

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

CITY OF TORONTO

BY-LAW 1084-2017

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 1084-2017;
- (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 1084-2017 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 1084-2017 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 1084-2017;
- (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.

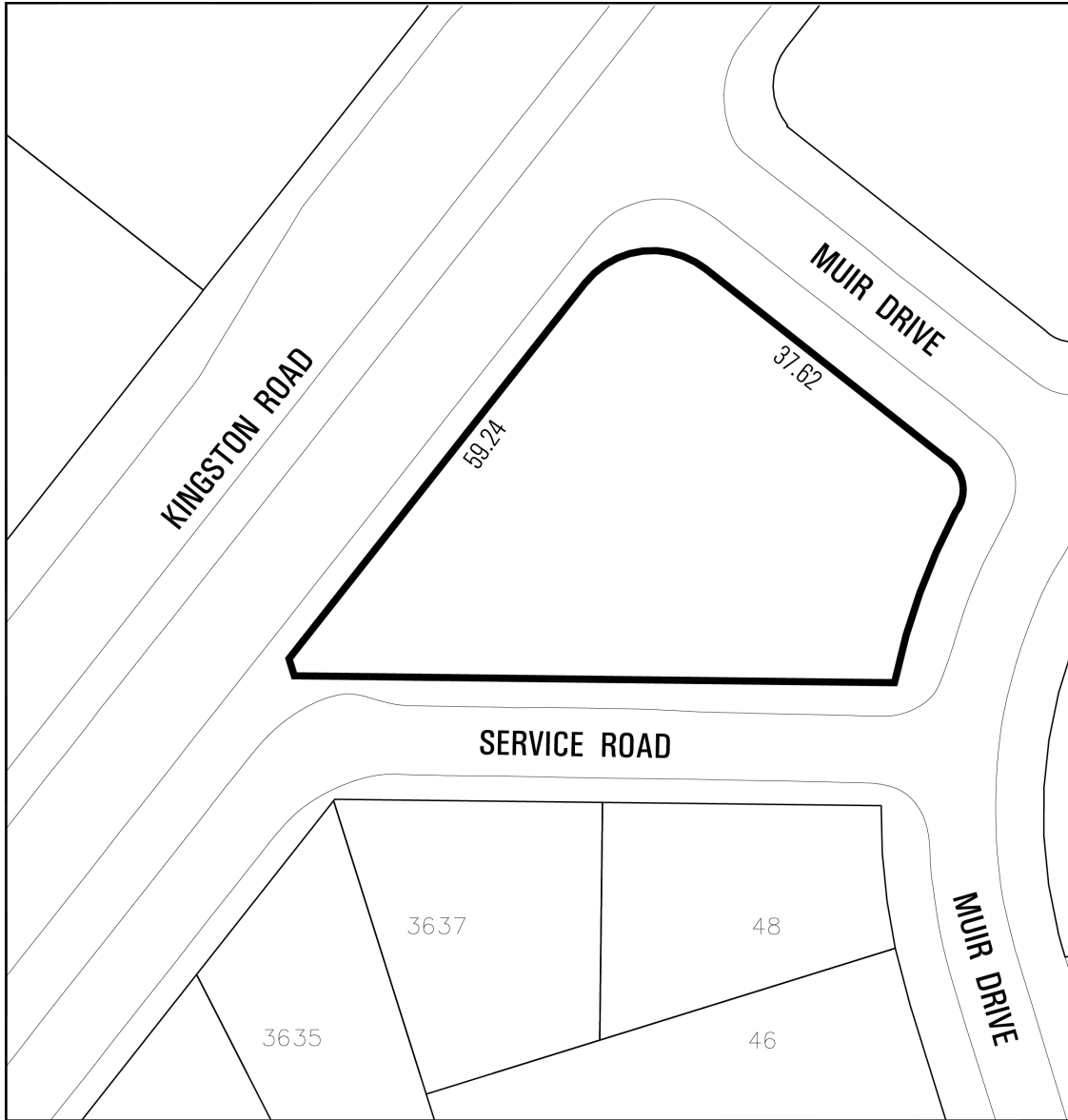
Prevailing By-laws and Prevailing Sections: (None Apply)

Enacted and passed on October 4, 2017.

Frances Nunziata,
Speaker

Ulli S. Watkiss,
City Clerk


(Seal of the City)

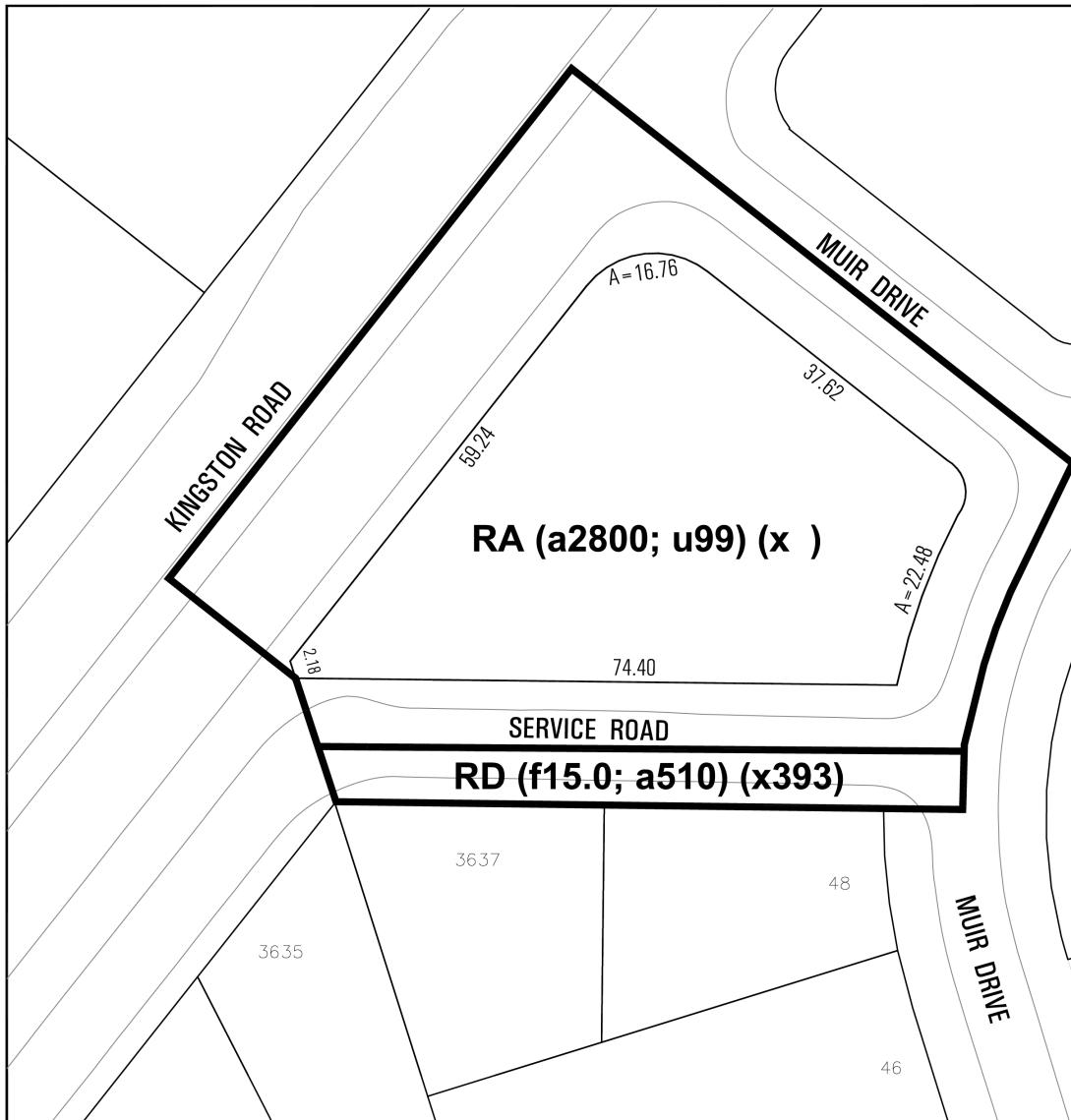


 **TORONTO**
Diagram 1

3655 Kingston Road

File # 15 245019 ESC 36 0Z



City of Toronto By-Law 569-2013
Not to Scale
05/15/2017

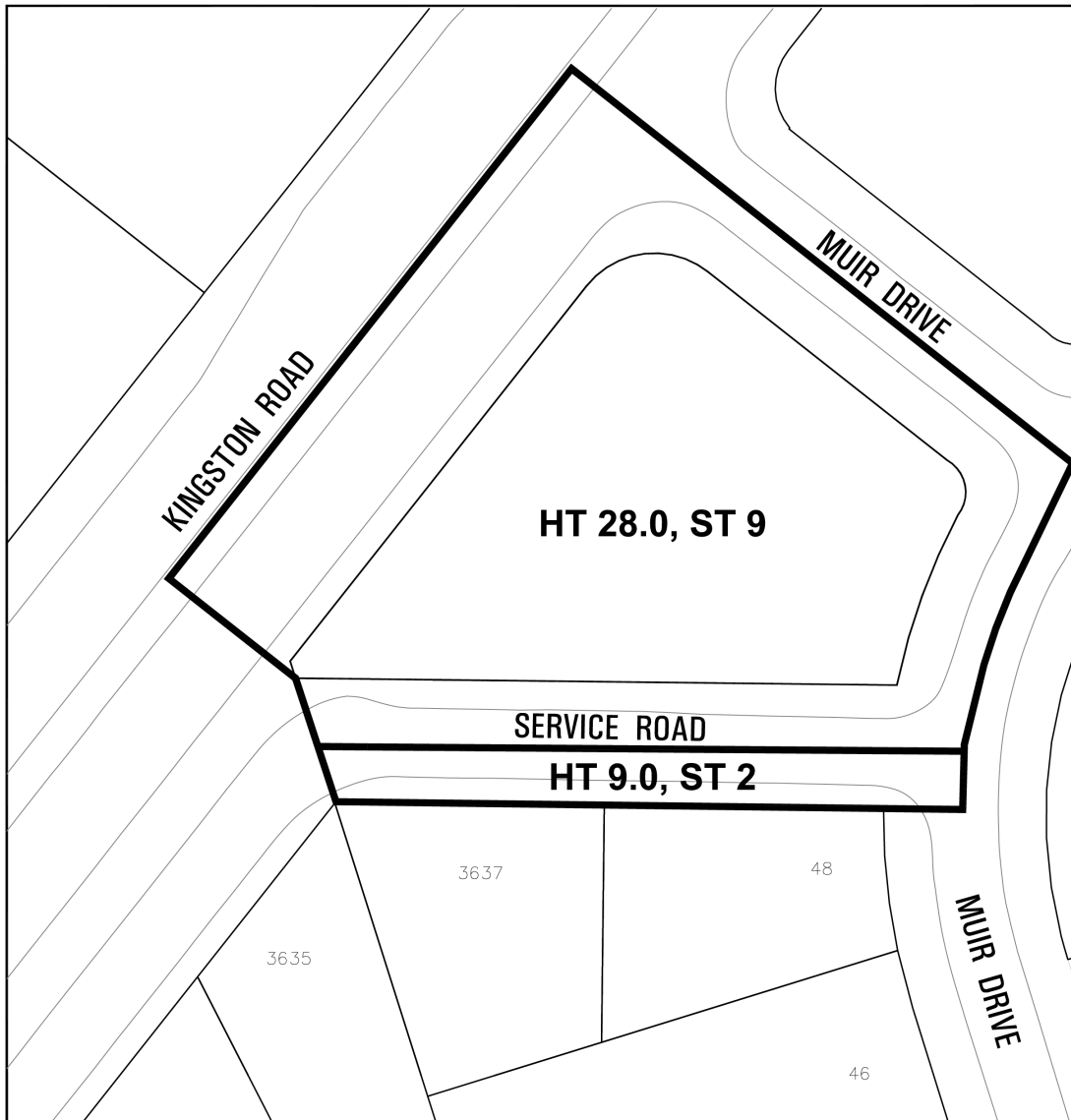


 **TORONTO**
Diagram 2

3655 Kingston Road

File # 15 245019 ESC 36 0Z



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

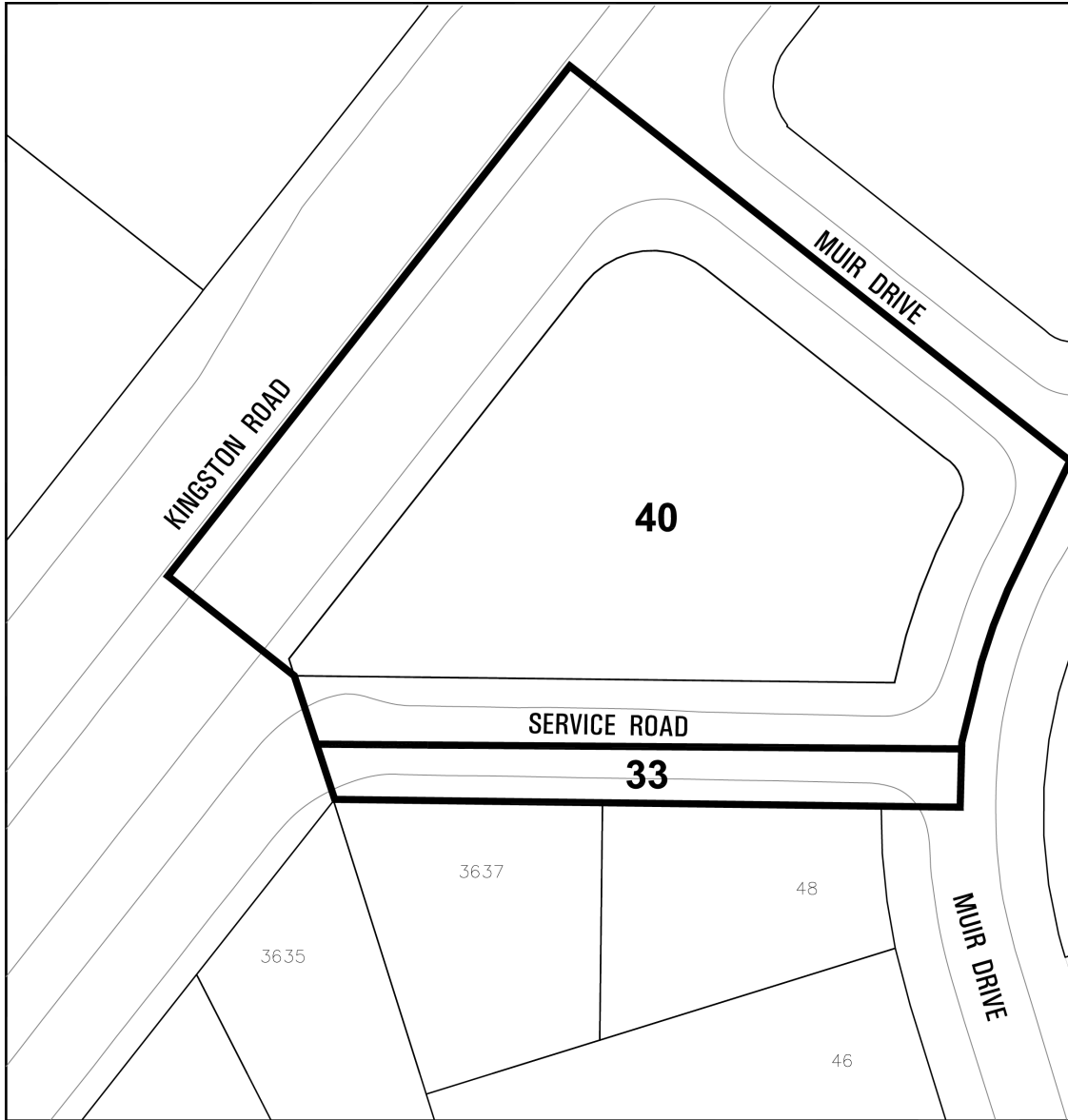


 **TORONTO**
Diagram 3

3655 Kingston Road

File # 15 245019 ESC 36 0Z



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

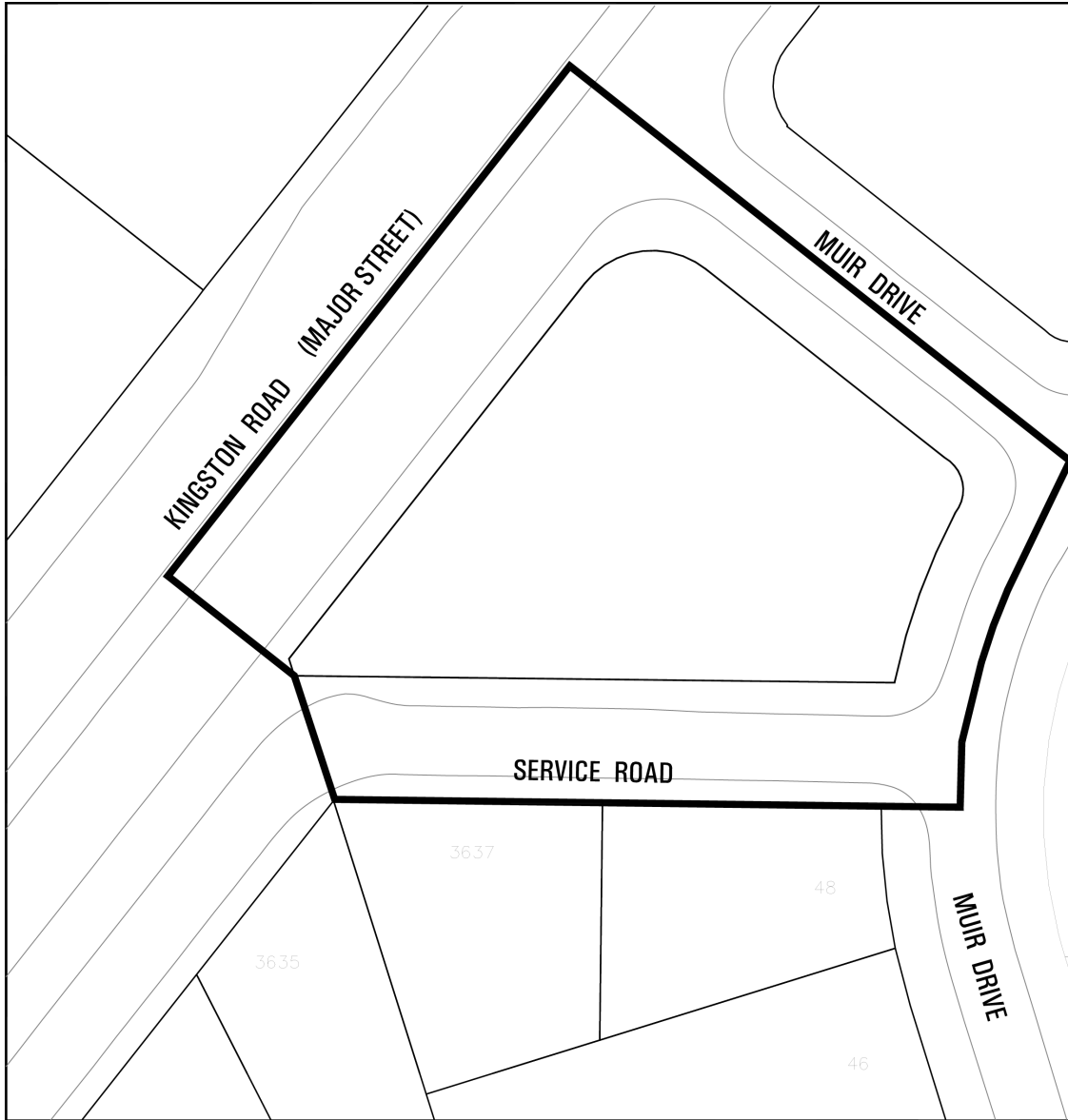


 **TORONTO**
Diagram 4

3655 Kingston Road

File # 15 245019 ESC 36 0Z



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

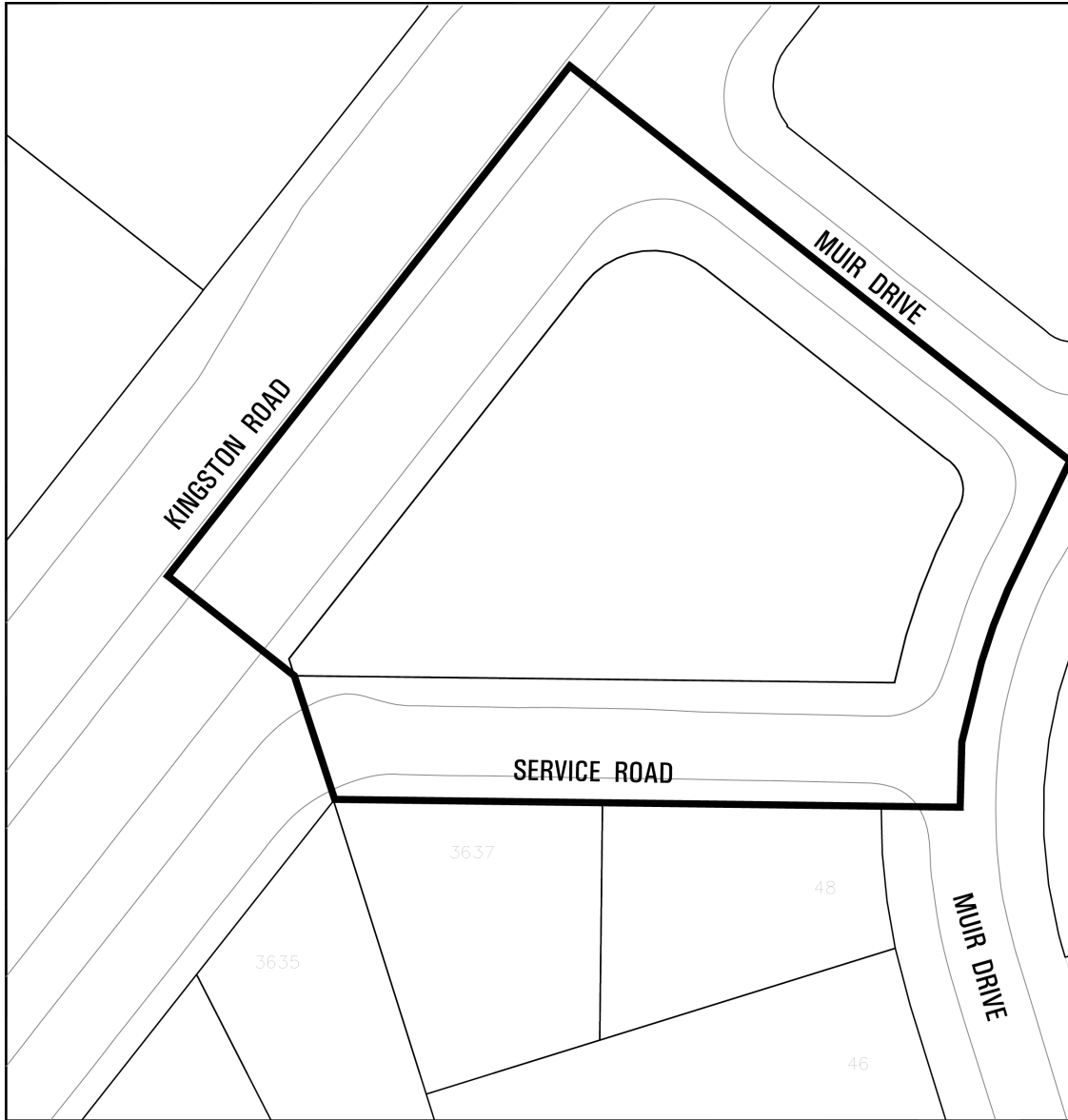


 **TORONTO**
Diagram 5

3655 Kingston Road

File # 15 245019 ESC 36 0Z



City of Toronto By-Law 569-2013
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 **TORONTO**
Diagram 6

3655 Kingston Road

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