

Attachment 5: Draft Zoning By-law Amendment

Authority: **Scarborough Community Council** Item **SC14.5**, as adopted by City of Toronto Council on [-]

CITY OF TORONTO

BY-LAW [Clerks to insert By-law number]

To amend Zoning By-law 569-2013, as amended, with respect to the lands municipally known in the year 2024 as 4201-4203 Kingston Road and a portion of 120 Galloway Road.

Whereas Council of the City of Toronto has the authority 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, as amended; and

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 569-2013, as amended, Chapter 800 Definitions.
3. Zoning By-law 569-2013, as amended, is further amended by adding the lands municipally known in the year 2023 as 120 Galloway Road subject to this By-law to the Zoning By-law Map in Section 990.10, and applying the following zone label to these lands: RA (au67.0)(x684) 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 municipally known in the year 2023 as 120 Galloway Road to the Policy Areas Overlay Map in Article 995.10.1 and applying no label.
5. Zoning By-law 569-2013, as amended, is further amended by adding the lands municipally known in the year 2023 as 120 Galloway Road to the Height Overlay Map in Article 995.20.1 and applying no label.
6. Zoning By-law 569-2013, as amended, is further amended by adding the lands municipally known in the year 2023 as 120 Galloway Road to the Lot Coverage Overlay Map in Article 995.30.1, and applying no label.
7. Zoning By-law 569-2013, as amended, is further amended by replacing Article

900.7.10 Exception Number RA 684 so that it reads:

(684) Exception RA 684

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 lands municipally known as 4201-4203 Kingston Road and a portion of 120 Galloway Road as delineated in diagram 1, if the requirements of By-law [Clerks to insert By-law number] are complied with, a **building or structure** may be constructed, used or enlarged in compliance with Regulations (B) to (T) below;
- (B) “Building A” and “Building B” are the existing **buildings** on the **lot** in the year 2023, and “Building C” is shown on Diagram 3 of By-law XXXX-2024
- (C) For Buildings A and B, the required minimum **building setback** from a lot line that abuts a street is the greater of 3.0 metres and:
 - (i) 16.5 metres, measured from the centre line of the original road allowance, if the **lot line** abuts Galloway Rd.; and
 - (ii) 21.0 metres, measured from the centre line of the **street**, if the **lot line** abuts Kingston Rd.;
- (D) For Buildings A and B, the portion of a below grade **structure** used for **parking spaces** must be set back from a **lot line** that abuts a **street** a minimum of 3.0 metres;
- (E) For Buildings A and B, **parking spaces** for resident use must be provided at a minimum rate of 1.0 for each **dwelling unit**;
- (F) For Buildings A and B, **parking spaces** for visitor use must be provided at a minimum rate of 0.3 for each **dwelling unit**;
- (G) For Buildings A and B, a **parking space** may be located in a yard that abuts a **street** if it is not located in the area of the required **building setback**.
- (H) For Building C, despite Regulation 15.5.40.10(1), the **established grade** is the Canadian Geodetic Datum elevation of 130.7 metres;
- (I) For Building C, **parking spaces** are not required;
- (J) For Building C, visitor **parking spaces** are not required;

- (K) Regulation 15.5.100.1(2) regarding **driveway access** to **apartment buildings** does not apply;
- (L) For Building C, despite Clause 15.10.40.70, the required minimum **building setbacks** are as shown in metres on Diagram 3 of By-law XXXX-2024;
- (M) For Building C, despite Regulation 15.10.40.80(1), the required separation of **main walls** of the **same building** is 3.1 metres;
- (N) Despite Regulation 15.10.40.80(2), the required minimum separation distance between **buildings** on the same **lot** is shown in metres on Diagram 3;
- (O) Despite Regulation 220.5.10.1(2), 1 Type “G” **loading space** is required for lands shown on Diagram 1.
- (P) Despite Regulation 15.5.60.1(3)(B), an **ancillary building** or **structure** may have both food preparation facilities and sanitary facilities;
- (Q) Despite Regulation 15.5.60.40(2)(B), the permitted maximum height of **ancillary buildings** or **structures** is 4.7 metres;
- (R) Despite Regulation 200.15.1(3), an accessible **parking space** adjacent to accessible barrier free aisles is not required;
- (S) Despite Regulation 200.15.1(1), an accessible **parking space** must have the following minimum dimensions:
 - i. Length of 5.6 metres;
 - ii. Width of 3.9 metres; and
 - iii. Vertical clearance of 2.1 metres
- (T) For Building C, Despite Table 200.15.10.5 and Regulation 200.15.10.10(1), a minimum of 2 of any provided **parking spaces** must be accessible **parking spaces**.

Prevailing By-laws and Prevailing Sections:

- (A) Schedule “C” Exception 70, of former City of Scarborough by-law 10327 for Buildings A and B only.

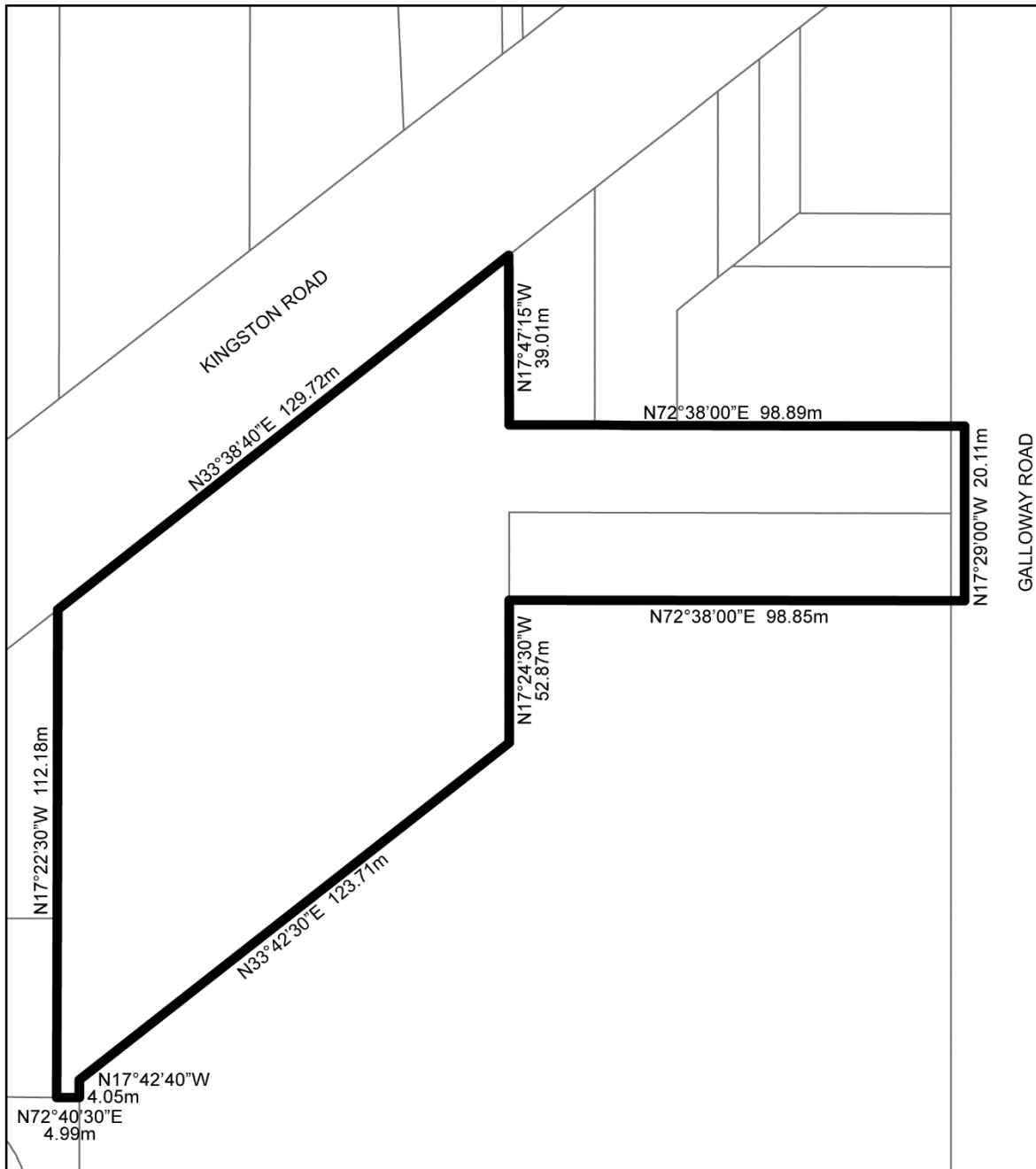
- 8. Despite any severance, partition or division of the lands, the provisions of this By-law shall apply as if no severance, partition or division occurred.

Enacted and passed on [Clerks to insert date].

[full name],
Speaker

(Seal of the City)

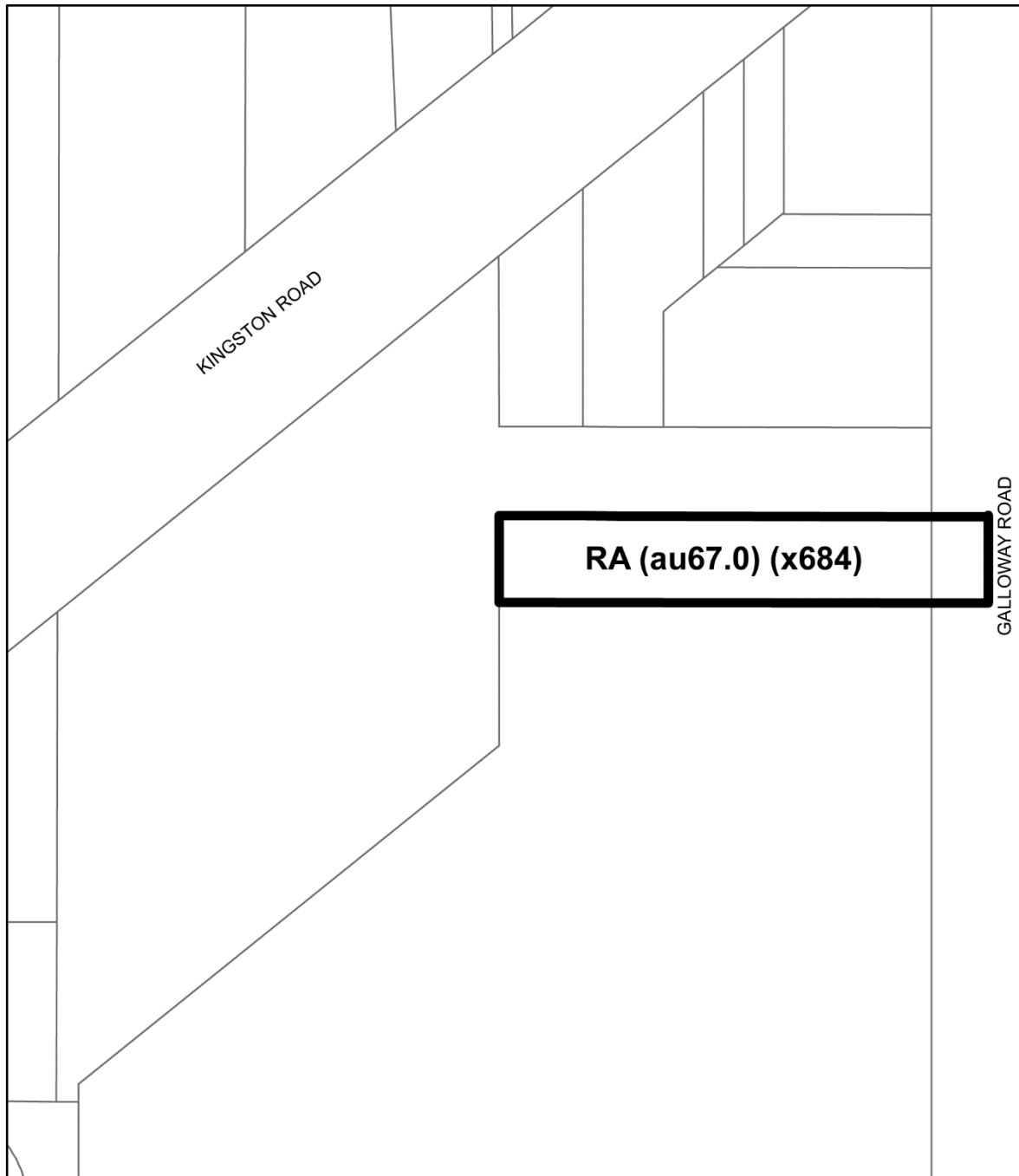
[full name],
City Clerk



Toronto
Diagram 1

4201-4203 Kingston Road

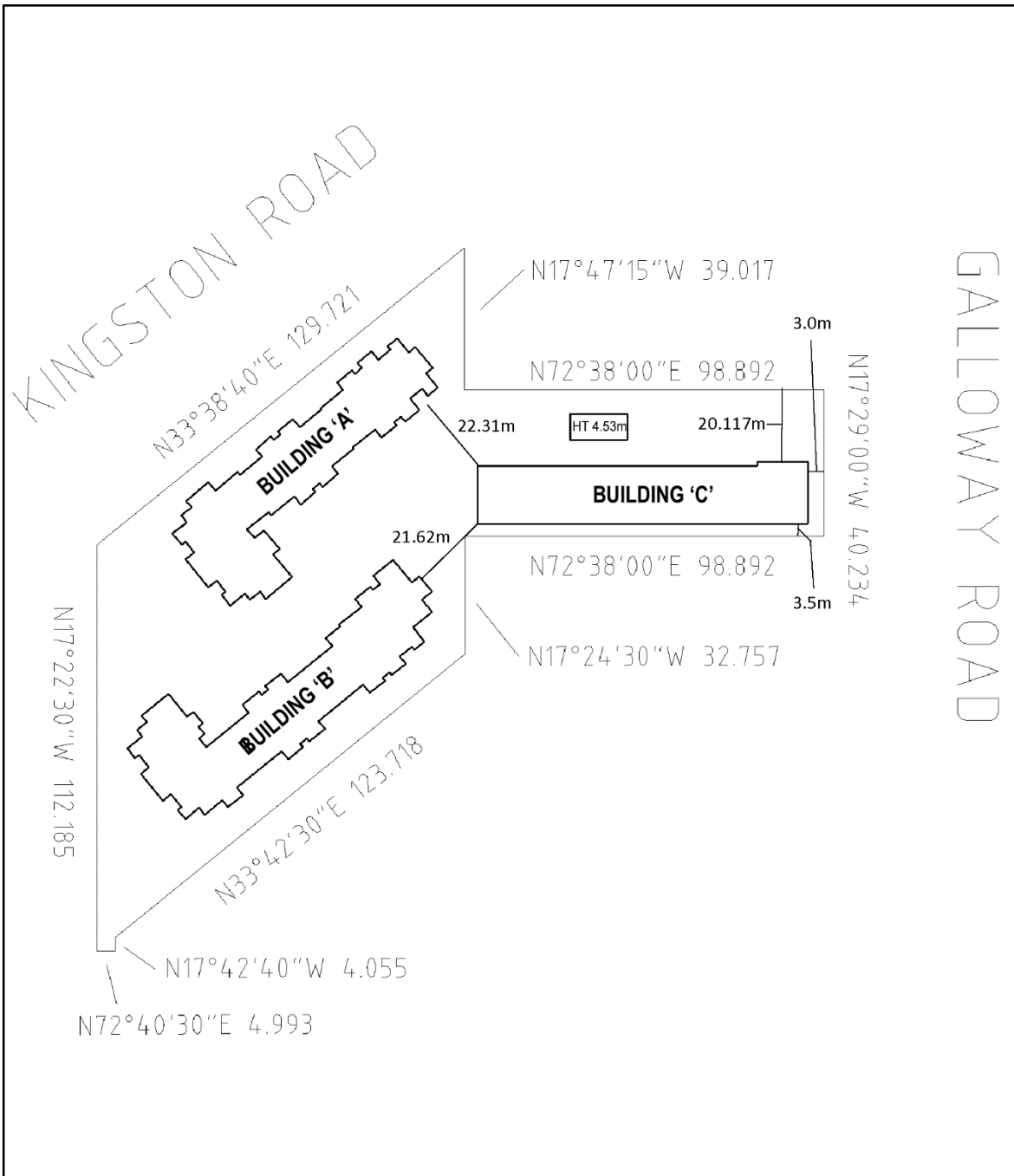
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Diagram 2

4201-4203 Kingston Road

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Diagram 3

4201-4203 Kingston Road

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