To amend Zoning By-law No. 569-2013, as amended, with respect to the lands municipally known in the year 2015 as 873 to 907 Kingston Road and 218 and 220 Balsam 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;

The Council of the City of Toronto enacts:

1. The lands subject to this By-law are outlined by heavy black broken 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 CR 2.0 (c1.0, r1.5) SS2 (x1988), 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 for the lands at 218 and 220 Balsam Avenue from a height HT 10 to HT 14 as shown on Diagram 3 attached to this By-law.

5. Zoning By-law No. 569-2013, as amended, is further amended by deleting exceptions 900.2.0 Exception No 235.

6. Zoning By-law No. 569-2013, as amended, is further amended by adding 900.11.10 Exception Number 28 so that it reads:

**Exception CR 28**

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 873-907 Kingston Road & 218-220 Balsam Avenue, if the requirements of this By-law [Clerks to insert By-law No.] are complied with, none of the provisions of 40.5.40.10(1), 40.5.40.10(5), 40.10.30.40(1), 40.10.40.10(2), 40.10.40.40(1), 40.10.40.50, 40.10.40.60(1), 40.10.40.60(9), 40.10.40.70(2), 40.10.50.10(2), 40.10.50.10(3), 40.10.80.20(2), 40.10.90.10(1), 40.10.90.40(2),
200.5.1.10(1), 200.5.10.1(6), Table 200.5.10.1, 220.5.10.1(2), 230.5.10.1(5),
230.40.1.20(1), 230.40.1.20(2) and 995.10.1 apply to prevent the erection or use of a **mixed use building** if the **building** or **structure** complies with B to O below.

B. In addition the uses permitted within the CR Zone a **club** is also a permitted use on the **lot**.

C. The **lot** comprised of those lands outlined by heavy black broken lines on Diagram 1 of By-law No. [Clerks to insert By-law No.].

D. No portion of any **building** or **structure** to be erected or used on the **lot** shall extend beyond the lines delineated by the heavy lines on Diagram 4 and heavy black broken lines on Diagram 5 of By-law No. [Clerks to insert By-law No.].

E. Despite (D), herein, eaves, cornices, lighting fixtures, window sills, landscape planters, trellises, stairs, stair enclosures, railings, awnings, canopies and other minor architectural projections shall be permitted to project no more than 0.45 metres, beyond the heavy lines on Diagram 4 and heavy black broken lines on Diagram 5.

F. Despite (D), herein balconies are permitted to project not more than 1.8 metres beyond the heavy lines on Diagram 4 on the north elevation of the building and within the area above the loading space on the south elevation, beyond the heavy lines on Diagram 4.

G. The height of any **building** or **structure** on the **lot** must not exceed the maximum height permitted as indicated by the letter “H” as shown on Diagram 4 of By-law No. [Clerks to insert By-law No.], measured from the Canadian Geodetic Datum elevation of 128.725 metres.

H. Despite subsection (G) herein, parapets, lighting fixtures, fences, safety railings, stairs, stair enclosures, terraces, landscape planters, trellises or privacy screens shall be permitted to project beyond the height permitted provided the height of the fence, safety railing or privacy fence does not exceed 2.0 metres beyond the height stipulated on Diagram 4 and Diagram 5;

I. The total **gross floor area** of the **building** must not exceed a maximum of 14,750 square metres and must not exceed:

(a) 10,300 square metres for the residential uses (**dwelling units**) in the building; and,

(b) 4,450 square metres for the non-residential use and the non-residential use shall be used for a **club** for the Y.M.C.A..

J. The maximum permitted number of **dwelling units** on the lot is ninety-three (93).
K. Parking spaces must be provided in the parking garage in accordance with the following:

(a) A minimum of 0.5 parking spaces for each bachelor or one-bedroom dwelling unit and a minimum of 0.75 parking spaces for each dwelling unit containing two or more bedrooms shall be provided in the parking garage;

(b) No exclusive parking spaces are required for visitors of the dwelling units or the non-residential use; and,

(c) The public parking must contain a minimum of 61 parking spaces.

L. Despite 200.5.1.10(2), the parking spaces required by Section K.(c) of this By-law may have a minimum length of 5.2 metres, provided they are accessed by a drive aisle having a width of 7.0 metres or more.

M. Despite 200.5.1.10(2), a maximum of 2 parking spaces may have dimensions of no less than 2.6 in width, 5.2 in length and 2.0 metres in height despite being obstructed on one side.

N. One loading space must be provided on the lot in accordance with the following:

(a) A minimum length of 13.0 metres;

(b) A minimum width of 4.0 metres; and

(c) A minimum vertical clearance of 6.1 metres over at least the first 8.0 metres of the loading space, and a vertical clearance of at least 4.3 metres over the balance of the loading space.

O. Except as otherwise provided herein, the provisions of By-law No. 569-2013, as amended, shall continue to apply to the lot.

Enacted and passed on July, 2015.

Frances Nunziata,  
Speaker

Ulli S. Watkiss,  
City Clerk

(Seal of the City)