Authority: North York Community Council Item 3.31, as adopted by City of Toronto Council on March 5, 6, 7 and 8, 2007
Enacted by Council: March 6, 2007

CITY OF TORONTO

BY-LAW No. 240-2007

To amend former City of North York Zoning By-law No. 7625, as amended, with respect to lands municipally known as 210 and 212 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, as amended, are hereby amended in accordance with Schedule “1” attached hereto.

2. Section 64.16 of By-law No. 7625 of the former City of North York is amended by adding the following subsection:

“64.16 (71) RM1(71)

PERMITTED USES

(a) The only permitted use shall be a multiple attached dwelling.

EXCEPTION REGULATIONS

(b) The maximum number of dwelling units shall be 8.

(c) The maximum Gross Floor Area of the overall development shall be 1,552 m².

(d) The minimum lot area shall be 193m² per dwelling unit.

(e) The minimum yard setbacks shall be as shown on Schedule “RM1(71)”.

(f) A front porch and steps may project up to 2.29m into the front yard setback but shall not encroach beyond the front property line.

(g) A minimum of two parking spaces shall be provided at the rear of each residential unit.

(h) The maximum building height shall be 10.6 metres.

(i) An opaque barrier and landscape strip of a minimum of 1.5 metres shall be provided along the entirety of the rear lot line.
(j) The provisions of Section 15.8 (landscaping) and of Sections 16.2.1, 16.2.2, 16.2.4 and 16.2.6 shall not apply.

(k) The provisions of this exception shall apply collectively to the lands notwithstanding their future severance, partition or division for any purpose.”

3. Section 64.16 of By-law No. 7625 is amended by adding Schedule “RM1(71)” attached to this By-law.

ENACTED AND PASSED this 6th day of March, A.D. 2007.

GLORIA LINDSAY LUBY,            ULLI S. WATKISS
   Deputy Speaker            City Clerk

(Corporate Seal)
SCHEDULE “1”

This is Schedule " 1 " to By-Law ________
passed the ________ day of ________, 20____

(Sgd.) ____________________________  (Sgd.) ____________________________
CLERK  MAYOR

Location: Part of Lots 27 & 28 Registered Plan 4058 City of Toronto
File: 05 202688 Prepared by: A.K. Approved by: B.D. Date: Aug. 15, 2006 Filename: RM1(71)_1

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.
SCHEDULE “RM1(71)”

This is Schedule "RM1(71)" to Bylaw _________
passed the _______ day of _________, 20____

(Sgd.) CLERK (Sgd.) MAYOR

Location: Part of Lots 27 & 28, Registered Plan 4058, City of Toronto