

1455 Royal York Road – Zoning By-law Amendment – Final Report

Date: February 3, 2022

To: Etobicoke York Community Council

From: Director, Community Planning, Etobicoke York District

Ward: 2 - Etobicoke Centre

Planning Application Number: 20 161756 WET 02 OZ

SUMMARY

This application proposes to amend the former Etobicoke Zoning Code and city-wide Zoning By-law 569-2013 to permit a four-storey assisted living and memory care facility building at 1455 Royal York Road. The proposal would result in a total gross floor area of 7,678 square metres, consisting of 94 bed-sitting rooms and associated dining and lounge areas of 1,464 square metres. A total of 50 parking spaces will be accommodated within a one level underground garage. A Floor Space Index of 1.59 times of the area of the lot is proposed.

The proposed development is consistent with the Provincial Policy Statement (2020) and conforms with A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020).

This report reviews and recommends approval of the application to amend the Zoning By-laws subject to the conditions outlined in this report.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council amend the former City of Etobicoke Zoning Code for the lands at 1455 Royal York Road substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 5 to this report.
2. City Council amend city-wide Zoning By-law 569-2013 for the lands at 1455 Royal York Road substantially in accordance with the draft Zoning By-law Amendment attached as Amendment No. 6 to this report.
3. City Council authorizes the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendments as may be required.

4. City Council direct that, before introducing the necessary Bills to City Council for enactment, the owner has submitted pavement marking and signage plans, which shows the modifications to the pavement markings and signages on Royal York Road, Chapman Road and Renault Crescent, to the satisfaction of the General Manager, Transportation Services.

FINANCIAL IMPACT

The City Planning Division confirms that there are no financial implications resulting from the recommendations included in this report in the current budget year or in future years.

DECISION HISTORY

On November 3, 2020, Etobicoke York Community Council adopted the Preliminary Report on the application, authorizing staff to conduct a community consultation meeting with an expanded notification area. The decision document can be found here: <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2020.EY19.2>

PROPOSAL

Pre-Application Consultation

A pre-application consultation meeting was held with the applicant on October 8, 2019 to discuss complete application submission requirements and to identify issues with the proposal. On June 30, 2020, the applicant submitted the subject application for a four-storey building for an assisted living and memory care facility for seniors.

Original Proposal

The original application proposed a four-storey (15.8 metres) building with a gross floor area of 7,842 square metres consisting of 94 assisted living and memory care bed-sitting rooms and 1,377 square metres of associated common areas. The resulting building had a Floor Space Index of 1.63 times the area of the lot.

Vehicular access was proposed from Chapman Road. The existing accesses from Royal York Road and Renault Crescent were proposed to be closed. A total of 50 vehicular parking spaces was proposed, to be contained in a one level underground garage. A total of eight bicycle parking spaces was proposed at-grade.

Revised Proposal

Revised applications were submitted on July 6, 2021 and December 21, 2021 addressing the concerns raised by staff and through community feedback. The revised application maintains the height of the building at four storeys (15.8 metres) but with a revised gross floor area of 7,678 square metres, consisting of 94 bed-sitting rooms and

1,464 square metres of common dining and lounge areas. The resulting building has a Floor Space Index of 1.59 times the area of the lot.

Revisions were made to the building's facing condition to the north, in particular, the building's siting in relation to the proposed driveway access on Chapman Road. Additional information on strategies to ensure the discharge of groundwater will not negatively impact the existing capacity of the City's sanitary sewers was also provided.

Detailed project information is found on the City's Application Information Centre at: www.toronto.ca/11CatfordRd

See Attachment 2 for the location map, Attachment 7 for the site plan, and Attachments 8 to 11 for the elevations of this report.

Site and Surrounding Area

The site is currently vacant and was formerly occupied by an automotive service station, which has since been demolished. The site is on the east side of Royal York Road, west of Renault Crescent and south of Chapman Road in the Humber Heights Westmount Neighbourhood. The site is generally rectangular with a splayed southeast lot line, and is approximately 4,830 square metres in area with a frontage of approximately 75.7 metres along Royal York Road, 60.8 metres along Chapman Road and 100 metres on Renault Crescent. The southern lot line is approximately 75 metres in length. The site has vehicular access provided from Royal York Road, Chapman Road and Renault Crescent.

Surrounding land uses include:

North: To the north along the east of Royal York Road are detached houses and the Captstone Community Bible Church. The residential area to the northeast is comprised of detached houses. The west side of Royal York Road contains York Memorial Collegiate Institute and further north there is a commercial plaza. The residential area to the northeast is characterized by detached houses.

South: Directly to the south is a two-storey local commercial plaza with professional offices. South of the plaza is the existing four-storey Humbervale Place seniors' residence, which is connected to the Humbervale United Church and Montessori School. Further to the south is All Saints Catholic Elementary School and All Saints Roman Catholic Church. The west side of Royal York Road between La Rose Avenue and Chapman Road is comprised of the rear yards of detached houses.

East: The residential area to the east is characterized by detached houses. Further to the east is Humber Creek, Westmount Junior Public School, Westmount Park and Westmount Outdoor Pool.

West: To the west is a residential area characterized by detached houses. Further west is Green Meadows Park.

Reasons for the Application

Amendments to the former City of Etobicoke Zoning Code and the city-wide Zoning By-law 569-2013 are required to establish appropriate uses and development standards related to building type, building height, coverage, setbacks, density, loading and landscaping.

APPLICATION BACKGROUND

Application Submission Requirements

The following reports/studies and plans were submitted in support of the application:

- Survey
- Architectural Plans
- Landscape Plans
- Tree Preservation Plan
- Engineering Drawings
- Digital 3D Model
- Draft Zoning By-law Amendments
- Planning Rationale Report
- Sun/Shadow Studies
- Toronto Green Standard Checklist
- Arborist Report
- Functional Servicing and Stormwater Management Report
- Energy Modelling Report
- Geotechnical Study
- Hydrogeological Assessment Report
- Record of Site Condition
- Public Consultation Plan

Copies of the submitted documents are available on the City's Application Information centre at: <https://www.toronto.ca/city-government/planning-development/application-information-centre/>

Agency Circulation Outcomes

The application, together with the applicable reports noted above including revisions, has been circulated to all appropriate agencies and City Divisions. Responses received have been used to assist in evaluating the application and to formulate appropriate Zoning By-law standards.

Statutory Public Meeting Comments

In making their decision with regard to this application, City Council members have been given an opportunity to view the oral submissions made at the statutory public

meeting held by Etobicoke York Community Council for this application, as these submissions are broadcast live over the internet and recorded for review.

POLICY CONSIDERATIONS

Planning Act

Section 2 of the *Planning Act* sets out matters of provincial interest which City Council shall have regard to in carrying out its responsibilities, including: the orderly development of safe and healthy communities; the adequate provision of a full range of housing, including affordable housing; the protection of public health and safety; the appropriate location of growth and development; the promotion of development that is sustainable, supports public transit and be oriented to pedestrians; and the promotion of a built form that is well designed, encourages a sense of place, and provides public spaces that are of high quality, accessible, attractive and vibrant.

Provincial Land-use Policies: Provincial Policy Statement and Provincial Plans

Provincial Policy Statements and geographically specific Provincial Plans, along with municipal Official Plans, provide a policy framework for planning and development in the Province. This framework is implemented through a range of land use controls such as zoning by-laws, plans of subdivision and site plans.

The Provincial Policy Statement (2020)

The Provincial Policy Statement (2020) (PPS) provides policy direction province-wide on land use planning and development to promote strong communities, a strong economy, and a clean and healthy environment. It includes policies on key issues that affect communities, such as:

- the efficient use and management of land and infrastructure;
- ensuring the sufficient provision of housing to meet changing needs including affordable housing;
- ensuring opportunities for job creation;
- ensuring the appropriate transportation, water, sewer and other infrastructure is available to accommodate current and future needs; and
- protecting people, property and community resources by directing development away from natural or human-made hazards.

The provincial policy-led planning system recognizes and addresses the complex inter-relationships among environmental, economic and social factors in land use planning. The PPS supports a comprehensive, integrated and long-term approach to planning, and recognizes linkages among policy areas.

The PPS is issued under Section 3 of the *Planning Act* and all decisions of City Council in respect of the exercise of any authority that affects a planning matter shall be

consistent with the PPS. Comments, submissions or advice affecting a planning matter that are provided by City Council shall also be consistent with the PPS.

The PPS recognizes and acknowledges the Official Plan as an important document for implementing the policies within the PPS. Policy 4.6 of the PPS states that, "The official plan is the most important vehicle for implementation of this Provincial Policy Statement. Comprehensive, integrated and long-term planning is best achieved through official plans."

Provincial Plans

Provincial Plans are intended to be read in their entirety and relevant policies are to be applied to each situation. The policies of the Provincial Plans represent minimum standards. City Council may go beyond these minimum standards to address matters of local importance, unless doing so would conflict with any policies of the Provincial Plans.

All decisions of City Council in respect of the exercise of any authority that affects a planning matter shall be consistent with the PPS and shall conform with Provincial Plans. All comments, submissions or advice affecting a planning matter that are provided by City Council shall also be consistent with the PPS and conform with Provincial Plans.

A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020)

A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020) came into effect on August 28, 2020. This was an amendment to the Growth Plan for the Greater Golden Horseshoe, 2019. The Growth Plan (2020) continues to provide a strategic framework for managing growth and environmental protection in the Greater Golden Horseshoe region, of which Toronto forms an integral part. The Growth Plan (2020) establishes policies that require implementation through a Municipal Comprehensive Review (MCR), which is a requirement pursuant to Section 26 of the *Planning Act*.

Policies not expressly linked to a MCR can be applied as part of the review process for development applications, in advance of the next MCR. These policies include:

- Directing municipalities to make more efficient use of land, resources and infrastructure to reduce sprawl, contribute to environmental sustainability and provide for a more compact built form and a vibrant public realm;
- Directing municipalities to engage in an integrated approach to infrastructure planning and investment optimization as part of the land use planning process;
- Achieving complete communities with access to a diverse range of housing options, protected employment zones, public service facilities, recreation and green space, and better connected transit to where people live and work;
- Retaining viable lands designated as employment areas and ensuring redevelopment of lands outside of employment areas retain space for jobs to be accommodated on site;

- Minimizing the negative impacts of climate change by undertaking stormwater management planning that assesses the impacts of extreme weather events and incorporates green infrastructure; and
- Recognizing the importance of watershed planning for the protection of the quality and quantity of water and hydrologic features and areas.

The Growth Plan (2020) builds upon the policy foundation provided by the PPS and provides more specific land use planning policies to address issues facing the GGH region. The policies of the Growth Plan (2020) take precedence over the policies of the PPS to the extent of any conflict, except where the relevant legislation provides otherwise. In accordance with Section 3 of the *Planning Act* all decisions of City Council in respect of the exercise of any authority that affects a planning matter shall conform with the Growth Plan (2020). Comments, submissions or advice affecting a planning matter that are provided by Council shall also conform with the Growth Plan (2020).

Toronto Official Plan

This application has been reviewed against the policies of the City of Toronto Official Plan as follows:

Chapter 2 - Shaping the City

Section 2.3.1 Healthy Neighbourhoods

This section indicates that the Official Plan provides the principles for steering growth and change in different parts of the city, which include protecting the city's neighbourhoods and green spaces from development pressures.

Policy 2.3.1.1 establishes that development within *Neighbourhoods* will respect and reinforce the existing physical character of buildings, streetscapes and open space patterns in these areas.

Chapter 3 - Building a Successful City

In September 2020, changes to the Public Realm and Built Form policies of Chapter 3 came into force via Official Plan Amendments 479 and 480 respectively (OPA 479 and OPA 480). The changes add greater detail and clarity, including policies that define the three main building typologies: low-rise and townhouses; mid-rise buildings; and tall buildings. This application was submitted prior to the policies of OPA 479 and 480 coming into effect, and was reviewed against the in-force policies and informed by the new policy direction.

Section 3.1.1 The Public Realm

This section provides direction on the importance of the public realm including streets, sidewalks, internal pedestrian connections, open space areas, parks and public buildings.

Policy 3.1.1.5 states that City streets are significant public open spaces and shall incorporate a Complete Streets approach and be designed to perform their diverse roles.

Section 3.1.2 Built Form

This section states that development must not only fit on its site and program, but also in terms of how the site, building and its streetwall fit within the existing and/or planned context of the neighbourhood and the city. Each new development should promote and achieve the overall objectives of the Official Plan.

Section 3.1.3 Built Form - Building Types

This section provides direction for three scales of building types - townhouse and low-rise apartments, mid-rise and tall buildings. The built form relationships and design of these building types is informed by urban design guidelines to ensure the proper form and fit with their context.

Policy 3.1.3.2 states that low-rise apartment buildings are generally no taller than four storeys in height.

Policy 3.1.3.3 states that low-rise apartment buildings will be designed to: a) provide building entrances that have direct access to public streets; b) integrate with existing grades at the property line; and c) allow for daylight and privacy by providing appropriate facing distances, building heights and step-backs.

Chapter 4 - Land Use Designations

Section 4.1 Neighbourhoods

The site is designated *Neighbourhoods* on Map 14 of the Official Plan. *Neighbourhoods* are physically stable areas made up of predominately residential uses in lower scale buildings. Development in *Neighbourhoods* will respect and reinforce the existing physical character of each geographic neighbourhood, including the pattern of streets, blocks and lanes, parks and public building sites, prevailing size and configuration of lots, prevailing heights, massing, scale, density and dwelling type of nearby residential properties.

Policy 4.1.1 states that *Neighbourhoods* are considered physically stable areas.

Policy 4.1.5 states development will respect and reinforce the existing physical character of the neighbourhood, including: a) patterns of streets, blocks and public building sites; b) prevailing size and configuration of lots; c) prevailing heights, massing, scale and density; d) prevailing building types; e) prevailing location, design and elevations relative to the grade of driveways and garages; f) prevailing setbacks of buildings; and g) prevailing patterns of rear and side yard setbacks.

Policy 4.1.7 states that proposals for intensification of land on major streets are not encouraged. Proposals that exceed the density permissions of zoning on a major street should be reviewed against Policy 4.1.5.

Policy 4.1.9 states that in established *Neighbourhoods* infill development on properties that vary from the local pattern in terms of lot size, configuration and/or orientation will: a) have heights, massing and scale respectful of those permitted by zoning for nearby residential properties; b) have setbacks from adjacent residential properties that are proportionate to those permitted by the zoning provisions of the adjacent properties;

c) provide adequate privacy sunlight and sky views for occupants of new and existing buildings; d) front onto existing streets where possible, with no gates limiting public access; e) provide safe, accessible walkways; and f) locate, screen and enclose service areas and garbage storage and parking.

See Attachment 3 for the subject site's Official Plan land use designation.

Chapter 5 - Implementation

Section 5.3.2 Implementation Plans and Strategies for City-building

This section indicates that detailed action-oriented plans, programs and strategies will be needed to implement the Official Plan and to adapt to changing circumstances and challenges over the life of the Official Plan. Policy 5.3.2.1 states that implementation plans, strategies and guidelines will be adopted to advance the vision, objectives and policies of the Official Plan.

Section 5.6 Interpretation

This section establishes how the policies are to be understood and interpreted.

Policy 5.6.1 states that the Official Plan should be read as a whole to understand its comprehensive and integrative intent as a policy framework for priority setting and decision making. Policy 5.6.1.1 states that policies should not be read in isolation. When more than one policy is relevant, all appropriate policies are to be considered in each situation.

The City of Toronto Official Plan can be found here: <https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/official-plan/>.

The outcome of staff analysis and review of relevant Official Plan policies are summarized in the Comments section of the Report.

Zoning

The former Etobicoke Zoning Code zones the site Limited Commercial (CL) and Second Density Residential Zone (R2). The CL zone permits limited residential uses, personal services and institutional uses. The R2 zone permits detached dwellings.

The city-wide Zoning By-law 569-2013 zones the site Commercial Local CL 2.0 (x185) and Residential Detached RD (f13.5;a510;d0.45). The provisions of the Etobicoke Zoning Code are carried over to Zoning By-law 569-2013. The CL zone also permits retail, office and a variety of personal service uses.

See Attachment 4 for the zoning designation of the site.

The City's Zoning By-law (569-2013) may be found here: <https://www.toronto.ca/city-government/planning-development/zoning-by-law-preliminary-zoning-reviews/zoning-by-law-569-2013-2/>

Design Guidelines

Part III of the PPS under the section titled "Guidance Material" states that guidance material and technical criteria may be issued from time to time to assist planning authorities and decision-makers with implementing the policies of the PPS. Policy 5.2.5.6 of the Growth Plan indicates that supporting documents, such as design guidelines, will direct the development of a high quality public realm and compact built form in achieving minimum intensification and density targets. Policy 5.3.2.1 of the Official Plan states that guidelines will be adopted to advance the vision, objectives, and policies. Urban design guidelines specifically are intended to provide a more detailed framework for built form and public realm improvements in growth areas. The following design guidelines were used in the evaluation of this application.

Townhouse and Low-rise Apartment Guidelines

City Council adopted city-wide Townhouse and Low-Rise Apartment Guidelines (Low-Rise Guidelines) and directed City Planning staff to use these Guidelines in the evaluation of townhouse and low-rise apartment development applications. These new Townhouse and Low-Rise Apartment Guidelines replace the Infill Townhouse Guidelines (2003) and are intended to be used in the review of an application when the proposed built form meets the City's Official Plan policies. The new Guidelines identify strategies to enhance the quality of these developments, provide examples of best practices, and improve clarity on various development scenarios. The Guidelines can be found here:

<https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/design-guidelines/townhouse-and-low-rise-apartments/>.

Site Plan Control

The proposal is subject to Site Plan Control. An application for Site Plan approval has been submitted, file no. 20 161761 WET 02 SA, and was reviewed concurrently with the subject application.

COMMUNITY CONSULTATION

A community consultation meeting took place virtually on January 18, 2021 using the WebEx videoconferencing program. The meeting was attended by approximately 70 residents in addition to City staff and the Ward Councillor. Concerns raised through the virtual meeting, along with comments raised through phone calls and written correspondence included:

Flooding

- Basement flooding in the neighbourhood and that this proposal should not compound the problem experienced by residents.

Traffic Impact

- Vehicular entrances proposed on Chapman Road;
- Truck turning radius from the site encroaching onto the properties on the north side of Chapman Road;

- Traffic accidents with the increased traffic activity generated by this proposal, in particular with vehicles turning left from Chapman Road to travel southbound on Royal York Road; and
- The possibility of trucks unloading on the Chapman Road right-of-way.

Parking

- The proposed number of vehicular parking spaces should accommodate the residents, visitors and employees.

Shadows

- The massing and structural elements of the proposal will shadow the neighbouring properties.

Operational Concerns/Safety

- Medical waste left outdoors;
- Staff working in the facility;
- The proposed number of residents per dwelling room given the current COVID protocols; and
- Security precautions to ensure residents do not wander outside the building.

Construction

- Foundations of existing buildings surrounding the site once construction takes place.

Staff are in receipt of various photos and video recordings taken of the flooding that occurred around their properties southeast of the site, caused by overflow of stormwater in sanitary sub-sewersheds.

COMMENTS

Planning Act

It is opinion of staff the application has regard to relevant matters of provincial interest, including subsections 2 f) the adequate provision and efficient use of sewage and water services and waste management systems, h) the orderly development of safe and healthy communities, j) the adequate provision of a full range of housing, including affordable housing, o) the protection of public health and safety, p) the appropriate location for growth, and r) development and the promotion of built form that (i) is well designed, (ii) encourages a sense of place, and (iii) provides for public spaces that are of high quality, safe, accessible, attractive and vibrant.

The matters of provincial interest are further articulated in the PPS (2020) and the Growth Plan (2020).

Provincial Policy Statement and Provincial Plans

The proposal has been reviewed and evaluated against the PPS (2020) and the Growth Plan (2020). Staff have determined that the proposal is consistent with the PPS and conforms with the Growth Plan (2020) as follows:

Provincial Policy Statement (2020)

The PPS is to be read in its entirety. The language in each policy, including the Implementation and Interpretation policies assists decision-makers in understanding how the policies are to be implemented. The PPS contains minimum standards and municipalities can go beyond these standards unless doing so would conflict with other policies of the PPS.

From an intensification and land use perspective, this application is consistent with the policies that promote efficient land use patterns (Policies 1.1.1, 1.1.2, 1.1.3.1 and 1.1.3.2) for providing assisted living bed-sitting rooms in an area identified in the Official Plan for residential and low scale institutional uses.

From a built form and public realm perspective, this application respects the prevailing pattern of the streets, and provides a building mass that respects the prevailing heights, scale and density of buildings along Royal York Road based on the review of the City of Toronto Official Plan policies and supporting documents in the form of urban design guidelines (Policy 1.1.3.4, 4.6). The proposal also provides amenity space within the site with outdoor landscaped areas and reduces the number of vehicular curb cuts to provide safer pedestrian walkways (Policy 1.5.1).

From an infrastructure perspective, this application efficiently utilizes existing sanitary and water services and will limit impact to the stormwater condition for the surrounding area to mitigate risks to human health, safety, property and the environment (Policies 1.6.1, 1.6.6.7).

The application and the draft amending Zoning By-laws are consistent with the PPS (2020).

A Place to Grow – Growth Plan for the Greater Golden Horseshoe (2020)

The Growth Plan (2020) requires municipalities through their Official Plan to identify intensification areas, and to encourage intensification generally in the built-up areas as directed by Policy 2.2.1. Municipalities are also directed to make more efficient use of land, resources and infrastructure to reduce sprawl, contribute to environmental sustainability and provide a more compact built form.

One of the Growth Plan's primary objectives is to achieve "complete communities" described in part by Policy 2.2.1.4 as places that (among other things):

- Provide a diverse mix of land uses, including residential employment uses, and convenient access to local stores, services and public service facilities;
- Provide a diverse range and mix of housing options, including affordable housing, to accommodate the needs of all household sizes and incomes;

- Provide for a more compact built form and a vibrant public realm, including public open spaces; and
- Expand convenient access to public service facilities and an appropriate supply of publicly-accessible open spaces and parks.

The proposal conforms to the Growth Plan (2020), which establishes that population growth will be accommodated by directing new growth to the built-up areas of the city through intensification. The application proposes compatible and appropriate intensification in a built-up area. The proposal would make efficient use of land, existing infrastructure and services. The proposed development has a compact and efficient form that has located the proposed massing, height and density on the site with sufficient setbacks, to providing transition to the low scale built form to the north and east.

City Planning staff advise that the application, and the draft Zoning By-law Amendments conform to the Growth Plan (2020).

Land Use

This application has been reviewed against the Official Plan policies described in the Policy Considerations Section of this report as well as the policies of the Toronto Official Plan as a whole.

The site is designated *Neighbourhoods* in the Official Plan which are physically stable areas made up of residential and institutional uses in the form of lower-scale buildings. The proposal consists of 6,213.9 square metres for assisted living and memory care bed-sitting rooms and 1,463.8 square metres of common dining and lounge areas that serve the residents of the facility. The proposed uses conform to the policy direction for the *Neighbourhoods* designation of the Official Plan.

The proposed bed-sitting rooms for assisted living and memory care will be secured in the amending Zoning By-laws.

Built Form

This application has been reviewed against the Official Plan policies and design guidelines described in the Policy Considerations Section of the Report as well as the policies of the Toronto Official Plan as a whole.

Policy 2.3.1.1 of the Official Plan states that development within *Neighbourhoods* will respect and reinforce the existing physical character of buildings, streetscapes and open space patterns. Policy 3.1.2.5 states that new development will be massed to define the edges of streets, parks and open spaces at good proportion. Policy 3.1.3.2 states that low-rise apartments are generally no taller than four storeys. Policy 3.1.3.3 states that low-rise apartment buildings will be designed to provide entrances that have access to public streets and allow for daylight and privacy by providing appropriate facing distances, heights and stepbacks. Policy 4.1.5 states that development will reinforce the physical character of the neighbourhood. Policy 4.1.7 states that intensification over the zoning standards along a major street is discouraged.

Policy 4.1.9 states that in established *Neighbourhoods* infill development that vary from the local pattern will have massing that respects the zoning standards of the surrounding residential properties, provide adequate sunlight and sky views, provide safe and accessible walkways, among other requirements.

Guideline 3.1 n. of the Low-rise Guidelines states that a minimum building separation of six metres to the property line be provided for frontages with direct walkway access to the building, and a minimum building separation of three metres for frontages with no direct walkway access. Guideline 3.3 a. states that facades of buildings should be parallel to the street. Guidelines 3.3 e. and i. indicate that building setbacks should be consistent with or greater than neighbouring properties. Guideline 4.1 states that development should apply angular planes, minimum horizontal separation distances and other building envelope controls to transition down to lower-scale buildings.

The proposed building will result in a height of 15.8 metres, with a building setback of approximately 6.55 metres to the south property line, a 5.1 to 6.55 metre setback to the east property line along Renault Crescent, a 15-metre setback to the north along Chapman Road, and a setback of 8.09 metres to the west along Royal York Road. The resulting building setbacks are greater than the existing building to the east along Chapman Road. The proposed building setbacks along Royal York Road and Renault Crescent provide sufficient space for a landscaped area while providing building frontage that is parallel to the street.

The massing of the building provides an inset along the east elevation proposed as an outdoor amenity area. The combination of both the building's height and setback from the adjacent *Neighbourhoods* designation to the north and east results in a building envelope that will be contained within a 45-degree angular plane measured from the property line of the lower scale residential properties to the north and east. The proposed density is within the maximum density permission of the current Zoning By-law standard along Royal York Road, identified as a major street. As such, the proposed massing, height and siting of the proposal fits contextually to the planned context of the area given its particular location along Royal York Road in a *Neighbourhoods* designated area.

Shadow Impact

Shadow Studies by Turner Fleischer Architects, dated June, 2020, were submitted in support of the application, showing net new shadows cast on March 21 and September 21 from 9:18 am to 6:18 pm. The proposal would result in shadows on the public sidewalks abutting and surrounding the site within a one to four hour time span between the spring and fall equinoxes, with portions of the backyards of properties west of Royal York Road and the properties east of Renault Crescent to experience incremental shadows in the morning and late afternoon hours respectively.

Policy 3.1.3.3 of the Official Plan states that low-rise apartment buildings will be designed to allow for daylight. Policy 4.1.9 states that in established *Neighbourhoods*, infill development will provide adequate sunlight for occupants of new and existing buildings. Guideline 4.1 of the Low-rise Guidelines states that development should

minimize the impact of shadows. Guideline 4.4 states that outdoor amenity areas should be designed to have direct sunlight.

The proposed height and massing of the building will result in incremental shadows on the pedestrian sidewalks abutting the subject site, and portions of the private properties to the west and east during the early and late hours of the day. The resulting incremental shadows will provide adequate opportunities for sunlight on the public realm and the occupants of the various dwellings.

Traffic Impact and Site Access

A Transportation Impact Study by BA Group, dated June 2020, and an addendum, dated November 2021, were submitted in support of the application. The study provided an analysis on traffic impact based on projected vehicular trips generated from the proposal, along with a vehicular parking analysis and loading needs analysis. The study concluded that the vehicular traffic generated by the proposal will result in a negligible impact on the surrounding street network.

The vehicular access to the site is to be provided by a one-way driveway entrance on the western section of the site, and a two-way driveway entrance on the eastern section of the site on Chapman Road. A type 'B' loading space, incorporated within the building, is to serve the residents of the proposal. The revised proposal reduced the width of the two driveway entrances from 7.3 metres and 7.6 metres to 6 metres and 7 metres respectively to improve on pedestrian accessibility along Chapman Road. A drop off area is proposed on the north side of the site fronting on Chapman Road. The existing curbs on Royal York Road and Renault Crescent are planned to be closed. The proposed consolidation of driveway access on Chapman Road meets the City's access management guidelines.

Policy 3.1.2.4 of the Official Plan directs new development to locate and organize vehicular access, service areas and utilities to minimize their impact on the property and on surrounding properties and to improve the safety and attractiveness of adjacent streets, parks and open spaces. Guideline 3.1 f. of the Low-rise Guidelines states that vehicular access is to be provided on secondary streets, where possible and that driveway/laneway points are to be consolidated to minimize curb cuts. Guideline 3.4 a. states that parking garage ramps, and garbage collection/storage areas are to be incorporated into the building. Guideline 3.4 f. states that surface parking, driveways and drop off areas should be minimized.

Transportation Services staff reviewed the documentation and are generally satisfied with the proposal and the proposed site configuration. The owner is to provide revised pavement marking and signage plans to the satisfaction of Transportation Services prior to the enactment of Bills, to ensure safe vehicular movement to the site. The detailed driveway layout, including ensuring the number of vehicles that may park on the driveway at any given time will be secured as part of the Site Plan approval process.

Vehicular Parking

The proposal provides a total of 50 vehicular parking spaces within a one level underground garage. The Transportation Impact Study prepared by BA Group concluded the number of parking spaces would result in a rate of 0.53 spaces per dwelling room and is sufficient to serve the residents, visitors and employees for the proposed use. Transportation Services's staff are satisfied with the number of vehicular parking spaces proposed.

Bicycle Parking

The proposal provides a total of four short term bicycle parking spaces located at-grade along the west elevation facing Renault Crescent. Guideline 3.1 c. of the Low-rise Guidelines states that cycling facilities within development are to be accessible from public streets. Staff are in support of the proposed number and location of the short term bicycle parking spaces. The design and location of the bicycle infrastructure will be secured as part of the Site Plan approval process.

Streetscape

Policy 3.1.1.2 states that the public realm will: d) provide a comfortable, attractive and vibrant, safe and accessible setting for civic life and daily social interaction; and g) be functional and fit within a larger network. Policy 3.1.1.6 states that city streets are significant public open spaces and be designed to perform their diverse roles. Guideline 3.1 d. of the Low-rise Guidelines states that streets should be designed to be inviting, with attractive and comfortable pedestrian environments with landscaping and pedestrian scale lighting. Guideline 3.4 c. indicates that the negative impacts of service areas should be limited by locating the area out of view.

The proposal will provide a 2.1-metre pedestrian walkway along the three street frontages along Royal York Road, Chapman Road and Renault Drive. A landscaped setback of approximately five to seven metres, and five to 13 metres are proposed along Royal York Road and Renault Crescent respectively. A driveway drop-off area with a private pedestrian walkway is proposed along the frontage of Chapman Road resulting in a building setback of 15 metres. Staff are in support of the proposed streetscape treatment on the site. Detailed landscaping to screen servicing areas away from view, and to ensure proper pedestrian walkway transition to the south will be secured as part of the Site Plan approval process.

Servicing and Stormwater Management

A Functional Servicing and Stormwater Management Report dated and revised on October, 2021, a Hydrogeological Investigation Report dated February 2020, and a Geological Investigation Report March 2020, all prepared by GHD were submitted in support of the application. The development is proposed to connect to the existing watermain on Chapman Road for water and fire flows, and to the existing sanitary sewer on Chapman Road with a control manhole.

Basement Flooding Environmental Assessment

The site is within the Humber Creek sanitary system catchment area, identified in the Updated Conceptual Design Report Basement Flooding Remediation and Water Quality Improvements Master Plan Class Environmental Assessment (Basement Flooding EA) as Area 36. Certain areas southeast of the site experienced flooding during storm events due to capacity constraints in the sanitary and storm systems. As part of the Basement Flooding EA, improvements to the existing sewers in Area 36 are planned to be completed by the City between 2023-2026.

In order to ensure the proposed development will not negatively impact the existing conditions of Area 36, the applicant is proposing relining three sewers on Renault Crescent and Matane Court, along with hauling groundwater that will be discharged during the construction off-site. Engineering and Construction Services staff reviewed the documents and are satisfied of the studies' conclusions.

Open Space/Parkland

The Official Plan contains policies to ensure that Toronto's systems of parks and open spaces are maintained, enhanced and expanded. Map 8B of the City of Toronto Official Plan shows local parkland provisions across the city. The lands which are the subject of this application are in an area with 0.43 to 0.79 hectares of local parkland per 1,000 people. The site is in the second lowest quintile of current provision of parkland. The site is in a parkland priority area, as per Chapter 415, Article III, of the Toronto Municipal Code.

In accordance with Chapter 415, Article III of the Toronto Municipal Code, the applicant is required to satisfy the parkland dedication requirement through cash-in-lieu. This proposal is subject to a two percent parkland dedication.

The value of the cash-in-lieu of parkland dedication will be appraised through Corporate Real Estate Management. Payment will be required prior to the issuance of the first above grade building permit.

Tree Preservation

An Arborist Report and a Tree Protection Plan prepared by Terrastory Environmental Consulting Inc., dated November 2021, and Tree Planting Plan prepared by Sefarian Design Group, dated November 2021, were submitted in support of the application. A total of two private trees and ten City-owned trees are proposed to be preserved. A City-owned tree, along with seven private trees, are proposed to be removed. Urban Forestry staff are in receipt of the applications to injure or destroy trees, and are satisfied with the proposed tree planting plan for the site.

Toronto Green Standard

Council has adopted the four-tier Toronto Green Standard (TGS). The TGS is a set of performance measures for green development. Applications for Zoning By-law Amendments, Draft Plans of Subdivision and Site Plan Control are required to meet and demonstrate compliance with Tier 1 of the Toronto Green Standard. Tiers 2, 3 and 4 are

voluntary, higher levels of performance with financial incentives. Tier 1 performance measures are secured on site plan drawings and through a Site Plan Agreement or Registered Plan of Subdivision.

The owner is required to meet Tier 1 of the TGS. Performance measures for the Tier 1 development features will be secured in the draft Zoning By-law Amendments and the Site Plan application which includes automobile infrastructure, cycling infrastructure and storage and collection of recycling and organic waste.

Conclusion

The proposal has been reviewed against the policies of the PPS (2020), the Growth Plan (2020) and the Toronto Official Plan. The proposal is consistent with the PPS (2020) and does not conflict with the Growth Plan (2020). Furthermore, the proposal conforms with the Toronto Official Plan, particularly as it relates to sensitive development within *Neighbourhoods*, and in providing a range of housing options. Staff worked with the applicant and the community to address and resolve the following key concerns: site layout, traffic impact, and infrastructure improvements to accommodate the development. Staff recommend that Council approve the application.

CONTACT

Henry Tang, Acting Manager, Community Planning
Tel. No. 416-392-7572
E-mail: Henry.Tang@toronto.ca

SIGNATURE

Michael Mizzi, MCIP, RPP
Director, Community Planning
Etobicoke York District

ATTACHMENTS

City of Toronto Data/Drawings

Attachment 1: Application Data Sheet

Attachment 2: Location Map

Attachment 3: Official Plan Land Use Map

Attachment 4: Existing Zoning By-law Map

Attachment 5: Draft Zoning By-law Amendment to Etobicoke Zoning Code

Attachment 6: Draft Zoning By-law Amendment to 569-2013

Applicant Submitted Drawings

Attachment 7: Site Plan

Attachment 8: North Elevation

Attachment 9: East Elevation

Attachment 10: South Elevation

Attachment 11: West Elevation

Attachment 1: Application Data Sheet

Municipal Address: 1455 ROYAL YORK RD Date Received: June 30, 2020

Application Number: 20 161756 WET 02 OZ

Application Type: OPA / Rezoning, Rezoning

Project Description: Proposal to permit a 4-storey assisted living and memory care building with 94 bed-sitting rooms. A total gross floor area of 6,213 square metres, with a 1,464 square metres of common areas is proposed. An underground parking garage with 50 vehicular spaces for visitors and employees is proposed. A total of 4 short-term bicycle spaces are proposed at-grade.

Applicant
WALKER, NOTT,
DRAGICEVIC
ASSOCIATES LIMITED

Architect
TURNER FLEISCHER

Owner
SRZ NORTH
(ETOBICOKE) LTD

EXISTING PLANNING CONTROLS

Official Plan Designation: Neighbourhoods Site Specific Provision:

Zoning: Commercial Local Zone 2 Heritage Designation:

Height Limit (m): Site Plan Control Area:

PROJECT INFORMATION

Site Area (sq m): 4,830 Frontage (m): 76 Depth (m): 61

Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):			1,137	1,137
Residential GFA (sq m):				
Non-Residential GFA (sq m):			7,678	7,678
Total GFA (sq m):			7,678	7,678
Height - Storeys:			4	4
Height - Metres:			16	16

Lot Coverage Ratio (%) 23.54 Floor Space Index: 1.59

Floor Area Breakdown Above Grade (sq m) Below Grade (sq m)

Residential GFA:

Retail GFA:

Office GFA:

Industrial GFA:

Institutional/Other GFA: 7,678

Residential Units by Tenure	Existing	Retained	Proposed	Total
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Rental:

Freehold:

Condominium:

Other:

Total Units:

Total Residential Units by Size

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
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Retained:

Proposed:

Total Units:

Parking and Loading

Parking Spaces: 50 Bicycle Parking Spaces: 4 Loading Docks: 1

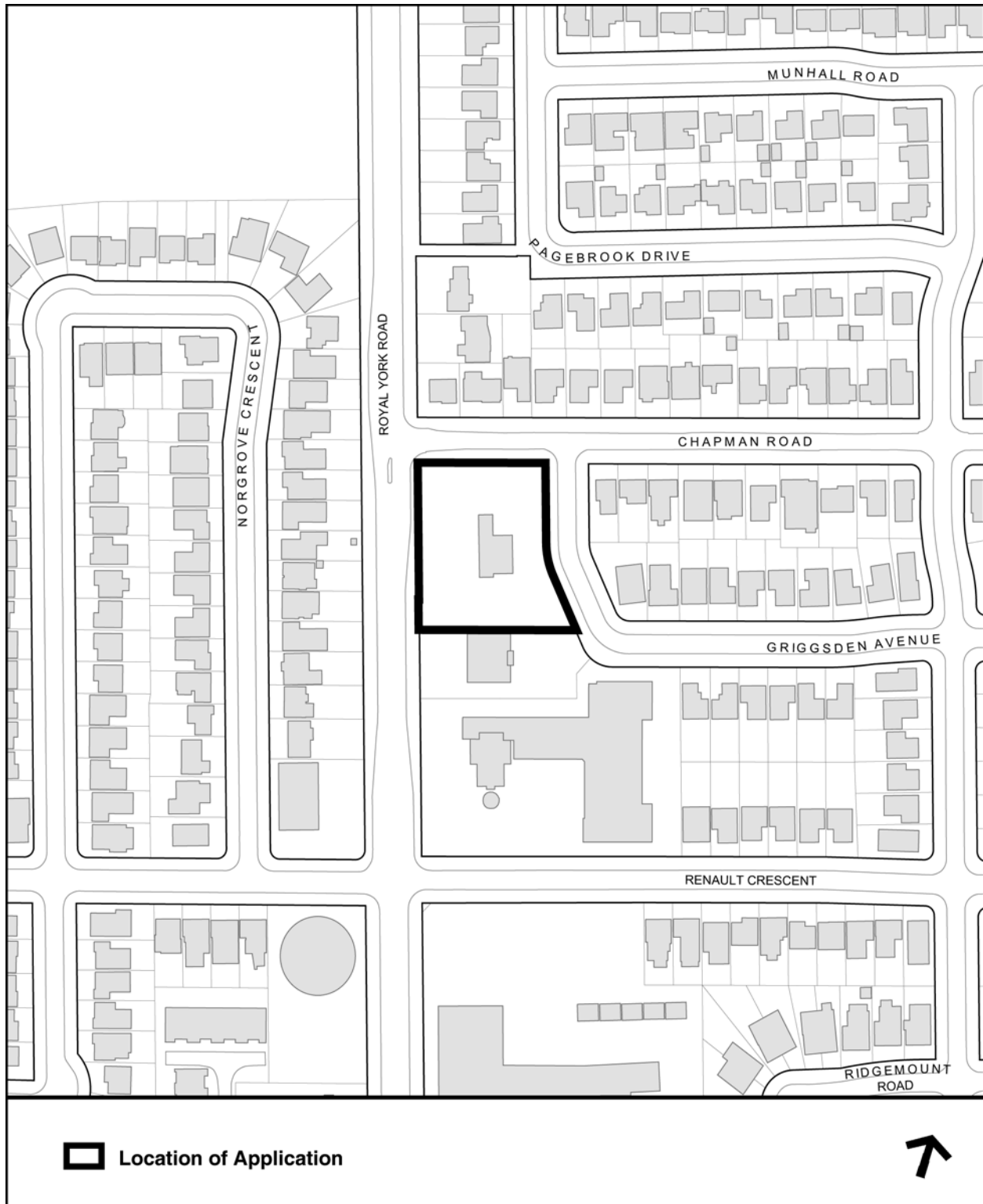
CONTACT:

Henry Tang, Acting Manager, Community Planning

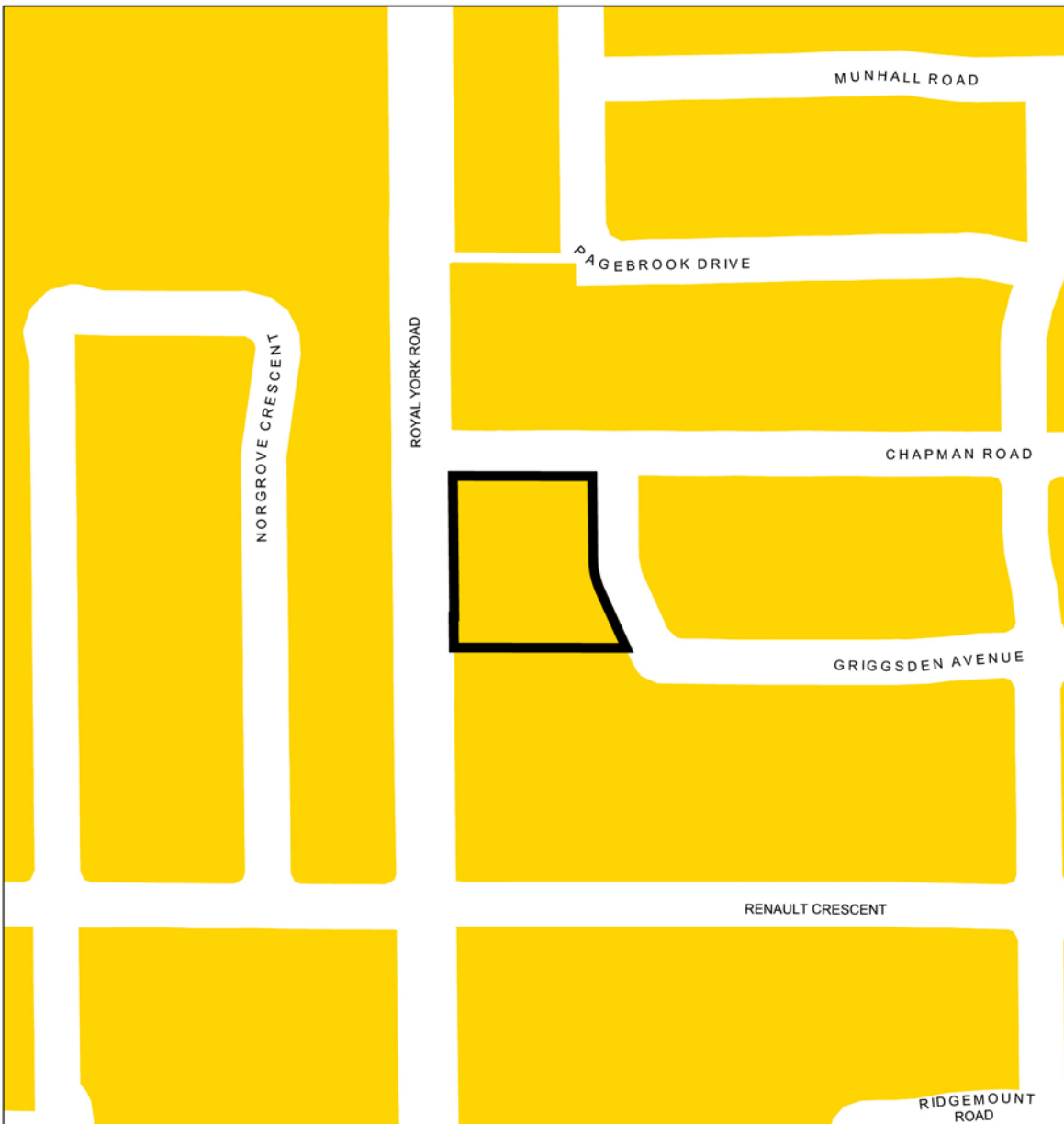
(416) 392-7572

Henry.Tang@toronto.ca

Attachment 2: Location Map



Attachment 3: Official Plan Land Use Map



Official Plan Land Use Map #14

1455 Royal York Road

File # 20 161756 WET 02 0Z



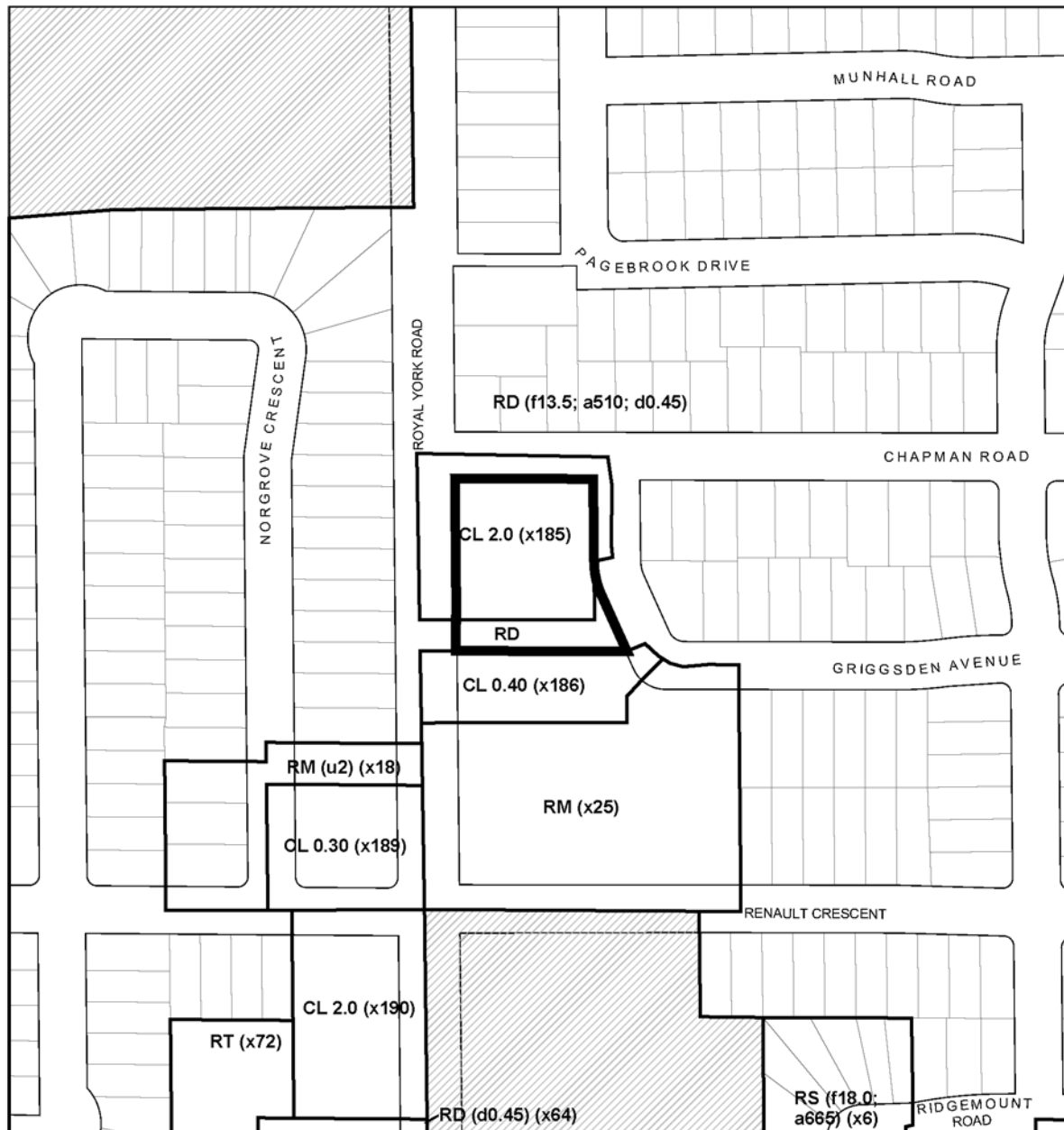
Location of Application

Neighbourhoods



Not to Scale
Extracted: 08/24/2020

Attachment 4: Existing Zoning By-law Map



Zoning By-law 569-2013

1455 Royal York Road

File # 20 161756 WET 02 0Z



Location of Application

RD
RS
RT
RM
CL

Residential Detached
Residential Semi-Detached
Residential Townhouse
Residential Multiple
Commercial Local



See Former City of Etobicoke By-Law No. 11,737
R2 Second Density Residential Zone



Not to Scale
Extracted: 08/24/2020

CITY OF TORONTO

BY-LAW XXXX-2022

To amend Chapters 304, 320, 323 and 324 of the Etobicoke Zoning Code, as amended, with respect to lands municipally known in the year 2021 as 1455 Royal York Road

WHEREAS authority is given to Council by 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 HEREBY ENACTS as follows:

1. That the zoning map referred to in Chapters 320-5 and 323-1 of the Etobicoke Zoning Code is amended by changing the classification of the lands shown as outlined by a heavy black line on Schedule "A" attached hereto (hereinafter referred to as the "lot") from Limited Commercial (CL) and Second Density Residential (R2) to Sixth Density Residential (R6).
2. That despite Chapters 304, 320 and 324 of the Etobicoke Zoning Code, the following development standards and uses shall be applicable to the lands delineated by heavy lines on Schedule "A" attached hereto.
3. Where the provisions of this By-law conflict with the provisions of the Etobicoke Zoning Code, as amended, the provisions of this By-law shall apply.
4. The provisions of Section 304-3 Definitions of the Etobicoke Zoning Code shall apply unless inconsistent with the provisions of this By-law. For the purposes of this By-law, the following definitions shall apply:
 - (a) "Grade" – means 147.25 metres Canadian Geodetic Datum.
 - (b) "Gross Floor Area" – means the aggregate of the areas of each floor, measured between the exterior faces of the exterior walls of the building at the level of each floor, but excluding:
 - (i) Parking, loading and bicycle parking below grade;
 - (ii) Required loading spaces and 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) Stairwells in the building; and
 - (x) Voids within the floor used to create a double height space;
- (c) "Height" – means the vertical distance between grade and the highest point of the building or structure except for those elements prescribed in section 7 below.
- (d) "Type "B" Loading Space" – means an area used for the loading or unloading of goods or commodities from a vehicle, with the following dimensions:
- (i) Minimum length of 11.0 metres;
 - (ii) Minimum width of 3.5 metres; and
 - (iii) Minimum vertical clearance of 4.0 metres.
5. No building or structure shall be erected or used on the lot, except for the following uses:
- (a) Senior Citizens' Retirement Home Facility; and
 - (b) Accessory uses and buildings, such as parking garages.
6. The maximum Floor Space Index permitted on the lot shall be 2.0.
7. The maximum building Height permitted on the lot shall be the number of metres following the symbol "HT" and the maximum number of Storeys shall be the number following the symbol "ST" as shown on Schedule "B" attached hereto, except for those elements prescribed below:
- (a) The following may exceed the permitted maximum building Height by 1.8 metres:
 - (i) Antennae, flagpoles, parapets, satellite dishes, weather vanes and elements of a green roof or roof build up above slab;
 - (b) The following may exceed the permitted maximum building Height by 2.5 metres:
 - (i) Awnings, light fixtures, lightning rods, eaves, balcony or terrace guardrails and railings;
 - (c) The following may exceed the permitted maximum building Height by 4.0 metres:

- (i) Architectural roof features in the hatched area as shown on Schedule "B";
 - (ii) Trellises, landscape and public art features, outdoor recreation and amenity area elements and partitions, and wind and noise mitigation structures;
- (d) The following may exceed the permitted maximum building Height by 5.0 metres:
- (i) Equipment used for the functional operation of the building, such as electrical, utility, mechanical and ventilation equipment, except that skylights may only exceed the height by 1.0 metres;
 - (ii) Structures or parts of the building used for the functional operation of the building, such as enclosed stairwells, roof access, maintenance equipment storage, elevator shafts, chimneys, vents, and water supply facilities; and
 - (iii) Structures that enclose, screen or cover the elements listed in (i) and (ii) above.
8. No building or structure within the lot shall be located other than within the building envelope shown on Schedule "B" attached herein, except for those elements prescribed below:
- (a) Platforms without main walls, such as a deck, porch, balcony or similar structure, attached to or less than 0.3 metres from a building;
 - (b) Canopies and awnings;
 - (c) Exterior stairs, pedestrian access ramp and elevating device providing access to a building;
 - (d) Architectural features and roof projections, pilaster, decorative column, cornice, sill, belt course and chimney breasts;
 - (e) Bay window, box window, or other window projection;
 - (f) Dormer projecting from the surface of a roof, and the eaves of a roof; and
 - (g) Wall mounted equipment, including lighting, vents, pipes, utility equipment, satellite dish, antenna, or a pole used to hold an antenna and air conditioner.
9. Vehicle parking spaces shall be provided at a minimum rate of 0.3 for each bed-sitting room of a Senior Citizens' Retirement Home Facility.
10. One (1) Type "B" Loading Space shall be provided.

11. Notwithstanding 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 if no consent, severance, partition, division or conveyance occurred.
12. Chapter 324, Site Specifics, of the Etobicoke Zoning Code is hereby amended to include reference to this By-law by adding the following to Section 324-1, Table of Site Specific By-laws.

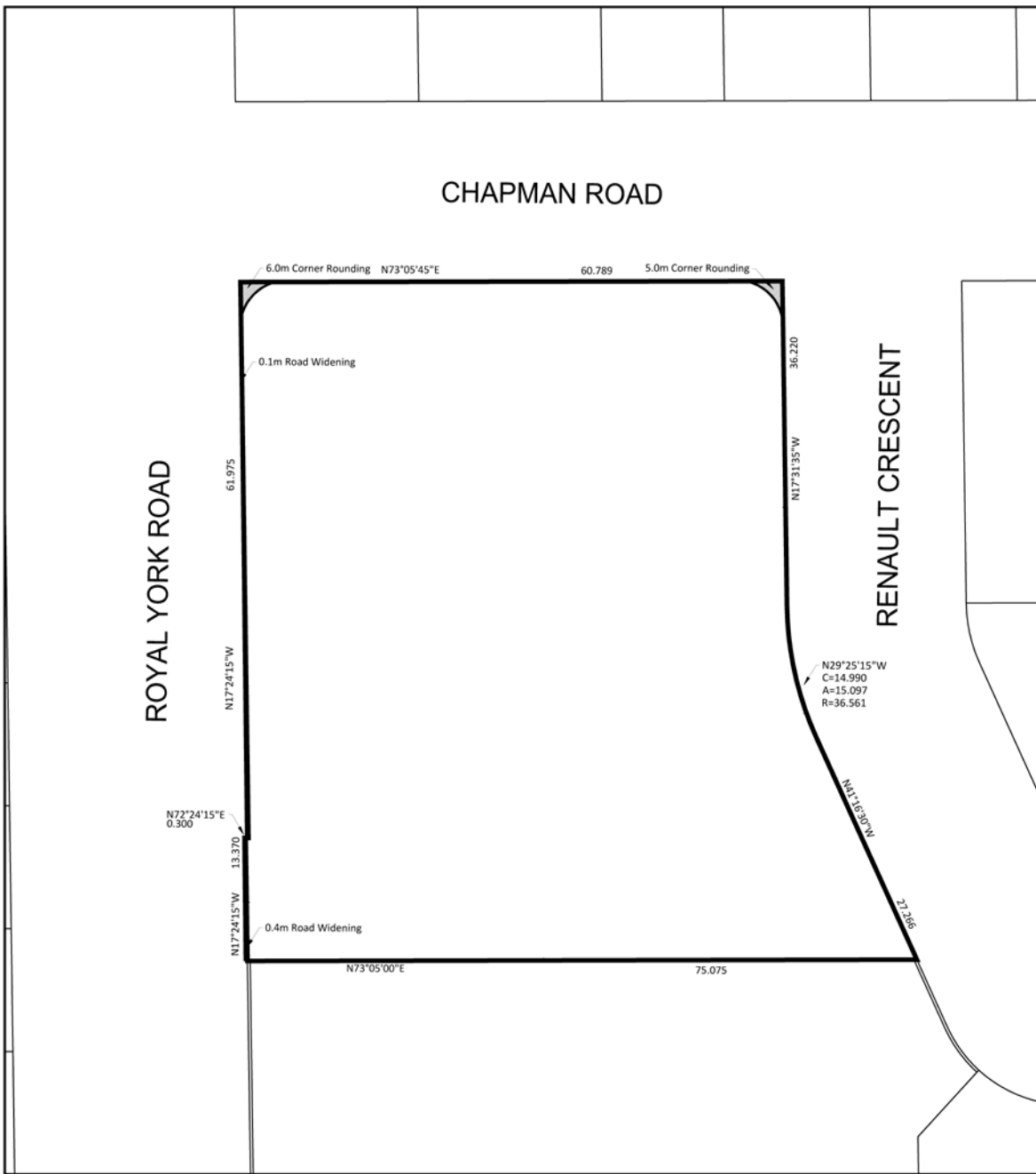
BY-LAW NUMBER AND ADOPTION DATE	DESCRIPTION OF PROPERTY	PURPOSE OF BY-LAW
~-2022 ~, 2022	Lands municipally known as 1455 Royal York Road	To amend the Zoning Code to permit the development of a senior citizens' retirement home facility, with site-specific standards.

Enacted and passed this ~ day of ~, A.D. 20~.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)



Toronto
Schedule A

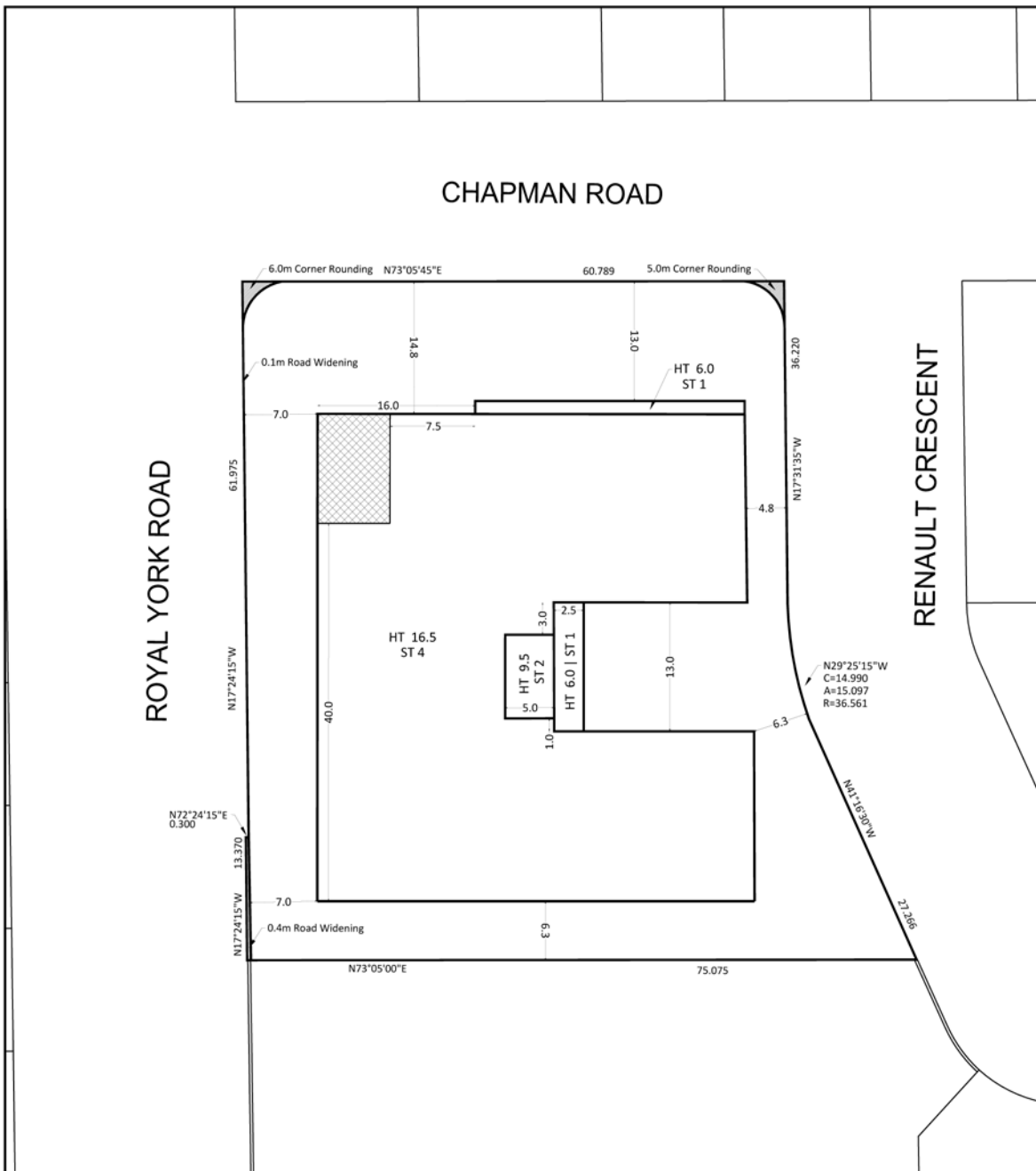
1455 Royal York Road

File # 20 161756 WET 02 02

 Area Subject to this By-law



Not to Scale
01/20/2022



Toronto
Schedule B

1455 Royal York Road

File # 20 161756 WET 02 02

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



Not to Scale
01/20/2022

CITY OF TORONTO

BY-LAW XXX-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 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 and forming part of 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 2.0 (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 [Clerk's to supply By-law ##];
- (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 [Clerk's to supply By-law ##];
- (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, 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 of By-law [Clerk's to supply By-law ##]; 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), 10.80.40.70 the required minimum **building setbacks** are as shown on Diagram 3 of By-law [Clerks to supply By-law ##];
- (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) and, 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;
- (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)

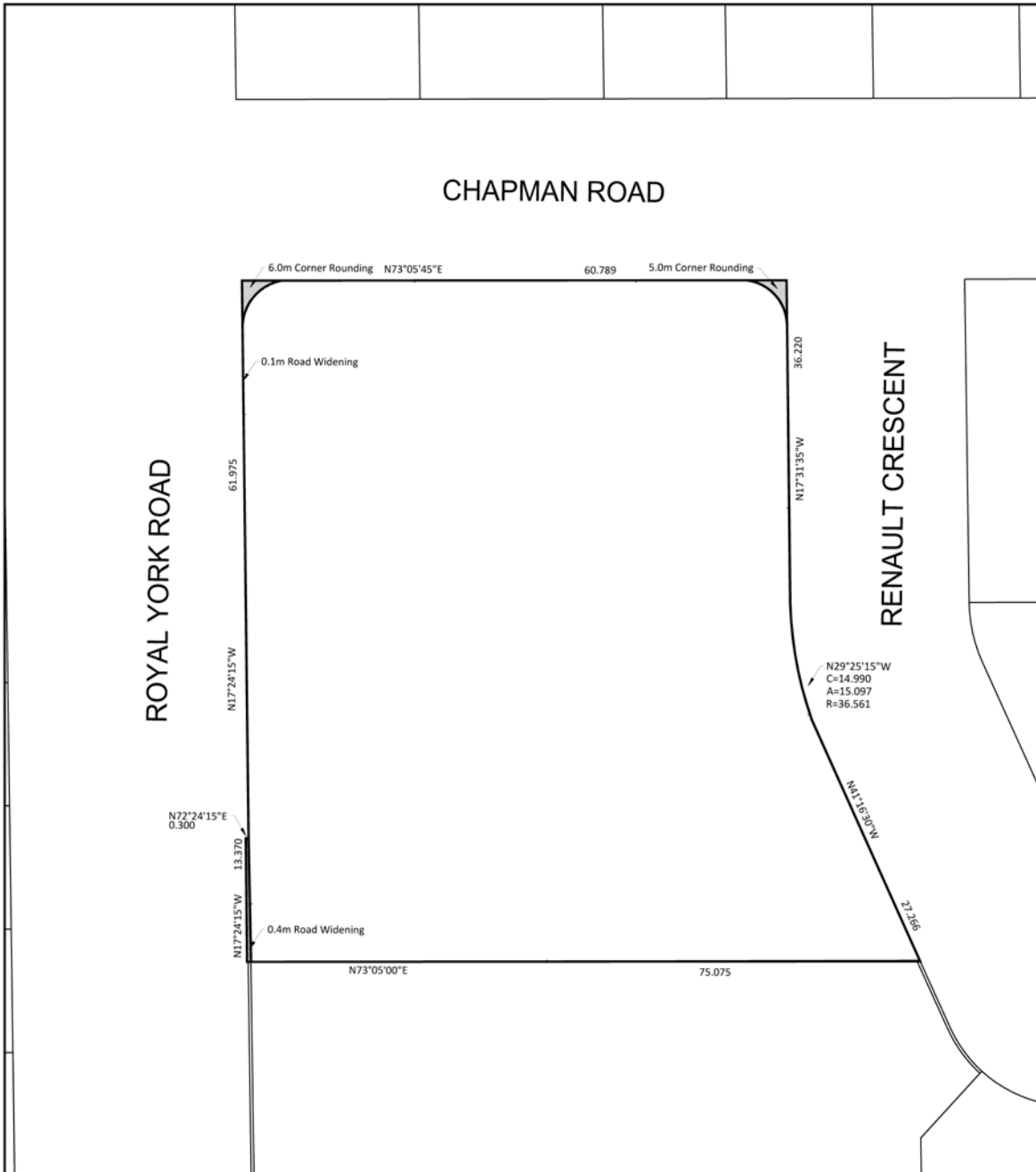
5. Despite any existing or future consent, severance, partition, division of the lot, or conveyance for municipal purposes, the provisions of this By-law shall apply to the whole of the lot, as identified on Diagram 1, as if no consent, severance, partition, division or conveyance occurred.

Enacted and passed on **month ##**, 2022.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)



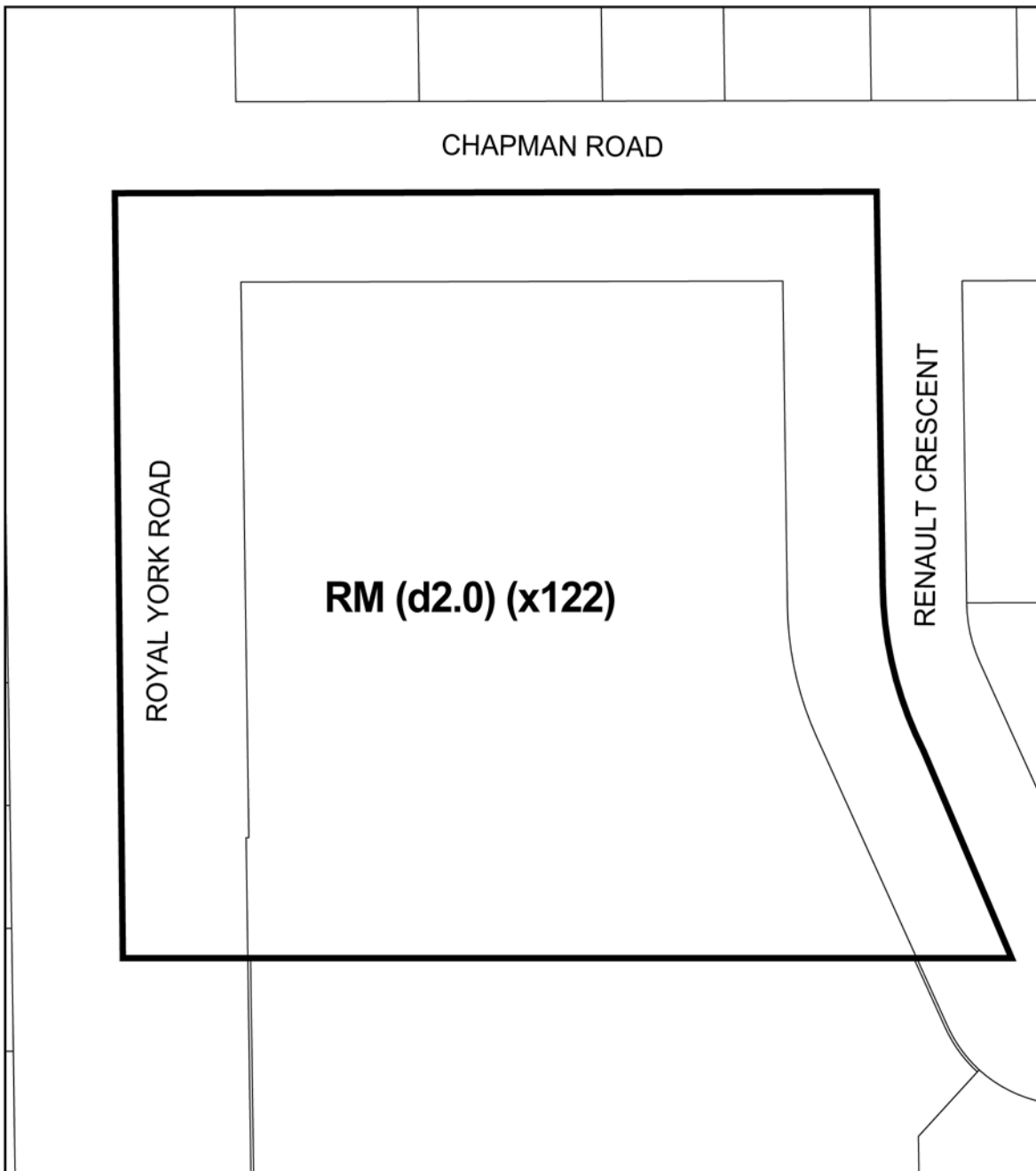
Toronto
Diagram 1

1455 Royal York Road

File # 20 161756 WET 02 02

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



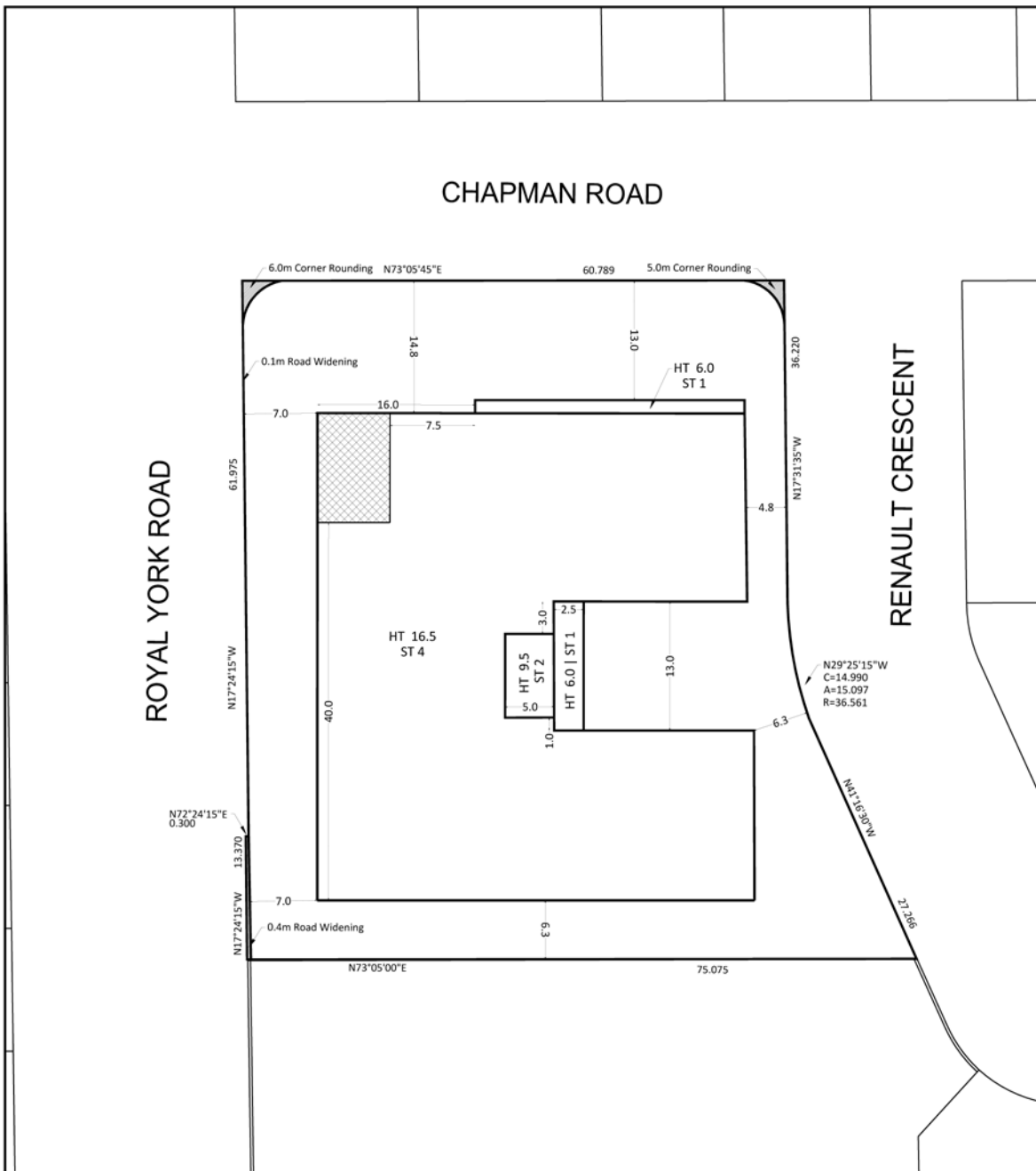
Toronto
Diagram 2

1455 Royal York Road

File # 20 161756 WET 02 02

 Area Subject to this By-law





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



Toronto
Diagram 3

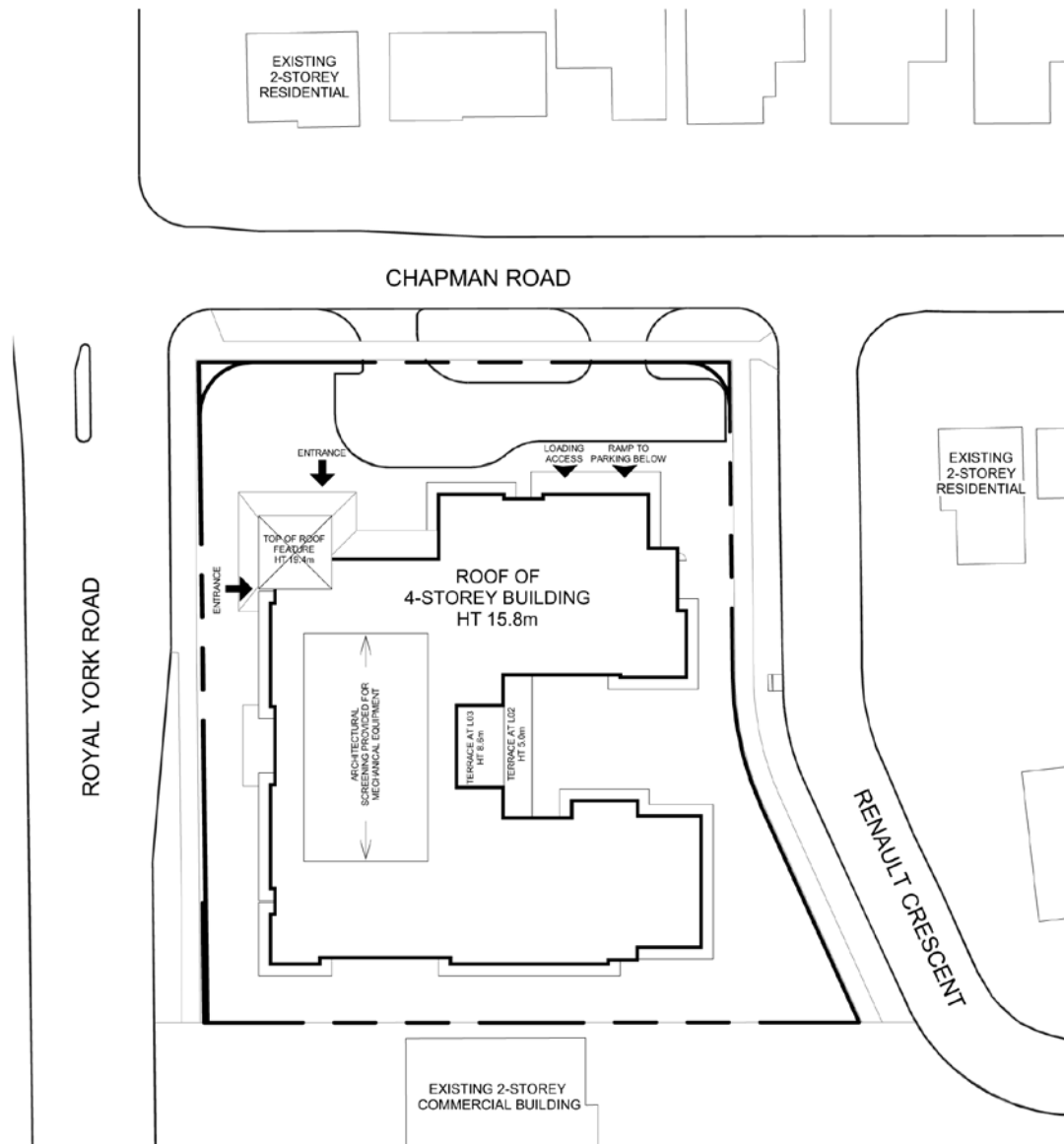
1455 Royal York Road

File # 20 161756 WET 02 02

-  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

Attachment 7: Site Plan



Site Plan



Attachment 8: North Elevation



North Elevation

Attachment 9: East Elevation



East Elevation

Attachment 10: South Elevation



South Elevation

Attachment 11: West Elevation



West Elevation