

CITY OF TORONTO

BY-LAW 960-2020(LPAT)

To amend Zoning By-law 569-2013, as amended, with respect to the lands known municipally in the year 2020 as 598 R and 598 Rushton Road.

Whereas the Local Planning Appeal Tribunal, by its Orders/Decisions issued on July 5, 2019 and October 14, 2020, in LPAT file PL180590, approved amendments to the City of Toronto Zoning By-law 569-2013, as amended, with respect to lands known municipally as 598 R and 598 Rushton Road; 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 pass this by-law; and

Therefore, pursuant to the Order of the Local Planning Appeal Tribunal, City of Toronto Zoning By-law 569-2013, as amended, is further amended as follows:

1. The lands subject to this By-law are outlined by heavy 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. Zoning By-law 569-2013, as amended, is further amended by amending the zone label on the Zoning By-law Map in Chapter 990.10 respecting the lands outlined by heavy black lines to RD (a220; d1.0) (x666), as shown on Diagram 2 attached to this By-law.
4. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.3.10 Exception Number 666, so that it reads:

Exception RD 666

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) Regulations 5.10.30.1(1)(A) and 5.10.30.1(2), regarding the requirement for a **building** to be erected and used on land unless the lands abut an existing **street**, or are connected to an existing **street** by a **street** or **streets**, does not apply;
- (B) Despite regulation 5.10.30.1(1)(B), a **building** may be erected and used on the land if it is connected to the municipal watermain and sewer installed on Rushton Road, through an easement registered on an abutting **lot**;

- (C) Regulation 10.5.30.20(2) does not apply;
 - (D) For the purpose of determining required setbacks and establishing internal **lot** orientation, the **front lot line** is the **lot line** adjacent to the **lane** as shown on Diagram 2 of By-law 960-2020(LPAT);
 - (E) Regulation 10.20.30.20(1)(A) regarding the required minimum **lot frontage** does not apply;
 - (F) Despite regulation 10.20.40.40(1)(A), the permitted maximum **gross floor area** is 225 square metres;
 - (G) Despite Regulation 10.20.30.10(1)(A) the minimum required lot area is 220 square metres;
 - (H) Despite Clause 10.20.40.70 the required minimum second storey **building setbacks** are as shown on Diagram 3 of By-law 959-2020, 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;
 - (I) Despite clause 10.5.50.10, the north **side yard** must comprise a minimum of 20.0 square metres of **soft landscaping**;
 - (J) Despite regulation 10.5.40.60(8)(A), fire shutters may be located 0 metres from a lot line; and
 - (K) For the purposes of this exception, **Established Grade** is the Canadian Geodetic Datum of 167.38 metres in the year of 2020.
5. 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 RD (f9.0;a370;d0.5 (x668) as shown on Diagram 2 attached to this By-law.
6. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.6.10 Exception Numbers 668 so that it reads:

Exception RD 668

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 10.20.40.40(1), the permitted maximum **gross floor area** is 195 square metres;

Local Planning Appeal Tribunal Decision issued October 14, 2020 in File PL180590.





