

Authority: Scarborough Community Council Item SC17.2,  
as adopted by City of Toronto Council on September 30,  
October 1 and 2, 2020

## **CITY OF TORONTO**

### **Bill 895**

### **BY-LAW -2020**

**To amend Zoning By-law 12797, as amended, with respect to the lands municipally known as 4620 Finch Avenue East.**

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:

1. SCHEDULE 'A' of the Agincourt North Community By-law 12797, as amended, is amended by deleting the current zoning and replacing it with the following zoning as shown on the attached Schedule '1':

SC – 27-217-218-219-219A-219B-224-225-235-300-301-302

2. PERFORMANCE STANDARDS CHART – SCHEDULE 'B', of the Agincourt North Community By-law No. 12797, as amended, is amended by adding the following Performance Standards:

#### **INTENSITY OF USE**

217. The gross floor area of buildings and structures on the lot shall not exceed 16,500 square metres comprised of the following:

- i) A student residence shall not exceed 10,000 square metres; and
- ii) A private school shall not exceed 6,500 square metres.

218. The maximum lot coverage for all buildings and structures is 45 percent.

219. The maximum height of a student residence is the lesser of 10 storeys or 33 metres measured from established grade to the top of the roof.

219 a. CLAUSE V – INTERPRETATION, Sub-Clause (f) Definitions: The definitions of Height shall not apply. Height shall mean the vertical distance measured from the established grade of 185.2 metres Canadian Geodetic Datum to the highest point on the building, excluding the following:

- i) Mechanical penthouses to a maximum of 5 metres in height; and

- ii) parapets, retaining walls, exterior stairways, roof structures used only as ornaments (including eaves, cornices, balustrades and mullions), green roof features or elements, railings, stairwells to access the roof, window washing equipment, screen walls, roof-mounted mechanical equipment and elevator and stair enclosures each to a maximum height of 2.5 metres.

219 b. The maximum height of a private school is the height of the building or structure that lawfully existed on the date of the enactment of this By-law [clerks to insert by-law number]

### **MINIMUM BUILDING SETBACKS**

224. The minimum building setback from a side lot line and rear lot line is 9 metres.
225. Notwithstanding CLAUSE V – INTERPRETATION, Sub-Clause (f) Definitions, the following projections shall not be considered part of the main wall:
- i) shall not apply to awnings, canopies, box windows or bay windows, window sills, railings, lighting fixtures, ornamental elements, transformer vaults, signs, retaining walls, covered bicycle parking, exterior stairways and stairway enclosures, wheelchair ramps and decks, ramps, pergolas and gazebos.

### **MISCELLANEOUS**

235. Landscaping must be provided on the lot in accordance with the following:
- i) A minimum of 10 percent of the lot area shall be soft landscaping; and,
  - ii) A minimum of 20 percent of the front yard landscaping shall be soft landscaping.

### **PARKING**

300. Bicycle parking spaces must be provided on the lot in accordance with the following:
- i) A minimum of 37 bicycle parking spaces for long term bicycle parking;
  - ii) A minimum of 20 bicycle parking spaces for short term bicycle parking; and,
  - iii) Bicycle parking space means an area equipped with bicycle racks that is used for the purpose of parking and securing a bicycle, and long-term bicycle parking space and short-term bicycle parking space have the following meaning:

- a) Long-term bicycle parking spaces are bicycle parking spaces for use by the occupants or tenants of a building, and shall be located in a building, or secure and weather protected bicycle parking area; and,
- b) Short-term bicycle parking spaces are bicycle parking spaces for use by visitors to a building and shall be located in an at grade bicycle parking area.

301. Vehicle parking spaces shall be provided in accordance with the following:

- i) 50 parking spaces shall be required for a private school;
- ii) No parking spaces shall be required for a student residence;
- iii) Of the required parking spaces provided, a minimum of 2 accessible parking spaces shall be provided as follows:
  - a) minimum length of 5.6 metres;
  - b) minimum width of 3.4 metres; and
  - c) an accessible parking space must be adjacent to a 1.5 metre wide accessible barrier free aisle or path.

302. One loading space shall be provided as follows:

- i) Minimum length: 11 metres
- ii) Minimum width: 3.5 metres

3. SCHEDULE "C", EXCEPTION MAP, is amended as shown outlined on the attached Schedule '2'.

4. SCHEDULE "C", EXCEPTION LIST is amended by amending Exception Number 21 as follows:

21. On those lands identified as Exception 21 on the accompanying Schedule "C" map, the following provisions shall apply:

- i) The following uses are also permitted:
  - a) Private school
  - b) Student residence
- ii) Student residence means premises owned and operated by a public school, private school, post-secondary school or educational facility, consisting of

dwelling units, amenity and cafeteria areas, bed-sitting rooms or rooms, used for student accommodation

- iii) Private school means premises used for elementary or secondary education regulated under the Education Act, R.S.O. 1990, c. E.2, as amended, but not publicly funded under the Act.
- iv) Gross floor area means the sum of the total area of each floor level of a building, above and below the ground, measured from the exterior of the main wall of each floor level, excluding:
- parking, loading and bicycle parking below-ground;
  - required loading spaces at the ground level and required bicycle parking spaces at or above-ground;
  - storage rooms, washrooms, electrical, utility, mechanical and ventilation rooms in the basement;
  - shower and change facilities required by this By-law for required bicycle parking spaces;
  - elevator shafts;
  - mechanical penthouse; and
  - exit stairwells in the building.

Enacted and passed on October , 2020.

Frances Nunziata,  
Speaker

John D. Elvidge,  
Interim City Clerk

(Seal of the City)

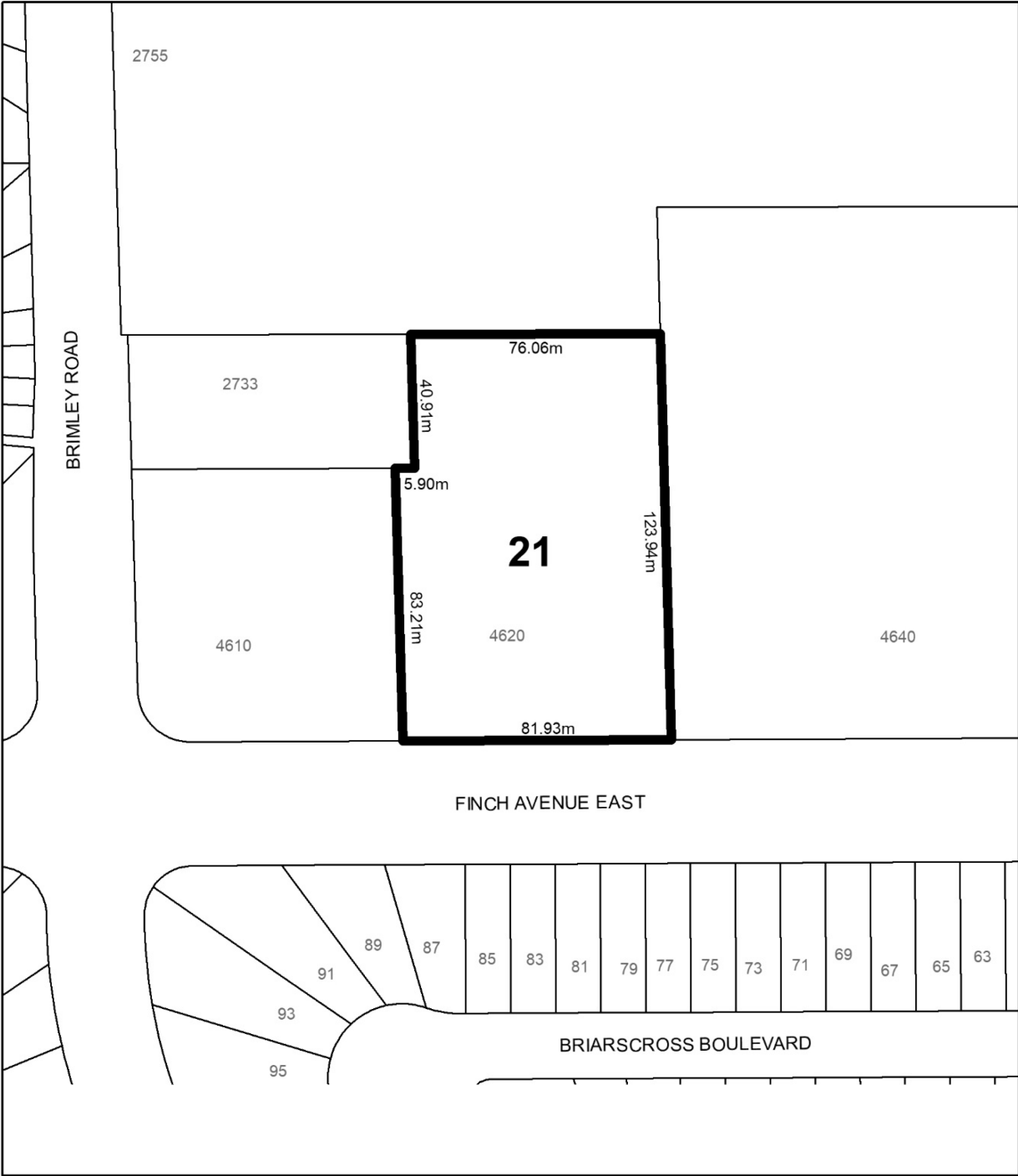


 **TORONTO**  
Schedule 1

**4620 Finch Avenue East**

File # 19 243786 ESC 23 OZ

  
Agincourt North Community By-law  
Not to Scale  
07/14/2020



 **TORONTO**  
Schedule 2

4620 Finch Avenue East

File # 19 243786 ESC 23 OZ

  
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Not to Scale  
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