

**CITY OF TORONTO**

**BY-LAW 120-2020(LPAT)**

**To amend former City of North York Zoning By-law 7625, as amended, with respect to the lands municipally known in the year 2020 as 50 and 52 Finch Avenue East.**

Whereas the Local Planning Appeal Tribunal, by its Decision and Order issued on June 19, 2019 in File MM170085, approved amendments to By-law 7625, with respect to the lands; and

Whereas the Local Planning Appeal Tribunal has the authority pursuant to Section 34 of the Planning Act, R.S.O. 1990, c.P. 13, as amended, to pass this By-law;

The Local Planning Appeal Tribunal hereby amends Zoning By-law 7625 as follows:

1. Schedules "B" and "C" of this By-law 7625 of the former City of North York are hereby amended in accordance with Schedule 1 of this By-law.
2. Section 64.20-A of By-law 7625 of the former City of North York is amended by adding the following subsection:

**64.20-A (256) RM6 (256)**

**DEFINITIONS:**

- a. for the purposes of this exception, "car-sharing" shall mean the practice where a number of people share the use of one or more vehicles and such car-share vehicles are made available for rent over short periods of time, such as hourly rental;
- b. for the purposes of this exception, "car-sharing space" shall mean a parking space exclusively reserved and signed for a car used only for car-sharing purposes and such car-share is for the use of the occupants of the building;
- c. for the purposes of this exception, "soft landscaping" shall mean landscaping excluding hard-surfaced areas such as decorative stonework, retaining walls, walkways, or other hard-surfaced landscape-architectural elements;
- d. for the purposes of this exception, "established grade" shall mean the elevation as fixed by the municipality at the centre line of the street at the midpoint of the lot line abutting Finch Avenue East, being the geodetic elevation of 193.60 metres;
- e. for the purposes of this exception, "lot" shall mean those lands outlined on Schedule 1 attached to this By-law;

- f. for the purposes of this exception, "Type G Loading Space" shall mean a loading space that has a minimum length of 13.0 metres, minimum width of 4.0 metres, and a minimum vertical clearance of 6.1 metres;

### **PERMITTED USES**

- g. the only permitted uses shall be an apartment house dwelling, uses accessory thereto including private recreational amenity areas, retail store, and restaurant;

### **EXCEPTION REGULATIONS**

#### **Dwelling Units**

- h. a maximum of forty-two (42) residential dwelling units shall be permitted;

#### **Lot Area**

- i. the minimum lot area shall be 940 square metres;

#### **Lot Coverage**

- j. the maximum permitted lot coverage shall be eighty (80) percent;

#### **Lot Frontage**

- k. the minimum lot frontage shall be 28 metres;

#### **Yard Setbacks**

- l. the minimum yard setbacks for buildings and structures above established grade shall be shown on Schedule RM6(256);
- m. notwithstanding (k) above, exterior stairways, retaining walls, exhaust vents, uncovered ramps, canopies, airshafts, manholes, bicycle parking areas, driveways, surface walks, walkways, balconies, balcony roof or canopies, landscape open space, cornices, lighting fixtures, awnings, architectural features, ornamental elements, parapets, trellises, privacy and mechanical screening, columns, eaves, window sills, chimneys, stacks, mechanical fans, guardrails, balustrades, stairs, fences and safety railings, planters, wheelchair ramps, underground garage ramps and their associated structures, and landscape features may extend into the minimum yard setbacks as shown on Schedule RM6(256);

#### **Gross Floor Area**

- n. a maximum gross floor area of 7,000 square metres shall be permitted, of which a maximum of 150 square metres shall be for commercial uses listed in f. above;

**Building Height**

- o. the building height shall not exceed the maximum height in metres as shown on Schedule RM6(256);

**Landscaping**

- p. a minimum of 185 square metres of landscaping shall be provided, of which 60 square metres shall be soft landscaping;

**Recreational Amenity Area**

- q. a minimum of 2.0 square metres per unit of indoor amenity space shall be provided;
- r. a minimum of 1.02 square metres per unit of outdoor amenity space shall be provided;

**Parking**

- s. parking for residential uses within the site shall be provided in accordance with the following minimum requirements:

Bachelor Units:	0.6 spaces per unit
Bachelor Units greater than 45 square metres:	1.0 space per unit
1 Bedroom and 1 Bedroom plus den Units:	0.7 spaces per unit
2 Bedroom and 2 Bedroom plus den Units:	0.9 spaces per unit
3+ Bedroom Units:	1.0 space per unit
Visitor Parking:	0.1 spaces per unit

- t. parking for residential uses within the site shall not exceed the following maximum requirements:

Bachelor Units:	0.9 spaces per unit
Bachelor Units greater than 45 square metres:	1.3 spaces per unit
1 Bedroom and 1 Bedroom plus den Units:	1.0 space per unit
2 Bedroom and 2 Bedroom plus den Units:	1.3 spaces per unit
3+ Bedroom Units:	1.5 spaces per unit

- u. Despite the provisions of Section 6A(2), no parking spaces are required for the first 200 square metres of gross floor area for retail and restaurant uses within the site;
- v. a minimum number of 2.0 car-share parking spaces, dedicated to car-sharing, shall be provided and maintained on the site, with each car-share parking space being considered for the purpose of this by-law to be equivalent to 4 parking spaces;

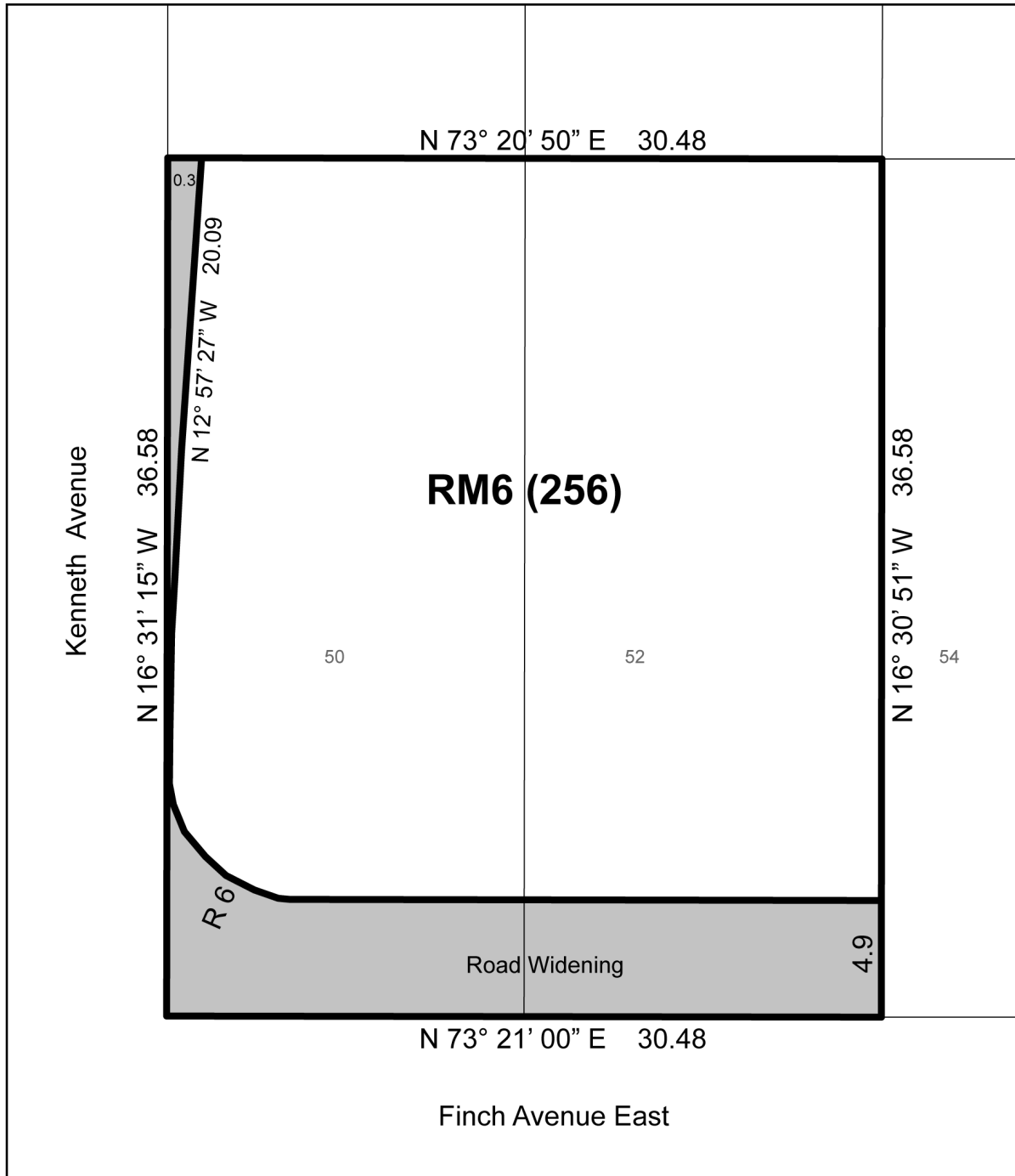
**Loading**

- w. a minimum of 1 Type G loading space shall be provided;

**OTHER REGULATIONS**

- x. the provisions of Section 6(9), 6A(8)(b), (c), and (e), 6A(16)(d)(iv), 15.6, and 15.8(a) of By-law 7625 shall not apply; and
  - y. notwithstanding any conveyance, severance, partition, or division of the lot, as shown on Schedule 1, the provisions of this By-law shall apply to the whole of the lot as if no conveyance, severance, partition or division occurred.
- 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.

Local Planning Appeal Tribunal Decision/Order issued on June 19, 2019 in File MM170085.




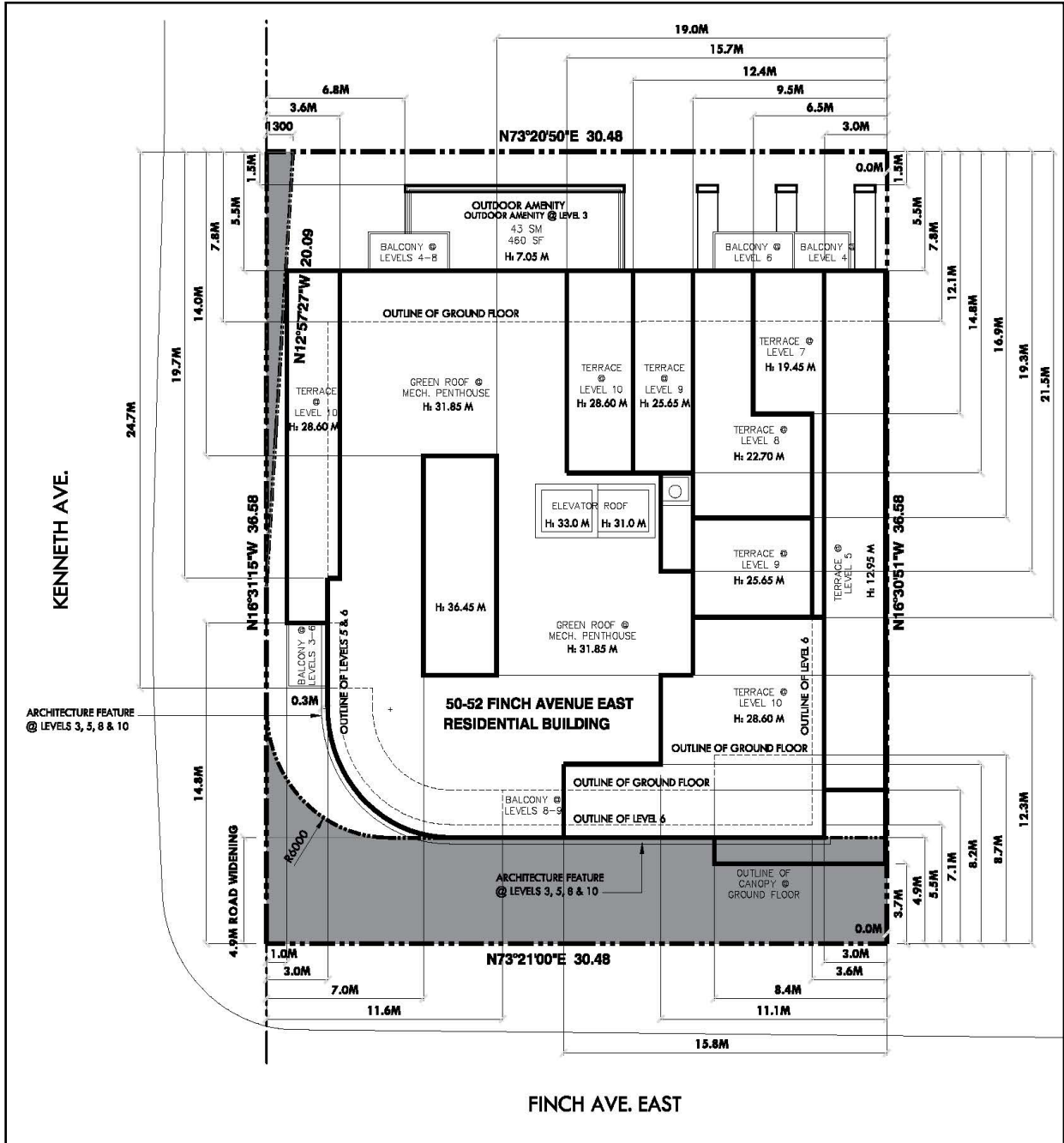
 **TORONTO**  
 Schedule 1

**50 - 52 Finch Avenue East**

File # 16 150473 NNY 24 OZ & 16 150486 NNY 24 SA

Lots 42 & 43, Registered Plan 233., City of Toronto  
 A.Aziz Surveyors Inc.

  
 City of North York By-law 7625  
 Not to Scale  
 2/27/2019



**Toronto**  
 Schedule RM6(256)

**50 - 52 Finch Avenue East**

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