

Authority: North York Community Council Item 28.30, as adopted by City of Toronto Council on December 16, 17 and 18, 2013 and MM51.54, moved by Councillor Shiner, seconded by Councillor Stintz, as adopted by City of Toronto Council on May 6, 7 and 8, 2014

CITY OF TORONTO

BY-LAW No. 440-2014

To amend former City of North York Zoning By-law No. 7625, as amended, with respect to lands municipally known as 238, 240, 242, 244, 250, 252, 254, 256 and 258 Finch Avenue East.

Whereas authority is given to Council by Sections 34 and Section 36 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 (96) RM1(96)

DEFINITIONS

NET SITE

- (a) For the purposes of this exception, "net site" means the gross site minus any lands conveyed to the City of Toronto for road creation and/or widening purposes, with such net site comprising an area of 1.1389 ha.

PERMITTED USES

- (b) The only permitted uses shall be multiple attached dwellings, configured in Blocks as identified on Schedule RM1(96).

EXCEPTION REGULATIONS

- (c) A maximum of 58 dwelling units shall be permitted, configured in Blocks, as identified and located on Schedule RM1(96).
- (d) Upon creation of individual freehold lots within the Blocks as identified on Schedule RM1(96), the following minimum lot area(s) shall apply:
 - (i) Blocks 1 and 4 - minimum lot area of 110 square metres per dwelling unit;

- (ii) Blocks 2 and 3 - minimum lot area of 135 square metres per dwelling unit;
 - (iii) Blocks 5 and 6 - minimum lot area of 105 square metres per dwelling unit;
and
 - (iv) Blocks 7 and 8 - minimum lot area of 85 square metres per dwelling unit.
- (e) A maximum gross floor area of 12,502 square metres will be permitted on the net site.
- (f) The maximum building height will be 4 storeys and/or 10 metres, whichever is the lesser.
- (g) The height of any part of a building will not exceed a 45 degree angular plane and shall be measured from the NEIGHBOURHOOD 'B' line, as shown on Schedule RM1(96).
- (h) Notwithstanding subsection (g) above, those parts of multiple attached dwellings shaded on Blocks 3 and 4, as shown on Schedule RM1(96) may exceed a 45 degree angular plane.
- (i) 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.
- (j) 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(96).
- (k) The minimum yard setbacks for buildings and structures above established grade shall be as shown on Schedule RM1(96).
- (l) As shown on Schedule RM1(96), the internal public roadway shall have a minimum right of way width of 16.5 metres and the internal public lane shall have a minimum right of way width of 6 metres.
- (m) The minimum number of parking spaces per unit will be 1.
- (n) The minimum amount of landscaped open space will be 27% of the net site.

EXCLUSIONS

- (o) Section 6(24) - Unexcavated Porches and Decks in R and RM Zones, Section 15 - General Provisions for Multiple-Family Dwelling Zones (RM) and Section 16 - Multiple-Family Dwellings First Density Zone (RM1) shall not apply.

HOLDING PROVISIONS

- (p) An "H" shall be appended to the zone symbol "RM1(96)" as shown on Schedule RM1(96).

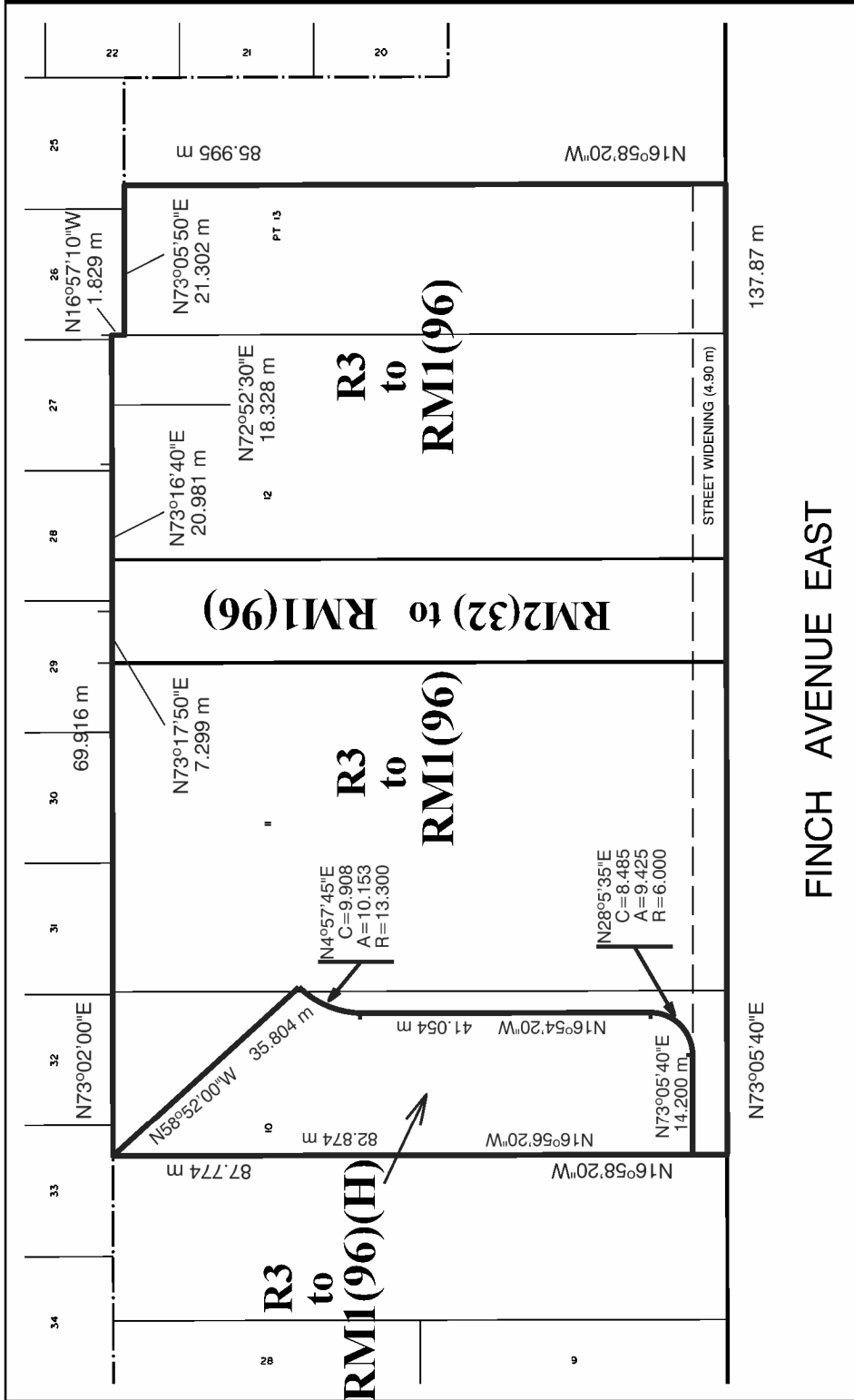
- (q) Prior to the removal of the "H", Block 1 as shown on Schedule RM1(96) shall only be used for uses existing as of the date of passing of this By-law and a temporary stormwater management facility.
 - (r) Prior to and following the removal of the "H", the uses permitted in the RM1(96) zone shall be permitted on Blocks 2, 3, 4, 5, 6, 7 and 8.
 - (s) The "H" shall be lifted from Block 1 at such a time as a final storm water drainage plan on Block 1 is acceptable to the General Manager, Toronto Water on the lands identified generally as "Block 1" on Schedule RM1(96).
 - (t) Following the lifting of the "H", the uses permitted in the RM1(96) zone shall be permitted on Block 1 as shown on Schedule RM1(96).
3. Section 64.20-A of By-law No. 7625 of the former City of North York is amended by adding Schedule RM1(96) attached to this By-law.
4. Except as provided herein, By-law No. 7625 of the former City of North York shall continue to apply.
5. 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.
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 May 8, 2014.

Frances Nunziata,
Speaker

Ulli S. Watkiss,
City Clerk

(Seal of the City)



Toronto City Planning

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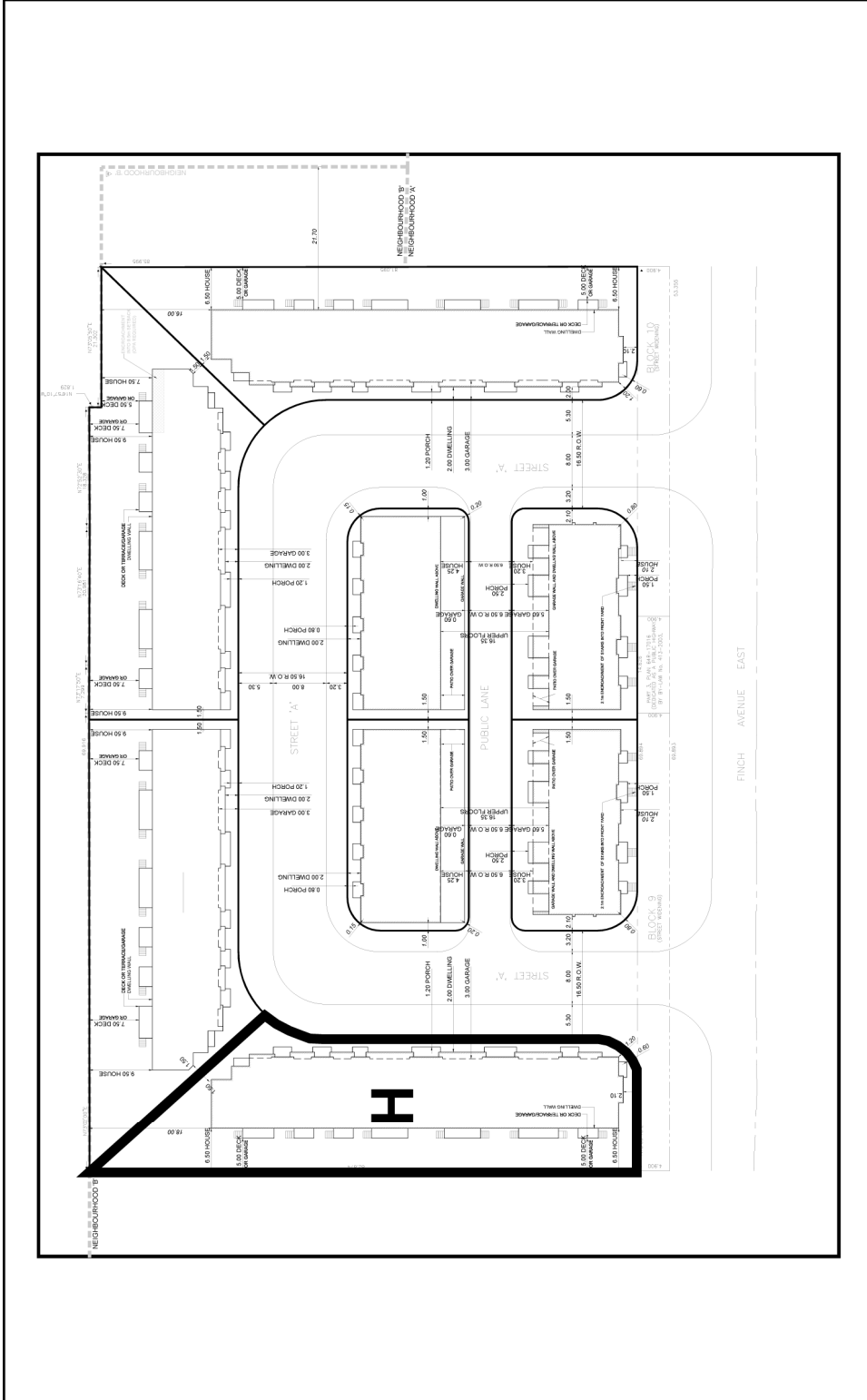
Schedule 1

All of Lot 11 & Part of Lots 10, 12 & 13. R.P. 2277

Schaeffer Dzaldov Bennett Ltd.
Date: 05/02/2014
Approved by: J.B.

File # 12 243614 NMY 24 0Z

Not to Scale



Schedule RM1(96)

File # 12 243614 NNY 24 0Z



Not to Scale



Applicant's Supplied Drawing

Date: 05/02/2014
Approved by: J.B.