

Authority: Local Planning Appeal Tribunal Decision
issued January 7, 2019 and Order issued June 2, 2020 in
Tribunal File PL180156

CITY OF TORONTO

BY-LAW 420-2020(LPAT)

To amend Zoning By-law 569-2013, as amended, with respect to the lands municipally known in the year 2019 as 3002, 3004, 3006, 3010 and 3014 Islington Avenue.

Whereas the Local Planning Appeal Tribunal by its Decision issued on January 7, 2019, and Order issued on June 2, 2020, in respect of Tribunal File PL180156, approved amendments to the Zoning By-law 569-2013, as amended;

Pursuant to the Decisions of the Local Planning Appeal Tribunal, Zoning By-law 569-2013, as amended, is amended as follows:

1. The lands subject to this By-law are identified as Part 1 and Part 2 and outlined by heavy black lines on Diagram 1 of this By-law.
2. 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 for the lands outlined by heavy black lines to RT (f95; a2530; u14; d1.1) (x183) and RT (f95 ; a5300 ; u32 ; d1.0)(xx185) as shown on Diagram 2 attached to this By-law.
3. Zoning By-law No. 569-2013, as amended, is further amended by adding Article 900.5.10 Exception 183 so that it reads:

Exception RT 183

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 maximum **lot coverage** for lands labelled as Part 1 on Diagram 2 of By-law 420-2020(LPAT) is 45 percent;
- (B) The **lot line** abutting **Street 1** for lands labelled as Part 1 on Diagram 2 of By-law 420-2020(LPAT) is the **front lot line**;
- (C) For this exception, **established grade** is the Canadian Geodetic Datum elevation of 157.05 metres;
- (D) The lands labelled as Part 1 and shown outlined in a heavy black line on Diagram 2 of By-law 420-2020(LPAT) are one (1) **lot** for the purpose of this exception;

- (E) Regulation 10.5.40.50(2) does not apply;
- (F) Despite regulation 10.5.40.60(1), a platform without **main walls**, located at or above the first **storey** of a **building** may encroach into required **building setbacks**, if it is no closer to a **lot line** than:
 - (i) 2.90 metres to the **front lot line**;
 - (ii) 5.00 metres to the **rear lot line** (Westerly Property Line);
 - (iii) 8.00 metres to a **side lot line** abutting a **street**; and
 - (iv) 2.18 metres to all other **side lot line** (Northerly Property Line);
- (G) Despite regulation 10.5.40.60(3) no **building setback** applies to exterior stairs in a **front yard** or **side yard** abutting a **street**;
- (H) Despite regulation 10.5.40.60(5), pilasters, decorative columns, cornices, sills, belt courses, eaves or other similar architectural feature may encroach into a required **building setback**, if they are no closer to a **lot line** than:
 - (i) 2.50 metres to a **front lot line**; and
 - (ii) 7.50 metres to a **side lot line abutting Muir Avenue**;
- (I) Despite regulation 10.5.50.10(1)(C),(D), (2) and (3) a minimum 1,220 square metres must be **landscaping**;
- (J) Despite clause 10.5.100.1, the maximum width of a **driveway** that leads directly to a **dwelling unit** is 3.2 metres;
- (K) Despite regulation 10.60.40.10(1), the maximum permitted **building** height is 12.2 metres;
- (L) The permitted maximum number of **storeys** is 3;
- (M) Despite clause 10.60.40.70, a **building** may not be closer to a **lot line** than the distances shown on Diagram 3 of By-law 420-2020(LPAT);
- (N) Despite clause 10.60.40.80, the **main wall** of a **building** may not be closer to the **main wall** of another **building** than the distance shown on Diagram 3 of By-law 420-2020(LPAT);
- (O) Despite regulation 200.5.1.10(2)(A)(iv) the minimum **parking space** width must be increased by 0.225 metres for each side of the **parking space** that is obstructed according to regulation 200.5.1.10(2)(D);

- (P) The garage door for a townhouse **dwelling unit** that is accessed directly from a public street shall be set back a minimum of 5.6 metres from the **lot line** abutting said public **street** right-of-way;
- (Q) Despite any future severance, partition or division of the lands shown as Part 1 on Diagram 1, the provisions of this By-law apply to the whole of the lands, as if no severance, partition or division occurred.

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

4. Zoning By-law No. 569-2013, as amended, is further amended by adding Article 900.5.10 Exception 185 so that it reads:

Exception RT 185

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:

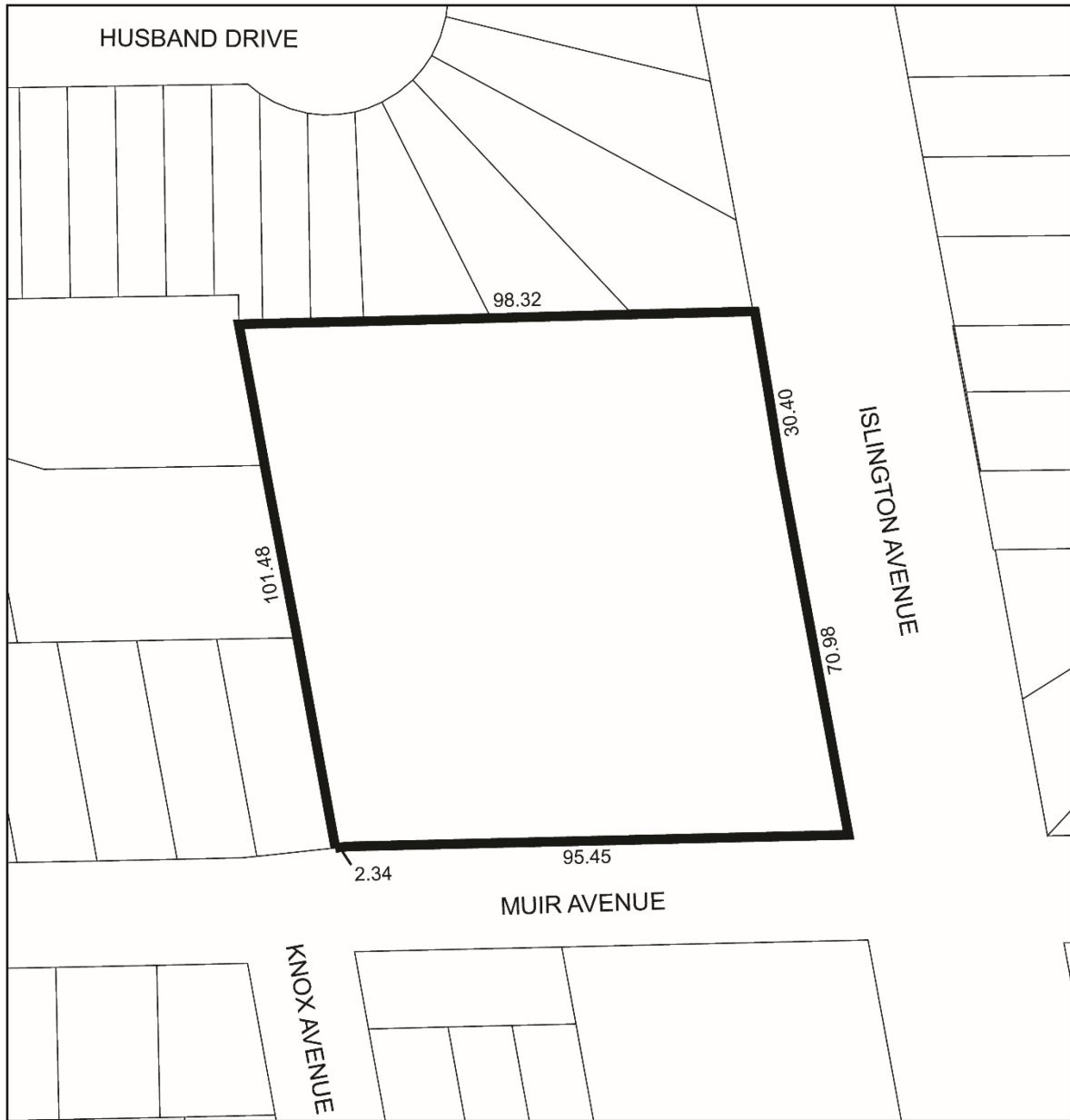
- (A) The maximum **lot coverage** for lands labelled as Part 2 on Diagram 2 of By-law 420-2020(LPAT) is 45 percent;
- (B) The **lot line** abutting Islington Avenue, but not including a sight triangle, is the **front lot line**;
- (C) The lot line abutting "Street 1" for lands labelled as Part 2 on Diagram 2 of By-law 420-2020(LPAT) is the **rear lot line**;
- (D) For the purpose of this exception, **established grade** is the Canadian Geodetic Datum elevation of 157.05 metres;
- (E) The lands labelled as Part 2 and shown outlined in a heavy black line on Diagram 2 of By-law 420-2020(LPAT), are one (1) **lot** for the purpose of this exception;
- (F) Regulation 10.5.40.50(2) does not apply;
- (G) Despite regulation 10.5.40.60(1), a platform without **main walls**, located at or above the first **storey** of a **building** may project 1.50 metres beyond the **main wall**;
- (H) Despite regulation 10.5.40.60(1), a platform without **main walls** may encroach into a minimum required **building setback** a maximum of 0.15 metres from a corner rounding;

- (I) Despite regulation 10.5.40.60(3), no **building setback** applies to exterior stairs in a **front yard** or **side yard** abutting a **street**;
- (J) Despite regulation 10.5.40.60(5), pilasters, decorative columns, cornices, sills, belt courses, eaves, masonry screening walls or other similar architectural features may project from the **main wall** of the **building** into a required **building setback** a maximum of:
- (i) 3.20 metres to a **front lot line** abutting Islington Avenue;
 - (ii) 3.20 metres to a **side lot line** abutting Muir Avenue;
 - (iii) 2.20 metres to a **lot line** abutting Street 1; and
 - (iv) 0.50 metres to an **interior side lot line**;
- (K) Despite regulation 10.5.50.10(1)(C), (D), (2) and (3) a minimum of 1,535 square metres must be **landscaping**;
- (L) Despite regulation 10.5.80.1(2) (A) and (B):
- i. An **ancillary** outdoor area used for the parking of three or more **vehicles** must be located at least 1.2 metres from a **residential building**; and
 - ii. The **ancillary** outdoor area used for the parking of three or more **vehicles** is not required to be fenced;
- (M) Despite clause 10.5.100.1, the maximum width of an individual private **driveway** that leads directly to a **dwelling unit** is 3.2 metres;
- (N) Despite regulation 10.60.40.1(3), the minimum width of a **townhouse dwelling unit** is 4.6 metres;
- (O) Despite regulation 10.60.40.10(1), the maximum permitted **building** height is 14.3 metres;
- (P) The permitted maximum number of **storeys** is 3;
- (Q) Despite clause 10.60.40.70, the **main wall** of a **building** may not be closer to a **lot line** than the distances shown on Diagram 3 of By-law 420-2020(LPAT);
- (R) Despite clause 10.60.40.80, the **main wall** of a **building** may not be closer to the **main wall** of another **building** than the distance shown on Diagram 3 of By-law 420-2020(LPAT);
- (S) Despite regulation 200.5.1.10(2)(A)(iv) the minimum **parking space** width must be increased by 0.225 metres for each side of the **parking space** that is obstructed according to regulation 200.5.1.10(2)(D);

- (T) A **driveway** that provides **vehicle** access to an individual **townhouse** unit must have a minimum length of 5.6 metres in front of a garage door except where an individual **townhouse** unit abuts a visitor parking space;
- (U) Despite any future severance, partition or division of the lands shown as Part 2 on Diagram 2 of By-law 420-2020(LPAT), the provisions of this By-law apply to the whole of the lands, as if no severance, partition or division occurred.

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

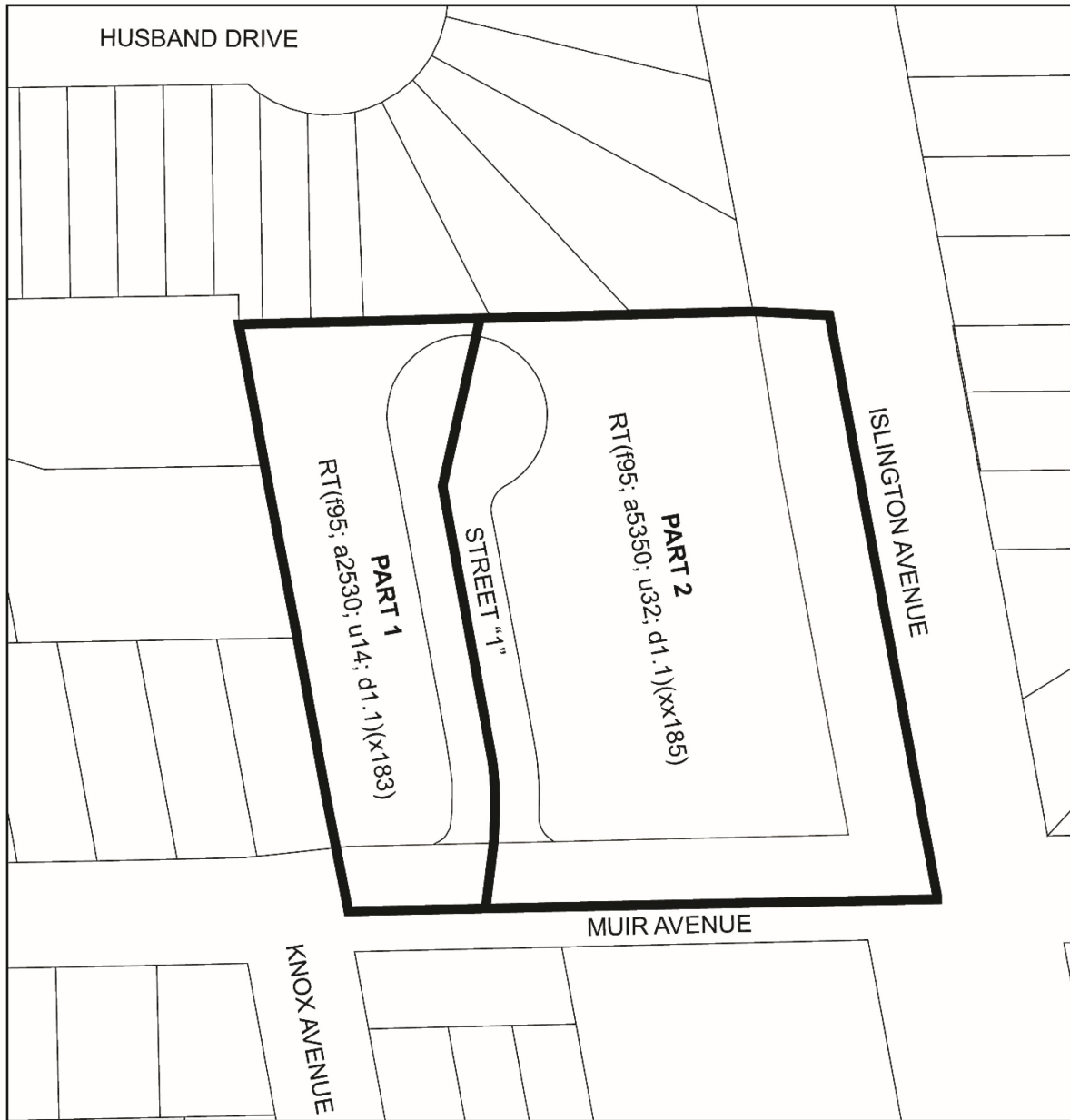
Pursuant to Local Planning Appeal Tribunal Decision issued January 7, 2019 and Order issued June 2, 2020 in Tribunal File PL180156.



 **TORONTO**
Diagram 1

3002 - 3014 Islington Avenue West


File # 15 268779 WET 07 0Z

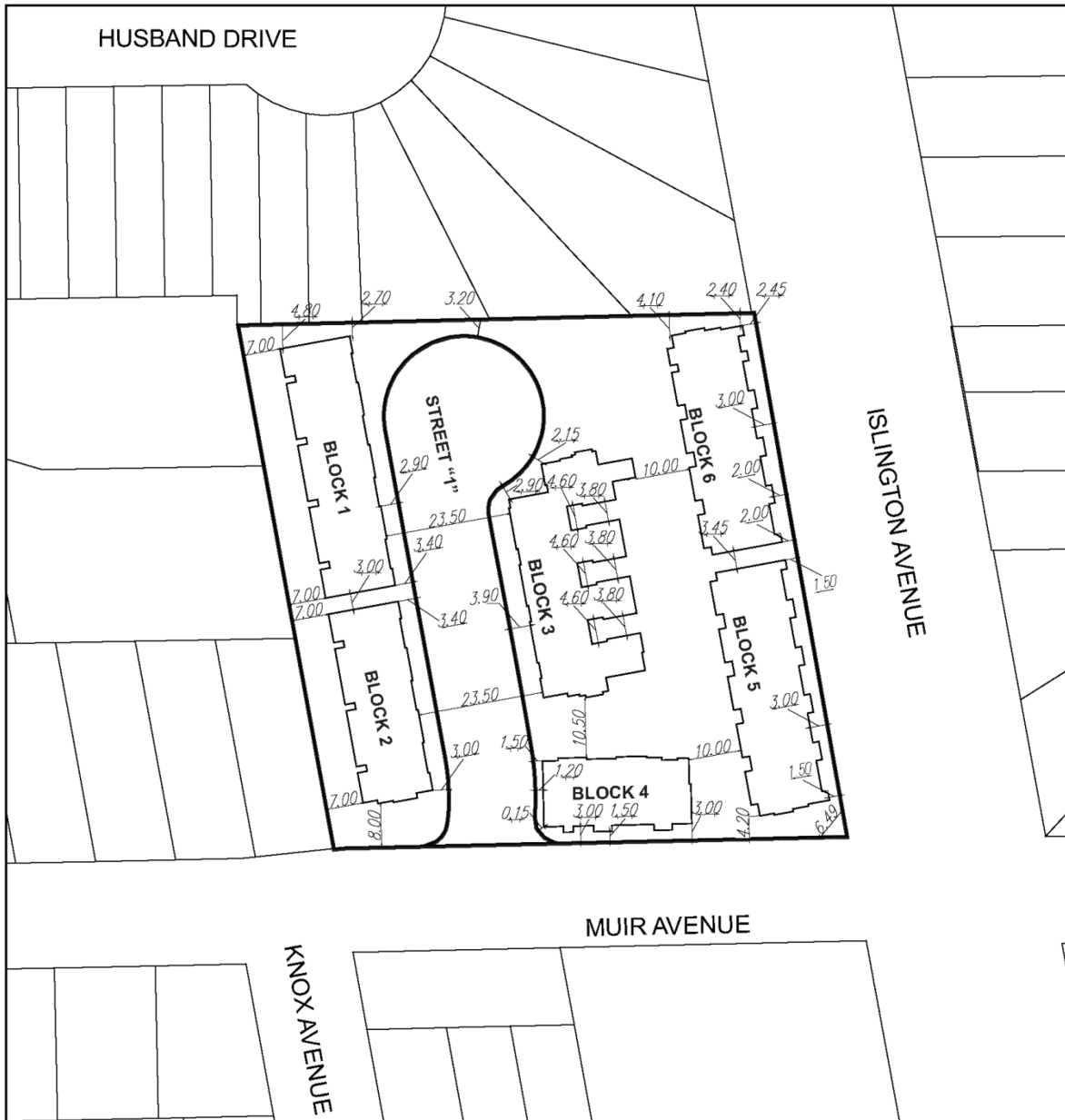


 **TORONTO**
Diagram 2

3002 - 3014 Islington Avenue West

File # 15 268779 WET 07 02



City of Toronto By-Law 569-2013
Not to Scale
10/7/2019



 **TORONTO**
Diagram 3

3002 - 3014 Islington Avenue West

File # 15 268779 WET 07 0Z


City of Toronto By-Law 569-2013
Not to Scale
03/04/2020