

Authority: North York Community Council Report No. 11, Clause No. 7,  
as adopted by City of Toronto Council on October 29, 30 and 31, 2002  
Enacted by Council: February 7, 2003

## **CITY OF TORONTO**

### **BY-LAW No. 75-2003**

**To amend former City of North York By-law No. 7625, as amended, with respect to the lands known municipally as 73 and 75 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 Bylaw No. 7625 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(47) RM1(47)**

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

- (a) The maximum number of dwelling units shall be 7.
- (b) The maximum gross floor area shall be 1,319m<sup>2</sup>.
- (c) The minimum front yard setback shall be 0m.
- (d) The minimum side yard setbacks shall be 0m.
- (e) The minimum rear yard setback shall be 12m.
- (f) The maximum building height shall be 11m and 4 storeys.
- (g) The minimum lot area per dwelling unit shall be 115m<sup>2</sup>.
- (h) The minimum number of parking spaces per dwelling unit shall be 2.
- (i) One rear yard deck or balcony, per dwelling unit, shall be permitted with a maximum area of 13.1m<sup>2</sup>, a maximum projection of 3m from the rear wall and a maximum width of 4.4m.

- (j) Sections 6A(8)(b), 15.8 and 16.2.2 relating to parking spaces, landscaping and lot coverage shall not apply”.
3. Section 64.17 of By-law No. 7625 is amended by adding the following subsection:

**“64.17 RM2(35)**

**EXCEPTION REGULATIONS FOR SEMI-DETACHED DWELLINGS**

- (a) The maximum gross floor area shall be 539m<sup>2</sup>.
- (b) The minimum lot area shall be 410m<sup>2</sup> for a semi-detached dwelling and 200m<sup>2</sup> for a semi-detached dwelling unit.
- (c) The minimum lot frontage shall be 14m for a semi-detached dwelling and 7m for a semi-detached dwelling unit.
- (d) The minimum front yard setback shall be 6.5m.
- (e) The minimum side yard setbacks shall be 1.5m.
- (f) The minimum rear yard setback shall be 9.5m.
- (g) The maximum building height shall be 9m and 3 storeys.
- (h) Any bay, bow or other window may project into the minimum rear yard setback up to 0.6m, if the total width of all such windows does not exceed one half the width of the dwelling unit.
- (i) One front yard balcony, per dwelling unit, shall be permitted:
  - (A) with a maximum area of 5.4m<sup>2</sup>; and
  - (B) adjacent to the shared lot line of the semi-detached dwelling.
- (j) Section 17(4)(d) and (f) relating to lot coverage and front yard hard surfaces shall not apply.
- (k) Exterior stairways shall be permitted to project into the minimum front yard setback not more than 3.1m”.

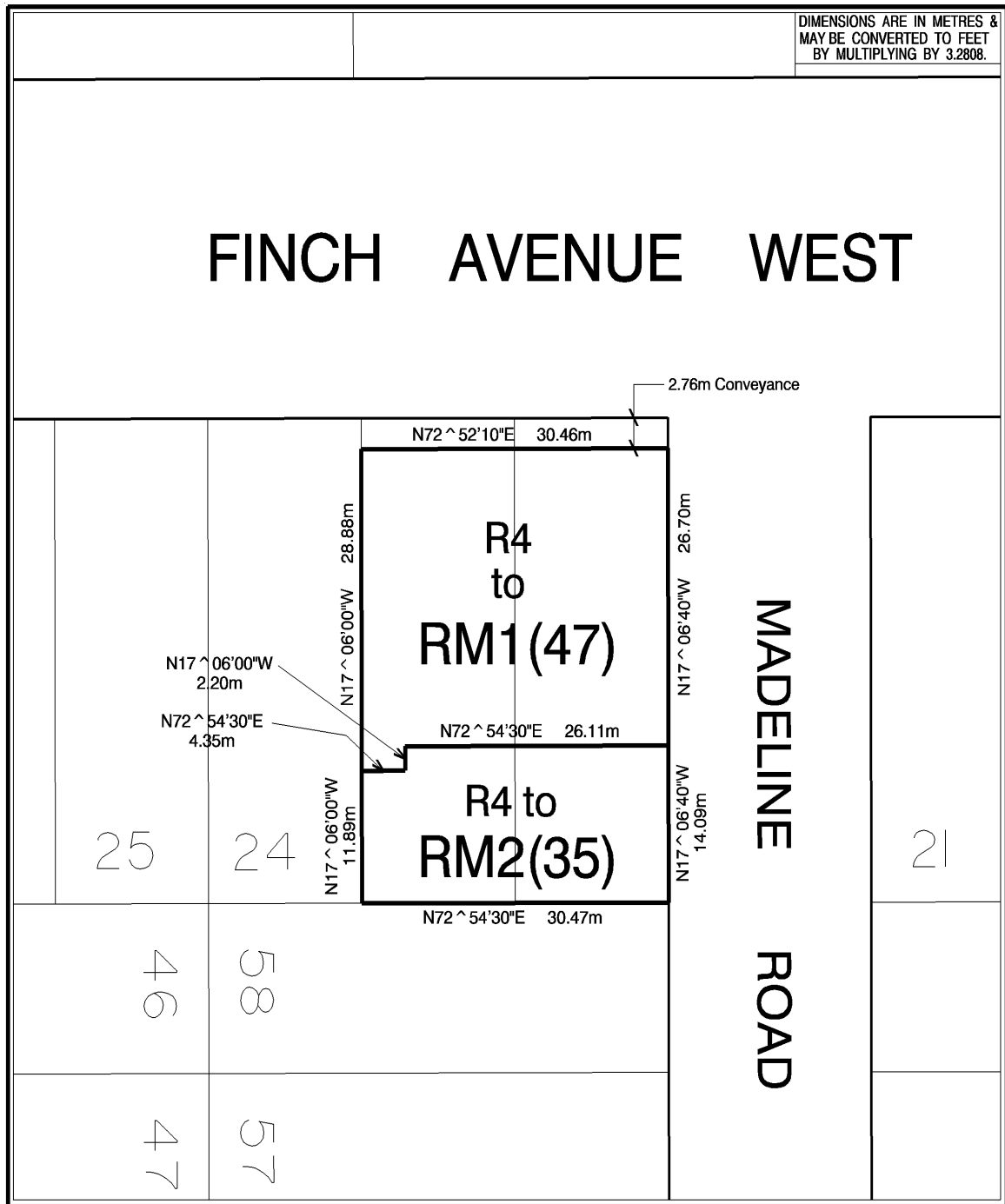
ENACTED AND PASSED this 7th day of February, A.D. 2003.

CASE OOTES,  
Deputy Mayor

ULLI S. WATKISS  
City Clerk

(Corporate Seal)



**SCHEDULE "1"**

**This is Schedule " 1 " to By-Law  
passed the \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_**

(Sgd.)

CLERK

(Sgd.)

MAYOR

SUBJECT  
PROPERTY**Location: Part of Lots 22 & 23, R.P. 3705, City of Toronto****File: TB CMB 2002 0009****Prepared by: A.A.****Approved by: J.F.****Date: OCT. 1, 2002****Filename: RM1(147) & RM2(35)**

Source: Zoning, By-Law, Lot Line, Street Line and Street Name Data - City of Toronto, City Planning Division, North District.  
Street lines represent street dedications/road allowances and do not represent actual as-built curb lines of streets.