Authority: Toronto and East York Community Council Item 25.17, as adopted by City of Toronto Council on July 16 and 17, 2013

CITY OF TORONTO

Bill No. 1076

BY-LAW No. -2013

To amend Zoning By-law No. 438-86, of the former City of Toronto, as amended, with respect to the lands municipally known as 303 Kingston Road.

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. None of the provisions of Sections 4(2)(a), 4(3)(a), 4(6)(c), 4(10)(d), 4(12), 8(3)(Part 1) and 8(3)(Part II)(4c) of By-law 438-86 of the former City of Toronto, being “A By-law to regulate the use of land and the erection, use, bulk, height, spacing of and other matters relating to buildings and structures and to prohibit certain uses of lands and the erection and use of certain buildings and structures in various areas of the City of Toronto”, as amended, shall apply to prevent the erection or use of a mixed-use building on the lot for:

   (a) not more than 47 residential units;

   (b) any uses permitted in an MCR district under Zoning By-law 438-86, as amended.

provided that:

   (1) the lot on which the proposed building is to be located comprises at least those lands delineated by heavy lines on Map 1, attached to and forming part of this By-law;

   (2) the height of any building or structure, as measured from the average grade along the frontage of the subject property, does not exceed the height in metres specified by the numbers following the symbol H on Map 2 attached to and forming part of this By-law;

   (3) the residential gross floor area of the building erected on the lot does not exceed 3,750 square metres;

   (4) non-residential gross floor area of the building erected on the lot does not exceed 400 square metres;

   (5) a minimum of 28 square metres of residential amenity space – indoor is provided and maintained on the lot;

   (6) a minimum of 34 parking spaces are provided and maintained on the lot;
(7) a loading space with a height of at least 6.0 metres, a width of at least 3.5 metres and a vertical clearance of at least 4.7 metres is provided on the lot; and

(8) the minimum setback to the building shall be as shown on Map 2.

2. For the purposes of this By-law, each word or expression that is italicized in the By-law shall have the same meaning as each such word or expression as defined in By-law No. 438-86, as amended.

3. Within the lands shown on Map 1 attached to this By-law, no person shall use any land or erect or use any building or structure unless the following municipal services are provided to the lot line and the following provisions are complied with:

(a) all new public roads have been constructed to a minimum of base curb and base asphalt and are connected to an existing public highway; and

(b) all water mains and sanitary sewers, and appropriate appurtenances, have been installed and are operational.

Enacted and passed on July , 2013.

Frances Nunziata, 
Speaker

Ulli S. Watkiss, 
City Clerk

(Seal of the City)
303 KINGSTON ROAD

NOTE: All dimensions in metres.

303 Kingston Road

Map 1

File # 11209219 OZ

Not to Scale
05/09/2013