

Authority: Scarborough Community Council Item SC10.18, as adopted by City of Toronto Council on December 9 and 10, 2015

## 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 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**.

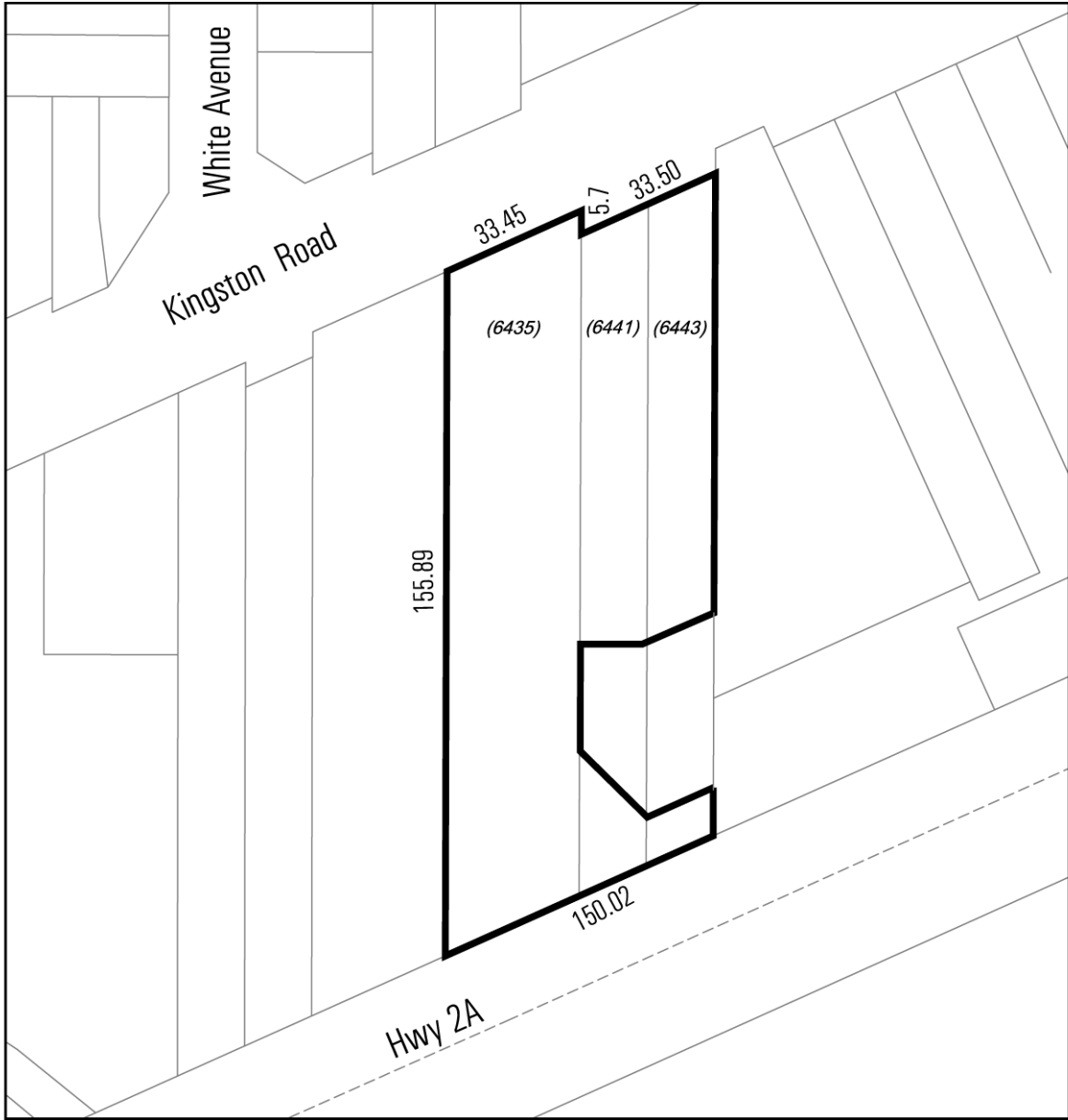
Prevailing By-laws and Prevailing Sections (None Apply)

Enacted and passed on December 10, 2015.

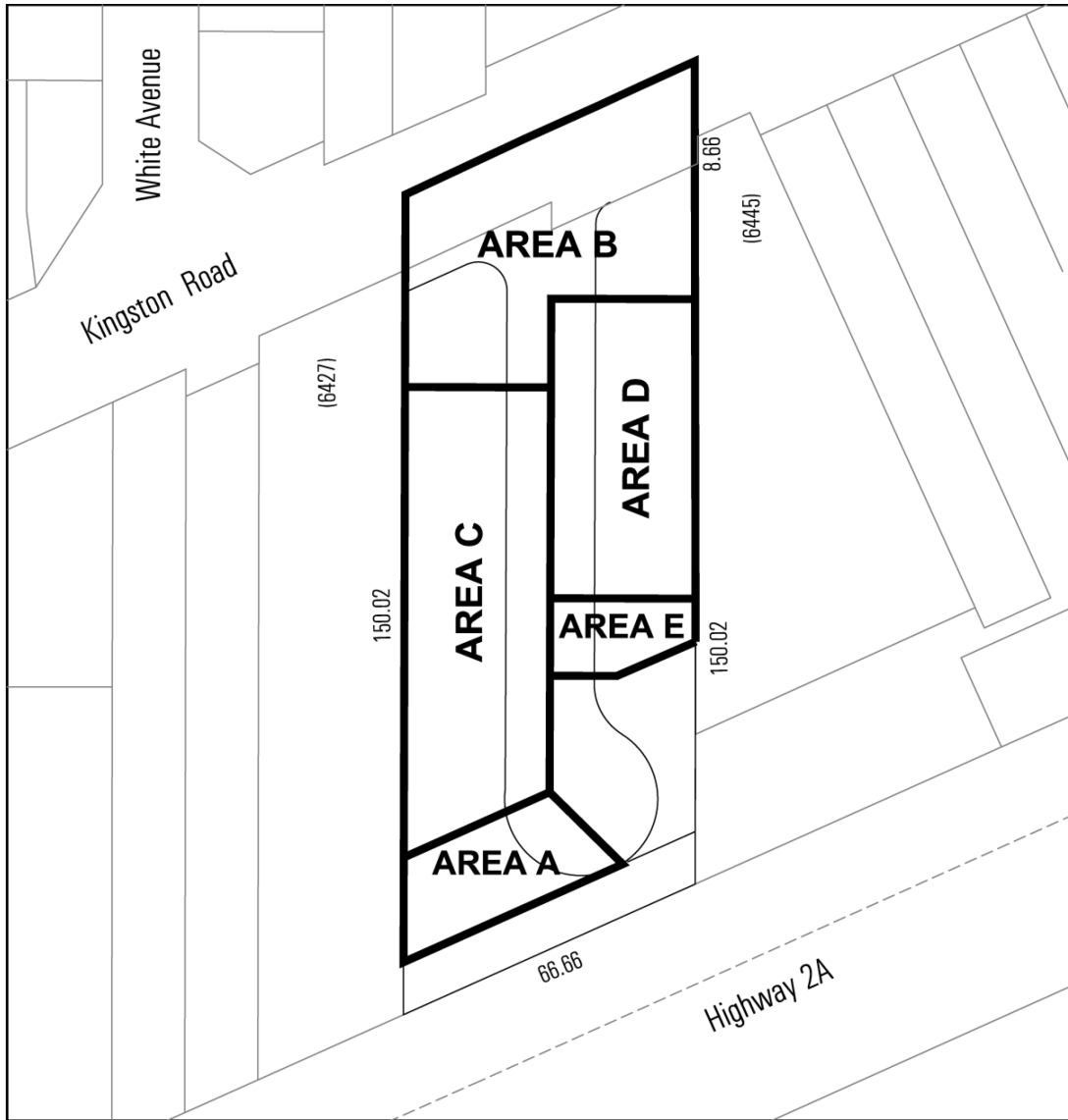
Frances Nunziata,  
Speaker

Ulli S. Watkiss,  
City Clerk

(Seal of the City)







**TORONTO** City Planning  
**Diagram 3**

**6435,6441,6443 Kingston Road**

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

City of Toronto By-Law 569-2013  
Not to Scale  
12/8/2015