

Authority: Etobicoke York Community Council Item ~~, as adopted by City of Toronto Council on ~~, 2021

CITY OF TORONTO

BY-LAW #####-2020

To amend the General Zoning By-law 569-2013 of the City of Toronto, as amended, with respect to the lands municipally known in the year 2020 as 2345 Finch Avenue West and 3415-3499 Weston Road (Blocks 3 and 4)

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;

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, Chapter 800 Definitions except as specified by this By-law.
3. Zoning By-law 569-2013, as amended, is further amended by adding the lands subject to this By-law to the Zoning By-law Map in Section 990.10, and applying the zone label to these lands: CR 2.5(c2.5; r2.5) SS2 (x####) 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 subject to this By-law to the Height Overlay Map in Section 995.20.1, and applying the height and storey label to these lands: HT 35 as shown on Diagram 3 of this By-law.
5. Zoning By-law 569-2013, as amended, is further amended by adding the lands shown on Diagram 4 attached to this By-law to the Policy Area Overlay Map in Section 995.10.1 and applying the following Policy Area label to these lands: PA4, as shown on Diagram 4.
6. Zoning By-law 569-2013, as amended, is further amended by adding the lands subject to this By-law to the Lot Coverage Overlay Map in Section 995.30.1 and the Rooming House Overlay Map in Section 995.40.1 with no label.
7. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.11.10 Exception Number CR ### so that it reads:

(###) Exception CR ###

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 2345 Finch Avenue West and 3415-3499 Weston Road, a building, structure, addition or enlargement may be constructed or used if it complies with (B) to (M) below;
- (B) Despite Regulation 40.10.40.40(1), the permitted maximum total **gross floor area** is 161,000 square metres, of which:
 - (i) The permitted maximum residential **gross floor area** is 159,790 metres;
- (C) Despite Regulation 40.5.40.10(1) and (2), the height of a **building** or **structure** is measured as the vertical distance between the Canadian Geodetic Datum elevation of 149.86 metres and the highest point of the **building** or **structure**;
- (D) Despite Regulation 40.10.40.10(2), the permitted maximum height of a **building** or **structure** is the numerical value, in metres, following the letters HT as shown on Diagram 5 of By-law [**Clerks to insert By-law number**];
- (E) Despite Clause 40.5.40.10 and (D) above, the following elements of a **building** or **structure** may project above the permitted maximum **building** heights shown on Diagram 5 of By-law [**Clerks to insert By-law number**]:
 - (i) guardrails, safety railings, stair enclosures, window washing elements of a roof, parapets, generator vents, screens, stacks, lightning rods, mechanical elements associated with a cooling tower and lighting fixtures;
- (F) Despite Clause 40.10.40.60 and Regulations 40.5.40.60(1), 40.5.40.70(1) and 40.10.40.70(2), the required minimum **building setbacks** in metres are as shown on Diagram 5 of By-law [**Clerks to insert By-law number**];
- (G) Despite Clause 40.5.40.70, 40.10.40.60 and (D) above, the following elements of a **building** or **structure** are permitted to encroach into the required **building setbacks** as shown on Diagram 5 of By-law [**Clerks to insert By-law number**]:
 - (i) canopies, eaves, fences, gas metres, light fixtures, ornamental or architectural elements, planters, retaining walls, screens, terraces, ramps, vents, window sills;
- (H) Despite Regulation 200.5.10.1(1) and Table 200.5.10.1, **parking spaces** must be provided in accordance with the following:

- (i) 0.3 resident **parking spaces** for each bachelor **dwelling unit**;
 - (ii) 0.5 resident **parking spaces** for each one-bedroom **dwelling unit**;
 - (iii) 0.8 resident **parking spaces** for each two-bedroom **dwelling unit**;
 - (iv) 1.0 resident **parking spaces** for each three-bedroom **dwelling unit**;
 - (v) 0.1 **parking spaces** for each dwelling unit for the exclusive use of visitors;
 - (vi) 1.0 **parking spaces** per 100 square metres of retail use;
 - (vii) 45 parking spaces may be provided for small cars;
 - (viii) For every car-share parking space provided, the minimum number of required resident **parking spaces** shall be reduced by 4.0 spaces;
- (I) For the purposes of (H)(viii) above,
- (i) car-share is the practice where a number of people share the use of one or more cars that are owned by a profit or non-profit car sharing organization and where such organization may require that use of cars be reserved in advance, charge fees based on time and/or kilometres driven, and set membership requirements of the car-sharing organization, including the payment of a membership fee that may or may not be refundable; and (ii) a car-share parking space is a parking space that is exclusively reserved and actively used for car-sharing;
 - (ii) a car-share **parking space** is a **parking space** that is exclusively reserved and actively used for car-sharing;
- (J) Despite Regulations 220.5.10.1(2) and (3), a minimum of two Type “G” **loading spaces** and 5 Type “C” **loading spaces** must be provided upon full build out of the lands;
- (K) Regulation 230.40.1.20(2), with respect to the location of “short-term” **bicycle parking spaces** relative to the building entrance, does not apply;
- (L) Despite Regulation 40.10.40.1(1), a **dwelling unit** may be located on the first **storey** of a building;

(M) Despite Regulation 200.15.1.5(1), accessible **parking spaces** may be located in the **basement** parking levels.

Prevailing By-laws and Prevailing Sections: (none apply)

8. Despite any future severance, partition or division of the lands as shown on Diagram 1, the provisions of this By-law shall apply as if no severance, partition or division occurred.

Enacted and passed on ~~, 2021

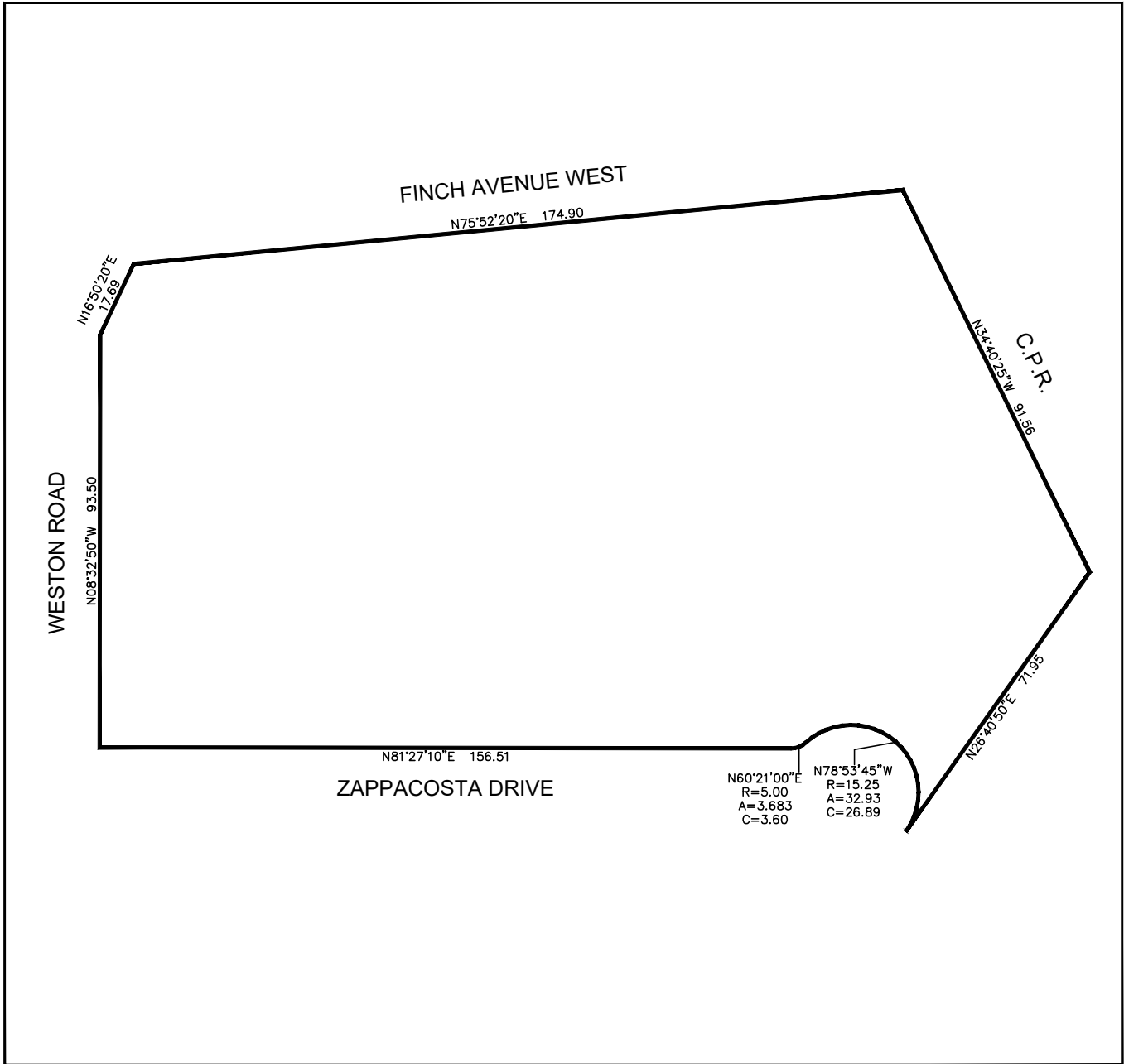
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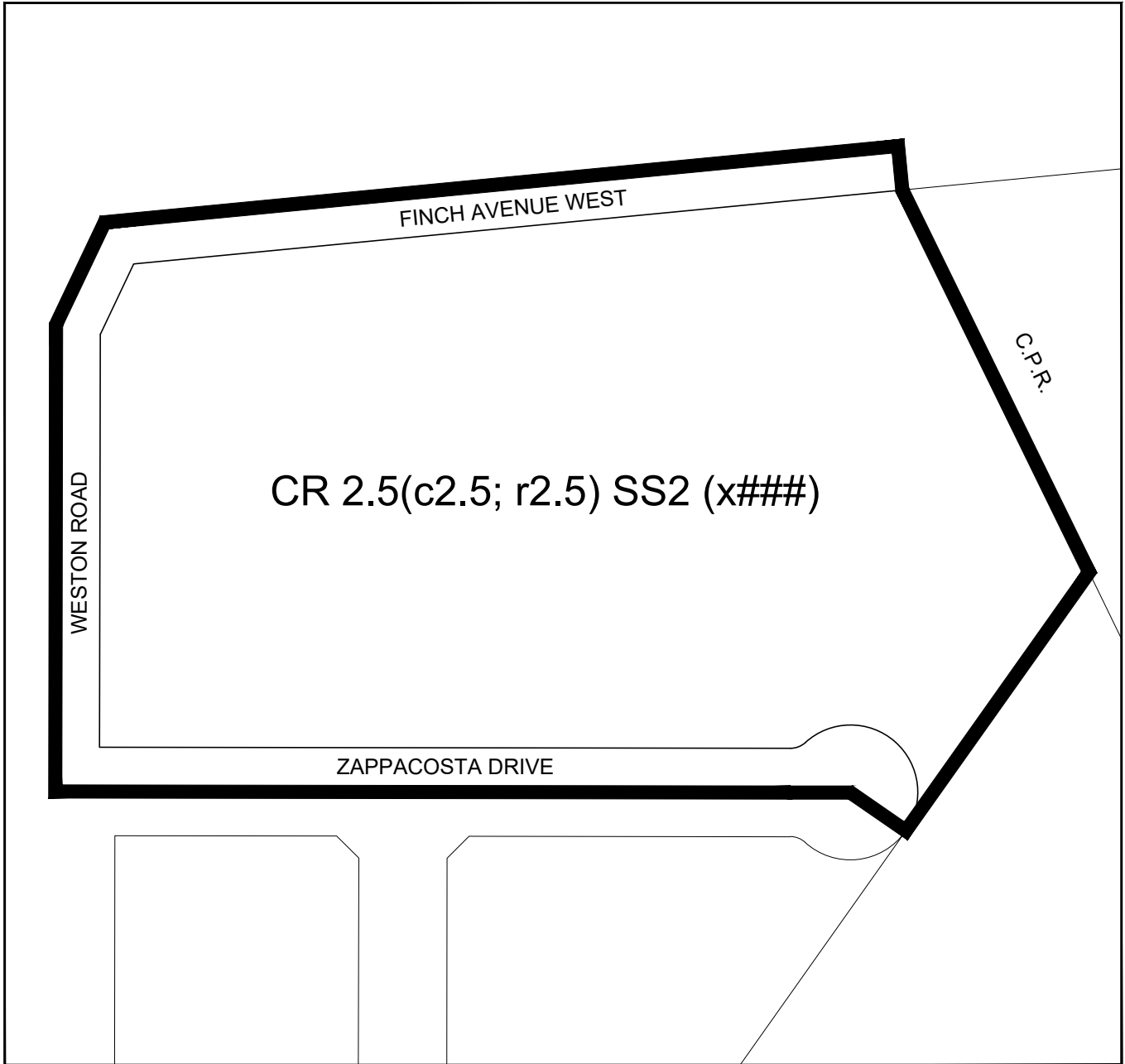
Speaker

(Seal of the City)

John D. Elvidge,

Interim City Clerk





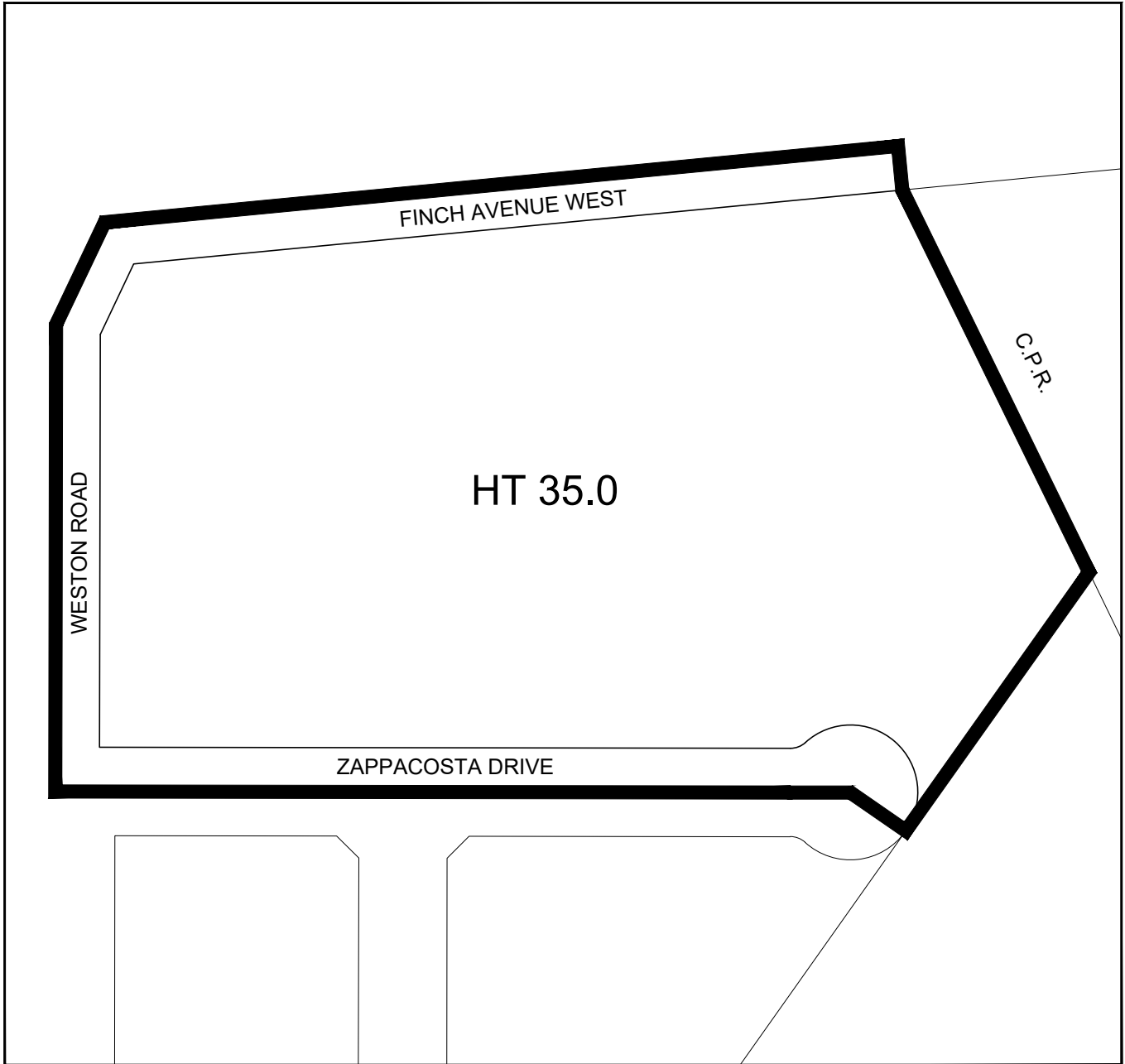


Diagram 3



Not to Scale

