

Attachment 6: Draft Zoning Bylaw Amendment

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 2025 as 1, 3, 5, 7, 9 and 11 Vinci Crescent

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

Whereas pursuant to Section 36 of the Planning Act, as amended, the council of a municipality may, in a by-law passed under Section 34 of the Planning Act, use a holding symbol "(H)" in conjunction with any use designation to specify the use to which lands, buildings or structures may be put once the holding symbol "(H)" is removed by amendment to the by-law; and

Whereas the Official Plan for the City of Toronto contains provisions relating to the use of holding symbol "(H)"; 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 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 RD (f15.0; a550) (x5) to a zone label of (H) RA (x**299**) as shown on Diagram 2 attached to this By-law.
4. Zoning By-law 569-2013, as amended, is further amended by adding 900.7.10 Exception Number **299** so that it reads:

(**299**) Exception **RA** 299

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 1, 3, 5, 7, 9 and 11 Vinci Crescent, 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) Despite regulation 15.5.40.10(1), the height of a **building** or **structure** is the distance between the Canadian Geodetic Datum of 187.24 metres and the elevation of the highest point of the **building** or **structure**;
- (C) Despite regulation 15.10.30.40(1)(A), the permitted maximum **lot coverage**, as a percentage of the **lot area**, is 67 percent;
- (D) Despite Regulation 15.5.50.10(1), **landscaping** and **soft landscaping** must be provided in accordance with the following:
 - (i) A minimum of 25 percent of the **lot area** is required to be **landscaping**; and,
 - (ii) A minimum of 50 percent of the **landscaping** area required in (i) above must be **soft landscaping**; and
 - (iii) A minimum 3.0 metre wide strip of **soft landscaping** must be provided along the eastern **lot line**;
- (E) Despite regulation 15.10.40.80(3), an **apartment building** in the RA zone must be setback from a **lot** in an RD or RS zone, as shown on Diagram 4 of By-law [Clerks to insert By-law number];
- (F) Despite regulation 15.10.40.10(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];
- (G) Despite regulation 15.10.40.10(2), the permitted maximum number of **storeys** in a **building** is the number following the letters "ST" as shown on Diagram 3 of By-law [Clerks to insert By-law number]; and
 - (i) for the purpose of this exception, a mezzanine does not constitute a **storey**;
- (H) Despite regulations 15.5.40.10(2) to (6) and (F) 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) equipment used for the functional operation of the **building**,

- including electrical, utility, mechanical and ventilation equipment, as well as enclosed stairwells, roof access, maintenance equipment storage, elevator shafts, chimneys, and vents, by a maximum of 6.0 metres;
- (ii) **structures** that enclose, screen, or cover the equipment, **structures** and parts of a **building** listed in (i) above, including a mechanical penthouse, by a maximum of 6.0 metres;
 - (iii) architectural features, parapets, and elements and **structures** associated with a **green roof**, by a maximum of 3.0 metres;
 - (iv) **building** maintenance units and window washing equipment, by a maximum of 5.0 metres;
 - (v) planters, **landscaping** features, guard rails, and divider screens on a balcony and/or terrace, by a maximum of 3.0 metres;
 - (vi) antennae, flagpoles and satellite dishes, by a maximum of 2.5 metres; and
 - (vii) trellises, pergolas, and unenclosed **structures** providing safety or wind protection to rooftop **amenity space**, by a maximum of 3.5 metres;
- (I) Despite regulations 15.5.40.40(1) and 15.10.40.40(1), the permitted maximum **gross floor area** of all **buildings** and **structures** is 23,400 square metres;
- (J) Despite regulation 15.10.40.50(1), a **building** with 20 or more **dwelling units** must provide **amenity space** on the **lot** at the following rate:
- (i) at least 2.0 square metres for each **dwelling unit** as indoor **amenity space** located at or above **established grade**;
 - (ii) at least 2.0 square metres of outdoor **amenity space** for each **dwelling unit** and must be located at or above **established grade**; and
 - (iii) no more than 25 percent of the outdoor component may be a **green roof**;
- (K) Despite clause 15.10.40.70, the required minimum **building setbacks** are as shown in metres on Diagram 4 of By-law [Clerks to insert By-law number];
- (L) Despite clause 15.10.40.80, the required separation of **main walls** are as

shown in metres on Diagram 4 of By-law [Clerks to insert By-law number];

- (M) Despite clause 15.5.40.60 and (K) and (L) above, the following elements may encroach into the required minimum **building setbacks** and **main wall** separation distances as follows:
- (i) decks and porches, by a maximum of 1.5 metres;
 - (ii) canopies and awnings, by a maximum of 3.0 metres;
 - (iii) exterior stairs, access ramps and elevating devices, by a maximum of 2.5 metres;
 - (iv) architectural features, such as a pilaster, eaves, dormer, decorative column, cornice, sill, belt course, or chimney breast, by a maximum of 1.0 metres;
 - (v) window projections, including bay windows and box windows, by a maximum of 1.0 metres;
 - (vi) air conditioners, satellite dishes, antennae, vents, and pipes, by a maximum of 1.0 metres into the **rear yard setback** or **side yard setback**;
- (N) If **parking spaces** are provided on the **lot**, a percentage of the provided **parking spaces** must be accessible **parking spaces** in accordance with Section 200.15;
- (O) Despite Regulations 230.5.1.10(4)(A) and (C), **bicycle parking spaces** must comply with the following:
- (i) A **stacked bicycle parking space** must have a minimum length of 1.8 metres, a minimum width of 0.40 metres and a minimum vertical clearance of 1.2 metres;
- (P) The provision of **dwelling units** is subject to the following:
- (i) a minimum of 15 percent of the total number of **dwelling units** must have 2 or more bedrooms;
 - (ii) a minimum of 10 percent of the total number of **dwelling units** must have 3 or more bedrooms;
 - (iii) any **dwelling units** with 3 or more bedrooms provided to satisfy (ii) above are not included in the provision required by (i) above;

- (iv) in addition to the requirements of (i), (ii) and (iii) above, an additional 15 percent of the total number of **dwelling units** must have 2 or more bedrooms;
- (v) **dwelling units** required in (iv) above may be satisfied in part or in whole by **dwelling units** with 2 or more bedrooms, that can be provided through the conversion of other, smaller **dwelling units** using accessible or adaptable design measures such as knock-out panels; and,
- (vi) If the calculation of the number of required **dwelling units** in accordance with each of (i), (ii), and (iv), results in a number with a fraction, the number is rounded up to the nearest whole number, but there may not be less than one **dwelling unit**.

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.
- 6. Holding Symbol Provisions:
 - (A) The lands zoned with the holding symbol "(H)" delineated by heavy lines on Diagram 2 attached to this By-law must not be used for any purpose other than those uses and buildings existing as of the date of the passing of this By-law, until the holding symbol "(H)" has been removed; and
 - (B) An amending by-law to remove the holding symbol "(H)" referred to in (A) above may be enacted when the following are fulfilled:
 - (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:

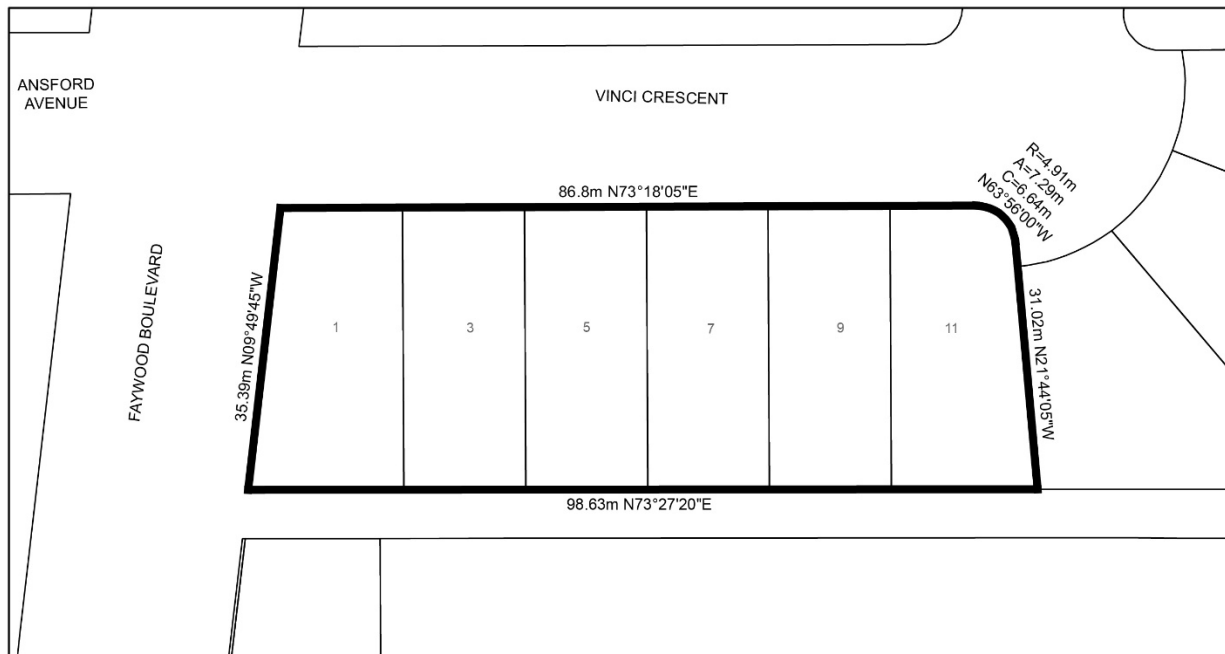
- a. The owner or applicant has secured the design, construction, and provision of financial securities for any new municipal infrastructure, or any upgrades or required improvements to the existing municipal infrastructure identified in the accepted Functional Servicing and Stormwater Management Report, 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 of the Director, Engineering Review, Development Review;
- (iii) The City has received and accepted a Land Use Compatibility study, that has been peer reviewed at the owner's expense, with recommendations resulting from this study to be implemented, to the satisfaction of the Executive Director, Development Review;
- (iv) The submission of an Air Quality Study, that has been peer reviewed at the owner's expense, with recommendations resulting from this study to be implemented, to the satisfaction of the Executive Director, Development Review; and
- (iv) The submission of a Noise and Vibration Report, that has been peer reviewed at the owner's expense, with recommendations resulting from this study to be implemented, to the satisfaction of the Executive Director, Development Review.

Enacted and passed on [Clerks to insert date].

[full name],
Speaker

[full name],
City Clerk

(Seal of the City)

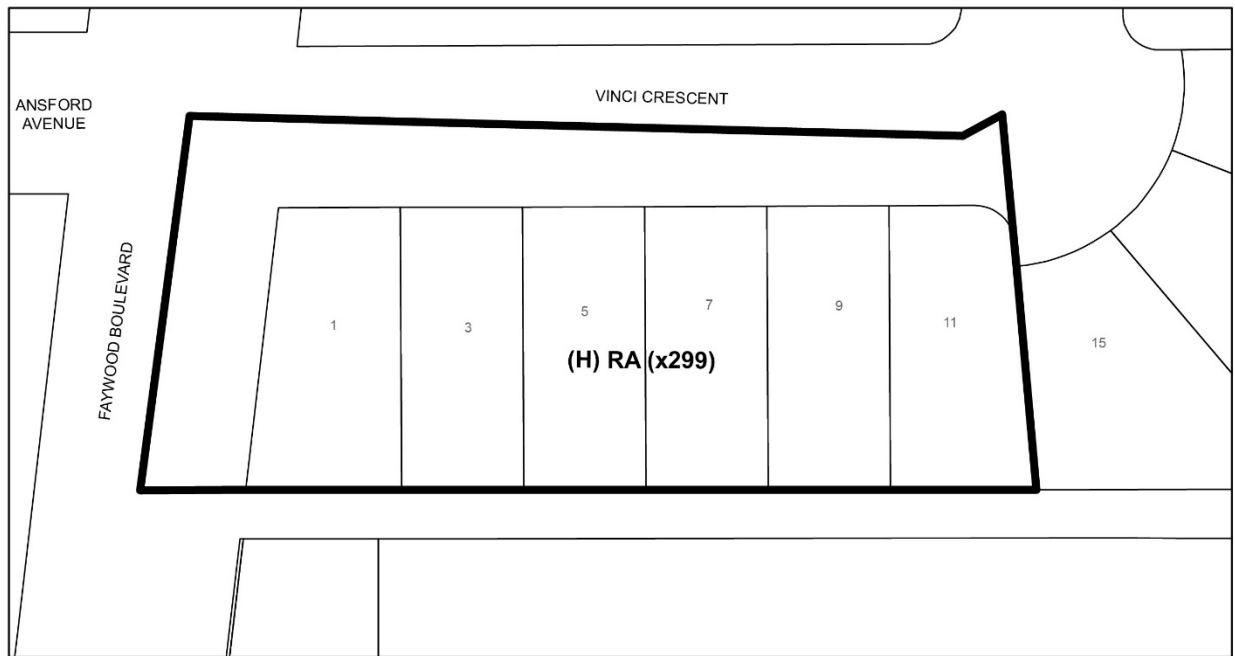


Toronto
Diagram 1

1-11 Vinci Crescent

File # 25 216777 NNY 06 02

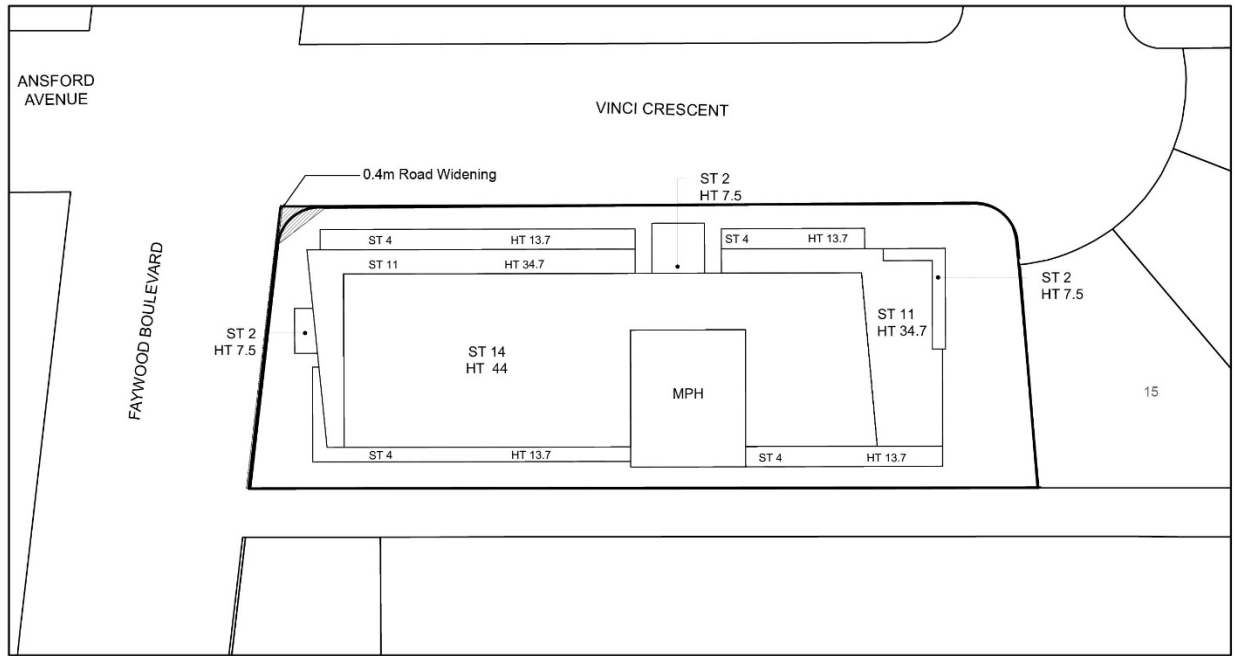
City of Toronto By-law 569-2013
Not to Scale
09/22/2025



 **Toronto**
Diagram 2

1-11 Vinci Crescent

File # 25 216777 NNY 06 02



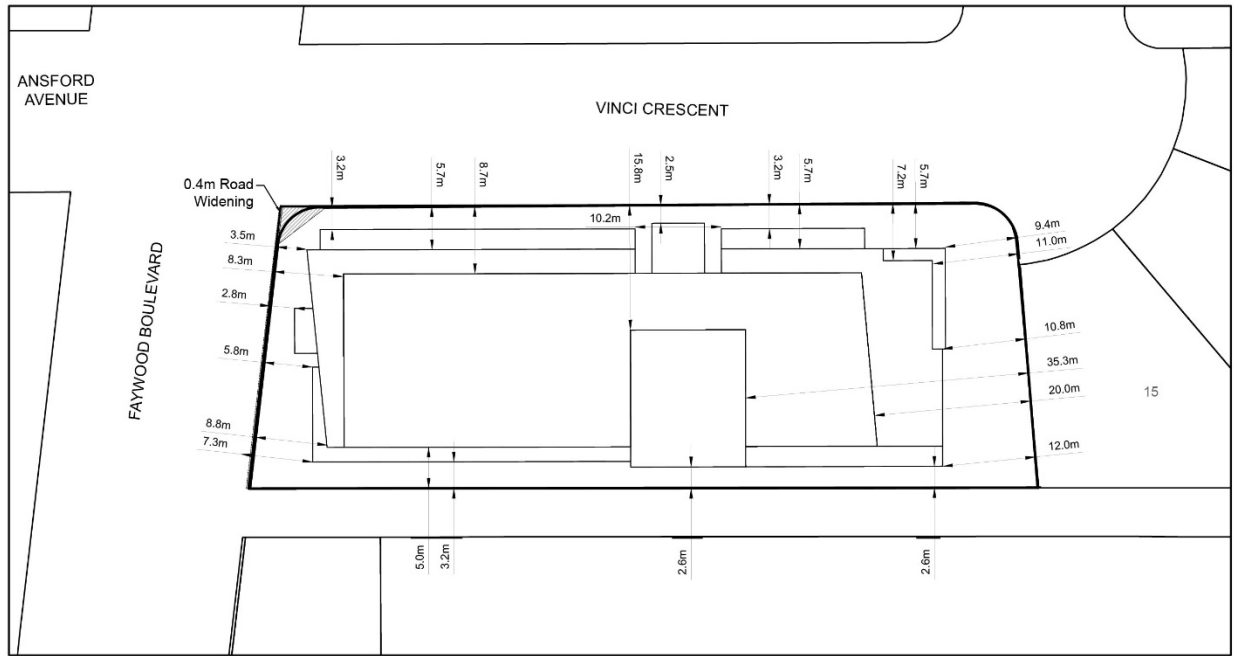
Toronto
Diagram 3

1-11 Vinci Crescent

File # 25 216777 NNY 06 02

— 0.4m Road Widening
 ▨ 5m x 5m Daylight Triangle

City of Toronto By-law 569-2013
 Not to Scale
 08/04/2026



Toronto
Diagram 4

1-11 Vinci Crescent

File # 25 216777 NNY 06 02

0.4m Road Widening
5m x 5m Daylight Triangle

City of Toronto By-law 569-2013
Not to Scale
08/04/2026