

Authority: North York Community Council Item [-], as adopted by City of Toronto Council on [-]

CITY OF TORONTO

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

To amend City of Toronto Zoning By-law 569-2013, as amended, to facilitate transit zoning compliance for the Yonge North Subway Extension and Ontario Line projects with respect to multiple properties.

Whereas Council of the City of Toronto has the authority pursuant to Section 34 of the Planning Act, R.S.O. 1990, c. P. 13, as amended, to pass this By-law; and

Whereas Council of the City of Toronto has provided adequate information to the public and has held at least one public meeting in accordance with the Planning Act, as amended.

The Council of the City of Toronto enacts:

1. The lands subject to this By-law are outlined by heavy black lines on Diagrams **1a-1f** attached to this By-law.
2. The words highlighted in bold type in this By-law have the meaning provided in Zoning By-law 569-2013, as amended, Chapter 800 Definitions.
3. Zoning By-law 569-2013, as amended, is further amended by amending Article 900.11.10 Exception Number 249 so that it reads:

(249) Exception CR 249

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) On lands municipally known as 6600 Yonge Street, if the requirements of By-law [Clerks to insert By-law number] are complied with, a **building or structure** may be constructed, used or enlarged in compliance with Regulations (B) to (P) below;
- (B) Regulation 40.10.30.20(1), regarding required minimum **lot frontage**, does not apply to a **transportation use**;

- (C) Regulation 40.10.30.40(1)(A), regarding permitted maximum **lot coverage**, does not apply to a **building** or **structure** used exclusively for a **transportation use**;
- (D) Regulations 40.10.40.1(2)(A) and (B), regarding non-residential use location of entrances and first floor elevations, do not apply to a **building** or **structure** used exclusively for a **transportation use**;
- (E) Clause 40.10.40.10, regarding height, does not apply to a **building** or **structure** used exclusively for a **transportation use**;
- (F) Despite clause 40.5.40.40 floor space index is calculated only for above ground portion of a **building** or **structure** with a **transportation use**;
- (G) Regulation 40.10.40.40(1)(B), regarding total permitted maximum floor space index for non-residential uses on the lot, does not apply to a **transportation use**;
- (H) Regulation 40.10.40.70(3), regarding required minimum **building setbacks**, does not apply to a **building** or **structure** used exclusively for a **transportation use**;
- (I) Regulation 40.10.40.80(2), regarding required minimum above-ground distance between the separation of **building main walls**, does not apply to a **building** or **structure** used exclusively for a **transportation use**;
- (J) Clause 40.10.50.10, regarding **landscaping** requirements, does not apply to a **transportation use**;
- (K) Despite regulation 40.10.80.20(1), no required minimum setback applies to a **parking space** that is not in a **building** or **structure** for a **transportation use**;
- (L) Regulation 40.10.40.1(6), regarding pedestrian access for a **lot** which abuts a **lot** in the Residential Zone Category or Residential Apartment Zone Category, does not apply to a **transportation use**;
- (M) Despite 220.5.10.1(8), no **loading space** is required for a **passenger terminal** or **transportation use**;
- (N) None of the provisions of By-law 569-2013 apply to prevent the erection or use of a construction office, noise shelter and noise wall for the purpose of constructing a **transportation use**;

- (O) Despite prevailing Former City of North York by-law 29501, a **transportation use** is permitted and none of the provisions of by-law 29501 apply to a **transportation use**; and
- (P) Despite prevailing Former City of North York by-law 7625, Section 64.25 (6) a **transportation use** is permitted and none of the provisions of by-law 7625 apply to a **transportation use**.

Prevailing By-laws and Prevailing Sections:

- (A) Former City of North York By-law 29501; and
 - (B) Section 64.25(6), former City of North York Zoning By-law 7625.
4. Zoning By-law 569-2013, as amended, is further amended by amending the zone label on the Zoning By-law Map in Section 990.10 respecting the lands outlined by heavy black lines from a zone label of CR 1.0 (c1.0; r1.0) SS3 (x2565) to a zone label of CR 1.0 (c1.0; r1.0) SS3 (x1223) as shown on Diagram 2a attached to this By-law.
 5. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.11.10 Exception Number 1223 so that it reads:

(1223) Exception CR 1223

The lands, or a portion thereof as noted below, are subject to the following Site-Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) On lands municipally known as 6369-6375, 6979 and 6983-6987 Yonge Street and 1 Steeles Avenue East, if the requirements of By-law [Clerks to insert By-law number] are complied with, a **building** or **structure** may be constructed, used or enlarged in compliance with Regulations (B) to (N) below;
- (B) Regulation 40.10.30.20(1), regarding required minimum **lot frontage**, does not apply to a **transportation use**;
- (C) Regulation 40.10.30.40(1)(A), regarding permitted maximum **lot coverage**, does not apply to a **building** or **structure** used exclusively for a **transportation use**;
- (D) Regulations 40.10.40.1(2)(A) and (B), regarding non-residential use location

- of entrances and first floor elevations, do not apply to a **building or structure** used exclusively for a **transportation use**;
- (E) Regulation 40.10.40.1(6), regarding pedestrian access for a **lot** which abuts a **lot** in the Residential Zone Category or Residential Apartment Zone Category, does not apply to a **transportation use**;
- (F) Clause 40.10.40.10, regarding height, does not apply to a **building or structure** used exclusively for a **transportation use**;
- (G) Despite clause 40.5.40.40 floor space index is calculated only for above ground portion of a **building or structure** with a **transportation use**;
- (H) Regulation 40.10.40.40(1)(B), regarding total permitted maximum floor space index for non-residential uses on the lot, does not apply to a **transportation use**;
- (I) Regulation 40.10.40.70(3), regarding required minimum **building setbacks**, does not apply to a **building or structure** used exclusively for a **transportation use**;
- (J) Regulation 40.10.40.80(2), regarding required minimum above-ground distance between the separation of **building main walls**, does not apply to a **building or structure** used exclusively for a **transportation use**;
- (K) Clause 40.10.50.10, regarding landscaping requirements, does not apply to a **transportation use**;
- (L) Despite regulation 40.10.80.20(1), no required minimum setback applies to a **parking space** that is not in a **building or structure** for a **transportation use**;
- (M) Despite 220.5.10.1(8), no **loading space** is required for a **passenger terminal or transportation use**; and
- (N) None of the provisions of By-law 569-2013 apply to prevent the erection or use of a construction office, noise shelter and noise wall for the purpose of constructing a **transportation use**.

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

6. Zoning By-law 569-2013, as amended, is further amended by amending Article 900.11.10 Exception Number 256 so that it reads:

(256) Exception CR 256

The lands, or a portion thereof as noted below, are subject to the following Site-Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) On lands municipally known as 7 Steeles Avenue East, if the requirements of By-law [Clerks to insert By-law number] are complied with, a **building** or **structure** may be constructed, used or enlarged in compliance with Regulations (B) to (O) below;
- (B) Regulation 40.10.30.20(1), regarding required minimum **lot frontage**, does not apply to a **transportation use**;
- (C) Regulation 40.10.30.40(1)(A), regarding permitted maximum **lot coverage**, does not apply to a **building** or **structure** used exclusively for a **transportation use**;
- (D) Regulations 40.10.40.1(2)(A) and (B), regarding non-residential use location of entrances and first floor elevations, do not apply to a **building** or **structure** used exclusively for a **transportation use**;
- (E) Clause 40.10.40.10, regarding height, does not apply to a **building** or **structure** used exclusively for a **transportation use**;
- (F) Despite clause 40.5.40.40 floor space index is calculated only for above ground portion of a **building** or **structure** with a **transportation use**;
- (G) Regulation 40.10.40.40(1)(B), regarding total permitted maximum floor space index for non-residential uses on the lot, does not apply to a **transportation use**;
- (H) Regulation 40.10.40.70(3), regarding required minimum **building setbacks**, does not apply to a building or structure used exclusively for a **transportation use**;
- (I) Regulation 40.10.40.80(2), regarding required minimum above-ground distance between the separation of **building main walls**, does not apply to a **building** or **structure** used exclusively for a **transportation use**;
- (J) Clause 40.10.50.10, regarding landscape requirements, does not apply to a **transportation use**;
- (K) Despite regulation 40.10.80.20(1), no minimum setback applies to a

parking space that is not in a building or structure for a **transportation use**;

- (L) Regulation 40.10.40.1(6), regarding pedestrian access for a **lot** which abuts a **lot** in the Residential Zone Category or Residential Apartment Zone Category, does not apply to a **transportation use**;
- (M) None of the provisions of By-law 569-2013 apply to prevent the erection or use of a construction office, noise shelter and noise wall for the purpose of constructing a **transportation use**;
- (N) Despite prevailing Former City of North York by-law 29032, a **transportation use** is permitted and none of the provisions of by-law 29032 apply to a **transportation use**; and
- (O) Despite prevailing Former City of North York by-law 30206, a **transportation use** is permitted and none of the provisions of by-law 30206 apply to a **transportation use**.

Prevailing By-laws and Prevailing Sections:

- (A) Former City of North York by-law 29032; and
- (B) Former City of North York by-law 30206.

7. Zoning By-law 569-2013, as amended, is further amended by amending the zone label on the Zoning By-law Map in Section 990.10 respecting the lands outlined by heavy black lines from zone labels of RD (f12.0; a370) and RD (f12.0; a370) (x217) to a zone label of RD (f12.0; a370) (x1348) as shown on Diagram 2b attached to this By-law.
8. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.3.10 Exception Number 1348 so that it reads:

(1348) Exception RD 1348

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) On lands municipally known as 9-19 Steeles Avenue East, 8-14 Nipigon Avenue, 25-35 Steeles Avenue East and 26-38 Nipigon Avenue, if the requirements of By-law [Clerks to insert By-law number] are complied with, a **building** or **structure** may be constructed, used or enlarged in

compliance with Regulations (B) to (K) below;

- (B) On the lands municipally known as 28 and 30 Nipigon Avenue, in addition to the uses permitted in Article 10.20.20, a **nursing home** is also permitted;
- (C) Regulation 10.20.30.10(1), regarding required minimum **lot area**, does not apply to a **transportation use**;
- (D) Regulation 10.20.30.20(1), regarding required minimum **lot frontage**, does not apply to **transportation use**;
- (E) Regulation 10.20.30.40(1)(A), regarding permitted maximum **lot coverage**, does not apply to a **building** or **structure** used exclusively for a **transportation use**;
- (F) Clause 10.20.40.10, regarding height, does not apply to a **building** or **structure** used exclusively for a **transportation use**;
- (G) Despite Regulation 10.5.40.40(5)(A), floor space index for a **building** or **structure** with a **transportation use** is the result of the **gross floor area** for the above ground portion of a **building** or **structure** divided by the area of the **lot**;
- (H) Regulation 10.20.40.40(1), regarding permitted maximum floor space index, does not apply to a **transportation use**;
- (I) Regulation 10.5.80.10(10), regrading commercial vehicle parking not permitted in yards, does not apply to a **transportation use**;
- (J) Clause 10.20.40.70, regarding required minimum **building setbacks**, does not apply to a **building** or **structure** used exclusively for a **transportation use**; and
- (K) None of the provisions of By-law 569-2013 apply to prevent the erection or use of a construction office, noise shelter and noise wall for the purpose of constructing a **transportation use**.

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

9. Zoning By-law 569-2013, as amended, is further amended by amending the zone label on the Zoning By-law Map in Section 990.10 respecting the lands outlined by heavy black lines from a zone label of EO 1.5 (e1.5; o1.5) to a zone label of

EO 1.5 (e1.5; o1.5) (x37) as shown on Diagram 2c attached to this By-law.

10. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.24.10 Exception Number 37 so that it reads:

(37) Exception EO 37

Site Specific Provisions:

- (A) On lands municipally known as 843 Don Mills Road, if the requirements of By-law [Clerks to insert By-law number] are complied with, a **building** or **structure** may be constructed, used or enlarged in compliance with Regulations (B) to (F) below;
- (B) Regulation 60.40.30.20(1), regarding required minimum **lot frontage**, does not apply to a **transportation use**;
- (C) Regulation 60.40.40.10(1), regarding permitted maximum height, does not apply to a **building** or **structure** used exclusively for a **transportation use**;
- (D) Regulations 60.40.40.70(1), (2), and (3), regarding required minimum **building setbacks**, do not apply to a **building** or **structure** used exclusively for a **transportation use**;
- (E) Regulation 60.40.50.10(1), regarding the provision of a **soft landscaping** strip, does not apply to a **transportation use**; and
- (F) None of the provisions of By-law 569-2013 will apply to prevent the erection or use of a construction office, noise shelter, and noise wall for the purpose of constructing a **transportation use**.

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

11. Zoning By-law 569-2013, as amended, is further amended by amending the zone label on the Zoning By-law Map in Section 990.10 respecting the lands outlined by heavy black lines from zone labels of E 1.0 (x22) and E 1.0 (x23) to a zone label of E 1.0 (x88) as shown on Diagram 2d attached to this By-law.

12. Zoning By-law 569-2013, as amended, is further amended by amending Article 900.20.10 Exception Number 88 so that it reads:

(88) Exception E 88

Site Specific provisions

- (A) On lands identified as “a portion of the unaddressed lands south of 235 and 255 Wicksteed Avenue and north of the existing hydro corridor, if the requirements of By-law [Clerks to insert By-law number] are complied with, a **building** or **structure** may be constructed, used or enlarged in compliance with Regulations (B) to (I) below;
- (B) Despite regulation 60.5.80.10(3), a **parking space** may be located on another **lot**;
- (C) Regulation 60.5.100.1(1), regarding the width of a **driveway**, does not apply to a **transportation use**;
- (D) Regulation 60.20.30.20(1), regarding required minimum **lot frontage**, does not apply to a **transportation use**;
- (E) Regulation 60.20.40.10(1), regarding permitted maximum height, does not apply to a **building** or **structure** used exclusively for a **transportation use**;
- (F) Regulations 60.20.40.70(1), (2) and (3), regarding required minimum **building setbacks**, do not apply to a **building** or **structure** used exclusively for a **transportation use**;
- (G) Regulation 60.20.50.10(1), regarding the provision of a **soft landscaping strip**, does not apply to a **transportation use**;
- (H) Regulation 60.20.80.20(1) does not apply to a **parking space** for a **transportation use**; and
- (I) None of the provisions of By-law 569-2013 will apply to prevent the erection or use of a construction office, noise shelter and noise wall for the purpose of constructing a **transportation use**.

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

- 13. Zoning By-law 569-2013, as amended, is further amended by amending the zone label on the Zoning By-law Map in Section 990.10 respecting the lands outlined by heavy black lines from a zone label of ON to ON (x35) as shown on Diagram 2d attached to this By-law.
- 14. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.41.10 Exception Number 35 so that it reads:

(35) ON 35

Site Specific Provisions

- (A) On lands identified as “unaddressed lands south of 235 and 255 Wicksteed Avenue and north of existing hydro corridor” [Clerks to insert By-law number] are complied with, a building or structure may be constructed, used or enlarged in compliance with Regulations (B) to (C) below;
- (B) Despite regulation 90.5.80.10(2), a **parking space** may be on another **lot**; and
- (C) None of the provisions of By-law 569-2013 will apply to prevent the erection or use of a construction office, noise shelter and noise wall for the purpose of constructing a **transportation use**.

Prevailing By-laws and Prevailing Sections: None Apply

15. Despite any severance, partition or division of the lands, the provisions of this By-law shall apply as if no severance, partition or division occurred.

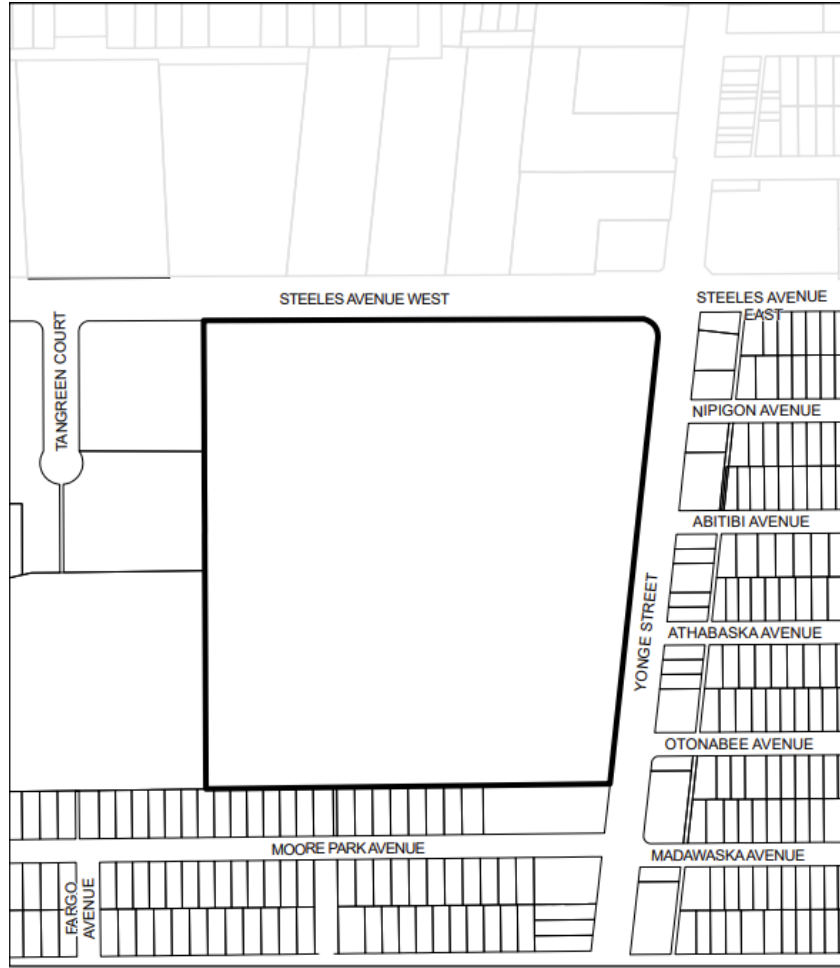
Enacted and passed on [Clerks to insert date].

[full name],
Speaker

[full name],
City Clerk

(Seal of the City)

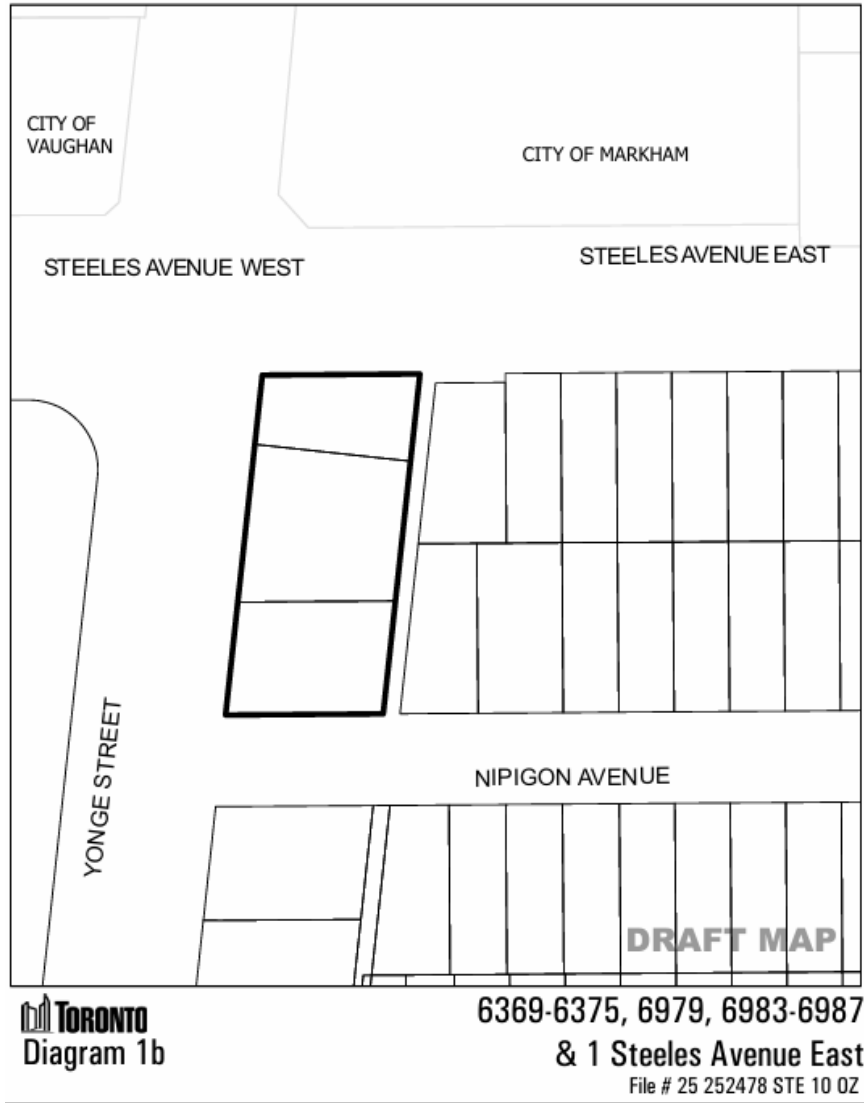
Diagrams 1a-f

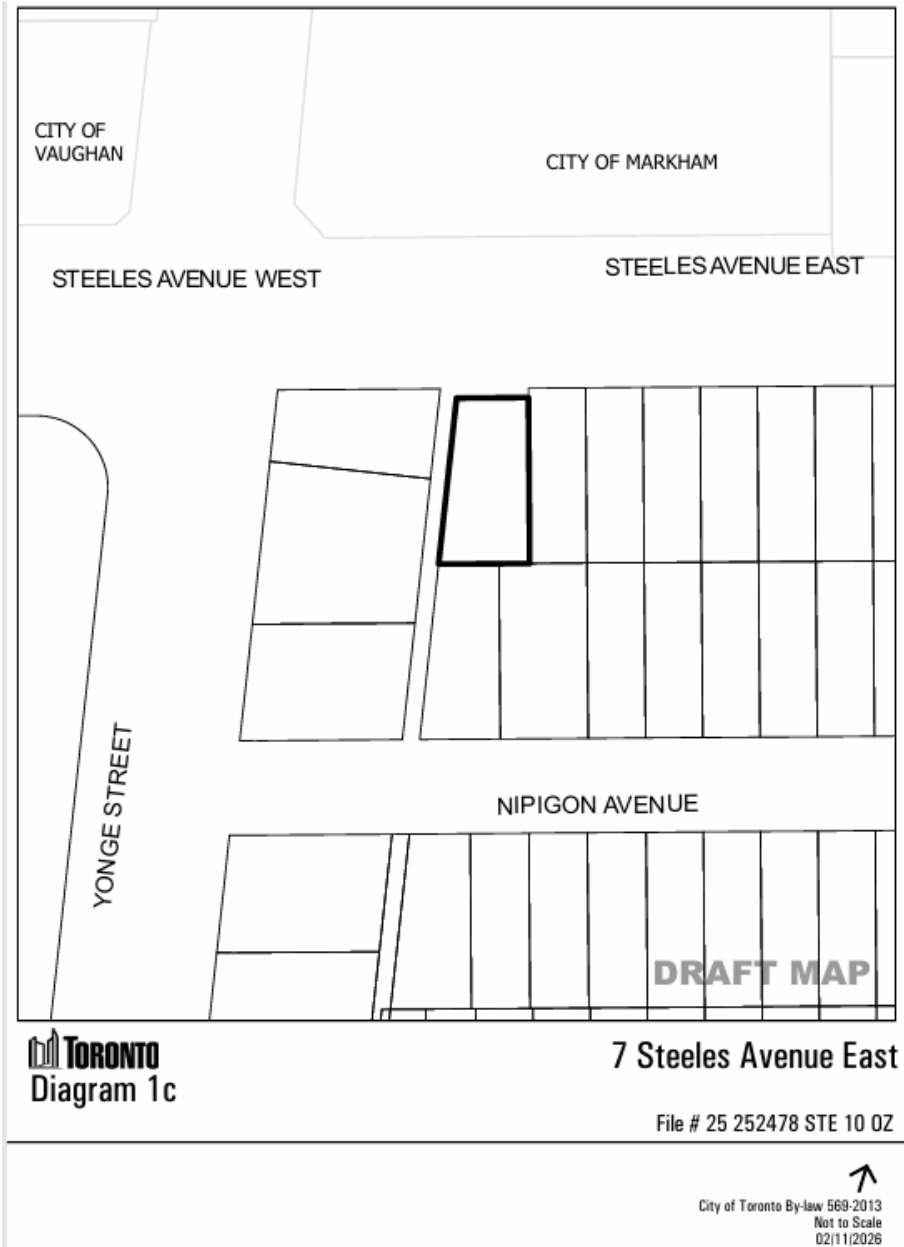


 **TORONTO**
Diagram 1a

6600 Yonge Street

File # 25 252478 STE 10 OZ



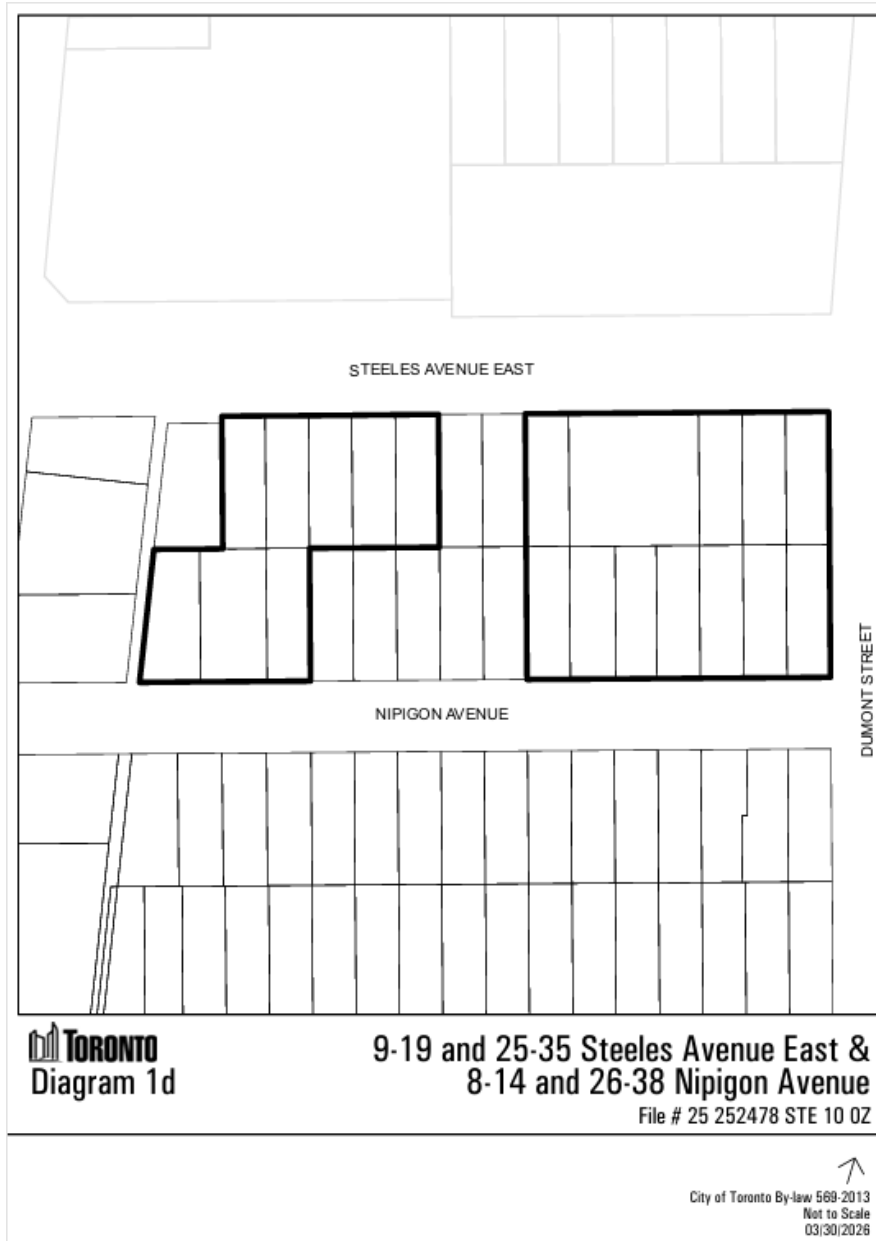


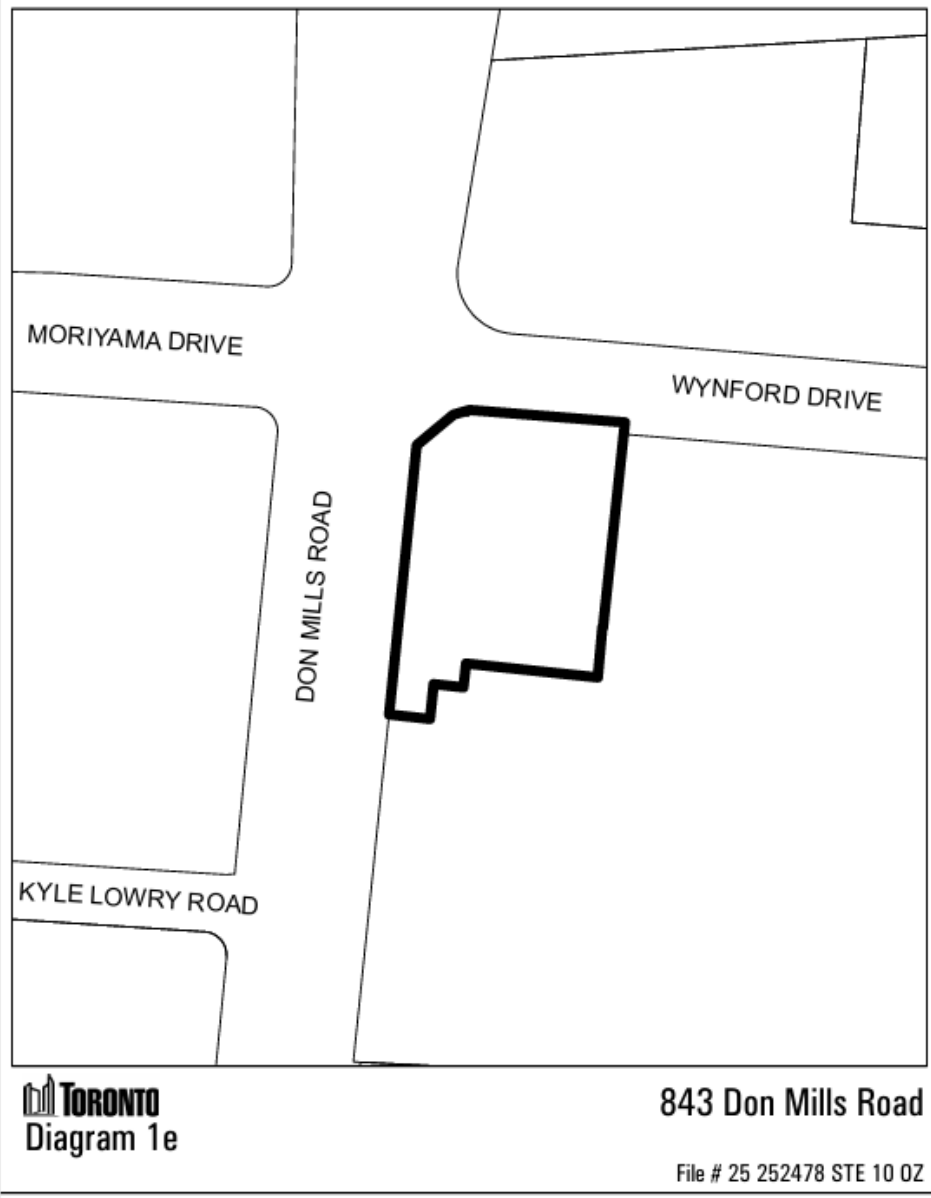
 **TORONTO**
Diagram 1c

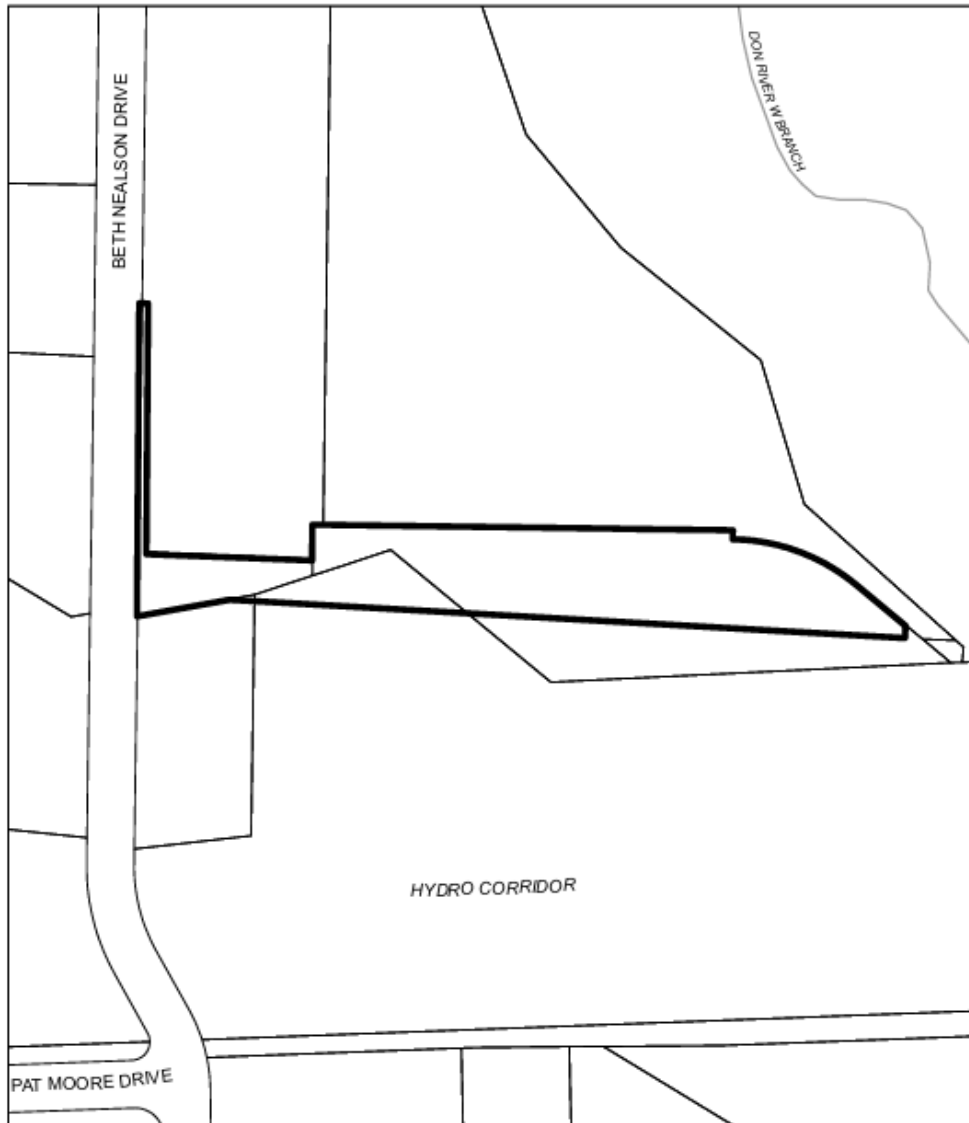
7 Steeles Avenue East

File # 25 252478 STE 10 0Z


City of Toronto By-law 569-2013
Not to Scale
02/11/2026





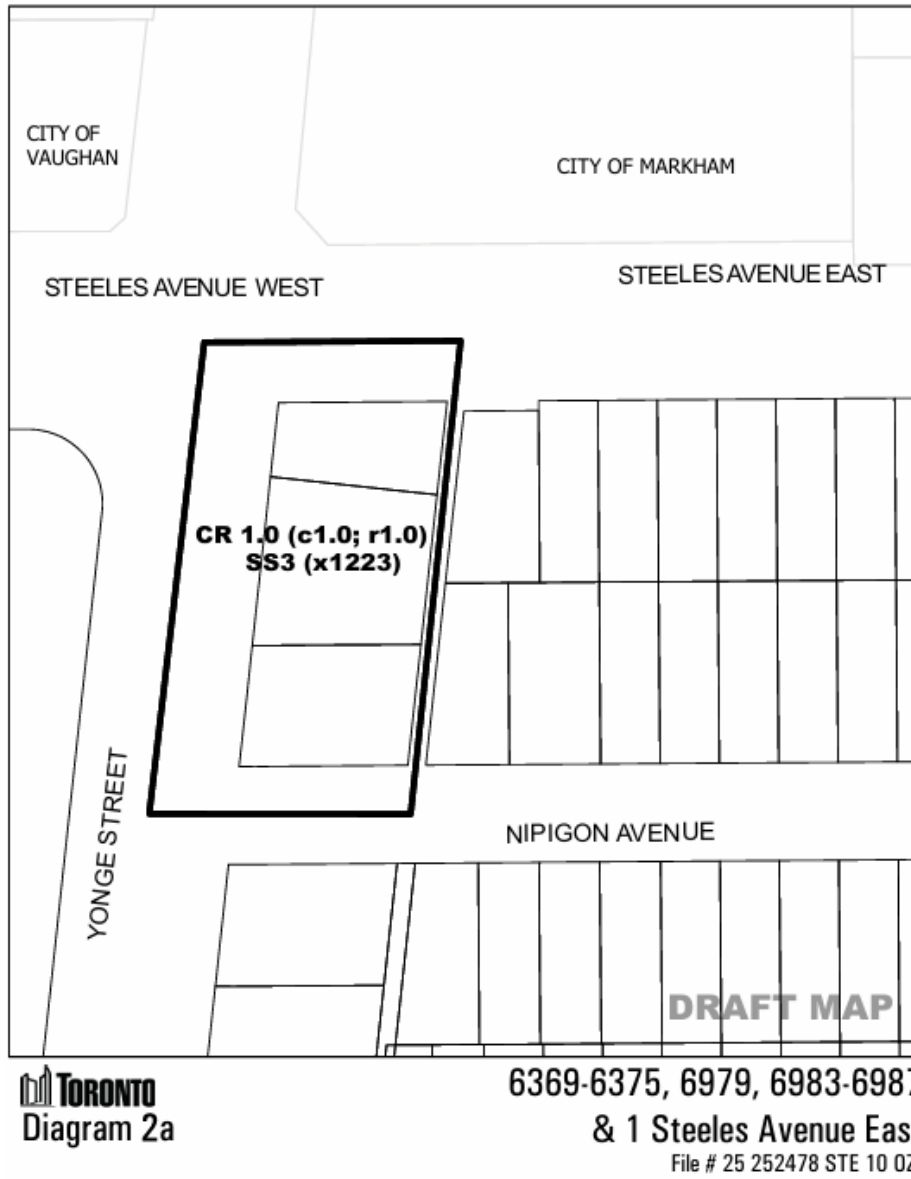


 **TORONTO**
Diagram 1f

Unaddressed lands south of 235 and 255 Wicksteed
Avenue and north of existing hydro corridor

File # 25 252478 STE 10 02

Diagrams 2a-d

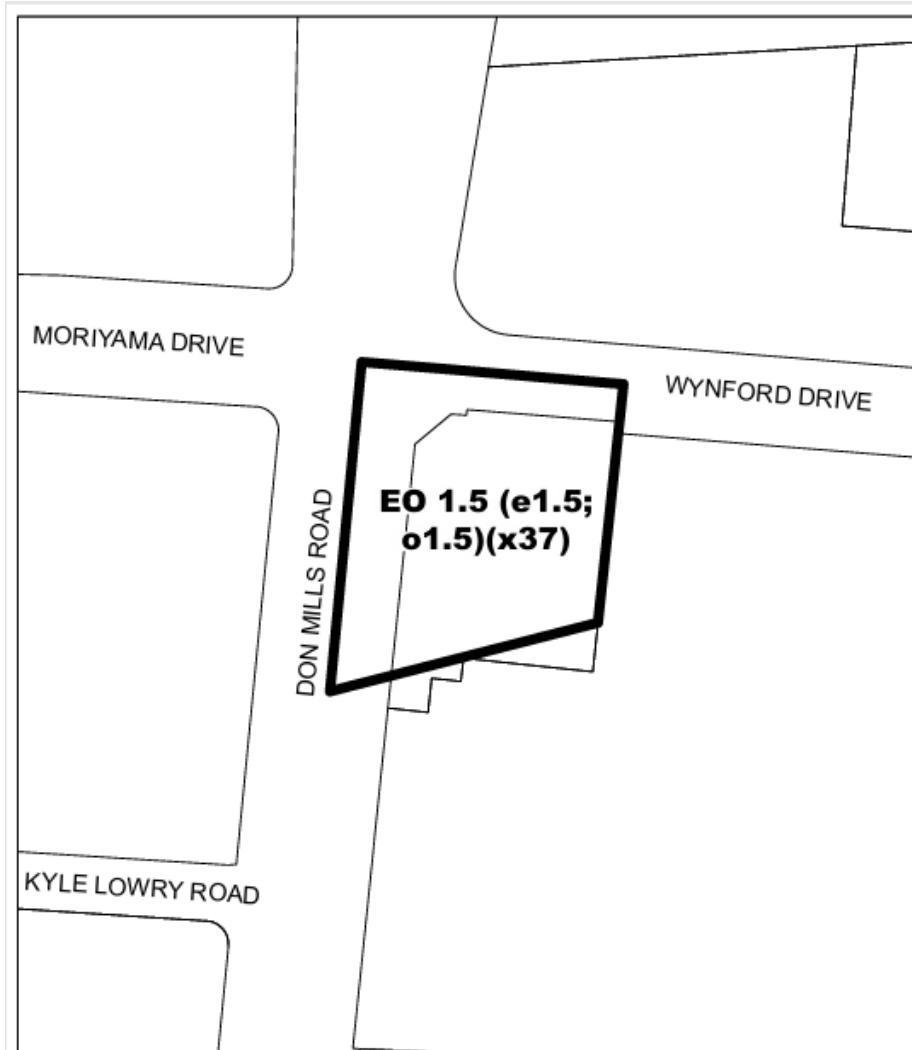




 **TORONTO**
Diagram 2b

**9-19 and 25-35 Steeles Avenue East &
8-14 and 26-38 Nipigon Avenue**

File # 25 252478 STE 10 0Z

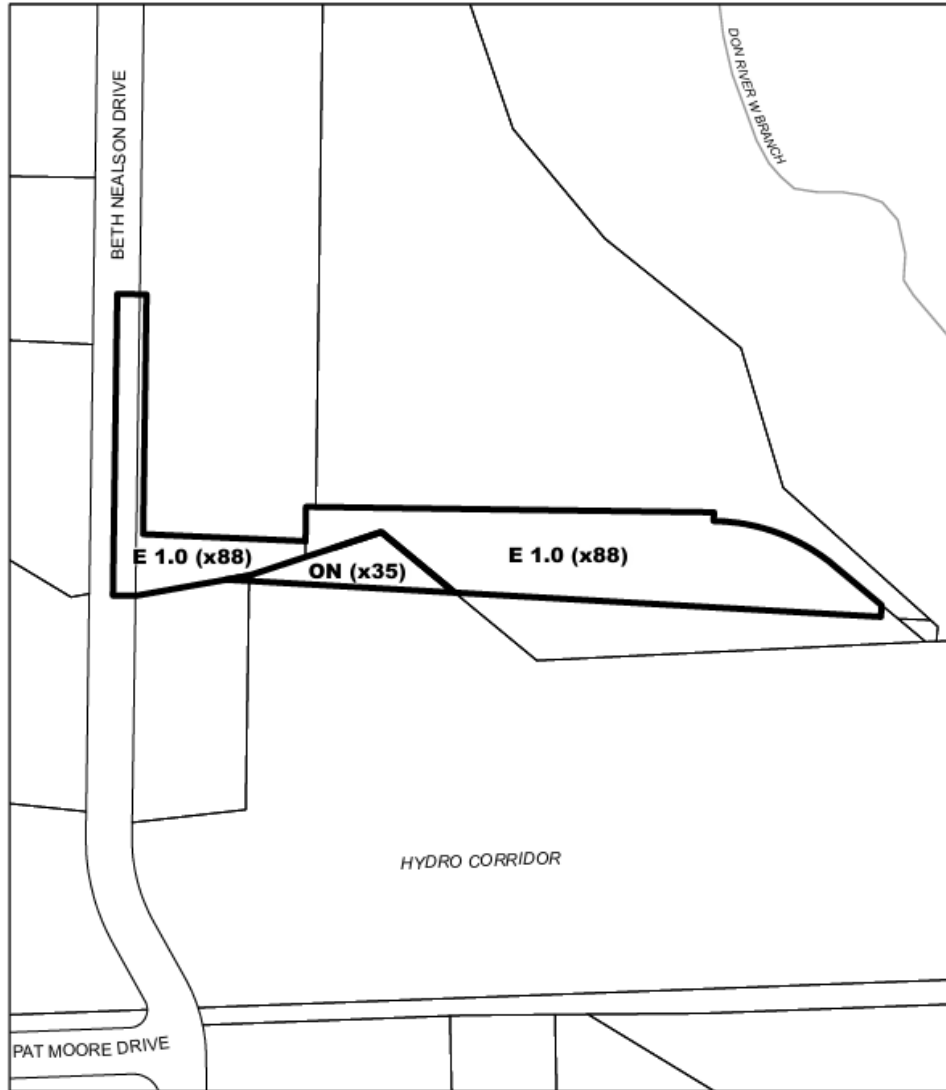


 **Toronto**
Diagram 2c

843 Don Mills Road

File # 25 252478 STE 10 OZ


City of Toronto By-law 569-2013
Not to Scale
02/03/2026



 **TORONTO**
Diagram 2d

Unaddressed lands south of 235 and 255 Wicksteed
Avenue and north of existing hydro corridor
File # 25 252478 STE 10 OZ