

Authority: Toronto and East York Community Council  
Item TE9.20, as adopted by City of Toronto Council on  
December 13, 14 and 15, 2023  
City Council voted in favour of this by-law on April 18,  
2024  
Written approval of this by-law was given by Mayoral  
Decision 10-2024 dated April 18, 2024

## CITY OF TORONTO

### BY-LAW 346-2024

**To amend Zoning By-law 569-2013, as amended, with respect to the lands municipally known in the year 2023 as 184 Chatham 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, 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 569-2013, as amended, 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 990.1 respecting the lands outlined by heavy black lines from a zone label of R (d0.6) (x736) to a zone label of R (d0.6) (x181) 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 (181) so that it reads:

(181) Exception R (x181)

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 lands municipally known as 184 Chatham Avenue, if the requirements of By-law 346-2024 are complied with, a **building** or **structure** may be constructed, used or enlarged in compliance with Regulations (B) to (W) 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 114.32 metres and the elevation of the highest point of the **building** or **structure**;
- (C) Despite regulation 10.5.40.70(2), a **building** or **structure** may be no closer than 2.83 metres from the original centreline of a **lane**;
- (D) 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 346-2024;
- (E) Despite regulation 10.10.40.10 (3), the permitted maximum number of storeys in a building on a lot may not exceed the number in metres following the letters "ST" as shown on Diagram 3 of By-law 346-2024;
- (F) Despite regulations [10.5.40.10(2) to (4) and [D] above, the following equipment and **structures** may project beyond the permitted maximum height shown on Diagram 3 of By-law 346-2024:
  - (i) equipment used for the functional operation of the **building**, including electrical, utility, mechanical and ventilation equipment, as well as enclosed stairwells, roof access, maintenance equipment storage, elevator shafts, chimneys, vents, and water supply facilities by a maximum of 4 metres;
  - (ii) **structures** that enclose, screen, or cover the equipment, **structures** and parts of a **building** listed in (i) above, including a mechanical penthouse, by a maximum of 5 metres;
  - (iii) architectural features, parapets, and elements and **structures** associated with a **green roof**, by a maximum of 3 metres;
  - (iv) **building** maintenance units and window washing equipment, by a maximum of 3 metres;
  - (v) planters, **landscaping** features, guard rails, and divider screens on a balcony and/or terrace, by a maximum of 3 metres;
  - (vi) trellises, pergolas, and unenclosed **structures** providing safety or wind protection to rooftop **amenity space**, by a maximum of 3 metres;
- (G) Despite regulation 10.10.40.30(1)(B), the permitted maximum **building depth** shall be 40 metres;
- (H) Despite regulation 10.10.40.40(1), the permitted maximum **gross floor area** of all **buildings** and **structures** is 2,450 square metres, of which:

- (i) the permitted maximum **gross floor area** for residential uses is 2,450 square metres;
- (I) Despite regulation 10.10.40.50(1), **amenity space** must be provided at the following rate:
  - (i) at least 1.8 square metres for each **dwelling unit** as outdoor **amenity space**; and
  - (ii) at least 2.0 square metres for each **dwelling unit** as indoor **amenity space**;
- (J) Despite regulations 10.10.40.70(1), (2), or (3), the required minimum **building setbacks** are as shown in metres on Diagram 3 of By-law 346-2024;
- (K) Despite regulation 10.10.40.80(1), the required separation of **main walls** are as shown on Diagram 3 of By-law 346-2024;
- (L) Despite clauses 10.5.40.60, 10.5.40.70, 10.10.40.70, and 10.10.40.80, the following elements may encroach into the required minimum **building setbacks** and **main wall** separation distances as follows:
  - (i) decks, porches, and balconies, by a maximum of 2 metres;
  - (ii) canopies and awnings, to a maximum extent of 3.0 metres;
  - (iii) cladding added to the exterior surface of the **main wall** of a **building**, architectural features, such as a pilaster, decorative column, cornice, sill, or belt course to a maximum of 0.5 metres; and
  - (iv) chimney breast, window projections, including bay windows and box windows, eaves, a dormer, air conditioners, satellite dishes, antennae, vents, and pipes to a maximum extent of 1.5 metres;
- (M) Despite regulation 10.5.50.10(4), the landscaping must be providing at the following rates:
  - (i) A minimum of 24 percent of the lot must be **landscaping**; and
  - (ii) A minimum of 9 percent of the lot must be **soft landscaping**;
- (N) Regulation 10.5.50.10(5) does not apply;
- (O) Despite regulation 10.5.80.30(1), in the Residential zone, a surface **parking space** must be at least 0.3 metres from all **main walls** of an **apartment building**;
- (P) Despite regulation 10.5.100.1(4), a **driveway** may be a maximum of 24.0 metres;

- (Q) Despite regulation 10.5.100.1(5), an unobstructed **vehicle** access between the **street** and the principal pedestrian entrance to the **building** is not required;
  - (R) Despite Regulations 200.5.1.10(2)(A)(i), **parking spaces** that are not accessible parking spaces may have a minimum width of 2.6 metres;
  - (S) Despite regulation 200.15.1(1), an accessible **parking space** must have the following minimum dimensions:
    - i. Length of 2.6 metres;
    - ii. Width of 3.4 metres; and
    - iii. Vertical clearance of 2.1 metres;
  - (T) Despite regulation 200.15.1(3), the entire length of an accessible **parking space** must be adjacent to a 1.5 metre wide accessible barrier free aisle or path;
  - (U) Despite regulation 220.5.10.1(2), no **loading spaces** are required;
  - (V) Despite regulation 230.5.1.10(4)(A)(ii), the minimum width of a **bicycle parking space** is 0.4 metres; and
  - (W) Prevailing By-Laws and Prevailing Sections: None Apply.
5. Despite any severance, partition or division of the lands, the provisions of this By-law shall apply as if no severance, partition or division occurred.

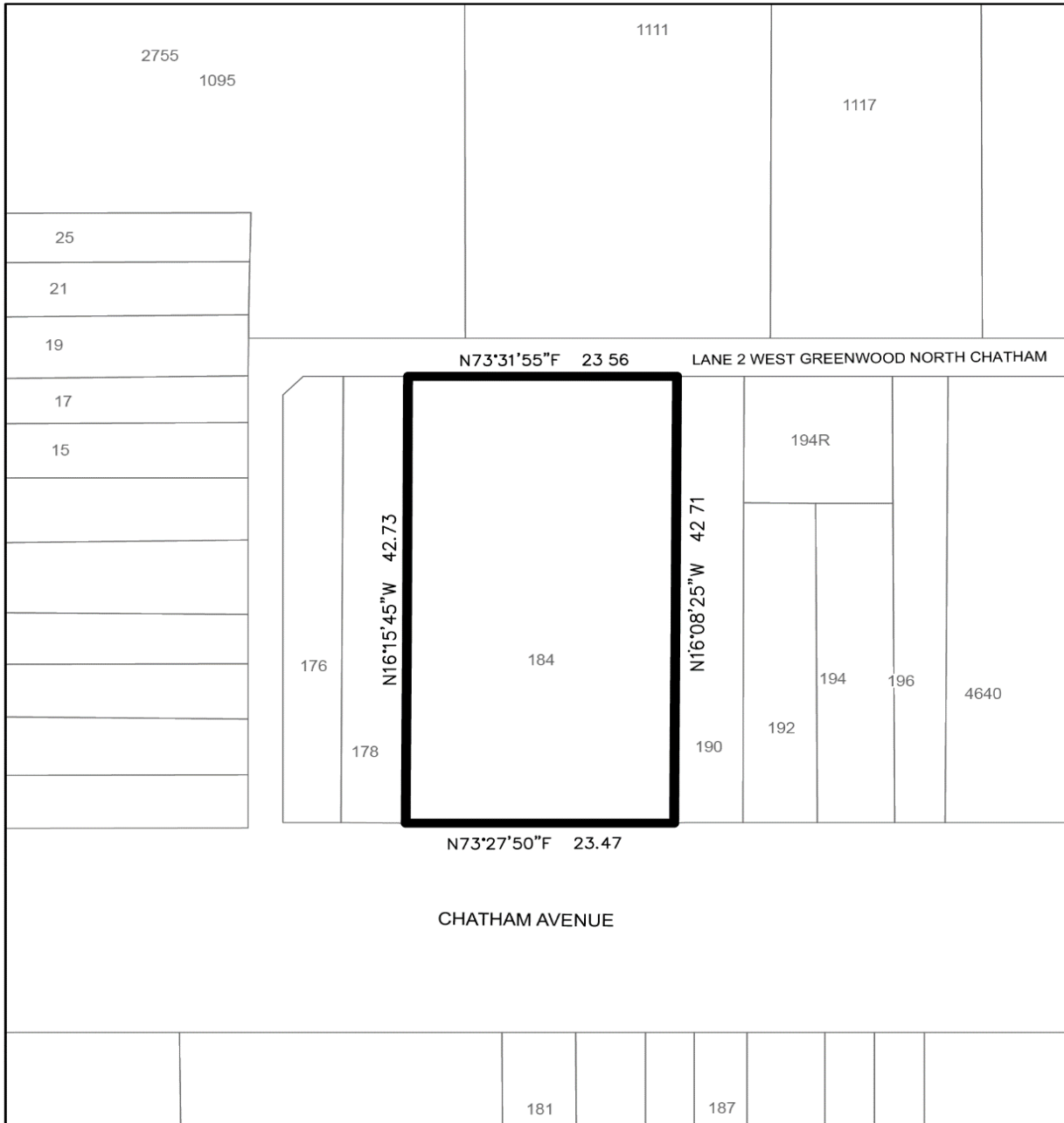
Enacted and passed on April 18, 2024.

Frances Nunziata,  
Speaker

John D. Elvidge,  
City Clerk

(Seal of the City)

**Diagram 1**



**Diagram 2**

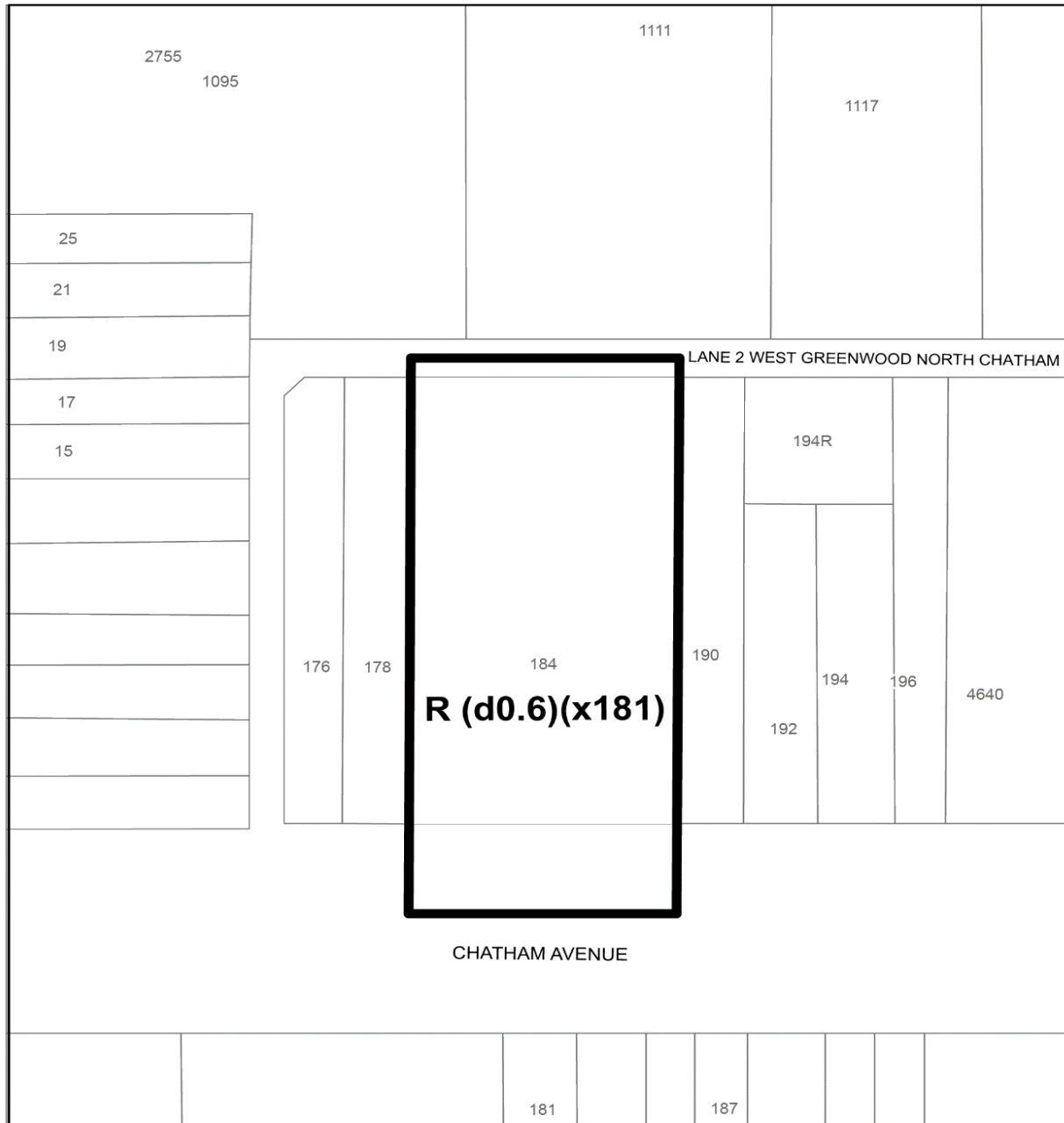
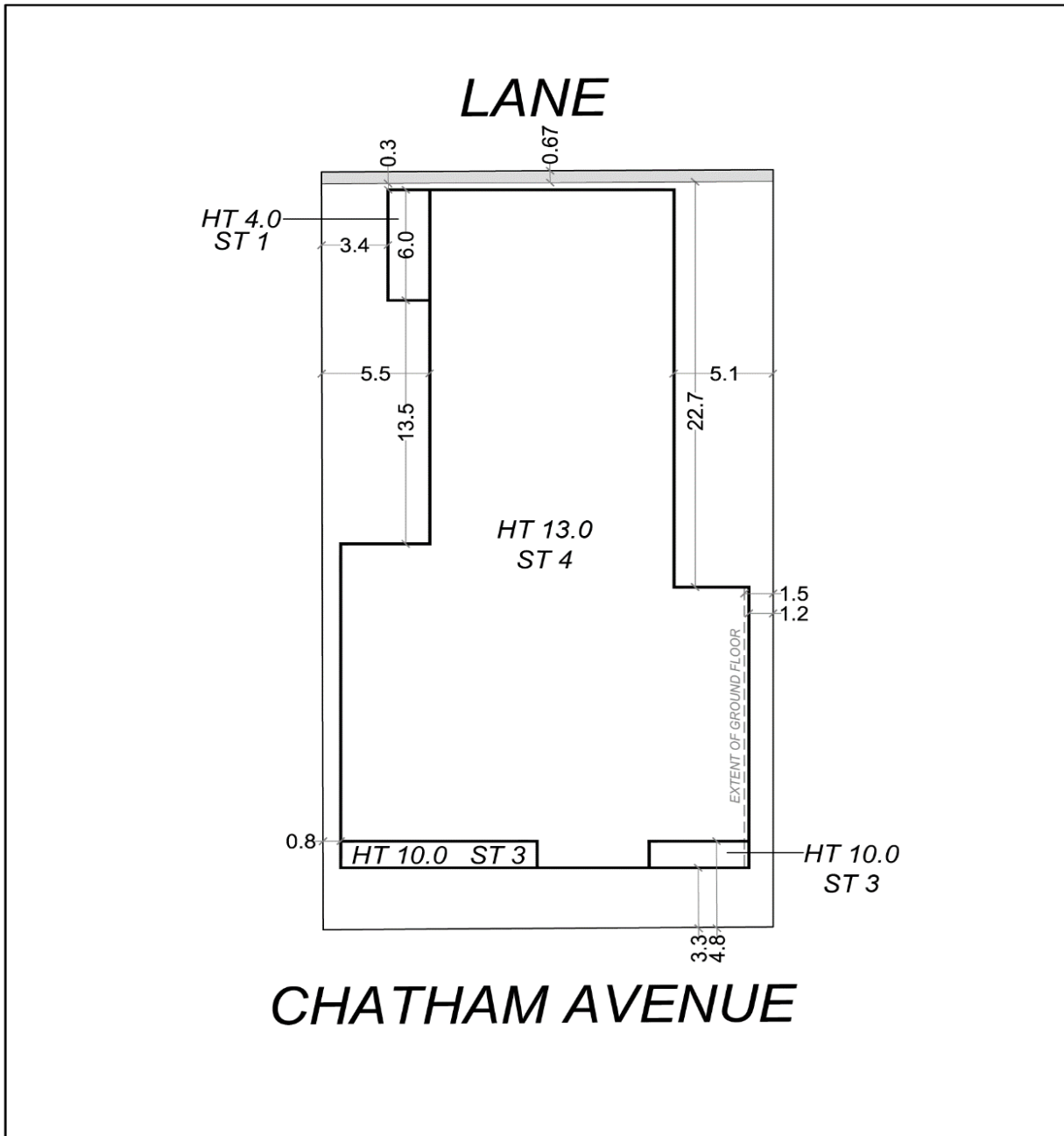


Diagram 3




 **TORONTO**  
Diagram 3

184 Chatham Avenue

File #: 23 109221 STE 14 02

 0.67 metre lane widening

  
City of Toronto By-law 569-2013  
Not to Scale  
11/13/2023