

Authority: North York Community Council Item 32.43, adopted as amended,  
by City of Toronto Council on March 31 and April 1, 2010  
Enacted by Council: April 1, 2010

## **CITY OF TORONTO**

### **BY-LAW No. 353-2010**

**To amend former City of North York Zoning By-law No. 7625, as amended, with respect to the lands municipally known as 169, 171, 173 and 177 Finch Avenue East.**

WHEREAS authority is given to Council by Section 34 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 64.16 of By-law No. 7625 is amended by adding the following Subsection:

**"64.16 (79) RM1(79)**

#### **DEFINITIONS**

- |     |                   |  |
|-----|-------------------|--|
| (a) | Established Grade | Means the geodetic elevation of 188.10 metres taken at the centre line of Finch Avenue East at the mid-point of the abutting lot.  |
| (b) | Front Lot Line    | For the purposes of this By-law, the front lot line for all buildings shall be Finch Avenue East.  |
| (c) | Net Site          | For the purpose 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 2,965 m <sup>2</sup> . |

#### **PERMITTED USES**

- |     |   |
|-----|---|
| (d) | The only permitted uses shall be Multiple Attached Dwellings configured in three Blocks, as identified on Schedule RM1(79). |
|-----|---|

#### **EXCEPTION REGULATIONS FOR MULTIPLE ATTACHED DWELLINGS**

- |     |   |
|-----|---|
| (e) | The maximum number of dwellings shall be twenty-one (21), configured into Blocks 1, 2 and 3, as identified and located on Schedule RM1(79). |
| (f) | The maximum total gross floor area on the Net Site shall be 3,790 m <sup>2</sup> .  |

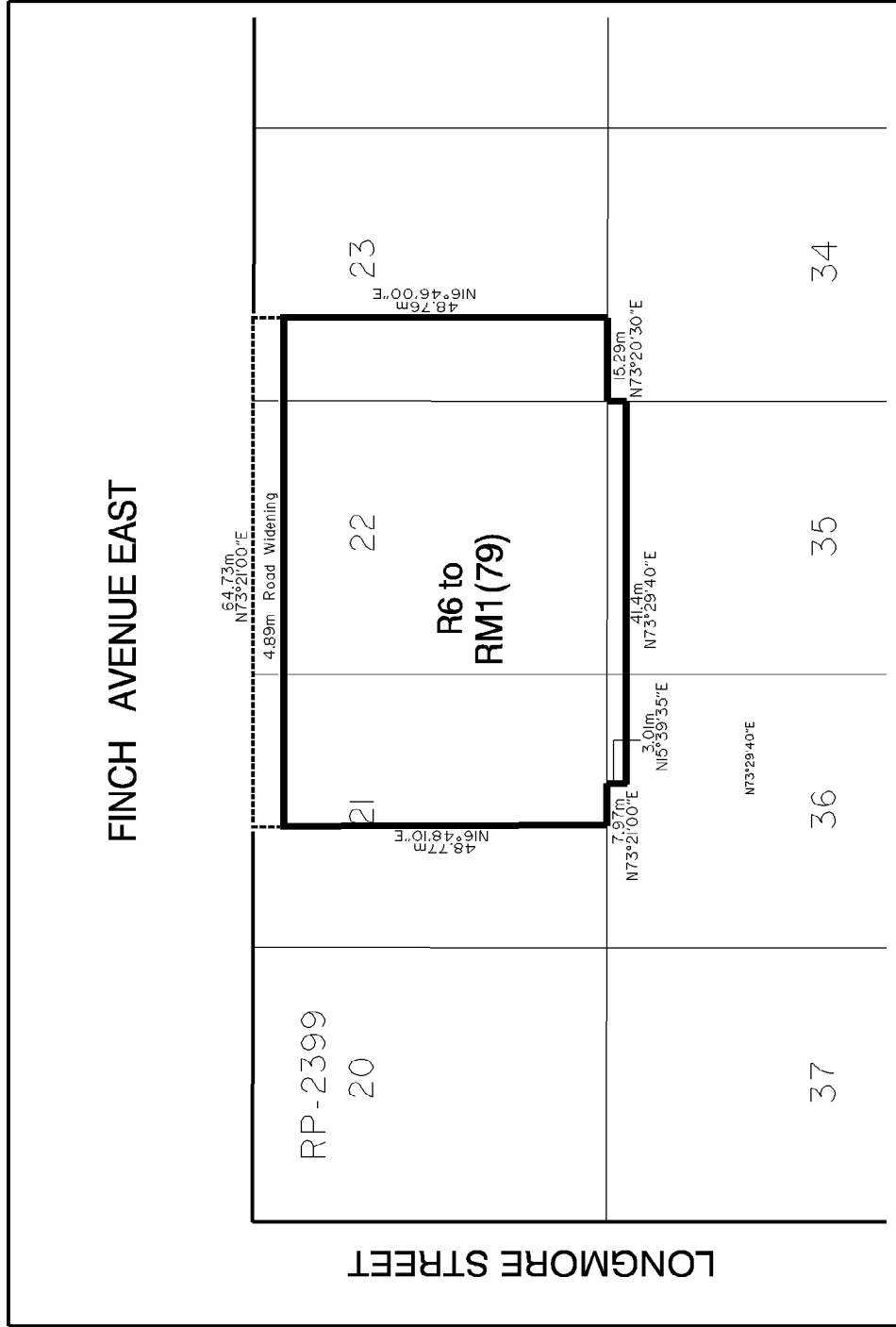
- (g) The maximum building heights shall be as shown on Schedule RM1(79).
  - (h) No portion of any building or structure erected and used above established grade shall be located otherwise than wholly within the potential building envelopes identified on Schedule RM1(79).
  - (i) The minimum yard setbacks for all buildings shall be as shown on Schedule RM1(79).
  - (j) Within the lands shown on Schedule RM1(79) the two internal roadways shall have a minimum width of 8 metres within which shall be incorporated a 1.5 metre walkway constructed of a textured material or unit pavers.
  - (k) The minimum number of parking spaces per dwelling unit shall be two (2).
  - (l) Accessory garages shall be detached from the wall of the main building.
  - (m) The provisions of Sections 6(7) (frontage on a street), 6(8) (lot width), 6(23) (a)(b) (requirements for accessory buildings), 16.2.1 (lot area), 16.2.2 (lot coverage), 16.2.3 (street frontage), 16.3.1, 16.3.2 (distance between buildings), 15.8 (landscaping), and 6A (8)(b)(parking spaces) of By-law No. 7625, as amended shall not apply.
  - (n) Notwithstanding any severance, partition or division of the site shown on Schedule RM1(79), the provisions of this By-law shall apply to the whole of the site as if no severance, partition or division occurred.
- 3.** Within the lands shown on Schedule RM1(79) 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."
- 4.** Section 64.16 of By-law No. 7625 is amended by adding Schedule RM1(79).

ENACTED AND PASSED this 1st day of April, A.D. 2010.

SANDRA BUSSIN,  
Speaker

ULLI S. WATKISS  
City Clerk

(Corporate Seal)



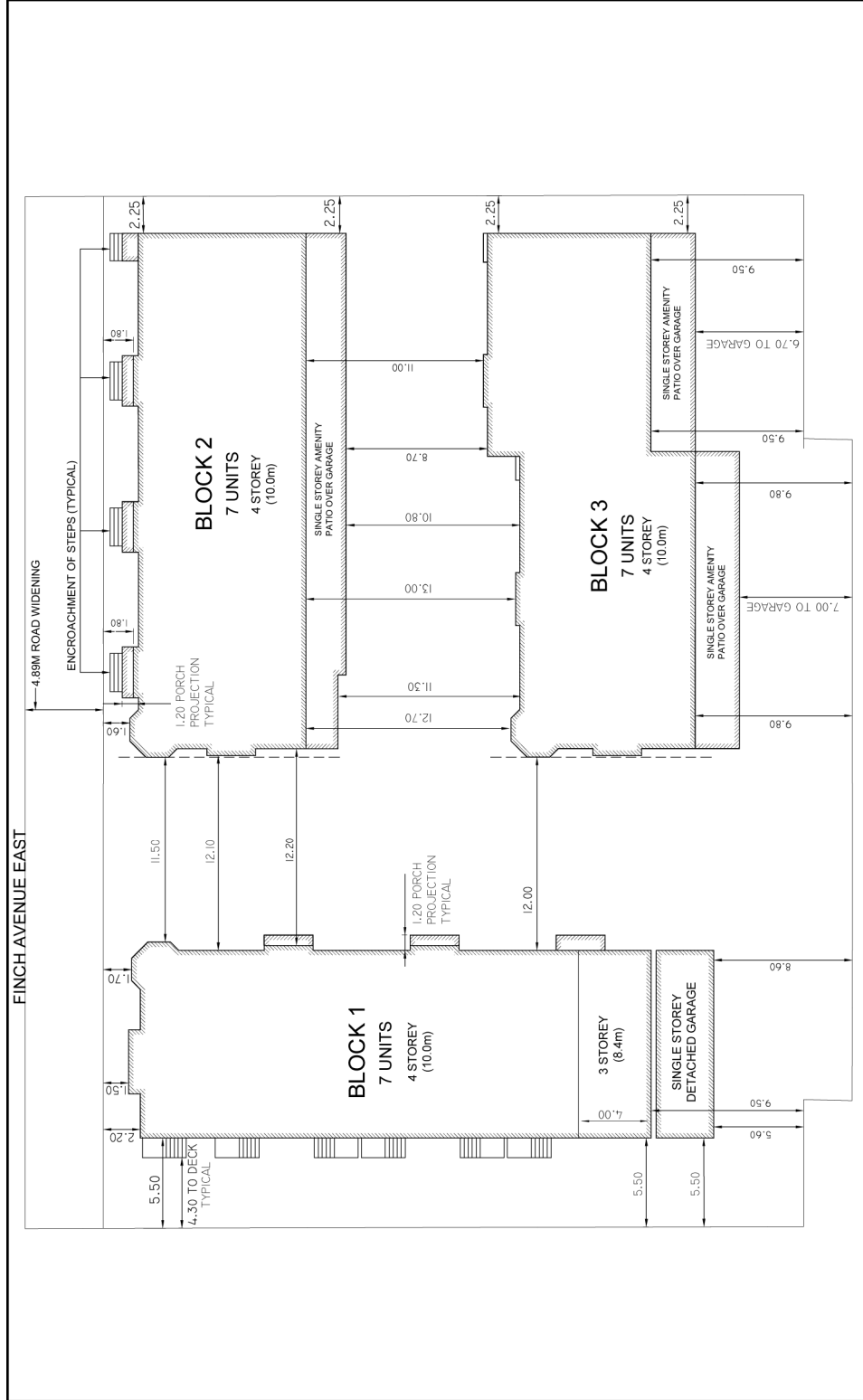
**Schedule 1**

Part of Lots 21, 22 and 23  
Registered Plan 2399 - City of Toronto (formerly City of North York)

File # 08\_231155

Date: 01/20/2010  
Approved by: Ben DiRaimo

↑  
Not to Scale



**Schedule RM1(79)**

From Applicant's Submitted Drawing  
Note: All Measurements in Metres

Date: 01/20/2010

Approved by: Ben DeRaimo

File # 08\_231155



Not to Scale