

Authority: Scarborough Community Council Item 34.29,
as adopted by City of Toronto Council on August 25, 26, 27 and 28, 2014

CITY OF TORONTO

BY-LAW No. 1019-2014

To amend Zoning By-law No. 569-2013, as amended, with respect to the lands municipally known in the year 2014 as 2955 Kingston Road.

Whereas authority is given to Council of the City of Toronto 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. The words highlighted in bold type in this By-law have the meaning provided in Zoning By-law No. 569-2013, Chapter 800 Definitions.
2. Zoning By-law No. 569-2013, as amended, is further amended by adding a new regulation (D) under the heading 'Site Specific Provisions' in Exception 900.3.10. Exception number 197, so that it reads:

(D) On the lands known as 2955 Kingston Road the following applies:

- (i) In addition to the uses permitted in the RD zone by Article 10.20.20, the following uses are also permitted within a **Mixed Use Building** with a maximum **gross floor area** of 170 square metres that complies with the permitted maximum **lot coverage**, required minimum **building setbacks** and permitted maximum **height** for a **building** in the RD zone:
 - (a) Office;
 - (b) Medical Office; and
 - (c) Clinic;
- (ii) Despite regulation 10.20.20.10(1), a **Dwelling Unit** is permitted within a **Mixed Use Building**;
- (iii) Despite regulation 10.5.50.10(1), a minimum of 35% of the **Front Yard** must be **Soft Landscaping**;
- (iv) Despite regulation 10.5.50.10(2) a minimum of 40% of the **Side Yard** abutting Cathedral Bluffs Drive must be **Soft Landscaping**;
- (v) Despite regulation 10.5.80.10 (3) a maximum of four (4) **Parking Spaces** are permitted in the **Front Yard**; and

- (vi) Despite regulation 10.5.80.40 (3) vehicle access to **Parking Spaces** on the lot may be from Kingston Road.

Enacted and passed on August 28, 2014.

Frances Nunziata,
Speaker

Ulli S. Watkiss,
City Clerk

(Seal of the City)