

Authority: North York Community Council Item NY10.38, adopted as amended, by City of Toronto Council on December 9 and 10, 2015

CITY OF TORONTO

BY-LAW No. 1362-2015

To amend former City of North York Zoning By-law No. 7625, as amended, with respect to lands municipally known in 2015 as 221, 223, 225, 227, 229 and 231 Finch Avenue West.

Whereas authority is given to Council 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 64.20-A of By-law No. 7625 of the former City of North York is amended by adding the following subsection:

64.20-A(230) RM6(230)

DEFINITIONS

- (a) Established Grade
 - (i) For the purposes of this exception, "established grade" means the geodectic elevation of 192.72 metres.
- (b) Net Site Area
 - (i) For the purposes of this exception, "net site area" means the site area excluding any lands conveyed to the City of Toronto for road widening purposes, with such net site area comprising 4,027 square metres.

EXCEPTION REGULATIONS

- (c) Permitted Uses
 - (i) The only permitted use shall be an Apartment House Dwelling and uses accessory thereto.
- (d) Building Height
 - (i) The maximum building height shall be 4 storeys.

- (ii) The maximum building height shall not exceed the heights illustrated on Schedule RM6(230) attached to and forming part of this By-law, with the exception of the following:
 - (A) 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 RM6(230); and
 - (B) Notwithstanding (i) above, no part of the building shall exceed 70% of the horizontal distance separating that part of the building from the southern property line.
 - (iii) Enclosures for rooftop mechanical and stairwells may exceed the maximum building height as shown on Schedule RM6(230) provided such enclosures are located within the area shown as 'Mechanical Penthouse' on Schedule RM6(230).
- (e) Dwelling Units
 - (i) A maximum of 91 dwelling units shall be permitted.
- (f) Gross Floor Area
 - (i) The maximum gross floor area of a building on a lot shall be 7,650 square metres.
- (g) Landscape Requirement
 - (i) A minimum 3 metre wide landscape strip shall be provided along the south property line containing a 1.8 metre tall wood board-on-board fence and vegetation.
- (h) Loading Spaces
 - (i) A minimum of 1 loading space shall be provided on site.
- (i) Parking Regulations
 - (i) A minimum of 97 parking spaces shall be provided, including 14 parking spaces for visitors and 3 accessible parking spaces.
 - (ii) A minimum of 69 bicycle parking spaces shall be provided, including 49 for residents in an underground parking garage and 20 for residents and visitors at grade.

- (j) Yard Setbacks
 - (i) The minimum yard setbacks for buildings and structures, including balconies, above Established Grade shall be as shown on Schedule RM6(230).
 - (ii) The minimum yard setback for parking structures and structures associated thereto below established grade shall be 0 metres for the front and side yards and 3 metres for the rear yard.
 - (iii) Stairs located at the southwest corner of the building shall be allowed to project beyond the building envelope provided they are setback a minimum of 3 metres from the southerly property line.

EXCLUSIONS

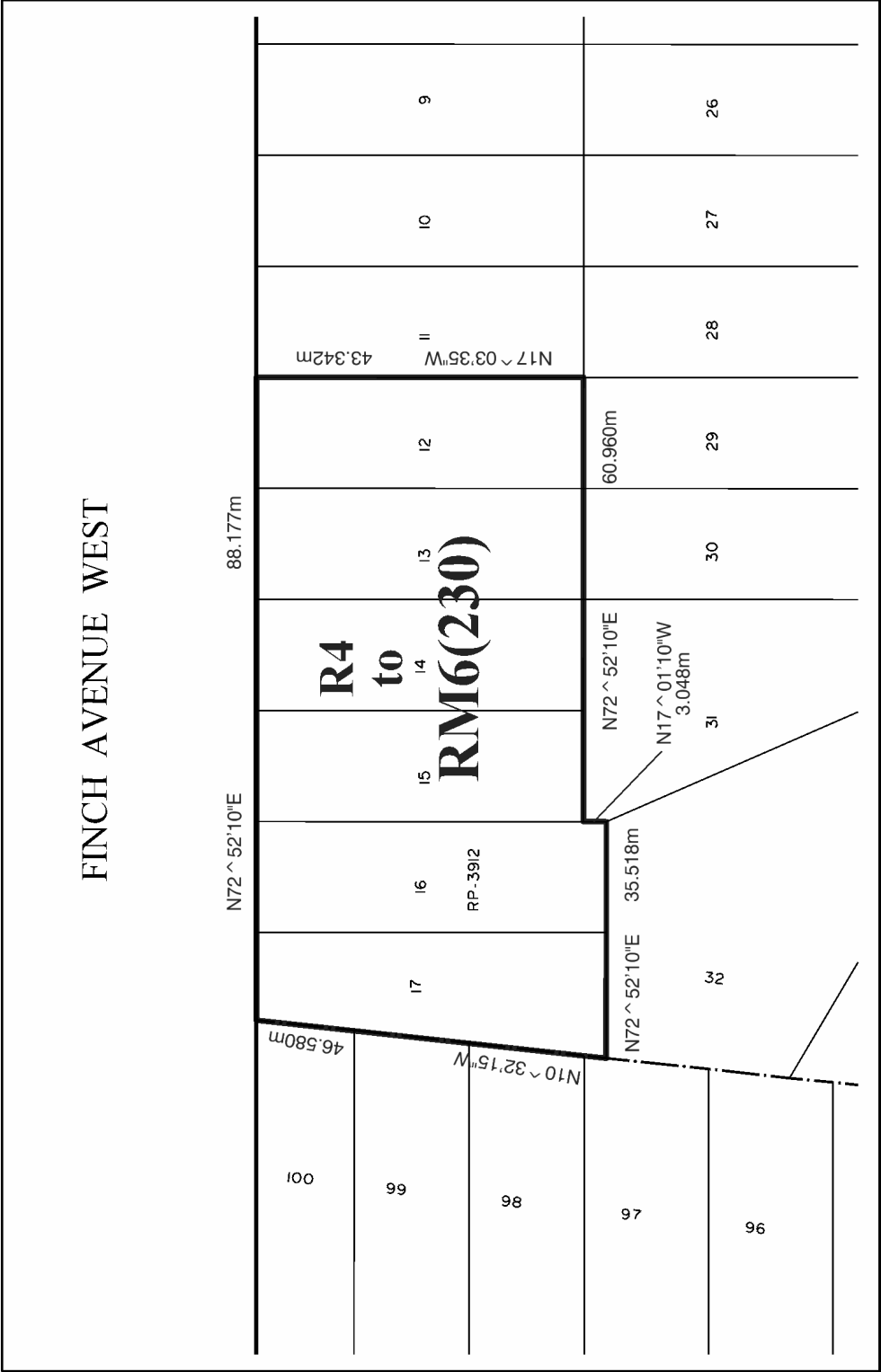
- (k) Section 6A(8)(c) (Parking Regulations for RM Zones other than RM2 Zones), Section 6A(16)(d)(iv) (Loading Spaces Required), Section 15.6 (Minimum Distance of Apartment House Dwellings From R and RM2 Zones), Section 15.8 (Landscaping), Section 20-A.2.2 (Lot Coverage), Section 20-A.2.4 (Yard Setbacks), Section 20-A.2.5 (Gross Floor Area), and Section 20-A.2.6 (Building Height) shall not apply.
- 3. Section 64.20-A of By-law No. 7625 of the former City of North York is amended by adding Schedule RM6(230) 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 December 10, 2015.

Frances Nunziata,
Speaker

Ulli S. Watkiss,
City Clerk

(Seal of the City)



Schedule 1

Part of Lots 12-17 (Both Inclusive) R.P. 3912, City of Toronto
Vladimir Dosen Surveying
Date: 06/18/2014
Approved by: J.B.

File # 13 153614 NNY 23 0Z

Not to Scale

