Revised Attachment 7:
Draft Zoning By-law Amendment (569-2013 as amended)

Authority: Scarborough Community Council #, as adopted by City of Toronto Council on ~, 20~

CITY OF TORONTO

Bill No. ~

BY-LAW No. [XXXX- 2020]

To amend Zoning By-law No. 569-2013, as amended, with respect to the lands municipally known in the year 2019 as 6175 & 6183 Kingston Road and 1, 2, 4, 5, 7, 10 & 11 Franklin Avenue

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 RT (x210) and ON 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 and the Lot Coverage Overlay Map in Section 995.30.1 for the lands outlined by heavy lines and labeled ON on Diagram 2 attached to this By-law, to a null value;

5. Zoning By-law No. 569-2013, as amended, is further amended by adding Article 900.5.10 Exception Number RT 210 so that it reads:

(210) Exception RT 210

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) A required parking space must be located in an attached parking garage.

(B) On 'Area A' as identified on Diagram 3 of By-law No. XXX-2019, the following applies:
(i) Despite regulation 10.5.40.70(1) and clause 10.60.40.70, the required minimum building setbacks are as shown on Diagram 4 of By-law No. XX-2020;

(ii) For the purpose of establishing internal lot/parcel orientation, the front lot line is the lot line which divides the lot/parcel from Kingston Road or a private road as shown on Diagram 3 of By-law No. XX-2020;

(iii) For the purposes of calculating established grade to determine height, the minimum front yard setback is the required minimum building setback from the lot line abutting Kingston Road to the main wall for lots/parcel 1-8;

(iv) For the purposes of calculating established grade to determine height, the minimum front yard setback is the required minimum building setback from the lot line abutting a private road to the main wall for lots/parcel 19-26;

(v) A maximum of 16 dwelling units in townhouses are permitted;

(vi) Despite regulation 10.60.30.10(1)(C) the required minimum lot area for each lot containing a dwelling unit in a townhouse is 130 square metres;

(vii) Despite regulation 10.60.30.20(1)(B), the required minimum lot frontage for each lot containing a dwelling unit in a townhouse on Lots/Parcel 1-8 is 4.8 metres;

(viii) Despite regulation 10.60.40.1(3), the required minimum width of a dwelling unit in a townhouse on Lots/Parcels 1-8 is 4.8 metres;

(ix) Despite regulation 10.60.30.20(1)(B), the required minimum lot frontage for each lot containing a dwelling unit in a townhouse on Lots/Parcels 19-26 is 6.0 metres;

(x) Despite 10.60.40.1(3), the permitted maximum lot coverage for each lot is 60%;

(xi) Despite regulation 10.60.40.1(1), the permitted maximum height of a building or structure is 12.0 metres;

(xii) Despite regulation 10.60.40.10(2), the permitted maximum number of storeys of a building or structure is 3;

(xiii) Despite regulation 10.5.50.10(1)(B), the required minimum landscaping is 40% of the front yard for Lots/Parcels 19-26;
(xiv) Despite regulation 10.5.40.60(1)(D) in the rear yard of lot/parcel 26, a platform with a floor higher than the first storey of the building above established grade may encroach into the required rear yard setback 1.5 metres, if it is no closer to a side lot line than the required side yard setback plus 1.8 metres; and

(xv) Despite regulation 10.5.80.40(3), vehicle access to a parking space on a lot/parcel must be from a private lane for lots/parcels 1-8;

(C) On 'Area C' as identified on Diagram 3 of By-law No. XXX-2020, the following applies:

(i) Despite regulation 10.5.40.70(1) and clause 10.60.40.70, the required minimum building setbacks are as shown on Diagram 5 of By-law No. XX-2020.

(ii) A maximum of 8 detached houses are permitted;

(iii) Despite regulation 10.60.30.10, the required minimum lot area for each lot/parcel is as follows:

(a) Lots/Parcels 37: 240 square metres;
(b) Lots/Parcels 44, 39, 38: 300 square metres;
(c) Lots/Parcels 41, 43: 350 square metres; and
(d) Lots/Parcel 40, 42: 400 square metres;

(iv) Despite regulation 10.60.30.20(B), the required minimum lot frontage is 9.0 metres;

(v) Despite regulation 10.60.30.20(B) and (F)(iv) above, the required minimum lot frontage is 10.0 metres for lot/parcel 37;

(vi) Despite clause 10.60.30.40, the permitted maximum lot coverage for each lot is 46%;

(vii) Despite regulation 10.60.40.10(1), the permitted maximum height of a building or structure is 11.0 metres; and

(viii) Despite regulation 10.60.40.10(2), the permitted maximum number of storeys of a building or structure is 2;

(D) On 'Area B' as identified on Diagram 3 of By-law No. XXX-2019, the following applies:
(i) Despite regulation 10.5.40.70(1) and clause 10.60.40.70, the required minimum building setbacks are as shown on Diagram 4 of By-law No. XX-2020;

(ii) For the purpose of establishing internal lot/parcel orientation, the front lot line is the lot line which divides the from Franklin Avenue;

(iii) A maximum of 10 semi-detached houses and 20 dwelling units are permitted;

(iv) Despite regulation 10.60.30.10(1)(B) the required minimum lot area for each lot containing a dwelling unit in a semi-detached house 150 square metres;

(v) Despite regulation 10.60.30.20(1), the required minimum lot frontage for each lot/parcel is as follows:

(a) Lots/Parcels 9-17: 6 metres;
(b) Lots/Parcels 18: 4.5 metres
(c) Lots/Parcels 27-32: 6 metres; and
(d) Lots/Parcels 33-36: 7 metres;

(vi) Despite regulation 10.60.40.10(1), the permitted maximum height of a building or structure is 12.0 metres;

(vii) Despite regulation 10.60.40.10(2), the permitted maximum number of storeys of a building or structure is 3;

(viii) Despite regulation 10.60.40.10(1)(B) and (G)(vi) above, the permitted maximum height of a building or structure for lots/parcels 33-36 is 11.0 metres;

(ix) Despite regulation 10.60.40.10(2) and G(vii) above, the permitted maximum number of storeys of a building or structure for lots/parcels 33-36 is 2 storeys;

(x) Despite regulation 10.5.50.10(1)(B), a minimum of 40% of the front yard must be landscaping;

(xi) Despite regulation 10.5.80.40(3), vehicle access to a parking space on a lot/parcel must be from a private lane for lots/parcels 9-18 and lots/parcels 27-32;

(xii) Despite regulation 10.60.30.40(1), the permitted maximum lot coverage for each lot/parcel is 50%;
(xiii) The permitted maximum area of a **platform**, such as a deck, with access from the second **storey** is 8.0 square metres;

(xiv) A permitted platform in a **rear yard** must not project beyond the **rear main wall** of the first floor for lots/parcels 9-18 and lots/parcels 27-32;

(xv) Despite regulation 10.5.40.60 (6) (A) a window projection may occupy 70 percent of the front wall for lots/parcels 27-32;

(xvi) Despite regulation 10.5.40.60(6)(A) a window projection may occupy 84 percent of the front wall for lots/parcels 12 and 15;

(xvii) Despite 10.5.50.10(3) for each lot/parcel containing a **dwelling unit** in a **semi-detached house** a minimum of 20% of the **rear yard** must have **soft landscaping**.

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)