

Authority: North York Community Council Report No. 9, Clause No. 29,
as adopted by City of Toronto Council on August 1, 2, 3 and 4, 2000.
Enacted by Council: April 27, 2001

CITY OF TORONTO

BY-LAW No. 245-2001

To amend City of North York By-law No. 7625 in respect of lands municipally known as 76-80 Finch Avenue East.

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 64.26 of By-law No. 7625 of the former City of North York is amended by adding the following subsection:

64.26 (6) C4(6)

PERMITTED USES

- (a) The only permitted uses shall be an apartment house dwelling with professional medical offices and an accessory dispensing pharmacy on the ground level.
- (b) For purposes of this exception, an “accessory dispensing pharmacy” shall mean the part of the building used for the purpose of dispensing drugs by prescription which is accessory to the professional medical office use.

EXCEPTION REGULATIONS

- (c) The maximum number of residential dwelling units shall be 5.
- (d) Gross Floor Area:
 - (i) The maximum total gross floor area of the building shall be 969 m².
 - (ii) The maximum residential gross floor area of the building shall be 631 m².
 - (iii) The maximum non-residential gross floor area of the building shall be 338 m² of which the maximum gross floor area of the accessory dispensing pharmacy shall be 40 m².

- (e) The maximum lot coverage shall be 35%.
- (f) The minimum lot frontage shall be 30 metres.
- (g) Building Height:
 - (i) The maximum building height shall be 11 metres from the established grade measured from the centre line of Finch Avenue East.
 - (ii) Notwithstanding Section 26(4), the height of any part of the building or structure shall not exceed a measurement equal to 70% of the horizontal distance between that part of the building or structure and the north lot line.
- (h) Yard Setbacks:
 - (i) The minimum front yard setback shall be 18.0 metres from the centre line of Finch Avenue East, and there shall be no maximum front yard setback.
 - (ii) The minimum rear yard setback shall be 9.5 metres.
 - (iii) The minimum east yard setback shall be 3.3metres.
 - (iv) The minimum west side yard setback shall be 0.0 metres.
 - (v) Notwithstanding Section 6(9) regarding permitted projections into minimum yard setbacks:
 - (A) eaves and gutters shall be permitted to project into the east side yard not more than 2.4 metres;
 - (B) exterior stairways, wheelchair ramps and porches shall be permitted to project into the east side yard not more than 2.4 metres, and shall not be limited in area;
 - (C) Section 6(9)(f) and 6(9)(g) shall not apply on these lands.
- (i) The lot coverage and setbacks shall be calculated from the gross site as it existed on April 27, 2001.
- (j) The provisions of Section 6A(16)(a) regarding loading space requirements shall not apply.
- (k) The provisions of this exception shall apply collectively to these lands, notwithstanding their future severance, partition or division for any purpose.

- 3.** Section 64.23 of By-law No. 7625 is hereby amended by deleting Section 64.23(65) in its entirety, and by deleting Schedule C1(65).


ENACTED AND PASSED this 27th day of April, A.D. 2001.

CASE OOTES,
Deputy Mayor

NOVINA WONG,
City Clerk

(Corporate Seal)

<p style="text-align: center;">N73 ^ 04'10"E 30.48m</p> <p style="text-align: center;">R4 & C1(65) to C4(6)</p> <p style="text-align: center;">N73 ^ 04'10"E 30.48m</p> <p style="text-align: center;">Finch Avenue East</p>		<p>DIMENSIONS ARE IN METRES & MAY BE CONVERTED TO FEET BY MULTIPLYING BY 3.2808.</p>
		<p style="text-align: center;">Dudley Avenue</p>
<p style="writing-mode: vertical-rl; transform: rotate(180deg);">N16 ^ 57'10"W 36.59m</p>		<p style="writing-mode: vertical-rl; transform: rotate(180deg);">N16 ^ 56'30"W 36.59m</p>

<p style="text-align: center;">This is Schedule " 1 " to By-Law _____</p> <p style="text-align: center;">passed the _____ day of _____, 20 ____</p>				 <p style="text-align: center;">City Planning Division North District</p>
<p>(Sgd.) _____</p> <p style="text-align: center;">CLERK</p>		<p>(Sgd.) _____</p> <p style="text-align: center;">MAYOR</p>		
<p>Location: Lot 53 & 54, R.P. 2233, City of Toronto</p>				<p style="text-align: center;">SUBJECT PROPERTY</p>
<p>File No. UDZ-99-32</p>	<p>Prepared by: A.A.</p>	<p>Approved by: D.G.</p>	<p>Date: FEB. 13, 2001</p>	<p>Filename: C4(6)</p>
<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>				