

Authority: Toronto and East York Community Council  
Item TE6.16, as adopted by City of Toronto Council on  
July 19 and 20, 2023  
City Council voted in favour of this by-law on  
November 9, 2023  
Written approval of this by-law was given by Mayoral  
Decision 23-2023 dated November 9, 2023

## CITY OF TORONTO

### BY-LAW 1133-2023

**To amend Zoning By-law 569-2013, as amended, with respect to the lands municipally known in the year 2022 as 170 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. 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.
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 from a zone label of R (d2.0)(x912) to R (d2.0) (x166) 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 166 so that it reads:

(166) Exception R 166

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 170 Roehampton Avenue, as shown on Diagram 1 of By-law 1133-2023, if the requirements of By-law 1133-2023 are complied with, a **building** or **structure** may be constructed, used or enlarged in compliance with Regulations (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 161.7 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 1133-2023;
- (D) Despite Regulations 10.5.40.10(2), (3) and (4) and 10.10.40.10(8), (9) and (10) and (C) above, the following equipment and **structures** may project beyond the permitted maximum height shown on Diagram 3 of By-law 1133-2023:
- (i) mechanical penthouse and equipment used for the functional operation of the **building** including air intake and air handling units, communication equipment, elevator shafts, electrical, utility, mechanical and ventilation equipment may project above the height limits to a maximum of 6.0 metres;
  - (ii) enclosed stairwells, roof access ladders, maintenance equipment storage, elevator overrun, elevator machine room, chimneys, flues, pipes, and vents may project above the heights shown on Diagram 3 by a maximum of 10.0 metres;
  - (iii) architectural features, parapets, chimneys may project above the heights shown on Diagram 3 by a maximum of 10.0 metres;
  - (iv) **building** maintenance units and window washing equipment may project above the heights shown on Diagram 3 by a maximum of 12.0 metres; and
  - (v) planters, **landscaping** features, lighting fixtures, fences, landscape and public art features, noise attenuation walls, ornamental elements, cornices, platforms, divider screens on a balcony and/or terrace, bollards, guardrails, railings, balustrades, trellises, pergolas, and elements and **structures** associated with a **green roof**, elements or **structures** on any portion of roof used for outside or open air recreation, including required residential **amenity space**, and unenclosed **structures** providing safety or wind protection may project above the heights shown on Diagram 3 by a maximum of 9.0 metres;
- (E) Regulation 10.10.40.30(1)(B) regarding the permitted maximum **building depth** of an **apartment building** does not apply;
- (F) Despite Regulation 10.10.40.40(1), the permitted maximum **gross floor area** of all **buildings** and **structures** on the **lot** is 39,000 square metres, of which:
- (i) The permitted maximum **gross floor area** for residential uses is 39,000 square metres; and

- (ii) The permitted maximum **gross floor area** for non-residential uses is 130 square metres;
- (G) Despite Regulation 10.10.40.50(1), a **building** with 20 or more **dwelling units** must provide **amenity space** on the **lot** at the following rate:
  - (i) At least 2.0 square metres for each **dwelling unit** as indoor **amenity space**;
  - (ii) At least 500 square metres as outdoor **amenity space**; and
  - (iii) No more than 25 percent of the outdoor component may be a **green roof**;
- (H) Despite Clauses 10.5.40.70 and 10.10.40.70, the required minimum **building setbacks** are as shown in metres on Diagram 3 of By-law 1133-2023;
- (I) Despite Regulation 10.10.40.80(1), the required minimum separation distance of **main walls** are as shown in metres on Diagram 3 of By-law 1133-2023;
- (J) Despite Clause 10.5.40.60 and (H) and (I) above, the following elements of a **building** may encroach into the required minimum **building setbacks** and **main wall** separation distances shown on Diagram 3 of By-law 1133-2023;
  - (i) balconies and related **structures** and elements such as balcony dividers, guardrails, railings and soffit cladding are permitted within the balcony zones identified on Diagram 4 of By-law 1133-2023 and the provision of balconies within each Zone is subject to the following;
    - (a) balconies may encroach up to a maximum of 1.5 metres at or above the 2<sup>nd</sup> **storey** in Balcony Zone 1;
    - (b) balconies may encroach up to a maximum of 1.5 metres at or above the 7<sup>th</sup> **storey** in Balcony Zone 2; and
    - (c) balconies may encroach up to a maximum of 1.5 metres at or above the 10<sup>th</sup> **storey** in Balcony Zone 3;
  - (ii) architectural features, such as eaves, pilaster, decorative column, cornice, sill, belt course, lighting fixtures and chimney breast, window projections, including bay windows and box windows, by a maximum of 2.0 metres;
  - (iii) canopies and awnings, by a maximum of 3.0 metres;
  - (iv) decks, porches, terraces, exterior stairs, access ramps and elevating devices, stair enclosures, doors, wheelchair ramps, screens, site servicing features and underground garage ramps and associated **structures** by a maximum of 2.0 metres;

- (v) decks, porches and patios located at-grade by a maximum of 6.0 metres;
  - (vi) cladding added to the exterior surface of the **main wall** of a **building**, by a maximum of 0.5 metres; and
  - (vii) air conditioners, air intake and air handling units, window washing equipment, satellite dishes, screens, cornices, antennae, vents, hose bibs, gas connections, pipes, and valves by a maximum of 1.0 metres;
- (K) 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 shall be rounded down to the nearest whole number;
- (L) Despite Regulation 10.5.50.10(4), a minimum of 35 percent of the area of the **lot** must be **landscaping**, of which a minimum of 40 percent must be **soft landscaping**;
- (M) Regulation 10.5.50.10(5) requiring a 1.5 metres wide strip of **soft landscaping** along any part of a **lot line** abutting another **lot** in the Residential Zone category does not apply;
- (N) Despite Regulation 10.5.100.1(4), a **driveway** for an **apartment building** may have a maximum total width of 7.5 metres;
- (O) Despite Regulation 200.5.10.1(1) and Table 200.5.10.1, no **parking spaces** are required for non-residential uses;
- (P) Despite Regulation 200.5.1.10(2)(A)(iv), a maximum of 5 **parking spaces** may be obstructed on one or both sides without the requirement to increase the minimum width;
- (Q) Despite Regulations 200.15.1(1) to (4), accessible **parking spaces** must be provided and maintained in accordance with the following:

- (i) An accessible **parking space** must have the following minimum dimensions:
    - a. Length of 5.6 metres;
    - b. Width of 3.4 metres; and
    - c. Vertical clearance of 2.1 metres;
  - (ii) The entire length of an accessible **parking space** must be adjacent to a 1.5 metre wide accessible barrier free aisle or path; and
  - (iii) Accessible **parking spaces** must be located within 16.0 metres of a barrier free entrance to the **building** or passenger elevator that provides access to the first **storey** of the **building**;
- (R) 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;
- (S) Despite Regulations 230.5.1.10(9) and (10), a "long-term" **bicycle parking space** may be provided in a **stacked bicycle parking space** arrangement, in any combination of vertical, horizontal, or stacked positions, may be located in a secured room or enclosure or area on any floor of a **building** and may be located below, at or above grade;
- (T) Despite Regulation 230.10.1.20(2), a "short-term" **bicycle parking space** may be provided in a **stacked bicycle parking space** arrangement, in any combination of vertical, horizontal, or stacked positions, may be located outdoors or indoors, including with a secured room or enclosure, or combination thereof and may be provided on any level above or below grade, and may be located more than 30.0 metres from a pedestrian entrance to the **apartment building** on the **lot**;
- (U) Despite Regulation 230.5.1.10(4)(A) and (C), a **stacked bicycle parking space** may be provided with the following minimum dimensions:
- (i) A minimum length of 1.8 metres;
  - (ii) A minimum width of 0.6 metres; and
  - (iii) A minimum vertical clearance for each **bicycle parking space** of 1.0 metres;

- (V) Despite (U) above, **stacked bicycle parking spaces** that include a movable lower tier of **stacked bicycle parking spaces** must be in accordance with the following:
- (i) a **stacked bicycle parking** space may overlap an adjacent **stacked bicycle parking space** on one or both sides on the same tier to a maximum of 0.14 metres per side;
  - (ii) despite (i) above, if the lower tier of **stacked bicycle parking spaces** are movable, they may overlap an adjacent **stacked bicycle parking space** on the lower tier on one or both sides to a maximum of 0.326 metres per side;
  - (iii) the required minimum length of a **stacked bicycle parking space** is 1.2 metres; and
  - (iv) A **stacked bicycle parking space** must be accessible from an aisle with a minimum width of 1.5 metres.

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

5. Despite any severance, partition or division of the lands as shown on Diagram 1 of By-law 1133-2023, the provisions of this By-law shall apply as if no severance, partition or division occurred.

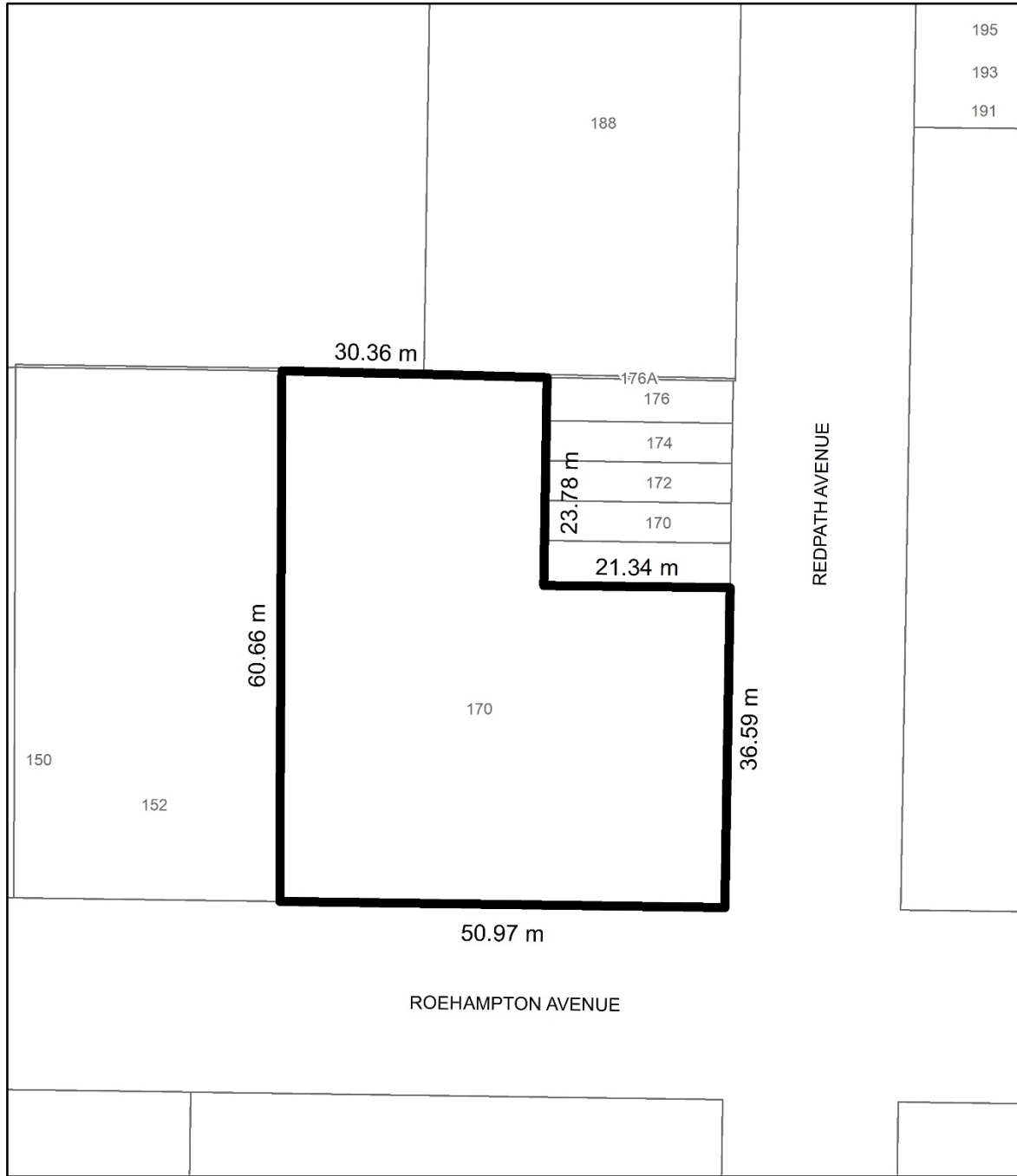
Enacted and passed on November 9, 2023.

Frances Nunziata,  
Speaker

John D. Elvidge,  
City Clerk

(Seal of the City)

Diagram 1



**Diagram 2**

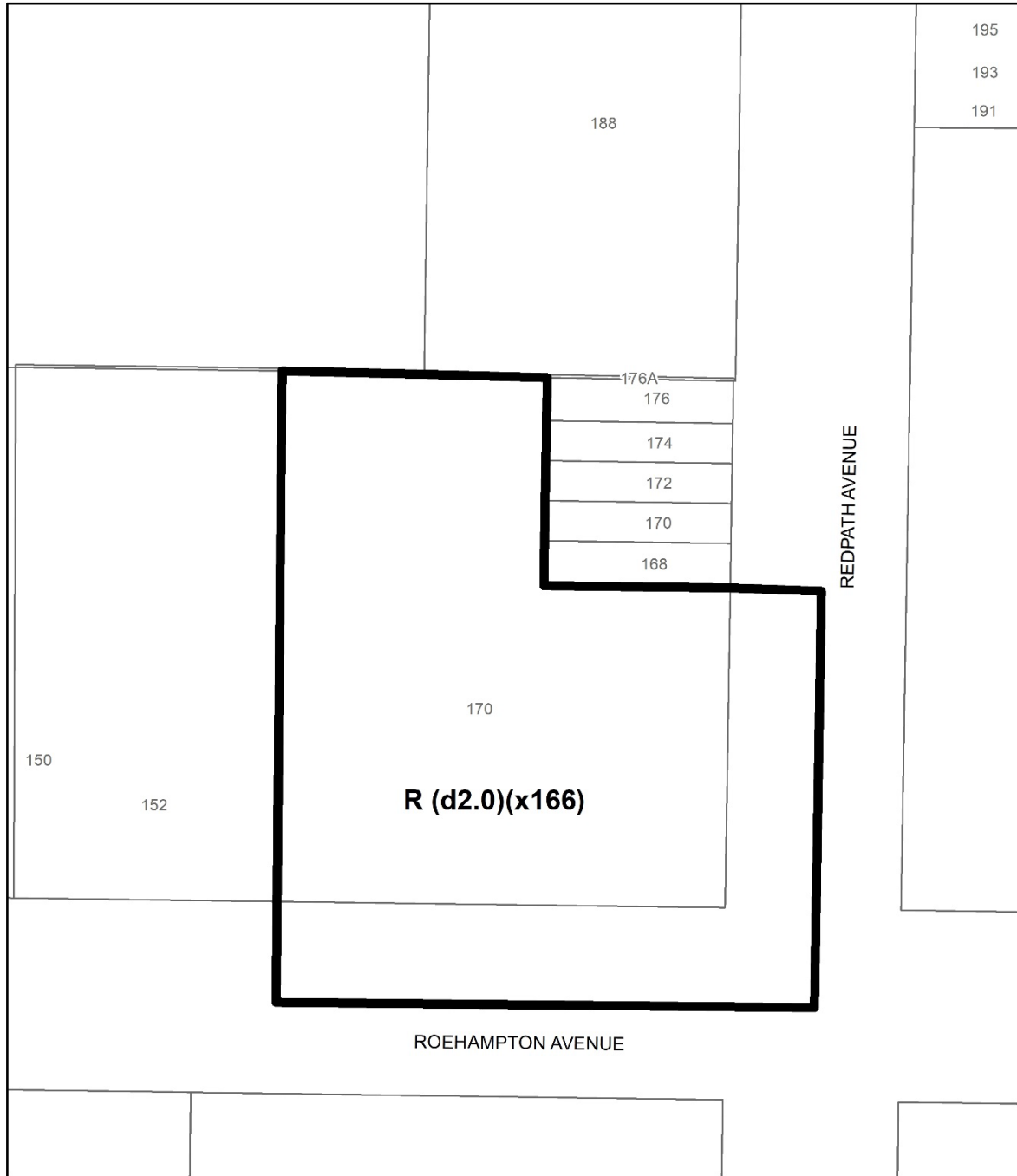


Diagram 3

