

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 1002-2022

To amend Zoning By-law 569-2013, as amended, with respect to the 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; and

Whereas pursuant to Section 39 of the Planning Act, as amended, the council of a municipality 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 in the by-law;

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 same meaning provided in Zoning By-law 569-2013, 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 subject to this By-law, as outlined by heavy black lines to R (f9.0; u2; d0.6) (x 112), as shown on Diagram 2 attached to this By-law.
4. Zoning By-law 569-2013, as amended, is further amended by adding Exception Number (112) to Article 900.2.10 so that it reads:

(112) Exception R 112

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) The **lot** comprises the lands delineated by heavy lines on Diagram 1, attached to By-law 1002-2022;

- (B) Despite regulation 10.5.40.10(1), the height of a **building** or **structure** is measured as the vertical distance between the elevation of the highest point of the **building** or **structure** and the Canadian Geodetic Datum elevation of 159.87 metres;
- (C) Despite regulation 10.10.40.10(1), the maximum permitted **building height** is 12.0 metres, as indicated by the numerical value, in metres, following the letter "HT" as shown on Diagram 3 of By-law 1002-2022;
- (D) Despite regulation 10.10.40.1(3), a maximum of 14 **dwelling units** are permitted;
- (E) Despite regulation 10.10.40.40(1), a maximum floor space index of 1.45 is permitted, and the stacked parking space enclosure shall not be included in the floor space index calculations;
- (F) Despite regulation 10.10.40.70, the required minimum **building setbacks** are as shown on Diagram 3 of By-law 1002-2022;
- (G) Despite regulation 10.10.40.70, (F) above, and clause 10.5.40.60, the following **building** elements and **structures** are permitted to encroach into the specified **building setbacks** as shown on Diagram 3 of By-law 1002-2022:
- (i) cornices, lighting fixtures, vents, awnings, canopies, ornamental elements, eaves, window sills, downspouts to a maximum of 0.5 metres;
 - (ii) balconies, guardrails, balustrades, railings, wheelchair ramps, fences, retaining walls, stairs, planter boxes and landscape features, all of which may encroach in the **front yard setback** and **rear yard setback** to a maximum of 1.7 metres; and
 - (iii) notwithstanding (G)(i) and (ii) above, no balcony or platform encroachments are permitted in the **front yard** above the third floor.
- (H) Despite regulation 10.10.40.30(1), a maximum **building depth** of 30.0 metres is permitted, as shown on Diagram 3 of By-law 1002-2022;
- (I) Despite regulation 10.5.50.10 (5), the following minimum landscaping shall be provided:
- (i) A minimum of 1.5 metres of soft landscaping must be provided across the rear lot line;
 - (ii) A minimum of 0.9 metres of soft landscaping must be provided along the westerly side lot line, except that a minimum of 1.8 metres of landscaping shall be provided abutting the northerly most 35 metres of the west side lot line; and

- (iii) A minimum of 0.9 metres of soft landscaping must be provided abutting the southerly most 21.8 metres of the east side lot line.
- (J) Despite regulation 10.5.60.50 (2), the maximum permitted total floor area of all ancillary structures shall not exceed 73.5 square metres;
- (K) Regulation 10.10.40.80 (1) does not apply;
- (L) Despite regulation 200.5.10.1 and table 200.5.10.1, a minimum of 14 parking spaces are required on the lot;
- (M) Despite regulation 200.5.1.10 (2), all stacked parking spaces shall have the following minimum dimensions:
 - (i) 2.5 metres in width;
 - (ii) 5.2 metres in length; and
 - (iii) 1.7 metres in vertical clearance.
- (N) Despite Regulation 10.5.50.10 (4)(A), a minimum of 25 percent of the area of the lot shall be for landscaping;

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

- 5. Despite any existing or future consent, severance, partition or division of the lot, the provisions of By-law 1002-2022 shall apply to the lands, as identified on Diagram 1, as if no consent, severance, partition or division occurred.
- 6. None of the provisions of By-law 569-2013, as amended, apply to prevent the erection and use of a temporary construction office on the lot for a period of not more than three years from the date this By-law comes into full force and effect.

Enacted and passed on July 22, 2022.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)

Diagram 1

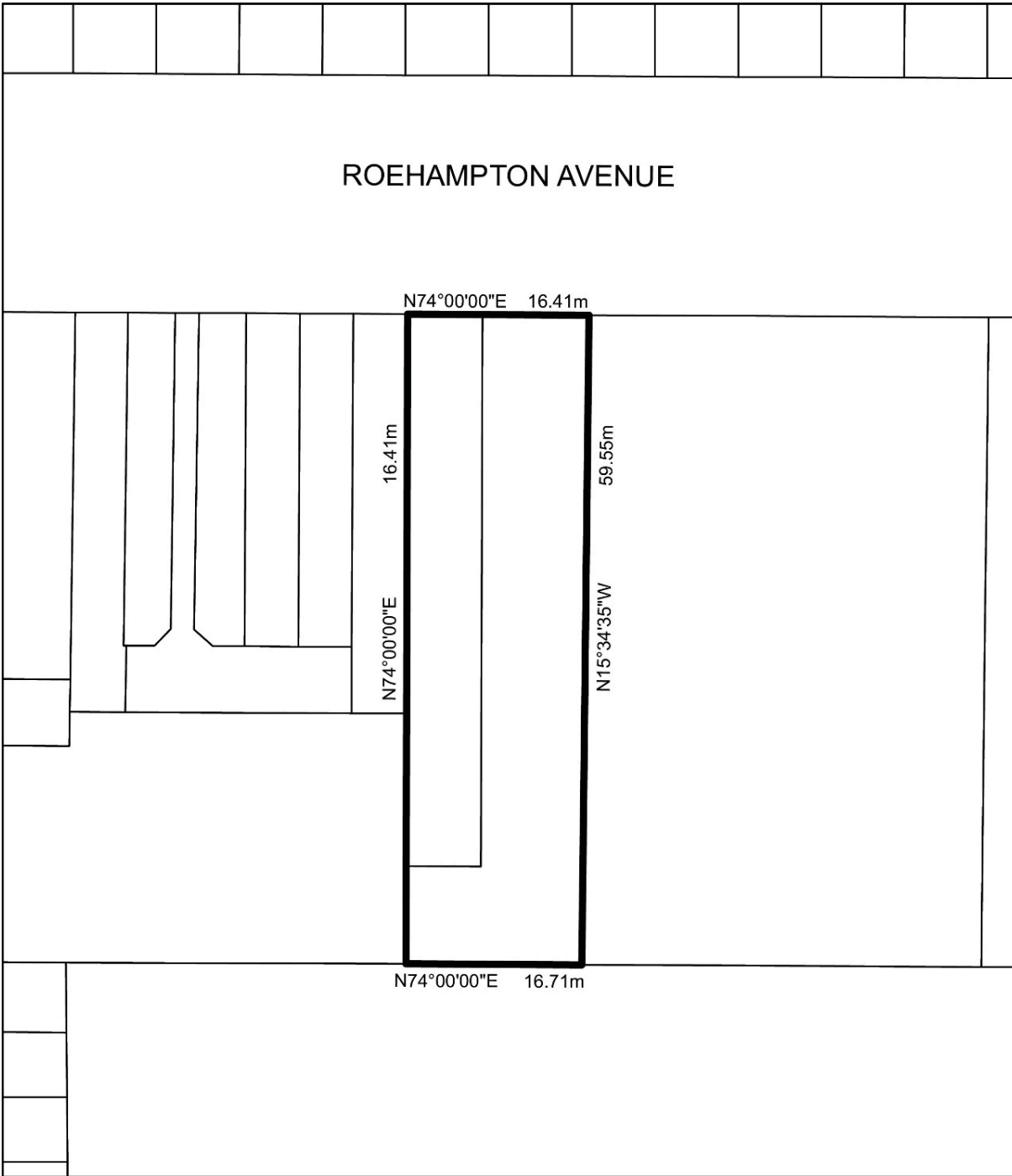


Diagram 2

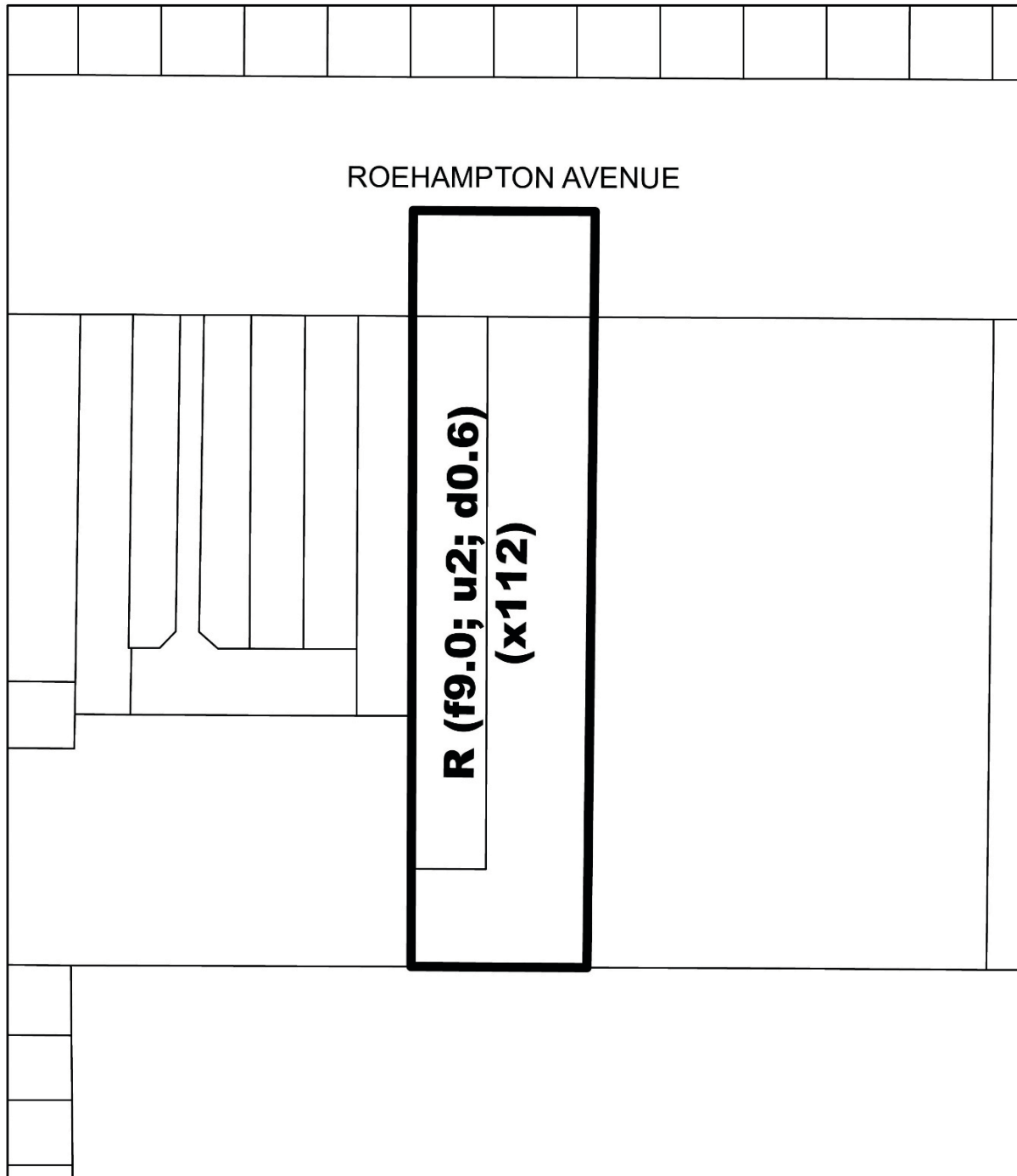
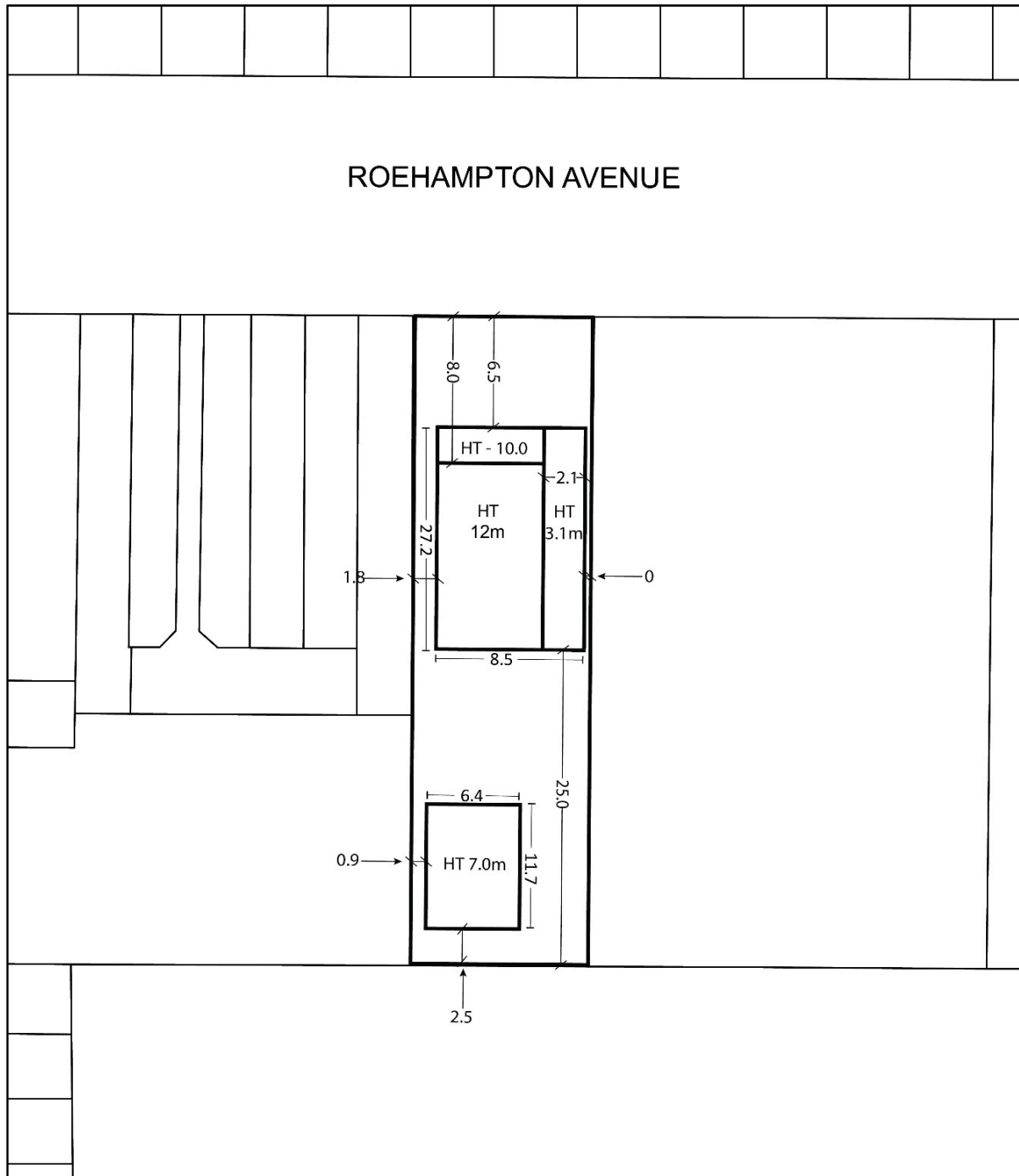


Diagram 3



 **TORONTO**
Diagram 3

355-357 Roehampton Avenue

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