

Authority: Scarborough Community Council Item SC20.1,
as adopted by City of Toronto Council on March 26 and 27,
2025
City Council voted in favour of this by-law on March 27,
2025

CITY OF TORONTO

BY-LAW 247-2025

To amend Zoning By-law 569-2013, as amended, with respect to the lands municipally known in the year 2024 as 2759 and 2761-2763 Kingston Road and 52 St. Quentin Avenue.

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, as amended;

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 amending the zone label on the Zoning By-law Map in Section 990.10 respecting the lands outlined by heavy black lines from a zone label of CR 0.4 (c0.4; r0.0) SS3 (x503) and RD (x203) to a zone label of CR 6.7 (c0.5; r6.2) SS4 (x1067) 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 Section 995.10 and applying the following Policy Area label to these lands: 4, as shown on Diagram 3 attached to this By-law.
5. Zoning By-law 569-2013, as amended, is further amended by amending the Height Overlay Map in Section 995.20 for the lands subject to this By-law, from height labels of HT 11.0 and HT 9.0 and a storey label of ST 2 to a height label of HT 36.0, as shown on Diagram 4 attached to this By-law.
6. Zoning By-law 569-2013, as amended, is further amended by adding the lands subject to this By-law to the Parking Zone Overlay Map in Section 995.50 and applying the following Parking Zone label to these lands: B, as shown on Diagram 5 attached to this By-law.

7. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.11.10 Exception Number 1067 so that it reads:

(1067) Exception CR 1067

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) On lands municipally known as 2759 and 2761-2763 Kingston Road and 52 St. Quentin Avenue, if the requirements of By-law 247-2025 are complied with, a **building or structure** may be constructed, used or enlarged in compliance with Regulations (B) to (N) below;
- (B) Despite regulation 40.5.1.10(3)(B), the lands are subject to Development Standard Set 2 (SS2);
- (C) Despite regulations 40.5.40.10(1) and (2), the height of a **building or structure** is the distance between the Canadian Geodetic Datum of 172.97 metres and the elevation of the highest point of the **building or structure**;
- (D) Despite Clause 40.10.30.40, the permitted maximum **lot coverage** does not apply;
- (E) Despite regulation 40.10.40.1(1), residential use portions of the **building** are permitted to be located on the same **storey** as non-residential use portions of the **building**;
- (F) Despite regulation 40.10.40.10(2), the permitted maximum height of a **building or structure** is the number in metres following the letters "HT" as shown on Diagram 6 of By-law 247-2025;
- (G) Despite regulation 40.10.40.10(5)(C), **dwelling units** located on the first **storey** of the **building**:
 - (i) may have two levels within a **storey** that complies with the minimum height required by regulation 40.10.40.10(5)(A); and
 - (ii) are within a single **storey** for the purposes of regulations 40.10.40.10(4), 40.10.40.10(7), and (H) below;
- (H) Despite regulation 40.10.40.10(7), the permitted maximum number of **storeys** in a **building** is the number following the letters "ST" as shown on Diagram 6 of By-law 247-2025;

- (I) Despite regulation 40.10.40.40(1), the permitted maximum **gross floor area** of all **buildings** and **structures** is 7,000 square metres, of which:
 - (i) the permitted maximum **gross floor area** for residential uses is 6,550 square metres;
 - (ii) the permitted maximum **gross floor area** for non-residential uses is 500 square metres;
 - (iii) the required minimum **gross floor area** for non-residential uses is 400 square metres; and
 - (iv) the total **interior floor area** of an individual non-residential establishment must not exceed 300 square metres;
- (J) Despite regulation 40.10.40.60(1)(C)(iii) and (K) and (L) below, the following elements may encroach into the required minimum **building setbacks** and **main wall** separation distances as follows:
 - (i) decks, porches, and balconies, by a maximum of 1.6 metres;
- (K) Despite regulation 40.10.40.70(2), the required minimum **building setbacks** are as shown in metres on Diagram 6 of By-law 247-2025;
- (L) Despite regulation 40.10.40.80(2), the required separation of **main walls** are as shown in metres on Diagram 6 of By-law 247-2025;
- (M) Despite regulation 230.5.1.10(9)(B)(iii), a required "long-term" **bicycle parking space** for a **dwelling unit** may be located on the first two levels below-ground; and
- (N) The provision of **dwelling units** is subject to the following:
 - (i) a minimum of 25 percent of the total number of **dwelling units**, rounded down to the nearest whole number, must have 2 or more bedrooms;
 - (ii) a minimum of 15 percent of the total number of **dwelling units**, rounded down to the nearest whole number, must have 3 or more bedrooms; and
 - (iii) any **dwelling units** with 3 or more bedrooms provided to satisfy (ii) above are not included in the provision required by (i) above.

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

8. Despite any severance, partition or division of the lands, the provisions of this By-law shall apply as if no severance, partition or division occurred.

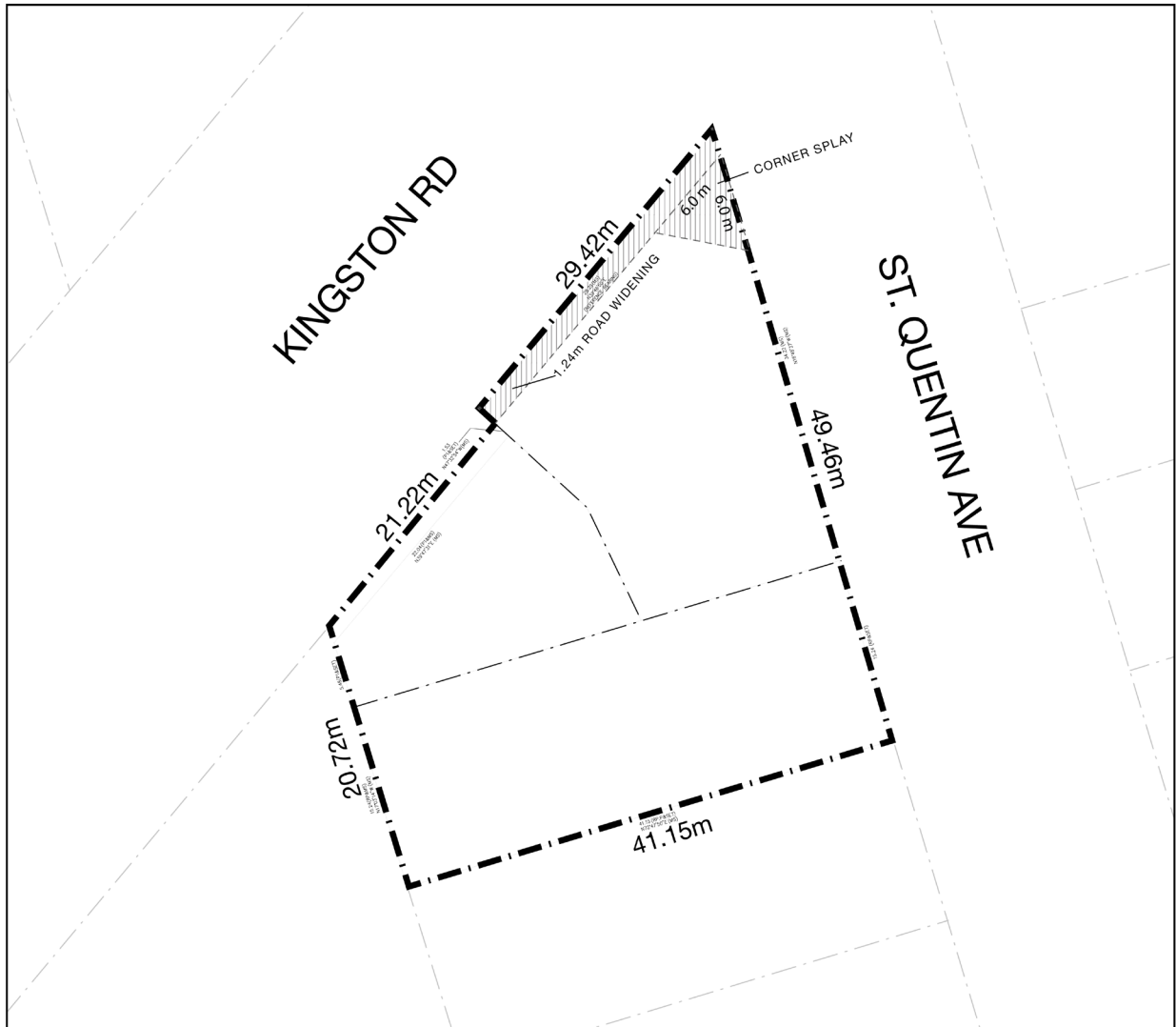
Enacted and passed on March 31, 2025.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk


(Seal of the City)

Diagram 1



2759 and 2761-2763 Kingston Road and 52 St Quentin Avenue

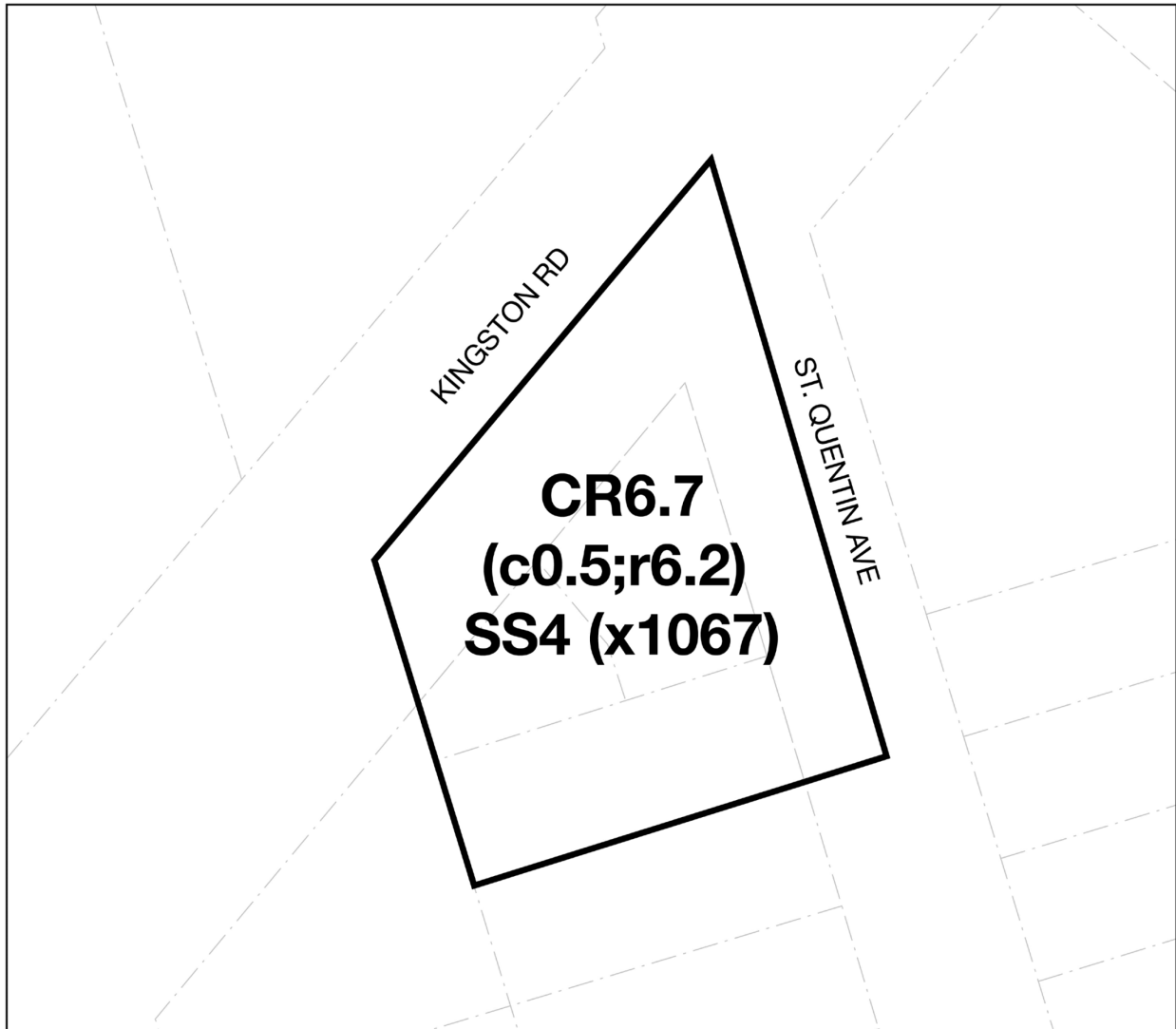
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 Land Conveyance



City of Toronto By-law 569-2013
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Diagram 2



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Diagram 2

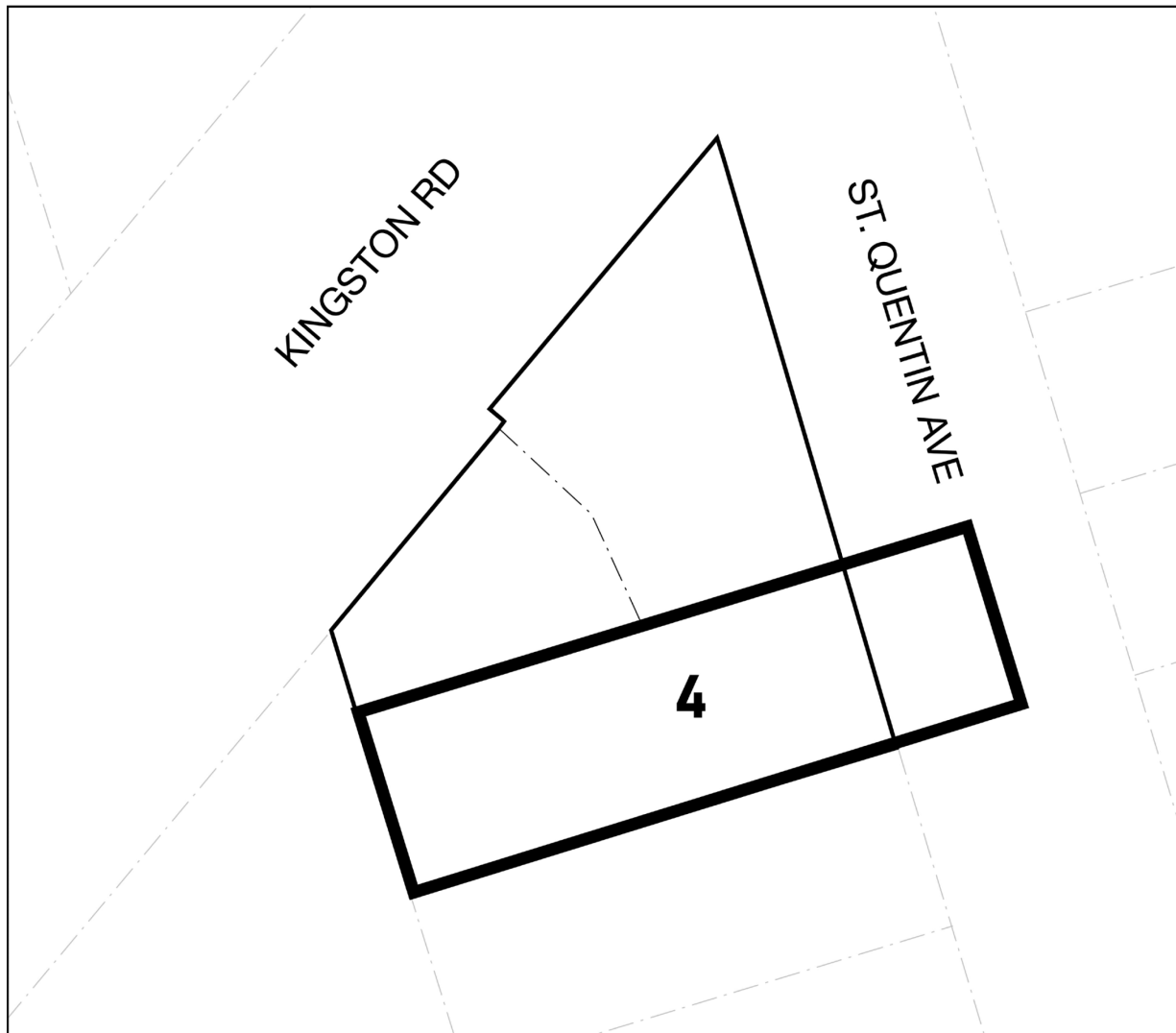
2759 and 2761-2763 Kingston Road and 52 St Quentin Avenue

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Diagram 3



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Diagram 3

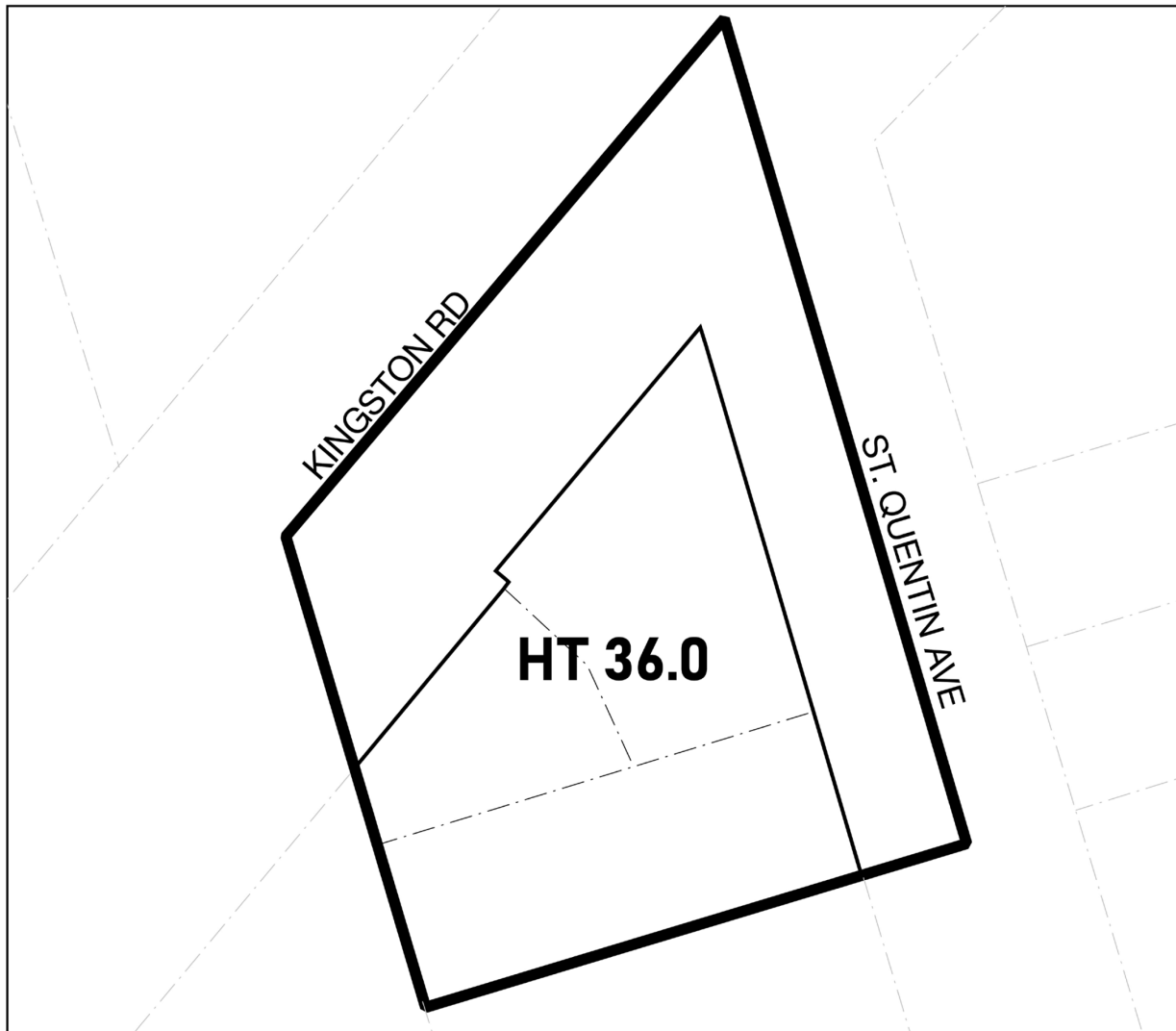
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Diagram 4



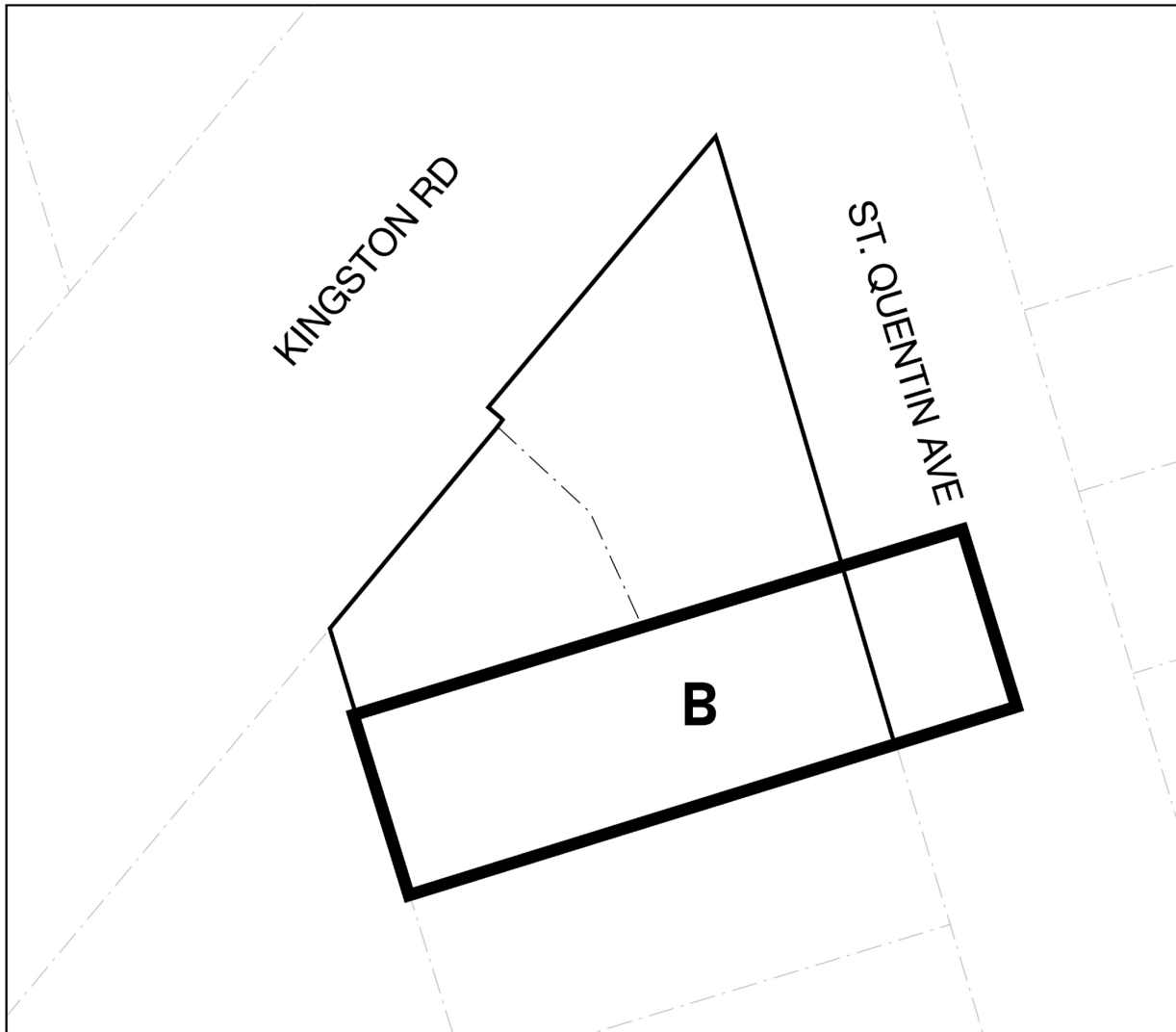
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Diagram 4

2759 and 2761-2763 Kingston Road and 52 St Quentin Avenue

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Diagram 5

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Diagram 5

2759 and 2761-2763 Kingston Road and 52 St Quentin Avenue

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