

CITY OF TORONTO

Bill 1452

BY-LAW -2025

To amend Zoning By-law 569-2013, as amended, with respect to the lands municipally known in the year 2024 as 861 Avenue 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;

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 R (f9.0; d0.6) (x731) to a zone label of R (f9.0; d0.6) (x **exception number**) as shown on Diagram 2 attached to this By-law.
4. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.2.10 Exception Number 222

(222) Exception R (222)

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 861 Avenue 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 (K) below;
- (B) Despite regulations 10.5.40.10(1) and (2), the height of a **building** or **structure** is the distance between the Canadian Geodetic Datum of 155.0 metres and the elevation of the highest point of the **building** or **structure**;

- (C) Despite regulation 10.10.40.10(1), the permitted maximum height of a **building** or **structure** is the number in metres following the letters "HT" as shown on Diagram 3 of By-law **[Clerks to insert By-law number]**;
- (D) The required minimum height of the first **storey**, as measured between the floor of the first **storey** and the ceiling of the first **storey**, is 3.0 metres;
- (E) Despite regulation 10.5.40.10 (3), and (C) above, the following equipment and **structures** may project beyond the permitted maximum height shown on Diagram 3 of By-law **[Clerks to insert By-law number]** as follows:
- (i) equipment used for the functional operation of the **building**, including electrical, utility, mechanical and ventilation equipment, including a **geo-energy** facility, by a maximum of 3.0 metres;
 - (ii) **structures** that enclose, screen, or cover the equipment, **structures** and parts of a **building** listed in (i) above, including a mechanical penthouse, by a maximum of 3.0 metres;
 - (iii) architectural features, parapets, and elements and **structures** associated with a **green roof**, by a maximum of 1.8 metres;
 - (iv) **building** maintenance units and window washing equipment, by a maximum of 2.0 metres;
 - (v) planters, **landscaping** features, signage, guard rails, and divider screens on a balcony and/or terrace, by a maximum of 1.8 metres;
 - (vi) antennae, flagpoles, satellite dishes, transformers, by a maximum of 3.0 metres; and
 - (vii) trellises, pergolas, and unenclosed **structures** providing safety or wind protection to rooftop **amenity space**, by a maximum of 3.0 metres;
- (F) Despite clause 10.10.40.70, the required minimum **building setbacks** are as shown in metres on Diagram 3 of By-law **[Clerks to insert By-law number]**;
- (G) Despite regulation 10.10.40.80(1), the required separation of **main walls** are as shown in metres on Diagram 3 of By-law **[Clerks to insert By-law number]**;
- (H) Despite clause 10.5.40.60, and (F) and (G) above, the following **building** elements may encroach into the required minimum **building setbacks** and separation of **main walls** as follows:
- (i) decks, porches, and balconies, by a maximum of 1.5 metres;
 - (ii) canopies and awnings, by a maximum of 1.5 metres;

- (iii) exterior stairs, access ramps and elevating devices, by a maximum of 2.5 metres;
 - (iv) equipment used for the functional operation of the **building**, including electrical, utility, mechanical and ventilation equipment, including a **geo-energy** facility's, by a maximum of 3.0 metres;
 - (v) architectural features, such as a pilaster, decorative column, cornice, sill, belt course, or chimney breast, by a maximum of 1.5 metres;
 - (vi) planters, **landscaping** features, signage, guard rails, and divider screens on a balcony and/or terrace, by a maximum of 4.0 metres;
 - (vii) window projections, including bay windows and box windows, by a maximum of 0.6 metres;
 - (viii) eaves, by a maximum of 0.6 metres;
 - (ix) dormers, by a maximum of 0.6 metres; and
 - (x) air conditioners, satellite dishes, antennae, vents, and pipes, by a maximum of 1.0 metres;
- (I) Despite regulation 10.5.80.40 (3) **vehicle** access to a **parking space** on the **lot** may be from Avenue Road.
- (J) Despite regulation 10.10.40.1 (2) a maximum of 2 **residential buildings** are permitted on a **lot** in the R Zone.
- (K) Regulation 10.10.40.1 (5) does not apply.
- (L) Despite clause 10.5.50.10, a minimum of 7.5 percent of the area of the **lot** is required as **landscaping**.

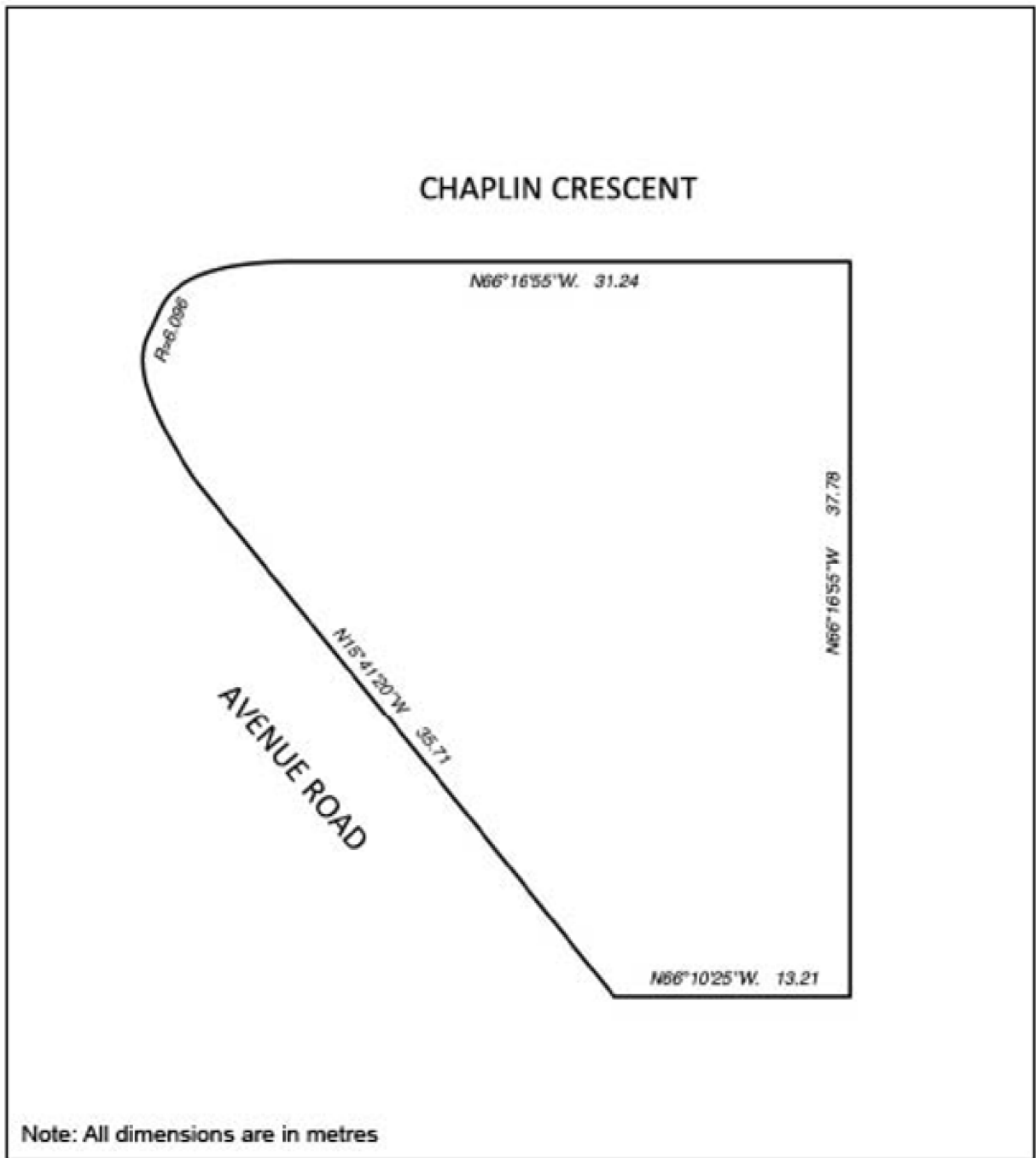
Prevailing By-laws and Prevailing Sections: None Apply

Enacted and passed on December , 2025.

Frances Nunziata,
Speaker
(Seal of the City)

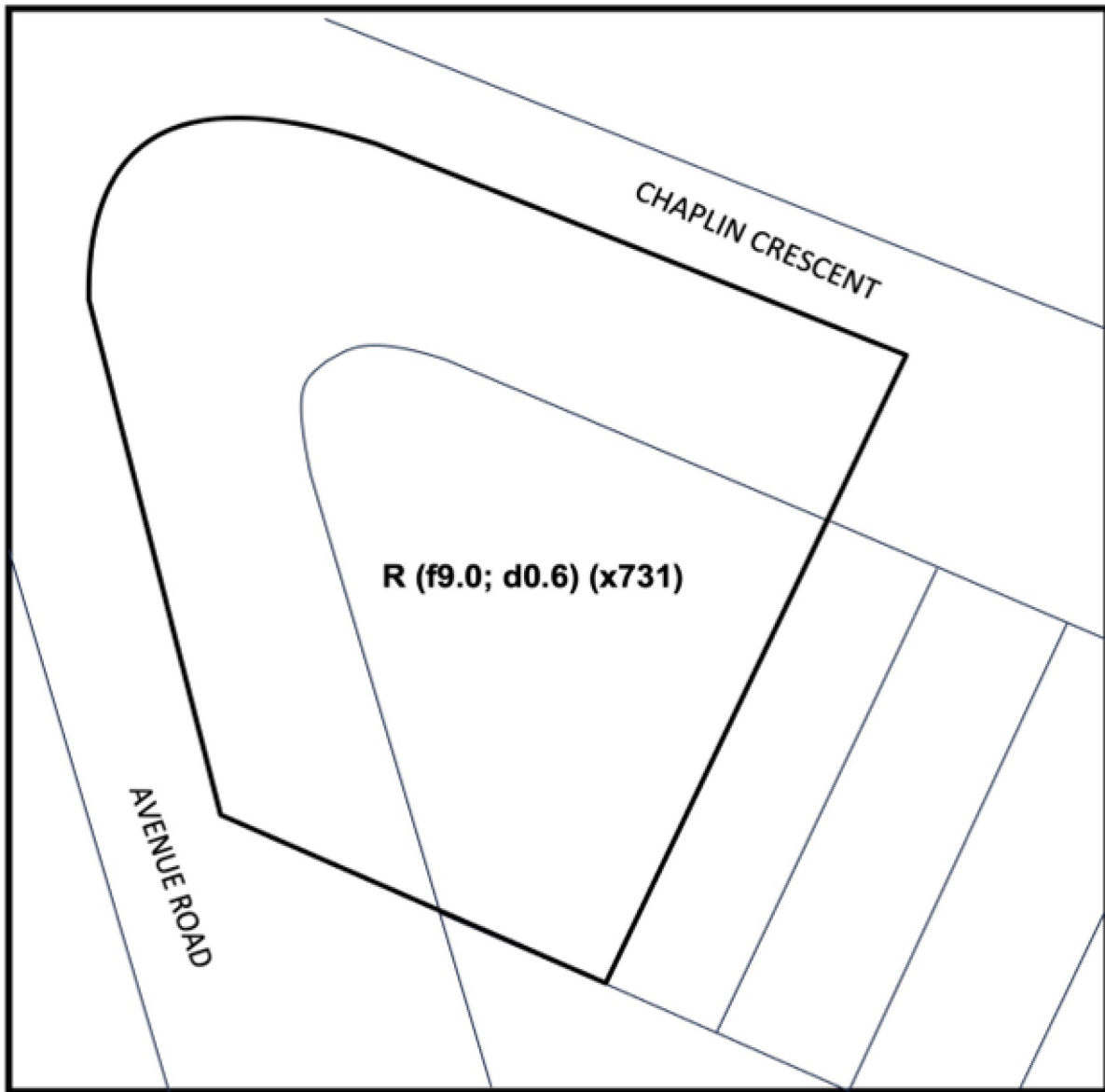
John D. Elvidge,
City Clerk

Diagram 1



Toronto
Diagram 1

861 Avenue Road
File #: 25 120011 STE 12 0Z

Diagram 2**DIAGRAM 2****861 AVENUE ROAD**

File # 25 120011 STE 12 OZ



Diagram 3

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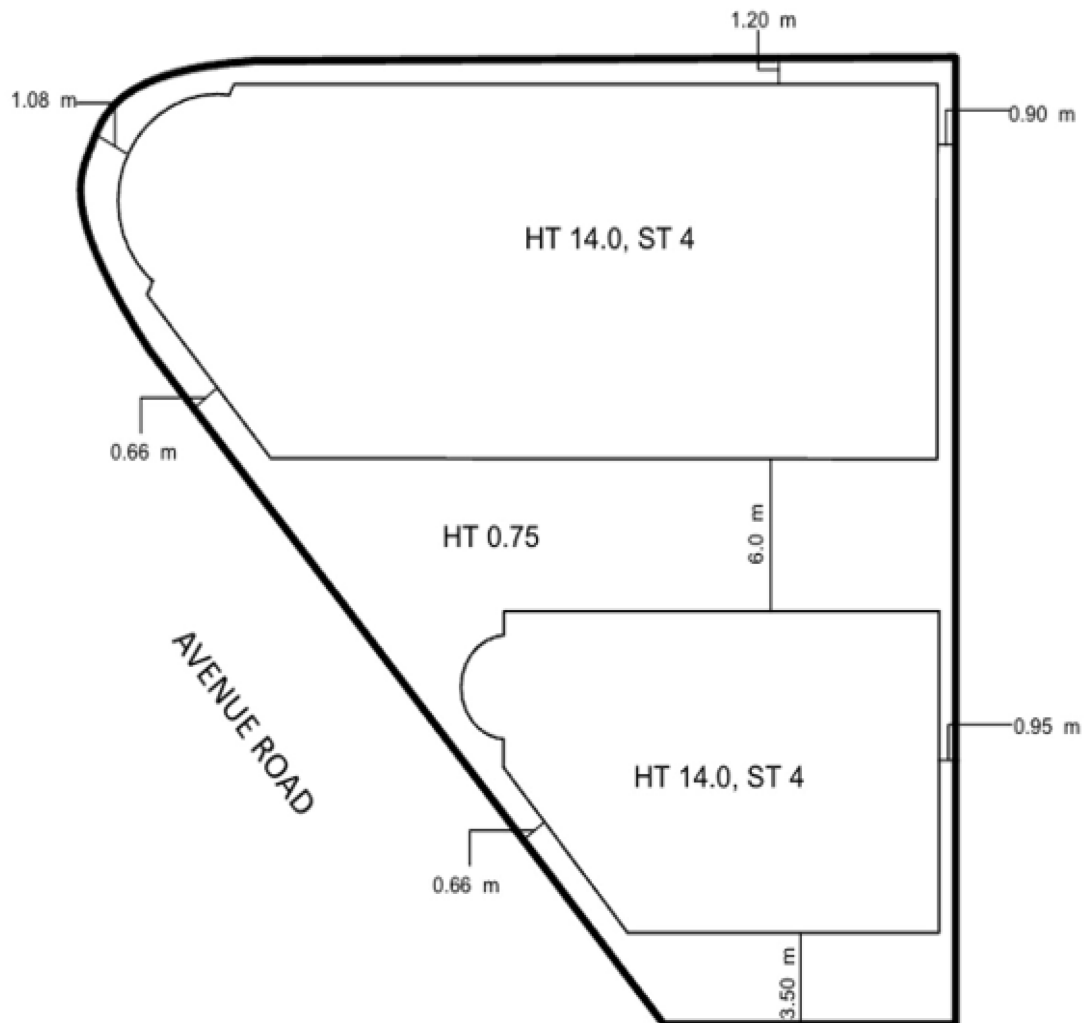


DIAGRAM 3

861 AVENUE ROAD

File # 25 120011 STE 12 OZ

