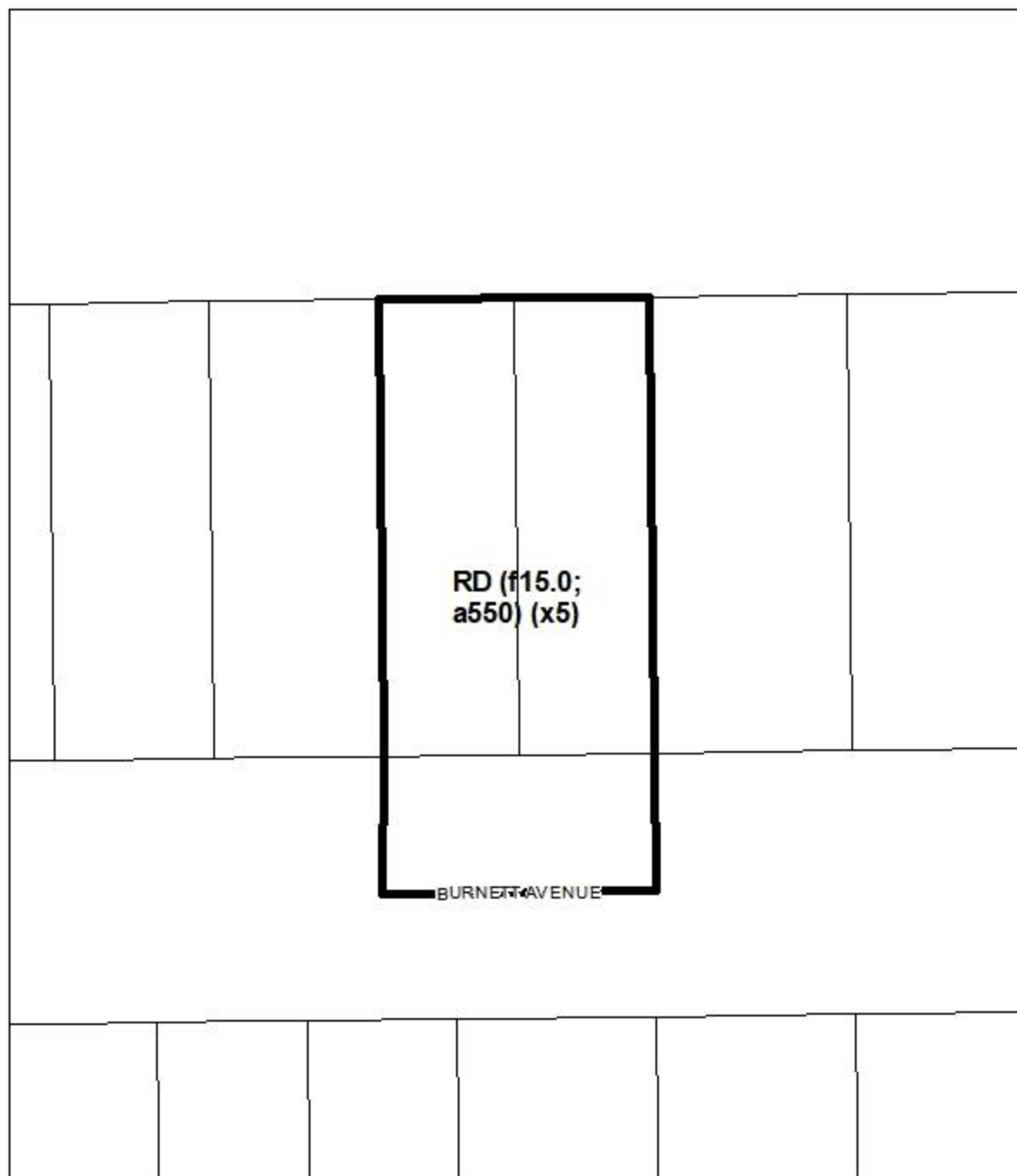
1 Bridle Heath Gate

 Subject Site


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

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 and 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 and 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”.



City of Toronto
Diagram 1

194 & 196 Burnett Avenue

 Subject Site


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

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”.



City of Toronto
Diagram 1

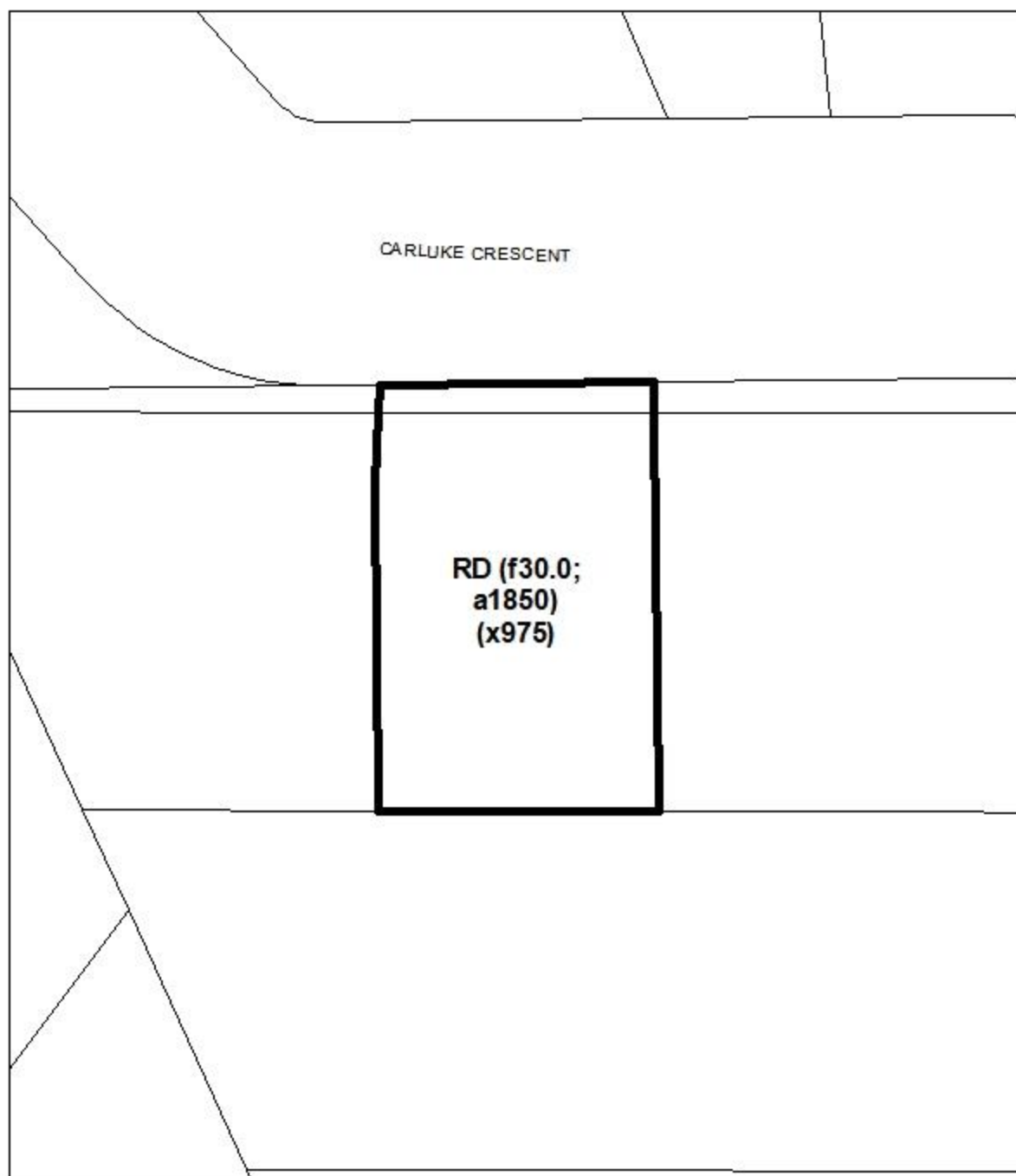
1023 Caledonia Road

 Subject Site


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

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”.



City of Toronto
Diagram 1

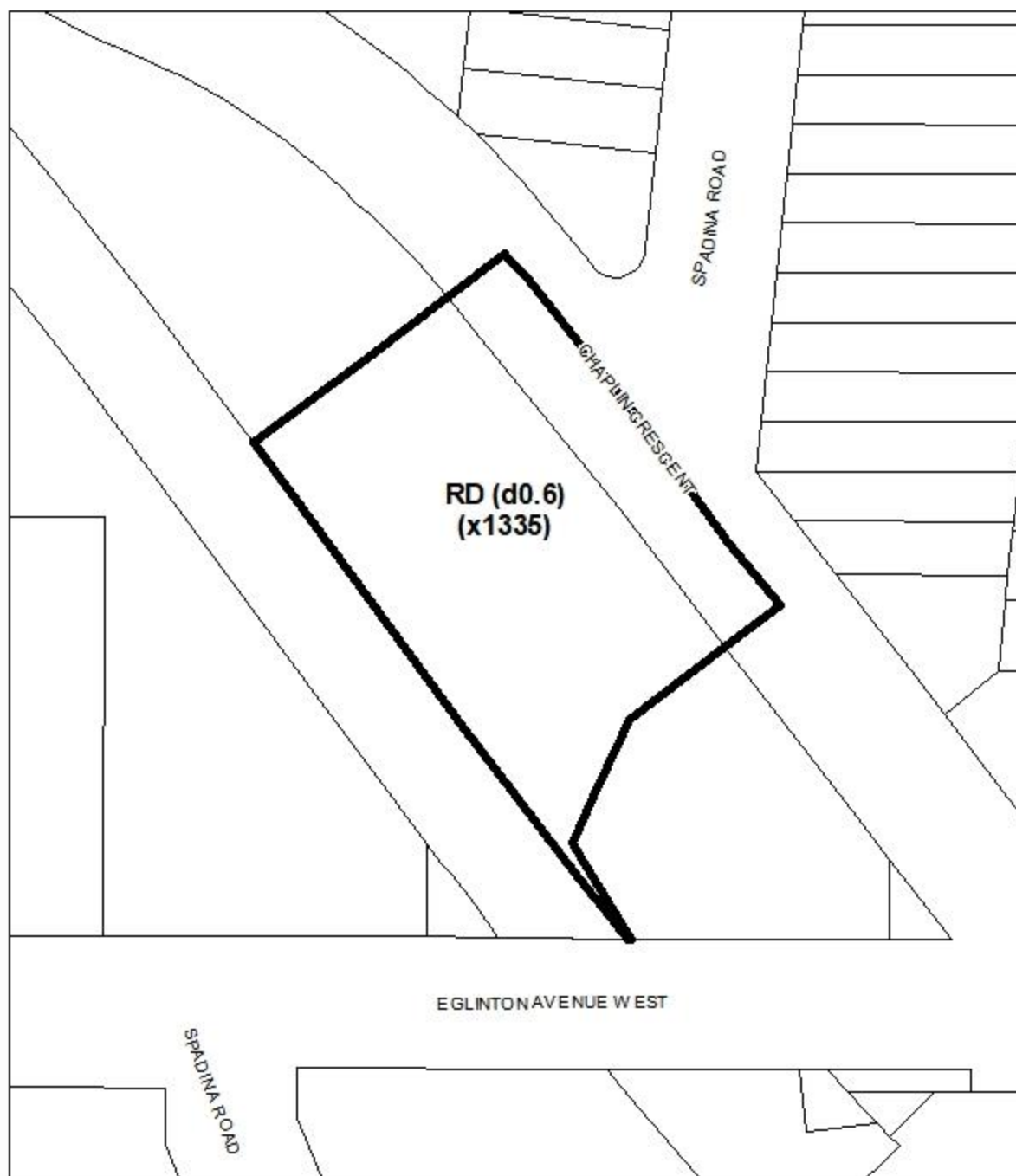
2 Carluke Crescent

 Subject Site


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

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 and 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 and 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”.



City of Toronto
Diagram 1

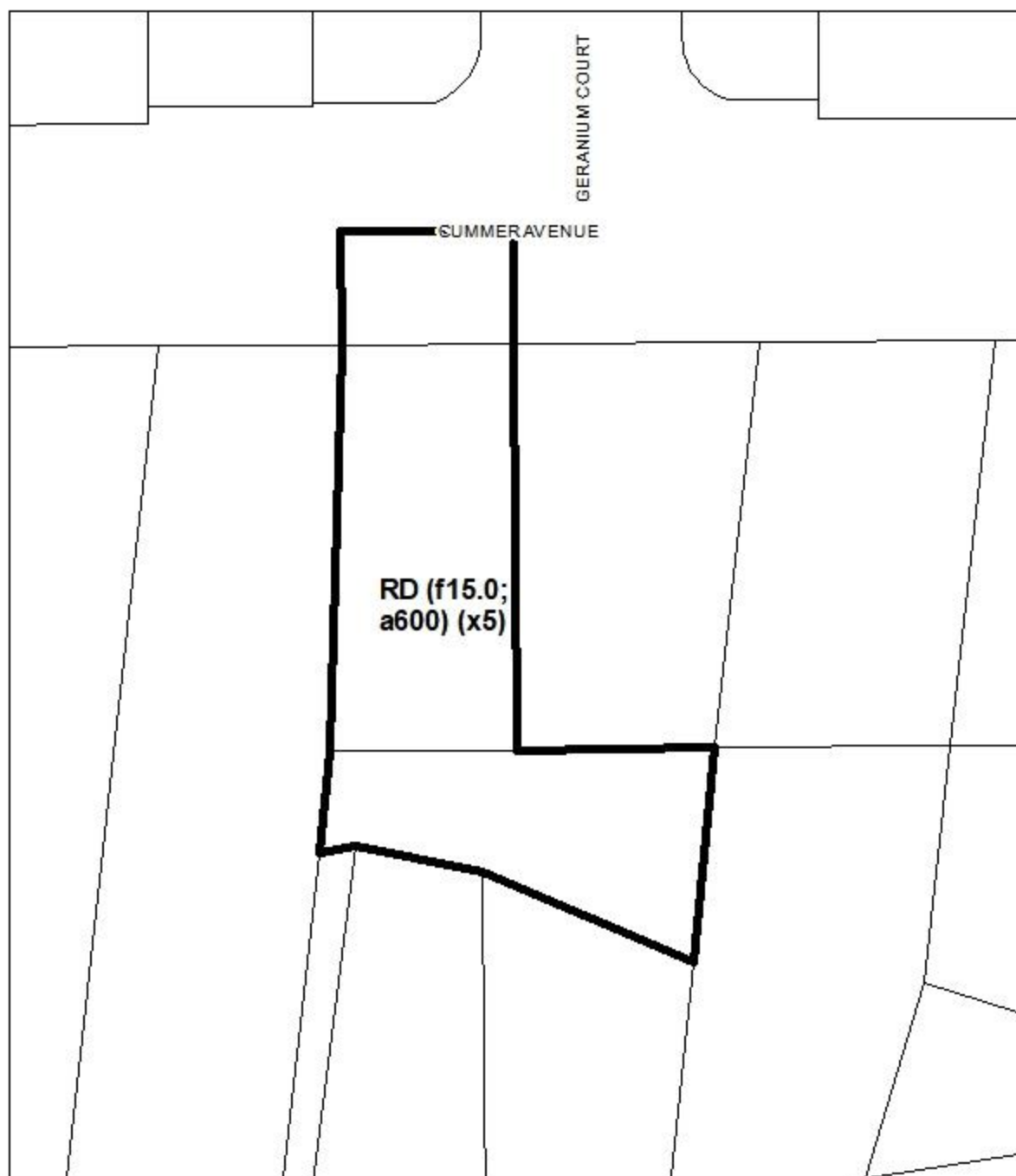
325 & 327 Chaplin Crescent

 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”.



City of Toronto
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”.



City of Toronto
Diagram 1

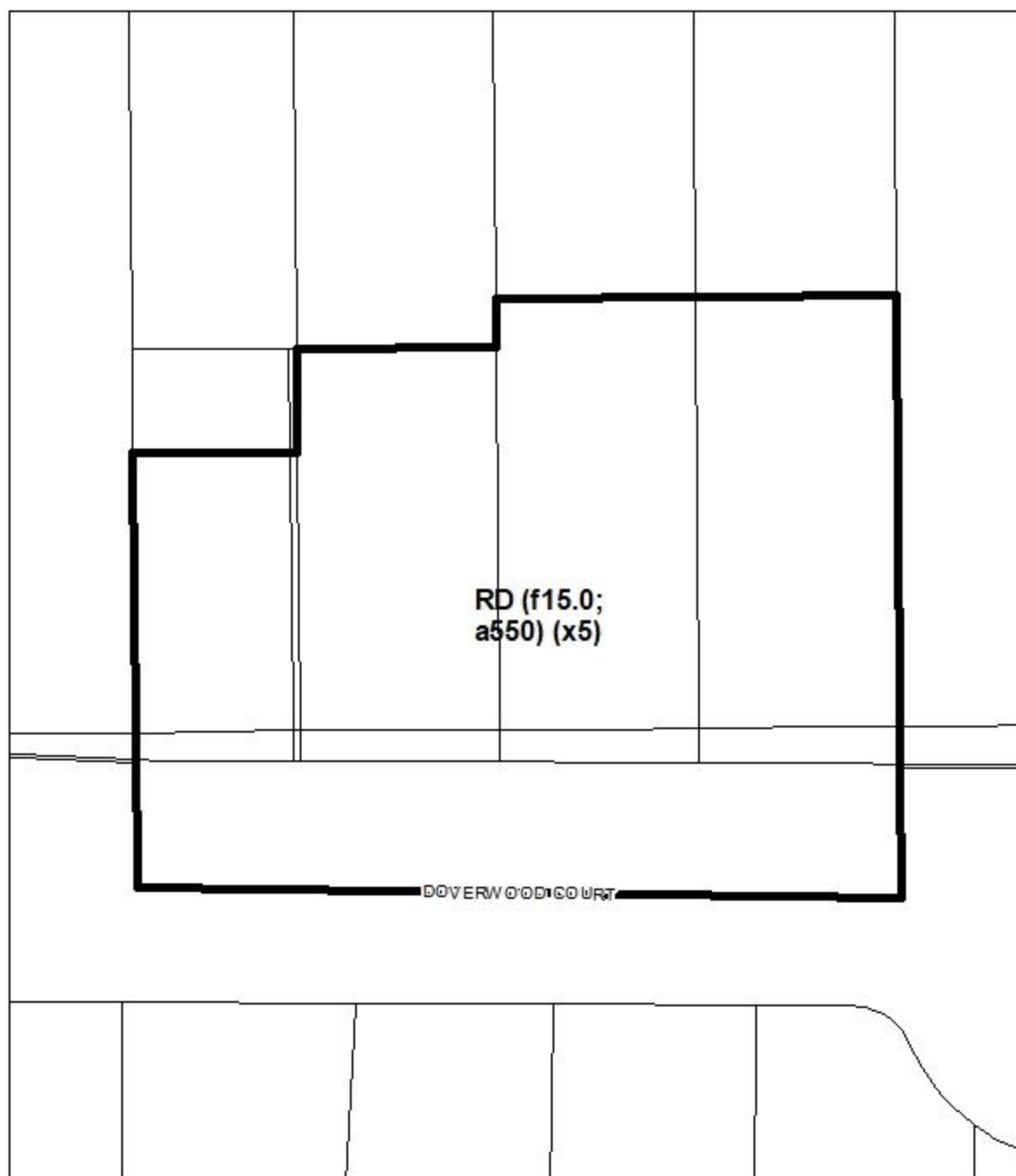
30 Doverwood Court

 Subject Site


City of Toronto By-law 569-2013
Not to Scale
01/13/2025

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”.



City of Toronto
Diagram 1

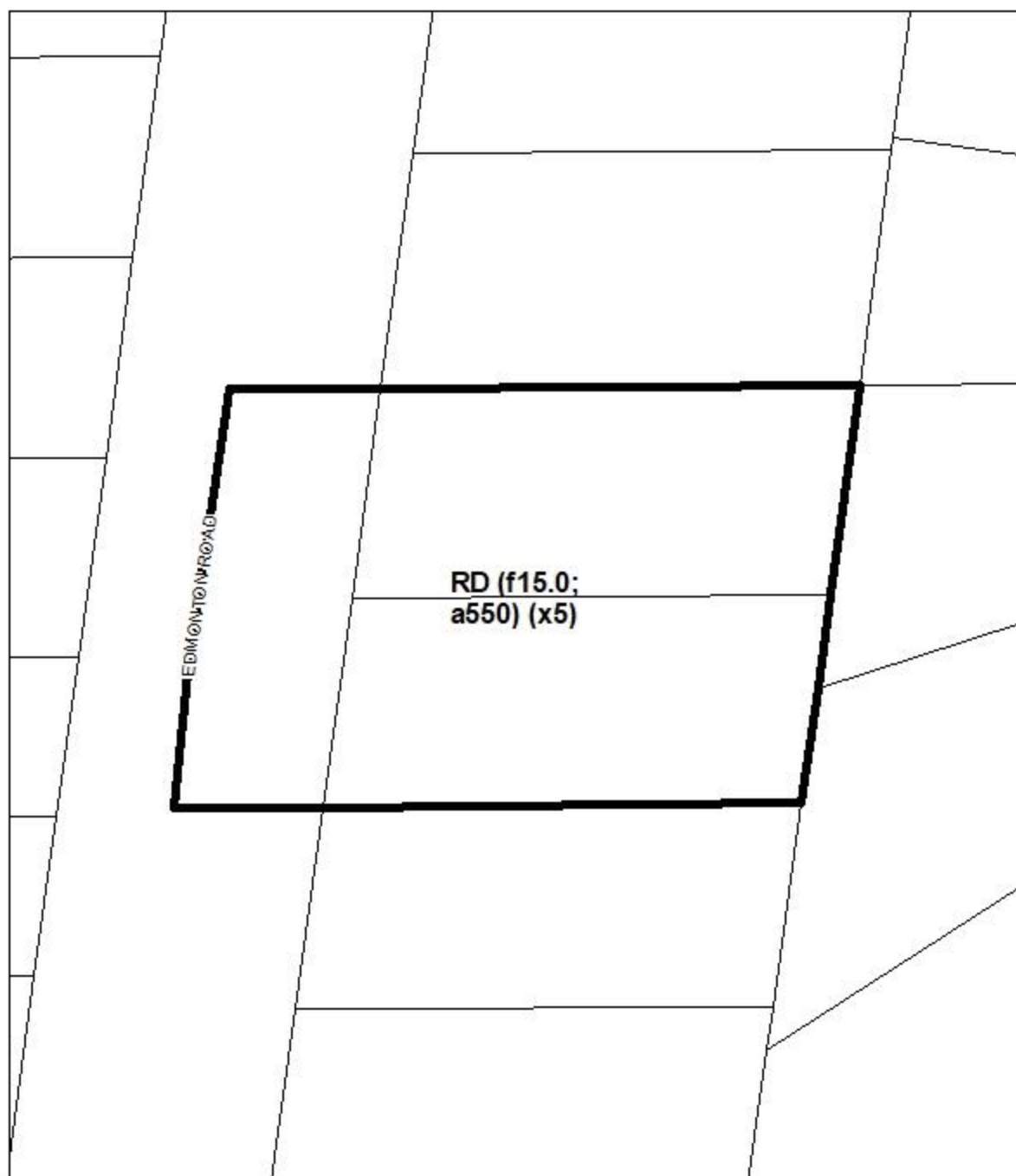
36A, 36B, 38A and 38B Doverwood Court

 Subject Site


City of Toronto By-law 569-2013
Not to Scale
01/13/2025

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 and 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 and 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”.



City of Toronto
Diagram 1

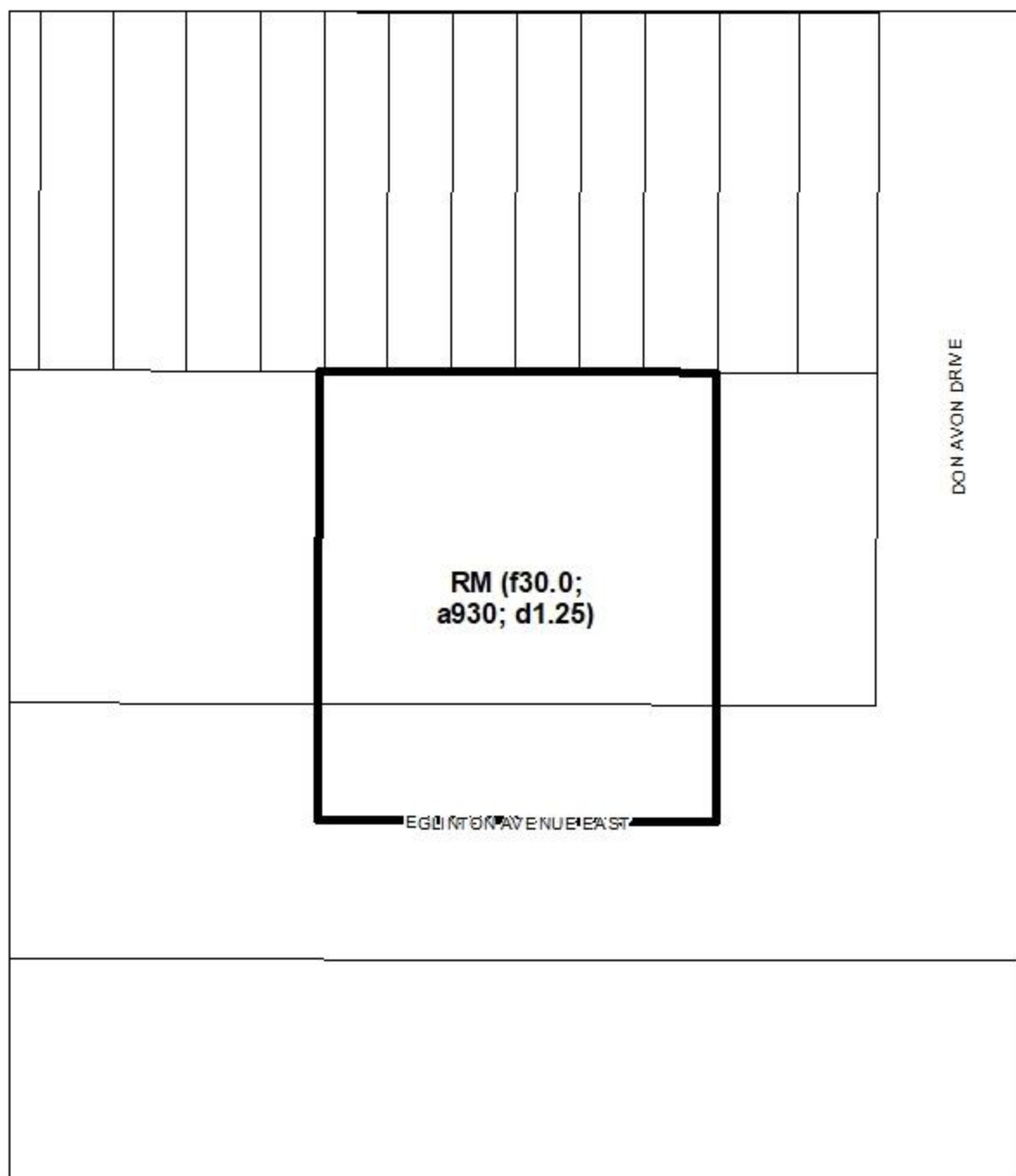
11 & 13 Edmonton Road

 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”.



City of Toronto
Diagram 1

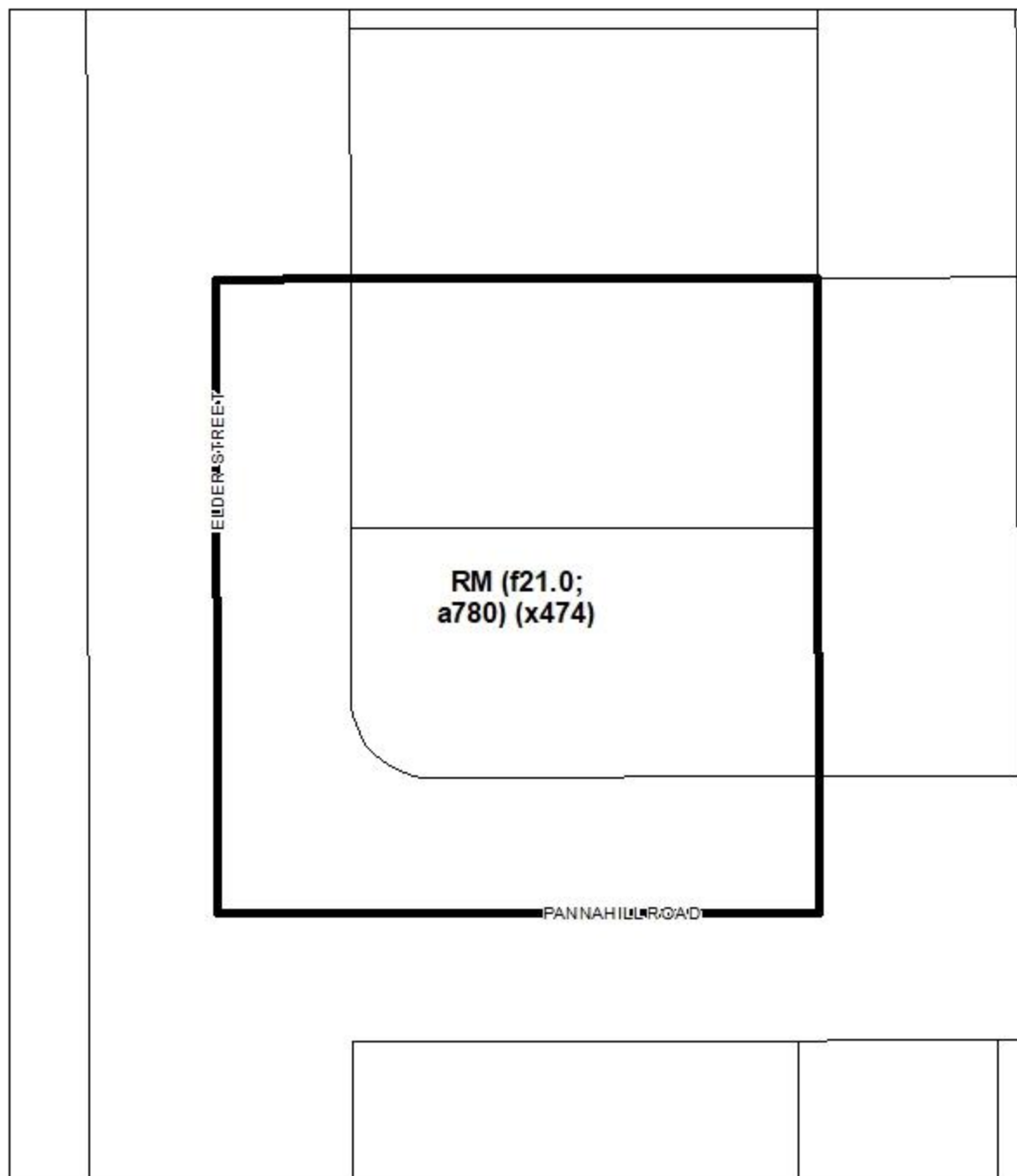
896 Eglinton Avenue East

 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 and 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 and 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”.



City of Toronto
Diagram 1

147 & 149 Elder Street



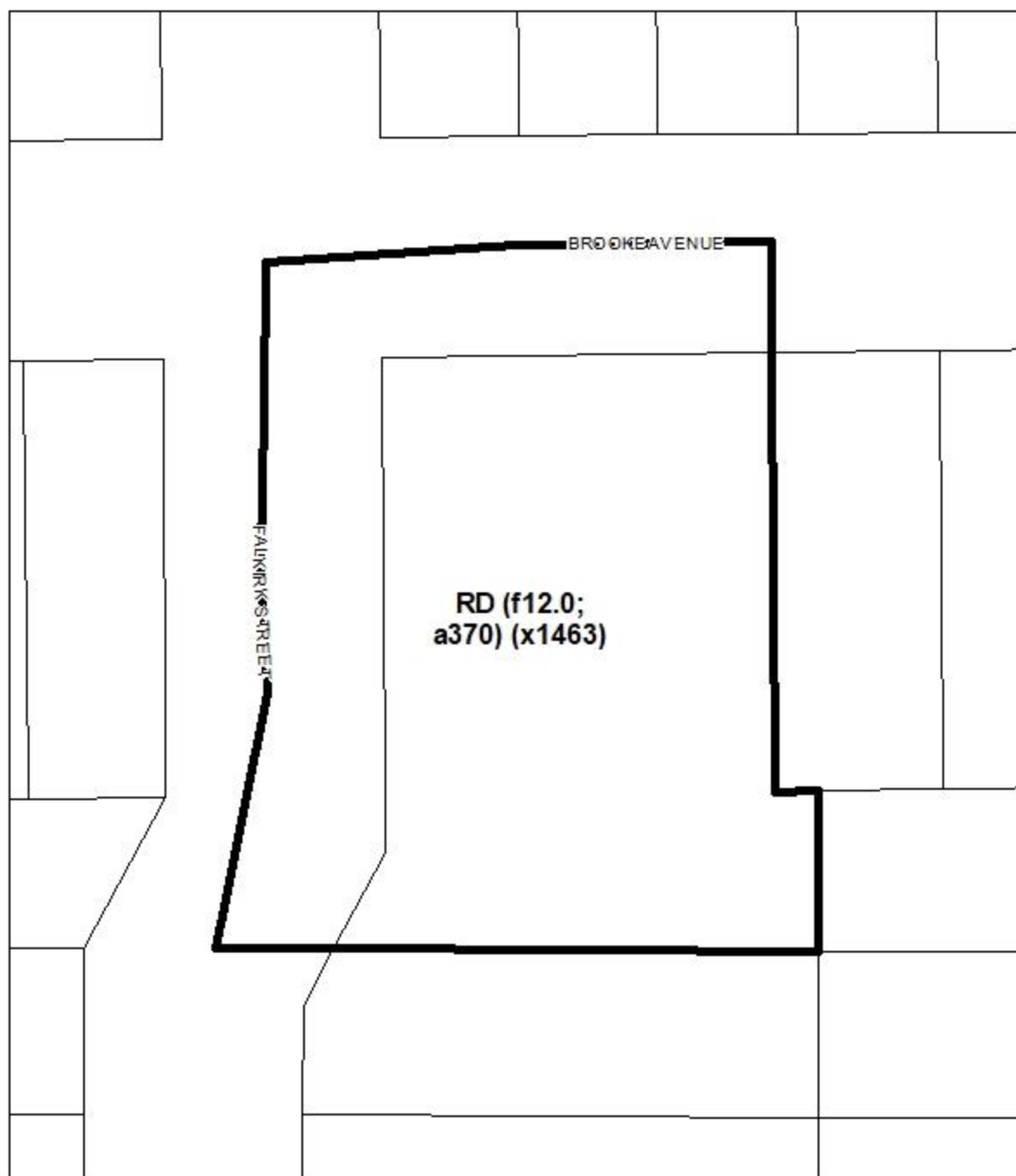
Subject Site



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”.



City of 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 and 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 and 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”.



City of Toronto
Diagram 1

112, 114, 116, 118 Faywood Boulevard

 Subject Site


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

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”.



City of Toronto
Diagram 1

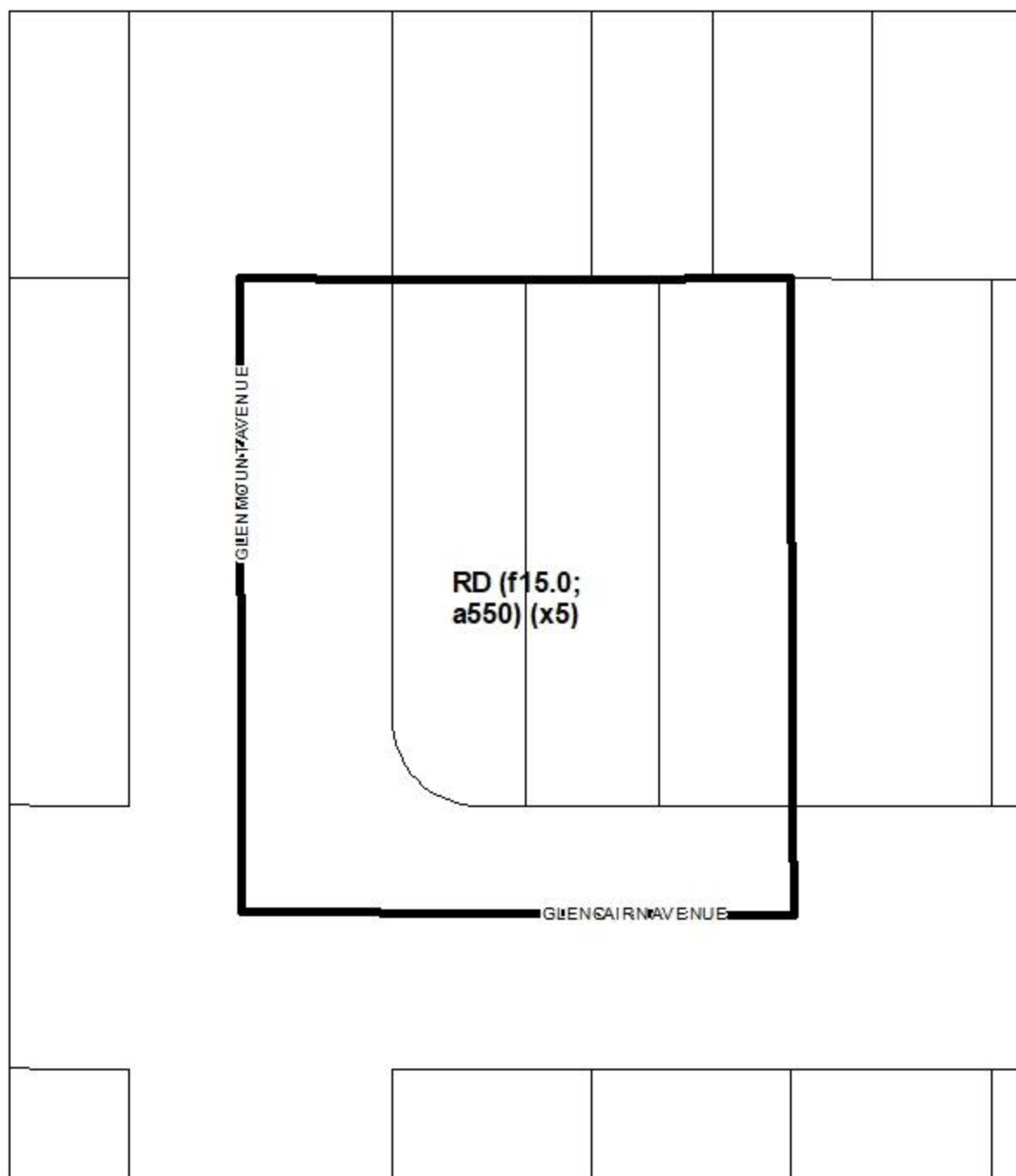
50 Fifeshire Road

 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 and 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 and 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”.



City of Toronto
Diagram 1

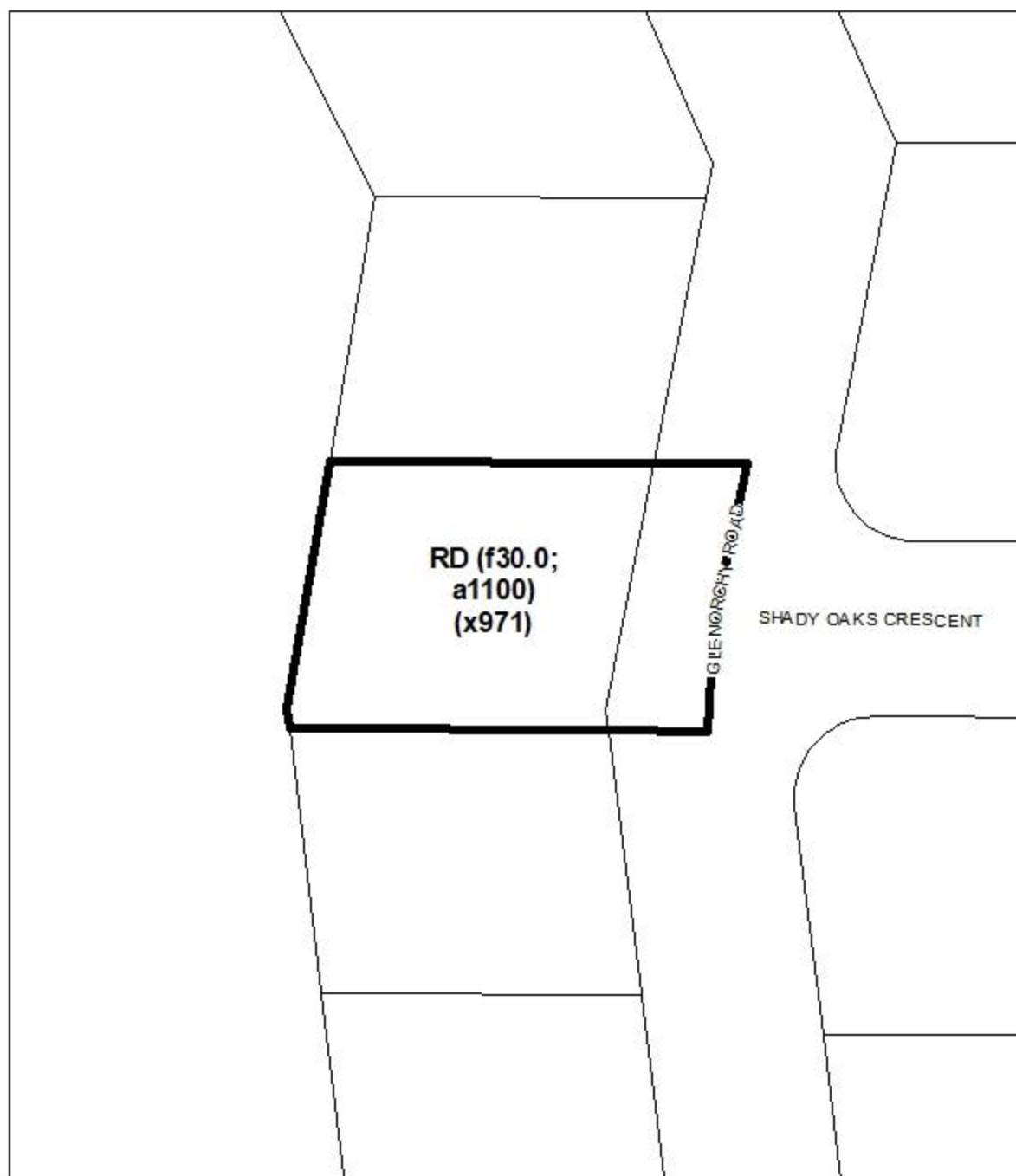
532, 534, 536 Glencairn Avenue

 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”.



City of Toronto
Diagram 1

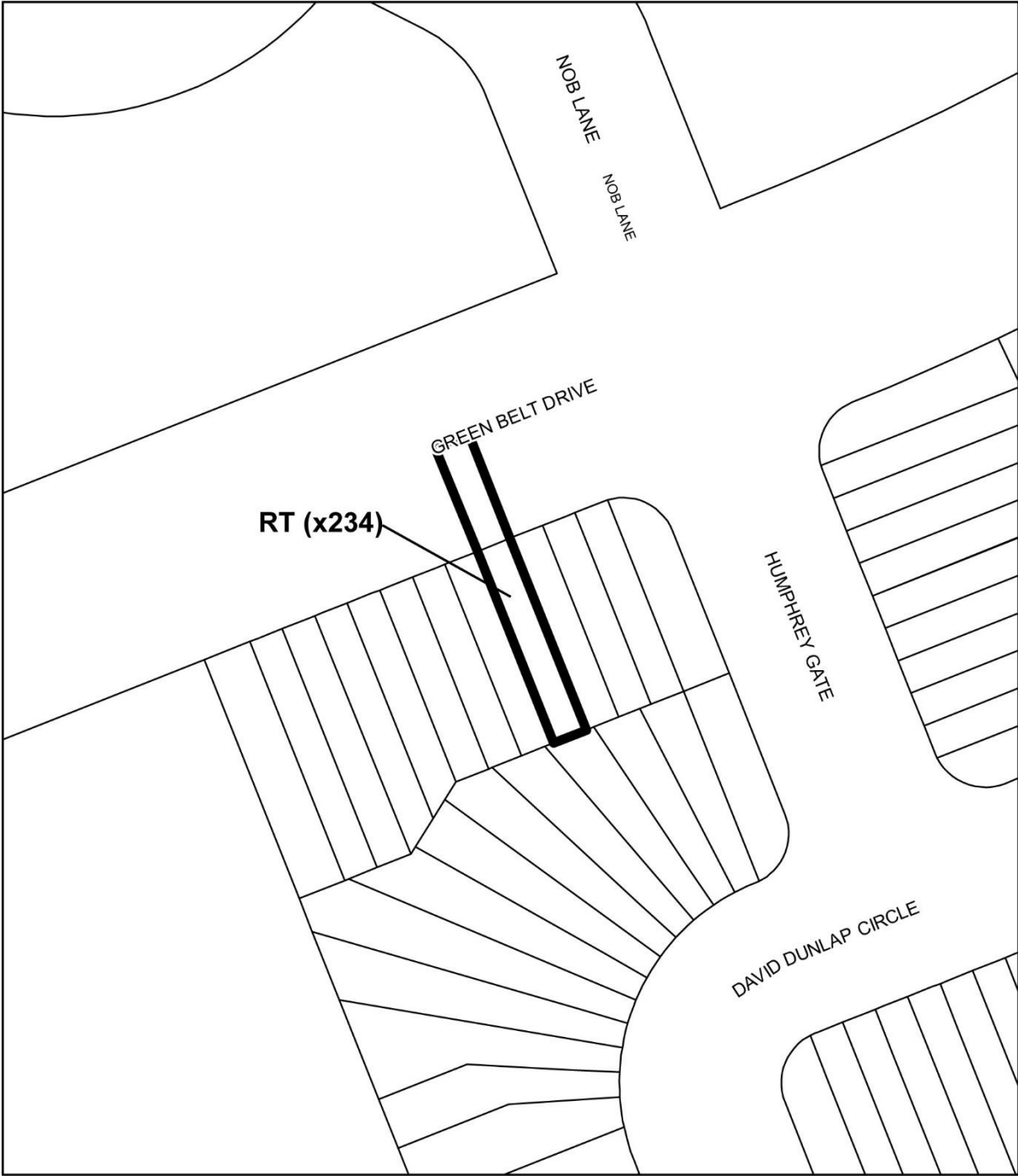
30 Glenorchy Road

 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”.



 **TORONTO**
Diagram 1

39 Green Belt Drive



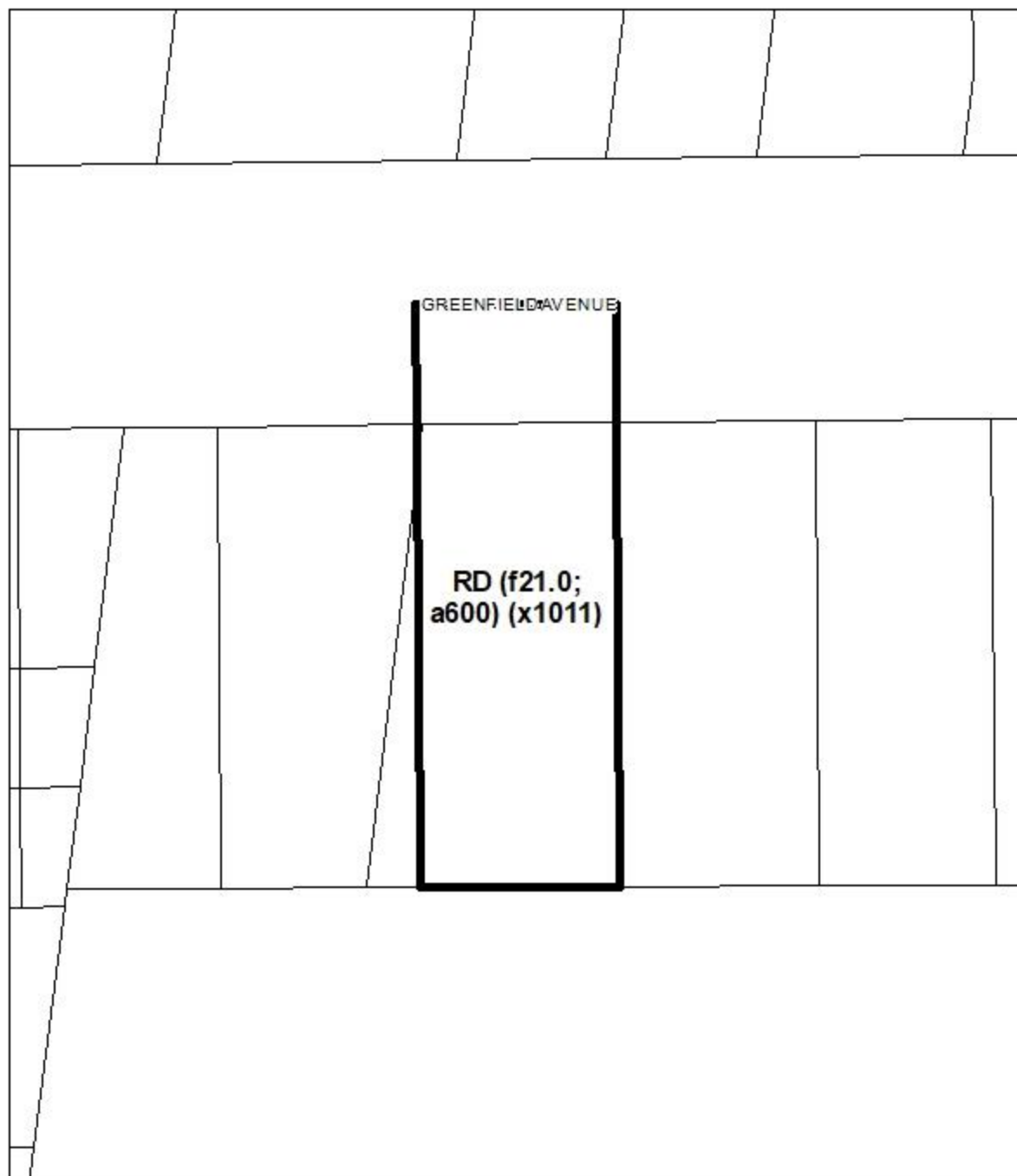
Subject Site



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”.



City of Toronto
Diagram 1

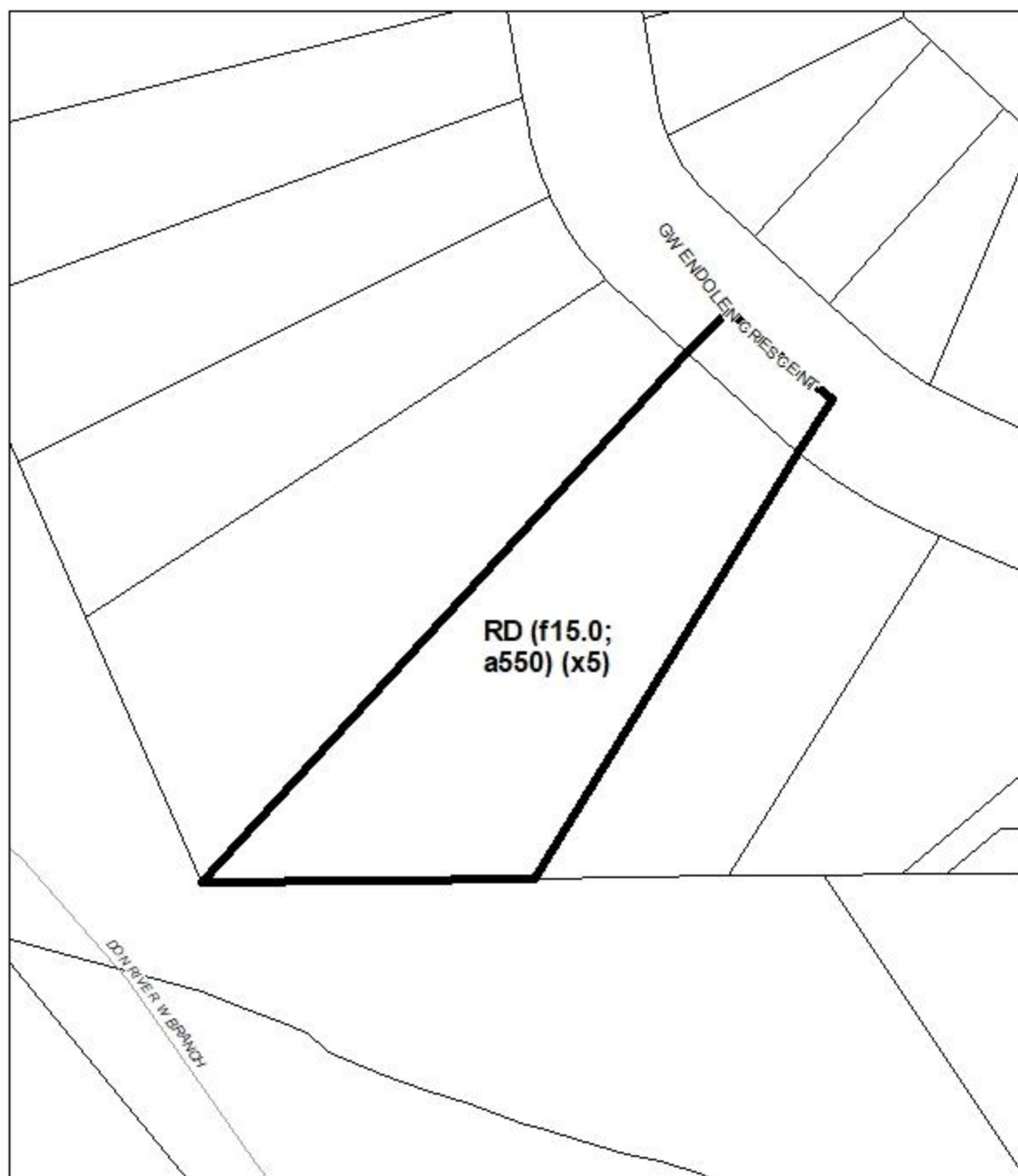
351A Greenfield Avenue

 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”.



City of Toronto
Diagram 1

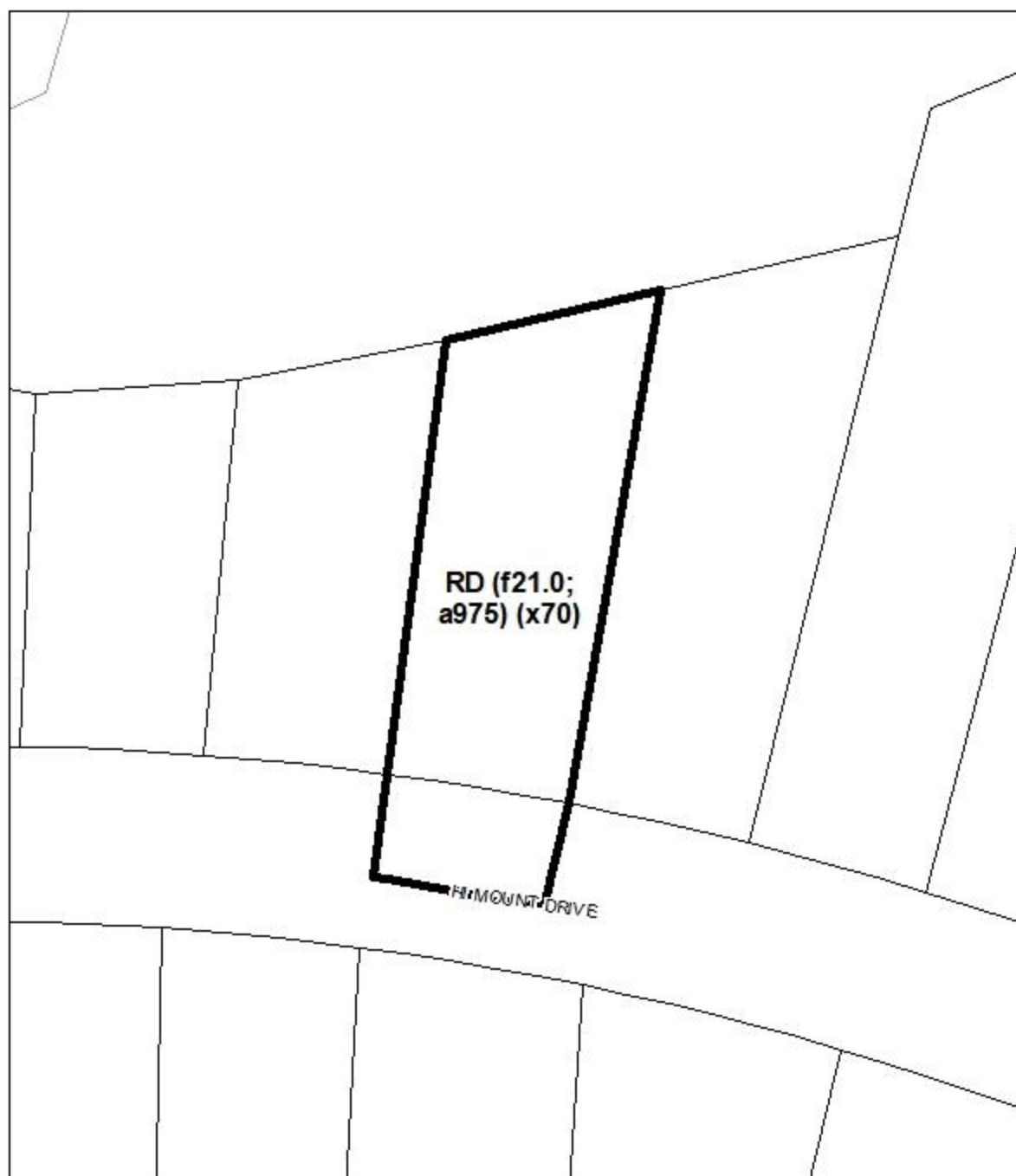
90 Gwendolen Crescent

 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”.



City of Toronto
Diagram 1

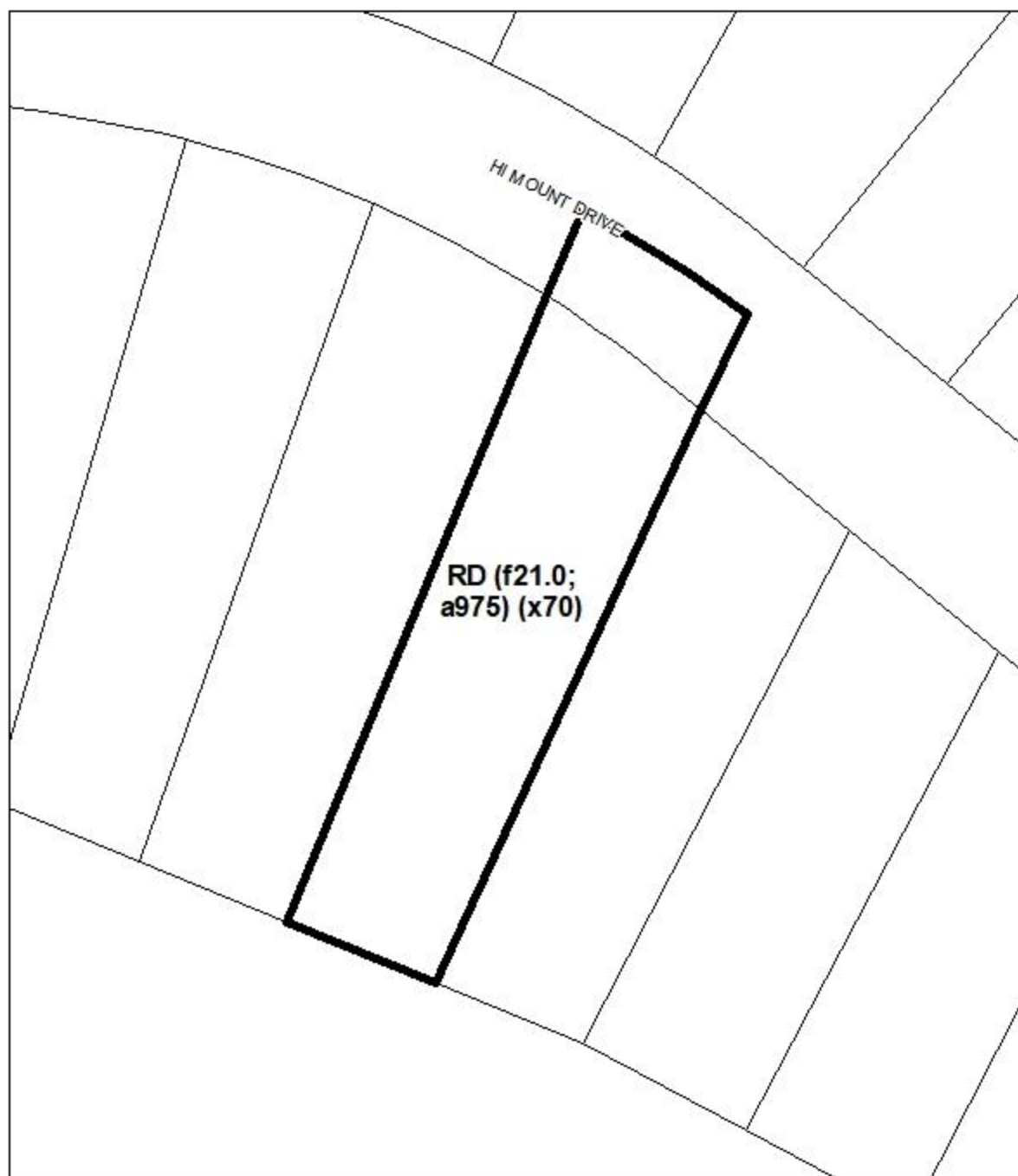
16 Hi Mount Drive

 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”.



 **Toronto**
Diagram 1

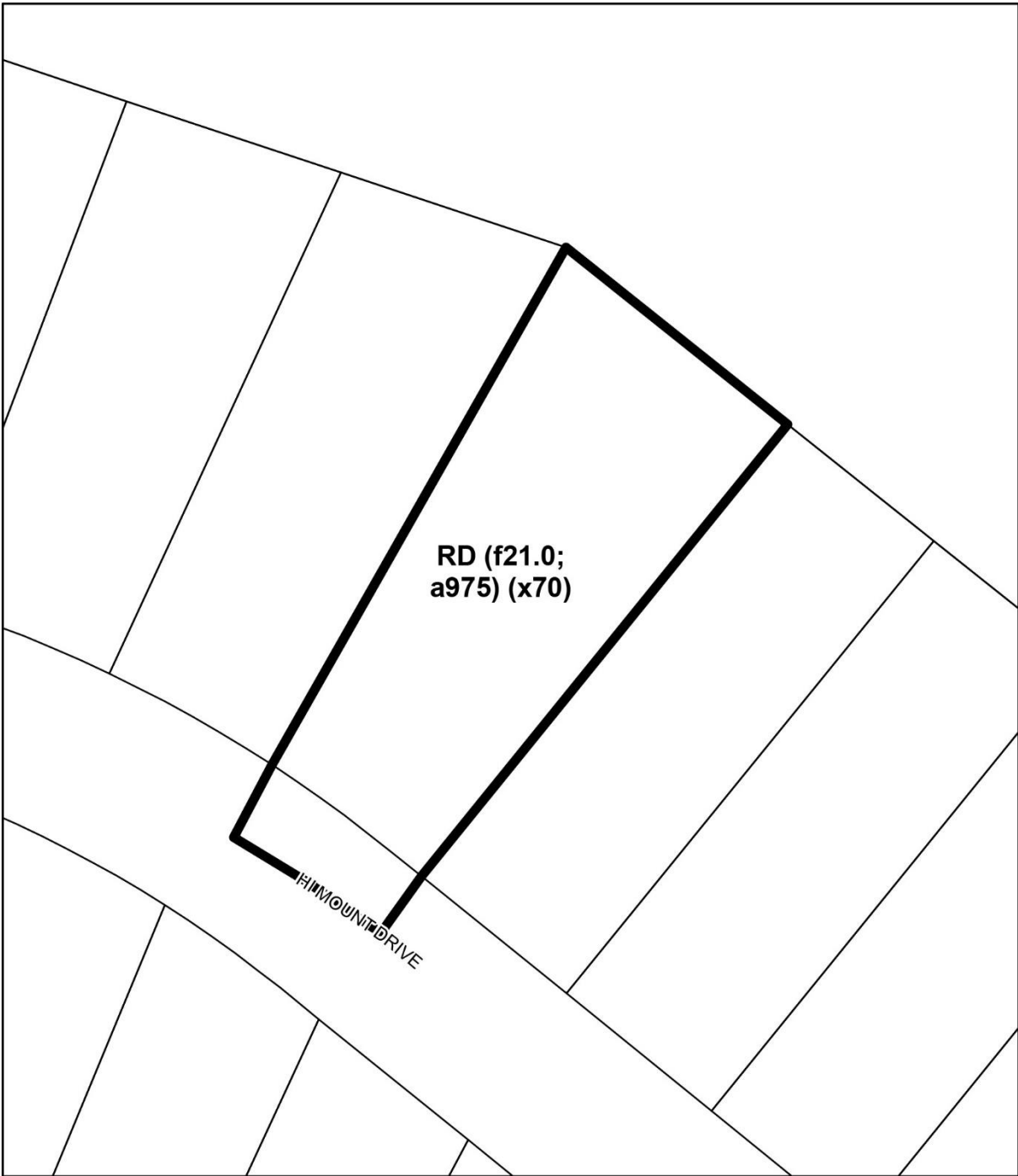
41 Hi Mount Drive

 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”.



 **TORONTO**
Diagram 1

42 Hi Mount Drive



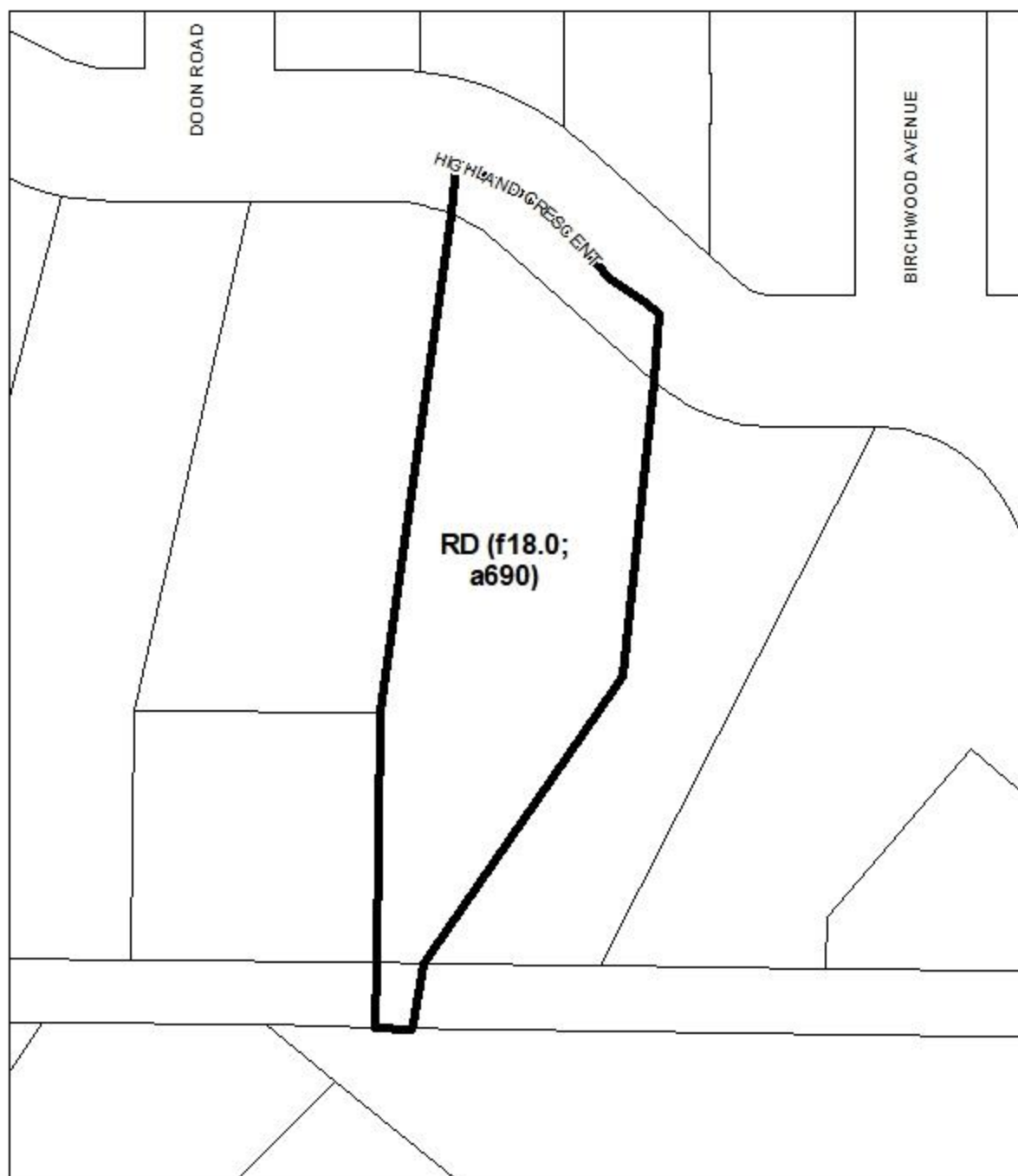
Subject Site



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

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”.



City of Toronto
Diagram 1

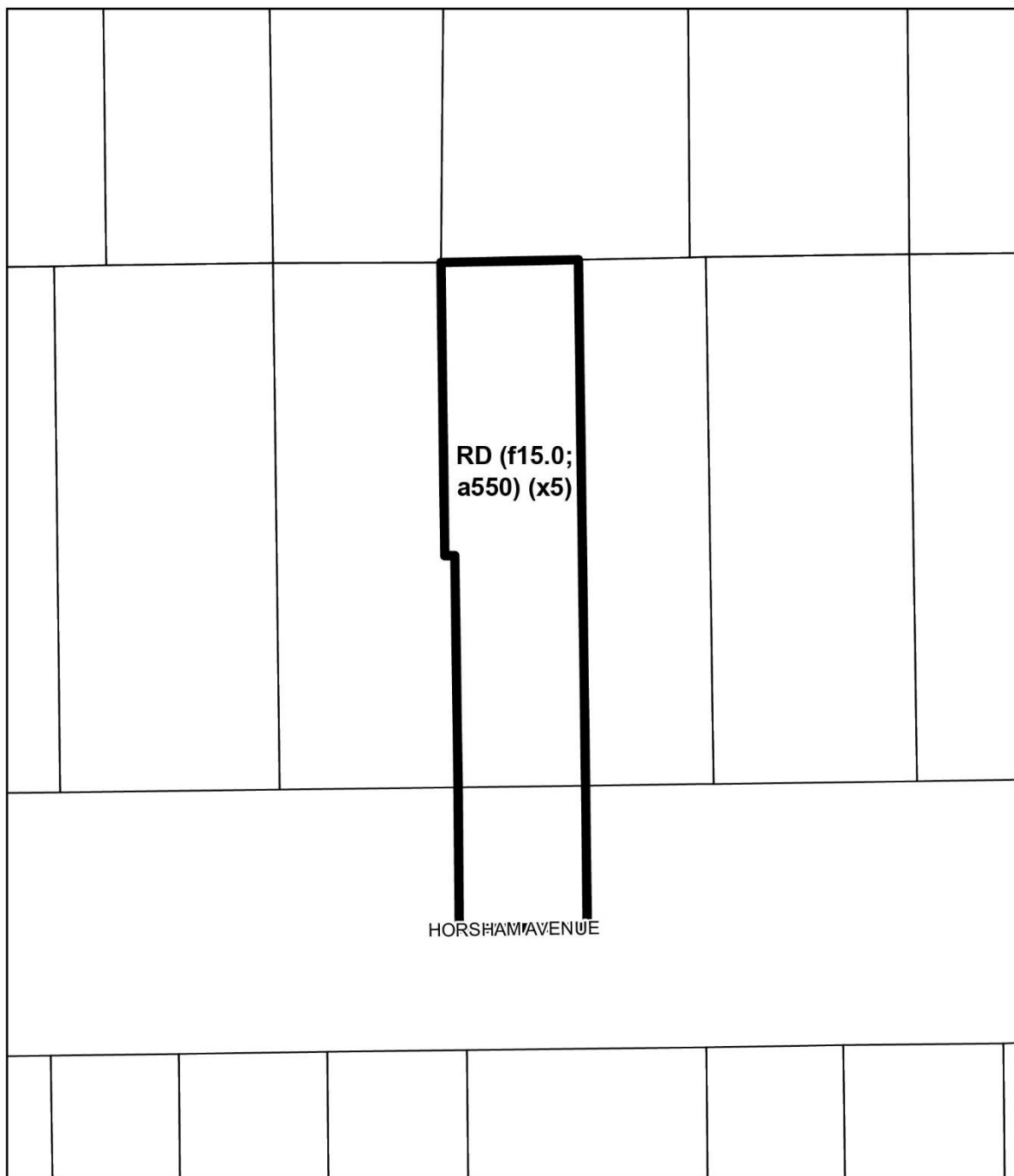
81 Highland Crescent

 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”.



 **Toronto**
Diagram 1

278 Horsham Avenue



Subject Site



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

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”.



 **Toronto**
Diagram 1

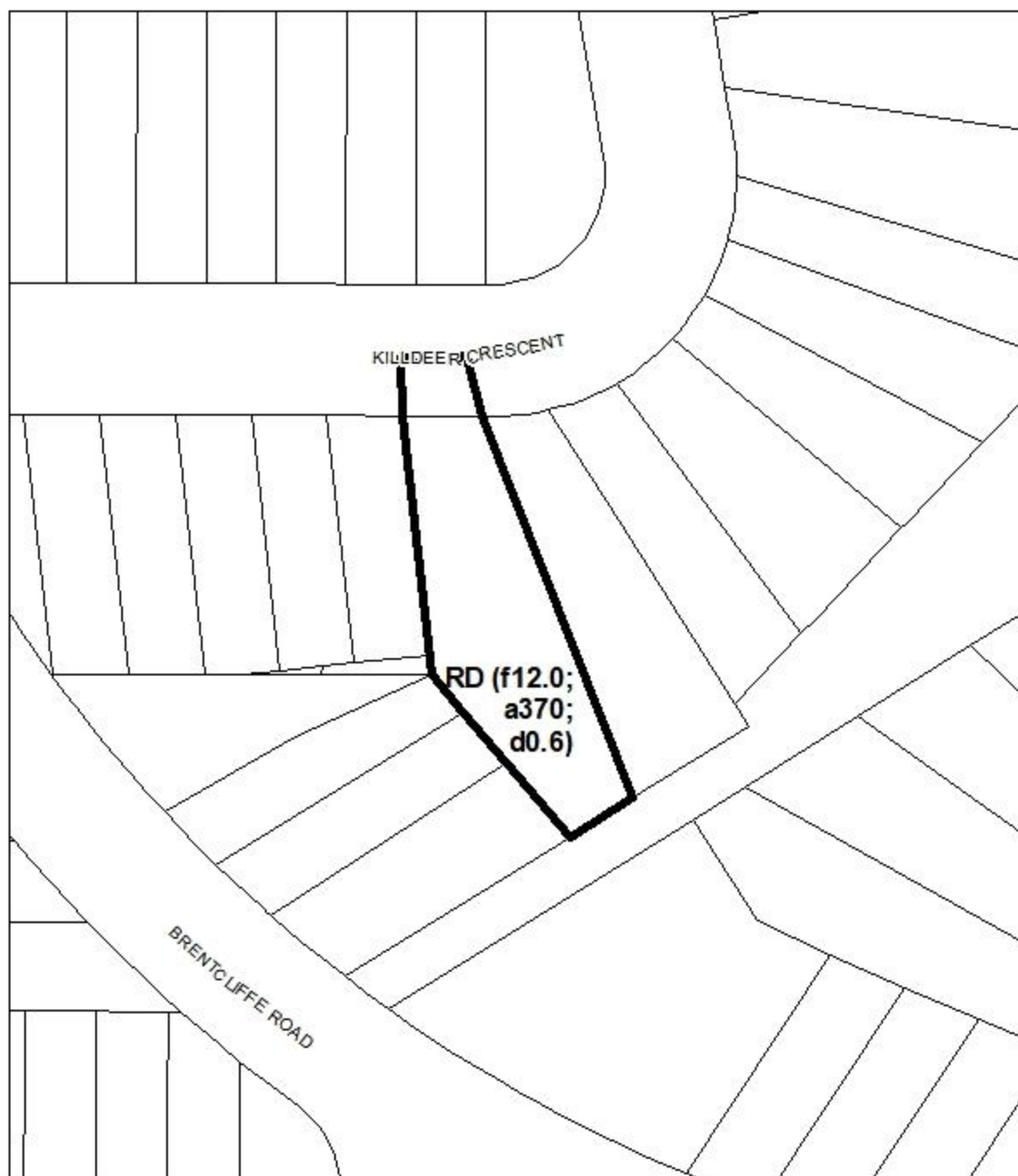
24 Killdeer Crescent

 Subject Site


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

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”.



 **Toronto**
Diagram 1

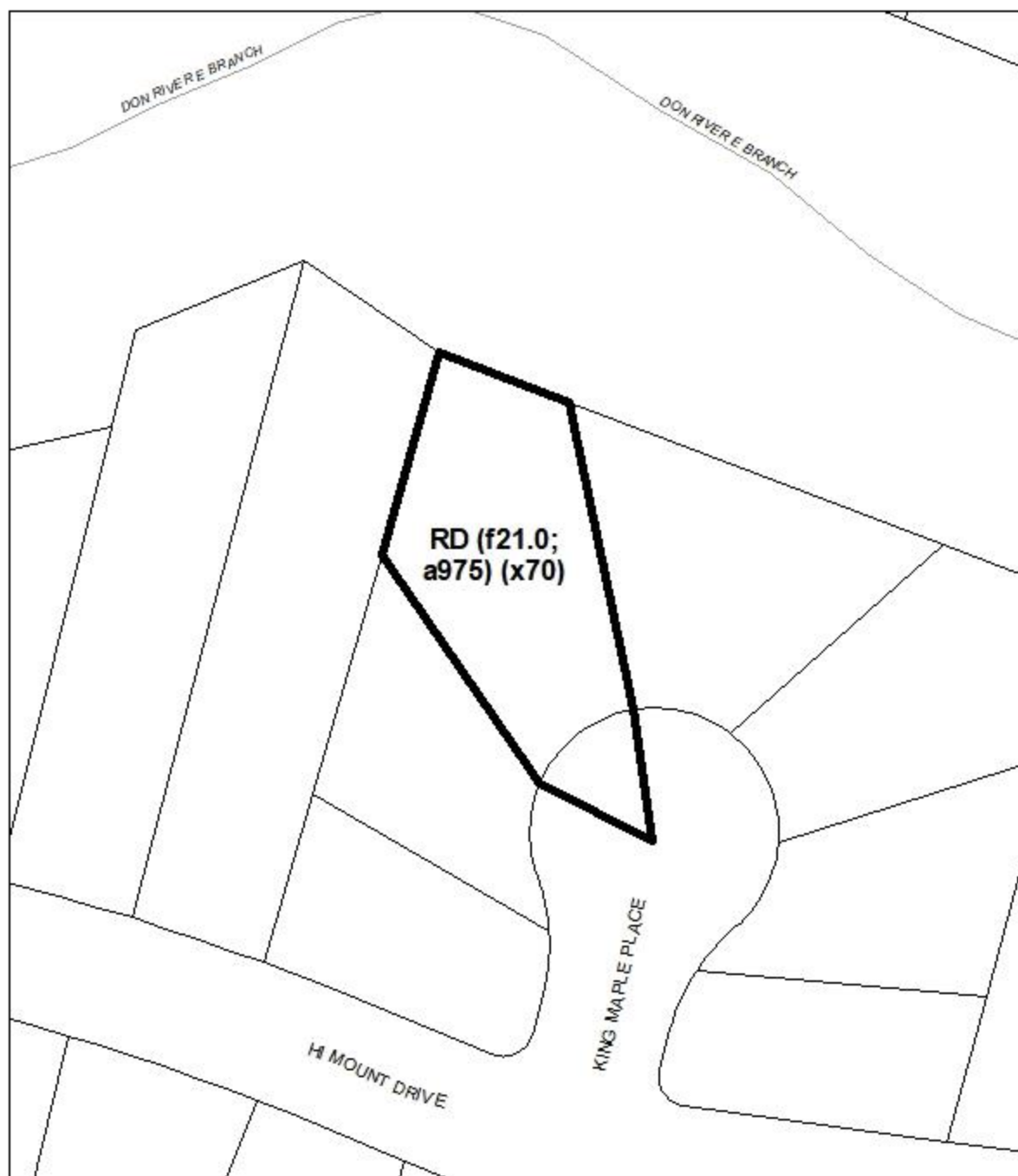
56 Kildeer Crescent

 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”.



City of Toronto
Diagram 1

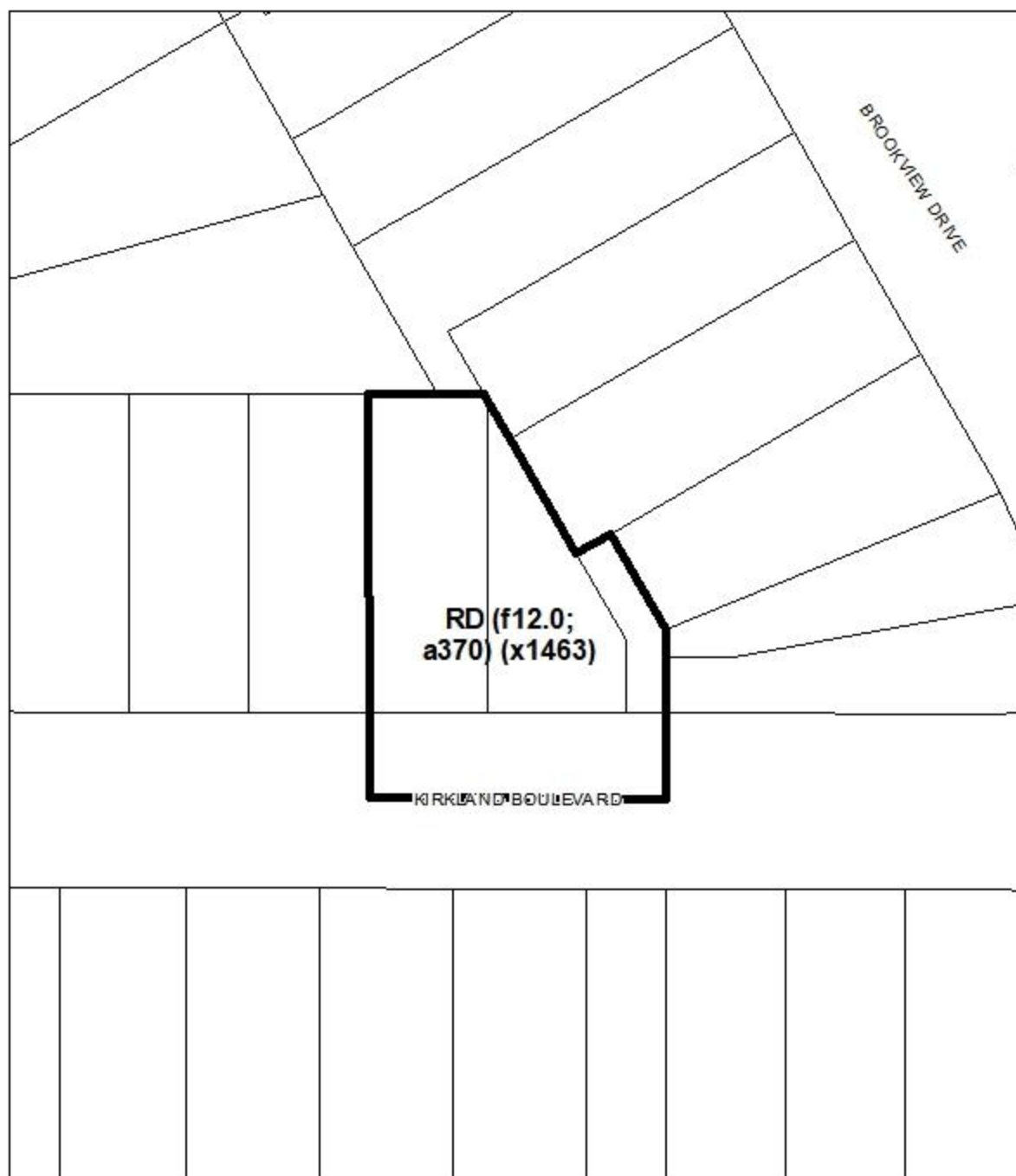
6 King Maple Place

 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 and 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 and 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”.



City of Toronto
Diagram 1

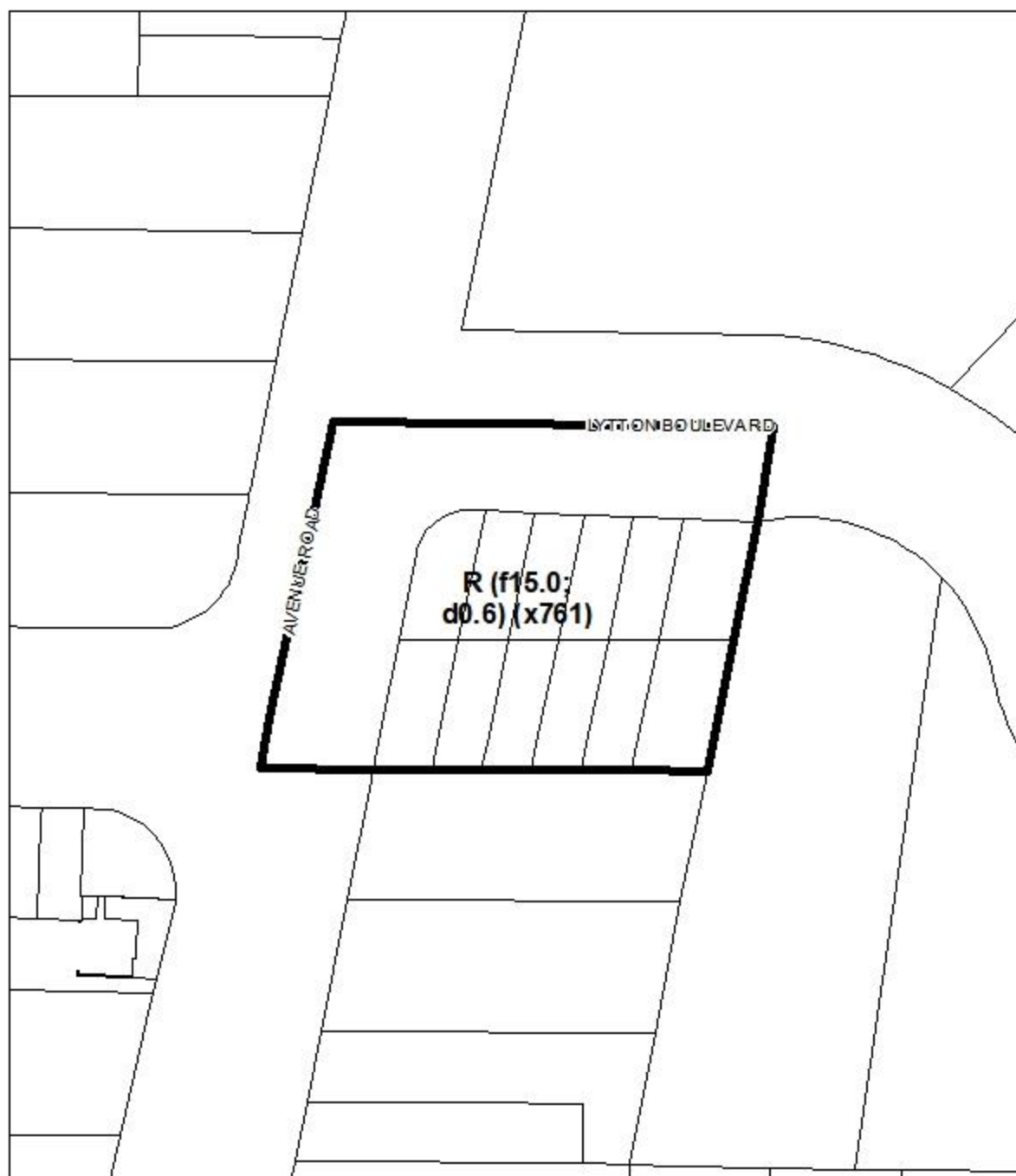
32 & 34 Kirkland Boulevard

 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 to 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 to 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.



City of Toronto
Diagram 1

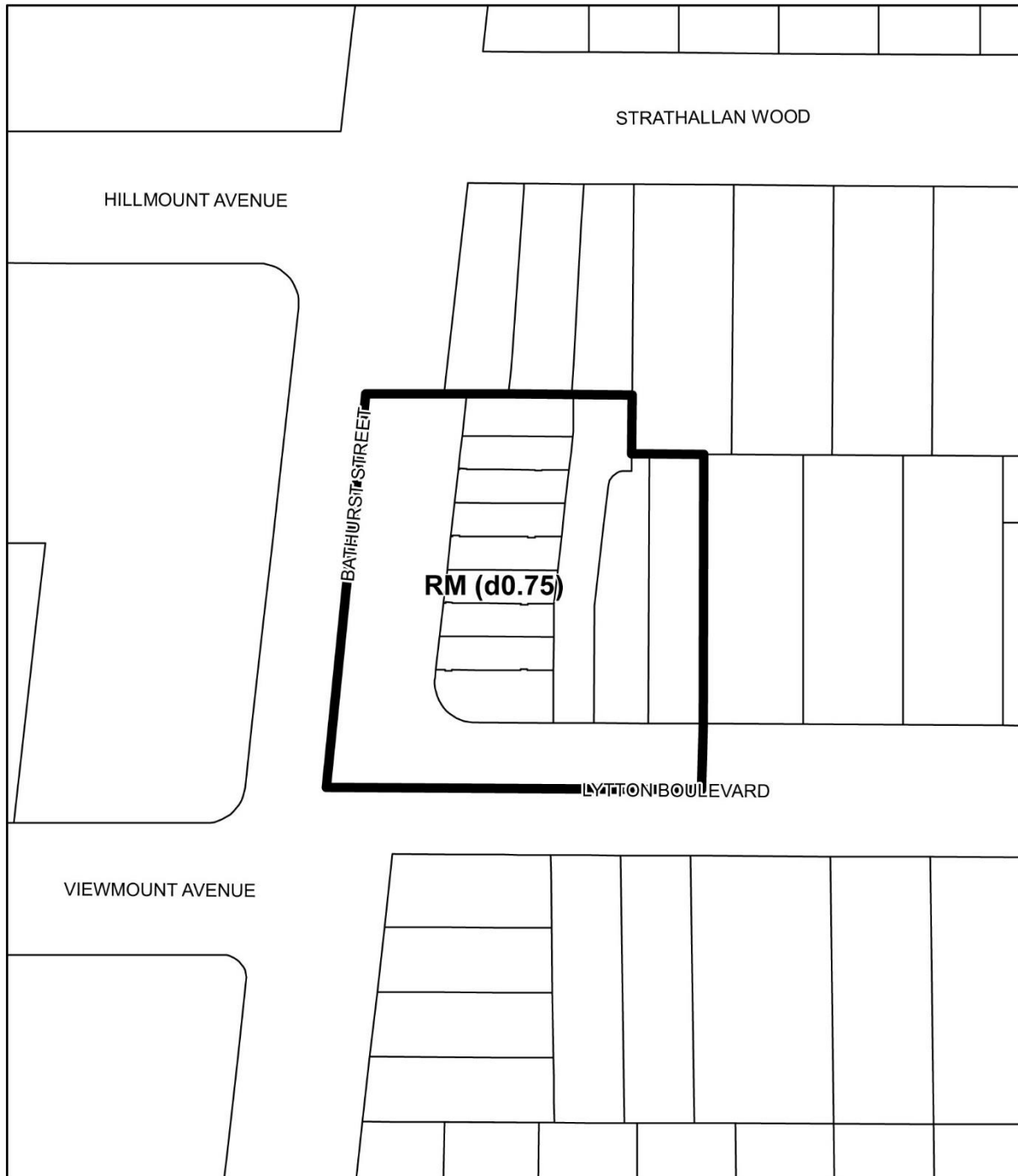
229-239 Lytton Boulevard

 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”.



Toronto
Diagram 1

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



Subject Site



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

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 and 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 and 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;



 **Toronto**
Diagram 1

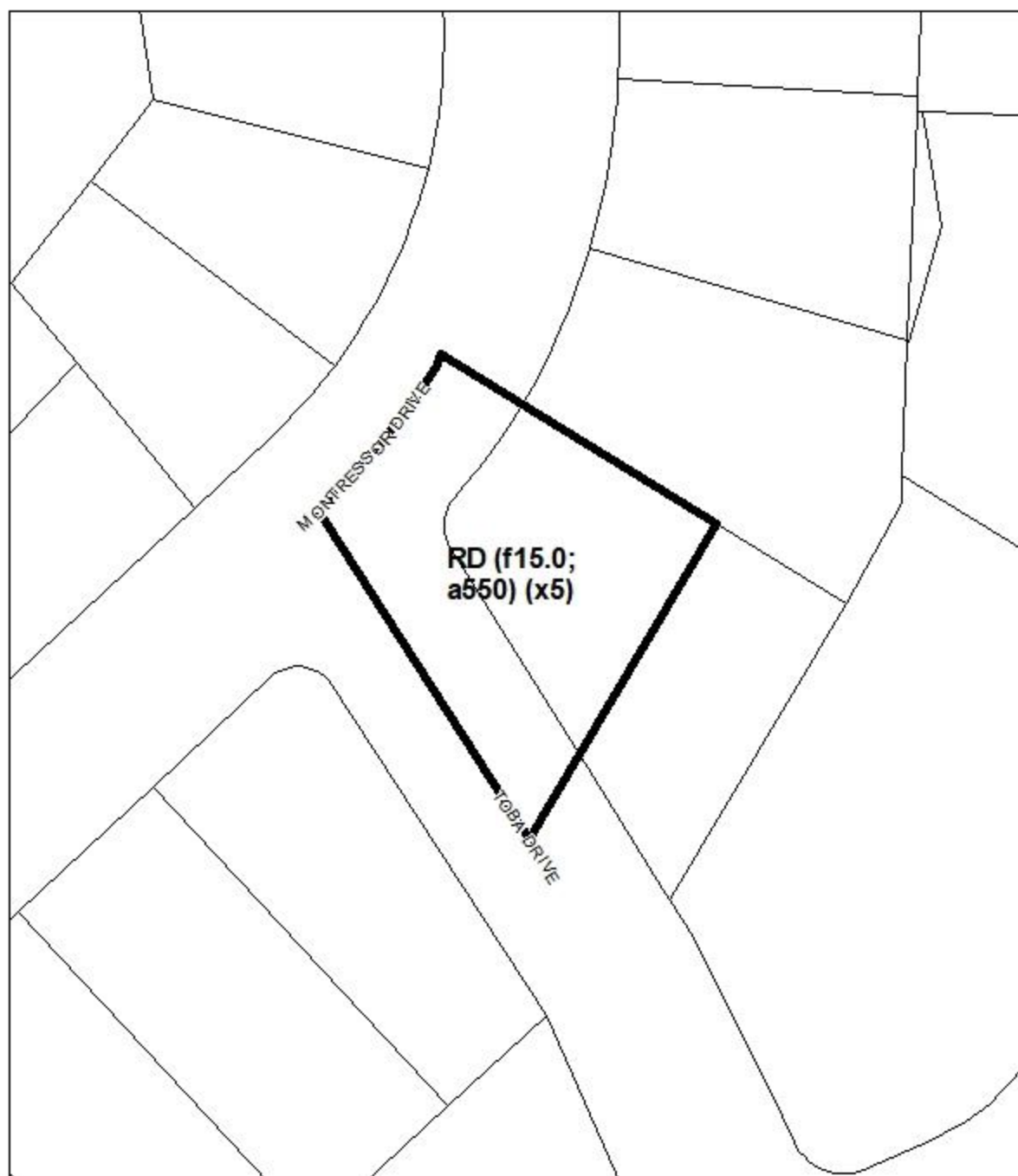
716 Marlee Avenue &
692, 694, 696 Glengrove Avenue

 Subject Site


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

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”.



 **Toronto**
Diagram 1

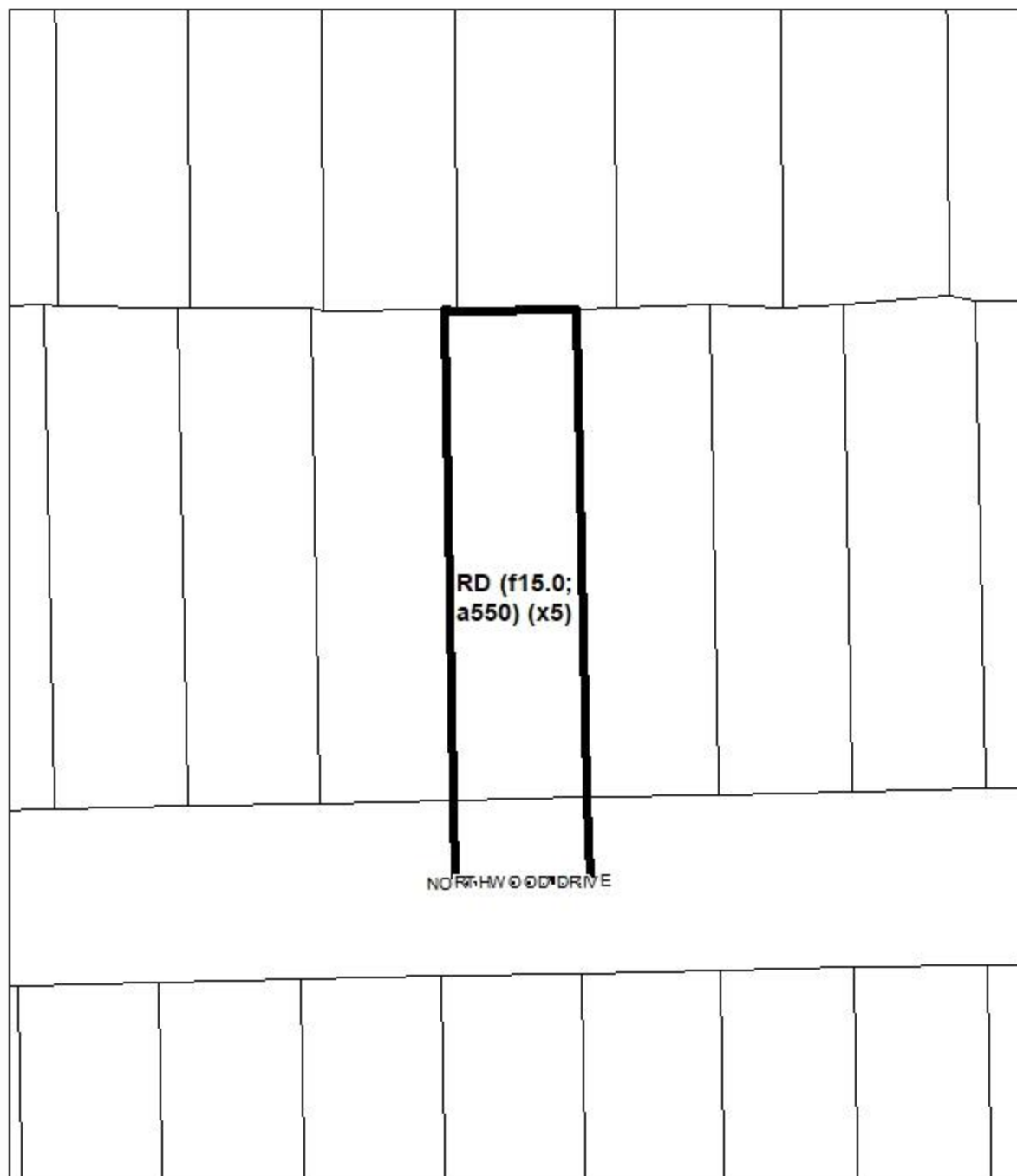
51 Montessor Drive

 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”.



City of Toronto
Diagram 1

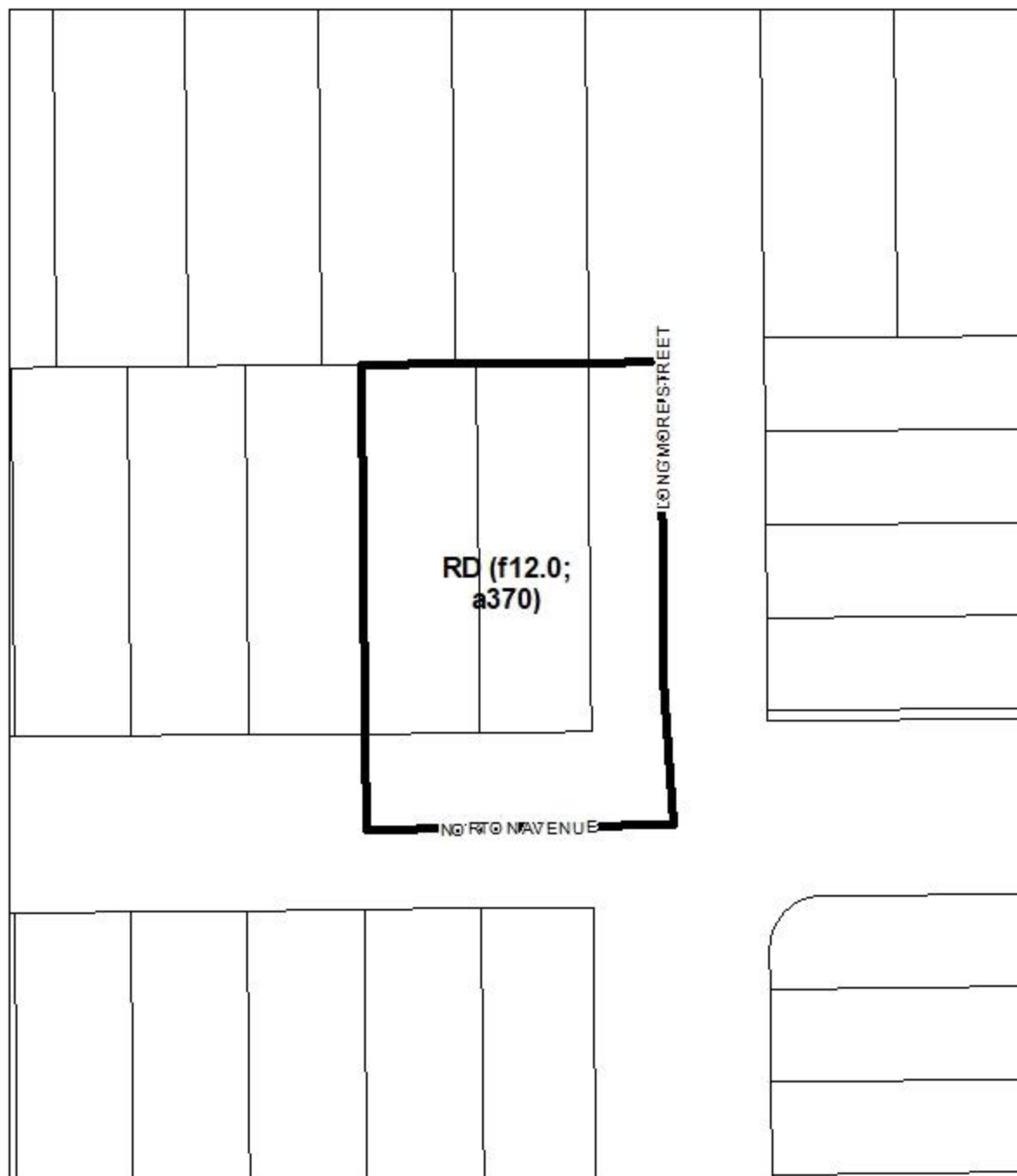
208 Northwood Drive

 Subject Site


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

182 and 184 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 and 184 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 and 184 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”.



City of 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”.



City of Toronto
Diagram 1

231 Old Yonge Street

 Subject Site


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

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”.



City of Toronto
Diagram 1

216 Owen Boulevard

 Subject Site


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

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, and 50 Page Avenue, and 1 to 23 and 2 to 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, and 50 Page Avenue, and 1 to 23 and 2 to 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(1320) Exception Number 1320 so that it reads:

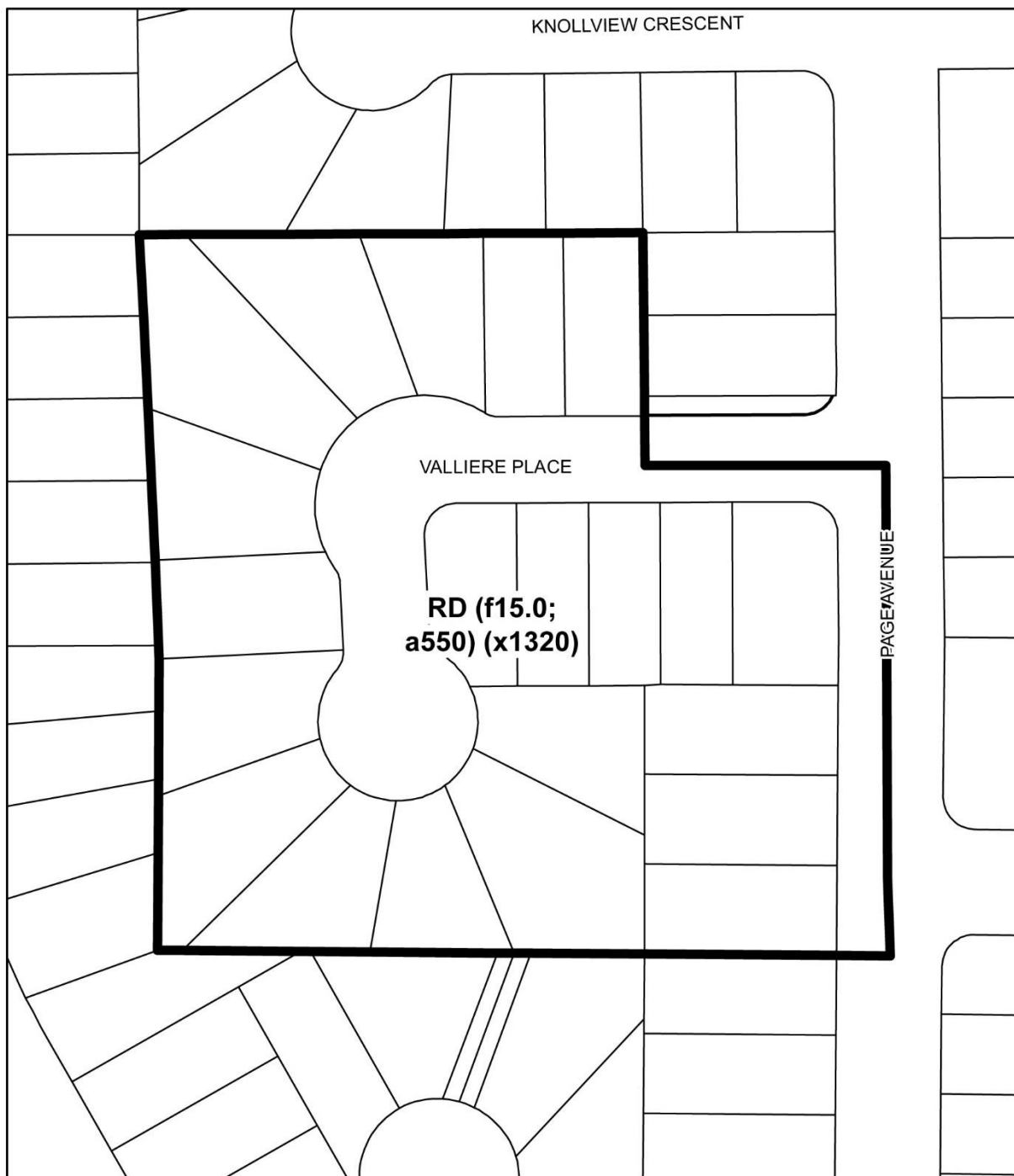
(1320) Exception RD 1320

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 no. 963-2011.



Toronto
Diagram 1

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



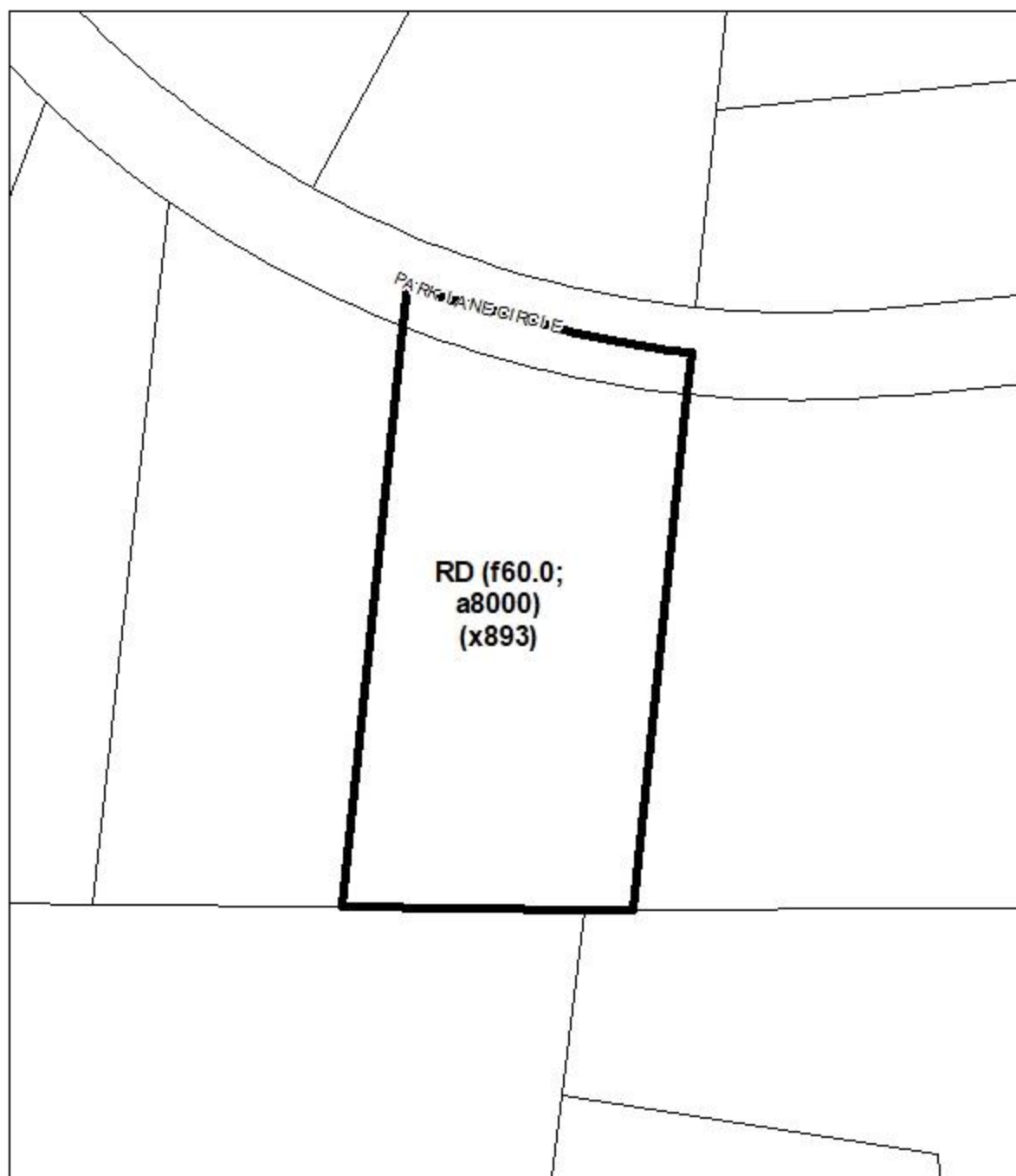
Subject Site



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

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”.



City of Toronto
Diagram 1

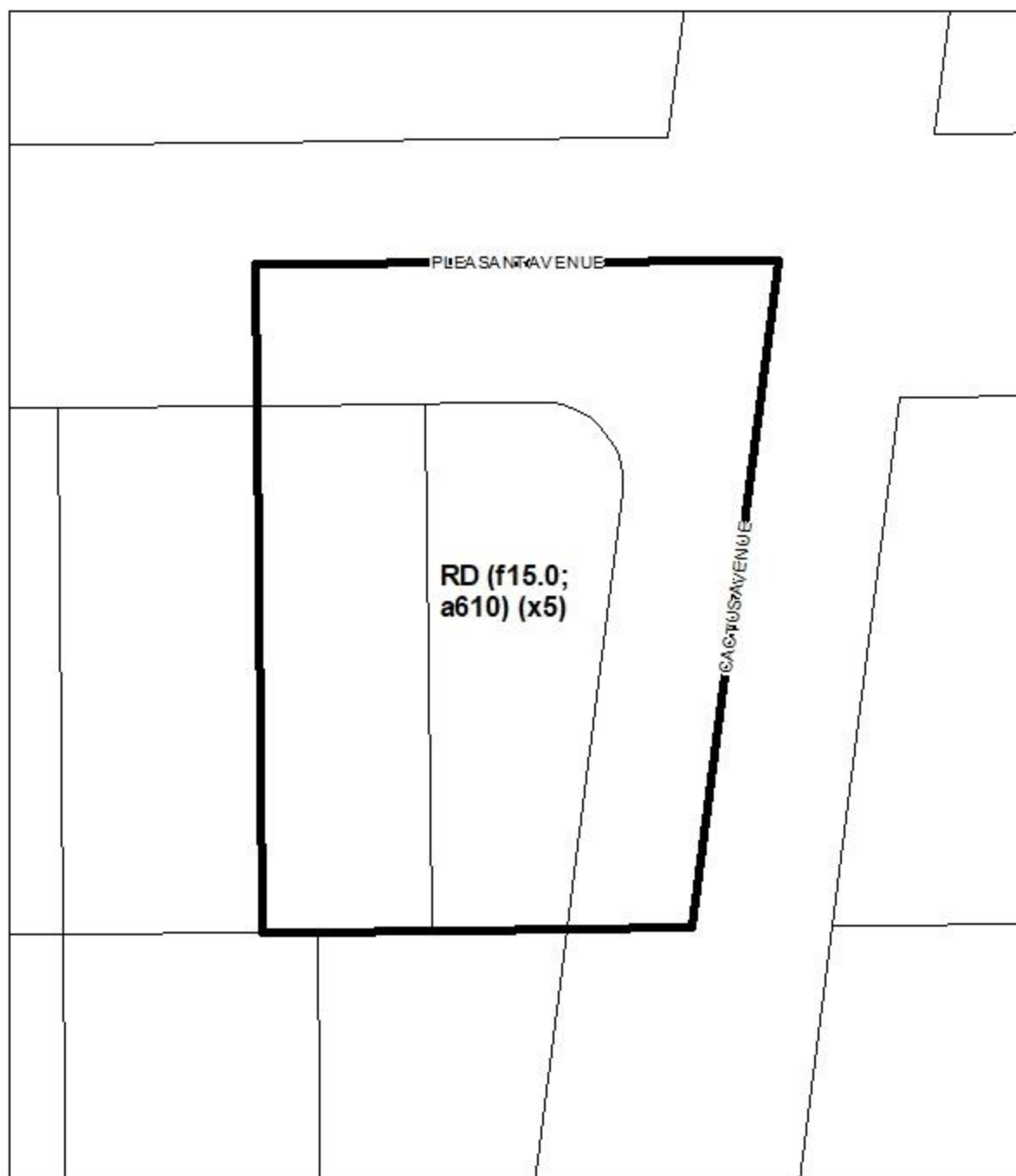
52 Park Lane Circle

 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 and 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 and 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”.



City of Toronto
Diagram 1

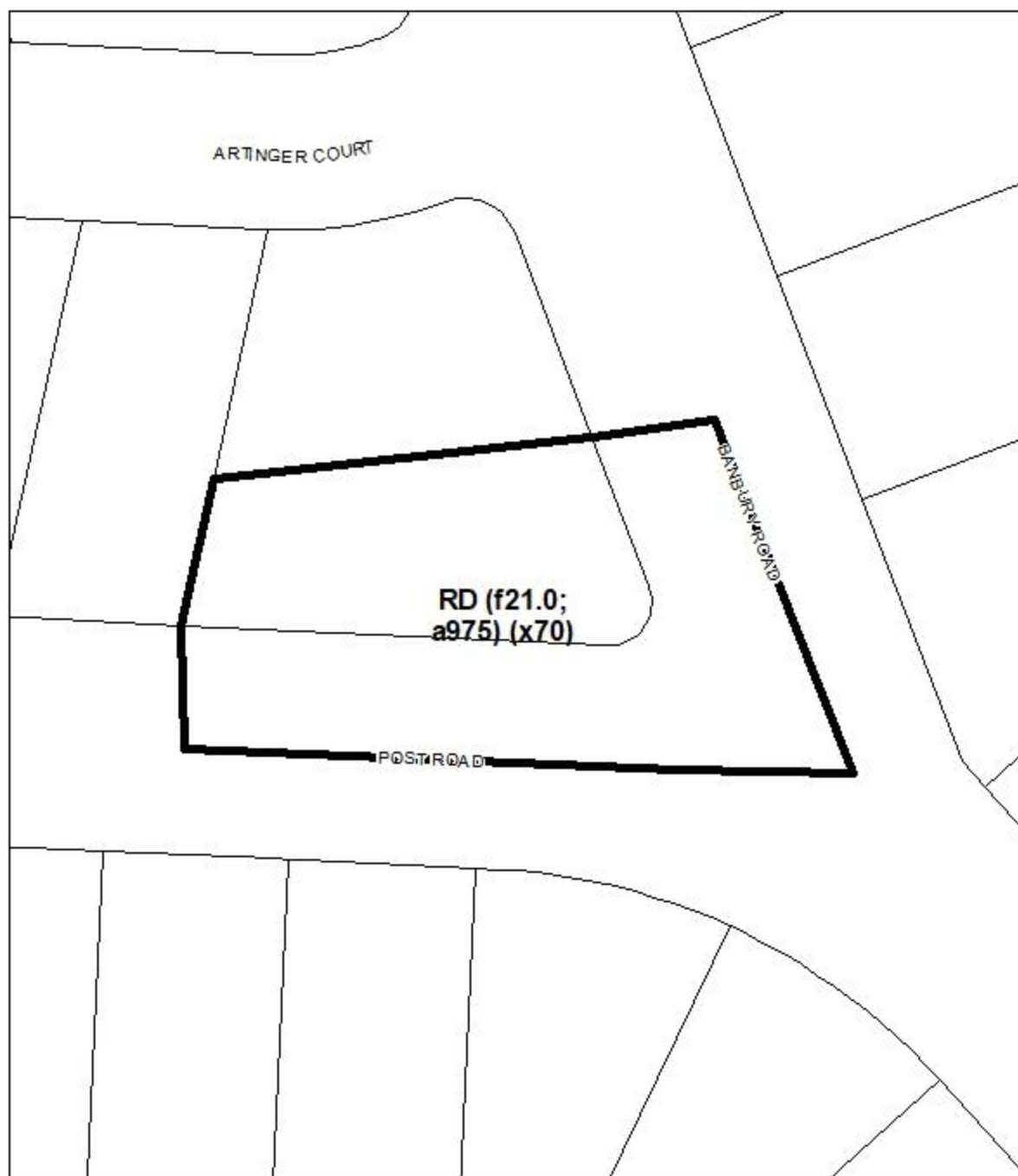
287 & 289 Pleasant Avenue

 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”.



City of 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:

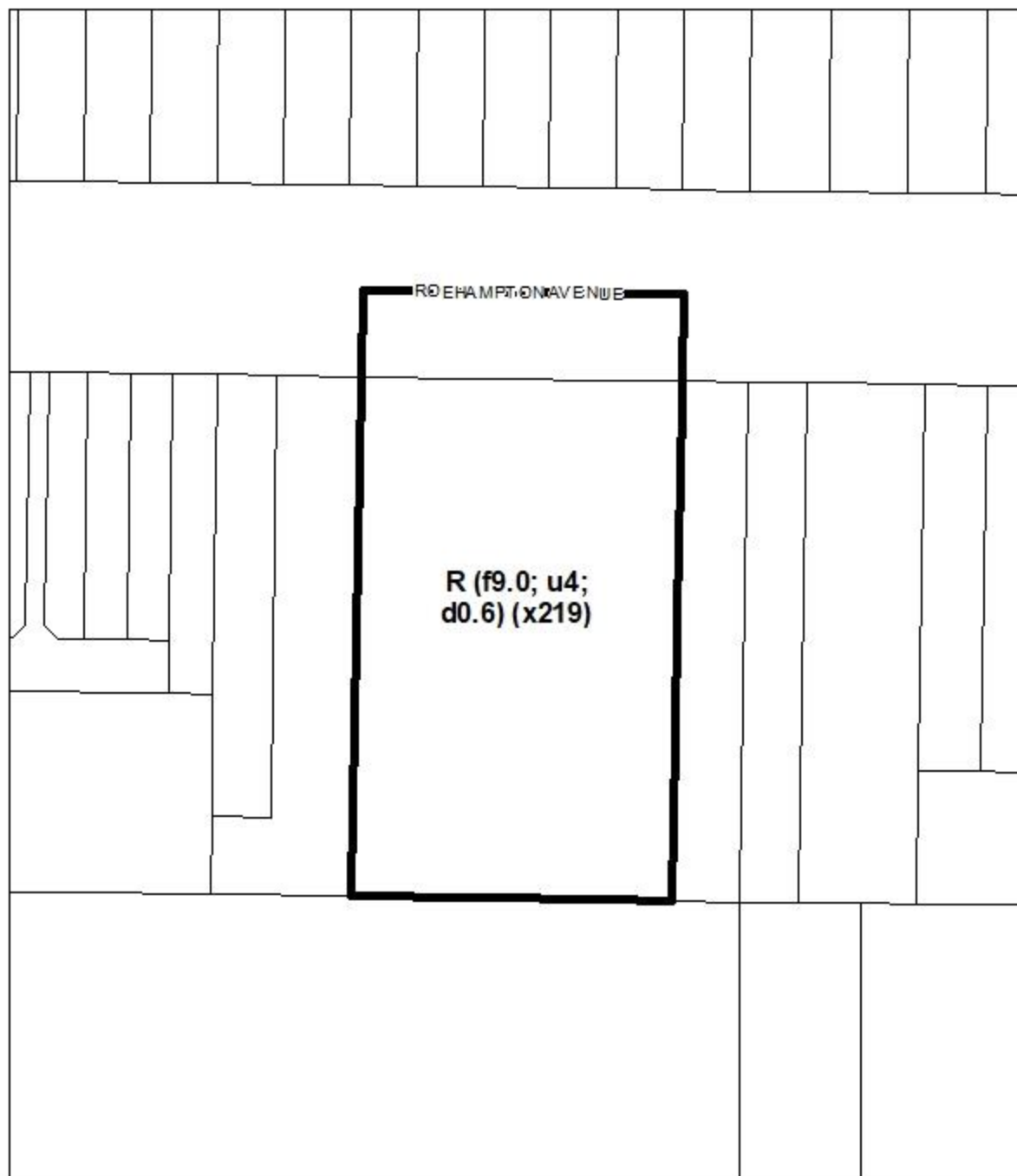
(219) Exception R 219

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);



City of Toronto
Diagram 1

359-377 Roehampton Avenue



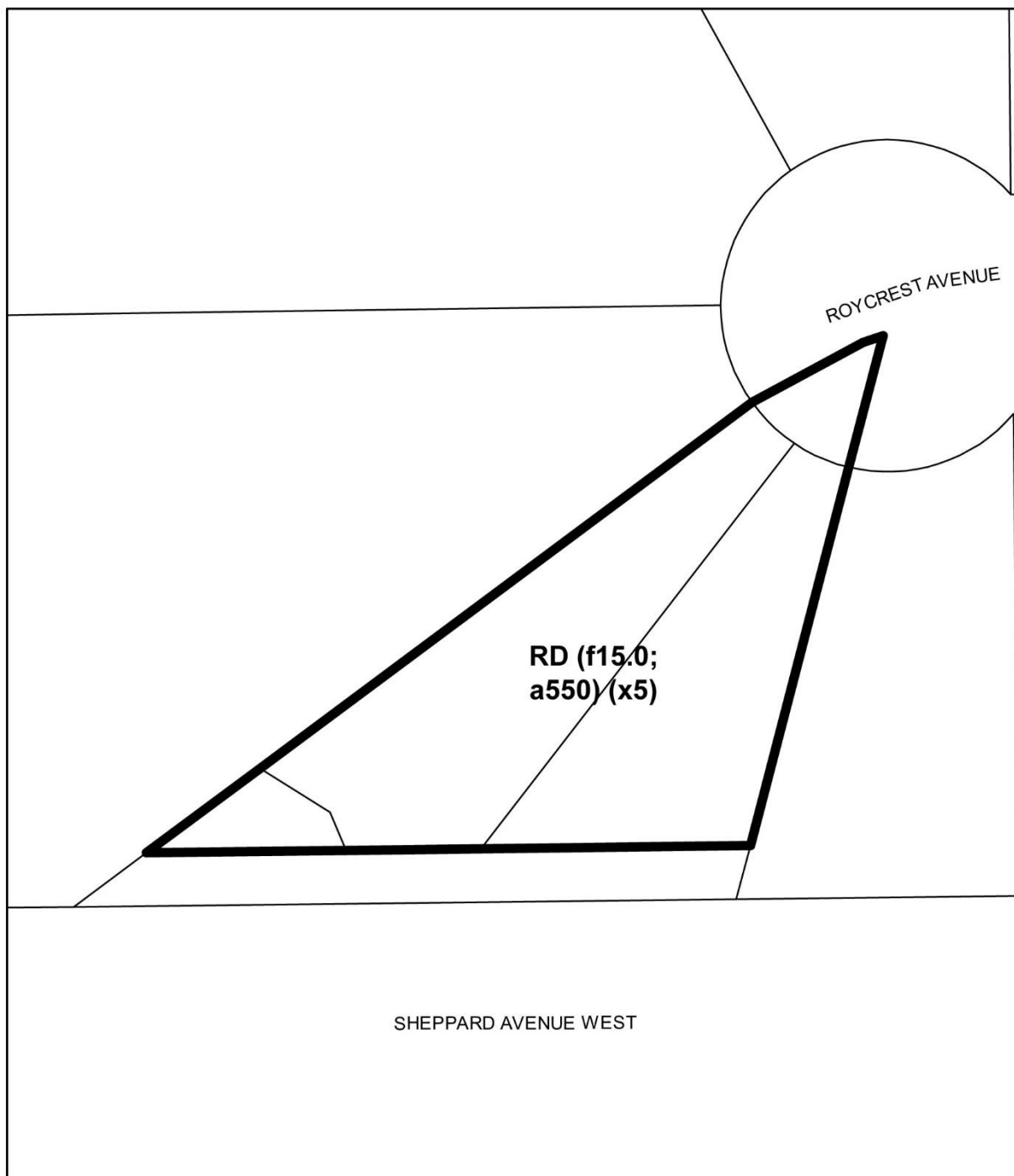
Subject Site



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: 370 Sheppard Avenue West, and 21A and 21B Roycrest 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: 370 Sheppard Avenue West, and 21A and 21B Roycrest 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”.



Toronto
Diagram 1

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



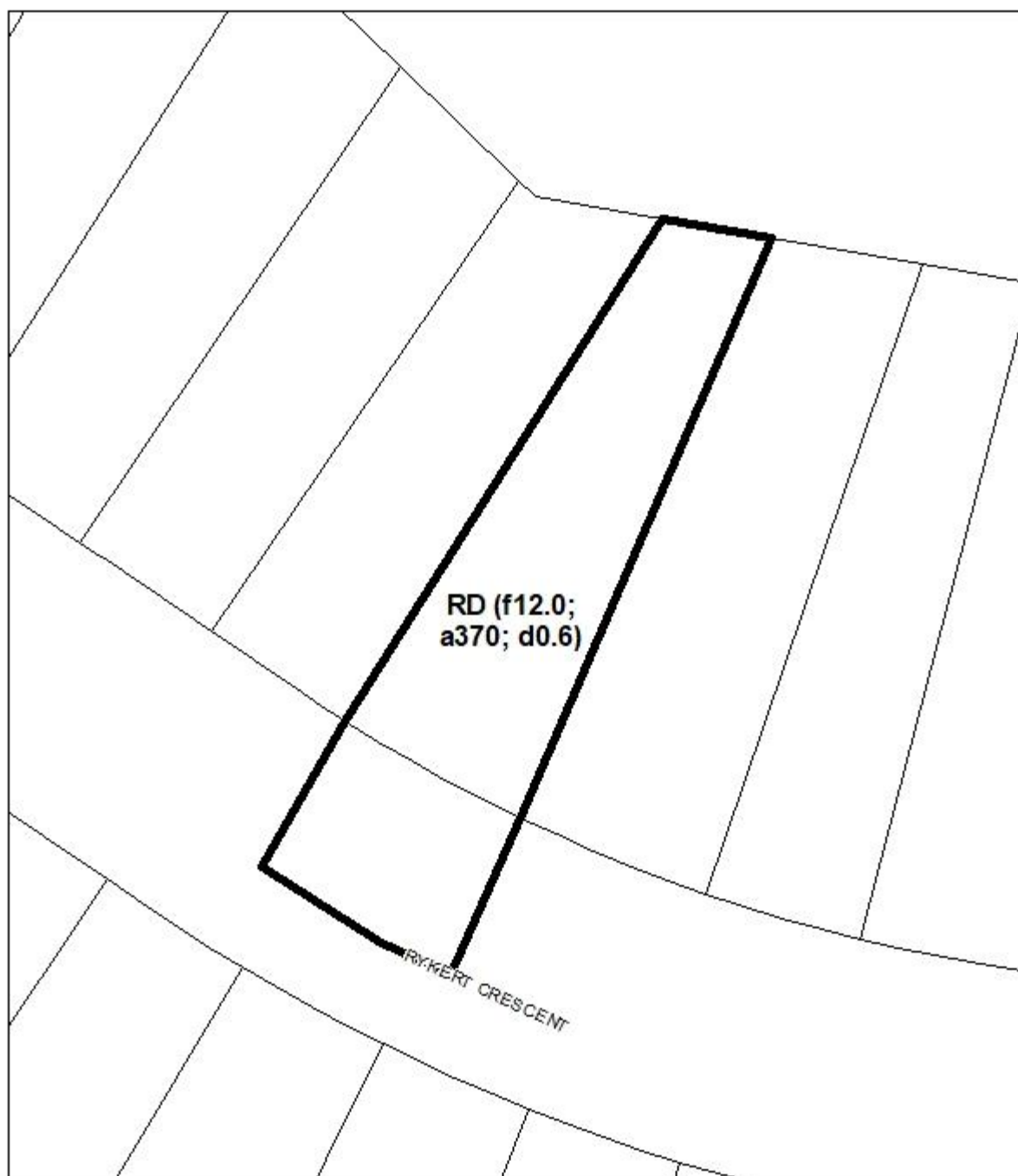
Subject Site



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

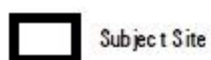
96 Rykert Crescent

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”.



 **Toronto**
Diagram 1

96 Rykert Crescent




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”.



Toronto
Diagram 1

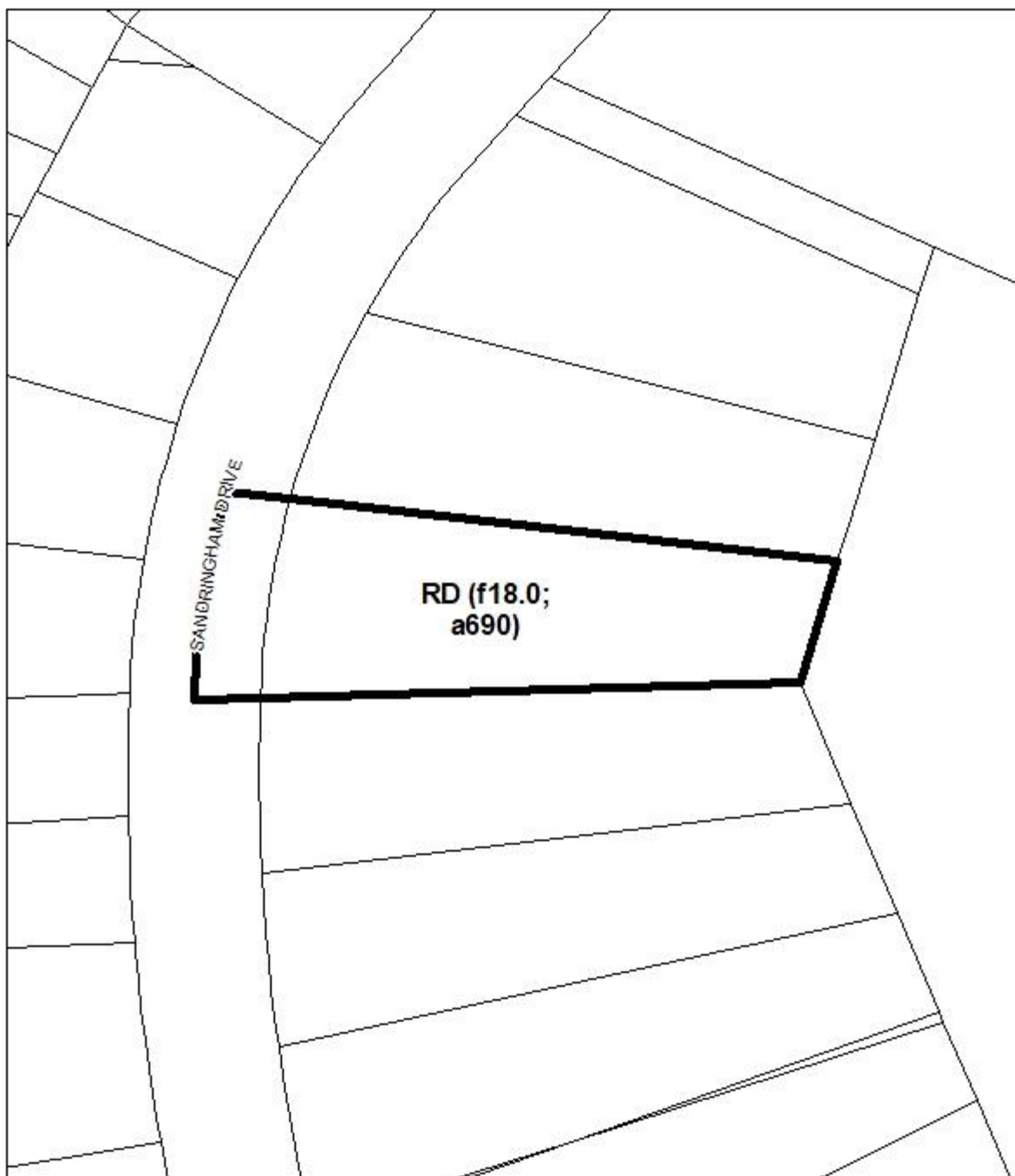
43 Sagebrush Lane

 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”.



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”.

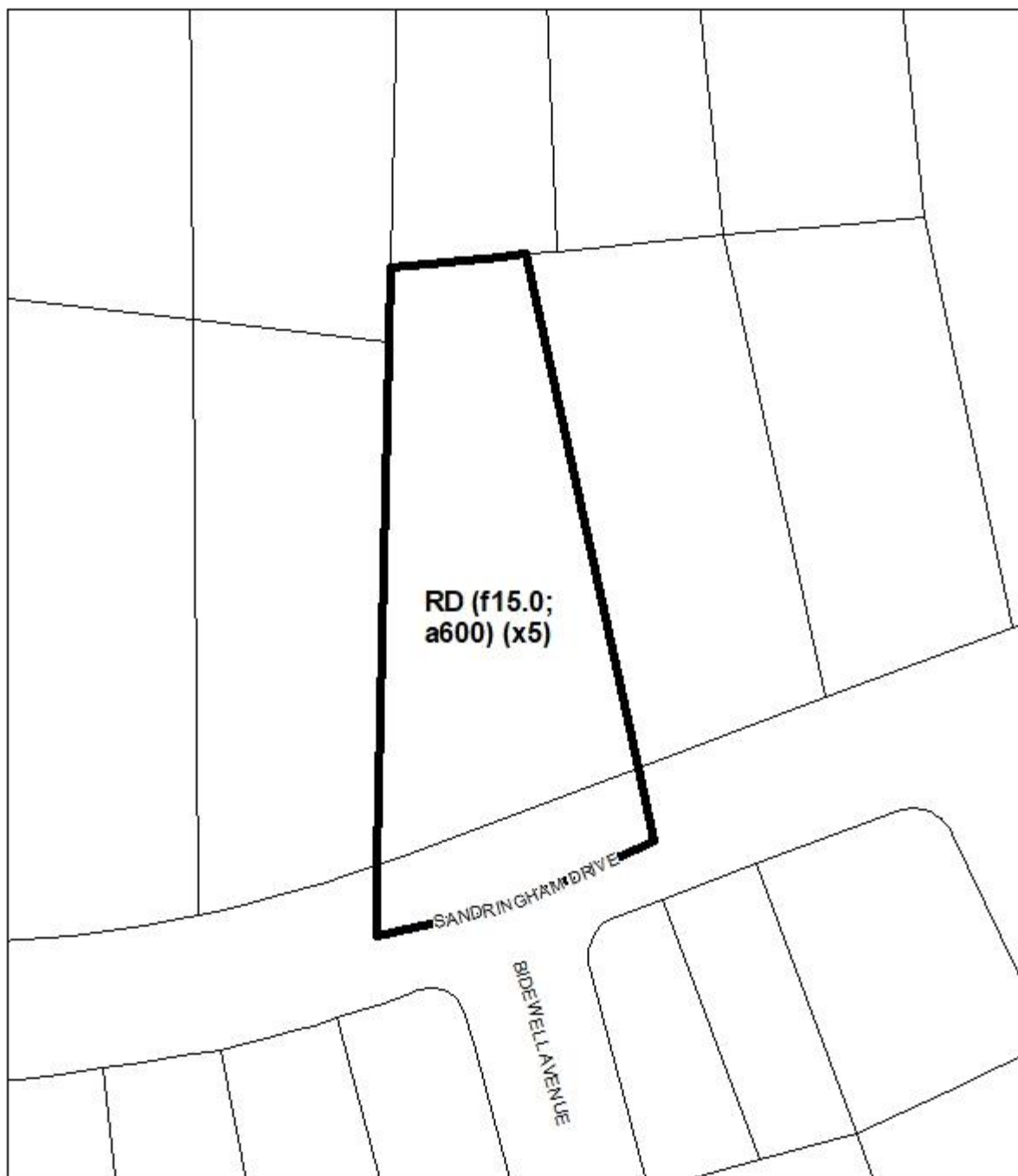




Diagram 1

146 Sandringham Drive

 Subject Site


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

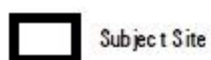
217 Sandringham Drive

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”.



Toronto
Diagram 1

217 Sandringham Drive

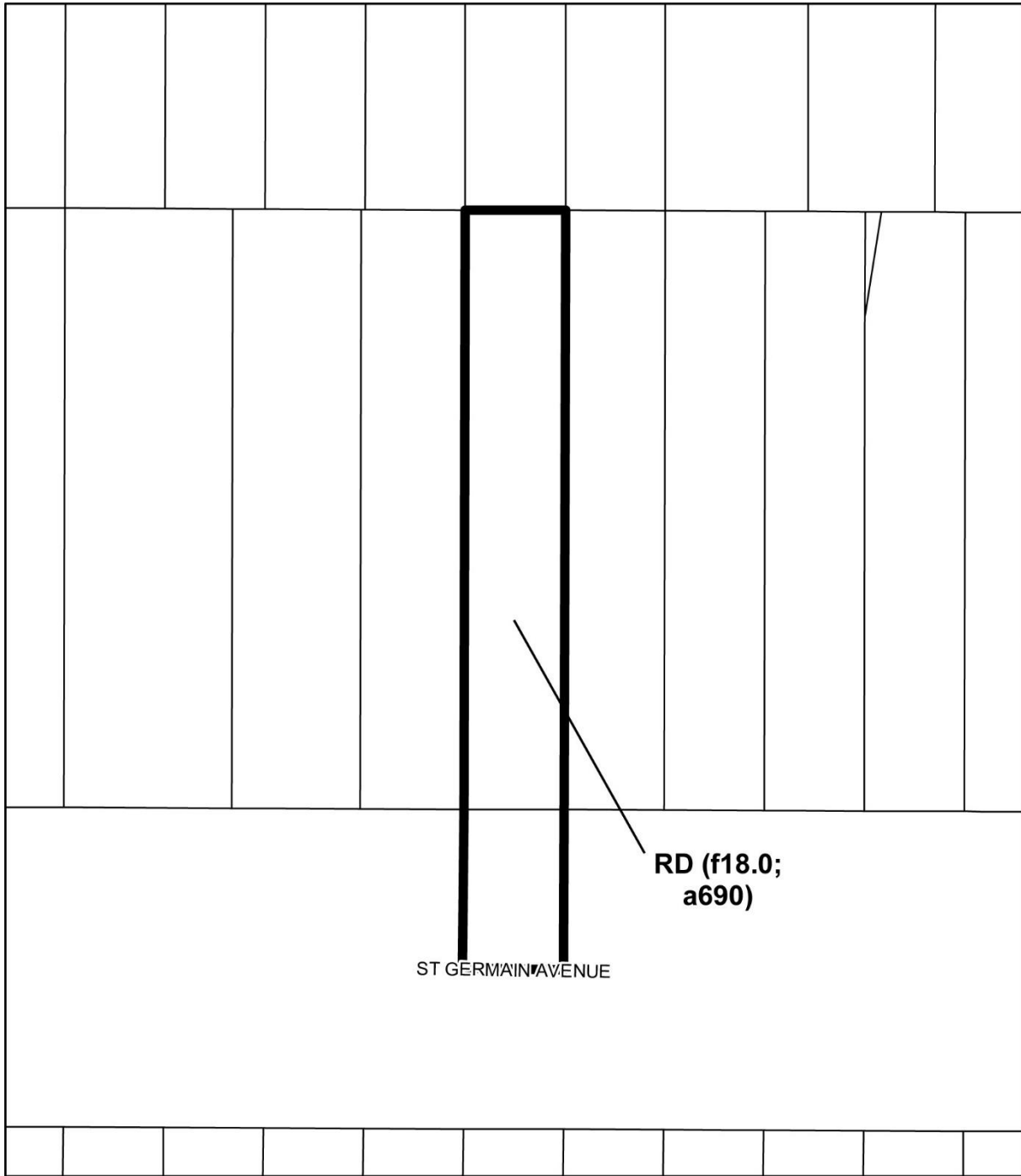


City of Toronto By-law 569-2013
Not to Scale
04/16/2025



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”.



Toronto
Diagram 1

398 St Germain Avenue



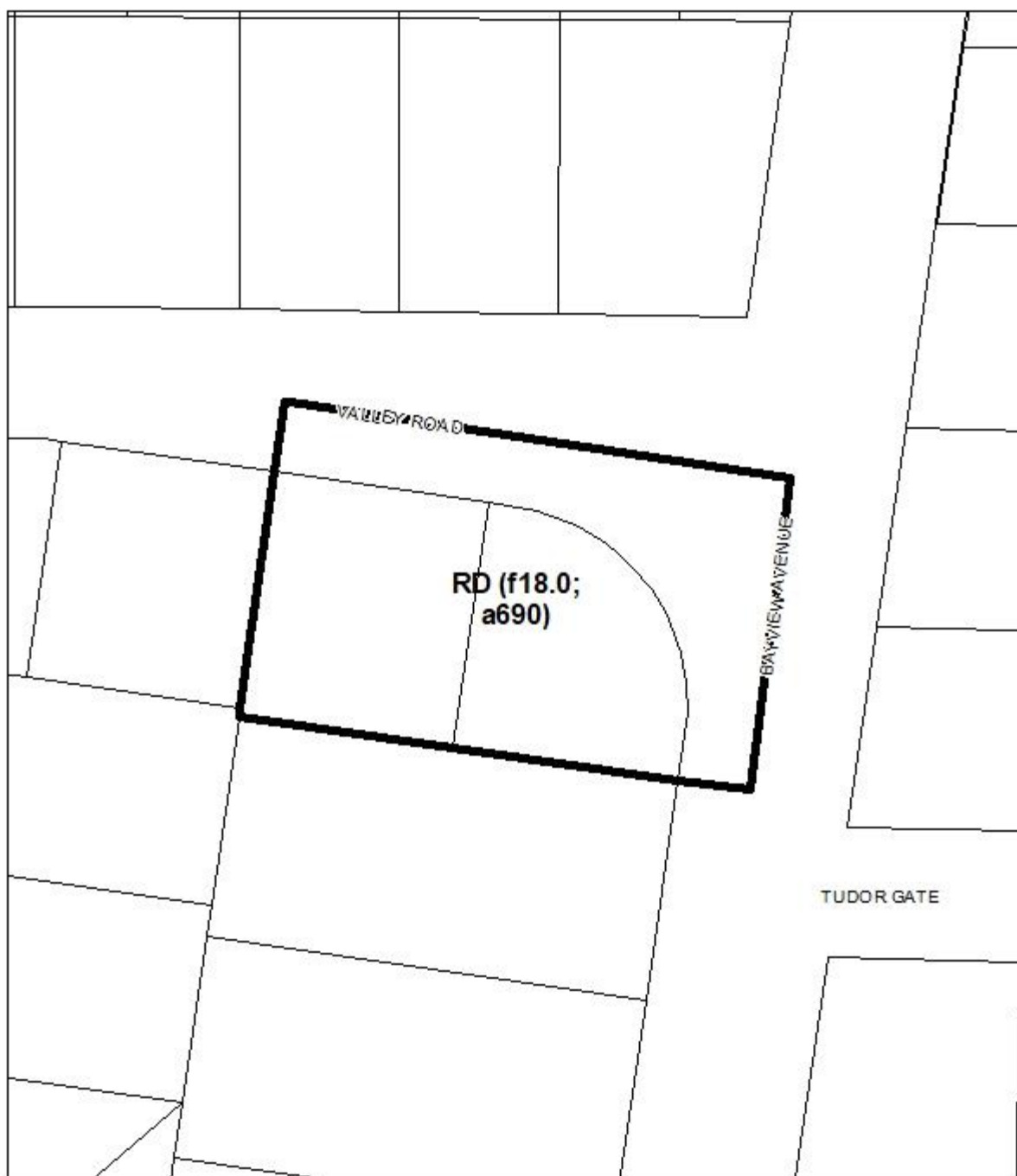
Subject Site



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

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 and 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 and 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”.



Toronto
Diagram 1

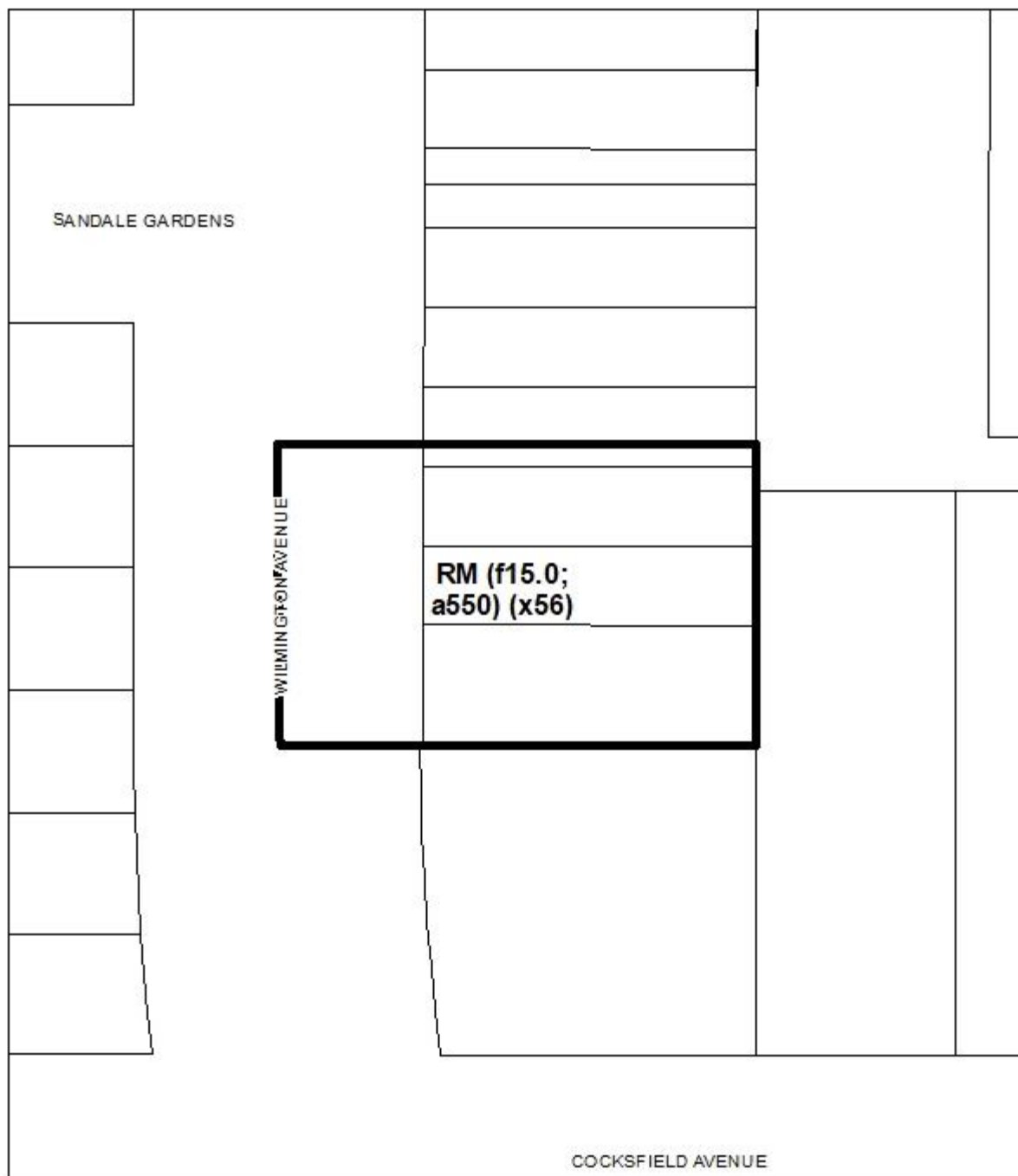
195 & 197 Valley Road

 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: 27-31A 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: 27-31A 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”.



City of Toronto
Diagram 1

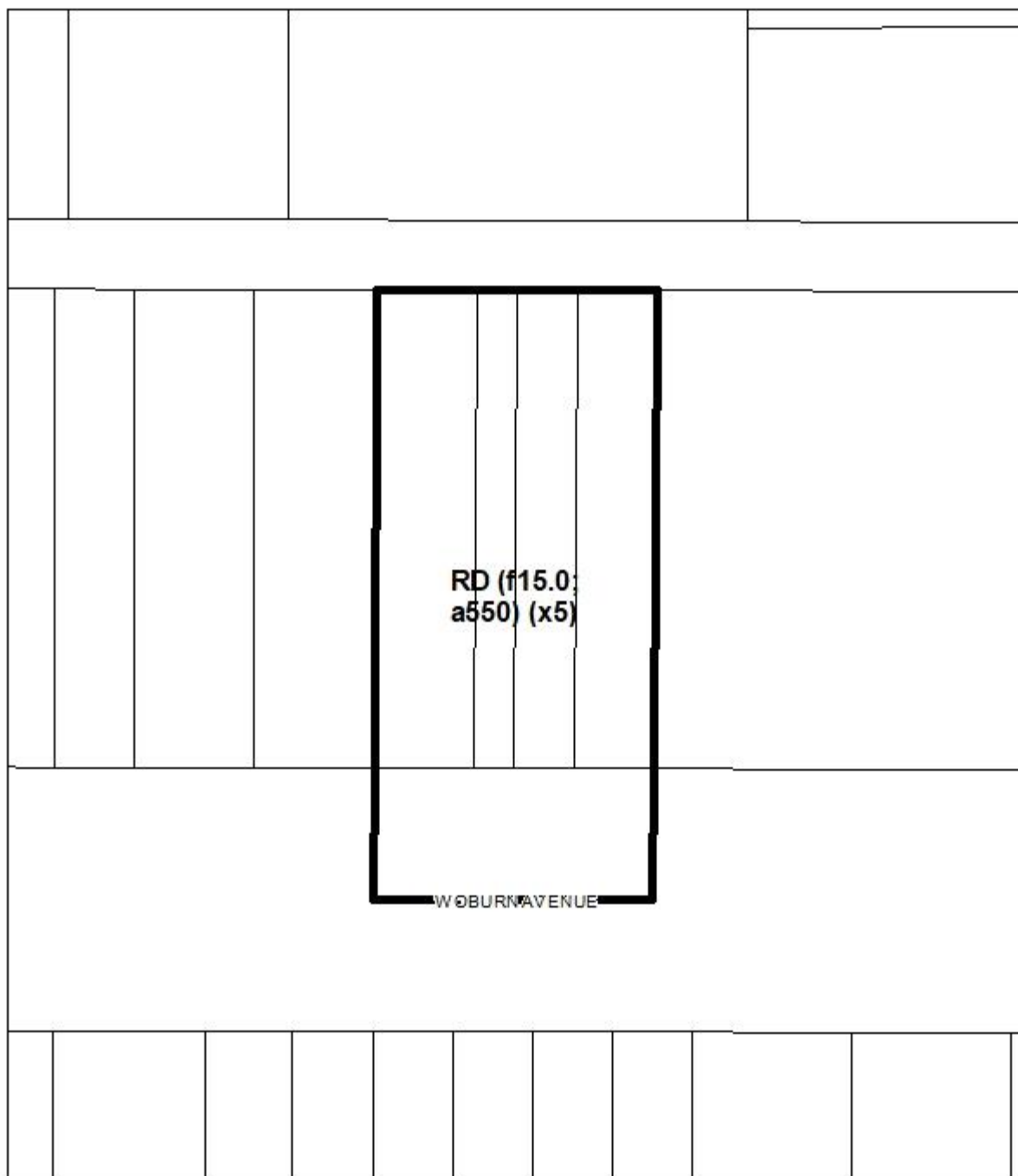
25-31A Wilmington Avenue

 Subject Site


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

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”.



City of 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”.

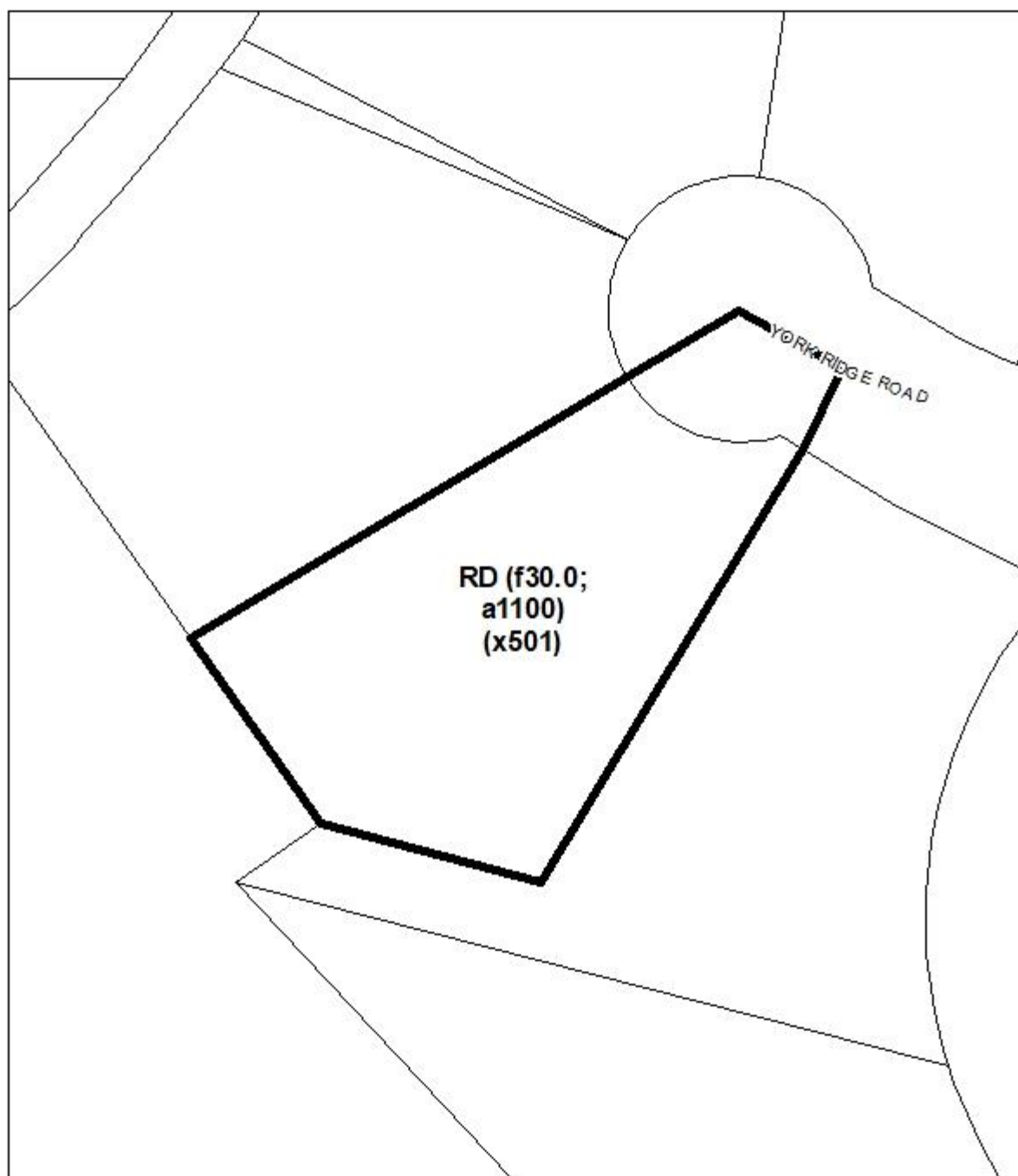



Diagram 1

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 and 2498 to 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 and 2498 to 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:

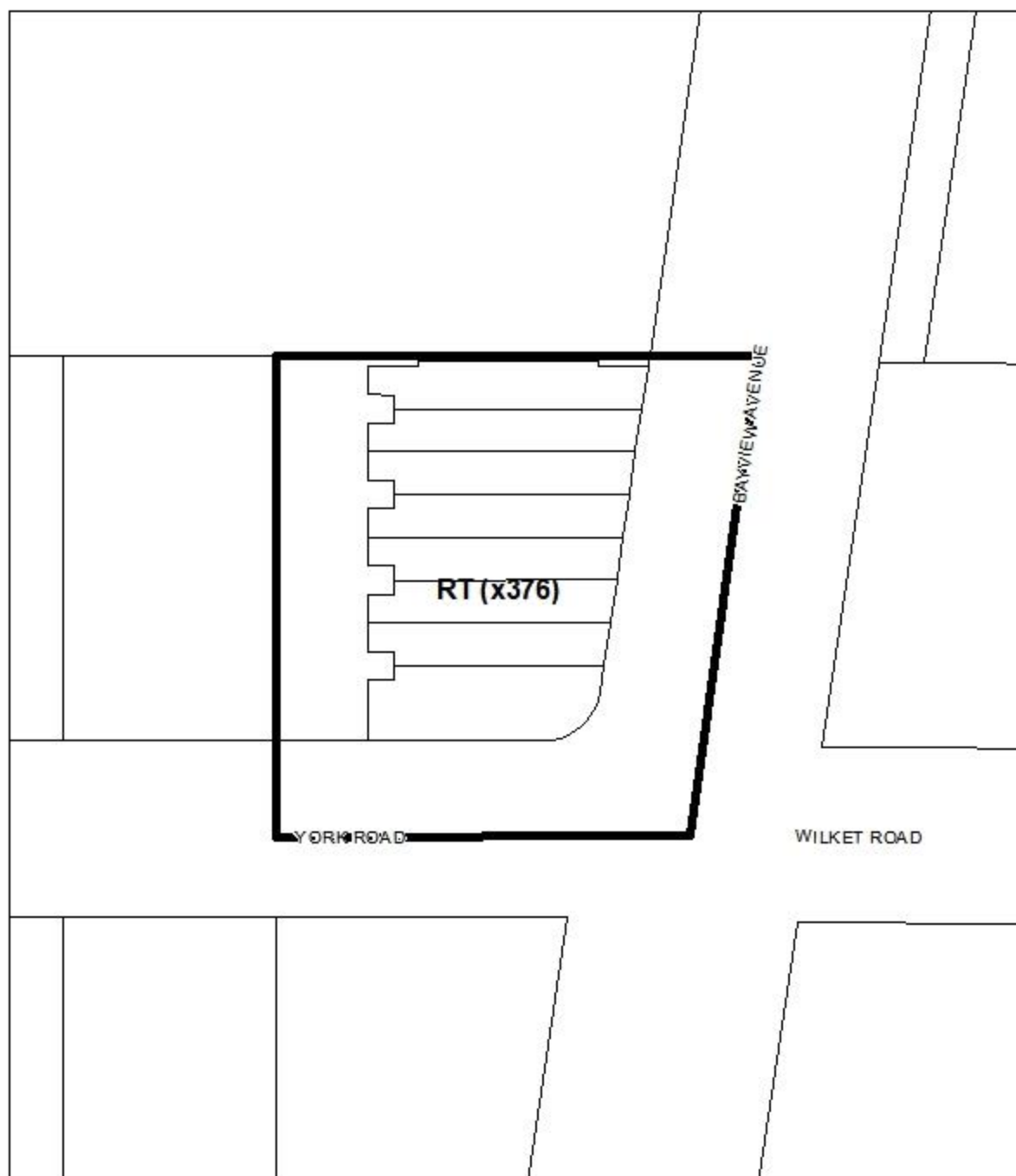
(376) Exception RT 376

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).



City of Toronto
Diagram 1

86 York Road & 2498-2512 Bayview Avenue

 Subject Site


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