

Authority: North York Community Council Report No. 10, Clause No. 50, as adopted by City of Toronto Council on October 3, 4 and 5, 2000 and its Special Meetings on October 6, 10, 11 and 12, 2000
Enacted by Council: June 1, 2001

CITY OF TORONTO

BY-LAW No. 470-2001

To amend City of North York By-law No. 7625 in respect of lands municipally known as 118 Finch Avenue West and 4 – 10 Altamont Road.

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(45)

RM1(45)

EXCEPTION REGULATIONS

Dwelling Units	(a)	The maximum number of dwelling units shall be 5.
Floor Area	(b)	The maximum gross floor area shall be 1,010 m ² .
Lot Area	(c)	The provisions of Section 16.2.1 (lot area) shall not apply.
Lot Frontage	(d)	For purposes of this by-law, Altamont Road shall be considered as the street frontage.
	(e)	The provisions of Section 16.2.3 (street frontage) shall not apply.
Yard Setbacks	(f)	Yard Setbacks
	(i)	The minimum front yard setback for the southernmost multiple attached dwelling unit shall be 7.0 metres;
	(ii)	The minimum front yard setback for the northernmost multiple attached dwelling unit shall be 11.5 metres;

- (iii) The minimum north side yard setback shall be 4.0 metres and the minimum south side yard setback shall be 1.5 metres.
- Window Projections (g) Any bay, bow or other window, with or without a foundation, may project up to 0.4 metres into the required minimum front yard setback.
- Stairway Projections (h) Exterior stairways and wheelchair ramps shall be permitted to project into the minimum front yard setback not more than 2.5 metres.
- Porch projections (i) Porches and decks, either excavated or unexcavated, and canopies shall be permitted to project into the minimum front yard setback not more than 2.5 metres but no closer to the side lot line than the minimum side yard setback for the main building.
- Building Height (j) Building Height
- (i) The maximum building height for all multiple attached dwelling units shall be 11.0 metres and 3 storeys.
- (ii) Notwithstanding subsection 64.16(45)(h)(i) above, the maximum building height for the northernmost multiple attached dwelling unit shall be 7.0 metres and 2 storeys.
- Parking (k) Parking
- (i) The provisions of Section 6A(2)(a) shall not apply.
- (ii) Parking shall be provided at a rate of 2 parking spaces per dwelling unit.
- (iii) The provisions of Section 6A(8)(c) shall not apply.
- Landscaping (l) A minimum 4.0 metre wide landscaping area shall be provided along the full extent of the northern lot line.
- Accessory building (m) An accessory building located in the rear yard shall be located not less than 12.7 metres from the rear lot line.
- (n) Any accessory building shall be located a minimum of 3.0 metres from a dwelling.
- Other regulations (o) The provisions of Section 16.3.2 for distance between buildings shall not apply.

- (p) The provisions of this exception shall apply collectively to the lands notwithstanding their future severance, partition or division for any purpose.”

3. Section 64.20-A of By-law No. 7625 is amended by adding the following subsection:

“64.20-A(106)

RM6(106)

DEFINITIONS

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| Apartment House Dwelling | (a) For the purpose of this exception, an “apartment house dwelling” shall mean a building containing more than four (4) dwelling units, each unit having access from both an internal corridor system and/or directly from the outside or any combination thereof. |
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EXCEPTION REGULATIONS

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| Lot Frontage | (b) For the purposes of this by-law, Finch Avenue West shall be considered as the street frontage. |
| Lot Coverage | (c) The maximum lot coverage shall be 51 percent. |
| Yard Setbacks | (d) The minimum yard setbacks shall be as shown on Schedule RM6(106). |
| Gross Floor Area | (e) The maximum gross floor area of the apartment house dwelling shall be 4,400 m ² . |
| Building Height | (f) The maximum building height shall be 13.0 metres. |
| Dwelling Units | (g) The maximum number of dwelling units in the apartment house dwelling shall be 35. |
| Affordable Housing | <p>(h) A minimum of 25% of all dwelling units shall comply with the following maximum floor areas:</p> <ul style="list-style-type: none"> (i) 55 m² for bachelor dwelling units; (ii) 70 m² for one-bedroom dwelling units; (iii) 80 m² for two-bedroom dwelling units; (iv) 120 m² for three-bedroom dwelling units or for a two bedroom dwelling unit with a den; (v) or any combination thereof. |
| Distance between buildings | (i) The provisions of Section 20-A.2.4.1 (distance between buildings and/or portions of buildings forming courts) shall not apply. |

Window projections	(j)	Any bay, bow or other window, with or without a foundation, may project up to 0.6 metres into any required minimum yard setback.
Parking and Loading	(k)	The provisions of Section 6A(4)(a) (location of parking spaces shall not apply). Parking spaces shall be provided on the same lot occupied by the building for which parking spaces are required and/or on the abutting lands to the north, located in the “RM1(45)” zone.
	(l)	The provisions of Section 6A(8)(c) shall not apply.
	(m)	The provisions of Section 6A(16)(c)(i) (location of loading spaces) shall not apply.
Distance from zones apartment	(n)	The provisions of Section 15.6 (minimum distance of house dwellings from R and RM2 Zones) shall not apply.
Landscaping	(o)	The provisions of Section 15.8 (landscaping) shall not apply.
	(p)	A minimum of 499 m ² of landscaping shall be provided, of which a minimum of 60 m ² shall be used for a common outdoor recreation area.
Other requirements	(q)	The provisions of this exception shall apply collectively to the lands notwithstanding their future severance, partition or division for any purpose.”

- 4.** Section 64.20-A of By-law No. 7625 is amended by adding Schedule RM6(106) attached to this By-law.

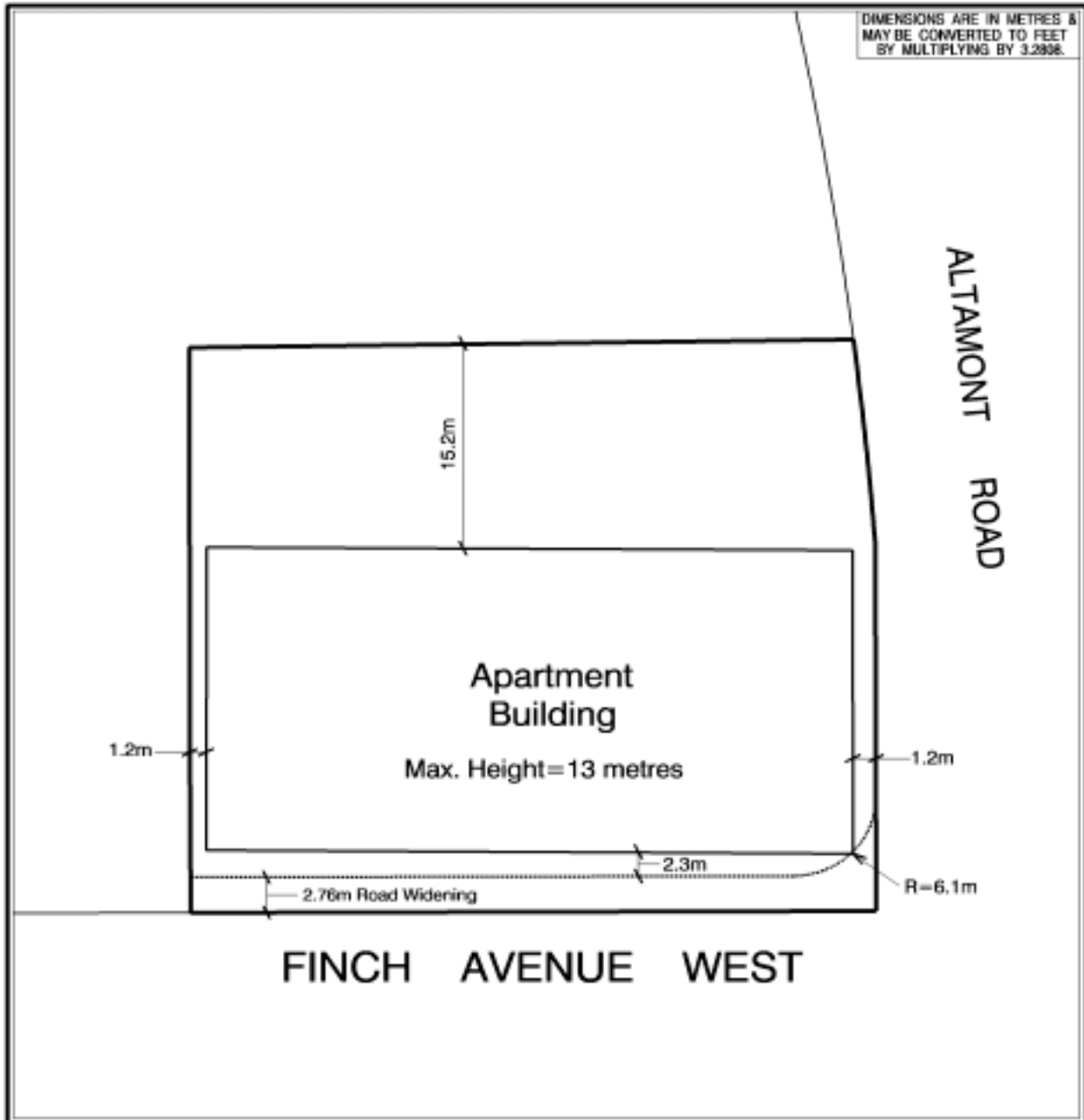
ENACTED AND PASSED this 1st day of June, A.D. 2001.


CASE OOTES,
Deputy Mayor

JEFFREY A. ABRAMS,
Acting City Clerk

(Corporate Seal)

SCHEDULE "RM6(106)"



<p>This is Schedule " RM6(106) " to By-Law _____ passed the _____ day of _____, 20__</p>		 City Planning Division North District	
(Sgd.) _____ CLERK	(Sgd.) _____ MAYOR		
Location: Part of Lot 8, R.P. 2056, City of Toronto			
File No. UDOZ-99-46	Prepared by: A.A.	Approved by: D.M.	Date: MAY 25/2001
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.		SUBJECT PROPERTY	