

Authority: Scarborough Community Council Item 28.27,
as adopted by City of Toronto Council on December 16, 17 and 18, 2013

CITY OF TORONTO

BY-LAW No. 1671-2013

To amend the Kennedy Park Zoning By-law No. 9276, as amended, of the former City of Scarborough, with respect to the lands municipally known as 3560 St. Clair Avenue East.

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"** of the Kennedy Park Community Zoning By-law No. 9276 is amended for the lands outlined in the attached Schedule '1' by deleting the existing Highway Commercial (HC) zoning and replacing it with an Apartment Residential (A) Zone and the Performance Standards as shown on Schedule '1', so that the amended zoning shall read as follows:

A - 20E - 40A - 80E - 80F - 142 - 154 - 155 - 156 - 157 - 158 - 159 - 160 - 161 - 162 - 163.

2. **Schedule "B", PERFORMANCE STANDARDS CHART**, is amended by adding the following Performance Standards as follows:

INTENSITY OF USE

20E. Maximum 96 **dwelling units**.

FRONT YARD

40A. Minimum building setback of 3.8 metres from St. Clair Avenue East; except that within 15 metres of the Kennedy Road property line, a minimum building setback of 2.8 metres is permitted.

FLOOR AREA

80E. **Gross floor area** of the building shall not exceed 2.17 times the lot area.

80F. Building **coverage** shall not exceed 47% of the lot area.

MISCELLANEOUS

154. Minimum building setback of 2.6 metres from Danforth Road.

155. Minimum building setback of 2.8 metres from Kennedy Road.

156. Minimum building setback of 5.8 metres from the property line adjacent to 652 Danforth Road.
157. Minimum building setback of 7.5 metres from the rear property line of the residential properties fronting onto Brenda Crescent.
158. Maximum building **height** of 13.6 metres, or 4 storeys, excluding the underground garage and the 5.0 metre high mechanical penthouse.
159. Indoor and outdoor amenity space to be provided at a rate of 7.0 square metres for each **dwelling unit**, of which:
- (a) a minimum of 3.0 square metres for each **dwelling unit** must be indoor amenity space; and
 - (b) a minimum of 4.0 square metres for each **dwelling unit** must be outdoor amenity space.
160. The following provision of **CLAUSE VII - GENERAL PARKING REGULATIONS FOR ALL ZONES** is not applicable:
- 1.5.2 Yards.
161. Vehicle **parking spaces** shall be provided as follows:
- Residential:
- (a) one-bedroom **dwelling unit**: minimum 0.8 spaces per **dwelling unit**;
 - (b) two-bedroom **dwelling unit**: minimum 0.9 spaces per **dwelling unit**; and
 - (c) three bedroom **dwelling units**: minimum 1.1 spaces per **dwelling unit**.
- Visitor:
- (a) a minimum of 0.15 **parking spaces** per **dwelling unit** shall be provided for visitors.
162. **Bicycle parking spaces** shall be provided at a rate of:
- (a) (i) 0.47 long-term **bicycle parking spaces** within the building for each **dwelling unit**; and
 - (ii) 0.21 short term **bicycle parking spaces** at grade for each **dwelling unit**.

- (b) Meaning of Long-Term and Short-Term **Bicycle Parking Spaces**:
- (i) Long-Term **bicycle parking spaces** are **bicycle parking spaces** for use by the occupants or tenants of a building; and
 - (ii) Short-Term **bicycle parking spaces** are **bicycle parking spaces** for use by visitors to a building.
- (c) A **bicycle parking space** must be located on the same lot as the use for which it is required.
- (d) **Bicycle parking spaces** for a dwelling unit shall not be located:
- (i) In a **dwelling unit**; or
 - (ii) On a balcony; or
 - (iii) In a storage locker.
- (e) Where the bicycles are to be parked in a horizontal position (on the ground), the space shall have horizontal dimensions of at least 0.6 metres by 1.8 metres per bicycle and a vertical dimension of at least 1.9 metres.
- (f) Where the bicycles are to be parked in a vertical position, the space shall have horizontal dimensions of at least 0.6 metres by 1.2 metres per bicycle and a vertical dimension of at least 1.9 metres.

163. Notwithstanding the definition of **main wall**, the following Projections, to the maximum distance shown below, shall be permitted into the minimum required setback:

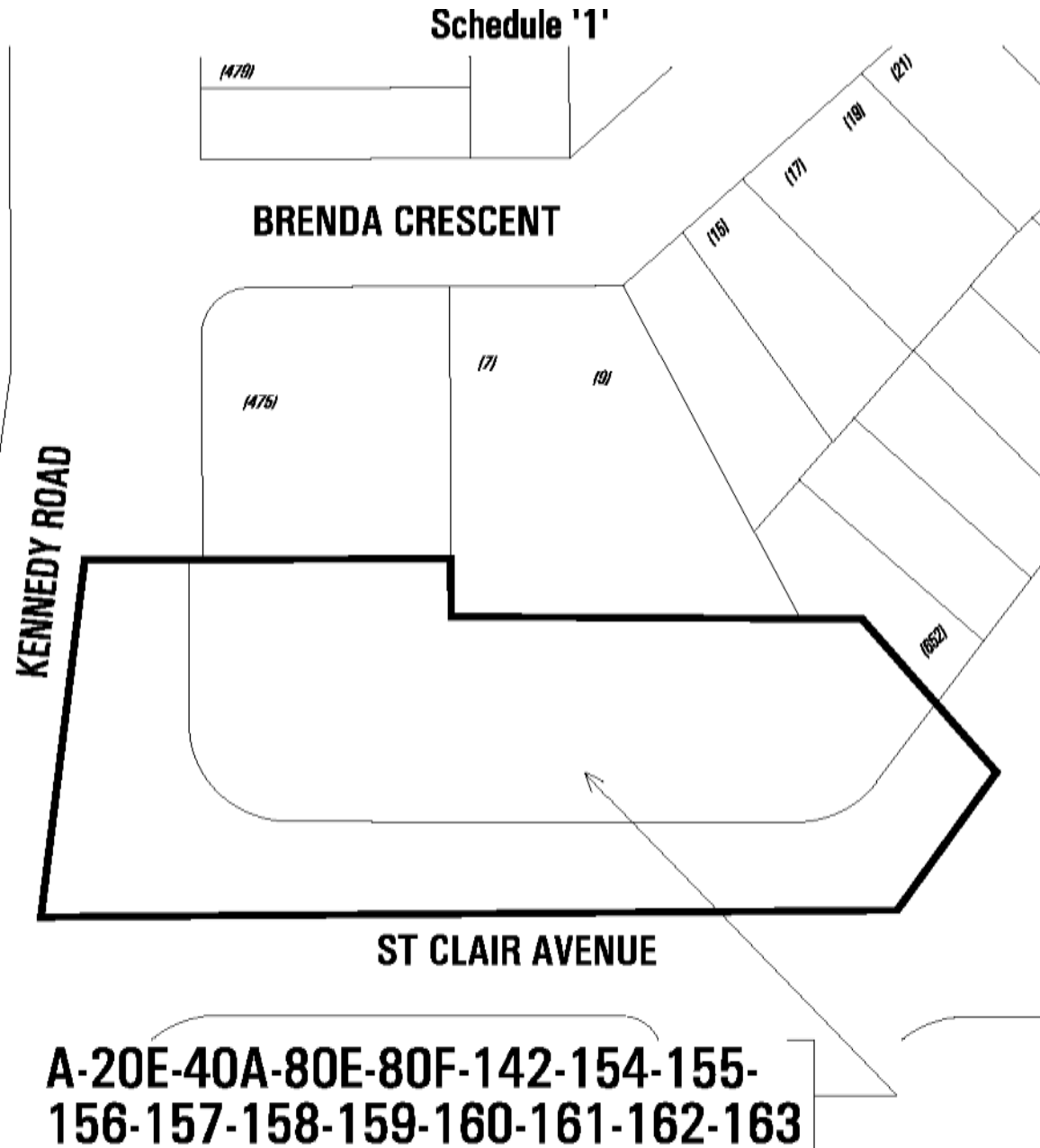
Projections	Distance
Balcony, or similar structure	0.3 metres
Exterior steps, ramps and/or terraces on the ground floor	No limit
Chimney, pilasters and projecting columns	0.3 metres from the main wall
Roof overhang	0.3 metres
Canopy (at the main entrance of St. Clair Avenue East and Kennedy Road)	2.6 metres

Enacted and passed on December 17, 2013.

Frances Nunziata,
Speaker

Ulli S. Watkiss,
City Clerk

(Seal of the City)



Toronto City Planning
Division
Zoning By-Law Amendment

3560 St Clair Avenue East
File # 13-123512 ESC 02

 **Area Affected By This By-Law**

Kennedy Park Community Bylaw
Not to Scale
10/29/13