

Attachment 6: Draft Zoning By-law Amendment

Authority: Toronto and East York Community Council Item [-], as adopted by City of Toronto Council on ~, 2026

CITY OF TORONTO

BY-LAW [Clerks to insert By-law number]

To amend Zoning By-law 569-2013, as amended, with respect to the lands municipally known in the year 2025 as 14 Grange 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 (f4.5; d1.0) (x834) to a zone label of R (f4.1; d1.0) (x232) 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 232 so that it reads:

(232) Exception **R 232**

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 14 Grange Avenue, if the requirements of By-law [Clerks to insert By-law number] are complied with, a **building** or **structure** may be constructed, used or enlarged in compliance with Regulations (B) to (R) below;

- (B) Despite regulations 10.5.40.10(1), the height of a **building** or **structure** is the distance between the Canadian Geodetic Datum of 95.79 metres and the elevation of the highest point of the **building** or **structure**;
- (C) 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 [Clerks to insert By-law number];
- (D) Despite regulations 10.5.40.10(2) to (5) and 10.10.40.10(8), and (C) above, the following equipment and **structures** may project beyond the permitted maximum height shown on Diagram 3 of By-law [Clerks to insert By-law number]:
 - (i) equipment used for the functional operation of the **building**, including electrical, utility, mechanical and ventilation equipment, by a maximum of 4.0 metres;
 - (ii) **structures** that enclose, screen, or cover the equipment, **structures** and parts of a **building** listed in (i) above, including a mechanical penthouse, by a maximum of 4.0 metres;
 - (iii) architectural features, parapets, and elements and **structures** associated with a **green roof**, by a maximum of 1.0 metres;
 - (iv) **building** maintenance units and window washing equipment, by a maximum of 2.0 metres;
 - (v) planters, **landscaping** features, **green roof** areas, guard rails, and divider screens on a balcony and/or terrace, by a maximum of 1.8 metres;
 - (vi) antennae, flagpoles and satellite dishes, by a maximum of 2.0 metres; and,
 - (vii) trellises, pergolas, and unenclosed **structures** providing safety or wind protection, by a maximum of 3.0 metres;
- (E) Despite regulation 10.10.40.1(2), a maximum of two **residential buildings** are permitted on the **lot**;
- (F) Regulation 10.10.40.30(1) regarding maximum **building depth**, does not apply;
- (G) In addition to the elements listed in regulation 10.5.40.40(4) that reduce **gross floor area**, the following elements also apply to reduce the **gross floor area** of a **building**:

- (i) all **bicycle parking spaces**, and associated circulation areas at any level above and/or below grade;
 - (ii) storage, electrical, utility, mechanical, and ventilation rooms, that are not located within a **dwelling unit**, at any level of the **building** above and/or below grade;
 - (iii) voids and open-to-below areas that have no surface on which to stand at any level of the **building** above and/or below grade;
 - (iv) bicycle maintenance facilities required for required **bicycle parking spaces**; and,
 - (v) **amenity space**;
- (H) Despite regulation 10.10.40.40(1), the permitted maximum **gross floor area** of all **buildings** and **structures** is 2,150 square metres.
- (I) Despite Clause 10.10.40.70, the required minimum **building setbacks** are as shown in metres on Diagram 3 of By-law [Clerks to insert By-law number];
- (J) Despite regulation 10.10.40.80(1), the required separation of **main walls** are as shown in metres on Diagram 3 of By-law [Clerks to insert By-law number];
- (K) Despite Clause 10.5.40.60, and (G) and (H) above, the following elements may encroach into the required minimum **building setbacks** as follows:
 - (i) decks, porches, and balconies, by a maximum of 1.5 metres;
 - (ii) Despite (i) above, decks, porches, and balconies above the first storey are not permitted in the area shown as “no projecting balconies” on Diagram 3;
 - (iii) canopies and awnings, by a maximum of 1.5 metres;
 - (iv) exterior stairs, access ramps and elevating devices, by a maximum of 2.5 metres;
 - (v) architectural features, such as a pilaster, decorative column, cornice, sill, belt course, or chimney breast, by a maximum of 1.0 metres;
 - (vi) window projections, including bay windows and box windows, by

- a maximum of 0.5 metres;
- (vii) eaves, by a maximum of 1.0 metres;
- (viii) dormers, by a maximum of 1.0 metres; and
- (ix) air conditioners, satellite dishes, antennae, vents, and pipes, by a maximum of 1.0 metres;
- (L) Despite regulations 200.5.10.1(1), 200.15.10, and Table 200.5.10.1, no **parking spaces** are required.
- (M) Despite regulation 230.5.1.10(4)(B), the required minimum dimensions of a **bicycle parking space** if placed in a vertical position on a wall, **structure** or mechanical device are:
 - (i) vertical clearance of 1.80 metres;
 - (ii) width of 0.45 metres; and
 - (iii) horizontal clearance from the wall of 1.10 metres;
- (N) Regulation 230.5.1.10(9) relating to the location of “long-term” **bicycle parking spaces** does not apply.
- (O) The number of **bicycle parking spaces** required by regulation 970.30.15.5(1) may be reduced, subject to the following:
 - (i) the number of “short-term” **bicycle parking spaces** reduced is not more than half the amount required by regulations 970.30.15.5(1) (A) or (B), rounded down to the nearest whole number; and,
 - (ii) the number of “long-term” **bicycle parking spaces** reduced is not more than half the amount required by regulations 970.30.15.5(1) (A) or (B), rounded down to the nearest whole number;
 - (iii) for each **bicycle parking space** required by regulation 970.30.15.5(1) to be reduced, the owner or occupant must provide a payment-in-lieu to the City of Toronto; and,
 - (iv) the owner or occupant must enter into an agreement with the City of Toronto pursuant to Section 40 of the Planning Act.

- (P) The provision of **dwelling units** is subject to the following:
- (i) a minimum of 20 percent of the total number of **dwelling units** must have 2 or more bedrooms
 - (ii) a minimum of 15 percent of the total number of **dwelling units** must have 3 or more bedrooms;
 - (iii) any **dwelling units** with 3 or more bedrooms provided to satisfy (ii) above are not included in the provision required by (i) above;
 - (iv) if the calculation of the number of required **dwelling units** in accordance with (i) and (ii) results in a number with a fraction, the number is rounded up to the nearest whole number, but there may not be less than one **dwelling unit**.
- (Q) Regulation (P) above does not apply to a “private student residence”.
- (R) For the purpose of this exception, each word or expression that is in bold font will have the same meaning as such word or expression as defined in Chapter 800 of Zoning By-law 569-2013, as amended, except for the following:
- (i) “private student residence” means **premises** owned and/or operated, in whole or in part, by a third party under agreement with one or more **post-secondary schools** or educational facilities, consisting of **dwelling units, bed-sitting rooms** or rooms, used for student accommodation.
 - (ii) “basement” means any part of a building where the elevation of the midpoint between the lowest part of a floor and the bottom of the joists directly above it is lower than the Canadian Geodetic Datum elevation of 95.79 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

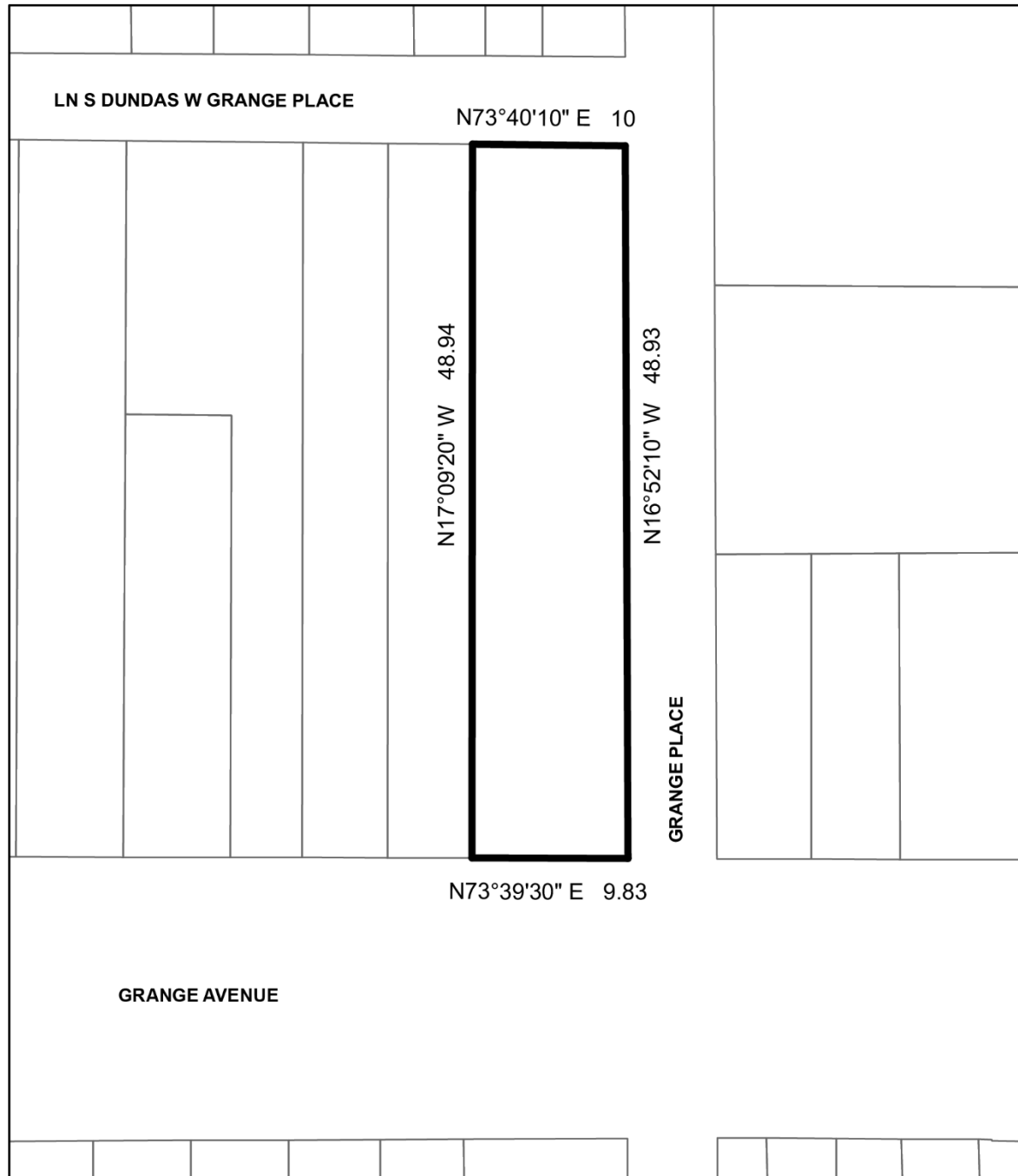
5. Despite any severance, partition or division of the lands, the provisions of this By-law shall apply as if no severance, partition or division occurred.

Enacted and passed on [Clerks to insert date].

[full name],
Speaker

[full name],
City Clerk

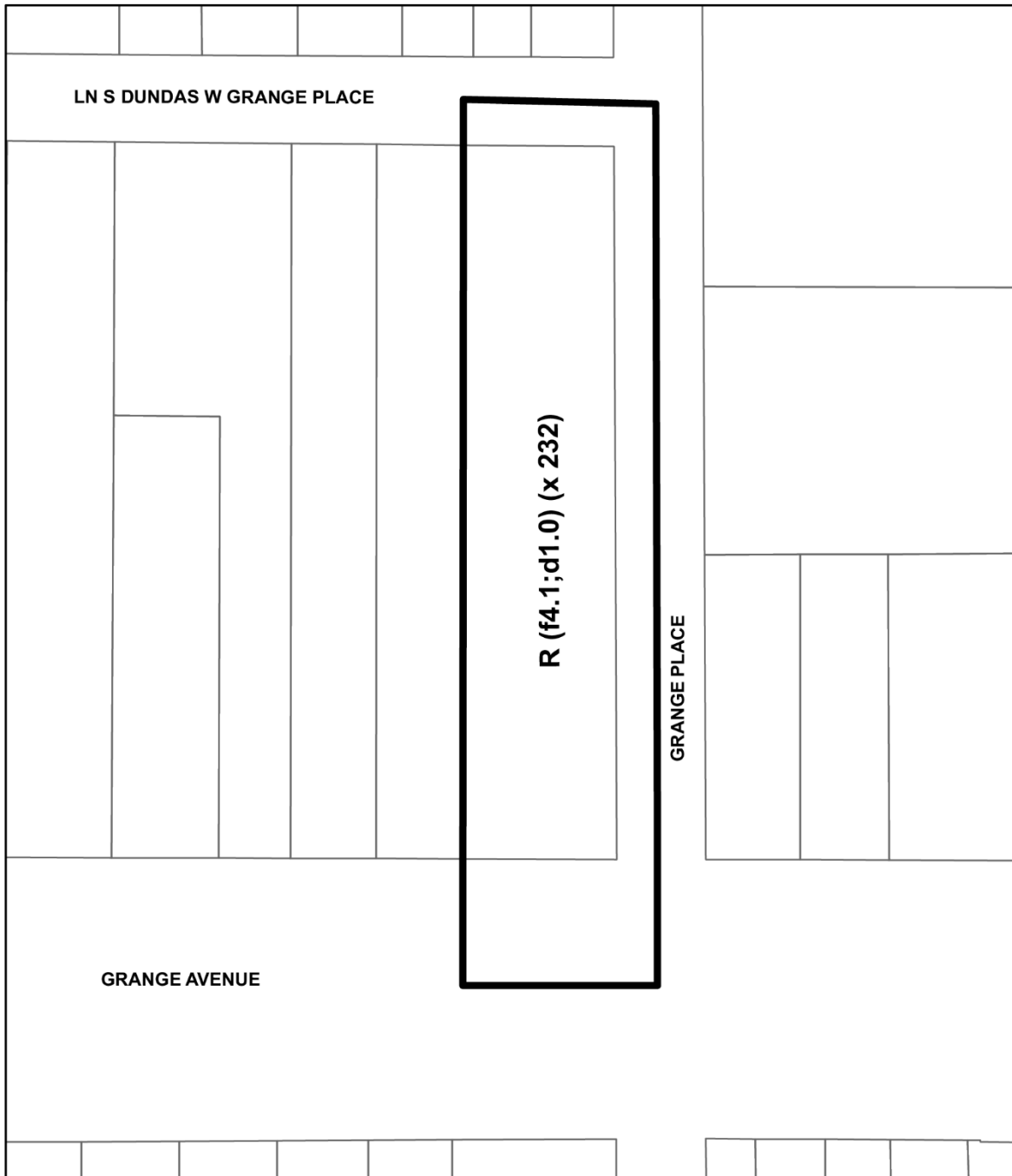
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 **TORONTO**
Diagram 1

14 Grange Avenue

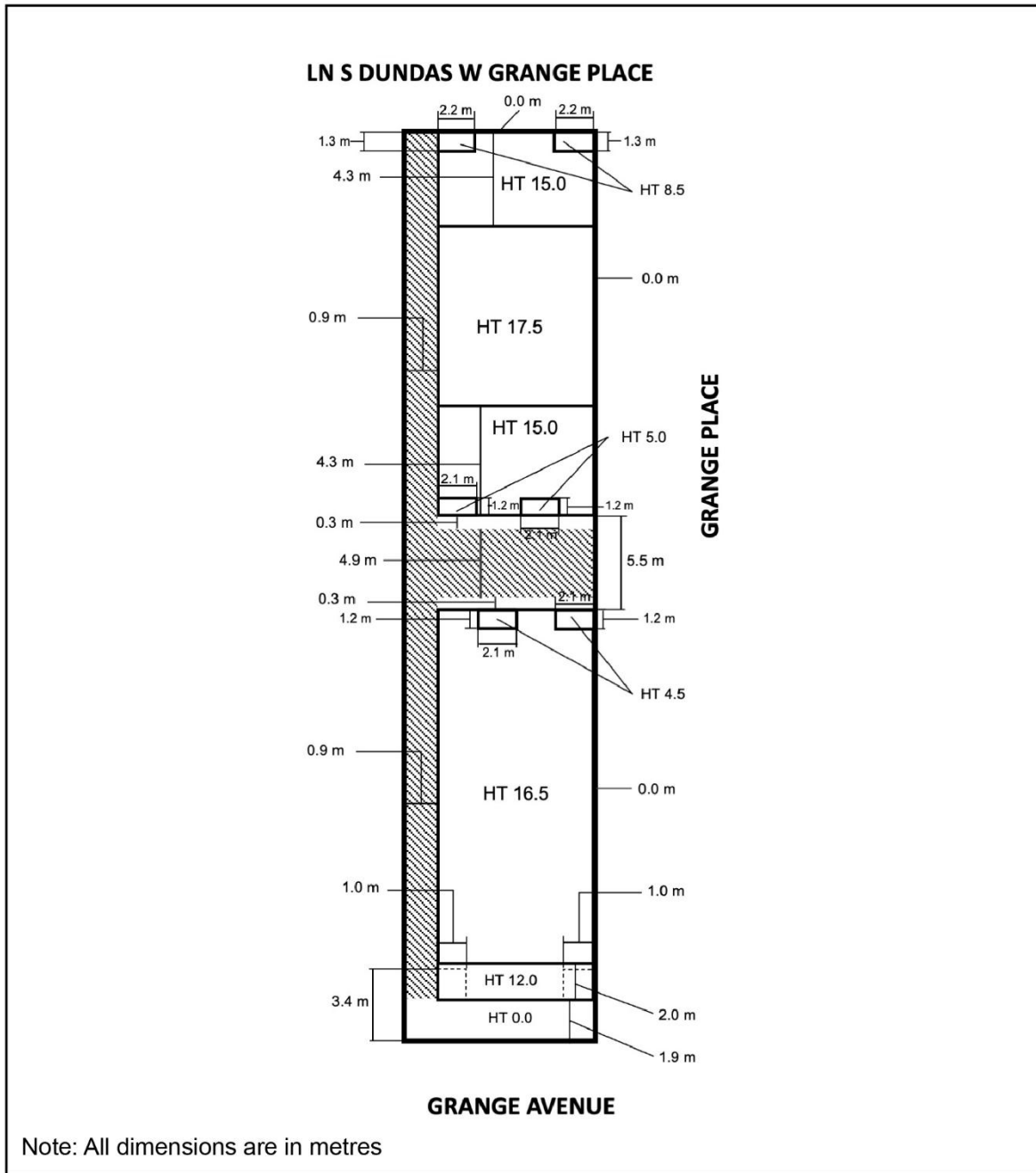
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 **TORONTO**
Diagram 2

14 Grange Avenue

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TORONTO
Diagram 3

14 Grange Avenue

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No projecting balconies

City of Toronto By-law 569-2013
Not to Scale
05/26/2026