

Authority: North York Community Council Item [-], as adopted by City of Toronto Council on [-]

## 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 2026 as 179 & 181 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; and

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 lands subject to this By-law to the Zoning By-law Map in Section 990.10, and applying the following zone label to these lands: Residential Townhouse Zone RT (x347) as shown on Diagram 2 attached to this By-law.
4. Zoning By-law 569-2013, as amended, is further amended by amending Article 900.5. 10(347) Exception Number (347) so that it reads:

**(347) Exception RT (347)**

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 179 & 181 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 (H) below;

- (B) Despite regulation 10.5.40.10(1), the height of a **building** or **structure** is the distance between the Canadian Geodetic Datum of 188.11 metres and the elevation of the highest point of the **building** or **structure**;
- (C) Despite regulations 10.5.50.10(4)(A) and (B), the required minimum **landscaping** requirement for an **apartment building** must be provided at the following rate:
- (i) a minimum of 15 percent of the area of the **lot** for landscaping; and
  - (ii) a minimum 15 percent of the area of the lot for **landscaping**, may be both soft and hard **landscaping**;
- (D) Despite regulation 10.5.50.10(5), the required minimum strip of **soft landscaping** along any part of a **rear lot line** abutting another **lot** in the Residential Zone category is not required;
- (E) Despite regulations 10.5.40.70(1) and 10.80.40.70 (1) to (3) and 10.60.40.10(1) and 10.60.40.10(2), the required minimum **building setbacks** and permitted maximum **building** height and **storeys** are as shown on Diagram 3 of By-law [Clerks to insert By-law number];
- (F) Despite regulation 10.60.30.40(1)(A), the permitted maximum **lot coverage** is 65 percent.
- (G) Despite regulation 10.5.80.30(1), a surface **parking space** may be located a minimum of 0.5 metres from a **main wall** of an **apartment building**.
- (H) Despite Provision 200.5.10.1 (1) and table 200.5.10.1, a minimum of 3 visitor **parking spaces** are required.

## 5. Holding Provisions:

Prior to the lifting of the (H) holding in whole or in part, the following applies:

- A) The lands zoned with the "(H)" symbol delineated by heavy lines on Diagram 2 attached to and forming part of this By-law shall not be used for any purpose other than those uses and buildings as existing on the lands as of the date of the passing of this By-law until the "(H)" symbol has been removed.
- B) An amending by-law to remove the Holding provision in 5(A) above, in whole or in part, shall be enacted by City Council when the following condition(s) has been fulfilled to the satisfaction of Council:

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- (i) the owner or applicant, at their sole cost and expense has submitted a revised Functional Servicing and Stormwater Management Report to demonstrate that the existing sanitary sewer system, storm sewer system, and watermain system and any required improvements to them, have adequate capacity and supply to accommodate the development of the lands to the satisfaction of the Director, Engineering Review, Development Review; and
  - (ii) if the Functional Servicing and Stormwater Management Report accepted and satisfactory from (i) above require any new municipal infrastructure or upgrades to existing municipal infrastructure to support the development, then either:
    - (a) the owner or applicant has secured the design, construction, and provision of financial securities for any new municipal infrastructure, or any upgrades or required improvements to the existing municipal infrastructure identified in the accepted Functional Servicing and Stormwater Management Report, to support the development, in a financial secured agreement, all to the satisfaction of the Director, Engineering Review, Development Review; or,
    - (b) the required new municipal infrastructure or upgrades to existing municipal infrastructure to support the development in the accepted and satisfactory Functional Servicing and Stormwater Management Report in (i) above are constructed and operational, all to the satisfaction to the Director, Engineering Review, Development Review; and
    - (c) the comments provided in the latest memorandum issued by Development Engineering have been addressed to the satisfaction of the Director, Engineering Review, Development Review.
- 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)





