

## **1218 Royal York Road – Zoning By-law Amendment Application – Final Report**

Date: August 23, 2019  
To: Etobicoke York Community Council  
From: Director, Community Planning, Etobicoke York District  
Ward: 2 (Etobicoke Centre)

**Planning Application Number:** 18 271115 WET 02 OZ

### **SUMMARY**

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This application proposes to amend City-wide Zoning By-law No. 569-2013 to permit a three storey semi-detached building on the lands located at 1218 Royal York Road.

The proposed development is consistent with the Provincial Policy Statement (2014) and conforms with the Growth Plan for the Greater Golden Horseshoe (2019). The proposal also represents an appropriate and orderly development of the site that conforms to the Official Plan.

This report reviews and recommends approval of the application to amend the Zoning By-law.

### **RECOMMENDATIONS**

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The City Planning Division recommends that:

1. City Council amend City-wide Zoning By-law No. 569-2013 for the lands at 1218 Royal York Road substantially in accordance with the Draft Zoning By-law Amendment attached as Attachment No. 6 to this report.
2. City Council authorize the City Solicitor to make such stylistic and technical changes to the Draft Zoning By-law Amendment as may be required.

### **FINANCIAL IMPACT**

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The recommendations in this report have no financial impact.

## **PROPOSAL**

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This application proposes to amend City-wide Zoning By-law No. 569-2013 for the lands at 1218 Royal York Road to permit a three-storey semi-detached building containing two dwelling units. The proposed building would have a total gross floor area of 660 m<sup>2</sup>. The applicant is also proposing to provide one parking space per dwelling unit with direct access from Royal York Road.

### **Site and Surrounding Area**

The subject site is located on the west side of Royal York Road between Hartfield Road to the north and Anglesey Boulevard to the south. This site is rectangular in shape, is approximately 990.5 m<sup>2</sup> in area, and has an approximate frontage of 17.1 m on Royal York Road and a depth of 58.8 m.

The subject site is currently occupied by a two-storey detached dwelling with an attached garage which is to be demolished. Surrounding uses include:

North: To the immediate north are detached dwellings predominately two-storeys in height. Further north of Hartfield Road are detached dwellings predominately two-storeys in height on both sides of Royal York Road.

South: To the immediate south is a three-storey semi-detached building containing two dwelling units and a three-storey townhouse block containing five units. Further south are detached dwellings two-storeys in height, a three-storey townhouse block containing four units and a retail/commercial plaza (Humbertown Plaza).

East: To the immediate east are detached dwellings predominately two-storeys in height fronting Royal York Road. Further east are detached dwellings predominately two-storeys in height, Lambton Woods Park and the Humber River.

West: To the immediate west are three-storey apartment buildings located on Anglesey Boulevard and detached dwellings predominately two-storeys in height. Further west are three-storey apartment buildings and detached dwellings predominately two-storeys in height.

### **Reasons for the Application**

An amendment to City-wide Zoning By-law No. 569-2013 is required to permit the proposed semi-detached building. A semi-detached building is not a permitted residential building type in the RD zone. Site specific amendments are also required to provide applicable performance standards such as building height, density, building length, building depth, exterior main wall heights, platform area and setbacks for the proposed development.

## **APPLICATION BACKGROUND**

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A pre-application meeting was held on March 13, 2018. The application was submitted on December 21, 2018 and deemed complete on January 10, 2019. A Preliminary Report on the application was adopted by Etobicoke York Community Council on March 19, 2019 authorizing staff to conduct a community consultation meeting with an expanded notification area. The issues raised during the community consultation meeting are summarized below.

### **Application Submission Requirements**

The following reports/studies were submitted in support of the application:

- Planning Rationale Report
- Stage 1 and 2 Archaeological Assessment
- Servicing Letter
- Arborist and Tree Preservation Report

### **Agency Circulation Outcomes**

The application together with the applicable reports noted above, were circulated to all appropriate agencies and City Divisions. Responses received have been used to assist in evaluating the application and to formulate appropriate Zoning By-law standards.

### **Community Consultation Meeting Comments**

On April 30, 2019, a community consultation meeting was attended by six residents, the Ward Councillor, City staff, the applicant and their consultants. The following comments/concerns were raised:

- Increased curb cuts along Royal York Road (two total);
- The preservation of existing trees on site, particularly the silver maple tree which straddles the property line between 1218 Royal York Road and 1220 Royal York Road; and
- The potential for setting a precedent for other detached dwellings in the neighbourhood, particularly along Royal York Road, to be demolished and replaced with semi-detached dwellings.

## **POLICY CONSIDERATIONS**

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### **Provincial Land-Use Policies: Provincial Policy Statement and Provincial Plans**

Provincial Policy Statements and geographically specific Provincial Plans, along with municipal Official Plans, provide a policy framework for planning and development in the Province. This framework is implemented through a range of land use controls such as zoning by-laws, plans of subdivision and site plans.

## **The Provincial Policy Statement (2014)**

The Provincial Policy Statement (2014) (the "PPS") provides policy direction province-wide on land use planning and development to promote strong communities, a strong economy and a clean and healthy environment. It includes policies on key issues that affect communities, such as:

- The efficient and wise use and management of land and infrastructure over the long term in order to minimize impacts on air, water and other resources;
- Protection of the natural and built environment;
- Building strong, sustainable and resilient communities that enhance health and social well-being by ensuring opportunities exist locally for employment;
- Residential development promoting a mix of housing; recreation, parks and open space; and transportation choices that increase the use of active transportation and transit; and
- Encouraging a sense of place in communities, by promoting well-designed built form and by conserving features that help define local character.

The provincial policy-led planning system recognizes and addresses the complex inter-relationships among environmental, economic and social factors in land use planning. The PPS supports a comprehensive, integrated and long-term approach to planning, and recognizes linkages among policy areas.

The PPS is issued under Section 3 of the *Planning Act* and all decisions of City Council in respect of the exercise of any authority that affects a planning matter shall be consistent with the PPS. Comments, submissions or advice affecting a planning matter that are provided by City Council shall also be consistent with the PPS.

The PPS recognizes and acknowledges the Official Plan as an important document for implementing the policies within the PPS. Policy 4.7 of the PPS states that "The Official Plan is the most important vehicle for implementation of this Provincial Policy Statement. Comprehensive, integrated and long-term planning is best achieved through official plans".

### **Provincial Plans**

Provincial Plans are intended to be read in their entirety and relevant policies are to be applied to each situation. The policies of the Plans represent minimum standards. City Council may go beyond these minimum standards to address matters of local importance, unless doing so would conflict with any policies of the Plans.

All decisions of City Council in respect of the exercise of any authority that affects a planning matter shall be consistent with the PPS and shall conform with Provincial Plans. All comments, submissions or advice affecting a planning matter that are provided by City Council shall also be consistent with the PPS and conform with Provincial Plans.

## **A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019)**

A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019) (the "Growth Plan (2019)") came into effect on May 16, 2019. This new plan replaces the previous Growth Plan for the Greater Golden Horseshoe, 2017. The Growth Plan (2019) continues to provide a strategic framework for managing growth and environmental protection in the Greater Golden Horseshoe region, of which the City forms an integral part. The Growth Plan, 2019 establishes policies that require implementation through a Municipal Comprehensive Review (MCR), which is a requirement pursuant to Section 26 of the *Planning Act* that comprehensively applies the policies and schedules of the Growth Plan (2019), including the establishment of minimum density targets for and the delineation of strategic growth areas, the conversion of provincially significant employment zones, and others.

Policies not expressly linked to an MCR can be applied as part of the review process for development applications, in advance of the next MCR. These policies include:

- Directing municipalities to make more efficient use of land, resources and infrastructure to reduce sprawl, contribute to environmental sustainability and provide for a more compact built form and a vibrant public realm;
- Directing municipalities to engage in an integrated approach to infrastructure planning and investment optimization as part of the land use planning process;
- Achieving complete communities with access to a diverse range of housing options, protected employment zones, public service facilities, recreation and green space that better connect transit to where people live and work;
- Retaining viable lands designated as employment areas and ensuring redevelopment of lands outside of employment areas retain space for jobs to be accommodated on site;
- Minimizing the negative impacts of climate change by undertaking stormwater management planning that assesses the impacts of extreme weather events and incorporates green infrastructure; and
- Recognizing the importance of watershed planning for the protection of the quality and quantity of water and hydrologic features and areas.

The Growth Plan (2019) builds upon the policy foundation provided by the PPS and provides more specific land use planning policies to address issues facing the GGH region. The policies of the Growth Plan (2019) take precedence over the policies of the PPS to the extent of any conflict, except where the relevant legislation provides otherwise.

In accordance with Section 3 of the *Planning Act*, all decisions of City Council in respect of the exercise of any authority that affects a planning matter shall conform with the Growth Plan. Comments, submissions or advice affecting a planning matter that are provided by City Council shall also conform with the Growth Plan.

Staff have reviewed the proposed development for consistency with the PPS (2014) and for conformity with the Growth Plan (2019). The outcome of staff analysis and review are summarized in the Comments section of this report.

## Toronto Official Plan

This application has been reviewed against the policies of the City of Toronto Official Plan as follows:

Chapter 3 - Building a Successful City; and  
Chapter 4 - Land Use Designations.

The City of Toronto Official Plan can be found here: <https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/official-plan/>.

### Chapter 3 - Building a Successful City

Built Form Policies:

The development criteria identified in the Healthy Neighbourhoods policies are supplemented by additional development criteria in the Official Plan's Built Form policies which are found in Chapter 3.

The Built Form policies contained in Section 3.1.2 of the Official Plan provide direction on matters related to the site design and layout of buildings and on the location and organization of vehicle parking, vehicle access, service areas and utilities to minimize their impact on the property and on surrounding properties. Specifically, these policies emphasize the importance of ensuring that new development fits within its existing and/or planned context, while limiting impacts on neighbouring streets, parks and open spaces. New development will provide appropriate massing and transition in scale that will respect the character of the surrounding area, and:

- Be located and organized to fit with its existing and/or planned context;
- Frame and support adjacent streets, parks and open spaces;
- Locate and organize vehicular and service areas in such a way to minimize their impact and to improve the safety and attractiveness of adjacent streets, parks and open spaces;
- Be massed and its exterior façade be designed to fit harmoniously into its existing and/or planned context and to limit its impact on neighbouring streets, parks, open spaces and properties by:
  - a) Massing new buildings to frame adjacent streets and open spaces in a manner that respects the existing and/or planned street proportion;
  - b) Incorporating exterior design elements, their form, scale, proportion, pattern and materials, and their sustainable design, to influence the character, scale and appearance of the development; and
  - c) Creating appropriate transitions in scale to neighbouring existing and/or planned buildings for the purpose of achieving the objectives of the Plan.

- Be massed to define edges of streets, parks and open spaces;
- Provide amenity for adjacent streets and open spaces for pedestrians; and
- Provide indoor and outdoor amenity space for residents.

#### Chapter 4- Land Use Designations

The subject site is designated *Neighbourhoods* on Map 15 – Land Use Plan of the Official Plan (see Attachment 3: Official Plan Land Use Map). *Neighbourhoods* contain a full range of residential uses within lower scale buildings, as well as parks, schools, local institutions and small-scale stores and shops serving the needs of area residents. The residential uses proposed in the subject application are provided for in *Neighbourhoods* and an amendment to the Official Plan is not required for the new dwellings.

Policy 4.1.5 sets out development criteria in established *Neighbourhoods*, providing that development will respect and reinforce the existing physical character of each geographic neighbourhood in particular:

- a) Patterns of streets, blocks and lanes, parks and public building sites;
- b) Prevailing size and configuration of lots;
- c) Prevailing heights, massing, scale and dwelling type of nearby residential properties;
- d) Prevailing building type(s);
- e) Prevailing location, design and elevations relative to grade of driveways and garages;
- f) Prevailing setbacks of buildings from the street or streets;
- g) Prevailing patterns of rear and side yard setbacks and landscaped open space;
- h) Continuation of special landscape or built-form features that contribute to the unique physical character of a neighbourhood; and
- i) Conservation of heritage buildings, structures and landscapes.

Further, Policy 4.1.5 states that "the physical character of the geographic neighbourhood includes both the physical characteristics of the entire geographic area in proximity to the proposed development (the broader context) and the physical characteristics of the properties that face the same street as the proposed development in the same block and the block opposite the proposed development (the immediate

context). Proposed development within *Neighbourhoods* will be materially consistent with the prevailing physical character of properties in both the broader and immediate contexts. In instances of significant difference between these two contexts, the immediate context will be considered to be of greater relevance".

Policy 4.1.5 also states that lots fronting onto major streets are often distinguishable from those located in the interior of the Neighbourhood due to characteristics such as:

- Different lot configurations;
- Better access to public transit;
- Adjacency to developments with varying heights, massing and scale; or
- Direct exposure to greater volumes of traffic on adjacent and nearby streets.

In those neighbourhoods, such factors may be taken into account in the consideration of a more intense form of development on such lots to the extent permitted by the Official Plan. Policy 4.1.7 also states that proposals for intensification on major streets in neighbourhoods are not encouraged by the policies of the Plan. Where a more intense form of residential development than that permitted by the existing zoning on a major street in a Neighbourhood is proposed, the application will be reviewed in accordance with Policy 4.1.5 as noted above.

The outcome of staff analysis and review of relevant Official Plan policies and designations are summarized in the Comments section of this report.

## **Zoning**

Under City-wide Zoning By-law No. 569-2013, which is partially appealed to the Local Planning Appeal Tribunal (former Ontario Municipal Board), the site is zoned Residential Detached (RD) (f15.0; a555; d0.45) (x28), which permits detached dwellings. Site Specific Exception 28 outlines a number of performance standards including but not limited to building height, setbacks, depth, lot frontage and lot area.

## **Site Plan Control**

The application is not subject to Site Plan Control.

## **Consent to Sever Application**

An application to the Committee of Adjustment to sever the existing property into two individual lots to accommodate the semi-detached dwellings would be submitted should this rezoning application be approved.



## COMMENTS

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### Provincial Policy Statement and Provincial Plans

The proposal has been reviewed and evaluated against the PPS (2014) and the Growth Plan (2019). The proposal has also been reviewed and evaluated against the Growth Plan as described in the Policy Considerations section of this report.

Staff have determined that the proposal is consistent with the PPS and conforms with the Growth Plan as outlined below:

#### PPS

Section 1.1.1 of the PPS (2014) contains a number of policies stating that healthy, liveable and safe communities are sustained by accommodating an appropriate range and mix of residential uses and by promoting cost-effective development patterns and standards. The proposed development would achieve this by providing two semi-detached dwelling units that would use existing services within an existing built-up area. This would represent an efficient land use pattern that minimizes land consumption.

Policy 1.4.3. d) states that Planning authorities shall provide for an appropriate range and mix of housing types and densities to meet projected requirements of current and future residents of the regional market area by promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation and transit in areas where it exists or is to be developed. The proposed development is on a TTC bus route that provides direct access to the Royal York subway station which would make efficient use of existing transit infrastructure.

Policy 4.7 of the PPS states that the municipal Official Plan is "the most important vehicle for implementation" of the PPS and that "comprehensive, integrated and long-term planning is best achieved through official plans". The application addresses this policy by adhering to the policies of the City's Official Plan and conforming to the uses provided for in a *Neighbourhoods* designation.

This proposal is consistent with the PPS and addresses the above noted policies, as it is contextually appropriate intensification that makes efficient use of the site and existing services, and promotes appropriate intensification along a transit route. The proposal would contribute to a compact built form along a major road in an area where there is a mix of dwelling types. The proposal would achieve the Official Plan's objectives of developing an appropriate built form that is compatible with its existing context.

#### Growth Plan

The Growth Plan for the Greater Golden Horseshoe (2019) (the 'Growth Plan') provides a framework for managing growth in the Greater Golden Horseshoe. City Council's planning decisions are required to conform, or not conflict, with the Growth Plan.

Section 2.2.1.3(c) directs municipalities to undertake integrated planning to manage forecasted growth by supporting an urban form that optimizes infrastructure to support the achievement of complete communities through a more compact built form.

Section 2.2.1.4(c) echoes the guiding principle noted above by supporting complete communities that provide a diverse range and mix of housing options to accommodate people at all stages of life, and to accommodate the needs of all household sizes and incomes.

Policy 2.2.6.2 directs that municipalities support complete communities by planning for a range and mix of housing options and densities in the existing housing stock and planning to diversify and increase density in the overall housing stock across the municipality.

The proposal conforms to the Growth Plan by directing growth to an appropriate settlement area, making efficient use of land, existing services and infrastructure, including proximity to public transit. The proposal fits appropriately within its surrounding context and adds to the housing stock of the area which is predominantly low rise residential dwellings no higher than 4 storeys.

## **Land Use**

This application has been reviewed against the Official Plan Land Use policies described in the Policy Considerations section of this report, as well as the policies of the Toronto Official Plan as a whole.

The subject property is designated *Neighbourhoods* and is zoned Residential Detached (RD) in City-wide Zoning By-law No. 569-2013. The *Neighbourhoods* designation allows for a variety of low scale residential uses including detached dwellings, semi-detached dwellings, townhouses and walk-up apartments that are no higher than 4 storeys.

The Official Plan states that new development in *Neighbourhoods* will fit harmoniously into its existing and/or planned context. The Official Plan requires that development in *Neighbourhoods* will "respect and reinforce" the existing physical character of the neighbourhood which includes setbacks from buildings.

The Official Plan states that where a more intense form of residential development than that permitted by the existing zoning on a major street in a Neighbourhood is proposed, factors related to lot configuration, access to transit, exposure to greater traffic volumes and adjacency to development of varying heights and massing may be taken into account to the extent permitted by the Official Plan. The property is located in a residential neighbourhood and is on a Major Street as shown on Map 3 of the Official Plan (See Attachment 4: Right-of-Way Widths Associated with Major Streets). The neighbourhood is predominately characterized by two-storey detached dwellings, however, the properties located in the same block as the subject site include a linear park, a three-storey semi-detached dwelling, a three-storey townhouse block, and three-storey walk-up apartments. The lots within this block also have varying configurations and dimensions including the subject property which is one of the larger lots fronting

Royal York Road, with similar characteristics in size and depth to the adjacent property redeveloped with a semi-detached building (i.e., 1216 Royal York Road). The proposed semi-detached dwelling would be in keeping with the physical character of the block.

While concern was raised during the community consultation meeting that similar proposals may be submitted on lots fronting Royal York Road it is important to note that the block in which the site is located is unique in the neighbourhood. No other block in the immediate area fronting Royal York Road contains the same mix of dwelling types or building height and massing.

The proposal represents a development that would respect and reinforce the existing character of the neighbourhood, in particular the mix of dwelling types found in the immediate context of the subject property along Royal York Road. Staff are of the opinion that the proposal would be an appropriate infill project that can take advantage of nearby amenities and infrastructure while maintaining a respectful built form that would not adversely impact the neighbourhood overall.

### **Height and Massing**

The Official Plan's Built Form policies direct new development to be designed to fit with its existing and/or planned context, to frame and support adjacent streets, parks and open space, and limit its impact on neighbouring streets, parks and properties. The introduction of two semi-detached dwelling units on this site is in keeping with the character of the surrounding area. The proposal has been sited to maintain compatible setbacks with adjacent properties along Royal York Road and provide a streetscape that would be compatible and consistent with the existing character of the neighbourhood.

The semi-detached dwelling units would be approximately 9.86 m in height. The existing neighbourhood has a permitted building height of 9.5 m for detached dwellings. The adjacent three storey walk-up apartments, townhouse block and semi-detached dwellings have dwelling heights ranging from 10 m to 11 m. The proposed height is appropriate for the site and fits with the existing context of the area.

The semi-detached dwelling units would provide appropriate setbacks, step backs and building lengths to reduce the impact on the adjacent properties. The new dwellings would have side yard setbacks ranging from 1.2 m and 1.5 m and front yard setbacks ranging from 8.38 m to 9.97 m and would step back between 2.1 m and 3.5 m above the second storey on the front elevation. The proposed dwellings would have overall building lengths of approximately 19.7 m on the ground level. The building lengths would be reduced to approximately 13.5 m on the third level. The proposed setbacks, step backs and building length on this site are consistent with the general physical character of the area and contribute to a massing and scale that would not create any adverse impacts on adjacent properties.

The two semi-detached dwelling units are proposed to have 2<sup>nd</sup> storey and 3<sup>rd</sup> storey balconies at the rear elevation and rooftop terraces. Privacy screening would be provided to limit overlook and increase privacy to the neighbouring properties.

Staff are of the opinion that the proposed building height and massing are appropriate for the subject property and fit within the surrounding built form context. The proposed Draft Zoning By-law Amendment would establish the required building heights, setbacks, building lengths, etc.

### **Access, Parking and Sidewalks**

Vehicular access to each proposed dwelling unit would be provided via a 3.05 metre wide driveway connected to Royal York Road. The proposed driveway widths are acceptable to Transportation Services staff. Staff are also of the opinion that one additional driveway would not impact the flow of traffic on Royal York Road.

Each of the dwelling units would have a parking space within an integral garage having internal dimensions of 3.97 metres in width by 5.79 metres in length. This satisfies the minimum applicable by-law requirements.

An existing public sidewalk is provided along the Royal York Road frontage, which measures approximately 1.66 metres in width. In order to comply with current City standards, along with requirements related to the Accessibility for Ontarians with Disabilities Act (AODA), the applicant has agreed to construct the sidewalk along Royal York Road to have a minimum clearway width of 2.1 metres.

### **Road Widening**

In order to satisfy the Official Plan requirement of a 27 m right-of-way for this segment of Royal York Road, a 0.4 m road widening dedication along the Royal York Road frontage of the subject site is required and is proposed to be conveyed to the City through the future Consent to Sever application to the Committee of Adjustment.

### **Servicing**

A Servicing Letter dated May 15, 2019, prepared by Ram Engineering Inc. was submitted in support of the proposal. The objective of this letter is to identify municipal servicing requirements for this development and to demonstrate how each service would be accommodated by existing infrastructure. Engineering and Construction Services staff have reviewed the Servicing Letter and concur with the report findings that the existing infrastructure can accommodate the proposed development.

### **Archaeological Assessment**

An archaeological resource assessment identifies and evaluates the presence of archaeological resources also known as archaeological sites. Whether a property has archaeological resource potential can be confirmed at the searchable database TO maps. An archaeological assessment may also be required if a property is identified on the City of Toronto's Inventory of Heritage Properties as part of the Heritage Impact Assessment process.

Part of the subject site has archaeological resource potential according to City of Toronto mapping. A Stage 1 and 2 Archaeological Assessment was submitted by the applicant that determined there are no further archaeological concerns regarding the subject property. Heritage Planning staff have reviewed the Assessment and concur with this determination.

### **Tree Preservation**

City of Toronto By-laws provide for the protection of trees situated on both private and City property. The submitted Arborist Report proposes to protect one City-owned tree and two private trees and proposes to remove three protected private trees in order to accommodate the development. The Site Plan shows seven new street trees on private property and one new tree in the City's road allowance.

Urban Forestry staff have advised that they do not object to the development of the subject land and that the requirement to submit a tree removal permit can be satisfied through the future Consent to Sever application to the Committee of Adjustment.

It is noted that concern regarding the removal of a silver maple tree which straddles the property line between 1218 Royal York and 1220 Royal York Road was raised during the community consultation meeting held on April 30, 2019. The applicant now proposes to preserve this tree through the redevelopment of the site.

### **Conclusion**

The proposal has been reviewed against the policies of the PPS (2014), the Growth Plan (2019) and the Toronto Official Plan. Staff are of the opinion that the proposal is consistent with the PPS (2014) and does not conflict with the Growth Plan (2019). Furthermore, the proposal is in keeping with the intent of the Toronto Official Plan, and provides for a development that respects and reinforces the existing physical character of the neighbourhood. Staff recommend that City Council approve the proposed Draft Zoning By-law Amendment.

### **CONTACT**

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### **SIGNATURE**

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Neil Cresswell, MCIP, RPP  
Director, Community Planning  
Etobicoke York District

## **ATTACHMENTS**

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### **City of Toronto Data/Drawings**

Attachment 1: Application Data Sheet

Attachment 2: Location Map

Attachment 3: Official Plan Land Use Map

Attachment 4: Right-of-Way Widths Associated with Major Streets

Attachment 5: Existing Zoning By-law Map

Attachment 6: Draft Zoning By-law Amendment – City-wide Zoning By-law No. 569-2013

### **Applicant Submitted Drawings**

Attachment 7: Site Plan

Attachment 8: Elevations

## Attachment 1: Application Data Sheet

**Municipal Address:** 1218 ROYAL YORK ROAD      **Date Received:** December 21, 2018

**Application Number:** 18 271115 WET 02 OZ

**Application Type:** Rezoning

**Project Description:** The application proposes to amend the zoning of the property to permit a new semi-detached dwelling. The existing dwelling will be demolished. An application for a consent to sever the lands to the Committee of Adjustment will follow.

<b>Applicant</b>	<b>Agent</b>	<b>Architect</b>	<b>Owner</b>
MARTIN RENDL			GLENN BRIDGMOHAN

### EXISTING PLANNING CONTROLS

Official Plan Designation: Neighbourhoods      Site Specific Provision: (x28)

Zoning: RD      Heritage Designation: N/A

Height Limit (m): 9.5      Site Plan Control Area: Yes

### PROJECT INFORMATION

Site Area (sq m): 990.5      Frontage (m): 17.13      Depth (m): 58.75

<b>Building Data</b>	<b>Existing</b>	<b>Retained</b>	<b>Proposed</b>	<b>Total</b>
Ground Floor Area (sq m):			253	<b>253</b>
Residential GFA (sq m):	174		660	<b>660</b>
Non-Residential GFA (sq m):				
<b>Total GFA (sq m):</b>	<b>174</b>		<b>660</b>	<b>660</b>
Height - Storeys:			3	<b>3</b>
Height - Metres:			9.86	<b>9.86</b>
Lot Coverage Ratio (%): 25.51			Floor Space Index: 0.67	

<b>Floor Area Breakdown</b>	<b>Above Grade (sq m)</b>	<b>Below Grade (sq m)</b>
Residential GFA:	660	
Retail GFA:		
Office GFA:		
Industrial GFA:		
Institutional/Other GFA:		

<b>Residential Units by Tenure</b>	<b>Existing</b>	<b>Retained</b>	<b>Proposed</b>	<b>Total</b>
Rental:				
Freehold:			2	2
Condominium:				
Other:				
<b>Total Units:</b>			<b>2</b>	<b>2</b>

**Total Residential Units by Size**

	<b>Rooms</b>	<b>Bachelor</b>	<b>1 Bedroom</b>	<b>2 Bedroom</b>	<b>3+ Bedroom</b>
Retained:					
Proposed:					2
<b>Total Units:</b>					<b>2</b>

**Parking and Loading**

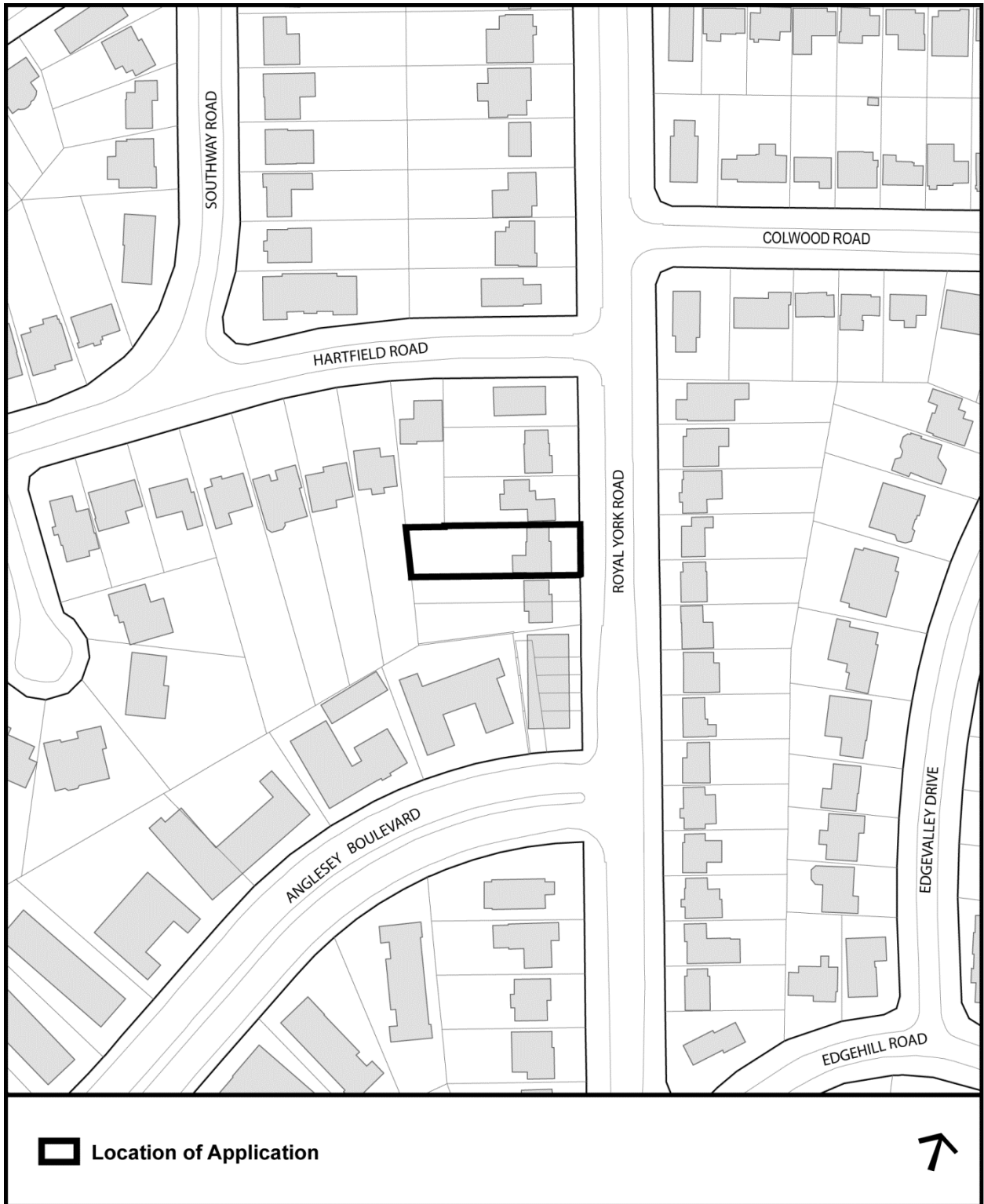
Parking Spaces: 2                      Bicycle Parking Spaces:                      Loading Docks:

**CONTACT:**

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Daniela.DeGasperis@toronto.ca



Attachment 2: Location Map



Attachment 3: Official Plan Land Use Map



Official Plan Land Use Map #14

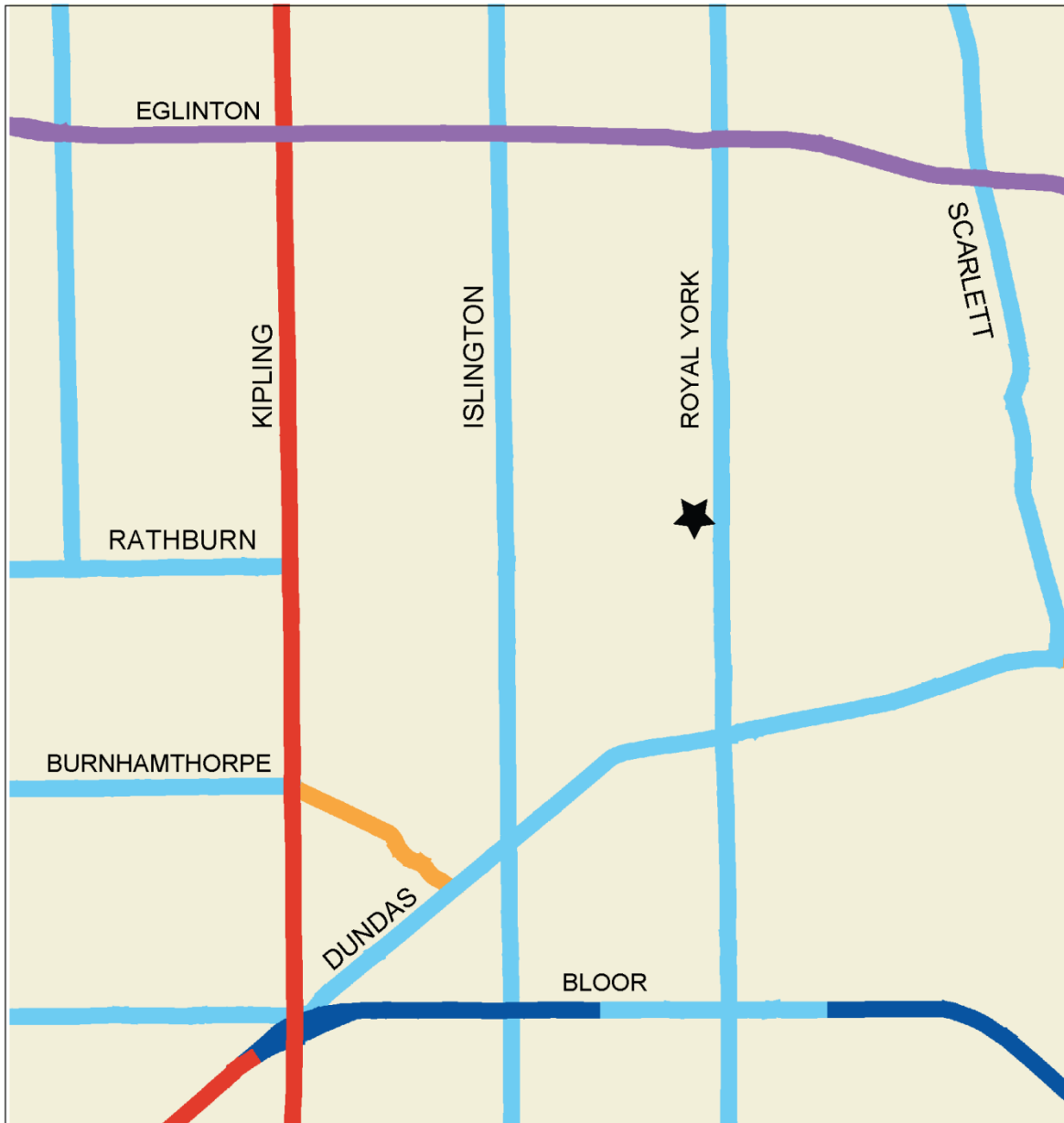
1218 Royal York Road

File # 18 271115 WET 02 0Z

-  Location of Application
-  Neighbourhoods
-  Apartment Neighbourhoods
-  Mixed Use Areas
-  Parks
-  General Employment Areas

  
Not to Scale  
08/02/2019

Attachment 4: Right-of-Way Widths Associated with Major Streets



Official Plan Right-of-Way Widths Map #3

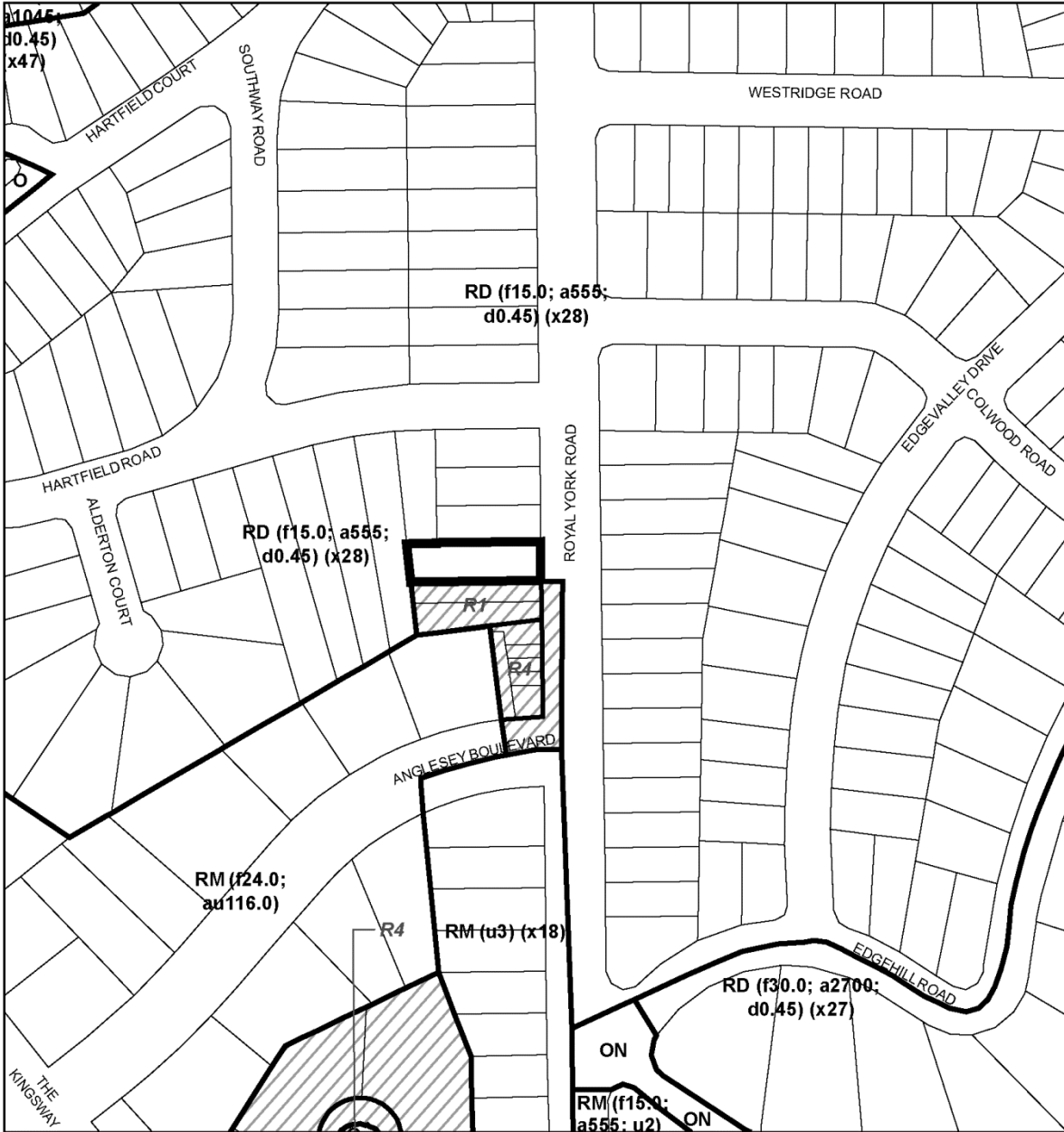
1218 Royal York Road

File # 18 271115 WET 02 0Z

-  Location of Application
-  45 metres and over
-  36 metres
-  30 metres
-  27 metres
-  20 metres

  
Not to Scale  
08/02/2019

Attachment 5: Existing Zoning By-law Map



Zoning By-law 569-2013

1218 Royal York Road

File # 18 271115 WET 02 0Z



Location of Application

RD Residential Detached  
RM Residential Multiple

O Open Space  
ON Open Space Natural



See Former City of Etobicoke By-law No. 11,737

R1 First Density Residential Zone  
R4 Fourth Density Residential Zone



Not to Scale  
Extracted: 08/02/2019

Attachment 6: Draft Zoning By-law Amendment – City-wide Zoning By-law No.569-2013

Authority: Etobicoke York Community Council Item EYxx.x, as adopted by City of Toronto Council on xxxxxxxx xx, 2019

CITY OF TORONTO

BY-LAW NO. ~~~-2019

**To amend the Zoning By-law for the City of Toronto, being By-law 569-2013, as amended, with respect to the lands municipally known as 1218 Royal York Road.**

WHEREAS authority is given to Council by Section 34 of the *Planning Act*, R.S.O. 1990, c.P. 13, as amended, to pass this By-law;

WHEREAS the 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 No. 569-2013, Chapter 800 Definitions.
3. Zoning By-law No. 569-2013, as amended, is further amended by amending the zone label on the Zoning By-law Map in Section 990.1 respecting the lands outlined by heavy black lines to RS[f 17.00, a990 (x37)] as shown on Diagram 2 attached to this By-law.
4. Zoning By-law No. 569-2013, as amended, is further amended by adding Article 900.4.10 by adding **Exception Number XXX** so that it reads:

**Exception 37**

**Site Specific Provisions:**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

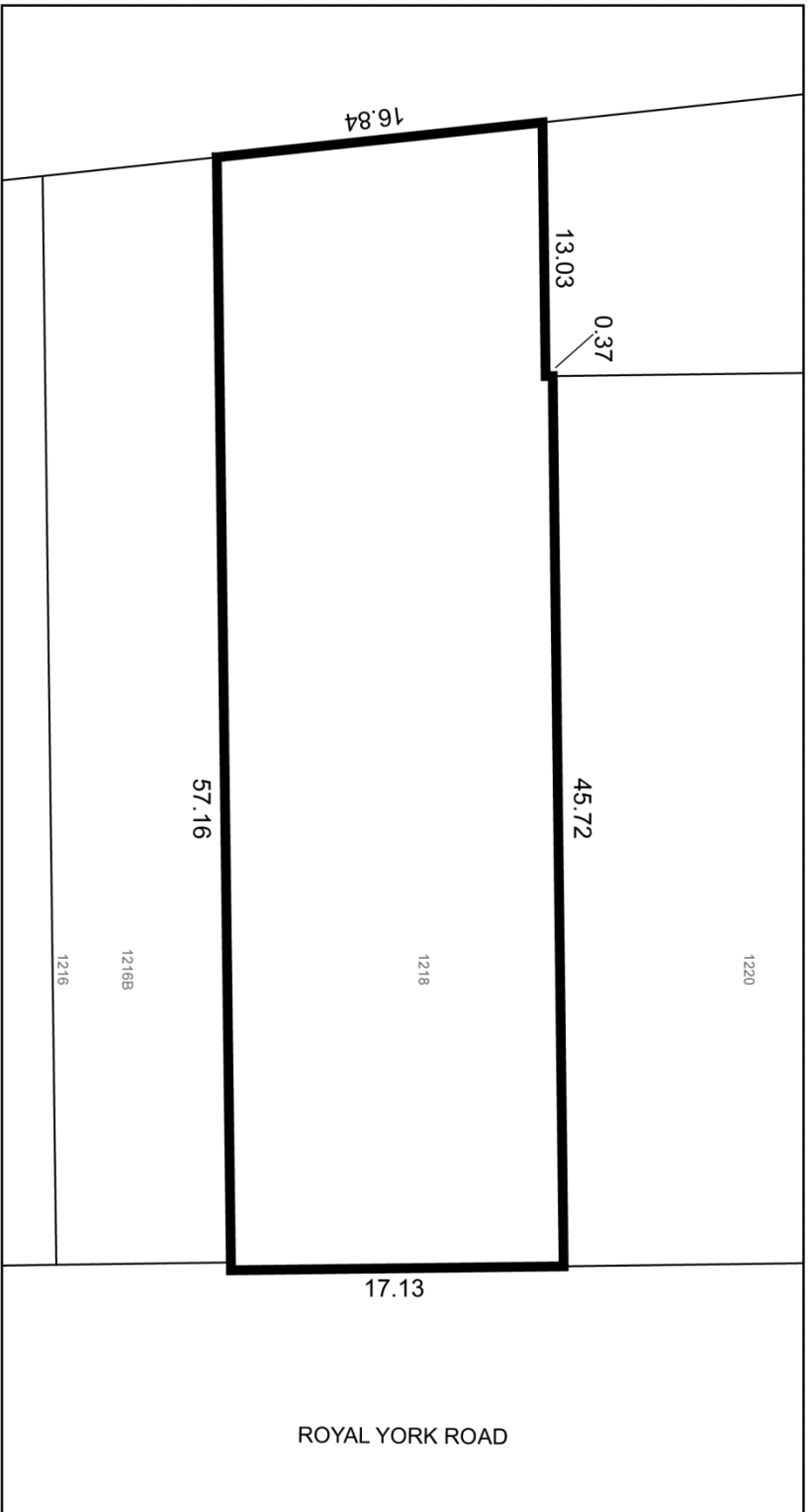
- A. Despite Regulation 10.40.30.40(1), the permitted maximum **lot coverage** is 26%.
- B. Despite Regulation 10.40.40.10(1), the permitted maximum number of **storeys** is 3.

- C. Despite Regulation 10.40.40.10(2)(B)(ii), the permitted maximum height of all the side exterior **main walls** is 9.54 metres.
  - D. Despite Regulation 10.40.40.20(1), the permitted maximum **building length** is 19.7 metres.
  - E. Despite Regulation 10.40.40.30(1), the permitted maximum **building depth** is 20 metres.
  - F. Despite Regulation 10.40.40.40(1), the maximum permitted **gross floor area** is 660 square metres, and if a semi-detached house is on two **lots**, the permitted maximum **gross floor area** for each **lot** is 50% of the permitted maximum **gross floor area**.
  - G. Despite Regulation 10.40.40.50.(2)(A), the maximum number of platforms located on the rear side of the **dwelling unit** is 2.
  - H. Despite Regulation 10.40.40.50.(2)(B), the maximum permitted area of each platform is:
    - i. 5.2 square metres for a platform located at the second **storey**.
    - ii. 13.47 square metres for a platform located at the third **storey**.
  - I. Despite Regulation 10.40.40.50.(2)(C), a platform at the rear of the **dwelling unit** must be a minimum of 1.63 metres from the common wall dividing the **dwelling units**.
  - J. Despite Clause 10.40.70, the required minimum **building setbacks** are shown on Diagram 3 attached to this by-law [clerks to insert].
  - K. Despite Regulation 10.40.40.10(1) the permitted maximum height is as shown in metres, following the letters HT on Diagram 3 attached to this by-law [clerks to insert].
5. Prevailing By-laws and Prevailing Sections: (None Apply)

ENACTED AND PASSED this ~ day of ~~~~~, 201~.

Name,  
 Speaker  
 (Seal of the City)

Ulli S. Watkiss,  
 City Clerk

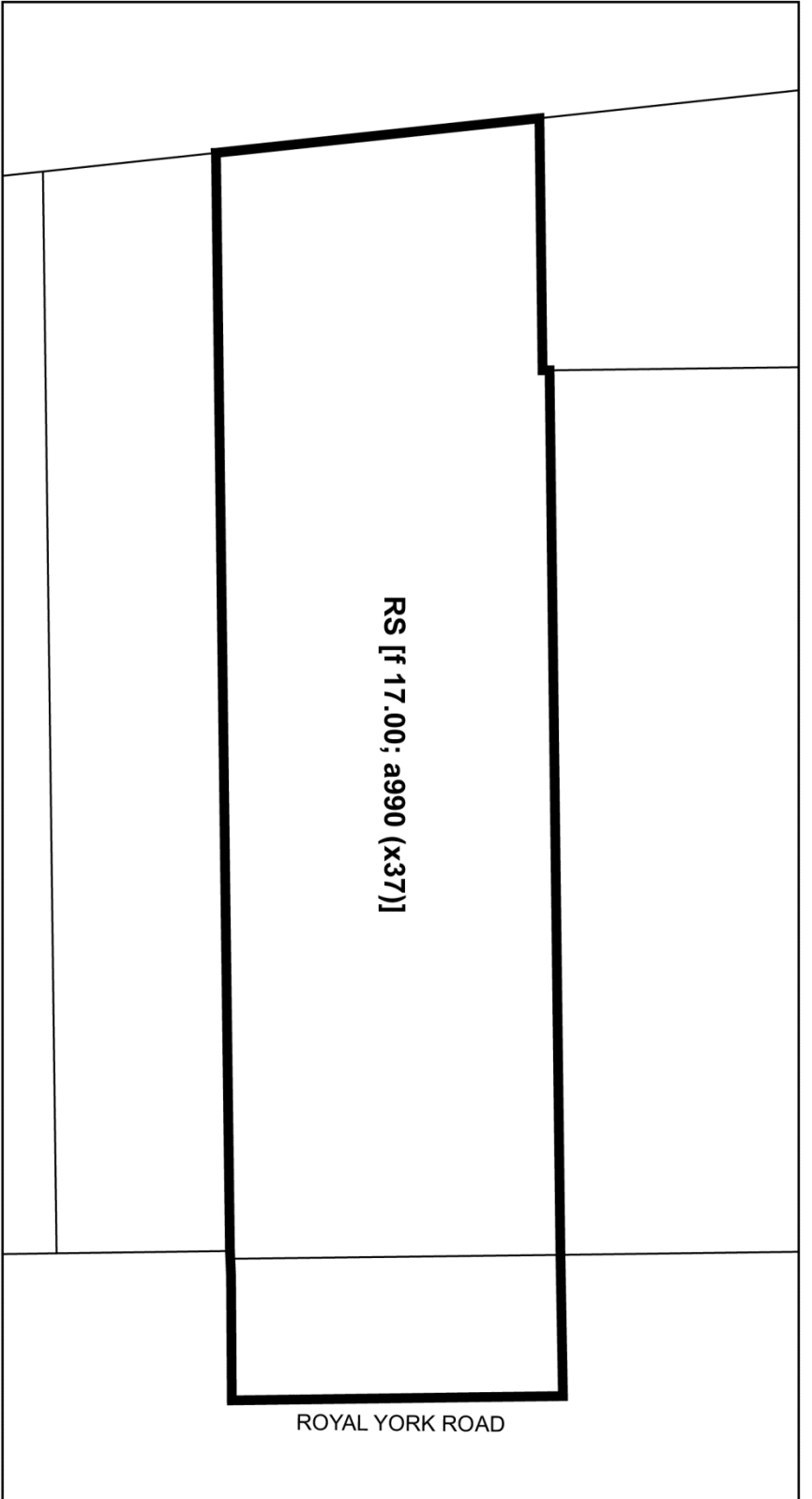


**Toronto**  
**Diagram 1**

**1218 Royal York Road**  
 File # 18 271115 WET 02 02

City of Toronto By-law 569-2013  
 Not to Scale  
 8/16/2019

1218 Roy



**City of Toronto**  
**Diagram 2**

**1218 Royal York Road**

File # 18 271115 WET 02 0Z

City of Toronto By-law 569-2013  
Not to Scale  
8/16/2019

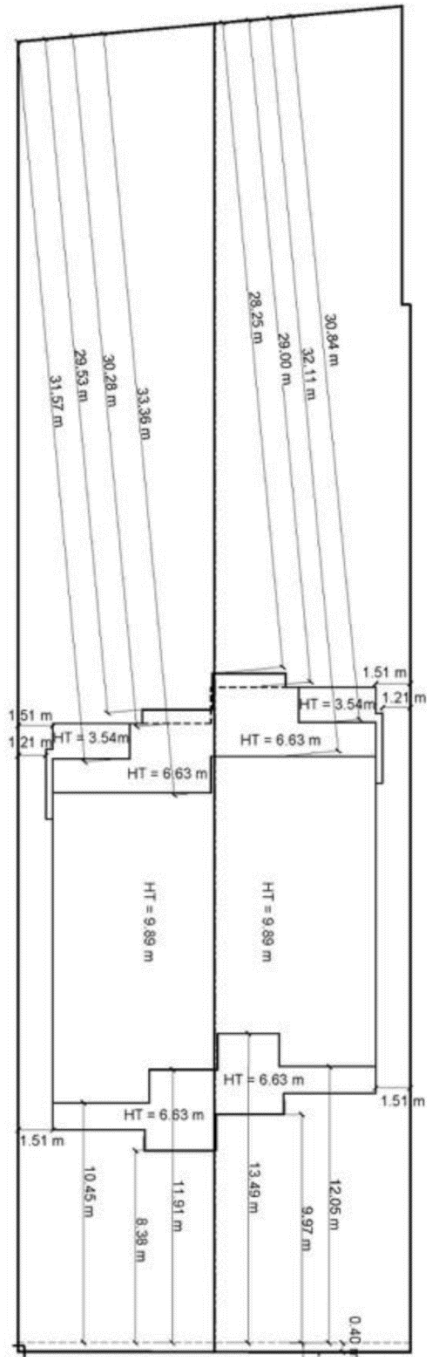


1218 Royal York Rc





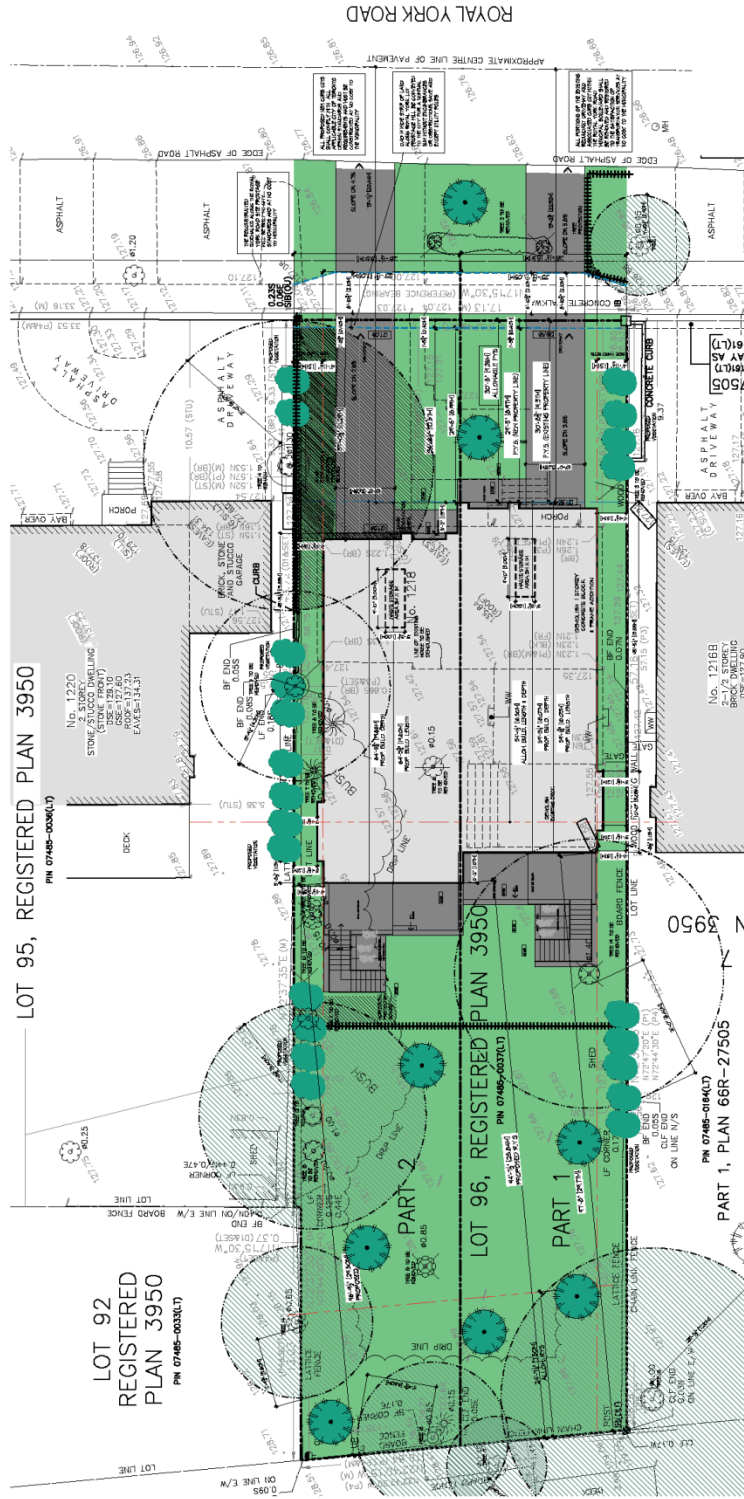




ROYAL YORK ROAD



Attachment 7: Site Plan

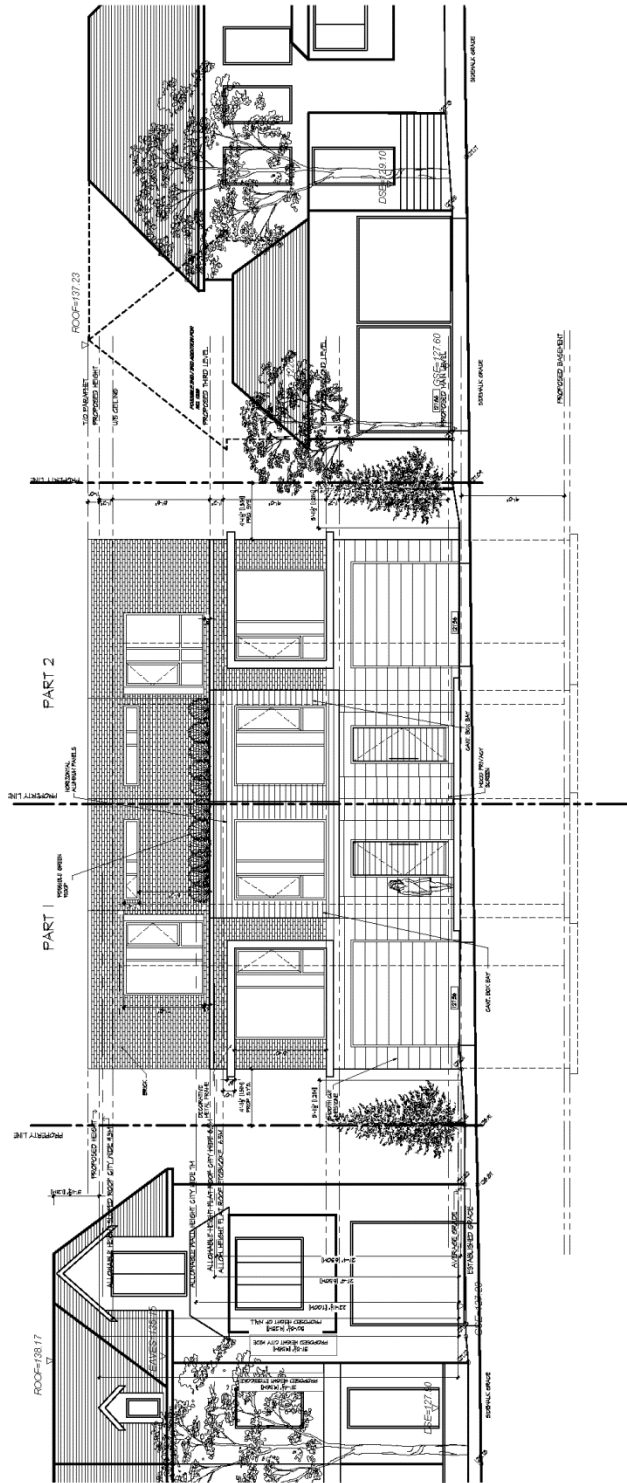


1218 Royal York Road

Site Plan  
 Applicant's Submitted Drawing

Not to Scale  
 08/02/2019

File # 18271115 WET 02.0Z

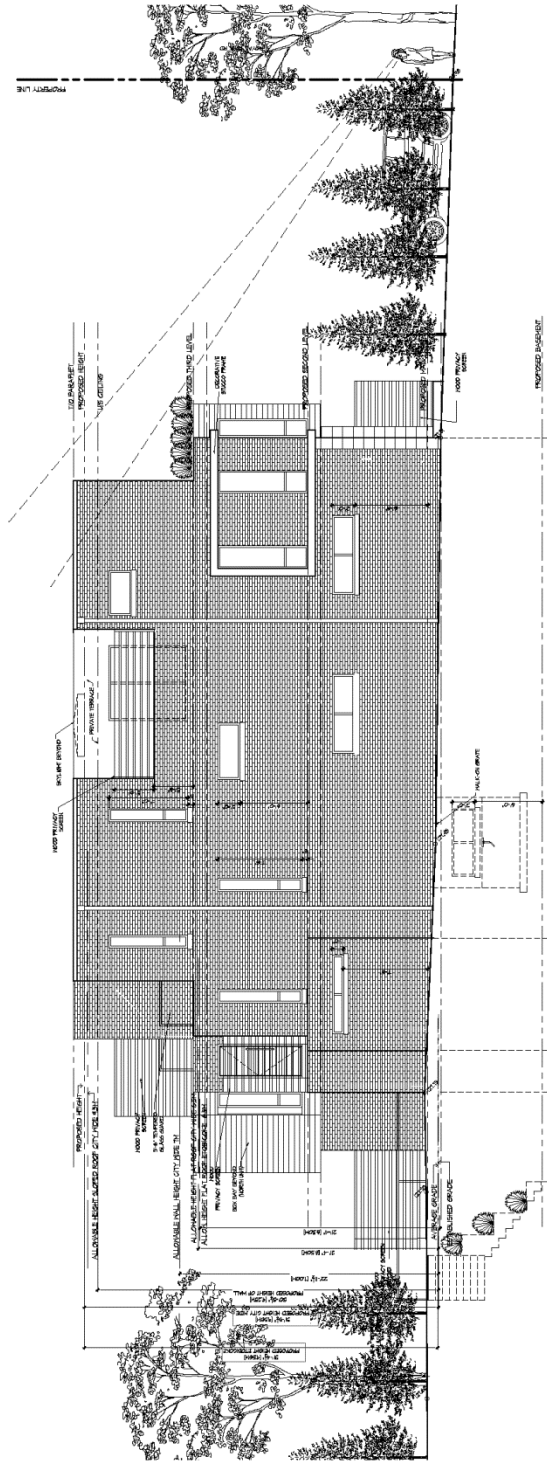


1218 Royal York Road

Front Elevation  
Applicant's Submitted Drawing

Not to Scale  
08/02/2019

File # 18 271115 WET 02.02

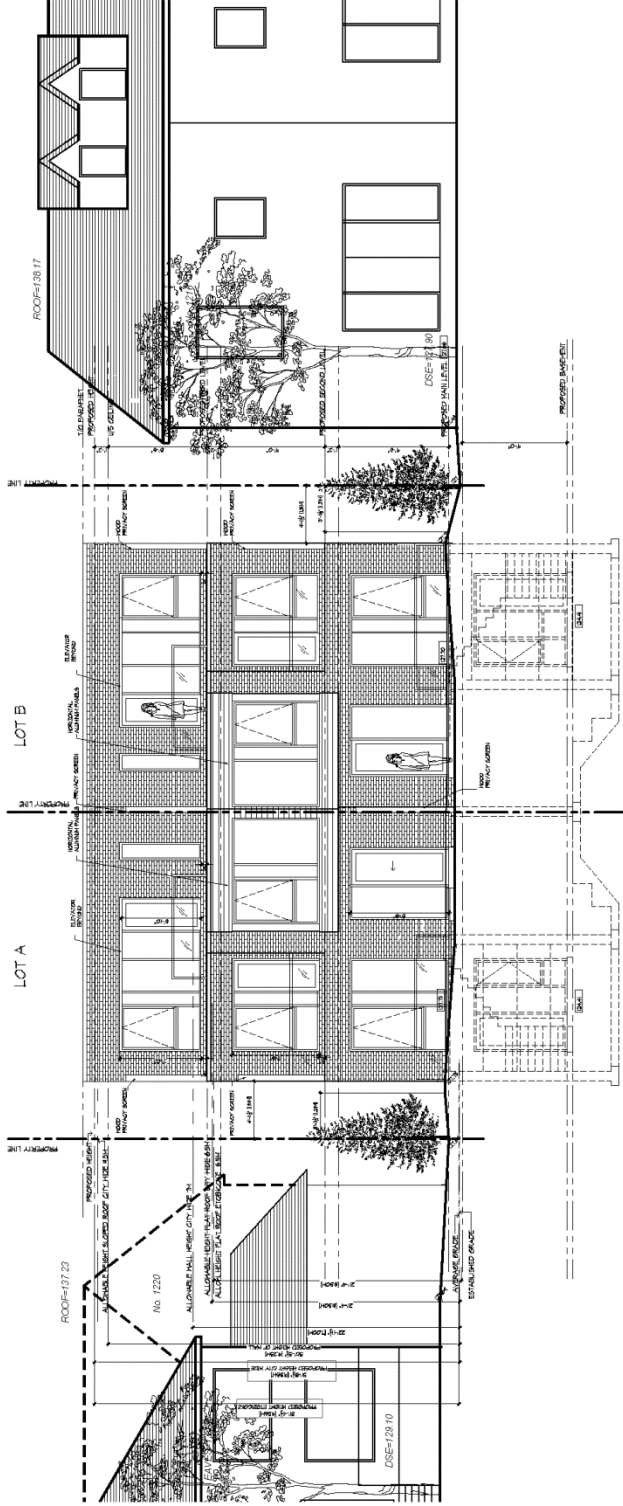


**1218 Royal York Road**

File # 18 271115 WET 02.02

**South Elevation**  
 Applicant's Submitted Drawing

Not to Scale  
 08/02/2019



**Rear Elevation**

Applicant's Submitted Drawing

Not to Scale  
08/02/2019

**1218 Royal York Road**

File # 18 271115 WET 02.02



