

Authority: North York Community Council Item 21.51,
as adopted by City of Toronto Council on February 20 and 21, 2013

CITY OF TORONTO

BY-LAW No. 1065-2013

To amend former City of North York Zoning By-law No. 7625, as amended, with respect to the lands municipally known as 148 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 enacts:

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 64.26 of By-law No. 7625 is amended by adding the following subsection:

"64.26 (9) C4 (9)

DEFINITIONS

ESTABLISHED GRADE

- (a) For the purpose of this exception, "established grade" shall mean the geodetic elevation of 184.6 metres, taken at the centre line of Finch Avenue West at the mid-point of the abutting lot on the north side of the road allowance.

GROSS SITE

- (b) For the purpose of this exception, "Gross Site" shall mean the lands identified as Parts 1 and 2 on Plan 66R-26605, comprising an area of 573.2 square metres.

NET SITE

- (c) For the purpose of this exception, "Net Site" means the Gross Site minus the land identified as Part 1 on Plan 66R-26605, conveyed to the City of Toronto for road widening purposes, comprising an area of 569 square metres.

PERMITTED USES

- (d) Residential, artist studio, business and professional offices, custom workshop, financial institution, laundry collecting establishment, personal service shop, retail store, service shop and accessory uses.

EXCEPTION REGULATIONS

- (e) The maximum total gross floor area on the Net Site shall be 573 square metres.
 - (f) Commercial uses shall be restricted to the first floor.
 - (g) Residential uses shall be restricted to the second and third floors, and shall be limited to a maximum of four dwelling units.
 - (h) No portion of any building or structure erected and used above established grade shall be located other than wholly within the building envelope identified on Schedule C4(9), except for a second storey that may project into the rear yard setback to a maximum of 2 metres.
 - (i) The building height shall not exceed 11 metres or 3 storeys measured from established grade to the mid-point of the roof.
 - (j) The minimum number of parking spaces shall be 9.
 - (k) A 1.5 metre wide landscaping area shall be provided as shown on Schedule C4(9), and a 1.8 metre high opaque fence shall be provided along the north property line.
 - (l) The provisions of Section 26 of By-law No. 7625, as amended, shall not apply."
- 3.** Within the lands shown on Schedule 1 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 64.26(9) of By-law No. 7625 is amended by adding Schedule C4(9).

Enacted and passed on July 19, 2013.

Frances Nunziata,
Speaker

Ulli S. Watkiss,
City Clerk

(Seal of the City)



