

Authority: North York Community Council Item NY25.12,  
as adopted by City of Toronto Council on July 23, 24 and  
25, 2025

## **CITY OF TORONTO**

### **Bill 725**

### **BY-LAW -2025**

**To amend former City of North York Zoning By-law 7625, as amended, with respect to the lands municipally known in the year 2024 as 240 – 242 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 enacts:

1. Schedules "B" and "C" of By-law 7625 of the former City of North York, as amended, are amended in accordance with Schedule 1 attached to this By-law.
2. Section 64.19 of By-law 7625 of the former City of North York, as amended, is amended by adding the following subsection:

#### **64.19 (124) RM4 (124)**

#### **EXCEPTION REGULATIONS**

##### **GROSS FLOOR AREA**

- (A) A maximum permitted gross floor area shall be 2,667 square metres.

##### **BUILDING HEIGHT**

- (B) The building height, measured from established grade, shall not exceed the maximum height in metres as shown on Schedule RM4(124) attached to this By-law.
- (C) For the purposes of this exception, "established grade" shall mean the Canadian Geodetic Datum elevation of 194.00 metres.
- (D) Notwithstanding (B) above, the following elements shall be permitted to exceed the noted height limit on Schedule RM4(124) attached to this By-law:
- (i) equipment used for the functional operation of the building, including electrical, utility, mechanical and ventilation equipment, as well as enclosed stairwells, roof access, maintenance equipment storage, elevator shafts, chimneys, and vents, by a maximum of 7.0 metres;

- (ii) structures that enclose, screen, or cover the equipment, structures and parts of a building listed in (i) above, including a mechanical penthouse, by a maximum of 7.0 metres;
- (iii) architectural features, parapets, and elements and structures associated with a green roof, by a maximum of 3.0 metres;
- (iv) building maintenance units and window washing equipment, by a maximum of 7.0 metres;
- (v) planters, landscaping features, guard rails, and divider screens on a balcony and/or terrace, by a maximum of 3.0 metres;
- (vi) antennae, flagpoles and satellite dishes, by a maximum of 5.0 metres; and
- (vii) trellises, pergolas, and unenclosed structures, by a maximum of 5.0 metres.

#### NUMBER OF STOREYS

- (E) The number of storeys shall not exceed the maximums shown on Schedule RM4(124).

#### LOT COVERAGE

- (F) The maximum lot coverage shall not exceed 67 percent, inclusive of any widenings.

#### YARD SETBACKS

- (G) The minimum yard setbacks for buildings and structures above established grade shall be as shown on Schedule RM4(124) attached to this By-law.
- (H) Notwithstanding (G) above, the following elements shall be permitted to project beyond the building envelope shown on Schedule RM4(124) attached to this By-law:
  - (i) decks, porches, and balconies, by a maximum of 2.0 metres;
  - (ii) canopies and awnings, by a maximum of 4.0 metres;
  - (iii) exterior stairs, access ramps and elevating devices, by a maximum of 5.0 metres;
  - (iv) cladding added to the exterior surface of the main wall of a building, by a maximum of 2.0 metres;

- (v) architectural features, such as a pilaster, decorative column, cornice, sill, belt course, or chimney breast, by a maximum of 2.0 metres;
- (vi) window projections, by a maximum of 2.0 metres;
- (vii) eaves, by a maximum of 2.0 metres; and
- (viii) air conditioners, satellite dishes, antennae, vents, and pipes, by a maximum of 2.0 metres.

#### LANDSCAPING

- (I) Minimum landscape strips shall be provided as shown on Schedule RM4(124) of this By-law.

#### PARKING

- (J) Parking shall be provided as follows:
  - (i) 13 resident parking spaces;
  - (ii) 4 visitor parking spaces; and
  - (iii) 1 pick-up/drop-off space.

#### LOADING

- (K) One loading space shall be provided.
- (L) A loading space shall have minimum dimensions of 6.0 metres long, 3.5 metres wide and a vertical clearance of 4.2 metres.
- (M) A loading space may be provided within an underground parking garage.

#### RECREATIONAL AMENITY AREA

- (N) A minimum of 2.0 square metres per dwelling unit of indoor recreational amenity area shall be provided.
  - (O) A minimum of 2.0 square metres per dwelling unit of outdoor recreational amenity area shall be provided.
3. Section 64.19 of By-law 7625 of the former City of North York, as amended, is amended by adding Schedule RM4(124) attached to this By-law.
  4. Despite any future severance, partition or division of the lot as shown on Schedule 1, the provisions of this By-law shall apply as if no severance, partition or division occurred.

- 5.** Except as amended in this By-law, all the other provisions of By-law 7625 shall apply to the lands.

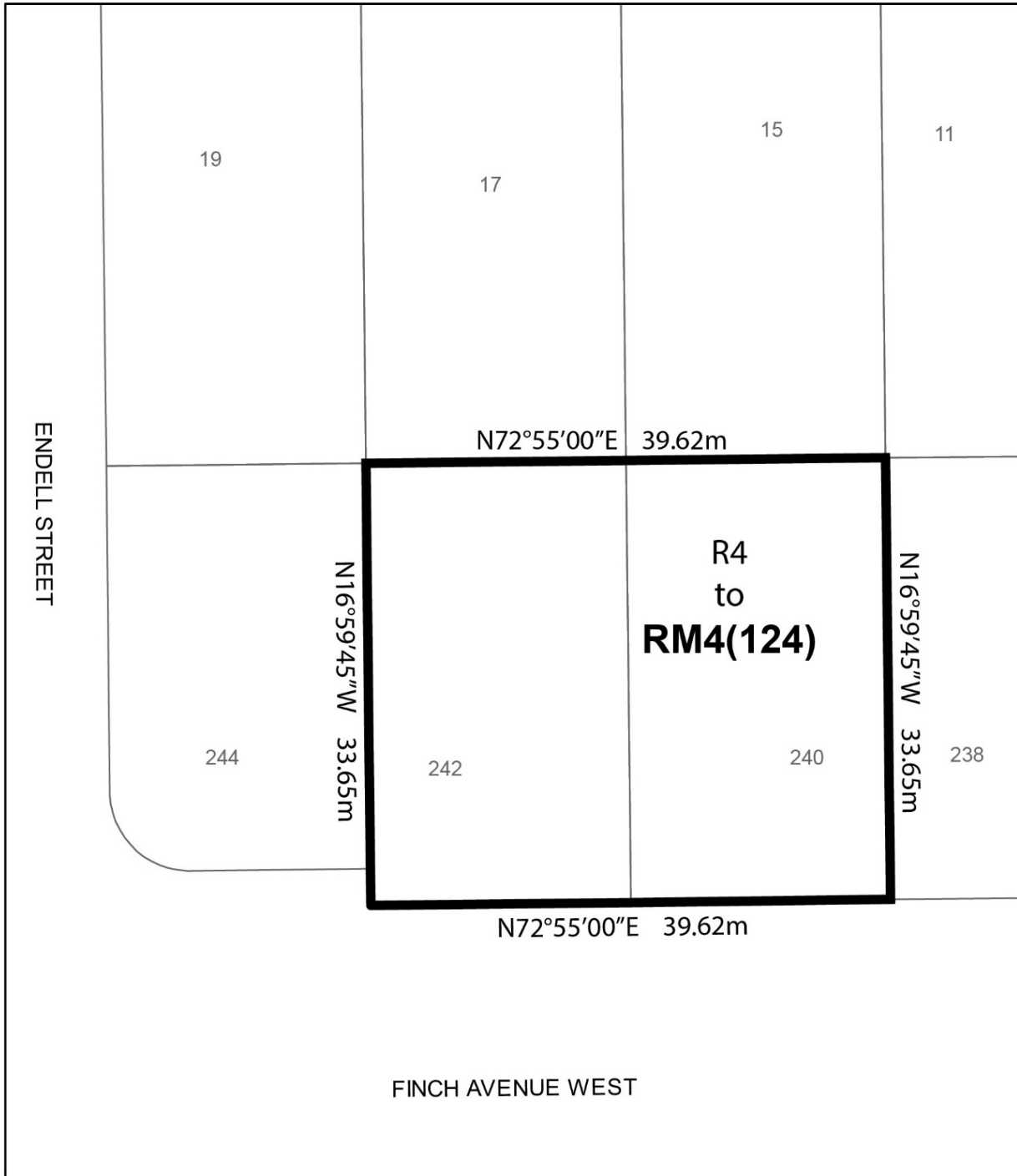
Enacted and passed on July , 2025.

Frances Nunziata,  
Speaker

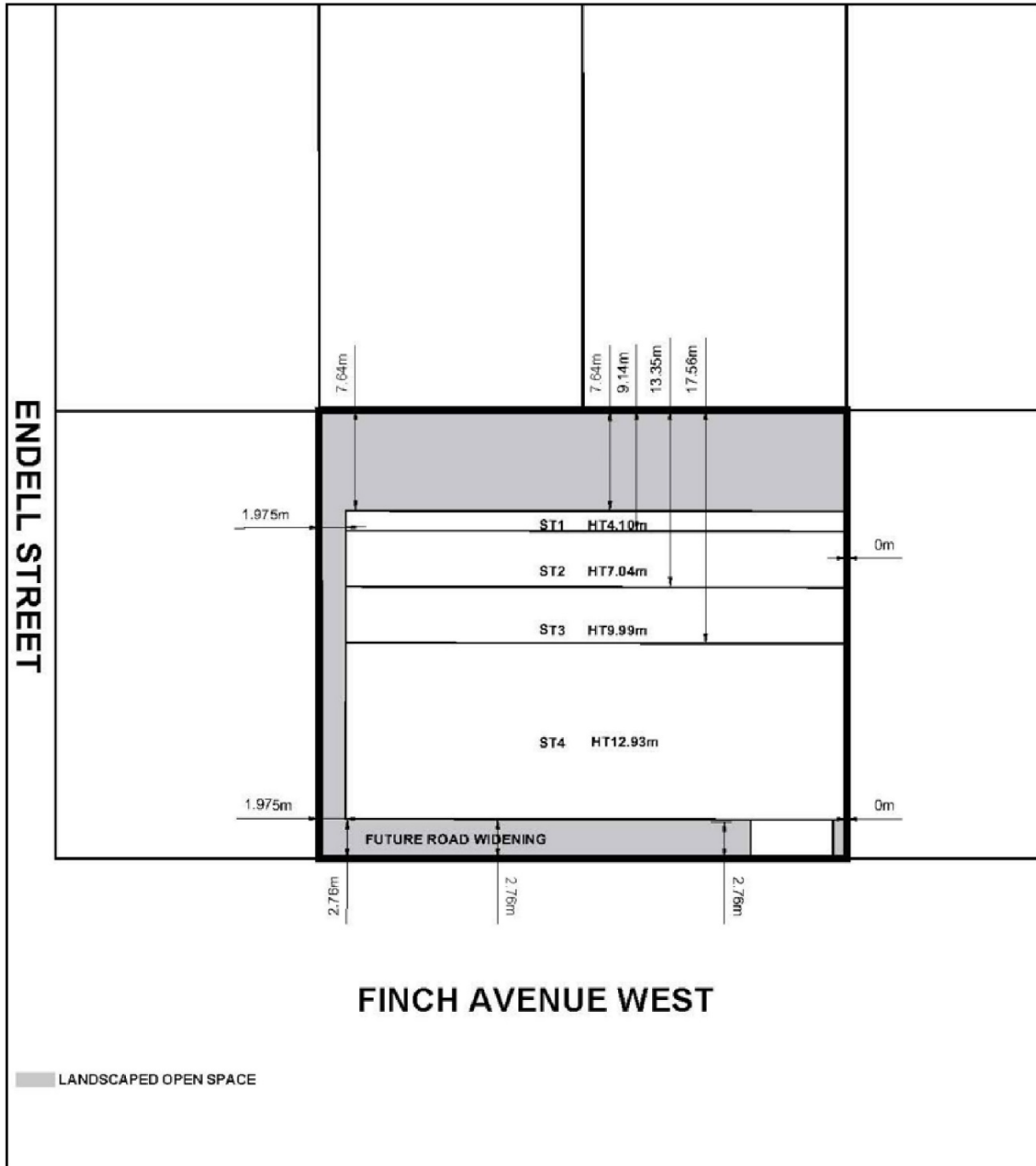
John D. Elvidge,  
City Clerk

(Seal of the City)

**Schedule 1**



## Schedule RM4(124)



Schedule RM4(124)

240 &amp; 242 Finch Avenue West

File # 16 260867 NNY 23 02



City of Toronto By-law 569-2013  
Not to Scale  
06/16/2025