

Authority: Planning and Housing Committee Item PH15.3,
as adopted by City of Toronto Council on October 9 and
10, 2024
City Council voted in favour of this by-law on October 10,
2024
Written approval of this by-law was given by Mayoral
Decision 19-2024 dated October 10, 2024

CITY OF TORONTO

BY-LAW 1115-2024

To amend Zoning By-law 569-2013, as amended, with respect to the lands municipally known in the year 2023 as 35 Bellevue 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 outlined by heavy black lines from a zoning label of R (f4.5; d1.0) (x847) to a zone label of R (f4.5; d1.0) (x206) 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 206 so that it reads:

(206) Exception R (206)

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 35 Bellevue Avenue, if the requirements of By-law 1115-2024 are complied with, an **apartment building** may be constructed, used or enlarged in compliance with Regulation (B) to (LL) below;
- (B) Regulation 10.10.40.1(2), with respect to number of **residential buildings**, does not apply;

- (C) Clause 10.10.40.30, with respect to maximum **building depth**, does not apply;
- (D) Clause 10.10.40.40, with respect to floor area, does not apply;
- (E) Despite Regulation 10.10.40.50(1), an **apartment building** with 20 or more **dwelling units** must provide combined indoor or outdoor **amenity space** at a minimum of 4.0 square metres per **dwelling unit**;
- (F) Despite Regulation 10.5.40.10(1) and 10.5.60.40(1), the height of a **building** or **structure** or **ancillary building** is the distance between the Canadian Geodetic Datum of 101.61 metres and the elevation of the highest point of the **building** or **structure**;
- (G) Despite 10.10.40.10(1), the permitted maximum height of a **building** or **structure** is 15.0 metres;
- (H) Despite Regulations 10.5.40.10(2) to (4), Regulations 10.10.40.10(7) to (10), and (G) above, the following equipment and **structures** may project beyond the permitted maximum height:
 - i. Divider screens, guardrails, **landscaping** features and planters, lighting fixtures, louvers, parapets, pergolas, railings and dividers, terraces, trellises, unenclosed **structures**, by a maximum of 3.0 metres;
 - ii. equipment used for the functional operation of the **building** including antennae, chimneys, elevator shafts and overruns, electrical, enclosed stairwells, equipment for the exterior maintenance of the **building**, flues, generators, lightening rods, mechanical penthouses, mechanical and ventilation equipment, pipes, roof access, roof drainage, solar energy and wind energy devices, window washing equipment, stacks, **structures** used for safety, utility, and vents, by a maximum of 8.0 metres; and
 - iii. **structures** associated with a green roof, by a maximum of 3.0 metres;
- (I) Despite Clause 10.5.40.70 and Regulation 10.10.40.70(1), the required minimum **front yard setback** is 2.5 metres;
- (J) Despite Regulation 10.10.40.70(2), the required minimum **rear yard setback** is 5.5 metres;
- (K) Despite Regulation 10.10.40.70(3), the required minimum **side yard setback** is:
 - i. 0.9 metres for an **apartment building** with a height of 15.0 metres or less; and
 - ii. 7.5 metres for an **apartment building** with a height of more than 15.0 metres;

- (L) Despite Regulation 10.10.40.80(1), if an **apartment building** has **main walls** where a line projected outward at a right angle from one of the **main walls** intercepts another **main wall** of the same **building**, the required minimum above-ground separation distance between those **main walls** is:
- i. 2.0 metres if there are no openings to **dwelling units** in those **main walls**;
 - ii. 5.5 metres if there are no openings to **dwelling units** in one of those **main walls**; and
 - iii. 10.5 metres if each **main wall** has an opening to a **dwelling unit**;
- (M) Despite Clause 10.5.40.60, Regulation 10.5.40.50(2), and (I), (J), (K), and (L) above, the following elements may encroach into the required minimum **building setbacks** and **main wall** separation distances as follows:
- i. Balconies by a maximum of 2.0 metres;
 - ii. exterior stairs, ladders, access ramps and elevating devices, ornamental and architectural features such as pilaster, decorative column, cornice, sill, belt course, eaves, dormer, flashing and cladding elements added to the exterior surface of the **main wall** of a **building**, utilities such as gas equipment and meters, hydro equipment and meters, telecommunications equipment and solar energy and wind energy devices, air conditioners, satellite dishes, antennae, signage, lighting fixtures, vents, electrical transformers, and pipes, by a maximum of 1.5 metres; and
 - iii. canopies and awnings with or without support, short-term bicycle parking, bicycle rack, decks, and patios to a maximum of 4.0 metres;
- (N) Despite Regulation 10.5.50.10(4), a **lot** with an **apartment building** must have:
- i. A minimum of 35 percent of the area of the **lot** for **landscaping**; and
 - ii. A minimum of 50 percent of the **landscaping** area requirement in (i) above must be **soft landscaping**;
- (O) Regulation 10.5.50.10(5), with respect to **soft landscaping** requirements for an **apartment building** abutting another residential **lot**, does not apply;
- (P) Despite Regulation 10.5.60.10(1), an **ancillary building** or **structure** may be located in a **front yard**;

- (Q) Despite Clauses 10.5.60.20 and 10.10.60.20, the required minimum **setbacks** for **ancillary buildings** and **structures** are as follows:
- i. 0.3 metres from the **rear lot line**;
 - ii. 0.9 metres from the **side lot line**; and
 - iii. 2.5 metres from the **front lot line**;
- (R) Clause 10.5.60.30, with respect to separation of **ancillary buildings** and air-conditioning devices, does not apply;
- (S) Despite Clause 10.5.60.40, the permitted maximum height of an **ancillary building** or **structure** is 4.0 metres;
- (T) Clause 10.5.60.50(3) with respect to maximum floor area of an **ancillary building** or **structure** that is separated from a residential **building** on the same **lot**, does not apply;
- (U) Clauses 10.5.60.70 and 10.10.60.70 with respect to lot coverage for **ancillary buildings** and **structures** do not apply;
- (V) Clause 10.5.80.10, with respect to **parking space** location, does not apply;
- (W) Regulation 10.5.80.30(1), with respect to **parking space** separation from an **apartment building**, does not apply;
- (X) Regulation 10.5.100.1(4), with respect to driveway width for **apartment buildings**, does not apply;
- (Y) Regulation 10.5.100.1(5), with respect to driveway access to **apartment buildings**, does not apply;
- (Z) Regulation 200.5.1(3), with respect to **drive aisle** width, does not apply;
- (AA) Despite Regulation 200.5.1.10(2)(B) and (C), parking spaces may have the following minimum dimensions:
- i. width of 2.4 metres;
 - ii. length of 5.4 metres; and
 - iii. vertical clearance of 1.8 metres;
- (BB) Regulation 200.5.10.1(1), and Table 200.5.10.1, with respect to visitor **parking spaces**, does not apply;

- (CC) Despite Clauses 200.15.10.5 and 200.15.10.10, and Table 200.15.10.5, no **accessible parking spaces** are required;
- (DD) Chapter 220, with respect to **loading space** regulations, does not apply;
- (EE) Despite regulation 230.5.1.10(4)(A), the required minimum dimensions of a **bicycle parking space** is:
- i. length of 1.8 metres;
 - ii. width of 0.4 metres; and
 - iii. vertical clearance of 1.2 metres;
- (FF) Regulation 230.5.1.10(5) with respect to vertical clearance of an area used to provide **bicycle parking spaces** does not apply;
- (GG) Regulation 230.5.1.10(6), with respect to the location of "long-term" **bicycle parking spaces**, does not apply;
- (HH) Regulation 230.5.1.10(7), with respect to change and shower facilities, does not apply;
- (II) Regulation 230.5.1.10(9), with respect to "long-term" **bicycle parking space** location, does not apply;
- (JJ) Despite Regulation 230.5.1.10(10), "short-term" **bicycle parking spaces** may also be located in a **stacked bicycle parking space** and may be located below ground, and at and above **established grade**;
- (KK) Regulation 230.5.1.10(12), with respect to bicycle maintenance facilities, does not apply;
- (LL) Despite Regulations 230.5.10.1(1) and 230.5.10.1(5)(A), and Table 230.5.10.1(1), the required minimum **bicycle parking spaces** for an **apartment building** are as follows:
- i. 71 "long-term" **bicycle parking spaces**; and
 - ii. 10 "short-term" **bicycle parking spaces**.

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.

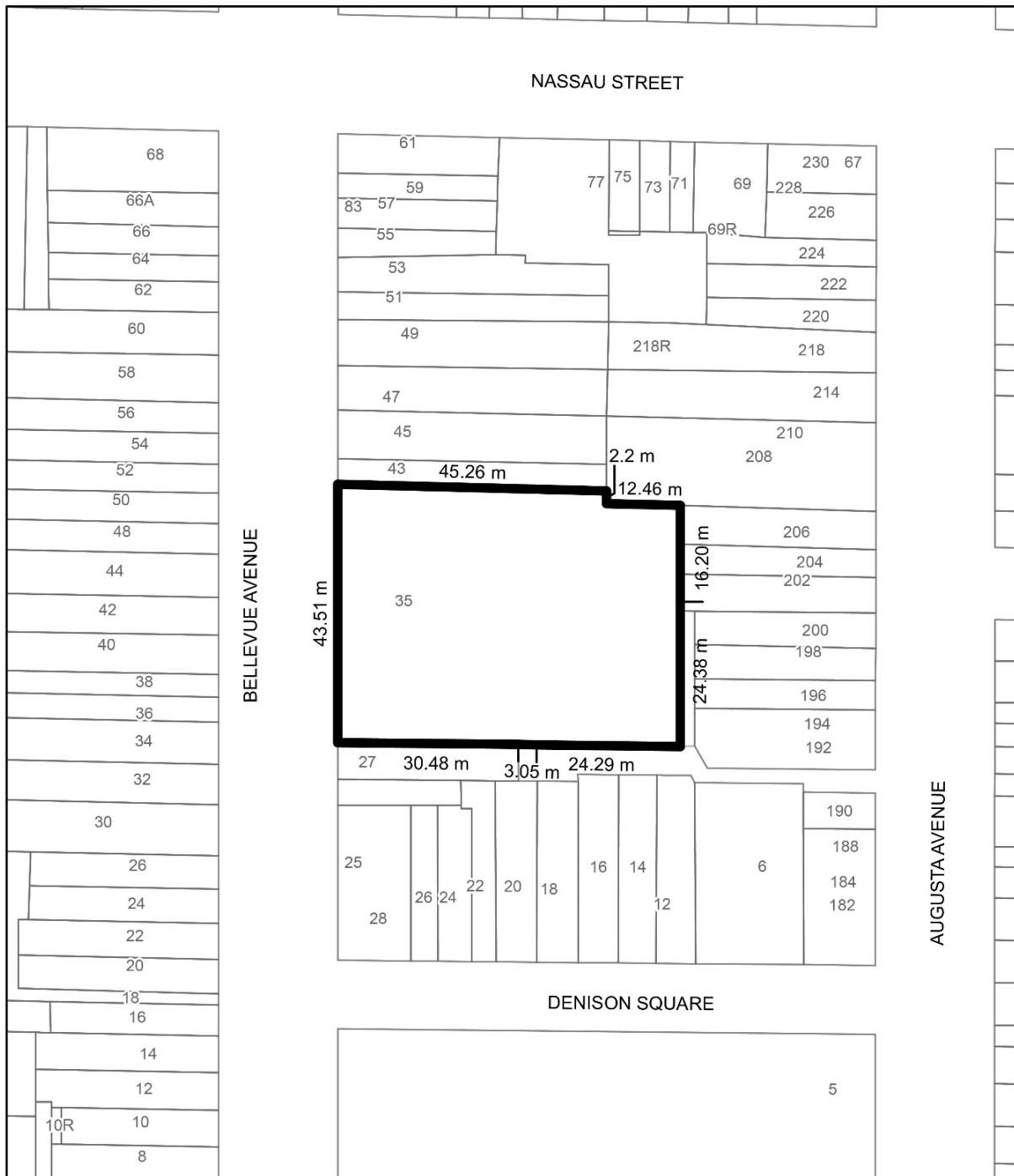
Enacted and passed on October 10, 2024.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)

Diagram 1

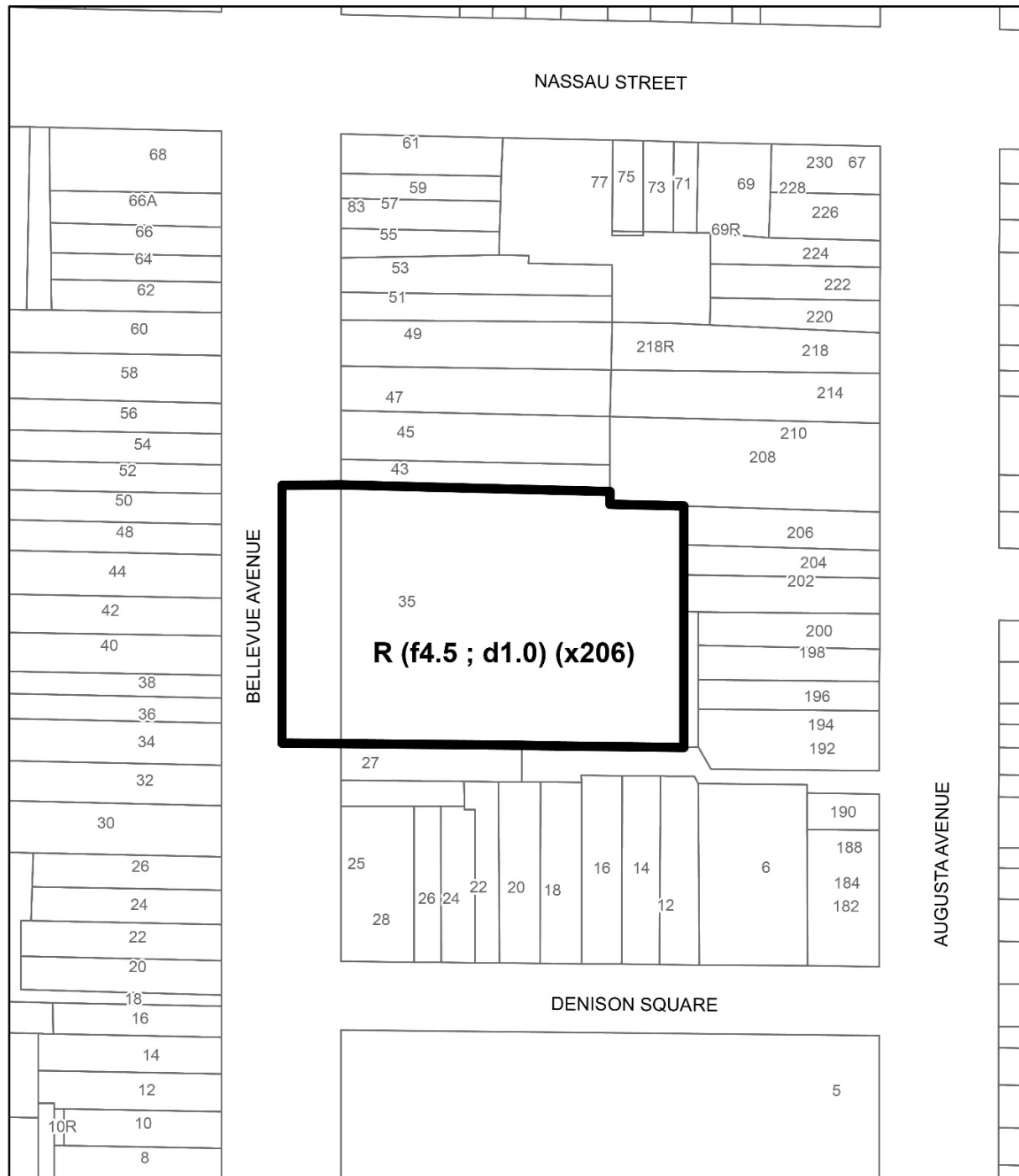


Toronto
Diagram 1

35 Bellevue Avenue

File # 24 198168 11 02

Diagram 2



Toronto
Diagram 2

35 Bellevue Avenue

File # 24 198168 11 0Z