

CITY OF TORONTO

BY-LAW No. 135-2008(OMB)

To adopt Amendment No. 581 to the Official Plan for the former City of North York with respect to lands municipally known as 91, 93, 95, 97 and 99 Finch Avenue West.

WHEREAS the Ontario Municipal Board, pursuant to its Decision/Order No. 3450 dated December 12, 2006, has determined to amend the Official Plan of the former City of North York;

THEREFORE the Official Plan of the former City of North York is amended as follows:

1. Amendment No. 581 to the Official Plan of the former City of North York, consisting of the text attached as Schedule "A", is hereby approved.

PURSUANT TO DECISION/ORDER NO. 3450 OF THE ONTARIO MUNICIPAL BOARD ISSUED ON DECEMBER 12, 2006 IN BOARD FILE NO. PL060202.

PREFACE AND EXPLANTORY NOTES**TO AMENDMENT NO. 581****TO THE OFFICIAL PLAN OF THE****FORMER CITY OF NORTH YORK****LANDS AFFECTED BY THIS AMENDMENT**

This amendment concerns lands municipally known as 91, 93, 95, 97 and 99 Finch Avenue West located at the southeast corner of Finch Avenue West and Lorraine Drive, between Bathurst and Yonge Streets, in the City of Toronto.

EFFECT OF AMENDMENT

The Central Finch Area Secondary Plan designates the Site as “Central Finch Mixed Use – One CFMU-1)” pursuant to the North York Official Plan (the “Official Plan”) as amended. The site has a gross area of 3316.50 m². The proposed development is for 23 townhouse units, 17 in one row fronting onto Finch Avenue West and 6 in a second row fronting onto an shared private driveway behind the first row, plus two semi-detached units fronting onto Lorraine Drive.

The Central Finch Area Secondary Plan limits the height of any part of any building to 70 per cent of the horizontal distance from the nearest residential property line that coincides with the boundaries of the Secondary Plan. The effect of the amendment would be to permit the proposed development despite this limit, provided that (a) the semi-detached building is set back a minimum of 2.0 metres, and the second row of townhouses is set back a minimum of 9.5 metres from the aforementioned residential property line, and (b) the building height of the two semi-detached dwellings and the six townhouse dwellings in the second row is limited to a maximum of 9.5 metres.

SCHEDULE “A”**AMENDMENT NO. 581****TO THE OFFICIAL PLAN OF THE FORMER****CITY OF NORTH YORK**

The following text constitutes Amendment No. 581 to the Official Plan for the former City of North York.

ITEM 1

Clause 1

Part D.12, the Central Finch Area Secondary Plan, is amended by adding the following subsection to Section 3.6, Site Specific Policies:

“3.6 LANDS LOCATED AT THE SOUTHEAST CORNER OF FINCH AVENUE WEST AND LORRAINE DRIVE, BEING PART OF LOTS 29, 30, 31, 32 AND 33 REGISTERED PLAN 3705, CITY OF TORONTO, MUNICIPALLY KNOWN AS 91, 93, 95, 97 AND 99 FINCH AVENUE WEST.

Notwithstanding Section 3.1, City Council may pass by-laws respecting such lands permitting a maximum building height of 9.5 metres for (a) any townhouse residential building fronting onto a shared private driveway that is set back a minimum of 9.5 metres from the south property line, and (b) any semi-detached residential building fronting onto Lorraine Drive that is set back a minimum of 2.0 metres from the south property line.”