

Authority: Toronto and East York Community Council  
Item TE12.8, as adopted by City of Toronto Council on  
January 29, 2020

## 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.

Frances Nunziata,  
Speaker

Ulli S. Watkiss,  
City Clerk

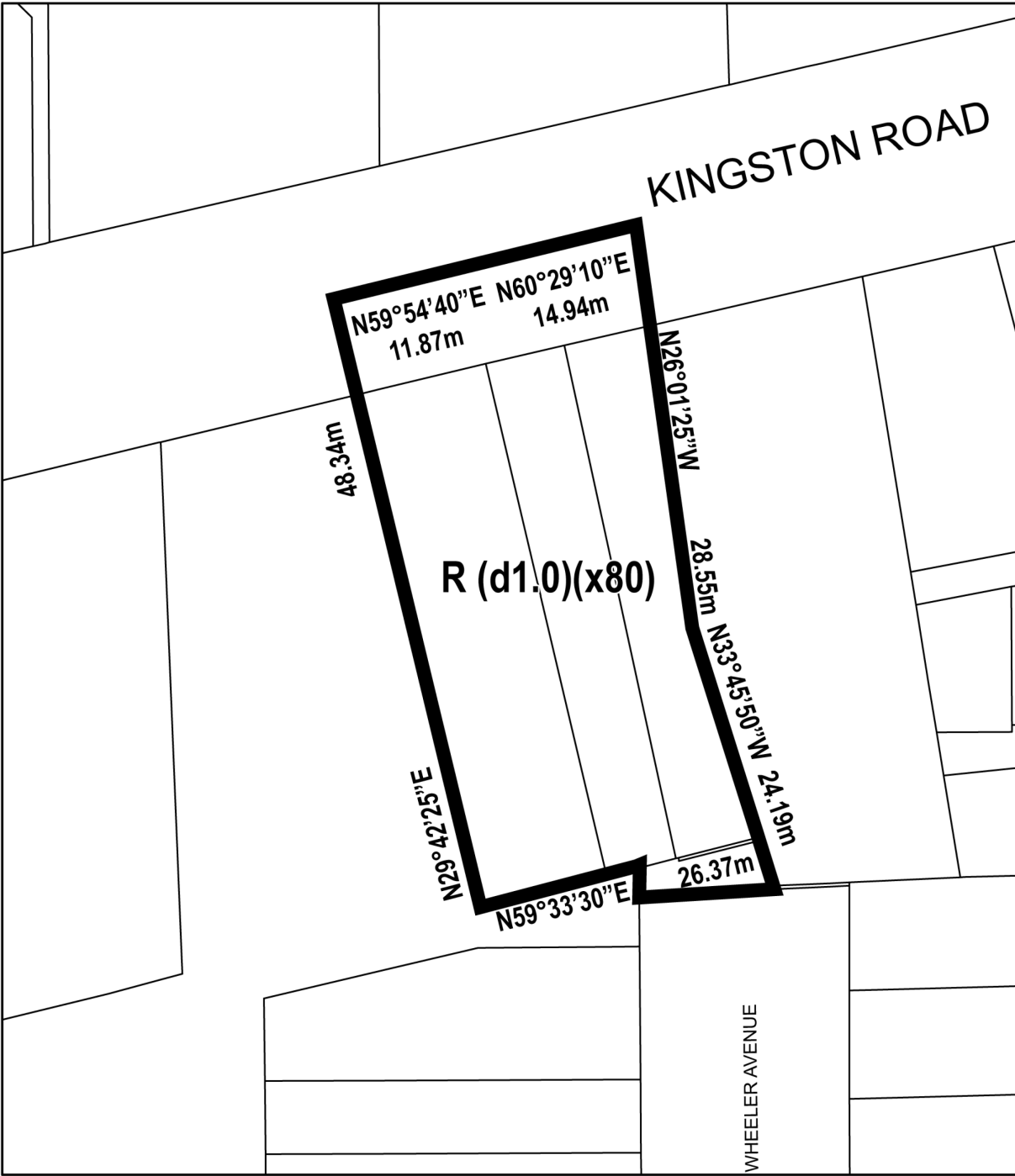
(Seal of the City)



 **TORONTO**  
Diagram 1

**507, 509, 511 Kingston Road**

File # 16 264958 STE 32 0Z



 **TORONTO**  
Diagram 2

507, 509, 511 Kingston Road

File # 16 264958 STE 32 OZ

