

**CITY OF TORONTO**

**BY-LAW 598-2021(LPAT)**

**To amend Zoning By-law 569-2013, as amended, with respect to the lands known municipally in the year 2020 as 150 Bronoco Avenue.**

Whereas authority is given to the Council of a municipality, and the Local Planning Appeal Tribunal on appeal, by Section 34 and 39 of the *Planning Act*, R.S.O. 1990, c. P.13, as amended to pass Zoning By-laws; and

Whereas pursuant to Section 39 of the *Planning Act*, the Council of a municipality, and the Local Planning Appeal Tribunal on appeal, may, in a By-law passed under Section 34 of the *Planning Act*, authorize the temporary use of land, buildings, or structures for any purpose set out therein that is otherwise prohibited by the By-law; and

Whereas the Local Planning Appeal Tribunal has determined following a hearing in Case MM170035 to further amend City of Toronto Zoning By-law 569-2013, as amended;

The Local Planning Appeal Tribunal orders as follows:

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, Chapter 800 Definitions unless otherwise defined herein.
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 municipally known in the year 2018 as 150 Bronoco, as outlined in heavy black line to RA (150), as shown on Diagram 2 attached to this By-law.
4. Zoning By-law 569-2013, as amended, is further amended by adding the lands outlined by heavy black lines in Diagram 1 attached to this By-law to the Height Overlay Map in Section 995.20.1 and applying the following label to these lands: HT 11.0, as shown on Diagram 3 attached to this By-law.
5. Zoning By-law 569-2013, as amended, is further amended by adding the lands outlined by heavy black lines in Diagram 1 attached to this By-law to the Policy Areas Overlay Map in Section 995.10.1, with no label.
6. Zoning By-law 569-2013, as amended, is further amended by adding the lands outlined by heavy black lines in Diagram 1 attached to this By-law to the Lot Coverage Overlay Map in Section 995.30.1, with no label.

7. Zoning By-law 569-2013, as amended, is further amended by adding the lands outlined by heavy black lines in Diagram 1 attached to this By-law to the Rooming House Overlay Map in Section 995.40.1, with no label.
8. Zoning By-law 569-2013, as amended, is further amended by adding to Article 900.7.10 Exception Number (150):

Exception RA (150)

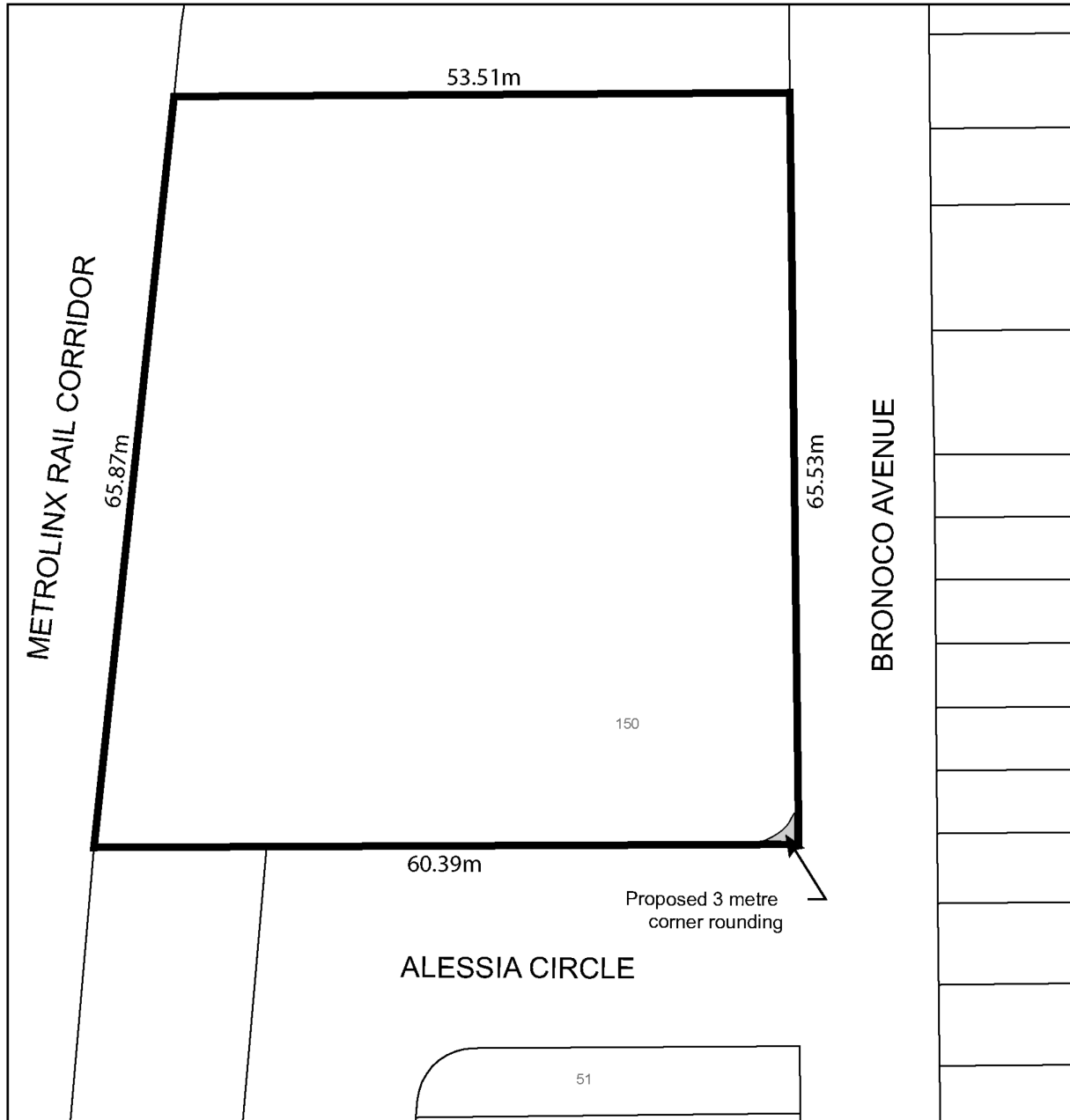
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) On 150 Bronoco Avenue, an **apartment building, structure**, addition or enlargement is permitted in compliance with (B) through (G) below;
- (B) Despite 15.5.40.40, the maximum residential **gross floor area** must not exceed 7,000 square metres;
- (C) Despite 15.10.40.10(1), no portion of any **building or structure** may have a height in metres above **established grade** greater than the number following the "HT" symbol as shown on Diagram 4 of By-law 598-2021(LPAT), excluding:
  - (i) wind screens, elevator overruns, mechanical penthouse, mechanical equipment and any associated enclosure structures, parapets, guard rails, railings and dividers, pergolas, trellises, balustrades, screens, stairs, roof drainage, window washing equipment, chimneys, vents, terraces, lightning rods, light fixtures, architectural features, and elements of a **green roof**, which may project 5.5 metres above the height limits shown on Diagram 4;
- (D) Despite 15.10.40.10(2), the permitted maximum number of **storeys** of any portion of a **building or structure** above **established grade** is 6, excluding the **building** elements or features listed in Section (C)(i) above which are permitted above 6 storeys subject to the restrictions listed therein;
- (E) For the purposes of this Exception, **established grade** is the Canadian Geodetic Datum of 146.70 metres;
- (F) Despite 15.5.60.20, the required minimum **building setbacks** for any portions of a **building or structure** above ground are shown in metres on Diagram 4 of By-law 598-2021(LPAT);

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- (G) Despite 15.5.40.60 and regulation (F) above, the following may encroach into the required minimum **building setbacks** on Diagram 4 of By-law 598-2021(LPAT):
- (i) cornices, light fixtures, ornamental elements, patios, decks, pillars, trellises, balconies, terraces, eaves, window sills, planters, ventilation shafts, guardrails, balustrades, railings, stairs, stair enclosures, doors, wheelchair ramps, screens, elevated pedestrian bridge, awnings and canopies, and underground garage ramps and associated structures may encroach up to 3.0 metres;
- (H) Despite 200.5.10.1(1) and (2) and 200.15.1.5(1), **parking spaces** must be provided and maintained in accordance with the following ratios:
- (i) A minimum of 0.8 for each bachelor **dwelling unit** that comprises up to 45 square metres of **gross floor area** and 1.0 for each bachelor **dwelling unit** that comprises greater than 45 square metres of **gross floor area**;
  - (ii) A minimum of 0.9 for each one bedroom **dwelling unit**;
  - (iii) A minimum of 1.0 for each two bedroom **dwelling unit**;
  - (iv) A minimum of 1.2 for each three or more bedroom **dwelling unit**; and
  - (v) A minimum of 0.2 visitor **parking spaces** for each **dwelling unit**; and
- (I) Despite any future severance, partition or division of lands subject to By-law 598-2021(LPAT), the provisions of this Exception apply as if no severance, partition or division occurred.
9. In accordance with Section 39 of the *Planning Act*, none of the provisions of By-law 569-2013 shall apply to prevent a temporary sales office for a period of 3 years from the date of passing of this By-law. For the purpose of this By-law, a temporary sales office shall mean a building, structure, facility or trailer used for the purpose of the sale of dwelling units to be erected on the lot and/or the administration and management of construction activity related to construction on the lot.
10. Prevailing By-laws and Prevailing Sections: (None Apply)

Pursuant to Local Planning Appeal Tribunal Order dated May 5, 2021 in Case MM170035.



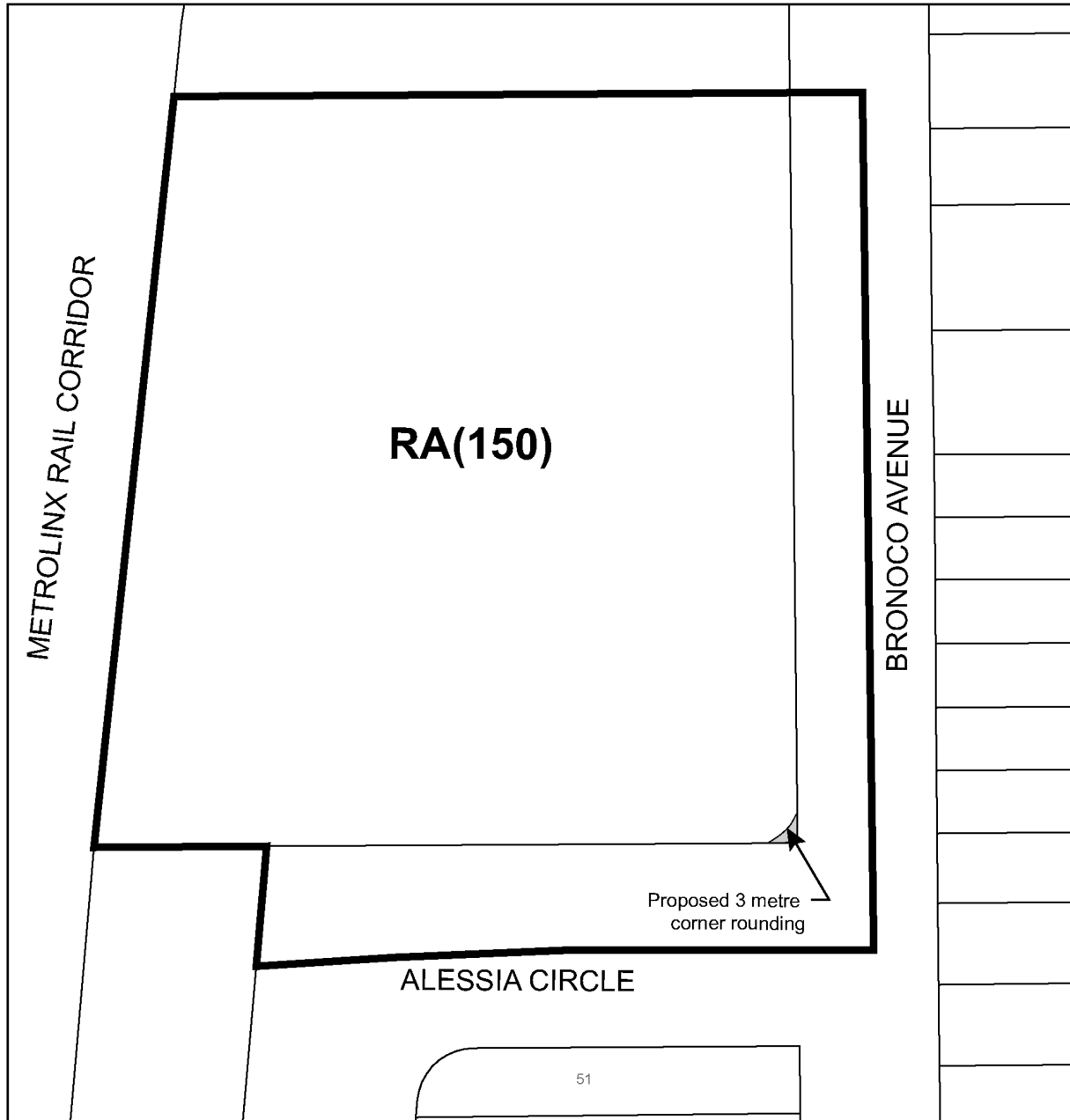
 **TORONTO**  
Diagram 1

**150 Bronoco Avenue**

File # 16 154617 WET 17 02



City of Toronto By-Law 569-2013  
Not to Scale  
11/13/2020



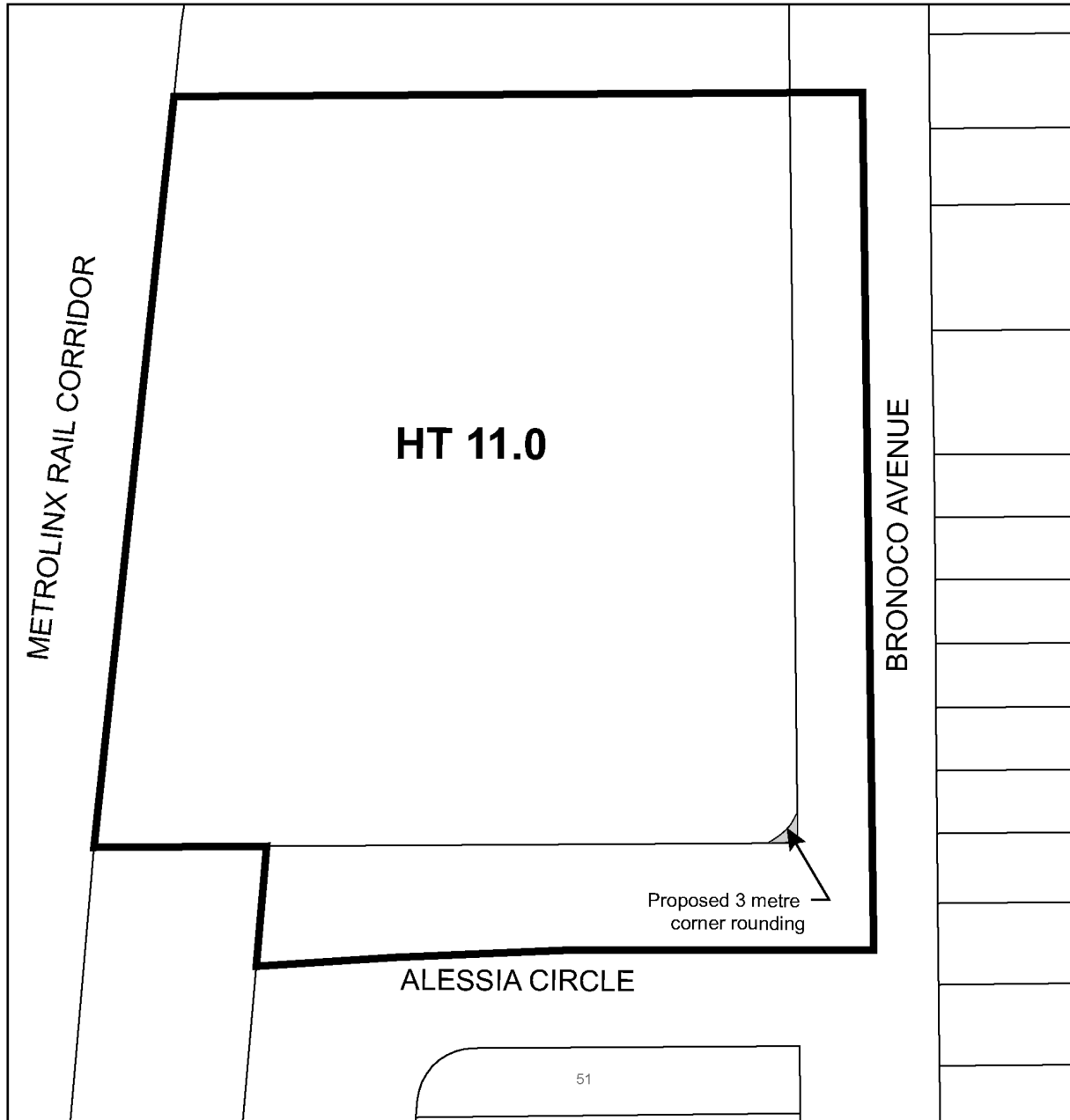
 **TORONTO**  
Diagram 2

150 Bronoco Avenue

File # 16 154617 WET 17 02



City of Toronto By-Law 569-2013  
Not to Scale  
03/08/2021



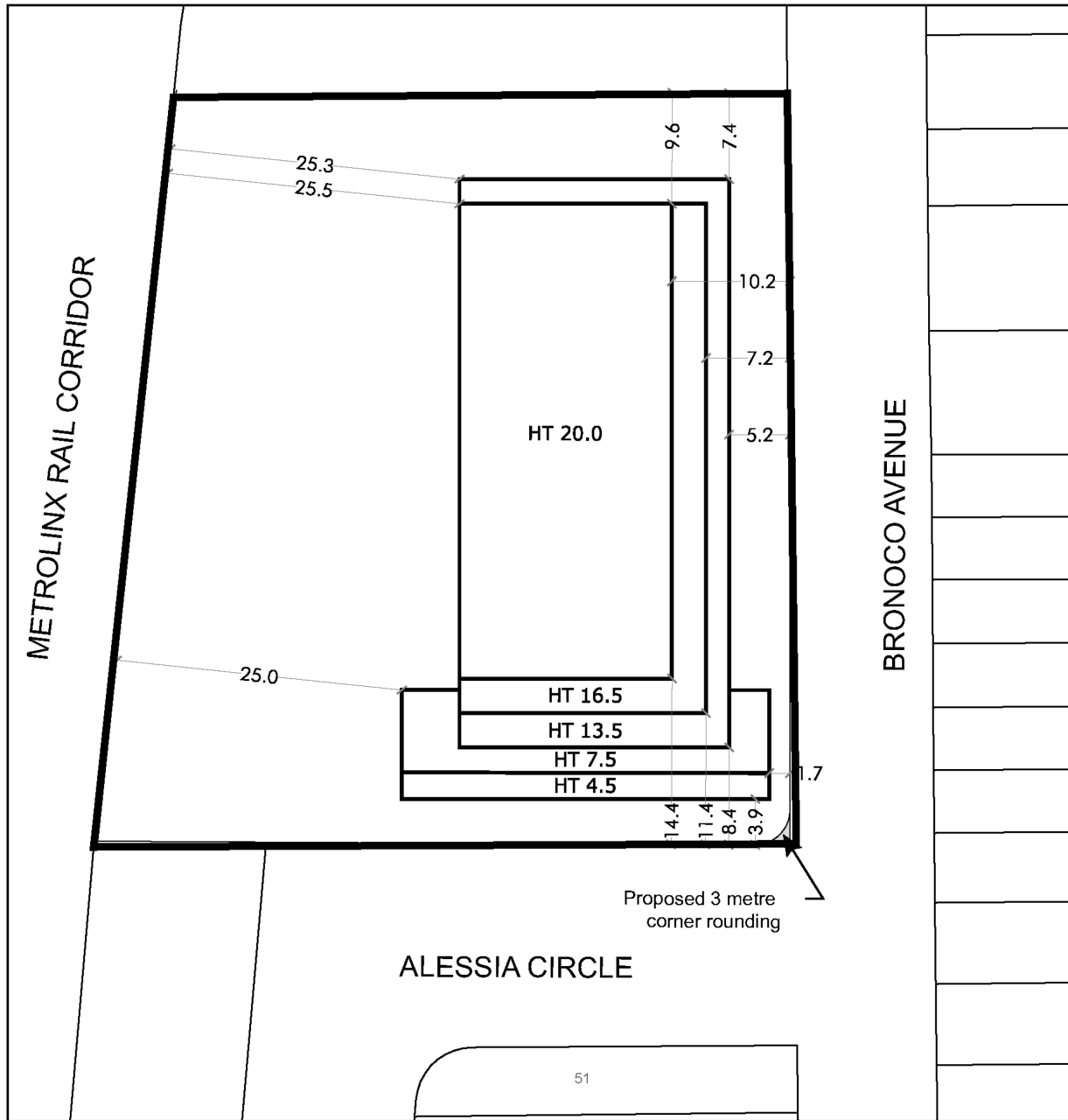
 **TORONTO**  
Diagram 3

150 Bronoco Avenue

File # 16 154617 WET 17 02



City of Toronto By-Law 569-2013  
Not to Scale  
03/08/2021



**Toronto**  
Diagram 4

**150 Bronoco Avenue**

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City of Toronto By-Law 569-2013  
Not to Scale  
03/08/2021