

Authority: Scarborough Community Council Item SC10.3,  
as adopted by City of Toronto Council on February 6 and 7,  
2024  
City Council voted in favour of this by-law on February 7,  
2024  
Written approval of this by-law was given by Mayoral  
Decision 2-2024 dated February 7, 2024

## **CITY OF TORONTO**

### **BY-LAW 144-2024**

**To amend Zoning By-law 569-2013, as amended, with respect to the lands municipally known in the year 2023 as 2031 Kennedy Road.**

Whereas Council of the City of Toronto has the authority 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, as amended, Chapter 800 Definitions.
3. Zoning By-law 569-2013, as amended, is further amended by adding the lands subject to this By-law to the Zoning By-law Map in Section 990.1, and applying the following zone label to these lands: CR 3.0 (c0.5; r2.5) SS3 as shown on Diagram 2 attached to this By-law.
4. Zoning By-law 569-2013, as amended, is further amended by adding the lands subject to this By-law to the Policy Areas Overlay Map in Article 995.10.1 and applying the following Policy Area label to these lands: PA4, as shown on Diagram 5 attached to this By-law.
5. Zoning By-law 569-2013, as amended, is further amended by adding the lands to the Height Overlay Map in Article 995.20.1, and applying the following height label to these lands: HT 30 as shown on Diagram 3 attached to this By-law.
6. Zoning By-law 569-2013, as amended, is further amended by adding the lands to the Lot Coverage Overlay Map in Article 995.30.1, and applying the following lot coverage label to these lands: 33 as shown on Diagram 4 attached to this By-law.
7. Zoning By-law 569-2013, as amended, is further amended by adding the lands to the Rooming House Overlay Map in Article 995.40.1, and applying no value to these lands.

8. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.11.10 (942) Exception Number 942 so that it reads:

Exception CR (942)

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:

Prevailing By-laws and Prevailing Sections:

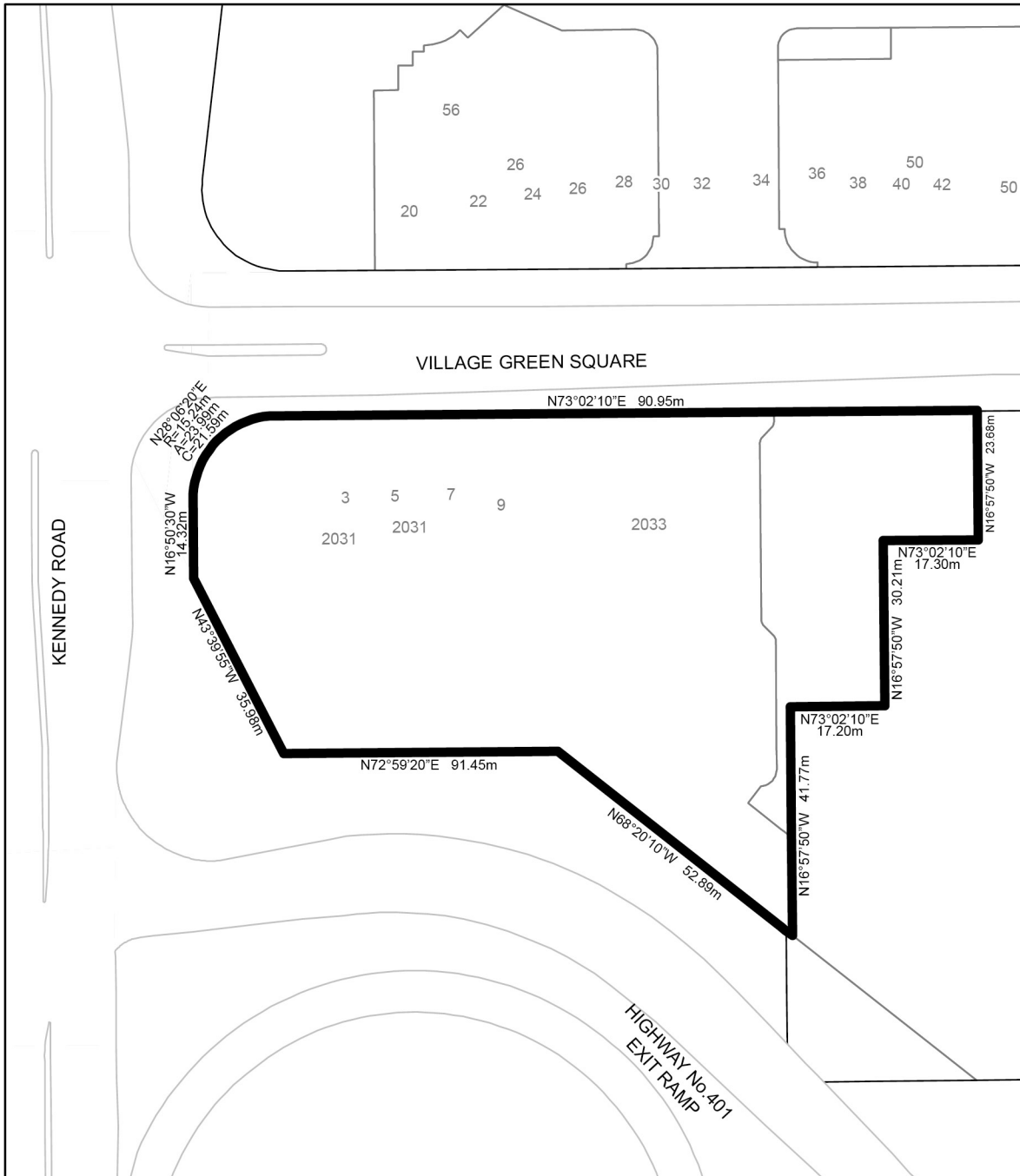
- (A) City of Toronto By-laws 1092-2019, 2020-0214 and By-law 144-2024

Enacted and passed on February 7, 2024.

Frances Nunziata,  
Speaker

John D. Elvidge,  
City Clerk

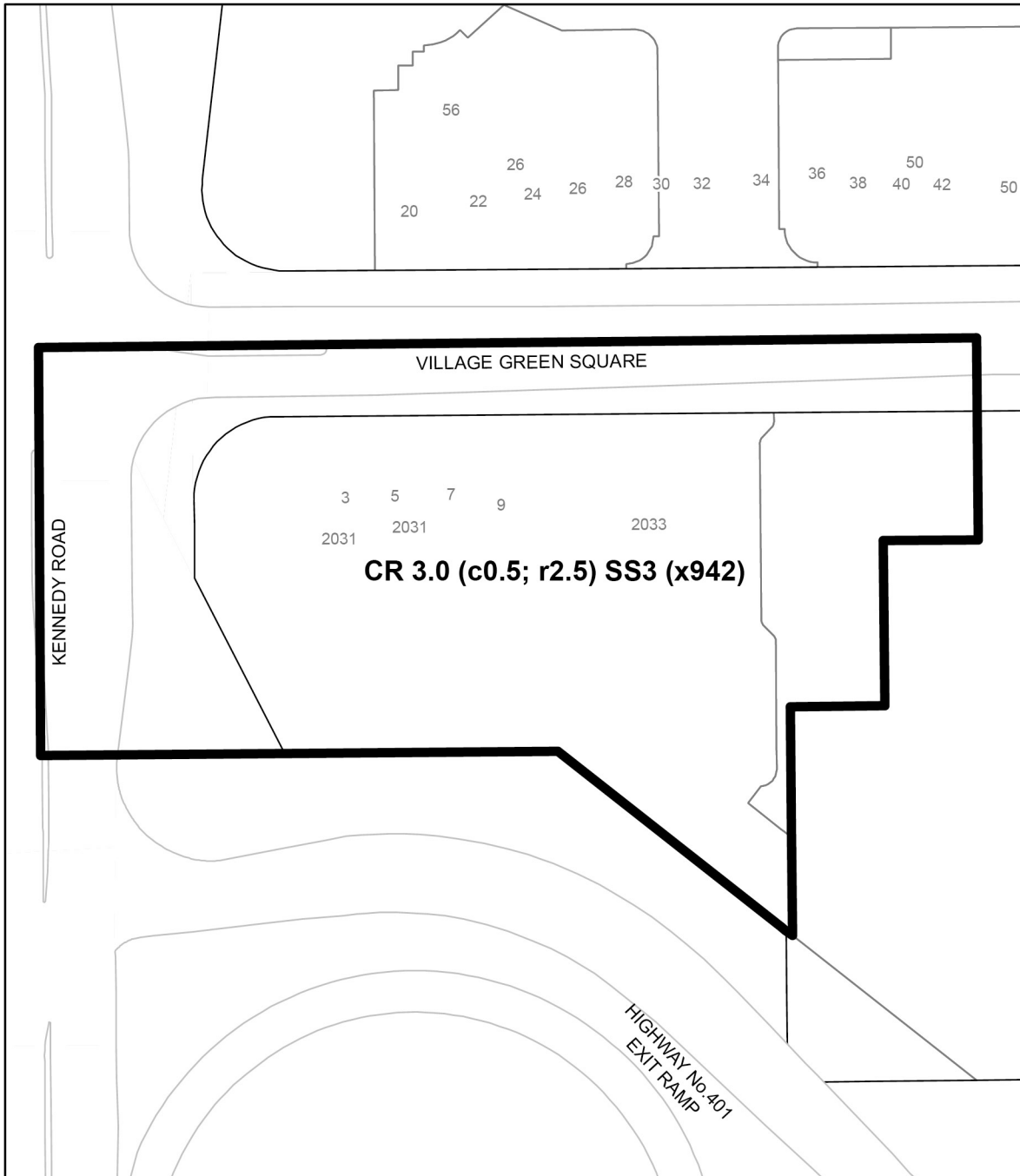
(Seal of the City)



 **Toronto**  
Diagram 1

2031 Kennedy Road

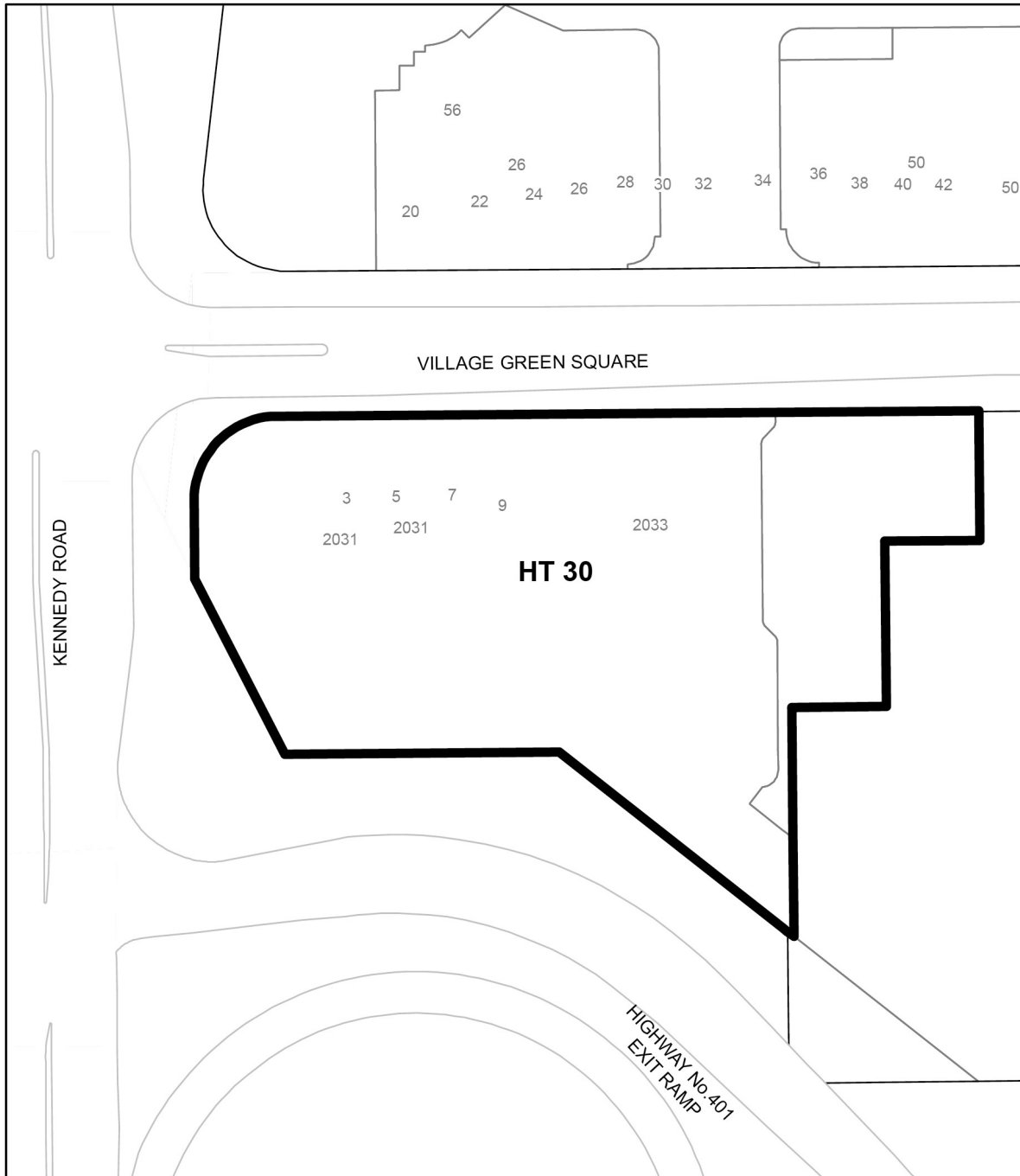
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**Toronto**  
Diagram 2

**2031 Kennedy Road**

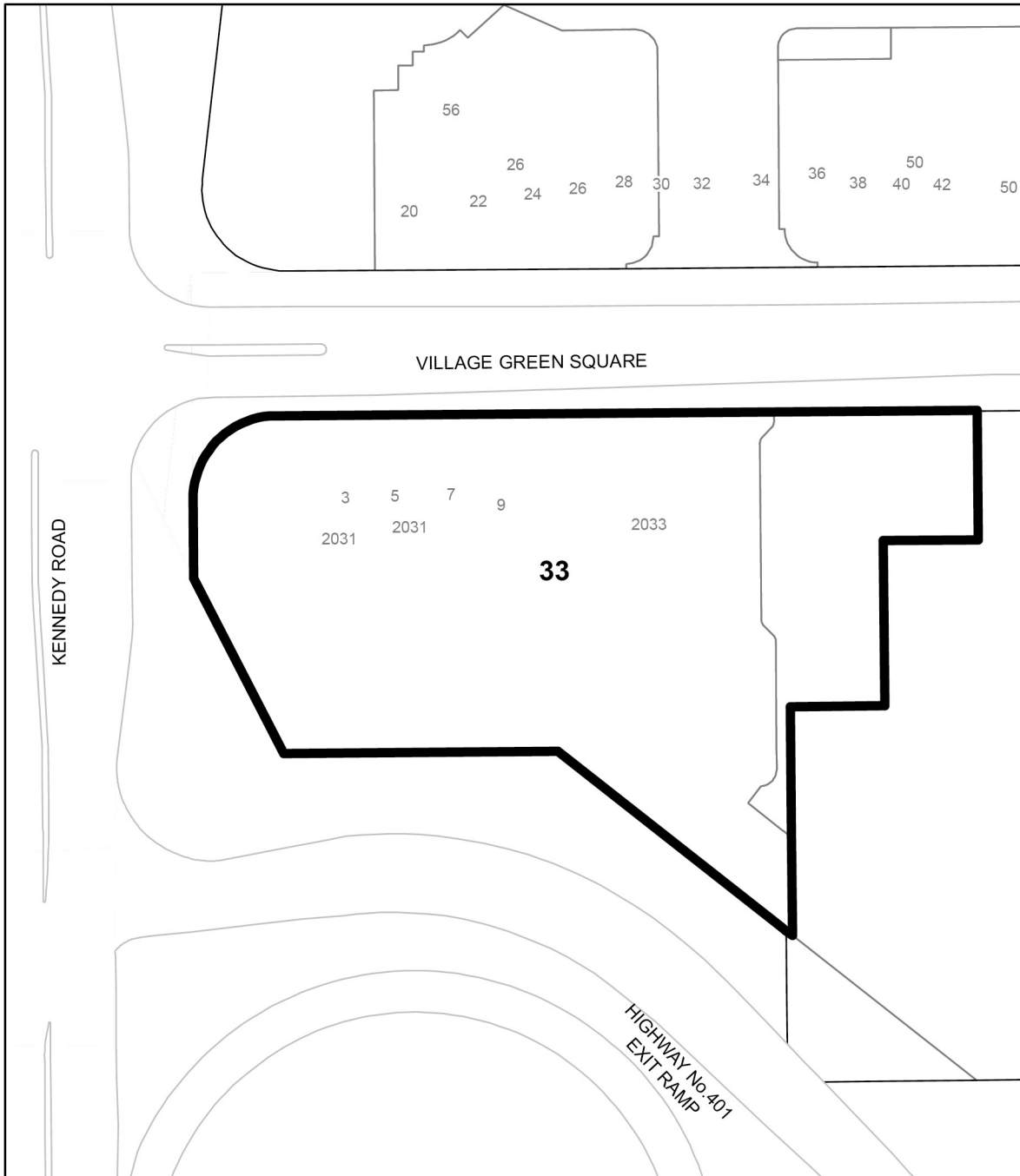
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 **TORONTO**  
Diagram 3

2031 Kennedy Road

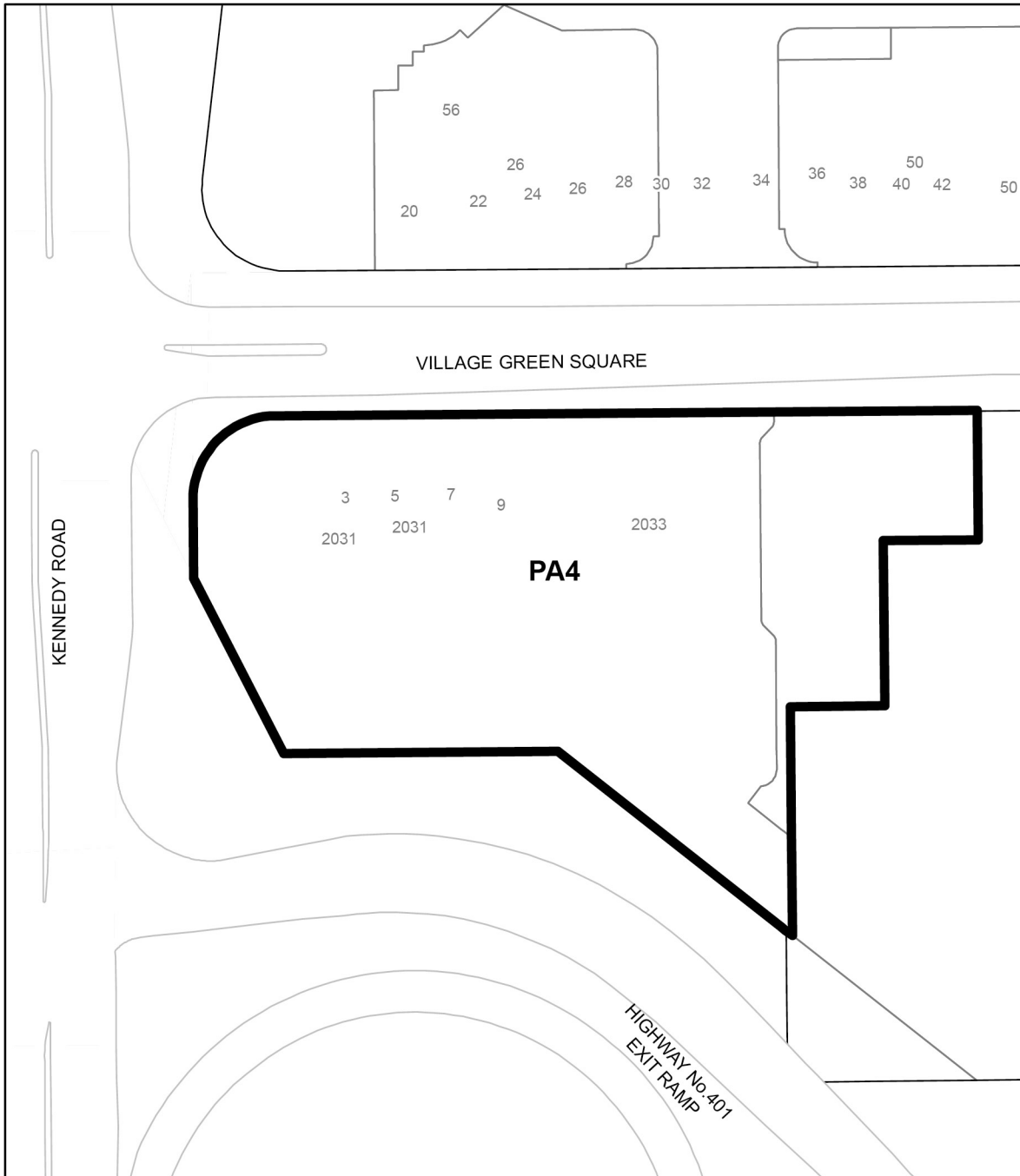
File # 23 219355 ESC 21 0Z



 **Toronto**  
Diagram 4

2031 Kennedy Road

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Diagram 5

**2031 Kennedy Road**

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