

Authority: North York Community Council Item NY13.5,
as adopted by City of Toronto Council on May 22 and 23,
2024

City Council voted in favour of this by-law on November
13, 2025

Written approval of this by-law was given by Mayoral
Decision 14-2025 dated November 13, 2025

CITY OF TORONTO

BY-LAW 1328- 2025

To amend Zoning By-law 569-2013, as amended, with respect to the lands municipally known in the year 2024 as 47 Ranleigh 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 zone label of R (f7.5; d0.6) (x993) to a zone label of R (f7.5; d0.6) (x198) 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 so that it reads:

(198) Exception R 198

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 47 Ranleigh Avenue, if the requirements of By-law 1328-2025 are complied with, a **building** or **structure** may be constructed, used or enlarged in compliance with Regulations (B) to (M) below:
- (B) Despite Regulations 10.5.40.10(1) and 10.10.40.10(1), the height of a **building** or

structure is the distance between the Canadian Geodetic Datum of 165.88 metres and the elevation of the highest point of the **building** or **structure**;

- (C) Despite Regulations 10.10.40.10(1) and (3), the maximum permitted height for a **building** or **structure** is the number in metres following the letters "HT" with the maximum permitted number of storeys following the letters "ST", as shown on Diagram 3 of By-law 1328-2025, where:
 - (i) The mechanical rooms, elevators and overruns, stair enclosures, **green roof** and rooftop outdoor **amenity space** are not considered a **storey**;
- (D) Despite Regulation 10.5.40.60(2)(B) and Diagram 3 of By-law 1328-2025, a canopy, awning or similar **structure** that is not covering a platform may encroach into the required **front yard** a maximum of 1.5 metres and 0.3 metres into the **side yard setback**;
- (E) Despite Regulation 10.5.50.10 (5), a lot with an **apartment building** must have a strip of **soft landscaping along the lot line** abutting another **lot** in the Residential Zone category based on the following:
 - (i) A minimum of 50 percent of the east lot line at a minimum width of 0.8 metres;
 - (ii) A minimum of 50 percent of the west lot line at a minimum width of 0.6 metres; and
 - (iii) 100 percent of the south **lot** line at a width of 2.6 metres;
- (F) Despite Regulation 10.10.40.30(1), the permitted maximum **building depth** is:
 - (i) 41 metres for the ground and second floors only;
 - (ii) 39 metres on the third floor only; and
 - (iii) 37 metres on the fourth floor;
- (G) Despite Regulation 10.10.40.40(1), the permitted maximum floor space index is 2 times the area of the lot;
- (H) Despite Clauses 10.5.40.70 and 10.10.40.70, the required minimum **building setbacks** are shown in Diagram 3 of By-law 1328-2025;
- (I) Despite Regulation 200.5.10.1(1) and Table 200.5.10.1, zero **parking spaces** are required to be provided;
- (J) Despite Regulation 230.5.10.1(5) and Table 230.5.10.1(1), the required minimum **bicycle parking spaces** to be provided on the lot is 13, of which:

- (i) a minimum of 11 spaces are 'long-term' **bicycle parking spaces** that may be **stacked bicycle parking spaces** and provided below-grade;
 - (ii) a minimum of 2 spaces are 'short-term' **bicycle parking spaces**; and
 - (iii) a minimum of 2 'long-term' spaces have an **energized outlet**;
- (K) Despite Regulation 230.5.1.10(12), a **bicycle maintenance facility** is not required to be provided for the building;
- (L) The permitted maximum number of **dwelling units** on the **lot** is 16 with the following unit types:
 - (i) a minimum of 15 percent of the total number of **dwelling units** must have two bedrooms;
 - (ii) a minimum of 10 percent of the total number of **dwelling units** must have three or more bedrooms;
 - (iii) any **dwelling units** with three or more bedrooms provided to satisfy (ii) above are not included in the provision required by (i) above; and
 - (iv) if the calculation of the required **dwelling units** in (i) or (ii) above results in number with a fraction of a **dwelling unit** being required, the number will be rounded up to the nearest whole number;
- (M) Despite Regulation 10.10.40.50(1), the minimum required amount of outdoor **amenity space** to be provided for the **apartment building** is 6.3 square metres per dwelling unit, where the **front yard** and **rear yard** are not considered as outdoor **amenity space**.

Prevailing By-laws and Prevailing Sections: none

Enacted and passed on November 13, 2025.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)

Diagram 1



 **TORONTO**
Diagram 1

47 Ranleigh Avenue

File # 21 176276 NNY 15 0Z

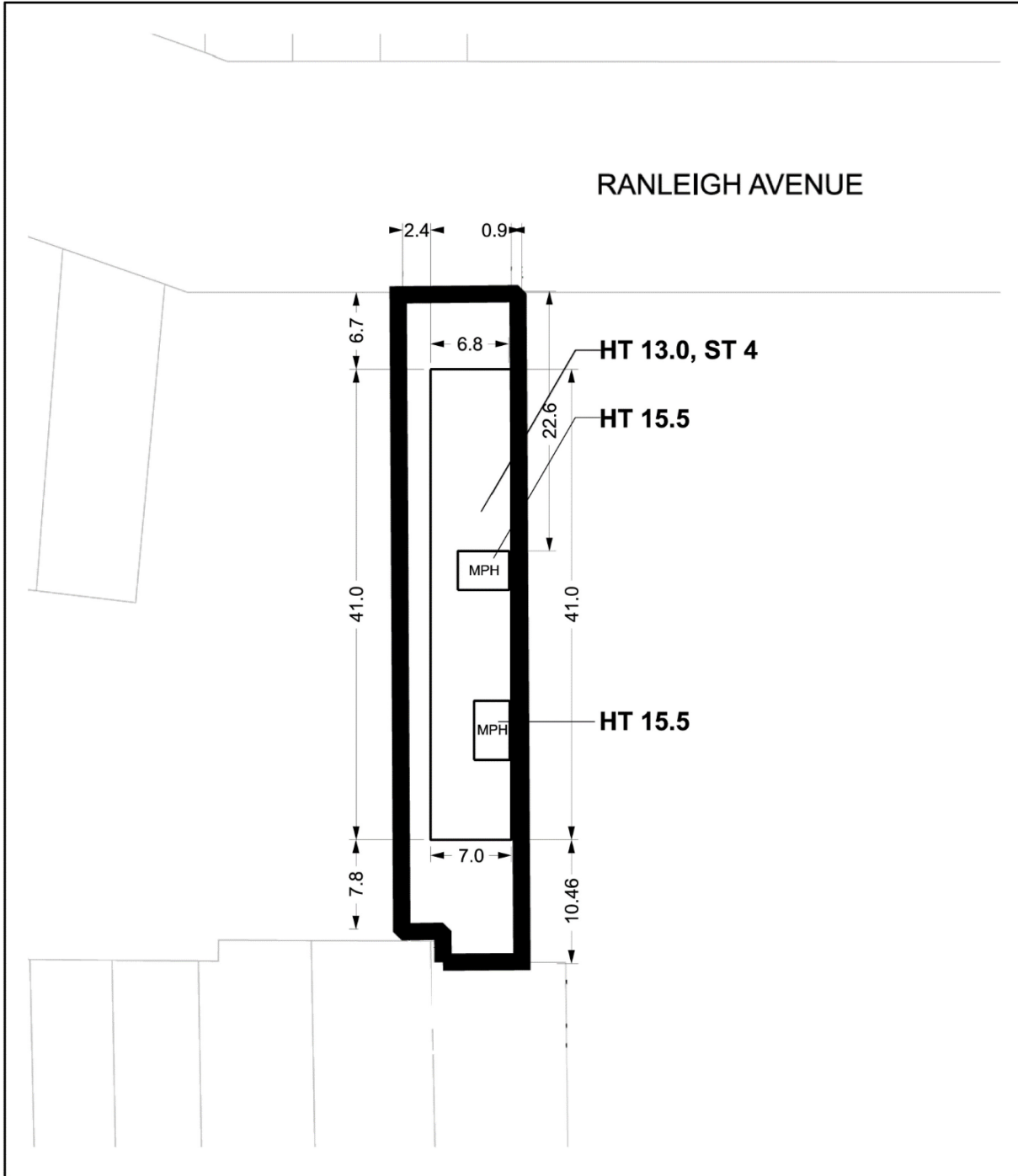
Diagram 2



 **TORONTO**
Diagram 2

47 Ranleigh Avenue

File # 21 176276 NNY 15 0Z

Diagram 3

Toronto
Diagram 3

47 Ranleigh Avenue

File # 21 176276 NNY 15 0Z