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"

FINCH AVENUE WEST

R4 to RM1 (70)

This is Schedule "1" to By-Law ______

passed the _______ day of ______, 20____

(Sgd.) ____________________________ (Sgd.) ____________________________

CLERK MAYOR

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

File: 06_124318 Prepared by: A.K. Approved by: B.D. Date: Aug. 16, 2006 Filename: RM1(70)_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 or built conduits of streets.
This is Schedule "RM1(70)" to Bylaw __________ 
passed the ______ day of _______, 20____

(______) CLERK (______) MAYOR

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

File No: 06_124318  Drawn by: A.K.  Approved by: B.D.  Date: Aug 21 2006  Filename: RM1(70).ai