

CITY OF TORONTO

Bill 1011

BY-LAW -2026

To amend Zoning By-law 569-2013, as amended, with respect to the lands municipally known in the year 2025 as 77 Roehampton Avenue.

Whereas Council of the City of Toronto has the authority to 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 No. 569-2013, Chapter 800 Definitions.
3. Zoning By-law No. 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 subject to this By-law from a zone label of R (d2.0)(x912) to R(d2.0)(x177) as shown on Diagram 2 attached to this By-law.
4. Zoning By-law No. 569-2013, as amended, is further amended by adding Article 900.2.10 Exception Number 177 so that it reads:

(177) Exception R 177

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 77 Roehampton Avenue, as shown on Diagram 1 of By-law [Clerks to insert by-law ##], if the requirements of By-law [Clerks to insert by-law ##] are complied with, a **building** or **structure** may be constructed, used or enlarged in compliance with Sections (B) to (V) 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 164.35 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 supply by-law ##];
- (D) Despite Regulations 10.5.40.10 (2), (3) and (4) and (C) above, the following **building** elements and **structures** are permitted to project vertically beyond the height limits specified on Diagram 3 attached to By-law [Clerks to insert By-law ##]:
- (i) a parapet, roof drainage components, or thermal and water proofing assembly, located at each of the roof levels of the **building**, all of which may project up to a maximum of 1.8 metres;
 - (ii) safety railings, fences and guardrails at each of the roof levels of the **building**, all of which may project up to a maximum of 2.0 metres;
 - (iii) **structures** on the roof of any part of the **building** used for outside or open air recreation, **green roof** elements, planters, wind mitigation elements, noise mitigation elements, screens, trellises, landscape features, telecommunications equipment and antennae, and partitions dividing outdoor recreation areas, all of which may project up to a maximum of 3.0 metres; and
 - (iv) mechanical penthouses, equipment used for the functional operation of the **building**, such as electrical, utility, mechanical and ventilation equipment, stairs, stair enclosures, window washing equipment, lightning rods, exhaust flues, vents, ventilating equipment, chimney stack, and garbage chute overruns, and **structures** that enclose, screen or cover the equipment, **structures** and parts of a **building** listed in regulation (D)(iv), all of which may project up to a maximum of 7.5 metres;
- (E) Despite Regulation 10.10.40.50 (1), a **building** with 20 or more **dwelling units** must provide **amenity space** on the **lot** as follows:
- (i) At least 1,083 square metres of indoor **amenity space**; and
 - (ii) At least 778 square metres of outdoor **amenity space**;
- (F) Regulation 10.5.50.10(5) requiring a 1.5-metre wide strip of **soft landscaping** along any part of a **lot line** abutting another **lot** in the Residential Zone category does not apply;
- (G) Clause 10.5.60.20 regarding the setback of **ancillary structures** does not apply;
- (H) Regulation 10.5.80.30 (1) regarding **parking space** separation from the **main walls** of an **apartment building** does not apply;
- (I) Regulation 10.10.40.30 (1) regarding permitted maximum **building depth** does not apply;

- (J) Despite Regulation 10.10.40.40(1), the permitted maximum **gross floor area** of all **buildings** and **structures** on the **lot** is 38,200 square metres, of which:
- (i) The permitted maximum **gross floor area** for residential uses is 38,000 square metres; and
 - (ii) The permitted maximum **gross floor area** for non-residential uses is 200 square metres;
- (K) Despite Clauses 10.5.40.70 and 10.10.40.70, the required minimum **building setbacks** are as shown on Diagram 3 of By-law [Clerks to insert By-law ##];
- (L) Despite Regulations 10.5.40.60(1), (2), (3), (7), and (8), and (K) above, the following **building** elements and **structures** are permitted to encroach into the required minimum **building setbacks** shown on Diagram 3 of By-law [Clerks to insert By-law ##];
- (i) lighting fixtures, architectural features, structural/non-structural architectural columns/piers, canopies, window washing equipment, parapets, parapet flashing, roof and terrace scuppers, eaves of a roof, gutter, downspout, trellises, window sills, guardrails, balustrades, railings, wind mitigation and acoustic screens and features, planters, wheel chair ramps, mechanical exhaust and intake components, gas meters, underground garage ramps and their associated **structures** and elements, retaining walls, Siamese connections and privacy screens, all of which may encroach a maximum of 2.0 metres; and
 - (ii) balconies may encroach a maximum of 2.5 metres;
- (M) Despite Article 200.25.15, Regulation 970.10.15.5(5) and Table 970.10.15.5, if **parking spaces** are provided, the number of **parking spaces** must comply with the following permitted maximums:
- (i) the number of residential occupant **parking spaces** for each **dwelling unit** must not exceed the permitted maximum rate in Table 200.5.10.1 for **dwelling units** in a **mixed use building** in Parking Zone A; and
 - (ii) the number of **parking spaces** for non-residential uses must not exceed the permitted maximum rates in Table 200.5.10.1 for non-residential uses in Parking Zone A;
- (N) Despite Article 200.25.15, if **parking spaces** are provided on the **lot**, a percentage of the provided **parking spaces** must be accessible **parking spaces** in accordance with Section 200.15, as amended by (P) and (Q) below;
- (O) Despite Regulation 200.5.1.10 (2), a maximum of 10 percent of **parking spaces** may have minimum dimensions of:

- (i) A length of 5.3 metres;
 - (ii) A width of 2.4 metres; and
 - (iii) A vertical clearance of 1.7 metres
- (P) Despite Regulations 200.15.1(1) to (3), accessible **parking spaces** must be provided and maintained in accordance with the following:
 - (i) An accessible **parking space** must have the following minimum dimensions:
 - i. Length of 5.6 metres;
 - ii. Width of 3.4 metres;
 - iii. Vertical clearance of 2.1 metres; and
 - (ii) The entire length of an accessible **parking space** must be adjacent to a 1.5 metre wide accessible barrier free aisle or path as shown on Diagram 1 and Diagram 2 of By-law 579-2017;
- (Q) Regulation 200.15.1(4) regarding the location of accessible **parking spaces** does not apply;
- (R) Despite clause 220.5.10.1, **loading spaces** must be provided and maintained on the **lot** as follows:
 - (i) One "Type G" **loading space**; and
 - (ii) One "Type C" **loading space**;
- (S) Despite Regulation 230.5.10.1(5)(A) and Table 230.5.10.1(1), **bicycle parking spaces** must be provided and maintained on the **lot** in accordance with the following:
 - (i) A minimum of 0.9 "long-term" **bicycle parking spaces** must be provided for each **dwelling unit**; and
 - (ii) A minimum of 0.1 "short-term" **bicycle parking spaces** must be provided for each **dwelling unit**;
- (T) The provision of **dwelling units** is subject to the following:
 - (i) A minimum of 15 percent of the total number of **dwelling units** must have two or more bedrooms;
 - (ii) A minimum of 10 percent of the total number of **dwelling units** must have three or more bedrooms;

- (iii) A minimum of an additional 15 percent of the total number of **dwelling units** must have two or three bedrooms (or convertible to two or three bedrooms);
- (iv) Any **dwelling units** with three or more bedrooms provided to satisfy (ii) above are not included in the provision required by (i) above; and
- (v) If the calculation of the number of required **dwelling units** with two or three bedrooms results in a number with a fraction, the number may be rounded down to the nearest whole number;
- (U) In addition to those permitted uses identified in Regulation 10.10.20.10 (1), a medical office, **personal services shop, take-out eating establishment, outdoor patio**, and an **eating establishment** are permitted uses on the **lot**; and,
- (V) Regulations 10.10.20.100(12)(C), (D) and (E) with respect to conditions applying to a **retail store**, do not apply.

Prevailing By-laws and Prevailing Sections: None apply

5. Notwithstanding any severance, partition or division of the lands, the provisions of this By-law shall apply to the whole of the lands, if no severance, partition or division had occurred.

Enacted and passed on July , 2026.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)

Diagram 1

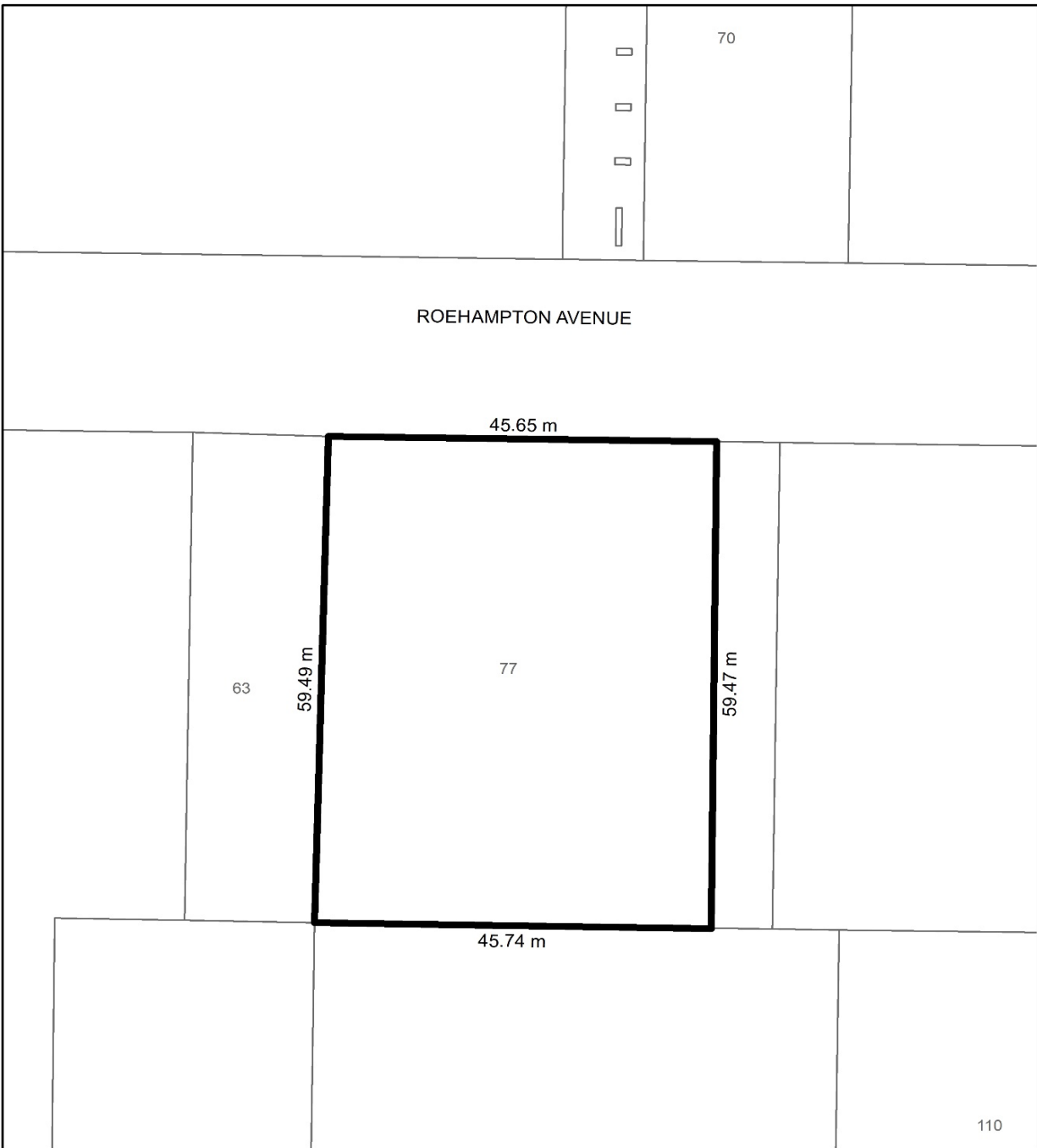
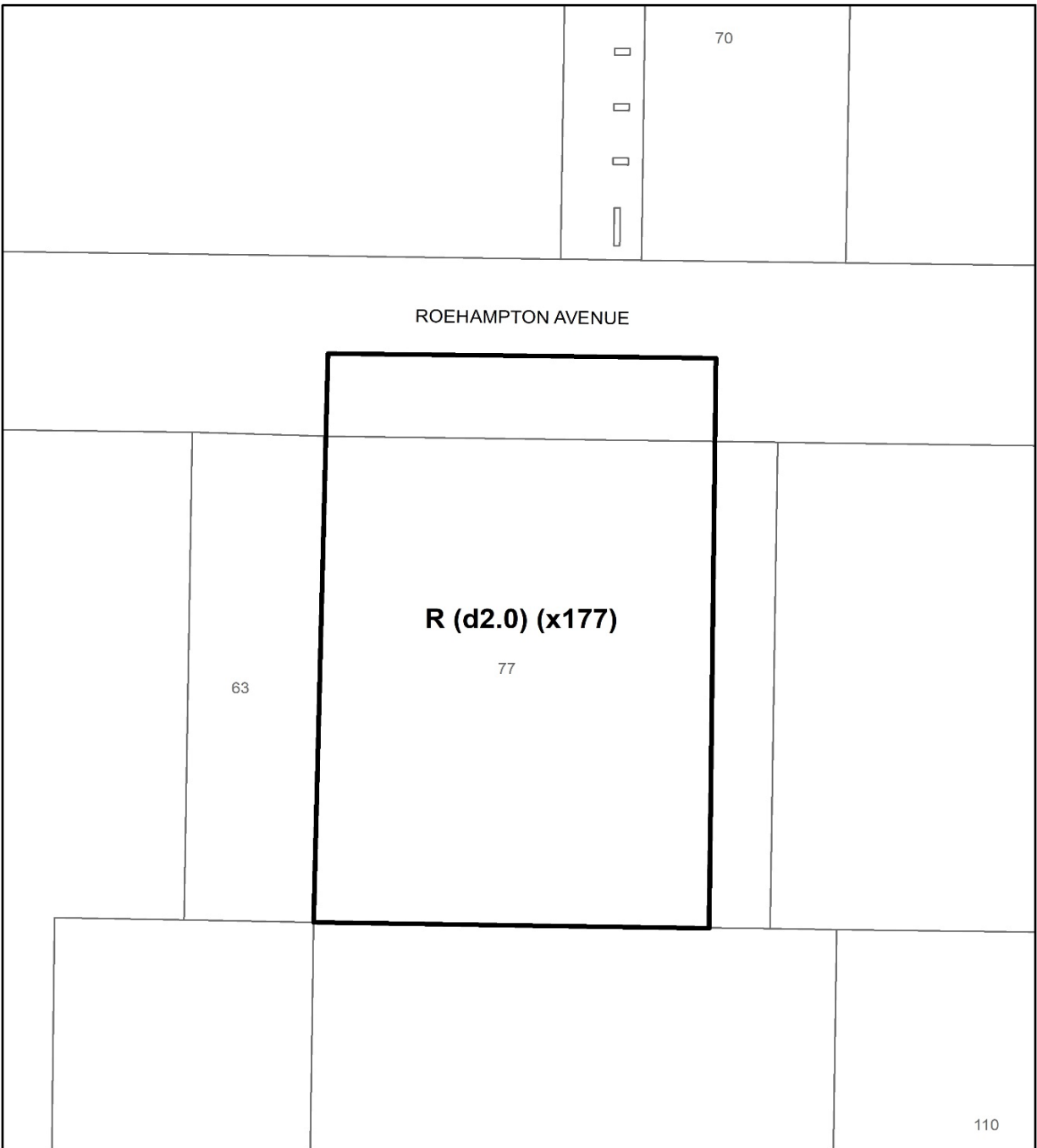


Diagram 2



 **TORONTO**
Diagram 2

77 Roehampton Avenue

File #: 22 139084 STE 12 OZ

Diagram 3