

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: September 27, 2007

CITY OF TORONTO

BY-LAW No. 1058-2007

To repeal By-law No. 869-2007 and to amend former City of North York Zoning By-law No. 7625, as amended, with respect to the 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)”, plus accessory buildings in the rear yards of Units 8 and 9.

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 setback shall be 0 metres.
- (e) The minimum side yard setback shall be 0 metres.
- (f) The minimum rear yard setback shall be 0.9 metres.
- (g) The maximum building height shall be 12.0 metres and 4 storeys.
- (h) The minimum lot area shall be 60 square metres per attached dwelling unit.
- (i) The minimum number of parking spaces per dwelling unit shall be 2.

- (j) One second storey deck, per dwelling unit, shall be permitted at the rear of the attached dwellings with a maximum area of 9 square metres, a maximum projection of 3 metres from the main 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 Unit 8 shall be 293 square metres and the minimum lot area of Unit 9 shall be 296 square metres.
- (o) The minimum lot frontage of each dwelling shall be 9.75 metres.
- (p) The minimum front yard set back 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 9.0 metres and 3 storeys.
- (v) The maximum lot coverage of Unit 8 shall be 40% and the maximum lot coverage of Unit 9 shall be 35%.
- (w) Accessory buildings are permitted in the rear yards of Units 8 and 9 subject to the provisions contained in Section 6(23) and the limitations set out in that section, provided that the maximum height does not exceed 2.5 metres and the lot coverage does not exceed 5 per cent."

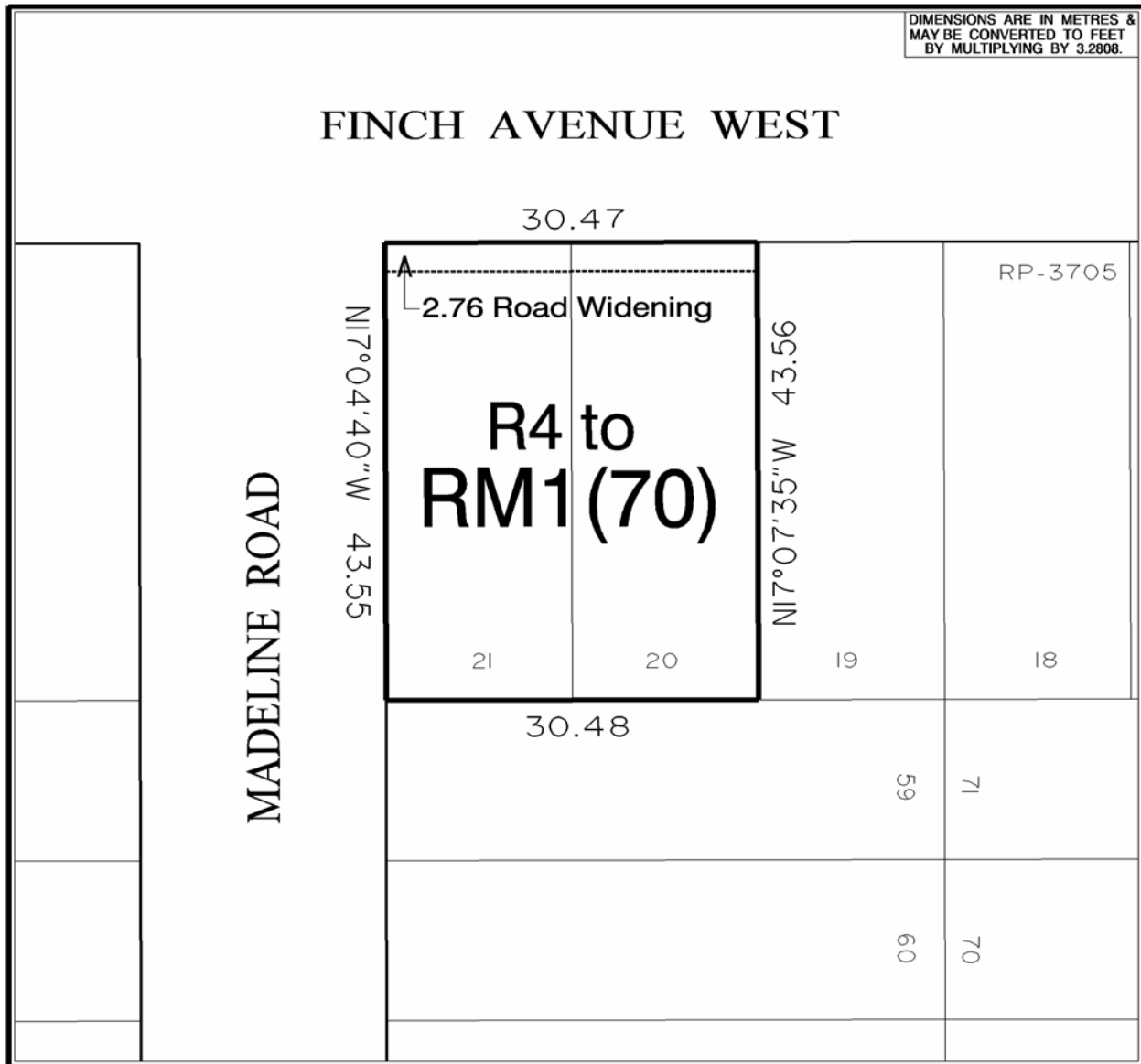
3. Section 64.16 of By-law No. 7625 is amended by adding Schedule “RM1(70)” attached to this By-law.
4. By-law No. 869-2007 is hereby repealed.

ENACTED AND PASSED this 27th day of September, A.D. 2007.

SANDRA BUSSIN,
Speaker

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



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

File: 06_124318

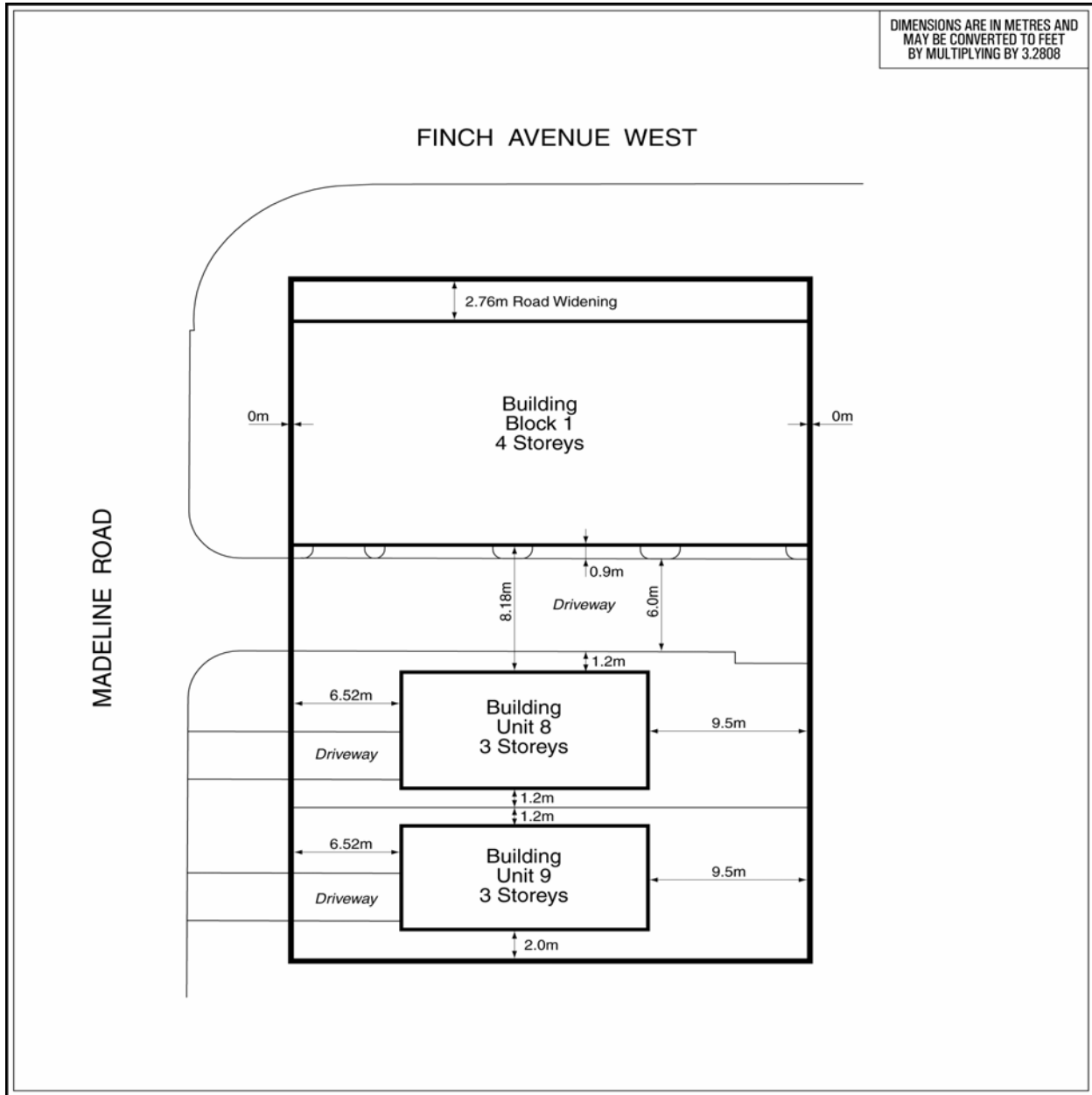
Prepared by: A.K.

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 as-built curb lines of streets.

SCHEDULE "RM1(70)"

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

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

Toronto
Urban Development Services
Community Planning North

 
Subject Lands Not to Scale

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