

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 1270-2022(OLT)

To amend Zoning By-law 569-2013, 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 Zoning By-law 569-2013, as amended, with respect to lands known municipally as 579, 581, 583 and 585 Lawrence Avenue West;

The Ontario Land Tribunal Orders:

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 990.10 respecting the lands outlined by heavy black lines to RM (x109) as shown on Diagram 2 attached to this By-law.
4. Zoning By-law 569-2013, as amended, is further amended by amending the height and storey label on the Height Overlay Map in Section 995.20.1 respecting the lands outlined by heavy back lines to HT 14.0, ST 4.0 as shown on Diagram 3 attached to this By-law.
5. Zoning By-law 569-2013, as amended, is further amended by amending the lot coverage label on the Lot Coverage Overlay Map in Section 995.30.1 respecting the lands outlined by heavy back lines to 50 percent, as shown on Diagram 4 attached to this By-law.
6. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.6.10 Exception Number 109, so that it reads:

(109) Exception RM 109

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) On land municipally known as 579, 581, 583 and 585 Lawrence Avenue West in the year 2021, if the requirements of By-law 1270-2022(OLT) are complied with, a **building** or **structure** may be constructed, used or enlarged in compliance with (B) to (N) below:
- (B) The maximum permitted number of **dwelling units** is 25;
- (C) Despite Regulation 10.5.40.10(1), the height of a **building** is the distance between the below indicated Canadian Geodetic Datum elevations and the elevation of the highest point of the **building**:
- (i) 181.97 metres for the **building** labeled "Block 1" as shown on Diagram 5 attached to By-law 1270-2022(OLT); and
- (ii) 182.58 metres for the **building** labeled "Block 2" as shown on Diagram 5 attached to By-law 1270-2022(OLT);
- (D) Despite Regulation 10.80.40.10(1)(A), the permitted maximum height for each **building** or **structure** is the numerical value measured in metres following the HT symbol as shown on Diagram 5 attached to By-law 1270-2022(OLT);
- (E) Despite Regulation 10.80.40.10(3)(A), the permitted maximum number of **storeys** for each **building** or **structure** is the numerical value following the ST symbol as shown on Diagram 5 attached to By-law 1270-2022(OLT);
- (F) Despite Regulations 10.5.40.10(3) and (4), the following may project above the permitted maximum height as shown on Diagram 5 attached to By-law 1270-2022(OLT) by a maximum of 2.0 metres: parapets, skylights, balustrades, trellises, pergolas, railings, light fixtures, dividers including privacy screens and fences, and mechanical and electrical equipment and their enclosures;
- (G) For the purpose of this exception, enclosed rooftop stair accesses are not considered a **storey** and any enclosed rooftop accesses must not contain any habitable space;
- (H) Despite Regulation 10.80.40.40(1)(B), the permitted maximum floor space index is 1.6 times the area of the **lot**;
- (I) Despite Regulation 10.5.40.70(1), Clause 10.80.40.70, and Clause 10.80.40.80, the required minimum **building setbacks** and required minimum above-ground distance between the **main walls** is as shown, in metres, on Diagram 5 attached to By-law 1270-2022(OLT);
- (J) Despite Regulations 10.5.40.60(1)(A), (1)(D), (3)(A), (5) and (6), the following may encroach into the required minimum **building setbacks**:

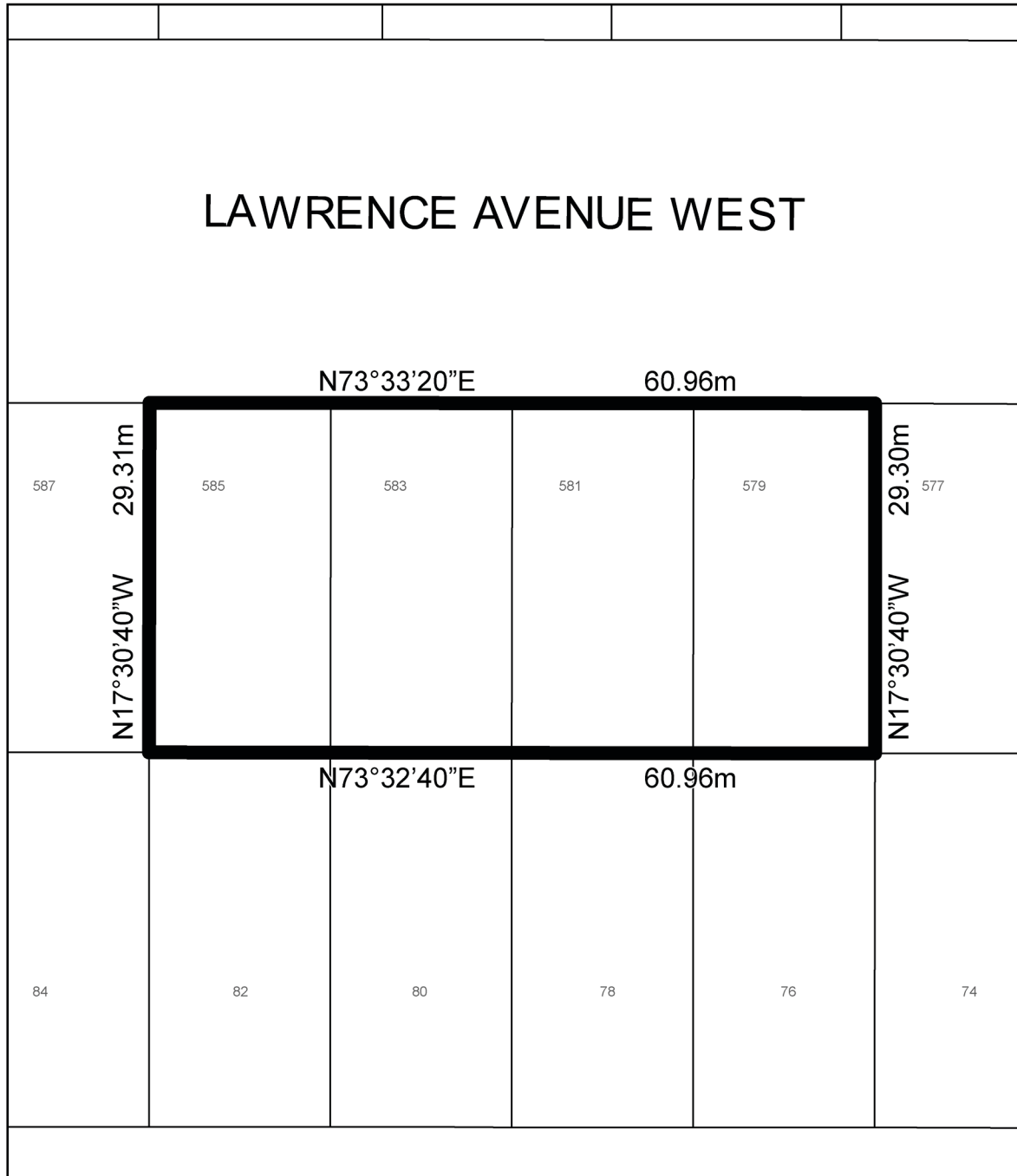
- (i) a platform without **main walls**, including a balcony and associated safety railings, may encroach into the required **rear yard setback** to a maximum of 1.7 metres;
 - (ii) a platform without **main walls**, including a porch and associated roof, canopy, awning or similar **structure**, exterior stairs and railings providing access to a **building** or **structure** may encroach into the required **front yard setback** to a maximum of 2.0 metres;
 - (iii) 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 may encroach to a maximum of 0.9 metres; and
 - (iv) a bay window, box window or other window projection from a **main wall** of a **building**, which increases the floor area or enclosed space and may touch the ground, may encroach to a maximum of 0.75 metres.
- (K) Despite Regulation 10.5.50.10(4), a **lot** with an **apartment building** must have a minimum of 22 percent of the area of the **lot** for **landscaping**, including a 3.0 metre wide **landscaping** buffer that must be abutting the entire length of the **rear lot line** as shown on Diagram 5 attached to By-law 1270-2022(OLT) and the **landscaping** buffer must be wholly comprised of **soft landscaping** with the exception of curbs, fencing, and transformer vaults and associated pads;
- (L) Despite Regulation 200.5.10.1(1) and Table 200.5.10.1, **parking spaces** must be provided on the **lot** in accordance with the following:
- (i) A minimum of 24 **parking spaces** for residents; and
 - (ii) A minimum of 4 **parking spaces** for visitors;
- (M) Despite Regulation 200.15.1(1), an accessible **parking space** must have the following minimum dimensions:
- (i) Length of 5.6 metres;
 - (ii) Width of 3.4 metres;
 - (iii) Vertical clearance of 2.1 metres; and
 - (iv) The entire length of an accessible **parking space** must be adjacent to a 1.5 metre wide accessible barrier free aisle or path;
- (N) Despite Regulation 200.15.10(1), of the required minimum **parking spaces** that must be provided on the **lot**, the minimum required number of accessible **parking spaces** is 1.

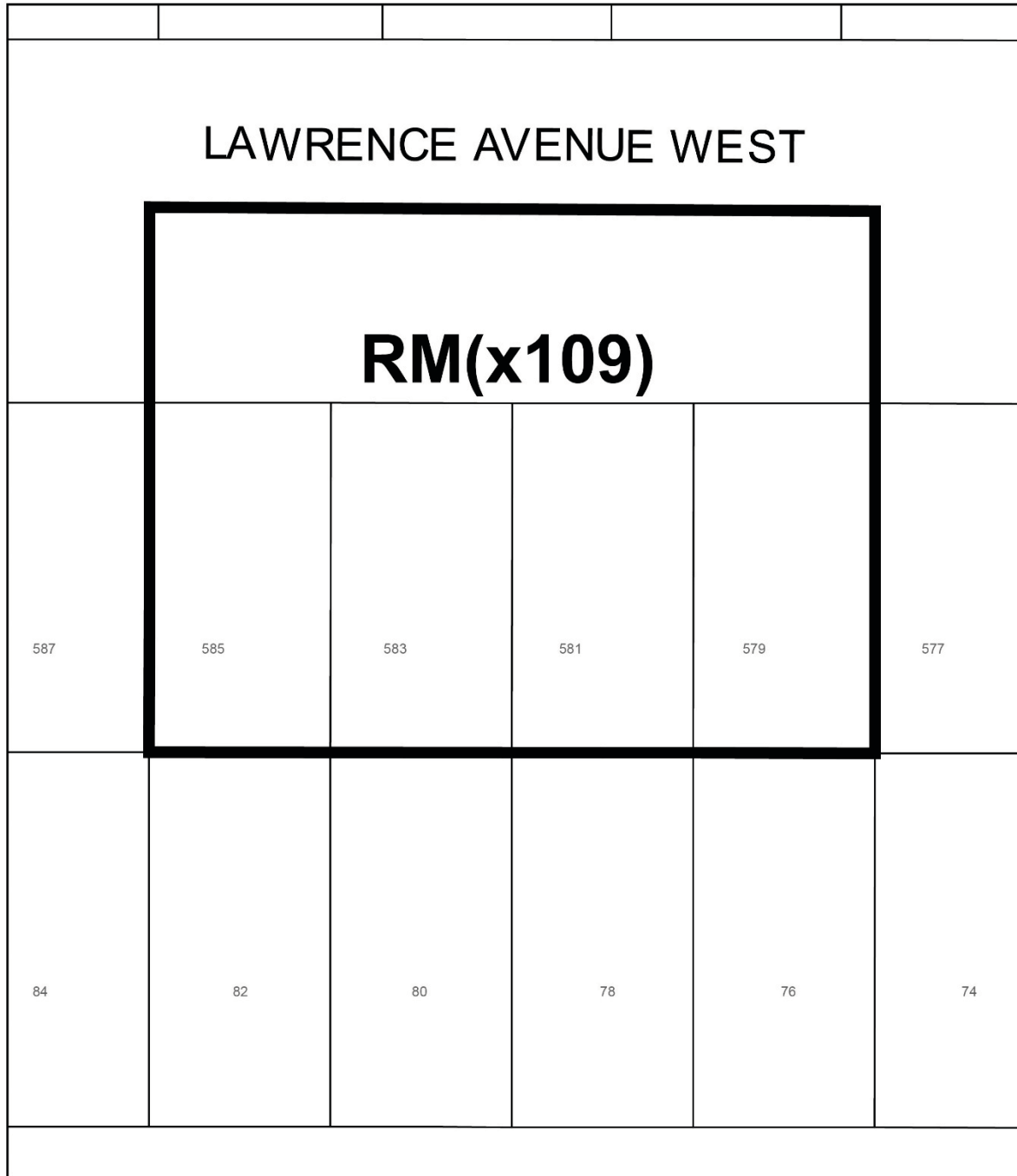
Prevailing By-laws and Prevailing Sections:

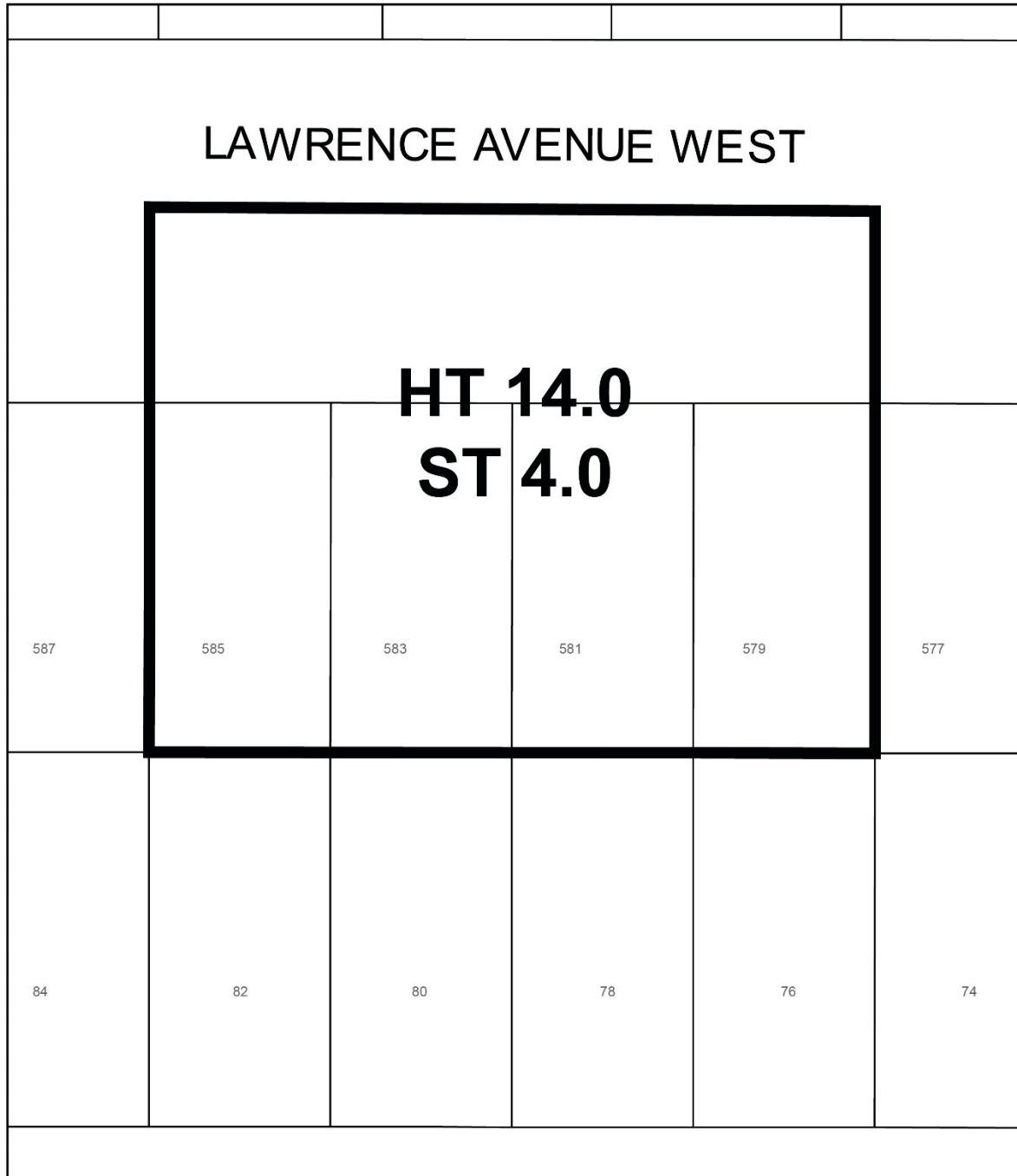
(A) Schedule 'D' Airport Hazard Map from City of North York Zoning By-law 7625.

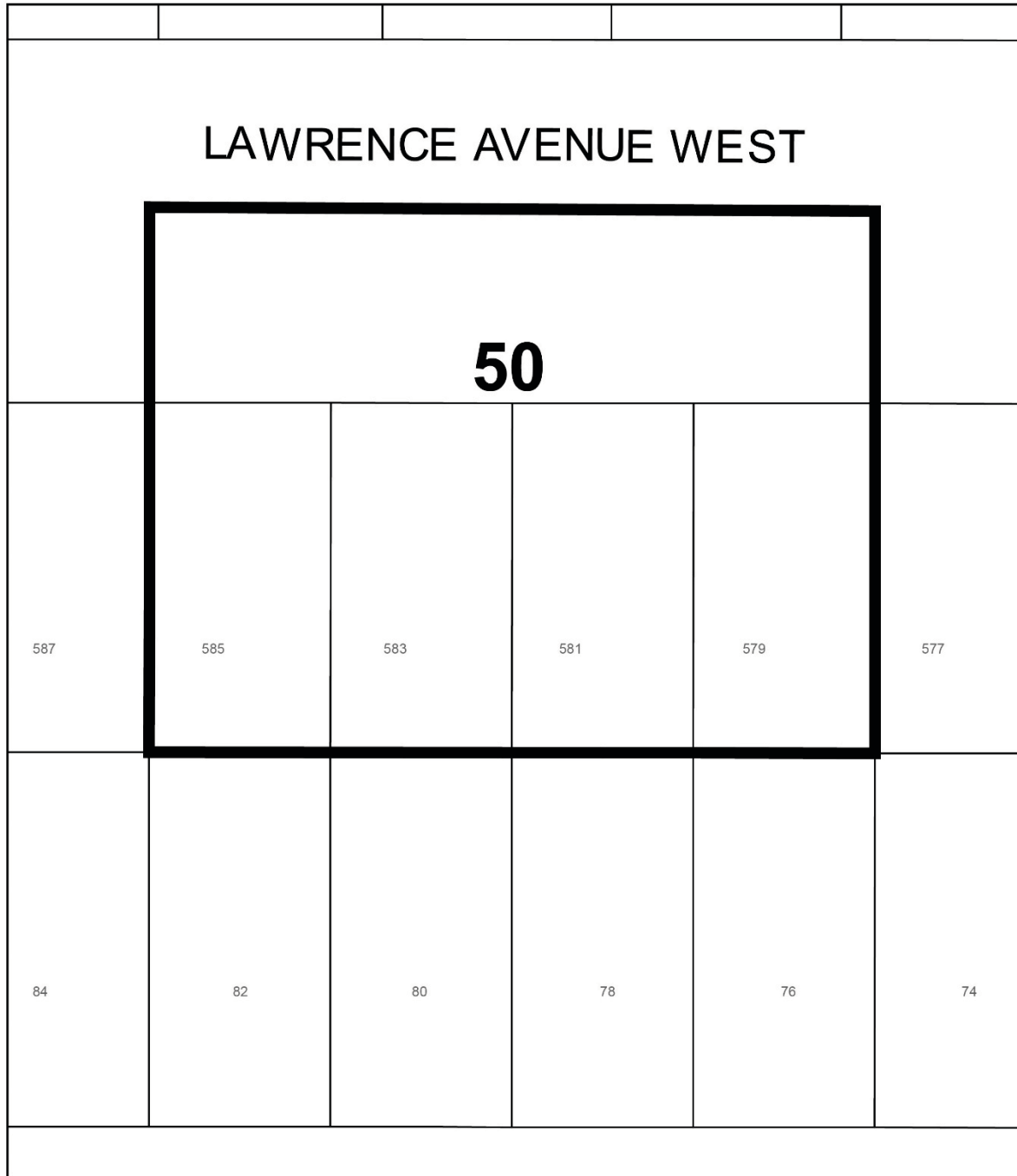
7. Despite any future severance, partition or division of the lands as shown on Diagram 1 attached to this By-law, the provisions of this By-law will apply as if no severance, partition or division occurred.

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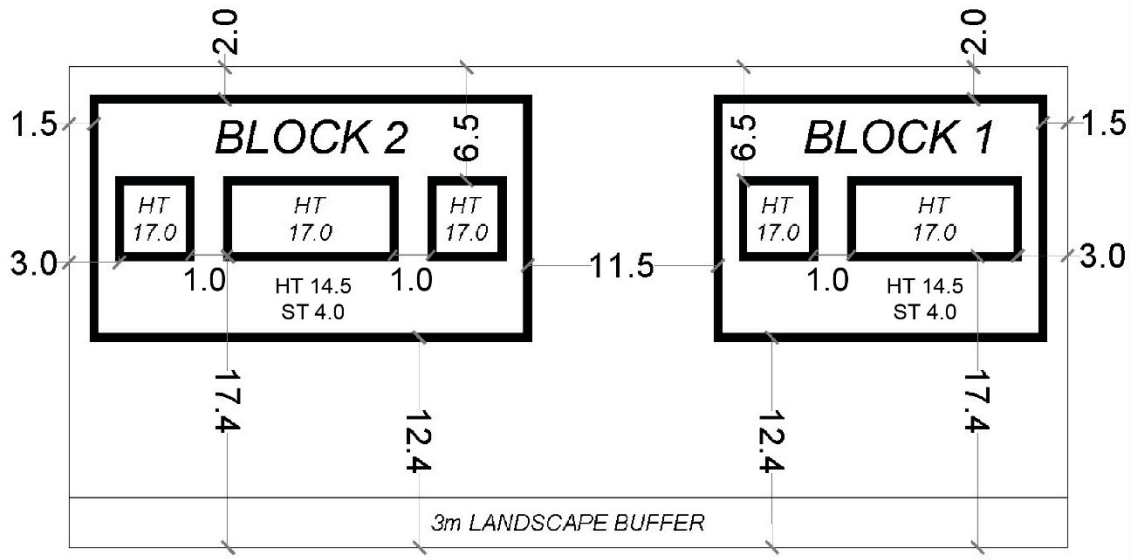








LAWRENCE AVENUE WEST



*setback measurements are in metres



579 - 585 Lawrence Avenue West

File # 17 222637 NNY 15 OZ