Authority: Scarborough Community Council Item SC21.4, adopted by City of Toronto Council on April 23 and 24, 2025
City Council voted in favour of this by-law on April 24, 2025
Written approval of this by-law was given by Mayoral Decision 6-2025 dated April 24, 2025

CERTIFIED TRUE COPY
John D. Elvidge, City Clerk

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2025-05-12

**CITY OF TORONTO**

**BY-LAW 336-2025**

**To amend Zoning By-law 569-2013, as amended, with respect to the lands municipally known in the year 2024 as 2221 and 2223 Kennedy Road and 3, 5 and 7 Collingwood Street.**

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 0.2 (c0.2; r0.2) SS3 (x624) and RD (f15.0; a696) (x929) to a zone label of CR 2.0 (c0.2; r2.0) SS2 (x1082) 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 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 14.0, as shown on Diagram 3 attached to this By-law.

**5.** Zoning By-law 569-2013, as amended, is further amended by amending the Lot Coverage Overlay Map in Section 995.30 for the lands subject to this By-law, from a lot coverage label of 33 to applying no value.

**6.** Zoning By-law 569-2013, as amended, is further amended by amending the Parking Zone Overlay Map 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 4 attached to this By-law.

**7.** Zoning By-law 569-2013, as amended, is further amended by adding Article 900.11.10 Exception Number 1082 so that it reads:

**(1082) Exception CR 1082**

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 2221 and 2223 Kennedy Road and 3, 5 and 7 Collingwood Street, if the requirements of By-law 336-2025 are complied with, a **building** or **structure** may be constructed, used or enlarged in compliance with Regulations (B) to (V) below;

(B) 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 169.16 metres and the elevation of the highest point of the **building** or **structure**;

(C) Despite regulation 40.10.20.40(1), a **dwelling unit** is only permitted in an **apartment building** or a **mixed use building**;

(D) 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 5 of By-law 336-2025;

(E) Despite (D) above, **ancillary buildings** or **structures** have a permitted maximum height of 6.7 metres;

(F) Despite regulations 40.5.40.10(3), (4) and (D) above, the following equipment and **structures** located on the roof of a **building** may exceed the permitted maximum height shown on Diagram 5 of By-law 336-2025:

(i) equipment, **structures** or parts of the **building** used for the functional operation of the **building**, including electrical, utility, mechanical and ventilation equipment, maintenance equipment storage, chimneys, vents and water supply facilities, by a maximum of 4.0 metres;

(ii) **structures** or parts of the **building** such as enclosed stairwells, roof access and elevator shafts, by a maximum of 3.5 metres;

(iii) architectural features, parapets, planters, **landscaping** features, guard rails, and divider screens on a balcony and/or terrace, trellises and pergolas, by a maximum of 3.0 metres; and

(iv) antennae, flagpoles and satellite dishes, by a maximum of 5.0 metres.

(G) Despite regulation 40.5.40.10(5), equipment, **structures** or parts of a **building** exceeding the permitted maximum height for a **building**, as permitted by regulation 40.5.40.10(4), and (F) above, must comply with the following:

(i) the total area of all equipment, **structures** or parts of a **building** may cover is no more than 40 percent of the area of the roof, measured horizontally; and

(ii) if any equipment, **structures**, or parts of a **building** are located within 4.5 metres of a **lot line** abutting a **street**, their total horizontal dimension, measured parallel to the **street**, may not exceed 20 percent of the width of the **building's main walls** facing that **street**.

(H) Despite regulation 40.10.40.10(5), the required minimum height of the first **storey**, as measured between the floor of the first **storey** and the ceiling of the first **storey**, is 2.7 metres;

(I) 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 5 of By-law 336-2025;

(i) for the purpose of this exception, a stair enclosure, elevator overrun, or **structures** or parts of the **building** used for the functional operation of the **building** do not constitute a **storey**.

(J) Despite regulation 40.10.40.50(1), **amenity space** must be provided at the following rate:

(i) at least 2.0 square metres for each **dwelling unit** as indoor **amenity space**;

(ii) at least 2.0 square metres for each **dwelling unit** as outdoor **amenity space**.

(K) Despite regulation 40.10.40.70(2) and (4), the required minimum **building setbacks** are as shown in metres on Diagram 5 of By-law 336-2025;

(L) Despite (K) above, **ancillary buildings** or **structures** must be set back a minimum of 2.0 metres from a **lot line**, and an enclosed exit stair attached to a **building** must be set back a minimum of 1.60 metres from a **lot line**;

(M) Despite regulation 40.10.40.60(1), a platform with no roof, such as a deck, porch, balcony or similar **structure**, attached to or less than 0.3 metres from a **building**, with a floor level no higher than the floor level of the first **storey** of the **building** may encroach into the required minimum **building setback** by 2.5 metres, if it is no closer to a **lot line** than 0.3 metres;

(N) Despite regulation 40.10.40.60(3), exterior stairs and an elevating device providing access to a **building** or **structure** may encroach into a required minimum **building setback**, provided they are located no closer to a **lot line** than 0.2 metres;

(O) Despite regulation 40.10.40.80(2), the required separation of **main walls** are as shown in metres on Diagram 5 of By-law 336-2025;

(P) The minimum separation distances to and from the **main walls** of a **building**, as required in (O) above, do not apply to an **ancillary building**, **structure** or window projection;

(Q) Despite regulation 40.10.40.60(6) and (K) and (O) above, window projections, including bay windows and box windows, may encroach into required minimum **building setbacks** and **main wall** separation distances by a maximum of 1.0 metres;

(R) Regulation 40.10.50.10(3), regarding **soft landscaping** requirements for the part of the **lot** line abutting a **lot** in the Residential Zone category, does not apply;

(S) Despite regulation 40.10.150.1(1), an area used for the occasional pickup of waste and **recyclable material** does not need to be located in a wholly enclosed **building**;

(T) Despite regulation 200.15.1(1), an accessible **parking space** must have the following minimum dimensions:

(i) length of 5.6 metres;

(ii) width of 3.4 metres; and

(iii) vertical clearance of 2.1 metres;

(U) Despite regulation 200.15.1(3), the entire length of an accessible **parking space** must be adjacent to a 1.5-metre-wide accessible barrier free aisle or path; and

(V) Despite regulation 200.15.1(4), an accessible **parking space** must be located within 6.5 metres of the closest barrier free entrance to a **building** or passenger elevator that provides access to the ground level or first **storey** of the **building**.

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.

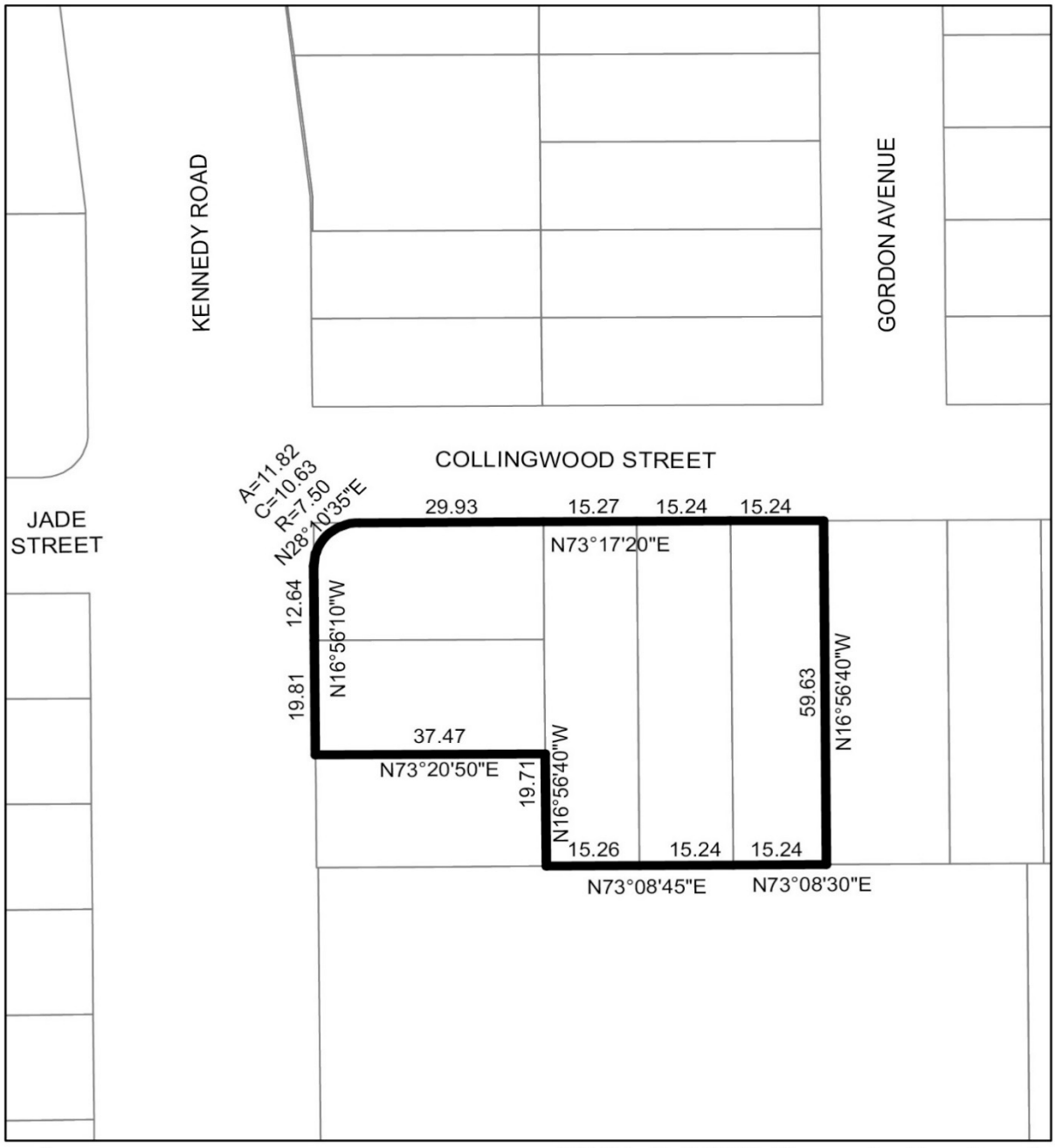
Enacted and passed on April 24, 2025.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)

**Diagram 1**



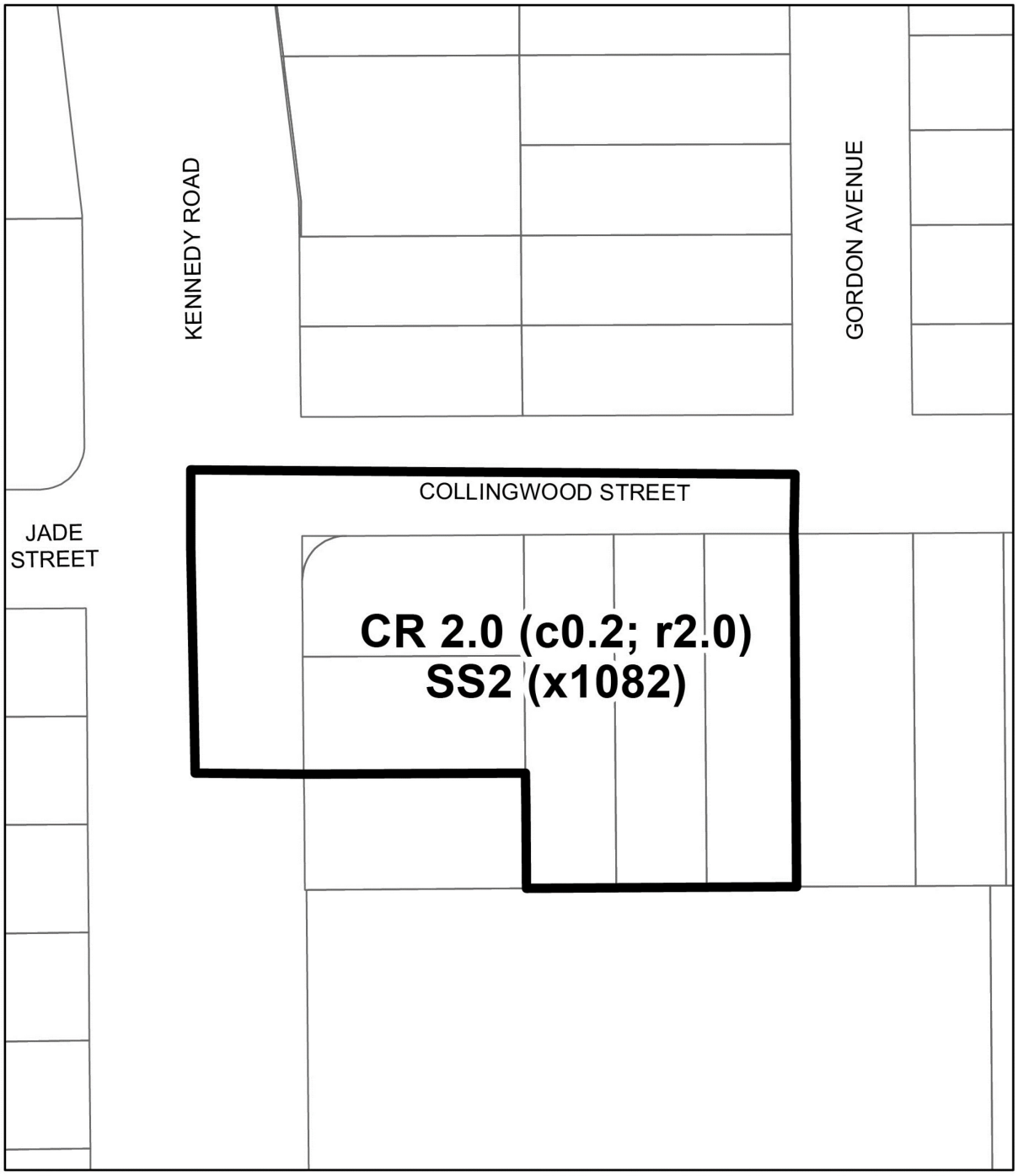

TORONTO
Diagram 1

2221 & 2223 Kennedy Road and
3, 5 & 7 Collingwood Street

File # 22 222952 ESC 22 OZ

City of Toronto By-law 569-2013
Not to Scale
03/19/2025

**Diagram 2**



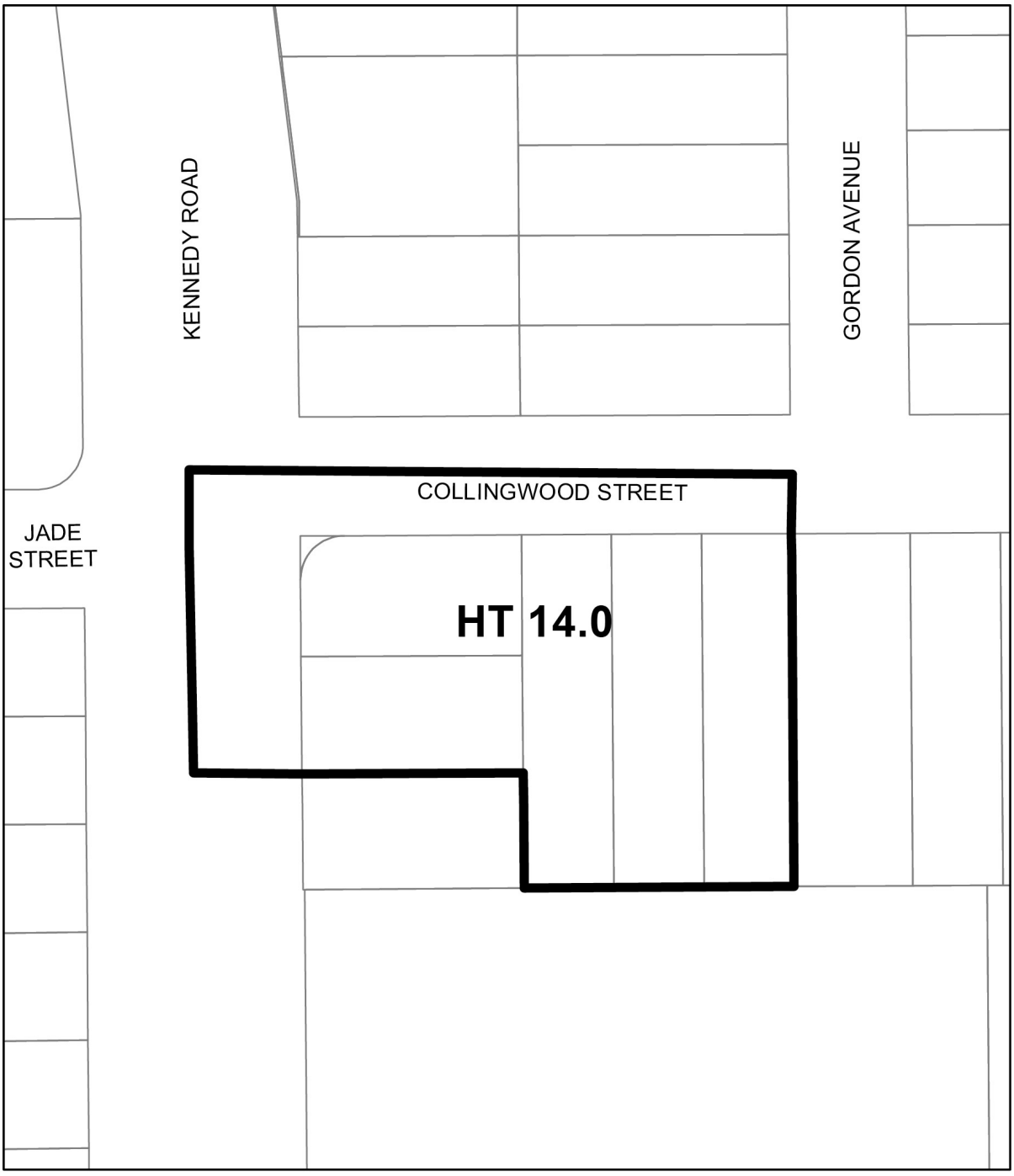

TORONTO
Diagram 2

2221 & 2223 Kennedy Road and
3, 5 & 7 Collingwood Street

File # 22 222952 ESC 22 OZ

City of Toronto By-law 569-2013
Not to Scale
03/26/2025

**Diagram 3**



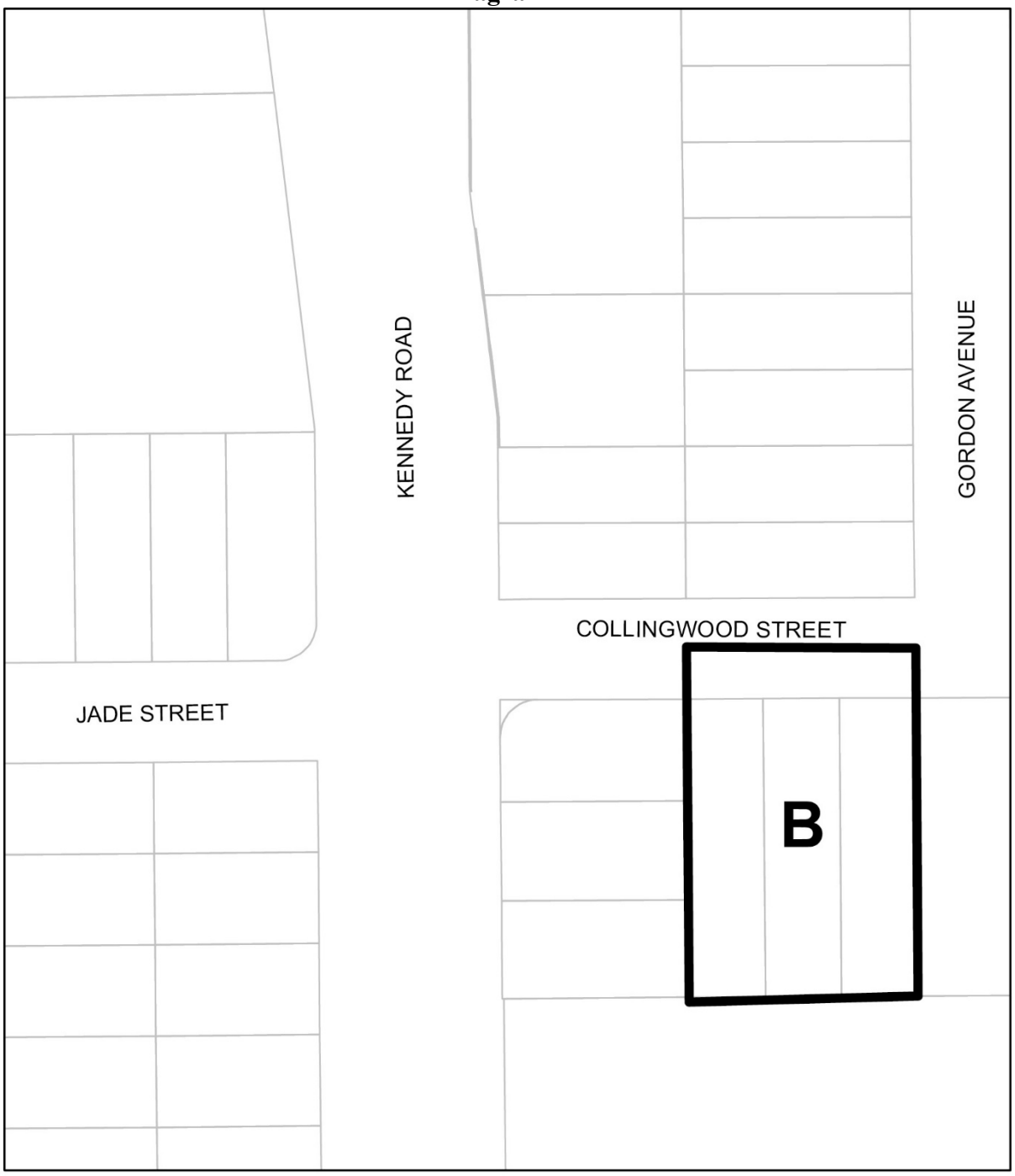

TORONTO
Diagram 3

2221 & 2223 Kennedy Road and
3, 5 & 7 Collingwood Street

File # 22 222952 ESC 22 OZ

City of Toronto By-law 569-2013
Not to Scale
03/19/2025

**Diagram 4**



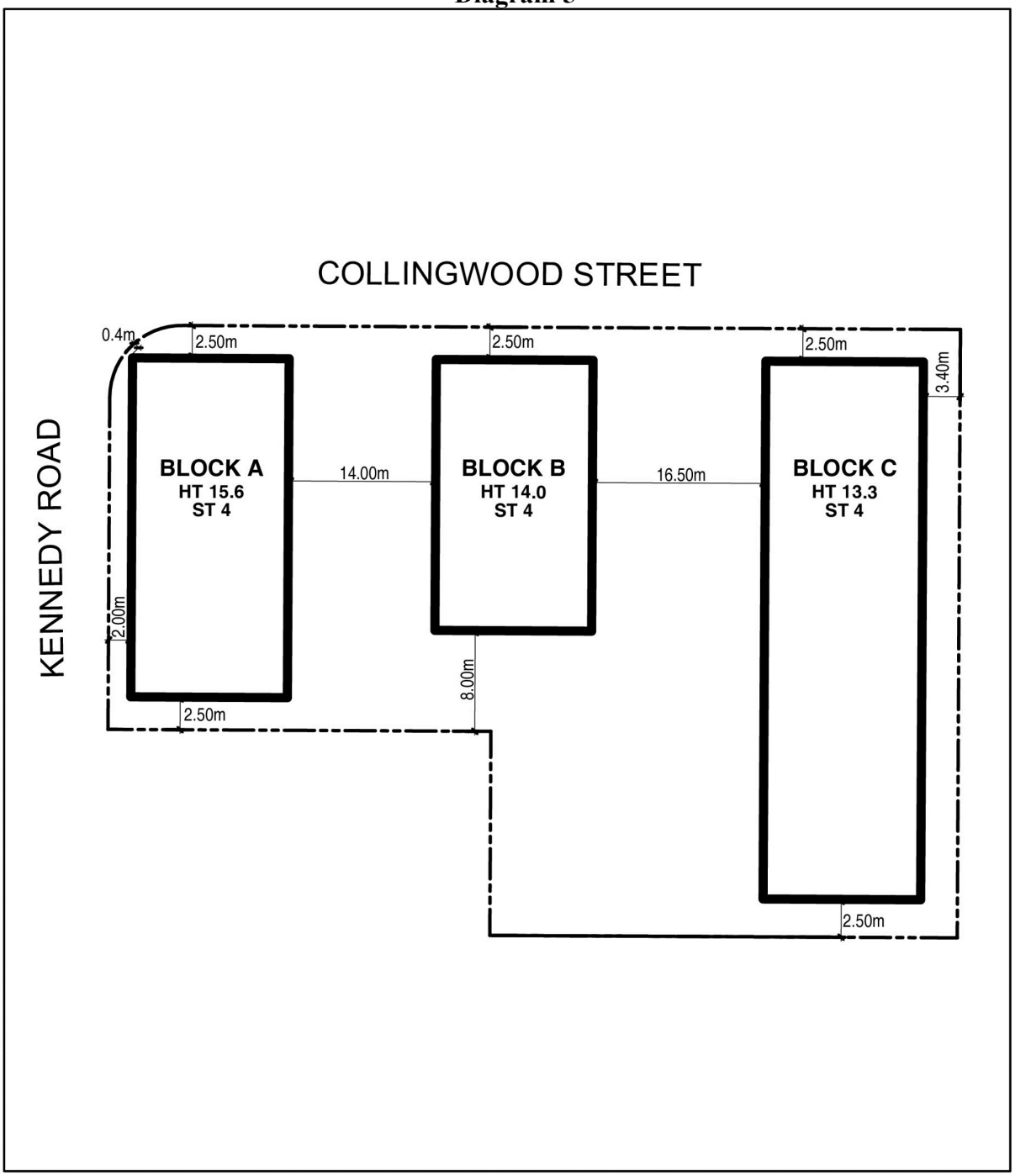

TORONTO
Diagram 4

2221 & 2223 Kennedy Road and
3, 5 & 7 Collingwood Street

File # 22 222952 ESC 22 OZ

City of Toronto By-law 569-2013
Not to Scale
03/19/2025

**Diagram 5**




TORONTO
Diagram 5

2221 & 2223 Kennedy Road and
3, 5 & 7 Collingwood Street

File # 22 222952 ESC 22 OZ

City of Toronto By-law 569-2013
Not to Scale
04/01/2025