

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

CITY OF TORONTO

BY-LAW [Clerks to insert By-law number]

To amend Zoning By-law 569-2013, as amended, to change the zoning for certain lands in *Mixed Use Areas* to facilitate mid-rise buildings on Avenues along certain parts of Christie Street, College Street, Davenport Road, Dupont Street, Dufferin Street, Dundas Street West, Oakwood Avenue, Ossington Avenue in Wards 9 and 11.

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;

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, Chapter 800 Definitions.
2. Zoning By-law 569-2013, as amended, is further amended by amending the zone labels on the Zoning By-law Map in Section 990.10 respecting the lands subject to this by-law, as shown on Schedule A attached to this By-law.
3. Zoning By-law 569-2013, as amended, is further amended by amending the height labels on the Height Overlay Map in Section 995.20 respecting the lands subject to this by-law, as shown on Schedule B attached to this By-law.
4. Zoning By-law 569-2013, as amended, is further amended by adding the lands subject to this By-law to the Policy Areas Overlay Map in Section 995.10, as shown on Schedule C attached to this By-law.
5. For the purpose of regulation 40.10.20.41(1), the words **lawfully** and **lawfully existing**, highlighted in bold type, in addition to the definitions provided in Zoning By-law 569-2013, Chapter 800 Definitions, includes:
 - (A) **buildings, structures** or uses authorized or permitted on or before [Clerks to insert date]; and
 - (B) for which a building permit was **lawfully** issued before [Clerks to insert date].

Explanatory Note:

Provision 6 of this by-law amends Exception CR 284. CR 284 is an in-force site specific exception for the Commercial Residential Zone that applies to lands around the intersection of Oakwood Avenue and Rogers Road. CR 284 carries forward three prevailing by-laws or sections:

- City of Toronto by-law [829-2006](#);
- Section 11.2.1(10), former City of York zoning by-law 1-83; and,
- Section 11.3.1(5)(a), former City of York zoning by-law 1-83.

The recommended amendment retains By-law 829-2006, which permits artist studios, artist live-work units, and designer's studios to support the Vaughan-Oakwood Arts District. Prevailing by-laws that carry forward limits on non-residential uses from the Zoning By-law of the former City of York – including on restaurants, take-out eating establishments, and bake shops – are proposed to be deleted.

6. Zoning By-law 569-2013, as amended, is further amended by replacing Regulation 900.11.10 (284), so that it reads:

(284) Exception CR (284)

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) City of Toronto by-law 829-2006.

Enacted and passed on **[Clerks to insert date]**.

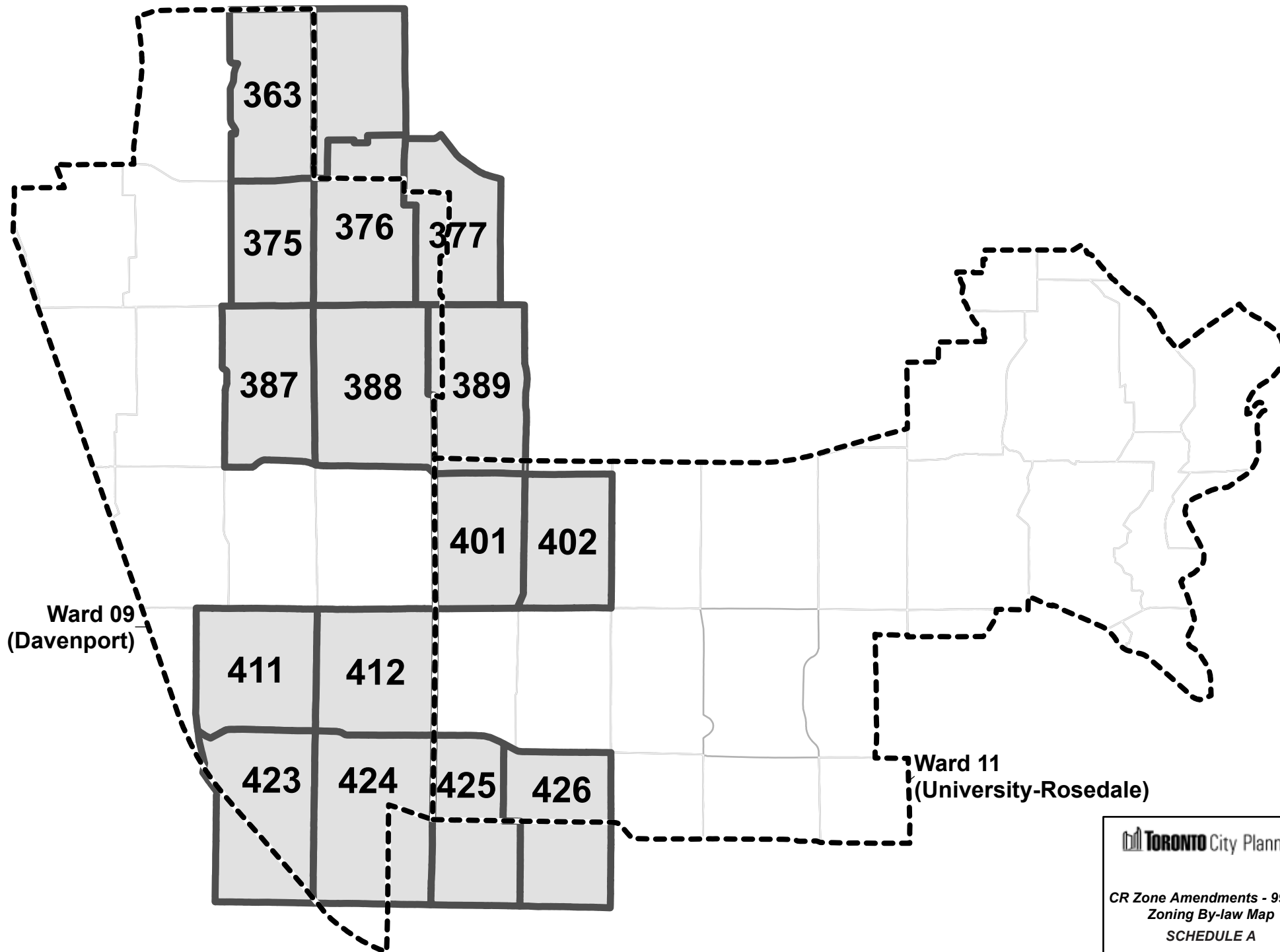
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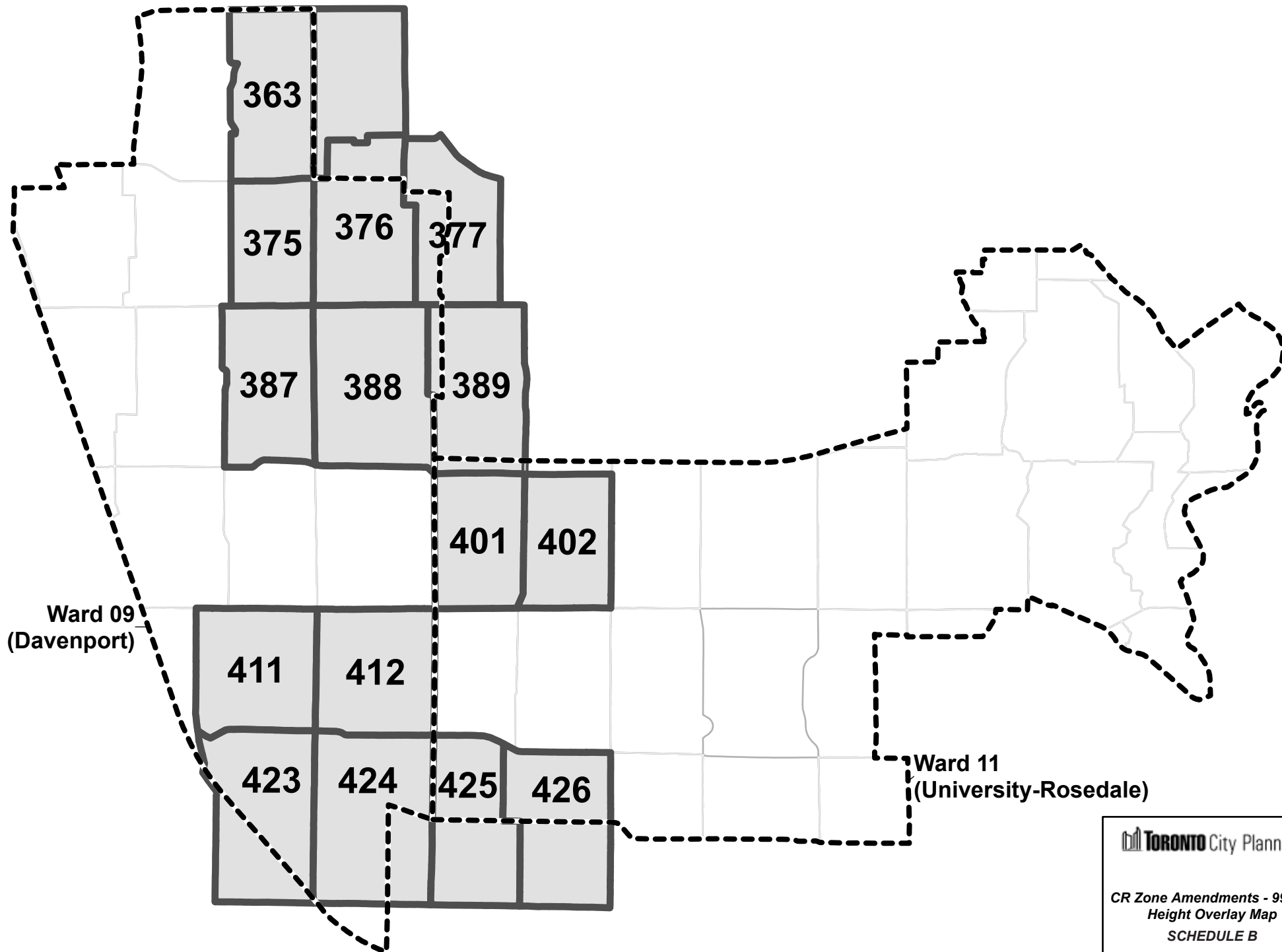
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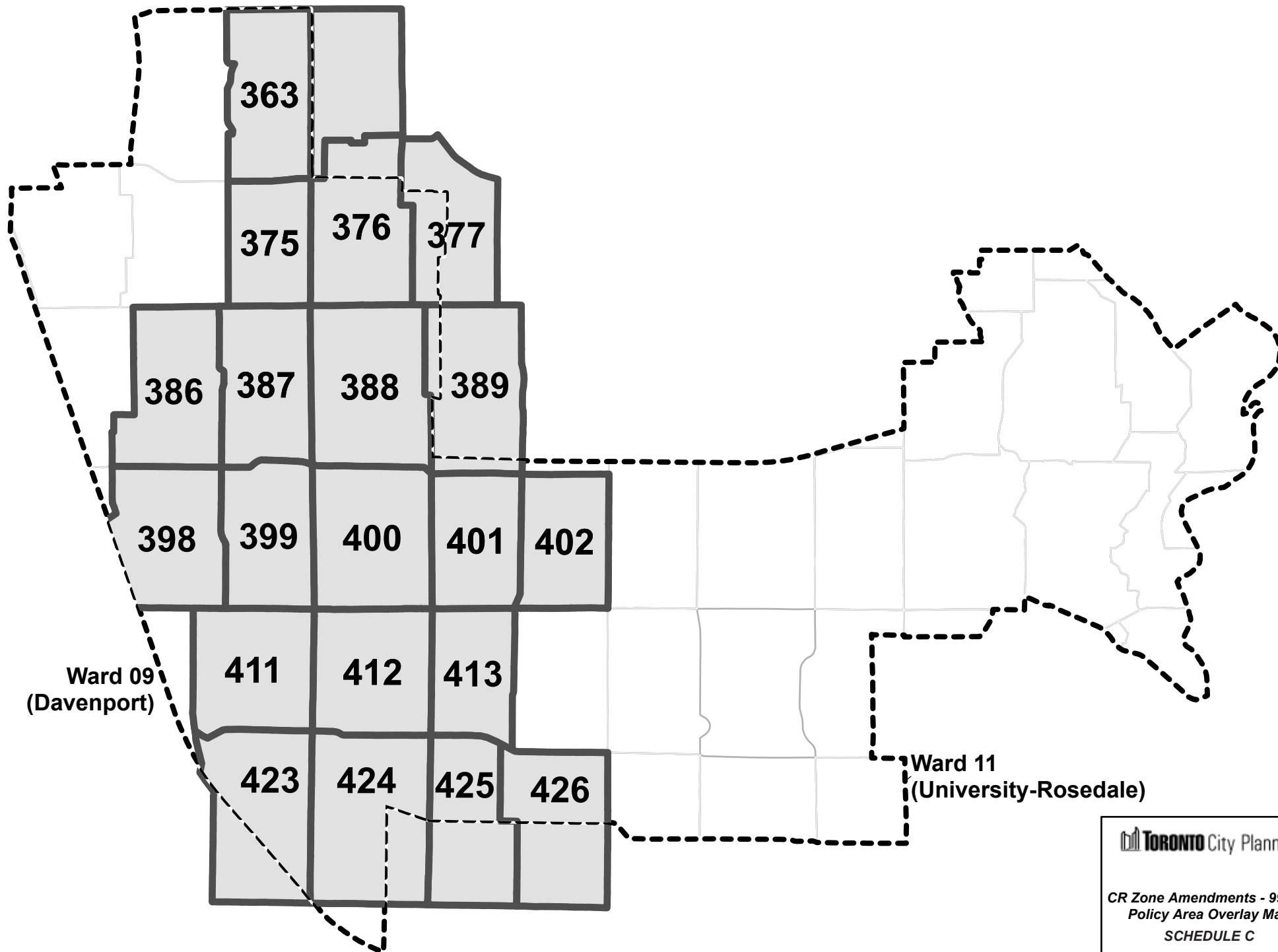
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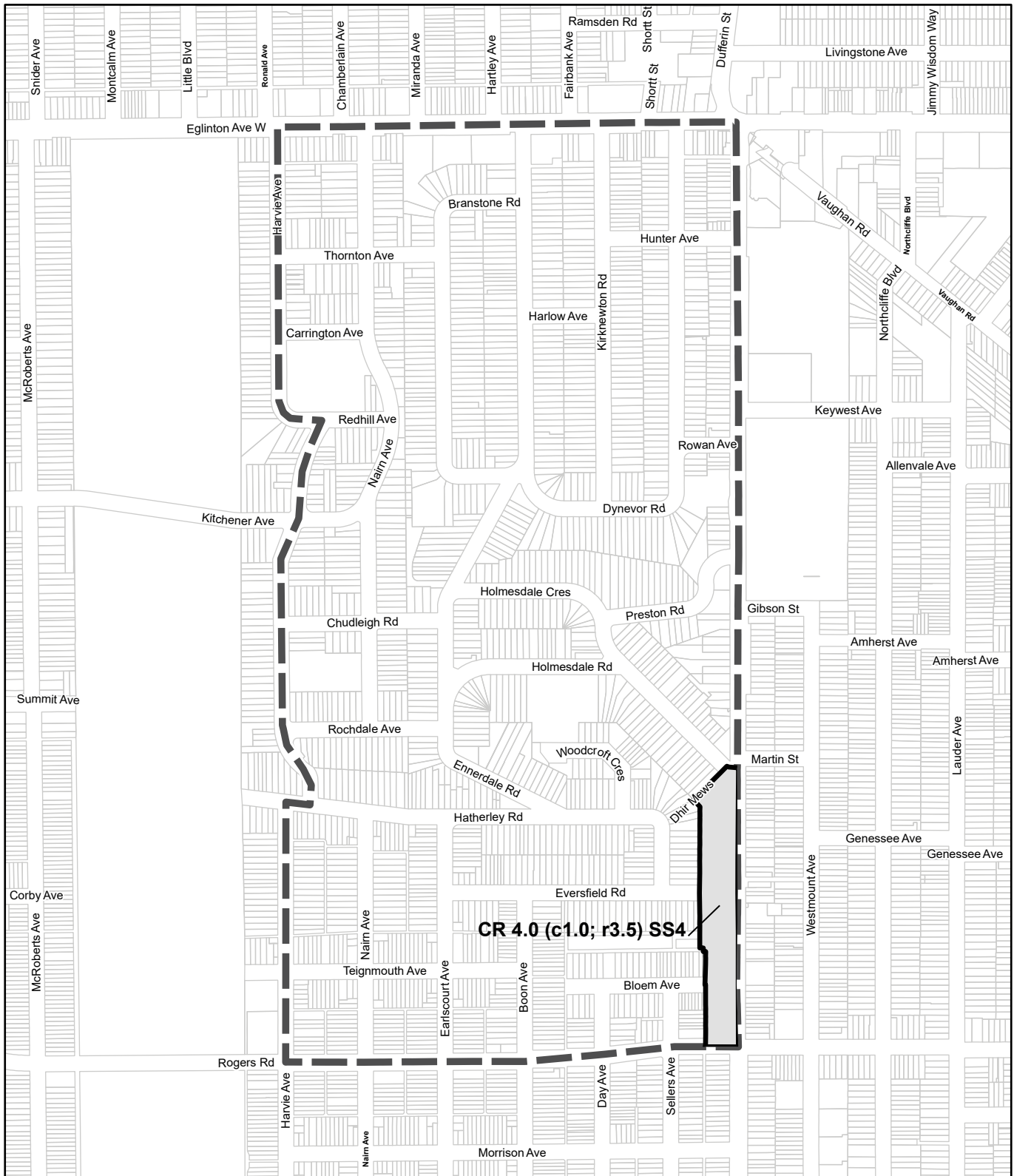
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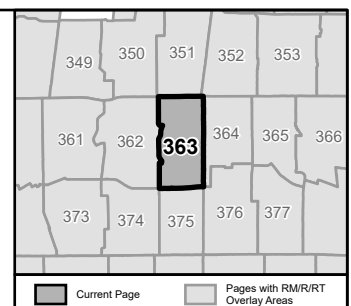








-  Lands subject to zone label amendments
-  Map tile boundary

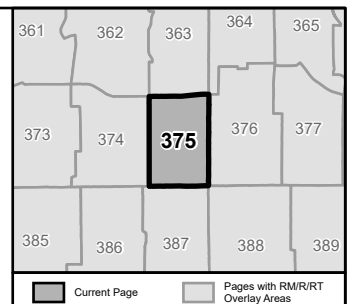


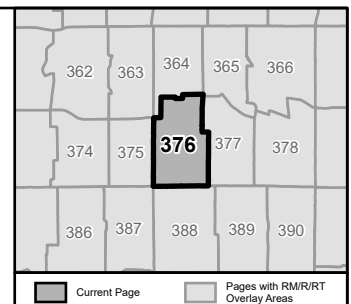
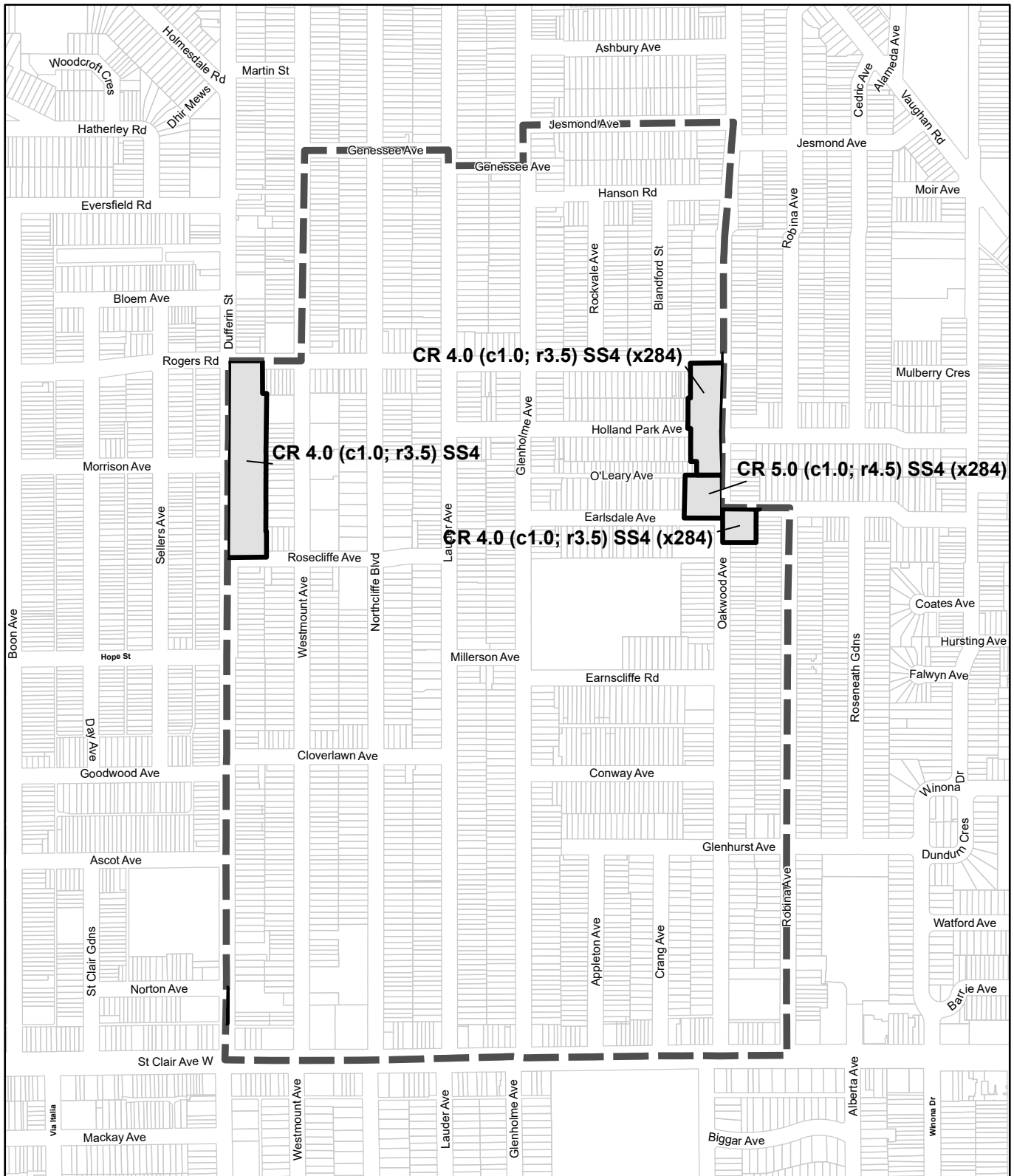


Lands subject to zone label amendments



Map tile boundary







**CR Zone Amendments - 990.10
Zoning By-law Map**

November 7, 2025

SCHEDULE A



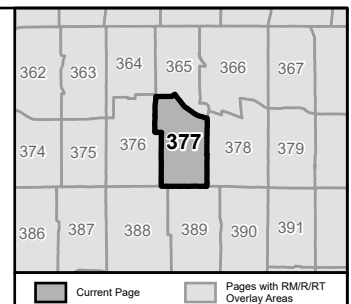
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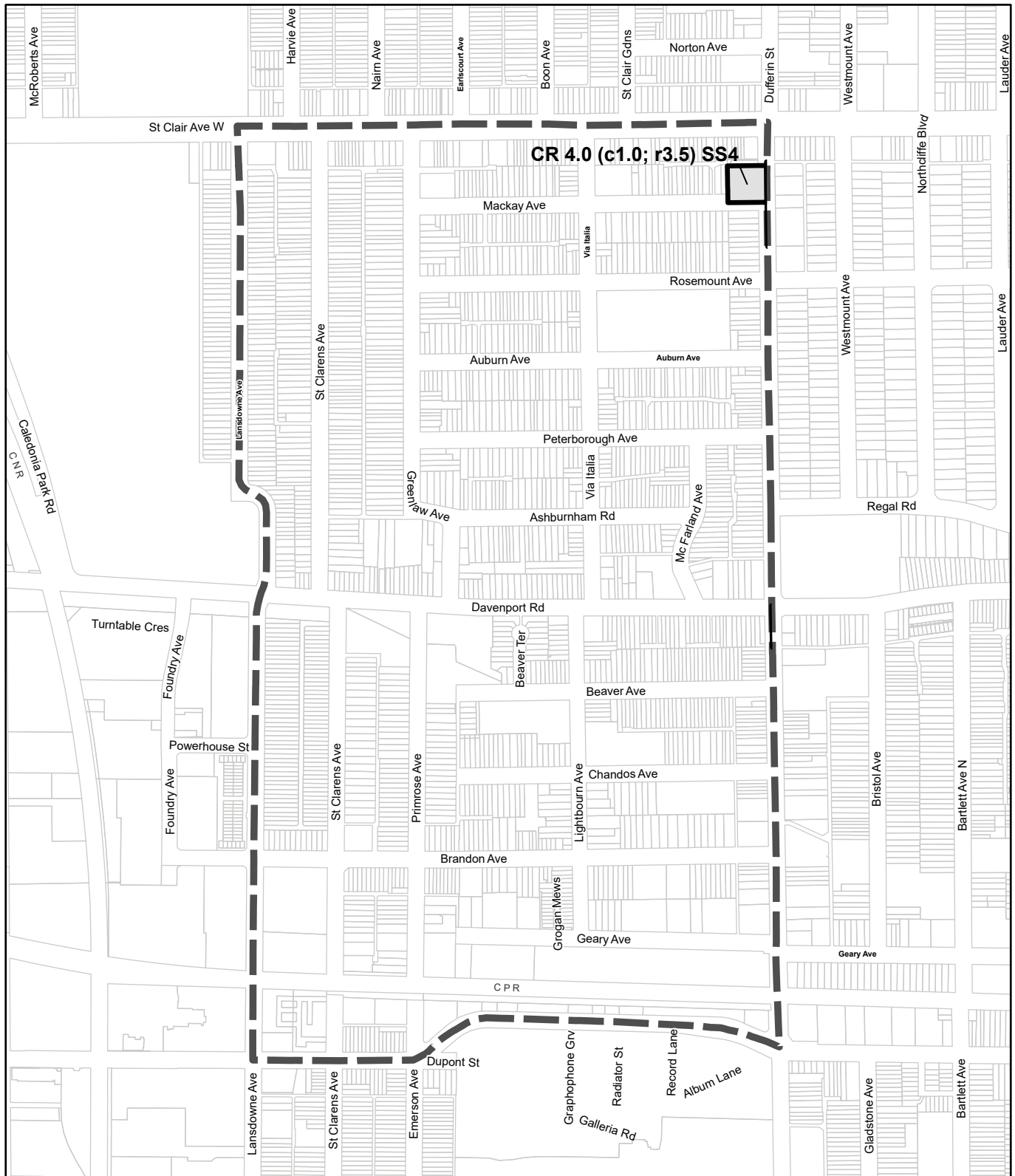


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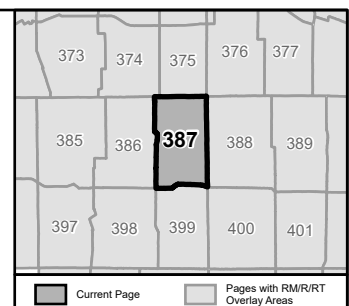
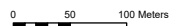


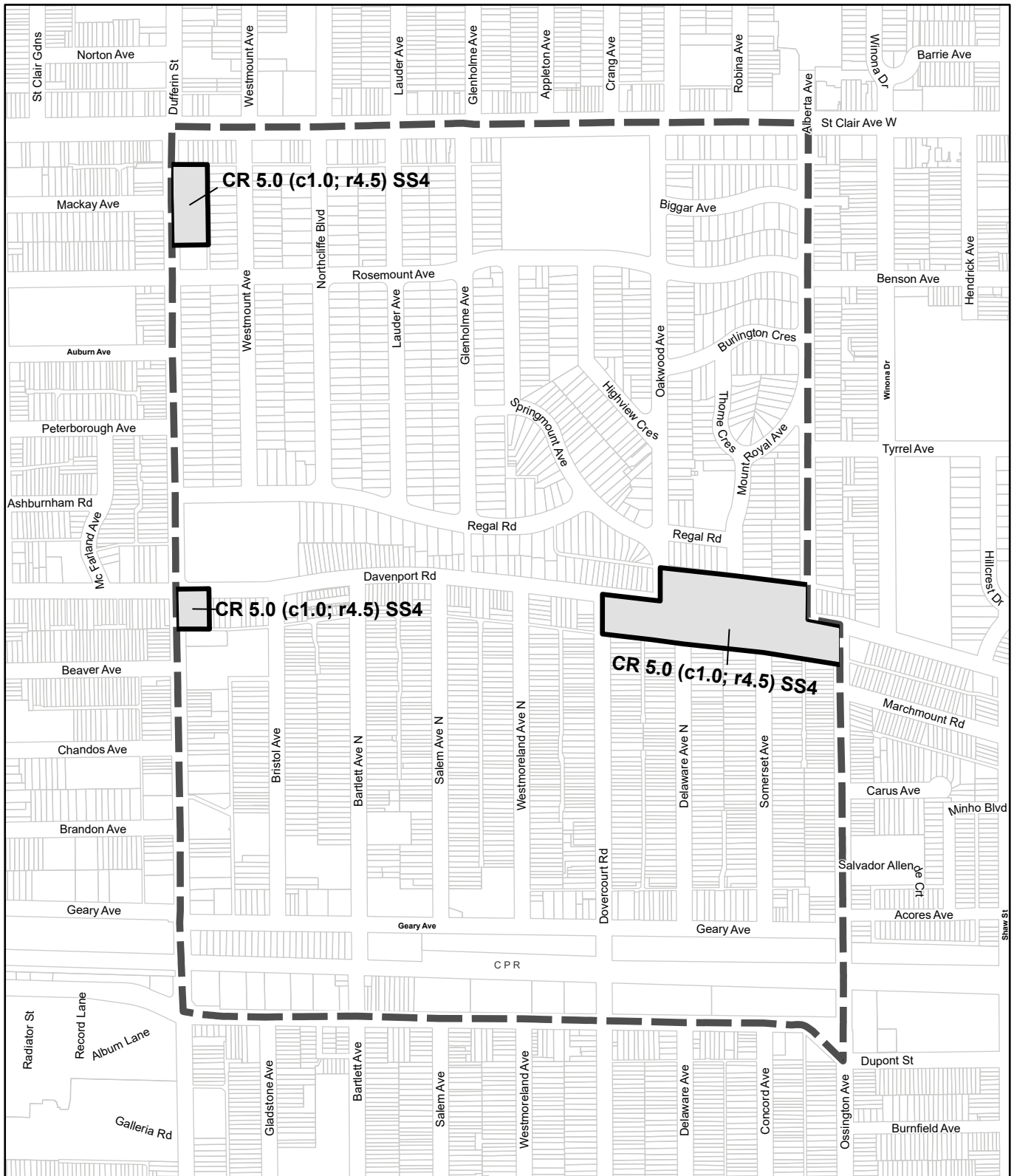


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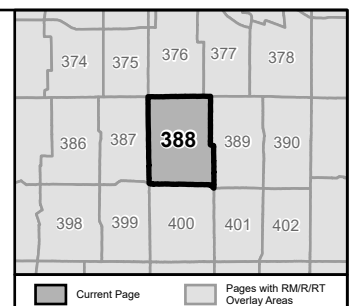
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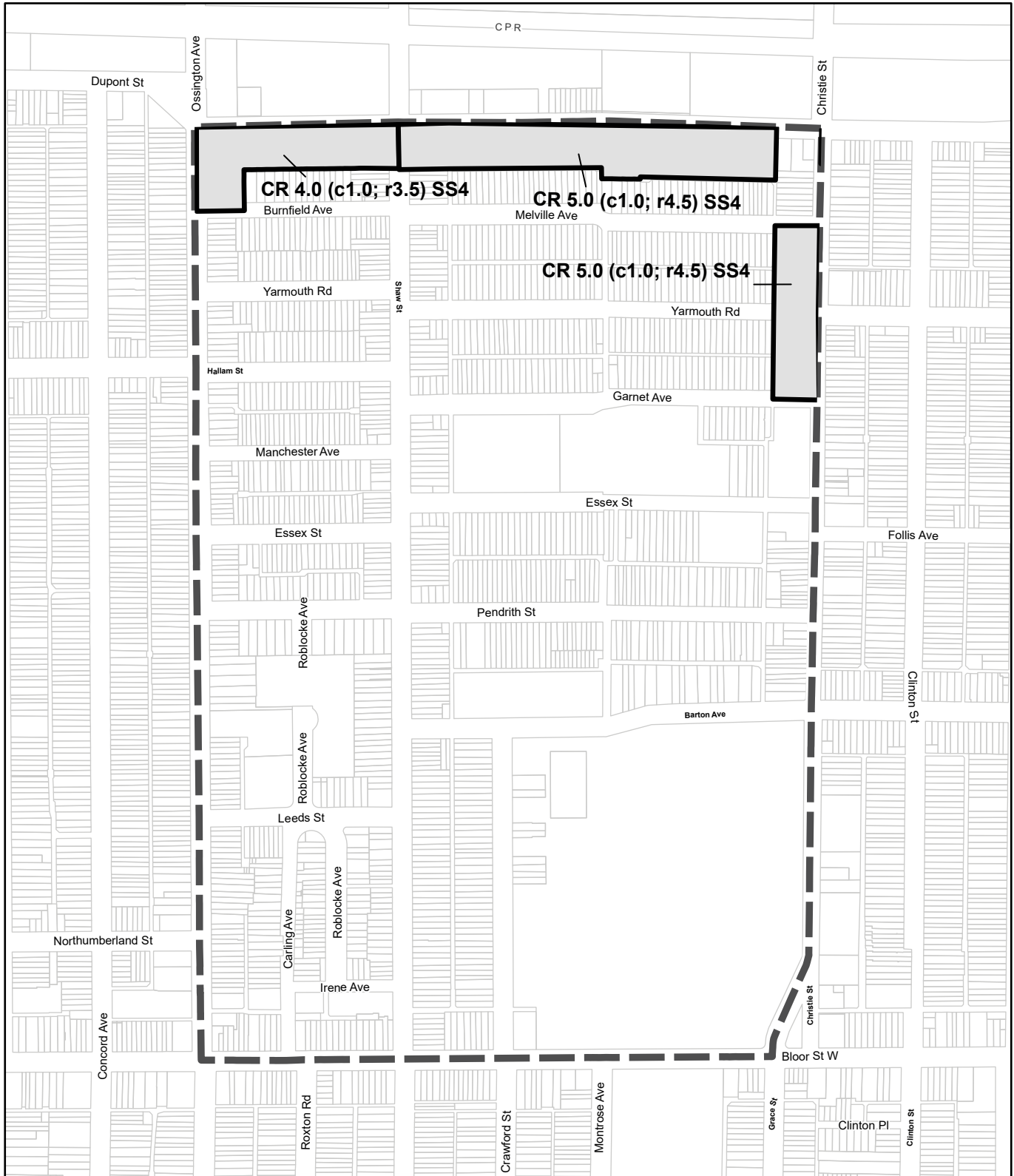


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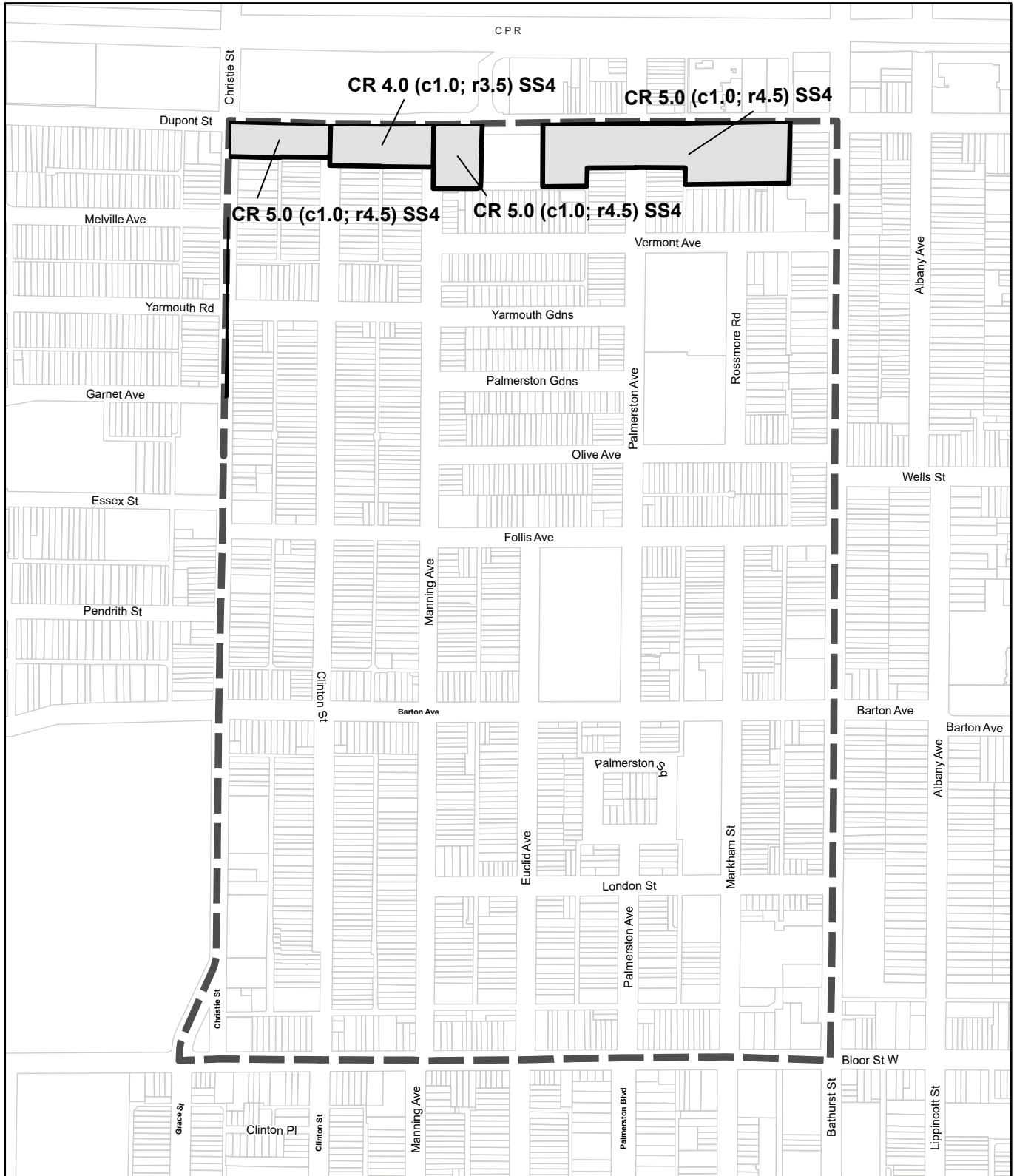


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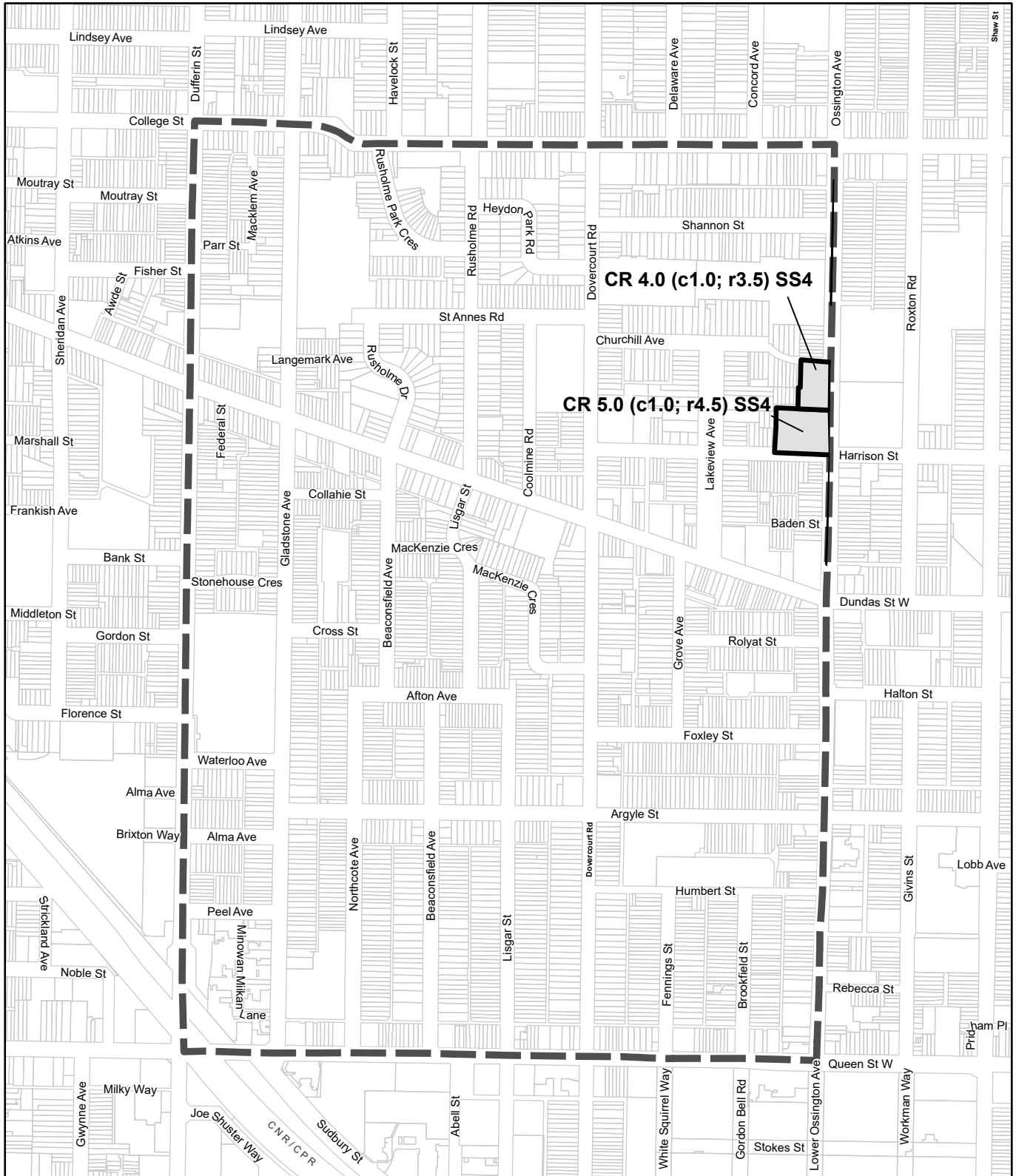
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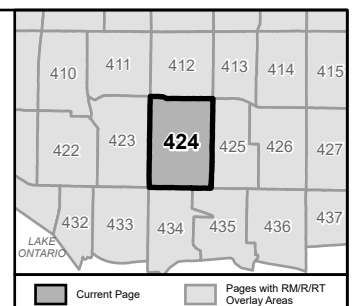
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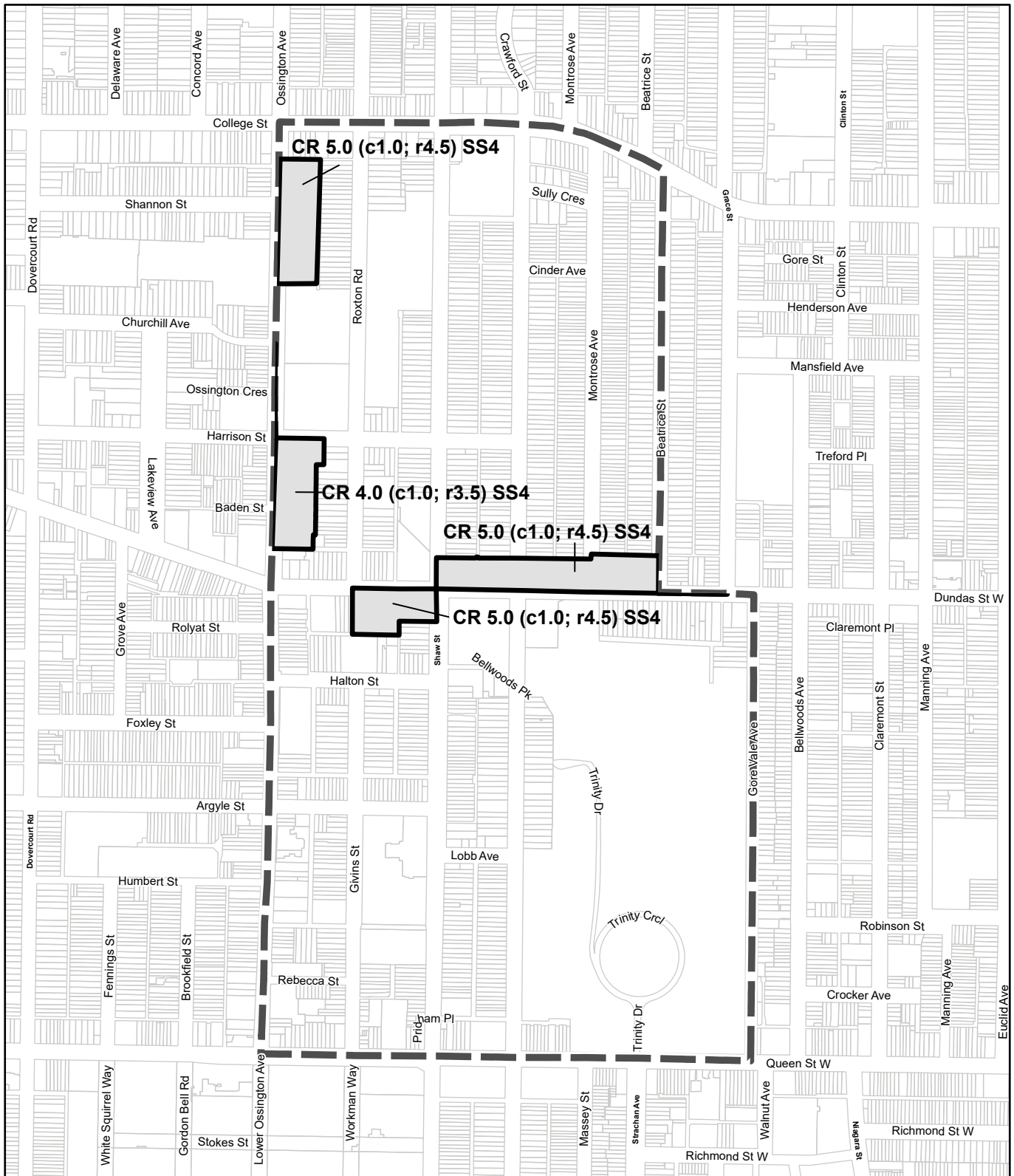


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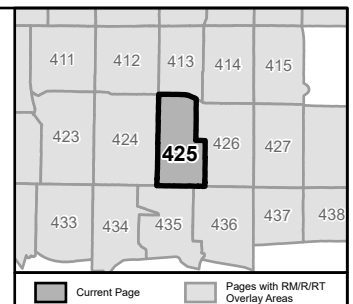
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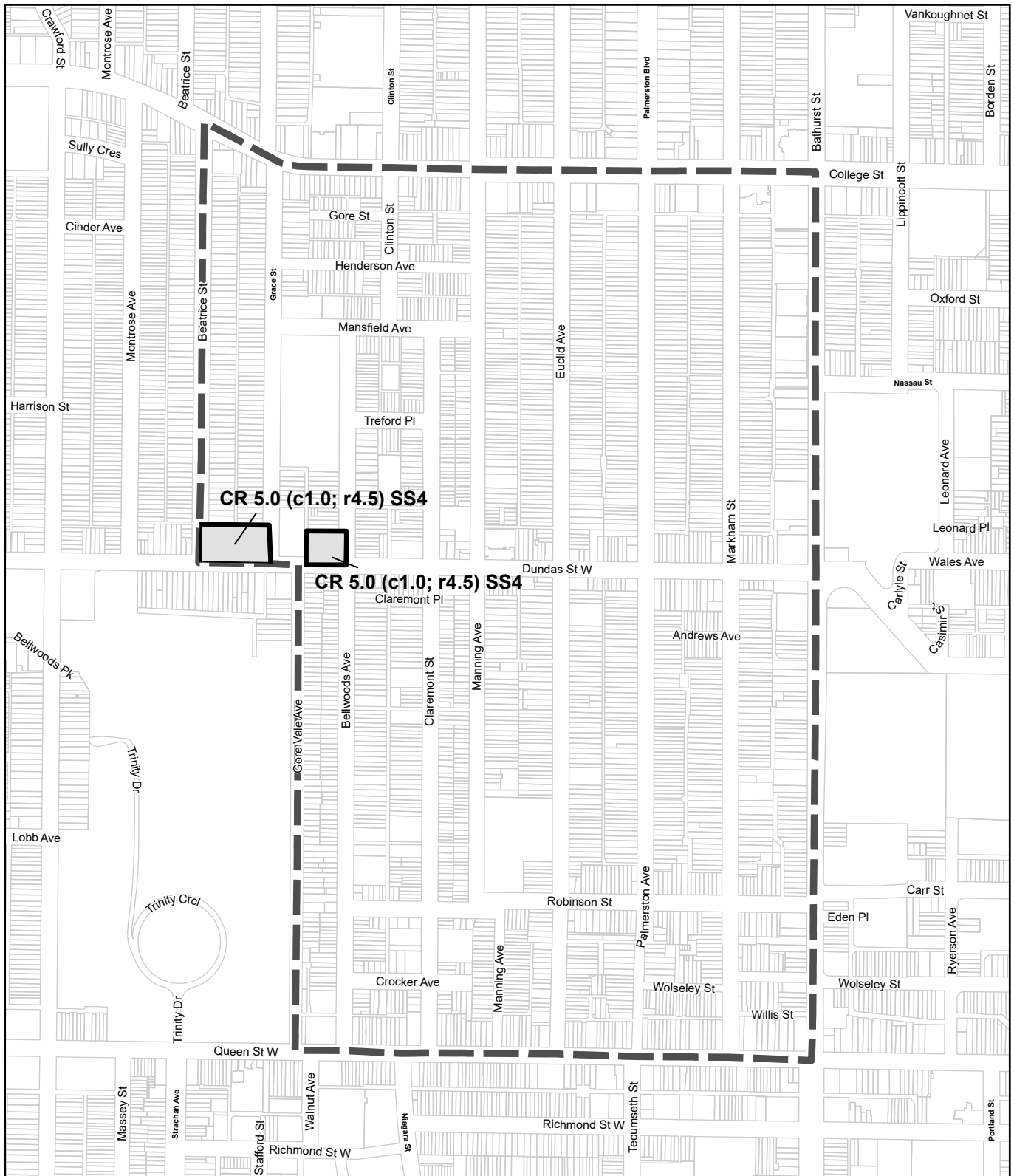


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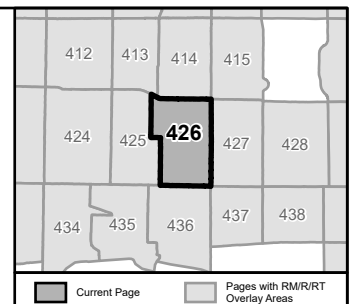
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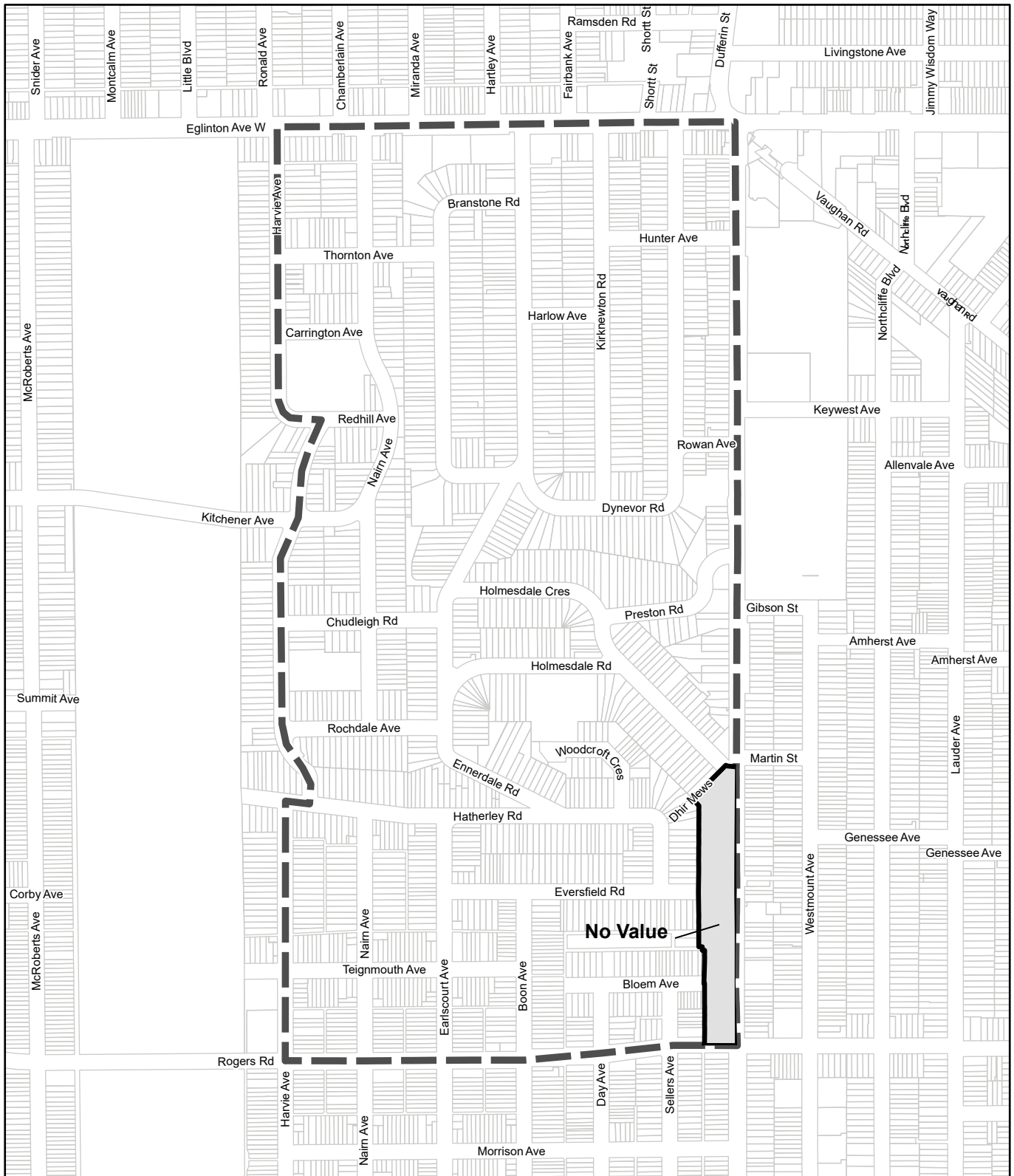


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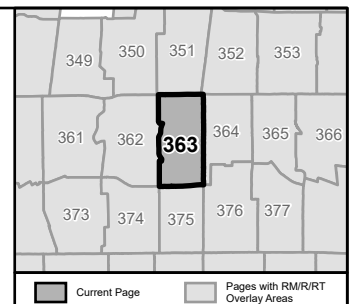
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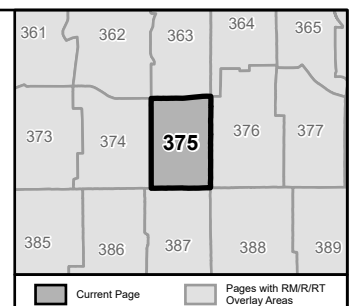
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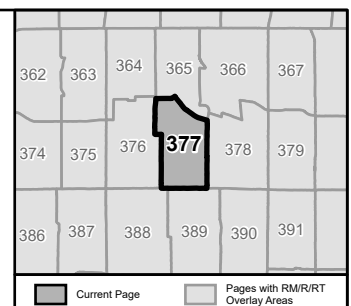
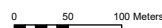


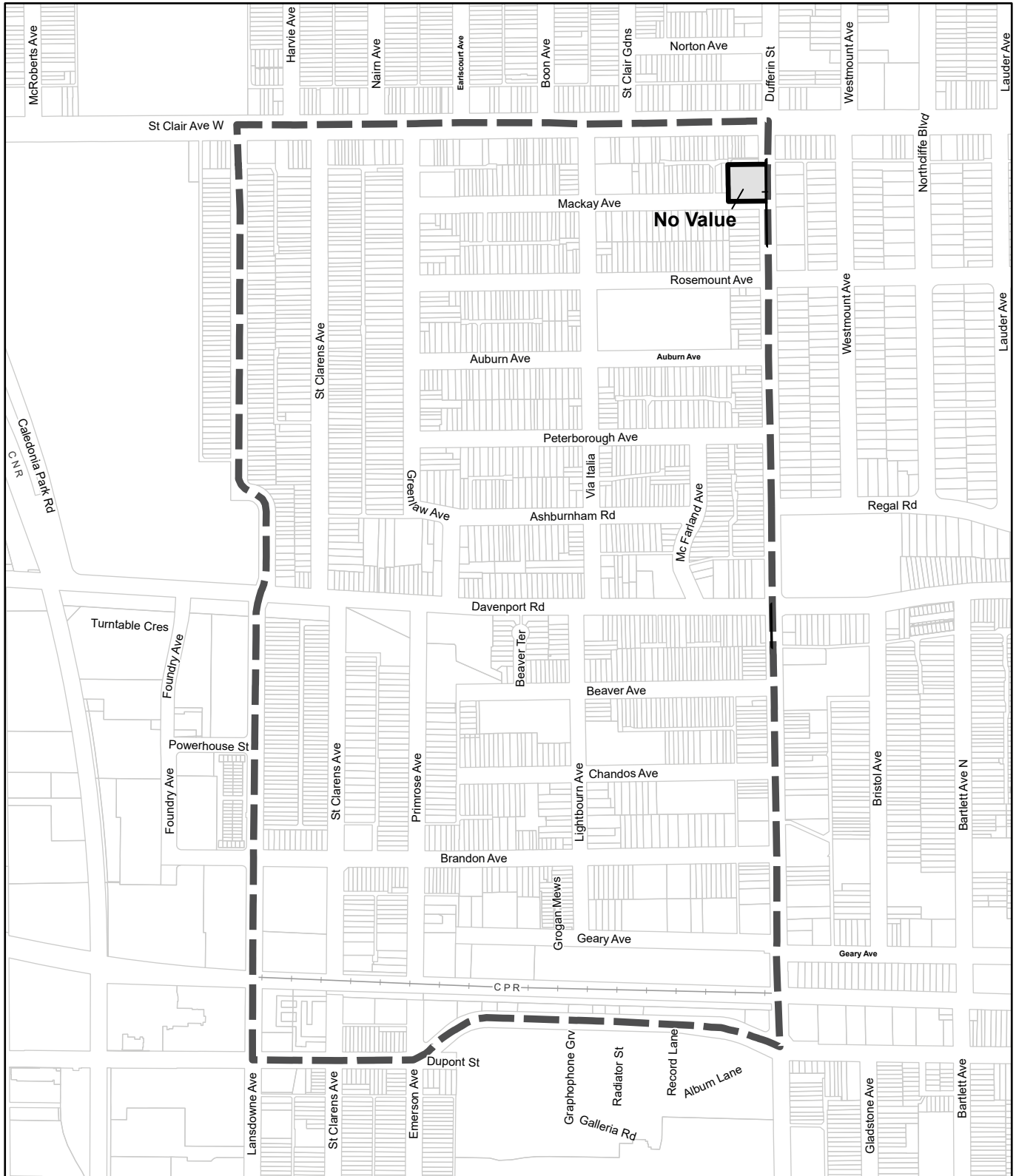


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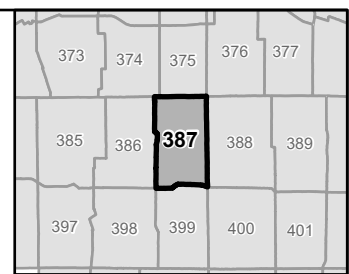
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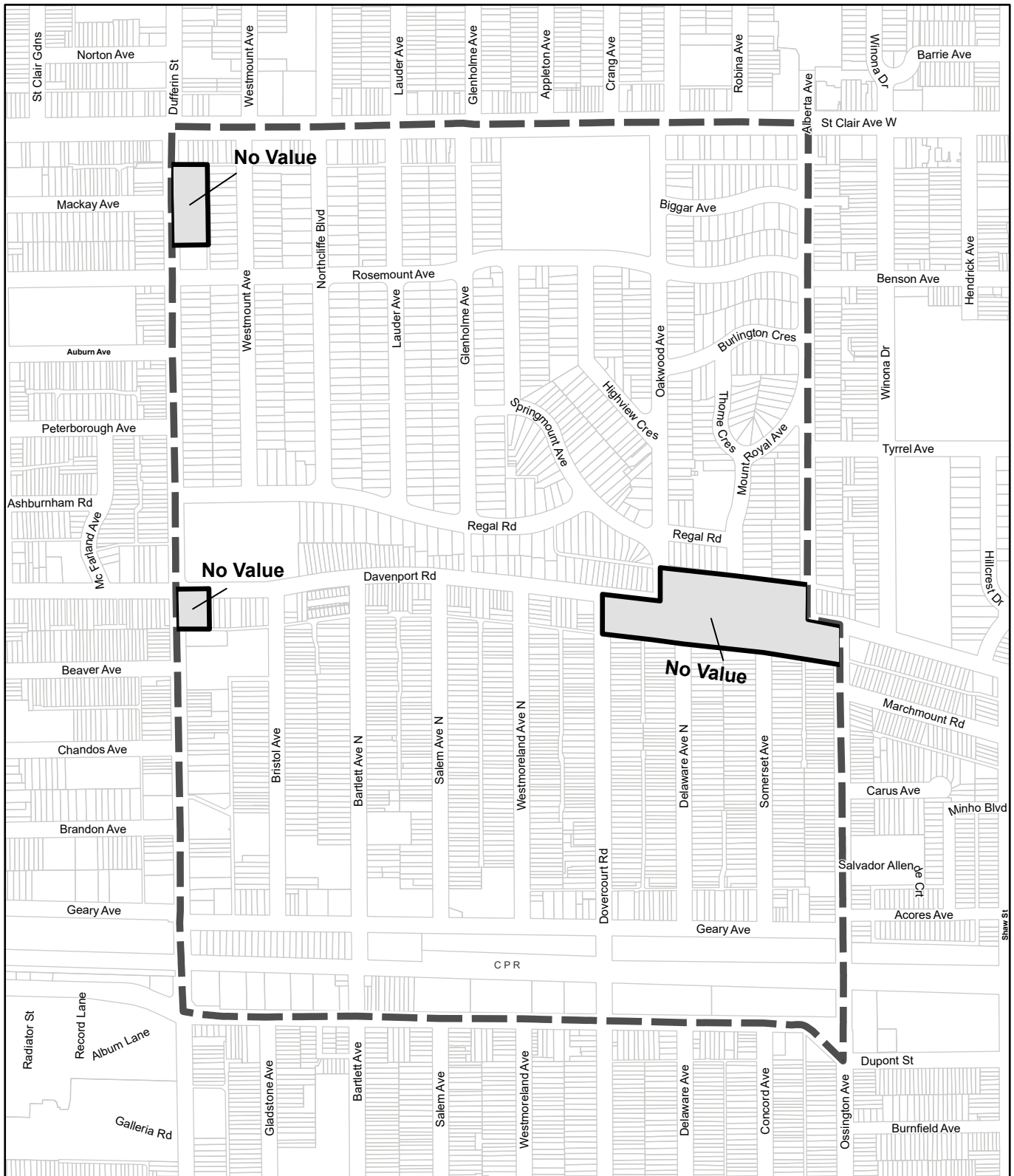


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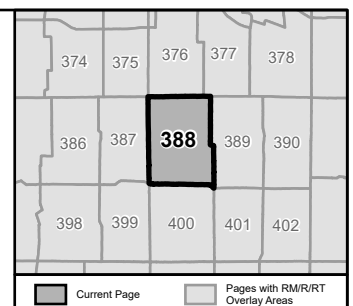
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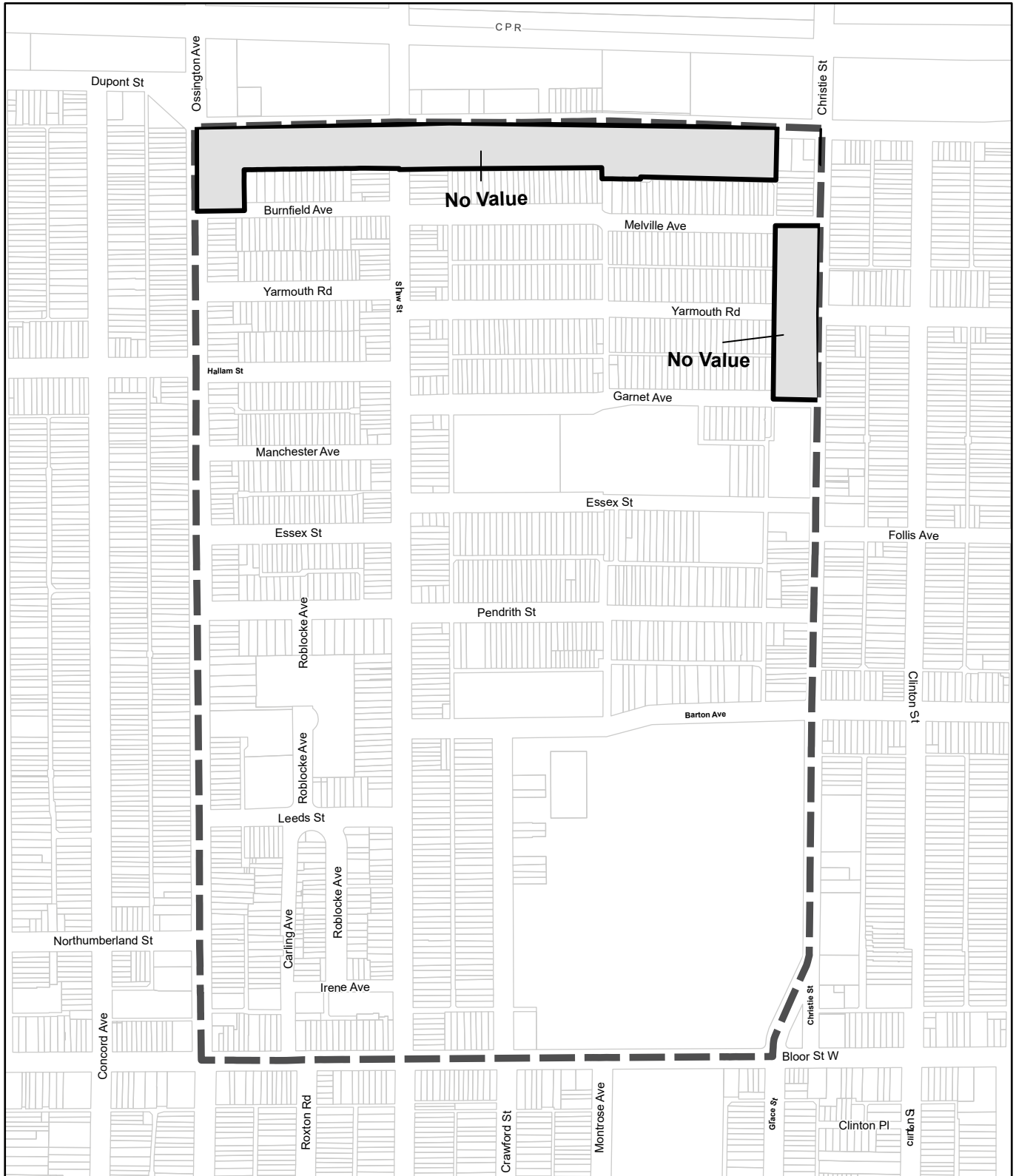


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Lands subject to height overlay amendments



Map tile boundary



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Lands subject to height overlay amendments

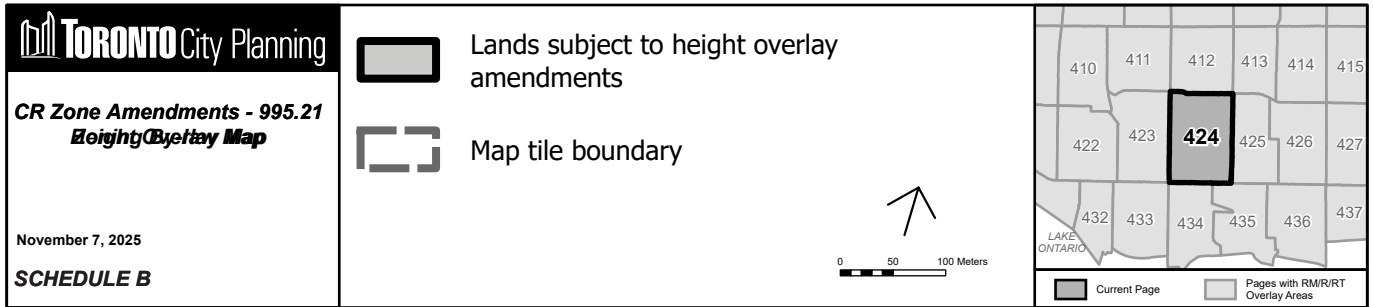


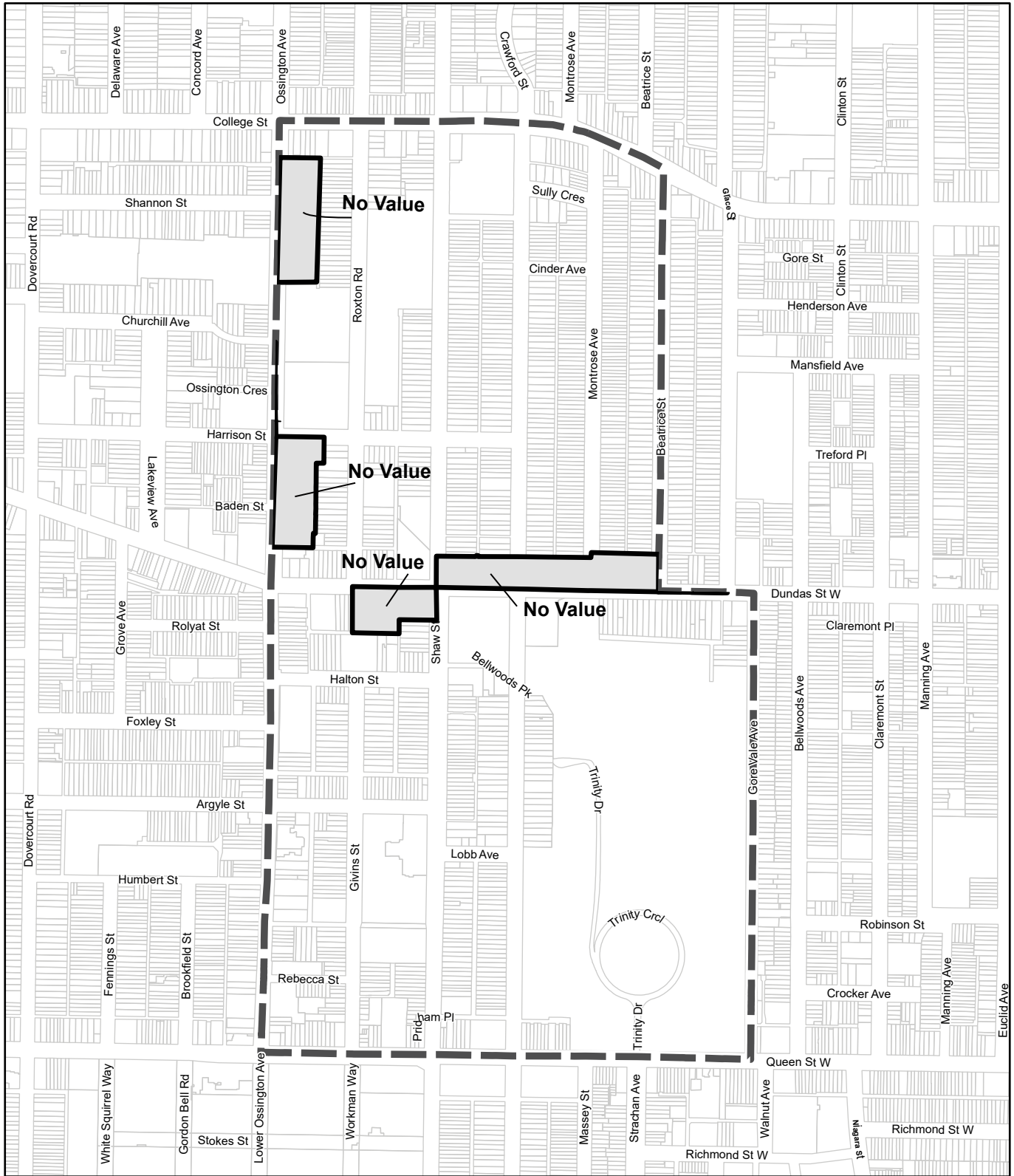
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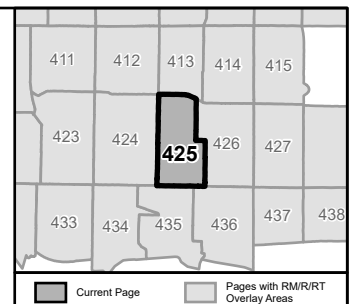
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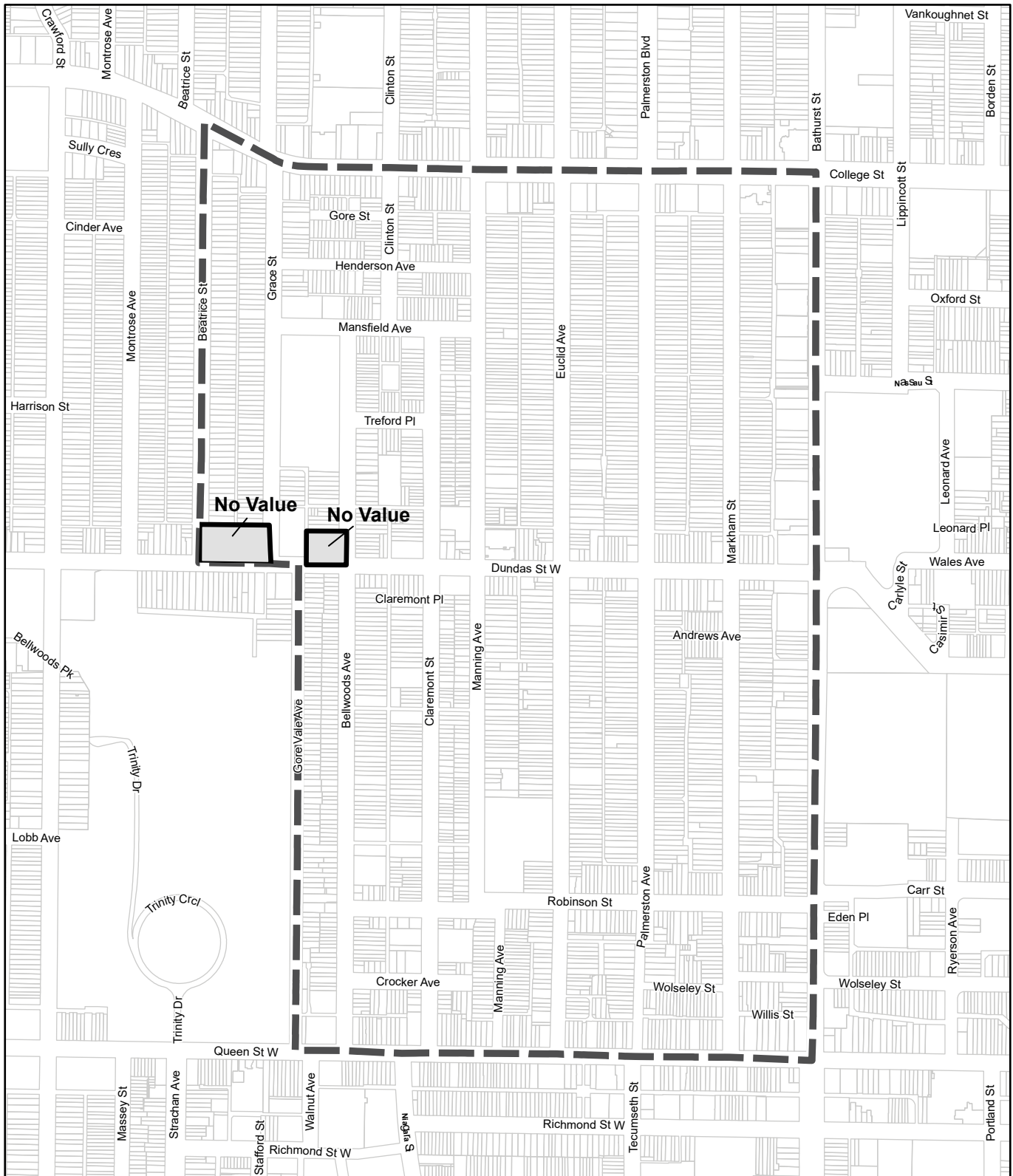


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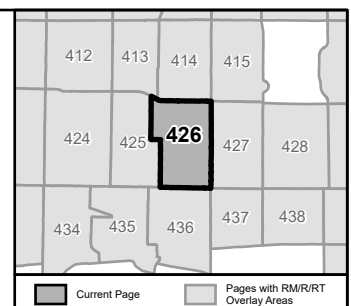
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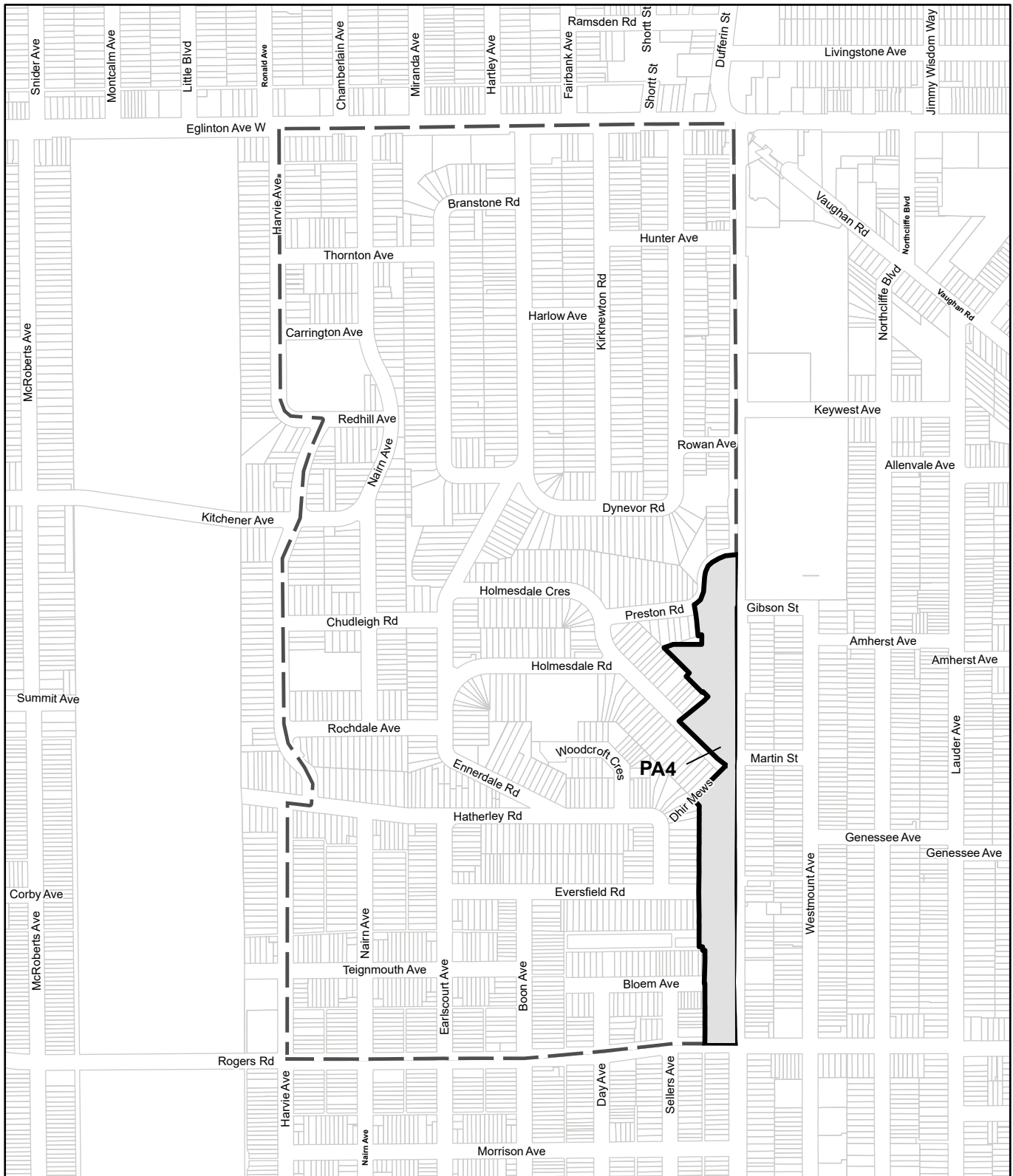


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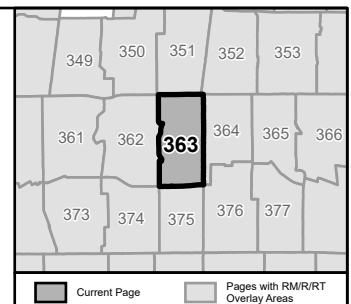
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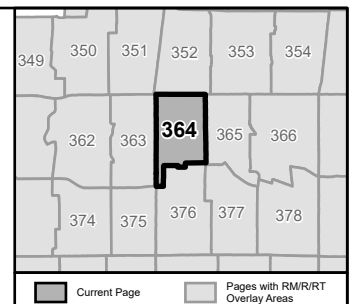
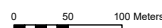
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-  Lands subject to height overlay amendments
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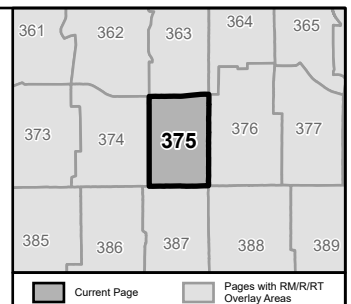
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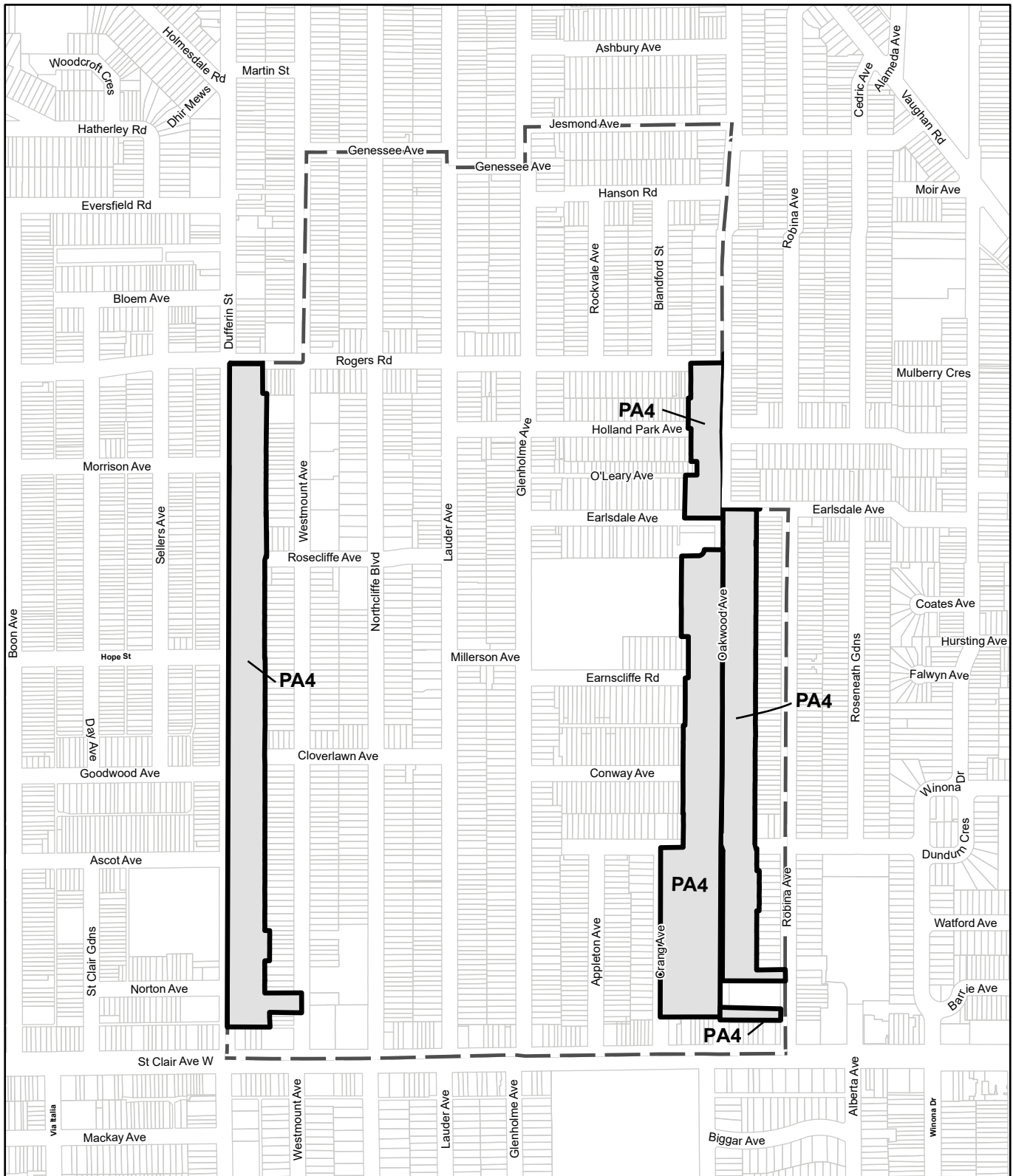


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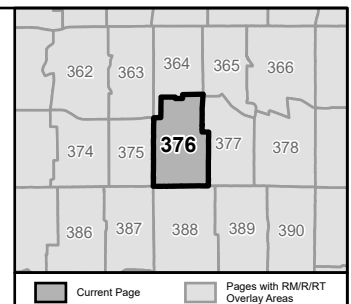
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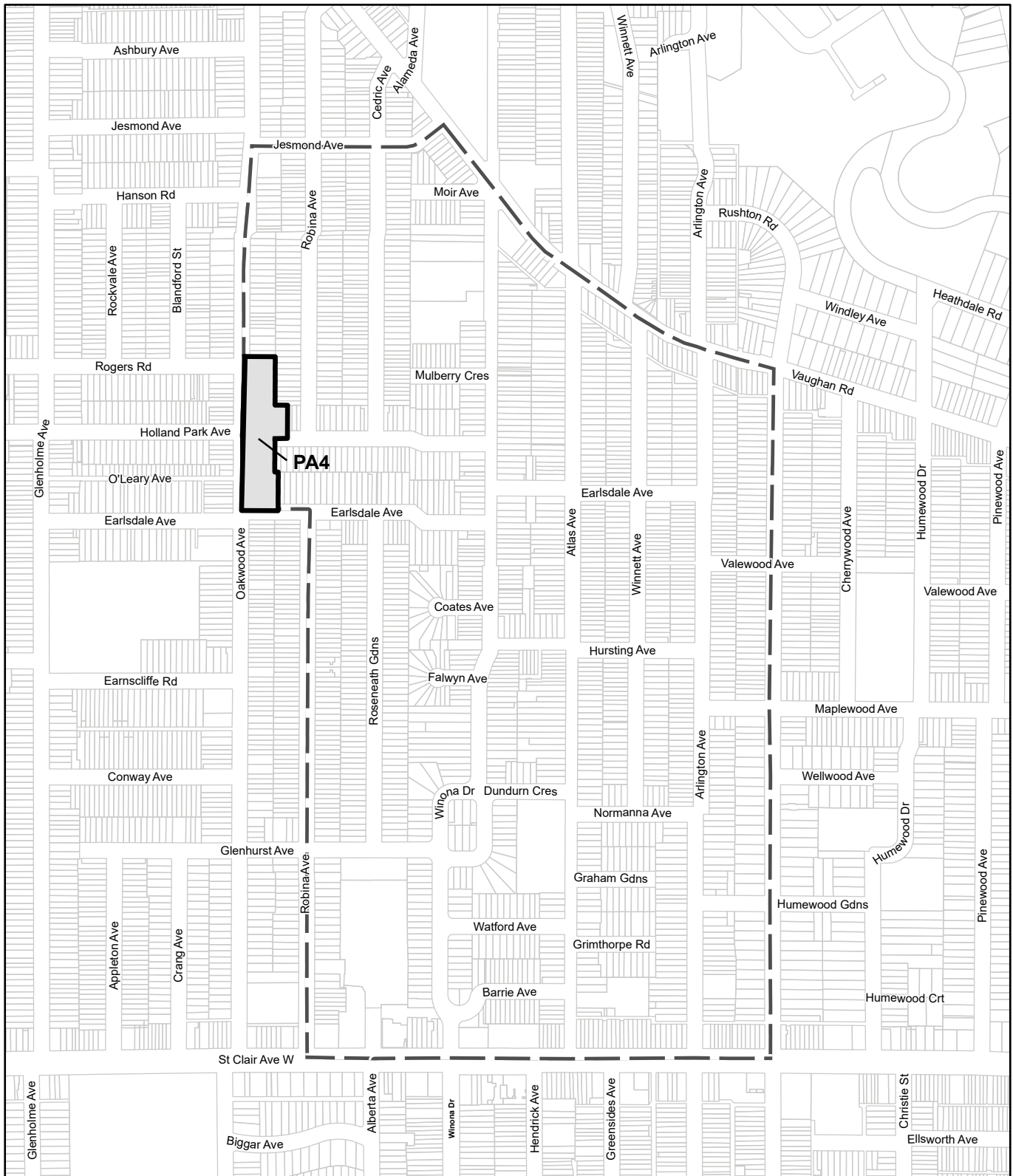


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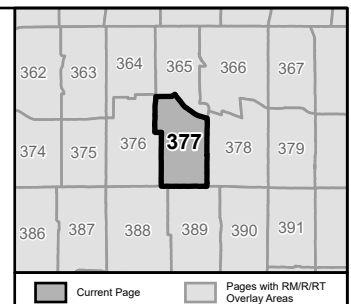
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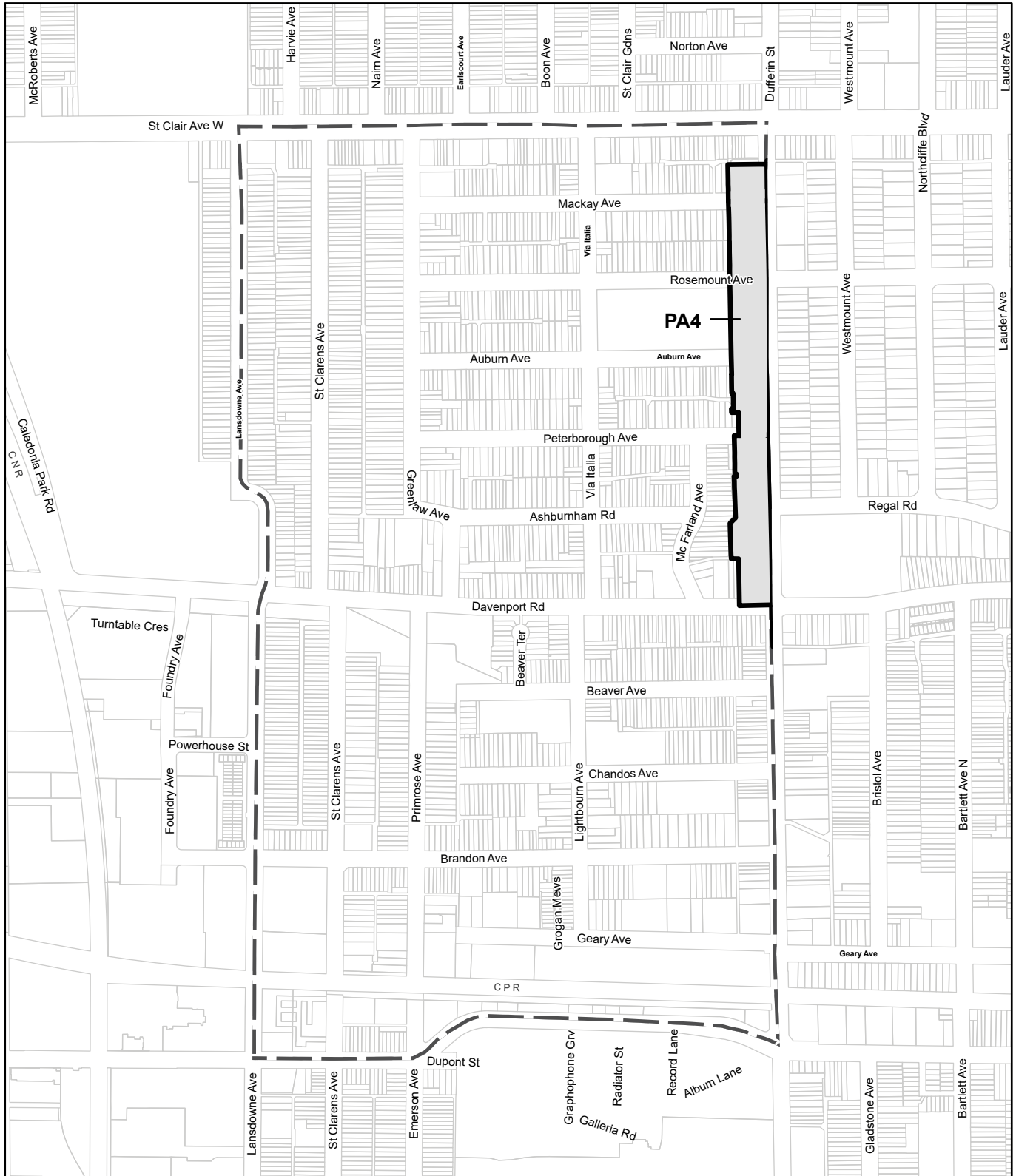


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**CR Zone Amendments - 995.10
Policy Area Overlay Map**

November 10, 2025

SCHEDULE C



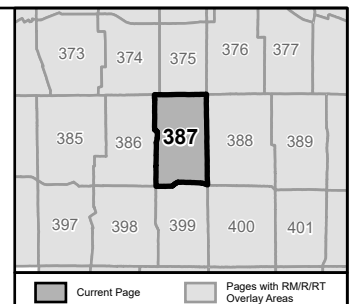
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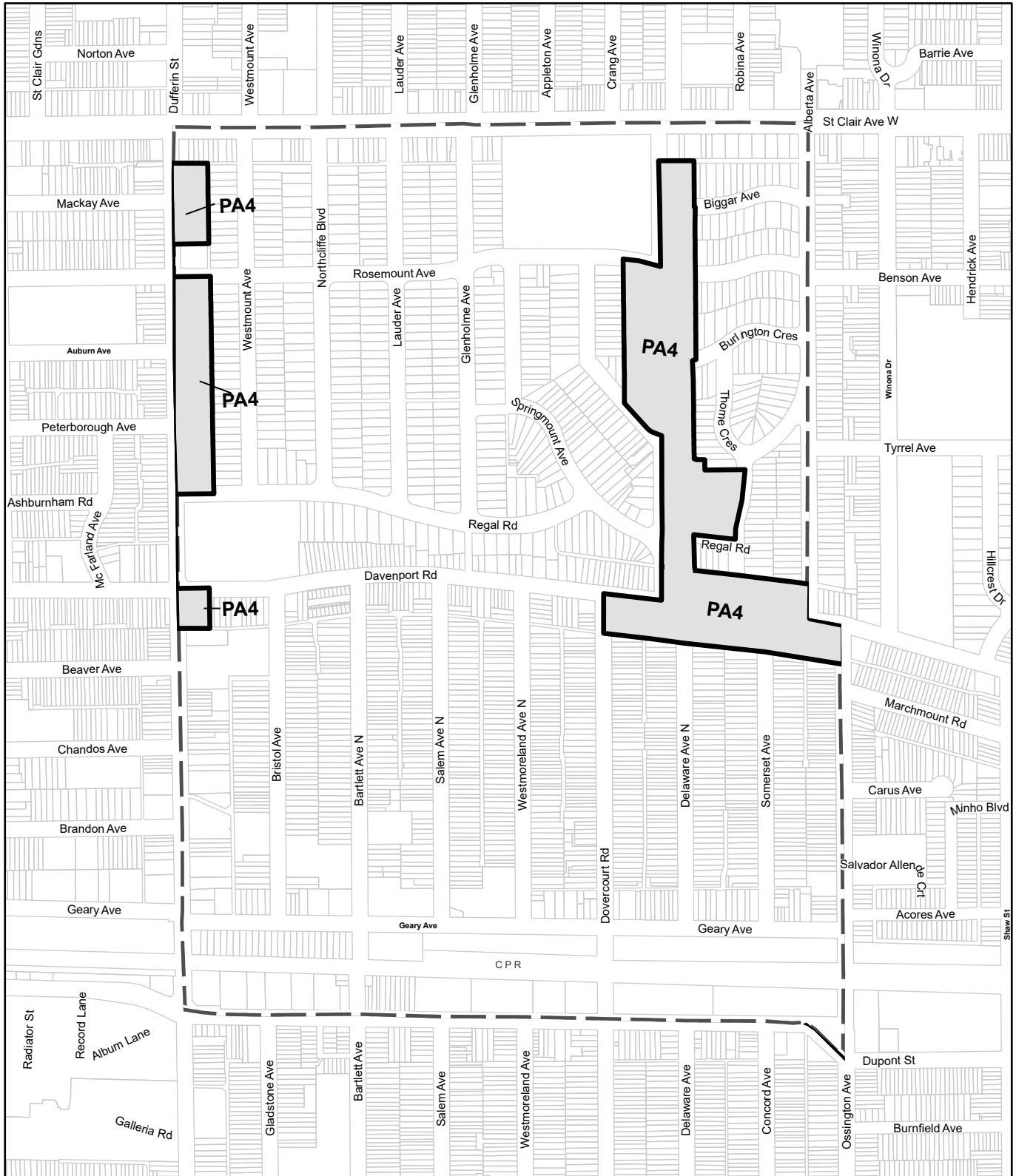


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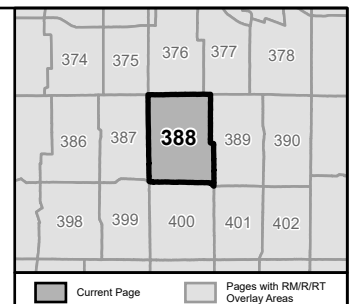
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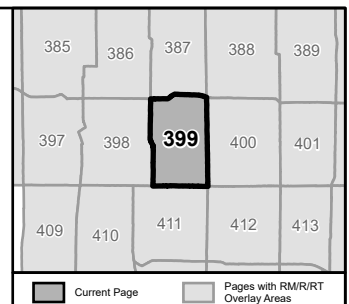
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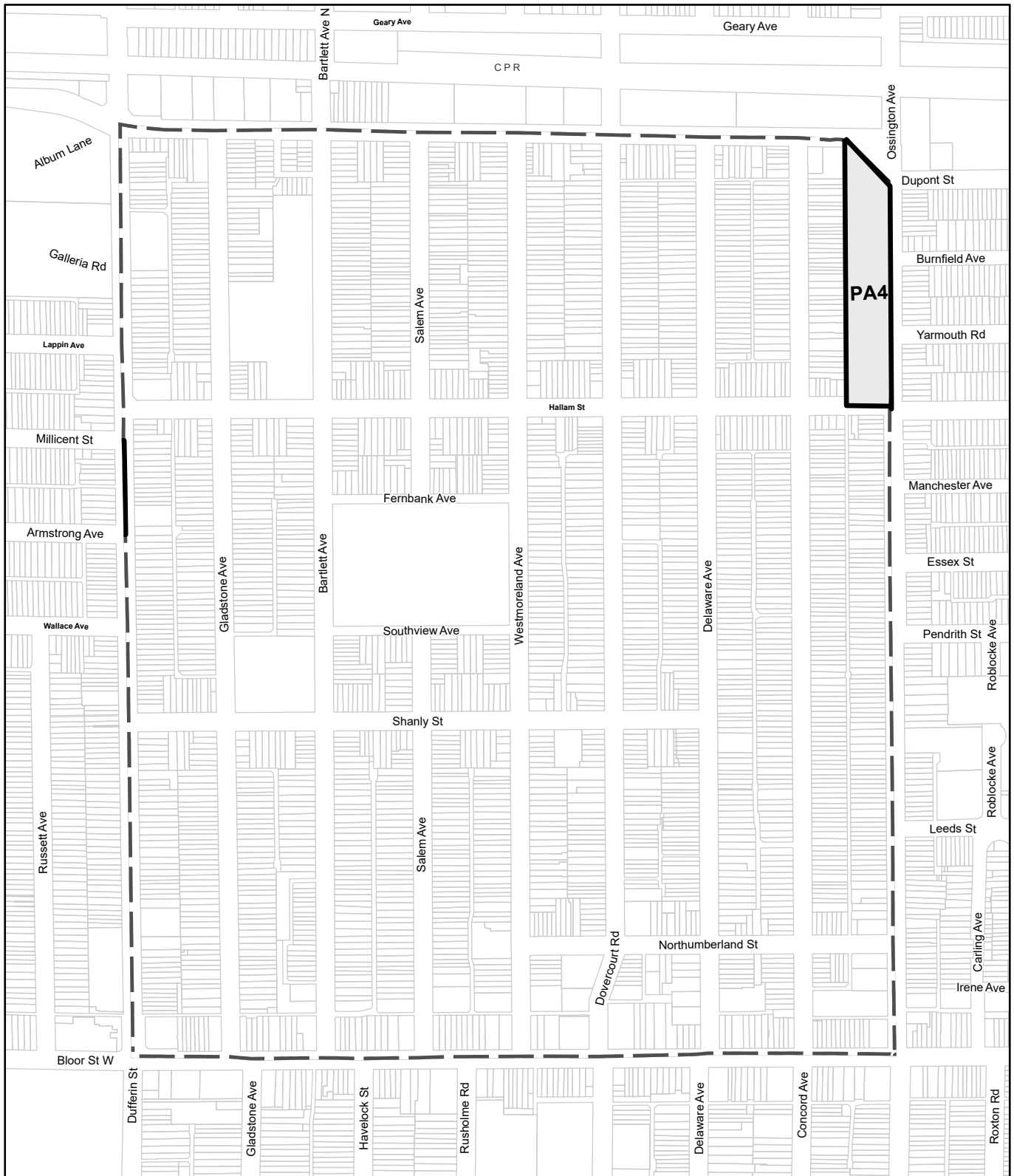


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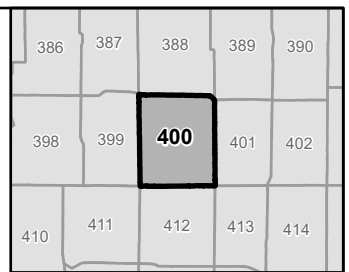
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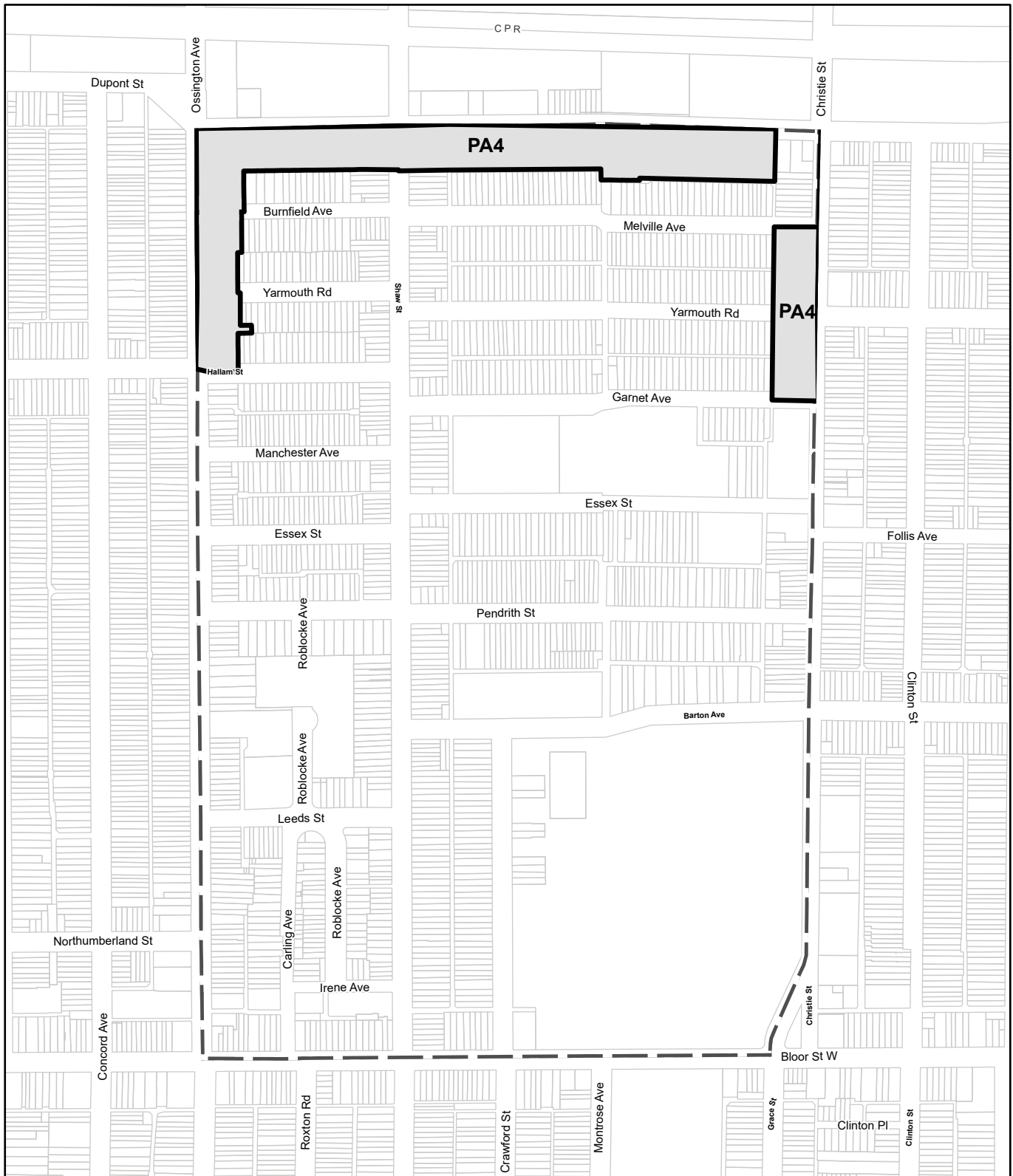


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Lands subject to height overlay
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Lands subject to height overlay
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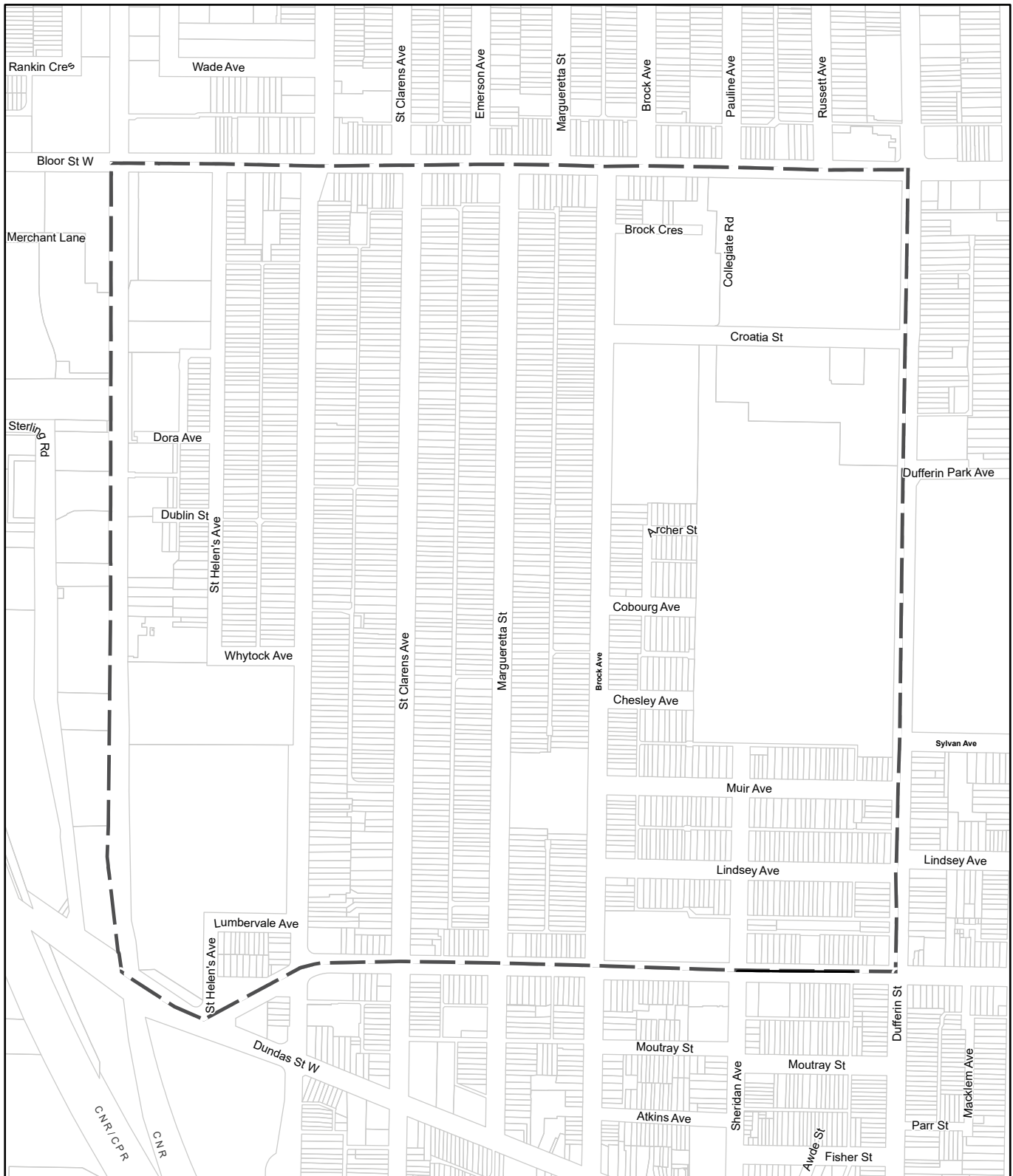


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**CR Zone Amendments - 995.10
Policy Area Overlay Map**

November 10, 2025

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Lands subject to height overlay
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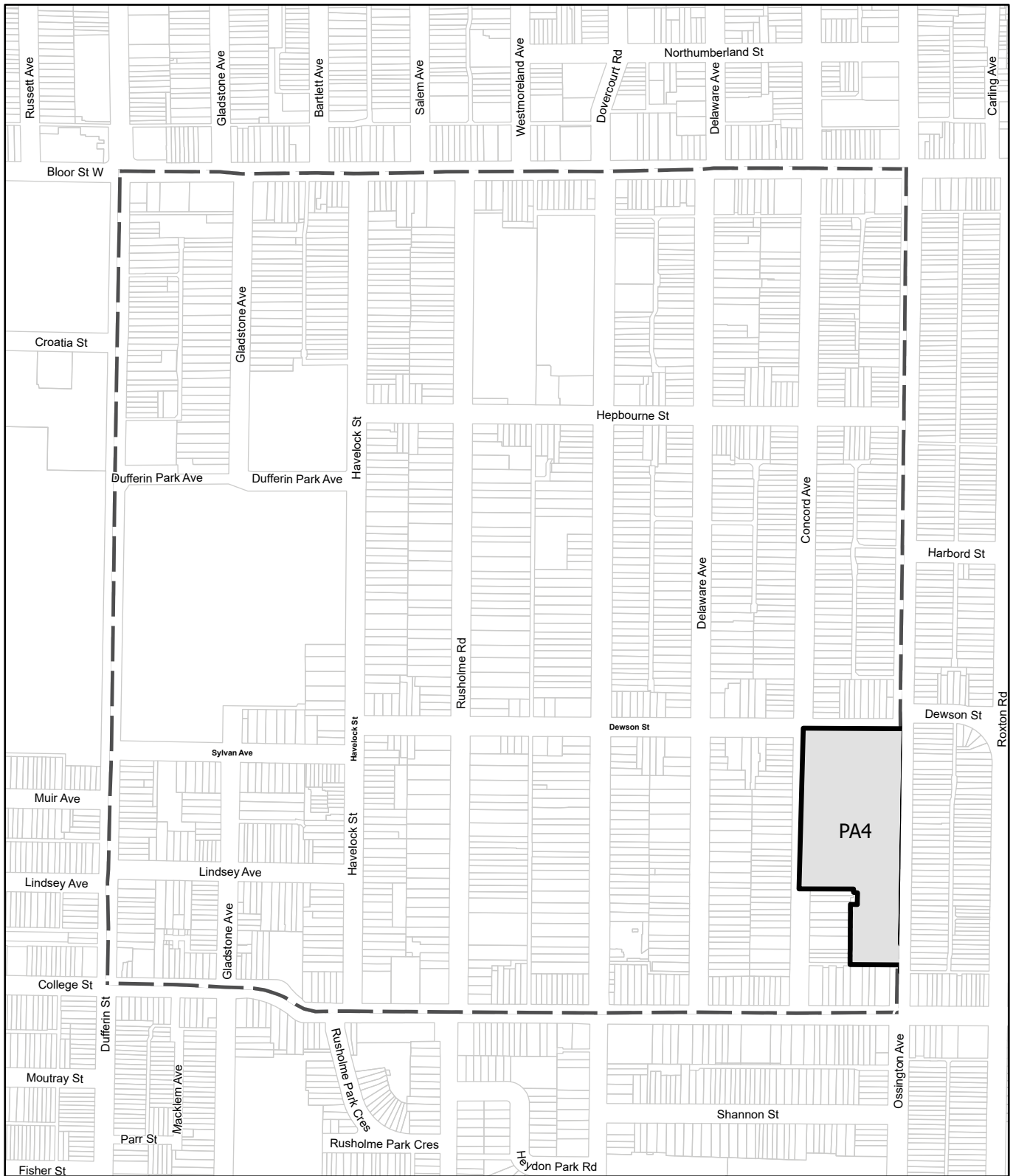


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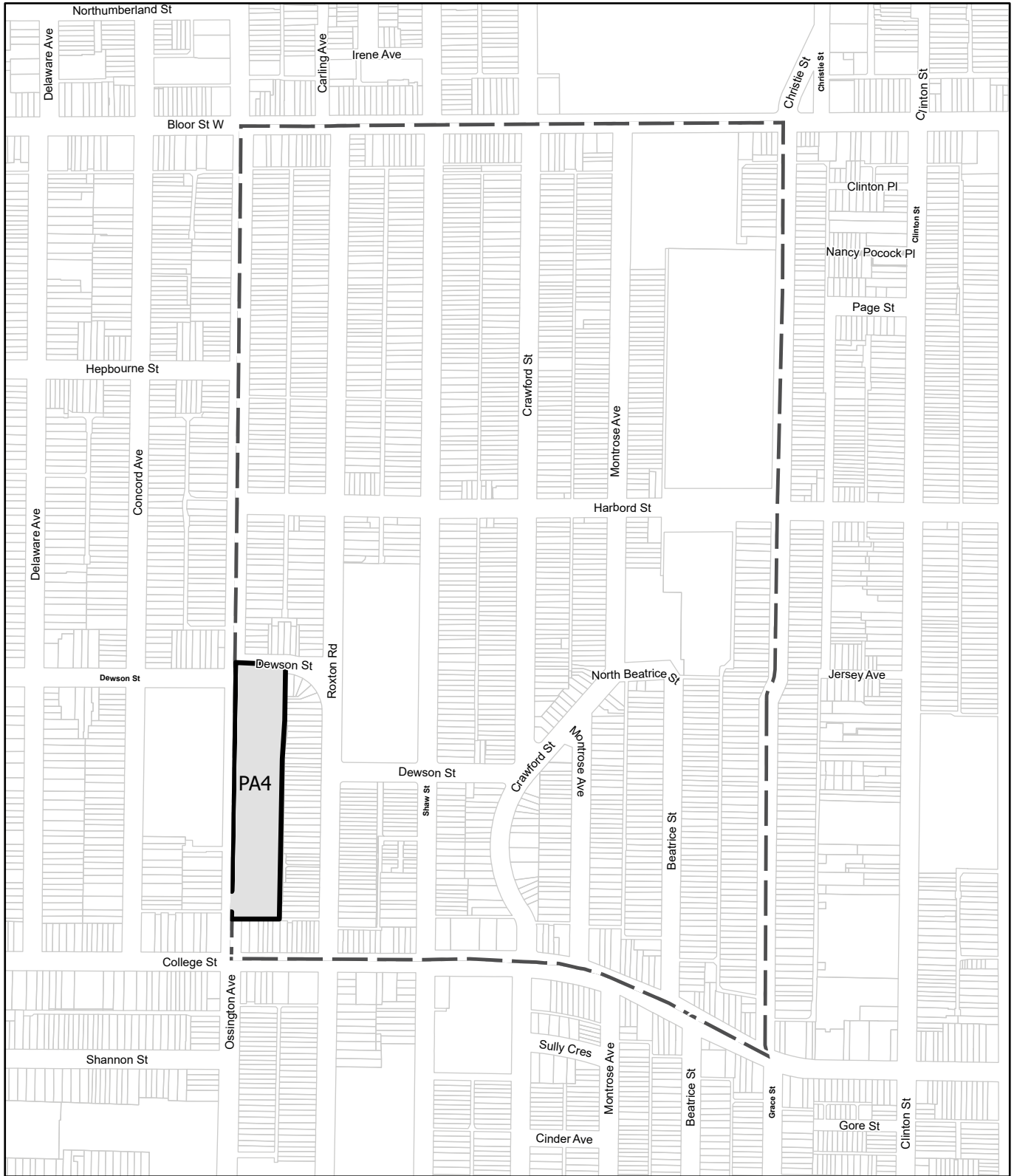


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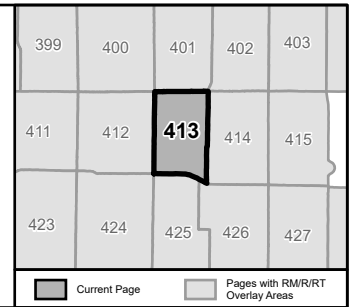
TORONTO City Planning

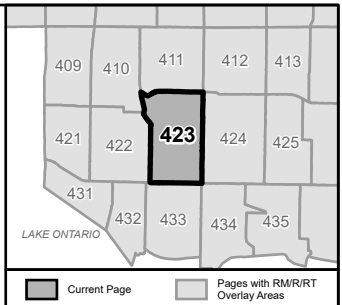
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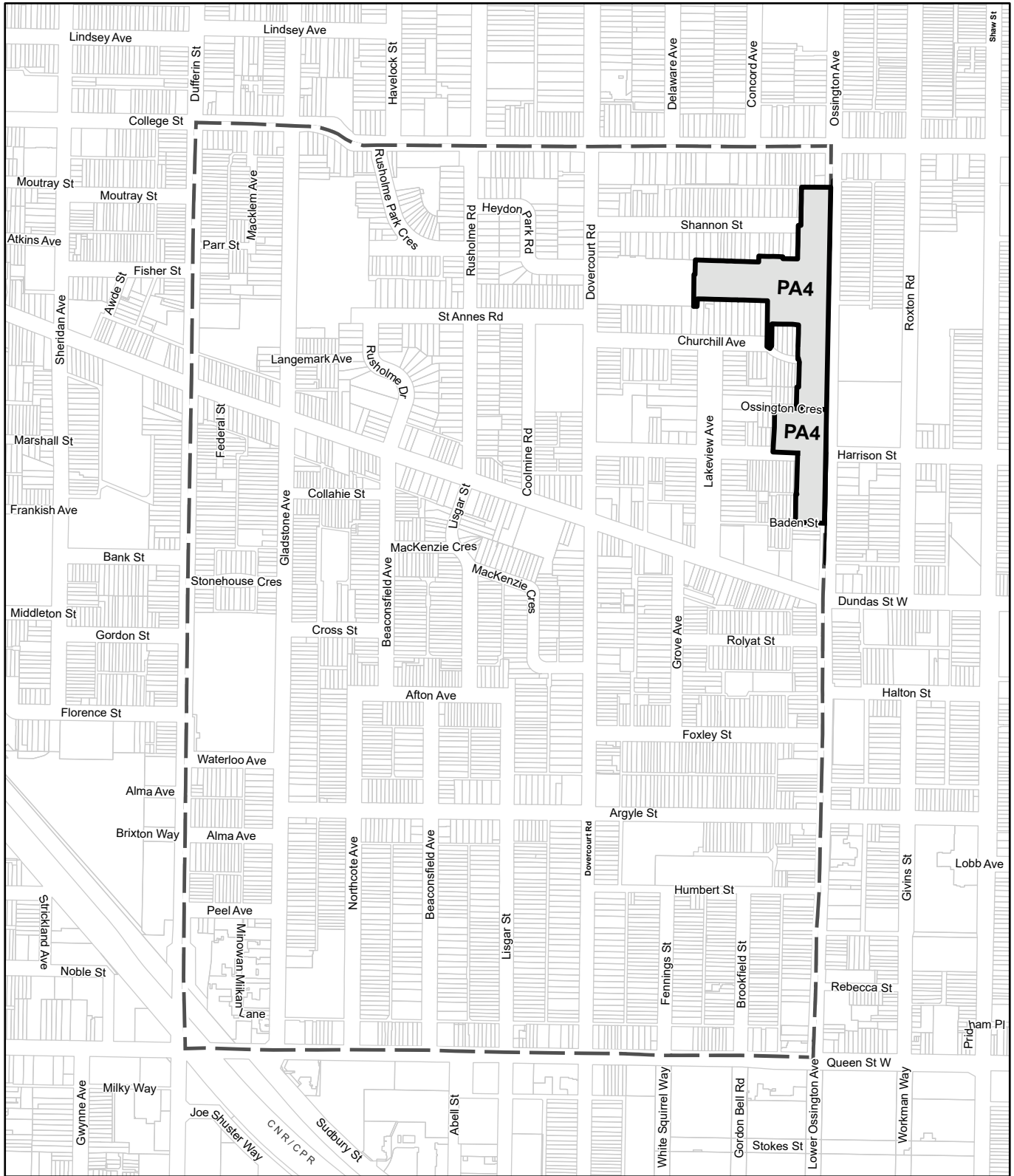
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Lands subject to height overlay amendments



Map tile boundary



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