CITY OF TORONTO

BY-LAW No. 1339-2015

To amend Zoning By-law No. 569-2013, as amended, with respect to the lands municipally known in the year 2015 as 6435, 6441 and 6443 Kingston Road.

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 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 RS (x35), RD (x183) 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 adding Article 900.4.10 Exception Number 35 so that it reads:

**Exception RS 35**

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) Despite regulations 10.5.10.70(1) and 10.40.40.70(1), the required minimum front yard setback is 3 metres except for the portion of main wall with vehicle access, which must be set back at least 6.0 metres;

(B) Despite regulation 10.40.30.40(1), the permitted maximum lot coverage is 50%;

(C) Despite regulation 10.40.20.40(1), the only permitted residential building type is a semi-detached house;
(D) On Area A as identified on Diagram 3 of By-law 1339-2015:

(i) Despite regulations 10.40.30.20(1) (A) and (B), the required minimum lot frontage is 20.0 metres for a semi-detached house and 10.0 metres for each dwelling unit;

(ii) Despite regulations 10.40.40.10(1) and (3), the permitted maximum height is 11.0 metres and permitted maximum number of storeys is 2;

(iii) Despite regulation 10.40.40.70(2), the required minimum rear yard setback is 7.5 metres;

(iv) Despite regulation 10.40.40.70(3), the required minimum side yard setback is 1.2 metres from one side lot line and 0.6 metres from the other side lot line; and

(v) On the side with the 1.2 metre building setback, the required minimum side yard separation distance between buildings on abutting lots is 2.4 metres.

(E) On Area B as identified on Diagram 3 of By-law 1339-2015:

(i) Despite regulation 5.10.30.20.(1), the front lot line is the lot line that abuts Kingston Road;

(ii) Regulation 10.5.80.40(3) does not apply;

(iii) Despite regulation 10.40.30.20(1), the required minimum lot frontage for a semi-detached house is 20.0 metres with a minimum lot frontage of 11.0 metres for one of the dwelling units;

(iv) Despite regulations 10.40.40.10(1) and (3), the permitted maximum height is 12.0 metres and permitted maximum number of storeys is 3;

(v) Despite regulation 10.40.40.70(2), the required minimum rear yard setback is 7.5 metres; and

(vi) Despite regulation 10.40.40.70(3), the required minimum side yard setback is:

(a) 2.0 metres from a side lot line that abuts a street; and

(b) 1.2 metres in all other cases.

Prevailing By-laws and Prevailing Sections (None Apply)
5. Zoning By-law No. 569-2013, as amended, is further amended by adding Article 900.3.10 Exception Number 183 so that it reads:

**Exception RD 183**

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) In Area C as identified on Diagram 3 of By-law 1339-2015:

(i) Despite regulations 10.20.30.20(1) (A) and (B) the required minimum lot frontage is 12.0 metres;

(ii) Despite regulations 10.20.40.10(1) and (3), the permitted maximum height is 11.0 metres and permitted maximum number of storeys is 2;

(iii) Despite regulation 10.20.40.70(2), the required minimum rear yard setback is 6.5 metres

(iv) Despite regulation 10.20.40.70(3), the required minimum side yard setback of 1.2 metres from one side lot line and 0.6 metres from the other side lot line; and

(v) On the side yard with the 1.2 metre building setback, the required minimum side yard separation distance between buildings is 2.4 metres.

(B) In Area D as identified on Diagram 3 of By-law 1339-2015:

(i) Despite regulations 10.20.30.20(1) (A) and (B), the required minimum lot frontage is 9.5 metres;

(ii) Despite regulations 10.20.40.10(1) and (3), the permitted maximum height is 11.0 metres and permitted maximum number of storeys is 2;

(iii) Despite regulation 10.20.40.70(2), the required minimum rear yard setback is 6.5 metres;

(iv) Despite regulation 10.20.40.70(3) the required minimum side yard setback is 1.2 metres from one side lot line and 0.6 metres from the other side lot line; and

(v) On the side yard with the 1.2 metre building setback, the required minimum side yard separation distance between buildings is 2.4 metres.
(C) In Area E as identified on Diagram 3 of By-law 1339-2015:

(i) Despite regulations 10.20.30.20(1) (A) and (B), the required minimum lot frontage is 16.0 metres;

(ii) Despite regulations 10.20.40.10(1) and (3), the permitted maximum height is 11.0 metres and permitted maximum number of storeys is 2;

(iii) Despite regulation 10.20.40.70(2), required minimum rear yard setback is 6.5 metres; and

(iv) Despite regulation 10.20.40.70(3), the required minimum side yard setback is 1.2 metres from the north side lot line and 3.2 metres from the south side lot line.

Prevailing By-laws and Prevailing Sections (None Apply)

Enacted and passed on December 10, 2015.

Frances Nunziata, Speaker

Ulli S. Watkiss, City Clerk

(Seal of the City)
City of Toronto By-law No. 1339-2015

Diagram 1

6435, 6441, 6443 Kingston Road

File # 14 137806 ESC 44 OZ, 14 137816 ESC 44 SB

City of Toronto By-law 589-2013
Not to Scale
10/20/2015