

Authority: North York Community Council Item 25.38,
as adopted by City of Toronto Council on July 16, 17, 18 and 19, 2013

CITY OF TORONTO

BY-LAW No. 1294-2013

To amend former City of North York Zoning By-law No. 7625, as amended, with respect to the lands municipally known as 206 and 208 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, as amended, are hereby amended in accordance with Schedule 1 attached hereto.
2. Section 64.16 of By-law No. 7625 of the former City of North York is amended by adding the following subsection:

"64.16(91) RM1(91)

PERMITTED USES

- (a) The only permitted use shall be a multiple attached dwelling.

EXCEPTION REGULATIONS

- (b) The maximum number of dwelling units shall be 8;
- (c) The maximum gross floor area of the overall development shall be 1,448 square metres;
- (d) The minimum lot area shall be 105 square metres per dwelling unit;
- (e) The minimum yard setbacks shall be as shown on Schedule RM1(91);
- (f) The finished floor elevation of the front door sill for a multiple attached dwelling shall not be greater than 1.5 metres above established grade;
- (g) A front porch and steps may project up to 2.25 metres into the front yard setback but shall not encroach beyond the front property line;
- (h) A minimum of two parking spaces shall be provided for each residential unit;

- (i) The maximum building height shall be 3 storeys and/or 10.15 metres, whichever is the lesser and the height of any part of the building shall not exceed 70% of the horizontal distance separating that part of the building from the northern property line;
 - (j) An opaque 1.8 metres high fence shall be provided along the entirety of the rear lot line; and
 - (k) The provisions of Section 15.8 (Landscaping) and of Sections 16.2.1, 16.2.2, 16.2.4 and 16.2.6, 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 64.16 of By-law No. 7625 is amended by adding Schedule RM1(91) attached to this By-law.
- 5. Except as provided herein, By-law No. 7625 of the former City of North York shall continue to apply.
- 6. Despite any existing or future severance, partition or division of the lot, the provisions of this By-law shall apply to the whole lot as if no severance, partition or division occurred.

Enacted and passed on October 11, 2013.

Frances Nunziata,
Speaker

Ulli S. Watkiss,
City Clerk

(Seal of the City)



