

Authority: North York Community Council Item NY7.8, adopted as amended, by City of Toronto Council on July 7, 8 and 9, 2015

CITY OF TORONTO

BY-LAW No. 808-2015

To amend former City of North York Zoning By-law No. 7625, as amended, with respect to lands municipally known as 98, 100, 102, 104, 110, 112 and 114 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 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 attached to this By-law.
2. Section 64.26 of By-law No. 7625 of the former City of North York is amended by adding the following subsection:

"64.26(8) C4(15)

DEFINITIONS

ESTABLISHED GRADE

- (a) For the purposes of this exception, "established grade" means the geodectic elevation of 190.29 metres taken at the centre line of Finch Avenue East at the mid-point of the abutting lot.

NET SITE

- (b) 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 3,379 square metres.

PERMITTED USES

- (c) All uses permitted in a C4 zone shall be permitted on the lands identified on Schedule 1 of this By-law.

EXCEPTION REGULATIONS FOR A COMMERCIAL BUILDING

- (d) All portions of the building or structure erected and used above established grade shall be located wholly within the maximum potential building envelope identified on Schedule C4(15) of this By-law.

- (e) Notwithstanding (d) above, stairs located at the northwest corner of the building shall be allowed to project no more than 2 metres to the north beyond the building envelope.

BUILDING HEIGHT

- (f) The maximum building height shall not exceed the heights illustrated on Schedule C4(15) attached to and forming part of this By-law, with the exception of the following:
 - (i) lighting fixtures, ornamental elements, parapets, guardrails, stair enclosures, canopies, vents, stacks, window washing equipment, and architectural features may extend above the heights shown on Schedule C4(15); and
 - (ii) notwithstanding (i) above, no part of the building shall exceed 70 percent of the horizontal distance separating that part of the building from the northern property line.
- (g) Enclosures for rooftop mechanical and stairwells may exceed the maximum building height as shown on Schedule C4(15) provided such enclosures are located within the area shown as 'Rooftop Mechanical/Stairwell' on Schedule C4(15).

GROSS FLOOR AREA

- (h) The maximum total gross floor area on the net site shall be 7,473.3 square metres.

LOADING SPACES

- (i) The minimum number of loading spaces provided on site shall be 1.

NUMBER OF RESIDENTIAL UNITS

- (j) The maximum number of residential units permitted shall be 75.

PARKING

- (k) The required number of parking spaces shall be 87.
- (l) The required number of bicycle parking spaces shall be 64.

EXCLUSIONS

- (m) The provisions of Section 6A(16)(a) - Number of Loading Spaces, Section 6A(16)(d)(iv) - Access to Loading Spaces, Section 26(4) - Building Height, Section 26(6) - Size of Residential Units and Section 26(7) - Parking Regulations shall not apply."

3. Section 64.26-A of By-law No. 7625 of the former City of North York is amended by adding Schedule C4(15) 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 July 9, 2015.

Frances Nunziata,
Speaker

Ulli S. Watkiss,
City Clerk

(Seal of the City)



