

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, 663 and 691 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 CR 2.0 (c0.5, r2.0) SS2 (x25), as shown on Diagram 2 attached to this By-law;
4. Zoning By-law No. 569-2013, as amended, is further amended by adding 900.11.10 Exception Number 25 so that it reads:

Exception CR 25

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 663 and 691 Kingston Road, if the requirements of this By-law [Clerks to insert By-law No.] are complied with, none of the provisions of 10.10.40.80(1)(C), 40.5.40.70.(1)(B), 40.10.40.1(1), 40.10.40.1(2)(A), 40.10.40.1(5)(A), 40.10.40.1(6), 40.10.40.10(2)(A), 40.10.40.10(5), 40.10.40.50(1), 40.10.40.70(2), 40.10.40.80(2), 40.10.50.10(2), 40.10.50.10(3), 200.5.10.1, 220.5.10.1(3), 230.5.1.10(9)(B), apply to prevent the erection or use of a **mixed use building** if the **building** or **structure** complies with (B) to (N) below.

- (B) Within the hatched area shown on Diagram 3 of By-law No. [Clerks to insert By-law No.], the only uses permitted are two **dwelling units** in a **mixed use building**, a below grade **parking garage**, and the vehicular access.
- (C) The total **gross floor area** of the **building** must not exceed a maximum of 5,500 square metres and must not exceed:
- (a) 4,875 square metres for the residential uses (**dwelling units**) in the **building**; and,
 - (b) 620 square metres for the non-residential use.
- (D) The maximum permitted number of **dwelling units** is forty-nine (49).
- (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 5 of By-law No. [Clerks to insert By-law No.], measured from the Canadian Geodetic Datum elevation of 125.5 metres.
- (F) Despite (E) above, 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 indicated on Diagram 5.
- (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 and Diagram 5 of the 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 and Diagram 5.
- (I) Despite (G) above, balconies are permitted to project not more than 1.8 metres beyond the heavy lines on Diagram 5 on the north and west elevations of the **building**.
- (J) Despite (G) and (I) above, balconies are permitted to project not more than 2.25 metres beyond the heavy lines as shown on the south elevation of Diagram 5 for portions of the **building** beginning 4.0 metres and higher measured from the Canadian Geodetic Datum elevation of 125.5 metres.
- (K) No windows or doors are permitted on the south elevation of the **building** unless a minimum setback of 3.5 metres is provided between the **main wall** of the **building** and the south **lot line**.

(L) Despite (K) above, doors are permitted on the south elevation of the **building** shown on Diagram 4.

(M) **Parking spaces** must be provided in accordance with the following:

- (a) A minimum of 0.5 **parking spaces** for each bachelor or one-bedroom unit **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 on the **lot** in a **parking garage**;
- (b) A minimum of 15 visitor **parking spaces** must be provided on the **lot** and be available for mutual use with the **apartment building** known municipally in the year 2014 as 622 and 646 Kingston Road.

(N) A minimum of 120 square metres of indoor **residential amenity space** must be provided on the **lot** and be available for mutual use with the **apartment building** known municipally in the year 2014 as 622 and 646 Kingston Road.

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

Enacted and passed on **July 7, 2015**.

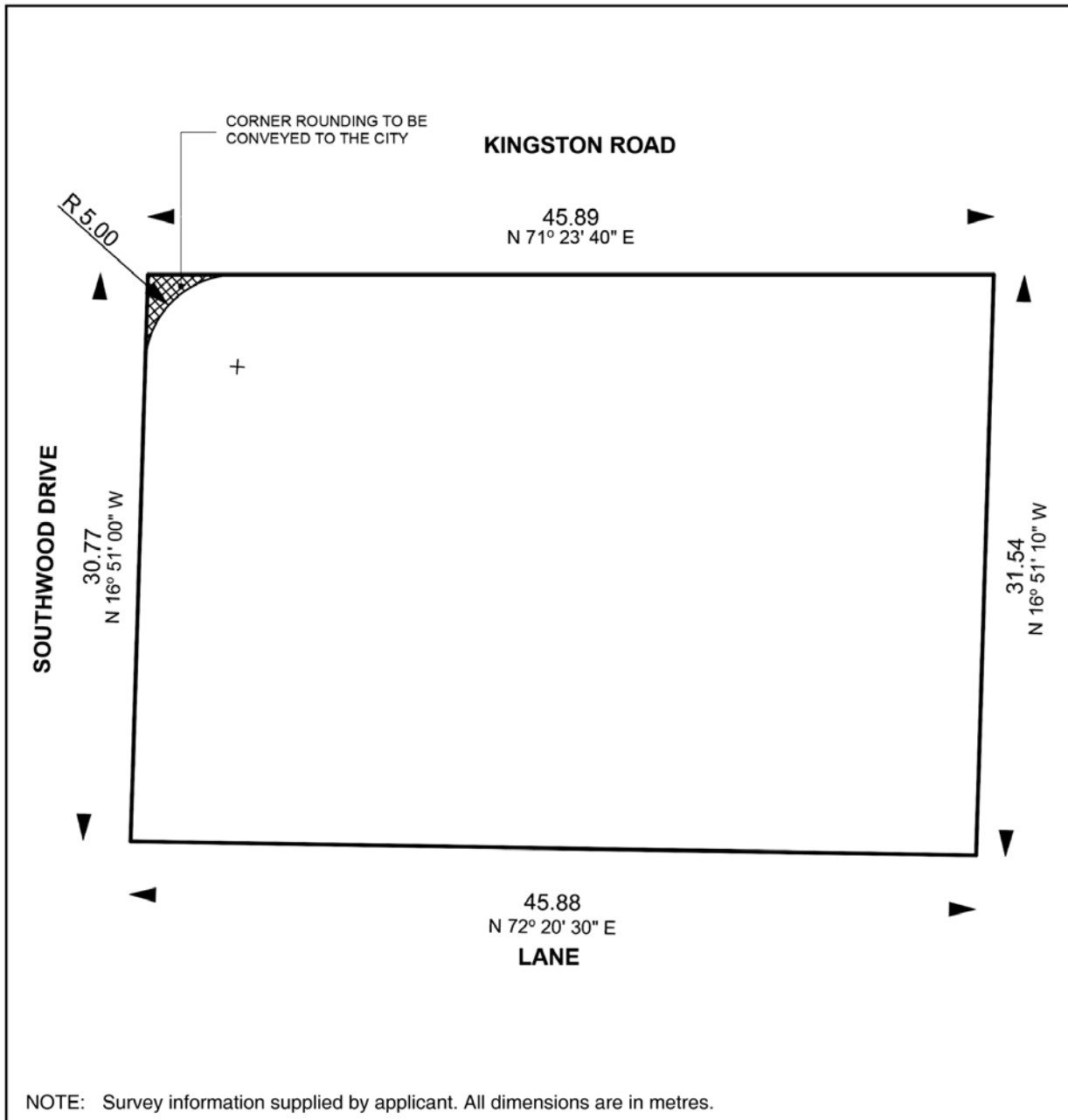
Name,

Speaker

Ulli S. Watkiss,
City Clerk

(Seal of the City)

Diagram 1



663 - 691 Kingston Road

Diagram 1

File # 14 200116 STE 32 OZ



Not to Scale
06/09/2015

Diagram 2



Diagram 3

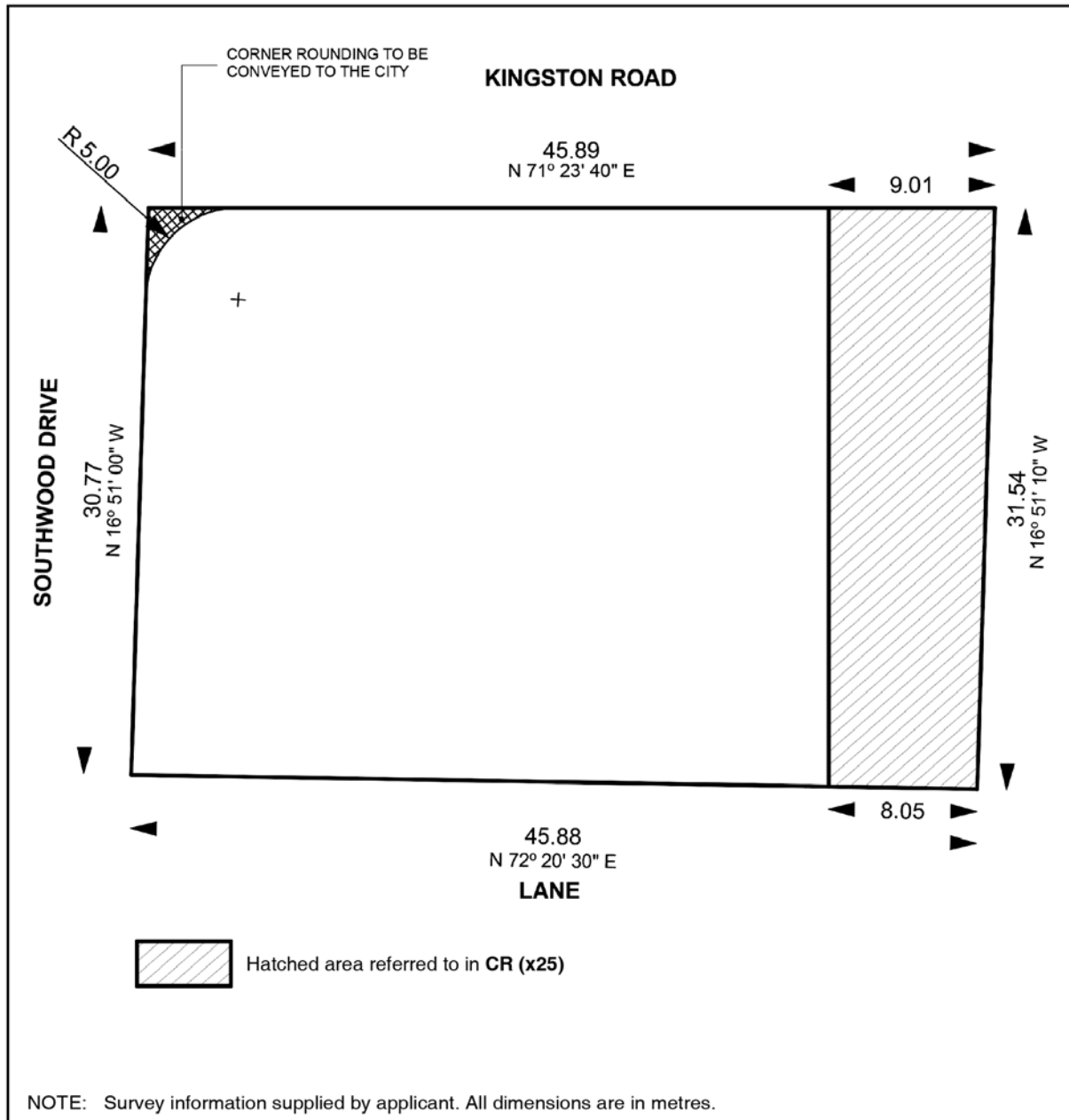
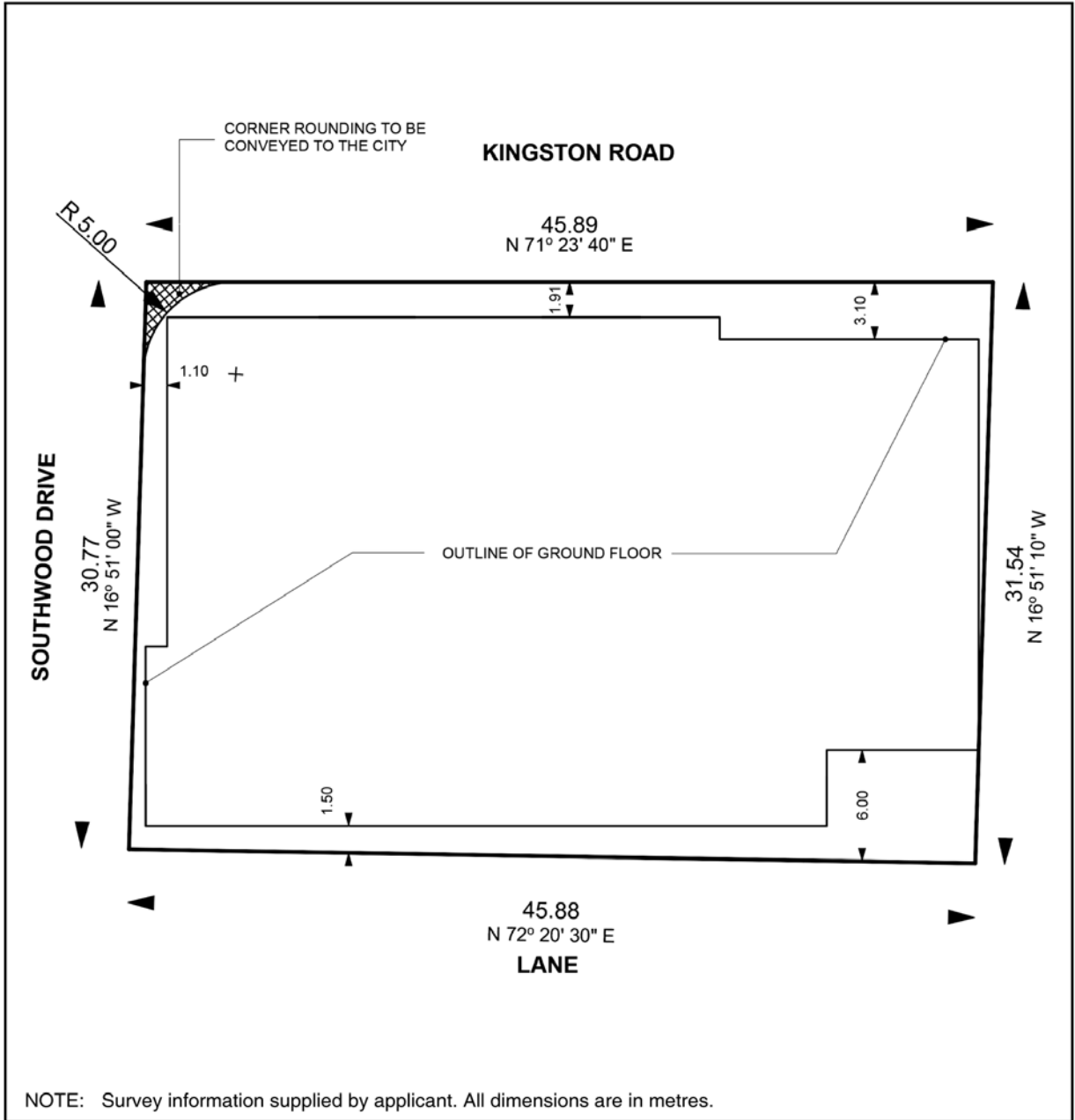


Diagram 4



663 - 691 Kingston Road

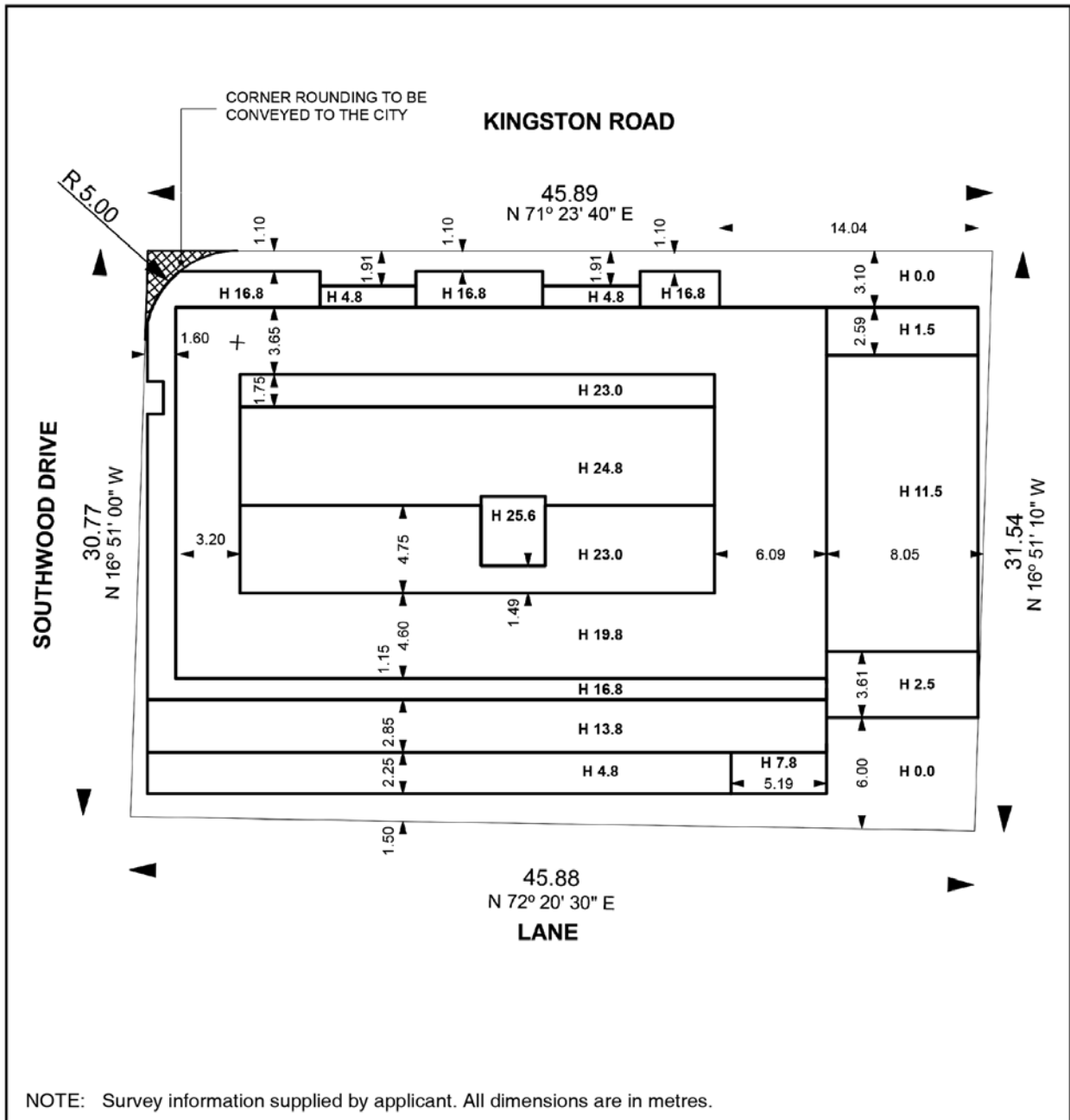
Diagram 4

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Diagram 5



663 - 691 Kingston Road

Diagram 5

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