

Authority: Toronto and East York Community Council
Item TE6.12, as adopted by City of Toronto Council on
July 19 and 20, 2023
City Council voted in favour of this by-law on
November 14, 2024
Written approval of this by-law was given by Mayoral
Decision 21-2024 dated November 14, 2024

CITY OF TORONTO

BY-LAW 1204-2024

To amend Zoning By-law 569-2013, as amended, with respect to the lands municipally known in the year 2022 as 73-79 Ardmore Road (formerly 1647 Bathurst Street).

Whereas authority is given to Council of the City of Toronto 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 the 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 zone label R (u2; d1.0)(x946) to a zone label R (x165), 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 165, so that it reads:

(165) Exception R (165)

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 lands must comply with exception 900.2.10(946);
- (B) Despite (A) above, on 73-79 Ardmore Road, if the requirements of By-law 1204-2024 are complied with, a **building** or **structure** may be constructed, used or enlarged in compliance with Regulations (C) to (O) below;

- (C) With reference to Regulation 5.10.30.20(1), for the purposes of By-law 1204-2024, the **front lot line** means the **lot** line or contiguous lines dividing the lands subject to this By-law from Bathurst Street;
- (D) Despite Regulation 10.5.40.10(1), the height of a **building** or **structure** is the distance between the Canadian Geodetic Datum of 167.3 metres and the elevation of the highest point of the **building** or **structure**;
- (E) Despite Regulations 10.10.40.10(1) and (2), the permitted maximum height of a **building** or **structure** and the permitted maximum height of the exterior portion of the side **main walls** is the number in metres following the letters "HT" as shown on Diagram 3 of By-law 1204-2024;
- (F) For the purposes of this exception, the area identified as "Roof Access" on Diagram 3 of By-law 1204-2024 shall not be considered a **storey**;
- (G) Despite Regulations 10.5.40.10(2), (3) and (4), and (E) above, the following equipment and **structures** may project beyond the permitted maximum height shown on Diagram 3 of By-law 1204-2024:
 - (i) Railings, fences, screens, and parapets by a maximum of 1.8 metres;
- (H) Clause 10.10.40.30 regarding **building depth** does not apply;
- (I) Despite Regulation 10.5.40.70(1) and Clause 10.10.40.70, the required minimum **building setbacks** are as shown in metres on Diagram 3 of By-law 1204-2024;
- (J) Despite Regulation 10.5.40.60(1) and (I) above, a platform without **main walls**, such as a deck, porch, balcony, or planter, may encroach into the required minimum **front** and **rear yard setback** a maximum of 1.1 metres;
- (K) Despite Regulation 10.5.40.60(3), exterior stairs may encroach into a required **building setback** if the stairs are no closer to the south **lot** line than 0.25 metres;
- (L) Despite Regulation 10.5.50.10(1):
 - (i) a minimum of 40 percent of the area of the **lot** must be for **landscaping**; and
 - (ii) a minimum of 50 percent of the provided **landscaping** must be **soft landscaping**;
- (M) Despite Regulation 10.10.40.40(1), the permitted maximum **gross floor area** of all **buildings** and **structures** on the **lot** is 2,015 square metres;
- (N) Despite Regulation 10.10.40.1(4), the minimum width of a **townhouse dwelling unit** is 4.9 metres;

- (O) Despite Regulation 10.10.40.1(5), a **dwelling unit** in a **townhouse** may be permitted with entrances facing towards the **rear lot line**, if the **dwelling unit** shares a common rear wall with a **dwelling unit** which faces towards the **front lot line**;
- (P) Each **dwelling unit** must contain three or more bedrooms;
- (Q) Despite Regulation 200.5.10.1(1) and Table 200.5.10.1;
 - (i) a minimum of 1 **parking spaces** for each **dwelling unit** for residential occupants is required; and
 - (ii) a minimum of 0 **parking spaces** for each **dwelling unit** for residential visitors is required.

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 November 14, 2024.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)

Diagram 1

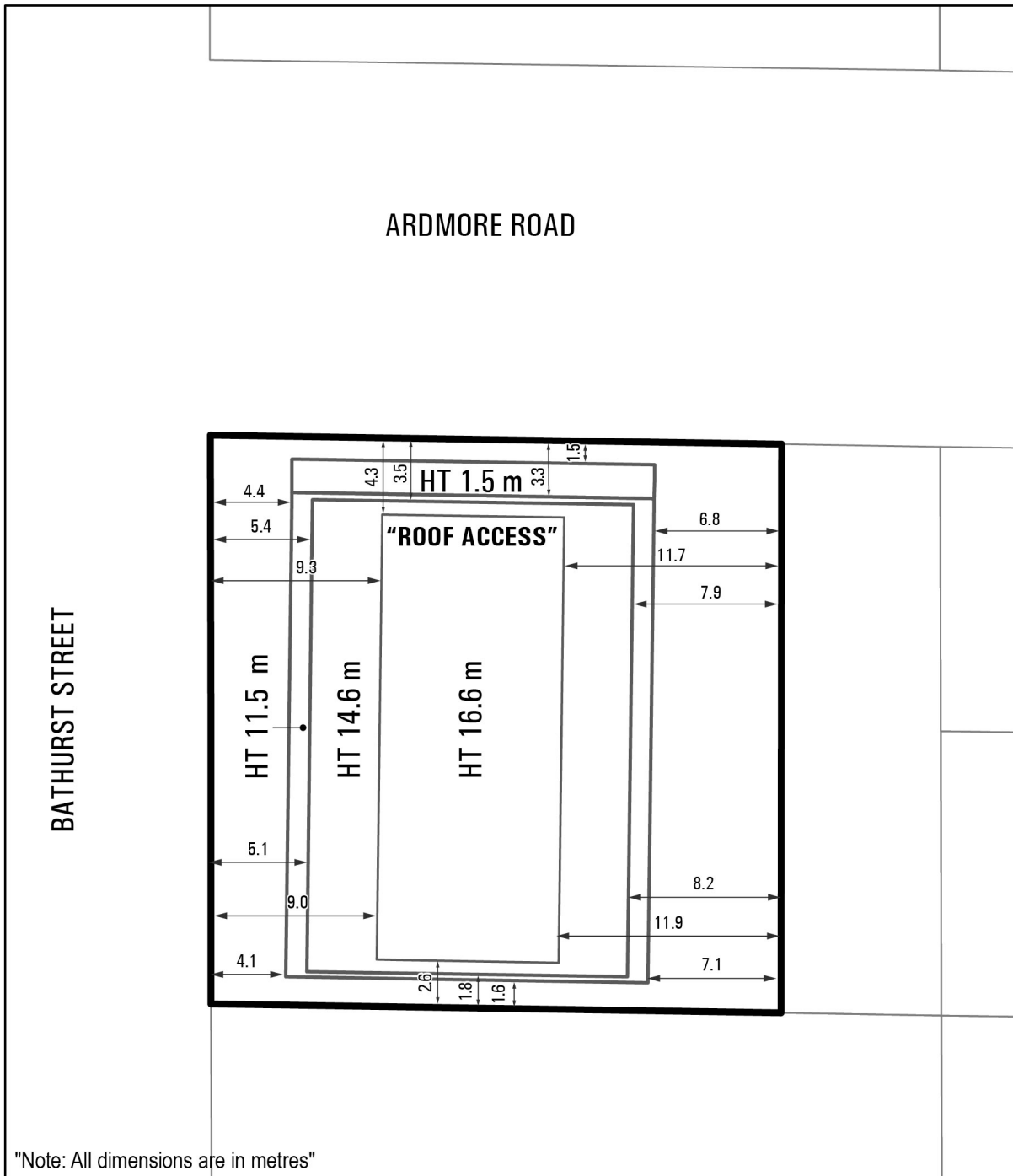
Toronto
Diagram 1

**1647 Bathurst Street
& 71-79 Ardmore Rd**
File # 23 133923 STE 12 0Z

Diagram 2

Toronto
Diagram 2

**1647 Bathurst St
& 71-79 Ardmore Rd**
File # 23 133923 STE 12 02

Diagram 3

Toronto
Diagram 3

**1647 Bathurst Street
& 71-79 Ardmore Rd**

File # 23 133923 STE 12 02

