

Authority: Ontario Land Tribunal Decision issued on November 16, 2021 and Ontario Land Tribunal Order issued on April 6, 2022 in File PL180241

CITY OF TORONTO

BY-LAW 1269-2022(OLT)

To amend former City of North York Zoning By-law 7625, as amended, with respect to the lands municipally known in the year 2021 as 579, 581, 583 and 585 Lawrence Avenue West

Whereas the Owner of the lands in the year 2018 appealed a proposed zoning by-law amendment to the Local Planning Appeal Tribunal (now the Ontario Land Tribunal) pursuant to Section 34(11) of the Planning Act, R.S.O. 1990, c. P.13, as amended; and

Whereas the Ontario Land Tribunal, by its Decision issued on November 16, 2021 and Ontario Land Tribunal Order issued on April 6, 2022, determined to amend former City of North York Zoning By-law 7625, as amended, with respect to lands known municipally as 579, 581, 583 and 585 Lawrence Avenue West;

The Ontario Land Tribunal Orders:

1. Schedules "B" and "C" of By-law 7625 of the former City of North York are amended in accordance with Schedule 1 attached to this By-law.
2. Section 64.20 of By-law 7625 of the former City of North York is amended by adding the following subsection:

64.20 (30) RM5(30)

DEFINITIONS

(A) For the purpose of this exception the following definitions will apply:

- (i) "Established Grade" shall mean:
 - a. 181.97 metres Canadian Geodetic Datum for the building labeled "Block 1" on Schedule "RM5(30)"; and
 - b. 182.58 metres Canadian Geodetic Datum for the building labeled "Block 2" on Schedule "RM5(30)".
- (ii) "Gross Floor Area" shall mean the sum of the total area of each floor level of a building, above and below ground, measured from the exterior of the main wall of each floor level, reduced by the required bicycle parking at or above established grade.
- (iii) "Lot" shall mean the area outlined by heavy lines on Schedule "1", municipally known as 579, 581, 583 and 585 Lawrence Avenue West.

EXCEPTION REGULATIONS

LOT AREA, LOT COVERAGE AND LOT FRONTAGE

- (B) The provisions for Section 20.2.1 (Lot Area), Section 20.2.2 (Lot Coverage), and Section 20.2.3 (Lot Frontage) shall not apply.

YARD SETBACKS

- (C) Notwithstanding the provisions of Section 20.2.4 (Yard Setbacks), the minimum yard setbacks for buildings and structures above established grade on the lot shall be as shown on Schedule 'RM5(30)'.
- (D) Notwithstanding the building envelopes shown on Schedule 'RM5(30)', the following may encroach into the required yard setbacks as follows:
- (i) a deck, porch, balcony and associated safety railings, or similar structures attached to a building to a maximum of 2.0 metres;
 - (ii) a canopy, awning or similar structure above a platform meeting the requirements of (D)(i) above to the same extent as the platform it is covering;
 - (iii) exterior stairs and railings providing access to a building to a maximum of 2.0 metres into the required front yard setback;
 - (iv) cladding to the main wall of a building to a maximum of 0.15 metres if the cladding is no closer to a lot line than 0.3 metres;
 - (v) architectural features such as a pilaster, decorative column, cornices, eaves troughs, sills, belt courses or screens, mechanical equipment such as satellite dishes, antenna or air conditioners and light fixtures to a maximum of 0.9 metres;
 - (vi) a bay window, box window or other window projection from a main wall of a building, which increases the floor area or enclosed space which may touch the ground, to a maximum of 0.75 metres; and
 - (vii) vents, pipes or utility equipment to a maximum of 0.6 metres.

GROSS FLOOR AREA

- (E) Notwithstanding the provisions of Section 20.2.5 (Gross Floor Area), the total Gross Floor Area of the buildings on a lot shall not exceed 1.6 times the area of the lot.

BUILDING HEIGHT

- (F) Notwithstanding the provisions of Section 20.2.6 (Building Height), the maximum building height in metres for all buildings shall be as shown on Schedule RM5(30).
- (G) The maximum number of storeys above established grade for all buildings shall be as shown on Schedule RM5(30).
- (H) Any building or structure may not penetrate a 45 degree angular plane projected over the lot starting at the established grade along the rear lot line.
- (I) Parapets, skylights, balustrades, trellises, pergolas, railings, lighting fixtures, dividers including privacy screens and fences, and mechanical and electrical equipment and their enclosures may project up to 2.0 metres beyond the height shown on Schedule 'RM5(30)'.
- (J) Antennae, flagpoles, satellite dishes and weather vanes may project up to 1.5 metres beyond the height shown on Schedule 'RM5(30)'.

LANDSCAPING

- (K) The provisions of Section 15.8 (landscaping) shall not apply.
- (L) A landscaping buffer with a minimum depth of 3.0 metres shall be maintained immediately adjacent to, and for the entire length of the rear lot line as shown on Schedule 'RM5(30)', and must be wholly comprised of soft landscaping with the exception of curbs, fencing, and transformer vaults and associated pads.

VEHICULAR PARKING

- (M) The provisions of section 6A(2) (Parking Requirements) shall not apply.
- (N) A minimum of 24 parking spaces shall be provided for the use of residents.
- (O) A minimum of 4 parking spaces shall be provided for the use of visitors.
- (P) Of the parking spaces described in (N) and (O) above, one accessible parking space shall be provided with the following minimum dimensions: length of 5.6 metres, width of 3.4 metres and vertical clearance of 2.1 metres, and the entire length of the accessible parking space must be adjacent to a 1.5 metre wide accessible barrier free aisle or path.

OTHER PROVISIONS

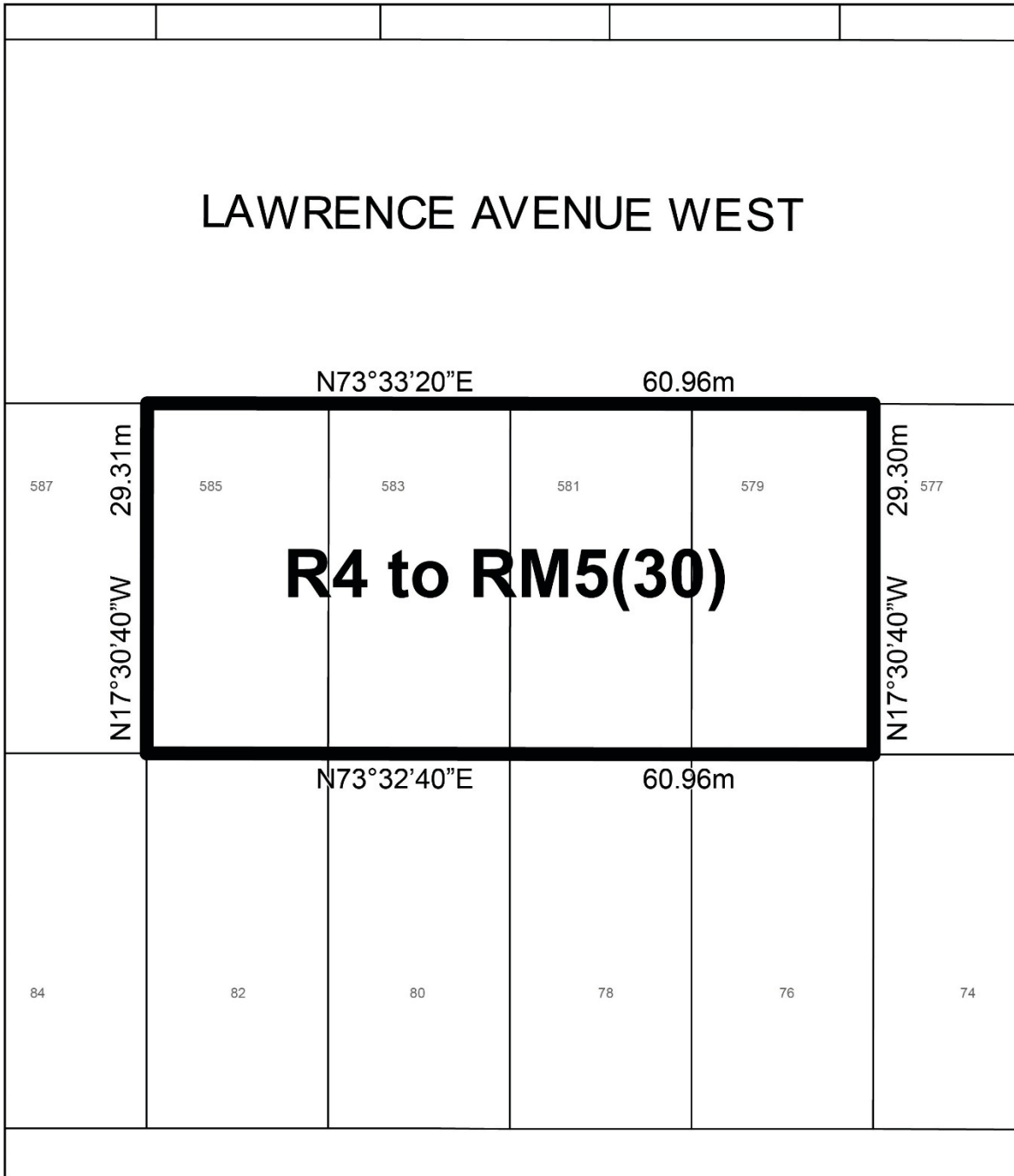
- (Q) Enclosed rooftop stair accesses shall not be considered a storey and shall not include any habitable space.
- (R) Notwithstanding the provision of Section 15.6 (Minimum Distance of Apartment House Dwelling from R and RM2 Zones), the minimum separation from any One

Family Detached Dwelling Zone (R) or any Multiple Family Dwellings Second Density Zone (RM2) shall be as shown on Schedule 'RM5(30)'.

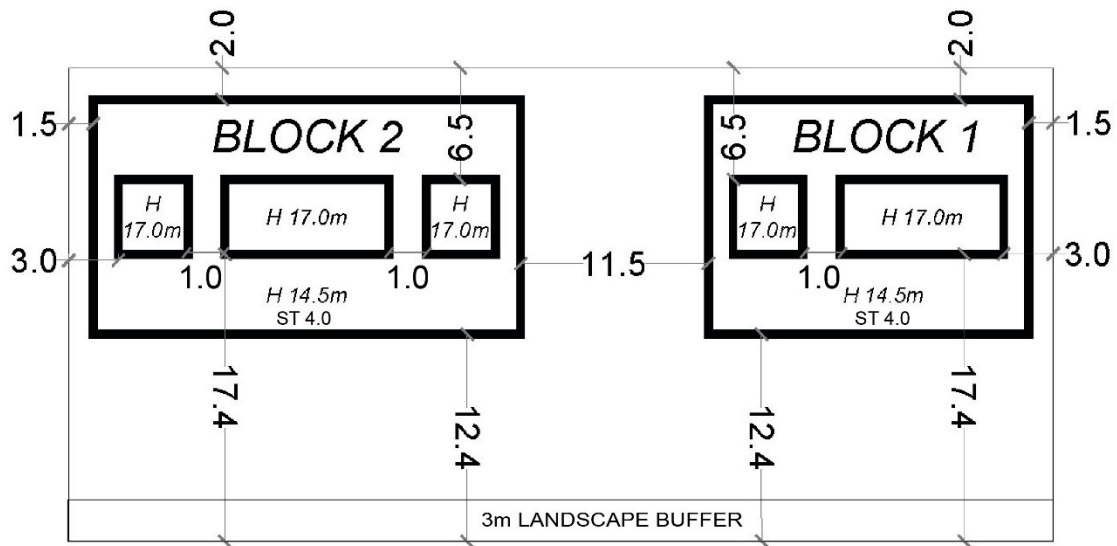
DIVISION OF LANDS

- (S) Notwithstanding any severance, partition or division of the lands subject to this exception, the regulations of this exception shall continue to apply to the whole of the lands as if no severance, partition or division had occurred.
3. Section 64.20 of By-law 7625 of the former City of North York is amended by adding Schedule 'RM5(30)' attached to this By-law.
 4. Within the lands shown on Schedule 1 attached to this By-law, no person shall use any land or erect or use any building or structure unless the following municipal services are provided to the lot line and the following provisions are complied with:
 - (A) all new public roads have been constructed to a minimum of base curb and base asphalt and are connected to an existing public highway, and
 - (B) all water mains and sanitary sewers, and appropriate appurtenances, have been installed and are operational.

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LAWRENCE AVENUE WEST



*setback measurements are in metres

TORONTO
Schedule RM5(30)

579 - 585 Lawrence Avenue West

File # 17 222637 NNY 15 0Z

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Former City of North York By-law 7625
Not to Scale
01/31/2022