

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 896

BY-LAW -2020

To amend the City of Toronto Zoning By-law 569-2013, as amended, with respect to the lands municipally known in the year 2020 as 4620 Finch Avenue East.

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;

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 569-2013, as amended, is further amended by applying the following zone label to these lands: I (x77) as shown on Diagram 2 attached to this By-law.
4. Zoning By-law No. 569-2013, as amended, is further amended by amending Article 900.11.10 Exception Number I (77), so that it reads:

(77) Exception I 77

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 4620 Finch Avenue East, a **building, structure**, addition or enlargement may be constructed or used if it complies with (B) to (P) below;
- (B) For the purposes of this exception, the **lot** comprises of the lands outlined by heavy lines on Diagram 1 of By-law [**clerks to provide by-law number**];
- (C) Despite regulation 80.5.40.10(1), height is measured from 185.2 Canadian Geodetic Datum to the highest point of the **building**.
- (D) Despite regulation 80.10.30.40(1), the permitted maximum **lot coverage** is 45

percent.

- (E) Despite regulation 80.10.40.10(1), the permitted maximum height of a **building** containing a **student residence** is the lesser of 33 metres or 10 **storeys**.
- (F) Notwithstanding (E), the permitted maximum height of a **building** containing a **private school** is the height of the **building** or **structure** that lawfully existed on the date of the enactment of By-law XXXX-2020 [**Clerk's to insert**].
- (G) Despite (E) and (F) above, as well as regulations 80.5.40.10(3) and 80.5.40.10(4), the following **building** elements may project above the permitted maximum height:
 - (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.
- (H) Despite regulation 80.10.40.40 (1), the permitted maximum **gross floor area** of **buildings** and **structures** on the **lot** is 16,500 square metres of which:
 - (i) the permitted maximum **gross floor area** used for a **student residence** is 10,000 square metres; and
 - (ii) the permitted maximum **gross floor area** used for a **private school** is 6,500 square metres.
- (I) A minimum of 10 percent of the **lot area** must be **soft landscaping**.
- (J) Despite the encroachments permitted in clause 80.10.40.60, the following **building** elements are permitted to encroach into the required minimum **building setbacks**:
 - (i) 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.
- (K) Despite regulation 80.10.40.70 (2), the required minimum **building setbacks** are:
 - (i) 36.0 metres from the original centerline of Finch Avenue; and

- (ii) 9.0 metres from a **side lot line** or **rear lot line**.
- (L) Despite regulation 80.10.50.10, a minimum of 35 percent of the **front yard** must be **landscaping**, of which a minimum of 50 percent must be **soft landscaping**.
- (M) Despite regulation 150.48.50.10(1), a minimum 1.0 metre wide strip of **soft landscaping** along the **rear lot line** must be provided.
- (N) Despite regulation 200.5.10.1(1), **parking spaces** must be provided on the **lot** in accordance with the following:
 - (i) a minimum of 50 **parking spaces** are required for a **private school**;
 - (ii) no parking spaces are required for a **student residence**; and
 - (iii) despite regulation 200.15.10(1), of the required **parking spaces** provided, a minimum of 2 must be **accessible parking spaces**.
- (O) Despite regulation 220.5.10.1(1), one Type "B" **loading space** must be provided.
- (P) Despite regulation 230.5.10.1(1), **bicycle parking spaces** must be provided on the **lot** in accordance with the following:
 - (i) a minimum of 37 "long term" **bicycle parking spaces**;
 - (ii) a minimum of 20 "short term" **bicycle parking spaces**; and
 - (iii) despite regulations 230.5.1.10(6) and (9), "long-term" **bicycle parking spaces** must be located in a building or a secure and weather protected bicycle parking area.

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

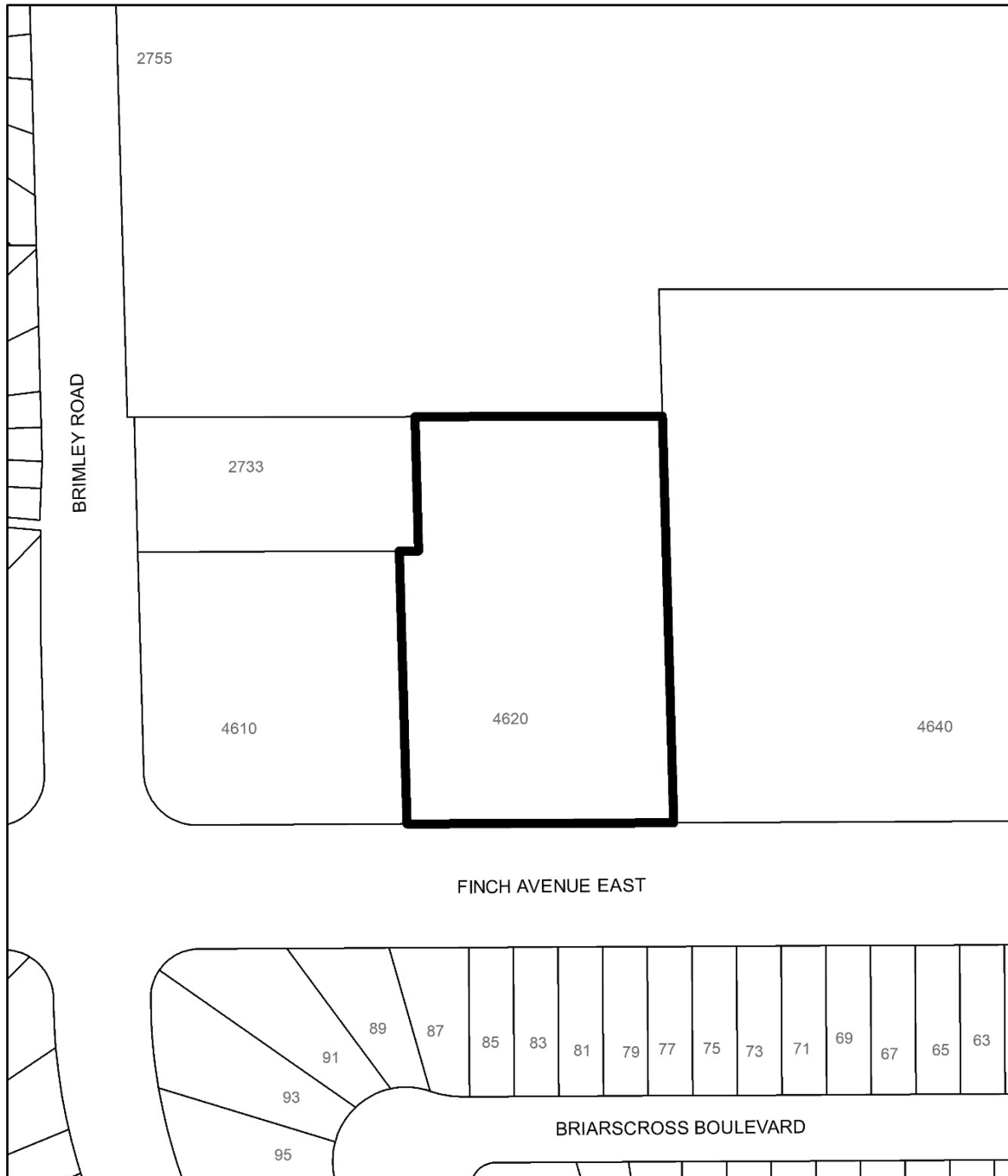
- 4. Despite any existing or future consent, partition or division of the lot, or determination of the existence of one of more separate structures, these site specific provisions shall apply to the lot as if no consent, partition or division occurred.

Enacted and passed on October , 2020.

Frances Nunziata,
Speaker

John D. Elvidge,
Interim City Clerk

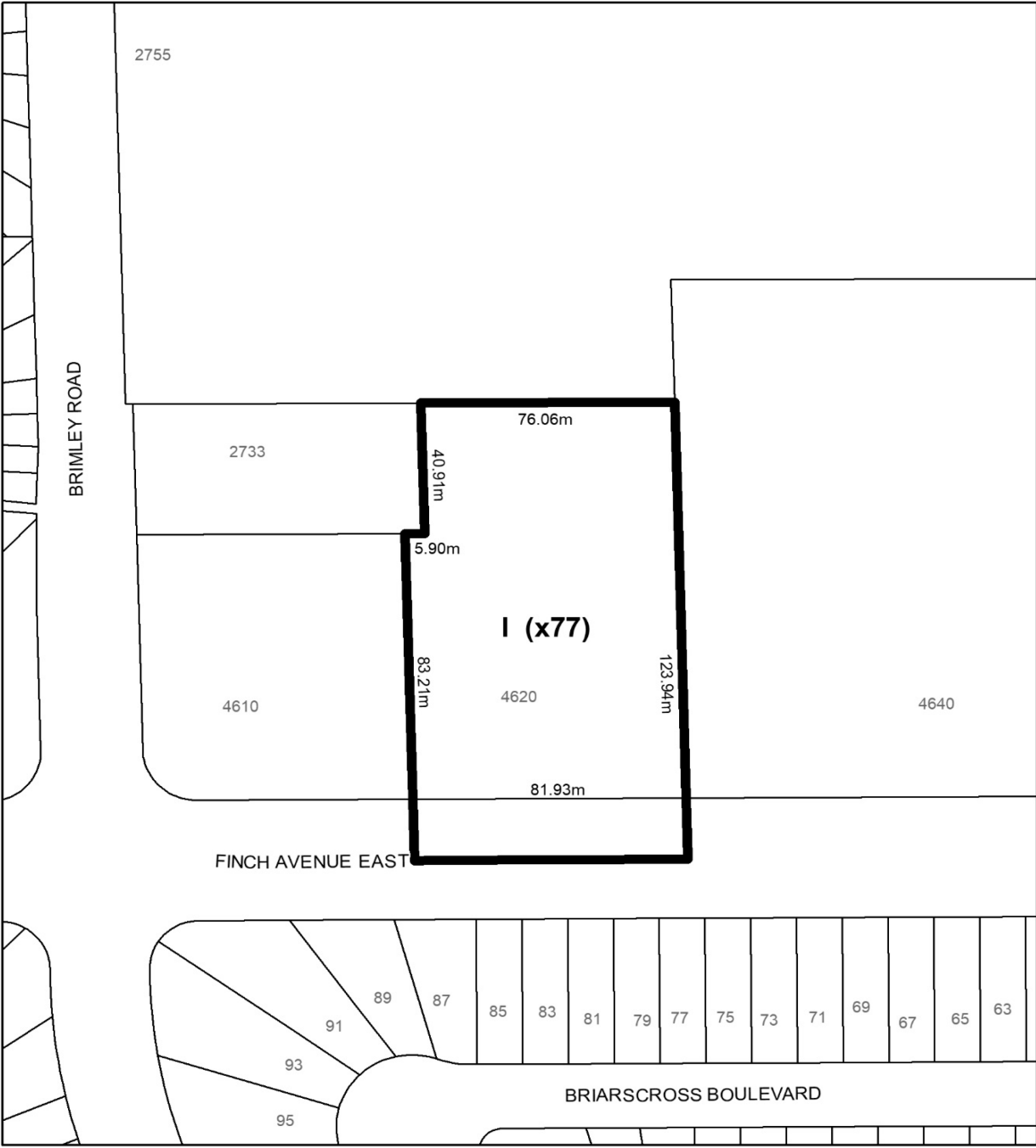
(Seal of the City)



 **Toronto**
Diagram 1

4620 Finch Avenue East

File # 19 243786 ESC 23 0Z



 **TORONTO**
Diagram 2

4620 Finch Avenue East

File # 19 243786 ESC 23 OZ