

Attachment 5: Draft Zoning By-law Amendment

Authority: **Scarborough Community Council** Item [-], 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 2024 as 4610 Finch Avenue East.

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 amending the zone label on the Zoning By-law Map in Section 990.10 respecting the lands outlined by heavy black lines from a zone label of I (x76) to a zone label of I (x761) as shown on Diagram 2 attached to this By-law.
4. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.30.10 Exception Number 761 so that it reads:

(761) Exception I 761

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 4610 Finch Avenue East, 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 (P) below;

- (B) For the purposes of this exception, the **lot line** abutting Finch Avenue East is the **front lot line**;
- (C) Despite regulations 80.5.40.10(1), the height of a **building** or **structure** is the distance between the Canadian Geodetic Datum of 185.5 metres and the elevation of the highest point of the **building** or **structure**;
- (D) Despite regulation 80.10.30.40(1), the permitted maximum **lot coverage**, as a percentage of the **lot area**, is 55 percent;
- (E) Despite regulation 80.10.40.10(1), the permitted maximum height of a **building** or **structure** is the number in metres following the letters "HT" and the number in storeys following the letters "ST", as shown on Diagram 3 of By-law [Clerks to insert By-law number];
- (F) Despite regulations 80.5.40.10(2) to (5), 80.5.75.1(4), 80.10.40.10(2) and (E) above, the following equipment and **structures** may project beyond the permitted maximum height shown on Diagram 3 of By-law [Clerks to insert By-law number]:
 - (i) vents, chimneys & stacks, by a maximum of 12 metres;
 - (ii) elevator shafts and roof access, by a maximum of 6.5 metres;
 - (iii) equipment used for the functional operation of the **building**, including electrical, utility, mechanical and ventilation equipment, as well as enclosed stairwells, and maintenance equipment storage, by a maximum of 6 metres;
 - (iv) **structures** that enclose, screen, or cover the equipment, **structures** and parts of a **building** listed in (i), (ii), and (iii) above, including a mechanical penthouse, by a maximum of 6 metres;
 - (v) architectural features, parapets, and elements and **structures** associated with a **green roof**, by a maximum of 2 metres;
 - (vi) **building** maintenance units and window washing equipment, by a maximum of 2 metres;
 - (vii) planters, **landscaping** features, guard rails, and divider screens on a balcony and/or terrace, by a maximum of 1.8 metres; and
 - (viii) trellises, pergolas, and unenclosed **structures** providing safety or wind protection to rooftop **amenity space**, by a maximum of 3.5 metres;

- (G) Despite regulation 80.10.40.40(1), the permitted maximum **gross floor area** of all **buildings** and **structures** is 41,000 square metres;
- (H) Despite regulation 80.10.40.70(2), the required minimum **building setbacks** are as shown in metres on Diagram 3 of By-law [Clerks to insert By-law number];
- (I) Despite Clause 80.10.40.60 and (H) above, the following elements may encroach into the required minimum **building setbacks** and **main wall** separation distances as follows:
 - (i) canopies and awnings, by a maximum of 3 metres;
 - (ii) architectural features, such as a pilaster, decorative column, cornice, sill, belt course, or chimney breast, by a maximum of 1.0 metres;
 - (iii) window projections, including bay windows and box windows, by a maximum of 0.5 metres; and
 - (iv) air conditioners, satellite dishes, antennae, vents, and pipes, by a maximum of 1.0 metres;
- (J) Despite regulation 80.10.50.10(1), a minimum of 45% of the **front yard** must be **soft landscaping**;
- (K) Despite regulation 80.10.50.10(2), a minimum of 30% of the area of the **lot area** not covered by **buildings** or **structures** must be **landscaping**;
- (L) Despite regulation 200.5.10.1(1) and Table 200.5.10.1, **parking spaces** must be provided in accordance with the following maximum standards:
 - (i) 0.5 **parking spaces** per **bedsitting room**;
 - (ii) 4.0 **parking spaces** per 100 square metres of **gross floor area** for an ambulance depot; and
 - (iii) 4.0 **parking spaces** per 100 square metres of **gross floor area** for medical offices;
- (M) Despite regulations 200.15.1(1) and (3), the entire length of an accessible **parking space** must be adjacent to a 1.5 metre wide accessible barrier free aisle or path, and must have the following minimum dimensions:
 - (i) length of 5.6 metres;

- (ii) width of 3.4 metres; and,
- (iii) vertical clearance of 2.1 metres;
- (N) Despite regulation 200.15.1(4), accessible **parking spaces** must be within 30 metres of a barrier free entrance to a **building** or vestibule entrance to a passenger elevator that provides access to the first **storey** of the **building**;
- (O) Despite regulation 200.25.15.2(2), regulations 200.5.10.1(7)(C), 200.5.10.1(12), 200.15.1(5), 200.15.10.5(1), Table 200.15.10.5 – Minimum Parking Space rates for Accessible Parking Spaces, 200.15.10.5(2), (3), and (4), and 200.15.10.10(1) do not apply, provided that the **building** or **structure** complies with regulations 970.10.1(2) and (3), 970.10.15.5(13), (14), (15), (16), Table 970.10.15.5(1) – Parking Space Rates for Effective Parking Spaces, 970.10.15.5(17) and (18), or with the provisions of By-law 569-2013, as amended, as it read after July 22, 2022 and prior to March 31, 2025;
- (P) Despite Clause 220.5.10.1, a minimum of 2 Type “B” and 1 Type “A” **loading spaces** must be provided;

Prevailing By-laws and Prevailing Sections: None Apply

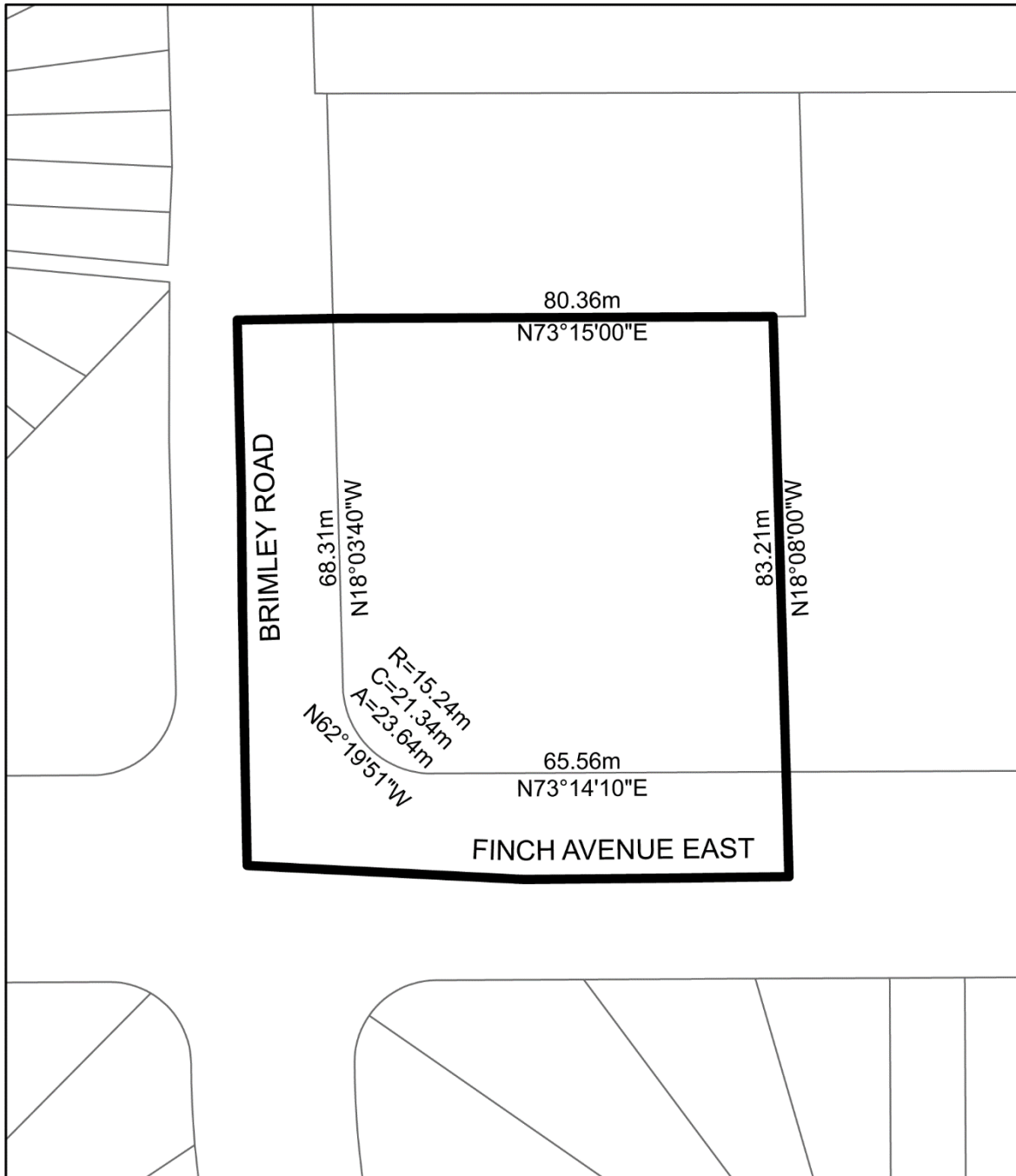
5. Despite any severance, partition or division of the lands, the provisions of this By-law shall apply as if no severance, partition or division occurred.

Enacted and passed on [Clerks to insert date].

[full name],
Speaker

[full name],
City Clerk

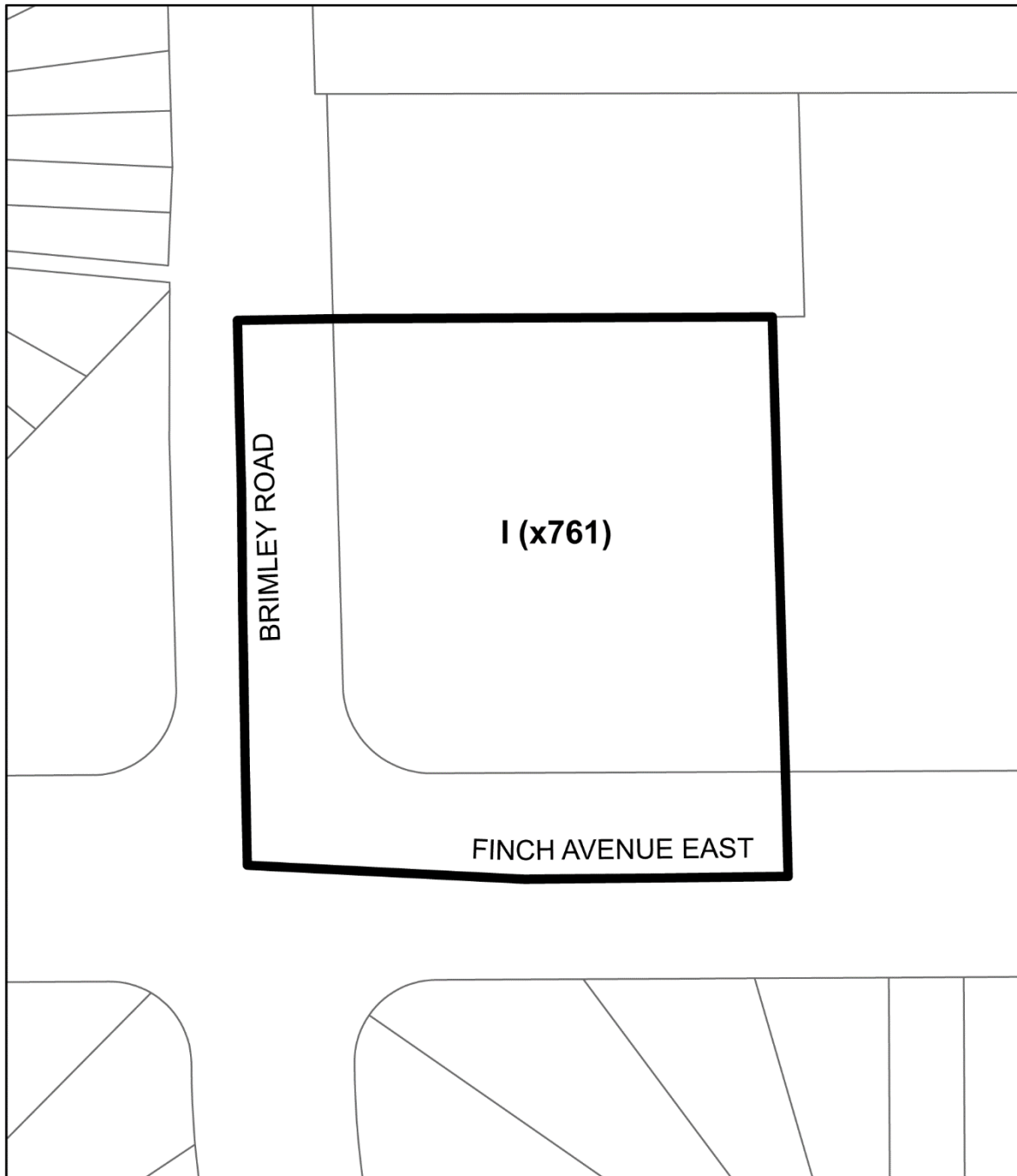
(Seal of the City)



Toronto
Diagram 1

4610 Finch Avenue East

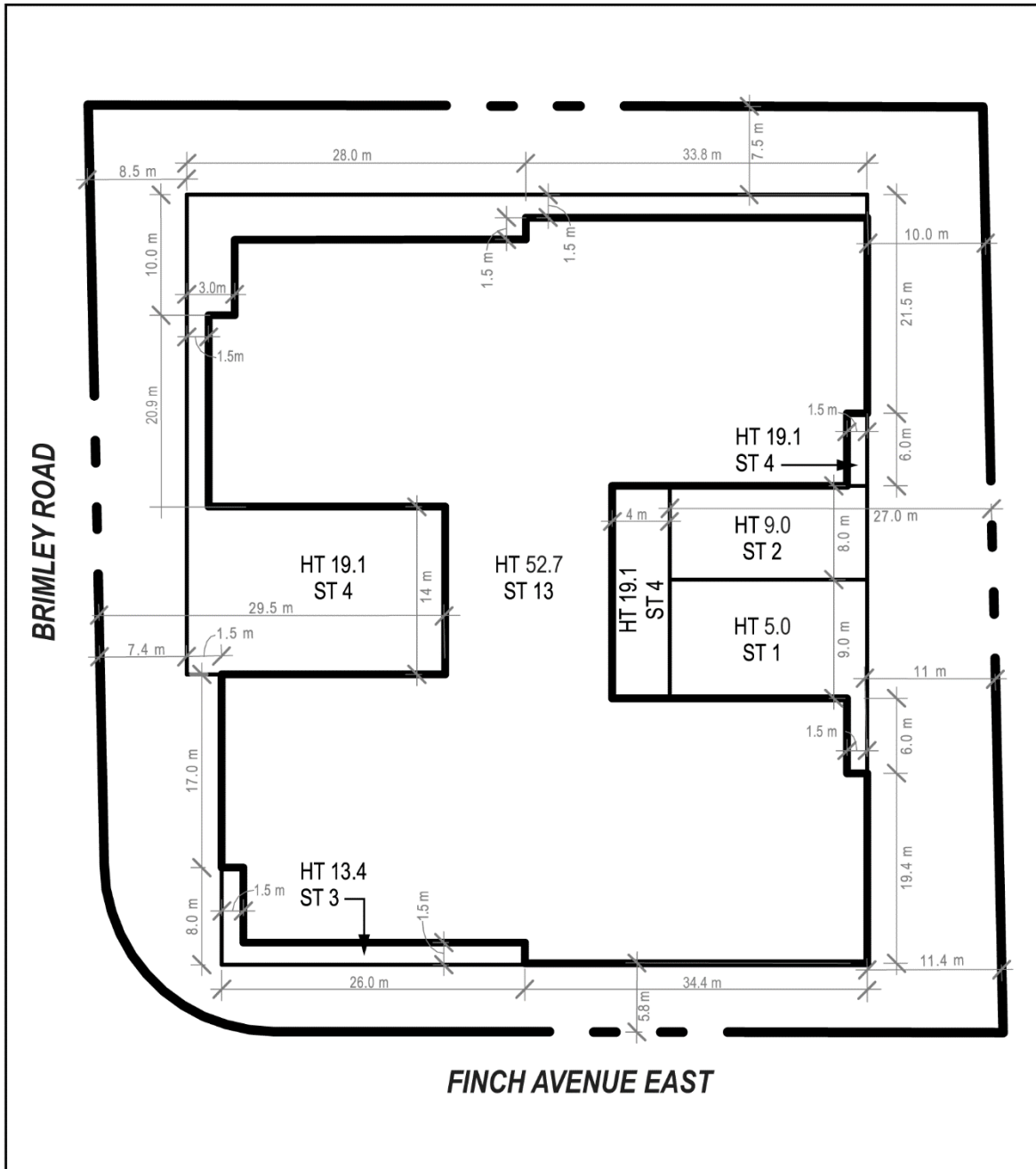
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Diagram 2

4610 Finch Avenue East

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Diagram 3

4610 Finch Avenue East

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City of Toronto By-law 569-2013
Not to Scale
06/23/2025