

CITY OF TORONTO

BY-LAW No. 136-2008(OMB)

To amend the former City of North York Zoning By-law No. 7625 with respect to lands municipally known as 91, 93, 95, 97 and 99 Finch Avenue West.

WHEREAS authority is given to the Ontario Municipal Board by Section 34 of the *Planning Act*, R.S.O. 1990, c.P. 13, as amended, to pass this By-law; and

WHEREAS the Ontario Municipal Board, pursuant to its Decision/Order No. 3450 dated December 12, 2006, has determined to amend By-law No. 7625 of the former City of North York;

THEREFORE:

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 is amended by adding the following subsection:

“64.16(73) RM1(73)

PERMITTED USES

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

EXCEPTION REGULATIONS

GROSS FLOOR AREA

- (b) The maximum gross floor area shall be 3730 m².

NUMBER OF DWELLING UNITS

- (c) The maximum number of dwelling units shall be 23.

BUILDING HEIGHT

- (d) The building height shall not exceed the maximum heights in metres and number of storeys shown on Schedule “RM1(73)”.

BUILDING ENVELOPES

- (e) No portion of any building or structure shall be located otherwise than wholly within the Building Envelopes shown on Schedule “RM1(73)”.

PARKING

- (f) Two parking spaces shall be provided for each dwelling unit. Enclosed parking spaces shall have a minimum width of 3.0 metres and a minimum length of 6.0 metres. Unenclosed parking spaces shall have a minimum width of 3.0 metres and a minimum length of 5.5 metres. All parking spaces shall have access to a public street by means of a shared private driveway of minimum width 6.0 metres.

LOT COVERAGE

- (g) The maximum lot coverage shall be 44 per cent.

LANDSCAPING

- (h) A minimum of 675 m² of landscaping shall be provided.

YARD SETBACKS AND DISTANCE BETWEEN BUILDINGS

- (i) The minimum yard setbacks and distances between buildings shall be as shown on Schedule "RM1(73)".

OVERVIEW

- (j) No terraces or balconies shall be permitted on the south wall of Building Envelope 2 shown on Schedule "RM1(73)".

OTHER REGULATIONS

- (k) The provisions of Sections 6(7)(a), 6A(8)(e), 15.8 and 16 of By-law No. 7625 shall not apply.

SEVERANCE

- (l) Notwithstanding any future severance, partition or division of the lands shown on Schedule "RM1(73)", the provisions of this By-law shall apply to the whole of the lands as if no severance, partition or division occurred."

3. Section 64.17 of By-law No. 7625 is amended by adding the following subsection:

"64.17(45) RM2(45)

PERMITTED USES

- (a) The only permitted uses shall be semi-detached dwellings.

EXCEPTION REGULATIONS**GROSS FLOOR AREA**

- (b) The maximum gross floor area shall be 450 m².

NUMBER OF DWELLING UNITS

- (c) The maximum number of dwelling units shall be 2.

BUILDING HEIGHT

- (d) The building height shall not exceed the maximum heights in metres and number of storeys shown on Schedule "RM2(45)".

BUILDING ENVELOPE

- (e) No portion of any building or structure shall be located otherwise than wholly within the Building Envelope shown on Schedule "RM2(45)".

PARKING

- (f) A minimum of two parking spaces shall be provided for each dwelling unit. All parking spaces shall have a minimum width of 3.0 metres and a minimum length of 6.0 metres.

LOT COVERAGE

- (g) The maximum lot coverage shall be 36 per cent.

LANDSCAPING

- (h) A minimum of 270 m² of landscaping shall be provided.

YARD SETBACKS

- (i) The minimum yard setbacks shall be as shown on Schedule "RM2(45)".

OVERVIEW

- (j) No terraces or balconies shall be permitted on the east wall of the Building Envelope shown on Schedule "RM2(45)".

OTHER REGULATIONS

- (k) The provisions of Section 17(4) of By-law No. 7625 shall not apply.

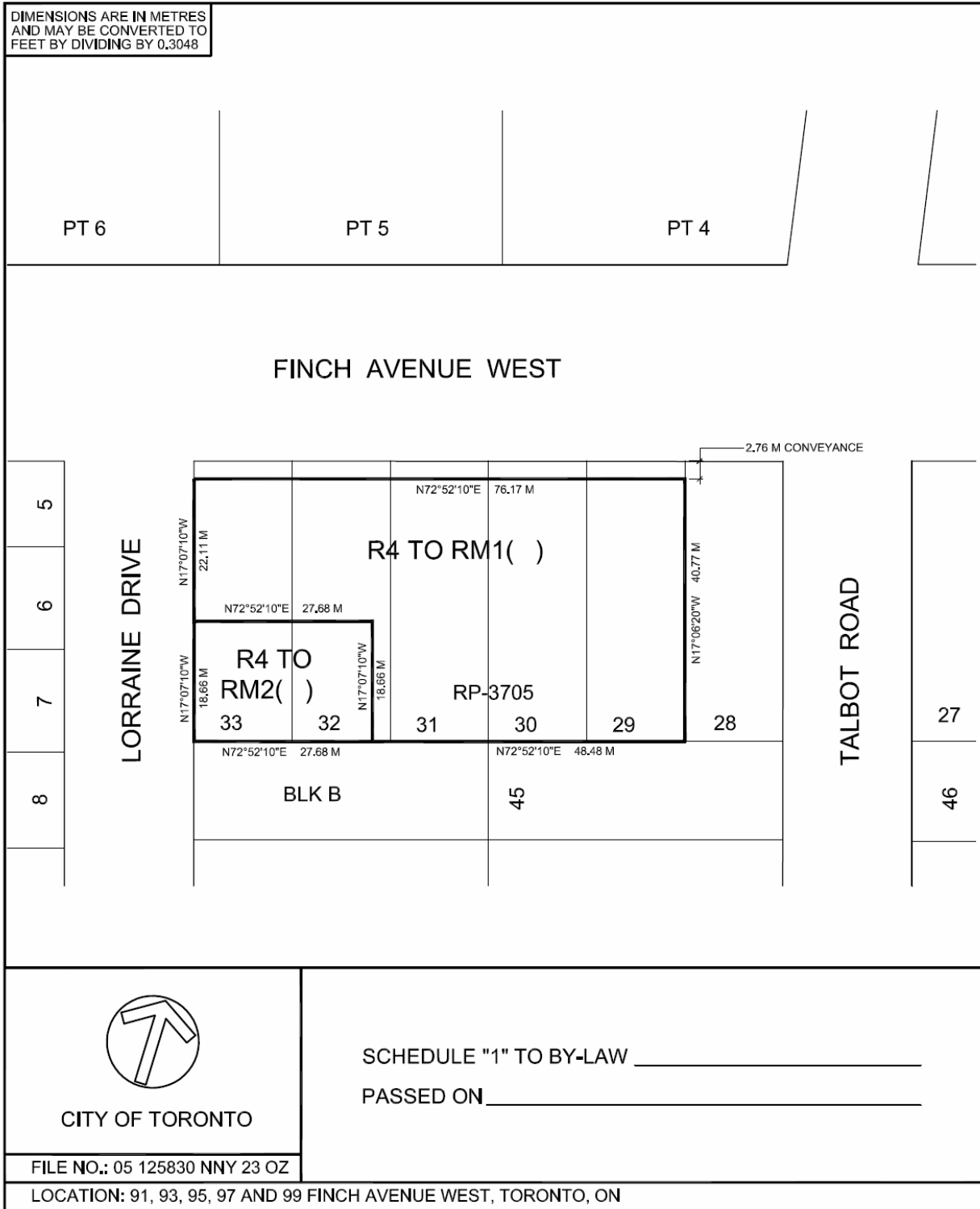
SEVERANCE

- (1) Notwithstanding any future severance, partition or division of the lands shown on Schedule RM2(45), the provisions of this By-law shall apply to the whole of the lands as if no severance, partition or division occurred.”

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

SCHEDULE "1"

DIMENSIONS ARE IN METRES
AND MAY BE CONVERTED TO
FEET BY DIVIDING BY 0.3048



CITY OF TORONTO

SCHEDULE "1" TO BY-LAW _____

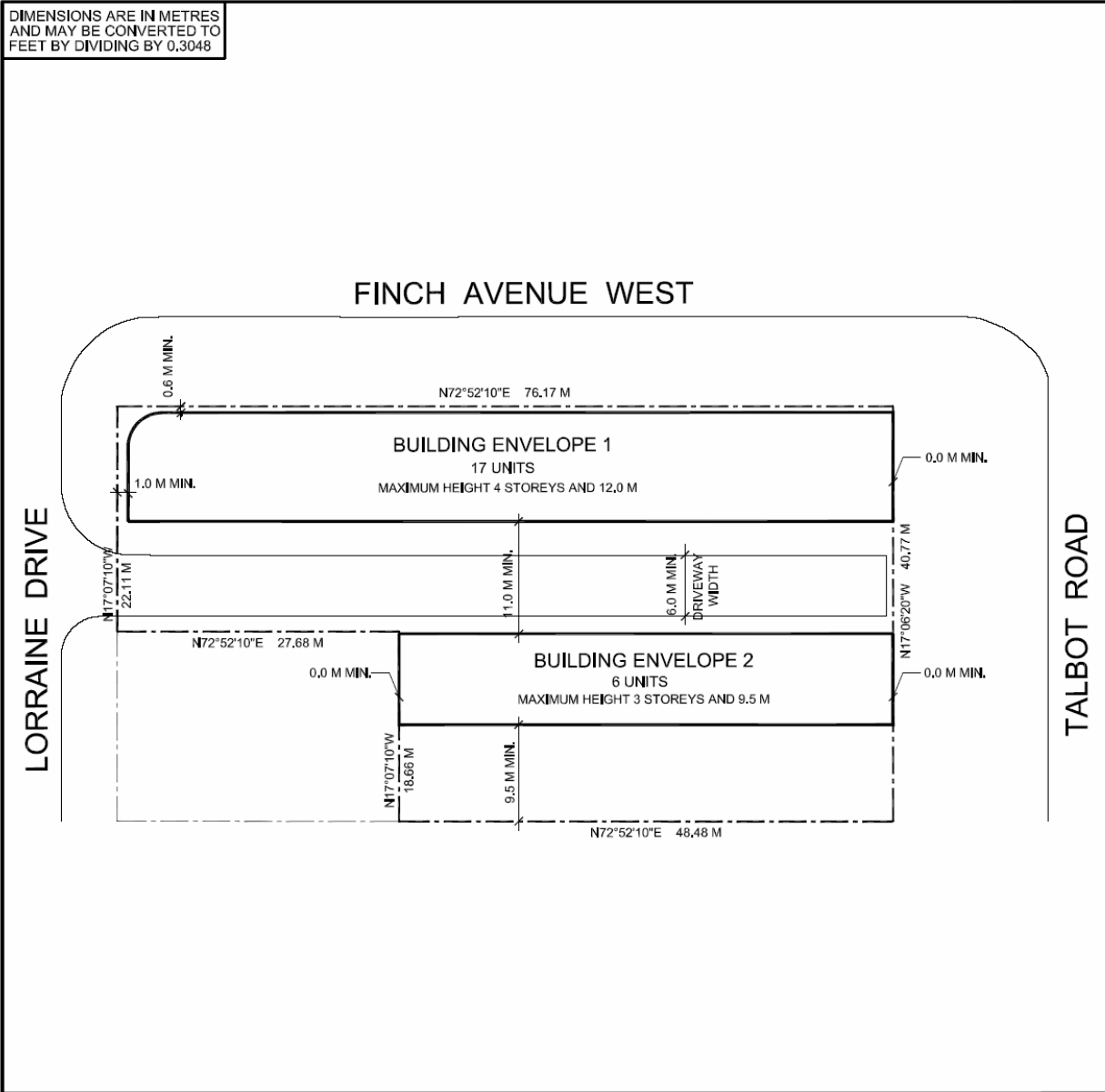
PASSED ON _____

FILE NO.: 05 125830 NNY 23 OZ

LOCATION: 91, 93, 95, 97 AND 99 FINCH AVENUE WEST, TORONTO, ON

SCHEDULE "RM1(73)"

DIMENSIONS ARE IN METRES
AND MAY BE CONVERTED TO
FEET BY DIVIDING BY 0.3048



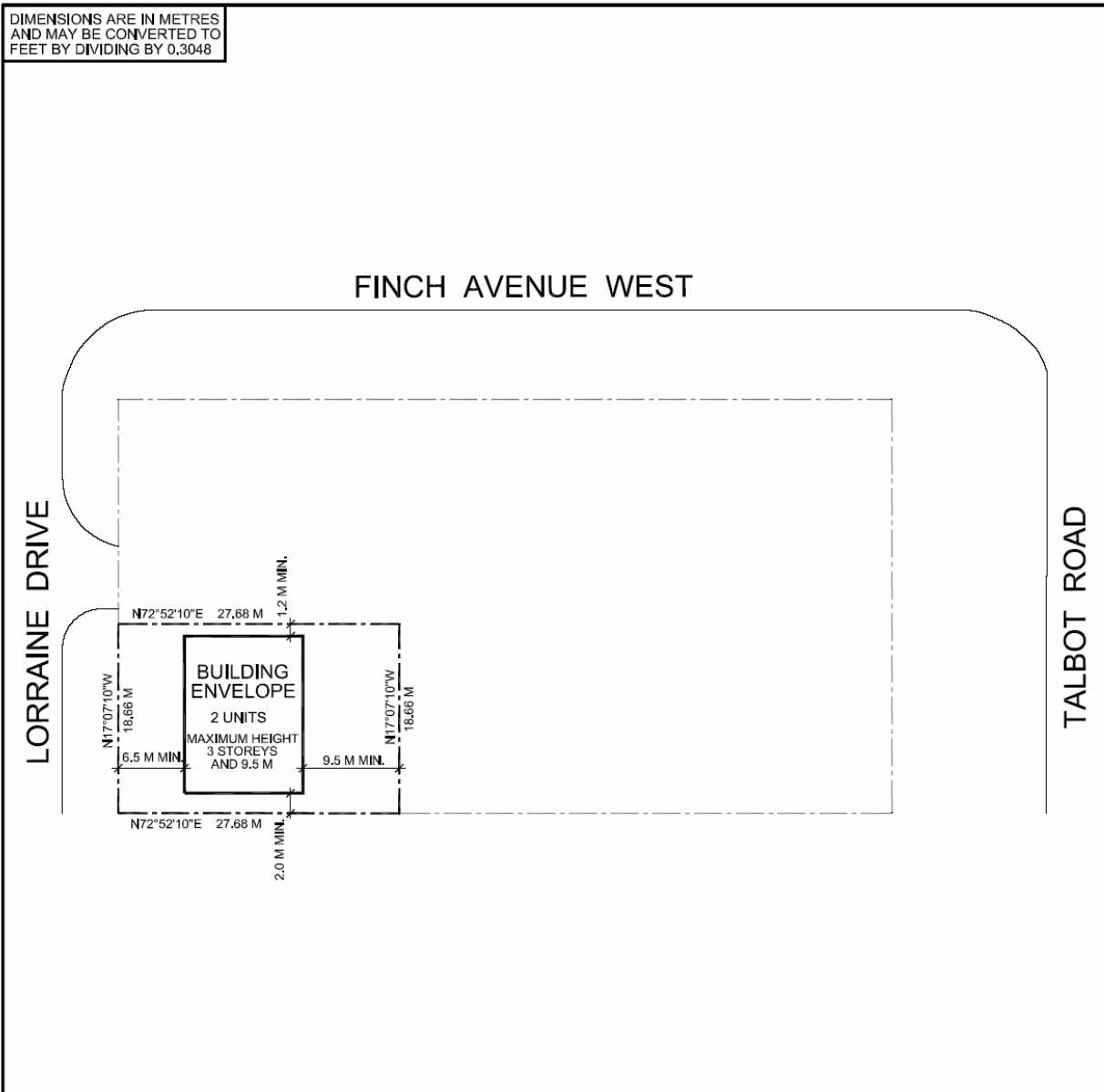
SCHEDULE "RM1()" TO BY-LAW _____
 PASSED ON _____

FILE NO.: 05 125830 NNY 23 OZ

LOCATION: 91, 93, 95, 97 AND 99 FINCH AVENUE WEST, TORONTO, ON

SCHEDULE "RM2(45)"

DIMENSIONS ARE IN METRES
AND MAY BE CONVERTED TO
FEET BY DIVIDING BY 0.3048



SCHEDULE "RM2()" TO BY-LAW _____
 PASSED ON _____

FILE NO.: 05 125830 NNY 23 OZ

LOCATION: 91, 93, 95, 97 AND 99 FINCH AVENUE WEST, TORONTO, ON