

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

**CITY OF TORONTO
By-Law No. XXXX-2021**

To amend the former City of North York Zoning By-law No. 7625, as amended, with respect to a portion of the lands municipally known as 2345 Finch Avenue West and 3415 Weston Road (Blocks 3 and 4)

WHEREAS authority is given to Council under the Planning Act, R.S.O. 1990, c. P. 13, as amended, to pass this By-law;

WHEREAS authority is given to Council by Section 34 and Section 36 of the *Planning Act*, R.S.O. 1990, c. P. 13, as amended, to impose the holding (H) symbol and to remove the holding symbol (H) when Council is satisfied that the conditions relating to the holding symbol have been satisfied;

WHEREAS Council is satisfied that the conditions related to the holding symbol have been satisfied in relation to this lifting of the holding symbol in relation to a portion of the lands affected;

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 2345 Finch Avenue West and 3415-3499 Weston Road (Phase 3 and 4).

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

1. The lands shown on Schedule “1” attached to this By-law are rezoned from C5(H3) to C5(#)
2. Schedules “B” and “C” of By-law No. 7625 of the former City of North York, as amended, are amended in accordance with Schedule C5(#) of this By-law.
3. Section 64.27 Exceptions to C5 ZONE (MIXED USE COMMERCIAL ZONE) is amended by adding Section 64.27(#) as follows:

64.27(#) C5(#)

For the purpose of the lands shown on Schedule 1, as attached to this By-law, the following regulations shall apply:

EXCEPTION REGULATIONS

- (a) **Setbacks**

Draft Zoning By-Law Amendment: December 7, 2020

- (i) Notwithstanding Section 27(4)(a), the building setback above established grade to an elevation of 9.6 metres or 3 storeys shall be located a minimum of 0.0 metres and a maximum of 3.7 metres from any street;
- (ii) The elements listed in Section 27(4)(a)(ii)(B) may be permitted in the area between a main wall of a building facing a street and a lot line that is a street.
- (iii) In addition to those elements listed in Section 27(4)(a)(ii)(B), eaves, fences, gas metres, light fixtures, ornamental or architectural elements, planters, retaining walls, screens, terraces, ramps, vents, window sills may be permitted in the area between a main wall of a building facing a street and a lot line that is a street; and
- (iv) Section 27(4)(a)(iii) shall not apply.

(b) Height

- (i) Notwithstanding Section 27(5)(a)(i), the maximum building heights shall not exceed those building heights identified on Schedule C5(#).
- (ii) Notwithstanding Section 27(5)(a)(i), the maximum number of storeys shall not exceed 55 storeys. For the purposes of this provision, the mechanical penthouse shall not be counted as a storey.
- (iii) For the purposes of this section, "Building Height" shall mean the vertical distance between the established grade (149.86 metres Canadian Geodetic Datum) and the elevation of the highest point of the building, including the mechanical penthouse.
- (iv) Notwithstanding subsection (i) herein, 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 may project beyond the maximum permitted building height

(c) Maximum Gross Floor Area

- (i) Notwithstanding Section 22.10 and 27(6)(a), the maximum gross floor area shall not exceed 156,200 square metres.

(d) Parking

Parking shall be provided as follows:

- (i) 0.3 resident parking spaces for each bachelor dwelling unit;
- (ii) 0.5 resident parking spaces for each one-bedroom dwelling unit;

Draft Zoning By-Law Amendment: December 7, 2020

- (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;
- (ix) For the purposes of this section, "car-share" means 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 an 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 "car-share parking space" means a parking space that is reserved and actively used for car-sharing; and
- (x) Notwithstanding Section 27(7)(a)(iii), residential parking for apartment dwelling uses (residents and visitors) shall be provided below and/or above grade.

(e) **Loading**

Loading at the full build out of the lands shall be provided as follows:

- (i) 2 Type "G" loading spaces shall be provided, which measure 13.0 metres in length and 4.0 metres in width, with a vertical clearance of 6.1 metres
- (ii) 5 Type "C" loading spaces shall be provided, which measure 6.0 metres in length and 3.5 metres in width, with a vertical clearance of 3.0 metres

(f) Section 27(9)(a) shall not apply

(g) Notwithstanding any severance, partition or division of the site, as shown on Schedule C5(#), the provisions shall apply to the whole of the site as if no severance, partition or division occurred.

Draft Zoning By-Law Amendment: December 7, 2020

4. Subsection 27(11)(a)(iii)(HOLIDNG PROVISIONS) is amended by adding at the end of the section the following wording:

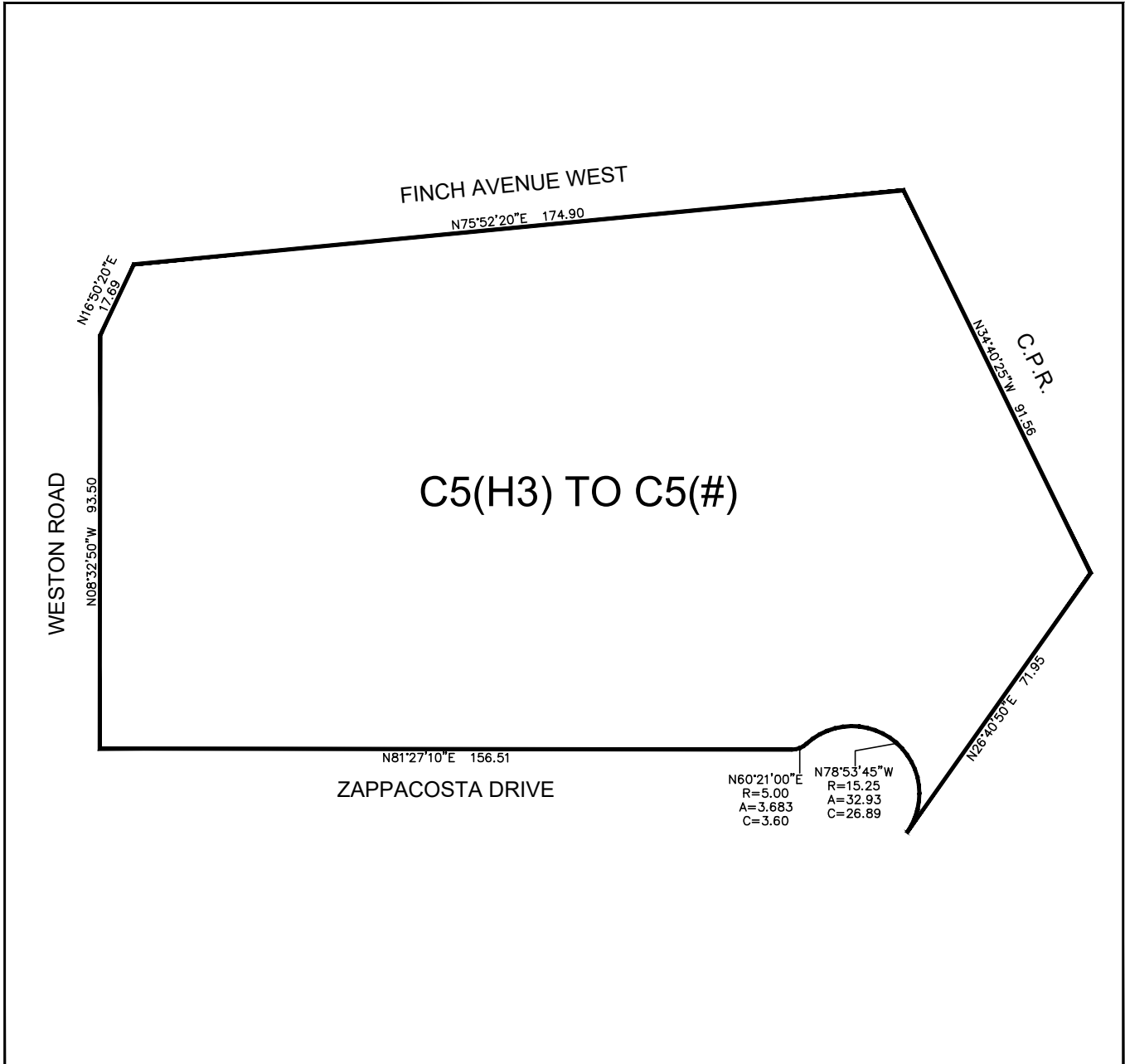
Subsection (A), (B), (C), (D), (E) and (F) of Section 27(11)(a)(iii) shall not apply to the lands municipally known in the year 2020 as 2345 Finch Avenue West and 3415-3499 Weston Road (Phase 3 and 4).

Enacted and passed on ~~, 2021

Frances Nunziata,
Speaker
(Seal of the City)

John D. Elvidge,
Interim City Clerk

SCHEDULE 1



SCHEDULE C5 (#)

