

## Attachment 2: Draft Zoning By-law Amendment

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

### **CITY OF TORONTO BY-LAW xxxx-2025**

**To amend Zoning By-law 569-2013, as amended, with respect to incorporating certain low-rise residential lands in the Etobicoke York District of the City of Toronto, into Zoning By-law 569-2013.**

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. Zoning By-law 569-2013, as amended, is further amended as follows:
  - (A) By adding the lands in Schedule "A" as outlined by a heavy black line and identified on the respective Diagrams, to the:
    - (i) Zoning By-law Map in Section 990.10.
    - (ii) Policy Area Overlay Map in Article 995.10.1.
    - (iii) Height Overlay Map in Article 995.20.1.
    - (iv) Lot Coverage Overlay Map in Article 995.30.1.
    - (v) Parking Zone Overlay Map in Section 995.50.
    - (vi) Exceptions in Articles 900.2.10; 900.3.10; 900.4.10; 900.5.10; or 900.6.10.
2. Nothing in By-law [Clerks to insert By-law number] will prevent the erection or use of a building or structure for which an application for a building permit was filed on or prior to the date this By-law comes into full force and effect, whereby an "application for a building permit" means an application for a building permit that satisfies the

requirements set out in Article I, Building Permits of Chapter 363, Building Construction and Demolition of the City of Toronto Municipal Code.

3. Nothing in By-law [Clerks to insert By-law number] will prevent the erection or use of a building or structure, for which a complete application for a zoning by-law amendment was filed on or prior to the date this By-law comes into full force and effect, whereby a "complete application for a zoning by-law amendment" means an application which satisfies the requirements set out in the City of Toronto Official Plan.
4. Nothing in By-law [Clerks to insert By-law number] will prevent the erection or use of a building or structure, for which:
  - (A) A complete application for a minor variance under Section 45 of the Planning Act was filed on or prior to the date this By-law comes into full force and effect.
  - (B) A complete application for a minor variance under Section 45 of the Planning Act was filed after the date this By-law comes into full force and effect in respect of a building permit referred to in Section 2 of By-law [Clerks to insert By-law number].
  - (C) For the purposes of (A) and (B) above, a "complete application for a minor variance" means an application which satisfies the requirements of Section 2 of Ontario Regulation 200/96 (Minor Variance Applications) under the Planning Act.
5. Nothing in By-law [Clerks to insert By-law number] will prevent the erection or use of a building or structure for which a complete application for site plan approval was filed on or prior to the date this By-law comes into full force and effect, whereby a "complete application for site plan approval" means an application which satisfies the requirements set out in the City of Toronto Official Plan.

Enacted and passed on [Clerks to insert date of enactment]

Frances Nunziata,  
Speaker

John D. Elvidge,  
City Clerk

(Seal of the City)

**Schedule A to By-law xxxx-2025 - Lands and Provisions Added to Zoning  
By-law 569-2013**

**Lands added to Zoning By-law 569-2013:**

1-36	Abraham Welsh Road	25	Mill Cove
1	Ashley Park Road	34	Noranda Drive
65	Barker Avenue	34	Nordale Crescent
14	Barkwin Drive	43	North Drive
10	Beaucourt Road	48	Norval Street
196-208	Bering Avenue	46	Oakfield Drive
126-192	Bob Yuill Drive	49	Orchard Crescent
1A-1F	Bowsprit Avenue	1-121	Parrotta Drive
36	Brentwood Road North	9	Pipestone Place
35	Canerouth Drive	54	Ravenscrest Drive
37	Canerouth Drive	9	Ridgegate Crescent
5-13	Chapman Road	30	Ridgevalley Crescent
1-35	Charlie Jordan Road	54	Ridgevalley Crescent
33	Cornelius Parkway	59	Roxaline Street
63	Cornelius Parkway	1-58	Ron Attwell Street
24	Dunning Crescent	1216A-B	Royal York Road
188	Edinbridge Drive	556-560B	Scarlett Road
73	Enfield Avenue	16	Spears Street
133-245	Isaac Devins Boulevard	7	Spring Garden Road
1140-1146B	Islington Avenue	29	Spring Garden Road
2670	Islington Avenue	2	Station Road
17- 19	John Best Avenue	1-23	Streight Lane
15-31	Justice Gardens	240	The Westway
967-981	Kipling Avenue	3035	Weston Road
193	Lake Promenade	55A-59B	Westona Street
56	Lavender Road		
2284	Lawrence Avenue West		
9	Lorne Avenue		
1-52	Lou Pomanti Street		
19-21	Maple Bush Avenue		
30-118	Mary Chapman Boulevard		
1-59	McCartney Street		

**Provisions added for the lands:  
1 Ashley Park Road**

1. Zoning By-law 569-2013, as amended, is further amended as follows by adding the lands outlined by a heavy black line and identified on Diagram 1: 1 Ashley Park Road, to the:
  - (A) Zoning By-law Map in Section 990.10 and applying the zone label “RD (f18.0; a835; d0.45)(x28)” as shown on Diagram 1: 1 Ashley Park Road.
  - (B) Policy Area Overlay Map in Article 995.10.1 and applying no label.
  - (C) Height Overlay Map in Article 995.20.1 and applying the label “HT 9.5”.
  - (D) Lot Coverage Overlay Map in Article 995.30.1 and applying the label “33”.

Diagram 1

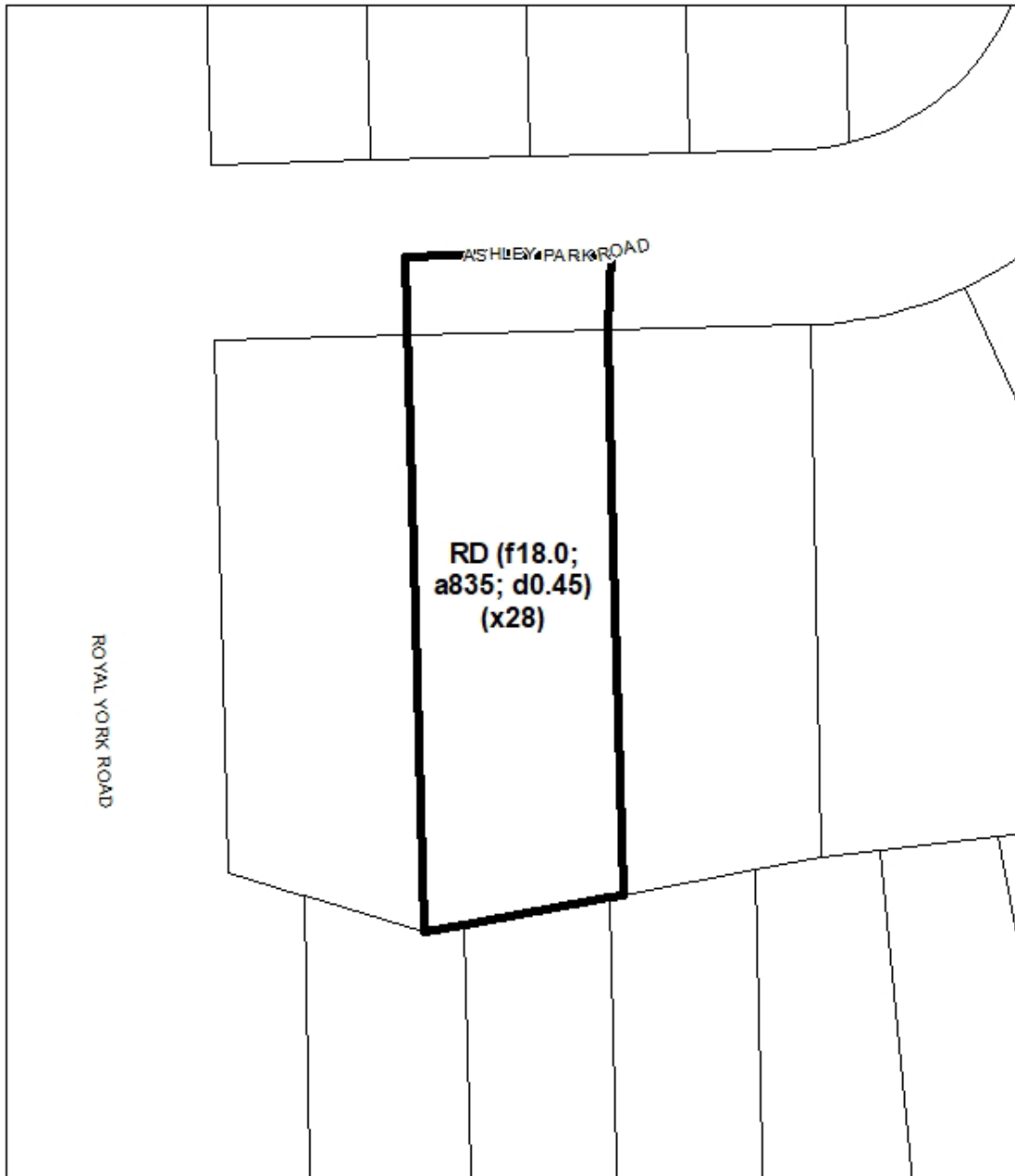




  
Diagram 1

1 Ashley Park Road

 Subject Site

  
City of Toronto By-law 569-2013  
Not to Scale  
11/07/2025

## **65 Barker Ave**

1. Zoning By-law 569-2013, as amended, is further amended as follows by adding the lands outlined by a heavy black line and identified on Diagram 1: 65 Barker Avenue, to the:
  - (A) Zoning By-law Map in Section 990.10 and applying the zone label “RD (f16.5; a650; d0.45)(x9)” as shown on Diagram 1: 65 Barker Avenue.
  - (B) Policy Area Overlay Map in Article 995.10.1 and applying no label.
  - (C) Height Overlay Map in Article 995.20.1 and applying the label “HT 9.5”.
  - (D) Lot Coverage Overlay Map in Article 995.30.1 and applying the label “33”.

# Diagram 1

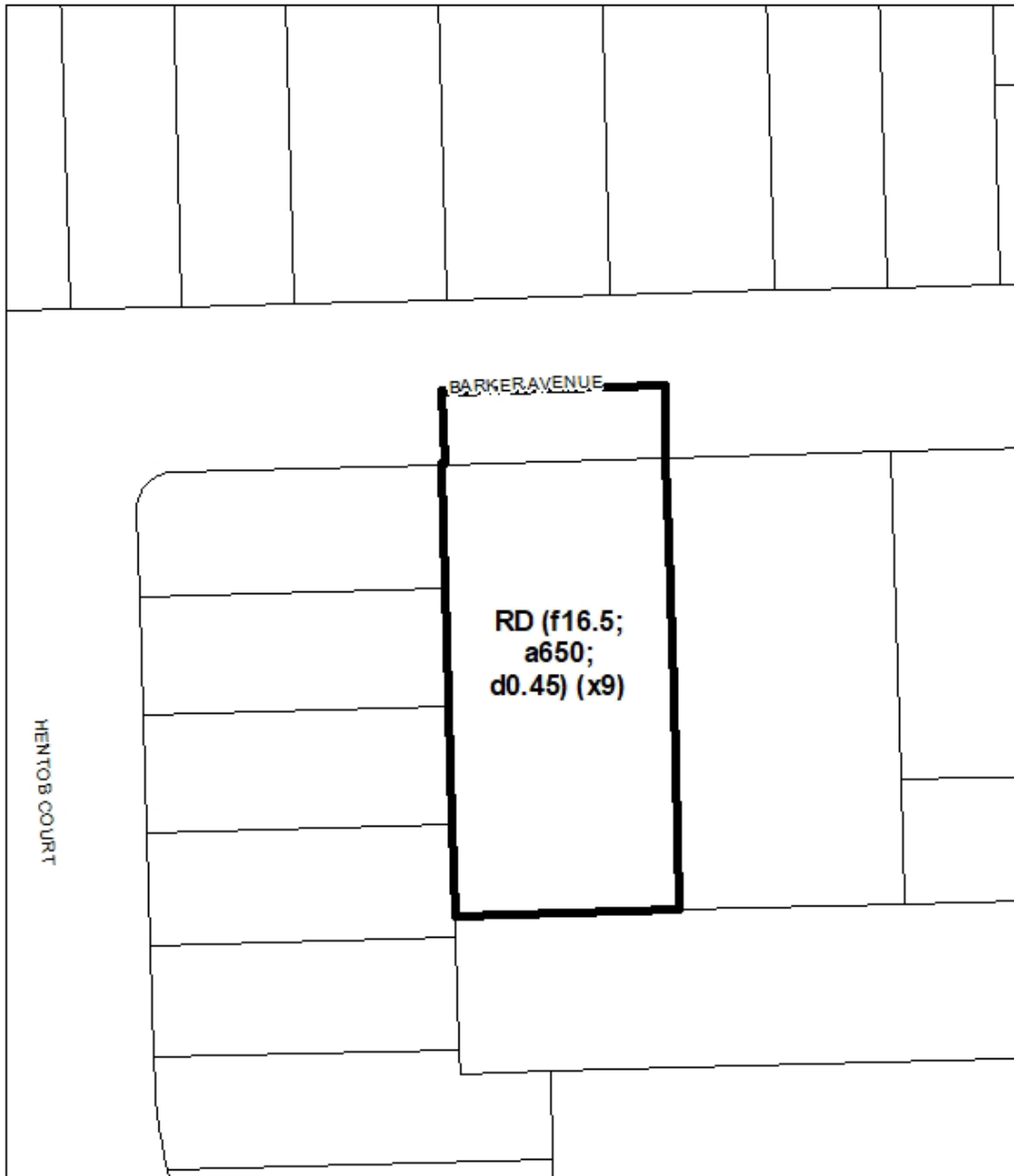




  
Diagram 1

65 Barker Avenue

 Subject Site

  
City of Toronto By-law 569-2013  
Not to Scale  
11/07/2025

## 14 Barkwin Drive

1. Zoning By-law 569-2013, as amended, is further amended as follows by adding the lands outlined by a heavy black line and identified on Diagram 1: 14 Barkwin Drive, to the:
  - (A) Zoning By-law Map in Section 990.10 and applying the zone label “RD (f13.5; a510; d0.45)(x1341)” as shown on Diagram 1: 14 Barkwin Drive.
  - (B) Policy Area Overlay Map in Article 995.10.1 and applying no label.
  - (C) Height Overlay Map in Article 995.20.1 and applying the label “HT 9.5”.
  - (D) Lot Coverage Overlay Map in Article 995.30.1 and applying the label “33”.
2. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.3.10(1341) Exception Number 1341 so that it reads:

(1341) Exception RD 1341

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) On 14 Barkwin Drive, City of Toronto by-law 1025-2010.

Diagram 1

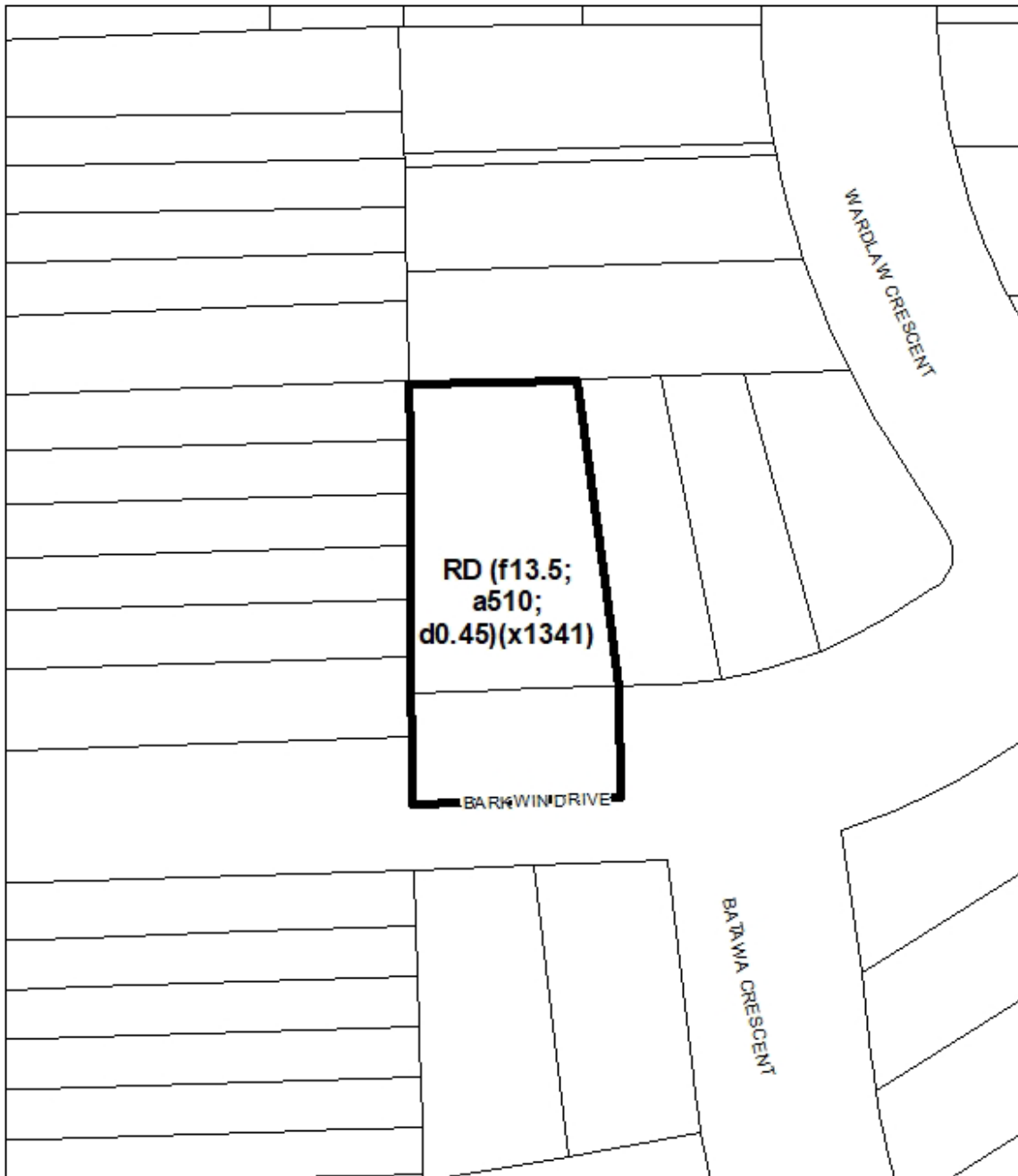




  
Diagram 1

14 Barkwin Drive

 Subject Site

  
City of Toronto By-law 569-2013  
Not to Scale  
11/07/2025

## **10 Beaucourt Rd**

1. Zoning By-law 569-2013, as amended, is further amended as follows by adding the lands outlined by a heavy black line and identified on Diagram 1: 10 Beaucourt Road, to the:
  - (A) Zoning By-law Map in Section 990.10 and applying the zone label “RD (f13.5; a510; d0.45)” as shown on Diagram 1: 10 Beaucourt Road.
  - (B) Policy Area Overlay Map in Article 995.10.1 and applying no label.
  - (C) Height Overlay Map in Article 995.20.1 and applying the label “HT 9.5”.
  - (D) Lot Coverage Overlay Map in Article 995.30.1 and applying the label “33”.

Diagram 1

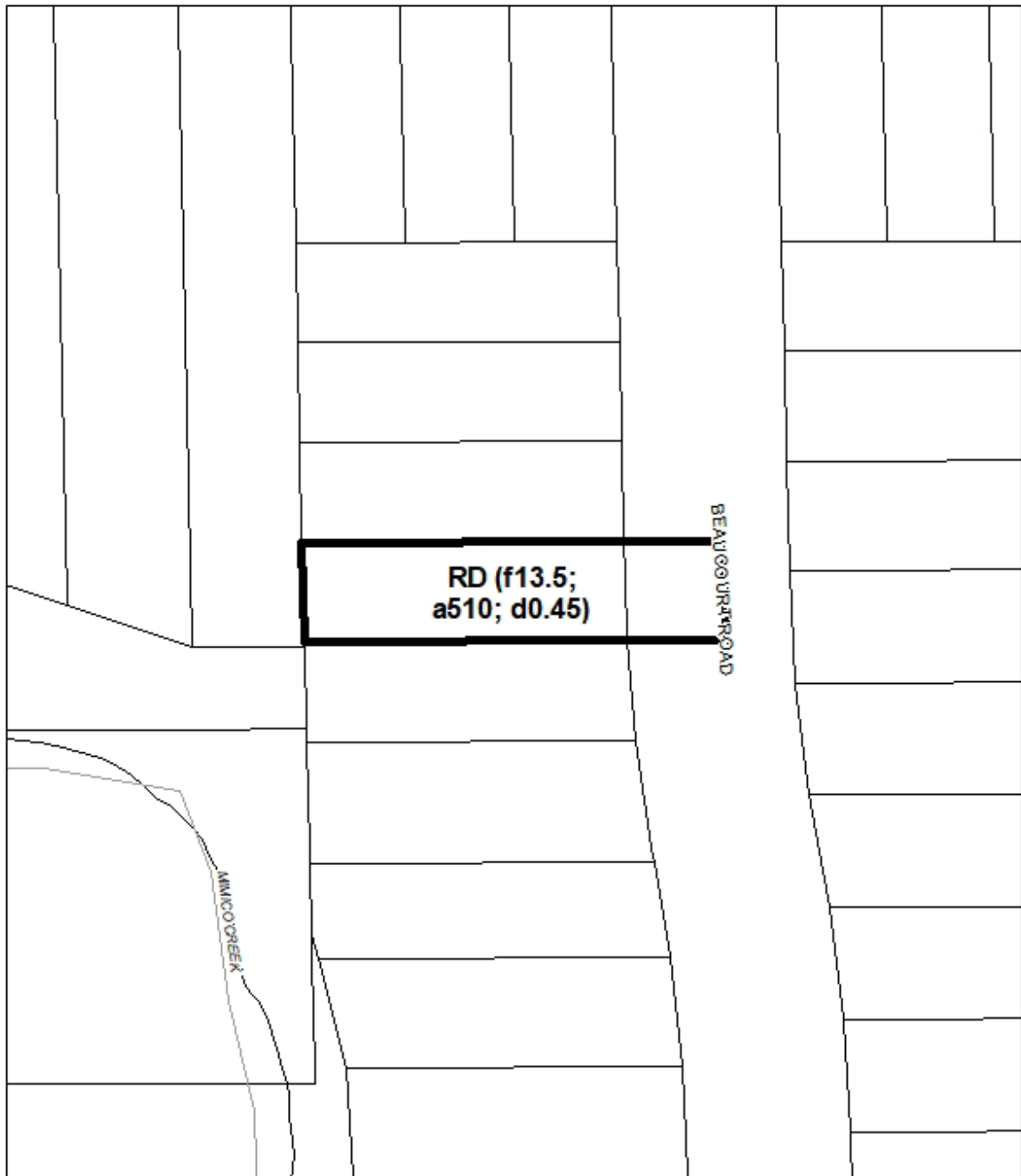




  
Diagram 1

10 Beaucourt Road

 Subject Site

  
City of Toronto By-law 569-2013  
Not to Scale  
11/12/2025

## **1140 to 1146B Islington Avenue and 196 to 208 Bering Avenue**

1. Zoning By-law 569-2013, as amended, is further amended as follows by adding the lands outlined by a heavy black line and identified on Diagram 1: 1140 to 1146B Islington Avenue and 196 to 208 Bering Avenue to the:
  - (A) Zoning By-law Map in Section 990.10 and applying the zone label “RT(x384)” as shown on Diagram 1: 1140 to 1146B Islington Avenue and 196 to 208 Bering Avenue.
  - (B) Policy Area Overlay Map in Article 995.10.1 and applying no label.
  - (C) Height Overlay Map in Article 995.20.1 and applying no label.
  - (D) Lot Coverage Overlay Map in Article 995.30.1 and applying the label “25”.
  
2. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.5.10 Exception Number 384 so that it reads:

(384) Exception RT 384

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) On 1140 to 1146B Islington Avenue and 196 to 208 Bering Avenue, City of Toronto by-law 659-2011.

# Diagram 1

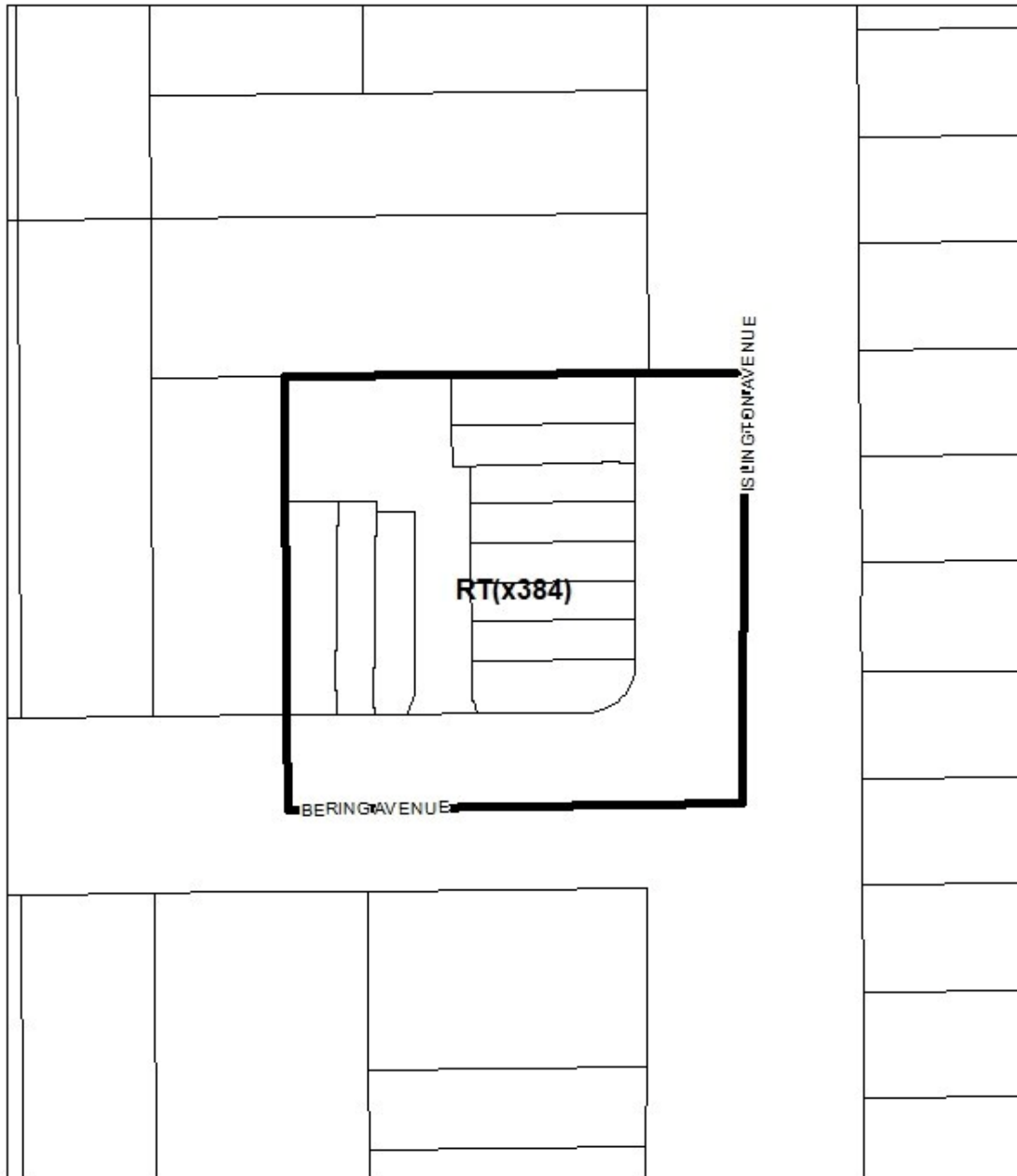



  
Diagram 1

1140 to 1146B Islington Avenue and  
196 to 208 Bering Avenue

 Subject Site

  
City of Toronto By-law 569-2013  
Not to Scale  
11/13/2025

## **1A to 1F Bowsprit Avenue and 55A to 59B Westona Street**

1. Zoning By-law 569-2013, as amended, is further amended as follows by adding the lands outlined by a heavy black line and identified on Diagram 1: 1A to 1F Bowsprit Avenue and 55A to 59B Westona Street, to the:
  - (A) Zoning By-law Map in Section 990.10 and applying the zone label “RD (a190) (x1342)” as shown on Diagram 1: 1A to 1F Bowsprit Avenue and 55A to 59B Westona Street.
  - (B) Policy Area Overlay Map in Article 995.10.1 and applying no label.
  - (C) Height Overlay Map in Article 995.20.1 and applying the label “HT 9.5”.
  - (D) Lot Coverage Overlay Map in Article 995.30.1 and applying the label “33”.
2. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.3.10(1342) Exception Number 1342 so that it reads:

(1342) Exception RD 1342

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) On 1A to 1F Bowsprit Avenue and 55A to 59B Westona Street, City of Toronto by-law 998-2010 and City of Toronto by-law 1419-2011.

# Diagram 1



  
Diagram 1

1A to 1F Bowsprit Avenue and  
55A to 59B Westona Street

 Subject Site

  
City of Toronto By-law 569-2013  
Not to Scale  
11/13/2025

### **36 Brentwood Road North**

1. Zoning By-law 569-2013, as amended, is further amended as follows by adding the lands outlined by a heavy black line and identified on Diagram 1: 36 Brentwood Road North, to the:
  - (A) Zoning By-law Map in Section 990.10 and applying the zone label “RD (f13.5; a510; d0.45)(x38)” as shown on Diagram 1: 36 Brentwood Road North.
  - (B) Policy Area Overlay Map in Article 995.10.1 and applying no label.
  - (C) Height Overlay Map in Article 995.20.1 and applying the label “HT 9.5”.
  - (D) Lot Coverage Overlay Map in Article 995.30.1 and applying the label “33”.

Diagram 1

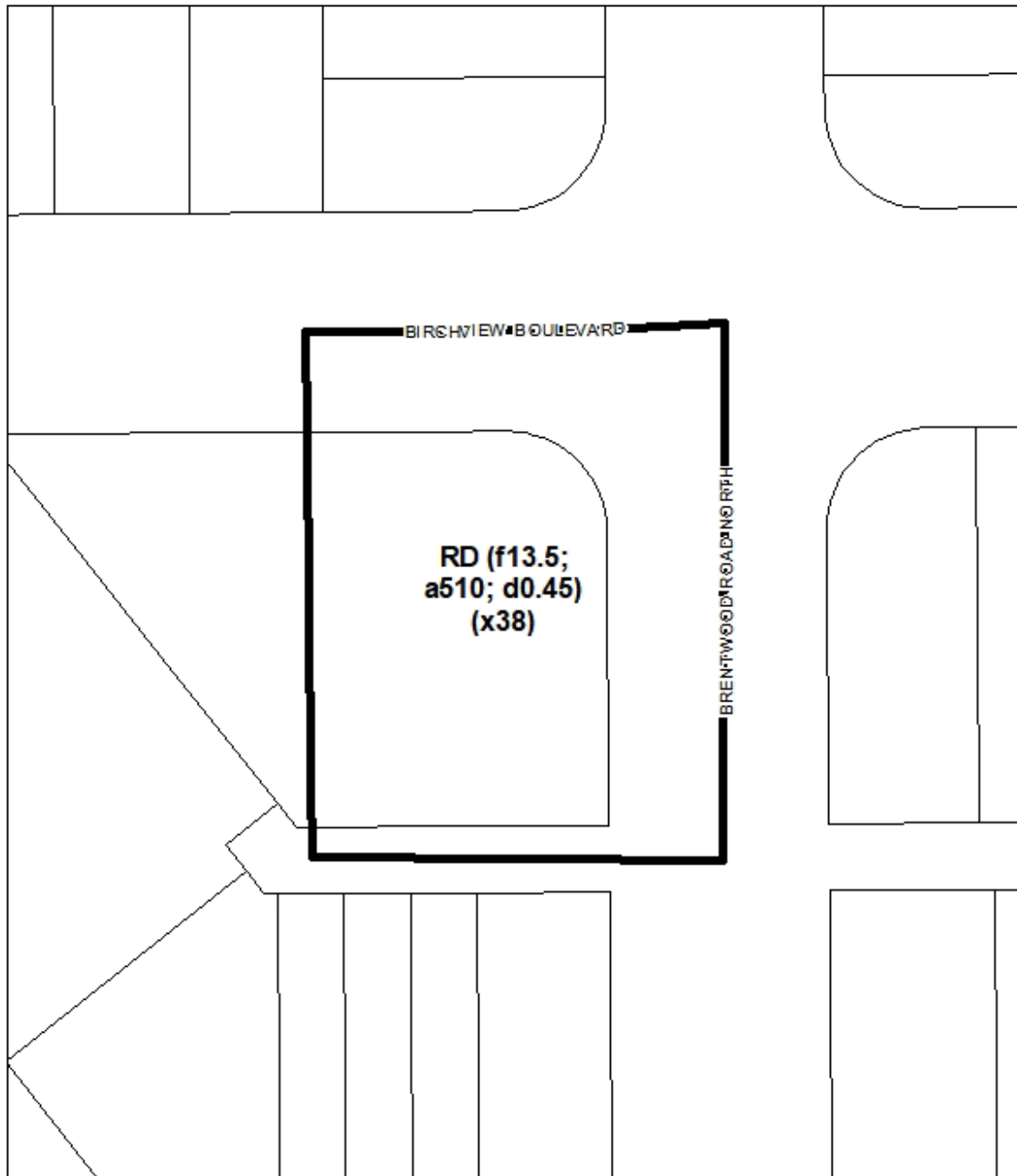




  
Diagram 1

36 Brentwood Road North

 Subject Site

  
City of Toronto By-law 569-2013  
Not to Scale  
11/12/2025


### **35 and 37 Canerouth Drive**


1. Zoning By-law 569-2013, as amended, is further amended as follows by adding the lands outlined by a heavy black line and identified on Diagram 1: 35 and 37 Canerouth Drive, to the:
  - (A) Zoning By-law Map in Section 990.10 and applying the zone label “RD (f13.5; a510; d0.45)” as shown on Diagram 1: 35 and 37 Canerouth Drive.
  - (B) Policy Area Overlay Map in Article 995.10.1 and applying no label.
  - (C) Height Overlay Map in Article 995.20.1 and applying the label “HT 9.5”.
  - (D) Lot Coverage Overlay Map in Article 995.30.1 and applying the label “33”.

Diagram 1



  
Diagram 1

 Subject Site

  
City of Toronto By-law 569-2013  
Not to Scale  
11/13/2025

## **5 to 13 Chapman Road and 556 to 560 B Scarlett Road**

1. Zoning By-law 569-2013, as amended, is further amended as follows by adding the lands outlined by a heavy black line and identified on Diagram 1: 5 to 13 Chapman Road and 556 to 560 B Scarlett Road, to the:
  - (A) Zoning By-law Map in Section 990.10 and applying the zone label “RD (a325)(x1343)” to 5 to 13 Chapman Road as shown on Diagram 1: 5-13 Chapman Road and 556-560B Scarlett Road.
  - (B) Policy Area Overlay Map in Article 995.10.1 and applying no label.
  - (C) Height Overlay Map in Article 995.20.1 and applying the label “HT 9.5”.
  - (D) Lot Coverage Overlay Map in Article 995.30.1 and applying the label “33”.
2. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.3.10(1343) Exception Number 1343 so that it reads:

(1343) Exception RD 1343

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) On 5, 7, 9, 11 and 13 Chapman Road, City of Toronto by-law 1269-2009 (OMB).
3. Zoning By-law 569-2013, as amended, is further amended as follows by adding the lands outlined by a heavy black line and identified on Diagram 1: 5 to 13 Chapman Road and 556 to 560 B Scarlett Road, to the:
  - (A) Zoning By-law Map in Section 990.10 and applying the zone label “RS (a290)(x41)” to 556 to 560 B Scarlett Road as shown on Diagram 1: 5-13 Chapman Road and 556-560B Scarlett Road.
  - (B) Policy Area Overlay Map in Article 995.10.1 and applying no label.
  - (C) Height Overlay Map in Article 995.20.1 and applying the label “HT 9.5”.
  - (D) Lot Coverage Overlay Map in Article 995.30.1 and applying the label “33”.
4. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.4.10(41) Exception Number 41 so that it reads:

(41) Exception RS 41

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) On 556, 558A, 558B, 560A and 560B, City of Toronto by-law 1269-2009 (OMB).

# Diagram 1



  
Diagram 1

5 to 13 Chapman Road and  
556 to 560 B Scarlett Road

 Subject Site

  
City of Toronto By-law 569-2013  
Not to Scale  
11/13/2025

### **33 Cornelius Parkway**


1. Zoning By-law 569-2013, as amended, is further amended as follows by adding the lands outlined by a heavy black line and identified on Diagram 1: 33 Cornelius Parkway, to the:
  - (A) Zoning By-law Map in Section 990.10 and applying the zone label “RD (f15.0; a550) (x5)” as shown on Diagram 1: 33 Cornelius Parkway.
  - (B) Policy Area Overlay Map in Article 995.10.1 and applying no label.
  - (C) Height Overlay Map in Article 995.20.1 and applying the label “HT 10, ST 2”.
  - (D) Lot Coverage Overlay Map in Article 995.30.1 and applying the label “30”.


Diagram 1



  
Diagram 1

33 Cornelius Parkway

 Subject Site

  
City of Toronto By-law 569-2013  
Not to Scale  
10/17/2025

## **63 Cornelius Parkway**


1. Zoning By-law 569-2013, as amended, is further amended as follows by adding the lands outlined by a heavy black line and identified on Diagram 1: 63 Cornelius Parkway, to the:
  - (A) Zoning By-law Map in Section 990.10 and applying the zone label “RD (f15.0; a550) (x5)” as shown on Diagram 1: 63 Cornelius Parkway.
  - (B) Policy Area Overlay Map in Article 995.10.1 and applying no label.
  - (C) Height Overlay Map in Article 995.20.1 and applying the label “HT 10.0, ST 2”.
  - (D) Lot Coverage Overlay Map in Article 995.30.1 and applying the label “30”.


Diagram 1



  
Diagram 1

63 Cornelius Parkway

 Subject Site

  
City of Toronto By-law 569-2013  
Not to Scale  
10/17/2025

## **24 Dunning Crescent**

1. Zoning By-law 569-2013, as amended, is further amended as follows by adding the lands outlined by a heavy black line and identified on Diagram 1: 24 Dunning Crescent, to the:
  - (A) Zoning By-law Map in Section 990.10 and applying the zone label “RD (f13.5; a510; d0.45)” as shown on Diagram 1: 24 Dunning Crescent.
  - (B) Policy Area Overlay Map in Article 995.10.1 and applying no label.
  - (C) Height Overlay Map in Article 995.20.1 and applying the label “HT 9.5”.
  - (D) Lot Coverage Overlay Map in Article 995.30.1 and applying the label “33”.

Diagram 1

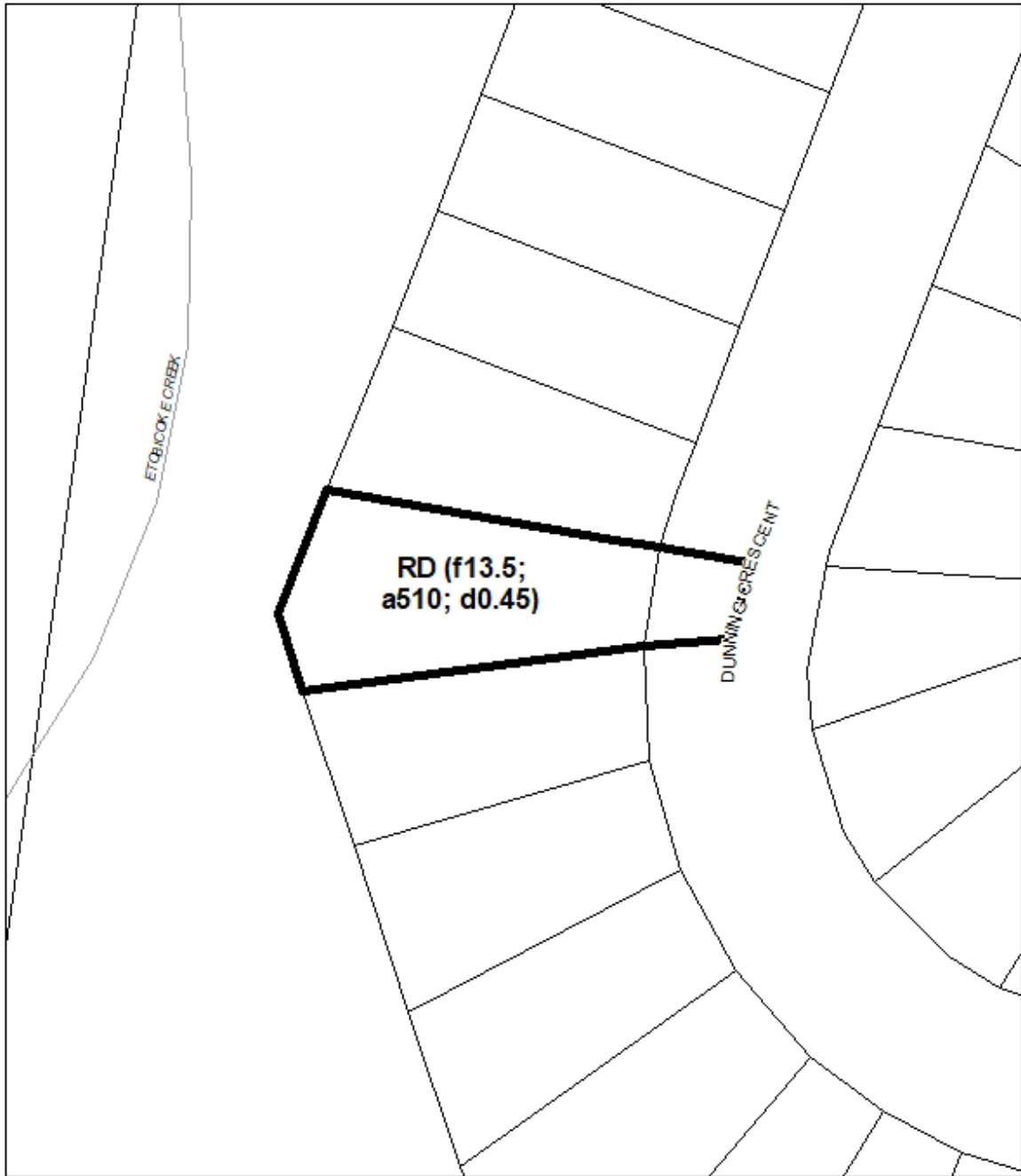




  
Diagram 1

24 Dunning Crescent

 Subject Site

  
City of Toronto By-law 569-2013  
Not to Scale  
10/17/2025

## **188 Edenbridge Drive**

1. Zoning By-law 569-2013, as amended, is further amended as follows by adding the lands outlined by a heavy black line and identified on Diagram 1: 188 Edenbridge Drive, to the:
  - (A) Zoning By-law Map in Section 990.10 and applying the zone label “RD (f15.0; a555; d0.45)” as shown on Diagram 1: 188 Edenbridge Drive.
  - (B) Policy Area Overlay Map in Article 995.10.1 and applying no label.
  - (C) Height Overlay Map in Article 995.20.1 and applying the label “HT 9.5”.
  - (D) Lot Coverage Overlay Map in Article 995.30.1 and applying the label “33”.

Diagram 1

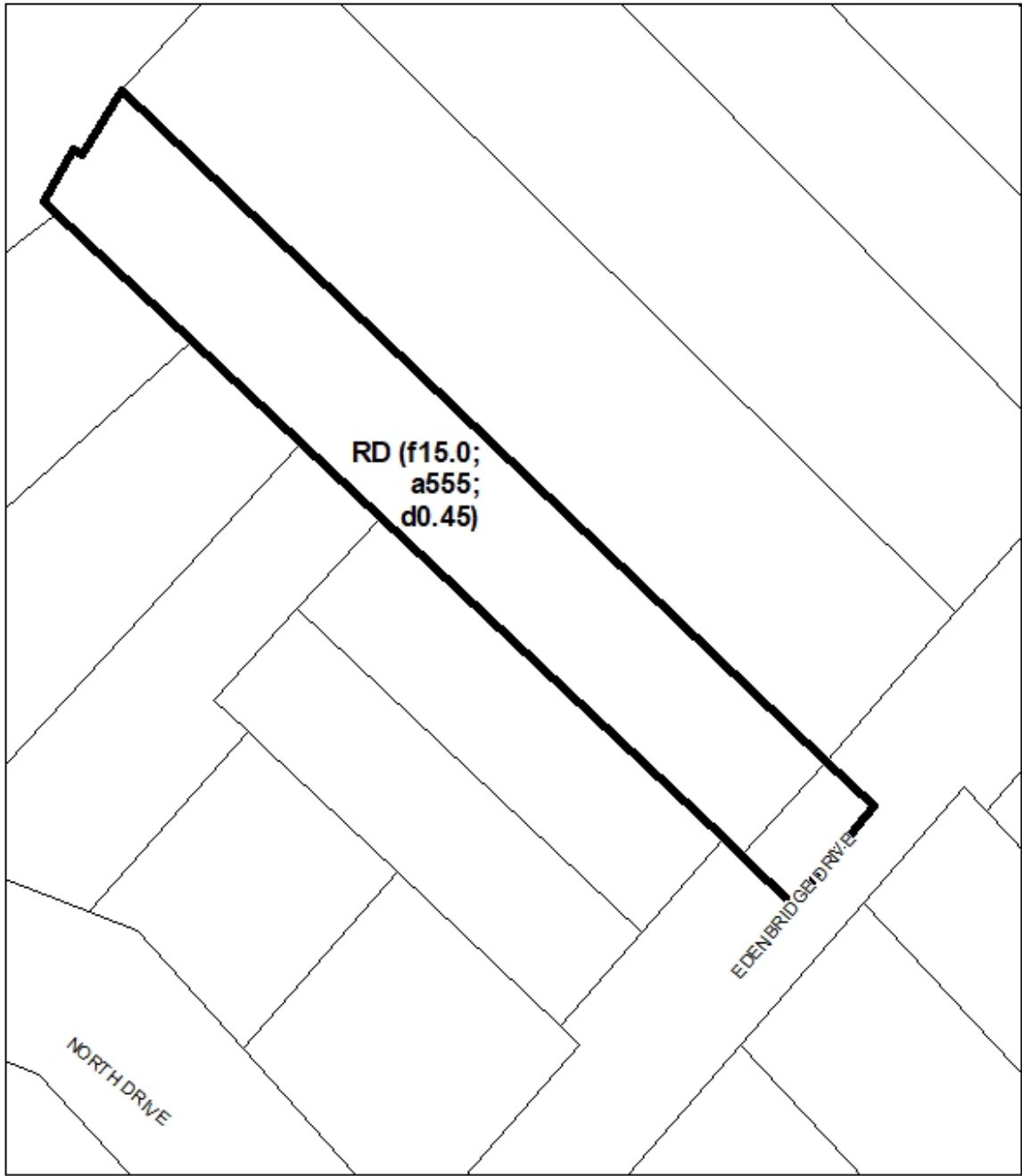




  
Diagram 1

188 Edenbridge Drive

 Subject Site

  
City of Toronto By-law 569-2013  
Not to Scale  
10/16/2025

## **73 Enfield Avenue**

1. Zoning By-law 569-2013, as amended, is further amended as follows by adding the lands outlined by a heavy black line and identified on Diagram 1: 73 Enfield Avenue, to the:
  - (A) Zoning By-law Map in Section 990.10 and applying the zone label “RD (f13.5; a510; d0.45)” as shown on Diagram 1: 73 Enfield Avenue.
  - (B) Policy Area Overlay Map in Article 995.10.1 and applying no label.
  - (C) Height Overlay Map in Article 995.20.1 and applying the label “HT 9.5”.
  - (D) Lot Coverage Overlay Map in Article 995.30.1 and applying the label “33”.

Diagram 1

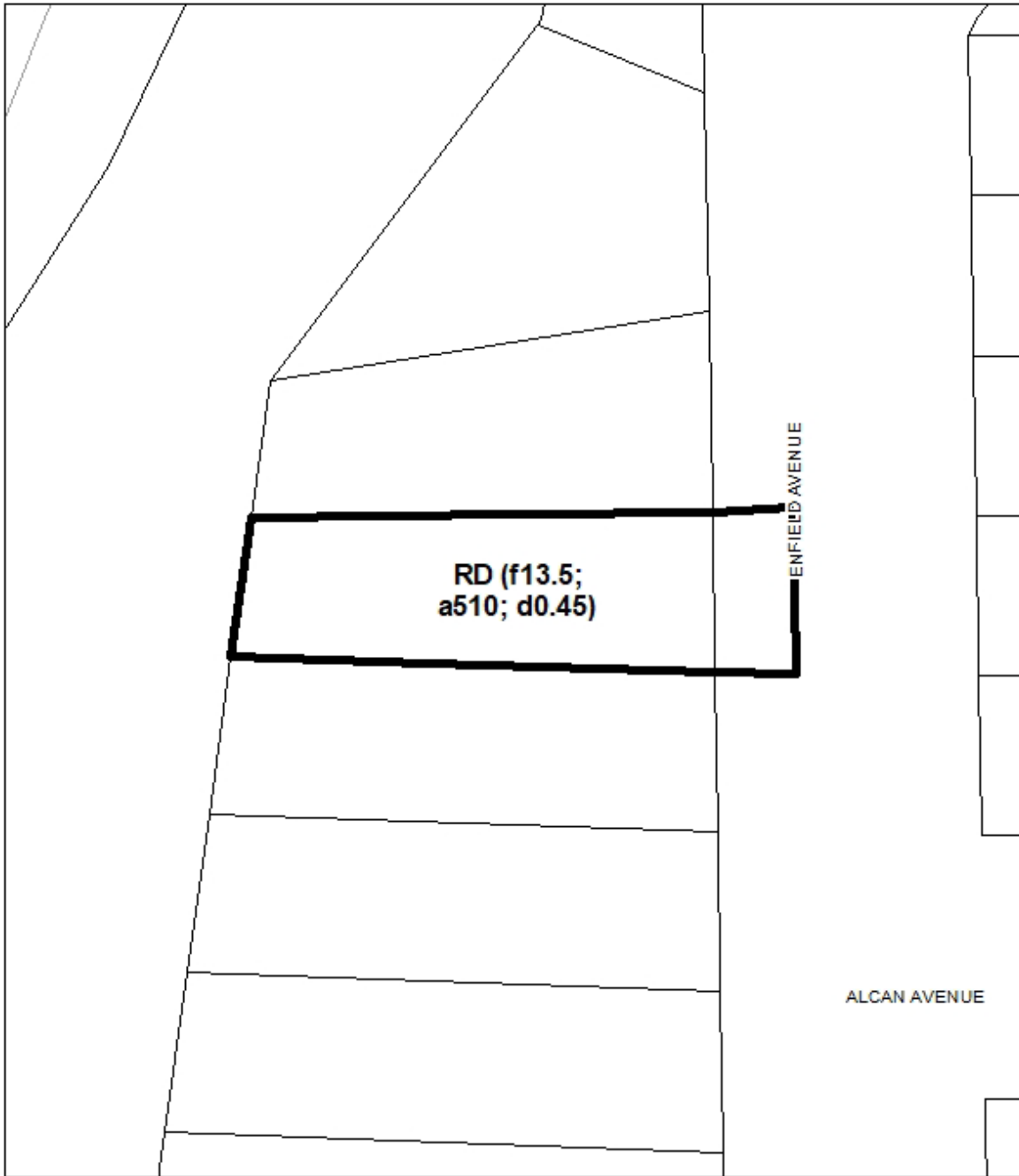




  
Diagram 1

73 Enfield Avenue

 Subject Site

  
City of Toronto By-law 569-2013  
Not to Scale  
10/17/2025

## 2670 Islington Avenue

1. Zoning By-law 569-2013, as amended, is further amended as follows by adding the lands outlined by a heavy black line and identified on Diagram 1: 2670 Islington Avenue, to the:
  - (A) Zoning By-law Map in Section 990.10 and applying the zone label “RD (f13.5; a510; d0.45) (x1299)” as shown on Diagram 1: 2670 Islington Avenue.
  - (B) Policy Area Overlay Map in Article 995.10.1 and applying no label.
  - (C) Height Overlay Map in Article 995.20.1 and applying the label “HT 9.5”.
  - (D) Lot Coverage Overlay Map in Article 995.30.1 and applying the label “33”.
2. Zoning By-law 569-2013, as amended, is further amended by adding to Article 900.3.10(1299), a new regulation (B) so that it reads:

(1299) Exception RD 1299

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) Former City of Etobicoke by-law 1981-360.
- (B) On 2670 Islington Ave. By-law 137-2012.


Diagram 1



 **Toronto**  
Diagram 1

2670 Islington Avenue

 Subject Site

  
City of Toronto By-law 569-2013  
Not to Scale  
10/17/2025

## **17 and 19 John Best Avenue**

1. Zoning By-law 569-2013, as amended, is further amended as follows by adding the lands outlined by a heavy black line and identified on Diagram 1: 17 and 19 John Best Avenue, to the:
  - (A) Zoning By-law Map in Section 990.10 and applying the zone label “RD (f9.0; a275)” as shown on Diagram 1: 17 and 19 John Best Avenue.
  - (B) Policy Area Overlay Map in Article 995.10.1 and applying no label.
  - (C) Height Overlay Map in Article 995.20.1 and applying the label “HT 10.0; ST 2”.
  - (D) Lot Coverage Overlay Map in Article 995.30.1 and applying no label.

**3**

Diagram 1

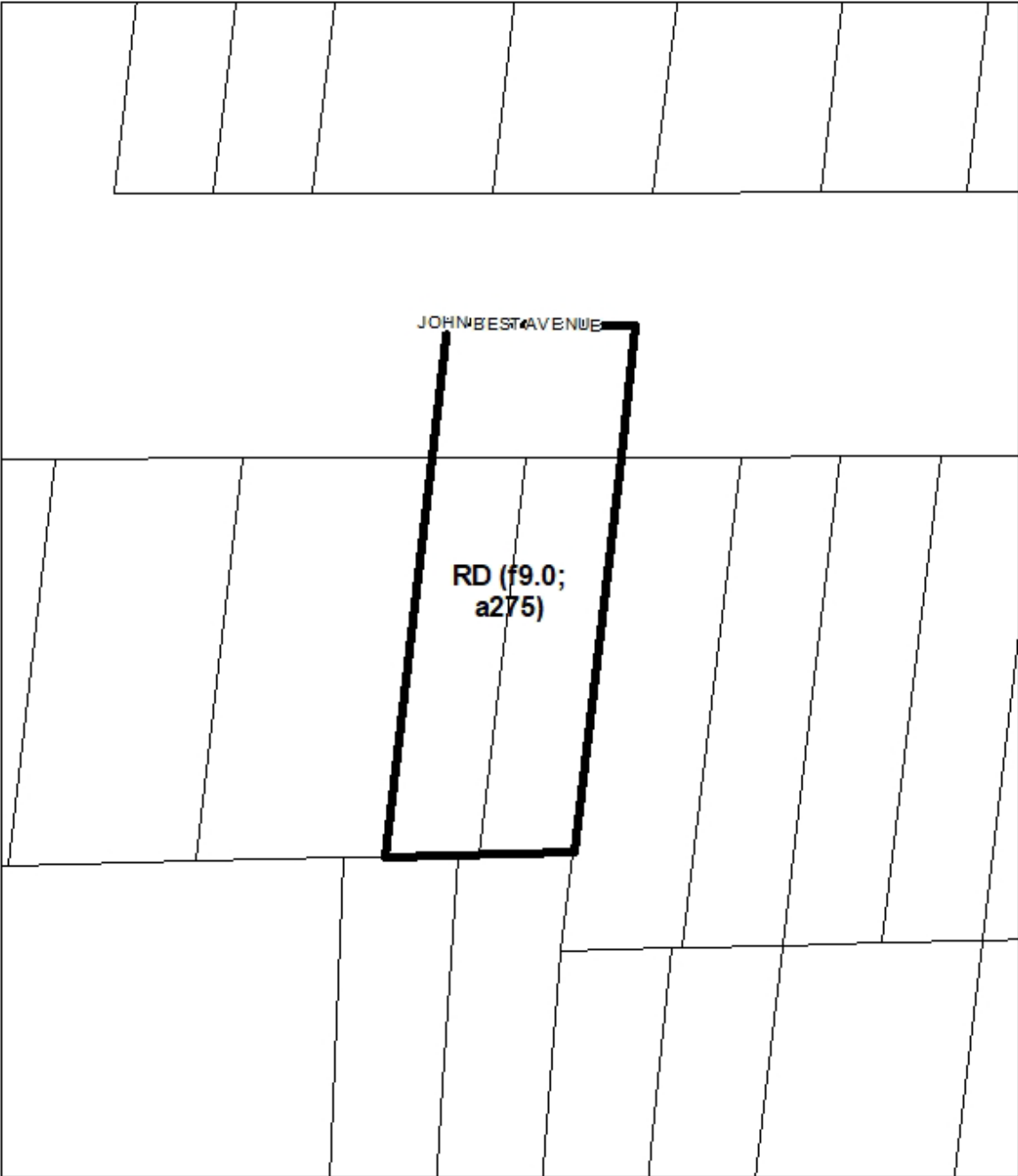




  
Diagram 1

 Subject Site

  
City of Toronto By-law 569-2013  
Not to Scale  
11/07/2025

## **15, 16, 17, 29 and 31 Justice Gardens**

1. Zoning By-law 569-2013, as amended, is further amended as follows by adding the lands outlined by a heavy black line and identified on Diagram 1: 15, 16, 17, 29 and 31 Justice Gardens to the:
  - (A) Zoning By-law Map in Section 990.10 and applying the zone label “RD (a300; d0.4) (x1007) as shown on Diagram 1: 15, 16, 17, 29 and 31 Justice Gardens
  - (B) Policy Area Overlay Map in Article 995.10.1 and applying no label.
  - (C) Height Overlay Map in Article 995.20.1 and applying the label “HT 11.0, ST 3”.
  - (D) Lot Coverage Overlay Map in Article 995.30.1 and applying no label
2. Zoning By-law 569-2013, as amended, is further amended by adding to Article 900.3.10(1007) a new Prevailing By-law (A) so that it reads:

Prevailing By-laws and Prevailing Sections:


  - (A) On 15, 16, 17, 29 and 31 Justice Gardens, City of Toronto by-laws 2005-244.

Diagram 1



  
Diagram 1

15, 16, 17, 29, & 31 Justice Gardens

 Subject Site

  
City of Toronto By-law 569-2013  
Not to Scale  
11/07/2025

**967 to 981 Kipling Avenue and 1 to 23 Streight Lane and**

1. Zoning By-law 569-2013, as amended, is further amended as follows by adding the lands outlined by a heavy black line and identified on Diagram 1 to 23 Streight Lane and 967 to 981 Kipling Avenue to the:
  - (A) Zoning By-law Map in Section 990.10 and applying the zone label “RT(x385)” as shown on Diagram 1: 1 to 23 Streight Lane and 967 to 981 Kipling Avenue.
  - (B) Policy Area Overlay Map in Article 995.10.1 and applying no label.
  - (C) Height Overlay Map in Article 995.20.1 and applying no label.
  - (D) Lot Coverage Overlay Map in Article 995.30.1 and applying the label “25”.

2. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.5.10 Exception Number 384 so that it reads:

(385) Exception RT 385

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) On 1, 3, 5, 7, 9, 11, 13, 15, 17, 19, 21 and 23 Streight Lane and 967, 969, 971, 973, 975, 977, 979 and 981 Kipling Avenue, City of Toronto by-law 2006-2(OMB);


Diagram 1



  
Diagram 1

1 to 23 Staight Lane and  
967 to 981 Kipling Avenue

 Subject Site

  
City of Toronto By-law 569-2013  
Not to Scale  
11/14/2025

## **193 Lake Promenade**

1. Zoning By-law 569-2013, as amended, is further amended as follows by adding the lands outlined by a heavy black line and identified on Diagram 1: 193 Lake Promenade, to the:
  - (A) Zoning By-law Map in Section 990.10 and applying the zone label “RD (f12.0; a370; d0.35)” as shown on Diagram 1: 193 Lake Promenade.
  - (B) Policy Area Overlay Map in Article 995.10.1 and applying no label.
  - (C) Height Overlay Map in Article 995.20.1 and applying the label “HT 9.5”.
  - (D) Lot Coverage Overlay Map in Article 995.30.1 and applying no label.

Diagram 1

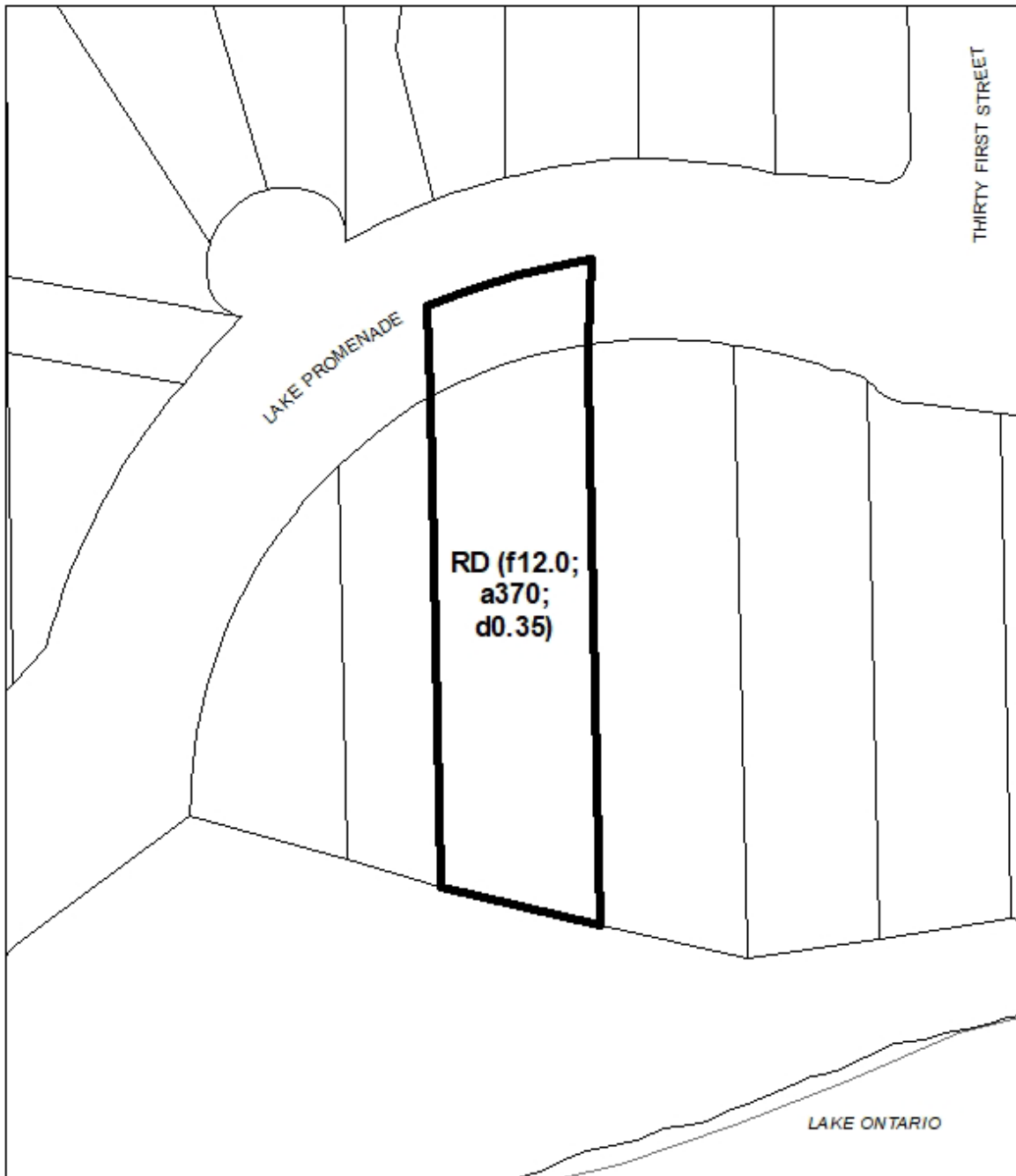




  
Diagram 1

193 Lake Promenade

 Subject Site

  
City of Toronto By-law 569-2013  
Not to Scale  
10/20/2025

## **56 Lavender Road**

1. Zoning By-law 569-2013, as amended, is further amended as follows by adding the lands outlined by a heavy black line and identified on Diagram 1: 56 Lavender Road, to the:
  - (A) Zoning By-law Map in Section 990.10 and applying the zone label “RM (f12.0; u4; d0.8) (x252)” as shown on Diagram 1: 56 Lavender Road.
  - (B) Policy Area Overlay Map in Article 995.10.1 and applying no label.
  - (C) Height Overlay Map in Article 995.20.1 and applying the label “HT 11.0, ST 3”.
  - (D) Lot Coverage Overlay Map in Article 995.30.1 and applying no label.

Diagram 1

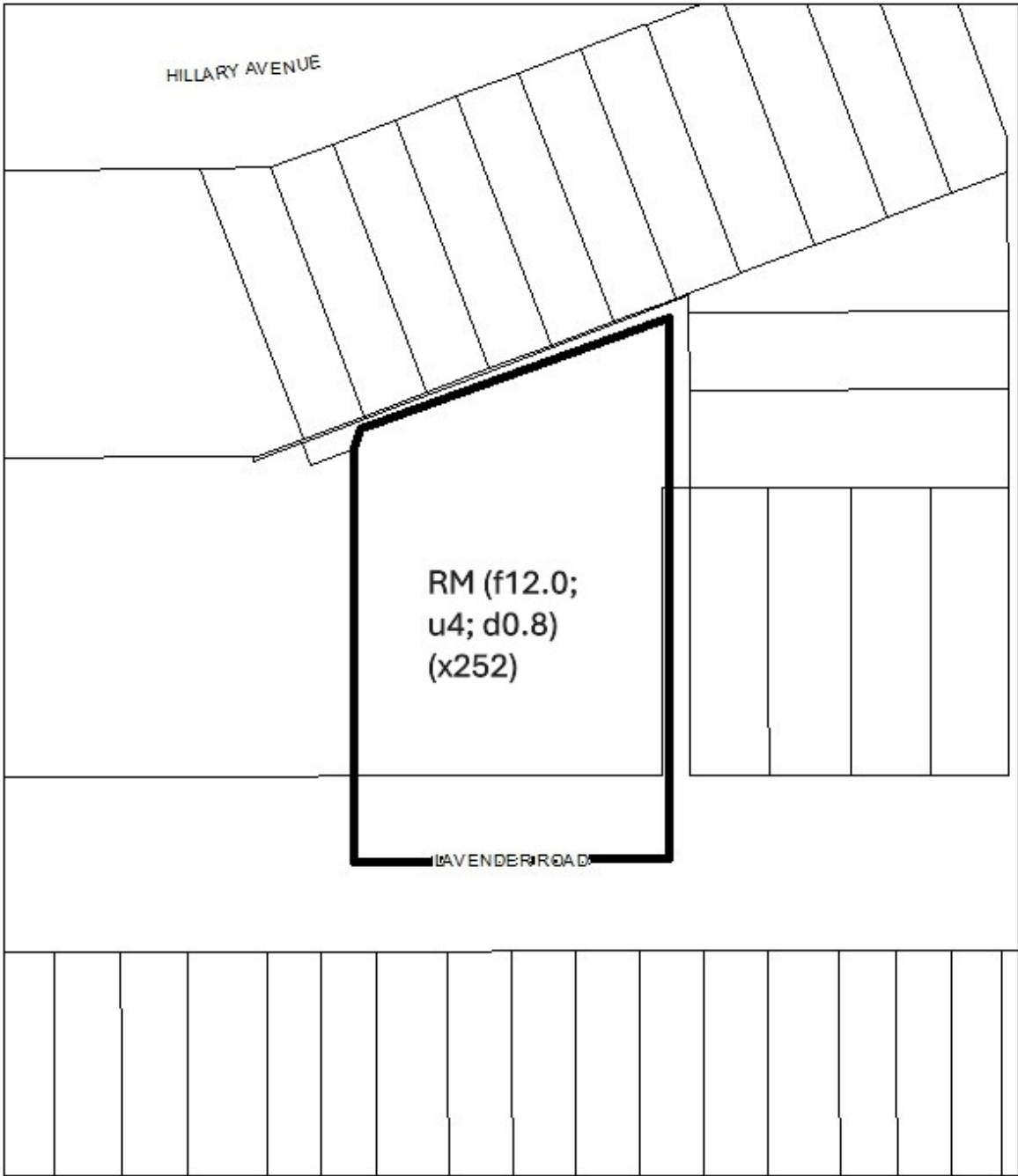



  
Diagram 1

56 Lavender Road

 Subject Site

  
City of Toronto By-law 569-2013  
Not to Scale  
11/07/2025

## **2284 Lawrence Avenue West and 59 Roxaline Street**

1. Zoning By-law 569-2013, as amended, is further amended as follows by adding the lands outlined by a heavy black line and identified on Diagram 1: 2284 Lawrence Avenue West and 59 Roxaline Street, to the:
  - (A) Zoning By-law Map in Section 990.10 and applying the zone label “RD (f13.5; a510; d0.45)” as shown on Diagram 1: 2284 Lawrence Avenue West and 59 Roxaline Street.
  - (B) Policy Area Overlay Map in Article 995.10.1 and applying no label.
  - (C) Height Overlay Map in Article 995.20.1 and applying the label “HT 9.5”.
  - (D) Lot Coverage Overlay Map in Article 995.30.1 and applying the label “33”.

Diagram 1



  
Diagram 1

2284 Lawrence Avenue West and 59  
Roxaline Street

 Subject Site

  
City of Toronto By-law 569-2013  
Not to Scale  
11/13/2025

## **9 Lorne Avenue**

1. Zoning By-law 569-2013, as amended, is further amended as follows by adding the lands outlined by a heavy black line and identified on Diagram 1: 9 Lorne Avenue, to the:
  - (A) Zoning By-law Map in Section 990.10 and applying the zone label “RD (f13.5; a510; d0.45)” as shown on Diagram 1: 9 Lorne Avenue.
  - (B) Policy Area Overlay Map in Article 995.10.1 and applying no label.
  - (C) Height Overlay Map in Article 995.20.1 and applying the label “HT 9.5”.
  - (D) Lot Coverage Overlay Map in Article 995.30.1 and applying the label “33”.

# Diagram 1

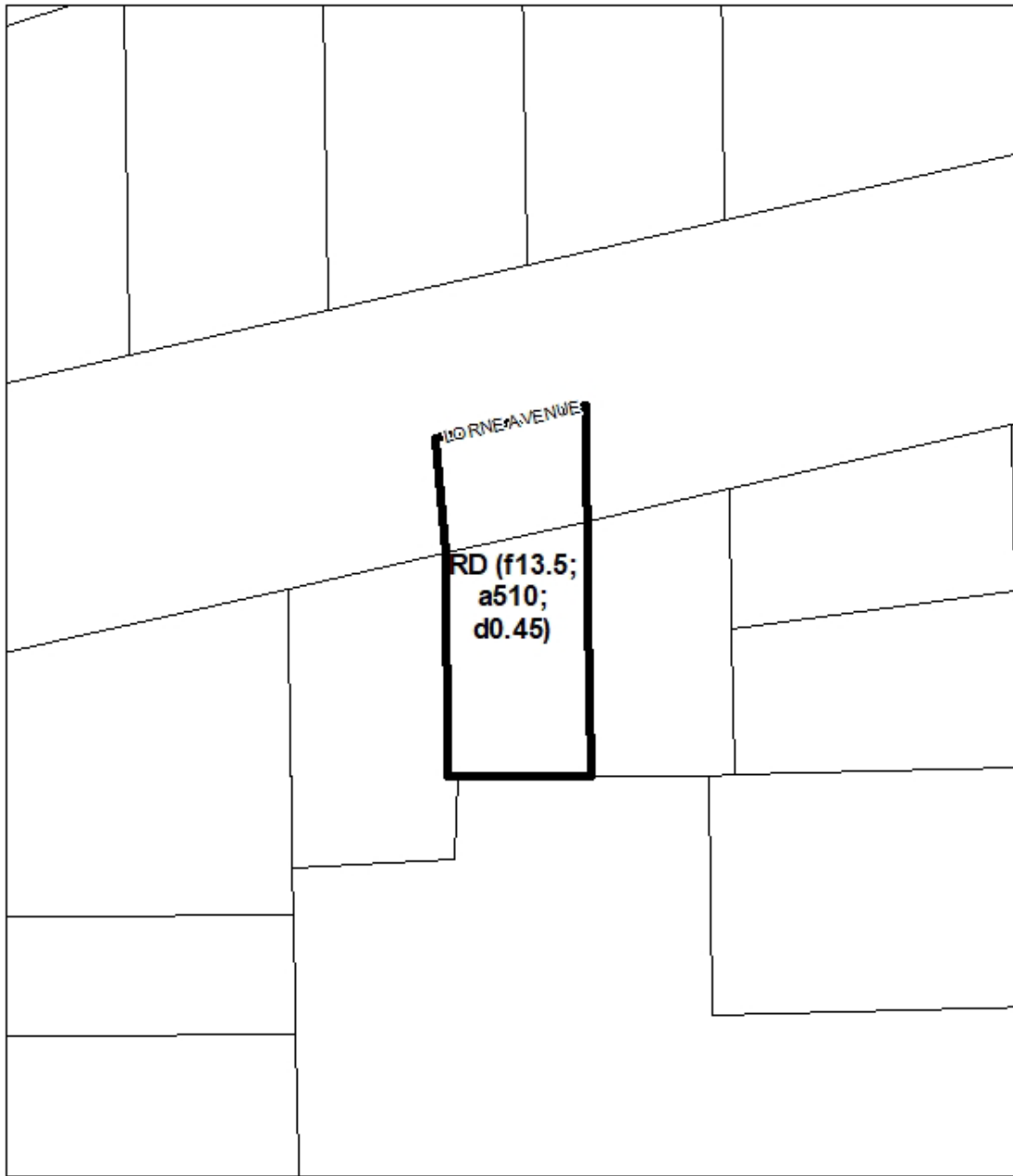




  
Diagram 1

9 Lorne Avenue

 Subject Site

  
City of Toronto By-law 569-2013  
Not to Scale  
10/20/2025

## **19 and 21 Maple Bush Avenue**

1. Zoning By-law 569-2013, as amended, is further amended as follows by adding the lands outlined by a heavy black line and identified on Diagram 1: 19 and 21 Maple Bush Avenue, to the:
  - (A) Zoning By-law Map in Section 990.10 and applying the zone label “RD (f15.0; a550) (x5)” as shown on Diagram 1: 19 and 21 Maple Bush Avenue.
  - (B) Policy Area Overlay Map in Article 995.10.1 and applying no label.
  - (C) Height Overlay Map in Article 995.20.1 and applying the label “HT 10.0, ST 2”.
  - (D) Lot Coverage Overlay Map in Article 995.30.1 and applying the label “35”.

# Diagram 1

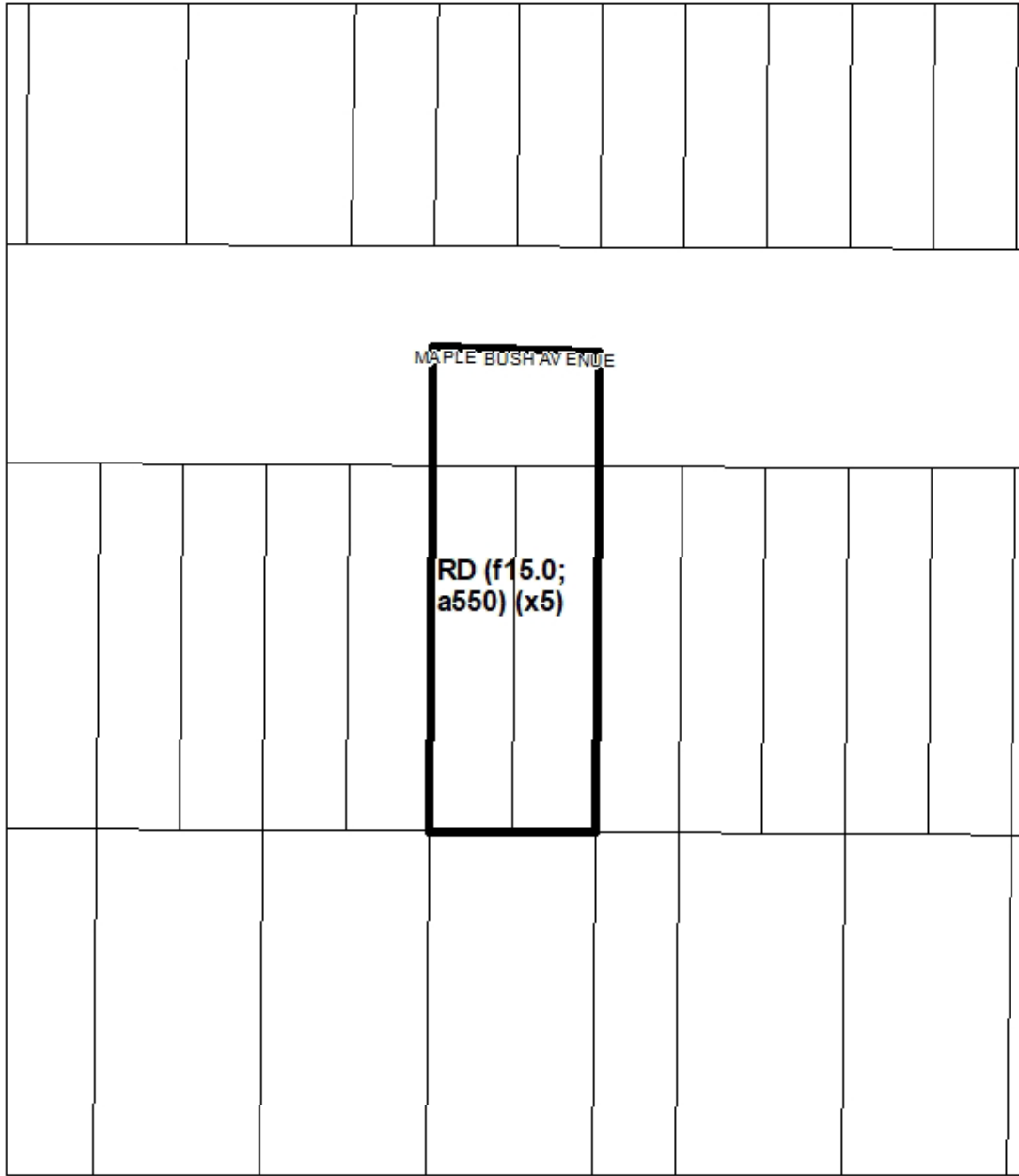




  
Diagram 1

19 and 21 Maple Bush Avenue

 Subject Site

  
City of Toronto By-law 569-2013  
Not to Scale  
11/07/2025

## 25 Mill Cove

1. Zoning By-law 569-2013, as amended, is further amended as follows by adding the lands outlined by a heavy black line and identified on Diagram 1: 25 Mill Cove to the:
  - (A) Zoning By-law Map in Section 990.10 and applying the zone label “RD (f13.5; a510; d0.45)(x35)as shown on Diagram 1: 25 Mill Cove.
  - (B) Policy Area Overlay Map in Article 995.10.1 and applying no label.
  - (C) Height Overlay Map in Article 995.20.1 and applying the label “HT 9.5”.
  - (D) Lot Coverage Overlay Map in Article 995.30.1 and applying the label “33”.

Diagram 1

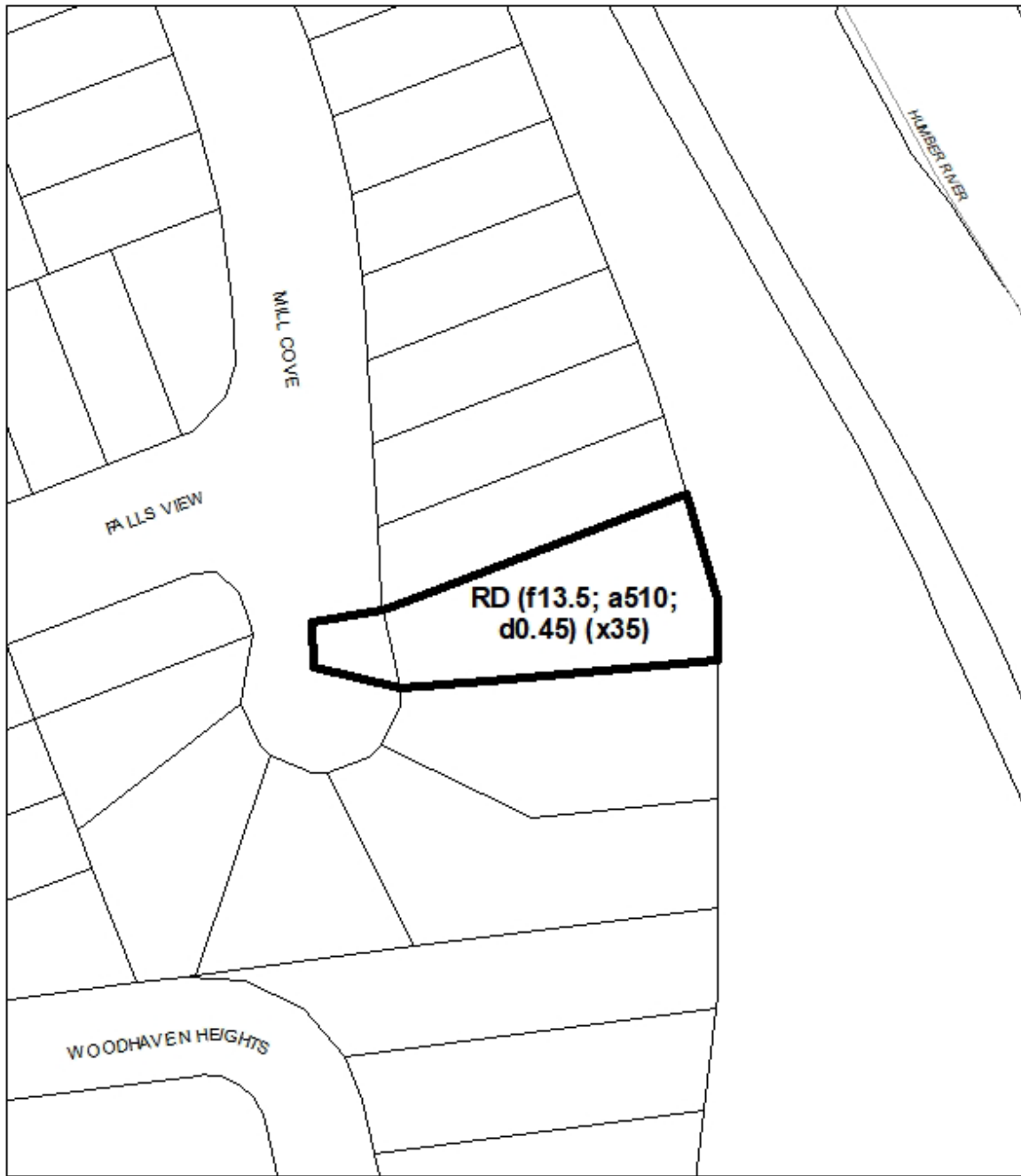




  
Diagram 1

25 Mill Cove

 Subject Site

  
City of Toronto By-law 569-2013  
Not to Scale  
11/12/2025

### **34 Noranda Drive**

1. Zoning By-law 569-2013, as amended, is further amended as follows by adding the lands outlined by a heavy black line and identified on Diagram 1: 34 Noranda Drive, to the:
  - (A) Zoning By-law Map in Section 990.10 and applying the zone label “RD (f15.0; a550) (x5) as shown on Diagram 1: 34 Noranda Drive.
  - (B) Policy Area Overlay Map in Article 995.10.1 and applying no label.
  - (C) Height Overlay Map in Article 995.20.1 and applying the label “HT 10, ST 2”.
  - (D) Lot Coverage Overlay Map in Article 995.30.1 and applying the label “30”.

Diagram 1

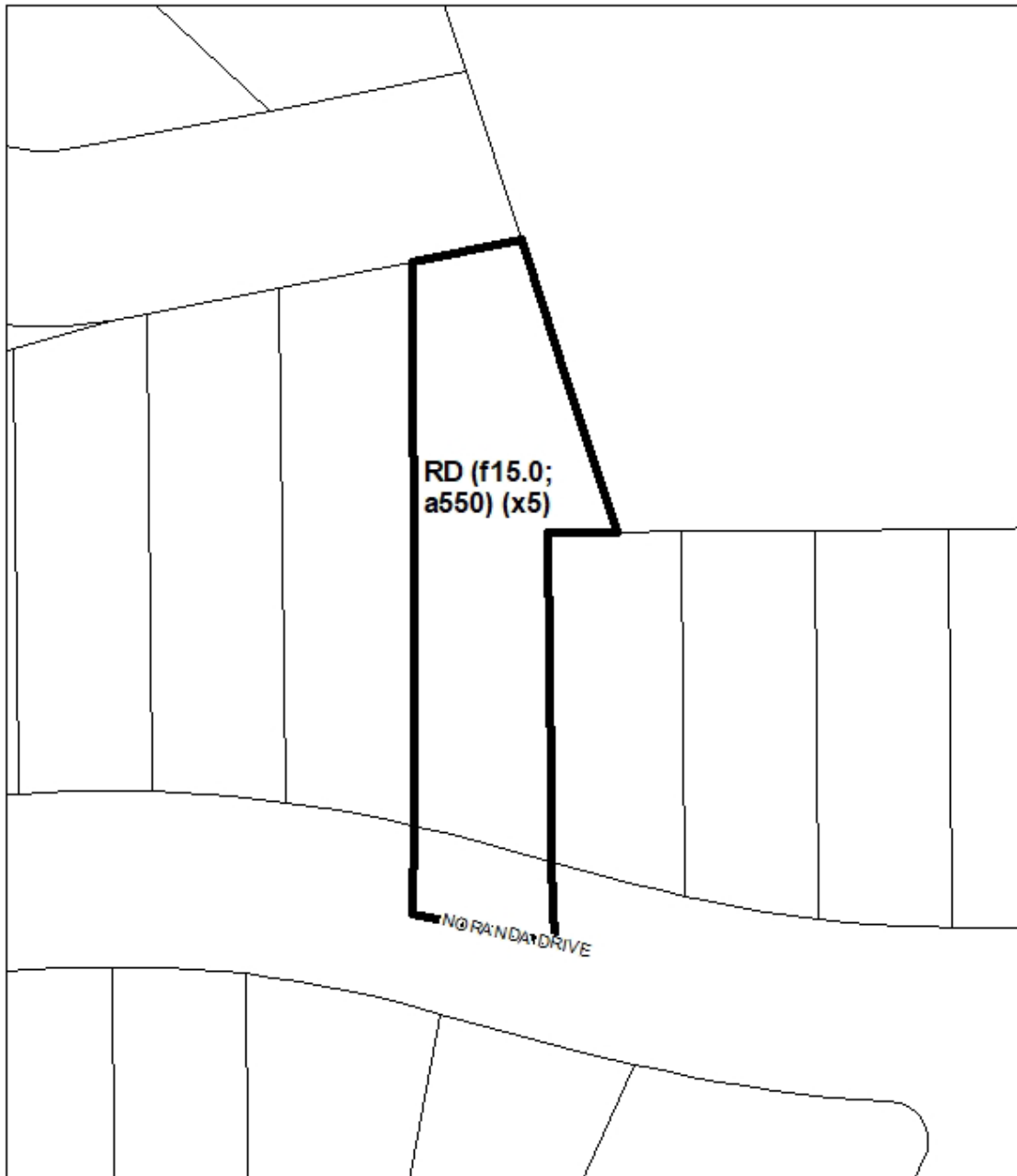




  
Diagram 1

34 Noranda Drive

 Subject Site

  
City of Toronto By-law 569-2013  
Not to Scale  
11/13/2025

### **34 Nordale Crescent**


1. Zoning By-law 569-2013, as amended, is further amended as follows by adding the lands outlined by a heavy black line and identified on Diagram 1: 34 Nordale Crescent, to the:
  - (A) Zoning By-law Map in Section 990.10 and applying the zone label “RD (f15.0; a550) (x5) as shown on Diagram 1: 34 Nordale Crescent.
  - (B) Policy Area Overlay Map in Article 995.10.1 and applying no label.
  - (C) Height Overlay Map in Article 995.20.1 and applying the label “HT 10, ST 2”.
  - (D) Lot Coverage Overlay Map in Article 995.30.1 and applying the label “30”.


Diagram 1



  
Diagram 1

34 Nordale Crescent

 Subject Site

  
City of Toronto By-law 569-2013  
Not to Scale  
11/13/2025

## 43 North Drive

1. Zoning By-law 569-2013, as amended, is further amended as follows by adding the lands outlined by a heavy black line and identified on Diagram 1: 43 North Drive, to the:
  - (A) Zoning By-law Map in Section 990.10 and applying the zone label “RD (f30.0; a1390; d0.45)” as shown on Diagram 1: 43 North Drive.
  - (B) Policy Area Overlay Map in Article 995.10.1 and applying no label.
  - (C) Height Overlay Map in Article 995.20.1 and applying the label “HT 9.5”.
  - (D) Lot Coverage Overlay Map in Article 995.30.1 and applying the label “33”.

Diagram 1

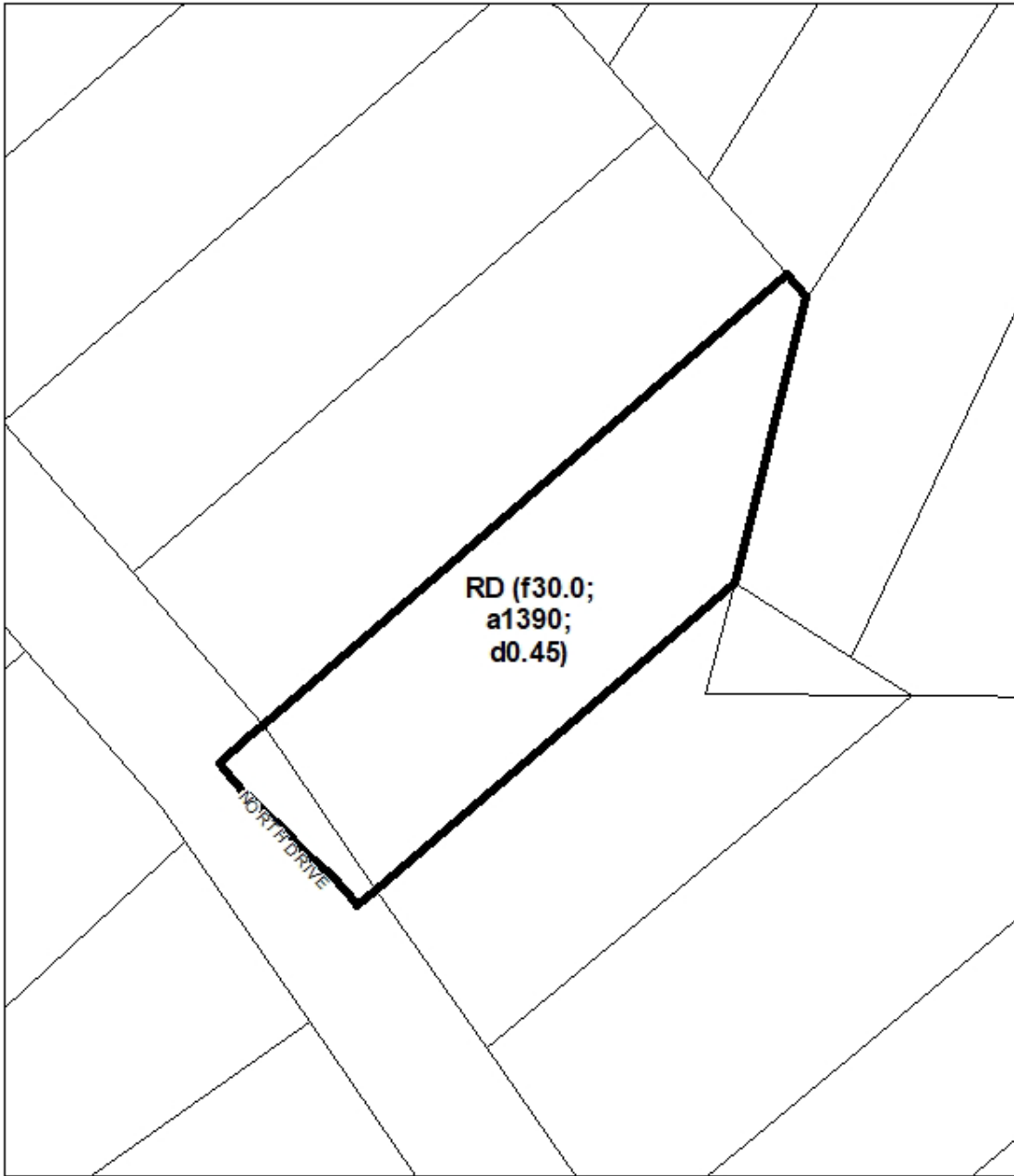




  
Diagram 1

43 North Drive

 Subject Site

  
City of Toronto By-law 569-2013  
Not to Scale  
11/13/2025

## **48 Norval Street**

1. Zoning By-law 569-2013, as amended, is further amended as follows by adding the lands outlined by a heavy black line and identified on Diagram 1: 48 Norval Street, to the:
  - (A) Zoning By-law Map in Section 990.10 and applying the zone label “RM (f12.0; u4; d0.8) (x252)” as shown on Diagram 1: 48 Norval Street.
  - (B) Policy Area Overlay Map in Article 995.10.1 and applying no label.
  - (C) Height Overlay Map in Article 995.20.1 and applying the label “HT 11.0, ST 3”.
  - (D) Lot Coverage Overlay Map in Article 995.30.1 and applying no label.

Diagram 1

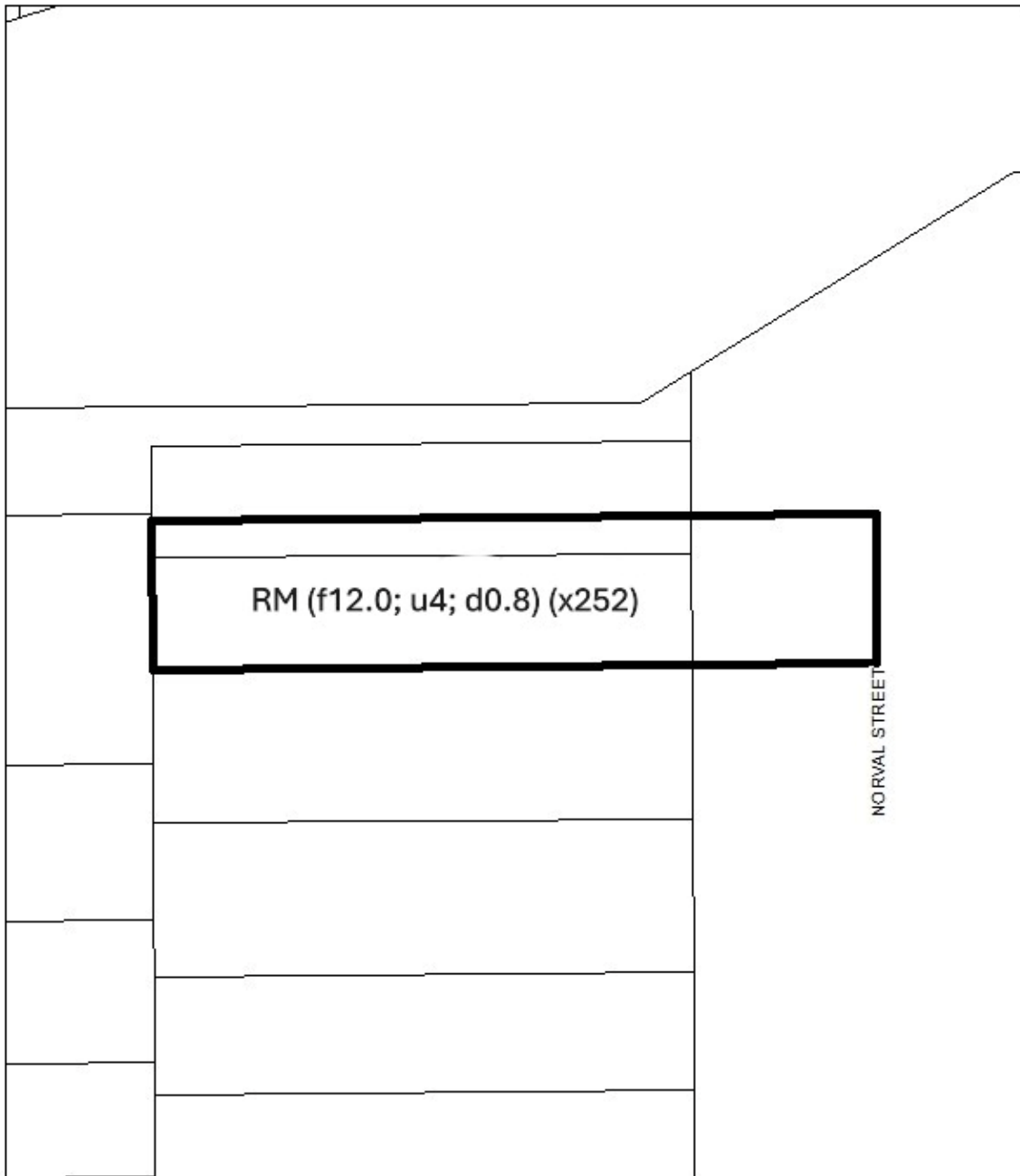




  
Diagram 1

48 Norval Street

 Subject Site

  
City of Toronto By-law 569-2013  
Not to Scale  
10/16/2025

## **46 Oakfield Drive**

1. Zoning By-law 569-2013, as amended, is further amended as follows by adding the lands outlined by a heavy black line and identified on Diagram 1: 46 Oakfield Drive, to the:
  - (A) Zoning By-law Map in Section 990.10 and applying the zone label “RD (f13.5; a510; d0.45)” as shown on Diagram 1: 46 Oakfield Drive.
  - (B) Policy Area Overlay Map in Article 995.10.1 and applying no label.
  - (C) Height Overlay Map in Article 995.20.1 and applying the label “HT 9.5”.
  - (D) Lot Coverage Overlay Map in Article 995.30.1 and applying the label “33”.

Diagram 1

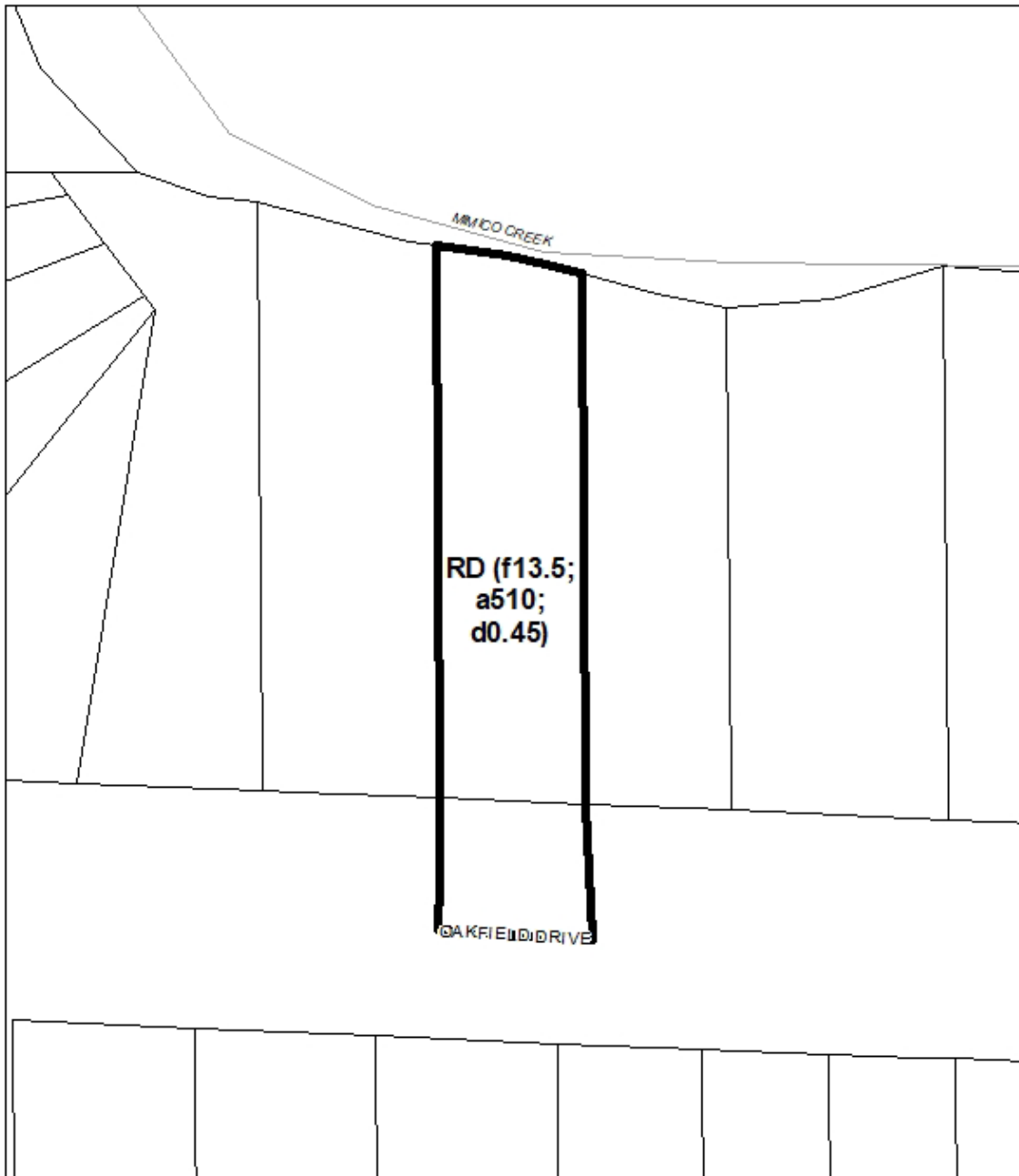




  
Diagram 1

46 Oakfield Drive

 Subject Site

  
City of Toronto By-law 569-2013  
Not to Scale  
10/17/2025

## **49 Orchard Crescent**

1. Zoning By-law 569-2013, as amended, is further amended as follows by adding the lands outlined by a heavy black line and identified on Diagram 1: 49 Orchard Crescent, to the:
  - (A) Zoning By-law Map in Section 990.10 and applying the zone label “RD (f15.0; a555; d0.45) (x18)” as shown on Diagram 1: 49 Orchard Crescent.
  - (B) Policy Area Overlay Map in Article 995.10.1 and applying no label.
  - (C) Height Overlay Map in Article 995.20.1 and applying the label “HT 9.5”.
  - (D) Lot Coverage Overlay Map in Article 995.30.1 and applying the label “33”.

Diagram 1

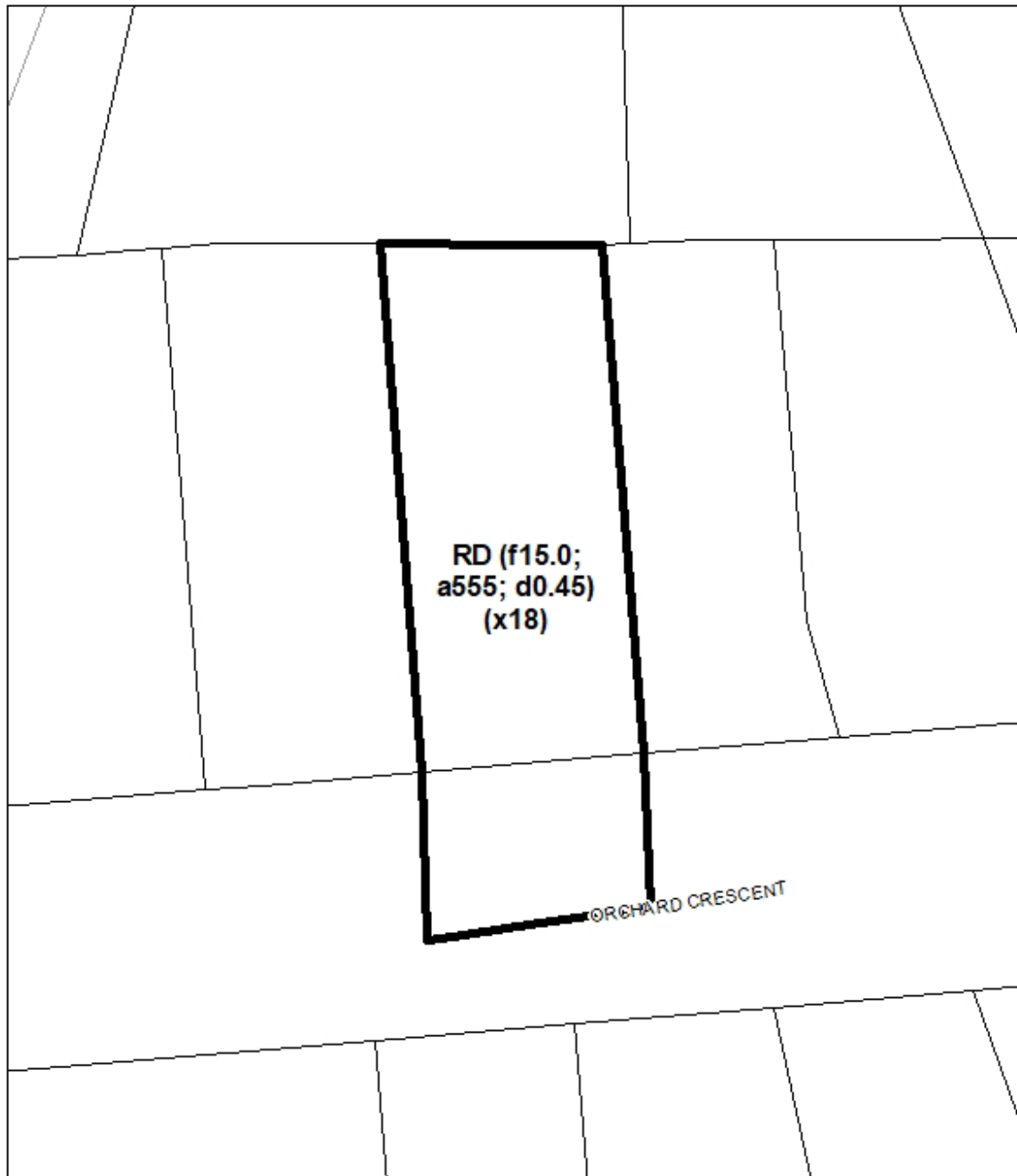




  
Diagram 1

49 Orchard Crescent

 Subject Site

  
City of Toronto By-law 569-2013  
Not to Scale  
10/17/2025

## **9 Pipestone Place**

1. Zoning By-law 569-2013, as amended, is further amended as follows by adding the lands outlined by a heavy black line and identified on Diagram 1: 9 Pipestone Place, to the:
  - (A) Zoning By-law Map in Section 990.10 and applying the zone label “RD (f15.0; a555; d0.45)” as shown on Diagram 1: 9 Pipestone Place.
  - (B) Policy Area Overlay Map in Article 995.10.1 and applying no label.
  - (C) Height Overlay Map in Article 995.20.1 and applying the label “HT 9.5”.
  - (D) Lot Coverage Overlay Map in Article 995.30.1 and applying the label “33”.

Diagram 1

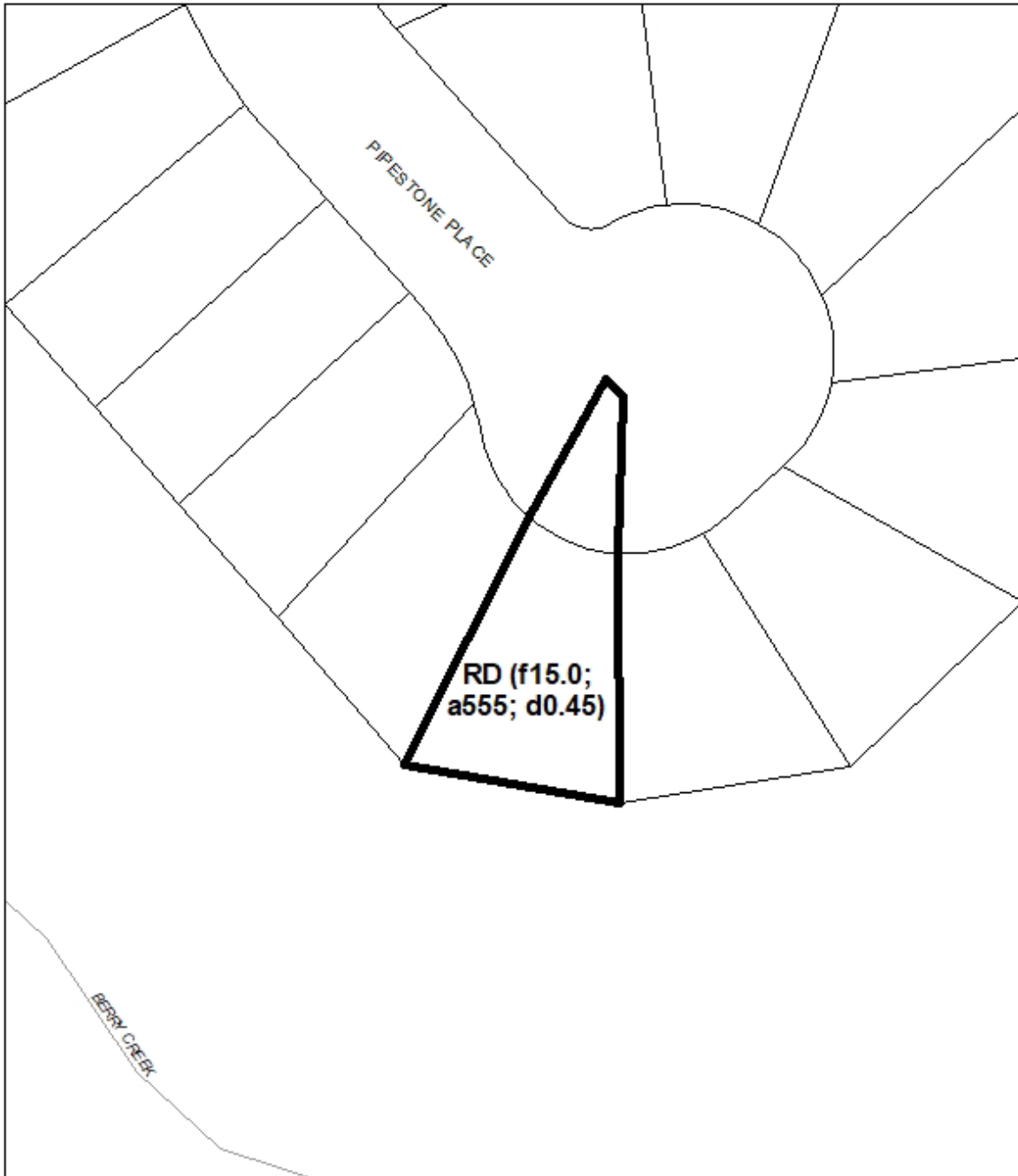




  
Diagram 1

9 Pipestone Place

 Subject Site

  
City of Toronto By-law 569-2013  
Not to Scale  
10/21/2025

## 54 Ravenscrest Drive

1. Zoning By-law 569-2013, as amended, is further amended as follows by adding the lands outlined by a heavy black line and identified on Diagram 1: 54 Ravenscrest Drive, to the:
  - (A) Zoning By-law Map in Section 990.10 and applying the zone label “RD (f13.5; a510; d0.45)” as shown on Diagram 1: 54 Ravenscrest Drive.
  - (B) Policy Area Overlay Map in Article 995.10.1 and applying no label.
  - (C) Height Overlay Map in Article 995.20.1 and applying the label “HT 9.5”.
  - (D) Lot Coverage Overlay Map in Article 995.30.1 and applying the label “33”.

Diagram 1

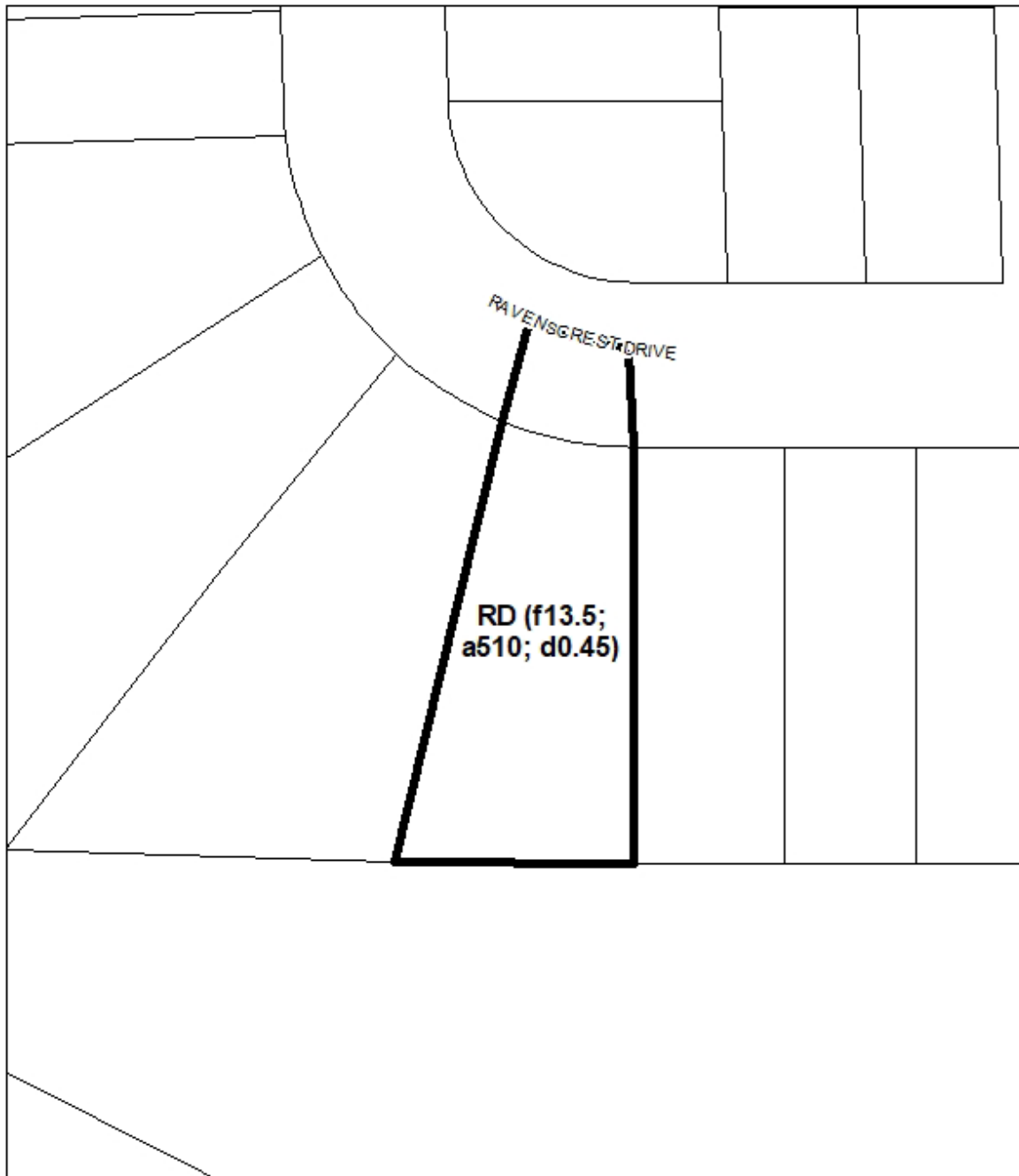




  
Diagram 1

54 Ravenscrest Drive

 Subject Site

  
City of Toronto By-law 569-2013  
Not to Scale  
10/21/2025

## 9 Ridgeway Crescent

1. Zoning By-law 569-2013, as amended, is further amended as follows by adding the lands outlined by a heavy black line and identified on Diagram 1: 9 Ridgeway Crescent, to the:
  - (A) Zoning By-law Map in Section 990.10 and applying the zone label “RD (f13.5; a510; d0.45)(x42)” as shown on Diagram 1: 9 Ridgeway Crescent.
  - (B) Policy Area Overlay Map in Article 995.10.1 and applying no label.
  - (C) Height Overlay Map in Article 995.20.1 and applying the label “HT 9.5”.
  - (D) Lot Coverage Overlay Map in Article 995.30.1 and applying the label “33”.

Diagram 1

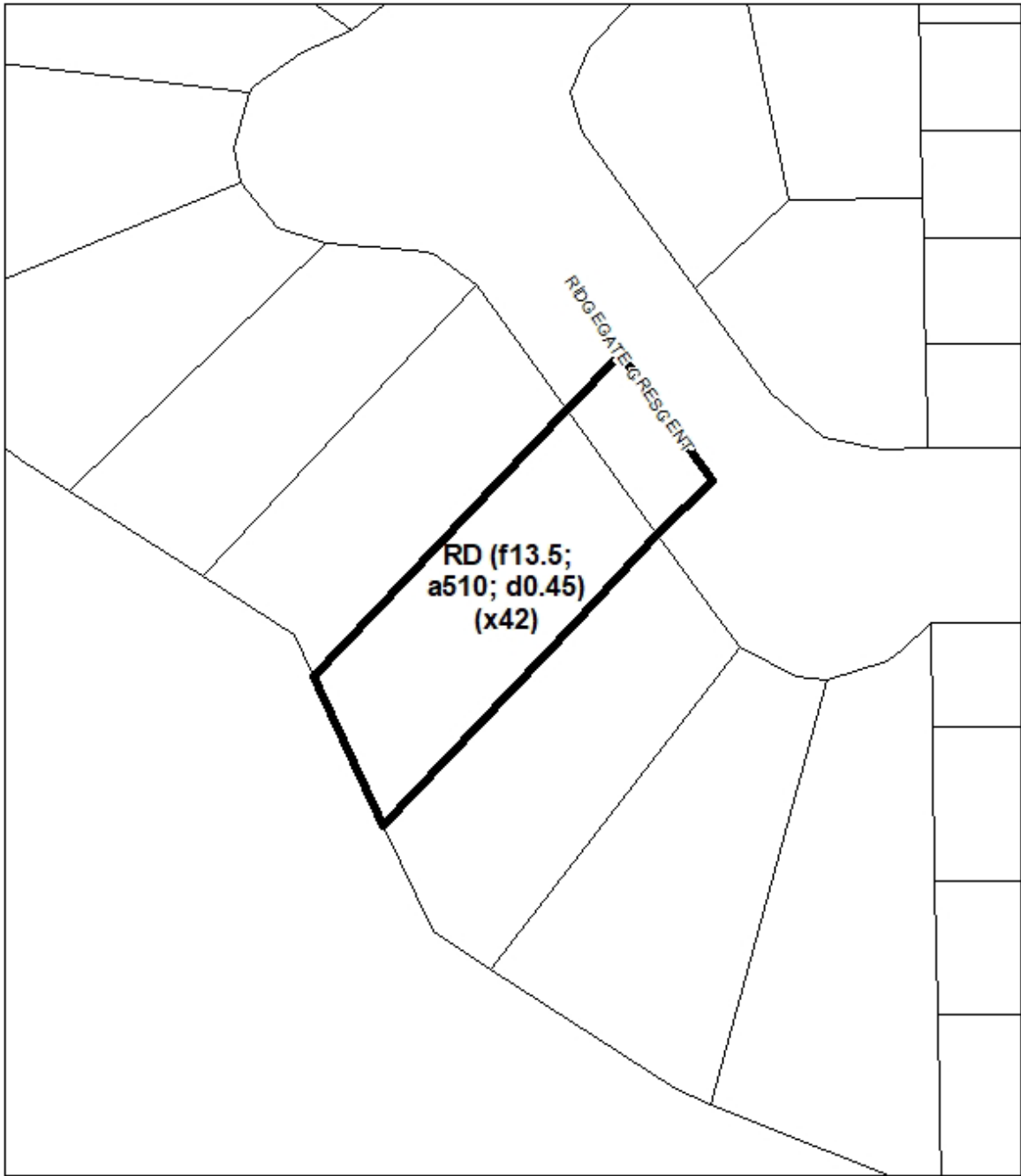




  
Diagram 1

9 Ridgeway Crescent

 Subject Site

  
City of Toronto By-law 569-2013  
Not to Scale  
10/21/2025

### **30 Ridgevalley Crescent**

1. Zoning By-law 569-2013, as amended, is further amended as follows by adding the lands outlined by a heavy black line and identified on Diagram 1: 30 Ridgevalley Crescent, to the:
  - (A) Zoning By-law Map in Section 990.10 and applying the zone label “RD (f22.5; a1045; d0.45) (x46)” as shown on Diagram 1: 30 Ridgevalley Crescent.
  - (B) Policy Area Overlay Map in Article 995.10.1 and applying no label.
  - (C) Height Overlay Map in Article 995.20.1 and applying the label “HT 9.5”.
  - (D) Lot Coverage Overlay Map in Article 995.30.1 and applying the label “33”.

Diagram 1

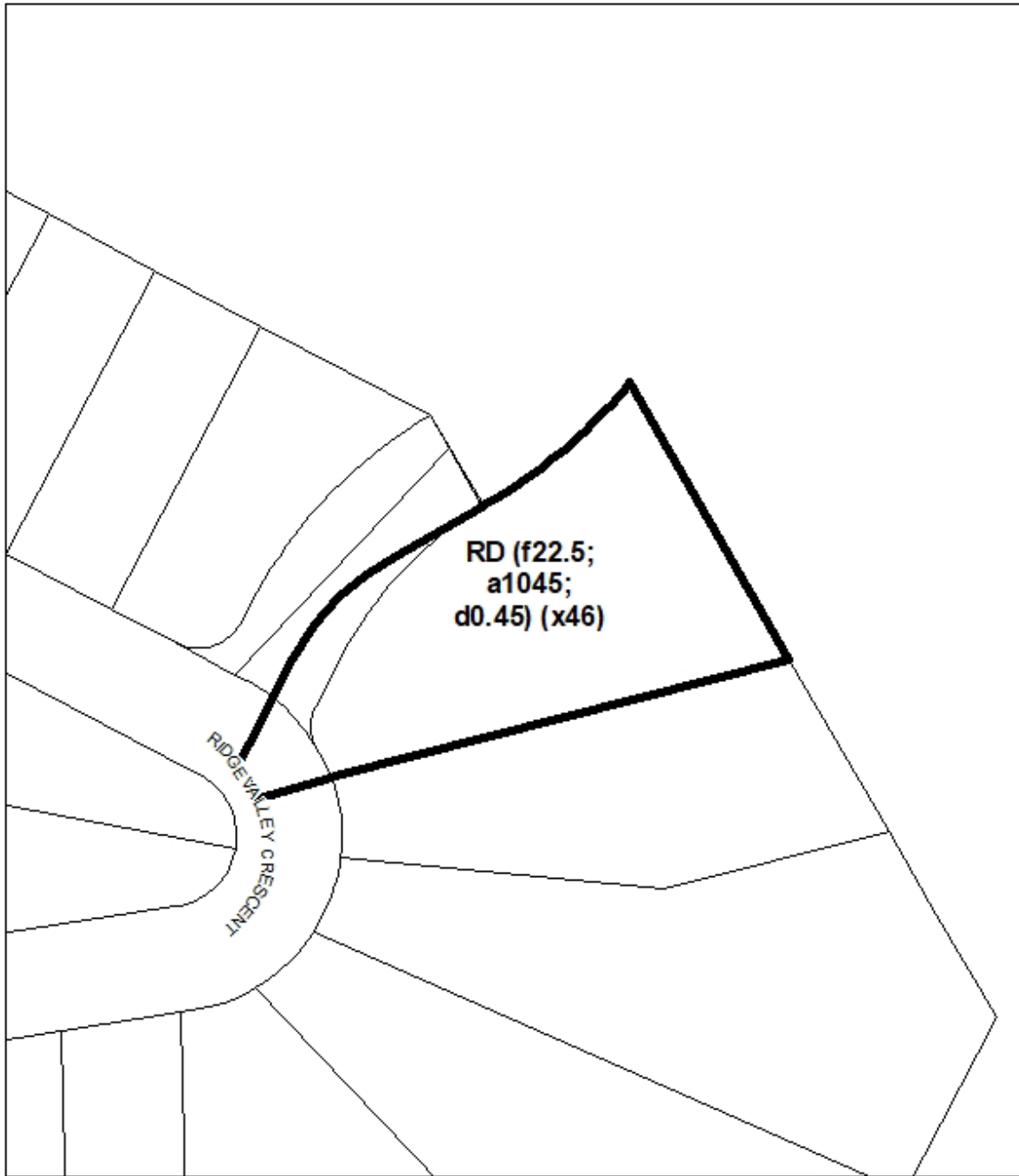




  
Diagram 1

30 Ridgevalley Crescent

 Subject Site

  
City of Toronto By-law 569-2013  
Not to Scale  
10/23/2025

## 54 Ridgevalley Crescent


1. Zoning By-law 569-2013, as amended, is further amended as follows by adding the lands outlined by a heavy black line and identified on Diagram 1: 54 Ridgevalley Crescent, to the:
  - (A) Zoning By-law Map in Section 990.10 and applying the zone label “RD (f22.5; a1045; d0.45) (x46)” as shown on Diagram 1: 54 Ridgevalley Crescent.
  - (B) Policy Area Overlay Map in Article 995.10.1 and applying no label.
  - (C) Height Overlay Map in Article 995.20.1 and applying the label “HT 9.5”.
  - (D) Lot Coverage Overlay Map in Article 995.30.1 and applying the label “33”.


Diagram 1



  
Diagram 1

54 Ridgevalley Crescent

 Subject Site

  
City of Toronto By-law 569-2013  
Not to Scale  
10/21/2025

## **1216 A and B Royal York Road**

1. Zoning By-law 569-2013, as amended, is further amended as follows by adding the lands outlined by a heavy black line and identified on Diagram 1: 1216 A and B Royal York Road, to the:
  - (A) Zoning By-law Map in Section 990.10 and applying the zone label “RS (x45)” as shown on Diagram 1: 1216 A and B Royal York Road.
  - (B) Policy Area Overlay Map in Article 995.10.1 and applying no label.
  - (C) Height Overlay Map in Article 995.20.1 and applying the label “HT 9.5”.
  - (D) Lot Coverage Overlay Map in Article 995.30.1 and applying the label “33”.
2. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.4.10(45) Exception Number 45 so that it reads:

(45) Exception RS 45

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 736-2014(OMB).

Diagram 1



  
Diagram 1

1216 A and B Royal York Road

 Subject Site

  
City of Toronto By-law 569-2013  
Not to Scale  
11/14/2025

## 16 Spears Street

1. Zoning By-law 569-2013, as amended, is further amended as follows by adding the lands outlined by a heavy black line and identified on Diagram 1: 16 Spears Street, to the:
  - (A) Zoning By-law Map in Section 990.10 and applying the zone label “RM (f12.0; u4; d0.8)(x252)” as shown on Diagram 1: 16 Spears Street.
  - (B) Policy Area Overlay Map in Article 995.10.1 and applying no label.
  - (C) Height Overlay Map in Article 995.20.1 and applying the label “HT 11.0, ST 3”.
  - (D) Lot Coverage Overlay Map in Article 995.30.1 and applying no label.

Diagram 1

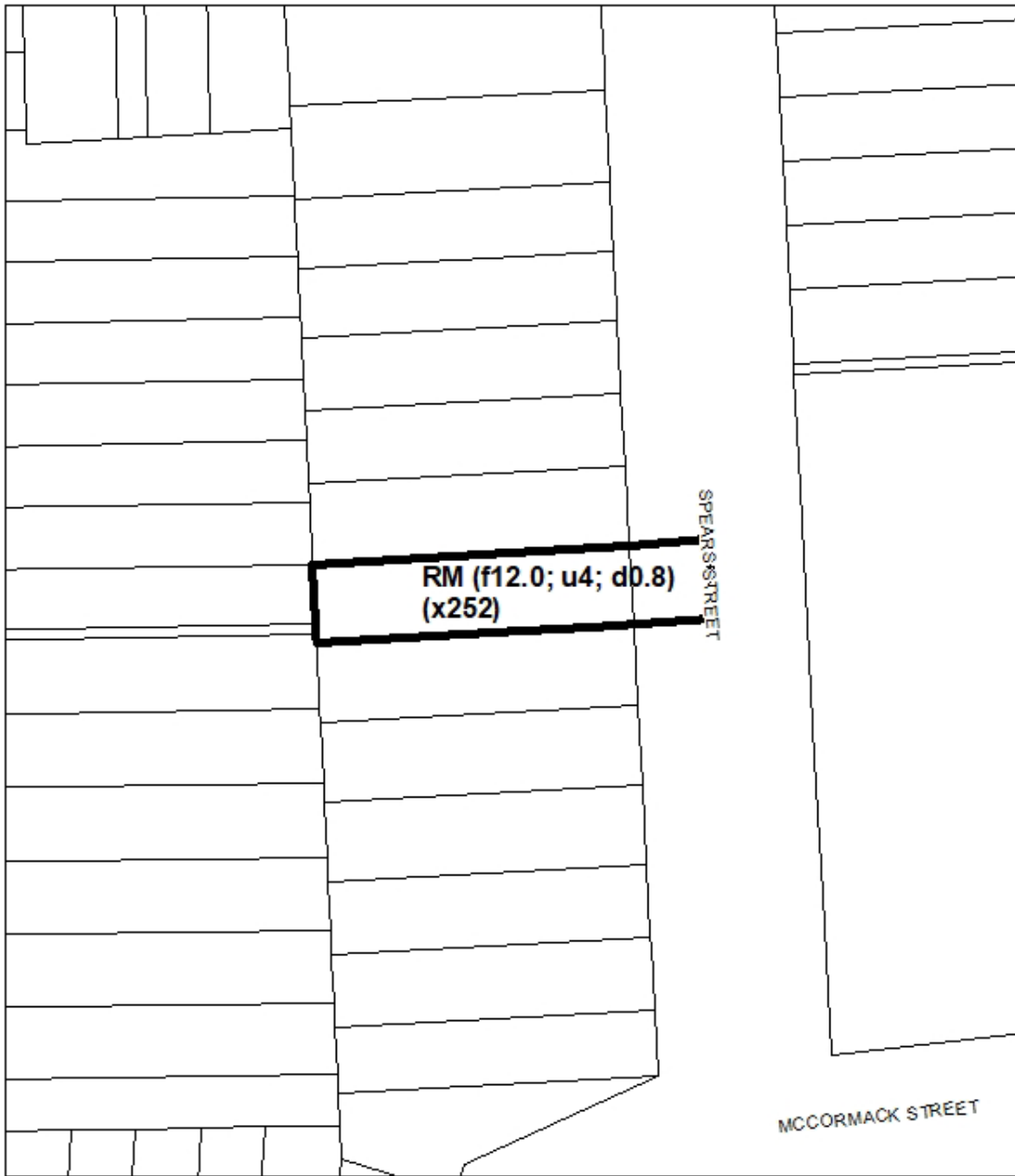




  
Diagram 1

16 Spears Street

 Subject Site

  
City of Toronto By-law 569-2013  
Not to Scale  
10/23/2025

## 7 Spring Garden Road


1. Zoning By-law 569-2013, as amended, is further amended as follows by adding the lands outlined by a heavy black line and identified on Diagram 1: 7 Spring Garden Road, to the:
  - (A) Zoning By-law Map in Section 990.10 and applying the zone label “RD (f13.5; a510; d0.45)” as shown on Diagram 1: 7 Spring Garden Road.
  - (B) Policy Area Overlay Map in Article 995.10.1 and applying no label.
  - (C) Height Overlay Map in Article 995.20.1 and applying the label “HT 9.5”.
  - (D) Lot Coverage Overlay Map in Article 995.30.1 and applying the label “33”.


Diagram 1



  
Diagram 1

7 Spring Garden Road

 Subject Site

  
City of Toronto By-law 569-2013  
Not to Scale  
10/23/2025

## **29 Spring Garden Road**

1. Zoning By-law 569-2013, as amended, is further amended as follows by adding the lands outlined by a heavy black line and identified on Diagram 1: 29 Spring Garden Road, to the:
  - (A) Zoning By-law Map in Section 990.10 and applying the zone label “RD (f13.5; a510; d0.45)” as shown on Diagram 1: 29 Spring Garden Road.
  - (B) Policy Area Overlay Map in Article 995.10.1 and applying no label.
  - (C) Height Overlay Map in Article 995.20.1 and applying the label “HT 9.5”.
  - (D) Lot Coverage Overlay Map in Article 995.30.1 and applying the label “33”.

Diagram 1

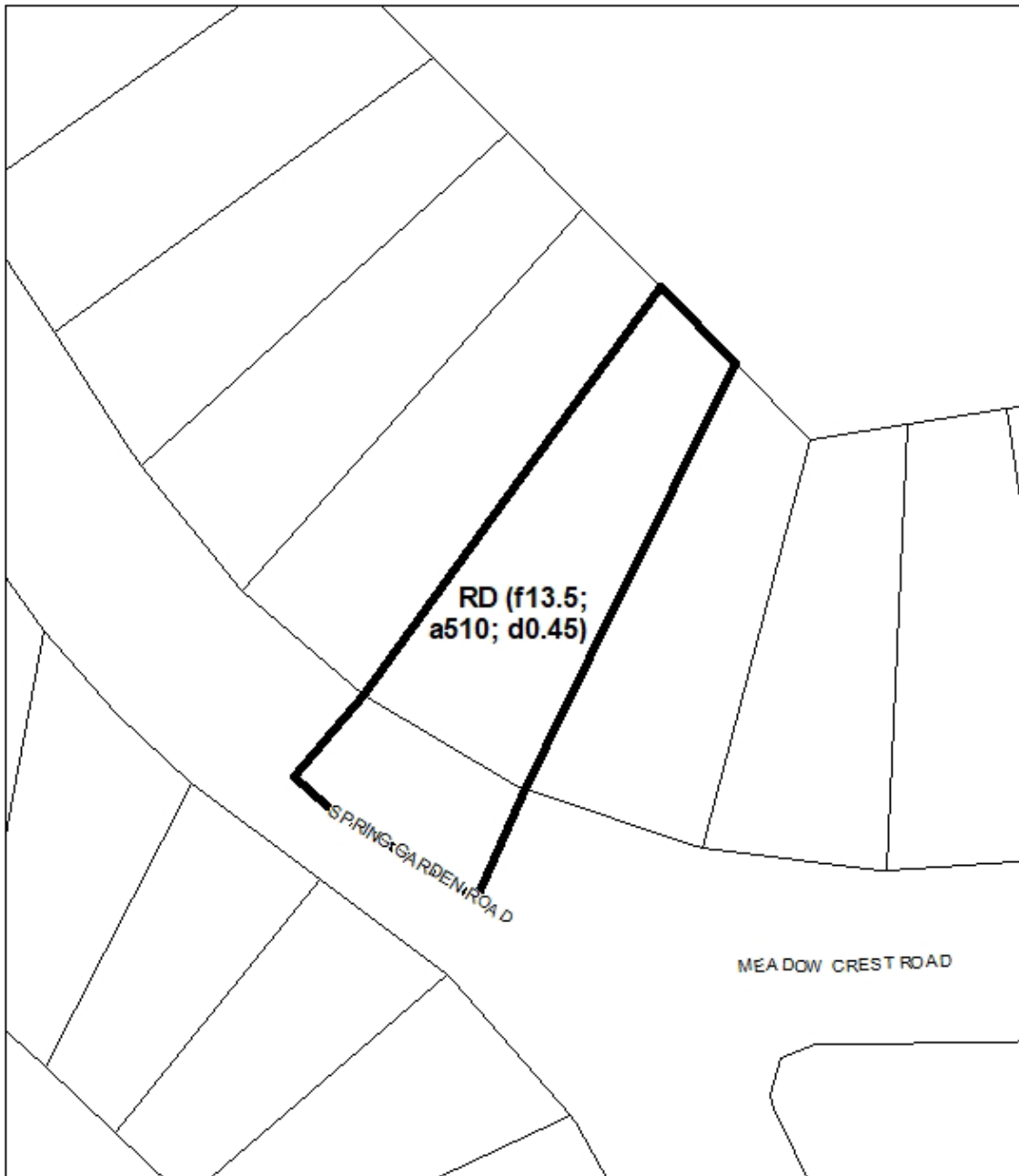




  
Diagram 1

29 Spring Garden Road

 Subject Site

  
City of Toronto By-law 569-2013  
Not to Scale  
10/23/2025

## **2 Station Road**

1. Zoning By-law 569-2013, as amended, is further amended as follows by adding the lands outlined by a heavy black line and identified on Diagram 1: 2 Station Road, to the:
  - (A) Zoning By-law Map in Section 990.10 and applying the zone label “RM (d1.0)(x478)” as shown on Diagram 1: 2 Station Road.
  - (B) Policy Area Overlay Map in Article 995.10.1 and applying no label.
  - (C) Height Overlay Map in Article 995.20.1 and applying no label.
  - (D) Lot Coverage Overlay Map in Article 995.30.1 and applying no label.

# Diagram 1

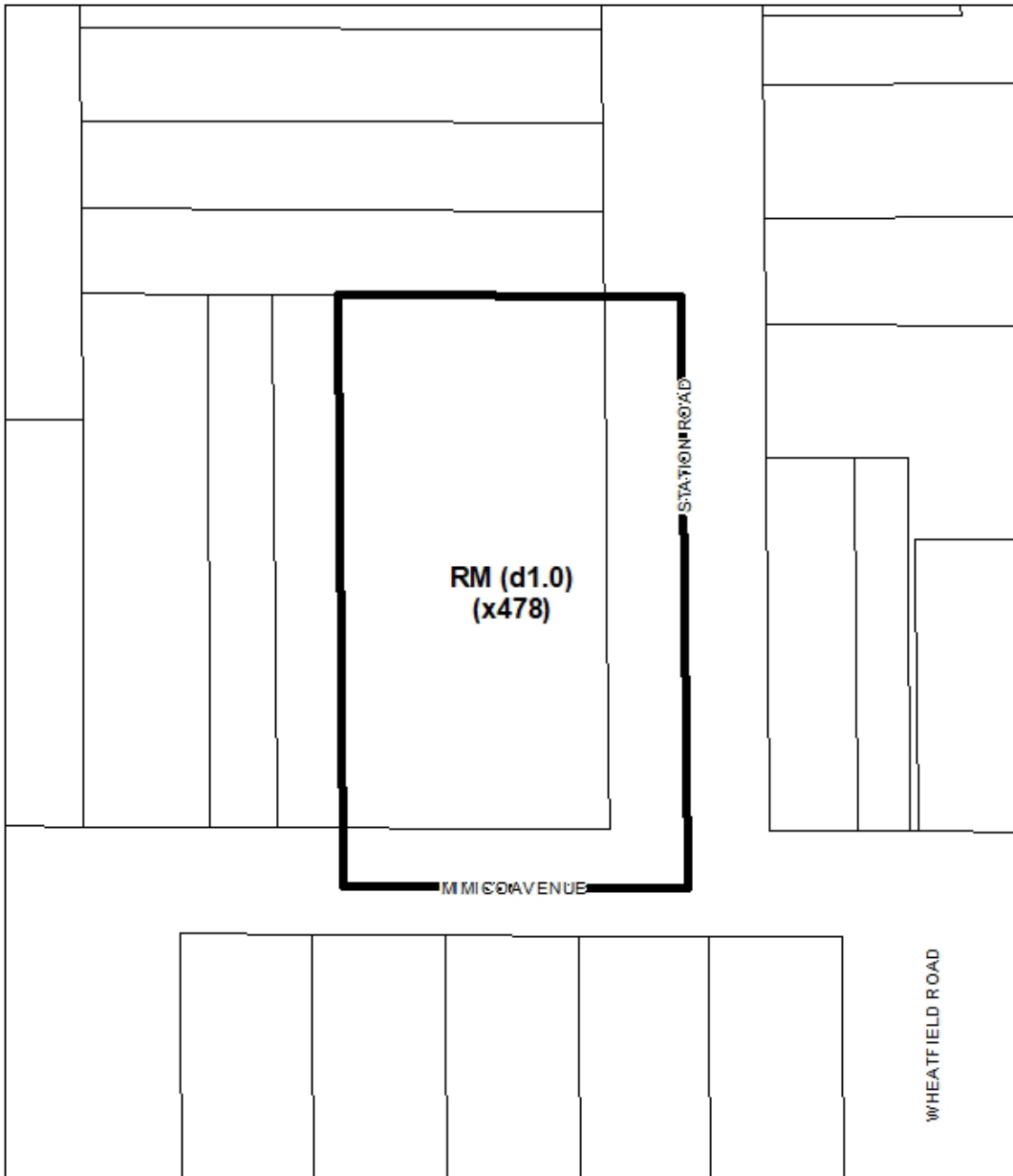




  
Diagram 1

2 Station Road

 Subject Site

  
City of Toronto By-law 569-2013  
Not to Scale  
10/23/2025

## **240 The Westway**

1. Zoning By-law 569-2013, as amended, is further amended as follows by adding the lands outlined by a heavy black line and identified on Diagram 1: 240 The Westway, to the:
  - (A) Zoning By-law Map in Section 990.10 and applying the zone label “RD (f13.5; a510; d0.45)” as shown on Diagram 1: 240 The Westway.
  - (B) Policy Area Overlay Map in Article 995.10.1 and applying no label.
  - (C) Height Overlay Map in Article 995.20.1 and applying the label “HT 9.5”.
  - (D) Lot Coverage Overlay Map in Article 995.30.1 and applying the label “33”.

Diagram 1

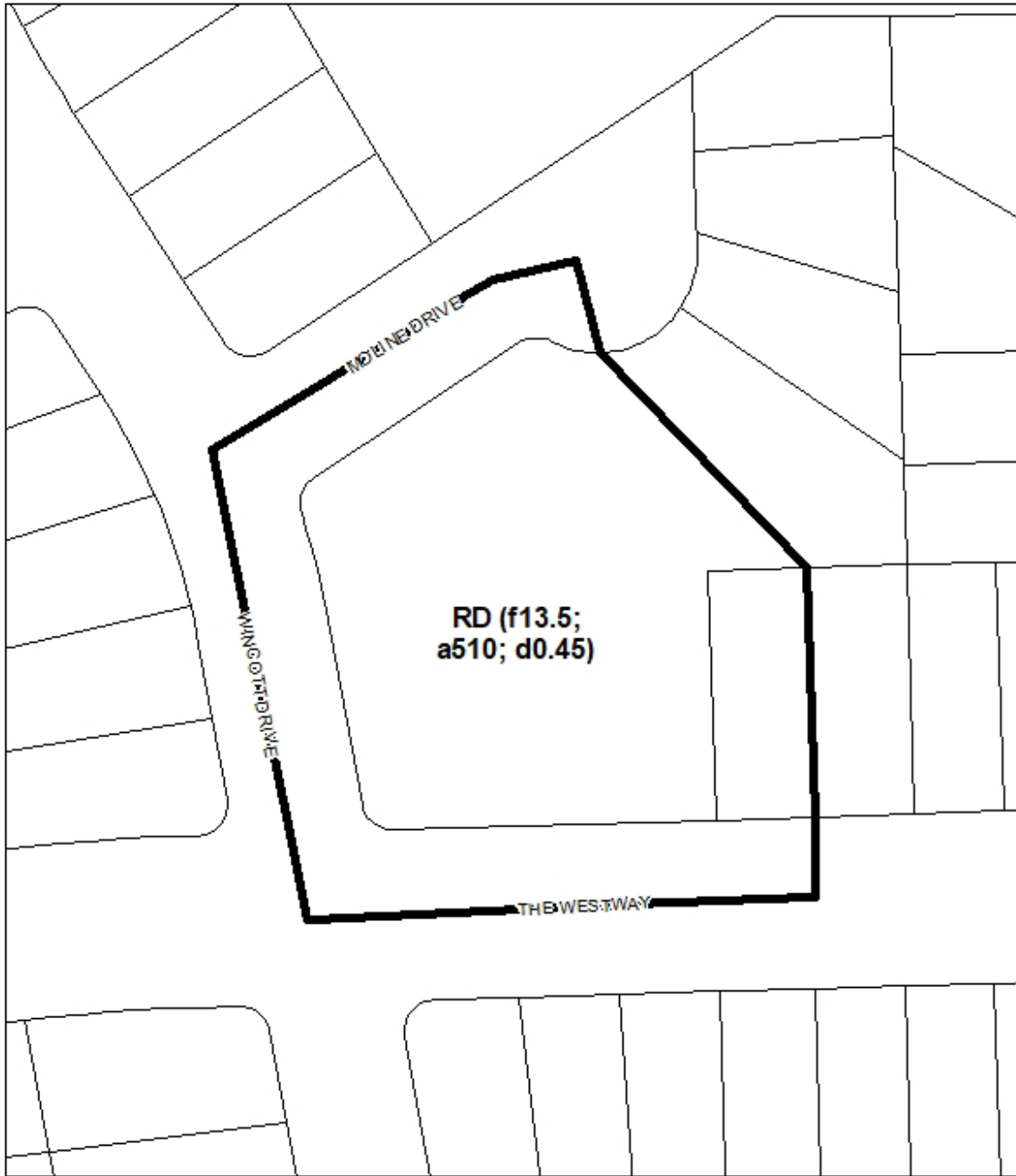




  
Diagram 1

240 The Westway

 Subject Site

  
City of Toronto By-law 569-2013  
Not to Scale  
10/23/2025

**1 to 36 Abraham Welsh Rd, 126 to 192 Bob Yuill Drive, 1 to 35 Charlie Jordan Road, 133 to 245 Isaac Devins Boulevard, 1 to 52 Lou Pomanti Street, 30 to 118 Mary Chapman Boulevard, 1 to 59 McCartney Street, 1 to 121 Parrotta Drive, 1 to 58 Ron Attwell Street, and 3035 Weston Road**

1. Zoning By-law 569-2013, as amended, is further amended as follows by adding the lands outlined by a heavy black line and identified on Diagram 1: 1 to 36 Abraham Welsh Rd, 126 to 192 Bob Yuill Drive, 1 to 35 Charlie Jordan Road, 133 to 245 Isaac Devins Boulevard, 1 to 52 Lou Pomanti Street, 30 to 118 Mary Chapman Boulevard, 1 to 59 McCartney Street, 1 to 121 Parrotta Drive, 1 to 58 Ron Attwell Street, and 3035 Weston Road, to the:
  - (A) Zoning By-law Map in Section 990.10 and applying the zone label “RM (x487)” as shown on Diagram 1: 1 to 36 Abraham Welsh Rd, 126 to 192 Bob Yuill Drive, 1 to 35 Charlie Jordan Road, 133 to 245 Isaac Devins Boulevard, 1 to 52 Lou Pomanti Street, 30 to 118 Mary Chapman Boulevard, 1 to 59 McCartney Street, 1 to 121 Parrotta Drive, 1 to 58 Ron Attwell Street, and 3035 Weston Road.
  - (B) Policy Area Overlay Map in Article 995.10.1 and applying no label.
  - (C) Height Overlay Map in Article 995.20.1 and applying no label.
  - (D) Lot Coverage Overlay Map in Article 995.30.1 and applying no label.
2. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.6.10(487) Exception Number 487 so that it reads:

(487) Exception RM 487

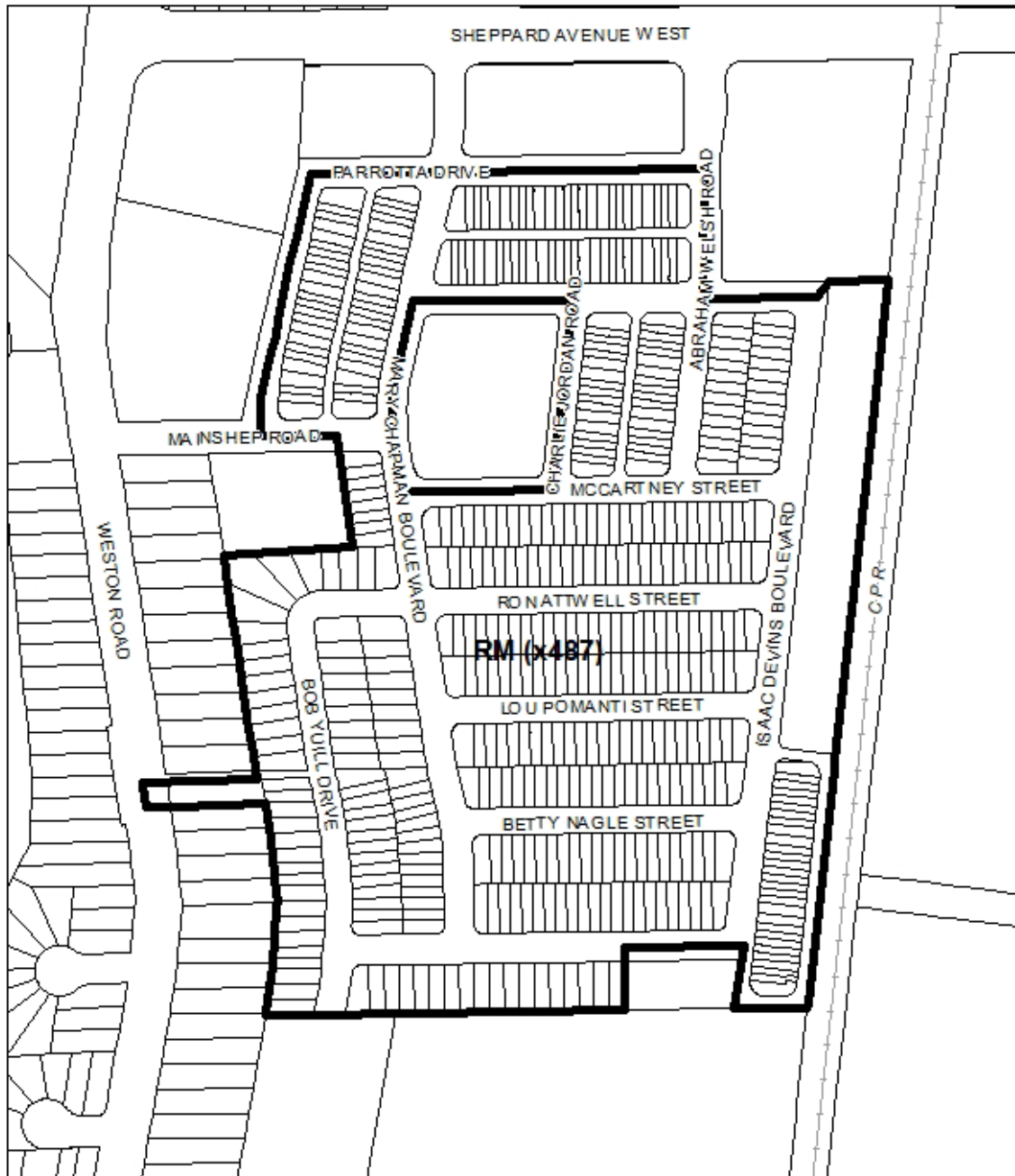
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:


- (A) City of Toronto by-law 482-2006;
- (B) City of Toronto by-law 1657-2012(OMB);
- (C) City of Toronto by-law 90-2014; and
- (D) City of Toronto by-law 997-2015.

# Diagram 1



**Toronto**  
**Diagram 1**

1 to 36 Abraham Welsh Rd, 126 to 192 Bob Yuill Drive, 1 to 35 Charlie Jordan Road, 133 to 245 Isaac Devins Boulevard, 1 to 52 Lou Pomanti Street, 30 to 118 Mary Chapman Boulevard, 1 to 59 McCartney Street, 1 to 121 Parrotta Drive, 1 to 58 Ron Attwell Street, and 3035 Weston Road

 Subject Site

  
 City of Toronto By-law 569-2013  
 Not to Scale  
 11/19/2025