

Authority: Local Planning Appeal Tribunal (formerly the Ontario Municipal Board) Order issued June 18, 2019 and January 25, 2016 in Board File No. PL150527

CITY OF TORONTO

BY-LAW 1089-2019(LPAT)

To amend Zoning By-law 569-2013, as amended, with respect to the lands municipally known in the year 2019 as 2 Wilket Road.

Whereas the Local Planning Appeal Tribunal, by its Order issued on June 18, 2019 and January 25, 2016 in Board File PL150527, has determined to amend Zoning By-law 569-2013 with respect to the lands shown municipally as 2 Wilket Road;

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 By-law 1089-2019(LPAT).
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 to RT(x116) as shown on Diagram 2 attached to By-law 1089-2019(LPAT).
4. Zoning By-law 569-2013, as amended, is further amended by amending the Lot Coverage Overlay Map in Section 995.30.1 for the lands subject to this By-law from a lot coverage label of 25 percent to 44 percent, as shown on Diagram 4 attached to By-law 1089-2019(LPAT).
5. Zoning By-law 569-2013, as amended, is further amended by amending the Height Overlay Map in Section 995.20.1 for the lands subject to this By-law from a height label of HT 11.5, ST3 to HT 10.8, ST3, as shown on Diagram 5 attached to By-law 1089-2019(LPAT).
6. Zoning By-law 569-2013, as amended, is further amended by adding to Article 900.5.10 Exception Number 116 so that it reads:

Exception RT 116

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

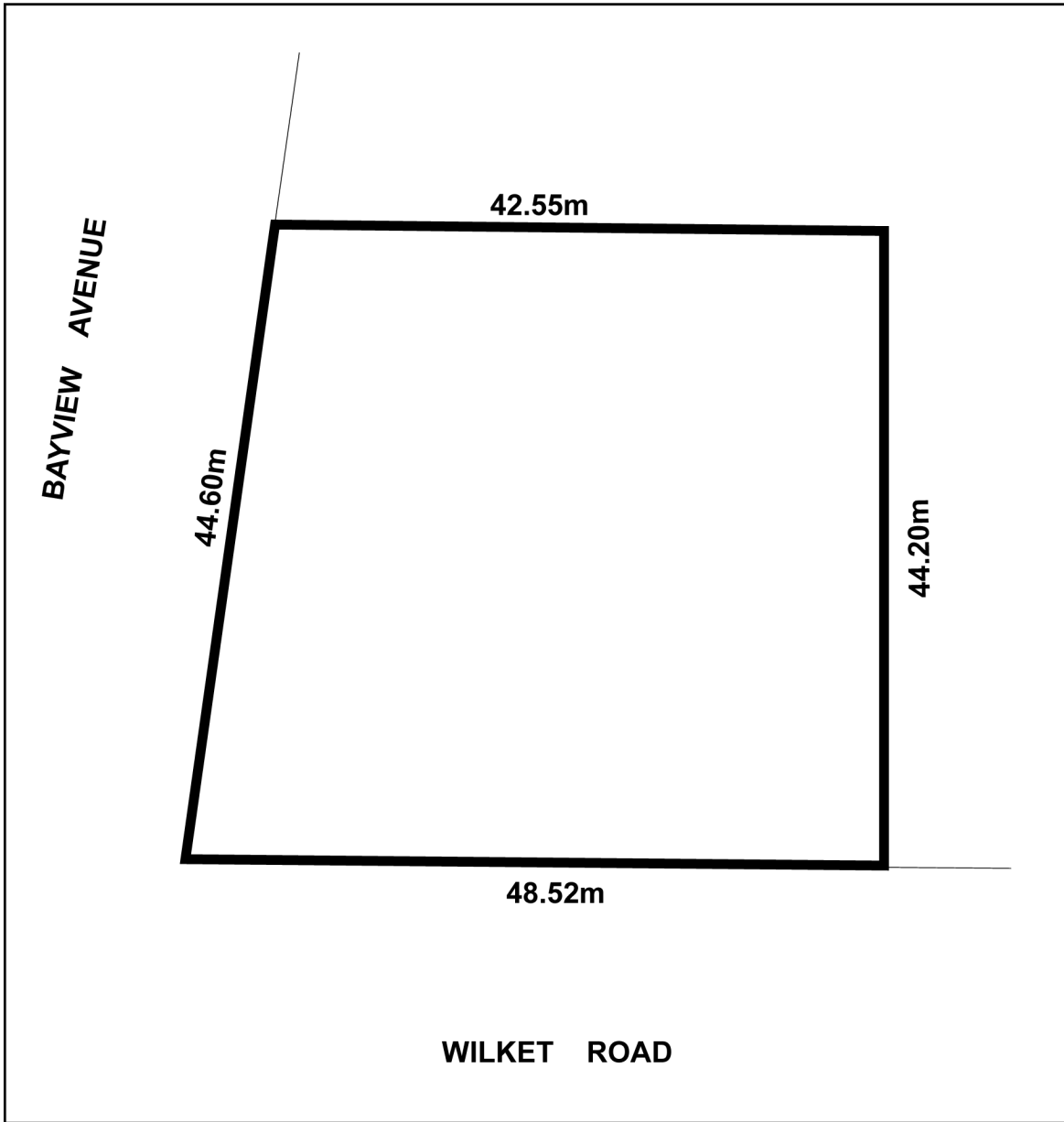
Site Specific Provisions:

- (A) The minimum **lot area** is 1,988 square metres;

- (B) The minimum **lot frontage** is:
 - (i) 44.0 metres for the entire **townhouse building** lot; and
 - (ii) 5.6 metres for each **dwelling unit**;
- (C) Despite clause 10.60.40.70, the required minimum **building setbacks** and **building** separations are shown on Diagram 3 of By-law n1089-2019(LPAT);
- (D) Maximum **building length** shall be as set out on Diagram 3 attached to By-law 1089-2019(LPAT);
- (E) **Established Grade** is the Canadian geodetic elevation of 159.56 metres;
- (F) Despite regulation 10.5.60.50(2), the maximum floor area for **ancillary buildings** is 267 square metres;
- (G) Despite regulation 5.10.30.20(1), the **front lot line** is Bayview Avenue;
- (H) A minimum of two **parking spaces** must be provided for each **dwelling unit**;
- (I) Despite regulation 200.5.1.10(2)(D), two side-by-side **parking spaces** within the **building** must have a minimum combined dimension of 5.2 metres x 5.8 metres;
- (J) A minimum of 1 **visitor parking space** is required;
- (K) Article 200.15.10 shall not apply;
- (L) Despite clause 10.5.50.10, a minimum of 1,100 square metres of landscaping shall be provided, of which 560 square metres shall be **soft landscaping**. Landscape buffers shall be provided as set out on Diagram 3 attached to By-law 1089-2019(LPAT); and
- (M) Despite regulation 10.5.40.60(6), window projections may encroach 0.8 metres into the required **front yard building setback**.

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

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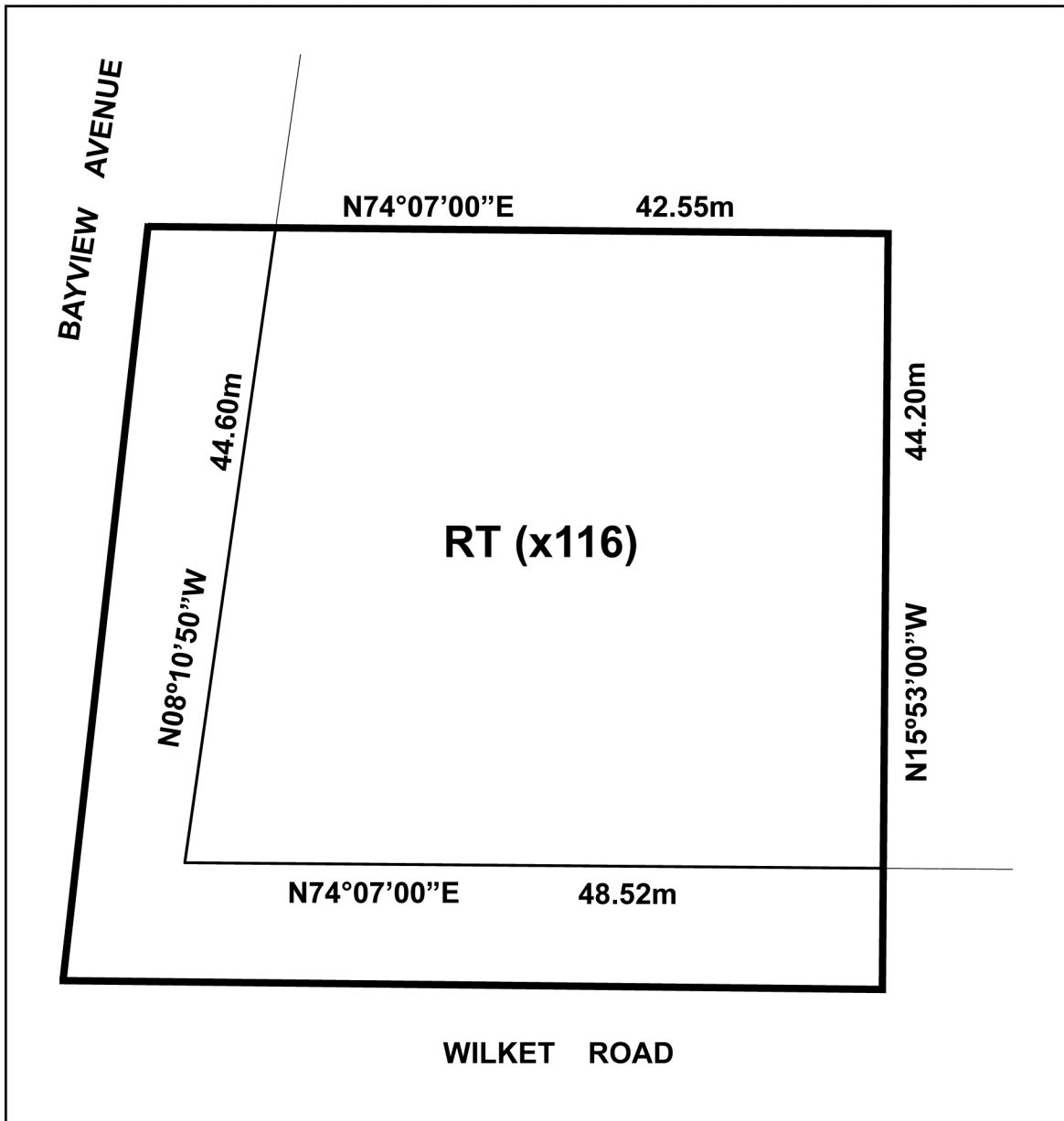
 **TORONTO**
Diagram 1

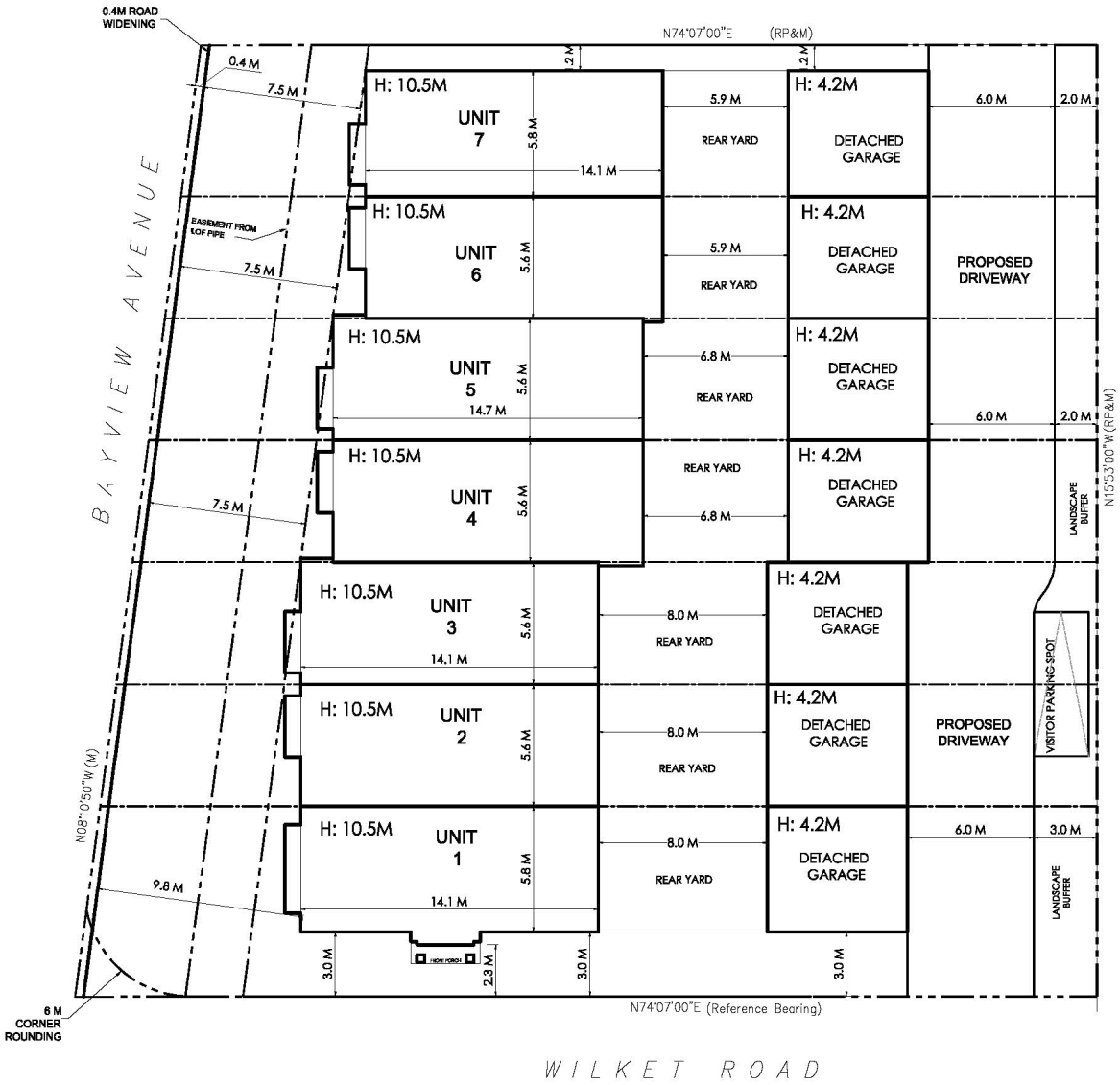
2 Wilket Road

File # 14 187157 NNY 25 OZ



City of Toronto By-Law 569-2013
Not to Scale
11/14/2016



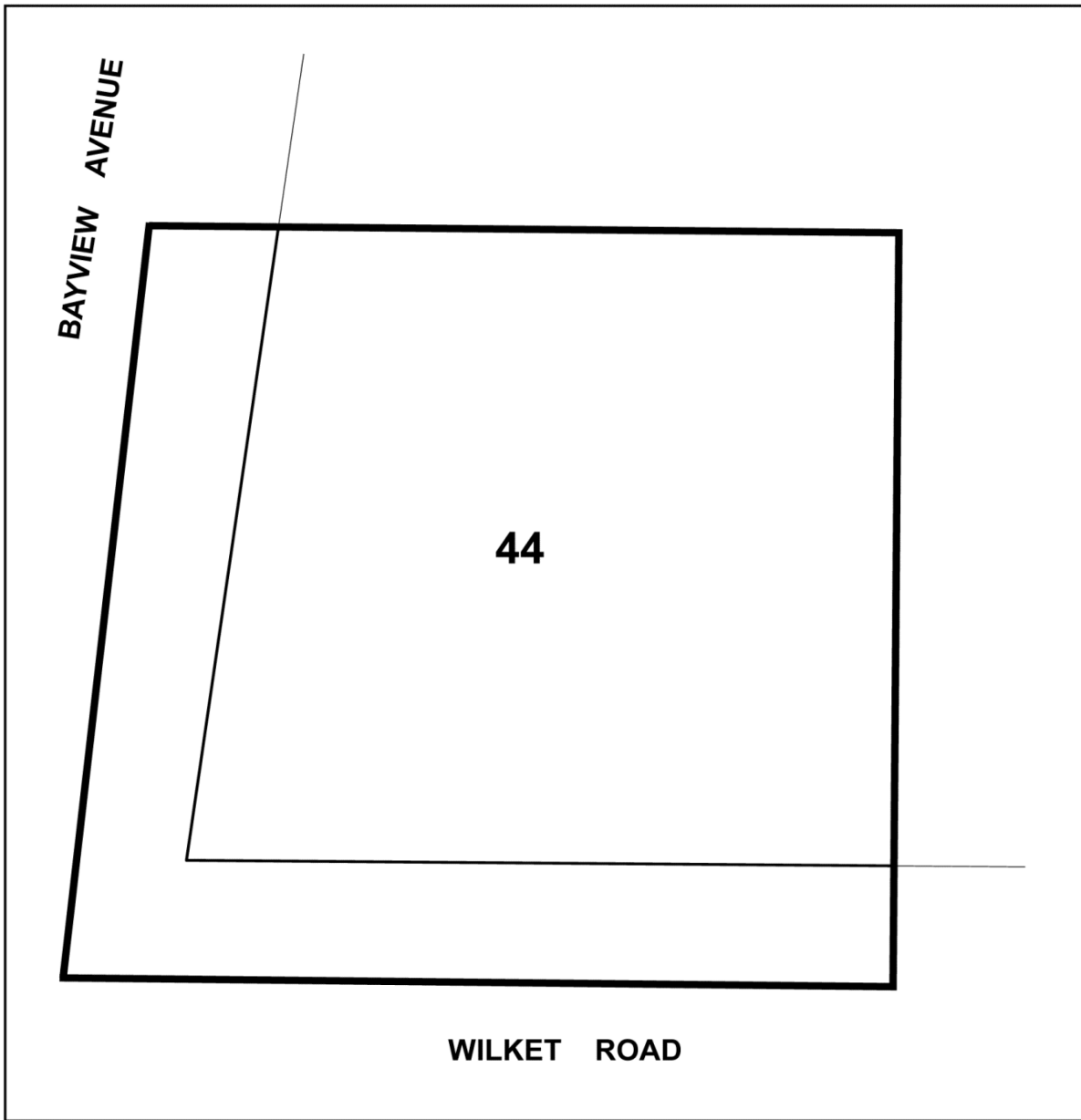


2 Wilket Road

File # 14 187157 NNY 25 02



City of Toronto By-Law 569-2013
Not to Scale
11/14/2016

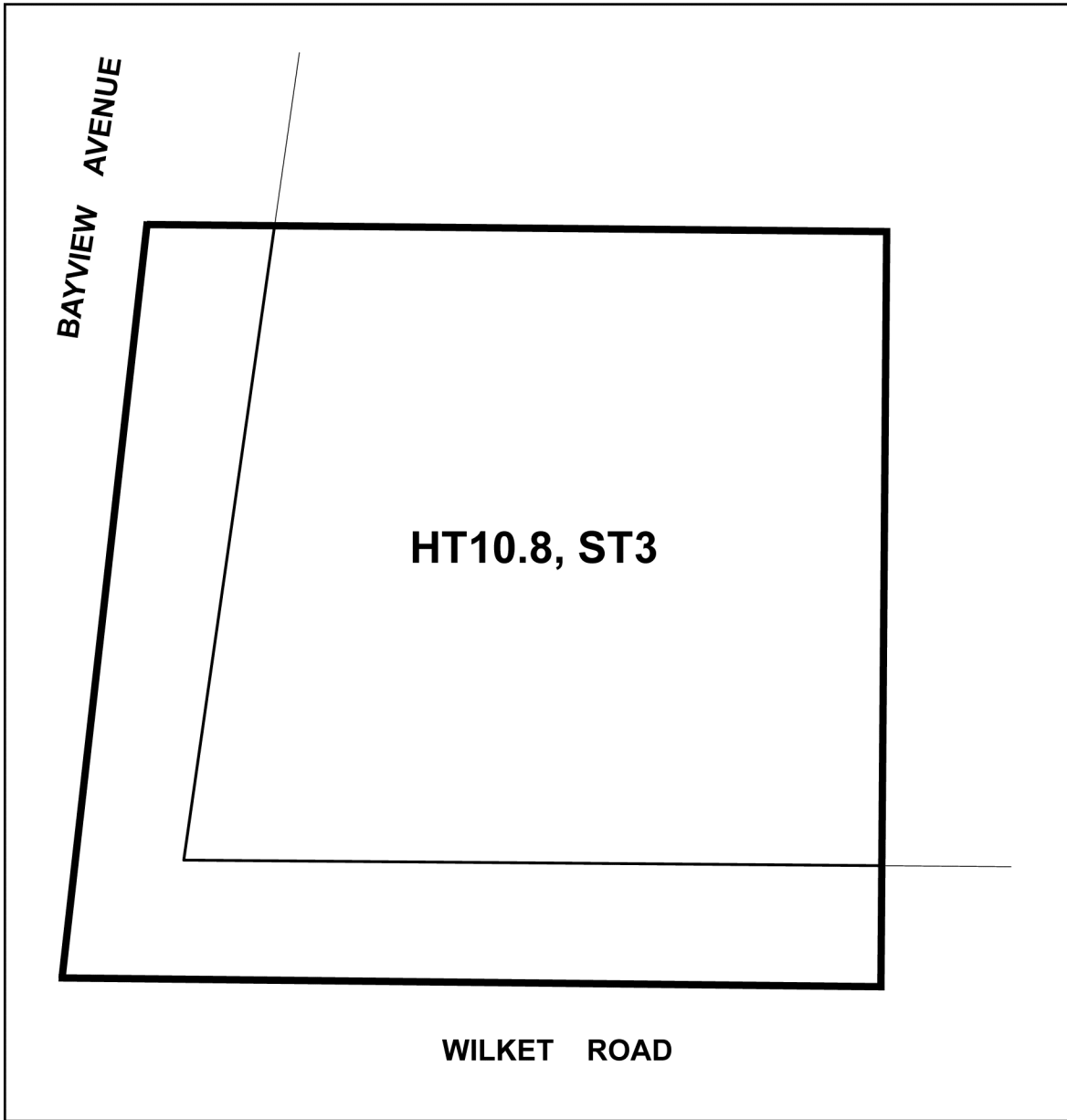


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Diagram 4

2 Wilket Road

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Diagram 5

2 Wilket Road

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