

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 1088**

**BY-LAW -2017**

**To amend Zoning By-law 569-2013, as amended, with respect to the lands municipally known in the year 2017 as 3655 Kingston 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 lot subject to this By-law is outlined by heavy black lines on Diagram 1 attached to this By-law.
2. The words highlighted in bold type in this By-law have the meaning provided in Zoning By-law 569-2013, Chapter 800 Definitions.
3. Zoning By-law 569-2013, as amended, is further amended by adding the lands as shown on Diagram 2 attached to this By-law to the Zoning By-law Map in Section 990.10, and applying the following zone labels to these lands: RA (a 2800; u 99) (x100) and RD (f15.0; a510) (x393).
4. Zoning By-law 569-2013, as amended, is further amended by adding the lands as shown on Diagram 3 attached to this By-law to the Height Overlay Map in Section 995.20.1, and applying the following height and storey labels to these lands: HT 28.0, ST 9 and HT 9.0, ST 2.
5. Zoning By-law 569-2013, as amended, is further amended by adding the lands as shown on Diagram 4 attached to this by-law to the Lot Coverage Overlay Map in Section 995.30.1, and applying the following lot coverage labels to these lands: 40 percent and 33 percent.
6. Zoning By-law 569-2013, as amended, is further amended by adding the lands as shown on Diagram 5 attached to this Bylaw to the Policy Areas Overlay Map in Section 995.10.1, and depicting Kingston Road as a Major Street.
7. Zoning By-law 569-2013, as amended, is further amended by adding the lands shown on Diagram 6 attached to this By-law to the Rooming House Overlay Map in Section 995.40.1.
8. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.7.10 Exception Number 100 so that it reads:

Exception RA 100

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) Despite 15.5.40.10(1) 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**;
- (B) Despite 15.10.40.10(1) the height of a **building** or **structure** must not exceed the height specified by the numbers following the symbol HT and ST as shown on Diagram 7 of By-law [**Clerks to insert By-law ##**];
- (C) Despite (B) above, terrace and balcony dividers/privacy screens may exceed the permitted maximum height specified by the number following the HT symbol as shown on Diagram 7 of By-law [**Clerks to insert By-law ##**] by 2.5 metres;
- (D) Despite (B) above, a planter, railings and balustrades may exceed the permitted maximum height specified by the number following the HT symbol as shown on Diagram 7 of By-law [**Clerks to insert By-law ##**] by 1.2 metres;
- (E) Despite regulation 15.10.40.40 the permitted maximum **gross floor area** is 8,265 square metres;
- (F) Despite regulations 15.5.40.60 (1) and 15.10.40.70, the required minimum **building setbacks** are as shown on Diagram 7 of By-law [**Clerks to insert By-law ##**];
- (G) Despite regulation 15.5.50.10(1), a minimum 30 percent of the area of the **lot** must be **landscaping**;
- (H) Regulation 15.5.100.1(1)(B), Driveway Width, does not apply;
- (I) Despite regulation 15.5.100.1(2), a **vehicle** access is not required to allow for a **vehicle** to enter and leave the **lot** while driving forward in one continuous movement;
- (J) Despite regulations 200.5.1.10(1), Table 200.5.10.1, and 200.15.10(1), **parking spaces** must be provided in accordance with the following:
  - (i) Minimum 105 **parking spaces** for residents, 4 of which must be an accessible **parking space**, to be located in an underground structure; and
  - (ii) Minimum 25 **parking spaces** for visitors, 1 of which must be an accessible **parking space**, to be located in an underground structure; and

- (K) Despite regulations 230.5.10.1(1), Table 230.5.10.1(1), 230.5.1.10(9)(B), and 230.5.10.1(5), **Bicycle parking spaces** must be provided in accordance with the following:
- (i) 99 "long term" **bicycle parking spaces**, which may be located within an underground structure; and
  - (ii) 16 "short term" **bicycle parking spaces** must be provided.

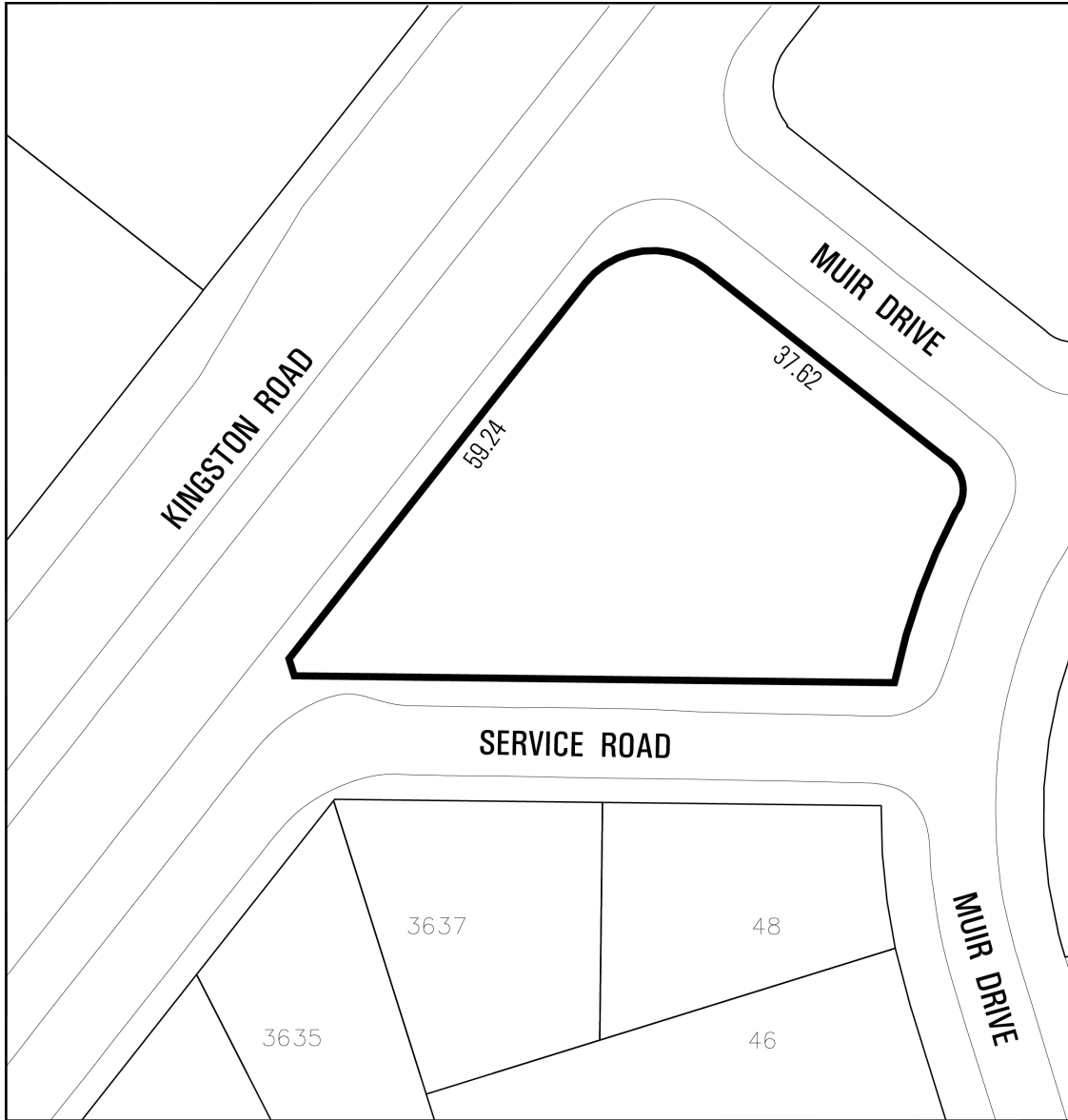
Prevailing By-laws and Prevailing Sections: (None Apply)

Enacted and passed on October , 2017.

Frances Nunziata,  
Speaker

Ulli S. Watkiss,  
City Clerk

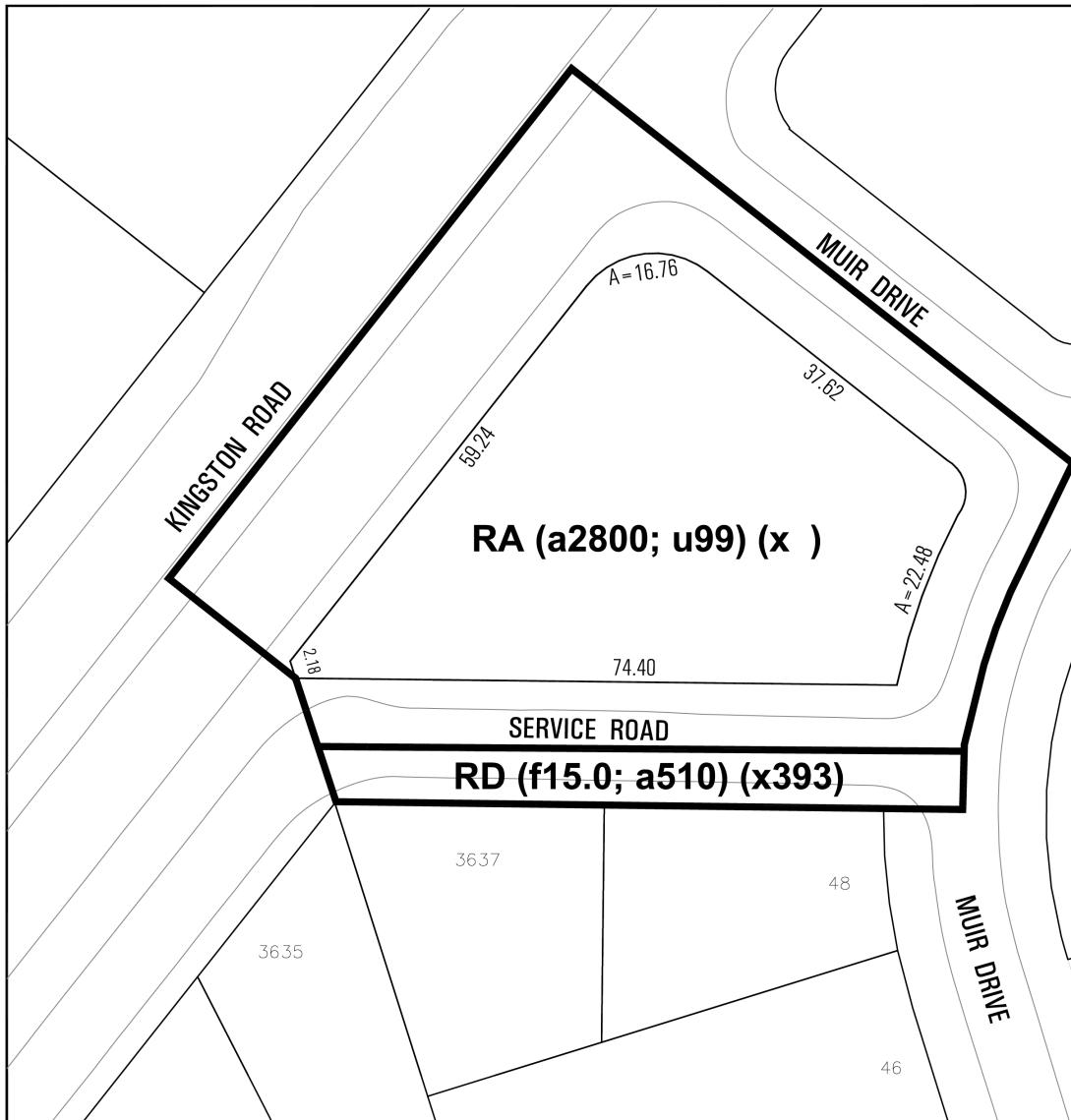
(Seal of the City)



 **TORONTO**  
Diagram 1

**3655 Kingston Road**

File # 15 245019 ESC 36 0Z

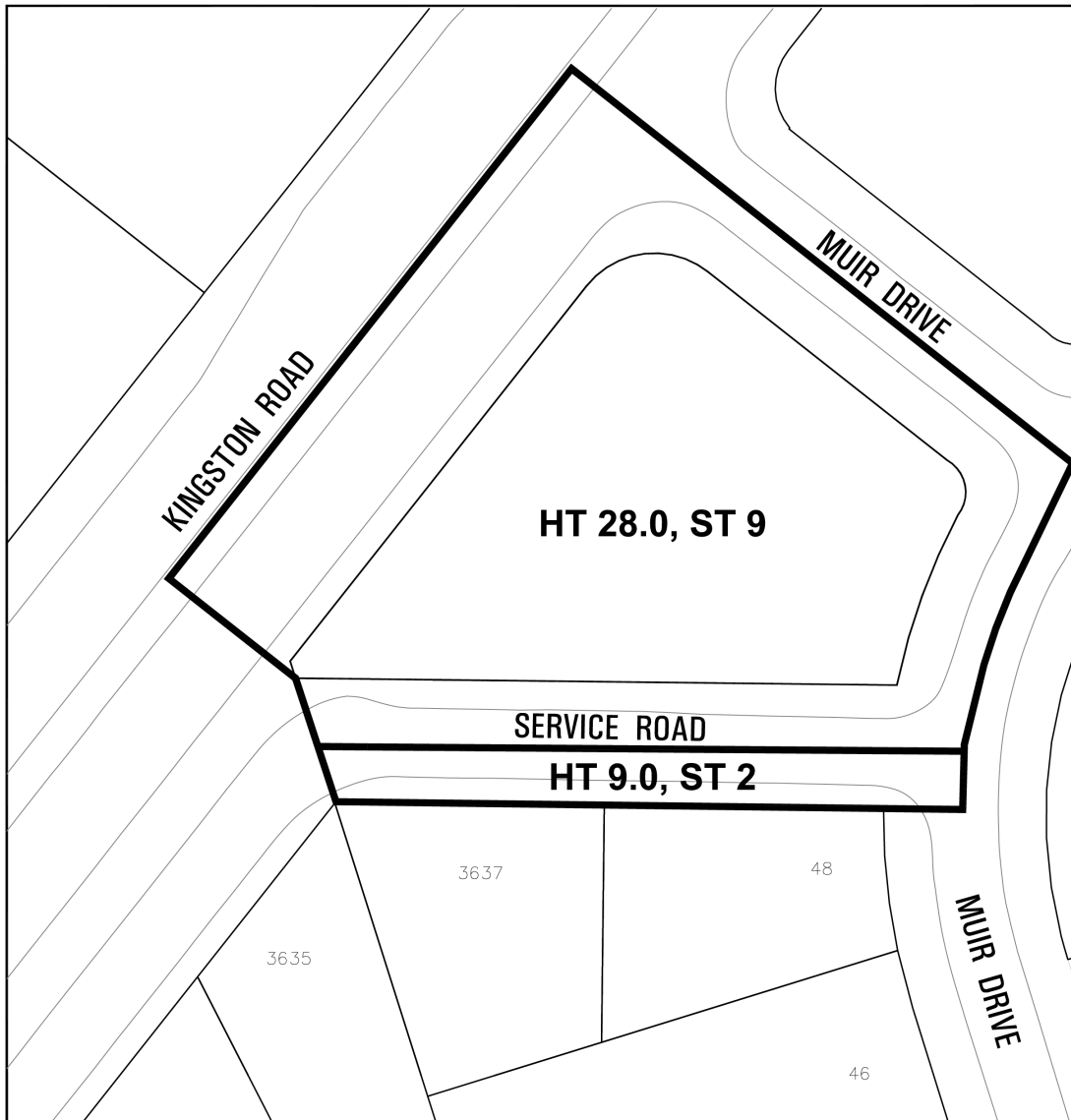


**TORONTO**  
Diagram 2

**3655 Kingston Road**

File # 15 245019 ESC 36 0Z


City of Toronto By-Law 569-2013  
Not to Scale  
07/18/2017

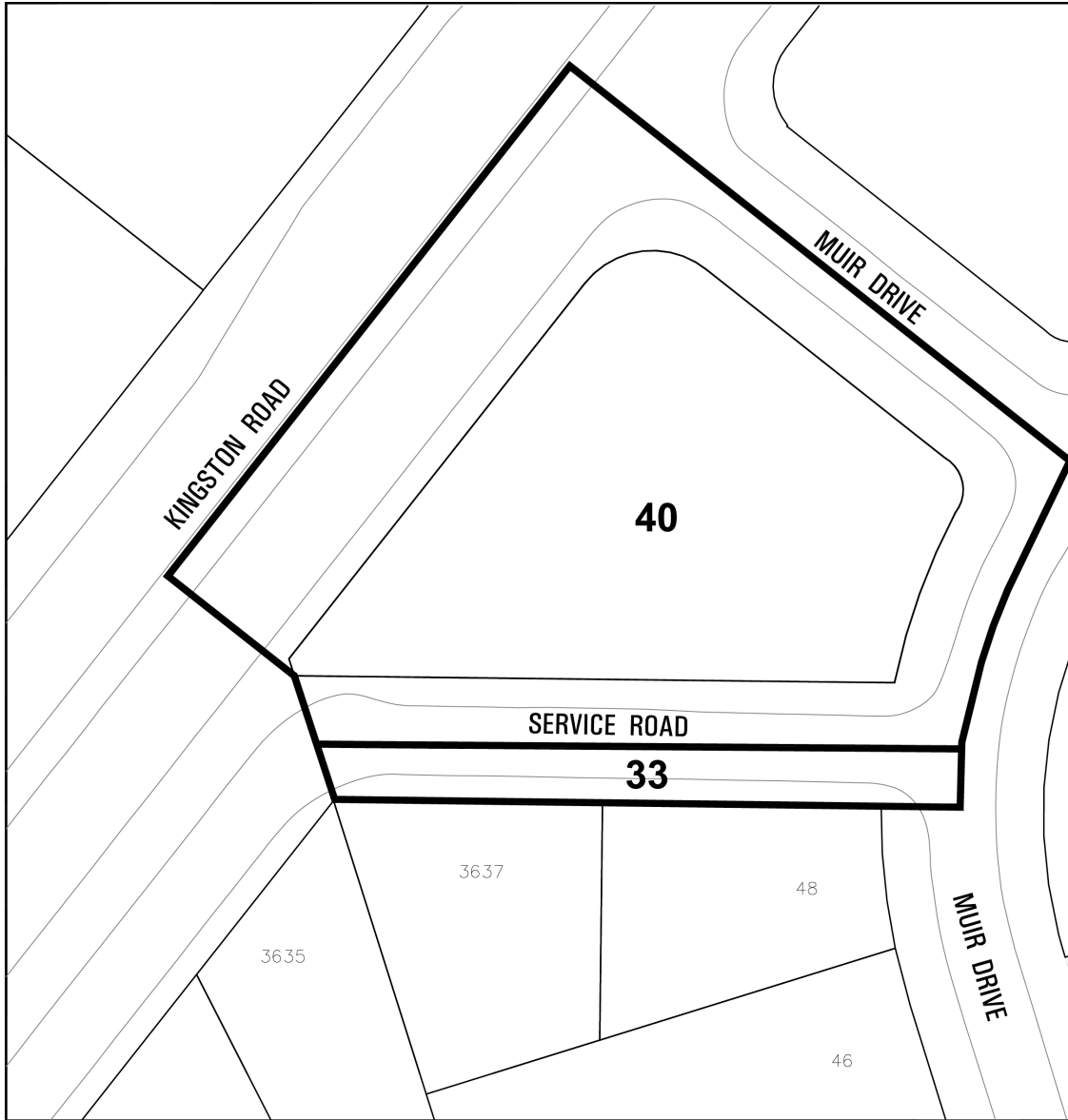


 **TORONTO**  
Diagram 3

**3655 Kingston Road**

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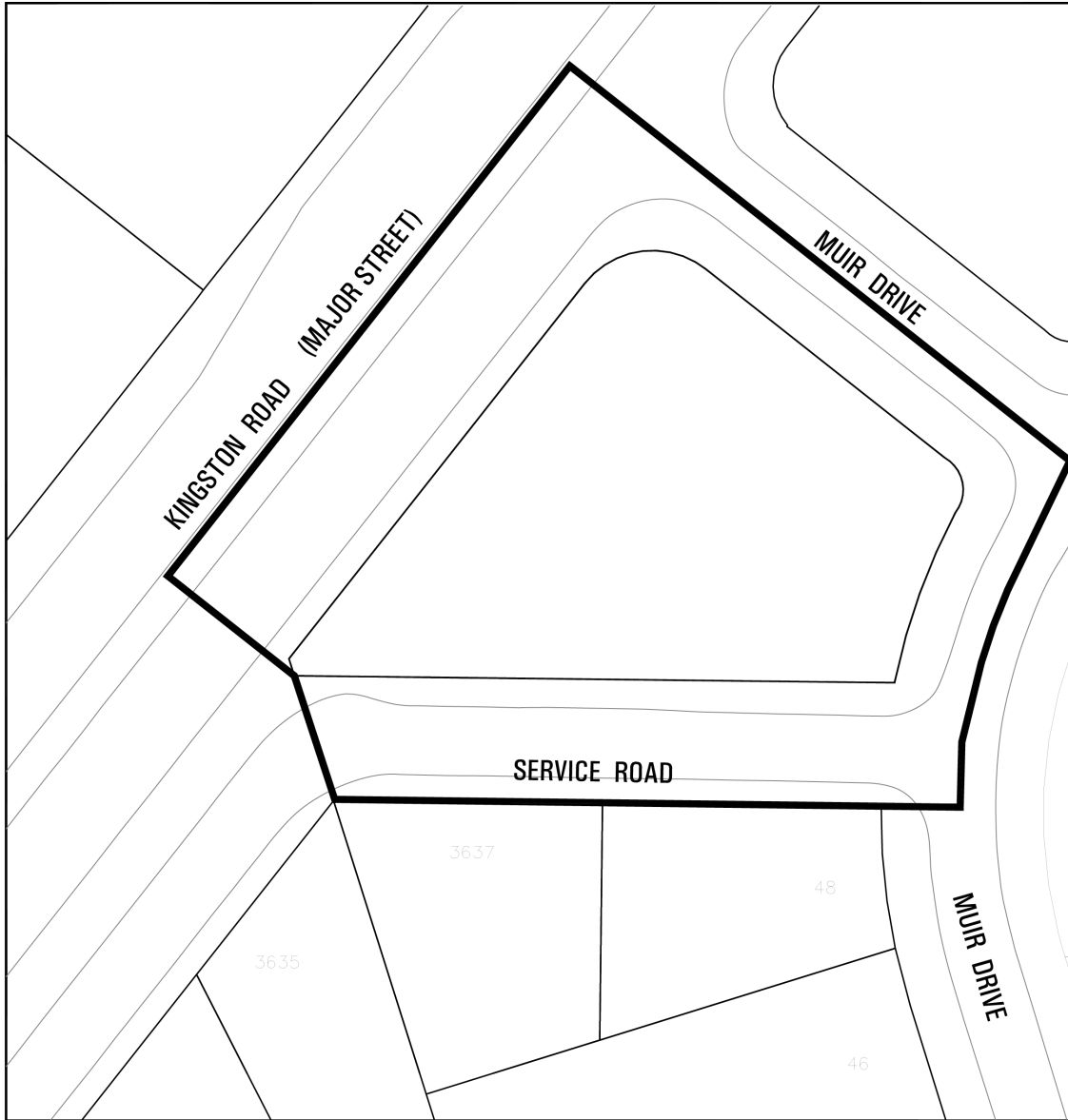
  
City of Toronto By-Law 569-2013  
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 **TORONTO**  
Diagram 4

**3655 Kingston Road**

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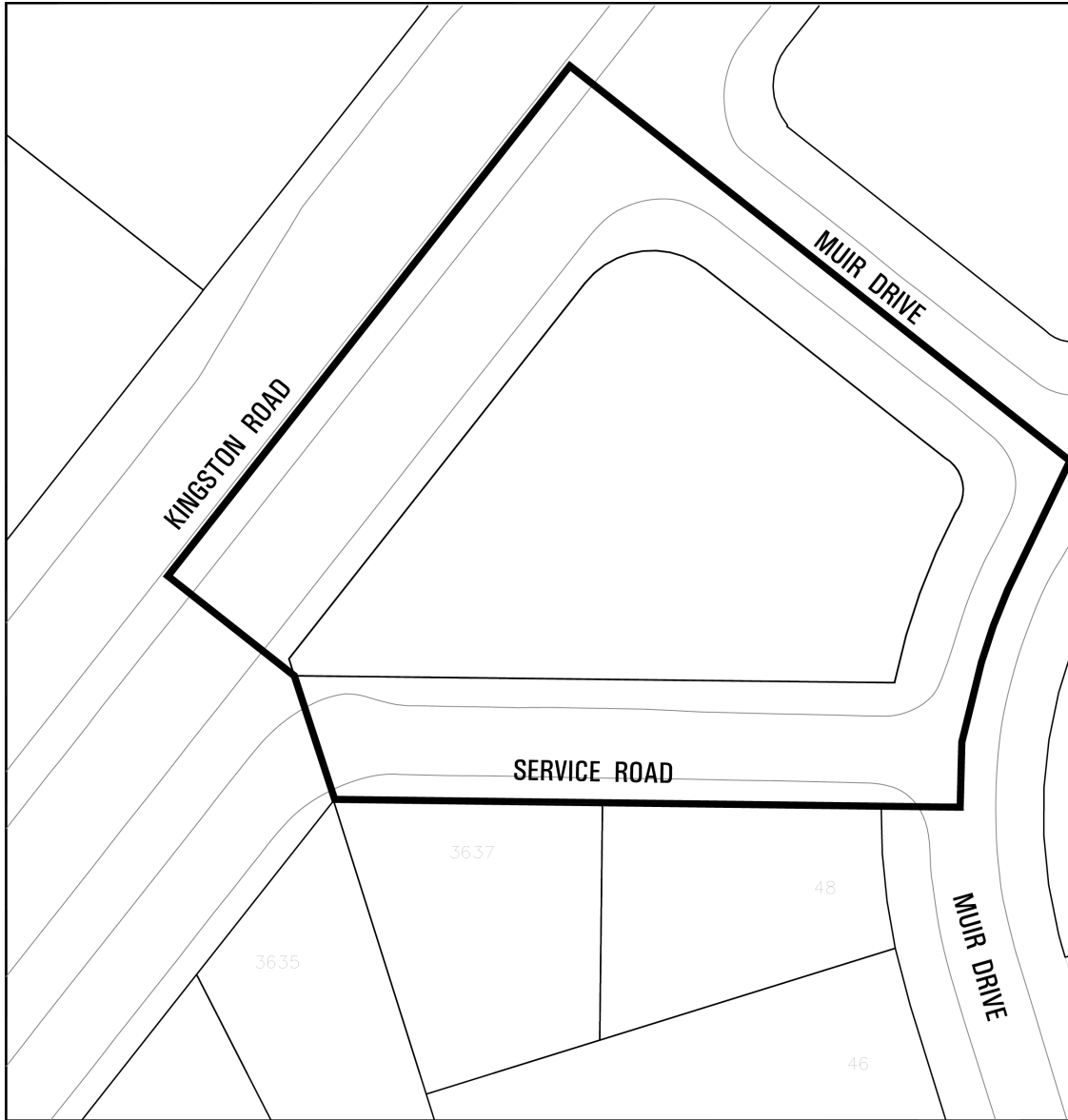


 **TORONTO**  
Diagram 5

**3655 Kingston Road**

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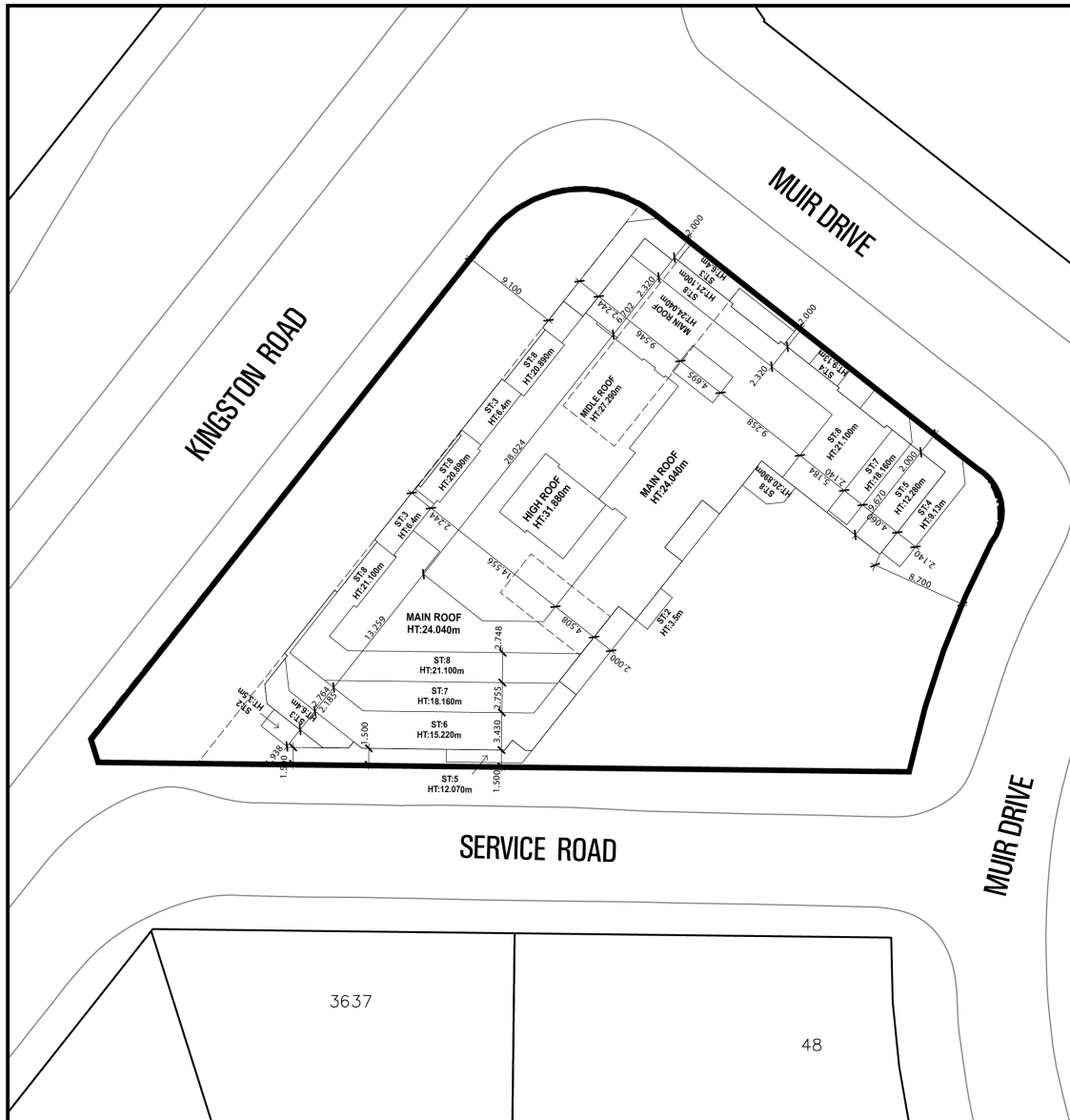




 **TORONTO**  
Diagram 6

**3655 Kingston Road**


File # 15 245019 ESC 36 0Z



 **Toronto**  
Diagram 7

**3655 Kingston Road**

File # 15 245019 ESC 36 0Z

  
City of Toronto By-Law 569-2013  
Not to Scale  
07/21/2017