

CITY OF TORONTO

Bill 1005

BY-LAW -2026

To amend Zoning By-law 569-2013, as amended, with respect to the lands municipally known in the year 2023 as 1, 3A, 3B, 5, 7, 9, 11, 13, 15, 17, and 19 Thelma Avenue.

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 (u4; d1.0) (x621) to a zone label of R (u4; d1.0) (x212) 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 212 so that it reads:

(212) Exception R 212

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, 3A, 3B, 5, 7, 9, 11, 13, 15, 17, and 19 Thelma 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 (T) below;
- (B) Despite regulation 10.5.40.10(1), the height of a **building** or **structure** is the distance between the Canadian Geodetic Datum of 160.6 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], inclusive of any floor which contains a mechanical penthouse;
- (D) Despite regulation 10.10.40.10(3), the permitted maximum number of **storeys** of a **building** or **structure** is the number in **storeys** following the letters "ST" as shown Diagram 3 of By-law [Clerks to insert By-law number], inclusive of any floor which contains a mechanical penthouse;
- (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 in support of an "alternative low-carbon energy system", by a maximum of 5.0 metres;
 - (ii) **structures** that screen, the equipment in support of an "Alternative low-carbon energy system" listed in (i) above, by a maximum of 5.0 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, guard rails, and divider screens on a balcony and/or terrace, by a maximum of 1.8 metres;
 - (vi) antennae, flagpoles and satellite dishes, 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 regulation 10.10.40.40(1), the permitted maximum **gross floor area** of all **buildings** and **structures** is 5,800 square metres;
- (G) Despite regulation 10.10.40.50(1), **amenity space** must be provided at the following rate:
 - (i) at least 2.0 square metres for each **dwelling unit** as indoor **amenity space**; and
 - (ii) at least 2.0 square metres of outdoor **amenity space** for each **dwelling unit**, of which 50.0 square metres must be in a location adjoining or directly accessible to the indoor **amenity space**;

- (H) 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];
- (I) No "primary windows" are permitted on a **building** or **structure** facing a **side yard** at, and below, a height of 23.0 metres as shown on Diagram 3 of By-law [Clerks to insert By-law number];
- (J) Despite Clause 10.5.40.60, the following **building** elements are permitted to encroach into the required minimum **building setbacks** shown on Diagram 3 of By-law [Clerks to supply by-law ##]:
 - (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) architectural features, such as a pilaster, decorative column, cornice, sill, belt course, or chimney breast, by a maximum of 1.5 metres;
 - (v) window projections, including bay windows and box windows, by a maximum of 0.6 metres;
 - (vi) eaves, by a maximum of 0.6 metres;
 - (vii) dormers, by a maximum of 0.6 metres; and
 - (viii) air conditioners, satellite dishes, antennae, vents, and pipes, by a maximum of 1.0 metres;
- (K) In addition to the areas listed in regulation 10.5.40.40(4), the following elements also apply to reduce the **gross floor area** of an **apartment building**:
 - (i) all parking, loading and **bicycle parking spaces**, and associated circulation areas at any level above and/or below grade;
 - (ii) storage, electrical, utility, mechanical, and ventilation rooms at any level of the **building** above and/or below grade;
 - (iii) mechanical room and areas for equipment in support of a "alternative low-carbon energy system" in the **basement**;
 - (iv) voids and open-to-below areas that have no surface on which to stand at any level of the **building** above and/or below ground;
 - (v) required **bicycle maintenance facilities** for required **bicycle parking spaces**; and

- (vi) **amenity space** above that required by this By-law;
- (L) A minimum of 30 percent of the total number of **dwelling units** on the **lot** must contain at least two bedrooms and a minimum of 10 percent of the total number of **dwelling units** must contain at least three bedrooms;
- (M) Despite Regulation 200.5.1.10(2)(E), Electric **Vehicle** Infrastructure, including electric **vehicle** supply equipment, does not constitute an obstruction to a **parking space**;
- (N) Despite regulation 200.5.10.1(1) and Table 200.5.10.1, the permitted maximum number of **parking spaces** may not exceed 55;
- (O) Despite regulation 230.5.1.10(4)(B), the required minimum dimensions of a **bicycle parking space** if placed in a vertical position on a wall, **structure** or mechanical device is:
 - (i) vertical clearance of 1.8 metres;
 - (ii) width of 0.45 metres; and
 - (iii) horizontal clearance from the wall of 1.1 metres;
- (P) Despite regulations 230.5.1.10(4)(C) and 230.5.1.10(5)(A), the required minimum dimension of a **stacked bicycle parking space** is:
 - (i) length of 1.2 metres;
 - (ii) width of 0.6 metres; and
 - (iii) vertical clearance of 1.8 metres;
- (Q) In addition to regulation 230.5.1.10(10), "short-term" **bicycle parking spaces** may also be located in **stacked bicycle parking spaces**;
- (R) In addition to the permitted non-residential uses listed in Regulation 10.10.20.10(1), an "alternative low-carbon energy system" is permitted;
- (S) Clause 10.5.75.1 does not apply to an "alternative low-carbon energy system";
- (T) 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) "alternative low-carbon energy system" means devices and supporting equipment for a system that uses sources of energy or energy conversion processes to produce power, heat and/or cooling for a **building** or complex of related **buildings** that significantly reduces the amount of harmful emissions to the environment (air, earth and water) when compared to conventional energy systems. An "alternative low-carbon energy system" includes, but is not limited to, systems that use **renewable energy** produced or converted on the **premises**; and
- (ii) "primary window" means a window in a dwelling unit other than a window of a bedroom, kitchen, bathroom, hallway, or storage area.

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

- 5.** 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.

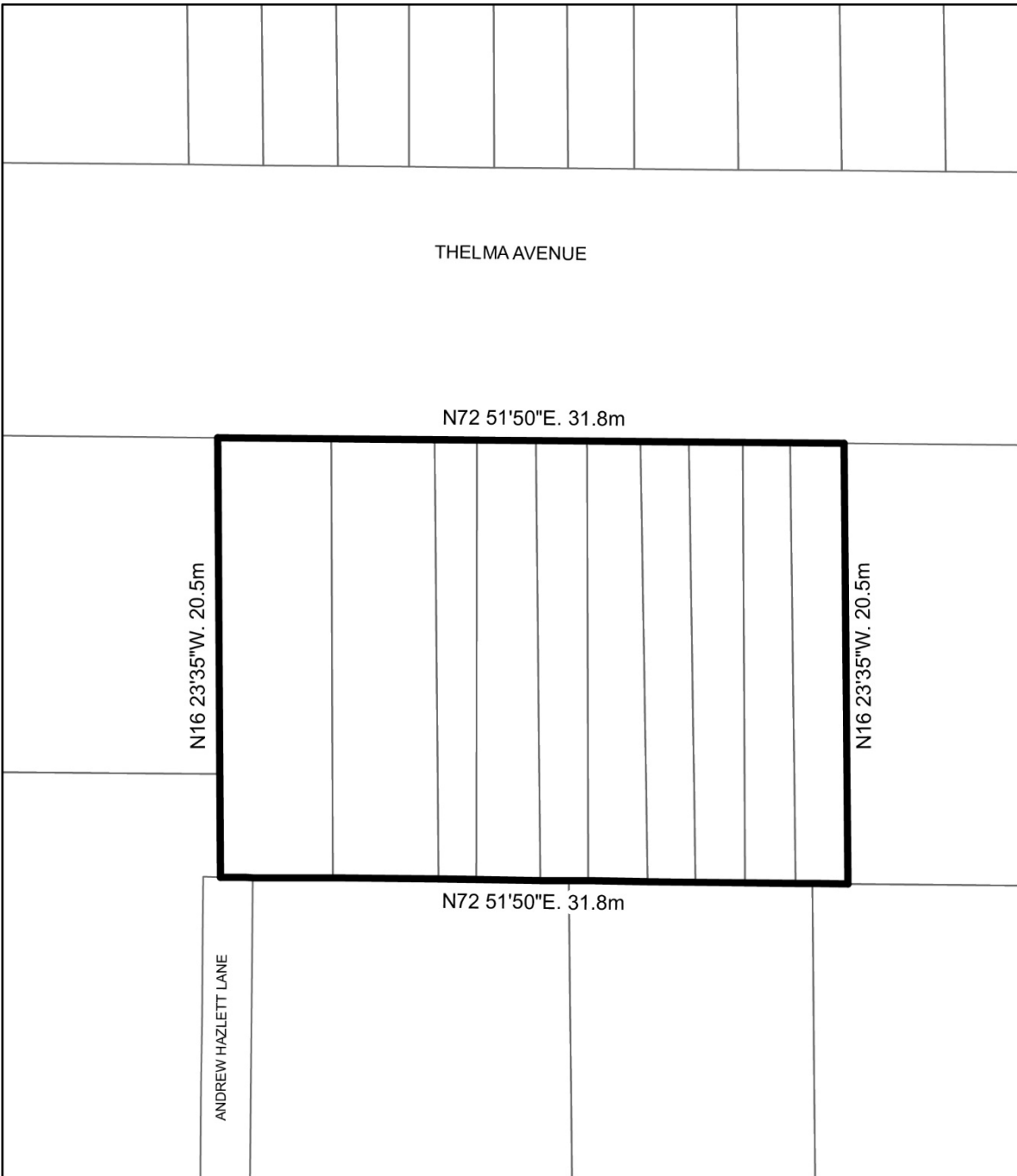
Enacted and passed on July , 2026.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)

Diagram 1

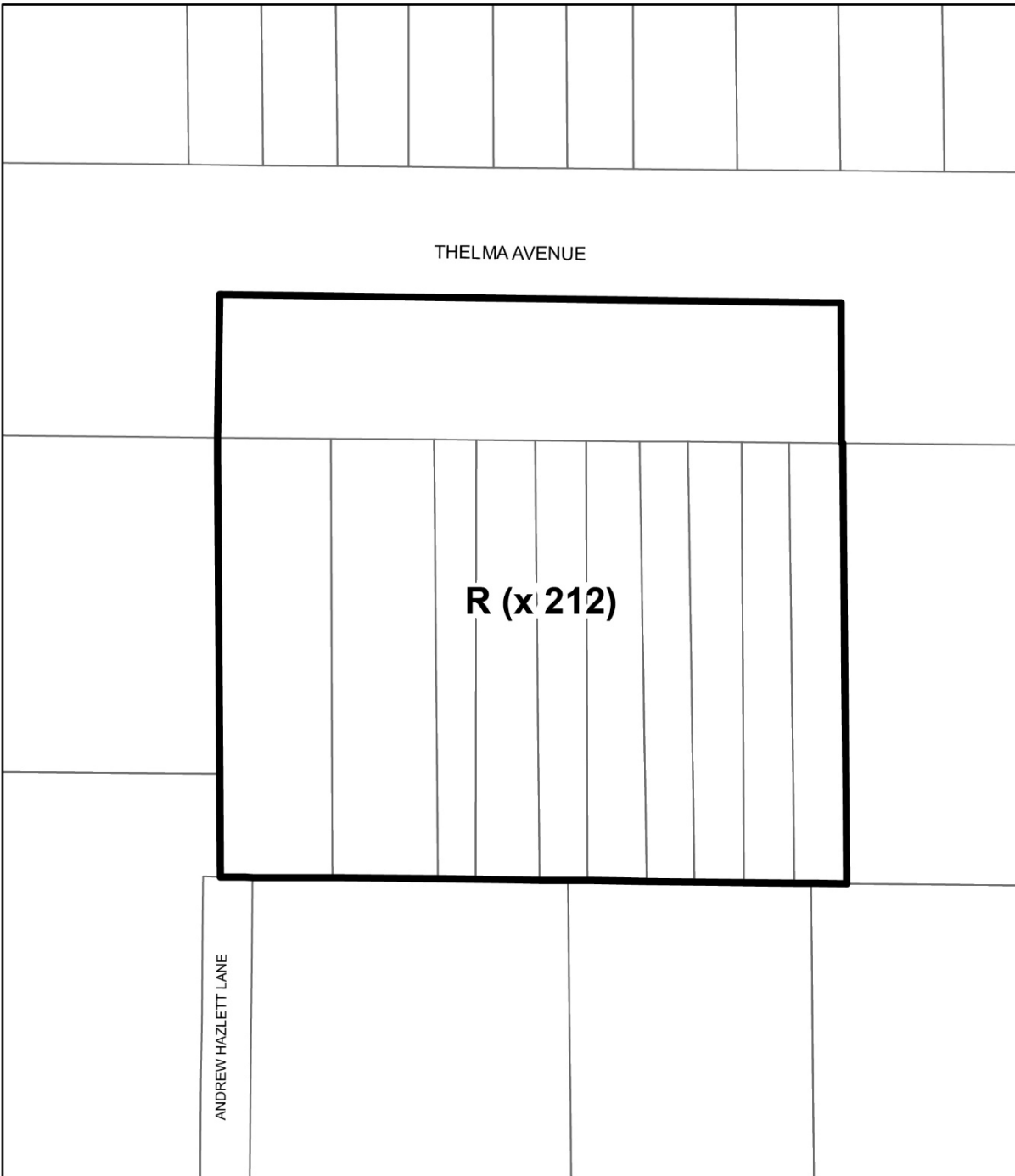


Toronto
Diagram 1

1-19 Thelma Avenue

File # 24 181288 STE 12 0Z

Diagram 2



 **TORONTO**
Diagram 2

1-19 Thelma Avenue

File # 24 181288 STE 12 0Z

Diagram 3

