

## Attachment 7: Draft Zoning By-law Amendment (569-2013 as amended)

Authority: Scarborough Community Council ##, as adopted by City of Toronto Council on ~, 20~

### CITY OF TORONTO

Bill No. ~

**BY-LAW No. [XXXX- 2020]**

**To amend Zoning By-law No. 569-2013, as amended, with respect to the lands municipally known in the year 2019 as 6175 & 6183 Kingston Road and 1, 2, 4, 5, 7, 10 & 11 Franklin Avenue**

Whereas Council of the City of Toronto has the authority to 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*; and

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 No. 569-2013, Chapter 800 Definitions;
3. Zoning By-law No. 569-2013, as amended, is further amended by amending the zone label on the Zoning By-law Map in Section 990.10 respecting the lands outlined by heavy black lines to RT (x210) and ON as shown on Diagram 2 attached to this By-law;
4. Zoning By-law No. 569 -2013, as amended, is further amended by amending the Height Overlay Map in Section 995.20.1 and the Lot Coverage Overlay Map in Section 995.30.1 for the lands outlined by heavy lines and labeled ON on Diagram 2 attached to this By-law, to a null value;
5. Zoning By-law No. 569-2013, as amended, is further amended by adding Article 900.5.10 Exception Number RT 210 so that it reads:

(210) Exception RT 210

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) A required **parking space** must be located in an attached **parking garage**.

- (B) On 'Area A' as identified on Diagram 3 of By-law No. XXX-2019, the following applies:
- (i) Despite regulation 10.5.40.70(1) and clause 10.60.40.70, the required minimum **building setbacks** are as shown on Diagram 4 of By-law No. XX-2020;
  - (ii) For the purpose of establishing internal **lot** orientation, the **front lot line** is the shortest **lot line** which divides the **lot** from Kingston Road or a private road as shown on Diagram 3 of By-law No. XX-2020;
  - (iii) For the purposes of calculating height and **established grade** the minimum **front yard setback** is the required minimum **building setback** from the **lot line** abutting Kingston Road to the **main wall** for lots/parcel 1-8;
  - (iv) For the purposes of calculating height and **established grade** the minimum **front yard setback** is the required minimum **building setback** from the **lot line** abutting a private road to the **main wall** for lots/parcel 19-26;
  - (v) A maximum of 16 **dwelling units** in **townhouses** are permitted;
  - (vi) Despite regulation 10.60.30.10(1)(C) the required minimum **lot area** for each **lot** containing a **dwelling unit** in a **townhouse** is 130 square metres;
  - (vii) Despite regulation 10.60.30.20(1)(B), the required minimum **lot frontage** for each **lot** containing a **dwelling unit** in a **townhouse** on Lots/Parcel 1-8 is 4.8 metres;
  - (viii) Despite regulation 10.60.40.1(3), the required minimum width of a **dwelling unit** in a **townhouse** on Lots/Parcels 1-8 is 4.8 metres;
  - (ix) Despite regulation 10.60.30.20(1)(B), the required minimum **lot frontage** for each **lot** containing a **dwelling unit** in a **townhouse** on Lots/Parcels 19-26 is 6.0 metres;
  - (x) Despite 10.60.30.40(1) the permitted maximum **lot coverage** for each **lot** is 60%;
  - (xi) Despite regulation 10.60.40.10(1), the permitted maximum height of a **building** or **structure** is 12.0 metres;
  - (xii) Despite regulation 10.60.40.10(2), the permitted maximum number of **storeys** of a **building** or **structure** is 3;

- (xiii) Despite regulation 10.5.50.10(1)(B), the required minimum **landscaping** is 40% of the **front yard** for Lots/Parcels 19-26;
  - (xiv) Despite regulation 10.5.40.60(1)(D) in the **rear yard** of lot/parcel 26, a platform with a floor higher than the first **storey** of the **building** above **established grade** may encroach into the required **rear yard setback** 1.5 metres, if it is no closer to a **side lot line** than the required **side yard** setback plus 1.8 metres; and
  - (xv) Despite regulation 10.5.80.40(3), **vehicle** access to a **parking space** on a lot/parcel must be from a private lane for lots/parcels 1-8;
- (F) On 'Area C' as identified on Diagram 3 of By-law No. XXX-2020, the following applies:
- (i) Despite regulation 10.5.40.70(1) and clause 10.60.40.70, the required minimum **building setbacks** are as shown on Diagram 5 of By-law No. XX-2020.
  - (ii) A maximum of 8 **detached houses** are permitted;
  - (iii) Despite regulation 10.60.30.10, the required minimum **lot area** for each lot/parcel is as follows:
    - (a) Lots/Parcels 37: 240 square metres;
    - (b) Lots/Parcels 44, 39, 38: 300 square metres;
    - (c) Lots/Parcels 40, 43: 350 square metres; and
    - (d) Lots/Parcel 41, 42: 400 square metres;
  - (iv) Despite regulation 10.60.30.20(B), the required minimum **lot frontage** is 9.0 metres;
  - (v) Despite regulation 10.60.30.20(B) and (F)(iv) above, the required minimum **lot frontage** is 10.0 metres for lot/parcel 37;
  - (vi) Despite clause 10.60.30.40, the permitted maximum **lot coverage** for each **lot** is 42%;
  - (vii) Despite regulation 10.60.40.10(1), the permitted maximum height of a **building** or **structure** is 11.0 metres; and
  - (viii) Despite regulation 10.60.40.10(2), the permitted maximum number of **storeys** of a **building** or **structure** is 2;

- (G) On 'Area B' as identified on Diagram 3 of By-law No. XXX-2019, the following applies:
- (i) Despite regulation 10.5.40.70(1) and clause 10.60.40.70, the required minimum **building setbacks** are as shown on Diagram 4 of By-law No. XX-2020;
  - (ii) For the purpose of establishing internal **lot** orientation, the **front lot line** is the shortest **lot line** which divides the **lot** from Franklin Avenue;
  - (iii) A maximum of 10 **semi-detached houses** and 20 **dwelling units** are permitted;
  - (iv) Despite regulation 10.60.30.10(1)(B) the required minimum **lot area** for each **lot** containing a **dwelling unit** in a **semi-detached house** 155 square metres;
  - (v) Despite regulation 10.60.30.20(1), the required minimum **lot frontage** for each lot/parcel is as follows:
    - (a) Lots/Parcels 9-18: 6 metres;
    - (b) Lots/Parcels 27-32: 6 metres; and
    - (c) Lots/Parcels 33-36: 7 metres;
  - (vi) Despite regulation 10.60.40.10(1), the permitted maximum height of a **building** or **structure** is 12.0 metres;
  - (vii) Despite regulation 10.60.40.10(2), the permitted maximum number of **storeys** of a **building** or **structure** is 3;
  - (viii) Despite regulation 10.60.40.10(1)(B) and (G)(vi) above, the permitted maximum height of a **building** or **structure** for lots/parcels 33-36 is 11.0 metres;
  - (ix) Despite regulation 10.60.40.10(2) and G(vii) above, the permitted maximum number of **storeys** of a **building** or **structure** for lots/parcels 8 and 9 is 2;
  - (x) Despite regulation 10.5.50.10(1)(B), a minimum of 40% of the **front yard** must be **landscaping**;
  - (xi) Despite regulation 10.5.80.40(3), **vehicle** access to a **parking space** on a lot/parcel must be from a private lane for lots/parcels 9-18 and lots/parcels 27-32;
  - (xii) Despite regulation 10.60.30.40(1), the permitted maximum **lot**

**coverage** for each lot/parcel is 50%;

- (xiii) The permitted maximum area of a **platform**, such as a deck, with access from the second **storey** is 8.0 square metres;
- (xiv) A permitted platform in a **rear yard** must not project beyond the rear **main wall** of the first floor for lots/parcels 9-18 and lots/parcels 27-32;
- (xv) Despite regulation 10.5.40.60 (6) (A) a window projection may occupy 70 percent of the front wall for lots/parcels 27-32;
- (xvi) Despite regulation 10.5.40.60(6)(A) a window projection may occupy 84 percent of the front wall for lots/parcels 12 and 15;

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

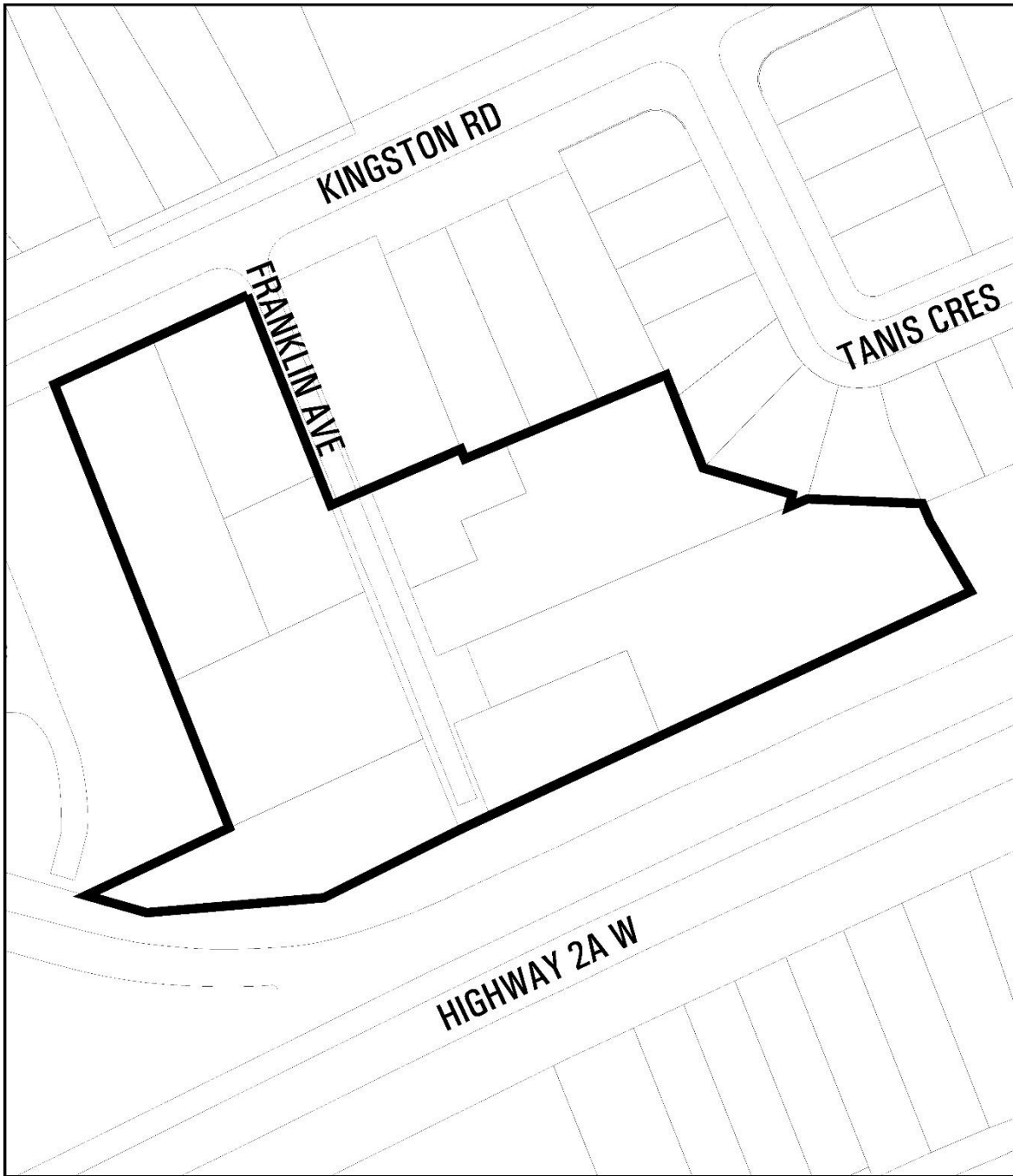
Enacted and passed on **month ##, 20##.**

**Name,**

Speaker

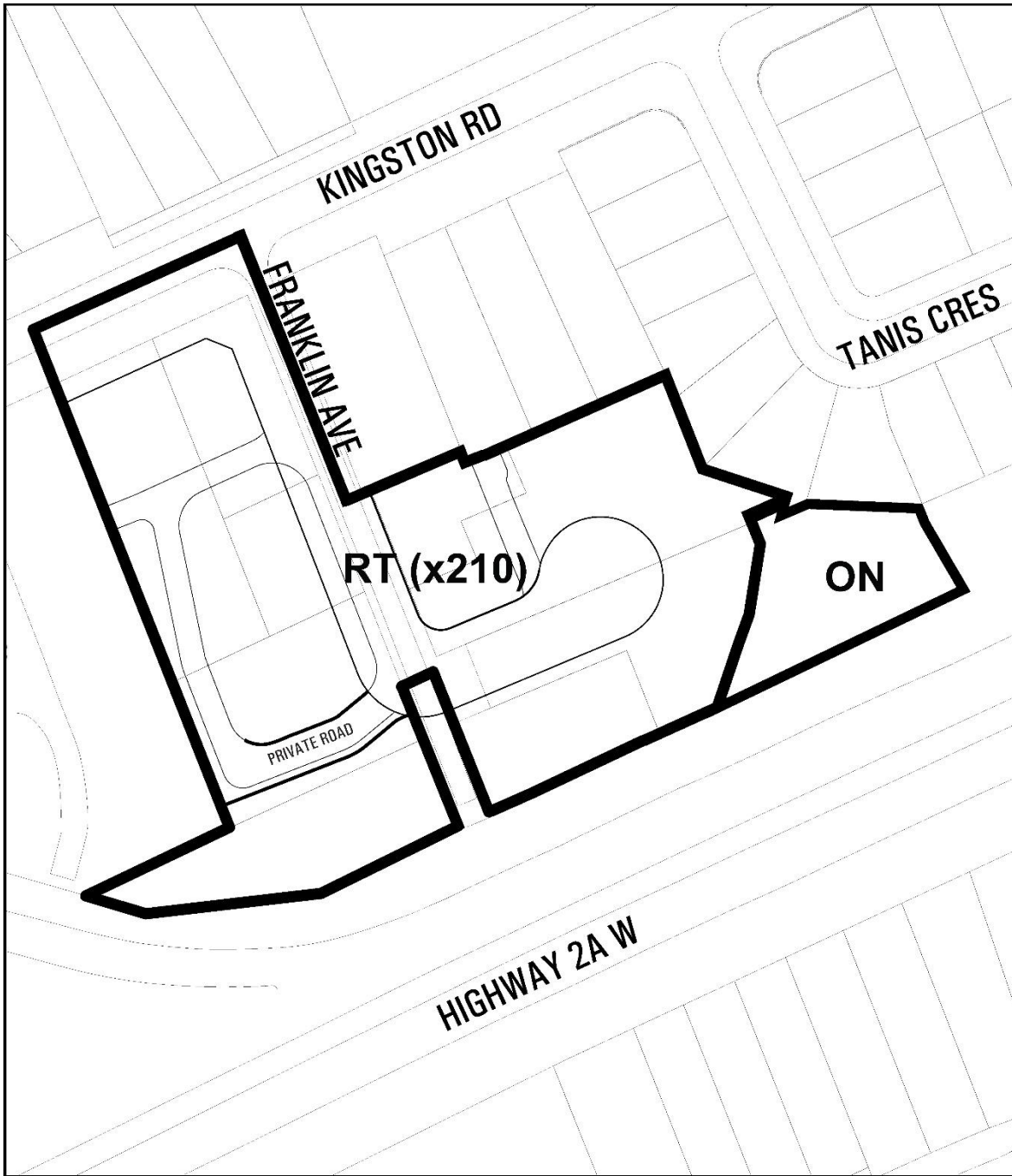
Ulli S. Watkiss,  
City Clerk

(Seal of the City)



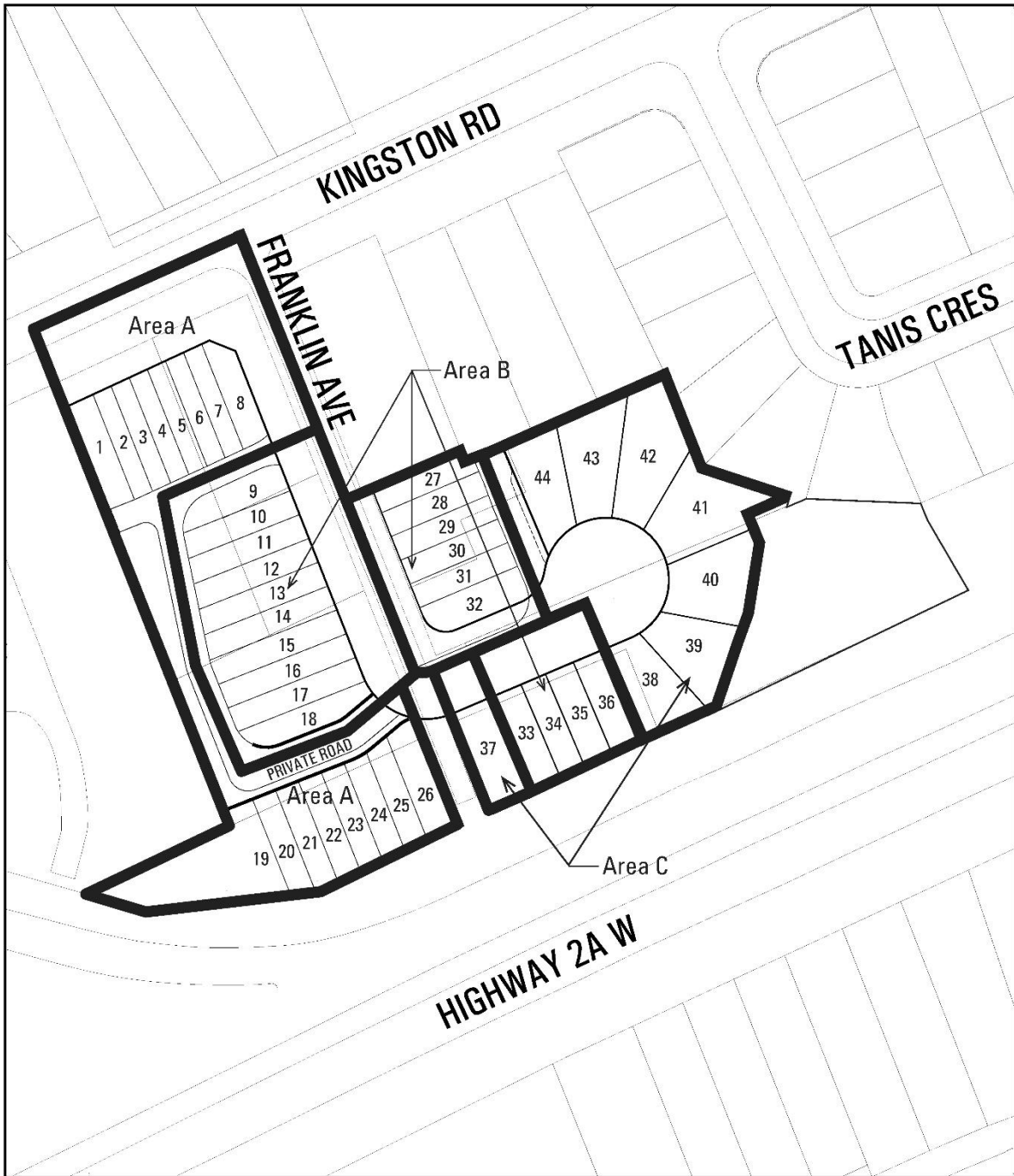
 **TORONTO**  
Diagram 1

**6175, 6183 Kingston Road and  
1,2,4,5,7,10,11 Franklin Avenue**  
File # 14 137827 ESC 44 OZ, 14 137838 ESC 44 SB



 **TORONTO**  
Diagram 2

**6175, 6183 Kingston Road and  
1,2,4,5,7,10,11 Franklin Avenue**  
File # 14 137827 ESC 44 OZ, 14 137838 ESC 44 SB



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Diagram 3

6175, 6183 Kingston Road and  
1,2,4,5,7,10,11 Franklin Avenue  
File # 14 137827 ESC 44 OZ, 14 137838 ESC 44 SB





**TORONTO**  
Diagram 4

6175, 6183 Kingston Road and  
1,2,4,5,7,10,11 Franklin Avenue  
File # 14 137827 ESC 44 OZ, 14 137838 ESC 44 SB



  
Diagram 5

6175, 6183 Kingston Road and  
1,2,4,5,7,10,11 Franklin Avenue  
File # 14 137827 ESC 44 OZ, 14 137838 ESC 44 SB