

Authority: North York Community Council Item [##], as adopted by City of Toronto Council on ~, 20~

**CITY OF TORONTO**

**BY-LAW ###-YEAR**

**To amend Zoning By-law 569-2013, as amended, with respect to the lands municipally known in the year 2023 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; and

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 (d7.5; d0.6) (x993) to a zone label of R (d7.5; 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 [Clerks to insert By-law ##] 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 [Clerks to insert By-law ##], 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 [Clerks to insert By-law ##], 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 any portion of a **lot line** abutting another **lot** in the Residential Zone category with the following minimum widths:
- (i) 0.8 meters along the east **lot line**;
  - (ii) 0.6 metres along the west **lot line**; and,
  - (iii) 2.6 metres along the south **lot line**;
- (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) 38 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 [Clerks to insert By-law ##];
- (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(1) 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**;
  - (iii) a minimum of 2 'long-term' spaces have an **energized outlet**; and,
- (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; and,
- (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**.

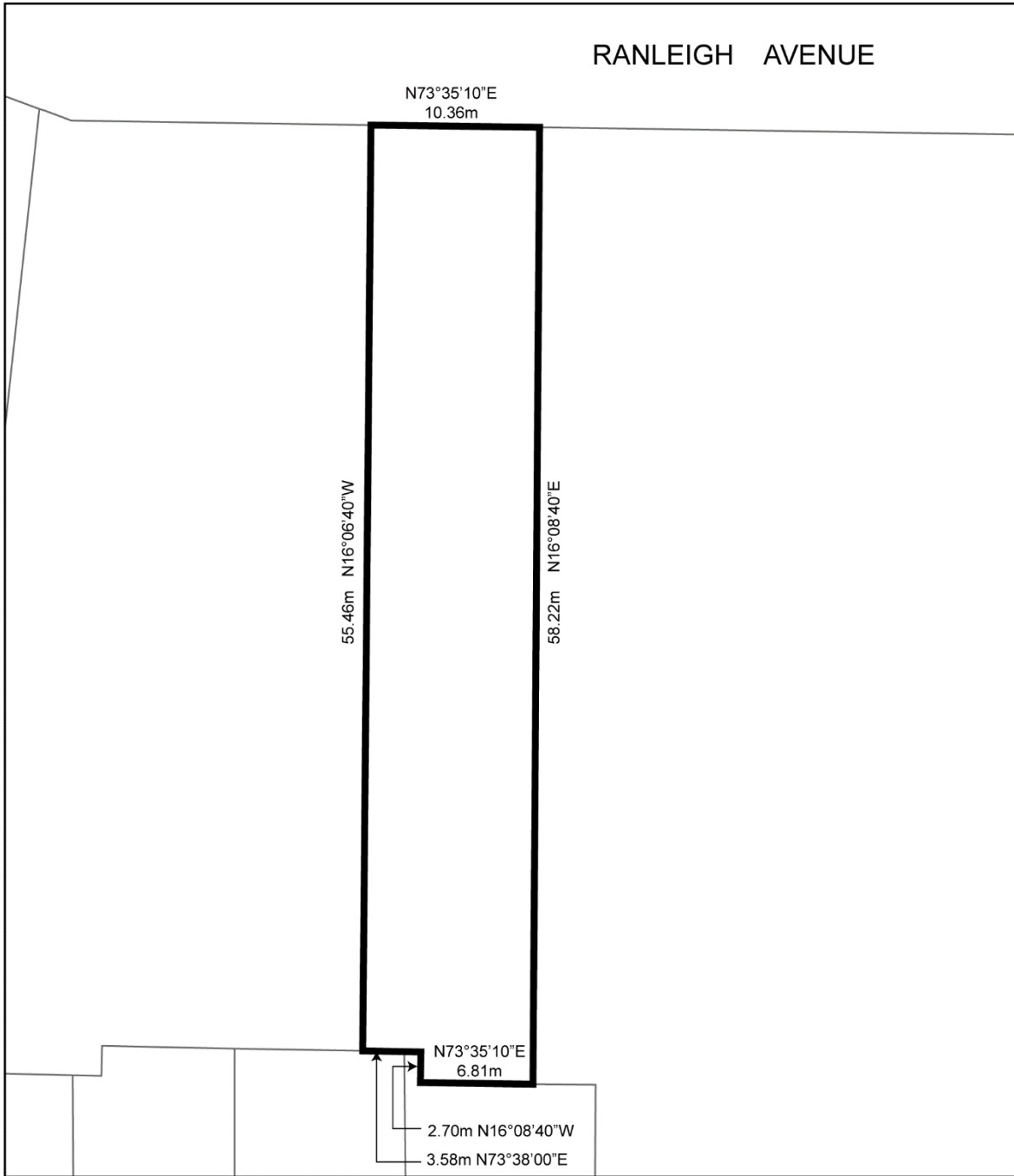
Prevailing By-laws and Prevailing Sections: none

Enacted and passed on [month day, year].

[full name],  
Speaker

[full name],  
City Clerk

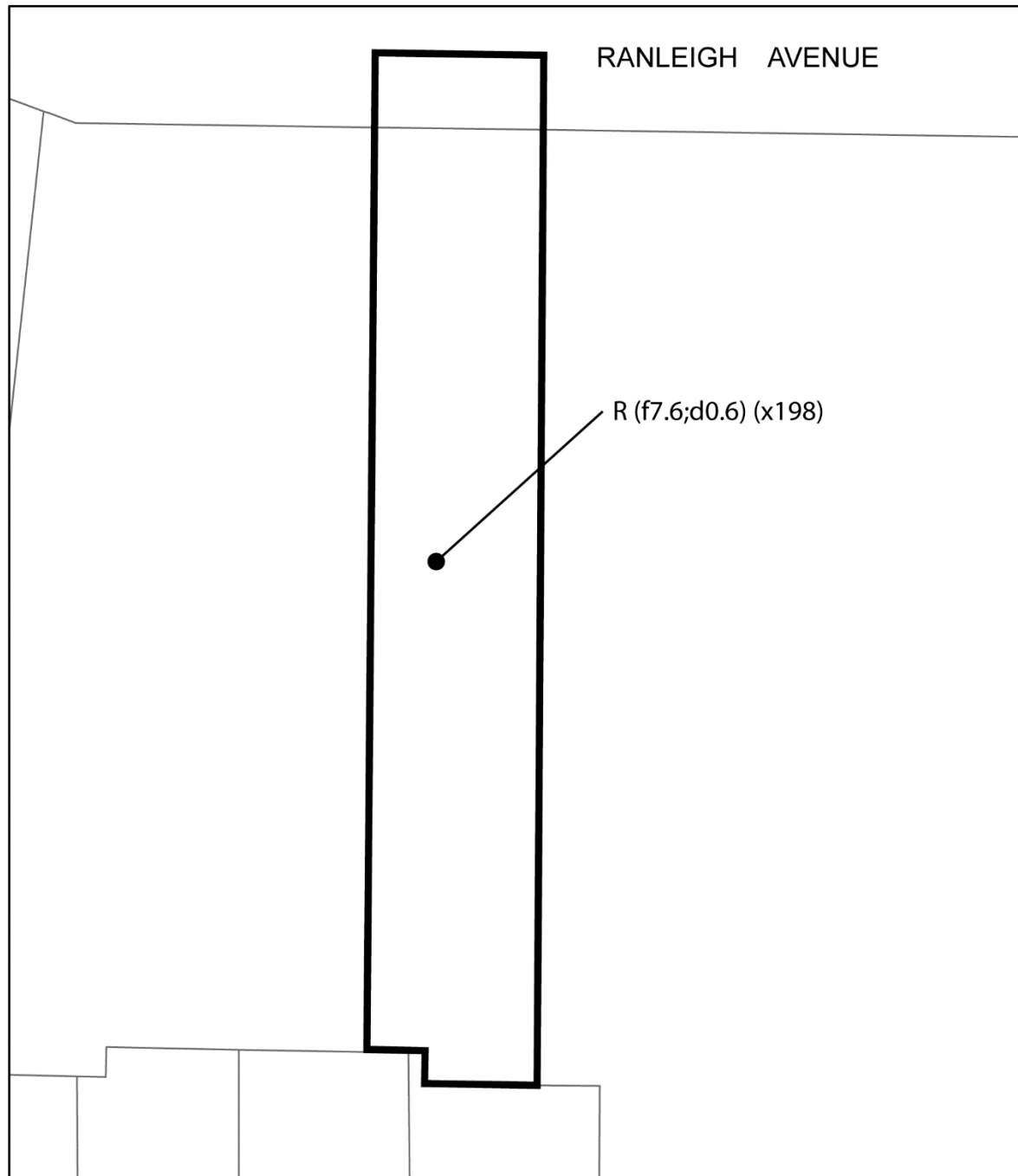
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 **Toronto**  
Diagram 1

47 Ranleigh Avenue

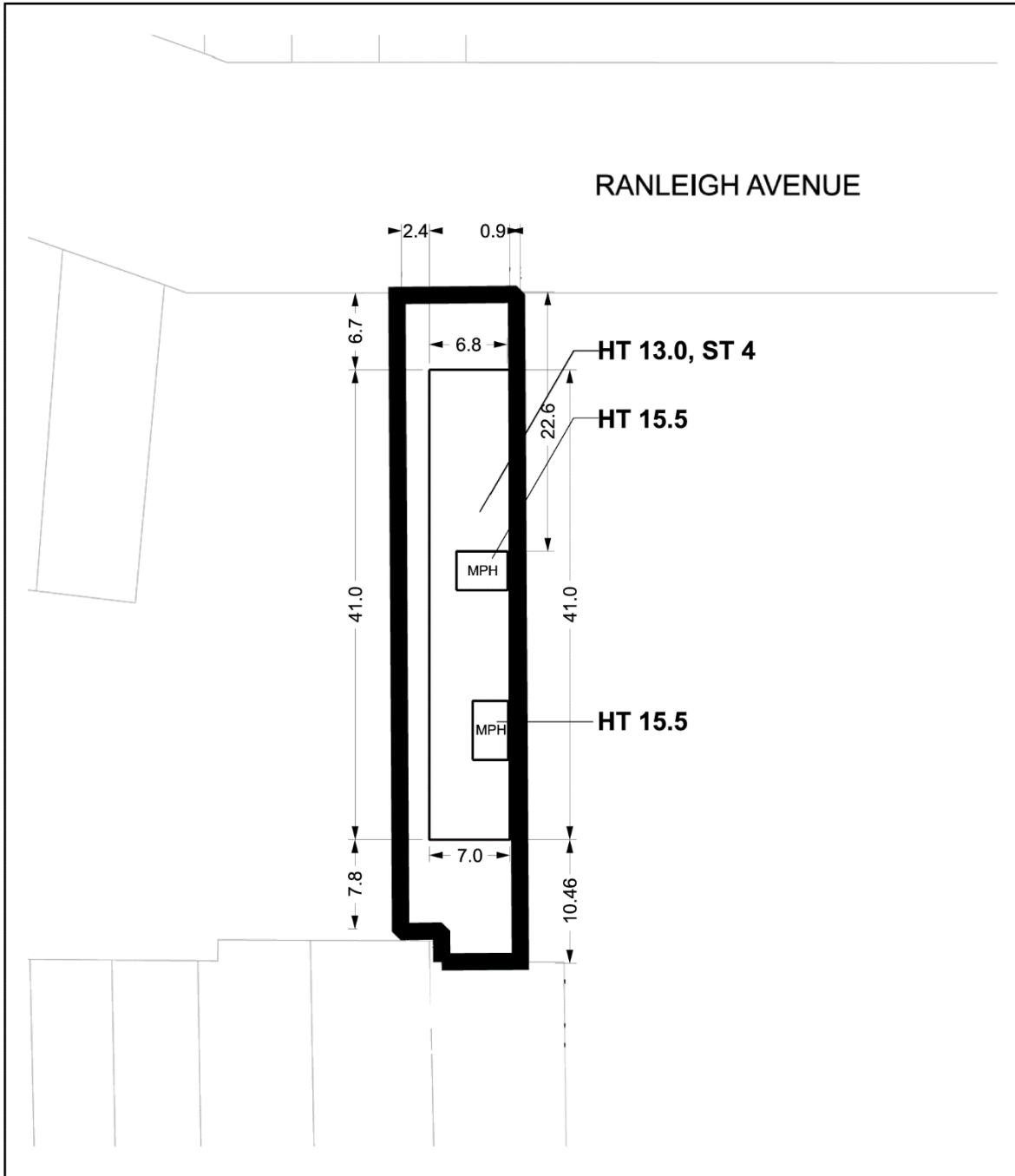
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 **Toronto**  
Diagram 2

47 Ranleigh Avenue

File # 21 176276 NNY 15 OZ



 **TORONTO**  
Diagram 3

47 Ranleigh Avenue

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