

Authority: Ontario Land Tribunal Decision issued on January 25, 2021 and Order issued on August 11, 2021 in File PL190559

## **CITY OF TORONTO**

### **BY-LAW 794-2023(OLT)**

**To amend the Zoning By-law 569-2013 of the City of Toronto, as amended, with respect to the lands municipally known in the year 2020 as 1218 Royal York Road.**

Whereas the Ontario Land Tribunal by its decision issued on January 25, 2021 and its Order issued on August 11, 2021 in file PL190559 in hearing an appeal under Section 34(11) of the Planning Act, R.S.O. 1990, c. P.13, as amended, has approved a Zoning By-law amendment to amend the City of Toronto Zoning By-law 569-2013, as amended, with respect to lands municipally known as 1218 Royal York Road; and

Whereas the Ontario Land Tribunal has the authority pursuant to Section 34 of the Planning Act, R.S.O. 1990, c. P.13, as amended, to pass this By-law; and

Whereas the Local Planning Appeal Tribunal is continued under the name the Ontario Land Tribunal; and

Pursuant to the decision of the Ontario Land Tribunal, Zoning By-law 569-2013, as amended, is further amended 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 990.1 respecting the lands outlined by heavy black lines to RS[f 17.00, a990 (x37)] as shown on Diagram 2 attached to this By-law.
4. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.4.10 by adding Exception Number 37 so that it reads:

#### Exception RS 37

#### **Site Specific Provisions:**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

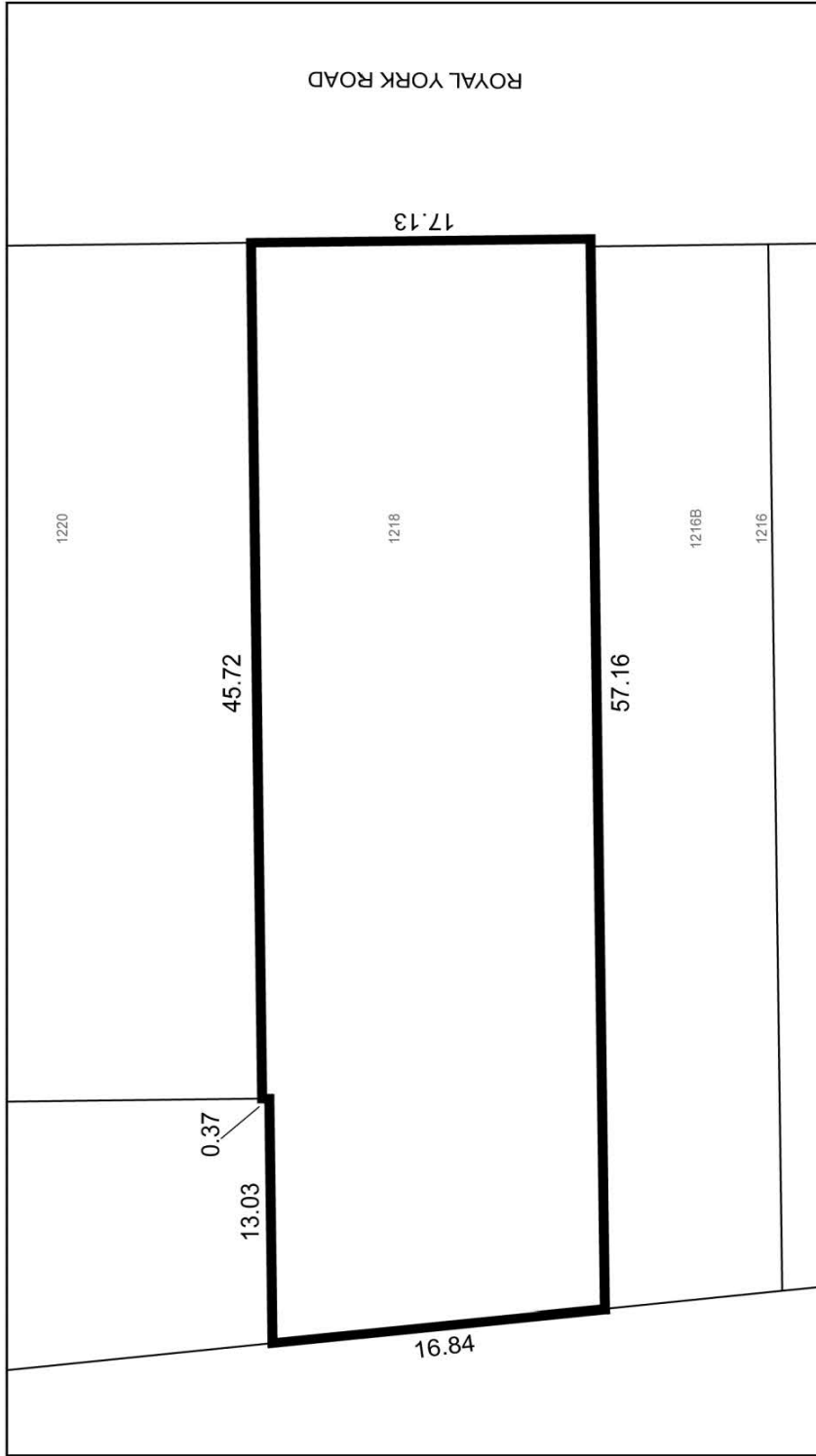
- A. Despite Regulation 10.40.30.40(1), the permitted maximum **lot coverage** is 26 percent.

- B. Despite Regulation 10.40.40.10(1), the permitted maximum number of **storeys** is 3.
- C. Despite Regulation 10.40.40.10(2)(B)(ii), the permitted maximum height of all the side exterior **main walls** is 9.54 metres.
- D. Despite Regulation 10.40.40.20(1), the permitted maximum **building length** is 19.7 metres.
- E. Despite Regulation 10.40.40.30(1), the permitted maximum **building depth** is 20 metres.
- F. Despite Regulation 10.40.40.40(1), the maximum permitted **gross floor area** is 660 square metres, and if a semi-detached house is on two **lots**, the permitted maximum **gross floor area** for each **lot** is 50 percent of the permitted maximum **gross floor area**.
- G. Despite Regulation 10.40.40.50.(2)(A), the maximum number of platforms located on the rear side of the **dwelling unit** is 2.
- H. Despite Regulation 10.40.40.50.(2)(B), the maximum permitted area of each platform is:
  - i. 5.2 square metres for a platform located at the second **storey**; and
  - ii. 13.47 square metres for a platform located at the third **storey**.
- I. Despite Regulation 10.40.40.50.(2)(C), a platform at the rear of the dwelling unit must be a minimum of 1.63 metres from the common wall dividing the dwelling units.
- J. Despite Clause 10.40.70, the required minimum building setbacks are shown on Diagram 3 attached to this By-law 794-2023(OLT).
- K. Despite Regulation 10.40.40.10(1) the permitted maximum height is as shown in metres, following the letters HT on Diagram 3 attached to this By-law 794-2023(OLT).

**5. Prevailing By-laws and Prevailing Sections: (None Apply)**

The Ontario Land Tribunal Decision issued on January 25, 2021 and Order issued on August 11, 2021 in File PL190559.

Diagram 1



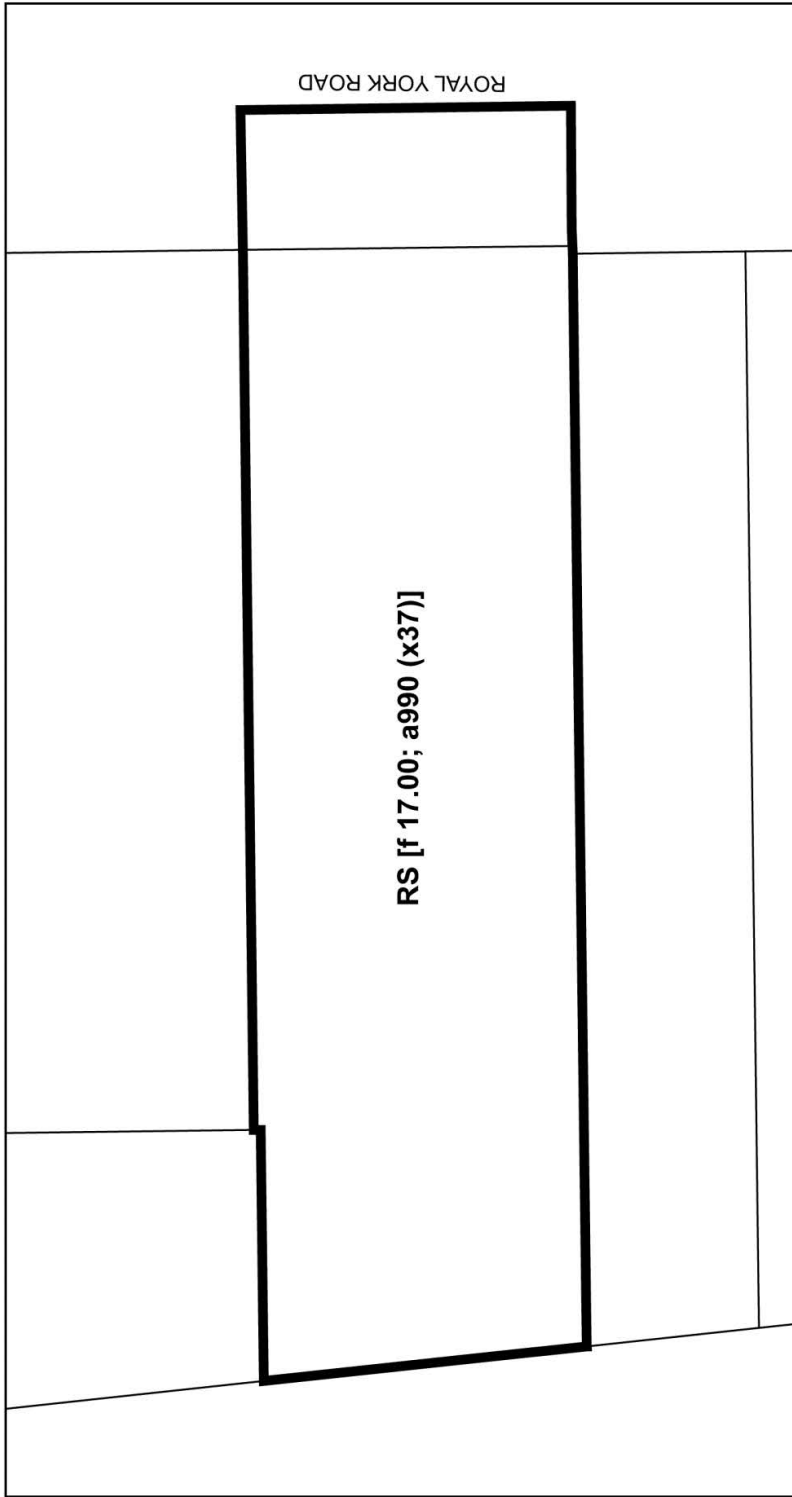
1218 Royal York Road

File # 18 271115 WET 02 02



City of Toronto By-law 569-2013  
Not to Scale  
8/16/2019

**Diagram 2**



**TORONTO**  
Diagram 2

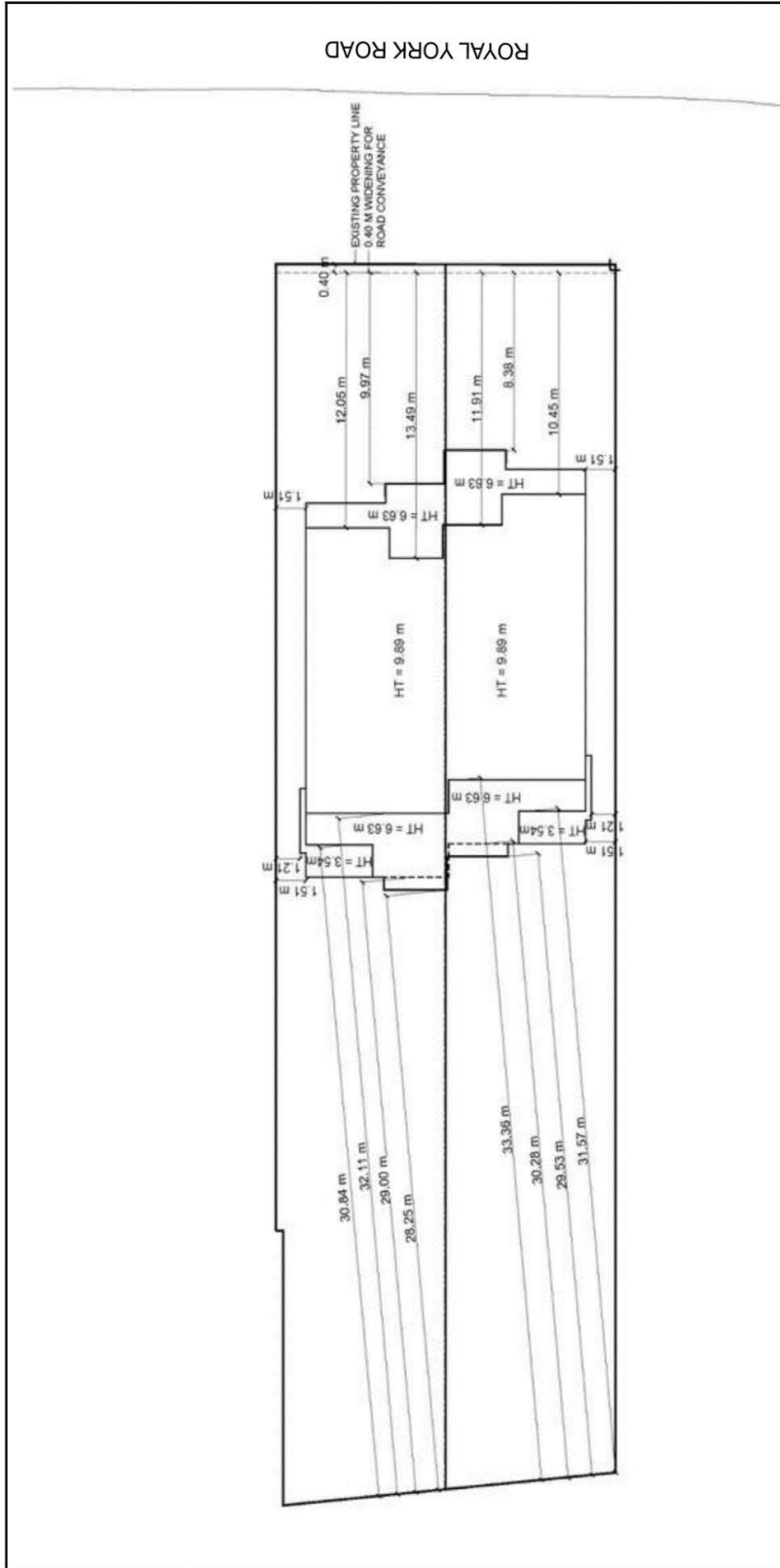
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City of Toronto By-law 569-2013  
Not to Scale  
8/16/2019

Diagram 3



1218 Royal York Road

**Toronto**  
Diagram 3

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City of Toronto By-law 569-2013  
Not to Scale  
8/16/2019