

Authority: Planning and Housing Committee Item PH16.3,
as adopted by City of Toronto Council on November 13
and 14, 2024
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 1247-2024

To amend Zoning By-law 569-2013, as amended, with respect to the lands municipally known in the year 2023 as 72 Amroth 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 990.10 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) (x 210) 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 210 so that it reads:

(210) Exception R 210

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 72 Amroth Avenue, if the requirements of By-law 1247-2024 are complied with, a **building** or **structure** may be constructed, used or enlarged in compliance with Regulations (B) to (P) 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 130.8 metres and the elevation of the highest point of the **building** or **structure**;
- (C) Despite regulation 10.5.40.10, the following equipment and **structures** may project beyond the permitted maximum height shown on Diagram 3 of By-law 1247-2024:
 - (i) architectural features, parapets, elements and **structures** associated with a **green roof**, by a maximum of 1.5 metres;
 - (ii) planters, **landscaping** features, and guard rails, by a maximum of 2.5 metres;
 - (iii) antennae, flagpoles and satellite dishes, by a maximum of 1.5 metres; and
 - (iv) trellises, pergolas, and unenclosed structures providing safety or wind protection to rooftop **amenity space**, by a maximum of 3.5 metres;
- (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 1247-2024;
- (E) Despite regulation 10.10.40.1(2), a maximum of 3 **residential buildings** are permitted on the **lot**;
- (F) For the purposes of this exception, Clause 10.10.40.30, with regards to maximum **building depth**, does not apply;
- (G) For the purposes of this exception, regulation 10.10.40.40(1), with regard to the permitted maximum floor space index of all **buildings** and **structures**, does not apply;
- (H) Despite Clause 10.10.40.70, the required minimum **building setbacks** are as shown in metres on Diagram 3 of By-law 1247-2024;
- (I) Despite regulation 10.10.40.80(1), the required separation of **main walls** is as shown, in metres, on Diagram 3 of By-law 1247-2024;
- (J) The provision of **dwelling units** is subject to the following:
 - (i) a minimum of 30 percent of the total number of **dwelling units** must have two or more bedrooms; and
 - (ii) if the calculation of the number of required **dwelling units** with two or more bedrooms results in a number with a fraction, the number shall be rounded down to the nearest whole number;

- (K) Despite Clause 10.5.50.10:
- (i) a minimum of 50 percent of the **lot** must be **landscaping**; and
 - (ii) a minimum of 30 percent of the **landscaping** area required by (i) must be **soft landscaping**;
- (L) Despite regulation 10.10.40.50(1)(A), no indoor **amenity space** is required on the **lot**;
- (M) Despite Article 200.15.10, regulation 200.5.10.1(1), and Tables 200.5.10.1 and 200.15.10.5:
- (i) no residential **parking spaces** are required;
 - (ii) no residential visitor **parking spaces** are required; and
 - (iii) no residential accessible **parking spaces** are required;
- (N) Despite regulation 220.5.10.1(2), a Type G **loading space** is not required;
- (O) Despite regulation 230.5.10.1(5), **bicycle parking spaces** must be provided on the **lot** at a minimum rate of:
- (i) 0.9 "long-term" **bicycle parking spaces** per **dwelling unit**; and
 - (ii) 0.2 "short-term" **bicycle parking spaces** per **dwelling unit**;
- (P) In addition to regulation 230.5.1.10(4)(A), a **stacked bicycle parking space** must a minimum width of 0.4 metres.

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

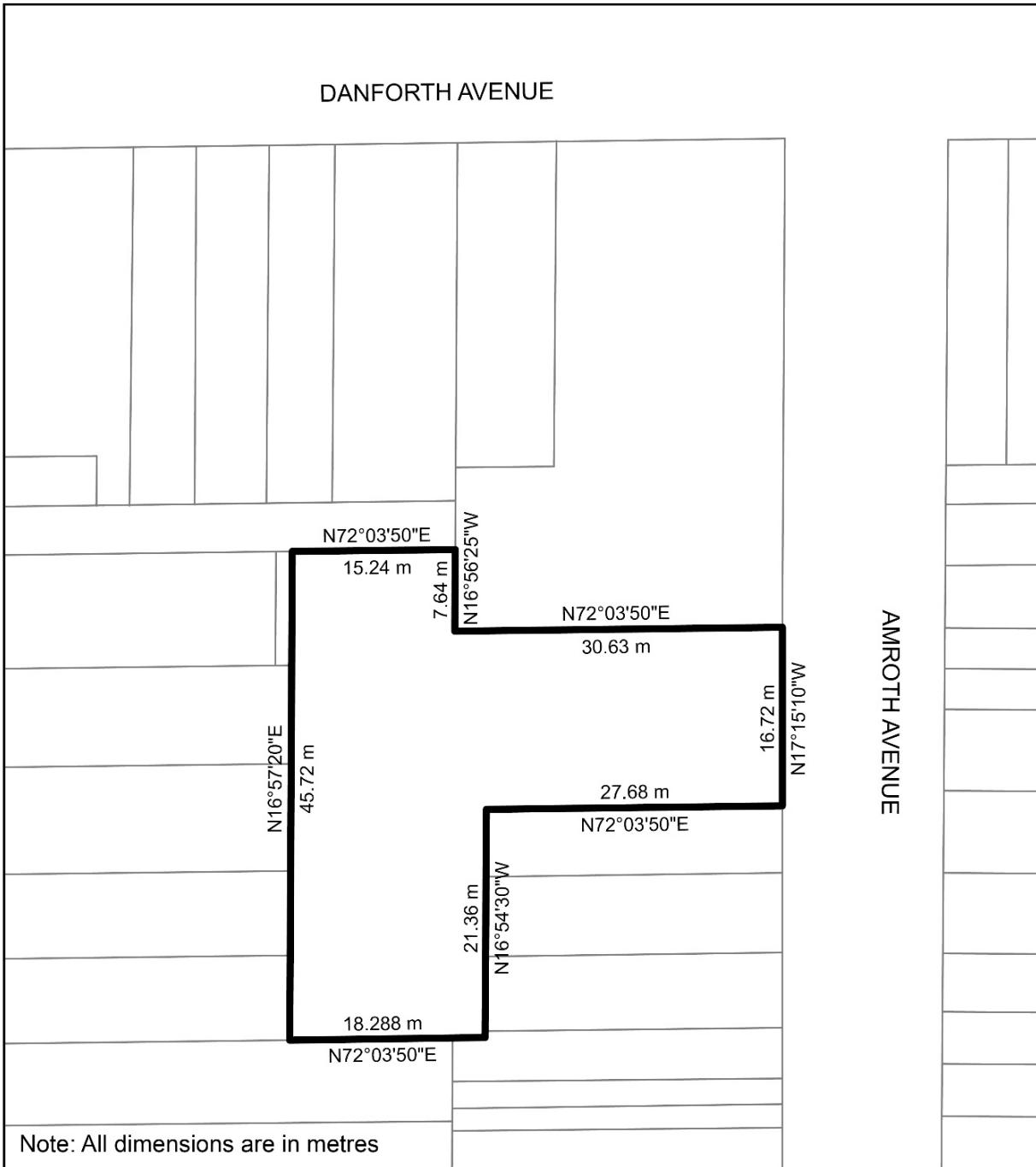


Diagram 2

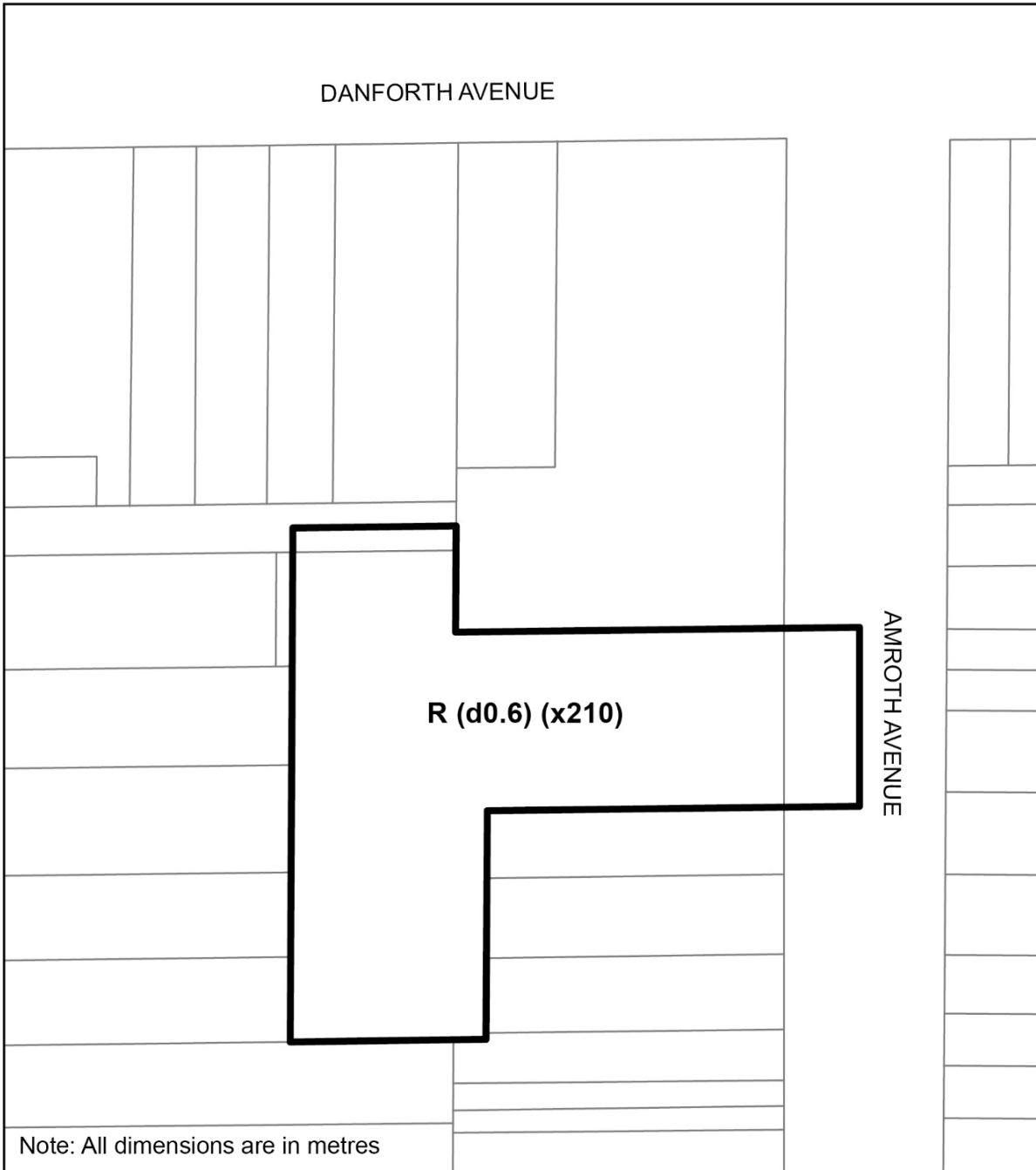


Diagram 3

