

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

CITY OF TORONTO

BY-LAW 205-2022

To amend Zoning By-law 569-2013, as amended, with respect to the lands municipally known in the year 2021 as 1455 Royal York Road.

Whereas Council of the City of Toronto has the authority to pursuant to 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. The lands subject to this By-law are outlined by heavy black 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 Section 990.1 respecting the lands outlined by heavy black lines from CL 2.0 (x185) and RD (f13.5; a510; d0.45) to RM d2.0 (x122), as shown on Diagram 2, attached to and forming part of this By-law.
4. Zoning By-law 569-2013, as amended, is further amended by adding Exception Number (x122) to Article 900.6.10 so that it reads:

Exception RM (x122)

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) In addition to Regulation 5.10.30.20(1), the **lot line** separating the **corner lot** from Chapman Road is selected as the **front lot line** for By-law 205-2022;
- (B) Despite Regulation 10.80.30.40(1), no **lot coverage** applies;
- (C) Despite Regulation 10.5.40.10(1) the height of the **building** or **structure** is the distance between Canadian Geodetic Datum elevation of 147.25 metres and the elevation of the highest point of the **building** or **structure**;
- (D) Despite Regulations 10.80.40.10(1) and (3), the permitted maximum height of a **building** or **structure** is the height in metres specified by the numbers following

the symbol "HT" and the number of **storeys** following the symbol "ST" on Diagram 3 of By-law 205-2022;

- (E) In addition to Regulation 10.5.40.10(2), the following structures on the roof of a **building** may also exceed the permitted maximum height for that **building**:
- (i) Parapets, elements of a **green roof** and roof build up above slab, to a maximum of 1.8 metres;
 - (ii) Architectural roof features in the hatched area as shown on Diagram 3 of By-law 205-2022, to a maximum of 4.0 metres;
 - (iii) Awnings, light fixtures, lightning rods and eaves to a maximum of 2.5 metres;
 - (iv) Balcony or terrace guardrails and railings, to a maximum of 2.5 metres over portions of the building with maximum heights of 6 metres and 9.5 metres on Diagram 3 of By-law 205-2022; and
 - (v) Trellises, landscape and public art features, outdoor recreation and amenity area elements and partitions, and wind and noise mitigation structures, to a maximum of 4.0 metres;
- (F) Despite Regulation 10.5.40.40(3), the **gross floor area** of a **building** is reduced by the area in the **building** used for:
- (i) **Parking spaces, loading spaces and bicycle parking spaces** below grade;
 - (ii) Required **loading spaces** and required **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) Exit stairwells in the **building**; and
 - (x) Voids within the floor used to create a double height space;

- (G) Despite Regulations 10.5.40.70(1) and 10.80.40.70 the required minimum **building setbacks** are as shown on Diagram 3 of By-law 205-2022;
- (H) In addition to Regulations 10.5.40.60(2), (3), (5), (7) and (8):
 - (i) Canopies and awnings may encroach into any required minimum **building setback** to a maximum of 5.0 metres;
 - (ii) Architectural features and roof projections may encroach into any required minimum **building setback** to a maximum of 1.0 metres;
 - (iii) Wall mounted lighting may encroach into any required minimum **building setback** to a maximum of 0.6 metres; and
 - (iv) Exterior stairs may be located 0.0 metres from a **lot line**;
- (I) Despite Regulation 200.15.1(1), accessible **parking spaces** must comply with the following minimum dimensions:
 - (i) Length of 5.6 metres;
 - (ii) Width of 3.4 metres; and
 - (iii) Vertical clearance of 2.1 metres;
- (J) Despite Regulation 200.15.1(4) accessible parking spaces may be located below grade at the same level as a pedestrian entrance to an elevator lobby; and
- (K) Despite Clause 220.5.10.1, **loading spaces** must be provided as follows:
 - (i) One (1) Type "B".

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

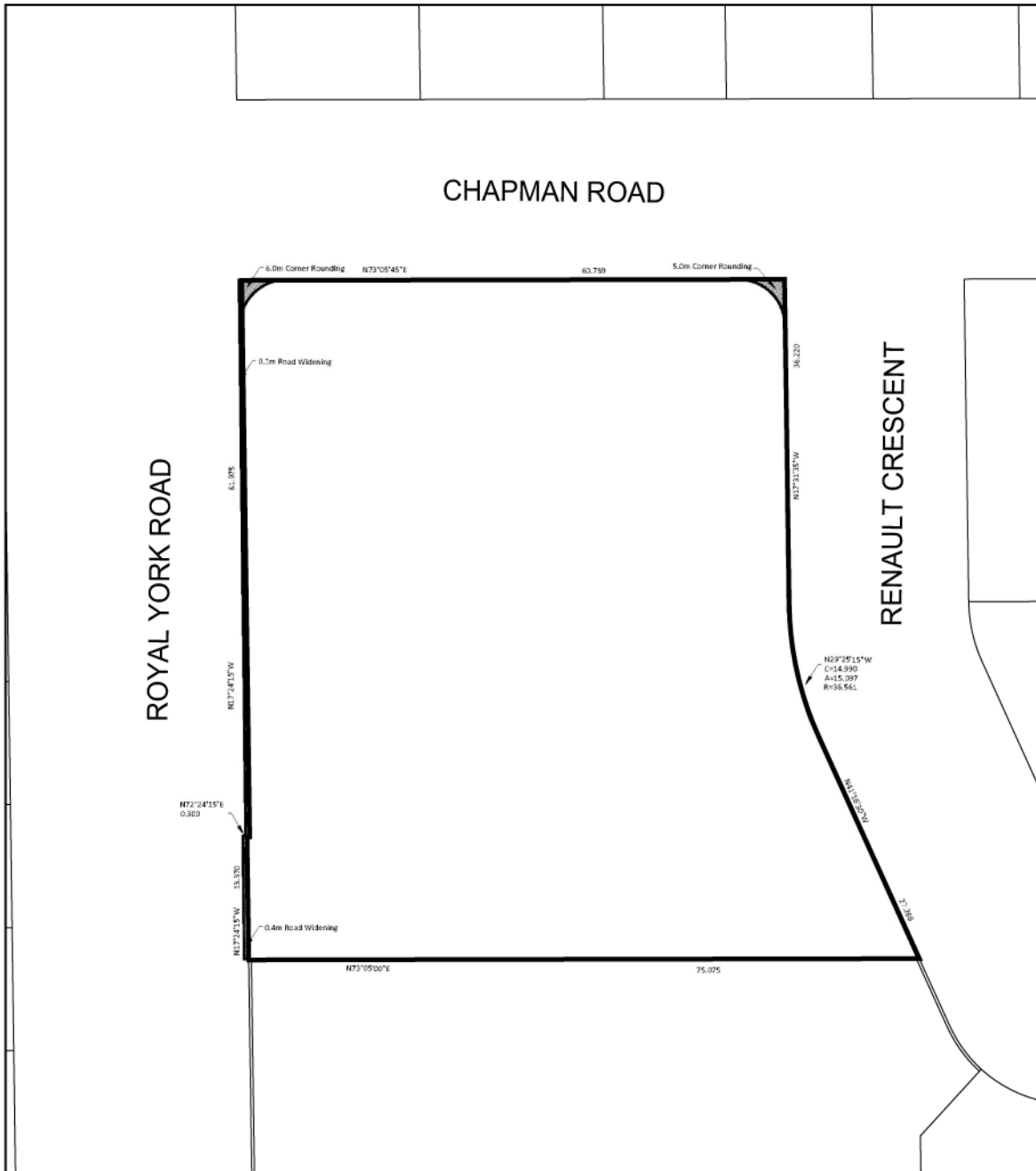
- 5. Despite any existing or future consent, severance, partition, division of the lot, or conveyance for municipal purposes, the provisions of this By-law shall apply to the whole of the lot, as identified on Diagram 1, as if no consent, severance, partition, division or conveyance occurred.

Enacted and passed on March 9, 2022.

Frances Nunziata
Speaker

John D. Elvidge,
City Clerk



(Seal of the City)




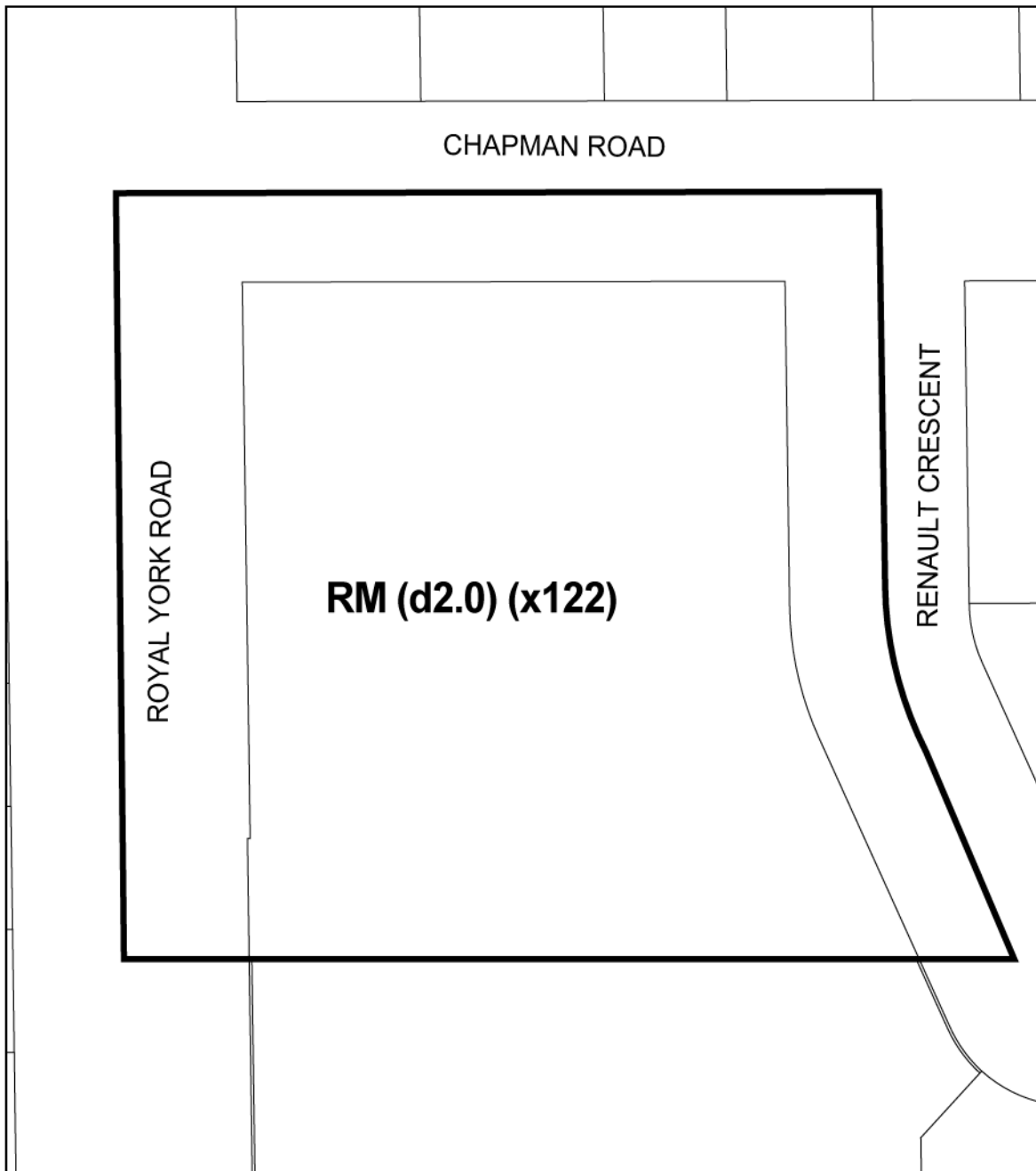
 **TORONTO**
Diagram 1

1455 Royal York Road

File # 20 161756 WET 02 0Z

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


City of Toronto By-law 569-2013
Not to Scale
01/20/2022




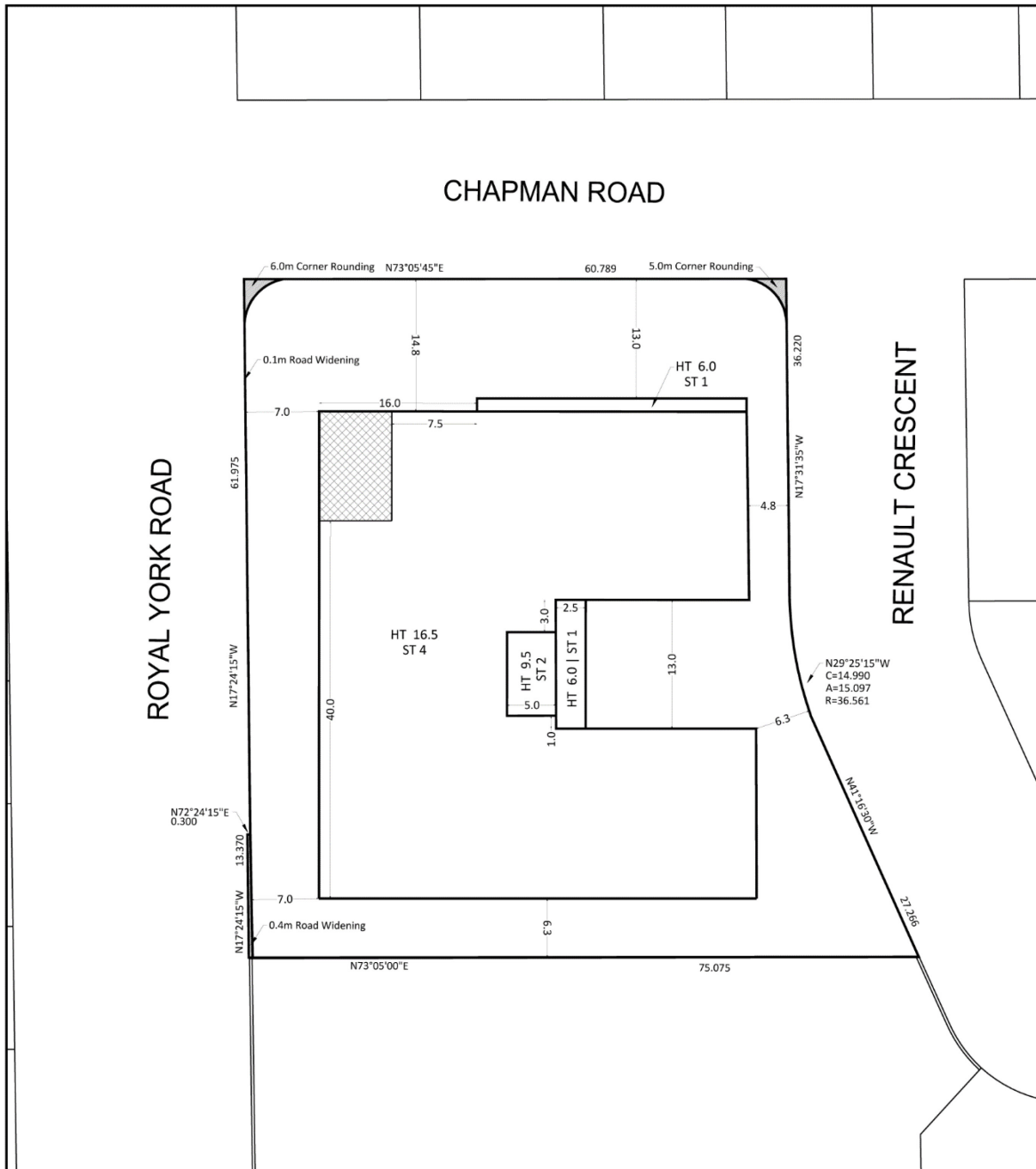
 **TORONTO**
Diagram 2

1455 Royal York Road

File # 20 161756 WET 02 0Z

 Area Subject to this By-law





City of Toronto By-law 569-2013
Not to Scale
01/20/2022




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 Diagram 3

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


 City of Toronto By-law 569-2013
 Not to Scale
 01/20/2022