

Authority: North York Community Council Item 32.42,
as adopted by City of Toronto Council on March 31 and April 1, 2010
Enacted by Council: August 27, 2010

CITY OF TORONTO

BY-LAW No. 1054-2010

To amend former City of North York Zoning By-law No. 7625, as amended, with respect to lands municipally known as 244 Finch Avenue West.

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 64.26 of By-law No. 7625 is amended by adding the following subsection:

64.26 (10) C4(10)

DEFINITIONS

- (a) Established Grade - Means the geodectic elevation of 194.2 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 area minus any lands conveyed to the City of Toronto for road widening purposes, with such Net Site comprising an area of 604.2 m².

PERMITTED USES

- (c) All of the uses permitted in a C4 zone are permitted with the exception of a commercial school, day nursery, fitness centre, place of worship, restaurant or take-out restaurant.

EXCEPTION REGULATIONS

- (d) The maximum total gross floor area on the Net Site shall be 490 m².
- (e) For the purposes of calculating the gross floor area, the basement area shall be exempted, which shall be used only for storage and mechanical purposes.
- (f) The maximum yard setbacks shall be as shown on Schedule C4(10).

- (g) No portion of any building or structure erected and used above established grade shall be located other than wholly within the maximum potential building envelope unless otherwise identified on Schedule C4(10).
 - (h) The building height shall not exceed 8 metres or 2 storeys measured from established grade to the roof deck, except that a parapet with a maximum height of 2 metres shall be permitted.
 - (i) For the purposes of building height any roof-top mechanical equipment or decorative elements shall be excluded.
 - (j) The minimum number of parking spaces shall be 11.
 - (k) A 1.5 metre landscaping strip and a 2 metre high opaque fence shall be provided along the north property line.
 - (l) The provisions of Sections 6A(16)(a)(b)(c) and (d) (Loadings Spaces Required), and Section 23.2.1 (Lot Coverage) of By-law No. 7625 shall not apply.
- 3.** Within the lands shown on Schedule C4(10) 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 64.26 (10) of By-law No. 7625 is amended by adding Schedule C4(10).

ENACTED AND PASSED this 27th day of August, A.D. 2010.

DAVID R. MILLER,
Mayor

ULLI S. WATKISS
City Clerk

(Corporate Seal)



