

Authority: Scarborough Community Council Item SC24.5, as adopted by City of Toronto Council on October 2, 3 and 4, 2017

CITY OF TORONTO

Bill 1087

BY-LAW -2017

To amend former City of Scarborough Village Community Zoning By-law 10010, as amended, with respect to the lands municipally known in the year 2017 as 3655 Kingston 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 enacts:

1. **SCHEDULE "A"** is amended by adding a Apartment Residential (A) zone so that the amended zoning shown on Schedule '1' to By-law [Clerks to insert By-law ##] reads as follows:

A-40L-40M-40N-151-152-153-191-229-230-231-278-279-280-281

2. **CLAUSE V – INTERPRETATION (f) Definitions** is amended by addition the following definition:

Amenity Space

shall mean indoor and outdoor space on a **lot** that is communal and available for use by the occupants of a **building** on the **lot** for recreational or social activities; and

Bicycle Parking Space

shall mean an area used for parking or storing a bicycle.

3. **SCHEDULE "B", PERFORMANCE STANDARD CHART** of the Scarborough Village Community Zoning By-law 10010, as amended, is amended by adding Performance Standards Numbers as follows:

BUILDINGS SETBACKS FROM STREET

40L. Minimum **building setback** of 9 metres from Kingston Road;

40M. Minimum **building setback** of 1.5 metres from Service Road; and

40N. Minimum **building setback** of 2 metres from Muir Drive.

MISCELLANEOUS

151. The height of a **building** or **structure** is measured as the distance between Canadian Geodetic Datum elevation 154.60 metres and the highest point of the **building** or **structure**, and must not exceed the height in metres specified by the numbers following the symbols HT and ST as shown on Schedule '3' of By-law [Clerks to insert By-law ##].
152. A minimum 30 percent of the area of the lot shall be used for no other purpose than landscaping.
153. All waste and recyclable material shall be stored in a wholly enclosed building.

PARKING

229. A minimum 130 **parking spaces** shall be provided, as follows:
- (a) 105 **parking spaces** for residents, 4 of which must be accessible **parking spaces**; and
 - (b) 25 **parking spaces** for visitors, 1 of which must be an accessible **parking space**.
230. One loading space shall be provided and shall have the following minimum dimensions:
- (a) Length of 13 metres;
 - (b) Width of 4 metres; and
 - (c) Vertical clearance of 6.1 metres.
231. "Long-term" and "short-term" bicycle parking spaces means:
- (a) "Long-term" bicycle **parking spaces** are for use by the residents or tenants of a **building**; and
 - (b) "Short-term" bicycle **parking spaces** are for use by visitors to a **building**;

Bicycle parking space dimensions

- (i) The minimum dimensions of a **bicycle parking spaces** are:
 - (1) Length of 1.8 metres;
 - (2) Width of 0.6 metres; and
 - (3) Vertical clearance from the ground of 1.9 metres; and

- (ii) The minimum dimensions of a **bicycle parking space** if placed in a vertical position on a wall, structure or mechanical device are:
 - (1) Length or vertical clearance of 1.9 metres;
 - (2) Width of 0.6 metres; and
 - (3) Horizontal clearance from the wall of 1.2 metres; and
- (c) An area used to provide bicycle **parking spaces** shall have a minimum vertical clearance of:
 - (i) 2.4 metres if it is a stacked bicycle **parking space**; and
 - (ii) 1.9 metres in all other cases.

If a stacked bicycle **parking space** is provided, the minimum vertical clearance for each bicycle **parking space** is 1.2 metres.

INTENSITY OF USE

- 278. Maximum number of **dwelling units**:99.
- 279. **Gross Floor Area** shall not exceed 8,265 square metres.
- 280. Maximum building **coverage** 40 percent of the area of the **lot**.
- 281. Maximum **Floor Space Index**: 2.91 times the area of the **lot**.
- 4. **SCHEDULE "C", EXCEPTIONS MAP**, is amended by adding Exception No. 49 to those lands known municipally as 3655 Kingston Road, as shown on Schedule '2' to By-law [Clerks to insert By-law ##].
- 5. **SCHEDULE "C", EXCEPTIONS LIST**, is amended by adding Exception No. 49, as follows:
 - 49. On those lands identified as Exception No. 49 on the accompanying Schedule "C" map, the following provisions shall apply:
 - (a) A minimum 4 square metres of **amenity space** shall be provided for each **dwelling unit**, of which a minimum 2 square metres for each **dwelling unit** shall be indoor **amenity space**;
 - (b) A minimum of 115 **bicycle parking spaces** shall be provided in accordance with the following:
 - i. A minimum of 99 "long-term" bicycle **parking spaces**, to be located in an underground structure; and

- ii. A minimum of 16 "short-term" bicycle **parking spaces**;
- (c) Notwithstanding performance standard 40L, a canopy covering a walkway may encroach a maximum 50 percent into the required setback;
- (d) Notwithstanding performance standard 40M, a balcony may encroach a maximum 1.2 metres into the required setback;
- (e) Notwithstanding performance standard 40N, a balcony may encroach a maximum 1.8 metres into the required setback;
- (f) Notwithstanding performance standard 151, terrace and balcony dividers/privacy screens may exceed the permitted maximum height specified by the number following the HT symbol as shown on Schedule '3' of By-law [Clerks to insert By-law ##] by 2.5 metres; and
- (g) Notwithstanding performance standard 151, a planter, railings and balustrades may exceed the permitted maximum height specified by the number following the HT symbol as shown on Schedule '3' of By-law [Clerks to insert By-law ##] by 1.2 metres.

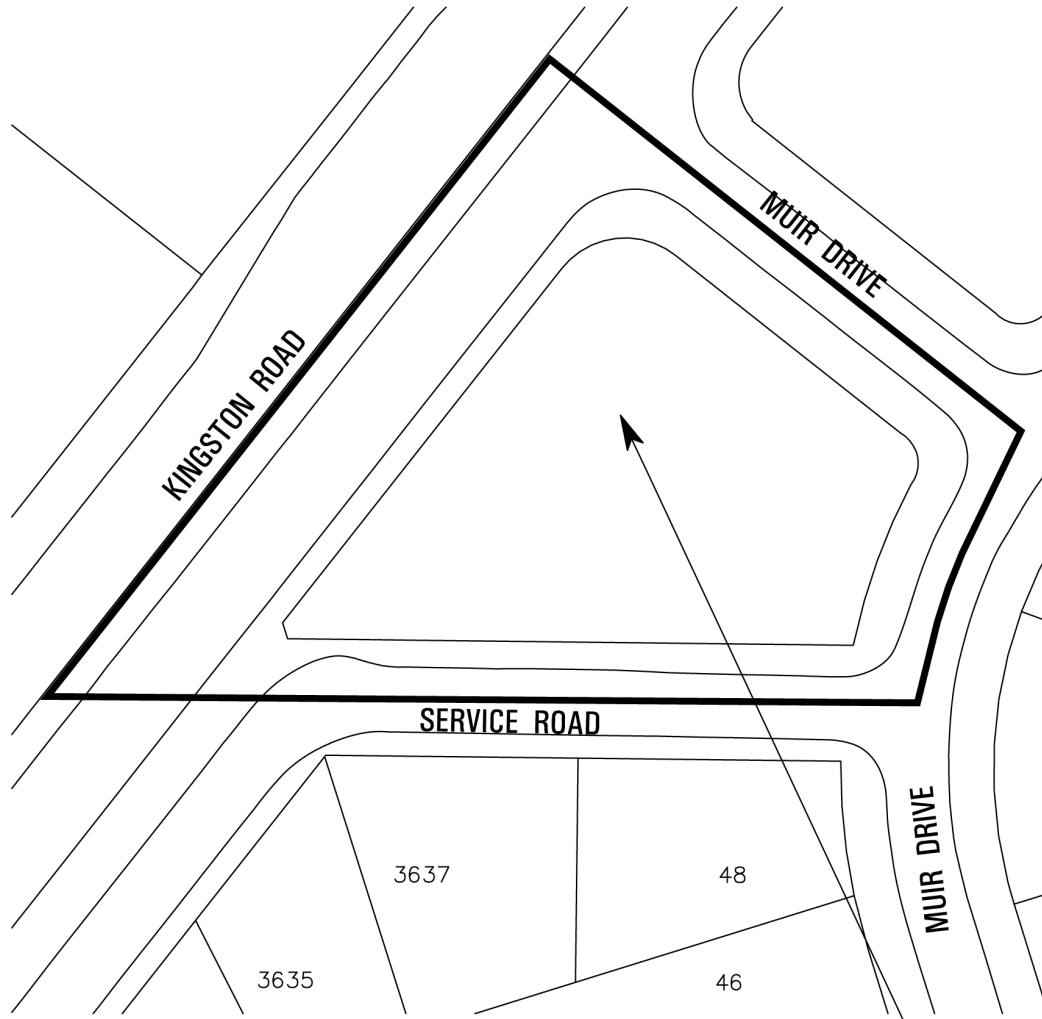
Enacted and passed on October , 2017.

Frances Nunziata,
Speaker

Ulli S. Watkiss,
City Clerk

(Seal of the City)

Schedule '1'



**A-40L-40M-40N-151-152-153-191-
229-230-278-279-280-281**

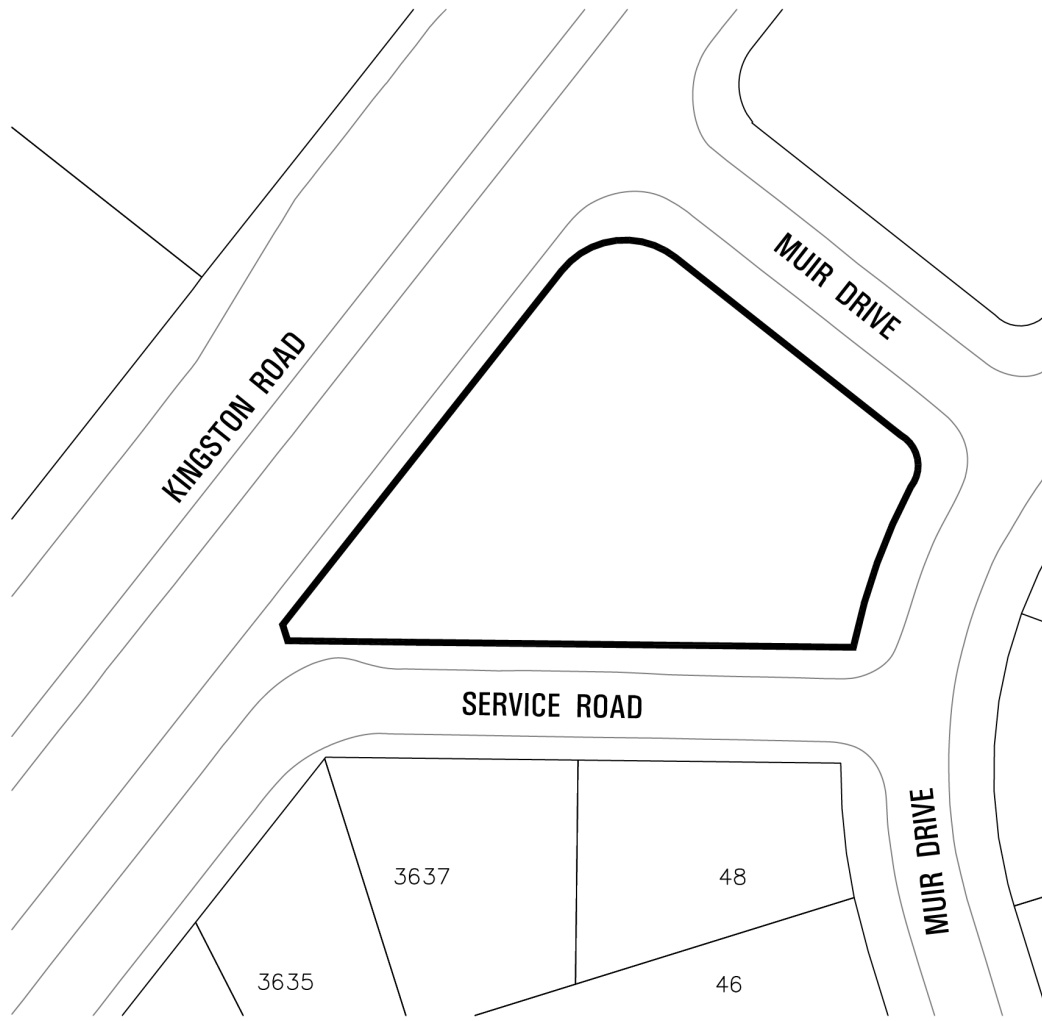
TORONTO City Planning
Division
Zoning By-Law Amendment

3655 Kingston Road
File # 15 245019 ESC 36 0Z

 Area Affected By This By-Law

Scarborough Village Community Bylaw
Not to Scale
04/03/17


Schedule '2'



Exception 49

Toronto City Planning
Division
Zoning By-Law Amendment

3655 Kingston Road
File # 15 245019 ESC 36 0Z

 Area Affected By This By-Law

Scarborough Village Community Bylaw
Not to Scale
07/17/17