

Authority: Toronto and East York Community Council ##, as adopted by City of Toronto Council on ~, 20~

CITY OF TORONTO

Bill No. ~

BY-LAW No.

To amend Zoning By-law No. 569-2013, as amended, with respect to the lands municipally known in the year 2015 as, 873 to 907 Kingston Rd and 218 to 220 Balsam Ave

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*; and

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 No. 569-2013, Chapter 800 Definitions.
3. Zoning By-law No. 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 CR 2.0 (c1.0, r1.5) SS2 (x1988), as shown on Diagram 2 attached to this By-law.
4. Zoning By-law No. 569 -2013, as amended, is further amended by amending the Height Overlay Map in Section 995.20.1 for the lands at 218 and 220 Balsam Avenue from a height HT 10 to HT 14 as shown on Diagram 3 attached to this By-law.
6. Zoning By-law No. 569-2013, as amended, is further amended by deleting exceptions 900.2.0 Exception No 235.
7. Zoning By-law No. 569-2013, as amended, is further amended by adding 900.11.10 Exception Number 28 so that it reads:

Exception CR 28

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 873-907 Kingston Road & 218-220 Balsam Avenue, if the requirements of this By-law [Clerks to insert By-law No.] are complied with, none of the provisions of 40.5.40.10(1), 40.5.40.10(5), 40.10.30.40(1), 40.10.40.10(2), 40.10.40.40(1), 40.10.40.50, 40.10.40.60(1), 40.10.40.60(9), 40.10.40.70(2),

40.10.50.10(2), 40.10.50.10(3), 40.10.80.20(2), 40.10.90.10(1), 40.10.90.40(3), 200.5.1.10(1), 200.5.10.1(6), Table 200.5.10.1, 230.5.10.1(5), 230.40.1.20(1), 230.40.1.20(2) and 995.10.1 apply to prevent the erection or use of a **mixed use building** if the **building** or **structure** complies with B to N below.

- B. In addition the uses permitted within the CR Zone a **club** is also a permitted use on the **lot**.
- C. The **lot** comprised of those lands outlined by heavy lines on Diagram 1 of By-law No. [Clerks to insert By-law No.].
- D. No portion of any **building** or **structure** to be erected or used on the **lot** shall extend beyond the lines delineated by the heavy lines on Diagram 4 and Diagram 5 of By-law No. [Clerks to insert By-law No.].
- E. Despite (D), herein, eaves, cornices, lighting fixtures, window sills, landscape planters, trellises, stairs, stair enclosures, railings, awnings, canopies and other minor architectural projections shall be permitted to project no more than 0.45 metres, beyond the heavy lines on Diagram 4 and Diagram 5.
- F. Despite (D), herein balconies are permitted to project not more than 1.8 metres beyond the heavy lines on Diagram 4 on the north elevation of the building and within the area above the loading space on the south elevation, beyond the heavy lines on Diagram 4.
- G. The height of any **building** or **structure** on the **lot** must not exceed the maximum height permitted as indicated by the letter “H” as shown on Diagram 4 of By-law No. [Clerks to insert By-law No.], measured from the Canadian Geodetic Datum elevation of 128.725 metres.
- H. Despite subsection (G) herein, parapets, lighting fixtures, fences, safety railings, stairs, stair enclosures, terraces, landscape planters, trellises or privacy screens shall be permitted to project beyond the height permitted provided the height of the fence, safety railing or privacy fence does not exceed 2.0 metres beyond the height stipulated on Diagram 4 and Diagram 5;
- I. The total **gross floor area** of the **building** must not exceed a maximum of 14,750 square metres and must not exceed:
 - (a) 10,300 square metres for the residential uses (**dwelling units**) in the building; and,
 - (b) 4,450 square metres for the non-residential use and the non-residential use shall be used for a **club** for the Y.M.C.A..
- J. The maximum permitted number of **dwelling units** on the lot is ninety-three (93).

K. **Parking spaces** must be provided in the **parking garage** in accordance with the following:

- (a) A minimum of 0.5 **parking spaces** for each bachelor or one-bedroom **dwelling unit** and a minimum of 0.75 **parking spaces** for each **dwelling unit** containing two or more bedrooms shall be provided in the **parking garage**;
- (b) No exclusive **parking spaces** are required for visitors of the **dwelling units** or the non-residential use; and,
- (c) The **public parking** must contain a minimum of 61 **parking spaces**.

L. Despite 200.5.1.10(2), the **parking spaces** required by Section K.(c) of this By-law may have a minimum length of 5.2 metres, provided they are accessed by a drive aisle having a width of 7.0 metres or more.

M. Despite 200.5.1.10(2), a maximum of 2 **parking spaces** may have dimensions of no less than 2.6 in width, 5.2 in length and 2.0 metres in height despite being obstructed on one side.

N. Except as otherwise provided herein, the provisions of By-law No. 569-2013, as amended, shall continue to apply to the **lot**.

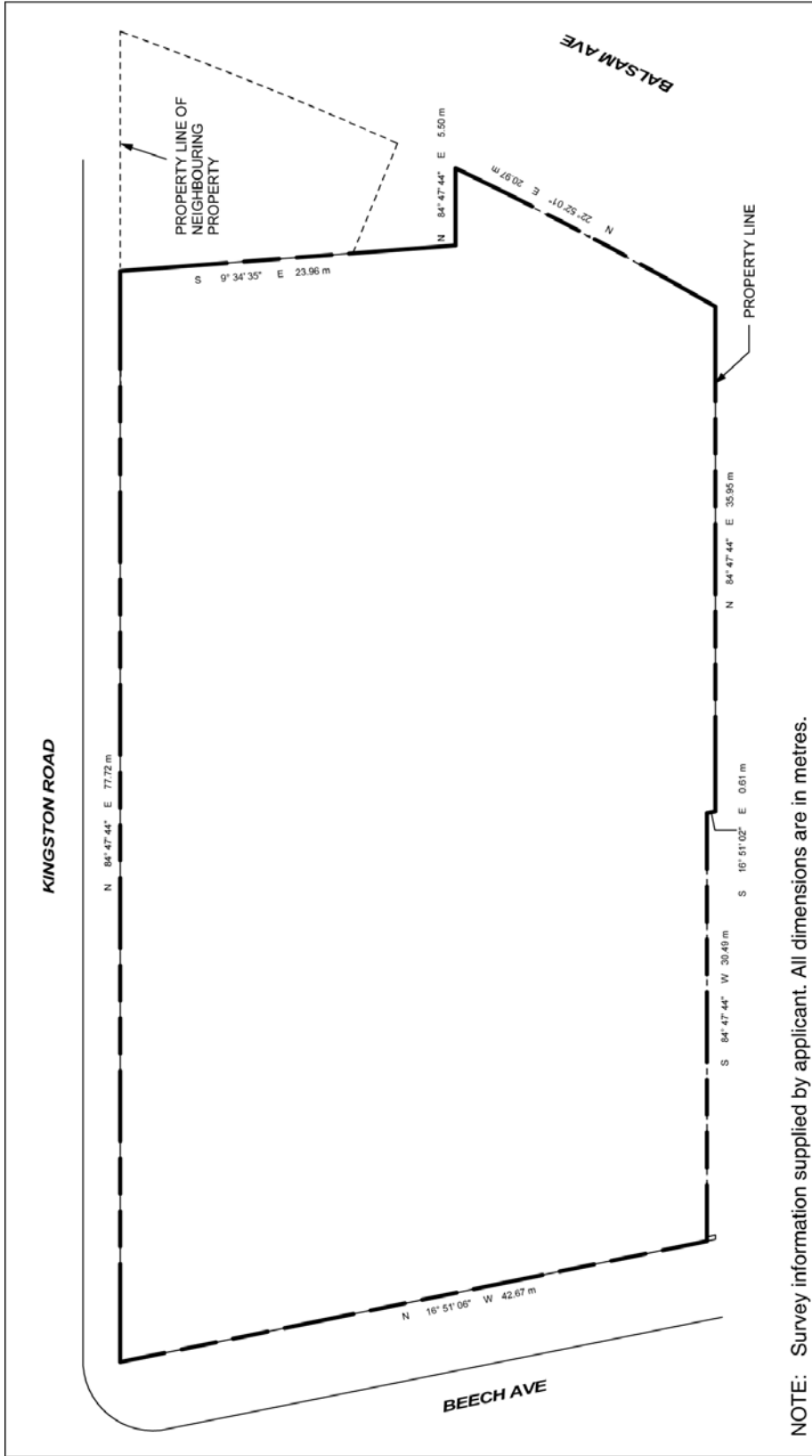
Enacted and passed on **month ##, 20##**.

Name,

Speaker

Ulli S. Watkiss,
City Clerk

(Seal of the City)



NOTE: Survey information supplied by applicant. All dimensions are in metres.



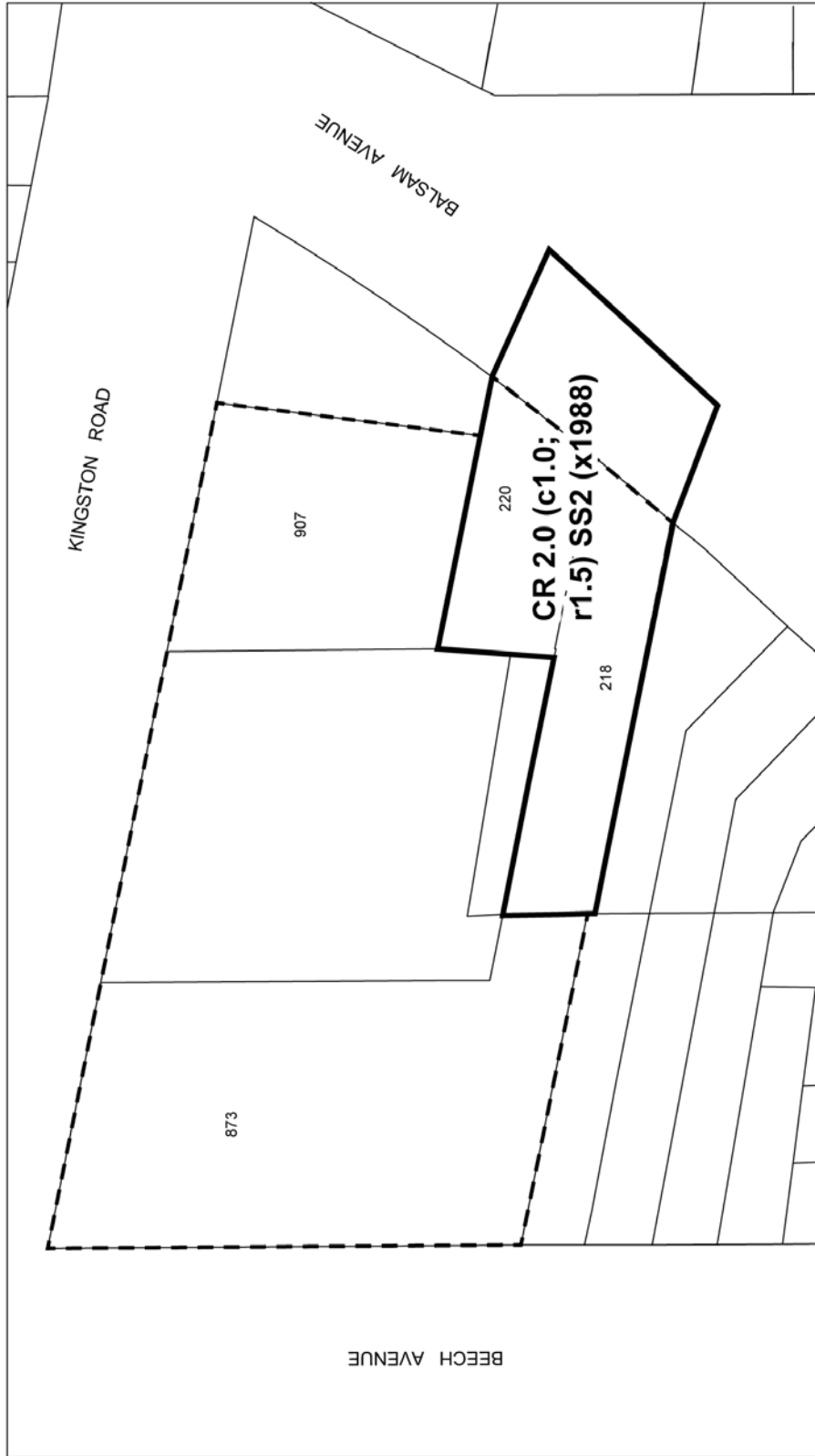
873 & 907 Kingston Road
218 & 220 Balsam Avenue

Diagram 1

File # 13 279638 STE 32 OZ



Not to Scale
06/08/2015



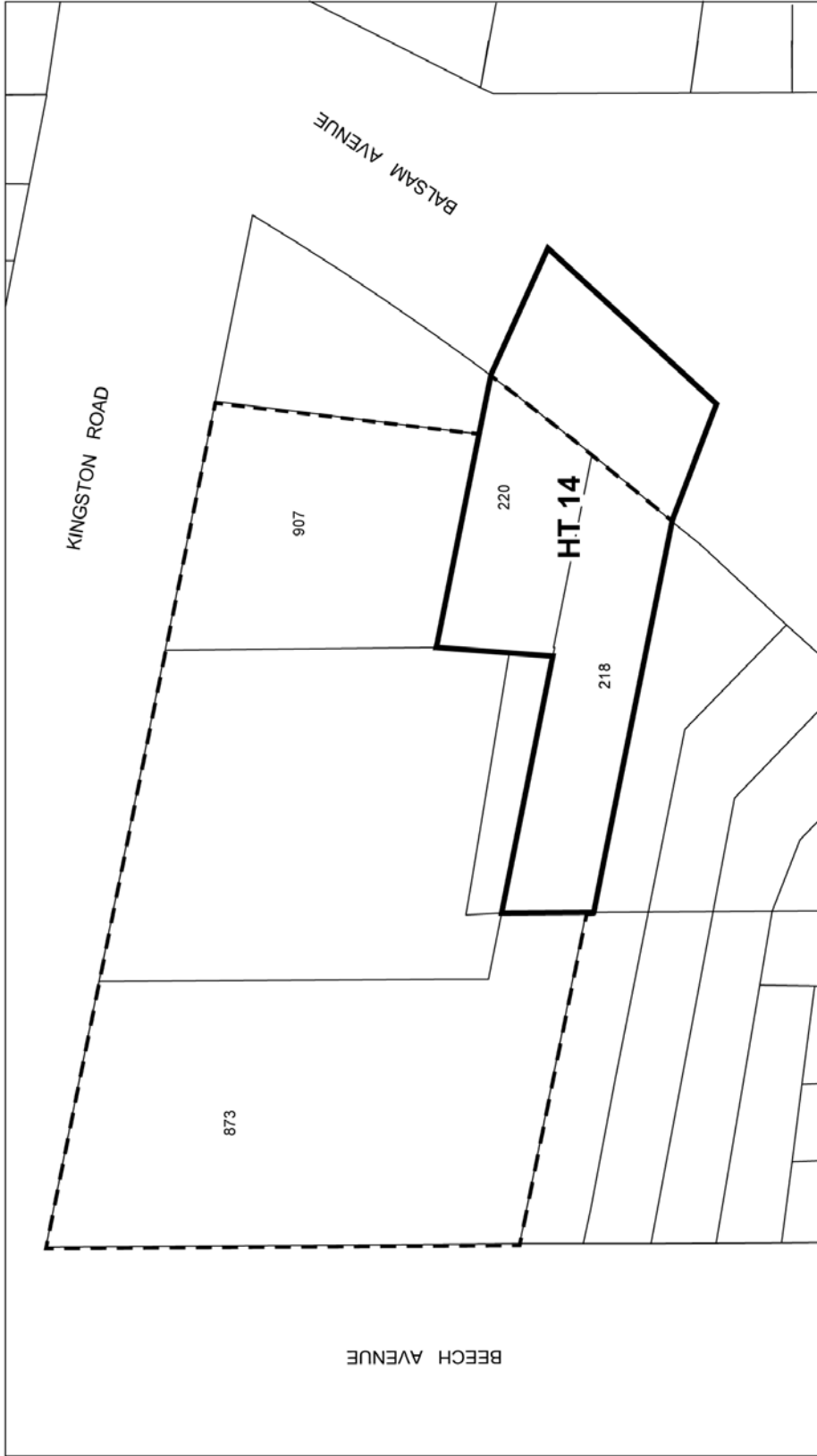
873 & 907 Kingston Road
 218 & 220 Balsam Avenue

File # 13 279638 STE 32 OZ

Diagram 2



City of Toronto By-Law 569-2013
 Not to Scale
 06/08/2015

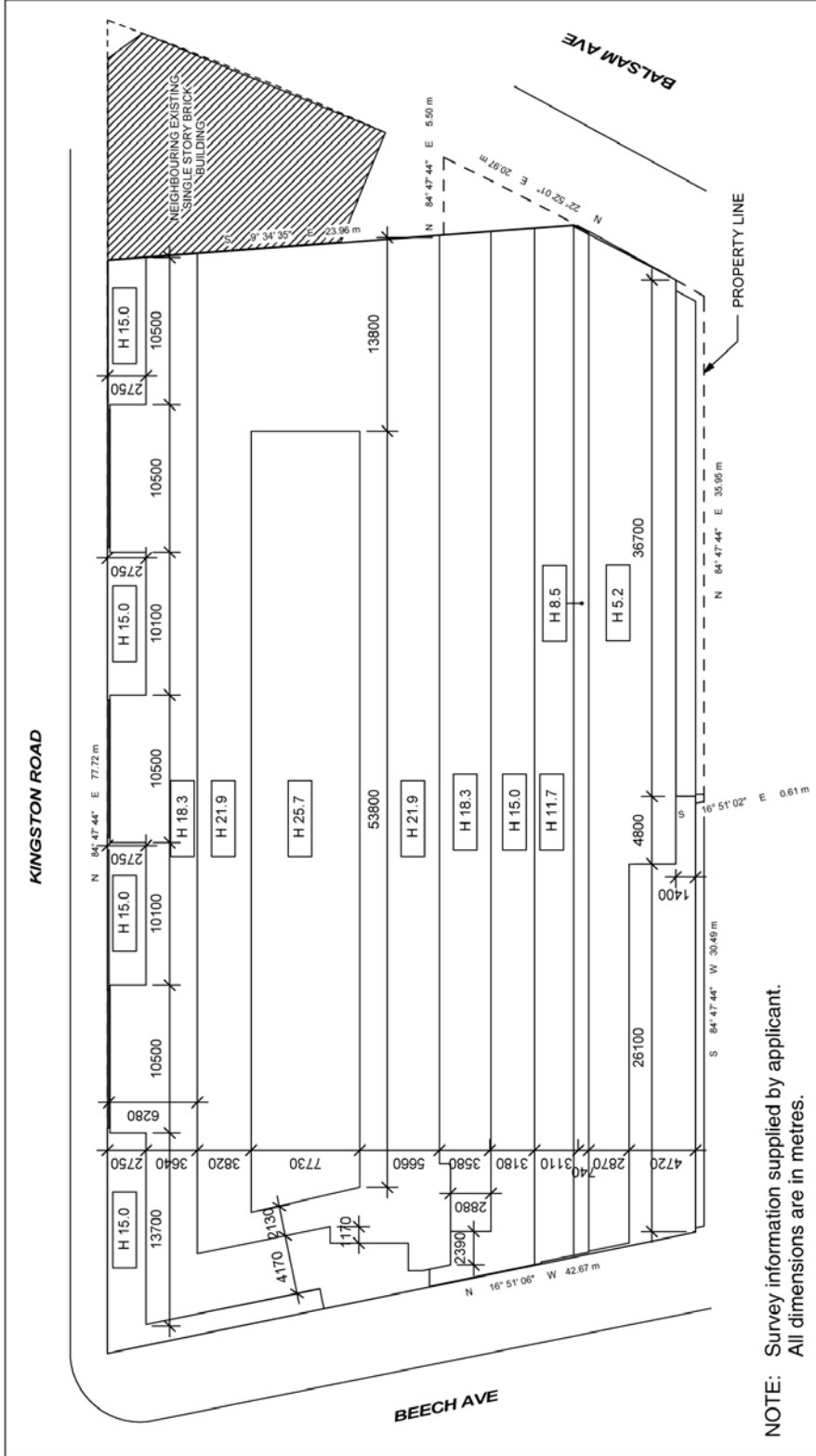


873 & 907 Kingston Road
 218 & 220 Balsam Avenue

File # 13 279638 STE 32 0Z

Diagram 3

City of Toronto By-Law 569-2013
 Not to Scale
 06/08/2015

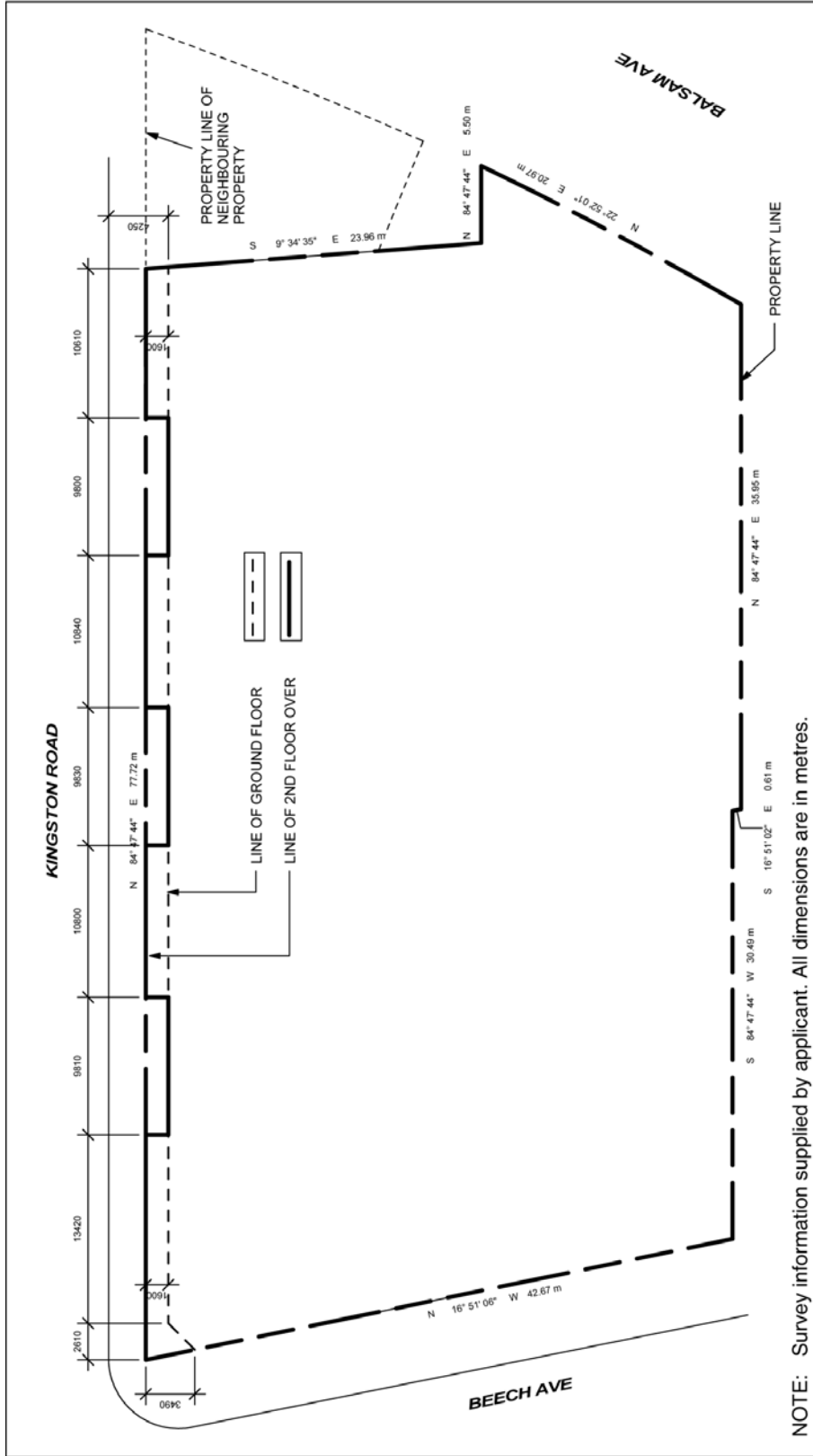


873 & 907 Kingston Road
218 & 220 Balsam Avenue
 File # 13 279638 STE 32 0Z



Diagram 4

↑
 Not to Scale
 06/08/2015



NOTE: Survey information supplied by applicant. All dimensions are in metres.



873 & 907 Kingston Road
218 & 220 Balsam Avenue

Diagram 5

File # 13 279638 STE 32 0Z



Not to Scale
06/08/2015