

Authority: North York Community Council Report No. 1, Clause No. 23,
as adopted by City of Toronto Council on February 1, 2 and 3, 2000
Enacted by Council: May 11, 2000

CITY OF TORONTO

BY-LAW No. 302-2000

**To amend City of North York By-law No. 7625
in respect of lands municipally known as
74-78 Finch Avenue West.**

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*;

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 amended in accordance with Schedule “1” of this By-law.

2. Section 64.16 of By-law No. 7625 is amended by adding the following subsection:

“64.16(34) RM1(34)

PERMITTED USES

(a) The only permitted use shall be multiple attached dwellings.

EXCEPTION REGULATIONS

(b) The maximum number of dwelling units shall be 21.

(c) The maximum gross floor area shall be 2,510 m².

(d) The maximum lot coverage for all buildings on the lands shall be 46 per cent.

(e) (i) The maximum building heights shall be shown on Schedule RM1(34); and

(ii) In any event, the height of all buildings and structures or portions thereof shall not exceed the measurement equal to 70% of the horizontal distance separating that portion of the building or structure from the nearest relevant residential property line (RRPL) that coincides with the boundaries of the Central Finch Area Secondary Plan as shown on Schedule RM1(34).

- (f) The minimum total lot area shall be 2,675 m².
 - (g) Sections 16.2.1, 16.2.3, 16.2.4, 16.3.2, and Section 15.8(a) of By-law No. 7625 shall not apply.
 - (h) The minimum yard setbacks and minimum separation distances between buildings shall be as shown on Schedule RM1(34).
 - (i) Parking shall be provided at a rate of 2 spaces per dwelling unit.
 - (j) The minimum driveway width shall be 6 metres as shown on Schedule RM1(34).
 - (k) The provisions of this exception shall apply collectively to the lands notwithstanding their future severance, partition or division for any purpose.”
3. Section 64.16 of By-law No. 7625 is amended by adding Schedule RM1(34).
4. By-law No. 33107 is hereby repealed.

ENACTED AND PASSED this 11th day of May, A.D. 2000.

CASE OOTES,
Deputy Mayor

NOVINA WONG,
City Clerk

(Corporate Seal)

SCHEDULE “1” (on file)

SCHEDULE “RM1(34)” (on file)