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NOTICE OF PUBLIC MEETING
To be held by the Planning and Housing Committee
(Under the Planning Act)

City-initiated request to Amend the Zoning By-law, to Incorporate Low-rise Residential Lands in the Etobicoke York district of the City of Toronto, to Zoning By-law 569-2013

Location of Application: Properties Listed Below
Applicant: City of Toronto

Date: January 22, 2026
Time: 9:30 a.m., or as soon as possible thereafter
Place: Committee Room 1, Toronto City Hall and by Video Conference

PROPOSAL

The City-initiated Zoning By-law Amendment proposes to amend the Zoning By-law 569-2013, to add the properties in the Etobicoke York district of the City of Toronto, as listed below, to Zoning By-law 569-2013. The Zoning By-law Amendment is the outcome of the City-initiated study "Housing Action Plan: Incorporating Low-rise Residential Lands into Zoning By-law 569-2013." These properties had active zoning by-law amendment or site plan control applications in 2012 and were excluded from the city-wide Zoning By-law through the transition protocol. The Zoning by-law amendment proposes to bring these lands into the city-wide Zoning By-law with zoning standards that are consistent with the applicable former municipal zoning by-law and consistent with recent city-wide zoning amendments.

Address, Number	Address, Street
1-36	Abraham Welsh Road
38	Acacia Avenue
1155	Albion Road
1155R	Albion Road
1	Ashley Park Road
4	Ashley Road
6	Ashley Road
8	Ashley Road
10	Ashley Road
12	Ashley Road
65	Barker Avenue
14	Barkwin Drive
10	Beaucourt Road
196	Bering Avenue
200	Bering Avenue
204	Bering Avenue
206	Bering Avenue
208	Bering Avenue
126-192	Bob Yuill Drive
1A	Bowsprit Avenue

Address, Number	Address, Street
1B	Bowsprit Avenue
1C	Bowsprit Avenue
1D	Bowsprit Avenue
1E	Bowsprit Avenue
1F	Bowsprit Avenue
36	Brentwood Road
1	Brookhaven Drive
35	Canerouth Drive
37	Canerouth Drive
5	Chapman Road
7	Chapman Road
9	Chapman Road
11	Chapman Road
13	Chapman Road
1-35	Charlie Jordan Road
33	Cornelius Parkway
63	Cornelius Parkway
12	Duckworth Street
24	Dunning Crescent
188	Edenbridge Drive

Address, Number	Address, Street
53	Edenbrook Hill
73	Enfield Avenue
14	Flaxman Road
52A	Hilldale Road
52B	Hilldale Road
133-245	Isaac Devins Boulevard
168	Islington Avenue
1140	Islington Avenue
2670	Islington Avenue
1142A	Islington Avenue
1142B	Islington Avenue
1144A	Islington Avenue
1144B	Islington Avenue
1146A	Islington Avenue
1146B	John Best Avenue
17	John Best Avenue
19	Justice Gardens
12	Justice Gardens
13	Justice Gardens
15	Justice Gardens
16	Justice Gardens
17	Justice Gardens
29	Justice Gardens
31	Kipling Avenue
350	Kipling Avenue
409	Kipling Avenue
413	Kipling Avenue
967	Kipling Avenue
969	Kipling Avenue
971	Kipling Avenue
973	Kipling Avenue
975	Kipling Avenue
977	Kipling Avenue
979	Kipling Avenue
981	Lake Shore Boulevard
2298	Lake Shore Boulevard
2300	Lake Shore Boulevard
2609	Lake Shore Boulevard
2686	Lake Shore Drive
51	Lavender Road
56	Lawrence Avenue
2284	Lorne Avenue
1-52	Lou Pomanti Street
52	Mainshep Road
25	Maple Bush Avenue
19	Maple Bush Avenue
21	Mary Chapman Boulevard
30-118	Mary Chapman Boulevard
66A	McCartney Street
1-59	McCartney Street
59	Noranda Drive
34	Nordale Crescent
34	North Drive

Address, Number	Address, Street
43	Norval Street
48	Oakfield Drive
46	Orchard Crescent
1-121	Parrotta Drive
121	Pipestone Place
9	Ravenscrest Drive
54	Ridgegate Crescent
9	Ridgevalley Crescent
30	Ridgevalley Crescent
54	Ron Attwell Street
1-58	Ron Attwell Street
58	Roxaline Street
59	Royal York Road
1216A	Royal York Road
1216B	Saffron Crescent
35	Scarlett Road
556	Scarlett Road
558A	Scarlett Road
558B	Scarlett Road
560A	Scarlett Road
560B	Sheppard Avenue
2295	Sheppard Avenue
2355	Spears Street
16	Spring Garden Road
7	Spring Garden Road
29	Station Road
2	Stong Court
20	Streight Lane
1	Streight Lane
3	Streight Lane
5	Streight Lane
7	Streight Lane
9	Streight Lane
11	Streight Lane
13	Streight Lane
15	Streight Lane
17	Streight Lane
19	Streight Lane
21	Streight Lane
23	Sun Row Drive
111	Thistle Down Boulevard
30	Van Dusen Boulevard
55	Weston Road
1040	Weston Road
3035	Westona Street
55A	Westona Street
55B	Westona Street
57A	Westona Street
57B	Westona Street
59A	Westona Street
59B	Westona Street

Detailed information regarding the proposal, including background information and material may be obtained by contacting Hania Butter, Assistant Planner at 416-392-0189, or by e-mail at Hania.Butter@toronto.ca.

Further information can be found at <https://www.toronto.ca/city-government/planning-development/planning-studies-initiatives/incorporating-low-rise-residential-lands-into-zoning-by-law-569-2013/>.

PURPOSE OF PUBLIC MEETING

The Planning and Housing Committee will receive input and review the proposal and any other material placed before it, in order to make recommendations on the proposed Zoning By-law Amendment. These recommendations will then be forwarded to Toronto City Council for its consideration.

You can follow the meeting at www.youtube.com/TorontoCityCouncilLive.

MAKE YOUR VIEWS KNOWN

You may send written comments by e-mail to phc@toronto.ca or by mail to the address below. You can submit written comments up until City Council gives final consideration to the proposal.

You are also invited to address the Planning and Housing Committee, in person, by video conference or by telephone, to make your views known regarding the proposal.

If you wish to address the Planning and Housing Committee directly, please register by e-mail to phc@toronto.ca or by phone at 416-397-4579, no later than **12:00 p.m.** on **January 21, 2026**. If you register, we will contact you with instructions on how to participate in the meeting.

The Planning and Housing Committee may request you to file an outline of your presentation with the Clerk.

For more information about matter, including information about appeal rights, please contact: **City Clerk, Attention: Nancy Martins, Administrator, Planning and Housing Committee, Toronto City Hall, 100 Queen Street West, 2nd Floor, Toronto, ON, M5H 2N2, Phone: 416-397-4579, Fax: 416-392-2980, email: phc@toronto.ca.**

Special Assistance: City Staff can arrange for special assistance with some advance notice. If you need special assistance, please call 416-397-4579, TTY 416-338-0889 or e-mail phc@toronto.ca.

FURTHER INFORMATION

Given that the amendments listed in this Notice apply to lands at multiple locations within the geographic boundaries of the Etobicoke York district of the City of Toronto, a key map has not been provided with this notice.

If you wish to be notified of the decision of the City of Toronto on the passing or refusal of the proposed Zoning By-law Amendment, you must make a written request to the City Clerk, Attention: Nancy Martins, Administrator, Planning and Housing Committee, at the address, fax number or e-mail set out in this notice.

Zoning By-law Amendment Appeal: If a specified person or public body as defined under the Planning Act or the registered owner of any land to which by-law would apply would otherwise have an ability to appeal the decision of the Council of the City of Toronto to the Ontario Land Tribunal but the specified person or public body as defined under the Planning Act or the registered owner of any land to which the by-law would apply does not make oral submissions at a public meeting or make written submissions to the City of Toronto before the proposed Zoning By-law Amendment is passed, the specified person or public body as

defined under the Planning Act or the registered owner of any land to which the by-law would apply is not entitled to appeal the by-law.

People writing or making presentations at the public meeting: The *City of Toronto Act, 2006*, the *Planning Act*, and the City of Toronto Municipal Code authorize the City of Toronto to collect any personal information in your communication or presentation to City Council or its committees.

The City collects this information to enable it to make informed decisions on the relevant issue(s). If you are submitting letters, faxes, e-mails, presentations, or other communications to the City, you should be aware that your name and the fact that you communicated with the City will become part of the public record and will appear on the City's website. The City will also make your communication and any personal information in it - such as your postal address, telephone number or e-mail address - available to the public, unless you expressly request the City to remove it.

Many Committee, Board and Advisory Body meetings are broadcast live over the internet for the public to view. If you speak at the meeting you will appear in the video broadcast. Video broadcasts are archived and continue to be publicly available. Direct any questions about this collection to City Clerk's Office at the telephone number or email address set out above.

An online version of this Notice is available at <https://www.toronto.ca/city-government/public-notices-bylaws/>.

Compliance with Provincial laws respecting Notice may result in you receiving duplicate notices.

Dated at the City of Toronto on December 22, 2025.

John D. Elvidge
City Clerk