

Authority: North York Community Council Report No. 3, Clause No. 28,
as adopted by City of Toronto Council on February 29, March 1 and 2, 2000
Enacted by Council: August 3, 2000

CITY OF TORONTO

BY-LAW No. 587-2000

To amend By-law No. 7625 of the former City of North York in respect of lands municipally known as 62, 64 – 68 Finch Avenue West and 8 Kensington Avenue.

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 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(32) RM1(32)

PERMITTED USES

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

EXCEPTION REGULATIONS

- (b) Gross Floor Area
 - (i) The maximum gross floor area shall be 4,691 m² of which no more than 2,056 m² shall be on the area shown as Part B on Schedule RM1(32).
- (c) Building Height
 - (i) The maximum height of the buildings and structures shall be as shown on Schedule RM1(32) in storeys and metres above established grade, whichever is less, provided that the height of any part of any building or structure shall not exceed 70% of the horizontal distance separating that part of the building or structure from the Relevant Residential Property Line shown on Schedule RM1(32).
- (d) Dwelling Units
 - (i) The maximum number of dwelling units shall be 25.

- (e) Yard Setbacks
 - (i) The minimum yard setbacks shall be as shown on Schedule RM1(32).
- (f) Lot Area
 - (i) The minimum lot area shall be 4,440 m²
- (g) Lot Coverage
 - (i) The maximum lot coverage of all buildings shall be 45%.
- (h) Distance Between Buildings
 - (i) The minimum distance between buildings shall be as shown on Schedule RM1(32).”

3. Section 64.16 of By-law No. 7625 is amended by adding Schedule RM1(32) attached hereto.

4. Section 64.19 of By-law No. 7625 is amended by adding the following subsection:

“64.19(16) RM4(16)

PERMITTED USES

- (a) The only permitted uses shall be:
 - (i) retirement home;
 - (ii) rehabilitation centre and associated group home operated by a provincially funded, not-for-profit social agency offering residential accommodation and support services for persons who have suffered physically and/or mentally disabling head trauma; and
 - (iii) accessory office uses incidental to, subordinate to, and devoted exclusively to (i) or (ii).

DEFINITIONS

- (b) For the purposes of this exception, “retirement home” shall mean a multiple family dwelling with self-contained dwelling units designed for elderly persons and common areas, including a common dining facility, available to all residents on a daily basis. The common areas shall not function as facilities available to the general public and the dwelling units shall not be provided on a transient basis.

EXCEPTION REGULATIONS

- (c) Gross Floor Area

- (i) The maximum gross floor area shall be 1,828 m².

- (d) Building Height

- (i) The maximum height of the buildings and structures shall be as shown on Schedule RM4(16) in storeys and metres above established grade, whichever is less, provided that the height of any part of any building or structure shall not exceed 70% of the horizontal distance separating that part of the building or structure from the Relevant Residential Property Line shown on Schedule RM4(16).

- (e) Dwelling Units

- (i) For the retirement home use, the maximum number of dwelling units shall be 22.

- (f) Yard Setbacks

- (i) The minimum yard setbacks shall be as shown on Schedule RM4(16).

- (g) Lot Area

- (i) The minimum lot area shall be 890 m².

- (h) Lot Coverage

- (i) The maximum lot coverage of all buildings shall be 50%.

- (i) Lot Frontage

- (i) The lot frontage shall be a minimum of 14 metres.

- (j) Minimum Distance
 - (i) The provisions of Section 15.6 shall not apply.
- (k) Landscaping
 - (i) The provisions of Section 15.8 shall not apply.
- (l) Parking Spaces
 - (i) For the retirement home use, the minimum number of parking spaces shall be 12, all of which shall be provided on-site.
 - (ii) If the site or portion of the site is used for any purpose permitted by this exception other than retirement home, 30 parking spaces shall be provided, of which 12 shall be located on the site and not less than 18 shall be located at 72 Finch Avenue West, provided that the spaces at 72 Finch Avenue West shall be secured by a lease, the terms and conditions of which shall be satisfactory to the Commissioner of Works and Emergency Services.
 - (iii) Of the 12 on-site parking spaces, a minimum of 4 spaces shall be designated for visitors, and 1 for handicapped users.
- (m) Group Home
 - (i) The group home shall not be subject to the limitation on the number of group homes in the same neighbourhood or to the 300 metre proximity limit cited in Section 6(2)(i)".

5. Section 64.19 of By-law No. 7625 is amended by adding Schedule RM4(16) attached hereto.

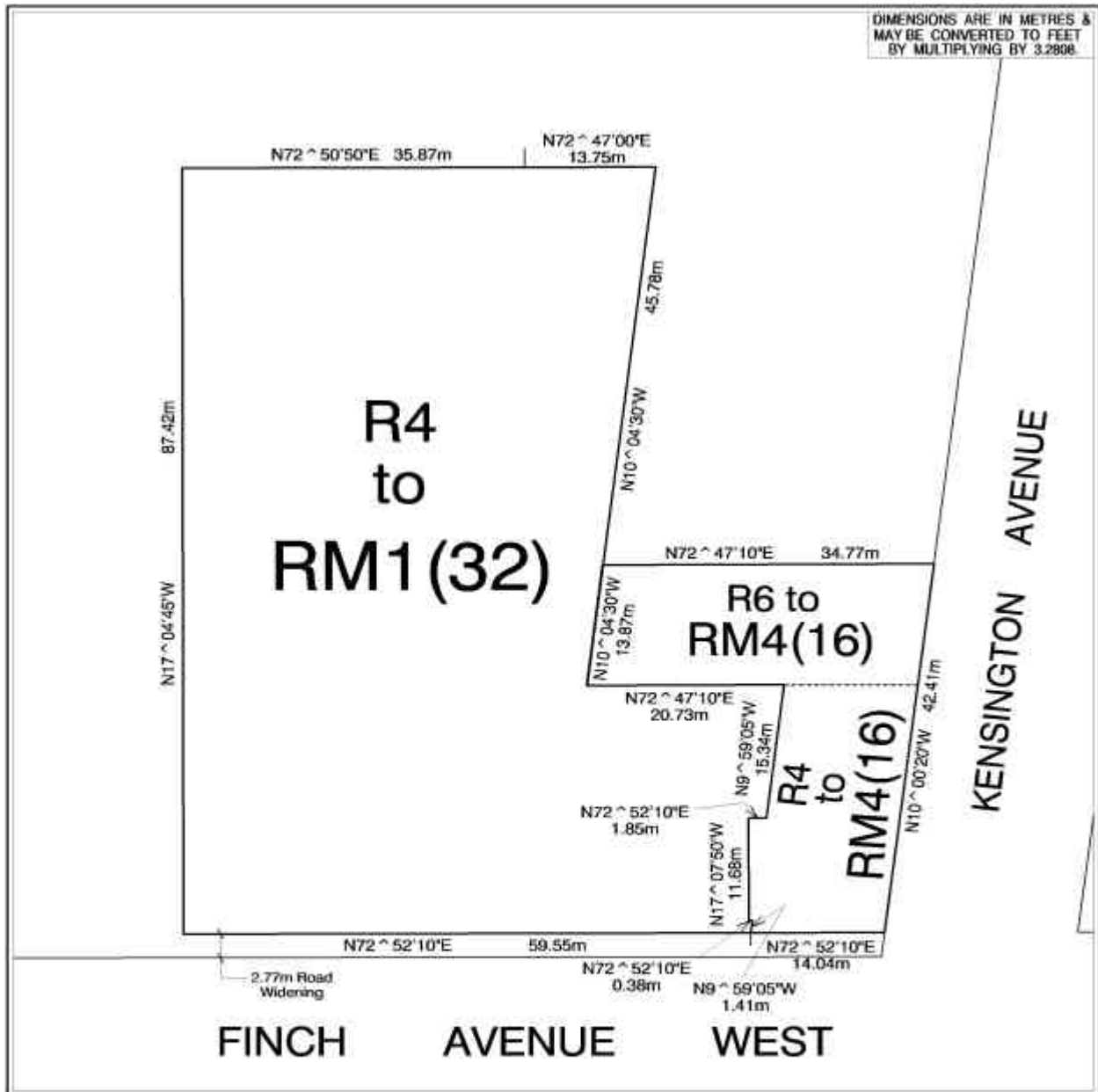
ENACTED AND PASSED this 3rd day of August, A.D. 2000.

CASE OOTES,
Deputy Mayor

NOVINA WONG,
City Clerk

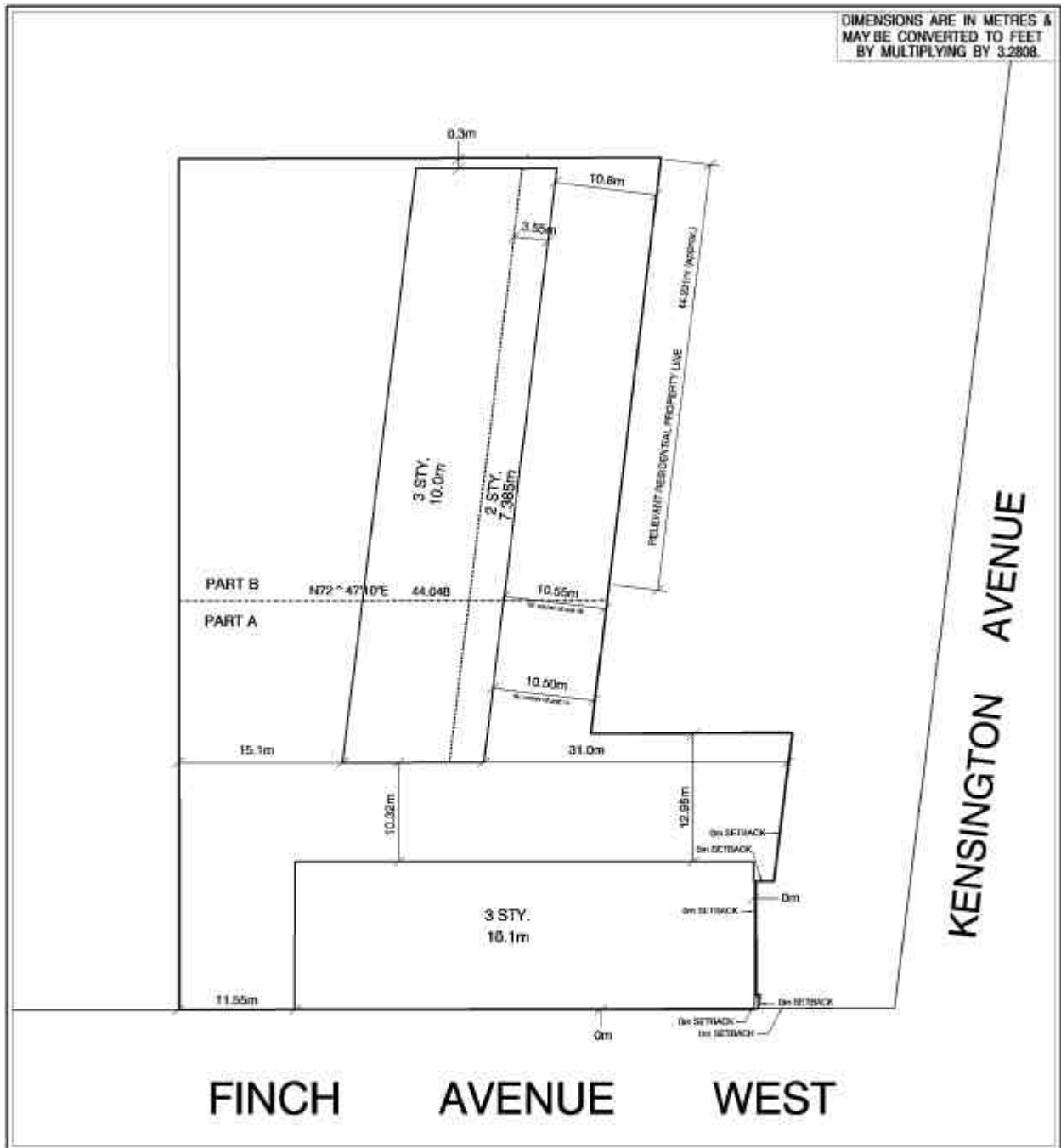
(Corporate Seal)

SCHEDULE "1"



This is Schedule " 1 " to By-Law _____ passed the _____ day of _____, 20____			 City Planning Division Mark Thomas	
(Sgd.) _____ CLERK	(Sgd.) _____ MAYOR	<input type="checkbox"/> SUBJECT PROPERTY		
Location: Part of Lot 1, R.P. 2056, Lots 170, 171 & Part of Lot 172, R.P. 2419, City of Toronto				
File No. Udz-98-28	Prepared by: A.A.	Approved by: N.F.	Date: JULY 28/2000	Filename: SBL3003
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 as-built curb lines of streets.				

SCHEDULE "RM1(32)"



DIMENSIONS ARE IN METRES & MAY BE CONVERTED TO FEET BY MULTIPLYING BY 3.2808.

This is Schedule " RM1(32) " to By-Law _____
passed the _____ day of _____, 20 _____

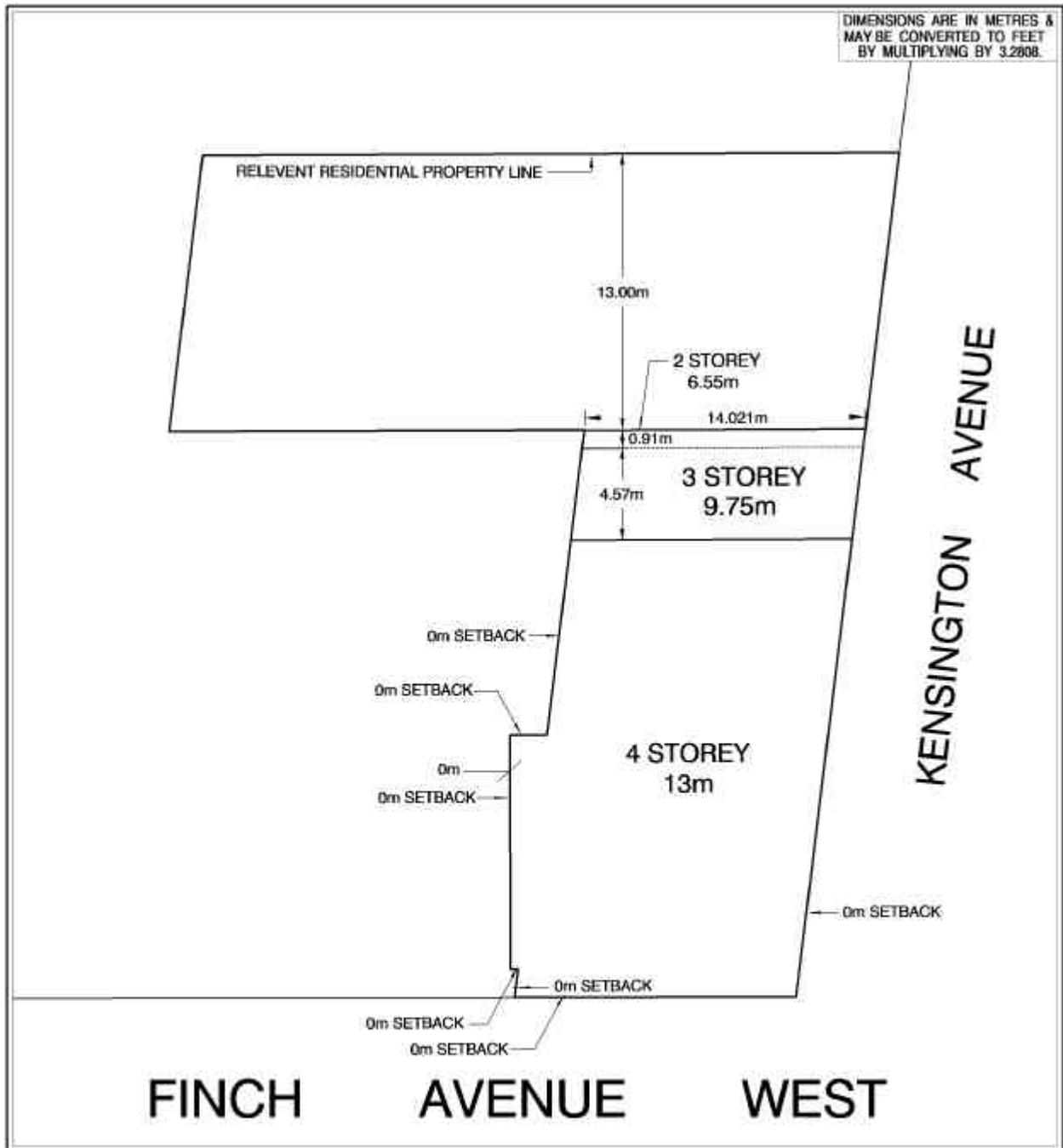
(Sgd.) _____ (Sgd.) _____
 CLERK MAYOR

Location: Part of Lot 1, R.P. 2056, Lot 171 & Part of Lot 170, R.P. 2419, City of Toronto

File No. UDZ-98-28	Prepared by: A.A.	Approved by: N.F.	Date: JULY 28/2000
Filename: SBL3003			 City Planning Division North District

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 as-built curb lines of streets.

SCHEDULE "RM4(16)"



<p>This is Schedule " RM4(16)" to By-Law _____</p> <p>passed the _____ day of _____, 20 _____</p>		 City Planning Division 416-392-3111
(Sgd.) _____ CLERK	(Sgd.) _____ MAYOR	
<p>Location: Part of Lot 170 & Lot 172, R.P. 2419, City of Toronto</p>		
File No. UDZ-98-28	Prepared by: A.A.	Approved by: N.F.
Date: JULY 28/2000	Filename: SBL3003	
<p><small>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 as-built curb lines of streets.</small></p>		