

CITY OF TORONTO

BY-LAW No. 204-2006(OMB)

To amend former City of North York Zoning By-law No. 7625 with respect to lands municipally known as 203, 205 and 215 Finch Avenue East.

WHEREAS the Ontario Municipal Board pursuant to its Order No. 1652, dated June 24, 2005, upon hearing the appeal of Stirling (Finch) Group Inc., under Section 34(11) of the *Planning Act*, R.S.O. 1990, c.P. 13, as amended, deems it advisable to amend the former City of North York By-law No. 7625, as amended;

THEREFORE The Ontario Municipal Board 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(59) RM1(59)

PERMITTED USES

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

EXCEPTION REGULATIONS

MAXIMUM NUMBER OF DWELLING UNITS

- (b) The maximum number of dwelling units shall be 18.

MAXIMUM GROSS FLOOR AREA

- (c) The maximum gross floor area shall be 3,388 m².

LOT COVERAGE

- (d) The maximum lot coverage shall be 47%.

BUILDING HEIGHT

- (e) The maximum building height shall be as shown on Schedule “RM1(59)”;

BUILDING ENVELOPES

- (f) No portion of any building or structure erected and used above established grade shall be located otherwise than wholly within the building envelopes shown on Schedule “RM1(59)”.
- (g) Notwithstanding the above, exterior stairways may be permitted to project into the

minimum side yard setbacks no more than 1.2 metres.

- (h) Notwithstanding the above, balconies may be permitted to project 2.0 metres beyond the south wall of Building Envelope 'A' and 'B'.

PARKING

- (i) A minimum of 2 parking spaces per dwelling unit shall be provided on the net site.

LANDSCAPING

- (j) A minimum of 860 m² landscaping shall be provided on the net site.

YARD SETBACKS AND DISTANCE BETWEEN BUILDINGS

- (k) The minimum yard setbacks and distances between buildings shall be as shown on Schedule "RM1(59)".

DECKS AND OVERVIEW

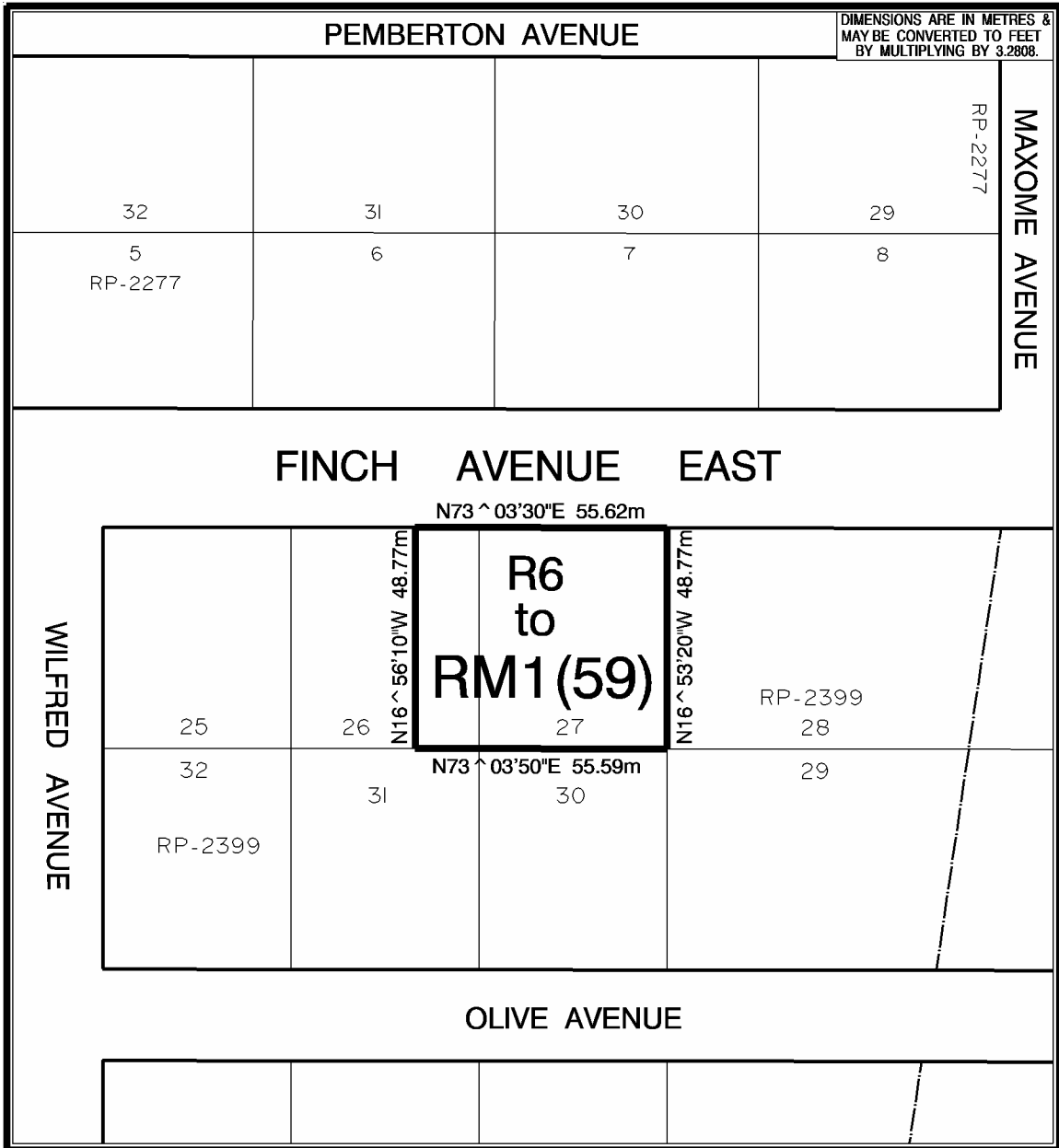
- (l) Notwithstanding the above, for buildings and structures located along the southerly lot line, deck structures and stairs not exceeding 1.6 metres in height may project into the rear yard setback not more than 3.6 metres.
- (m) No terraces or balconies will be permitted on the south wall of Building Envelope 'C'.


OTHER REGULATIONS

- (n) The provisions of Section 15.6, 15.8 and 16 of By-law No. 7625 shall not apply.
 - (o) Notwithstanding any severance, partition or division of the site shown on Schedule "RM1(59)", the provisions of this By-law shall apply to the whole of the site as if no severance, partition or division occurred."
- 3.** Section 64.16 of By-law No. 7625 is amended by adding Schedule "RM1(59)" attached to this By-law.

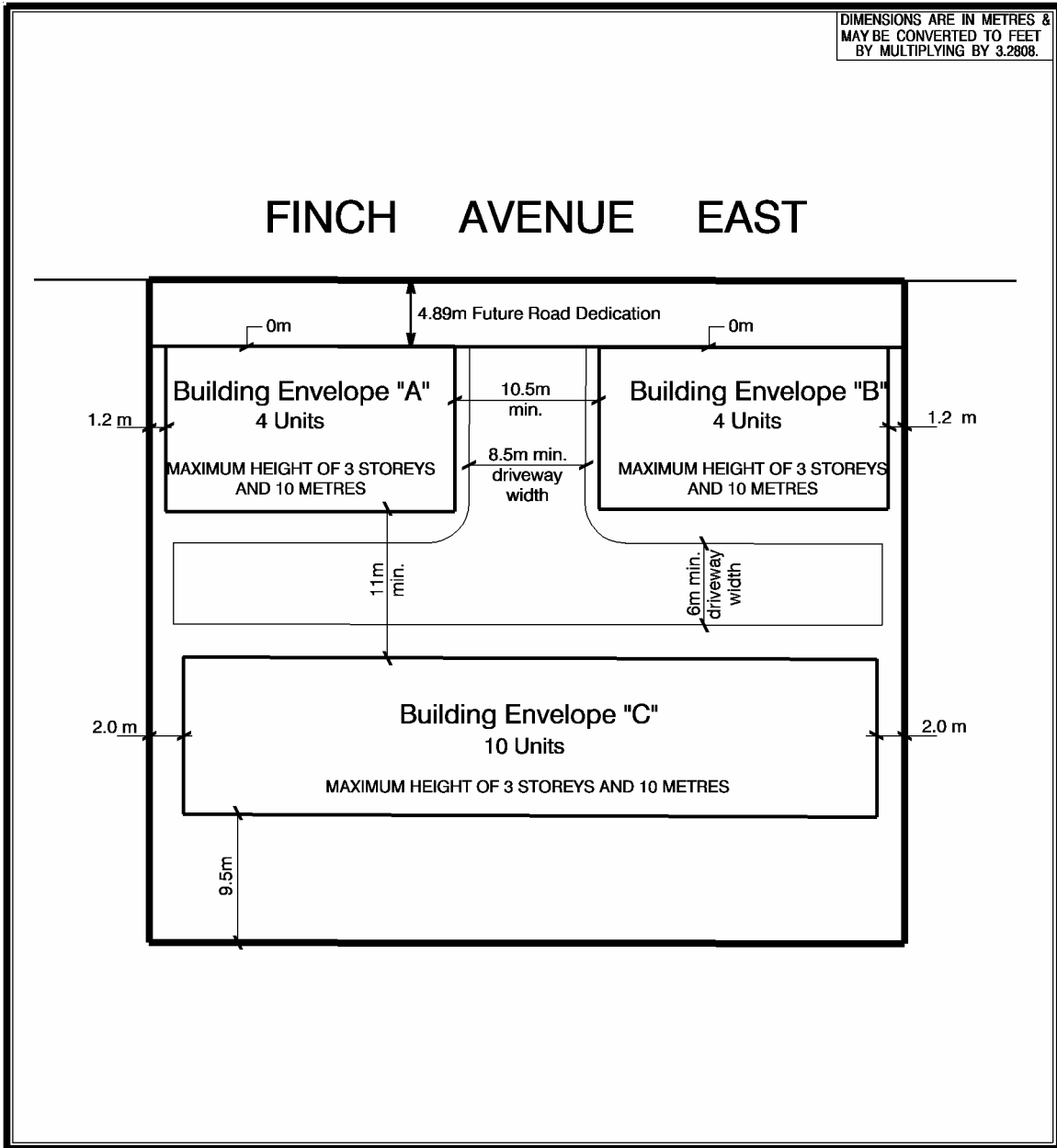
PURSUANT TO DECISION/ORDER NO. 1652 OF THE ONTARIO MUNICIPAL BOARD
ISSUED ON JUNE 24, 2005, IN BOARD FILE NO. PL041082.

SCHEDULE "1"



This is Schedule " 1 " to By-Law _____ passed the _____ day of _____, 20 ____		 City Planning Division North District
(Sgd.) _____ CLERK	(Sgd.) _____ MAYOR	
Location: _____		
File: 04_107243	Prepared by: A.A.	Approved by: K.J.
Date: JUNE 2, 2004	Filename: RM1(59)	
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(59)"



<p>This is Schedule " RM1(59) " to By-Law _____</p> <p>passed the _____ day of _____, 20 ____</p>		 City Planning Division North District
(Sgd.) _____ CLERK	(Sgd.) _____ MAYOR	
Location: Lot 27 & Part of Lot 26, R.P. 2399, City of Toronto		
File No. 04_107243	Prepared by: A.A./JM	Approved by: K.J.
Date: Sept. 15, 2004	Filename: RM1(59)	
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.		