Bill 1087

BY-LAW -2017

To amend former City of Scarborough Village Community Zoning By-law 10010, as amended, with respect to the lands municipally known in the year 2017 as 3655 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. SCHEDULE "A" is amended by adding a Apartment Residential (A) zone so that the amended zoning shown on Schedule '1' to By-law [Clerks to insert By-law ##] reads as follows:
   

2. CLAUSE V – INTERPRETATION (f) Definitions is amended by addition the following definition:

   Amenity Space

   shall mean indoor and outdoor space on a lot that is communal and available for use by the occupants of a building on the lot for recreational or social activities; and

   Bicycle Parking Space

   shall mean an area used for parking or storing a bicycle.

3. SCHEDULE "B", PERFORMANCE STANDARD CHART of the Scarborough Village Community Zoning By-law 10010, as amended, is amended by adding Performance Standards Numbers as follows:

   BUILDINGS SETBACKS FROM STREET

   40L. Minimum building setback of 9 metres from Kingston Road;

   40M. Minimum building setback of 1.5 metres from Service Road; and

   40N. Minimum building setback of 2 metres from Muir Drive.
MISCELLANEOUS

151. 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, and must not exceed the height in metres specified by the numbers following the symbols HT and ST as shown on Schedule '3' of By-law [Clerks to insert By-law ##].

152. A minimum 30 percent of the area of the lot shall be used for no other purpose than landscaping.

153. All waste and recyclable material shall be stored in a wholly enclosed building.

PARKING

229. A minimum 130 parking spaces shall be provided, as follows:

   (a) 105 parking spaces for residents, 4 of which must be accessible parking spaces; and

   (b) 25 parking spaces for visitors, 1 of which must be an accessible parking space.

230. One loading space shall be provided and shall have the following minimum dimensions:

   (a) Length of 13 metres;

   (b) Width of 4 metres; and

   (c) Vertical clearance of 6.1 metres.

231. "Long-term" and "short-term" bicycle parking spaces means:

   (a) "Long-term" bicycle parking spaces are for use by the residents or tenants of a building; and

   (b) "Short-term" bicycle parking spaces are for use by visitors to a building;

Bicycle parking space dimensions

   (i) The minimum dimensions of a bicycle parking spaces are:

      (1) Length of 1.8 metres;

      (2) Width of 0.6 metres; and

      (3) Vertical clearance from the ground of 1.9 metres; and
(ii) The minimum dimensions of a bicycle parking space if placed in a vertical position on a wall, structure or mechanical device are:

1. Length or vertical clearance of 1.9 metres;
2. Width of 0.6 metres; and
3. Horizontal clearance from the wall of 1.2 metres; and

(c) An area used to provide bicycle parking spaces shall have a minimum vertical clearance of:

1. 2.4 metres if it is a stacked bicycle parking space; and
2. 1.9 metres in all other cases.

If a stacked bicycle parking space is provided, the minimum vertical clearance for each bicycle parking space is 1.2 metres.

**INTENSITY OF USE**

278. Maximum number of dwelling units: 99.

279. Gross Floor Area shall not exceed 8,265 square metres.

280. Maximum building coverage 40 percent of the area of the lot.

281. Maximum Floor Space Index: 2.91 times the area of the lot.

4. SCHEDULE "C", EXCEPTIONS MAP, is amended by adding Exception No. 49 to those lands known municipally as 3655 Kingston Road, as shown on Schedule '2' to By-law [Clerks to insert By-law ##].

5. SCHEDULE "C", EXCEPTIONS LIST, is amended by adding Exception No. 49, as follows:

49. On those lands identified as Exception No. 49 on the accompanying Schedule "C" map, the following provisions shall apply:

(a) A minimum 4 square metres of amenity space shall be provided for each dwelling unit, of which a minimum 2 square metres for each dwelling unit shall be indoor amenity space;

(b) A minimum of 115 bicycle parking spaces shall be provided in accordance with the following:

i. A minimum of 99 "long-term" bicycle parking spaces, to be located in an underground structure; and
ii. A minimum of 16 "short-term" bicycle parking spaces;

(c) Notwithstanding performance standard 40L, a canopy covering a walkway may encroach a maximum 50 percent into the required setback;

(d) Notwithstanding performance standard 40M, a balcony may encroach a maximum 1.2 metres into the required setback;

(e) Notwithstanding performance standard 40N, a balcony may encroach a maximum 1.8 metres into the required setback;

(f) Notwithstanding performance standard 151, terrace and balcony dividers/privacy screens may exceed the permitted maximum height specified by the number following the HT symbol as shown on Schedule '3' of By-law [Clerks to insert By-law ##] by 2.5 metres; and

(g) Notwithstanding performance standard 151, a planter, railings and balustrades may exceed the permitted maximum height specified by the number following the HT symbol as shown on Schedule '3' of By-law [Clerks to insert By-law ##] by 1.2 metres.

Enacted and passed on October 2017.

Frances Nunziata, Ulli S. Watkiss,
Speaker City Clerk

(Seal of the City)
Schedule '1'


3635 3637 48 46 3655 Kingston Road

Area Affected By This By-Law

Scarborough Village Community Bylaw
Not to Scale
04/03/17
Schedule '3'

3655 Kingston Road
File # 15 245019 ESC 36 OZ

Scarborough Village Community Bylaw
Not to Scale
07/21/17