CITY OF TORONTO

BY-LAW 372-2020

To amend the City of Toronto Zoning By-law 569-2013, as amended, with respect to the lands municipally known as 507, 509, 511 Kingston Road in the year 2019.

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. 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 569-2013, Chapter 800 Definitions.

3. Zoning By-law 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 R(d1.0) (x80), as shown on Diagram 2 attached to this By-law.

4. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.2.10 Exception Number 80 so that it reads:

Exception R 80

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 regulation 10.10.40.40(1), the permitted maximum gross floor area of the building is 4,200 square metres;

(B) The permitted maximum number of dwelling units is 30;

(C) Despite regulation 10.10.40.10(1), the permitted maximum height of any building or structure on the lot must not exceed the height in metres indicated by the numbers following the symbol "HT" as shown on Diagram 3 of By-law 372-2020;

(D) For the purposes of this exception, established grade is the Canadian Geodetic Datum elevation of 113.8 metres;
(E) Despite (C) above, and regulation 10.5.40.10(2)-(5), the following may project above the permitted maximum height:

i. awnings, balustrades, canopies, cornices, eaves, fixtures, ornamental elements, lighting fixtures, mechanical equipment, parapets, railings, trellises, vents, skylights, planters, chimney stacks, and other minor architectural projections a maximum of 3.0 metres;

(F) Despite regulation 10.5.40.70(1) and Clause 10.10.40.70, the required minimum building setbacks are as shown on Diagram 3 attached to By-law 372-2020;

(G) Despite (F) above, and Clause 10.5.40.60 the following may encroach into the required minimum building setbacks as shown on Diagram 3 attached to By-law 372-2020;

i. balconies above the first storey a maximum of 2.5 metres; and

ii. awnings, balustrades, canopies, cornices, eaves, fixtures, ornamental elements, lighting fixtures, mechanical equipment, parapets, railings, trellises, vents, window sills, planters, and other minor architectural projections a maximum of 1.0 metres;

(H) Despite regulation 10.5.50.10(4) a minimum of 13.9 percent of the area of the lot must be landscaping, and 8.3 percent must be soft landscaping;

(I) Regulation 10.5.50.10(5) regarding a minimum 1.5 metre wide strip of soft landscaping does not apply;

(J) Despite regulation 10.10.40.50(1) the required minimum indoor amenity space is 100 square metres and the required minimum outdoor amenity space is 55 square metres;

(K) Despite regulation 5.10.1.30(3) dwelling units are permitted below established grade;

(L) Regulation 10.5.100.1 (5) regarding driveway access to apartment buildings does not apply; and

(M) Despite regulation 10.10.40.30(1)(B), the permitted maximum building depth for an apartment building is 41.0 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

Enacted and passed on May 28, 2020.
(Seal of the City)