

Authority: North York Community Council Item 2.43,
as adopted by City of Toronto Council on February 5, 6, 7 and 8, 2007
Enacted by Council: July 19, 2007

CITY OF TORONTO

BY-LAW No. 869-2007

To amend former City of North York Zoning By-law No. 7625, as amended, with respect to lands municipally known as 65 and 67 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 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 No. 7625 is amended by adding the following subsection:

“64.16(70) RM1(70)

PERMITTED USES

- (a) The only permitted uses shall be Multiple Attached Dwellings in Block 1, and Single Detached Dwellings in Units 8 and 9, as identified on Schedule “RM1(70)”, and accessory buildings and structures.

EXCEPTION REGULATIONS FOR MULTIPLE ATTACHED DWELLINGS

- (b) The maximum number of dwellings in Block 1, as identified and located on Schedule “RM1(70)”, shall be 7 units.
- (c) The maximum total gross floor area shall be 1,126 square metres.
- (d) The minimum front yard set back shall be 0 metres.
- (e) The minimum side yard set back shall be 0 metres.
- (f) The minimum rear yard set back shall be 0.9 metres.
- (g) The maximum building height shall be 11.5 metres and 4 storeys.
- (h) The minimum lot area per attached dwelling shall be 60 square metres.
- (i) The minimum number of parking spaces per dwelling shall be 2.

- (j) One rear yard balcony, per dwelling, shall be permitted at the rear of the attached dwelling with a maximum area of 9 square metres, a maximum projection of 3 metres from the rear wall and a maximum width of 3 metres.
- (k) Sections 6A(8)(b), 15.8 and 16.2.2 relating to parking spaces, landscaping and lot coverage shall not apply.

EXCEPTION REGULATIONS FOR SINGLE DETACHED DWELLINGS

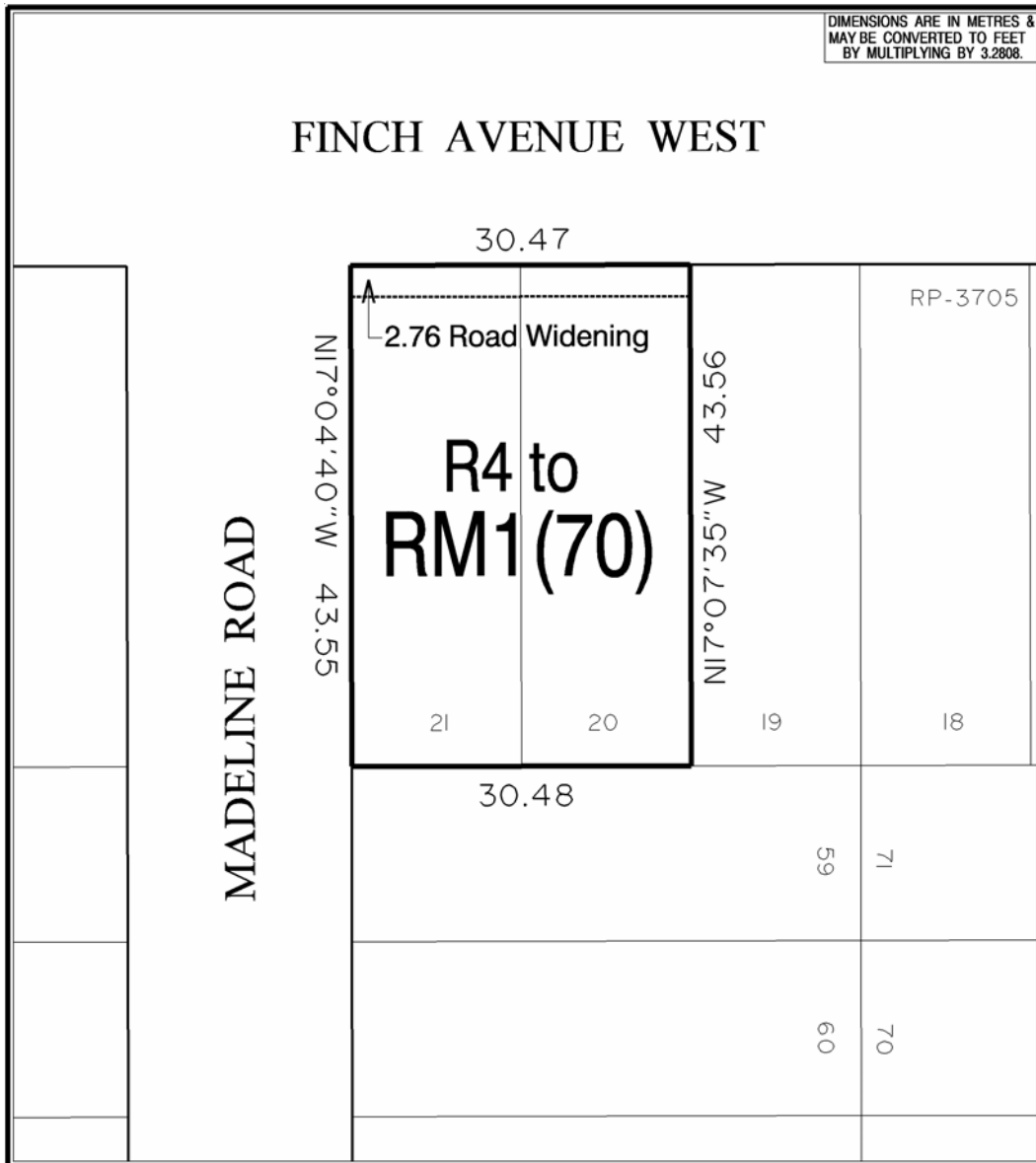
- (l) The maximum number of dwellings shall be 2 as identified and located on Schedule “RM1(70)”.
 - (m) The maximum gross floor area of Unit 8 shall be 312 square metres and the maximum gross floor area of Unit 9 shall be 278 square metres.
 - (n) The minimum lot area of each dwelling shall be 290 square metres.
 - (o) The minimum lot frontage of each dwelling shall be 9.7 metres.
 - (p) The minimum front yard setback of each dwelling shall be 6.5 metres.
 - (q) The minimum rear yard setback of each dwelling shall be 9.5 metres.
 - (r) The minimum side yard setbacks of Unit 8 shall be 1.2 metres.
 - (s) The minimum north side yard setback of Unit 9 shall be 1.2 metres and the minimum south side yard setback shall be 2.0 metres.
 - (t) A hedge and perimeter fence shall be provided within the area of the south yard setback of Unit 9 along the full extent of the south lot line.
 - (u) The maximum building height shall be 8.8 metres and 3 storeys.
 - (v) Section 13.2.4 relating to lot coverage shall not apply.”
- 3.** Section 64.16 of By-law No. 7625, is amended by adding Schedule “RM1(70)” attached to this By-law.

ENACTED AND PASSED this 19th day of July, A.D. 2007.

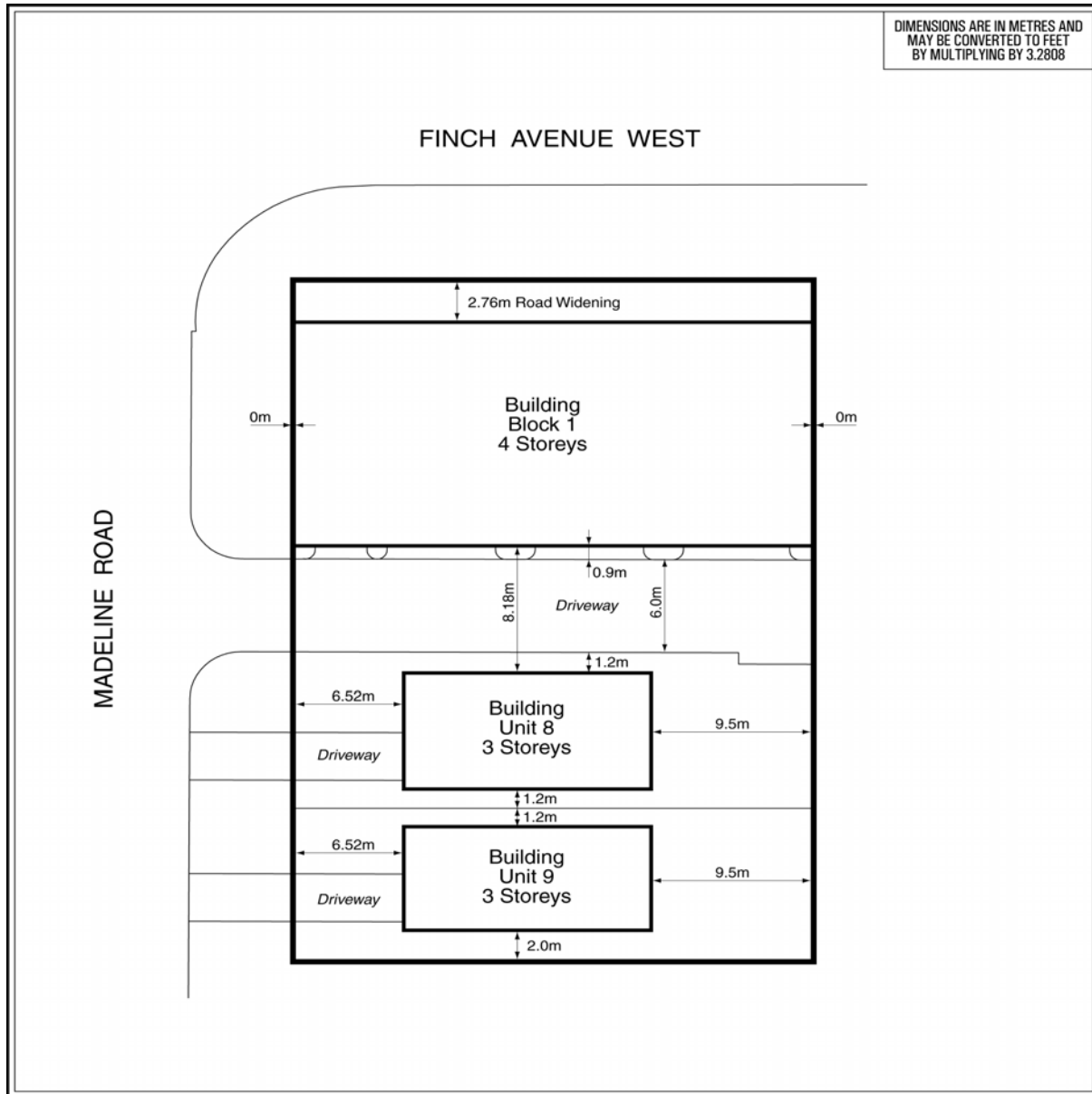
SANDRA BUSSIN,
Speaker

ULLI S. WATKISS
City Clerk

(Corporate Seal)

SCHEDULE "1"

<p>This is Schedule " 1 " to By-Law _____</p> <p>passed the _____ day of _____, 20 ____</p>				 Toronto <small>City Planning Division North District</small>	
<p>(Sgd.) _____</p> <p>CLERK</p>		<p>(Sgd.) _____</p> <p>MAYOR</p>			
<p>Location: Part of Lots 20 & 21 Registered Plan 3705 City of Toronto</p>					
<p>File: 06_124318</p>	<p>Prepared by: A.K.</p>	<p>Approved by: B.D.</p>	<p>Date: Aug. 16, 2006</p>	<p>Filename: RM1(70)_1</p>	 SUBJECT PROPERTY
<p>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.</p>					

SCHEDULE "RM1(70)"

This is Schedule "RM1(70)" to Bylaw _____
passed the _____ day of _____, 20____

(Sgd.) _____ (Sgd.) _____
CLERK MAYOR

Location: Part of Lots 20 & 21 Registered Plan 3705 City of Toronto

TORONTO
Urban Development Services
Community Planning North



Subject Lands



Not to Scale

File No: 06_124318

Drawn by: A.K.

Approved by: B.D.

Date: Aug. 21 2006

Filename: RM1(70).ai