

Authority: North York Community Council Item NY32.3,  
as adopted by City of Toronto Council on June 15 and 16,  
2022

## CITY OF TORONTO

### BY-LAW 1001-2022

**To amend former City of Toronto Zoning By-law 438-86, as amended, with respect to lands municipally known in the year 2021 as 355 and 357 Roehampton 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;

The Council of the City of Toronto enacts:

1. None of the provisions of Sections 4(2)(a), 4(4)(b), 4(12), 4(4)(c), 4(10), 4(13), 6(1)(f), 6(3), and Section 12 of By-law 438-86 being "A By-law to regulate the use of land and the erection, use, bulk, height, spacing of and other matters relating to buildings and structures and to prohibit certain uses of land and the erection and use of certain buildings and structures in various areas of the City of Toronto", as amended, shall apply to prevent the erection and use of an *Apartment Building* and uses accessory thereto on the lot delineated by heavy lines on the attached Map 1, provided that:
  - (a) the *lot* upon which the proposed buildings and structures are erected or used comprises the lands shown outlined by heavy lines on the attached Map 1;
  - (b) an *Apartment Building* is permitted subject to the following:
    - (i) a maximum of 14 dwelling units; and
    - (ii) the total *residential gross floor area* erected or used on the lot shall not exceed 1,425 square metres.
  - (d) no person shall erect or use a *building* or *structure* on the *lot* having a greater *height* than the *height* limits specified by the numbers in metres shown on the attached Map 2;
  - (e) no portion of the building is located otherwise than wholly within the areas delineated by heavy lines on the attached Map 2, with the exception of the following:
    - (i) cornices, lighting fixtures, vents, awnings, canopies, ornamental elements, eaves, window sills, downspouts which may extend beyond the heavy lines shown on Map 2 by 0.5 metres;

- (ii) balconies, guardrails, balustrades, railings, wheelchair ramps, fences, retaining walls, stairs, planter boxes and landscape features, all of which may extend in the front yard and rear yard beyond the heavy lines shown on Map 2 by 1.7 metres; and
    - (iii) notwithstanding any provisions of this By-law, no balcony or platform front yard encroachments are permitted above the third floor.
  - (f) a minimum of 14 *parking spaces* shall be provided on site;
  - (g) a minimum of 14 *bicycle parking spaces - occupant*, and a minimum of 2 *bicycle parking spaces - visitor*, shall be provided and maintained;
  - (h) all *stacked parking spaces* shall have the following minimum dimensions:
    - (i) minimum 2.5 metres in width;
    - (ii) minimum 5.2 metres in length; and
    - (iii) minimum 1.7 metres in height.
  - (i) notwithstanding any provisions of By-law 438-86 or any other provision of this By-law any portion of the *lot* may also be used for a *temporary construction office*; and
  - (j) the stacked parking space enclosure is not included in the residential gross floor area.
2. For the purposes of this By-law, all italicized words and expressions have the same meaning as defined in By-law 438-86, as amended, with the exception of the following:
- (a) "*grade*" shall mean 159.87 metres Canadian Geodetic Datum;
  - (b) "*height*" shall mean the vertical distance between grade and the highest point of the roof of any building on the lot, except those elements prescribed by this By-law;
  - (c) "*lot*" shall refer to those lands delineated by a heavy black line on Map 1, attached to and forming part of this By-law;
  - (d) "*temporary construction office*" shall mean a building, structure, facility or trailer on the lot used for the purpose of the administration and management of construction activity related to construction on the lot; and
  - (e) all terms appearing in italics shall have the same meaning as those terms have for the purpose of the aforesaid By-law 438-86, except as hereinbefore provided.

- 3.** Notwithstanding any severance, partition or division of the lot, the provisions of this Bylaw shall apply to the whole of the lot as if no severance, partition or division had occurred.

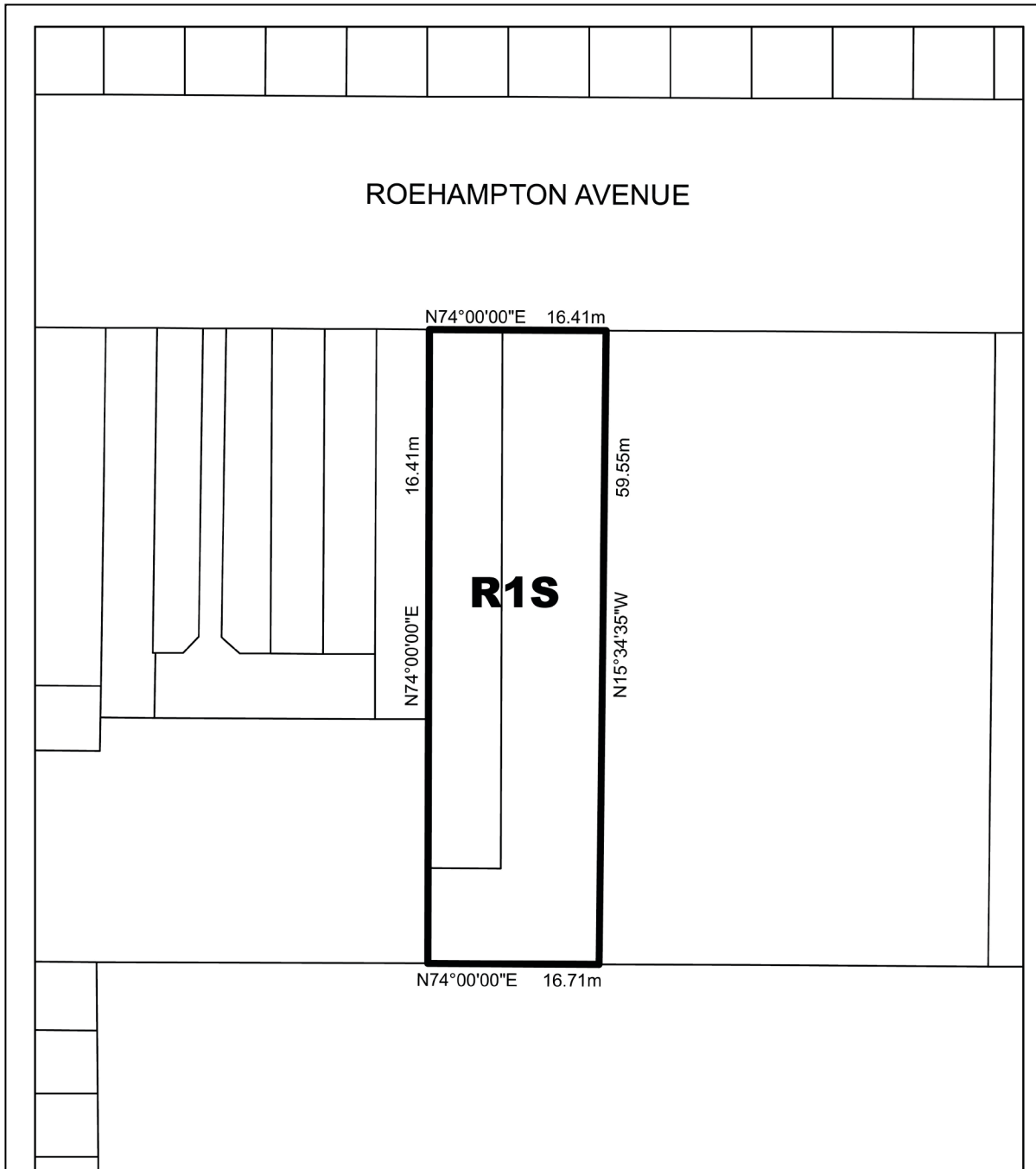
Enacted and passed on July 22, 2022.

Frances Nunziata,  
Speaker

John D. Elvidge,  
City Clerk

(Seal of the City)

Map 1



355-357 Roehampton Avenue

File # 20 166437 NNY 15 0Z

Former City of Toronto By-law 438-86  
Not to Scale  
ללא קנה מידה

Map 2

