

Authority: North York Community Council Item NY27.3,
as adopted by City of Toronto Council on November 9, 10
and 12, 2021

CITY OF TORONTO

BY-LAW 928-2021

To amend Zoning By-law 569-2013, as amended, with respect to the lands municipally known in the year 2021 as 1, 3 and 5 Kenton Drive.

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. The lands subject to this By-law are 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 amending the zone label on Zoning By-law Map in Article 990.10.1 respecting the lands outlined by heavy black lines to RM (f30.0; a1375) (x46) as shown on Diagram 2, attached to this By-law.
4. Zoning By-law 569-2013, as amended, is further amended by amending the Height Overlay Map in Article 995.20.1 for the lands subject to this By-law from a null value and "HT 10.0, ST 2" to "HT 14.5 ST 4", as shown on Diagram 3 attached to this By-law.
5. Zoning By-law 569-2013, as amended, is further amended by amending the Lot Coverage overlay Map in Article 995.30.1 for the lands subject to this By-law to a lot coverage label of 35 and 30 to 42, as shown on Diagram 4 attached to this By-law.
6. Zoning By-law 569-2013, as amended, is further amended by replacing regulation 900.6.10(46) so that it reads:

46 Exception RM (46):

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) On 1, 3 and 5 Kenton Drive, as shown on Diagram 1 of By-law 928-2021, a **residential care home** may be constructed, used or enlarged in compliance with Sections (B) to (M) below;

- (B) The permitted maximum number of **bed-sitting rooms** is 73;
- (C) Despite regulation 10.80.40.40(1)(B), the permitted maximum **gross floor area** is 3,470 square metres;
- (D) Despite regulations 10.80.40.10(1)(A) & (B) and 10.80.40.10(3), the permitted maximum height and number of **storeys** of a **building** is the height in metres and the number of **storeys** specified by the numbers following the "HT" and "ST" symbols on Diagram 5 attached to the By-law 928-2021;
- (E) Despite (D) above and clause 10.5.40.10 and 10.80.40.10 the following may exceed the height indicated by the numbers following the letters "HT" and "ST" symbols as shown on Diagram 5 of By-law 928-2021 to the extent indicated as follows:
 - (i) architectural features, screening elements, parapets, chimneys, pipes, stacks, vents, window washing equipment, are permitted a maximum of 2.0 metres;
- (F) Despite clause 10.80.40.70, the required minimum **building setbacks** are as shown on Diagram 5 of By-law 928-2021;
- (G) Despite (F) above the following are permitted to encroach into the required **building setbacks** as shown on Diagram 5 of By-law 928-2021:
 - (i) Canopies may encroach a maximum of 2.0 metres; and
 - (ii) Despite regulations 10.5.40.60(1), balconies and platforms shall not be permitted as shown on Diagram 5;
- (H) Despite regulation 200.5.10.1 and Table 200.5.10.1, a minimum of 15 **parking spaces** must be provided and maintained on the **lot**;
- (I) Despite clause 10.80.30.40(1), the maximum permitted lot coverage is 42 per cent of the site as shown on Diagram 4 attached to this By-law;
- (J) Despite clause 220.5.10.1 one Type "C" **loading space** is provided within the parking lot;
- (K) A driveway with a width of 6.0 m shall be provided on the south side of the site connecting with Bathurst Street as shown on Diagram 5;
- (L) Despite clause 10.5.50.10, a minimum of 524 square metres of **landscaping** must be provided on the lot, of which a minimum of 262 square metres must be soft **landscaping**; and
- (M) For the purpose of this exception, **established grade** is the Canadian geodetic elevation of 192.575 metres.

Prevailing By-laws and Prevailing Sections: (NONE APPLY)

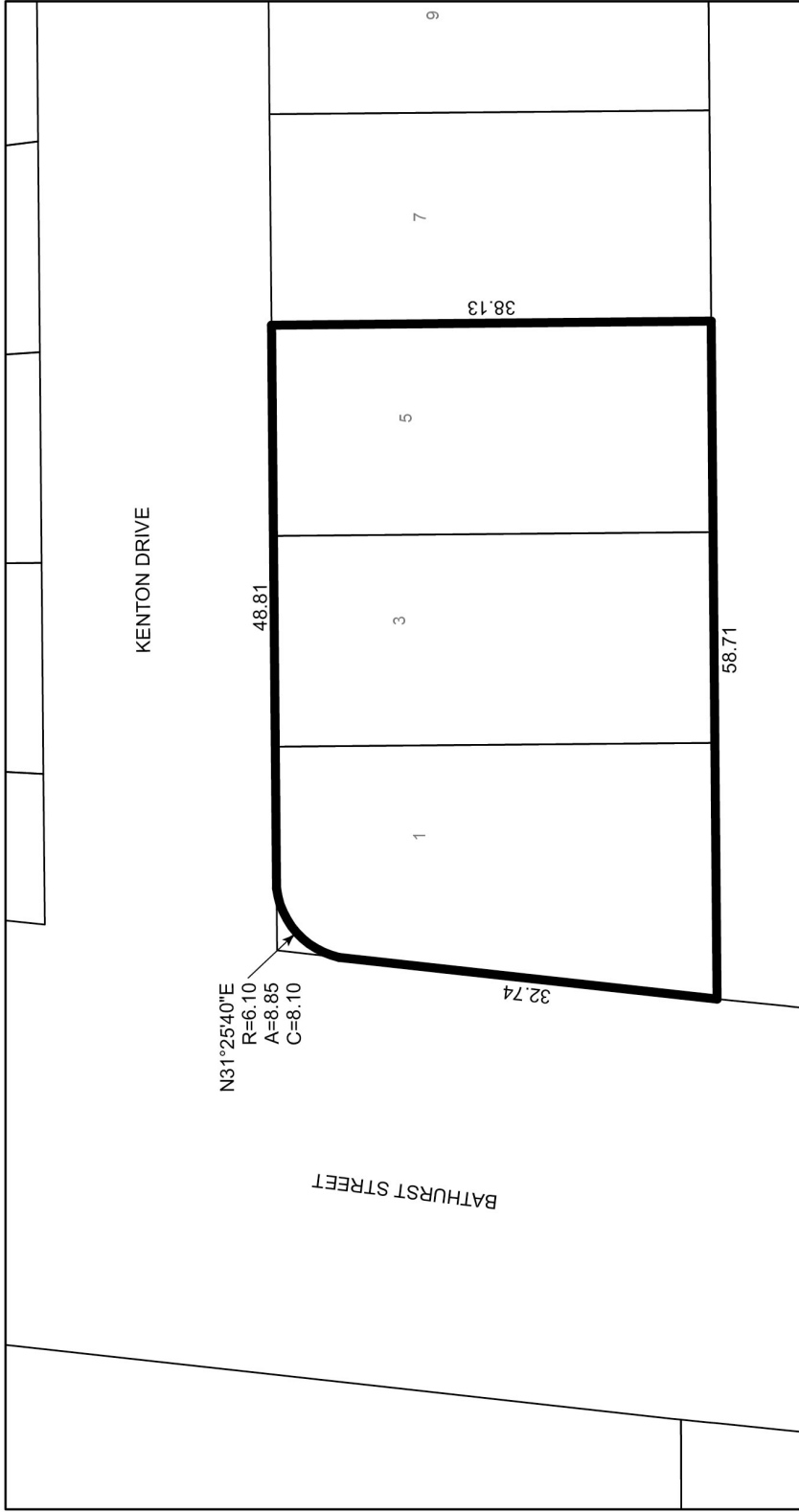
7. Notwithstanding any conveyance, severance, partition or division of the lot shown on Diagram 1, the provisions of this By-law shall apply to the whole of the lot as if no severance, partition, conveyance or division has occurred.

Enacted and passed on November 12, 2021.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)

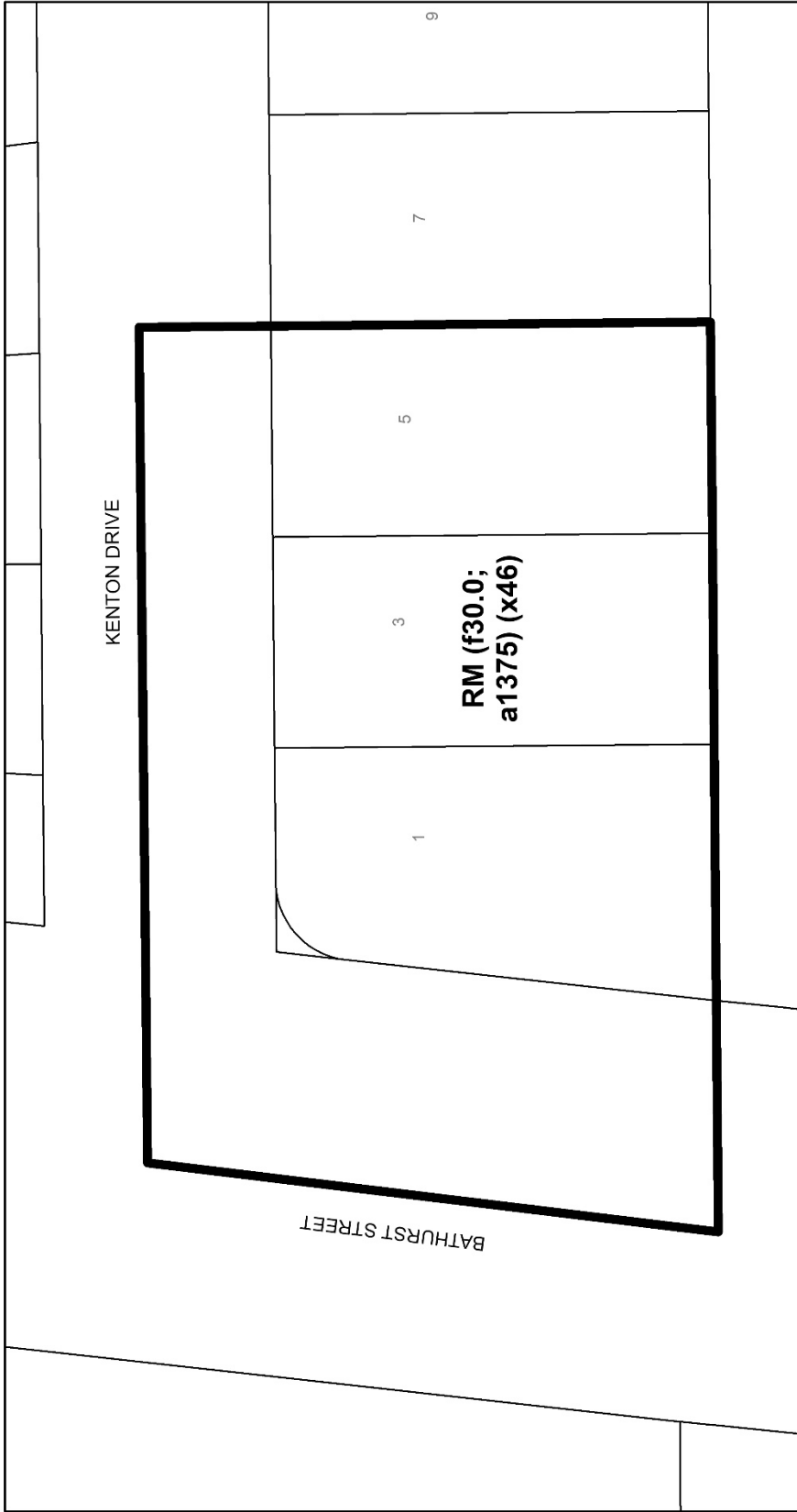


1, 3 and 5 Kenton Drive

File # 19 264742 NNY 18 0Z



City of Toronto By-law 569-2013
Not to Scale
08/04/2021



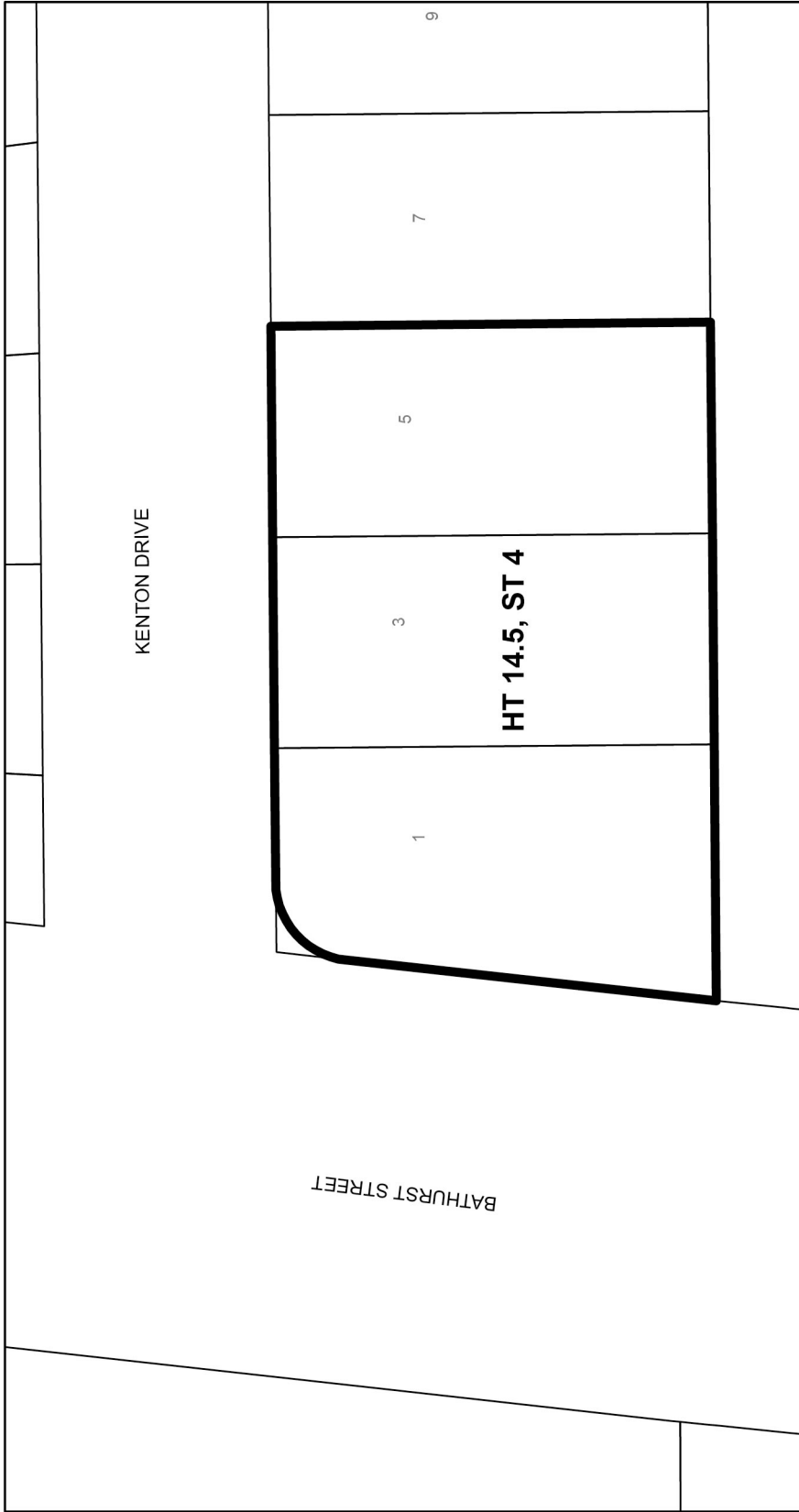
 **Toronto**
Diagram 2

1, 3 and 5 Kenton Drive

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City of Toronto By-law 569-2013
Not to Scale
08/04/2021

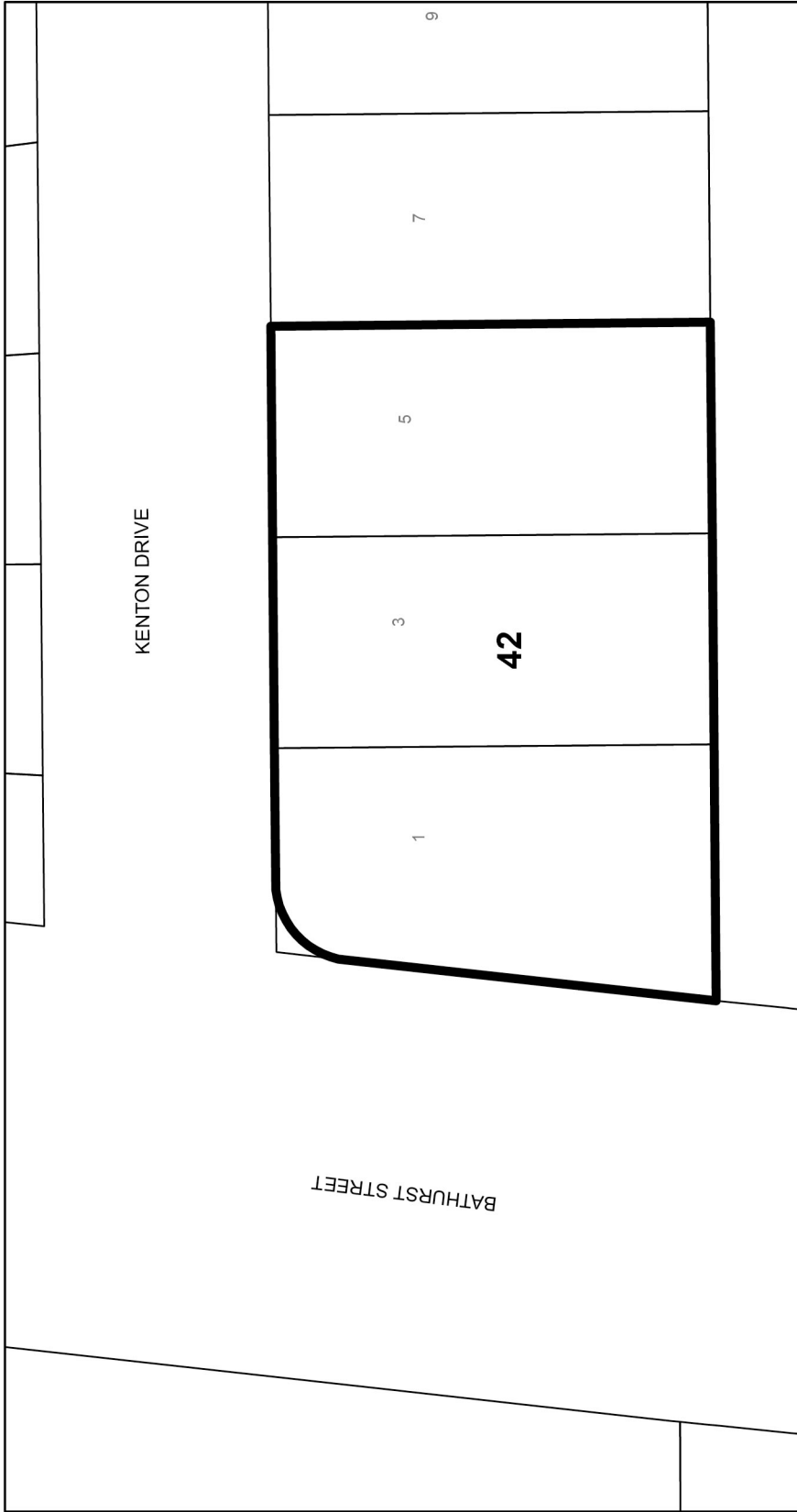


1, 3 and 5 Kenton Drive

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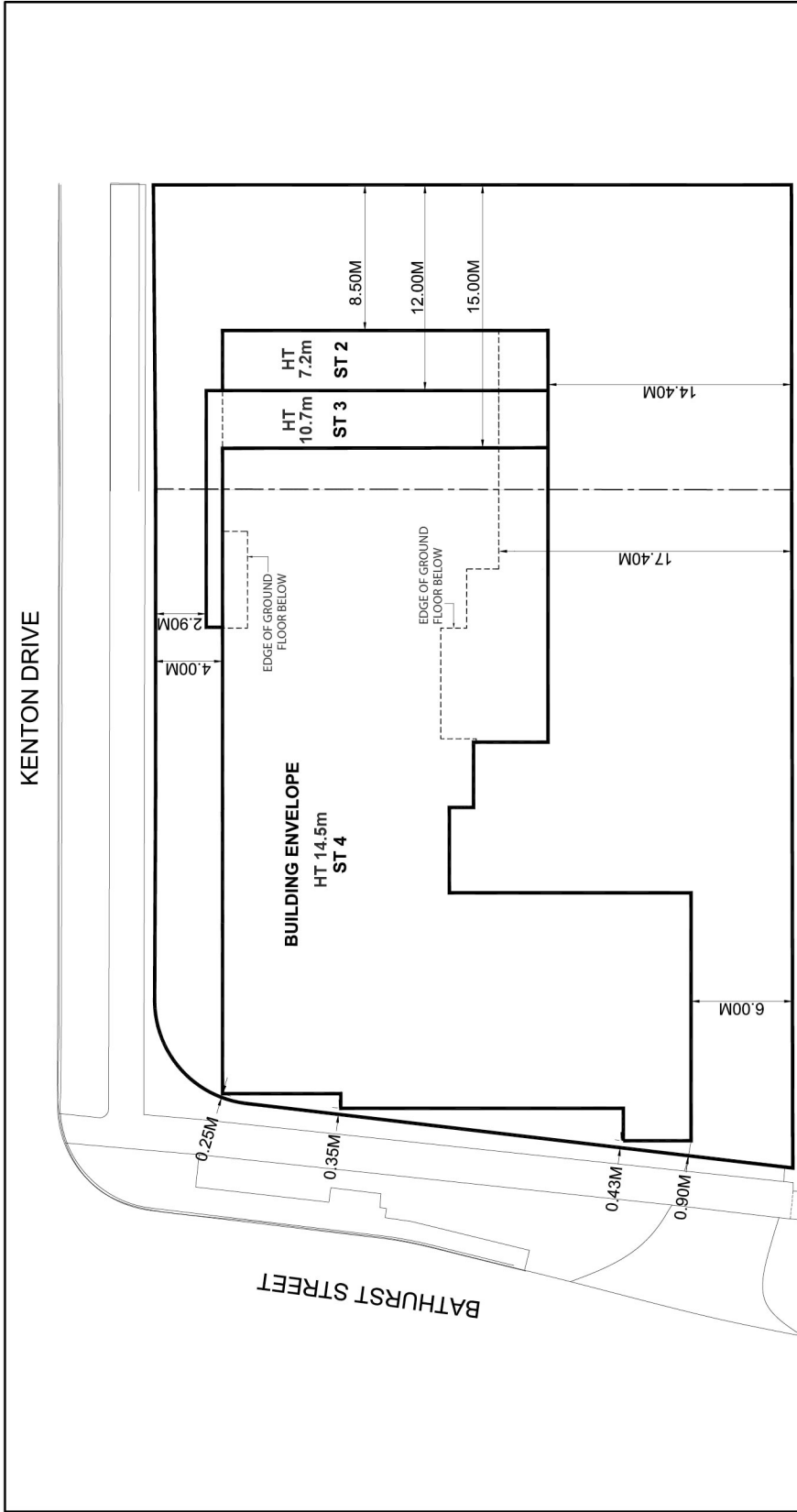
 **TORONTO**
Diagram 4

1, 3 and 5 Kenton Drive

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