

Authority: Scarborough Community Council Item SC14.1, as adopted by City of Toronto Council on May 28, 2020 and MM41.13, by Councillor Jennifer McKelvie, seconded by Councillor Paul Ainslie, as adopted by City of Toronto Council on March 9, 2022

CITY OF TORONTO

BY-LAW 190-2022

To amend Zoning By-law 569-2013, as amended, with respect to the lands municipally known in the year 2019 as 6175 and 6183 Kingston Road and 1, 2, 4, 5, 7, 10 and 11 Franklin Avenue.

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 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 RT (x210) and ON as shown on Diagram 2 attached to this By-law.
4. Zoning By-law 569 -2013, as amended, is further amended by amending the Height Overlay Map in Section 995.20.1 and the Lot Coverage Overlay Map in Section 995.30.1 for the lands outlined by heavy lines and labeled ON Diagram 2 attached to this By-law, to a null value.
5. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.5.10 Exception Number RT 210 so that it reads:

(210) Exception RT 210

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) For all parcels, the required **parking space** must be located in a **parking garage** attached to each residential unit.

- (B) On 'Area A' as identified on Diagram 3 of By-law 190-2022, the following applies:
- (i) Despite regulation 10.5.40.70(1) and clause 10.60.40.70, the required minimum **building setbacks** are as shown on Diagram 4 of By-law 190-2022;
 - (ii) For the purpose of establishing internal lot/parcel orientation, the **front lot line** is the lot line which divides the lot/parcel from Kingston Road or a private road as shown on Diagram 3 of By-law 190-2022;
 - (iii) Despite regulation 10.5.40.10(1), the height of a **building** for units 1 to 8, is measured from the Canadian Geodetic Datum elevation of 118.31 metres;
 - (iv) Despite regulation 10.5.40.10(1), the height of a **building for units 19 to 26**, is measured from the Canadian Geodetic Datum elevation of 116.75 metres;
 - (v) A maximum of 16 **dwelling units in townhouses** are permitted;
 - (vi) Despite regulation 10.60.30.10(1)(C) the required minimum **lot area** for each **lot** containing a **dwelling unit** in a **townhouse** is 130 square metres;
 - (vii) Despite regulation 10.60.30.20(1)(B), the required minimum **lot frontage** for each **lot** containing a **dwelling unit** in a **townhouse** on **Lots/Parcel 1-8** is 4.8 metres;
 - (viii) Despite regulation 10.60.40.1(3), the required minimum width of a **dwelling unit** in a **townhouse** on **Lots/Parcels 1-8** is 4.8 metres;
 - (ix) Despite regulation 10.60.30.20(1)(B), the required minimum **lot frontage** for each **lot** containing a **dwelling unit** in a **townhouse** on **Lots/Parcels 19-26** is 6.0 metres;
 - (x) Despite 10.60.30.40(1) the permitted maximum **lot coverage** for each **lot** is 60 percent;
 - (xi) Despite regulation 10.60.40.10(1), the permitted maximum height of a **building** or **structure** is 12.35 metres;
 - (xii) Despite regulation 10.60.40.10(2), the permitted maximum number of **storeys** of a **building** or **structure** is 3;
 - (xiii) Despite regulation 10.5.50.10(1)(B), the required minimum **landscaping** is 40 percent of the **front yard** for **Lots/Parcels 19-26**;

- (xiv) Despite regulation 10.5.40.60(1)(D) in the **rear yard** of **lot/parcel** 26, a platform with a floor higher than the first **storey** of the **building** above **established grade** may encroach into the required **rear yard setback** 1.5 metres, if it is no closer to a **side lot line** than the required **side yard setback** plus 1.8 metres as shown on Diagram 4;
 - (xv) Despite regulation 10.5.80.40(3), **vehicle** access to a **parking space** on a **lot/parcel** must be from a private lane for **lots/parcels** 1-8;
 - (xvi) For the purposes of establishing the **first floor** for regulation (xii) above, the **first floor** is the first **storey** above **established grade**; and
 - (xvii) Regulation 10.60.40.80 (1) shall not apply.
- (C) On 'Area C' as identified on Diagram 3 of By-law 190-2022, the following applies:
- (i) Despite regulation 10.5.40.70(1) and clause 10.60.40.70, the required minimum **building setbacks** are as shown on Diagram 6 of By-law 190-2022;
 - (ii) A maximum of 8 **detached houses** are permitted;
 - (iii) Despite regulation 10.60.30.10, the required minimum **lot area** for each **lot/parcel** is as follows:
 - (a) **Lot/Parcel** 37: 240 square metres;
 - (b) **Lots/Parcels** 44, 39, 38: 300 square metres;
 - (c) **Lots/Parcels** 40, 43: 350 square metres; and
 - (d) **Lots/Parcels** 41, 42: 400 square metres;
 - (iv) Despite regulation 10.60.30.20(B), the required minimum **lot frontage** is 9.0 metres;
 - (v) Despite regulation 10.60.30.20(B) and (F)(iv) above, the required minimum **lot frontage** is 10.0 metres for lot/parcel 37;
 - (vi) Despite clause 10.60.30.40, the permitted maximum **lot coverage** for each **lot** is 46 percent;
 - (vii) Despite regulation 10.60.40.10(1), the permitted maximum height of a **building** or **structure** is 11.0 metres;
 - (viii) Despite regulation 10.60.40.10(2), the permitted maximum number of **storeys** of a **building** or **structure** is 2;

- (ix) For the purposes of establishing the **first floor** for regulation (viii) above, the **first floor** is the first **storey** above **established grade**; and
 - (x) Despite regulation 10.5.40.10(1), the height of a **building**, is measured from the Canadian Geodetic Datum elevation of 117.00 metres;
- (D) On 'Area B' as identified on Diagram 3 of By-law 190-2022, the following applies:
- (i) Despite regulation 10.5.40.70(1) and clause 10.60.40.70, the required minimum **building setbacks** are as shown on Diagram 4 of By-law 190-2022;
 - (ii) For the purpose of establishing internal **lot/parcel** orientation, the **front lot line** is the shortest **lot line** which divides the **lot** from Franklin Avenue;
 - (iii) A maximum of 10 **semi-detached houses** and 20 **dwelling units** are permitted;
 - (iv) Despite regulation 10.60.30.10(1)(B) the required minimum **lot area** for each **lot** containing a **dwelling unit** in a **semi-detached house** 150 square metres;
 - (v) Despite regulation 10.60.30.20(1), the required minimum **lot frontage** for each lot/parcel is as follows:
 - (a) **Lots/Parcels 9-17**: 6 metres;
 - (b) **Lot/Parcel 18**: 4.5 metres;
 - (c) **Lots/Parcels 27-32**: 6 metres; and
 - (d) **Lots/Parcels 33-36**: 7 metres;
 - (vi) Despite regulation 10.60.40.10(1), the permitted maximum height of a **building** or **structure on Lots/Parcels 9-17, 18, and 21-32** is 12.35 metres;
 - (vii) Despite regulation 10.60.40.10(2), the permitted maximum number of **storeys** of a **building** or **structure on Lots/Parcels 9-17, 18, and 21-32** is 3;
 - (viii) Despite regulation 10.60.40.10(1)(B) and (G)(vi) above, the permitted maximum height of a **building** or **structure** for lots/parcels 33-36 is 11.0 metres;

- (ix) Despite regulation 10.60.40.10(2) and G(vii) above, the permitted maximum number of **storeys** of a **building** or **structure** for lots/parcels 33-36 is 2 **storeys**;
- (x) Despite regulation 10.5.50.10(1)(B), a minimum of 40 percent of the **front yard** must be **landscaping**;
- (xi) Despite regulation 10.5.80.40(3), **vehicle** access to a **parking space** on a **lot/parcel** must be from a private lane for **lots/parcels** 9-18 and **lots/parcels** 27-32;
- (xii) Despite regulation 10.60.30.40(1), the permitted maximum **lot coverage** for each **lot/parcel** is 50 percent;
- (xiii) The permitted maximum area of a **platform**, such as a deck, with access from the second **storey** is 8.0 square metres;
- (xiv) A permitted platform in a **rear yard** must not project beyond the rear **main wall** of the first floor for **lots/parcels** 9-18 and **lots/parcels** 27-32, as shown on Diagram 5;
- (xv) Despite regulation 10.5.40.60 (6) (A) a window projection may occupy 70 percent of the front wall for lots/parcels 27-32;
- (xvi) Despite regulation 10.5.40.60(6)(A) a window projection may occupy 84 percent of the front wall for **lots/parcels** 12 and 15;
- (xvii) Despite 10.5.50.10(3) for each **lot/parcel** containing a **dwelling unit** in a **semi-detached house** a minimum of 20 percent of the **rear yard** must have **soft landscaping**;
- (xviii) Despite regulation 10.5.40.10 (1), the height of a **building** for units 9 to 18 and 27 to 32, is measured from the Canadian Geodetic Datum elevation of 117.54;
- (xix) Despite regulation 10.5.40.10(1), the height of a **building** for units 33 to 36. , is measured from the Canadian Geodetic Datum elevation of 116.86 metres; and
- (xx) For the purposes of establishing the **first floor**, the **first floor** is the first **storey** above **established grade**.

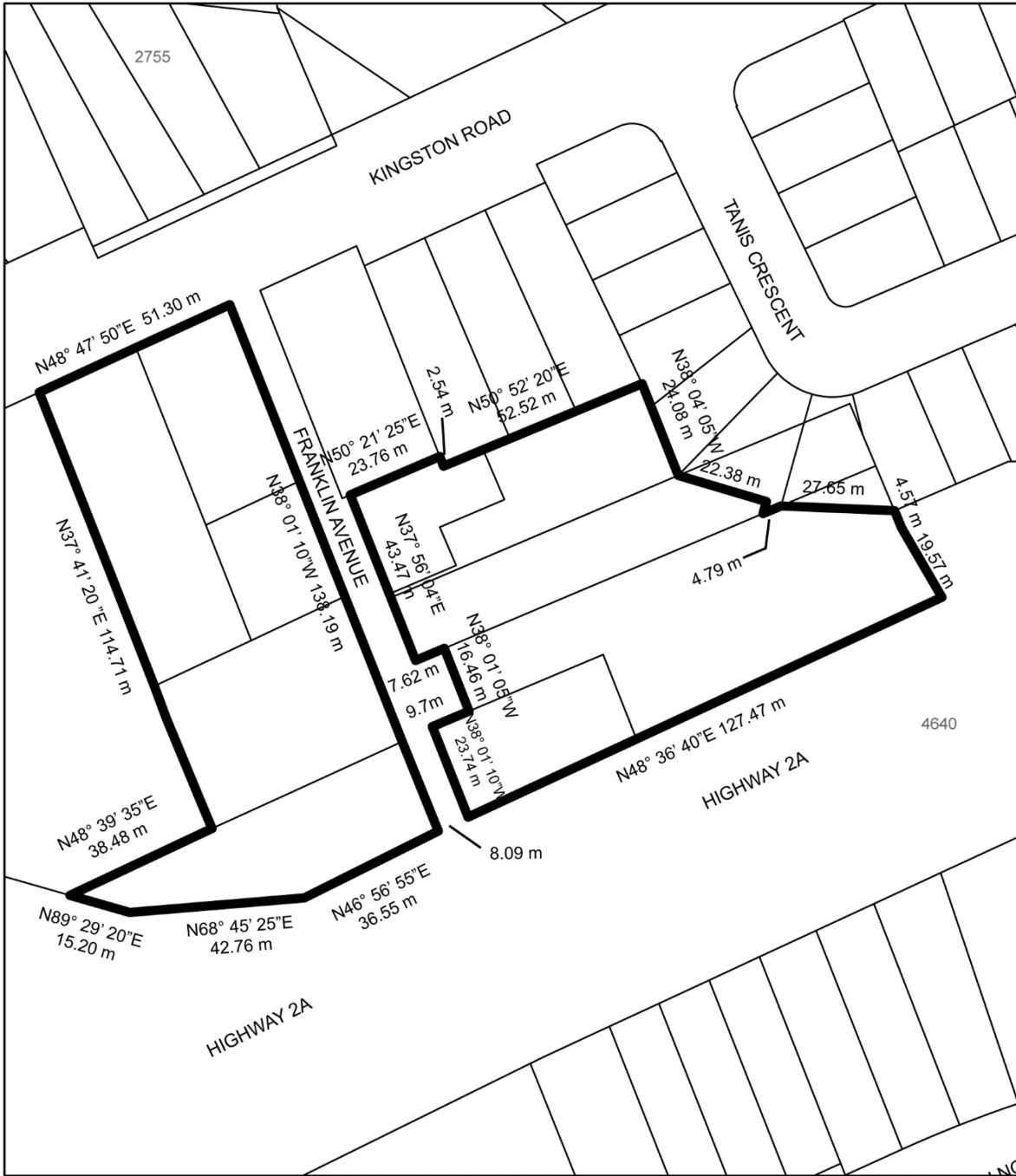
Prevailing By-laws and Prevailing Sections: (None Apply)

Enacted and passed on March 9, 2022.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

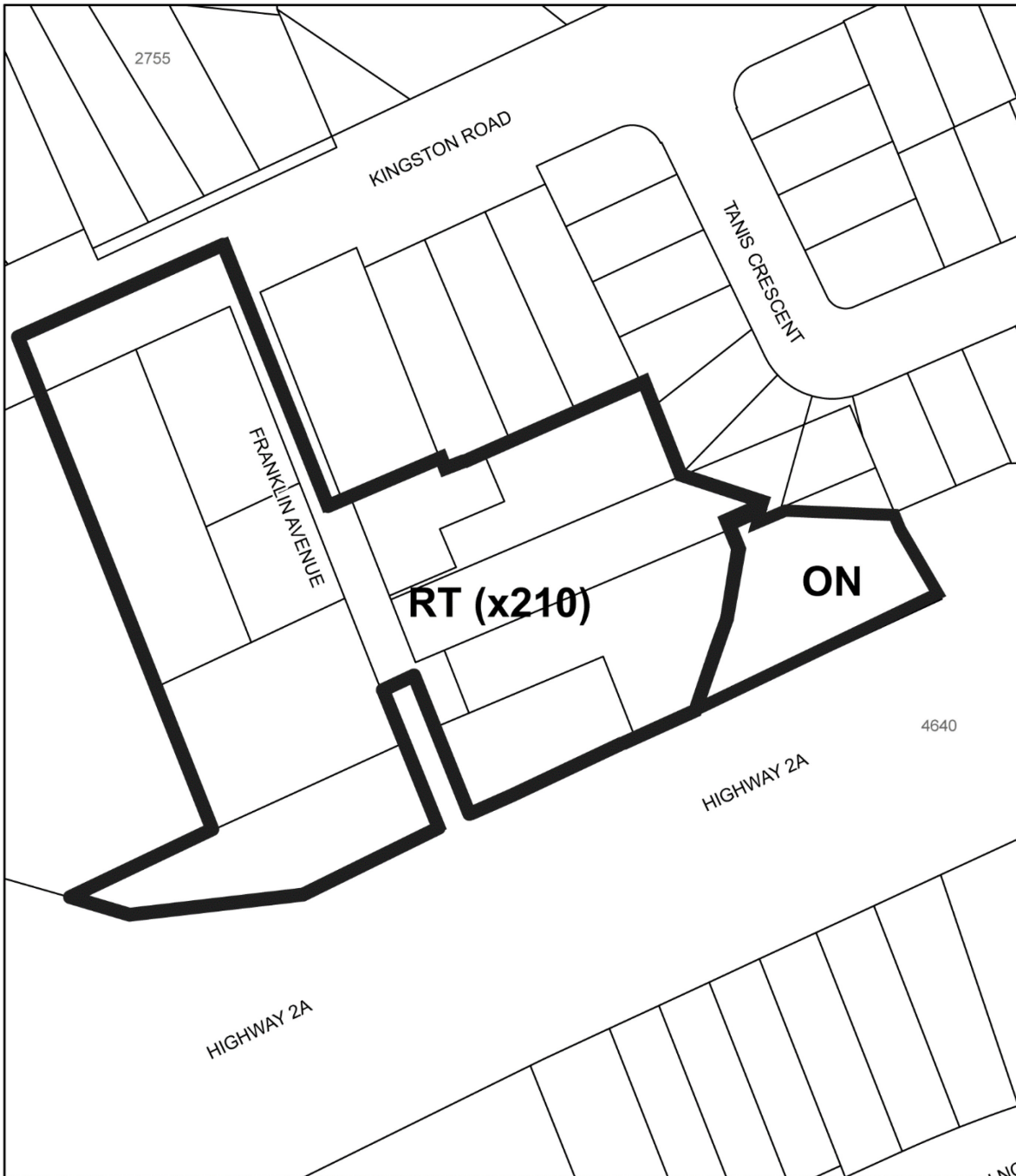
(Seal of the City)



TORONTO
Diagram 1

**6175, 6183 Kingston Road
1,2,4,5,7,10,11 Franklin Avenue**

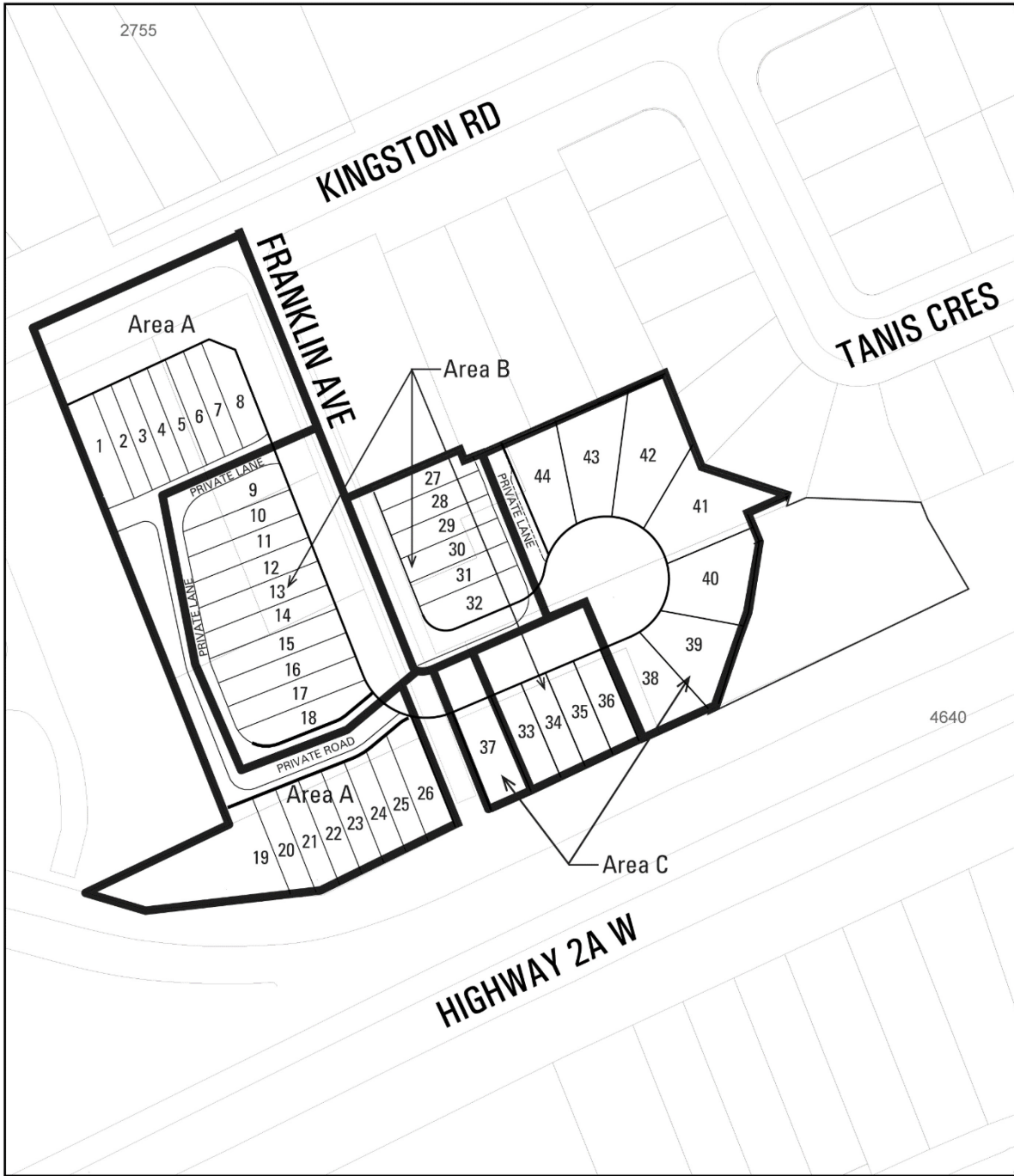
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Diagram 2

6175, 6183 Kingston Road
1,2,4,5,7,10,11 Franklin Avenue

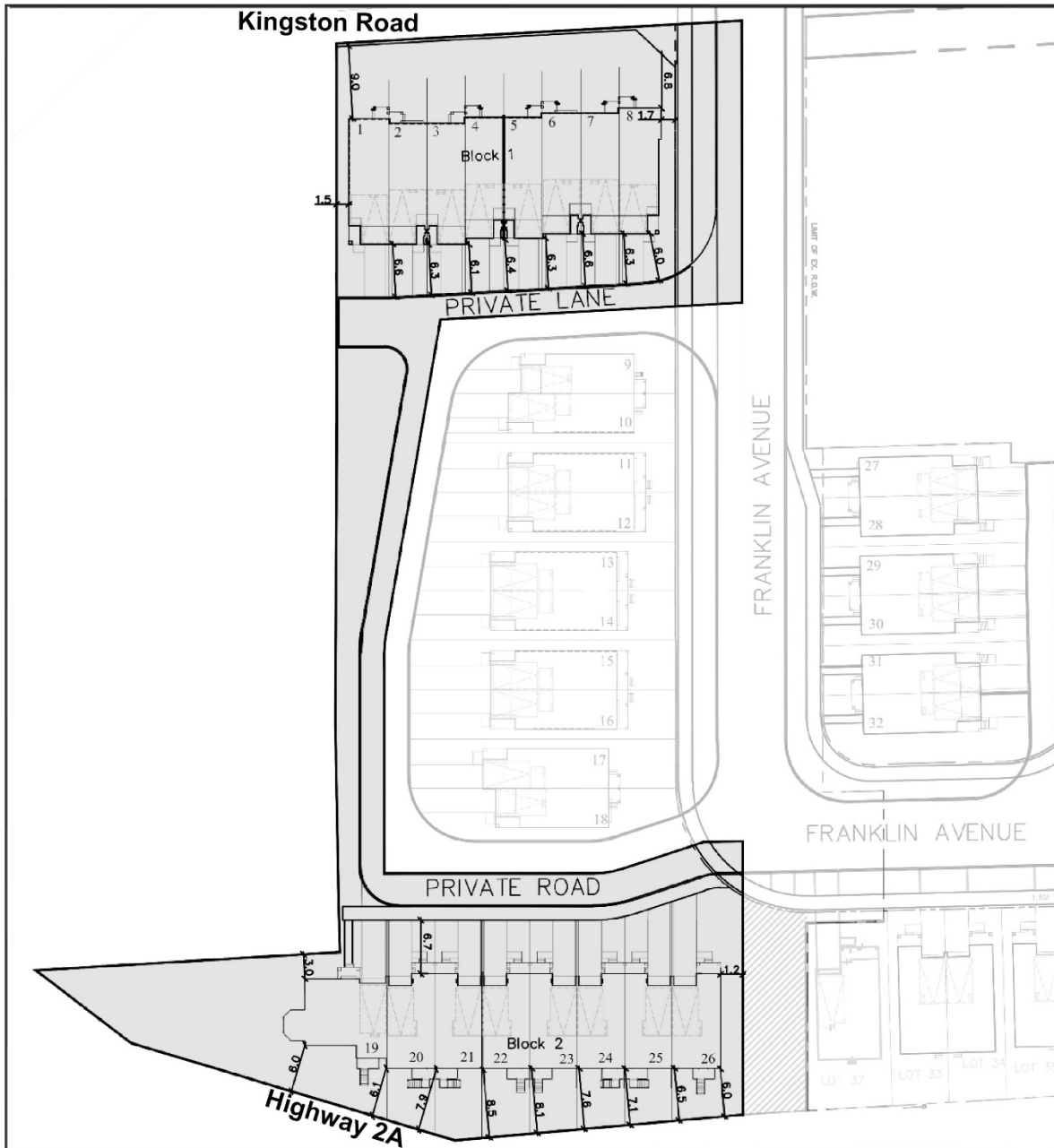
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 **TORONTO**
Diagram 3

6175, 6183 Kingston Road
1,2,4,5,7,10,11 Franklin Avenue

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TORONTO
Diagram 4

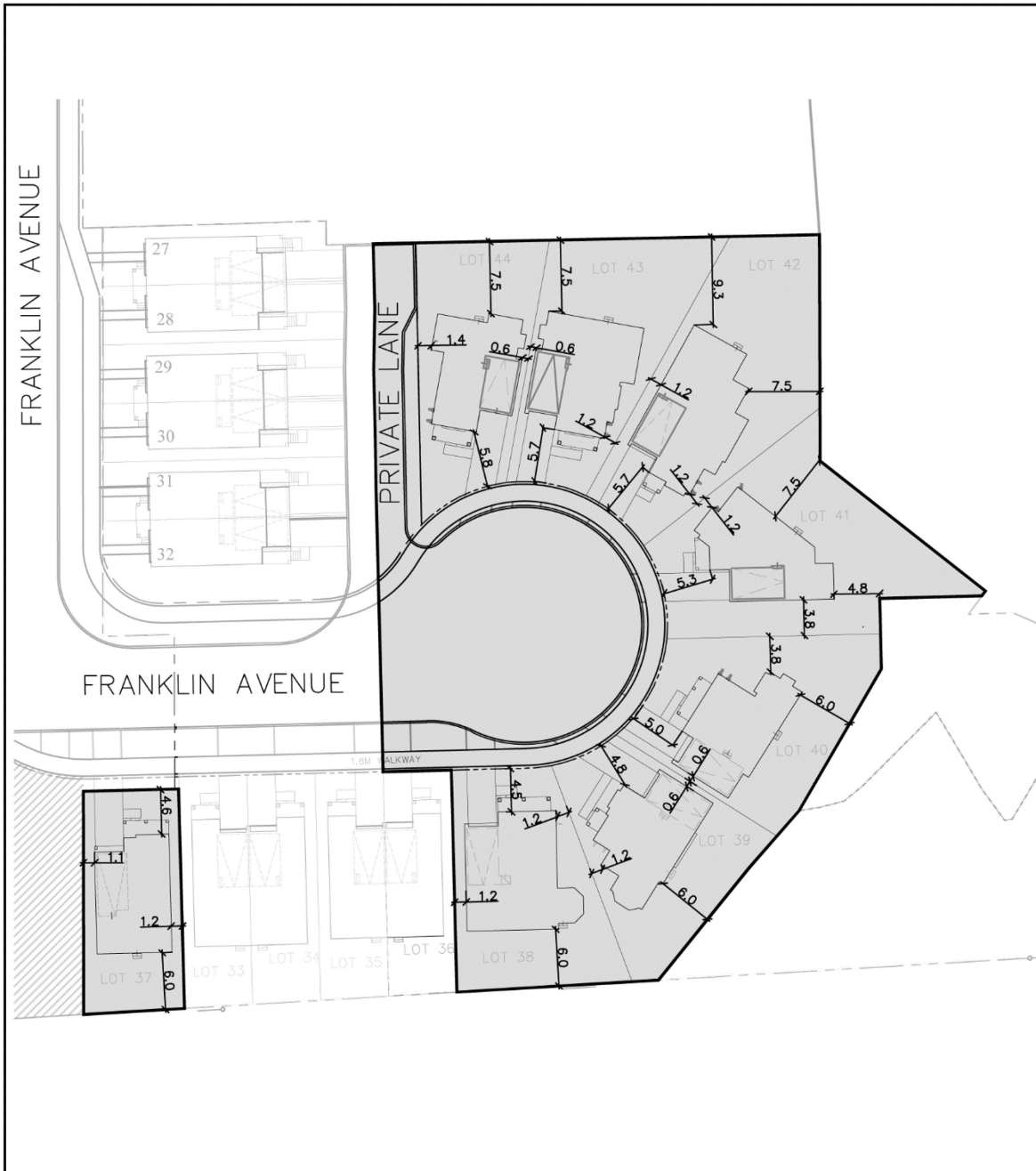
6175, 6183 Kingston Road and
1,2,4,5,7,10,11 Franklin Avenue

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 **TORONTO**
Diagram 5

6175, 6183 Kingston Road
1,2,4,5,7,10,11 Franklin Avenue
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 **TORONTO**
Diagram 6

6175, 6183 Kingston Road
1,2,4,5,7,10,11 Franklin Avenue
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