

Authority: North York Community Council Item NY33.9,  
as adopted by City of Toronto Council on July 19 and 20,  
2022

## CITY OF TORONTO

**Bill 954**

**BY-LAW -2022**

**To amend former City of North York Zoning By-law 7625, as amended, with respect to lands municipally known as 228, 230 and 232 Finch Avenue West.**

Whereas authority is given to Council of the City of Toronto 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;

The Council of the City of Toronto enacts:

1. Schedules “B” and “C” of By-law No. 7625, as amended, are hereby amended in accordance with Schedule “1” attached hereto.
2. Section 64.20-A of By-law No. 7625 of the former City of North York is amended by adding the following subsection:

64.20-A to RM6 (277) (H)

### DEFINITIONS

- (a) For the purpose of this By-law, Grade, Established shall be defined as:

The average elevation of the ground measured at the two points where the projection of the required minimum front yard setback line is 0.01 metres past each side lot line.

### PERMITTED USES

- (b) The only permitted uses shall be multiple attached dwellings;

### EXCEPTION REGULATIONS

### MINIMUM LOT AREA

- (c) The minimum lot area shall be 1,800 square metres;

MAXIMUM NUMBER OF DWELLING UNITS

- (d) A maximum of 36 dwelling units shall be permitted;

LOT COVERAGE

- (e) The maximum lot coverage shall be 51%;

MAXIMUM GROSS FLOOR AREA

- (f) A maximum gross floor area of 3,600 square metres shall be permitted.

YARD SETBACKS

- (g) The minimum front yard setback, rear yard setback and side yard setbacks for any building or structure are the setbacks shown on Schedule 2 of this By-law.

PERMITTED PROJECTIONS

- (h) Exterior stairs, window wells and canopies shall be permitted to project into the minimum yards to 0 metres from the south and east lot line.

UNDERGROUND PARKING STRUCTURE

- (i) Parking shall be provided by way of underground parking structure. No setback shall be required to an underground parking structure from any property boundary;
- (j) The above-ground entrance structure to the underground parking garage shall be set back a minimum of 1.5 metres from the property line.

FLOOR AREA DWELLING UNIT

- (k) The minimum floor area of each dwelling unit shall be 50.0 square metres;

BUILDING HEIGHT

- (l) The maximum building height shall be 13.0 metres;

NUMBER OF STOREYS

- (m) The maximum number of storeys permitted is 4.

LANDSCAPING

- (n) A total of 375.0 square metres of landscaped space shall be provided on the property;

- (o) A soft landscape strip with a minimum width of 1.5 metres shall be provided along the rear property line. Equipment used for functional operation of the building, such as electrical, utility, mechanical and ventilation equipment shall be permitted to encroach into the required soft landscape strip, closest to Clarkhill Street.

#### PARKING

- (p) The minimum number of parking spaces shall be 40 for residents;
- (q) A minimum of 7 parking spaces shall be for visitors; and
- (r) A minimum of 1 loading space shall be provided with minimum dimensions of 13 metres in length, 4 metres in width, with a vertical clearance of not less than 6.1 metres;

#### OTHER REGULATIONS

- (s) The provisions of Sections 15 of By-law No. 7625 shall not apply.

#### DIVISION OF LANDS

- (t) Despite any existing or future severance, partition or division of the lot, the provisions of this By-law shall apply to the whole lot as if no severance, partition or division occurred.

#### HOLDING PROVISIONS

- (u) An "H" shall be appended to the zone symbol "RM6(277)" as shown on Schedule 1.
  - (v) Prior to the removal of the "H", the lands shown on Schedule 1 shall only be used for uses existing as of the date of passing of this By-law.
  - (w) The "H" shall be lifted from the lands shown on Schedule 1 at such a time as the sanitary servicing solution is acceptable, to the satisfaction of the Executive Director of Engineering and Construction Services.
  - (x) Following the lifting of the "H", the uses permitted in the RM6(277) zone shall be permitted as shown on Schedule 1.
- 3.** Within the lands shown on Schedule 1 attached to this By-law, no person shall use any land or erect or use any building or structure unless the following municipal services are provided to the lot line and the following provisions are complied with:

- (a) all new public roads have been constructed to a minimum of base curb and base asphalt and are connected to an existing public highway; and
- (b) all water mains and sanitary sewers, and appropriate appurtenances, have been installed and are operational.

Enacted and passed on July , 2022.

Frances Nunziata,  
Speaker

John D. Elvidge,  
City Clerk

(Seal of the City)



