

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

CITY OF TORONTO

Bill No. ~

BY-LAW No. [XXXX- 2015]

To amend Zoning By-law No. 569-2013, as amended, with respect to the lands municipally known in the year 2014 as, 622 and 646 Kingston Road

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 R(d1.0) (x6), as shown on Diagram 2 attached to this By-law;
4. Zoning By-law No. 569-2013, as amended, is further amended by adding 900.2.10 Exception Number 6 so that it reads:

Exception R 6

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 622 and 646 Kingston Road, if the requirements of this By-law [Clerks to insert By-law No.] are complied with, none of the provisions of 5.10.1.30(3), 5.1.40.1(3), 5.10.40.70(6), 5.10.40.80(1), 10.5.40.10, 10.5.40.60, 10.5.80.10(1), 10.5.80.40(1), 10.5.100.1(5), 10.10.40.10, 10.10.40.30(1)(B), 10.10.40.40(1), 10.10.40.50(1), 10.10.40.70, 10.10.40.80(1)(C), 10.5.50.10, 200.5.10.1(1) 200.5.10.10, 200.15.1.5(1), 220.5.1(2), 220.5.10.1(2), 230.5.1.10(9)(B), apply to prevent the erection or use of an **apartment building** if the **building** or **structure** complies with (B) to (L) below.
- (B) The only uses permitted in the hatched area shown on Diagram 3 of By-law No. [Clerks to insert By-law No.], are flood or erosion control, storm water management and conservation works.

- (C) The total **gross floor area** of the **building** must not exceed a maximum of 5,610 square metres.
- (D) The maximum permitted number of **dwelling units** on the **lot** is fifty-eight (58).
- (E) 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 123.5 metres.
- (F) Despite (E) above, parapets, lighting fixtures, fences, safety railings, stairs, stair enclosures, terraces, landscape planters, trellises or privacy screens are 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 shown on Diagram 4;
- (G) No portion of any **building** or **structure** to be erected or used on the **lot** can extend beyond the lines delineated by the heavy lines on Diagram 4 of By-law No. [Clerks to insert By-law No.].
- (H) Despite (G) above, eaves, cornices, lighting fixtures, window sills, landscape planters, trellises, stairs, stair enclosures, railings, awnings, canopies and other minor architectural projections are permitted to project no more than 0.45 metres, beyond the heavy lines on Diagram 4.
- (I) Despite (G) above, balconies are permitted to project not more than 1.8 metres beyond the heavy lines on Diagram 4 on the north, south, and east elevations of the **building** but shall not project beyond the **lot lines** on Map 1.
- (J) A minimum of 0.5 **parking spaces** for each bachelor or one-bedroom **dwelling unit**, a minimum of 0.7 **parking spaces** for each **dwelling unit** containing two-bedrooms, and a minimum of 1.1 **parking spaces** for each **dwelling unit** containing three-bedrooms must be provided in a **parking garage** on the **lot**.
- (K) A minimum of 15 visitor **parking spaces** will be provided at the **mixed use building** known municipally in the year 2014 as 663 and 691 Kingston Road, and available for mutual use by the **apartment building** known municipally in the year 2014 as 622 and 646 Kingston Road and the **mixed use building** known municipally in the year 2014 as 663 and 691 Kingston Road.
- (L) A minimum of 36 square metres of indoor residential **amenity space** must be provided on the **lot** and be available for mutual use with the **mixed use building** known municipally in the year 2014 as 663 and 691 Kingston Road.

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

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

Name,

Speaker

Ulli S. Watkiss,
City Clerk

(Seal of the City)

Diagram 1

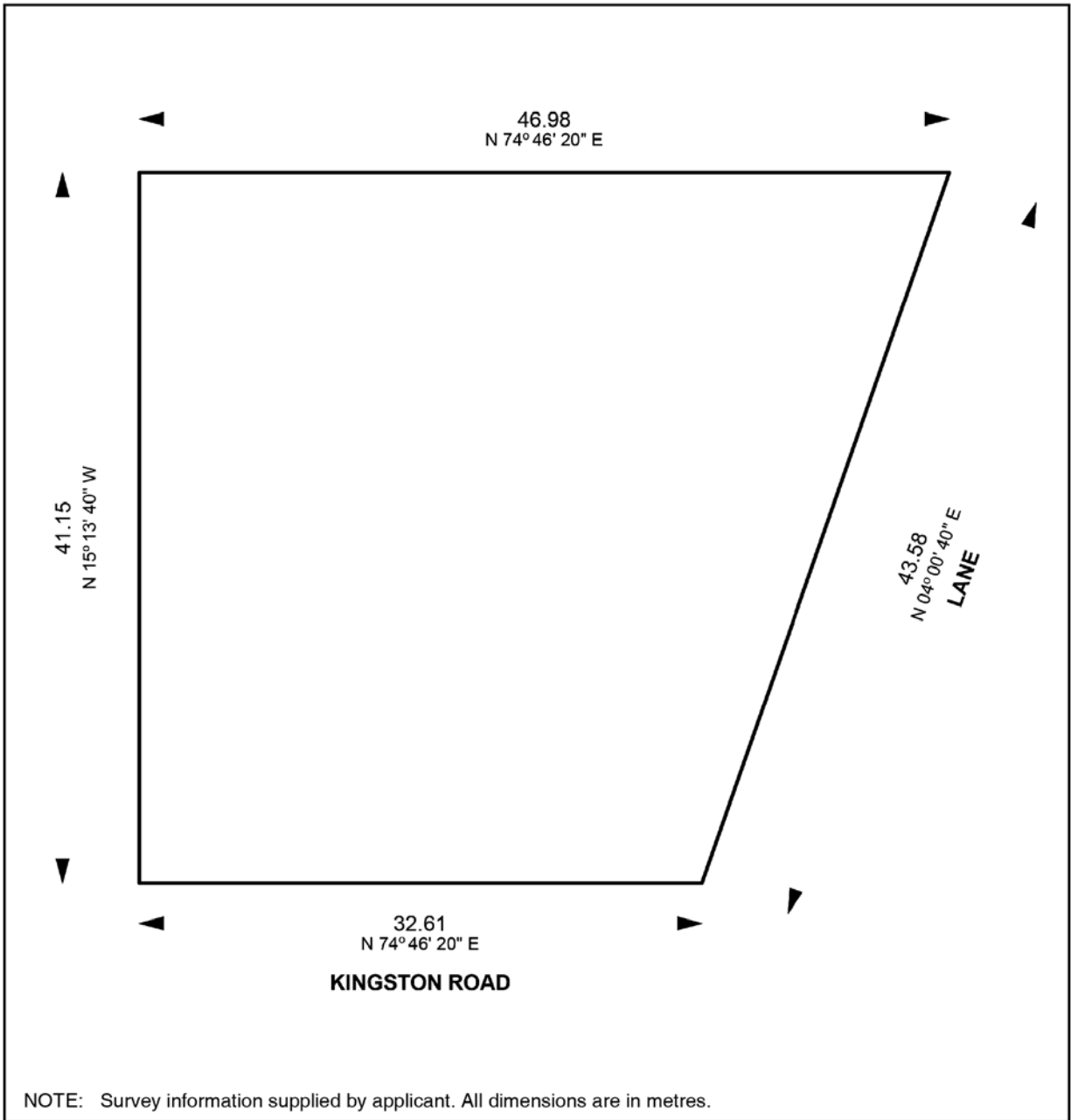


Diagram 2



Diagram 3

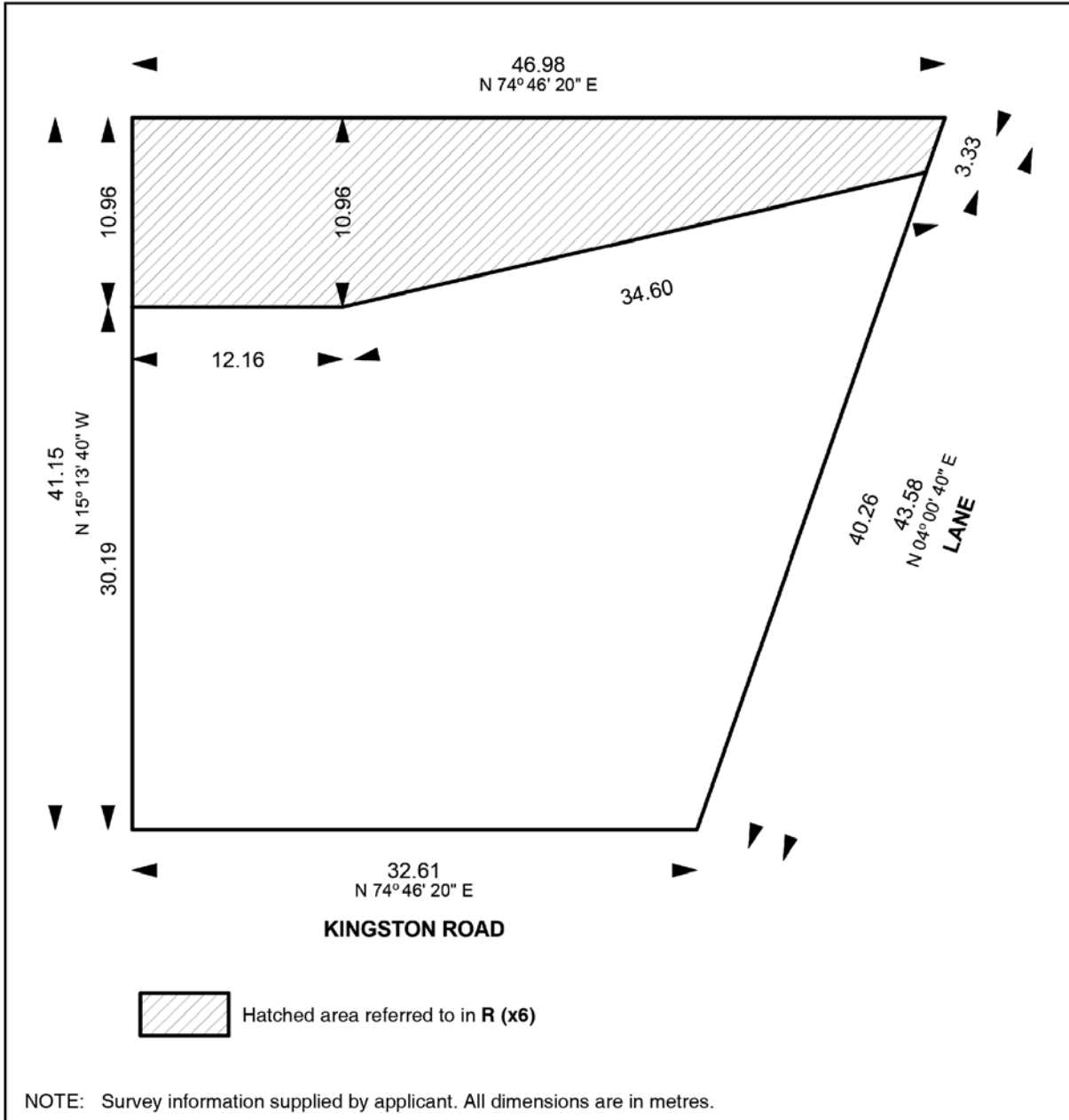
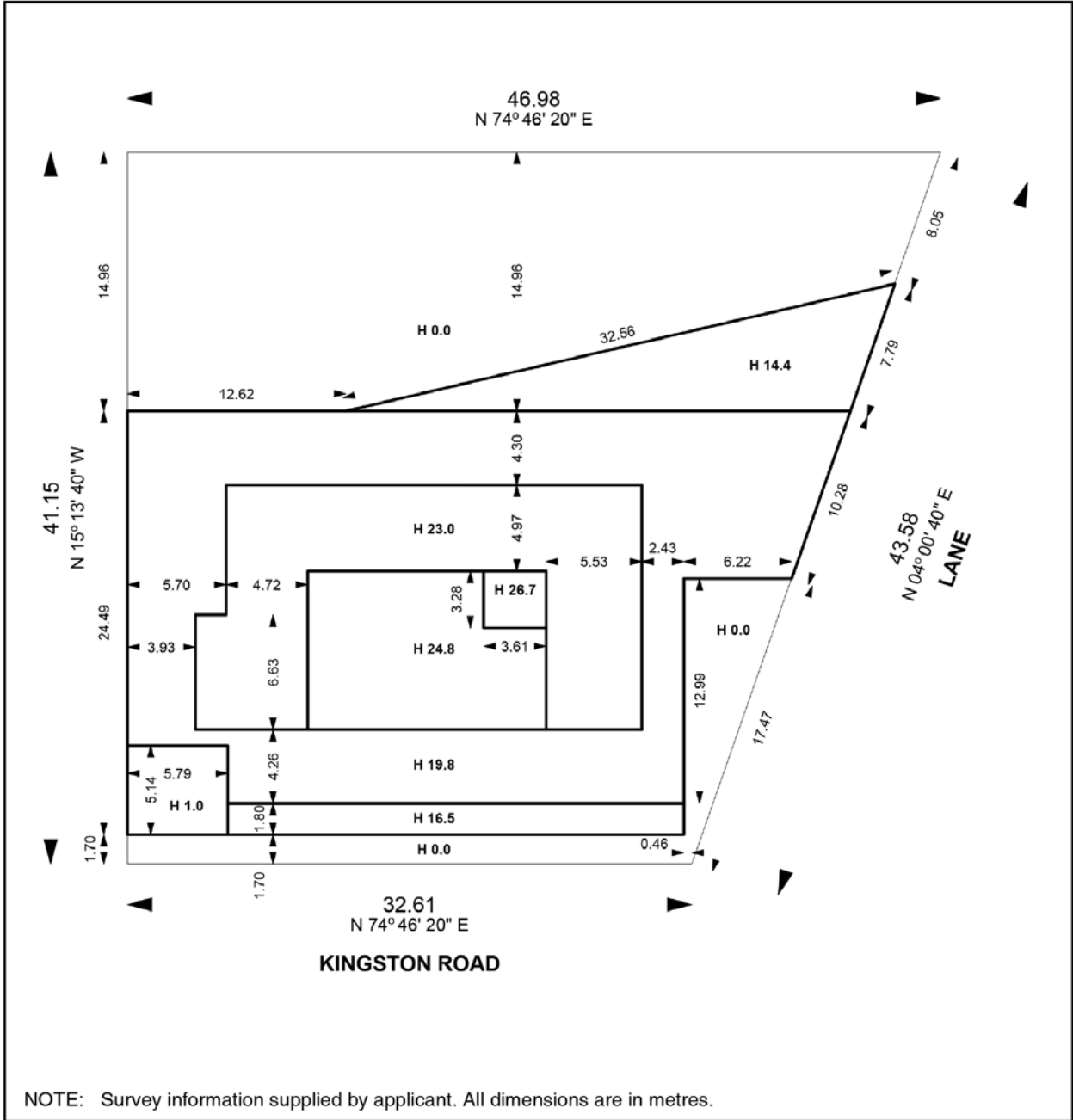


Diagram 4



622 - 646 Kingston Road

Diagram 4

File # 14 200168 STE 32 OZ



Not to Scale
06/09/2015