

Authority: North York Community Council Item 5.30,
as adopted by City of Toronto Council on April 12 and 13, 2011
Enacted by Council: May 19, 2011

CITY OF TORONTO

BY-LAW No. 661-2011

**To amend the former City of North York Zoning By-law No. 7625, as amended,
with respect to the lands municipally known as 591 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 hereby amended in accordance with Schedule 1 of this By-law.
2. Section 64.20-A of By-law No. 7625 of the former City of North York is amended by adding the following subsection:

64.20-A (199) RM6(199)

DEFINITIONS

- a. For the purpose of this exception, "Established Grade" shall mean 188.3 metres above sea level.
- b. For the purpose of this exception, "Floor Area, Gross" shall mean the aggregate area of each floor, measured between the exterior faces of the exterior walls of the building or structure at the level of each floor, but excluding:
 - (i) The floor area of unenclosed residential balconies;
 - (ii) Lobbys and vestibules;
 - (iii) Stairwells;
 - (iv) Indoor recreational amenity area;
 - (v) All floor area below established grade including storage, garbage/recycling rooms, bicycle storage rooms, vehicular parking spaces, and parking aisles; and
 - (vi) Any part of a building used for mechanical floor area including the mechanical penthouse.
- c. For the purpose of this exception, "Mechanical Floor Area" shall mean floor area within a building or structure used exclusively for the accommodation of

mechanical equipment necessary to physically operate the building, such as heating, ventilation, air conditioning, electrical, plumbing, fire protection, telephone, television/security areas and elevator equipment.

PERMITTED USES

- d. The only permitted use shall be an Apartment House Dwelling and uses accessory thereto.

EXCEPTION REGULATIONS

DWELLING UNITS

- e. A maximum of 56 dwelling units shall be permitted.

LOT AREA

- f. The provisions of Section 20-A.2.1 (Lot Area) shall not apply.

LOT COVERAGE

- g. The provisions of Section 20-A.2.2 (Lot Coverage) shall not apply.

LOT FRONTAGE

- h. The provisions of Section 20-A.2.2 (Lot Frontage) shall not apply.

YARD SETBACKS

- i. The minimum yard setbacks for buildings and structures above Established Grade shall be as shown on Schedule RM6 (199).
- j. Notwithstanding (i) above, the minimum yard setback for parking structures and structures associated thereto below established grade shall be 0.0 metres.
- k. Notwithstanding (i) above, the minimum yard setback for structures associated with parking structures above established grade shall be 0.0 metres.

GROSS FLOOR AREA

- l. Notwithstanding Section 20-A.2.5, a gross floor area of 4,565 m² shall be permitted.

BUILDING HEIGHT

- m. Notwithstanding Section 20-A.2.6, the maximum building height, excluding parapets, shall be the lesser of 10 storeys and 31.0 m as shown on Schedule RM6 (199).

LANDSCAPING

- n. Notwithstanding Section 15.8 (Landscaping) a minimum of 350 m² of landscaping shall be provided.

PARKING

- o. Notwithstanding Section 6A(2) Parking Requirements, a minimum of 67 parking spaces shall be provided.

BICYCLE PARKING

- p. Bicycle parking shall be provided at a minimum rate of 0.7 spaces per dwelling unit for residents;
- q. Bicycle parking shall be provided at a minimum rate of 0.08 spaces per dwelling unit for visitors.

DIVISION OF LANDS

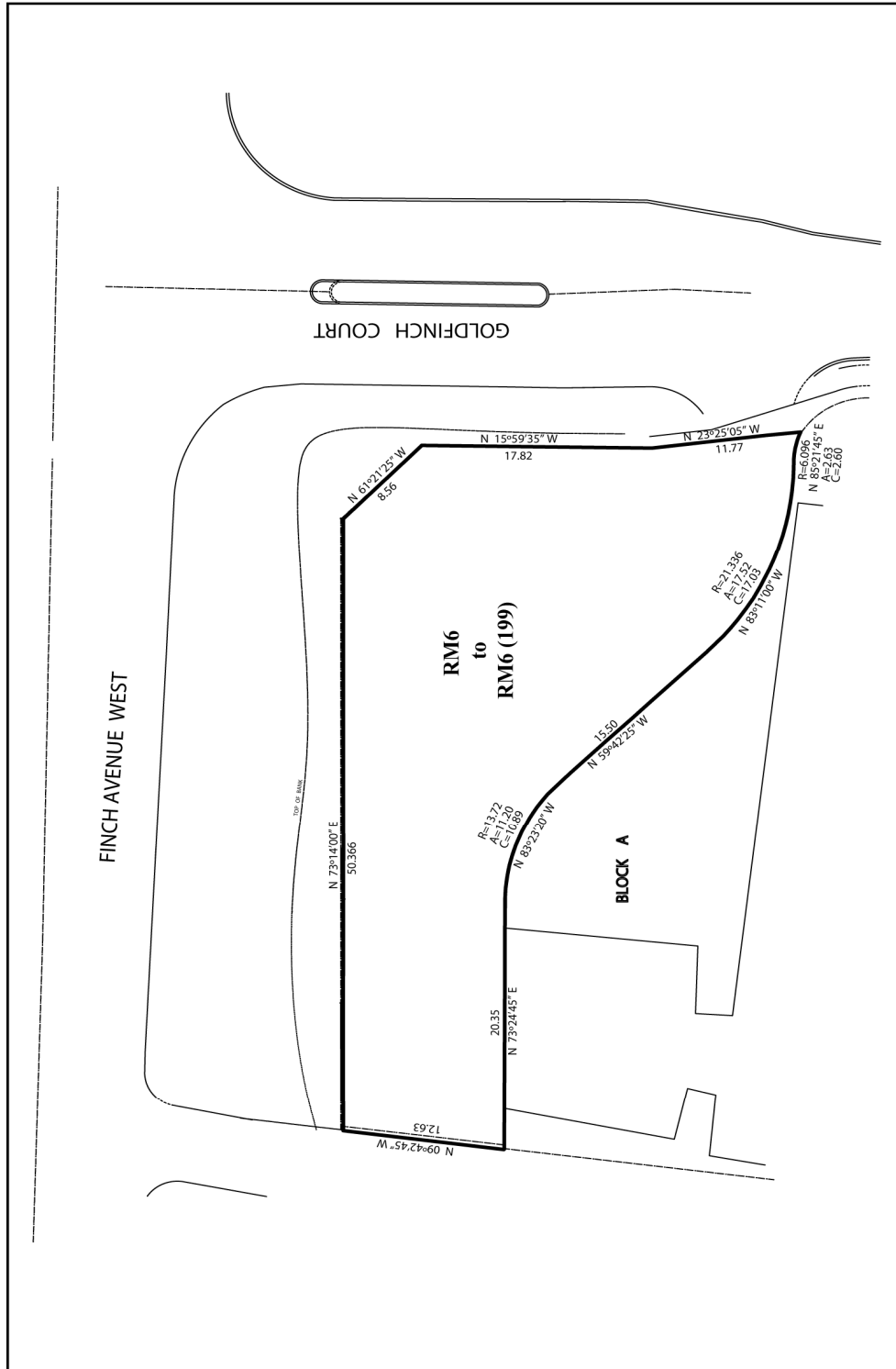
- r. Notwithstanding any severance, partition or division of the lands shown on Schedule RM6 (199), the regulations of this exception shall continue to apply to the whole of the said lands as if no severance, partition or division had occurred.
3. Section 64.20-A of By-law No. 7625 is amended by adding Schedule RM6 (199), attached to this By-law.
4. Within the lands shown on Schedule RM6 (199) attached to this By-law, no person shall use any land or erect or use any building or structure unless the following municipal services are provided to the lot line and the following provisions are complied with:
- (a) all new public roads have been constructed to a minimum of base curb and base asphalt and are connected to an existing public highway; and
- (b) all water mains and sanitary sewers, and appropriate appurtenances, have been installed and are operational.

ENACTED AND PASSED this 19th day of May, A.D. 2011.

FRANCES NUNZIATA,
Speaker

ULLI S. WATKISS,
City Clerk

(Corporate Seal)



City Planning

Schedule 1

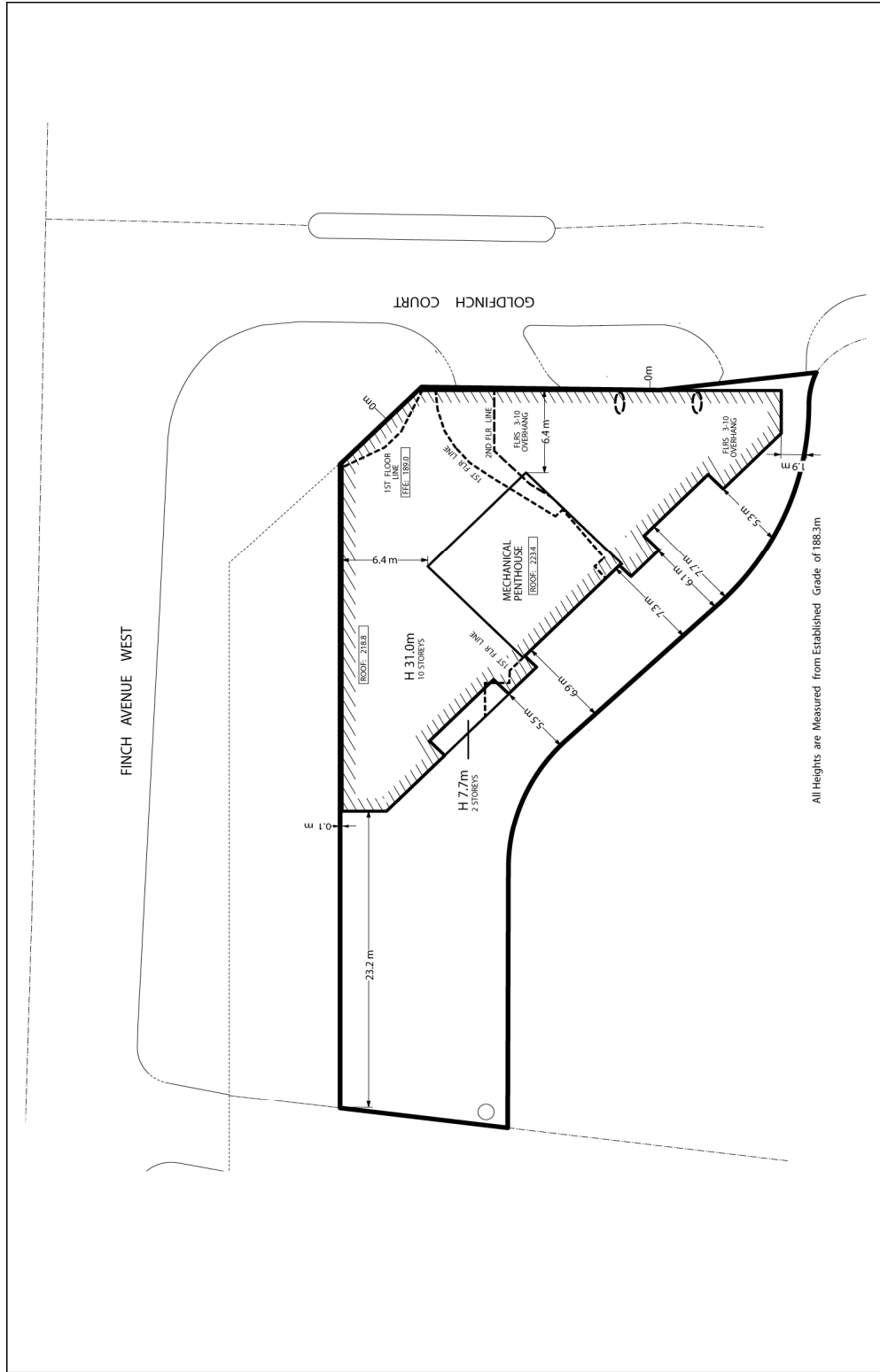
Part of Goldfinch Court and Part of the 0.30 Reserve, Registered Plan 6902, City of Toronto.
 Surveyor information from Plan of Survey dated June 1, 2009 by Rowan-Stanciu Ltd.

Date: 02/16/2011
 Approved by: C.F.

File # 09_168432



Not to Scale



Toronto City Planning

Schedule RM6 (199)

From Applicant's Drawings

File # 09_168432

Date: 05/16/2011
Approved by: C.F

Not to Scale