

Authority: Local Planning Appeal Tribunal Decision
issued December 11, 2018 and Local Planning Appeal
Tribunal Order issued on July 21, 2020 in Case PL150631

CITY OF TORONTO
BY-LAW 232-2023(LPAT)

To amend Zoning By-law 569-2013, as amended, with respect to the lands municipally known in the year 2020 as 36, 38 and 40 Churchill Avenue.

Whereas the Local Planning Appeal Tribunal, pursuant to its decision in respect of Case 150631 issued December 11, 2018, after hearing the appeal under subsection 34(11) of the Planning Act, R.S.O. 1990, c. P.13, as amended, deems it advisable to amend City of Toronto Zoning By-law 569-2013, as amended,

The Local Planning Appeal Tribunal orders as follows:

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 RT (x364), as shown on Diagram 2 attached to this By-law.
4. Zoning By-law 569-2013, as amended, is further amended by amending the Lot Coverage Overlay Map in Section 995.30.1 for the lands subject to this By-law from a lot coverage of 30 percent to 44 percent, as shown on Diagram 3 attached to this By-law.
5. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.5.10 Exception 364 so that it reads:

(364) Exception RT 364

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:

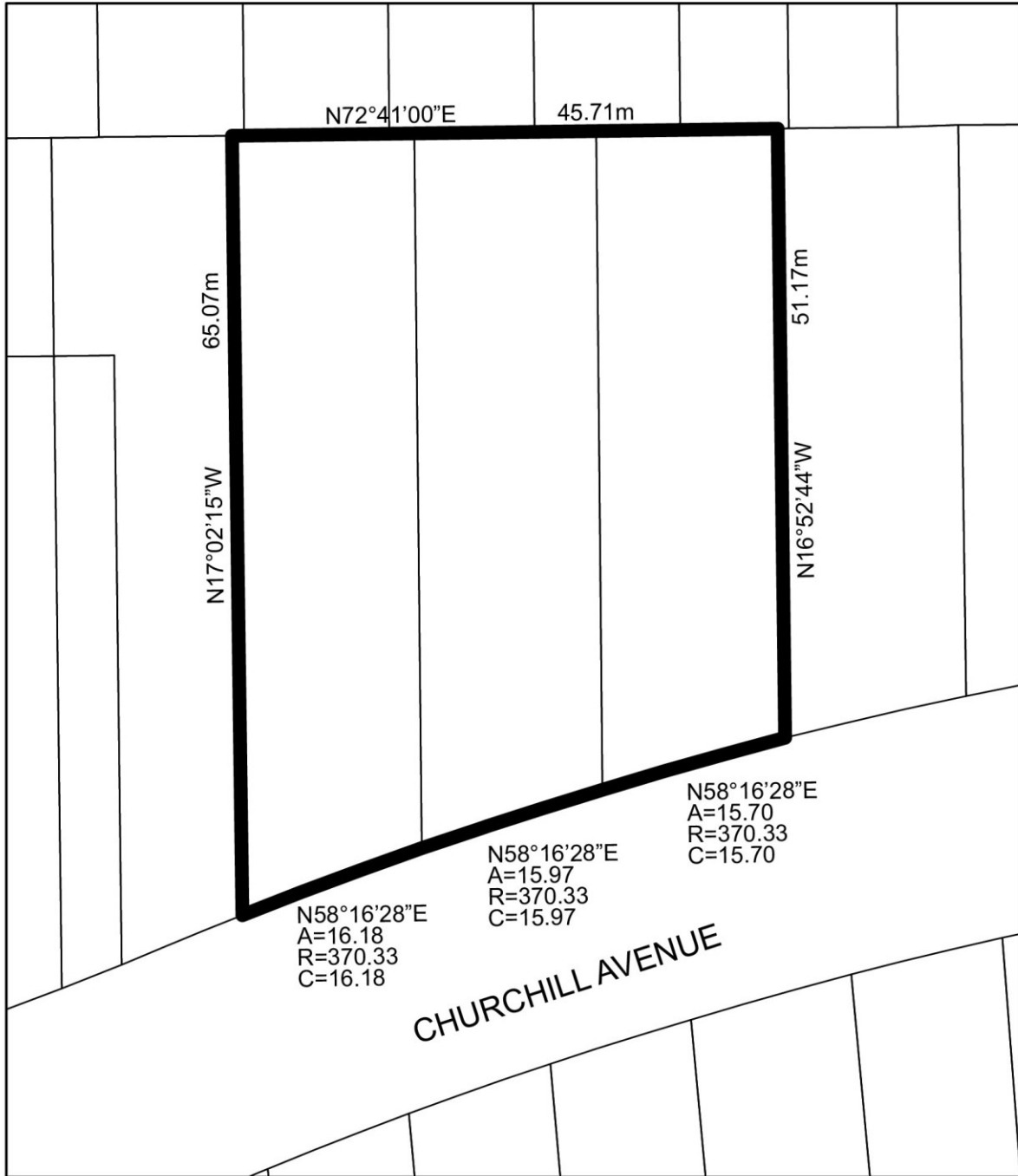
- (A) The permitted maximum number of **dwelling units** is 14, which must be in a **townhouse**;
- (B) For the purposes of this exception, **established grade** is the Canadian geodetic elevation of 177.31 metres;

- (C) Despite clauses 10.5.40.70, 10.60.40.70 and 10.60.40.80, the required minimum **building setbacks** and **building** separations are as shown, in metres, on Diagram 4 attached to By-law 232-2023(LPAT);
- (D) Despite clause 10.60.40.10, the permitted maximum height of a **building** or **structure** is the numerical value, in metres, following the letters "HT", as shown on Diagram 4 attached to By-law 232-2023(LPAT);
- (E) Despite regulation 10.60.40.40 (1), the permitted maximum **floor space index** is 1.4 times the area of the **lot**;
- (F) Despite regulation 10.60.30.10 (1), the required minimum **lot area** is 2,435.0 square metres;
- (G) Despite regulation 10.60.30.20 (1), the required minimum **lot frontage** is 45.0 metres for the entire **lot** fronting Churchill Avenue;
- (H) Despite regulation 10.5.40.60 (1), a platform may encroach into a required **building setback** to a maximum of 3.0 metres, except for within the hatched areas identified as "Areas of Restricted Access" on Diagram 4 attached to By-law 232-2023(LPAT);
- (I) Despite regulation 10.5.40.60 (3) (A), exterior stairs providing access to a **building** or **structure** may encroach into a required **building setback** if the stairs are:
 - (i) No longer than 2.75 horizontal units for each 1.0 vertical unit about the ground at the point where the stairs meet the **building** or **structure**; and
 - (ii) No wider than 2.5 metres wide;
- (J) Despite regulation 10.5.40.60 (4), cladding materials and parapets may encroach into a required **building setback** to a maximum of 0.30 metres;
- (K) Despite regulation 10.5.40.60 (5) (A), architectural features may encroach into a required **building setback** to a maximum of 0.70 metres;
- (L) Despite regulation 10.5.40.60 (6) and (7), a parapet, bay window, box window, or other window projection from a **main wall** of a **building** which increases floor area or enclosed space and does not touch the ground, may encroach into a required **building setback** to a maximum of 0.75 metres;
- (M) Despite regulation 10.5.40.60 (8), the following equipment may encroach into a required **building setback** if the equipment is no closer to a **lot line** than 0.30 metres:
 - (i) Vents, pipes, utility equipment

- (N) Despite regulation 200.5.10.1(1), a minimum of one **parking space** must be provided for each **dwelling unit**;
- (O) Despite regulation 200.5.10.1 (1), a minimum of four **parking spaces** for visitors must be provided on the **lot**;
- (P) Despite regulation 200.5.1(3), the minimum width for a **drive aisle** providing **vehicle** access to a **parking space** is 2.6 metres; and
- (Q) Despite Clause 10.5.50.10, a minimum of 1,300 square metres of **landscaping** must be provided on the **lot**, of which a minimum of 45 percent must be **soft landscaping**.

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

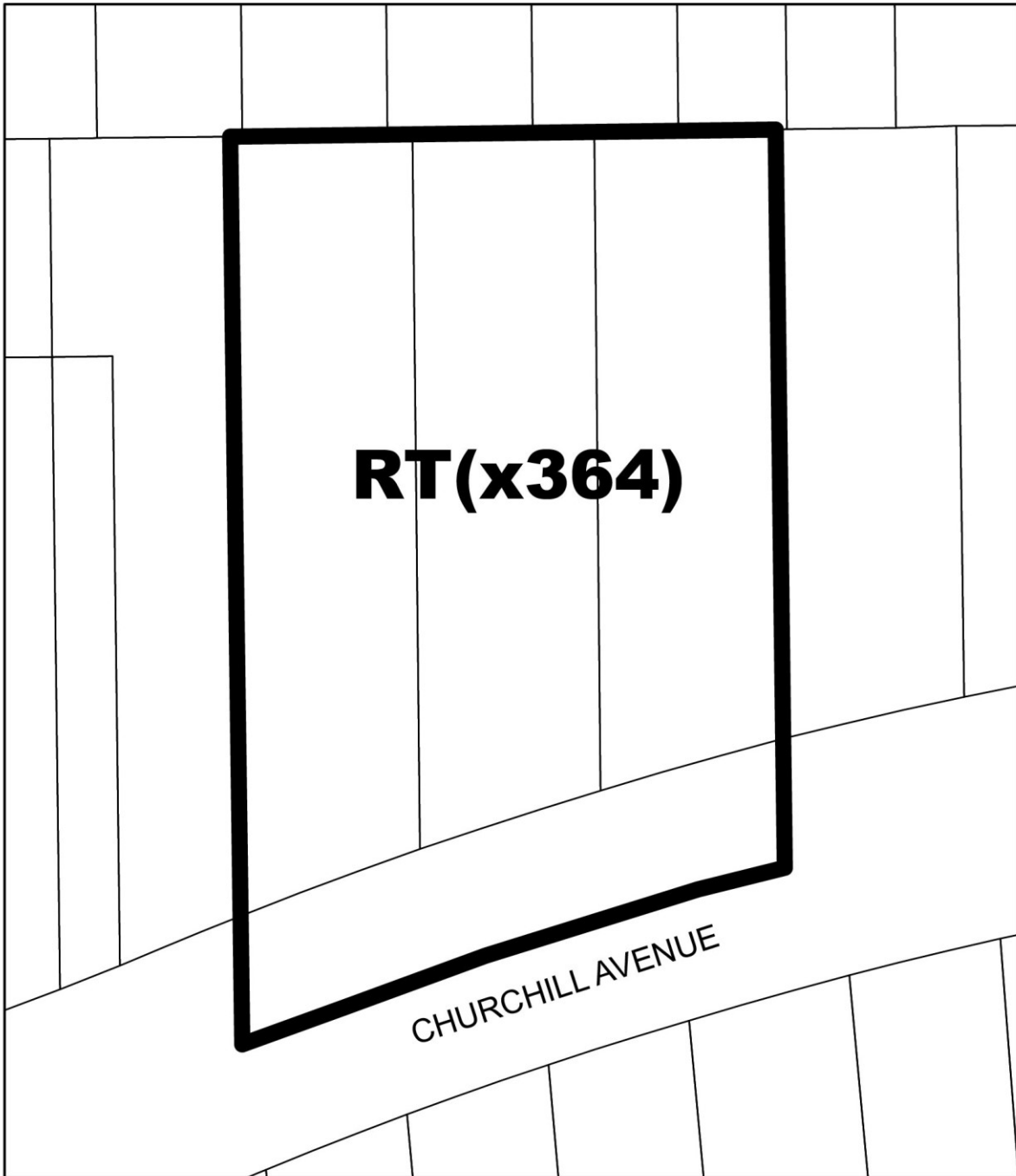
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 **TORONTO**
Diagram 1

36, 38 & 40 Churchill Avenue

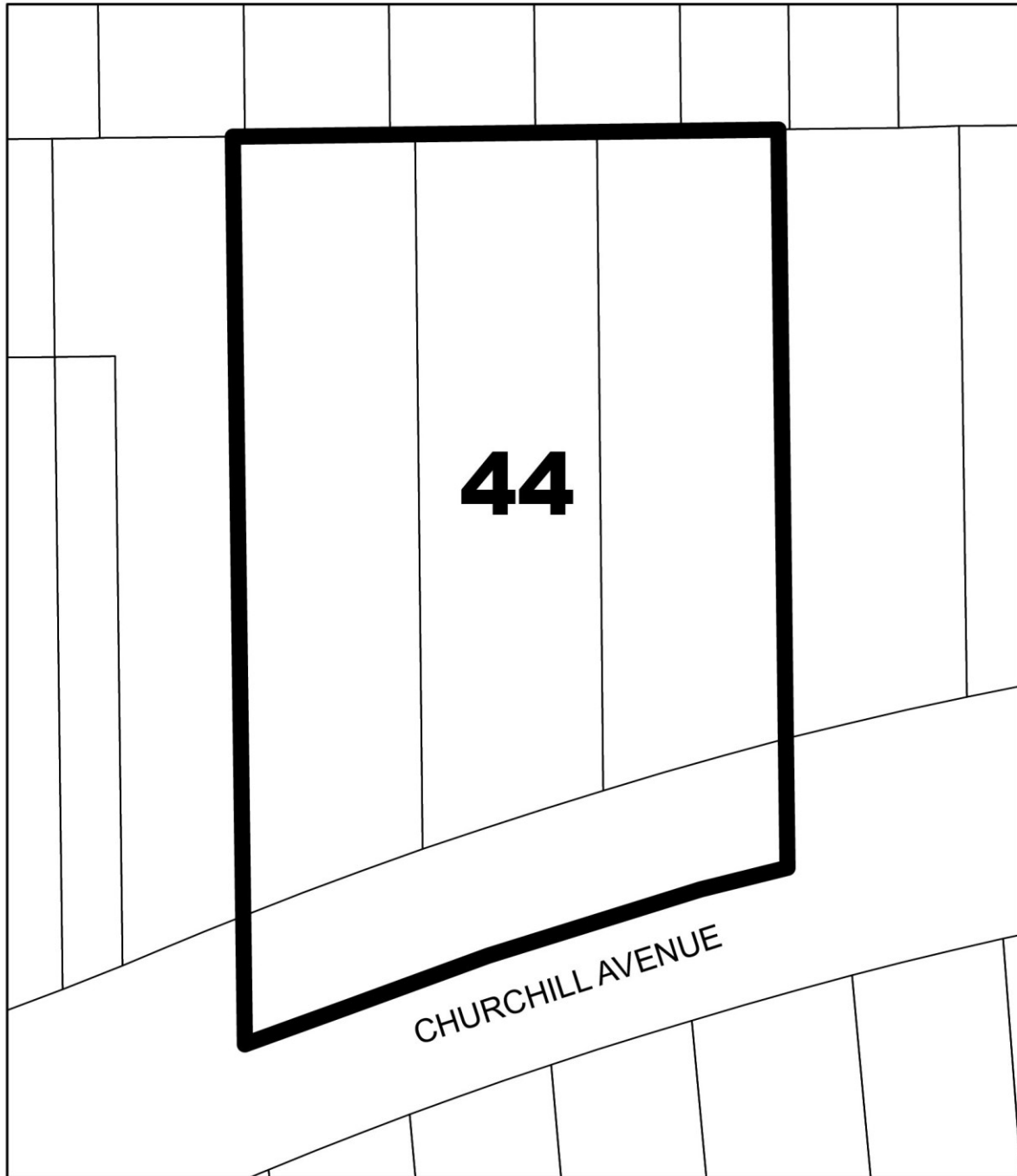
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 **TORONTO**
Diagram 2

36, 38 & 40 Churchill Avenue

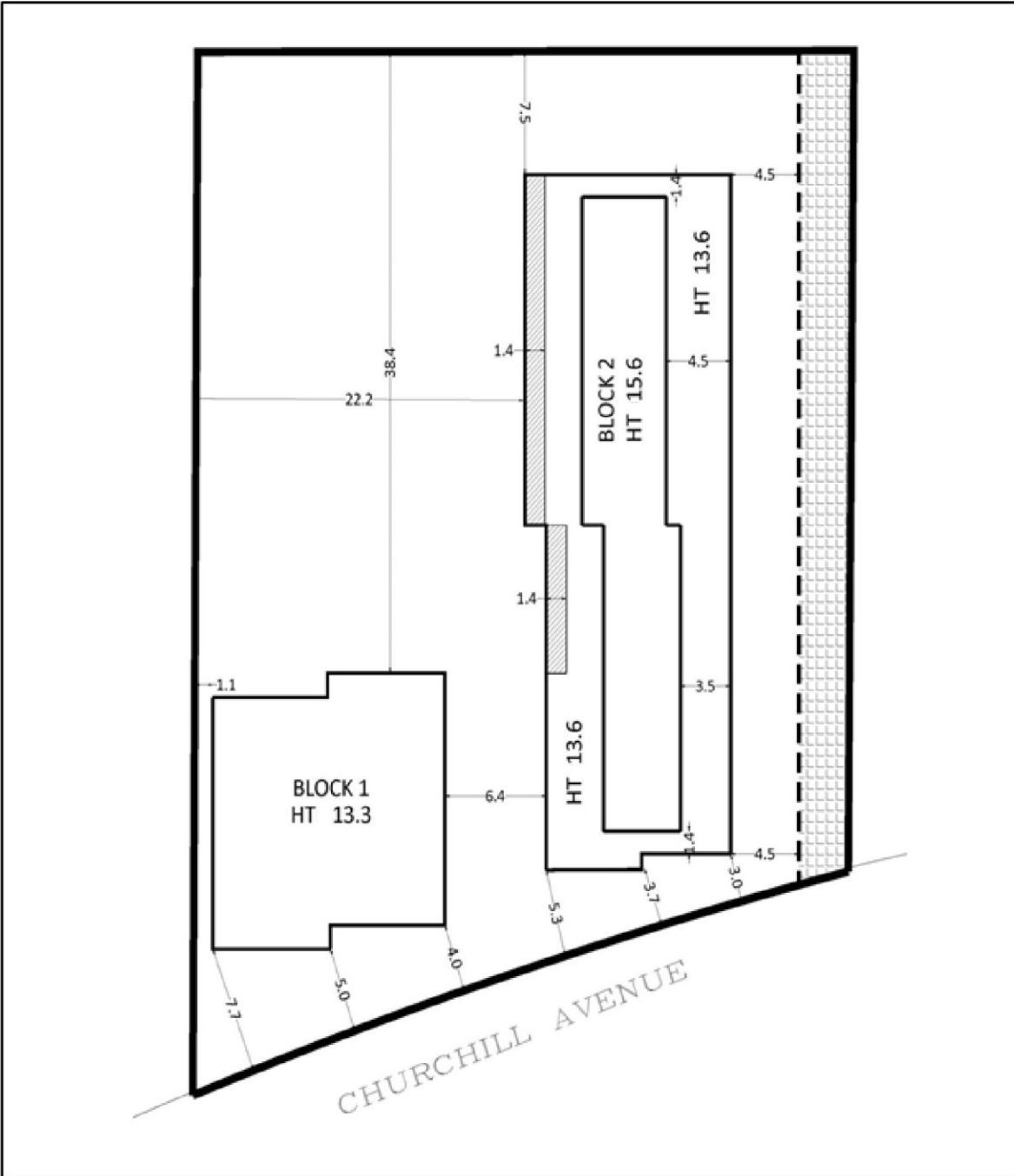
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 **TORONTO**
Diagram 3

36, 38 & 40 Churchill Avenue




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 **TORONTO**
Diagram 4

36, 38 & 40 Churchill Avenue

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-  Lands subject to this By-law
-  Area of Parkland Dedication
-  Area of Restricted Access


City of Toronto By-law 569-2013
Not to Scale
03/03/2023