

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.
4. 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.
3. 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].
6. This By-law comes into force and effect on the date that By-law [Clerks to insert By-law number] comes into force and effect.

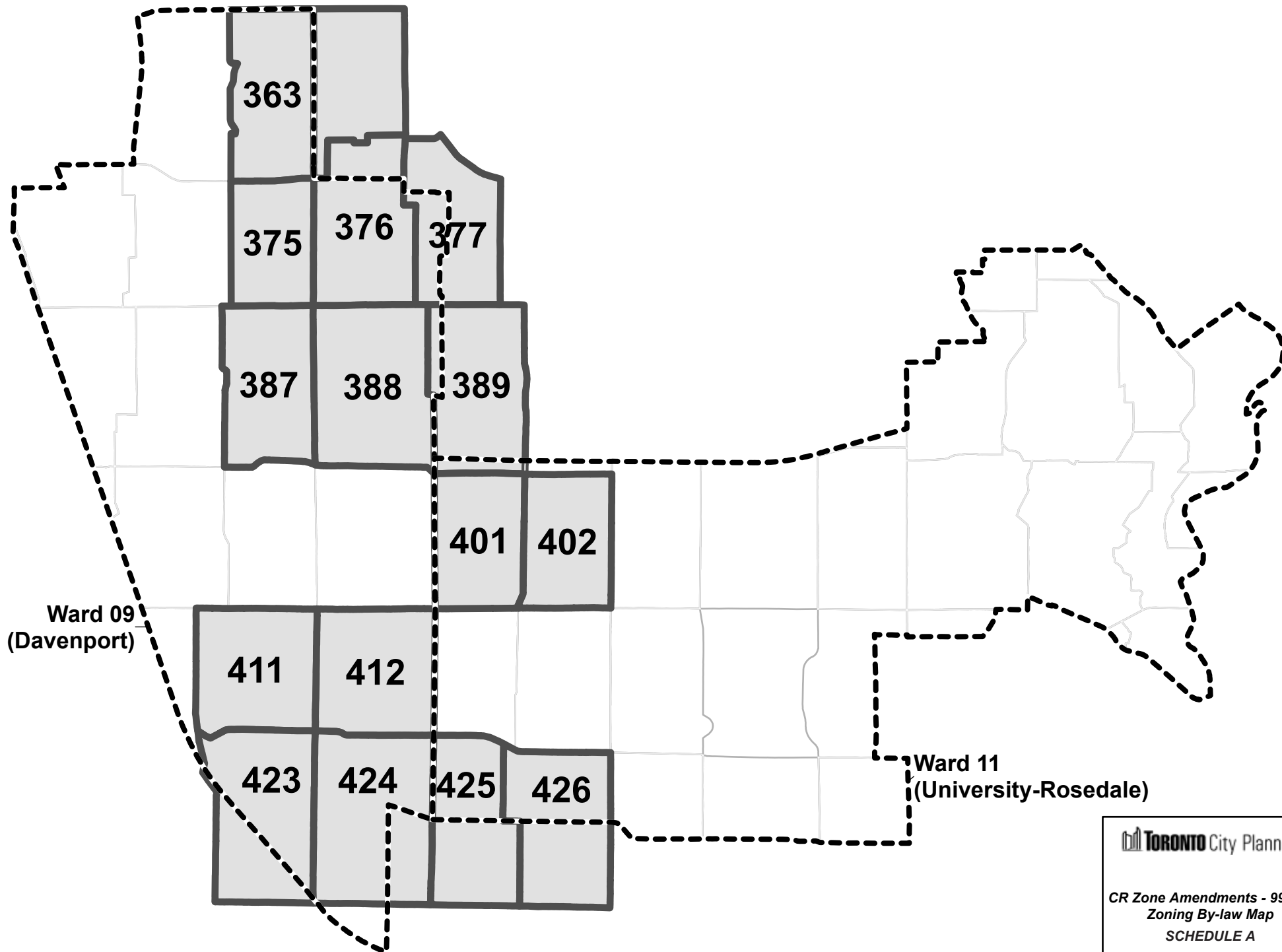
Enacted and passed on [Clerks to insert date].

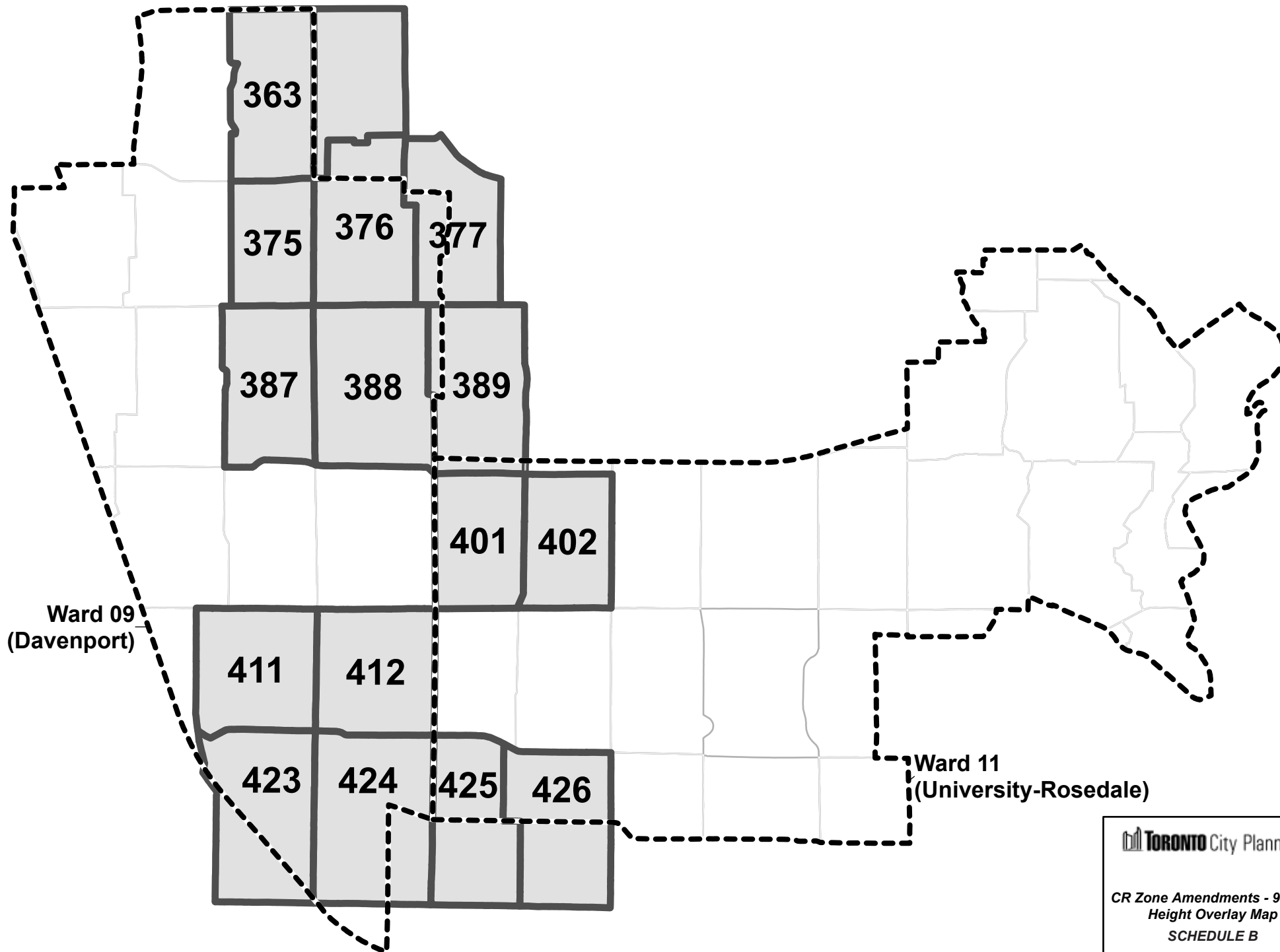
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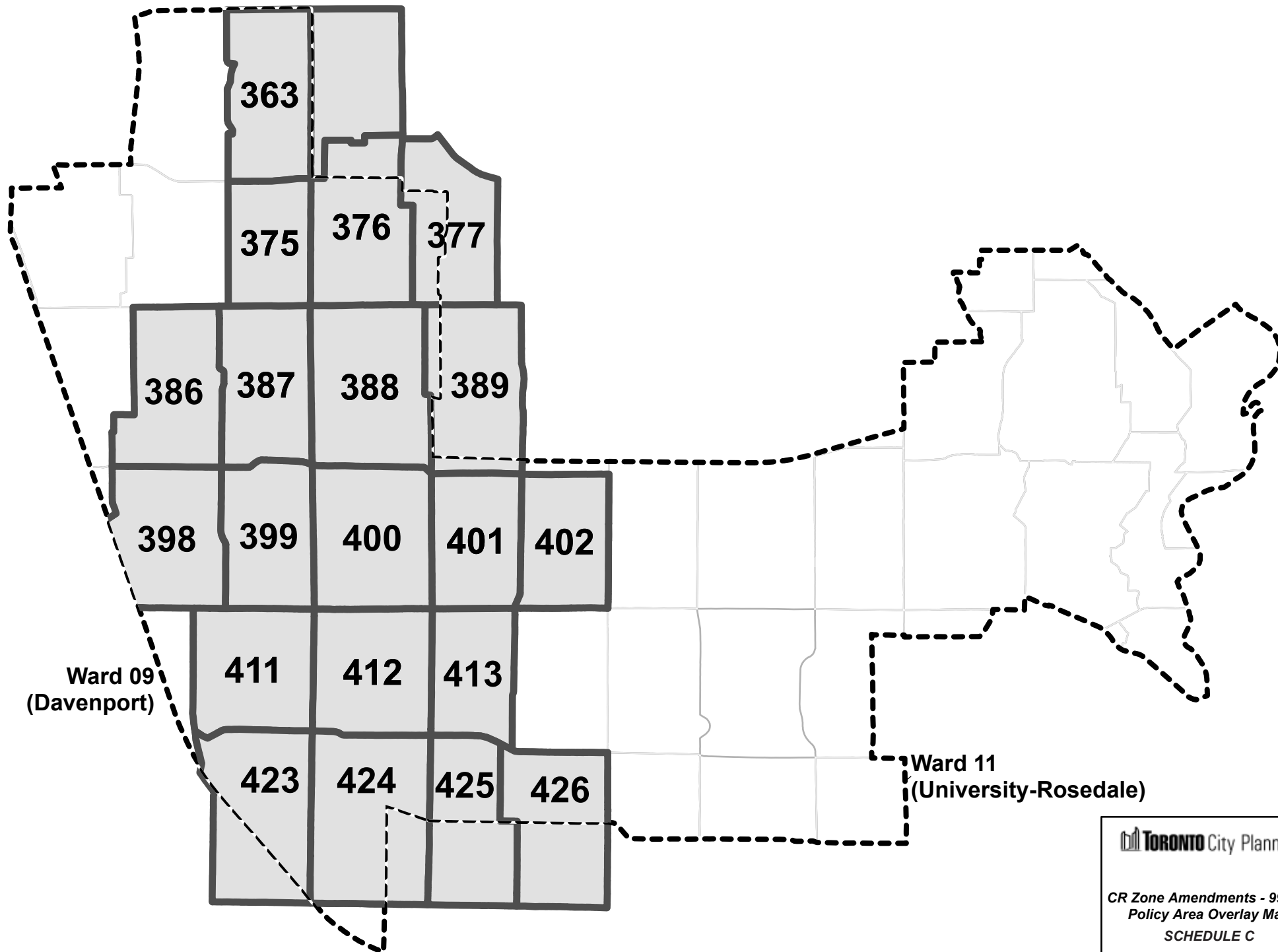
Speaker

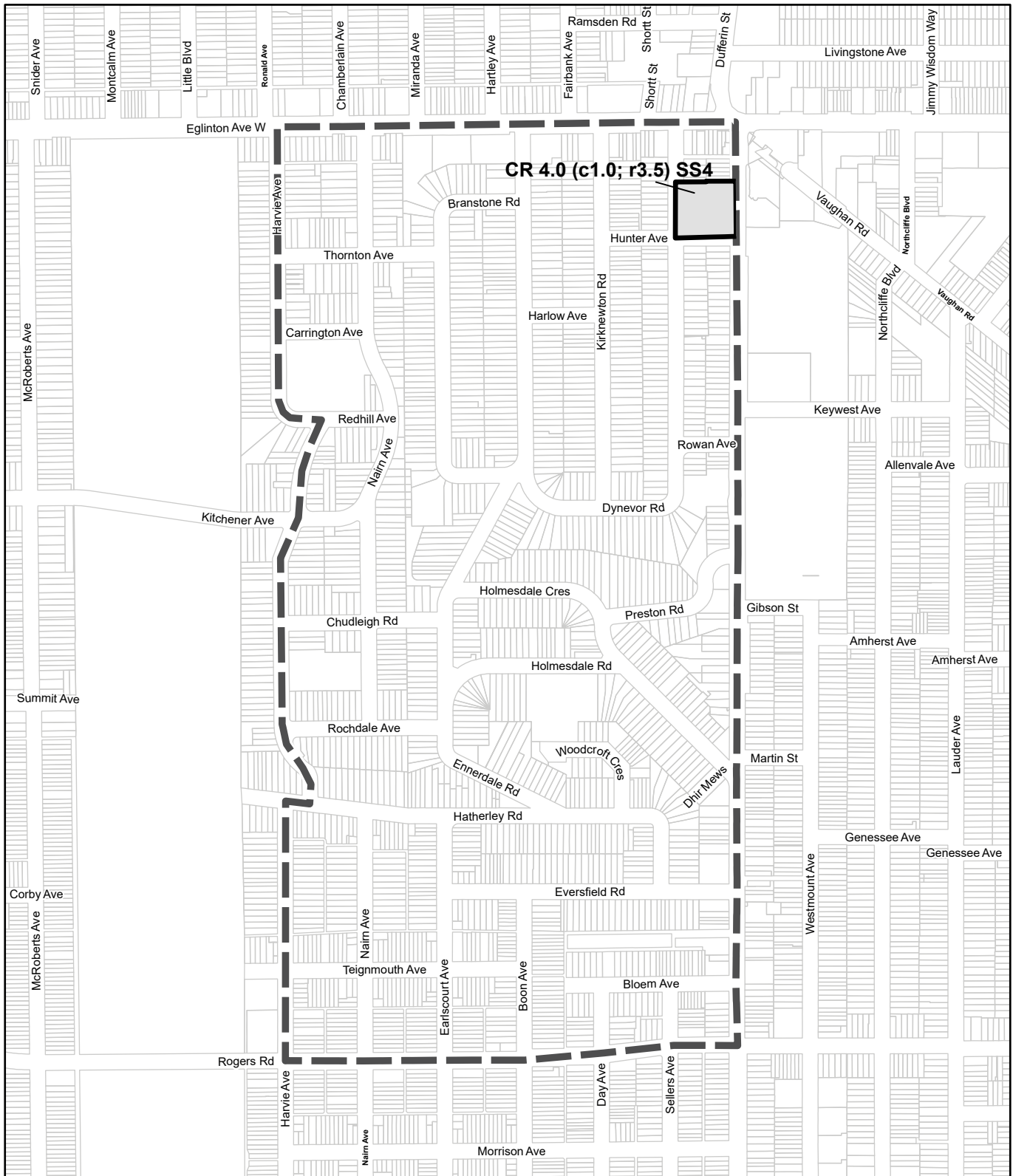
(Seal of the City)

[full name],
City Clerk









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

November 7, 2025

SCHEDULE A



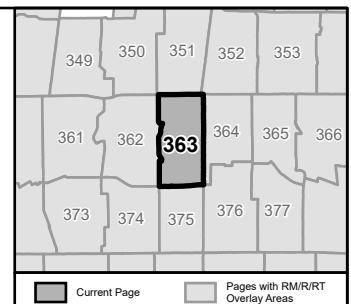
Lands subject to zone label
amendments

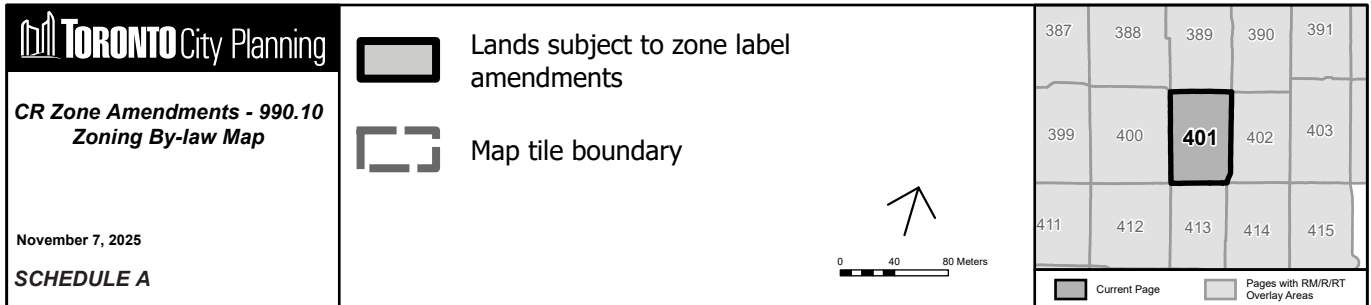


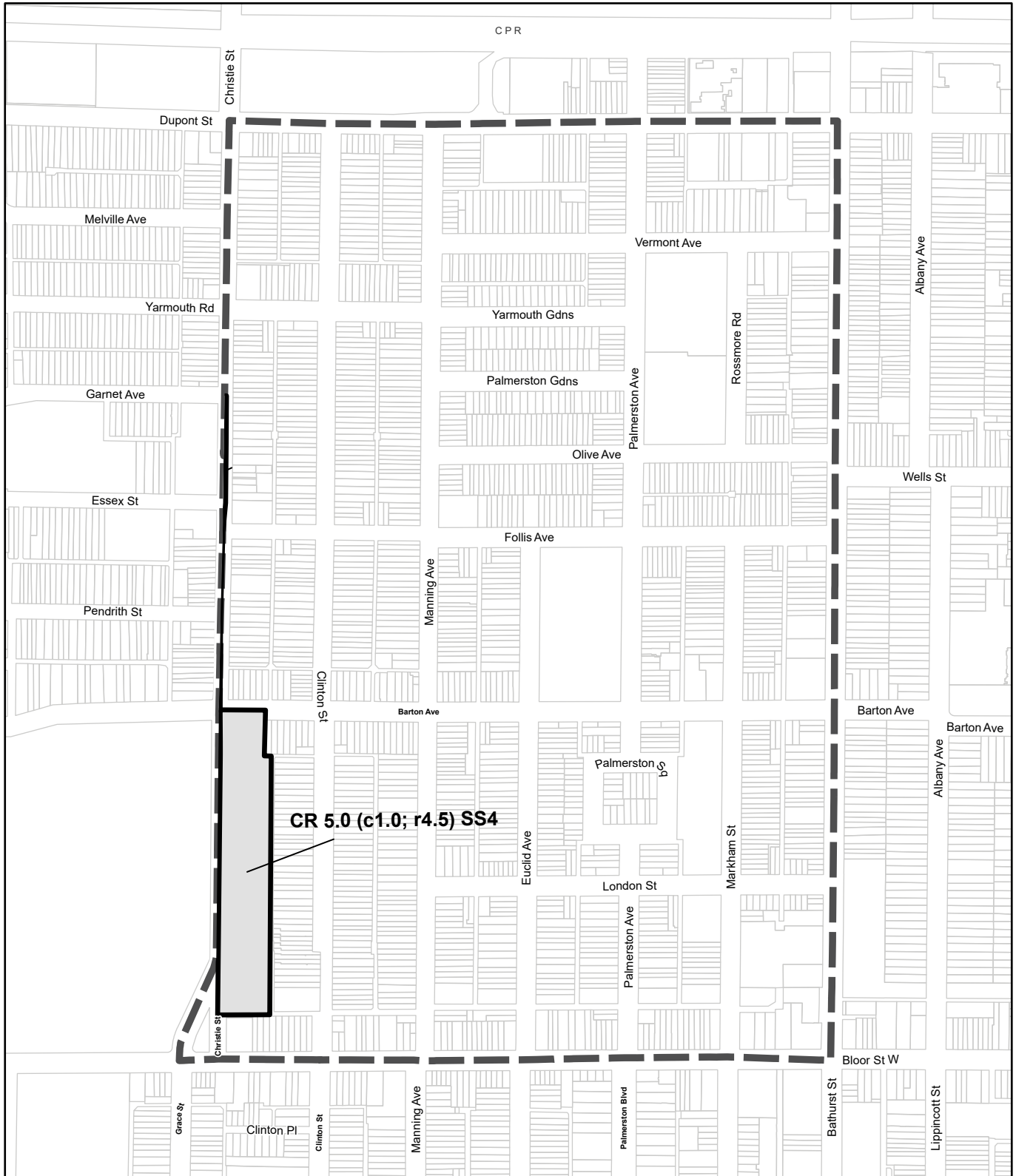
Map tile boundary



0 50 100 Meters







Lands subject to zone label amendments

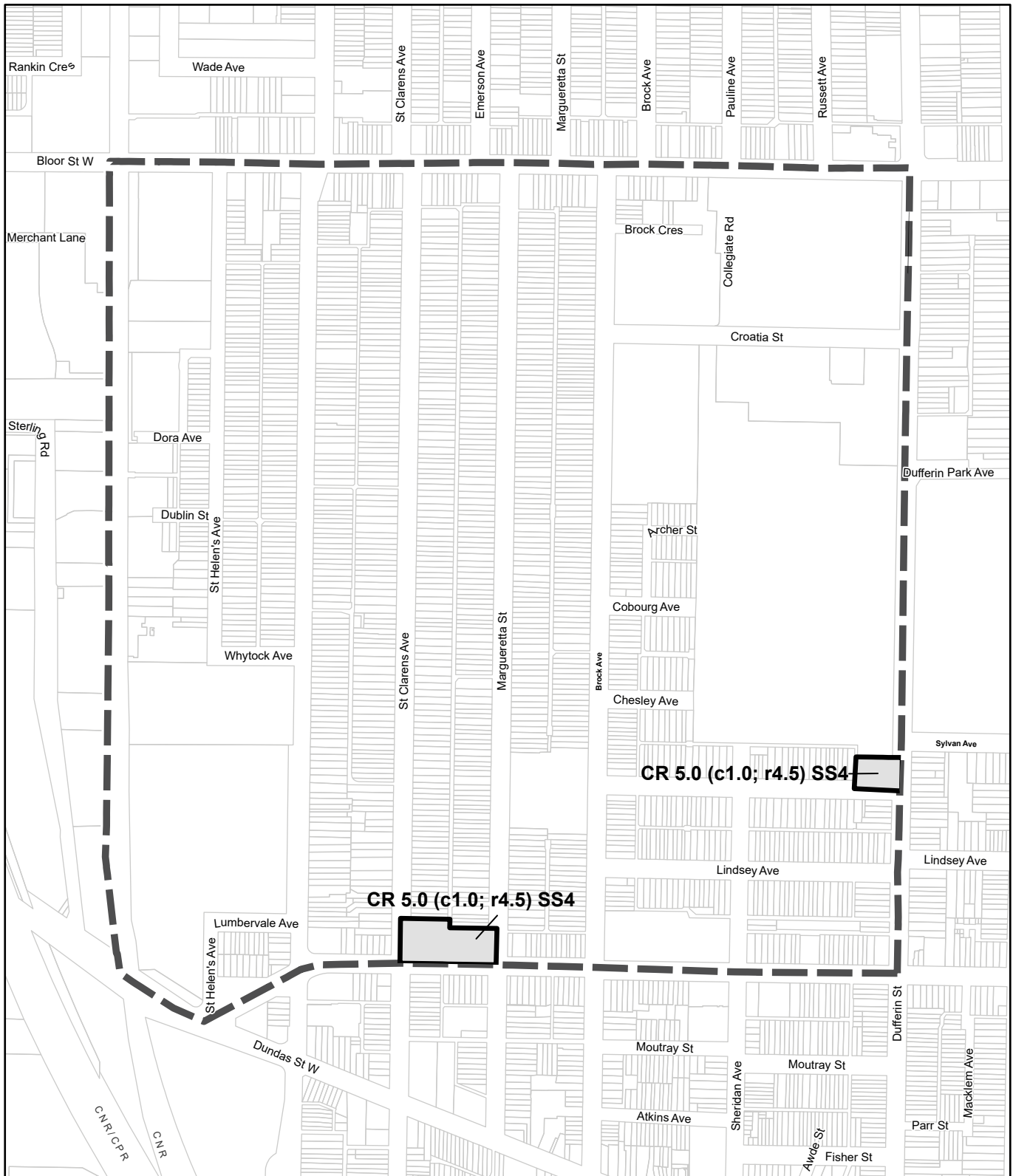


Map tile boundary



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

November 7, 2025

SCHEDULE A



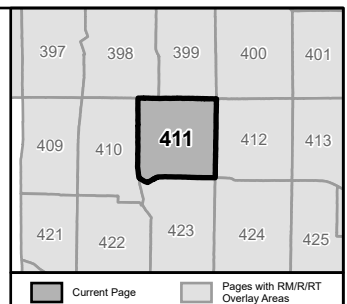
Lands subject to zone label
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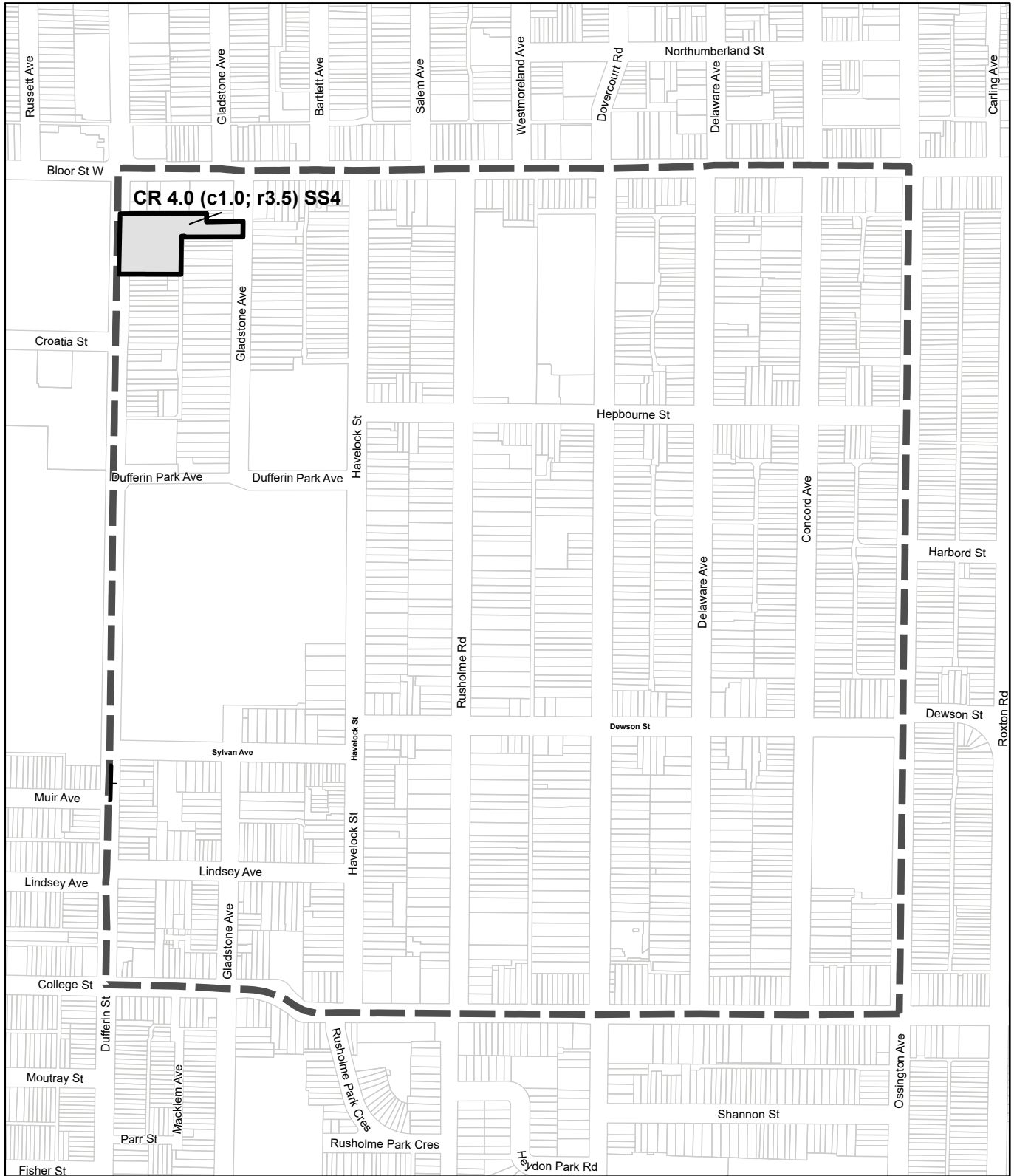


Map tile boundary



0 40 80 Meters





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

November 7, 2025

SCHEDULE A



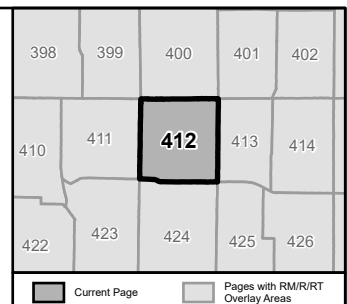
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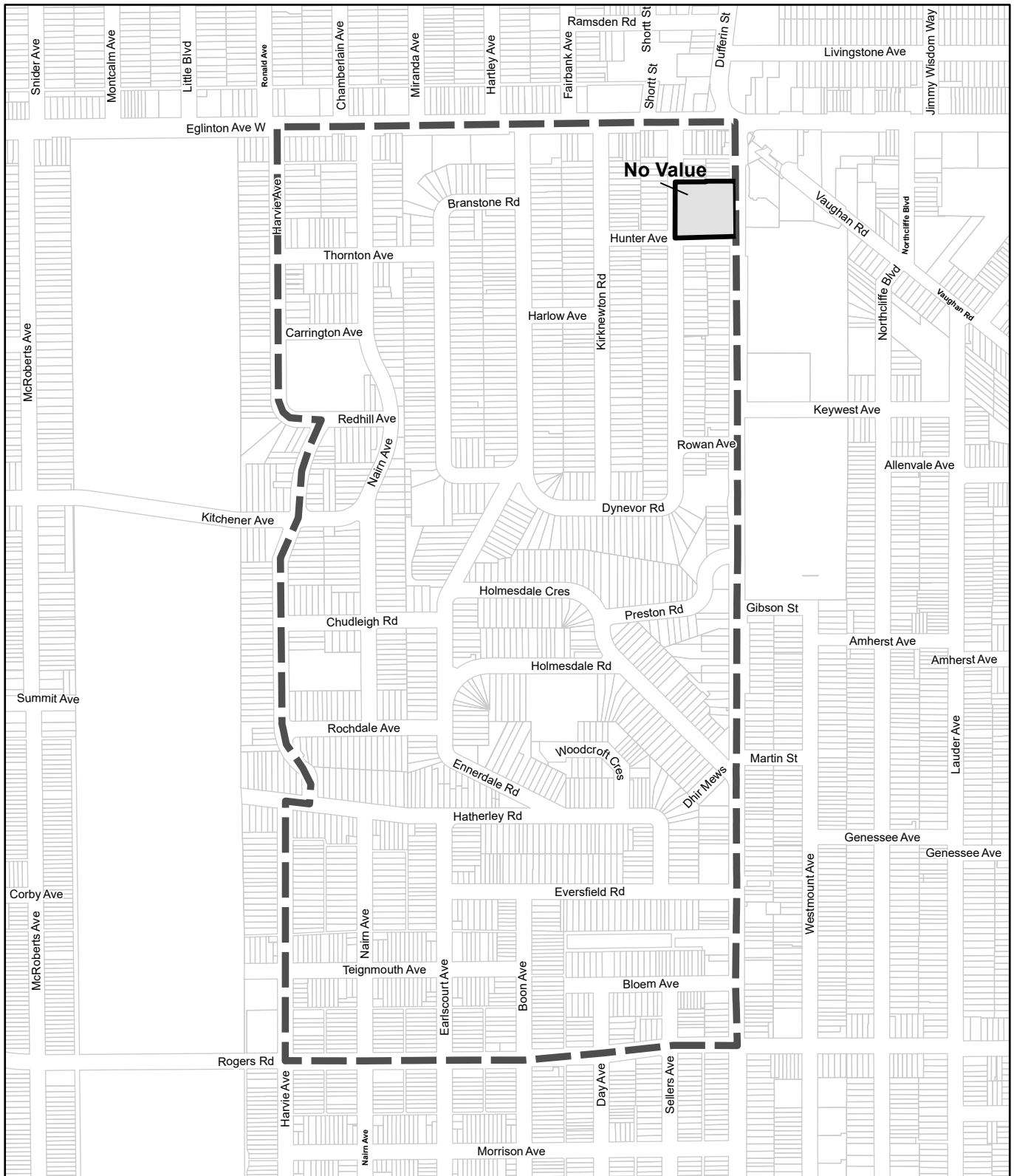


Map tile boundary



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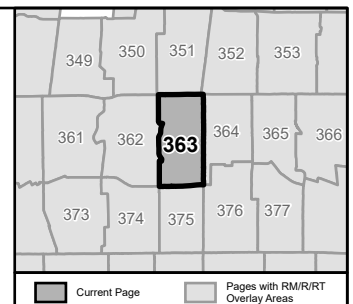
Lands subject to height overlay amendments



Map tile boundary



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Lands subject to height overlay amendments



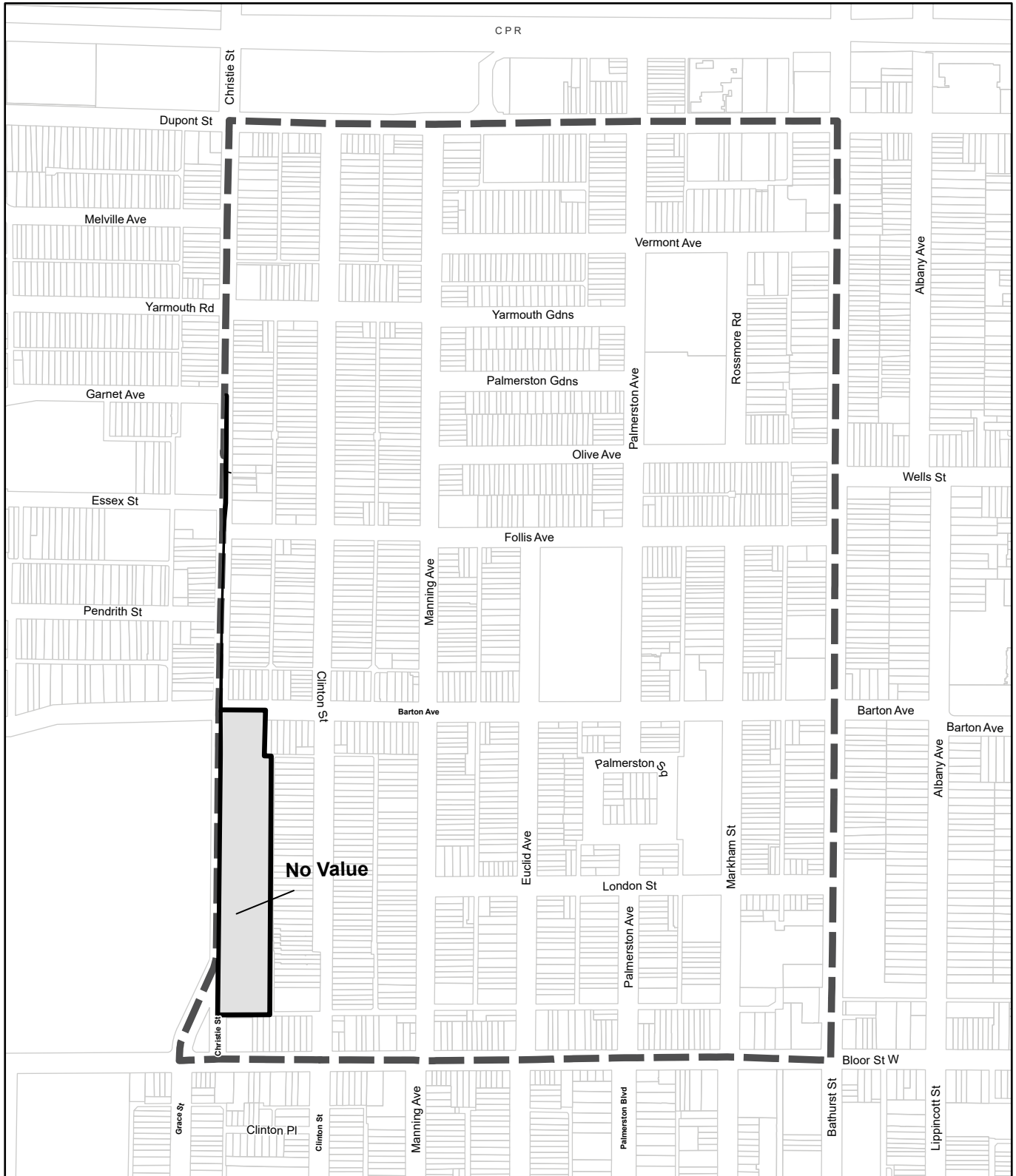
Map tile boundary



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Lands subject to height overlay
amendments

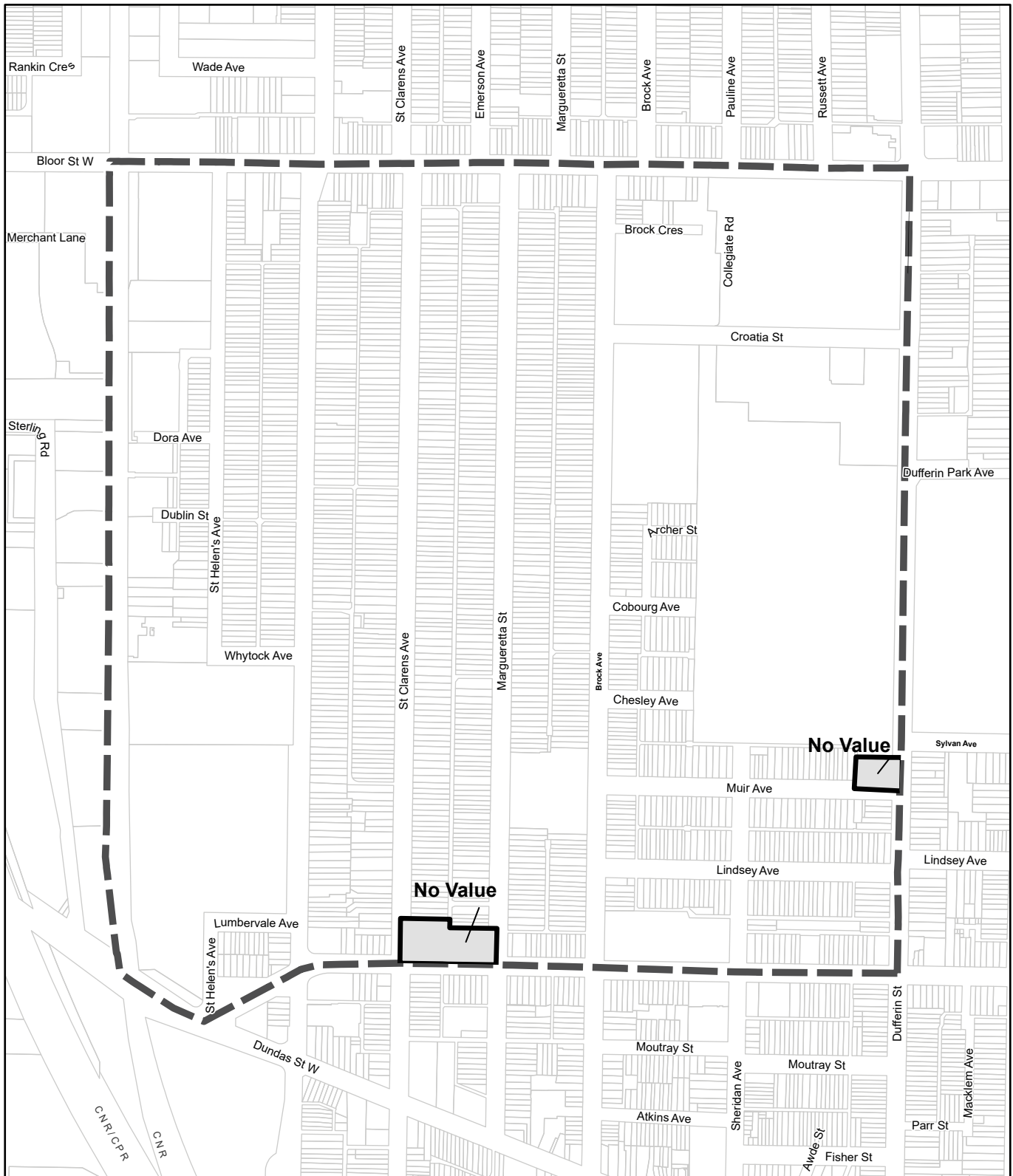


Map tile boundary



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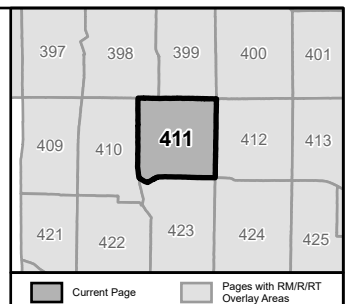
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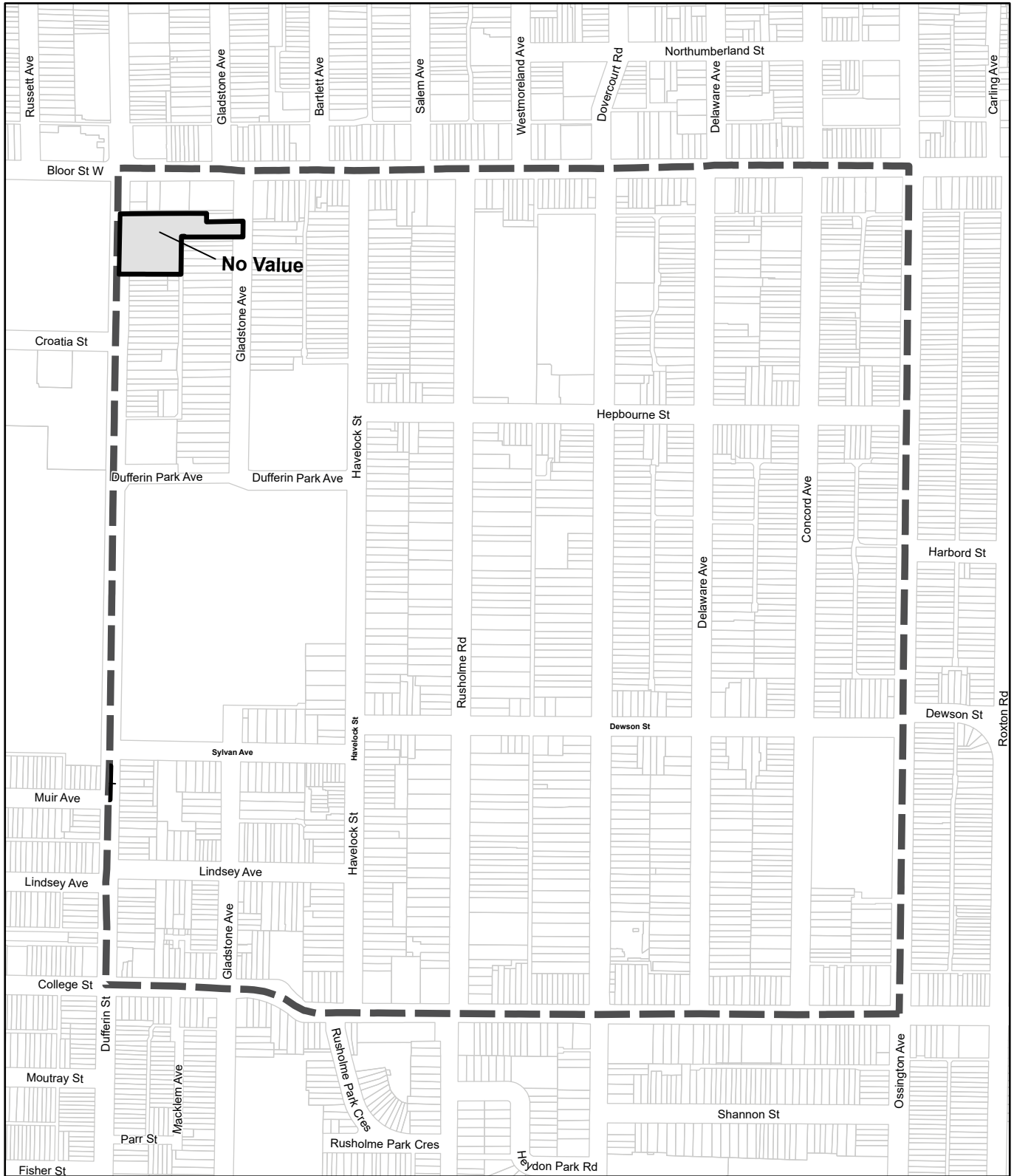


Lands subject to height overlay amendments



Map tile boundary





CR Zone Amendments - 995.21
Reiging Overlay Map

November 7, 2025

SCHEDULE B



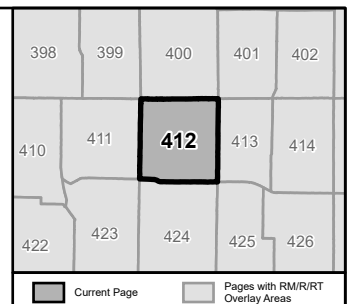
Lands subject to height overlay
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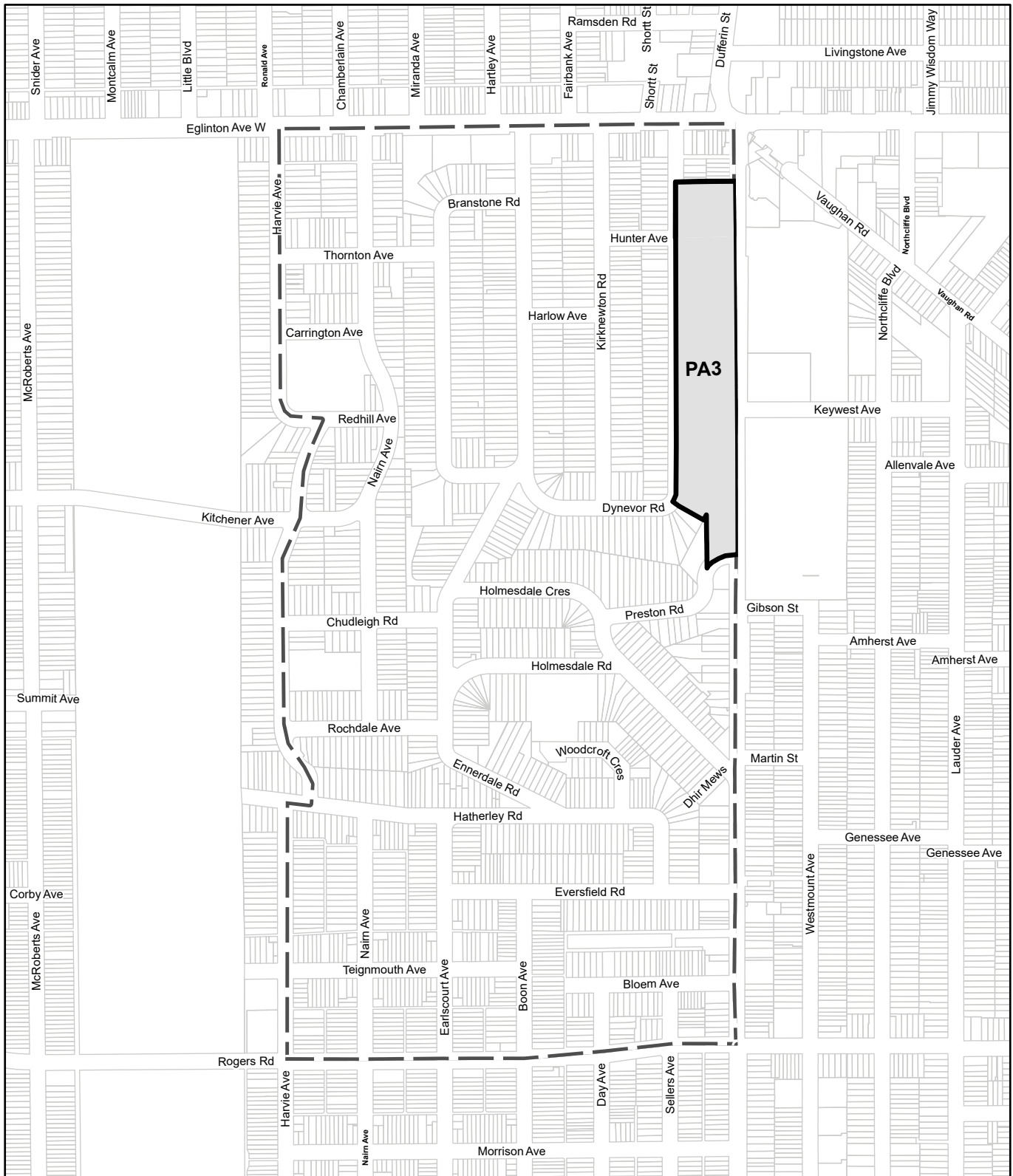


Map tile boundary



0 40 80 Meters





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

November 10, 2025

SCHEDULE C



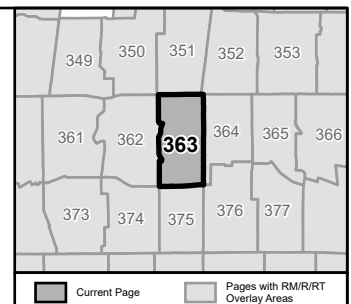
Lands subject to height overlay
amendments



Map tile boundary



0 50 100 Meters





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

November 10, 2025

SCHEDULE C



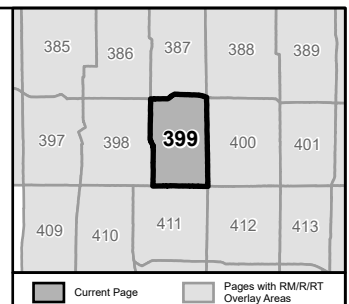
Lands subject to height overlay
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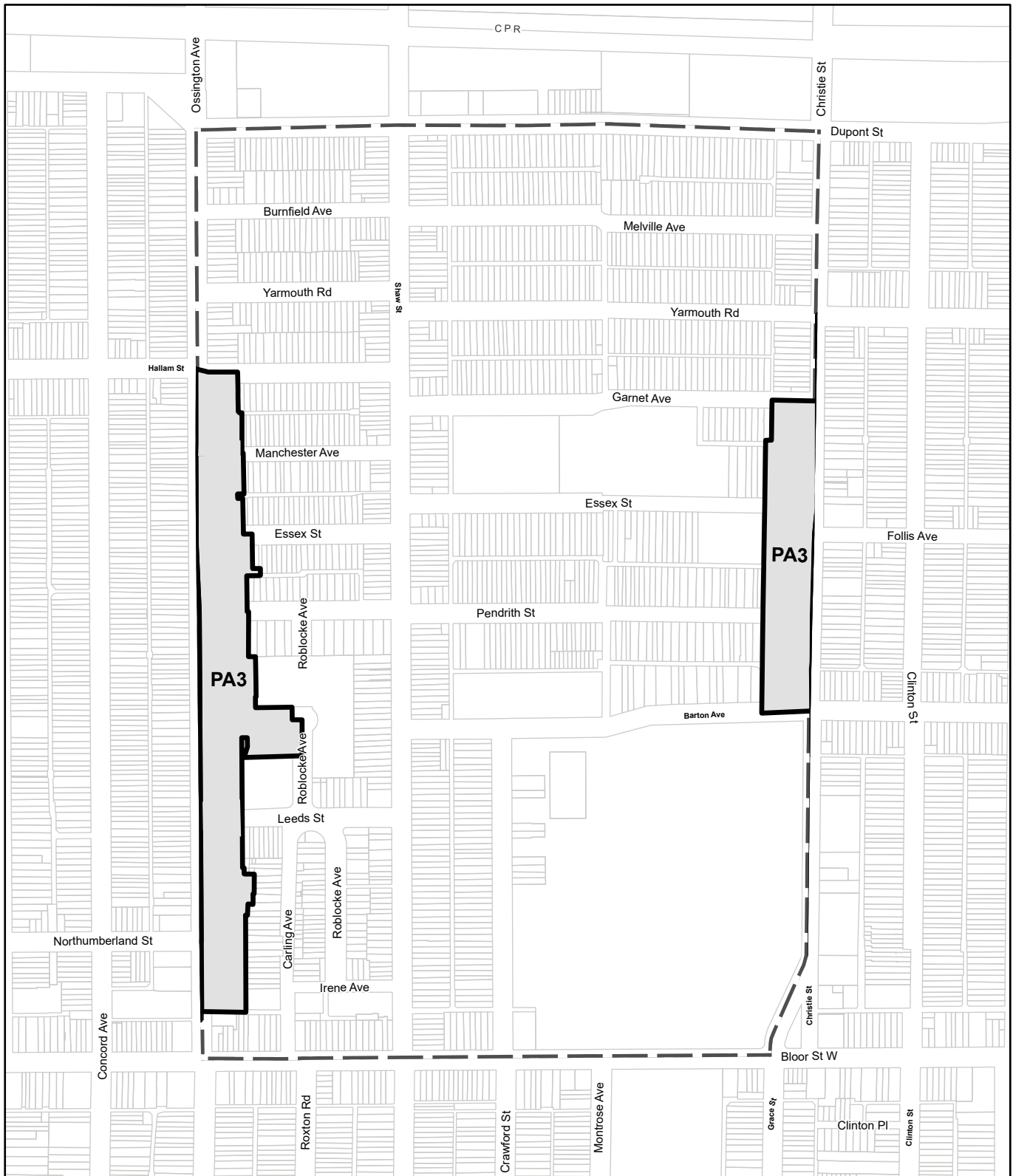


Map tile boundary



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Lands subject to height overlay amendments



Map tile boundary



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

November 10, 2025

SCHEDULE C



Lands subject to height overlay
amendments

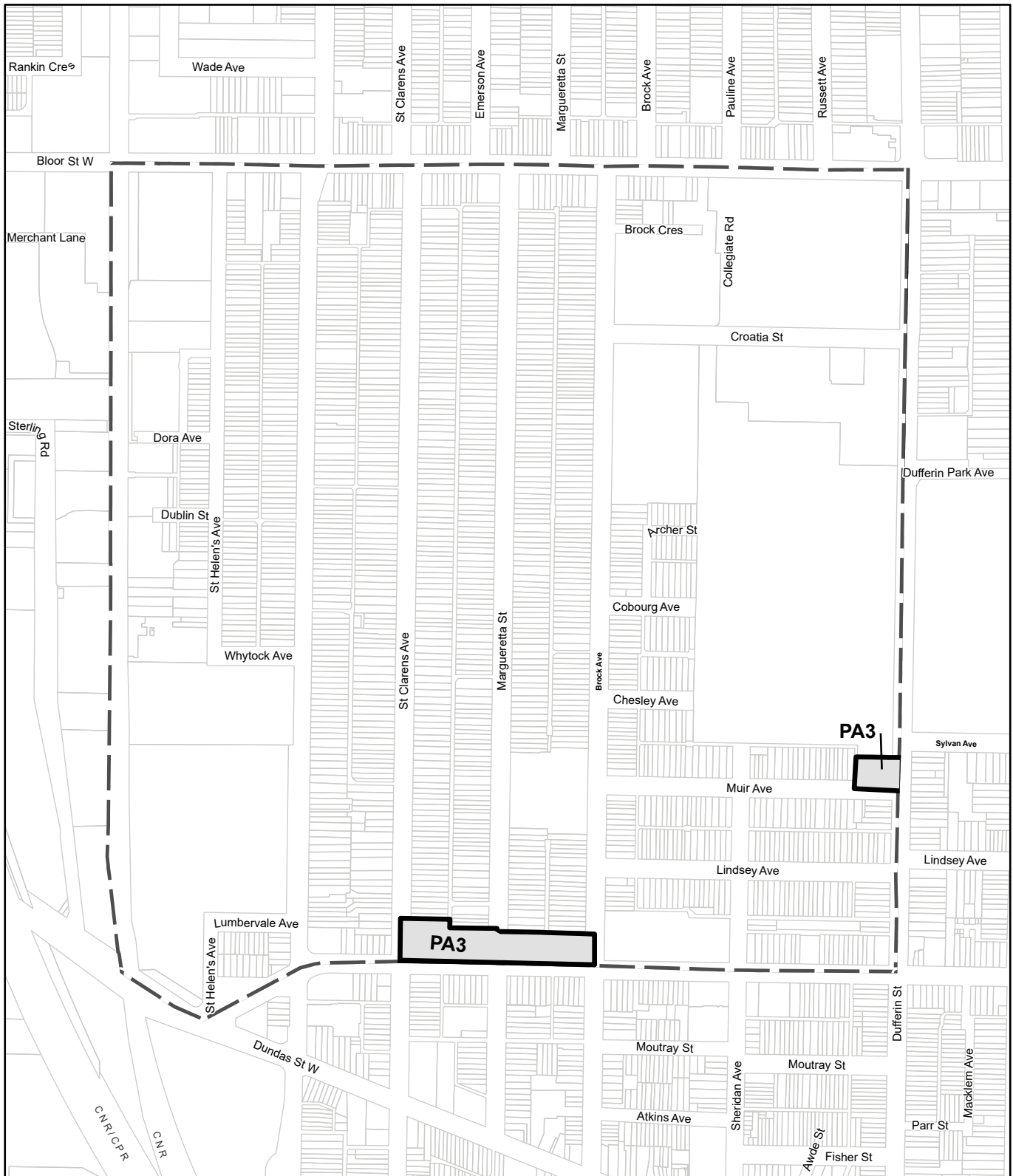


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November 10, 2025

SCHEDULE C



Lands subject to height overlay
amendments



Map tile boundary



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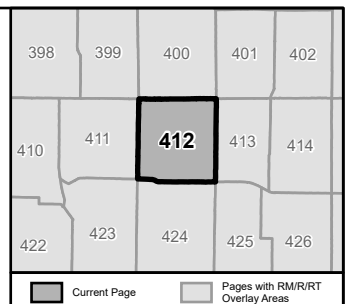
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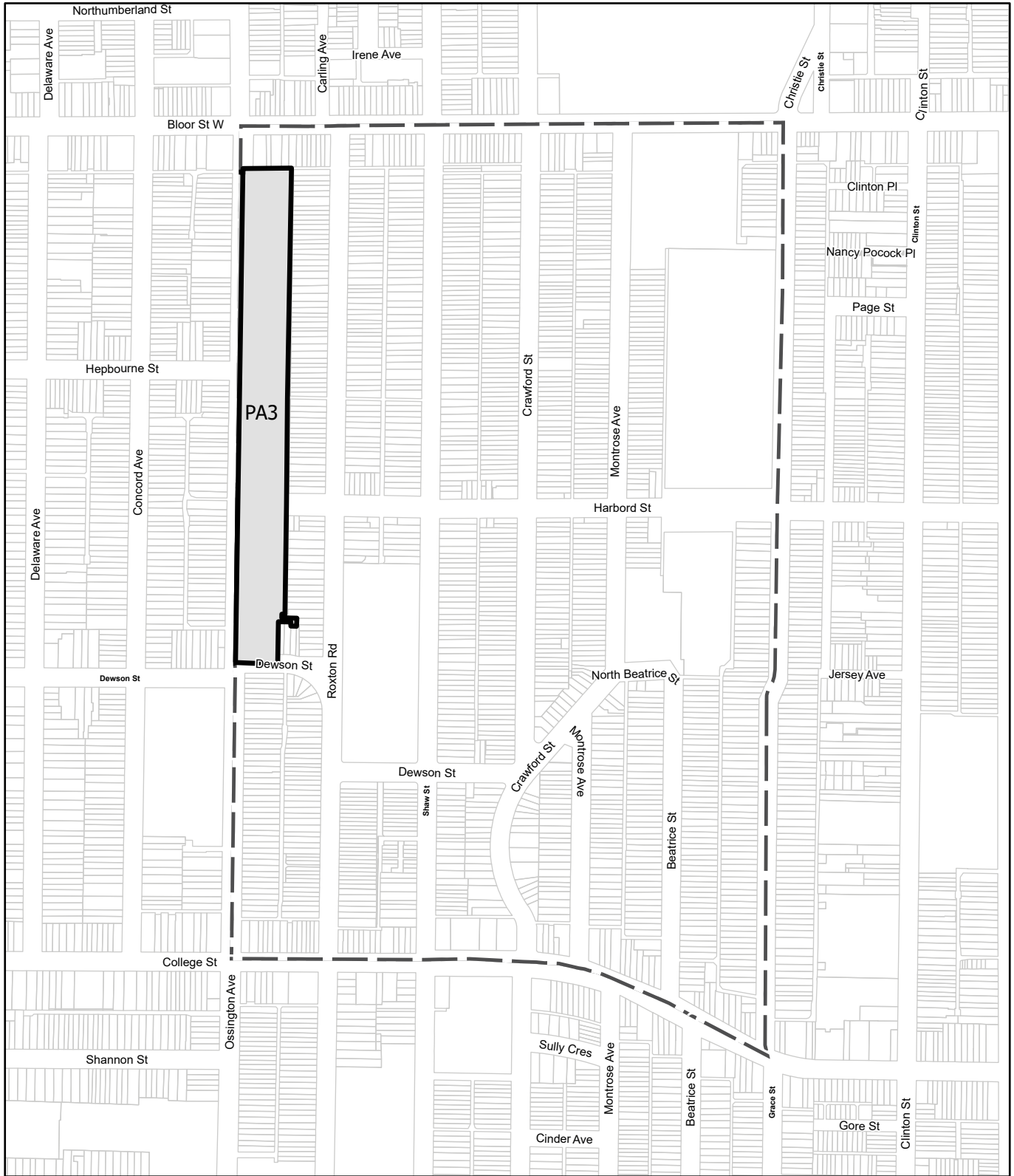


Map tile boundary



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TORONTO City Planning

CR Zone Amendments - 995.10
Policy Area Overlay Map

November 10, 2025

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-  Map tile boundary

