

Authority: North York Community Council Item 18.29,
as adopted by City of Toronto Council on October 2, 3 and 4, 2012
Enacted by Council: November 29, 2012

CITY OF TORONTO

BY-LAW No. 1572-2012

To amend Zoning By-law No. 7625 of the former City of North York, as amended, with respect to the lands municipally known as 160 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 64.17 of By-law No. 7625 is amended by adding the following subsection:

"64.17 (49) RM2 (49)

EXCEPTION REGULATIONS FOR SEMI-DETACHED DWELLINGS

- (a) The minimum lot area shall be 248 square metres for each semi-detached dwelling.
- (b) The minimum lot frontage shall be 6 metres for each semi-detached dwelling.
- (c) The minimum front yard setback shall be 10 metres to the front wall of each semi-detached dwelling.
- (d) The minimum side yard setback for each semi-detached dwelling shall be 1.2 metres and 0 metres on the common wall.
- (e) The minimum rear yard setback shall be 10 metres to the rear wall of each semi-detached dwelling.
- (f) The maximum lot coverage shall be 38% for each semi-detached lot.
- (g) The maximum building height shall be 3 stories or 10 metres for each semi-detached dwelling, whichever is the lesser.
- (h) A rear second floor balcony or deck shall be permitted to project 2.74 metres at the rear of each semi-detached dwelling as shown on Schedule RM2 (49).

- (i) The minimum interior parking space shall be 2.7 metres x 6.1 metres for each semi-detached dwelling.
 - (j) A minimum 1.5 metre landscape strip and 1.8 metre high opaque fence shall be provided along the north property line of the lot.
 - (k) The requirements of Section 15.8 (Landscaping) shall not apply.
 - (l) The requirements of Section 17(4) (g) (i) (Overview) shall not apply to a second floor balcony, porch or sundeck having a maximum area of 8 square metres."
- 3.** Within the lands shown on Schedule RM2 (49) 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.

ENACTED AND PASSED this 29th day of November, A.D. 2012.

FRANCES NUNZIATA,
Speaker

ULLI S. WATKISS,
City Clerk

(Corporate Seal)



