

Authority: Scarborough Community Council Item SC33.XX, adopted as amended, by City of Toronto Council

**CITY OF TORONTO  
BY-LAW xxxx-2022**

**To amend City of Toronto Zoning By-law 569-2013, as amended, to facilitate zoning compliance for the Finch Kennedy SmartTrack Station project.**

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. The words highlighted in bold type in this By-law have the meaning provided in Zoning By-law 569-2013, Chapter 800 Definitions.
2. Zoning By-law No. 569-2013, as amended, is further amended by amending the zone label on the Zoning By-law Map in Article 990.10.1 respecting the lands outlined by heavy black lines to E 0.5 (x64) as shown on Diagram 1 attached to this By-law.
3. By-law 569-2013, as amended, is further amended by adding Article 900.20.10 Exception E 64, so that it reads:

(64) Exception E 64

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) Regulations 60.20.40.70(1) to (4), regarding required minimum **building setbacks**, do not apply to a **transportation use**;
- (B) Despite Regulation 60.20.1.10(3), the maximum permitted floor space index is 0.6 times the area of the **lot**;
- (C) Despite Regulation 60.20.50.10(1), no minimum **soft landscaping** is required along a **lot line** abutting a **street**;
- (D) Despite Regulation 60.5.40.60(1), canopies, awnings or similar **structures**, with or without structural support, located at any elevation above ground,

may encroach into the full extent of a required minimum **building setback** that abuts a **street**;

- (E) Despite Regulation 60.20.40.10(1), the permitted maximum height of a **building** for a **transportation use** is 15 metres;
- (F) Despite Regulation 60.5.100.1(1), a **driveway** must have a minimum width of 3.5 metres;
- (G) Despite Regulations 200.5.1.10(2)(A)(i) and (ii), a **parking space** is subject to the following minimum dimensions
  - (i) width of 2.44 metres; and
  - (ii) length of 5.0 metres;
- (H) Regulations 220.5.10.1(1) and (8), regarding **loading space** requirements, do not apply to a **building** with a **transportation use**;
- (I) Article 60.20.60 regarding requirements for **ancillary buildings** and **structures** does not apply; and
- (J) None of the provisions of By-law 569-2013 will apply to prevent the erection or use of a construction office for the purpose of constructing a **transportation use**.

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

- 4. Zoning By-law 569-2013, as amended, is further amended by:
  - (A) 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: E 0.5 (x65) as shown on Diagram 4 attached to this Bylaw; and
  - (B) amending the zone labels on the Zoning By-law Map in Section 990.10 for the lands on Diagram 3 to the zone label: E 0.5 (x65) as shown on Diagram 4 attached to this By-law.
- 5. 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 Policy Areas Overlay Map in Article 995.10.1 and applying no value.
- 6. 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 Height Overlay Map in Article 995.20.1 and applying no value.

7. 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 Lot Coverage Overlay Map in Article 995.30.1 and applying no value.
8. 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 Rooming House Overlay Map in Article 995.40.1 and applying no value.
9. By-law 569-2013, as amended, is further amended by adding Article 900.20.10 Exception E 65, so that it reads:

(65) Exception E 65

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) Regulations 60.20.40.70(1) to (4) do not apply to a **transportation use**;
- (B) Despite Regulation 60.20.1.10(3), the maximum permitted floor space index is 1.0 times the area of the **lot**
- (C) Despite Regulation 60.20.50.10(1), no minimum **soft landscaping** is required along a **lot line** abutting a **street**;
- (D) Despite Regulation 60.20.40.10(1), the permitted maximum height of a **building** for a **transportation use** is 15 metres;
- (E) Despite Regulation 60.20.30.20(1), the required minimum **lot frontage** is 15 metres for a **lot** containing a **transportation use**;
- (F) Despite Regulation 60.5.40.60(1), canopies, awnings or similar **structures**, with or without structural support, located at any elevation above ground, may encroach into the full extent of a required minimum **building setback** that abuts a **street**;
- (G) Article 60.20.60 regarding requirements for **ancillary buildings** and **structures** does not apply;
- (H) Regulations 220.5.10.1(1) and (8), regarding **loading space** requirements, do not apply to a **building** with a **transportation use**; and
- (I) None of the provisions of By-law 569-2013 will apply to prevent the erection or use of a construction office for the purpose of constructing a **transportation use**.

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

10. Zoning By-law No. 569-2013, as amended, is further amended by amending the zone label on the Zoning By-law Map in Article 990.10.1 respecting the lands outlined by heavy black lines to RT (f6.0; a204) (x359) as shown on Diagram 5 attached to this Bylaw.
11. By-law 569-2013, as amended, is further amended by adding Article 900.5.10 Exception RT 359, so that it reads:

(359) Exception RT 359

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) Despite Regulation 10.60.30.40(1), the permitted maximum **lot coverage** is 50 percent for a **building** with a **transportation use**;
- (B) Clause 10.60.40.70 regarding required minimum **building setbacks** does not apply to a **building** with a **transportation use**;
- (C) Regulations 10.60.30.10(1) and 10.60.30.20(1) do not apply to a **lot** containing a **transportation use**;
- (D) Despite Regulation 10.60.40.10(1), the permitted maximum height of a **building** with a **transportation use** is 15 metres;
- (E) Despite Regulation 10.5.40.60(2), a canopy, awning or similar **structure** may encroach into the full extent of a required minimum **building setback** that abuts a **street**;
- (F) Article 10.5.60 regarding requirements for **ancillary buildings** and **structures** does not apply;
- (G) Regulations 220.5.10.1(1) and (8), regarding **loading space** requirements, do not apply to a **building** with a **transportation use**;
- (H) Despite Clause 10.5.100.1, a **driveway** for a **transportation use** must have a minimum width of 3.5 metres; and
- (I) None of the provisions of By-law 569-2013 will apply to prevent the erection or use of a construction office for the purpose of constructing a **transportation use**.

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

12. Zoning By-law No. 569-2013, as amended, is further amended by amending the zone label on the Zoning By-law Map in Article 990.10.1 respecting the lands outlined by heavy black lines to RS (x39) as shown on Diagram 6 attached to this By-law.
13. By-law 569-2013, as amended, is further amended by adding Article 900.4.10 Exception RS 39, so that it reads:

(39) Exception RS 39

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) Despite Regulation 10.40.30.40(1), the permitted maximum **lot coverage** is 50 percent for a **building** with a **transportation use**;
- (B) Clause 10.40.40.70 regarding required minimum **building setbacks** does not apply to a **building** with a **transportation use**;
- (C) Regulations 10.40.30.10(1) and 10.40.30.20(1) do not apply to a **lot** containing a **transportation use**;
- (D) Despite Regulations 10.40.40.10(1) and (3), the permitted maximum height of a **building** with a **transportation use** is 15 metres;
- (E) Despite Regulation 10.5.40.60(2), a canopy, awning or similar **structure** may encroach into the full extent of a required minimum **building setback** that abuts a **street**;
- (F) Article 10.5.60 regarding requirements for **ancillary buildings** and **structures** does not apply;
- (G) Regulations 220.5.10.1(1) and (8), regarding **loading space** requirements, do not apply to a **building** with a **transportation use**;
- (H) Despite Clause 10.5.100.1, a **driveway** for a **transportation use** must have a minimum width of 3.4 metres; and
- (I) None of the provisions of By-law 569-2013 will apply to prevent the erection or use of a construction office for the purpose of constructing a **transportation use**.

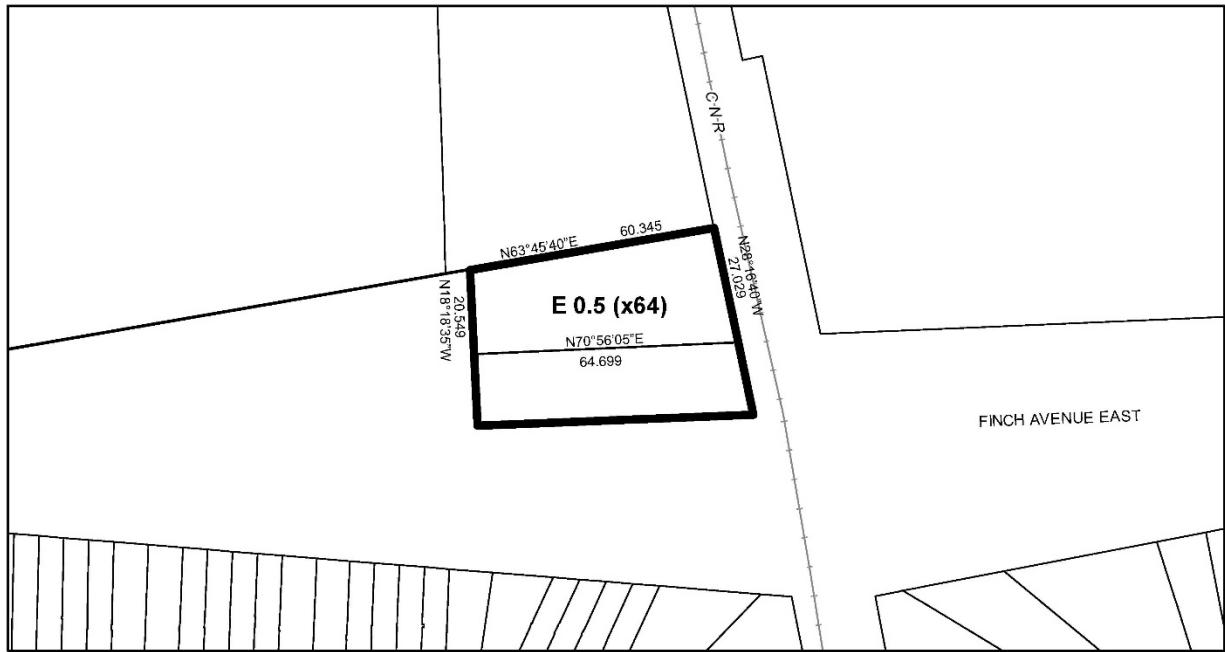
Prevailing By-laws and Prevailing Sections: (None Apply)

Enacted and passed on [month day, year].

Frances Nunziata,  
Speaker

John D. Elvidge,  
City Clerk

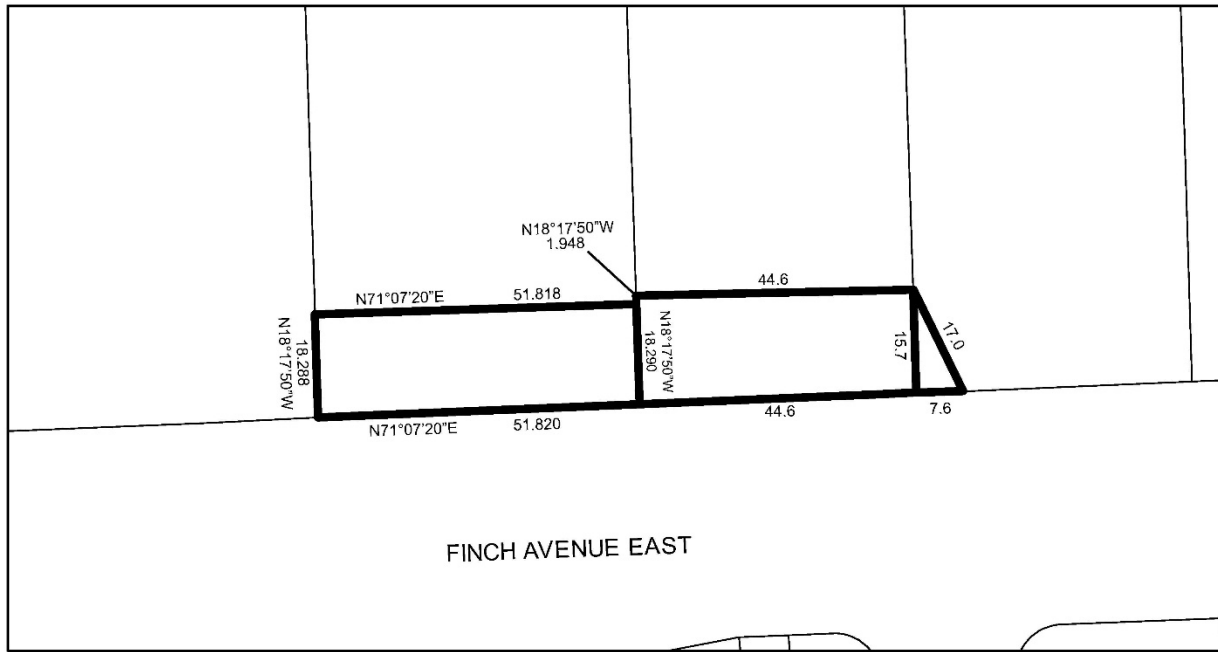
(Seal of the City)



**Toronto**  
Diagram 1

**Finch-Kennedy Station**  
**North-west Quadrant**  
File # 18 224838 STE 27 TM


City of Toronto By-law 569-2013  
Not to Scale  
06/07/2022



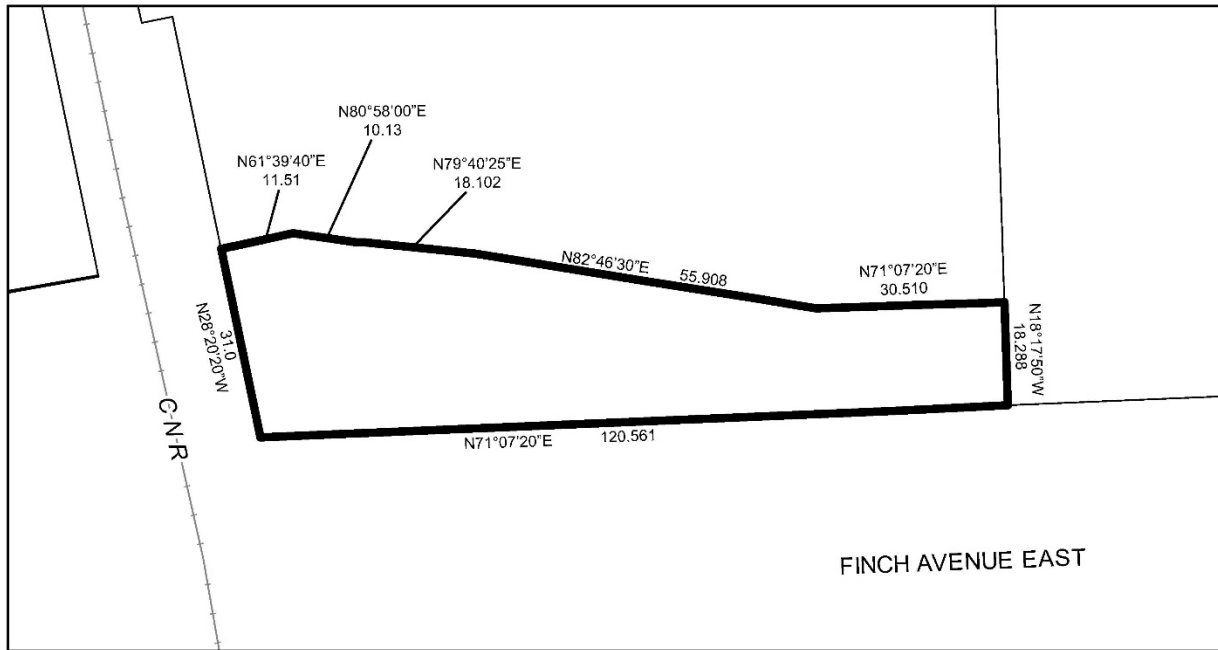
 **TORONTO**  
Diagram 2

4140 & 4150 & 4168 Finch Avenue East

File # 18 224838 STE 27 TM

  
City of Toronto By-law 569-2013  
Not to Scale  
08/06/2022





 **TORONTO**  
Diagram 3

4120 Finch Avenue East

File # 18 224838 STE 27 TM




City of Toronto By-law 569-2013  
Not to Scale  
06/07/2022

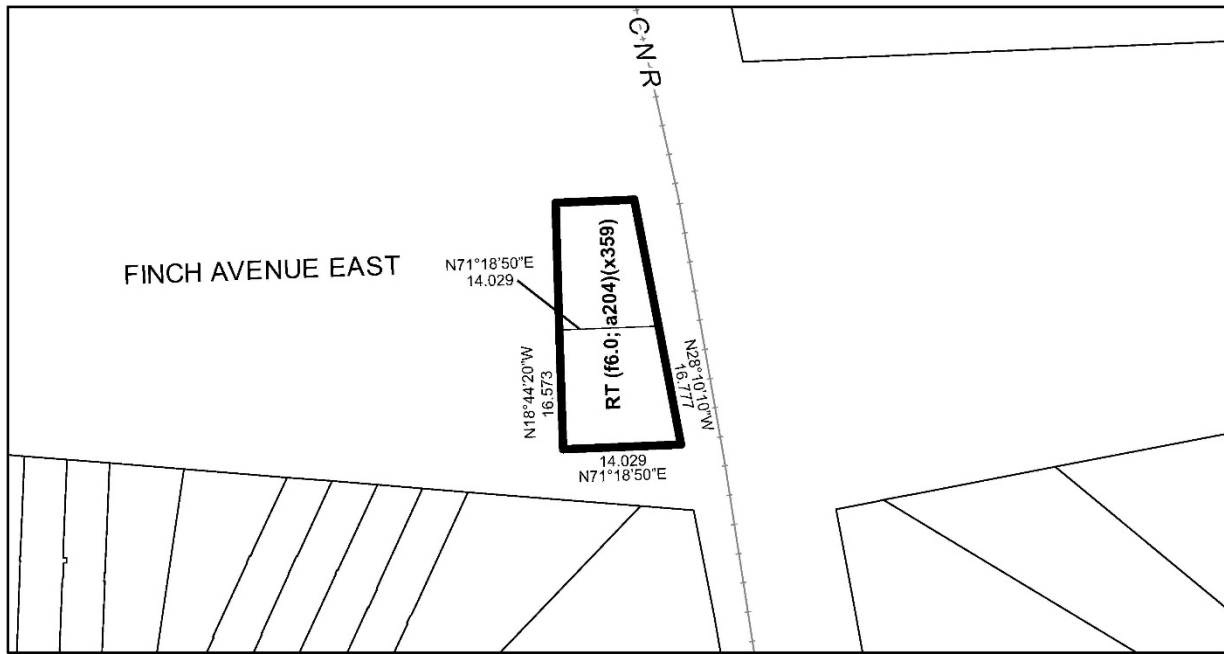


 **TORONTO**  
Diagram 4

4120 & 4140 & 4150 & 4168 Finch Avenue East

File # 18 224838 STE 27 TM

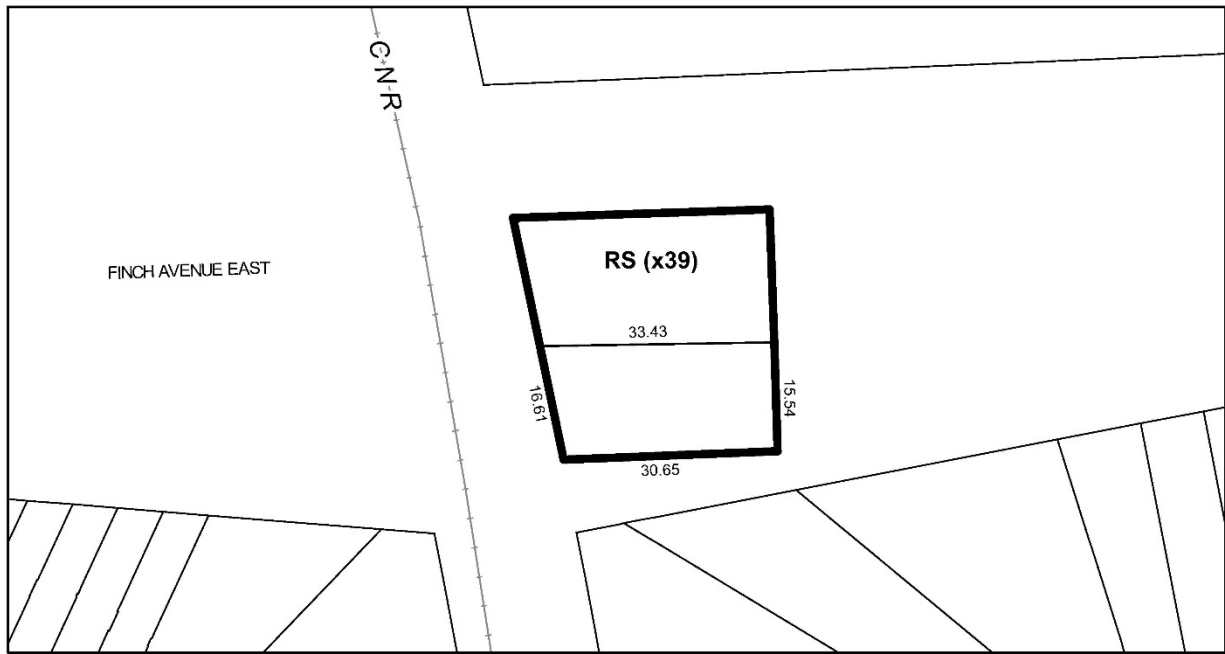
  
City of Toronto By-law 569-2013  
Not to Scale  
06/07/2022



**Toronto**  
Diagram 5

Finch-Kennedy Station  
South-west Quadrant  
File # 18 224838 STE 27 TM

City of Toronto By-law 569-2013  
Not to Scale  
06/07/2022



 **TORONTO**  
Diagram 6

**Finch-Kennedy Station**  
**South-east Quadrant**

File # 18 224838 STE 27 TM



City of Toronto By-law 569-2013  
Not to Scale  
06/07/2022