

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; and North York Community Council Report No.8, Clause No. 19, as adopted by City of Toronto Council on July 4, 5 and 6, 2000
Enacted by Council: July 6, 2000

CITY OF TORONTO

BY-LAW No. 445-2000

**To amend City of North York By-law No. 7625
in respect of lands municipally known as
74 to 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 of the former City of North York is amended by adding the following:

“64.16(42) RM1(42)

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 2,963 m². The maximum gross floor area permitted on Area 1, as shown on Schedule RM1(42), shall not exceed 991 m². The maximum gross floor area permitted on Area 2, as shown on Schedule RM1(42), shall not exceed 1,972 m².

(d) The maximum lot coverage shall be 46%.

(e) (1) The maximum building height shall be as shown on Schedule RM1(42);
and

- (2) 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(42).
- (f) The minimum total lot area shall be 2,675 m² for the lands shown on Schedule RM1(42).
- (g) Sections 6(9), 6(24), 16.2.1, 16.2.3, 16.2.4, 16.3.2, 16.2.6 and Section 15.8(a) of By-law No. 7625 shall not apply.
- (h) For purposes of this by-law exception, front yard setback shall be measured from the front lot line prior to the conveyance of 2.76 metres to the City of Toronto.
- (i) The minimum front, side and rear yard setbacks and distances between buildings shall be as shown on Schedule RM1(42).
- (j) Notwithstanding Section 6(9), for buildings and structures located along the easterly lot line, garages, balconies, deck structures and stairs may project into the east yard setback not more than 2.2 metres and in any event not closer than 0.9 metres to the east lot line.
- (k) Notwithstanding Section 6(9), for buildings and structures located along the westerly lot line, garages, balconies, deck structures and stairs may project into the west yard setback not more than 3.2 metres and in any event not closer than 0.6 metres to the west lot line.
- (l) Notwithstanding Section 6(9), for buildings and structures located along the northerly lot line in Area 2, as shown on Schedule RM1(42), deck structures and stairs may project into the north yard setback not more than 5.0 metres.
- (m) Notwithstanding Section 6(9), stairs and porches may project into the minimum front yard setback not more than 2.3 metres.
- (n) Notwithstanding Section 6(24)(a), the maximum deck area shall be 56 m² per dwelling unit.
- (o) Parking shall be provided at a rate of 2 spaces per dwelling unit.
- (p) The minimum driveway width shall be 6 metres as shown on Schedule RM1(42).

- (q) 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(42) of By-law No. 7625 of the former City of North York is amended by adding Schedule RM1(42) attached to this by-law.

4. By-laws Nos. 33107 and 302-2000 are hereby repealed.

ENACTED AND PASSED this 6th day of July, A.D. 2000.

CASE OOTES,
Deputy Mayor

NOVINA WONG,
City Clerk

(Corporate Seal)

SCHEDULE "1"



This is Schedule " 1 " to By-Law _____
passed the _____ day of _____, 20 _____

(Sgd.) _____ (Sgd.) _____
 CLERK MAYOR

Location: Part of Lots 2 & 3, R. P. 2056

File No. UZ-99-13 | **Prepared by: T. A.** | **Approved by: D. G.** | **Date: JUNE 08/00** | **Filename: SBL2998**

Source: Zoning, By-Law, Lot Line, Street Line and Street Name Data - City of Toronto, City Planning Division, North District.
 Street lines represent street dedications/road allowances and do not represent actual in-built curb lines of streets.



