

**CITY OF TORONTO**

**BY-LAW 959-2020(LPAT)**

**To amend former City of York Zoning By-law 1-83, as amended, with respect to the lands municipally known in the year 2020 as 598R and 598 Rushton Road.**

Whereas the Local Planning Appeal Tribunal, by its Order issued on October 14, 2020 in respect of Tribunal File PL180590, approved amendments to Zoning By-law 1-83, as amended, with respect to the lands municipally known as 598 and 598R Rushton Road; and

By-law 1-83, as amended, of the former City of York, is further amended by the Local Planning Appeal Tribunal as follows:

1. That Section 6 Amendments of Use Districts and District Maps of former City of York Zoning By-law 1-83, as amended, be further amended by adding new Subsection (104) as follows:

"(104) Lands – 598 R Rushton Road"

By changing the area shown on District Map 15 more particularly shown on Schedule B from R1 - Residential Zone to R1 - Residential Zone and Section 16 (466).

2. That Section 6 Amendments of Use Districts and District Maps of former City of York Zoning By-law 1-83, as amended, be further amended by adding new Subsection (105) as follows:

"(105) Lands –598 Rushton Road"

By changing the area shown on District Map 15 more particularly shown on Schedule B from R1 - Residential Zone to R1 - Residential Zone and Section 16 (467).

3. That Section 16 General Exceptions of former City of York By-law 1-83, as amended, be further amended by adding the following as new subsection (466) as follows:

"(466) LANDS – 598 R Rushton Road"

Notwithstanding the provisions of former City of York Zoning By-law 1-83, as amended, the *lot*, as delineated by heavy lines on Schedule A attached to and forming part of this By-law, and municipally known 598 R Rushton Road in the year 2020, may be used for the purpose of a residential building, provided that the following provisions are complied with:

**ACCESS TO PROPERTIES**

- a) A *building* containing dwelling units may be erected or used on the *lot* which abuts a public lane;

#### **PARKING**

- b) The **required** *parking space* shall be a minimum of 2.9 metres wide and 5.6 metres long and is located on the *lot*;
- c) No vehicle shall be parked closer than 1.0 metre to any windows on any floors in any residential *building*, measured perpendicular to such window;

#### **WATERMAINS AND SEWER SERVICE**

- d) The *lot* is connected to a City watermain and sewer on Rushton Road by means of an easement across the abutting *lot* at 598 Rushton Road;

#### **MINIMUM LOT AREA**

- e) The minimum *lot* area for a detached house shall be 220 square metres;

#### **MAXIMUM GROSS FLOOR AREA**

- f) The total *gross floor area* of all *buildings* and *structures* on the *lot* shall not exceed 250 square metres;

#### **MAXIMUM HEIGHT**

- g) The **maximum** permitted height of a *building* on the *lot* is 2-storeys or 7.2 metres;
- h) The height of a *building* is the distance between the *established grade* and the elevation of the highest point of the *building*;

#### **MINIMUM YARD SETBACKS**

- i) The **required** minimum *yard* setbacks for the *building* on the *lot* are shown on Schedule C;
- j) The **required** minimum second storey building setbacks are as shown on Schedule C of By-law 959-2020(LPAT), and the required minimum building setbacks for the first storey are zero metres except for the north side yard setback which is a minimum of 4.0 metres;

#### **MAXIMUM FLOOR SPACE INDEX**

- k) The **maximum** *floor space index* shall be 1.0;

#### **GREEN OPEN SPACE**

- l) A minimum of 20.0 square metres of *green open space* is required on the *lot*;
4. That Section 16 General Exceptions of former City of York By-law 1-83, as amended, be further amended by adding the following as new subsection (467) as follows:

"(467) LANDS – 598 Rushton Road"

Notwithstanding the provisions of former City of York Zoning By-law 1-83, as amended, the *lot*, as delineated by heavy lines on Schedule A attached to and forming part of this By-law, and municipally known 598 Rushton Road in the year 2020, may be used for the purpose of a residential building, provided that the following provisions are complied with:

**PARKING**

- a) The required *parking space* shall be a minimum of 2.9 metres wide and 5.6 metres long and is located on the *lot*;

**MAXIMUM FLOOR SPACE INDEX**

- b) The maximum *floor space index* shall be 0.50;

**MINIMUM FRONTAGE**

- c) The minimum *frontage* of the *lot* is 9.0 metres.

**DEFINITIONS**

- 5 For the purpose of these Exceptions, each word or expression that is italicized shall have the same meaning as defined in Zoning By-law 1-83, as amended, except for the following:
- i. "lot" means the lands delineated with heavy lines in Schedule A;
  - ii. "established grade" for the lot at 598 R Rushton Road means an elevation of 167.38 metres Canadian Geodetic Datum in the year 2020;
  - iii. "front lot line" for the lot at 598 R Rushton Road is the *lot line* abutting the lane as shown on Schedule B of By-law 959-2020(LPAT).
6. Except as amended in this By-law, all of the other provisions of By-law 1-83, as amended, shall apply to the lands subject to this by-law. In the case of any conflict, the provisions of this by-law shall prevail.





