

Authority: Local Planning Appeal Tribunal Decision and Order issued on November 21, 2018 in former Ontario Municipal Board Case PL170188 and File PL170188

CITY OF TORONTO

BY-LAW 1352-2018(LPAT)

To amend the City of Toronto Zoning By-law 569-2013, with respect to lands municipally known as 21 and 23 Franklin Avenue.

Whereas the Local Planning Appeal Tribunal, by its Decision and Order issued on November 21, 2018 in former Ontario Municipal Board Case PL170188 and File PL170188, approved amendments to Zoning By-Law 569-2013, as amended, with respect to the lands known municipally as 21 and 23 Franklin Avenue; and

Whereas the Local Planning Appeal Tribunal has the authority pursuant to Section 34 of the Planning Act, R.S.O. 1990, c. P.13, as amended, to approve this By-law;

The Local Planning Appeal Tribunal Orders:

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. Except as otherwise provided herein, the Regulations of Zoning By-law 569-2013 continue to apply to the lands.
4. 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 on Diagram 1, to a zone label of RD (f6.75; a155) (x1327) as shown on Diagram 2 attached to this By-law.
5. Zoning By-law 569-2013, as amended, is further amended by amending the Height Overlay Map in Section 995.20 respecting the lands on Diagram 1 to a height and storey label of HT 9.45, ST 3, as shown on Diagram 3 attached to this By-law.
6. Zoning By-law 569-2013, as amended, is further amended by amending the Lot Coverage Overlay Map in Section 995.30 respecting the lands on Diagram 1, to a lot coverage label of 40 as shown on Diagram 4 attached to this By-law.
7. Zoning By-law 569-2013, as amended, if further amended by adding Article 900.6.10 Exception Number 1327, so that it reads:

Exception RD 1327

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

Site Specific Provisions:

- a) Regulation 10.5.80.10(6) and 10.5.80.40(3) shall not apply.
- b) Despite Regulation 10.20.30.10 (1), the minimum lot area is 155 square metres.
- c) Despite Regulation 10.20.30.10 (1), the minimum lot frontage is 6.75 metres.
- d) Despite Regulation 10.20.30.13 (1), the maximum lot coverage is 40 percent.
- e) Despite Regulation 10.20.40.10 (1) and (3) the maximum height is to be 9.45 metres and 3 storeys.
- f) Despite Regulations 10.20.40.10 (2) and (4) regarding the permitted maximum height of main walls does not apply.
- g) Despite Regulation 10.20.40.10 (6), the permitted maximum height of the first floor above elevated grade is 1.5 metres.
- h) Despite Regulation 10.20.40.40(1), no maximum gross floor area applies.
- i) Despite Regulation 10.20.40.70, the required minimum building setback from a lot line will be as shown on Diagram 5 attached to this By-law.

Prevailing By-laws and Prevailing Sections: Schedule "D" Airport Hazard map from City of North York Zoning By-law 7625.

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Diagram 1

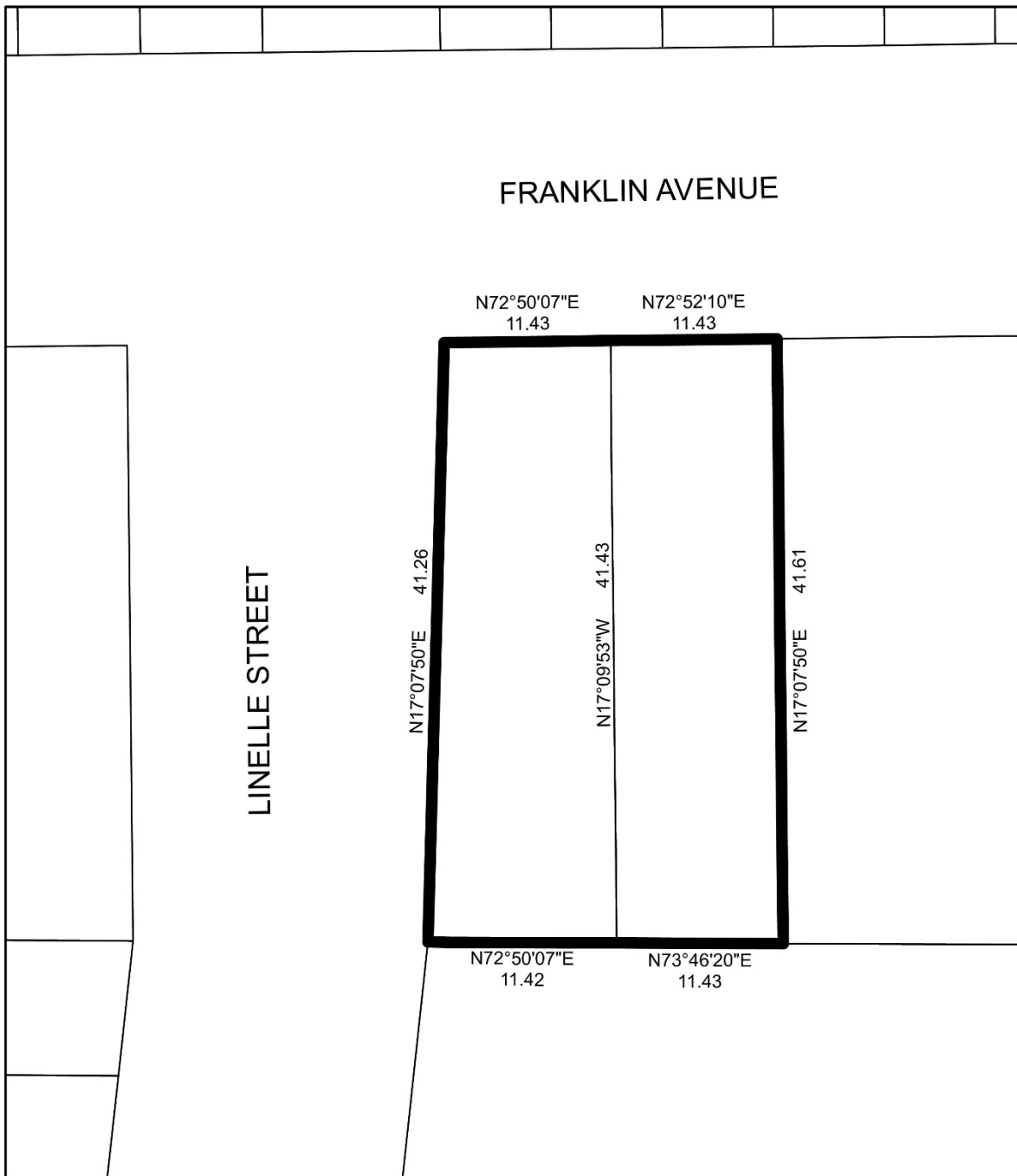


Diagram 2

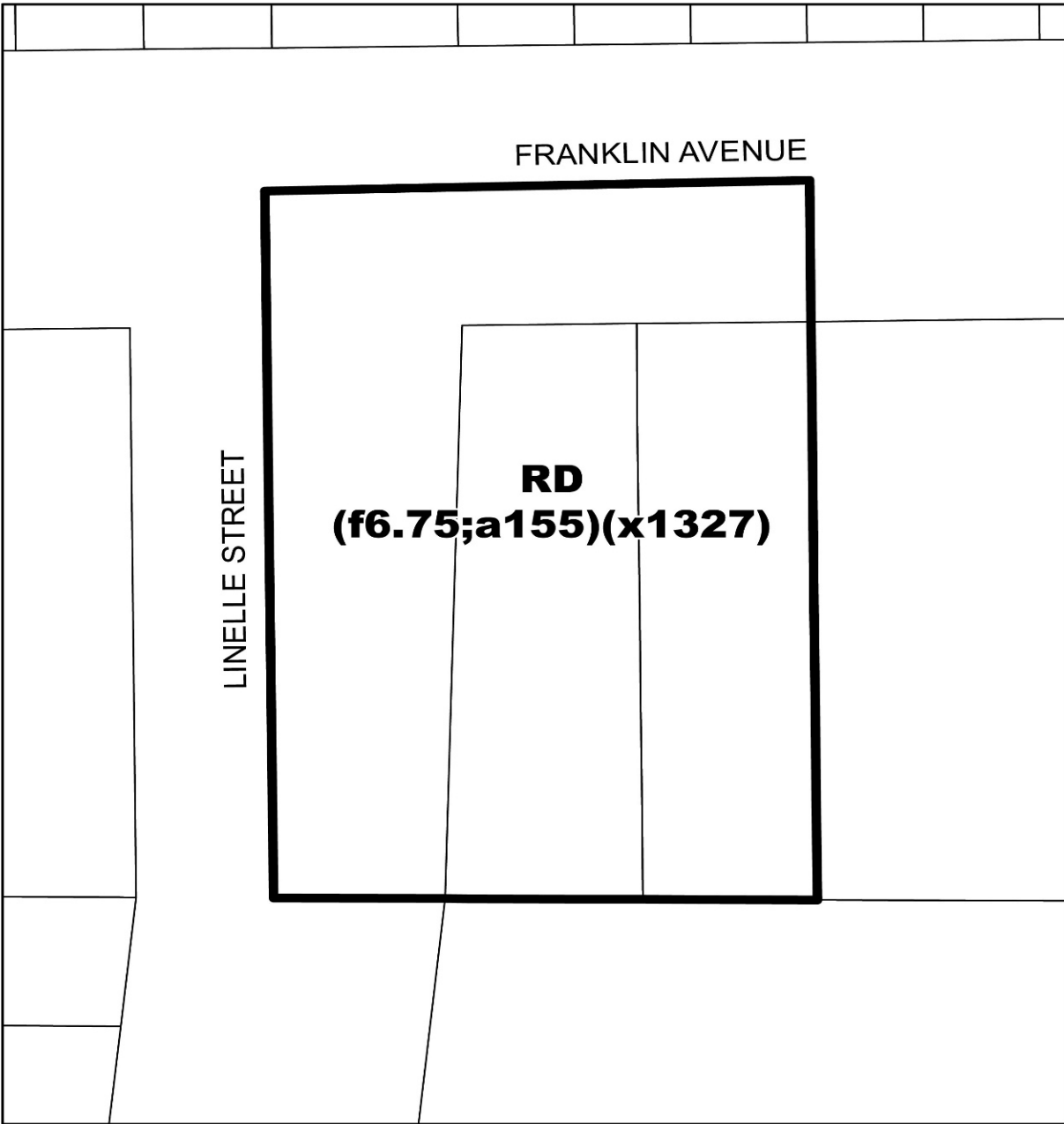
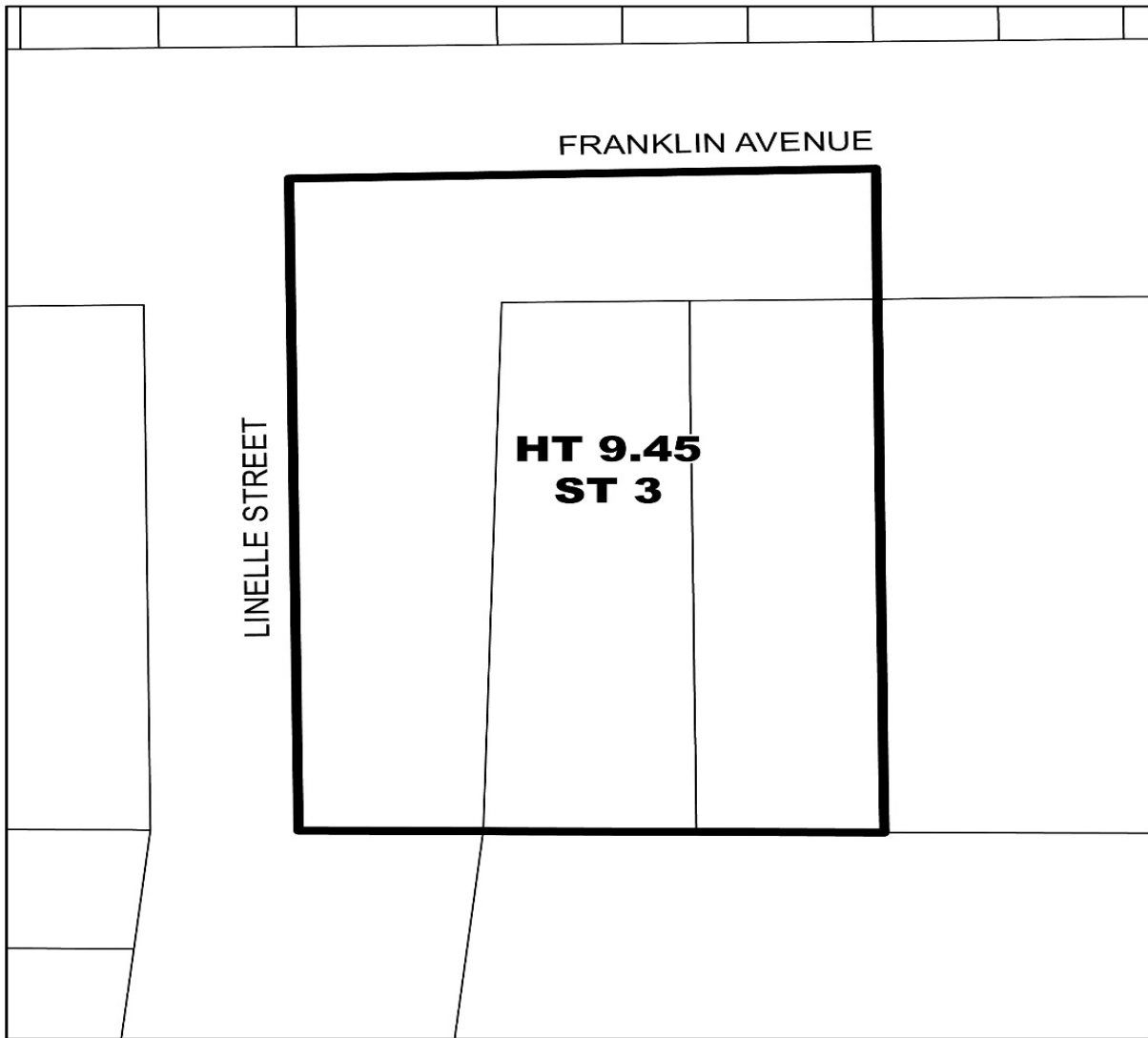


Diagram 3



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Diagram 3

21 and 23 Franklin Avenue

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Diagram 4

