

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

CITY OF TORONTO

BY-LAW No. ###-20~

To repeal the former City of Scarborough West Hill Community Zoning By-law 10327, as amended by Zoning By-law No. 597-2003, as amended, with respect to the lands municipally known in the year 20~ as 4630 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 Schedule 'A' attached to this By-law.
2. By-law 10327, as amended, is further amended such that no provisions of the Zoning By-law apply to the lands identified in Schedule 'A' attached to this By-law.
3. Zoning By-law No. 597-2003, as amended, is further amended such that no provisions of this amending by-law apply to the lands identified in Schedule 'A' attached to this by-law.

Enacted and passed on [month day, year].

[full name],
Speaker

[full name],
City Clerk

(Seal of the City)



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

CITY OF TORONTO

BY-LAW No. ###-20~ DRAFT

To amend Zoning By-law No. 569-2013, as amended, with respect to the lands municipally known in the year 20~ as 4630 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 adding the lands subject to this By-law to the Zoning By-law Map in Section 990.10, and applying the following zone label to these lands: CR 4.5 (c0.5; r4.5) SS2 (x####) as shown on Diagram 2 attached to this by-law.
4. Zoning By-law 569-2013, as amended, is further amended by adding the lands subject to this by-law to the Policy Areas Overlay Map in Section 995.10, and applying the following label to these lands: PA-4, and by applying the Major Street Overlay Map to the segment of Kingston Road as shown on Diagram 3 attached to this by-law.
5. Zoning By-law 569-2013, as amended, is further amended by adding the lands subject to this by-law to the Parking Zone B on Diagram 1 attached to this by-law.
6. Zoning By-law 569 -2013, as amended, is further amended by adding the lands subject to this By-law to the Lot Coverage Overlay Map, and applying no label to the lands.
7. Zoning By-law 569-2013, as amended, is further amended by adding the lands subject to this By-law to the Rooming House Overlay Map, and applying no label to the lands.
8. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.11.10 Exception Number [##] so that it reads:

(###) Exception CR ##

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions.

Site Specific Provisions:

- (A) On 4630 Kingston Road, shown on Diagram 1 of By-law ##-20~, a **building** or **structure** may be constructed, used or enlarged in compliance with Sections (B) to (CC) below;
- (B) For the purposes of this exception, the **lot** is comprised of the lands outlined by heavy black lines, shown on Diagram 1 of By-law ##-20~ ;
- (C) In accordance with Clause 5.10.30.20, the **lot line** abutting Kingston Road is the **front lot line**;
- (D) Despite regulations 40.5.40.10(1) and (2), the height of a **building** or **structure** is the distance between the Canadian Geodetic Datum of 120.94 metres and elevation of the highest point of the **building** or **structure**;
- (E) Despite regulation 40.5.40.10(4)(A), equipment used for the functional operation of the **building**, on the 43.0 metre height limit area shown on Diagram 4, such as:
 - (i) equipment used for the functional operation of the **building** including elevator shafts, overruns and machine rooms, telecommunications equipment, air shafts, wind and privacy screens, electrical, utility, mechanical and ventilation equipment, roof access, maintenance equipment storage, chimneys, roof assemblies and vents exhaust flues, garbage chute overruns, lightning rods and building maintenance units, safety and window washing equipment may project above the height limit to a maximum of 7.5 metres;
 - (ii) **structures** that enclose, screen or cover the equipment, structures and parts of a building listed in (i) above, inclusive of a mechanical penthouse, enclosed stairwells and elevator shafts may project above the height limit to a maximum of 7.5 metres;
 - (iii) architectural features, parapets, roof drainage components, and thermal and waterproofing assembly, and elements and structures associated with a green roof may project above the height limit to a maximum of 2.5 metres;
- (F) Despite regulation 40.5.40.10(5)(A), the total area of all equipment, **structures**, or parts of a **building** may cover 55 percent of the area of the roof at the 43.0 m height limit on Diagram 4, measured horizontally;

- (G) Despite regulation 40.5.40.10(5)(A), equipment used for the functional operation of the **building** and other **structures** or elements on height limit areas below 43.0 metres as shown on Diagram 4, such as:
- (i) equipment used for the functional operation of the **building** including air shafts, wind and privacy screens, electrical, utility, mechanical and ventilation equipment, roof access, maintenance equipment storage, , roof assemblies and vents exhaust flues, enclosed stairwells, and building maintenance units, safety and window washing equipment may project above the applicable height limit to a maximum of 2.5 metres;
 - (ii) **structures** that enclose, screen or cover the equipment, structures and parts of a **building** listed in (i) above, enclosed stairwells may project above the applicable height limit to a maximum of 3.2 metres;
 - (iii) planters, landscaping features, guard rails, and divider screens on a balcony and/or terrace may project above the applicable height limit to a maximum of 2.0 metres;
 - (iv) architectural features, parapets, roof drainage components, and thermal and waterproofing assembly, and elements and **structures** associated with a **green roof** may project above the applicable height limit to a maximum of 2.5 metres;
 - (v) trellises, pergolas, wheelchair ramps, structural/non-structural architectural columns/piers ornamental elements, balcony and terrace guards and dividers, railings, and unenclosed structures providing safety or wind protection to rooftop amenity space may project above the applicable height limit to a maximum of 4.0 metres;
- (H) In accordance with regulation 40.5.40.40(3), the permitted maximum **gross floor area** is 34,000 square metres;
- (I) Despite regulation 40.10.40.1(1)(B)(i) and (ii), **dwelling units** may be located on the first **storey** of a **building** on a **corner lot**;
- (J) Despite regulation 40.10.40.10(1)(A), the permitted maximum height of a **building** or **structure** is the number following the HT symbol as shown on Diagram 4 attached to By-law #-20~ ;
- (K) Despite regulation 40.10.40.10(5), the required minimum height of the first **storey**, is measured between the floor of the first **storey** and the ceiling of the first **storey**, is 2.5 metres;
- (L) Despite regulations 40.10.40.50(1) and 40.10.40.50(1) (A), the minimum rate for **amenity space** must be 4.0 square metres for each **dwelling unit**, of which at least 1.2 square metres for each **dwelling unit** is indoor **amenity space**;

- (M) Despite regulations 40.10.40.60(9) and 40.10.40.70(2)(G), balconies, railings, landscape elements, roofing projections, or other similar features may penetrate an angular plane to a maximum of 1.1 metres;
- (N) Despite regulation 40.10.40.70(2)(A) and 40.10.40.70(4), the required minimum **building setbacks** are as shown on Diagram 5 attached to By-law #-20~ ;
- (O) Despite regulation (N) above, certain **building** elements may penetrate the required minimum **building setbacks** as shown in Diagram 5, such as:
- (i) balconies, to a maximum of 2.5 metres;
 - (ii) architectural features, such as a pilaster, decorative column, cornice, sill, belt course, or chimney breast, window projections, including bay windows and box windows and eaves to a maximum of 1.8 metres;
 - (iii) decks, porches, and balconies, to a maximum extent of 2.5 metres
 - (iv) exterior stairs, access ramps and elevating devices, to a maximum extent of 1.0 metres;
 - (v) cladding added to the exterior surface of the main wall of a building, to a maximum extent of 1.0 metre;
 - (vi) architectural features, such as a pilaster, decorative column, cornice, sill, belt course, or chimney breast, to a maximum extent of 1.0 metre;
 - (vii) window projections, including bay windows and box windows, to a maximum extent of 2.5 metres;
 - (viii) eaves, to a maximum extent of 2.0 metres;
 - (ix) dormers to a maximum extent of 2.0 metres; and
 - (x) air conditioners, satellite dishes, antennae, vents, and pipes to a maximum extent of 2.0 metres;
- (P) Despite regulation 40.10.40.70(2), no **building** or **structure** may penetrate a 45-degree **angular plane** as measured at a line parallel to and at a height of 34.4 metres above the **front lot line** that abuts Kingston Road for a distance of 78.5 metres as shown on Diagram 6a attached to By-law #-20~ ;
- (Q) Despite regulation 40.10.40.70(2), no **building** or **structure** may penetrate a 45-degree **angular plane** as measured at a line parallel to and at a height of 4.5 metres above the **rear lot line** that abuts the rear lot line of properties on Manse Road for a distance of 103.3 metres as shown on Diagram 6b attached to By-law #-20~ ;

- (R) Despite regulation 40.10.40.70(2), no **building** or **structure** may penetrate a 45-degree **angular plane** as measured at a line parallel to and at a height of 34.4 metres above the **side lot line** that abuts Manse Road for a distance of 32.7 metres as shown on Diagram 6c attached to By-law #-20~ ;
- (S) Despite regulation 40.10.40.70(2), no **building** or **structure** may penetrate a 45-degree **angular plane** as measured at a line parallel to and at a height of 16.0 metres above the **side lot line** that abuts Manse Road for a distance of 26.8 metres as shown on Diagram 6d attached to By-law #-20~ ;
- (T) Despite regulation 40.10.50.10(3), a minimum 1.5 metre wide strip of **soft landscaping** must be provided along 85 percent of the **rear lot line** that abut **lots** in the Residential Zone category;
- (U) Regulation 40.10.90.10(1)(C), pertaining to **loading space** location, does not apply;
- (V) Despite regulation 200.5.1.10(2), a maximum of 12 percent of the required number of **parking spaces** may have a minimum length of 5.1 metres and a minimum width of 2.4 metres;
- (W) Despite regulation 200.5.1.10(2)(D), where a **parking space** is limited by a wall or other permanent obstruction, 0.3 metre is not required for each side of the parking space that is obstructed;
- (X) Despite regulation 200.15.1(4), **accessible parking spaces** below grade are not required to be closest to a barrier free passenger elevator that provides access to the first storey of the **building** or the shortest route from the required entrance to the elevator;
- (Y) Despite regulation 200.15.1(4), **accessible parking spaces** must be located no more than 30.0 metres from a barrier free entrance to the **building** or to a passenger elevator in the **building**;
- (Z) Despite Clause 220.5.10.1, the required minimum **loading spaces** is 1 Type “G”;
- (AA) Despite regulation 230.5.1.10, the minimum dimensions of a **bicycle parking space** are as follows:
- (i) For a **bicycle parking space** that is not a **stacked bicycle parking space**:
 - a) minimum length of 1.8 metres;
 - b) minimum width of 0.2 metres;
 - c) minimum vertical clearance from the ground of 1.9 metres;
 - (ii) For a **stacked bicycle parking space**:
 - a) minimum length of 1.8 metres;
 - b) minimum width of 0.2 metres;
 - c) minimum vertical clearance from the ground of 1.0 metres;

- (BB) Despite regulations 230.5.1.10(9) and (10), both "long-term" and "short-term" **bicycle parking spaces** may be located in **stacked bicycle parking spaces** and may be located on any level of the **building** below grade;
- (CC) Despite regulation 230.10.1.20(2), "short-term" **bicycle parking spaces** may be located more than 30.0 metres from a pedestrian entrance to the **building** on the **lot**.

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

- 9. Despite any severance, partition or division of the lands, the provisions of this By-law shall apply as if no severance, partition or division occurred.

Enacted and passed on [month day, year].

[full name],
Speaker

[full name],
City Clerk

(Seal of the City)

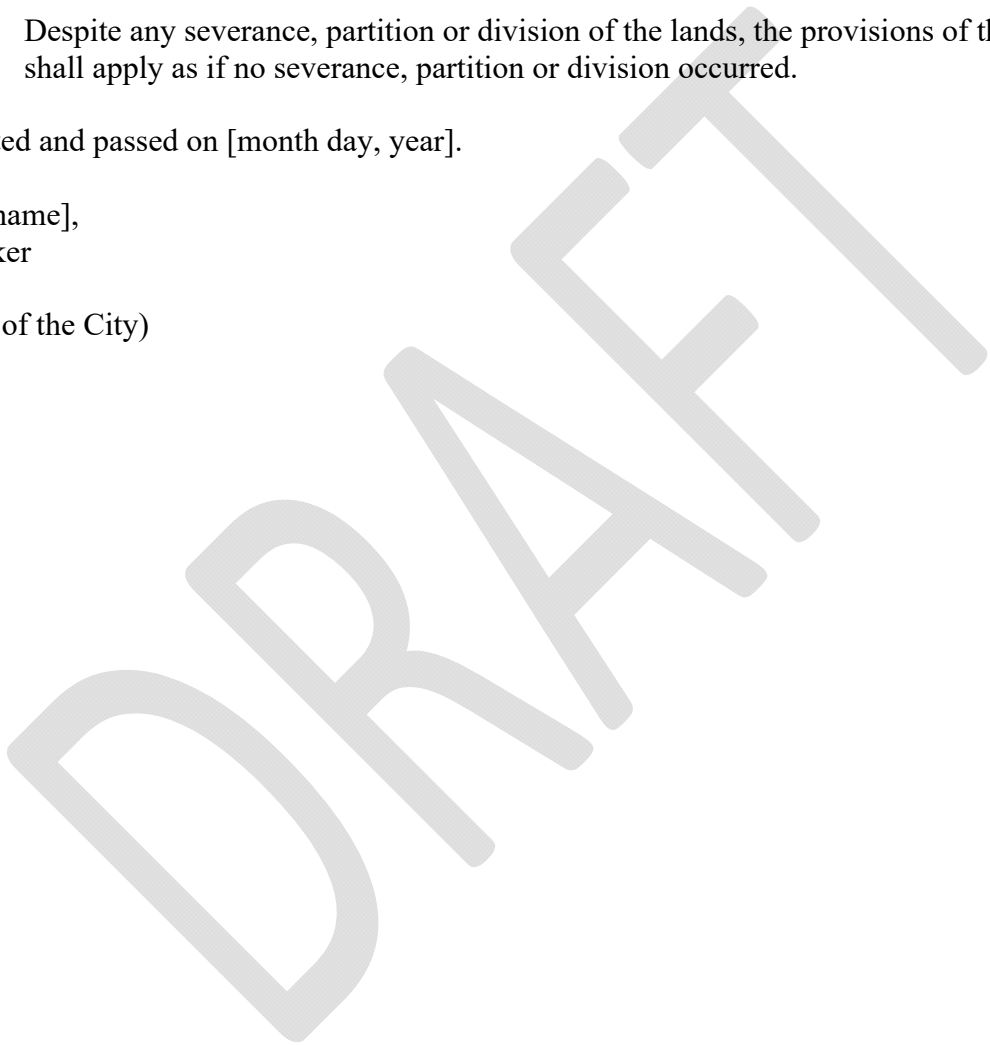




Diagram 1

4630 Kingston Road

File # 21 250500 ESC 25 OZ





4630 Kingston Road

Diagram 2

File # 21 250500 ESC 25 OZ





Diagram 3

4630 Kingston Road

File # 21 250500 ESC 25 OZ



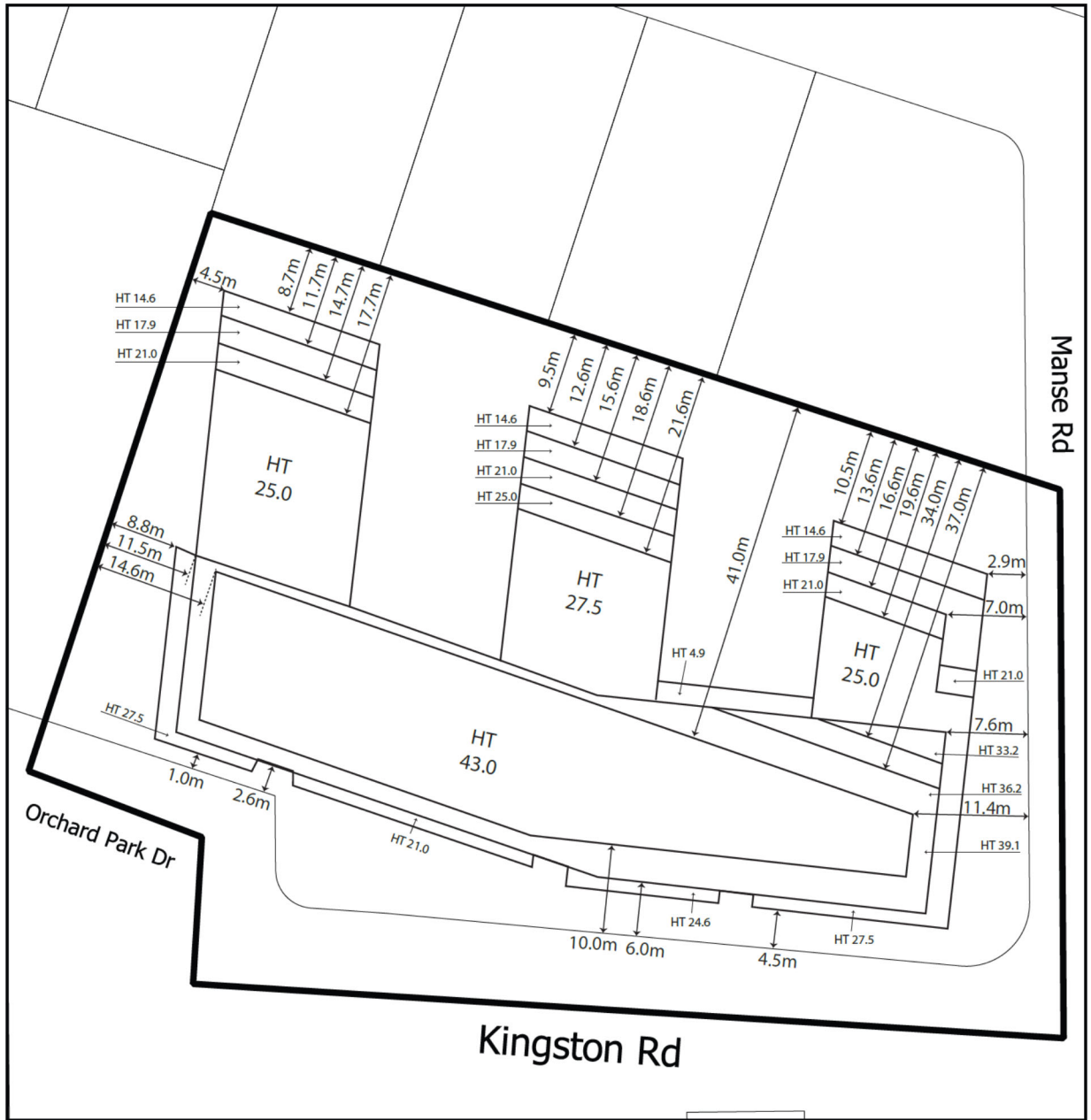


Diagram 4

4630 Kingston Road

File # 21 250500 ESC 25 OZ





Diagram 5

4630 Kingston Road

File # 21 250500 ESC 25 OZ



City of Toronto By-law 569-2013
Not to Scale
June 2023

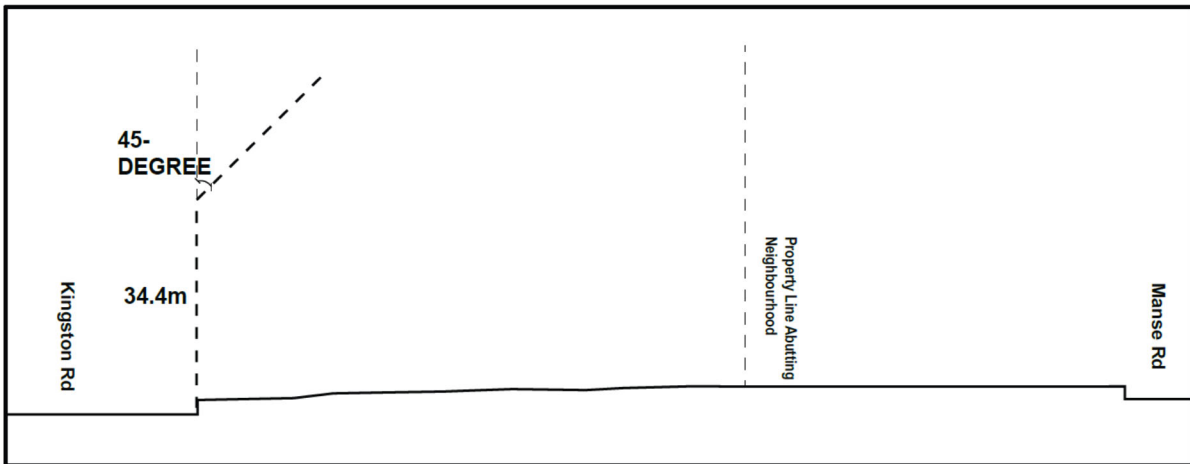
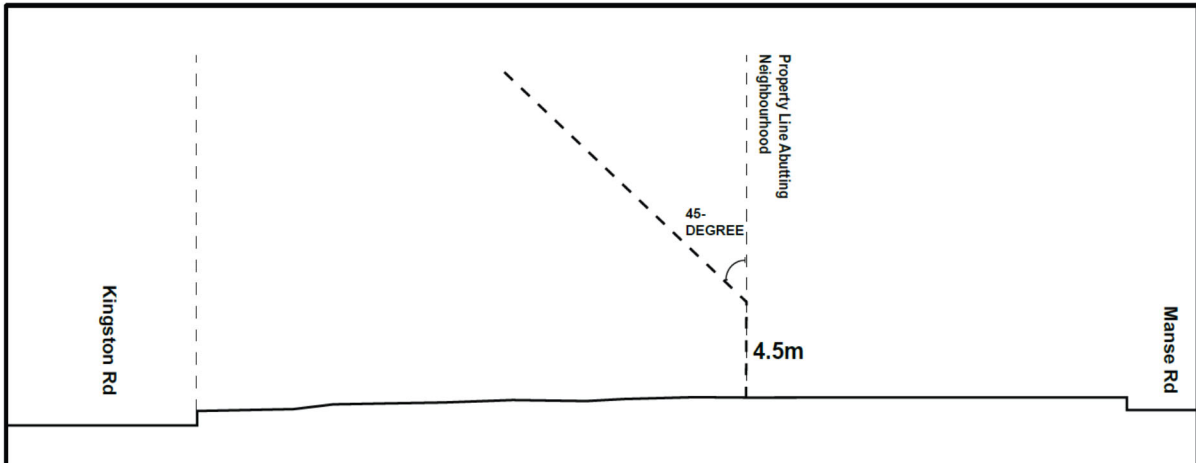
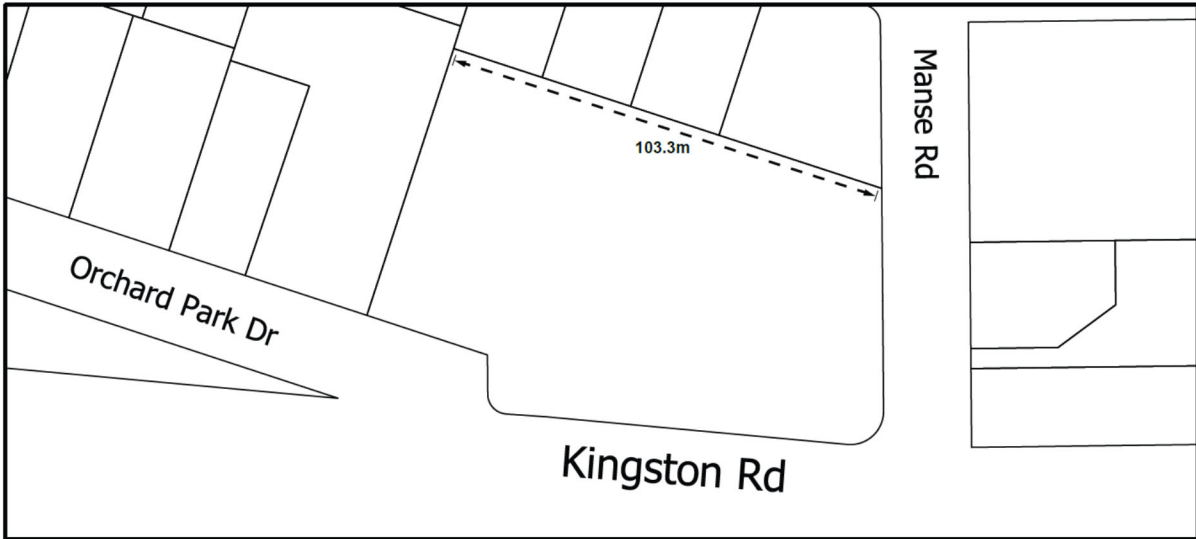


Diagram 6a

4630 Kingston Road

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4630 Kingston Road

Diagram 6b

File # 21 250500 ESC 25 OZ



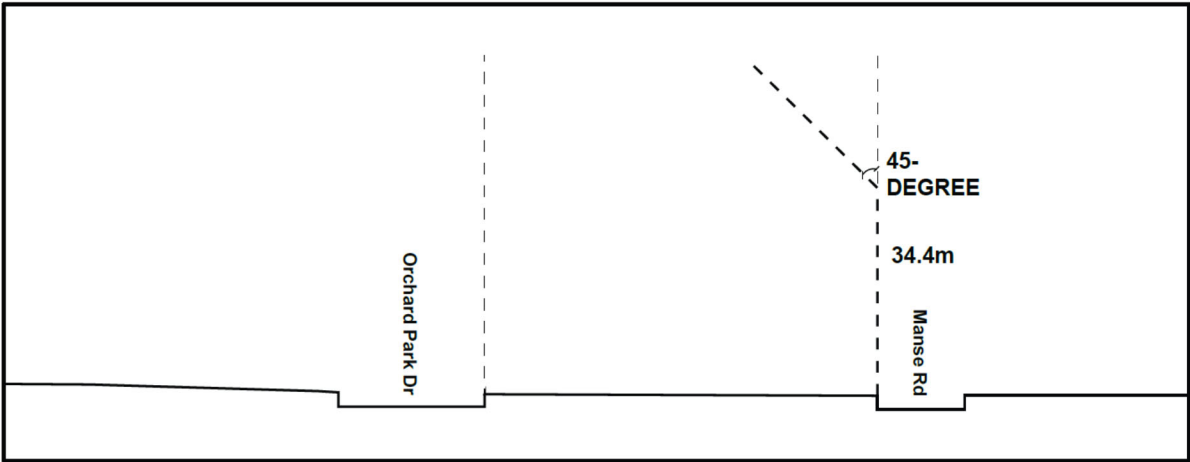
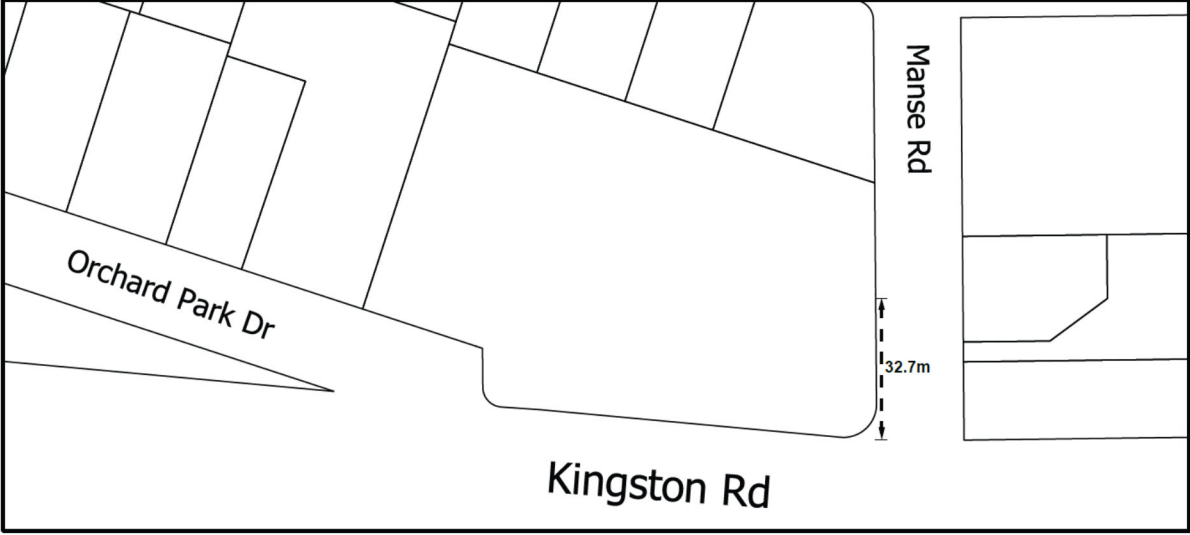


Diagram 6c

4630 Kingston Road

File # 21 250500 ESC 25 OZ



