

Authority: Etobicoke York Community Council
Item EY30.1, as adopted by City of Toronto Council on
March 9, 2022

CITY OF TORONTO

BY-LAW 204-2022

To amend Chapters 304, 320, 323 and 324 of the Etobicoke Zoning Code, as amended, with respect to lands municipally known in the year 2021 as 1455 Royal York Road.

Whereas authority is given to Council by Section 34 of the Planning Act, R.S.O. 1990, c. P.13, as amended, to pass this By-law; and

Whereas Council of the City of Toronto has provided adequate information to the public and has held at least one public meeting in accordance with the Planning Act;

The Council of the City of Toronto enacts:

1. That the zoning map referred to in Chapters 320-5 and 323-1 of the Etobicoke Zoning Code is amended by changing the classification of the lands shown as outlined by a heavy black line on Schedule A attached hereto (hereinafter referred to as the "Lot") from Limited Commercial (CL) and Second Density Residential (R2) to Sixth Density Residential (R6).
2. That despite Chapters 304, 320 and 324 of the Etobicoke Zoning Code, the following development standards and uses shall be applicable to the lands delineated by heavy lines on Schedule A attached hereto.
3. Where the provisions of this By-law conflict with the provisions of the Etobicoke Zoning Code, as amended, the provisions of this By-law shall apply.
4. The provisions of Section 304-3 Definitions of the Etobicoke Zoning Code shall apply unless inconsistent with the provisions of this By-law. For the purposes of this By-law, the following definitions shall apply:
 - (a) "Grade" – means 147.25 metres Canadian Geodetic Datum;
 - (b) "Gross Floor Area" – means the aggregate of the areas of each floor, measured between the exterior faces of the exterior walls of the building at the level of each floor, but excluding:
 - (i) Parking, loading and bicycle parking below grade;
 - (ii) Required loading spaces and bicycle parking spaces at or above grade;
 - (iii) Storage rooms, washrooms, electrical, utility, mechanical and ventilation rooms in the basement;

- (iv) Shower and change facilities required by this By-law for required bicycle parking spaces;
 - (v) Indoor amenity space required by this By-law;
 - (vi) Elevator shafts;
 - (vii) Garbage shafts;
 - (viii) Mechanical penthouse;
 - (ix) Stairwells in the building; and
 - (x) Voids within the floor used to create a double height space;
- (c) "Height" – means the vertical distance between grade and the highest point of the building or structure except for those elements prescribed in section 7 below;
- (d) "Lot" means the lands delineated in heavy black lines and identified as 1455 Royal York Road on Schedule A attached to this By-law; and
- (e) "Type "B" Loading Space" – means an area used for the loading or unloading of goods or commodities from a vehicle, with the following dimensions:
- (i) Minimum length of 11.0 metres;
 - (ii) Minimum width of 3.5 metres; and
 - (iii) Minimum vertical clearance of 4.0 metres.
5. No building or structure shall be erected or used on the Lot, except for the following uses:
- (a) Senior Citizens' Retirement Home Facility; and
 - (b) Accessory uses and buildings, such as parking garages.
6. The maximum Floor Space Index permitted on the Lot shall be 2.0.
7. The maximum building Height permitted on the Lot shall be the number of metres following the symbol "HT" and the maximum number of Storeys shall be the number following the symbol "ST" as shown on Schedule B attached hereto, except for those elements prescribed below:
- (a) The following may exceed the permitted maximum building Height by 1.8 metres:
 - (i) Antennae, flagpoles, parapets, satellite dishes, weather vanes and elements of a green roof or roof build up above slab;

- (b) The following may exceed the permitted maximum building Height by 2.5 metres:
 - (i) Awnings, light fixtures, lightning rods, eaves, balcony or terrace guardrails and railings;
 - (c) The following may exceed the permitted maximum building Height by 4.0 metres:
 - (i) Architectural roof features in the hatched area as shown on Schedule B; and
 - (ii) Trellises, landscape and public art features, outdoor recreation and amenity area elements and partitions, and wind and noise mitigation structures; and
 - (d) The following may exceed the permitted maximum building Height by 5.0 metres:
 - (i) Equipment used for the functional operation of the building, such as electrical, utility, mechanical and ventilation equipment, except that skylights may only exceed the height by 1.0 metres;
 - (ii) Structures or parts of the building used for the functional operation of the building, such as enclosed stairwells, roof access, maintenance equipment storage, elevator shafts, chimneys, vents, and water supply facilities; and
 - (iii) Structures that enclose, screen or cover the elements listed in (i) and (ii) above.
- 8.** No building or structure within the Lot shall be located other than within the building envelope shown on Schedule attached herein, except for those elements prescribed below:
- (a) Platforms without main walls, such as a deck, porch, balcony or similar structure, attached to or less than 0.3 metres from a building;
 - (b) Canopies and awnings;
 - (c) Exterior stairs, pedestrian access ramp and elevating device providing access to a building;
 - (d) Architectural features and roof projections, pilaster, decorative column, cornice, sill, belt course and chimney breasts;
 - (e) Bay window, box window, or other window projection;
 - (f) Dormer projecting from the surface of a roof, and the eaves of a roof; and

- (g) Wall mounted equipment, including lighting, vents, pipes, utility equipment, satellite dish, antenna, or a pole used to hold an antenna and air conditioner.
9. Vehicle parking spaces shall be provided at a minimum rate of 0.3 for each bed-sitting room of a Senior Citizens' Retirement Home Facility.
10. One (1) Type "B" Loading Space shall be provided.
11. Notwithstanding any existing or future consent, severance, partition, division of the Lot, or conveyance for municipal purposes, the provisions of this By-law shall apply to the whole of the Lot as if no consent, severance, partition, division or conveyance occurred.
12. Chapter 324, Site Specifics, of the Etobicoke Zoning Code is hereby amended to include reference to this By-law by adding the following to Section 324-1, Table of Site Specific By-laws.

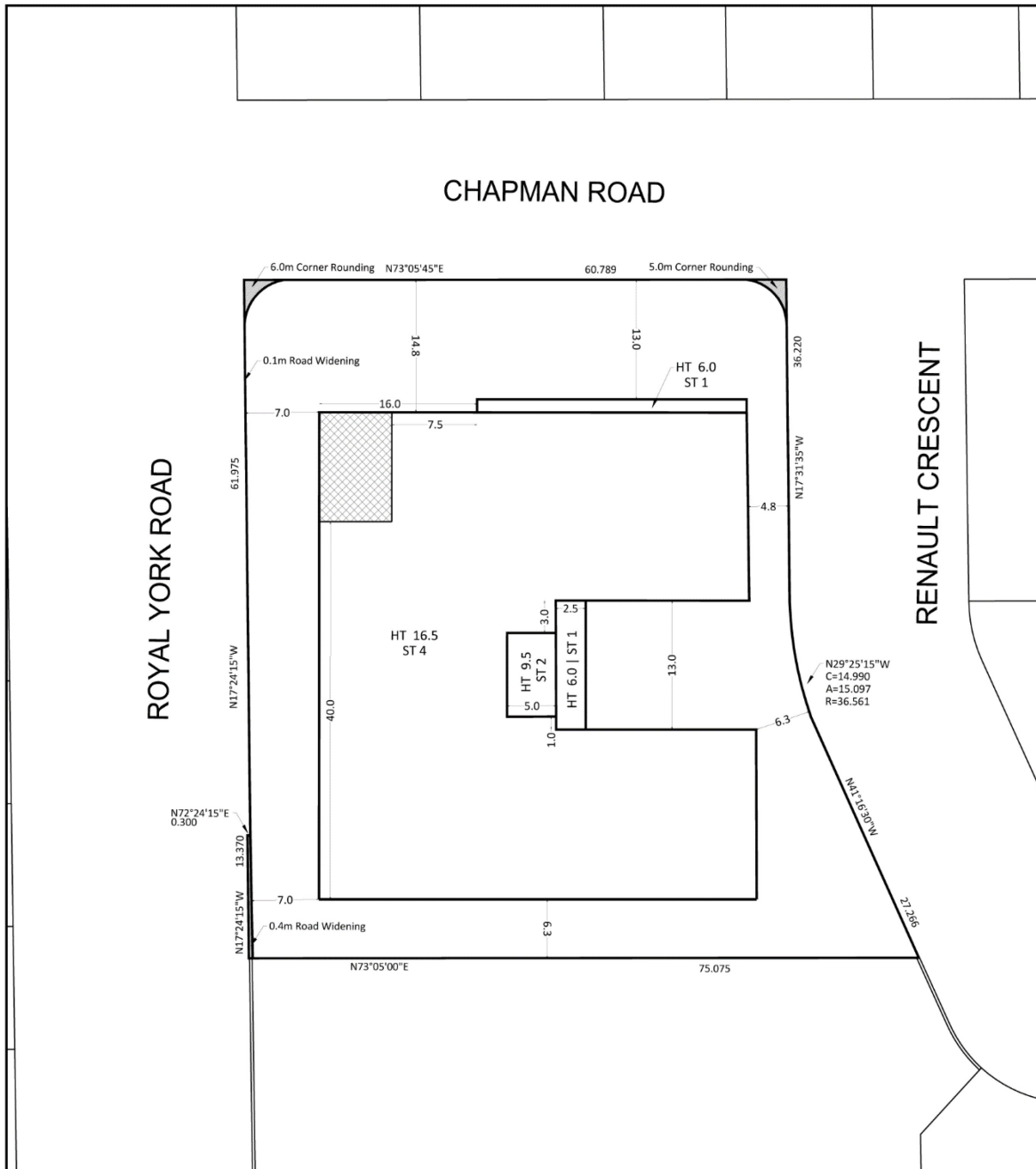
BY-LAW NUMBER AND ADOPTION DATE	DESCRIPTION OF PROPERTY	PURPOSE OF BY-LAW
204-2022 March 9, 2022	Lands municipally known as 1455 Royal York Road	To amend the Zoning Code to permit the development of a senior citizens' retirement home facility, with site- specific standards.

Enacted and Passed on March 9, 2022.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk




(Seal of the City)



TORONTO
Schedule B

1455 Royal York Road

File # 20 161756 WET 02 0Z

-  Area Subject to this By-law
-  Area of Road Widening and Corner Rounding
-  Area of Architectural Roof Feature



Not to Scale
 01/20/2022