

CITY OF TORONTO
BY-LAW 121-2020(LPAT)

To amend the Zoning By-law 569-2013, as amended, with respect to the lands municipally known in the year 2020 as 50 and 52 Finch Avenue East.

Whereas the Local Planning Appeal Tribunal, by its Decision and Order issued on June 19, 2019 in File MM170085, approved amendments to By-law 569-2013, as amended, with respect to the lands; and

Whereas the Local Planning Appeal Tribunal 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;

Therefore, pursuant to the Decision and Order of the Local Planning Appeal Tribunal in File MM170085 issued on June 19, 2019, Zoning By-law 569-2013, as amended, is further amended so that it reads:

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, Chapter 800 Definitions.
3. Zoning By-law 569-2013, as amended, is further amended by adding the lands shown on Diagram 2 attached to this By-law, to the Zoning By-law Map in Section 990.10, and applying the zone label RA(d4.55)(x124), as shown on Diagram 2.
4. Zoning By-law 569-2013, as amended, is further amended by adding the lands shown on Diagram 3 attached to this By-law, to the Policy Areas Overlay Map in Section 995.10.1, and applying the Policy Area label PA4, as shown on Diagram 3.
5. Zoning By-law 569-2013, as amended, is further amended by adding the lands shown on Diagram 4 attached to this By-law, to the Height Overlay Map in Section 995.20.1, and applying the height and storey label HT 39, ST 10, as shown on Diagram 4.
6. Zoning By-law 569-2013, as amended, is further amended by adding the lands shown on Diagram 5 attached to this By-law, to the Lot Coverage Overlay Map in Section 995.30.1, and applying the lot coverage label 80 percent, as shown on Diagram 5.
7. Zoning By-law 569-2013, as amended, is further amended by adding the lands shown on Diagram 6 attached to this By-law, to the Rooming House Overlay Map in Section 995.40.1, with no label.

8. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.7.10 Exception Number 124 so that it reads:

Exception RA (124)

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

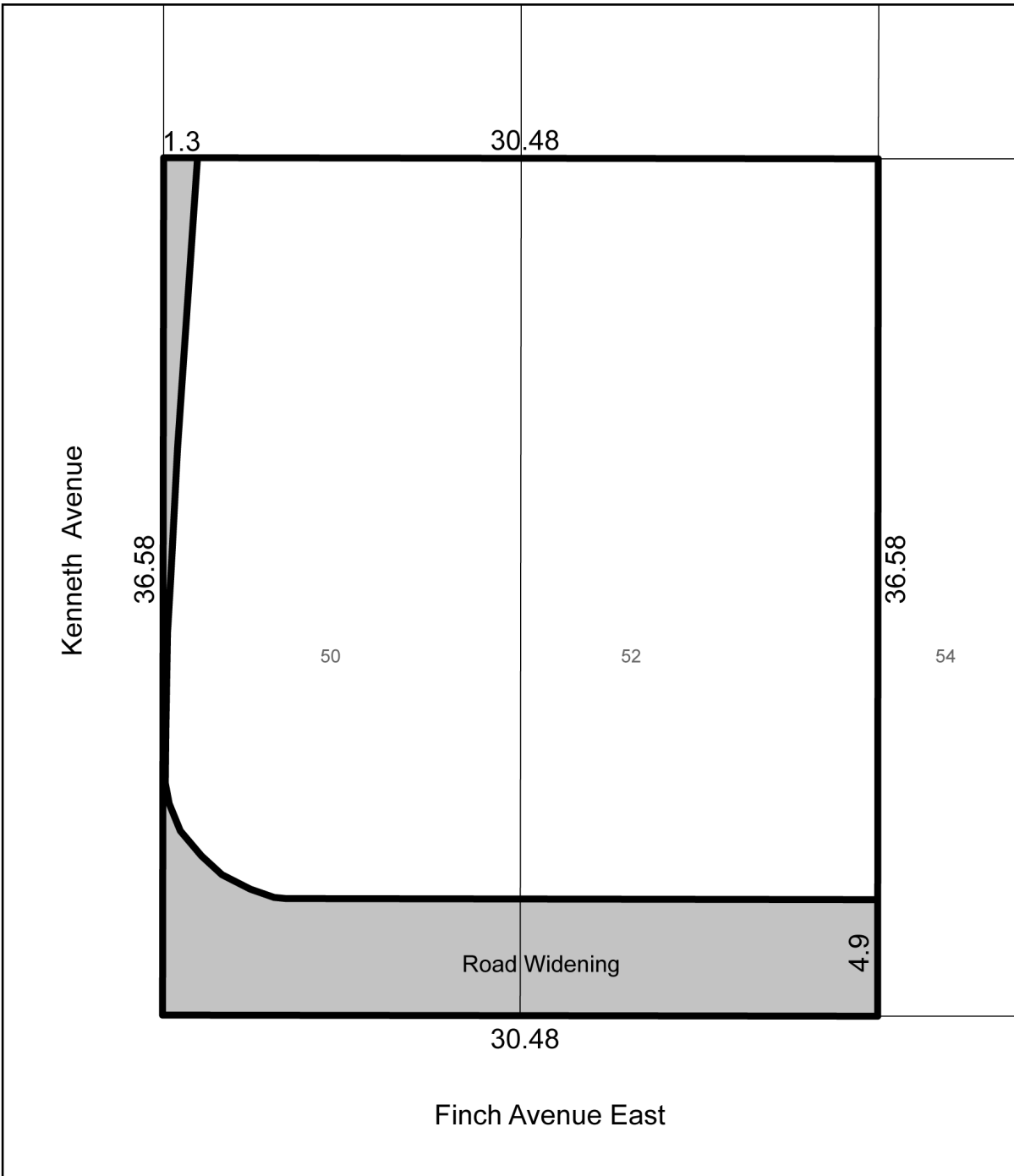
Site Specific Provisions:

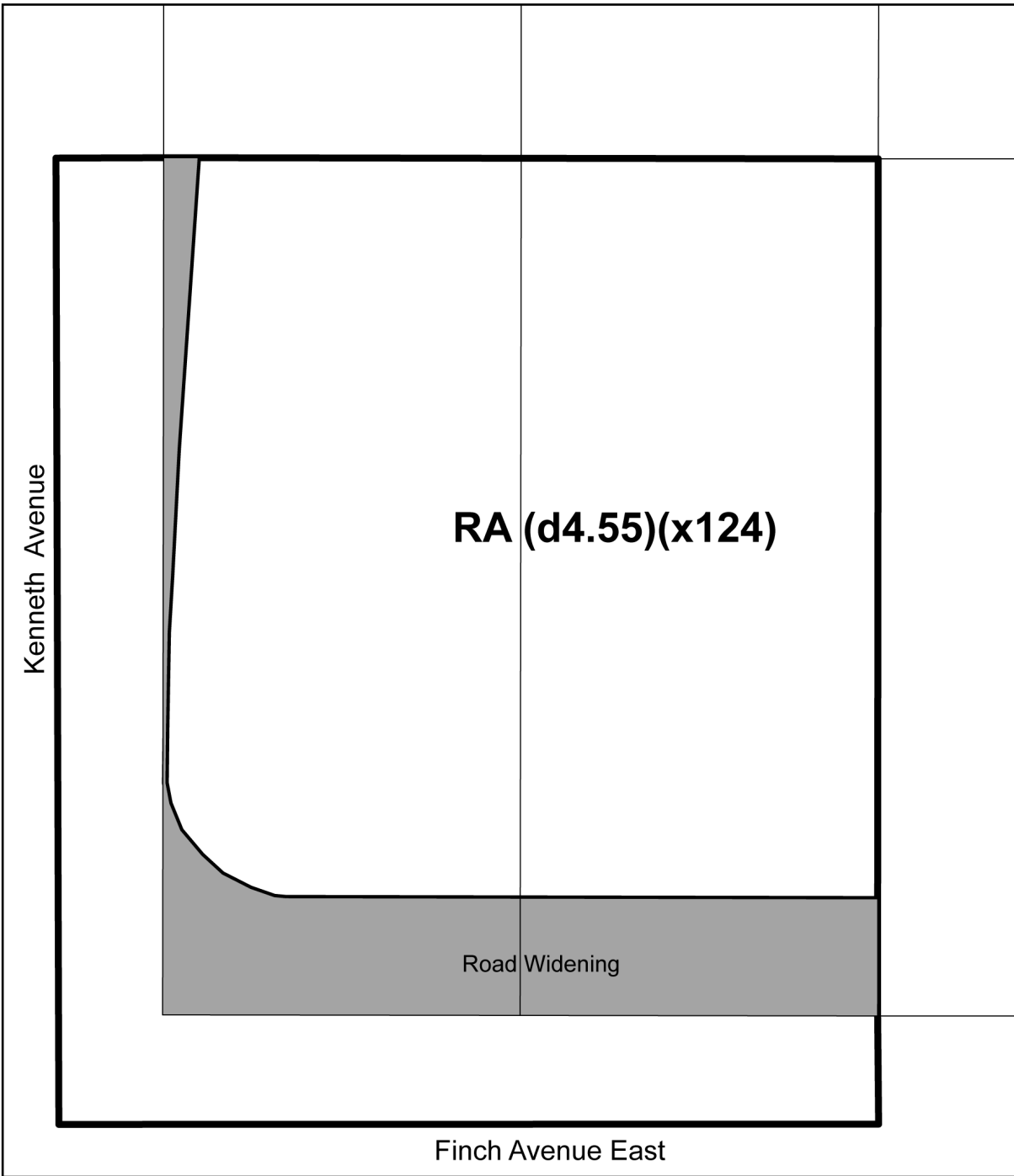
- (A) For the purposes of this Exception, **established grade** is the Canadian Geodetic Datum elevation of 193.60 metres;
- (B) Regulation 15.5.100.1(2) with respect to driveway access to **apartment buildings** does not apply;
- (C) Despite Clause 15.10.40.10, no portion of the **building** may exceed the height limit specified by the numbers following the symbol HT and ST on Diagram 4 attached to By-law 121-2020(LPAT);
- (D) Despite regulation 15.10.30.10(1), the required minimum **lot area** is 940 square metres;
- (E) Despite Clause 15.10.20.10, an **eating establishment** is a permitted use;
- (F) Despite regulation 15.10.20.100(13), there may be more than one **retail store** in the **apartment building**, a **retail store** may be permitted on the first and second storey, and a **retail store** may have an **interior floor area** of 120 square metres;
- (G) Despite regulation 15.10.40.40(1), the permitted maximum **gross floor area** on the **lot** is 5,073 square metres, of which a maximum of 120 square metres may be for a **retail store** or an **eating establishment**;
- (H) A maximum of 42 **dwelling units** are permitted;
- (I) Despite Clause 15.10.40.70, the required minimum **building setbacks** are shown on Diagram 7 attached to By-law 121-2020(LPAT);
- (J) Despite (I) above, and despite Clause 15.5.40.60, the following **building** elements and **structures** may encroach into a required **building setback**: exhaust vents, uncovered ramps, canopies, airshafts, balconies, balcony roof or canopies, lighting fixtures, awnings, architectural features, trellises, privacy and mechanical screening, columns, eaves, window sills, mechanical fans, balustrades, safety railings, planters, and underground ramps and their associated structures;
- (K) Despite regulation 15.10.40.50(1), indoor **amenity space** must be provided at a minimum rate of 2.0 square metres per **dwelling unit** and outdoor **amenity space** must be provided at a minimum rate of 1.02 square metres per **dwelling unit**;

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- (L) Despite Clause 15.5.50.10, a minimum of 185 square metres of **landscaping** must be provided on the **lot**, of which 60 square metres must be **soft landscaping**;
- (M) Despite Table 200.5.10.1, **parking spaces** must be provided and maintained on the **lot** at a minimum rate:
- (i) 0.6 **parking spaces** for each bachelor **dwelling unit** up to 45 square metres;
 - (ii) 1.0 **parking spaces** for each bachelor **dwelling unit** greater than 45 square metres;
 - (iii) 0.7 **parking spaces** for each one bedroom **dwelling unit**;
 - (iv) 0.9 **parking spaces** for each two bedroom **dwelling unit**; and
 - (v) 1.0 **parking spaces** for each three or more bedroom **dwelling unit**;
- (N) Despite Table 200.5.10.1, **parking spaces** must be provided and maintained on the **lot** at a maximum rate:
- (i) 0.9 **parking spaces** for each bachelor **dwelling unit** up to 45 square metres;
 - (ii) 1.3 **parking spaces** for each bachelor **dwelling unit** greater than 45 square metres;
 - (iii) 1.0 **parking spaces** for each one bedroom **dwelling unit**;
 - (iv) 1.3 **parking spaces** for each two bedroom **dwelling unit**; and
 - (v) 1.5 **parking spaces** for each three or more bedroom **dwelling unit**;
- (O) Despite Table 200.5.10.1, **parking spaces** for visitors must be provided at a minimum rate of 0.1 for each **dwelling unit**;
- (P) Of the required tenant **parking spaces**, a minimum of 2 **parking spaces**, dedicated to car-sharing, must be provided and maintained on the **lot**, with each car-sharing **parking space**, being equivalent to 4 **parking spaces** that are not used for car-sharing; and
- (Q) Regulations 200.15.1(4) and 200.15.1.5(1) shall not apply.

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

9. For the purposes of this By-law, car-sharing means the practice where a number of people share the use of one or more **vehicles** and such car-share **vehicles** are made available for rent over short periods of time, such as hourly rental.

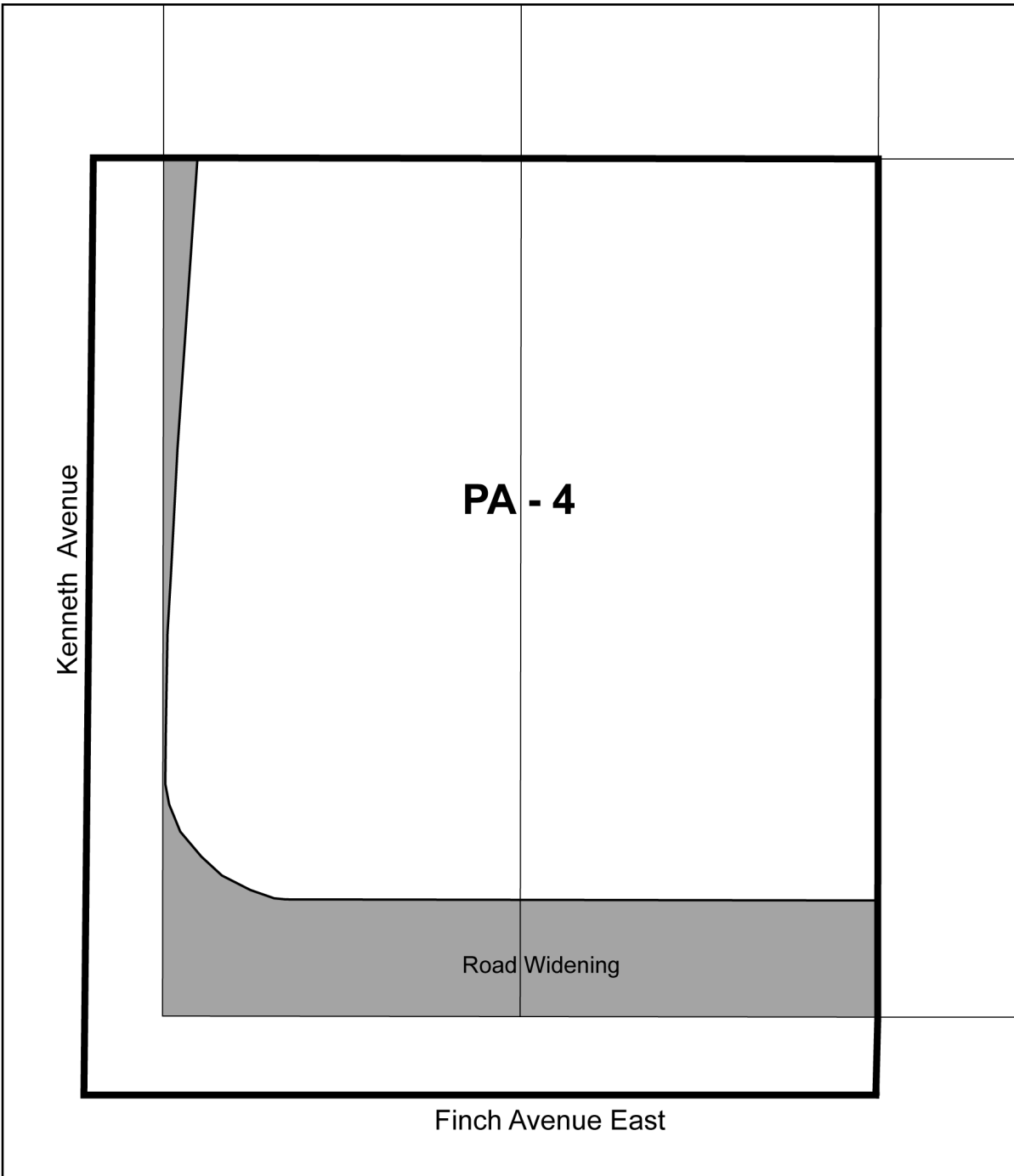




 **TORONTO**
Diagram 2

50 - 52 Finch Avenue East

File # 16 150473 NNY 24 OZ & 16 150486 NNY 24 SA

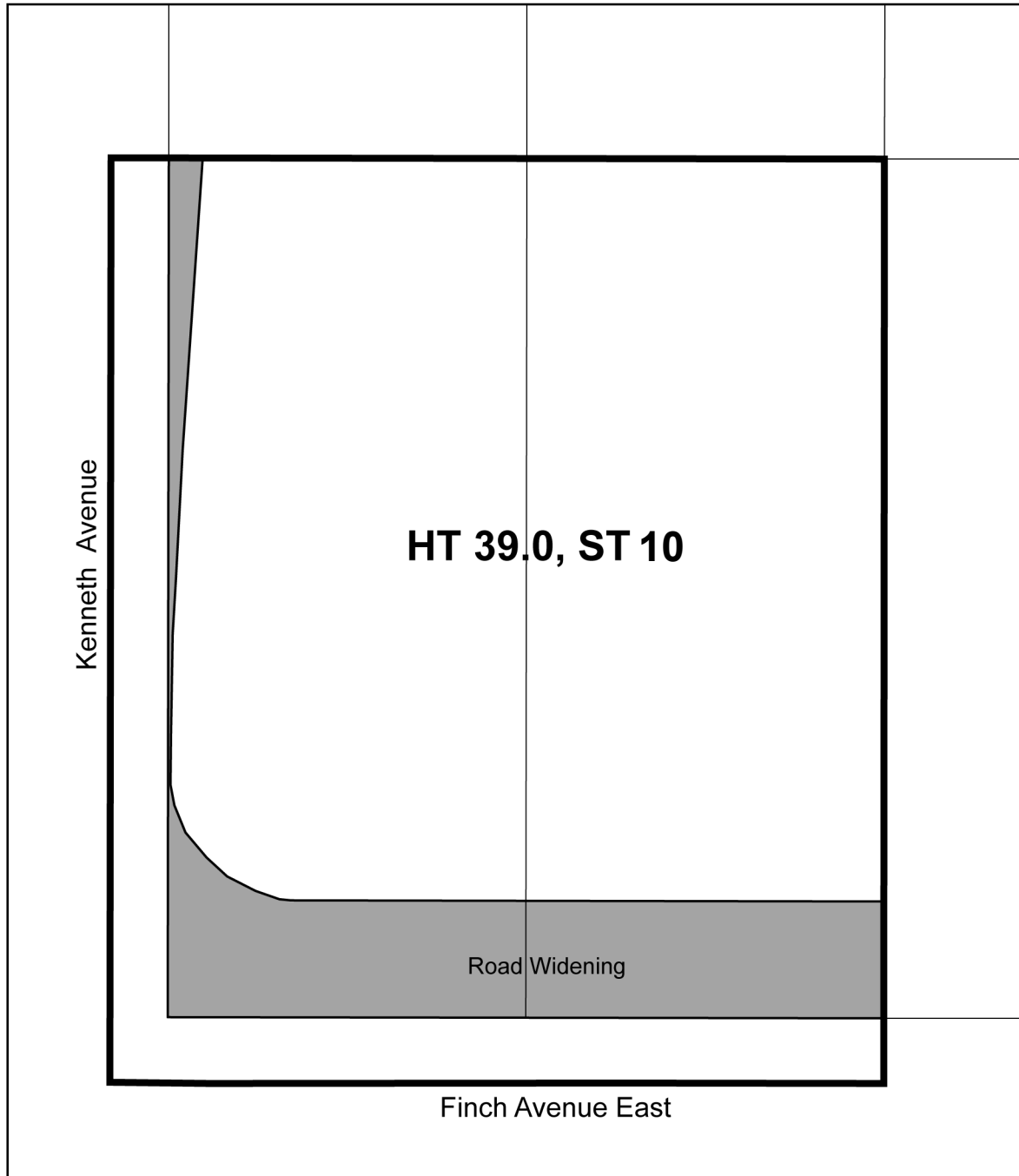


 **TORONTO**
Diagram 3

50 - 52 Finch Avenue East

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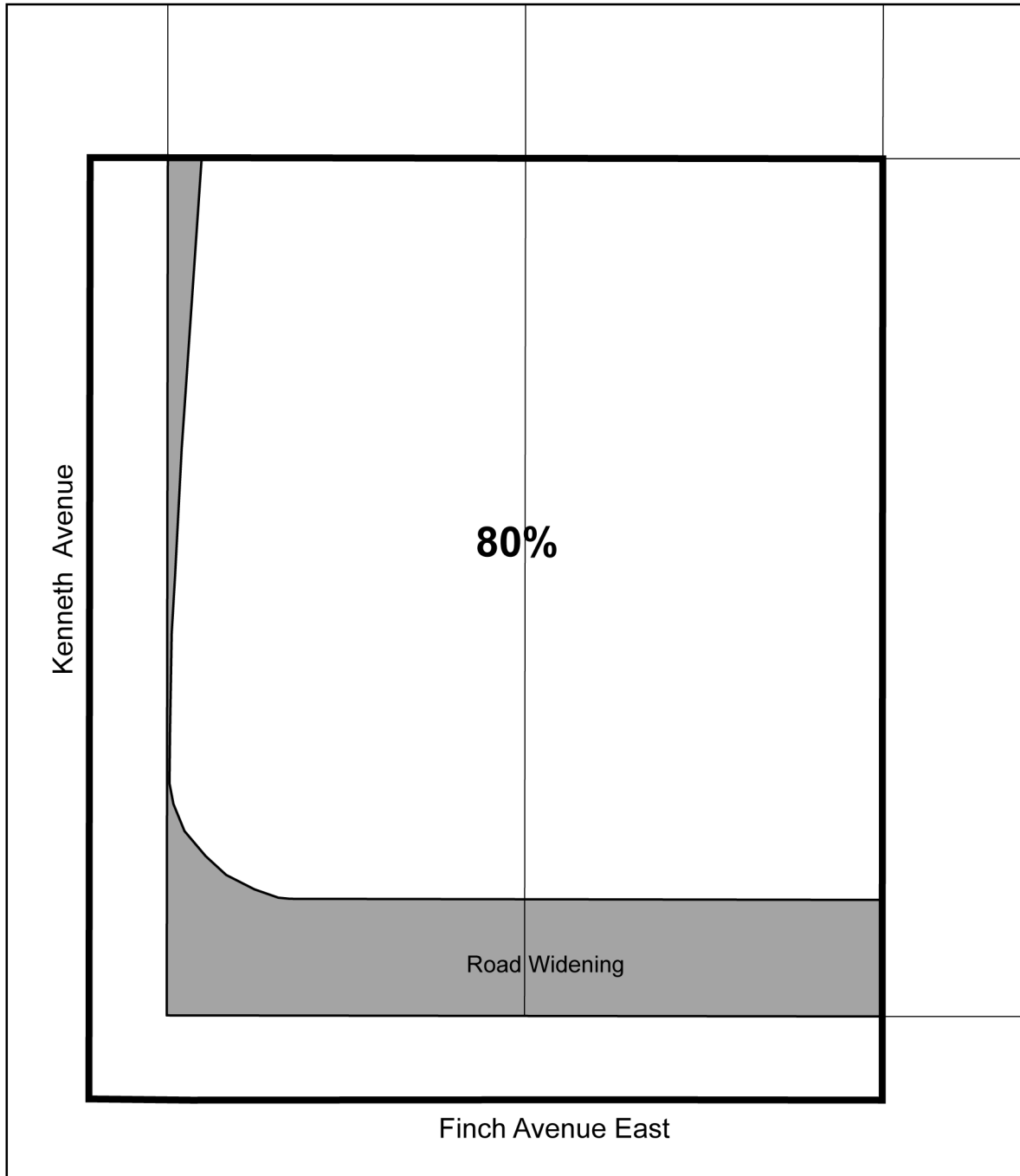




 **TORONTO**
Diagram 4

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 **TORONTO**
Diagram 5

50 - 52 Finch Avenue East

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