

## **Attachment 7: Draft Zoning By-law Amendment (438-86)**

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 former City of Toronto Zoning By-law No. 438-86, as amended, with respect to the lands municipally known in the year 2019 as 507, 509, 511 Kingston Road**

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 HEREBY ENACTS as follows:

1. None of the provisions of Section 4(2), 4(4), 4(6), 4(12), 4(13), 4(16), 6(3) Part I, 6(3) Part II, 6(3) Part III, and 6(3) Part XI of By-law No. 438-86, being "A By-law to regulate the use of land and the erection, use, bulk, height, spacing of and other matters relating to buildings and structures and to prohibit certain uses of land and the erection and use of certain buildings and structures in various areas of the City of Toronto", shall apply to prevent the erection and use of a *residential building* on the *lot* delineated by heavy lines on the attached Map 1, provided that:

a. the *lot* consists of those lands delineated by the heavy lines on Map 1 attached to and forming part of this By-law;

b. no portion of any above grade *building* or structure to be erected or used on the *lot* can extend beyond the lines delineated by the heavy lines on Map 2 attached to and forming part of this By-law except any other type of structure identified as a permitted projection. Of By-law No. 438-86, provided that the restrictions and qualifications in that Section are complied with;

c. despite subsection (b) herein, awnings, balustrades, canopies, cornices, eaves, fixtures, ornamental elements, lighting fixtures, mechanical equipment, parapets, railings, trellises, vents, window sills, planters, and other minor architectural projections are permitted to project no more than 1.0 metres beyond the heavy lines on Map 2;

d. despite subsection (b) herein, balconies above the ground floor are permitted to project no more than 2.5 metres;

e. the *height* of the building on the *lot* shall not exceed the maximum *height* permitted as indicated by the letter "H" as shown on Map 2 attached to and forming part of this By-law;

f. despite subsection (d) of this By-law, 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 are permitted to project no more than 3.0 metres beyond the *height* stipulated on Map 2;

g. the maximum *residential gross floor area* of the building on the *lot* will not exceed 4,200 square metres;

h. *parking spaces* will be provided in the following manner:

i. a minimum of 1.06 *parking spaces* for each dwelling unit will be provided on the *lot*;

ii. a minimum of 0.20 visitor *parking spaces* for each dwelling unit will be provided on the *lot*;

i. *bicycle parking spaces* will be provided in the following manner:

i. a minimum of 1.0 *bicycle parking spaces* for each dwelling unit, allocated as 0.9 "long-term" *bicycle parking spaces* per dwelling unit and 0.1 "short-term" *bicycle parking spaces* per dwelling unit;

j. a minimum of 100 square metres of indoor *residential amenity space* will be provided on the *lot*.

k. a minimum of 55 square metres of *outdoor amenity space* will be provided on the *lot*;

l. For the purposes of this By-law, the terms set forth in bold shall have the same meaning as such terms have for the purposes of By-law No. 569-2013 as amended except that the following definitions shall apply:

i. "*grade*" shall mean 113.8 metres Canadian Geodetic Datum;

ii. "*height*" shall mean the vertical distance between *grade* and the highest point of the *building* shown on Map 2.

2. Notwithstanding any severance, partition or division of the *lot*, the provisions of this By-law shall apply to the whole of the *lot* as if no severance, partition or division had occurred.

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

JOHN TORY,           ULLI S. WATKISS,

Mayor City Clerk  
(Corporate Seal)



**TORONTO**  
Map 1

**507, 509, 511 Kingston Road**

File # 16 264958 STE 32 OZ

City of Toronto By-law 438-86  
Not to Scale  
01/07/2020

