

## **1455 Royal York Road – Zoning By-law Amendment Application – Appeal Report**

**Date:** January 30, 2026

**To:** Etobicoke York Community Council

**From:** Director, Community Planning, Etobicoke York District

**Ward:** 2 - Etobicoke Centre

**Planning Application Number:** 25 139446 WET 02 OZ

### **SUMMARY**

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On April 17, 2025, an application to amend the Zoning By-law 569-2013 was submitted and deemed complete on May 16, 2025, satisfying the City's minimum application requirements. The application seeks to permit a townhouse development at 1455 Royal York Road. The application proposes to construct two, three-storey residential buildings with back-to-back stacked units with an above-grade gross floor area of 7,496 square metres and 72 dwelling units. A total of 88 vehicular parking spaces are proposed along with 66 bicycle parking spaces.

On November 7, 2025, the applicant appealed the Zoning By-law Amend Application to the Ontario Land Tribunal ("OLT") due to Council's failure to make a decision within the time frame in the Planning Act.

This Report recommends that the City Solicitor with the appropriate City Staff attend the OLT hearing to oppose the zoning by-law amendment application and continue discussions to resolve any outstanding issues, including servicing capacity.

### **RECOMMENDATIONS**

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The Director, Community Planning Etobicoke York District recommends that:

1. City Council direct the City Solicitor and appropriate City Staff to attend the Ontario Land Tribunal in opposition to the current application regarding the Zoning By-law Amendment Application appeal for the lands municipally known as 1455 Royal York Road and to continue discussions to resolve any outstanding issues, including servicing capacity.
2. City Council direct the City Solicitor and appropriate City staff to continue discussions with the applicant in an attempt to resolve outstanding issues.
3. City Council authorize the City Solicitor and City Staff to take any necessary steps to implement City Council's decision, including requesting any conditions of

approval that would be in the City's interest, in the event the Ontario Land Tribunal allows the appeal, in whole or in part.

## **FINANCIAL IMPACT**

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The Development Review 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. The Deputy City Manager and Chief Financial Officer have reviewed this Report and agree with the financial impact information.

## **DECISION HISTORY**

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On March 9, 2022, City Council adopted Zoning By-law 608-2024, Exception RM (d2.0) (x122), to permit site specific provisions associated with a four-storey assisted living and memory care facility building at 1455 Royal York Road. The proposal had 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 were proposed within a one level underground garage. A Floor Space Index of 1.59 times of the area of the lot was proposed. With the adoption of Zoning By-law 604-2024, City of Toronto Municipal Code Chapter 925, Permit Parking, was amended to not accept applications for a parking permit from residents, visitors, or tradespersons at 1455 Royal York Road. The decision document can be found here:

<https://secure.toronto.ca/council/agenda-item.do?item=2022.EY30.1#>

On June 26, 2024, City Council adopted Official Plan Amendment 727 (OPA 727) and Zoning By-law 608-2024, an amendment to implement policy directions based on the Expanding Housing Options in Neighbourhoods (EHON): Major Streets Study to provide development standards for low-rise residential intensification on major streets. The decision document for OPA 727 and Zoning By-law 608-2024 can be found here:

<https://secure.toronto.ca/council/agenda-item.do?item=2024.PH12.3>.

On December 5, 2024, Planning and Housing Committee adopted Our Plan Toronto: Draft Delineations - Protected Major Transit Station Areas and Major Transit Station Areas (nine stations) - Proposals Report, recommending City Planning use the draft delineations of seven Major Transit Station Areas (MTSAs) and two Protected Major Transit Station Areas (PMTSAs) as the basis of consultation in working towards preparing a final Official Plan Amendment. The Report recommended Royal York-Eglinton Station, located along the Eglinton Crosstown West Extension, be designated a MTSA. The decision document can be found here:

<https://secure.toronto.ca/council/agenda-item.do?item=2024.PH17.14>.

On September 11, 2025, the Ontario Land Tribunal issued a decision resolving the appeal of the Official Plan Amendment 727 (OPA 727) and Zoning By-law 608-2024, bringing both into force and effect. The decision document can be found here:

<https://www.omb.gov.on.ca/e-decisions/OLT-24-000837-SEP-11-2025-ORD.PDF>.

## **THE SITE AND SURROUNDING LANDS**

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### **Description**

The subject site has an area of 4,835 square metres and is irregular in shape with frontage on Royal York Road, Chapman Road and Renault Crescent. The site is currently vacant. See Attachment 2 for the Location Map.

### **Surrounding Uses**

North: Low-rise residential dwellings, a place of worship, institutional and educational uses, as well as a commercial plaza further north.

South: A commercial plaza, a seniors' residence, institutional and educational uses, as well as a place of worship further south.

East: Low-rise residential dwellings as well as community amenities, public parks, and institutional uses further east.

West: Low-rise residential dwellings.

## **THE APPLICATION**

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### **Description**

The application proposes to amend city-wide Zoning By-law 569-2013 for the lands municipally known as 1455 Royal York Road. The application proposes to construct two, three-storey residential buildings (10.5 metres and 13 metres not including the mechanical penthouse) with a total above-grade residential gross floor area of approximately 7,496 square metres and 72 dwelling units.

### **Density**

The proposal has a density of 1.56 times the area of the lot.

### **Residential Component**

The proposal includes 72 dwelling units with 12 one-bedroom (16.67%) and 60 three-bedroom units (83.33%).

### **Non-Residential Component**

The proposal does not include any non-residential space.

### **Access, Parking and Loading**

The proposal includes a total of 88 vehicular parking spaces (including six visitor) in a one-level underground parkade, a total of 66 bike parking spaces (50 long-term spaces below-grade and 16 short-term spaces above-grade), and one Type G loading space. Vehicular access to parking and loading spaces is proposed from Renault Crescent.

## **Additional Information**

See the attachments of this Report for the Application Data Sheet, Location Map, a site plan, elevations, and 3D massing views of the proposal. Detailed project information including all plans and reports submitted as part of the application can be found on the City's Application Information Centre at: <http://toronto.ca/1455RoyalYorkRd>

## **Reasons for Application**

The proposed development requires amendments to the city-wide Zoning By-law 569-2013 to vary several performance standards including, but not limited to, density, height and setbacks.

The associated Site Plan Control application was submitted on September 8, 2025 and deemed complete on October 3, 2025.

## **APPLICATION BACKGROUND**

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A Pre-application Consultation (PAC) meeting for the proposed development was held in February 27, 2024. The current application was submitted on April 17, 2025 and deemed complete as of June 11, 2024. A Preliminary Summary of the application is available here: [www.toronto.ca/1455RoyalYorkRd](http://www.toronto.ca/1455RoyalYorkRd).

The materials and studies submitted in support of the application can be found by visiting the Application Information Centre: [www.toronto.ca/1455RoyalYorkRd](http://www.toronto.ca/1455RoyalYorkRd).

## **Agency Circulation Outcomes**

The application together with the applicable reports noted above, have been circulated to all appropriate agencies and City Divisions. Responses received have been used to assist in evaluating the application

## **POLICY AND REGULATION CONSIDERATIONS**

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### **Provincial Land-Use Policies**

All decisions of Council in respect of the exercise of any authority that affects a planning matter shall be consistent with the Provincial Planning Statement (2024), and shall conform to provincial plans, and others.

### **Official Plan**

The Official Plan Land Use Plan Map 14 designates the subject site as *Neighbourhoods*. See Attachment 3 of this Report for the Land Use Map. The Official Plan Right-of-Way Widths Associated with Existing Major Streets Map 3 designates Royal York Road as a Major Street. 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.

## **Protected/Major Transit Station Area**

The proposed development site is not currently located within a Protected Major Transit Station Area or Major Transit Station Area (PMTSA/MTSA) as these have not been finalized by the City or brought into force and effect by the Minister along the Eglinton Crosstown West Extension (ECWE) corridor, to the west of Keele Station. However, the Province has committed \$4.7 billion in funding to plan, design, and construct the ECWE which runs through this area as a priority transit expansion project under the Subway Program. The Royal York-Eglinton Station is planned in close proximity to the development site at the northwest corner of Eglinton Avenue West and Royal York Road.

## **Zoning**

The subject site is zoned Residential Multiple (RM) (d2.0) (x122) under Zoning By-law 569-2013. The (RM) zoning category permits residential use. Exception RM 122 permits an apartment building, in the form of a four-storey senior's residence (16.5 metres), among other site specific exceptions. See Attachment 4 of this report for the existing Zoning By-law Map.

## **Design Guidelines**

The following design guidelines have been used in the evaluation of this application:

- Townhouse and Low-Rise Apartment Guidelines
- Pet Friendly Design Guidelines and Best Practices for New Multi-Unit Buildings
- Streetscape Manual
- Toronto Accessibility Design Guidelines

## **Toronto Green Standard**

The Toronto Green Standard (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 TGS. Tiers 2 and above are voluntary, higher levels of performance with financial incentives (partial development charges refund). Tier 1 performance measures are secured in provisions of the zoning by-law, on site plan drawings and through a Site Plan Agreement or the approval of a Plan of Subdivision.

## **Site Plan Control**

The owner also submitted a Site Plan Control application which has not been appealed to the Ontario Land Tribunal (File Number: 25 211040 WET 02 SA).

## **PUBLIC ENGAGEMENT**

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## Community Consultation

A Community Consultation Meeting was hosted by City staff on October 22, 2025, and was attended by approximately 50 members of the public, with representatives for the applicant, the Ward Councillor and City staff. The following is a summary of the feedback received:

- Concerns about the footprint, height, and width of the building;
- Concerns about the lack of outdoor amenity space for young people who may reside in the proposed development;
- Comments supporting more housing in the area, but concern that stacked townhomes are not accessible for seniors who may want to downsize within the community;
- Questions about the impact of the proposal on the local schools due to increase in population;
- Concerns about the traffic;
- Concerns the proposal does not include enough parking spaces.

## COMMENTS

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### Provincial Policy Statement and Provincial Plans

Staff's review of this application has had regard for the relevant matters of provincial interest set out in the Planning Act. Staff have reviewed the current proposal for consistency with the PPS (2024)

The Official Plan is the most important vehicle for implementation of the Provincial Planning Statement. Comprehensive, integrated and long-term planning is best achieved through official plans and as noted below.

### Official Plan Policies and Design Guidelines

This application has been reviewed against the Official Plan policies, planning studies, and design guidelines described in the Policy and Regulation Considerations Section of this Report.

### Land Use

The subject site is designated *Neighbourhoods* in the Official Plan. Townhouses as well as interspersed walk-up apartments with or without elevators are permitted in Neighbourhoods as long as they are four storeys or less, except along Major Streets where apartments may be no higher than six storeys. The proposed three-storey stacked townhouses are acceptable and conform with the applicable policies.

### Housing

The Official Plan directs that a full range of housing in terms of form, tenure and affordability be provided to meet the current and future needs of residents. The existing housing context in the area is predominantly single detached homes. The proposed

development will add to the unit mix by providing an increase in one-bedroom and three-bedroom apartments. This proposal would result in 12 one-bedrooms units and 60 three-bedrooms units. This unit mix is acceptable.

### **Amenity Space**

The Official Plan policies and Pet Friendly Guidelines provide guidance for the provision of amenity areas. Staff will continue to encourage the provision of amenity space for resident use and pet populations. Detailed design of any amenity space provided will be explored during the Site Plan Control stage.

### **Density and Height**

The proposal would result in a Floor Space Index of 1.56 times the site area. Staff find that this represents an acceptable level of development within a site located on a major street. At 3 storeys (10.5 metres and 13 metres not including the mechanical penthouse), the height of the two proposed buildings are appropriate and fit with the existing and planned context.

### **Public Realm**

City Planning staff have proposed to work with the applicant to discuss opportunities for high-quality landscaping and streetscaping along all street frontages, to ensure an attractive, comfortable pedestrian environment with adequate site access, appropriately sized pedestrian clearways, and adequate tree canopy. There are a number of staircases proposed within the building setbacks facing the public streets, Royal York Road, Chapman Road, and Renault Crescent. Opportunities to consolidate these stairs and reduce their impact on the amount of soft landscape and space for tree planting will be encouraged during the Site Plan Control stage.

### **Servicing**

A Functional Servicing and Stormwater Management Report, Hydrogeological Report, Servicing Report Groundwater Summary Form, Hydrological Review Summary Form, Foundation Drainage Summary Form, Foundation Drainage Summary Brief, and associated plans have been submitted in support of the proposed development and were reviewed by Engineering Review Staff. Staff require revisions to these reports and have concerns with potential sanitary sewer and stormwater capacity for the proposal. At present, the applicant has not demonstrated that sufficient capacity is available to support the development.

Development Engineering recommends that the zoning by-law for the lands include a holding provision and that an amending by-law to remove the holding symbol be enacted when the following are fulfilled:

(i) the owner or applicant, at their sole cost and expense has submitted a revised Functional Servicing and Stormwater Management Report to demonstrate that the existing sanitary sewer system, storm sewer system, and watermain system and any

required improvements to them, have adequate capacity and supply to accommodate the development of the lands to the satisfaction of the Director, Engineering Review, Development Review; and

(ii) if the Functional Servicing and Stormwater Management Report accepted and satisfactory from (i) above require any new municipal infrastructure or upgrades to existing municipal infrastructure to support the development, then either:

(a) the owner or applicant has secured the design, construction, and provision of financial securities for any new municipal infrastructure, or any upgrades or required improvements to the existing municipal infrastructure identified in the accepted Functional Servicing and Stormwater Management Report, to support the development, in a financial secured agreement, all to the satisfaction of the Director, Engineering Review, Development Review; or,

(b) the required new municipal infrastructure or upgrades to existing municipal infrastructure to support the development in the accepted and satisfactory Functional Servicing and Stormwater Management Report in (i) above are constructed and operational, all to the satisfaction to the Director, Engineering Review, Development Review.

### **Road Widening**

In order to satisfy the Official Plan requirement of a 27 metre right-of-way for this segment of Royal York Road, a 0.40 metre road widening dedication along the Royal York Road frontage of the subject site is required. There is a one-foot reserve along the same frontage, as described in Plan 6875Y. Abutting the one-foot reserve only 0.10 metres are required for the widening. The road widening proposed is to be conveyed to the City through the Site Plan Control stage.

### **Traffic Impact**

Transportation Review Staff have reviewed the Transportation Impact Study (TIS), prepared by GHD Ltd. and dated March 26, 2025. The proposed development is anticipated to generate relatively low traffic volumes, which can be accommodated within the existing road network.

### **Access, Vehicular and Bicycle Parking, Loading**

The proposed parking supply of 88 spaces (including six visitor and three accessible spaces) and 66 bicycle parking spaces meets the requirements of Zoning By-law 569-2013. One Type "G" loading space is also proposed and is accessible from the internal drive aisle. The internal circulation system has been reviewed and can safely accommodate emergency vehicles, waste collection trucks, and passenger vehicles. Transportation Review Staff have no objection to the proposed loading and circulation layout, which will be further reviewed at the Site Plan Control stage.

## **Parkland**

In accordance with Section 42 of the Planning Act, the Owner is required to satisfy the parkland dedication requirement through cash-in-lieu. As per Toronto Municipal Code Chapter 415-29, the appraisal of the cash-in-lieu will be determined under the direction of the Executive Director, Corporate Real Estate Management. Additionally, the Toronto Municipal Code Chapter 415-28, requires that the payment be made prior to the issuance of the first above-ground building permit for the land to be developed.

## **Tree Preservation**

The application is subject to the provisions of the City of Toronto Municipal Code, Chapter 813, Trees, Articles II (Trees on City Streets) and III (Private Tree Protection), commonly referred to as the 'Street Tree By-law' and the 'Private Tree By-law'. The applicant submitted an Arborist Report, Public Utilities Plan, Landscape Plans, including a Tree Protection Plan and Soil Volume Plan.

The Arborist Report and Tree Protection Plan do not align. The Arborist Report indicates the development proposes to preserve 12 protected City-owned trees and to remove one City-owned tree and five protected private trees. The Tree Preservation Plan shows that there are four City-owned trees proposed to be preserved and five private trees proposed for removal. Urban Forestry requires revisions to address these discrepancies. Furthermore, Urban Forestry will require the submission of a complete "Application to Injure or Remove Trees."

Cash-in-lieu for additional replacement trees that cannot be planted on site may be required. Staff will continue to explore opportunities for additional tree planting on the site and in the adjacent public realm during the Site Plan Control stage.

## **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 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.

The applicant is required to meet Tier 1 of Version 4 of the TGS. The applicant is encouraged to achieve Tier 2 or higher to advance the City's objectives for resilience and to achieve net-zero emissions by 2040 or sooner. Performance measures for the Tier 1 development features will be secured through the site-specific Zoning By-law including on-site stormwater management, cycling infrastructure, electric vehicle infrastructure and bird friendly design. Other applicable TGS performance measures, including the possibility of achieving Tier 2 or higher, will be secured through the Site Plan Control process.

## **Further Issues**

Development Review Staff may be required to evaluate supplementary or revised plans and supporting materials submitted by the applicant after the date of this Report. As a result, Staff may continue to refine or identify further issues or supplement the reasons provided in this Report. Where substantive changes to the proposal are made by the applicant, Staff may report back to City Council as necessary.

## **Issues to be Resolved**

The sanitary sewer and stormwater capacity concerns must be resolved, and additional issues may be identified in the future.

## **Conditions to Any Tribunal Order**

Should the Ontario Land Tribunal allow the appeal, in whole or in part, the following is a preliminary list of conditions that should be imposed on the issuance of any final order of the Tribunal on the Zoning By-law Amendment to the satisfaction of the appropriate City Officials.

The final form and content of the draft Zoning By-law Amendment which among other matters, includes a holding (H) provision for matters including but not limited to:

- i. the owner or applicant, at their sole cost and expense submit a revised Functional Servicing and Stormwater Management Report ("Engineering Reports") to demonstrate that the existing municipal infrastructure and any required improvements to them, have adequate capacity and supply to accommodate the development of the lands to the satisfaction of the Director, Engineering Review, Development Review; and
- ii. if the Engineering Reports from (i) above require any new municipal infrastructure or upgrades to existing municipal infrastructure to support the development, then either:
  - a) the owner applicant has secured the design, construction, and provision of financial securities for any new municipal infrastructure, or any upgrades or required improvements to the existing municipal infrastructure identified in the accepted Engineering Reports to support the development, in a financial secured agreement, all to the satisfaction of the Director, Engineering Review, Development Review; or
  - b) the required new municipal infrastructure or upgrades to existing municipal infrastructure to support the development in the accepted Engineering Reports in (i) above are constructed and operational, all to the satisfaction of Director, Engineering Review, Development Review; and

iii. all necessary approvals or permits arising from (ii)(a) or (ii)(b) above are obtained, where required, all to the satisfaction of the Director, Engineering Review, Development Review;

iv. address matters from the Tree Protection and Plan Review, Urban Forestry Memorandum, dated May 30, 2025, and any outstanding issues raised by Urban Forestry, arising from the ongoing technical review (including the provision of acceptable reports and studies), to the satisfaction of the Executive Director, Environment and Climate, and the General Manager, Parks, Forestry and Recreation; and,

v. submit a revised Hydrological Assessment Report and Hydrological Review Summary Form, Servicing Report Groundwater Summary Form, Foundation Drainage Summary Form, and Foundation Drainage Brief to determine the quality and quantity of groundwater that may be required to be discharged to the City sewage works as a result to of a proposed development and comply with Foundation Drainage Policy and guidelines to the satisfaction of the Director, Engineering Review, Development Review and the General Manager, Toronto Water.

## **CONCLUSION**

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This report recommends that Council direct the City Solicitor, together with appropriate City staff, to attend the OLT hearing in opposition to the current application and continue discussions to resolve any outstanding issues, including servicing capacity.

## **CONTACT**

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Tyler Marr, Planner, Telephone No. 416-392-7591, E-mail: [Tyler.Marr@toronto.ca](mailto:Tyler.Marr@toronto.ca)

## **SIGNATURE**

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Alex Teixeira, MCIP, RPP  
Director, Community Planning  
Etobicoke York District

## **ATTACHMENTS**

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### **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

### **Applicant Submitted Drawings**

Attachment 5: Site Plan  
Attachment 6a: North Elevation  
Attachment 6b: East Elevation  
Attachment 6c: West Elevation  
Attachment 7a: 3D Model of Proposal in Context (Looking Northeast)  
Attachment 7b: 3D Model of Proposal in Context (Looking Southeast)

Attachment 1: Application Data Sheet

**Municipal Address:** 1455 Royal York Road  
**Date Received:** April 17, 2025  
**Application Number:** 25 139446 WET 02 OZ  
**Application Type:** Rezoning

**Project Description:** The proposed development is for a three-storey residential development with 72 units with a total above-grade residential gross floor area of approximately 7,496 square metres, and a proposed density of 1.56 times the lot area. A total of 88 vehicular parking spaces are proposed in a one-level underground parkade, as well as a Type G loading space.

<b>Applicant</b>	<b>Agent</b>	<b>Architect</b>	<b>Owner</b>
The Planning Agency (Canada) Inc.	Christian Chan MCIP, RPP	S&C Architects Inc.	1455 Royal York Road Limited

**EXISTING PLANNING CONTROLS**

Official Plan Designation:	Neighbourhoods	Site Specific Provision:	N/A
Zoning:	RM (d2.0) (x122)	Heritage Designation:	N/A
Height Limit (m):	14	Site Plan Control Area:	Yes

**PROJECT INFORMATION**

Site Area (sq m): 4,835                      Frontage (m): 76                      Depth (m): 61

Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):	0	N/A	2,557	<b>2,557</b>
Residential GFA (sq m):	0	N/A	7,496	<b>7,496</b>
Non-Residential GFA (sq m):	0	N/A	0	<b>0</b>
Total GFA (sq m):	0	N/A	7,496	<b>7,496</b>
Height - Storeys:	0	N/A	3	<b>3</b>
Height - Metres:	0	N/A	10.5 metres – 13 metres	<b>10.5 metres – 13 metres</b>
Lot Coverage Ratio (%):	0.53		Floor Space Index:	1.56

Floor Area Breakdown	Above Grade (sq m)	Below Grade (sq m)
Residential GFA:	7,496	0
Retail GFA:	0	0
Office GFA:	0	0
Industrial GFA:	0	0
Institutional/Other GFA:	0	0

<b>Residential Units by Tenure</b>	<b>Existing</b>	<b>Retained</b>	<b>Proposed</b>	<b>Total</b>
Rental:	0	0	0	<b>0</b>
Freehold:	0	0	0	<b>0</b>
Condominium:	0	0	72	<b>72</b>
Other:	0	0	0	<b>0</b>
Total Units:	0	0	72	<b>72</b>

#### **Total Residential Units by Size**

	<b>Rooms</b>	<b>Bachelor</b>	<b>1 Bedroom</b>	<b>2 Bedroom</b>	<b>3+ Bedroom</b>
Retained:	0	0	0	0	<b>0</b>
Proposed:	0	0	12	0	<b>60</b>
Total Units:	0	0	12	0	<b>60</b>

#### **Parking and Loading**

Parking Spaces: 88      Bicycle Parking Spaces: 66      Loading Docks: 1

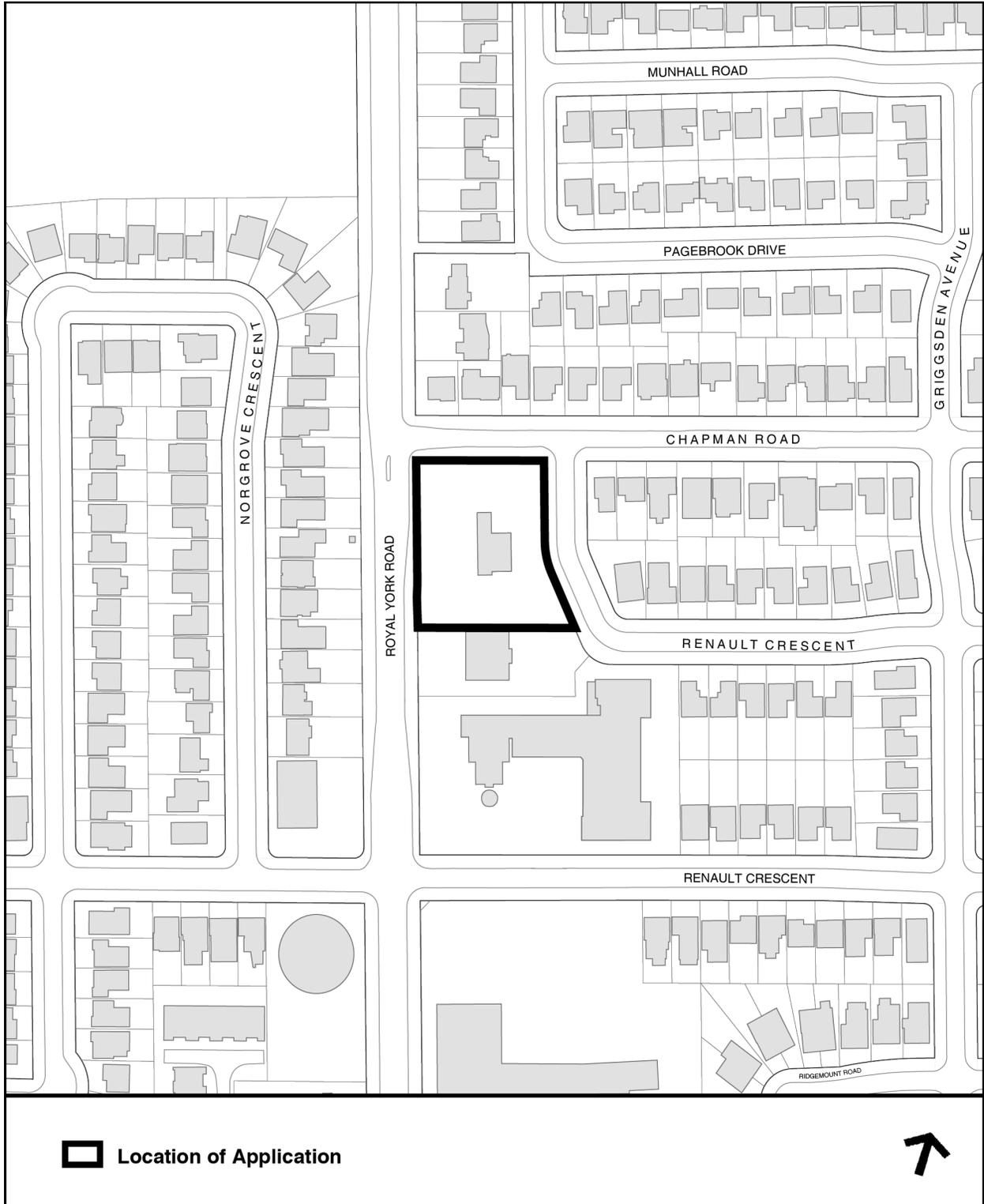
#### **CONTACT:**

Tyler Marr, Planner

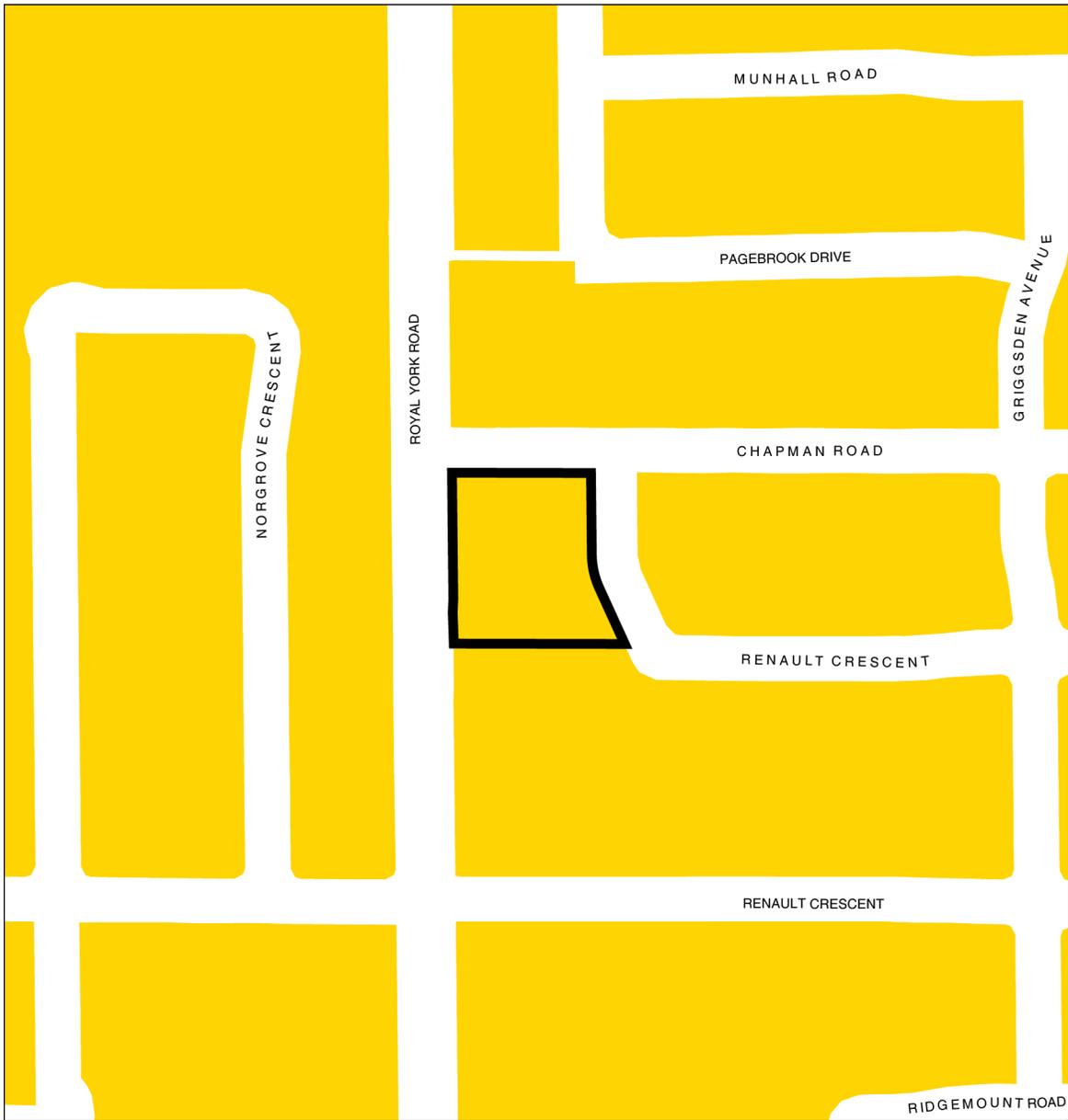
416-392-7591

[Tyler.Marr@toronto.ca](mailto:Tyler.Marr@toronto.ca)

Attachment 2: Location Map



Attachment 3: Official Plan Land Use Map



Official Plan Land Use Map #14

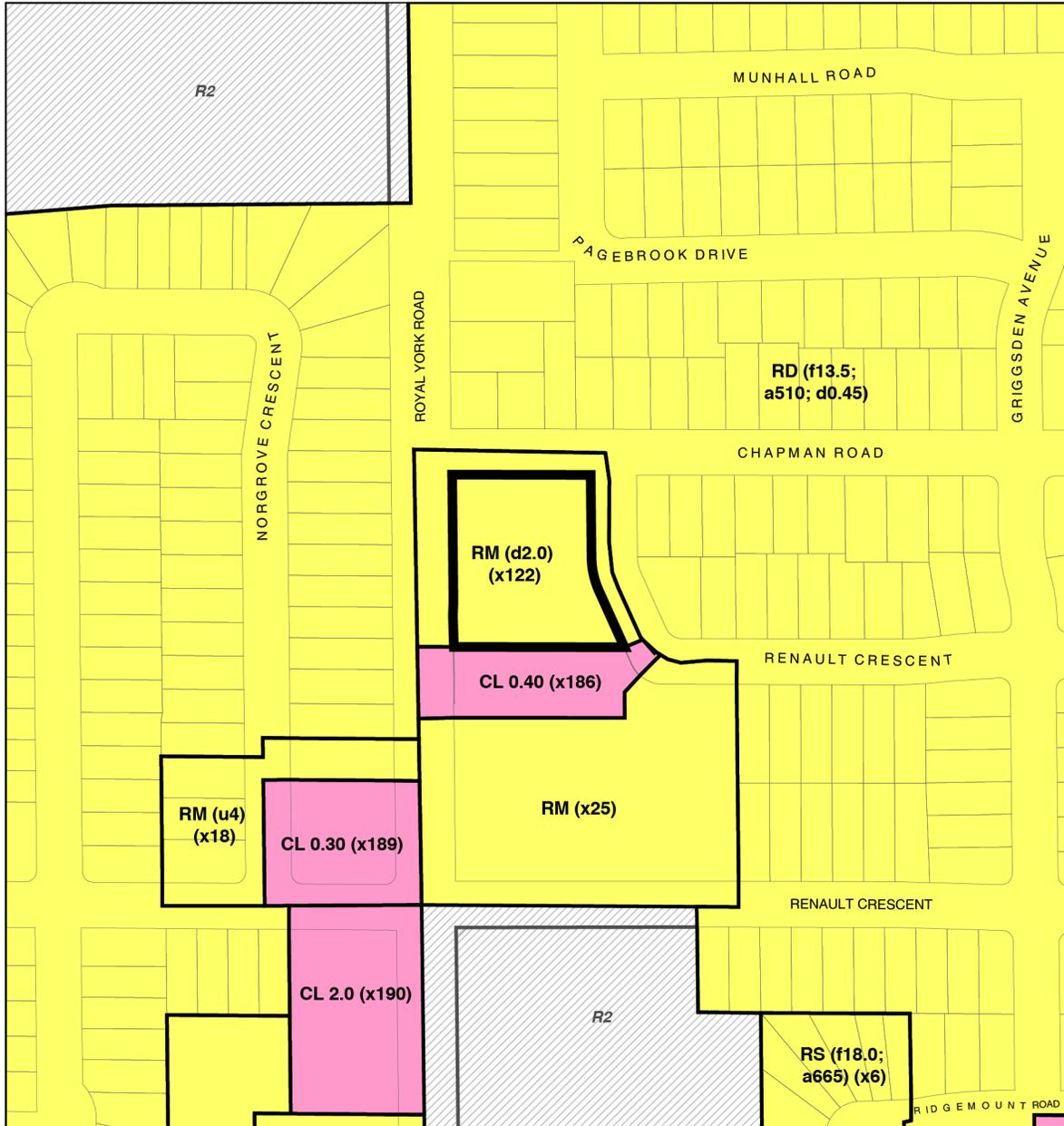
1455 Royal York Road

File # 25 139446 WET 02 0Z

-  Location of Application
-  Neighbourhoods

  
Not to Scale  
Extracted: 04/07/2025

Attachment 4: Existing Zoning By-law Map



Zoning By-law 569-2013

1455 Royal York Road

File # 25 139446 WET 02 0Z

Location of Application

- RD Residential Detached
- RS Residential Semi-Detached
- RT Residential Townhouse
- RM Residential Multiple

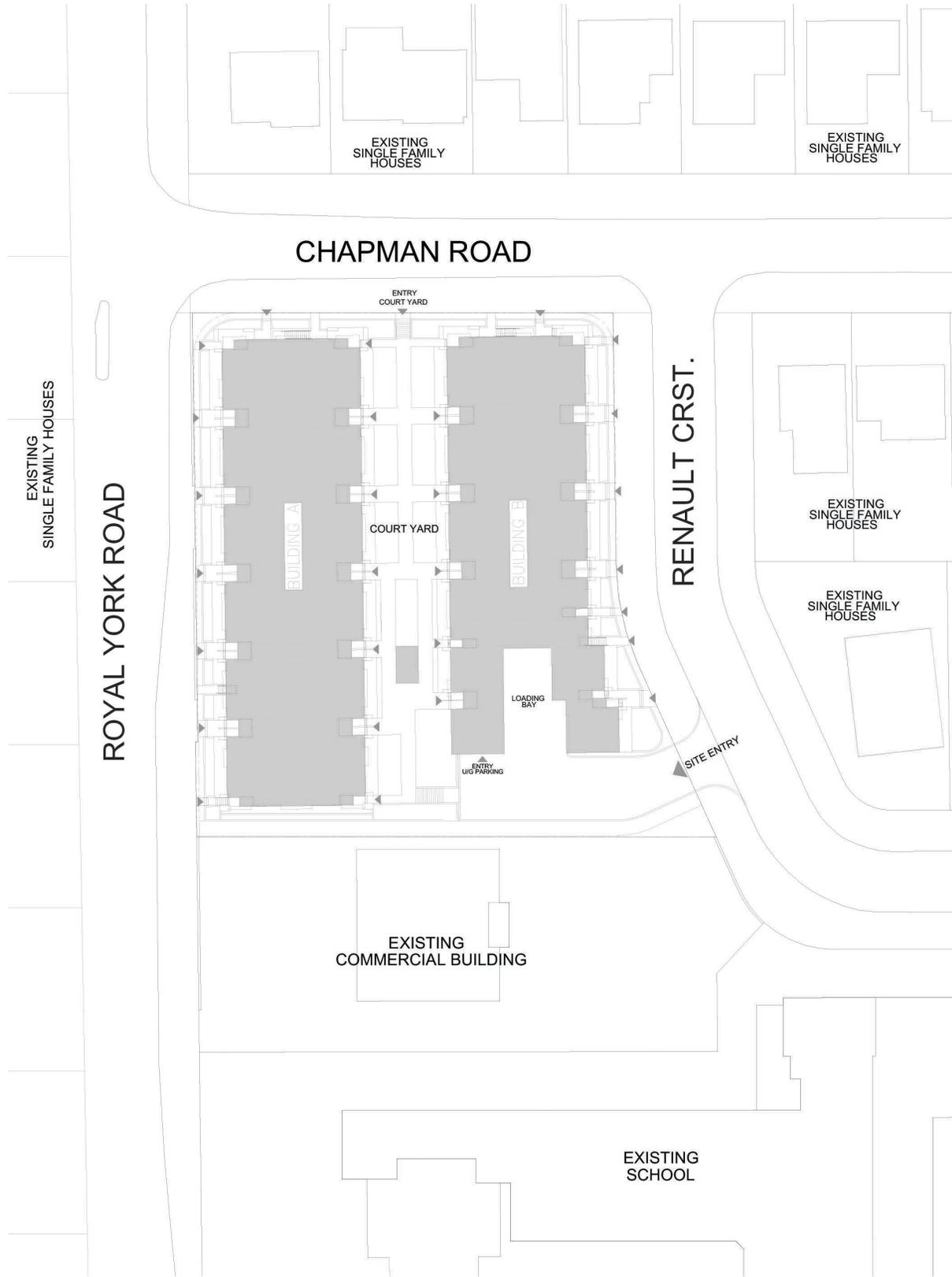
CL Commercial Local

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



Not to Scale  
Extracted: 04/07/2025

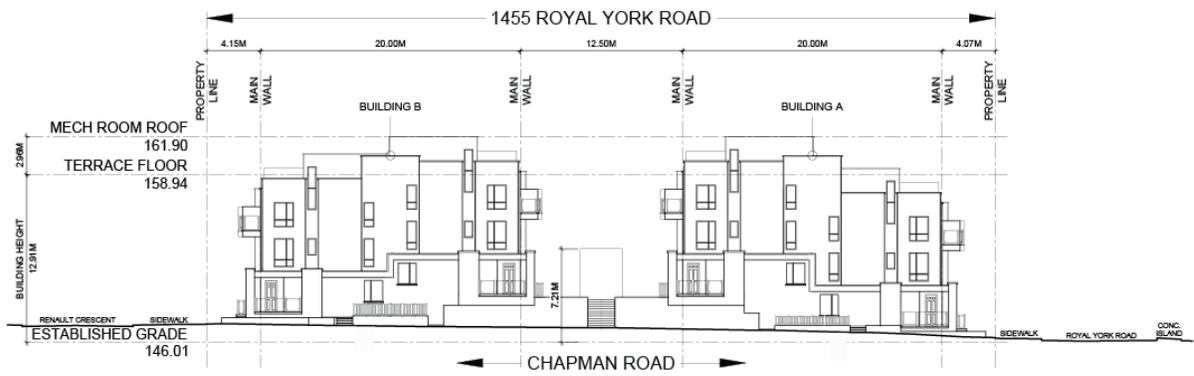
Attachment 5: Site Plan



Site Plan

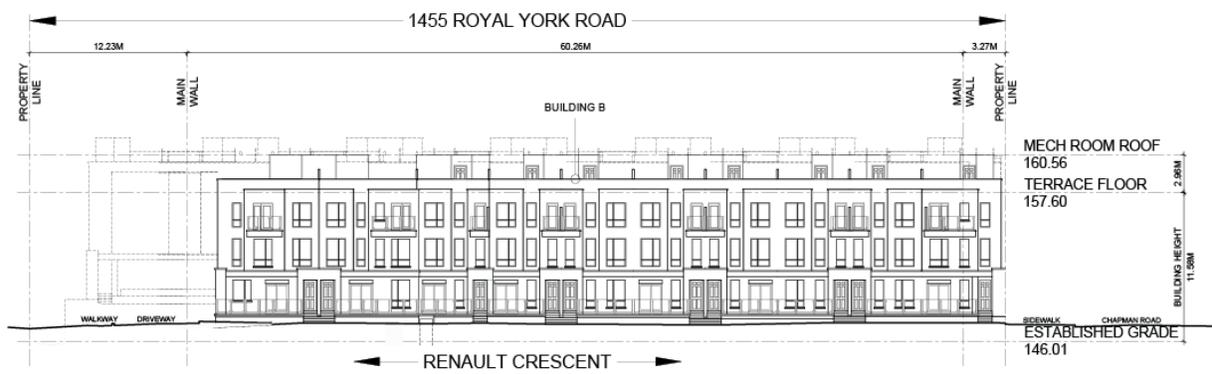


# Attachment 6a: Elevations (North)



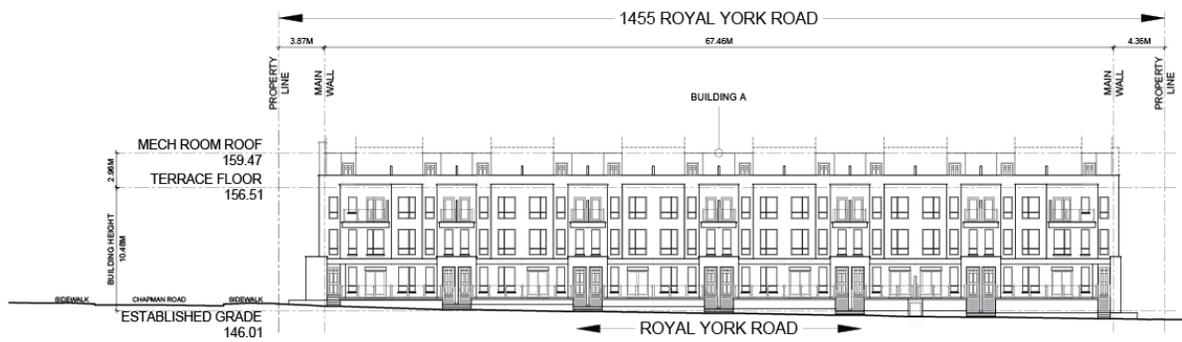
North Elevation

Attachment 6b: Elevations (East)



East Elevation

# Attachment 6c: Elevations (West)



West Elevation

Attachment 7a: 3D Model of Proposal in Context (Looking Northwest)



View of Applicant's Proposal Looking Northwest



06/23/2025

Attachment 7b: 3D Model of Proposal in Context (Looking Southeast)

