CITY OF TORONTO

BY-LAW No. ####-2020

To amend the former City of North York Zoning By-law No. 7625, as amended, with respect with lands municipally known as 2405 Finch Avenue West and 3400 Weston Road.

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; and

WHEREAS Council of the City of Toronto, at its meeting on ____, 2020, determined to amend the former City of North York Zoning By-law No. 7625 with respect to lands known municipally in the year 2020 as 2405 Finch Avenue West and 3400 Weston Road.

The Council of the City of Toronto HEREBY ENACTS as follows:

1. Schedules “B” and “C” of By-law No. 7625 of the former City of North York are hereby amended in accordance with Schedule 1 of this By-law.

2. Section RM6 of By-law No. 7625 of the former City of North York is amended by replacing it with the following subsection:

64.20-A(____) RM6 (XXX)

DEFINITIONS

(a) For the purpose of this exception, “apartment house dwelling” shall mean a building containing more than four (4) dwelling units, each unit having access either from an internal corridor system or direct access at grade, or any combination thereof.

(b) For the purpose of this exception, “existing building” means the existing apartment housing dwelling municipally known as 2405 Finch Avenue West and 3400 Weston Road located on the lands in the year 2020 as shown on Schedule 1 of By-law #### [clerks to provide by-law number], subject to alterations, additions and internal modifications that do not result in any additional gross floor area.

(c) For the purposes of this exception, “new buildings” means the proposed existing apartment housing dwellings on the lands as shown on Schedule 1.

(d) For the purpose of this exception, “established grade” shall mean 142.52 metres Canadian Geodetic Datum.
(e) For the purpose of this exception, “gross floor area” shall mean the aggregate of the areas of each floor, measured between the exterior walls of the building or structure at the level of each floor, but excluding:

(i) indoor recreational amenity area;
(ii) parking, loading and bicycle parking below established grade;
(iii) parking, loading and bicycle parking at or above established grade;
(iv) storage rooms, washrooms, electrical, utility, mechanical and ventilation rooms in the basement and at or above established grade;
(v) shower and change facilities required by this By-law for required bicycle parking spaces;
(vi) elevator shafts;
(vii) garbage shafts;
(viii) mechanical penthouse; and
(ix) exit stairwells in the building;

(f) For the purpose of this exception, “recreational amenity area” shall mean an area that is communal and available to all occupants of a building or a group of buildings within a zone for social and recreational purposes including indoor or outdoor space.

(g) For the purposes of this exception, “Type ‘G’ loading spaces” shall mean an area used for the loading or unloading of goods or commodities from a vehicle, with the following dimensions:

(i) minimum length of 13.0 metres;
(ii) minimum width of 4.0 metres; and
(iii) minimum vertical clearance of 6.1 metres.

(h) For the purposes of this exception, “car-share parking space” means a parking space that is reserved and actively used for car-sharing and must be for the exclusive use of the residents of the building.

(i) For the purposes of this exception, “site” shall mean lands zoned D as shown on Schedule 1 for the purpose of Schedule ‘A’ of this exception.

PERMITTED USES

(j) The following uses shall be permitted:

Apartment House Dwelling
EXCEPTION REGULATIONS

GROSS FLOOR AREA

(k) A maximum permitted gross floor area shall be 39,100 square metres.

(l) The maximum permitted non-residential gross floor area shall be 565 square metres.

LANDSCAPING

(m) The provisions of Section 15.8 (Landscaping) shall not apply.

LOT AREA

(n) The provisions of Section 20-A.2.1 (Lot Area) shall not apply.

LOT COVERAGE

(o) The provisions of Section 20-A.2.2 (Lot Coverage) shall not apply.

FRONTAGE

(p) The provisions of Section 20-A.2.3 (Street and Lot Frontage) shall not apply.

RECREATIONAL AMENITY AREA

(q) A minimum of 2.0 square metres of indoor recreational amenity area per dwelling unit in the new apartment housing dwellings shall be provided.

(r) A minimum of 2.0 square metres of outdoor recreational amenity area per dwelling unit in the new apartment housing dwellings shall be provided.

YARD SETBACKS

(s) The minimum yard setbacks for buildings and structures above established grade shall be shown on Schedule 1.

PERMITTED PROJECTIONS

(t) Notwithstanding (t) above, the following elements shall be permitted to project beyond the building envelope shown on Schedule 1.
(i) Architectural features, awnings, bicycle racks, bollards, canopies, chimneys, cornices, eaves, elevator enclosures and overruns, fences, green roof, guardrails, lighting fixtures, ornamental elements, parapets, pipes, planters, platforms, railings, retaining walls, screens, stacks, stairs, stair enclosures, terraces, trellises, underground garage ramps and their associated structures, vents, walkways, wheel chair ramps, wind protection, window sills, and window washing equipment;
(ii) Balconies to a maximum projecting distance of 2.0 metres; and
(iii) Structures, elements and enclosures permitted by regulation (y) below

(u) Notwithstanding (t) and (u) above, the minimum yard setbacks for parking structures and structures associated thereto above and below established grade shall be 0 metres from any given property line.

DISTANCE BETWEEN BUILDINGS

(v) The provisions of Section 20-A.2.4.1 for distance between buildings and/or portions of buildings forming courts shall not apply.

HEIGHT

(w) The building height shall not exceed the maximum building heights in storeys and in metres above established grade as shown on 1.

(x) Notwithstanding (x) above, the following elements shall be permitted to exceed the noted height limit on Schedule 1.

(i) Structures and elements and enclosures permitted by regulation (u) above;
(ii) Architectural features, awnings, balconies, bollards, canopies, chimneys, cornices, eaves, elevator enclosures and overruns, fences, green roof, guardrails, landscape and public art features, lighting fixtures, ornamental elements, parapets, pipes, planters, platforms, railings, retaining walls, screens, stacks, stairs, stair enclosures, terraces, trellises, underground garage ramps and their associated structures, vents, walkways, wheel chair ramps, wind protection, window sills, and window washing equipment;
(iii) Enclosures housing mechanical elements and ducts, elevators, elevator enclosures and associated structures;
(iv) The height of the existing building shall not exceed the height of such building as it existed on the lot on May 1, 2020.
PARKING

(y) Notwithstanding Section 6A(2) (Parking Requirements) of By-law 7625, the minimum number of parking spaces shall be calculated in accordance with the following:

Residential:
- Visitors – 0.1 spaces per dwelling unit.
- Residents – 0.9 spaces per dwelling unit.

(z) Two of the required parking spaces may be provided in small car parking spaces;

(aa) A minimum of 6 parking spaces on the lot shall be accessible parking spaces.

(bb) The number of required parking spaces for residents set out in regulation (z) above, can be reduced at a rate of 3 parking spaces for each car-share parking space provided.

(cc) Despite any provision of this exception or By-law 7625, as amended, to the contrary, any parking spaces, drive aisles, driveways and ramps existing on the site, as of May 1, 2020 may be maintained and are deemed to comply with the requirements of By-law 7625.

LOADING

(dd) The provisions of Sections 6A(16)(a)(iv) and 6A(16)(c)(i) for loading shall not apply.

(ee) A minimum of one Type ‘G’ loading space shall be provided on the site.

DIVISION OF LANDS

(ff) Notwithstanding any severance, partition or division of the lands shown on Schedule 1 the regulations of this exception shall continue to apply to the whole of the said lands as if no severance, partition or division had occurred.

3. RM6 of By-law No. 7625 is amended by adding Schedule 1 attached to this By-law.

ENACTED AND PASSED this _____ day of ________, A.D. 2020.
Schedule 1

3400 Weston Road and 2405 Finch Avenue West, Toronto

File #19

Not to Scale