

Attachment 5: Draft Zoning By-law Amendment

Authority: Scarborough Community Council Item **XX**, as adopted by City of Toronto Council on ~, 20~

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 2023 as 5610 Finch Avenue East and 720 Tapscott 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.

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 569-2013, as amended, Chapter 800 Definitions.
3. Zoning By-law 569-2013, as amended, is further amended by adding the lands at 720 Tapscott Road to the Zoning By-law Map in Section 990.10, and by amending the zone label on the Zoning By-law Map in Section 990.10 for the lands at 5610 Finch Avenue East from zone labels of E 0.55 (x123) and E 0.7 (x307), and applying the following zone label to the lands outlined by heavy black lines: E 0.7 (x83) 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 at 720 Tapscott Road subject to this By-law to the Policy Areas Overlay Map in Article 995.10.1 and applying no value.
5. Zoning By-law 569-2013, as amended, is further amended by adding the lands at 720 Tapscott Road subject to this By-law to the Height Overlay Map in Article 995.20.1 and applying no value.
6. Zoning By-law 569-2013, as amended, is further amended by adding the lands at 720 Tapscott Road subject to this By-law to the Lot Coverage Overlay Map in Article 995.30.1 and applying no value.

7. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.20.10 Exception Number 83 so that it reads:

(83) Exception E 83

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 5610 Finch Avenue East and 720 Tapscott Road, 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 (G) below;
 - (B) Despite Regulation 60.20.1.10(3), the permitted maximum **gross floor area** of all **buildings** and **structures** on the **lot** is 21,600 square metres;
 - (C) In addition to the permitted uses listed in Regulation 60.20.20.10(1), the following additional use is permitted:
 - (i) **Self-storage Warehouse**
 - (D) Despite Regulation 60.20.40.70 the required minimum building setbacks are as shown in metres on Diagram 3 of By-law [Clerks to insert By-law number];
 - (E) Despite Regulation 60.20.40.10(1), the permitted maximum height of a **building** or **structure** is the number in metres following the letters "HT" as shown on Diagram 3 of By-law [Clerks to insert By-law number];
 - (F) Despite Regulation 200.5.10.1(1) and Table 200.5.10.1, **parking spaces** must be provided in accordance with the following:
 - (i) a minimum of 1.0 **parking spaces** for every 100 square metres of **gross floor area** devoted to non-residential uses for the first 2,750 square metres of non-residential **gross floor area** and no additional **parking spaces** required for additional non-residential **gross floor area**, but not exceeding the permitted maximum number of **parking spaces** in Table 200.5.10.1 for Tier 2 non-residential uses in all other areas of the City;
 - (G) Despite Regulation 60.5.80.10(2)(A), a maximum of 43 **parking spaces** may be located in the **street yard** that abuts Finch Avenue East;
8. Despite any future severance, partition or division of the **lot**, the provisions of By-

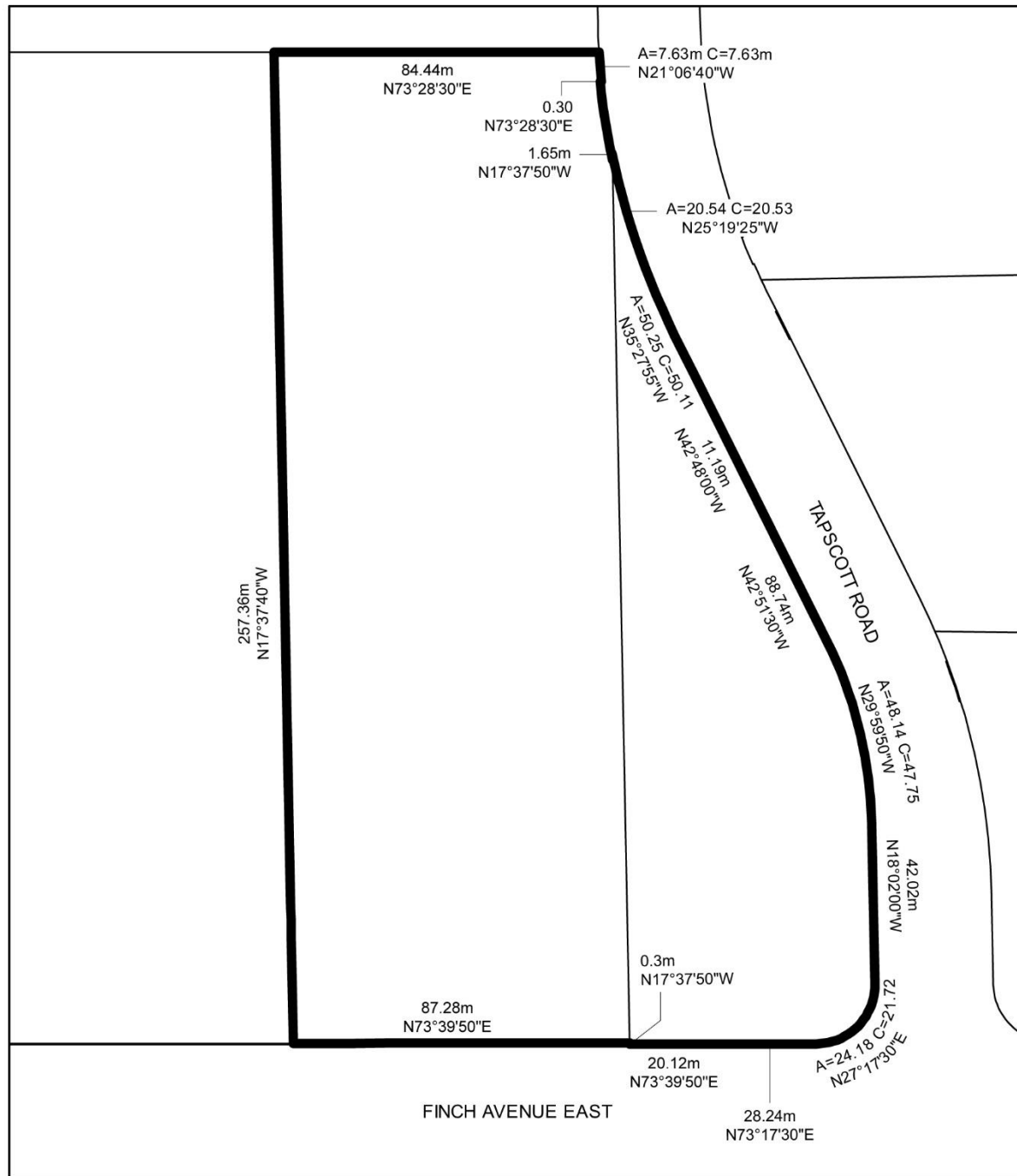
law [Clerks to insert By-law number] shall continue to apply to the whole of the **lot** as if no severance, partition, or division has occurred.

Enacted and passed on [Clerks to insert date].

[full name],
Speaker

[full name],
City Clerk

(Seal of the City)



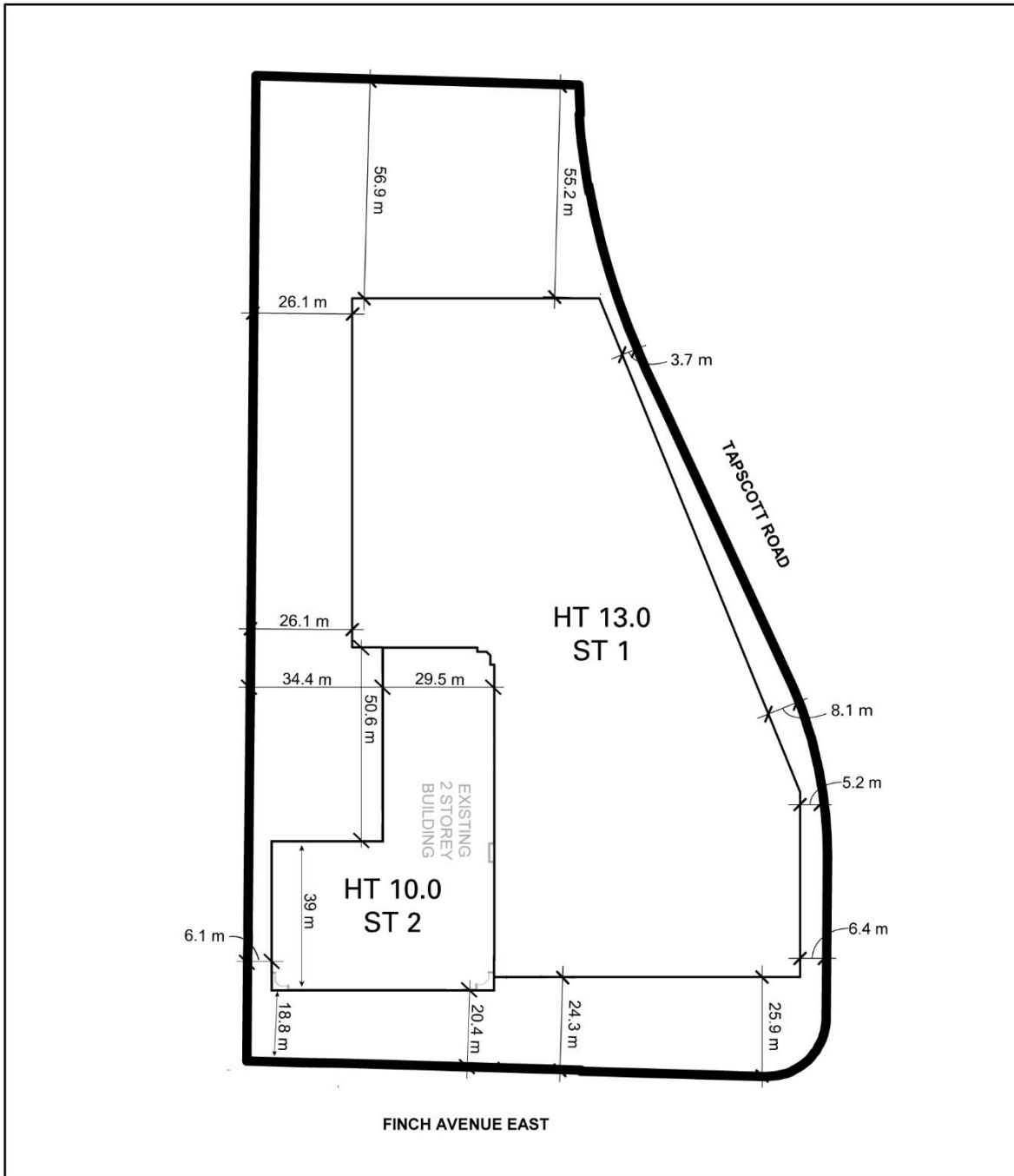
Toronto
Diagram 1

**5610 Finch Avenue East
and 720 Tapscott Road**
File # 22 154005 ESC 23 02



 **TORONTO**
Diagram 2

**5610 Finch Avenue East
and 720 Tapscott Road**
File # 22 154005 ESC 23 0Z



Toronto
Diagram 3

**5610 Finch Avenue East
and 720 Tapscott Road**
File # 22 154005 ESC 23 02