

Authority: North York Community Council Item 10.24,
as adopted by City of Toronto Council on October 24 and 25, 2011
Enacted by Council: October 25, 2011

CITY OF TORONTO

BY-LAW No. 1220-2011

To amend former City of North York Zoning By-law No. 7625, as amended, with respect to the lands municipally known as 131, 133, 135, 137, 139 and 141 Finch Avenue East.

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 (87) RM1 (87)

DEFINITIONS

- (a) Established Grade - Means the geodetic elevation of 189.88 metres taken at the centre line of Finch Avenue East at the mid-point of the abutting lot.
- (b) Front Lot Line - For the purposes of this By-law, the front lot line for all buildings shall be Finch Avenue East.
- (c) Net Site - For the purpose of this exception, Net Site means the gross site minus any lands conveyed to the City of Toronto for road widening purposes, with such net site comprising an area of 3,649 m².

PERMITTED USES

- (d) The only permitted uses shall be Multiple Attached Dwellings configured into four blocks, as identified on Schedule RM1 (87).

EXCEPTION REGULATIONS FOR MULTIPLE ATTACHED DWELLINGS

- (e) The maximum number of dwellings shall be 28, configured into 4 blocks having a maximum of 7 units.
- (f) The maximum total gross floor area on the Net Site shall be 4,883 m².
- (g) The maximum building heights shall be as shown on Schedule RM1 (87).

- (h) Notwithstanding clause (g), the height of no part of a building or structure shall exceed a height equal to the horizontal distance between that part of the building and the rear lot line.
 - (i) No portion of any building or structure erected and used above established grade shall be located otherwise than wholly within the maximum potential building envelope identified on Schedule RM1 (87).
 - (j) The minimum yard setbacks for all buildings shall be as shown on Schedule RM1 (87).
 - (k) Within the lands shown on Schedule RM1 (87) the internal driveway shall have a minimum width of 8 m within which shall be incorporated a 1.5 m walkway constructed of a textured material or unit pavers.
 - (l) The minimum number of parking spaces per dwelling unit shall be 2 except for 1 unit in each of Block 1 and 2 which may have 1 parking space.
 - (m) The provisions of Sections 6(7) (frontage on a street), 6(8) (lot width), 6(23) (a)(b) (requirements for accessory buildings), 16.2.1 (lot area), 16.2.2 (lot coverage), 16.2.3 (street frontage), 16.3.1, 16.3.2 (distance between buildings), 15.8 (landscaping), and 6A (8)(b)(parking spaces) of By-law No. 7625, as amended shall not apply.
 - (n) Notwithstanding any severance, partition or division of the site shown on Schedule RM1 (87), the provisions of this By-law shall apply to the whole of the site as if no severance, partition or division occurred.
- 3.** Within the lands shown on Schedule RM1 (87) 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."
- 4.** Section 64.16 of By-law No. 7625 is amended by adding Schedule RM1 (87).

ENACTED AND PASSED this 25th day of October, A.D. 2011.

FRANCES NUNZIATA,
Speaker

ULLI S. WATKISS,
City Clerk

(Corporate Seal)



