

## Attachment 6: Draft Zoning Bylaw Amendment

Authority: North York Community Council Item [-], as adopted by City of Toronto Council on ~, 2026

### CITY OF TORONTO

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

**To amend Zoning By-law 569-2013, as amended, with respect to the lands municipally known in the year 2025 as 1 Tudor Gate and 39, 41 and 43 Wilket Road.**

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

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

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

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

The Council of the City of Toronto enacts:

1. The lands subject to this By-law are outlined by heavy black lines on Diagram 1 attached to this By-law.
2. The words highlighted in bold type in this By-law have the meaning provided in Zoning By-law 569-2013, as amended, Chapter 800 Definitions.
3. Zoning By-law 569-2013, as amended, is further amended by amending the zone label on the Zoning By-law Map in Section 990.10 respecting the lands outlined by heavy black lines from a zone label of RT (f30.0; a1100)(x303) and RD(f30.0; a1100)(x69) to a zone label of (H) RD(f30.0; a1100)(x1356) as shown on Diagram 2 attached to this By-law.
4. Zoning By-law 569-2013, as amended, is further amended by deleting Regulation 900.5.10(303).
5. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.3.10 Exception Number 1356 so that it reads:

(1356) Exception RD 1356

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 1 Tudor Gate and 39, 41 and 43 Wilket 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 (S) below;
- (B) Despite regulations 10.5.40.10(1), the height of a **building** or **structure** is the distance between the Canadian Geodetic Datum elevations and the elevation of the highest point of the **building** or **structure** as shown on Diagram 3 of By-law [Clerks to insert By-law number]:
  - i. 157.34 metres for “Parcel A”; and
  - ii. 158.05 metres for “Parcel B”;
- (C) For “Parcel A”, despite Regulation 10.20.30.40(1)(C), the permitted maximum **lot coverage** for a **lot** that abuts a **major street** for a **townhouse** or **apartment building** is 52 percent of the **lot area**;
- (D) Despite regulation 10.20.40.10(1) and (3), the permitted maximum height of a **building** or **structure** is the number in metres following the letters "HT" and the permitted maximum number of **storeys** is the numerical value following the letters “ST” as shown on Diagrams 4a and 4b of By-law [Clerks to insert By-law number];
- (E) Despite regulations 10.5.40.10(2) to (4), 10.20.40.10(5), and (D) above, the following equipment and **structures** may project beyond the permitted maximum height shown on Diagrams 4a and 4b of By-law [Clerks to insert By-law number]:
  - (i) equipment used for the functional operation of the **building**, including electrical, utility, mechanical and ventilation equipment, as well as enclosed stairwells, roof access, maintenance equipment storage, elevator shafts, chimneys, and vents, by a maximum of 4.5 metres;
  - (ii) **structures** that enclose, screen, or cover the equipment, **structures** and parts of a **building** listed in (i) above, excluding a mechanical penthouse, by a maximum of 4.5 metres;
  - (iii) architectural features, parapets, and elements and **structures** associated with a **green roof**, by a maximum of 1.0 metres;

- (iv) **building** maintenance units and window washing equipment, by a maximum of 1.8 metres;
- (v) planters, **landscaping** features, guard rails, and divider screens on a balcony and/or terrace, by a maximum of 1.8 metres; and
- (vi) antennae, flagpoles and satellite dishes, by a maximum of 1.8 metres;
- (F) Regulation 10.20.40.20(4), regarding permitted maximum **building length** for an **apartment building**, does not apply;
- (G) Despite regulations 5.10.40.70(2) and 10.20.40.70(7), the required minimum **building setbacks** are as shown in metres on Diagrams 4a and 4b of By-law [Clerks to insert By-law number];
- (H) Despite Clause 10.5.40.60, and (G) above, the following elements may encroach into the required minimum **building setbacks** and **main wall** separation distances as follows:
  - (i) For “Parcel A”:
    - (a) balconies, by a maximum of 2.1 metres;
    - (b) ground floor terraces, decks and porches, and associated privacy and divider screens, by a maximum of 4.3 metres on the east façade of the **building**;
    - (c) ground floor terraces, decks and porches, and associated privacy and divider screens, by a maximum of 3.6 metres on the west façade of the **building**;
    - (d) canopies and awnings, by a maximum of 3.8 metres;
    - (e) eaves, by a maximum of 0.6 metres;
    - (f) dormers, by a maximum of 0.6 metres;
    - (g) architectural features, such as a pilaster, decorative column, cornice, sill, belt course, or chimney breast, by a maximum of 0.6 metres;
    - (h) satellite dishes, antennae, vents, and pipes, by a maximum of 0.6 metres;
    - (i) terraces and decks, and associated privacy screen or architectural features, are permitted above rooftop areas and may project or encroach up to the extent of the storey below;
  - (ii) For “Parcel B”:
    - (a) balconies, by a maximum of 2.7 metres;
    - (b) no balcony or terrace may be located closer than 3.9 metres to the south **lot line**;
    - (c) canopies and awnings, by a maximum of 3.8 metres;
    - (d) eaves, by a maximum of 0.6 metres; and
    - (e) dormers, by a maximum of 0.6 metres;
    - (f) architectural features, such as a pilaster, decorative column, cornice, sill, belt course, or chimney breast, by a maximum of 0.6 metres;
    - (g) satellite dishes, antennae, vents, and pipes, by a maximum of 0.6 metres;
    - (h) terraces and decks, and associated privacy screen or architectural features, are permitted above rooftop areas and may project or encroach up to the extent of the storey below;
- (I) Despite Regulation 10.20.40.80(1)(C), the permitted minimum above-ground separation distance between **main walls**, as shown on Diagram 4a of By-law [Clerks to insert By-law number] is:
  - (i) 4.1 metres for “Parcel A”, if there are no openings to **dwelling unit** in one of those **main walls**;
  - (ii) 8.0 metres for “Parcel A”, if each **main wall** has an opening to a dwelling unit;
- (J) For “Parcel A”, despite Regulation 10.5.50.10(5), a **lot** with an **apartment building** must have a minimum 1.5 metre wide strip of **soft landscaping** along any part of a **lot line** abutting another **lot** in the Residential Zone, with the exception of a **driveway**, which is permitted to encroach to a minimum setback of 0.0 metres;
- (K) Despite Regulations 200.5.10.1(1), Table 200.5.10.1 and 200.5.10.1(12), **parking spaces** must be provided in accordance with the following:

- (i) residential occupant **parking spaces** for “Parcel A” may be provided to a permitted maximum of 55 **parking spaces**;
- (ii) a minimum rate of 2.0 plus 0.05 per **dwelling unit** for visitor **parking spaces** of “Parcel A”;
- (iii) a minimum of 1 **parking space** for residential visitors of “Parcel B”, which must have the following dimensions:
  - (a) a minimum width of 3.4 metres;
  - (b) a minimum length of 5.6 metres; and
  - (c) a minimum vertical clearance of 2.1 metres;
- (iv) Residential occupant **parking spaces** for “Parcel B” may not exceed the following permitted maximums:
  - (a) 0.8 for each bachelor **dwelling unit** up to 45 square metres and 1.0 for each bachelor **dwelling unit** greater than 45 square metres; and
  - (b) 0.9 for each one bedroom **dwelling unit**; and
  - (c) 1.0 for each two bedroom **dwelling unit**; and
  - (d) 1.2 for each three or more bedroom **dwelling unit**; and
- (v) Notwithstanding the residential occupant **parking space** requirement, **tandem parking spaces** are permitted on “Parcel B” and excluded from the total **parking space** requirement of (iv) above;
- (L) Despite Regulation 200.5.1.10(12), the **vehicle** entrance or exit to the **building** must be located a minimum of 3.0 metres from the **lot line** abutting the **street**;
- (M) Despite regulation 200.15.1(4), an accessible **parking space** must be located a maximum of 20 metres from a barrier free entrance to a passenger elevator that provides access to the first **storey** of a **building**;
- (N) Despite Regulation 200.15.10.5(1)(B), a minimum number of the provided **parking spaces** are required to be accessible **parking spaces** as follows:
  - (i) “Parcel A”: 2 accessible **parking spaces**; and
  - (ii) “Parcel B”: 0 accessible **parking spaces**;
- (O) Despite Regulation 230.5.1.10 (12), a **bicycle maintenance facility** for “Parcel A” will be provided in the **building** with the following minimum dimensions:
  - (i) Minimum length of 1.8 metres; and
  - (ii) Minimum width of 2.4 metres;
- (P) Despite Regulation 230.5.1.10 (12), a **bicycle maintenance facility** is not required for “Parcel B”;
- (Q) Regulation 230.5.1.10 (13) regarding **oversized bicycle parking spaces**, does not apply;
- (R) Despite Regulation 230.5.1.10(14)(A), the aisle width for **stacked bicycle parking spaces** is 1.8 metres for “Parcel B”;
- (S) For the purpose of this exception, each word or expression that is in bold font will have the same meaning as such word or expression as defined in Chapter 800 of Zoning By-law 569-2013, as amended, except for the following:
  - (i) “Parcel A” means the area labelled as such on Diagram 3 of By-law [Clerks to insert By-law number];
  - (ii) “Parcel B” means the area labelled as such on Diagram 3 of By-law [Clerks to insert By-law number].

## 6. Holding Symbol Provisions:

- (A) The lands zoned with the holding symbol "(H)" delineated by heavy lines on Diagram 2 attached this By-law must not be used for any purpose other than those uses and buildings existing as of the date of the passing of this By-law, until the holding symbol "(H)" has been removed; and

- (B) An amending by-law to remove the holding symbol "(H)" referred to in (A) above may be enacted when the following are fulfilled:
- (i) the owner or applicant, at their sole cost and expense has submitted a revised *Functional Servicing and Stormwater Management Report* to demonstrate that the existing *sanitary sewer system, storm sewer system, and watermain system* and any required improvements to them, have adequate capacity and supply to accommodate the development of the lands to the satisfaction of the Director, Engineering Review, Development Review and;
  - (ii) if the *Functional Servicing and Stormwater Management Report* accepted and satisfactory from (i) above require any new municipal infrastructure or upgrades to existing municipal infrastructure to support the development, then either:
    - (a) the owner or applicant has secured the design, construction, and provision of financial securities for any new municipal infrastructure, or any upgrades or required improvements to the existing municipal infrastructure identified in the accepted *Functional Servicing and Stormwater Management Report*, to support the development, in a financial secured agreement, all to the satisfaction of the Director, Engineering Review, Development Review; or,
    - (b) the required new municipal infrastructure or upgrades to existing municipal infrastructure to support the development in the accepted and satisfactory *Functional Servicing and Stormwater Management Report* in (i) above are constructed and operational, all to the satisfaction to the Director, Engineering Review, Development Review.

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

Enacted and passed on [Clerks to insert date].

[full name],  
Speaker

(Seal of the City)

[full name],  
City Clerk

Diagram 1

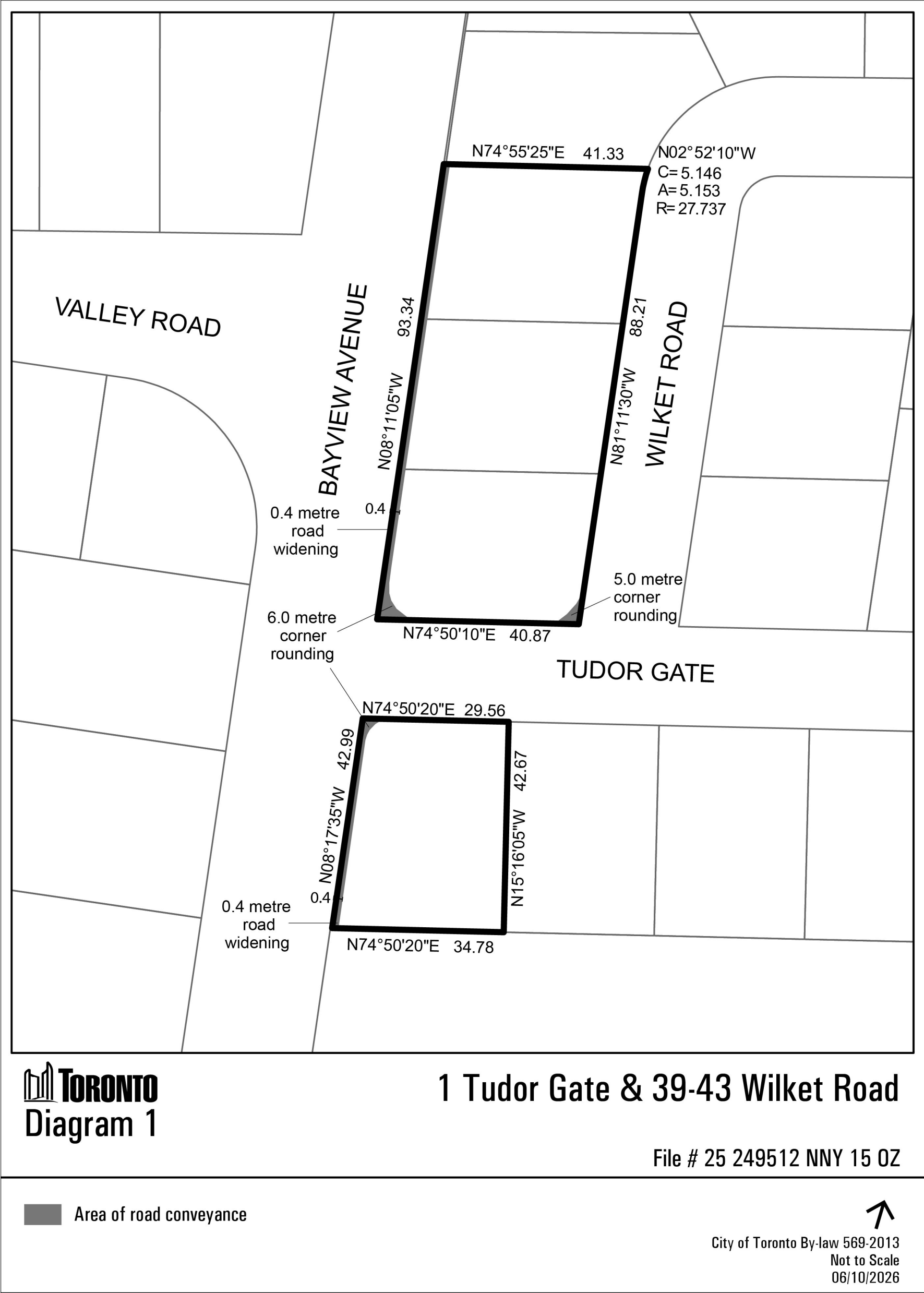


Diagram 2

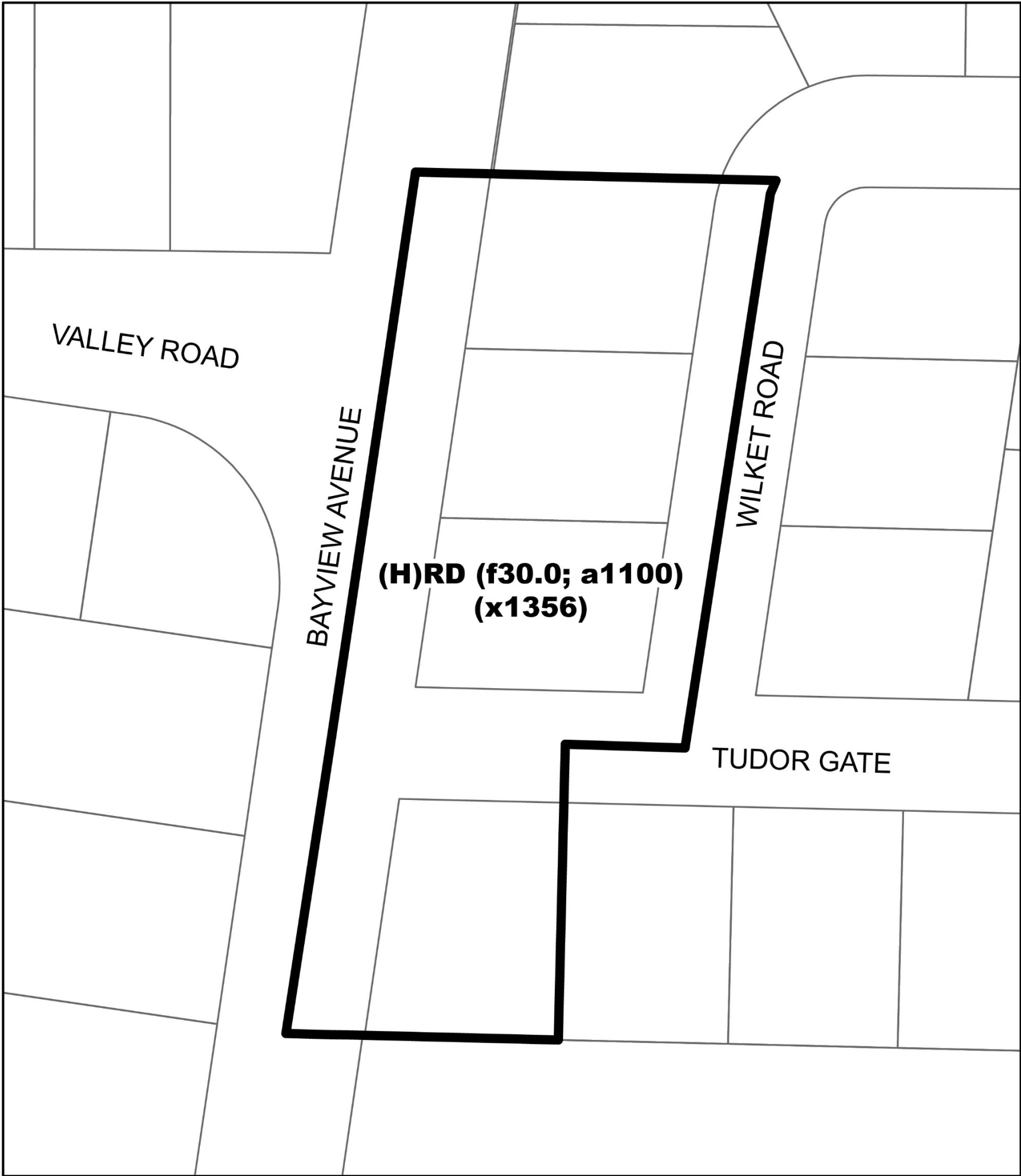


Diagram 3

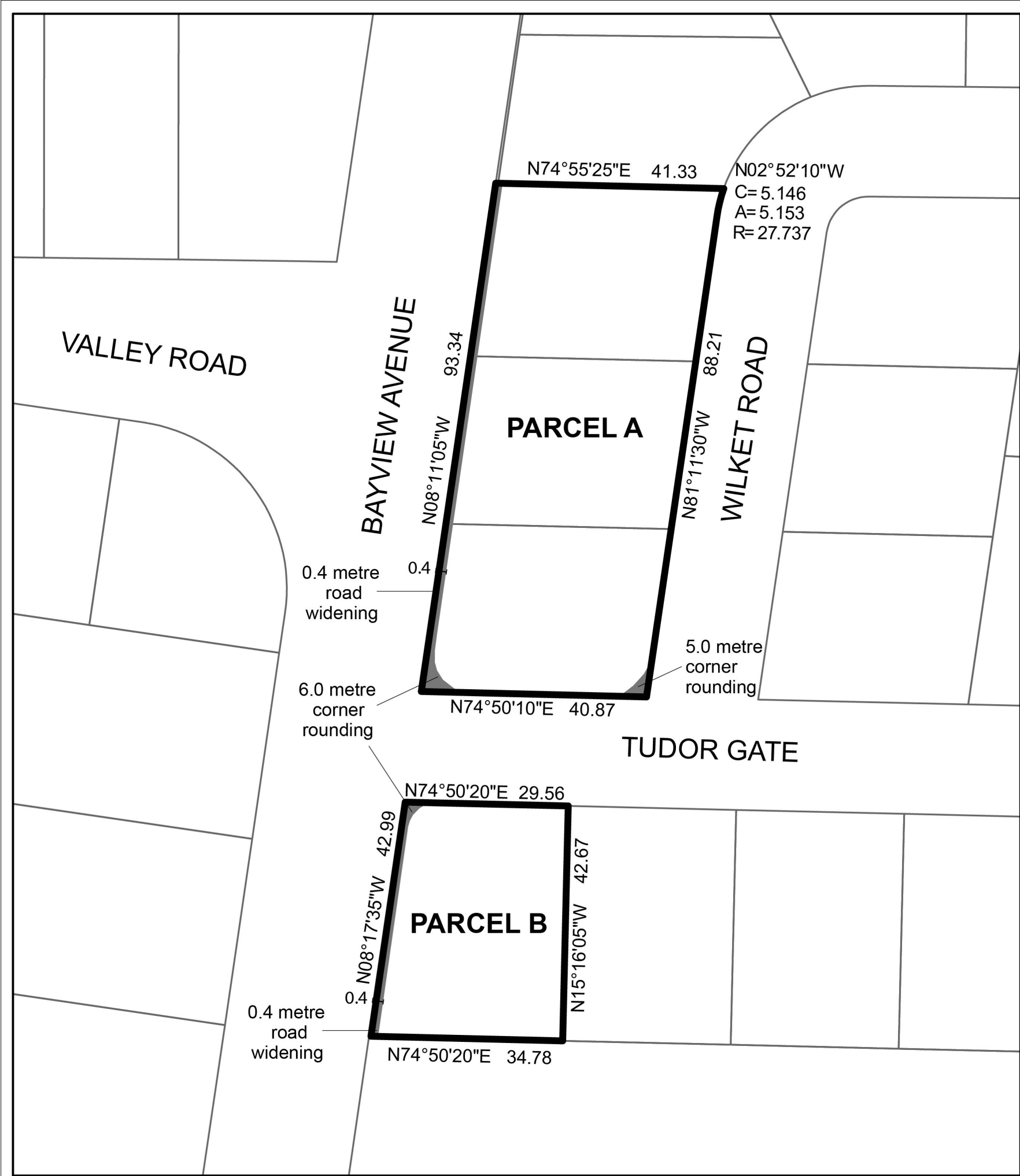
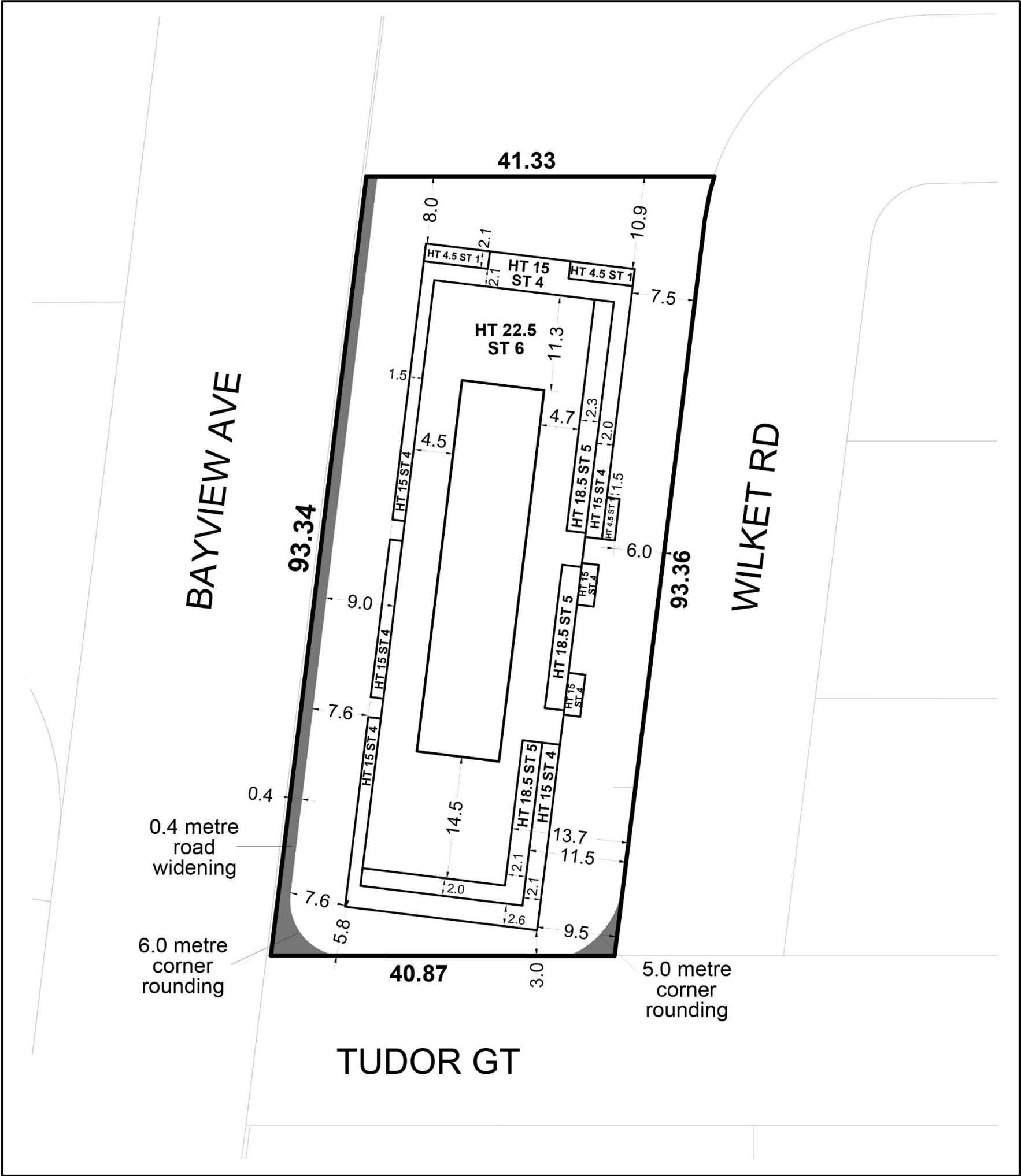
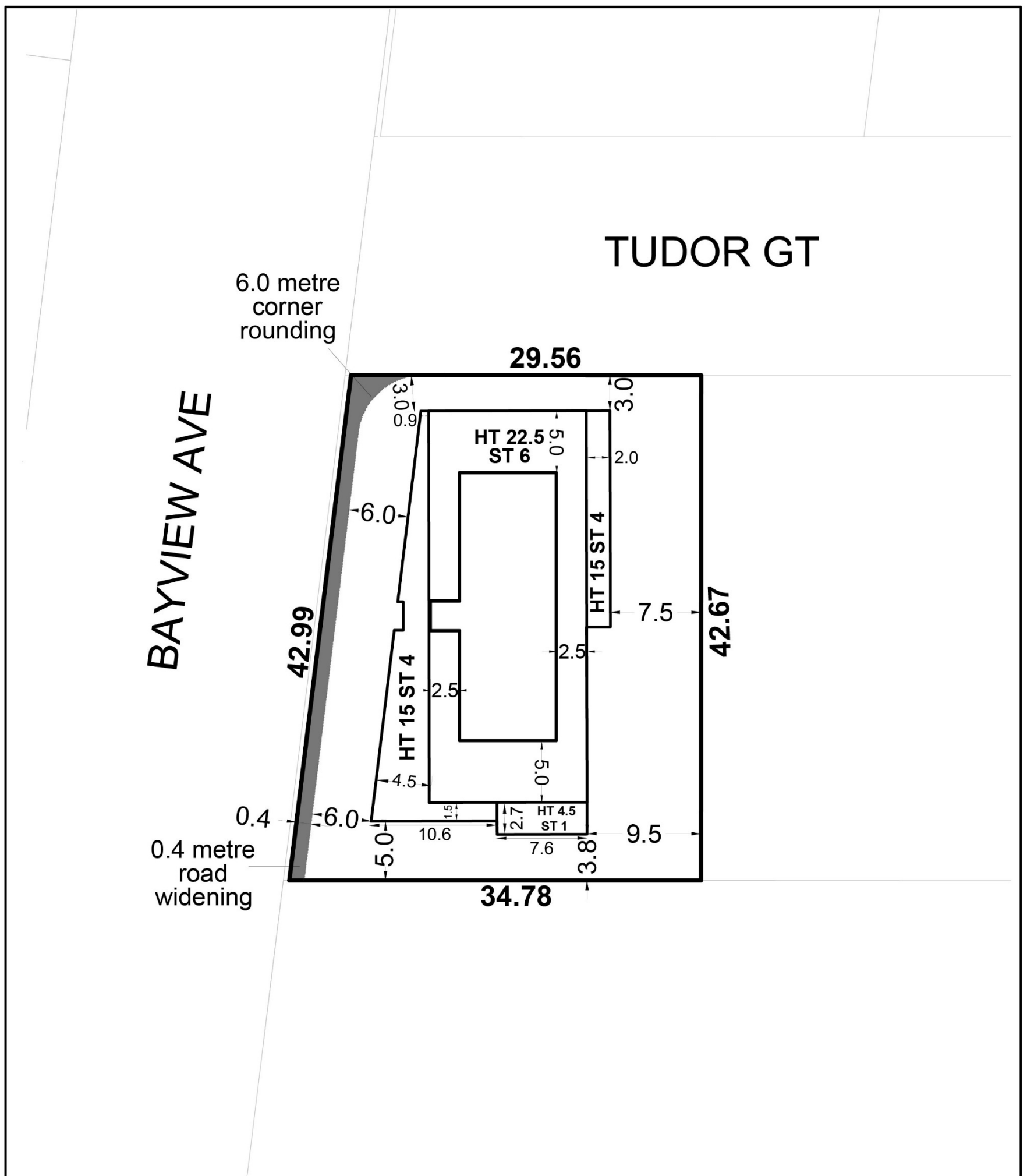


Diagram 4a



### Diagram 4b



**Toronto**  
**Diagram 4b**

## 1 Tudor Gate & 39-43 Wilket Road

File # 25 249512 NNY 15 0Z



### Area of road conveyance



City of Toronto By-law 569-2013  
Not to Scale  
06/05/2026