Bill No. 1231
BY-LAW No. --2011

To amend Zoning By-law No. 7625 for the former City of North York, as amended, with respect to the lands municipally known as 131, 133, 135, 137, 139 and 141 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 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 7625 is amended by adding the following Subsection:

   “64.16 (87) RM1 (87)

DEFINITIONS

(a) Established Grade Means the geodetic elevation of 189.88 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 3,649 m\(^2\).

PERMITTED USES

(d) The only permitted uses shall be Multiple Attached Dwellings configured into four blocks, as identified on Schedule “RM1 (87)”.

EXCEPTION REGULATIONS FOR MULTIPLE ATTACHED DWELLINGS

(e) The maximum number of dwellings shall be 28, configured into 4 blocks having a maximum of 7 units.

(f) The maximum total gross floor area on the Net Site shall be 4,883 m\(^2\).
(g) The maximum building heights shall be as shown on Schedule “RM1 (87)”.

(h) Notwithstanding clause (g), the height of no part of a building or structure shall exceed a height equal to the horizontal distance between that part of the building and the rear 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 “RM1 (87)”.

(j) The minimum yard setbacks for all buildings shall be as shown on Schedule “RM1 (87)”.

(k) Within the lands shown on Schedule “RM1 (87)” the internal driveway shall have a minimum width of 8 m within which shall be incorporated a 1.5 m walkway constructed of a textured material or unit pavers.

(l) The minimum number of parking spaces per dwelling unit shall be 2 except for 1 unit in each of Block 1 and 2 which may have 1 parking space.

(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 7625, as amended shall not apply.

(n) Notwithstanding any severance, partition or division of the site shown on Schedule “RM1 (87)”, 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 (87)” 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 7625 is amended by adding Schedule “RM1 (87)”

ENACTED AND PASSED this th day October, 2011.

FRANCES NUNZIATA,  ULLI S. WATKISS
Speaker   City Clerk
(Corporate Seal)