

Authority: North York Community Council Item 17.31,
as adopted by City of Toronto Council on July 15, 16 and 17, 2008
Enacted by Council: December 3, 2008

CITY OF TORONTO

BY-LAW No. 1254-2008

**To amend the former City of North York Zoning By-law No. 7625, as amended,
with respect to lands municipally known as 218, 220, 222 and 224 Finch Avenue West.**

WHEREAS authority is given to Council by Section 34 [Section 39 for Temporary Use By-law] 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 of the former City of North York are amended in accordance with Schedule 1 of this By-law.
2. Section 64.26 of By-law No. 7625 is amended by adding the following subsection:

“64.26 (8) C4 (8)

DEFINITIONS

- | | | |
|-----|-------------------|---|
| (a) | Established Grade | Means the geodectic elevation of 192 metres taken at the centre line of Finch Avenue West at the mid-point of the abutting lot. |
| (b) | Net Site | For the purposes of this exception, Net Site means the gross site minus any lands conveyed to the City of Toronto for road widening purposes, with such net site comprising an area of 2,433.2 m ² . |

PERMITTED USES

- (c) The only permitted uses on the site shall be as follows:

Residential:

- (i) An Apartment House Dwelling having a maximum of 20 Dwelling Units located on the 3rd and 4th floors.
- (ii) The provisions of Section 26(6) (Size of Residential Units), of By-law No. 7625, as amended shall not apply.

Non-Residential uses:

Artist studio; Business and professional Office; Custom workshop; Laundry collecting establishment; Professional medical office; Restaurant (subject to restriction); Retail store; Service shop

- (i) A maximum of 10 Non-Residential commercial/office units shall be located on the ground floor of the building.
- (ii) Only one restaurant or coffee shop shall be permitted, and such use shall only be located on the ground floor and have a maximum size of 145 m².
- (iii) The maximum total permitted professional medical office space for the building shall be 525 m².
- (iv) The maximum gross floor area of any one non-residential commercial/office unit on the ground floor shall be 290 m².

EXCEPTION REGULATIONS**GROSS FLOOR AREA**

- (d) The maximum gross floor area for the development shall be 3,950 m².
- (e) The maximum non-residential gross floor area shall be 1,975 m².
- (f) The maximum residential gross floor area shall be 1,975 m².

AMENITY SPACE

- (g) An indoor amenity area of a minimum of 49 m² (2.45 m² per residential unit) shall be provided on the ground floor of the building for the exclusive use of the residential component of the building.

BUILT ENVELOPE

- (h) Notwithstanding Section 26(4), the height of any part of the building or structure shall not exceed a measurement equal to 70% of the horizontal distance between that part of the building or structure and the north lot line.
- (i) No portion of any building or structure erected and used above established grade shall be located otherwise than wholly within the maximum potential building envelope identified on Schedule C4(8).
- (j) All setbacks from the property line shall be as set out on Schedule C4(8).

- (k) Canopies shall be permitted projections along the Finch Avenue frontage with a 0 metre setback.
- (l) Each commercial/office unit located on the ground floor shall have its main door oriented onto Finch Avenue West.

PARKING REGULATIONS

- (m) Parking spaces shall be provided within the Net Site in accordance with the following:

Residential:

- (i) Parking for residential uses shall be provided at a rate of 1.5 parking spaces per dwelling unit, of which 0.25 parking spaces per dwelling unit shall be for the use of visitors; and
- (ii) All residential parking spaces shall be clearly marked and provided in the below grade garage.

Non-Residential:

- (iii) 25 parking spaces shall be clearly marked and provided at grade at the rear of the building;
- (iv) 26 parking spaces shall be clearly marked and provided in the below grade garage; and
- (v) Notwithstanding (iv) above, the residential users of the building shall be permitted use of the 26 below grade parking spaces on weekdays after 6:00 p.m and on weekends and statutory holidays. These spaces shall be clearly identified.

LANDSCAPE REQUIREMENT

- (n) A minimum 1.5 metre landscape strip shall be provided along the rear property line.

LOADING SPACE

- (o) The provisions of Section 6A (16) (c) (d) regarding loading spaces requirements shall not apply.
- (p) A loading space shall be provided as shown on Schedule C4(8).

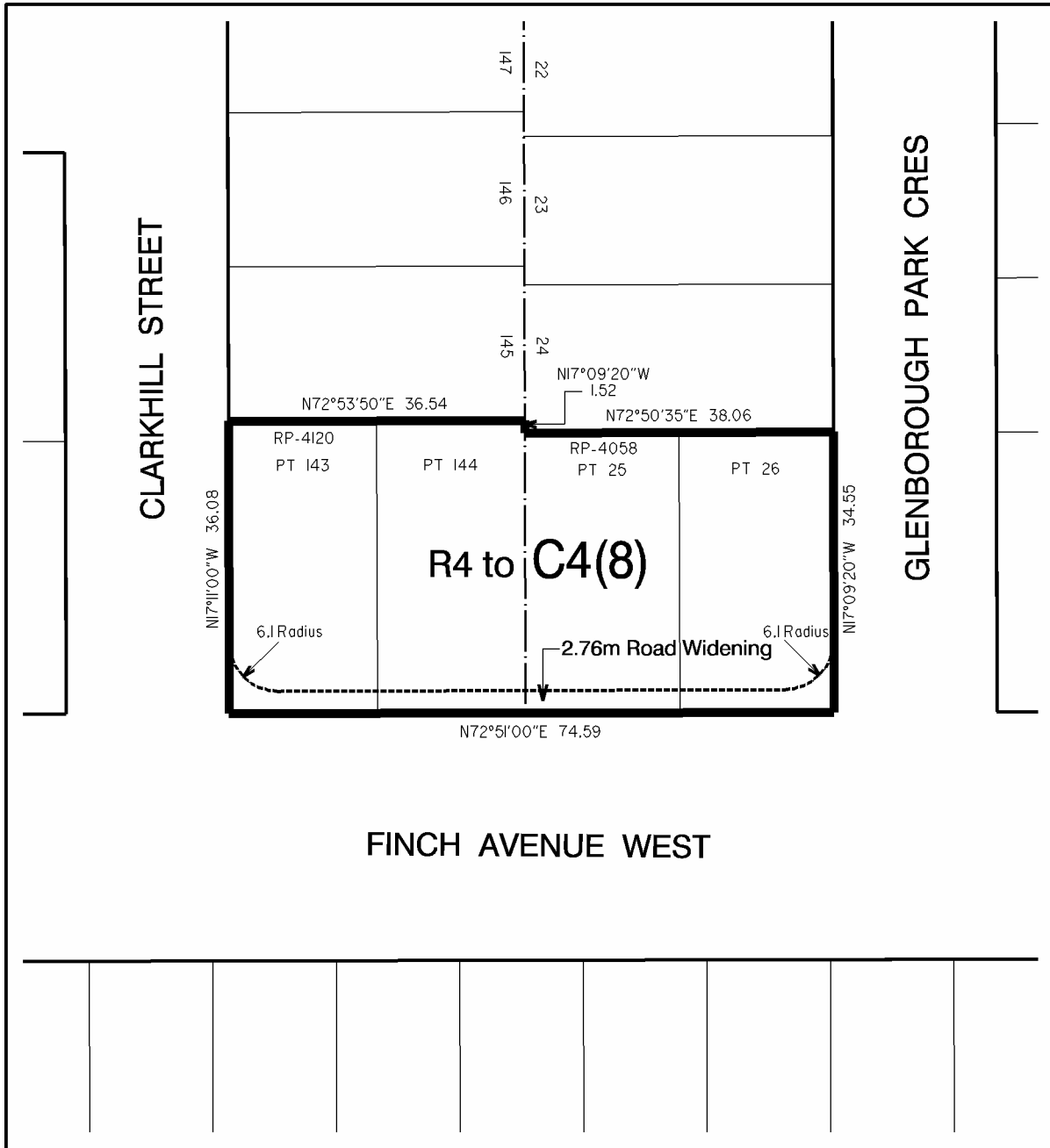
3. The provisions of this exception shall apply collectively to these lands notwithstanding their future severance, partition or division for any purpose.
4. Within the lands shown on Schedule C4(8) attached to this By-law, no person shall use any land or erect or use any building or structure unless the following municipal services are provided to the lot line and the following provisions are complied with:
 - (a) all new public roads have been constructed to a minimum of base curb and base asphalt and are connected to an existing public highway; and
 - (b) all water mains and sanitary sewers, and appropriate appurtenances, have been installed and are operational.”
5. Section 64.26 of By-law No. 7625 is amended by adding Schedule C4(8) attached to this By-law.

ENACTED AND PASSED this 3rd day of December, A.D. 2008.

SANDRA BUSSIN,
Speaker

ULLI S. WATKISS
City Clerk

(Corporate Seal)



Schedule 1

Parts of Lots 25 & 26 Registered Plan 4058 and Parts of Lots 143 & 144 Registered Plan 4120
 Survey data from Plan of Survey by E.W. Bowyer Inc. dated January 29, 2007, drawing ref. 07-100T.dwg
 Date: 05/27/2008
 Approved by: B. DiRaimo

File # 06_187680



Not to Scale

