

Attachment 6: Draft Zoning By-law Amendment (569-2013)

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

CITY OF TORONTO

Bill No. ~

BY-LAW No. --20~

To amend the City of Toronto Zoning By-law No. 569-2013, as amended, with respect to the lands municipally known as 507, 509, 511 Kingston Road in the year 2019

WHEREAS authority is given to Council by 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;

The Council of the City of Toronto ENACTS as follows:

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) (x80), as shown on Diagram 2 attached to this By-law.
4. Zoning By-law No. 569-2013, as amended, is further amended by adding Article 900.2.10 Exception Number 80 so that it reads:

Exception R 80

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) Despite regulation 10.10.40.40(1), the permitted maximum **gross floor area** of the **building** is 4,200 square metres;
- (B) The permitted maximum number of **dwelling units** is 30;
- (C) Despite regulation 10.10.40.10(1), the permitted maximum height of any **building** or **structure** on the **lot** must not exceed the height in metres indicated

by the numbers following the symbol "HT" as shown on Diagram 3 of By-law No. ____-2019;

(D) For the purposes of this exception, **established grade** is the Canadian Geodetic Datum elevation of 113.8 metres;

(E) Despite (C) above, and regulation 10.5.40.10(2)-(5), the following may project above the permitted maximum height:

- i. awnings, balustrades, canopies, cornices, eaves, fixtures, ornamental elements, lighting fixtures, mechanical equipment, parapets, railings, trellises, vents, skylights, planters, chimney stacks, and other minor architectural projections a maximum of 3.0 metres;

(F) Despite regulation 10.5.40.70(1) and Clause 10.10.40.70, the required minimum **building setbacks** are as shown on Diagram 3 attached to By-law No. ____-2019;

(G) Despite(F) above, and Clause 10.5.40.60 the following may encroach into the required minimum **building setbacks** as shown on Diagram 3 attached to By-law No. ____-2019:

- i. balconies above the first **storey** a maximum of 2.5 metres; and
- ii. awnings, balustrades, canopies, cornices, eaves, fixtures, ornamental elements, lighting fixtures, mechanical equipment, parapets, railings, trellises, vents, window sills, planters, and other minor architectural projections a maximum of 1.0 metres;

(H) Despite regulation 10.5.50.10(4) a minimum of 13.9% of the area of the **lot** must be **landscaping**, and 8.3% must be **soft landscaping**;

(I) Regulation 10.5.50.10(5) regarding a minimum 1.5 metre wide strip of soft landscaping does not apply;

(J) Despite regulation 10.10.40.50(1) the required minimum indoor **amenity space** is 100 square metres and the required minimum outdoor **amenity space** is 55 square metres;

(K) Despite regulation 5.10.1.30(3) **dwelling units** are permitted below **established grade**;

(L) Regulation 10.5.100.1 (5) regarding **driveway** access to **apartment buildings** does not apply.

(M) Despite regulation 10.10.40.30(1)(B), the permitted maximum **building depth** for an **apartment building** is 41.0 metres;

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

ENACTED AND PASSED this ~ day of ~, A.D. 20~.

JOHN TORY, ULLI S. WATKISS,
Mayor City Clerk

(Corporate Seal)

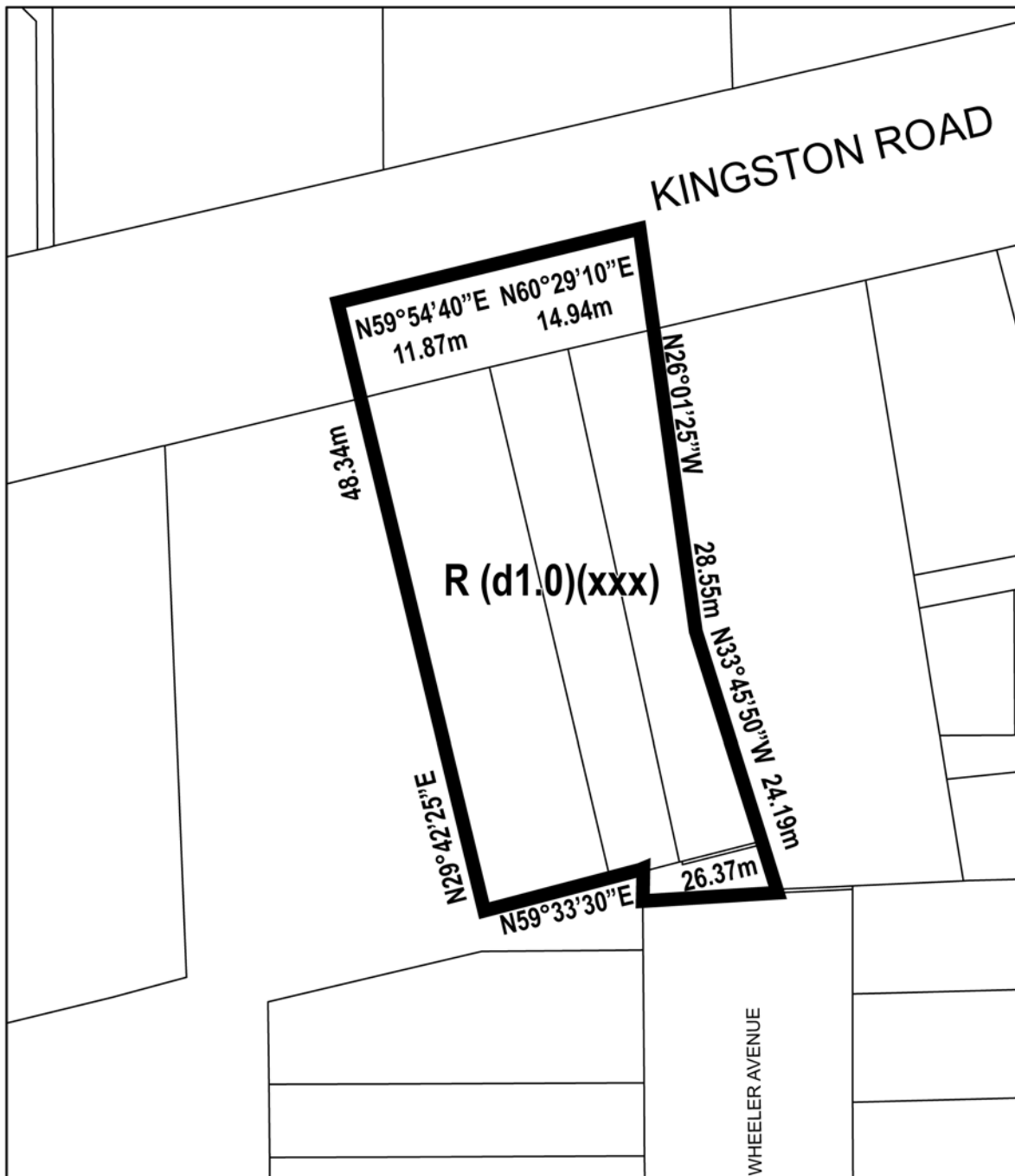


TORONTO
Diagram 1

507, 509, 511 Kingston Road

File # 16 264958 STE 32 OZ


City of Toronto By-law 569-2013
 Not to Scale
 01/07/2020



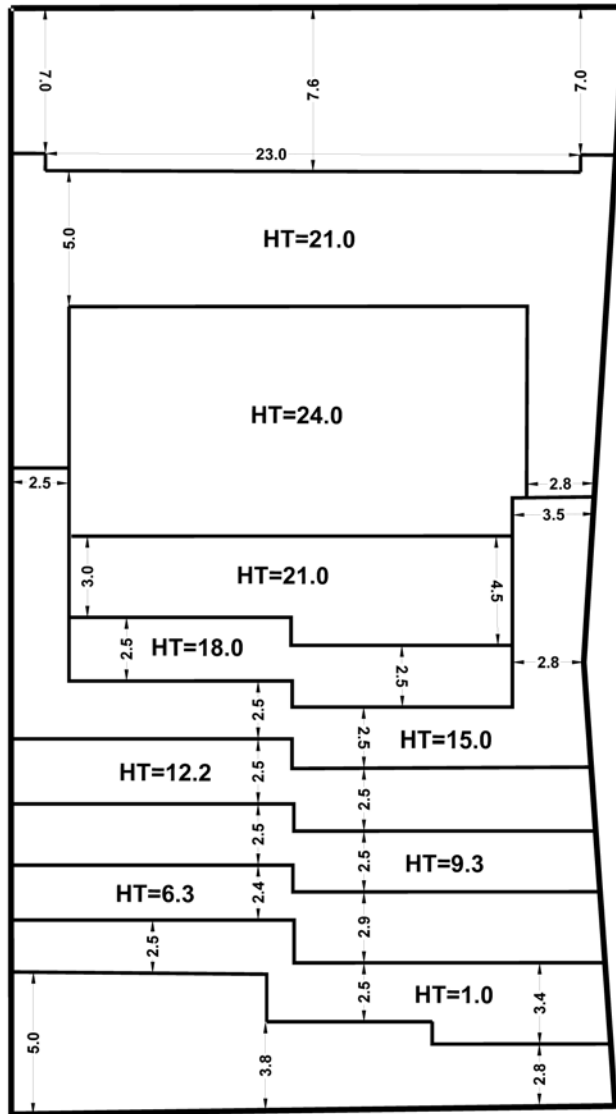
TORONTO
Diagram 2

507, 509, 511 Kingston Road

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 City of Toronto By-law 569-2013
 Not to Scale
 01/07/2020

KINGSTON ROAD



WHEELER AVE.

 **TORONTO**
Diagram 3

507, 509, 511 Kingston Road

File # 16 264958 STE 32 0Z


City of Toronto By-law 569-2013
Not to Scale
01/07/2020