

CITY OF TORONTO

BY-LAW No. 1144-2004(OMB)

To amend the former City of North York By-law No. 7625, as amended, with respect to the lands known municipally as 85 and 87 Finch Avenue East.

WHEREAS the Ontario Municipal Board pursuant to its Decision/Order No. 0707 issued on April 5, 2004, upon hearing the appeal of Equilateral Investments Inc., under Section 34(11) of the *Planning Act*, R.S.O. 1990, c.P. 13, as amended, deems it advisable to amend Zoning By-law No. 7625, as amended, of the former City of North York;

THEREFORE Zoning By-law No. 7625 of the former City of North York, as amended, is further amended by the Ontario Municipal Board as follows:

1. Schedules "B" and "C" of Bylaw 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(52) RM1(52)

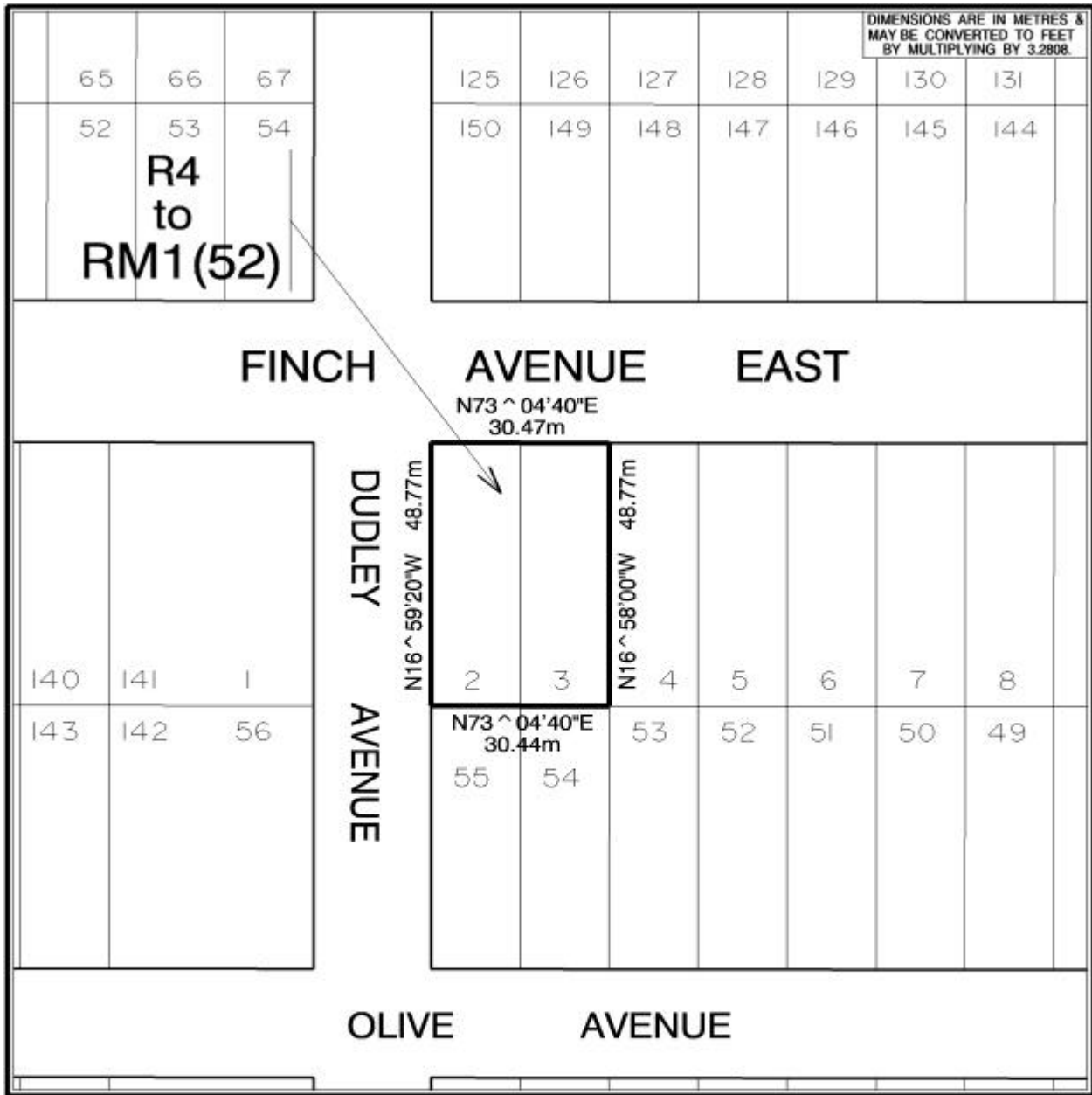
EXCEPTION REGULATIONS FOR MULTIPLE ATTACHED DWELLINGS

- (a) The maximum number of dwelling units shall be 8.
- (b) The maximum gross floor area shall be 1,814m².
- (c) The minimum front yard setback shall be 0.9m.
- (d) The minimum east side yard setback shall be 9m.
- (e) The minimum west side yard setback shall be 2m.
- (f) The minimum rear yard setback shall be 8.6m.
- (g) The minimum lot area per dwelling unit shall be 129m².
- (h) The minimum number of parking spaces per dwelling unit shall be 2.
- (i) Two rear decks or balcony, per dwelling unit, shall be permitted.
- (j) A rear deck for each dwelling unit, having access from the main floor, shall have a maximum area of 7.8m².
- (k) A rear balcony for each dwelling unit, having access from the third floor, shall have a maximum area of 14.2m².


- (l) Maximum height shall be 11m.
- (m) Sections 6A(8)(b), 15.8 and 16.2.2 relating to parking, landscaping and lot coverage shall not apply.
- (n) A minimum landscape strip of 1.5m and a 1.5m high opaque fence shall be provided along the south lot line.
- (o) Notwithstanding any severance or division of the lands subject to this application, regulations of the exception shall continue to apply to the whole of the lands.

PURSUANT TO DECISION/ORDER NO. 0707 OF THE ONTARIO MUNICIPAL BOARD
ISSUED ON APRIL 5, 2004 IN BOARD FILE NO. PL030641.

SCHEDULE "1"



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

<p>This is Schedule " 1 " to By-Law _____</p> <p>passed the _____ day of _____, 20 _____</p>		 <p>City Planning Division North District</p>
<p>(Sgd.) _____</p> <p>CLERK</p>	<p>(Sgd.) _____</p> <p>MAYOR</p>	
<p>Location: Lots 2 & 3, R.P. 2399, City of Toronto</p>		
<p>File: TB ZBL 2002 0005</p>	<p>Prepared by: A.A.</p>	<p>Approved by: E.S.</p>
<p>Date: March 6, 2003</p>		<p>Filename: RM1(52)_1</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>		

