

CITY OF TORONTO

BY-LAW 893-2021

To amend Zoning By-law 569-2013, as amended, with respect to the lands municipally known in the year 2021 as 241 to 243 Finch Avenue East.

Whereas Council of the City of Toronto has the authority to pursuant to 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. The lands subject to this By-law are outlined by heavy black lines on Diagram 1 attached to this By-law.
2. The words highlighted in bold type in this By-law have the meaning provided in Zoning By-law 569-2013, Chapter 800 Definitions.
3. Zoning By-law 569-2013, as amended, is further amended by adding the lands subject to this By-law to the Zoning By-law Map in Section 990.10, and applying the following zone label to these lands: RT (x333) as shown on Diagram 2 attached to this By-law.
4. Zoning By-law 569-2013, as amended, is further amended by adding the lands subject to this By-law to the Policy Areas Overlay Map in Section 995.10.1, and applying the following Policy Area label to these lands: PA 4, as shown on Diagram 3 attached to this By-law.
5. Zoning By-law 569-2013, as amended, is further amended by adding the lands subject to this By-law to the Height Overlay Map in Section 995.20.1, and applying the following height and storey label to these lands: HT 9.0, as shown on Diagram 4 attached to this By-law.
6. Zoning By-law 569-2013, as amended, is further amended by adding the lands subject to this By-law to the Lot Coverage Overlay Map in Section 995.30.1, and applying the following lot coverage value to these lands: 35, as shown on Diagram 5 attached to this By-law.
7. Zoning By-law 569-2013, as amended, is further amended by adding the lands subject to this By-law to the Rooming House Overlay Map in Section 995.40.1, as shown on Diagram 6 attached to this By-law.

8. Zoning By-law 569-2013, as amended, is amended by adding Article 900.5.10 Exception Number 333 so that it reads:

(333) Exception RT 333

The lands, or portion thereof as noted below, as subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The permitted maximum number of **townhouse dwelling** units is 8;
- (B) Despite regulation 10.60.30.20(1), the minimum **lot frontage** shall be 28 metres abutting Finch Avenue East;
- (C) Despite regulation 10.60.40.1(3)(A), the minimum required width for each **dwelling unit** is 4.0 metres;
- (D) Despite regulation 10.5.40.10(1), the height of a **building** is the distance between the Canadian Geodetic Datum elevation of 150.03 and the highest point of the **building**;
- (E) Despite regulation 10.60.40.10(1), the permitted maximum height of a **building** on the **lot**, in metres, is shown following the letters "HT" on Diagram 7 attached to By-law 893-2021;
- (F) Despite regulation 10.60.40.10(2), the permitted maximum number of storeys in a **building** on the **lot** is shown as the numerical value after the symbol "ST" on Diagram 7 attached to By-law 893-2021;
- (G) Despite Clauses 10.5.40.70 and 10.60.40.70, the minimum required **building setbacks**, in metres, are as shown on Diagram 7 attached to By-law 893-2021;
- (H) Despite (G) above and Clauses 10.5.40.50 and 10.5.40.60, the following elements of a **building** may encroach into the required minimum **building setbacks** as follows:
 - i. Platforms, porches, canopies, roof projections, window projections, architectural features, exterior stairs, and associated elements may encroach into the required north **side yard setback** to a maximum of 2.0 metres;
 - ii. Platforms, canopies, stairs, window projections, roof projections, architectural features, and associated elements may encroach into the required east **side yard setback** to a maximum of 2.35 metres;

- iii. Waste storage enclosure, roof projections, architectural features and associated elements may encroach into the required minimum south **side yard setback** to a maximum of 1.4 metres; and
- iv. Platforms, terraces, canopies, roof projections, window projections, architectural features and associated elements, may encroach into the required minimum west **side yard setback** to a maximum of 2.0 metres;
- (I) Despite regulation 200.5.10.1(1) and Table 200.5.10.1, a minimum of two **parking spaces** must be provided for each dwelling unit;
- (J) Despite regulation 200.5.10.1(1) and Table 200.5.10.1, a minimum of one visitor **parking space** is required for the lot;
- (K) Despite regulation 200.15.10(1), accessible **parking spaces** are not required;
- (L) Despite regulation 200.5.1.10(5), a required **parking space** may be a **tandem parking space**;
- (M) The total amount of **landscaping** required must include a **soft landscaping buffer** with a minimum width of 1.80 metres, with the location as shown on Diagram 7 attached to By-law 893-2021; and
- (N) No building or structure on the lot may penetrate a 35 degree **angular plane** projected over the **lot** abutting the required **rear yard setback**, above the Canadian Geodetic Datum elevation of 150.34 metres.

Prevailing By-law and Prevailing Section: (None Apply)

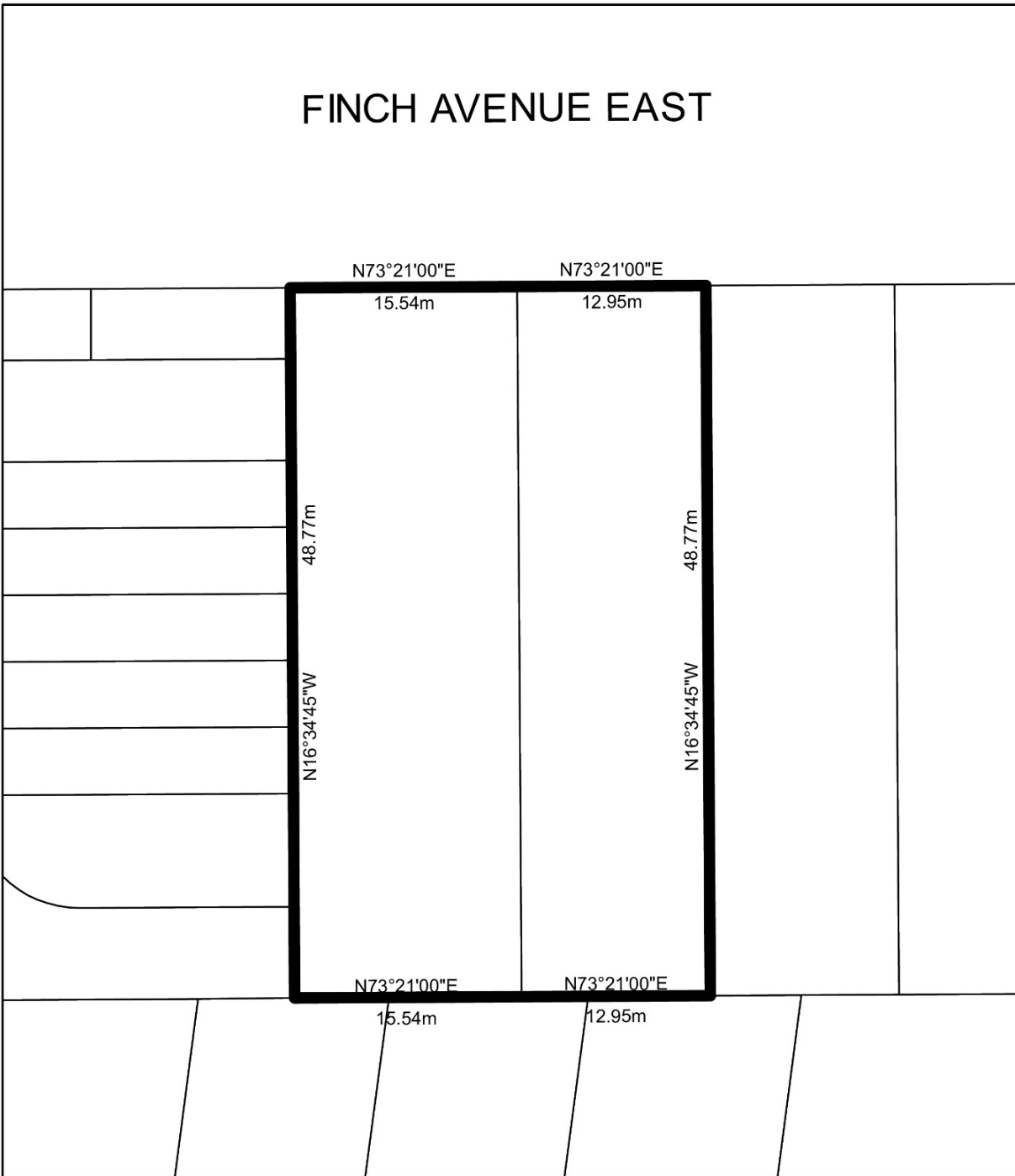
- 9. Despite any future severance, partition or division of the lands shown on Diagram 1, the provisions of this By-law apply to the whole of the lands as if no severance, partition, or division occurred.

Enacted and passed on November 12, 2021.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

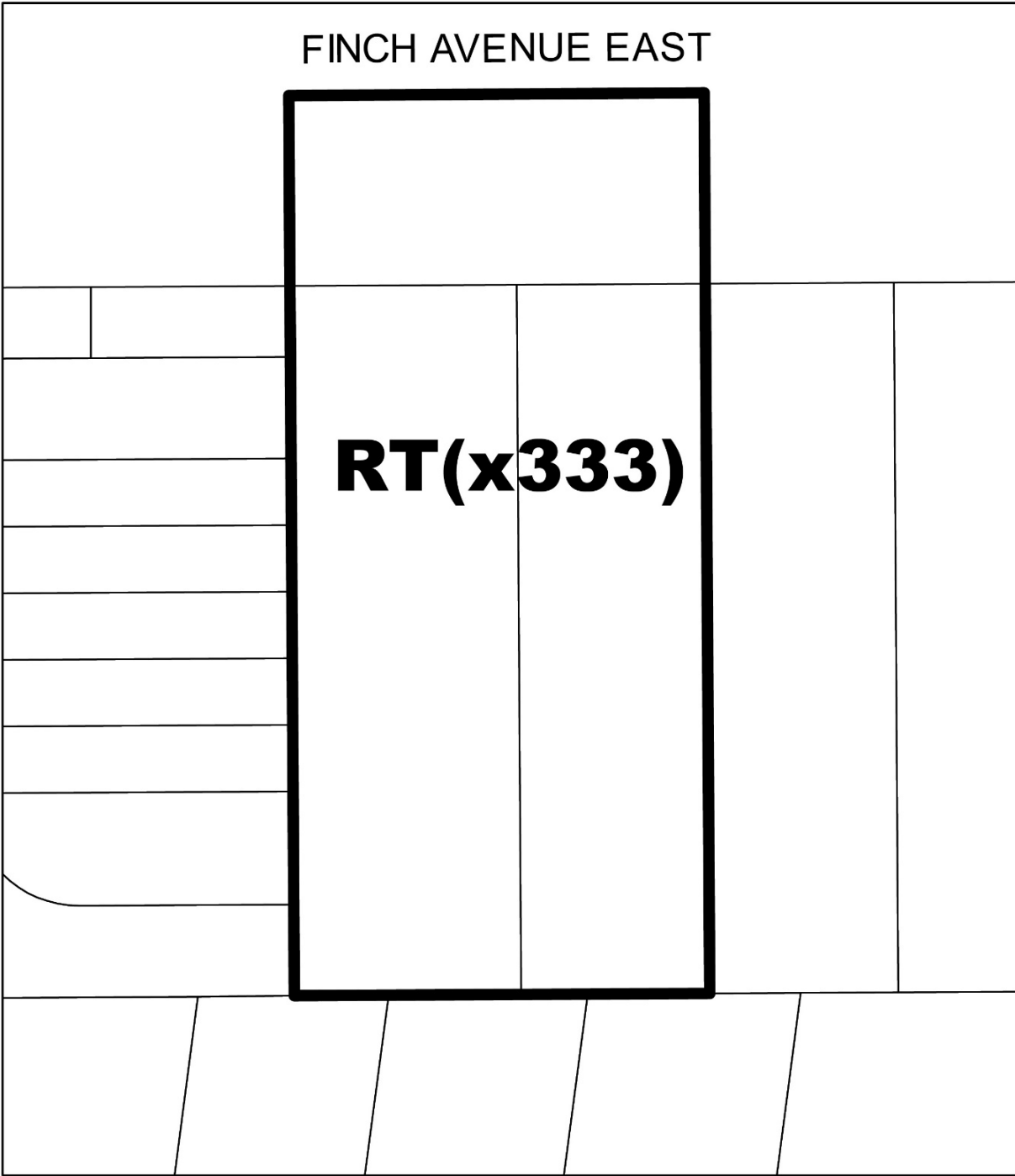
(Seal of the City)



 **TORONTO**
Diagram 1

241-243 Finch Avenue East

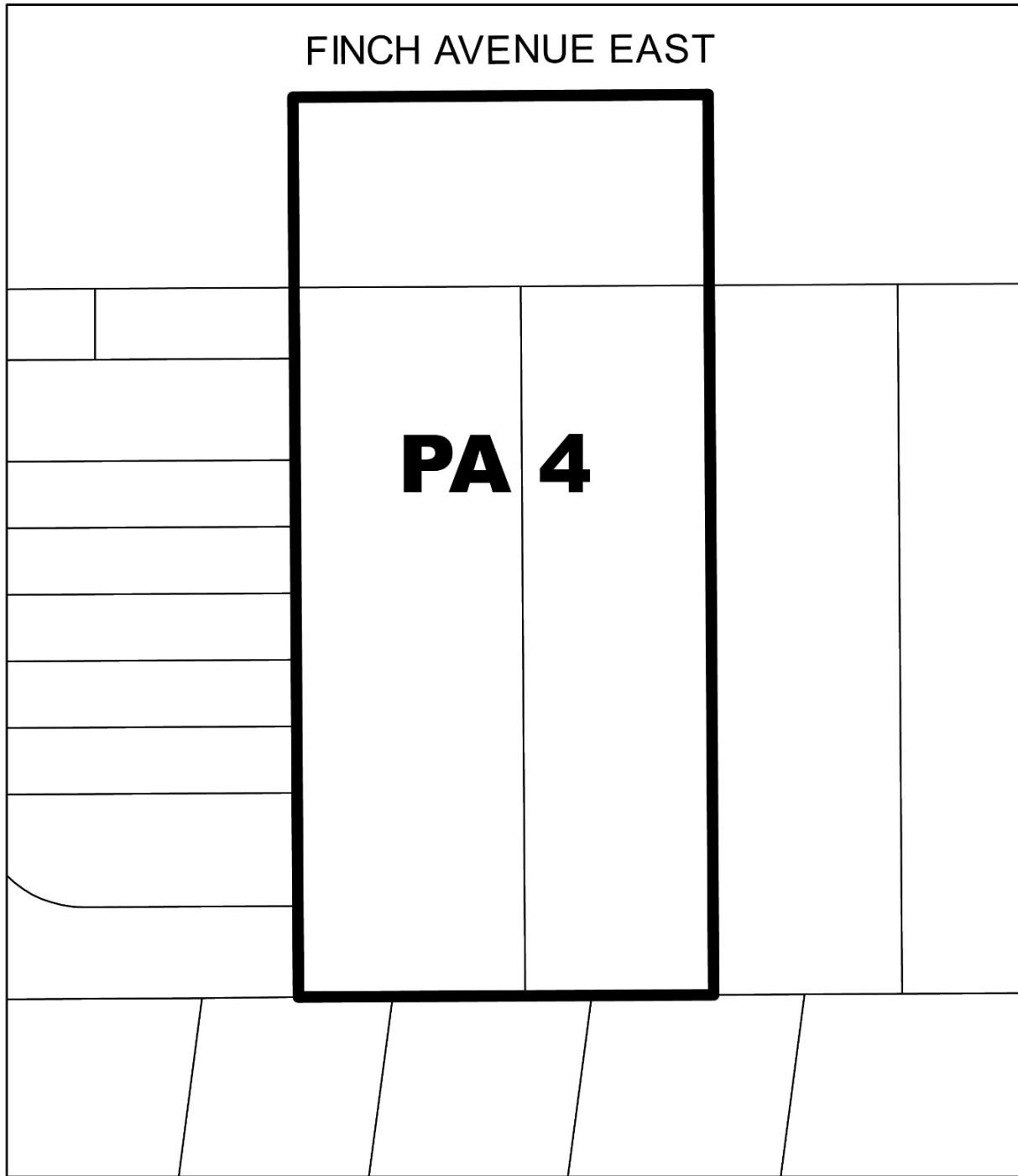
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 **TORONTO**
Diagram 2

241-243 Finch Avenue East

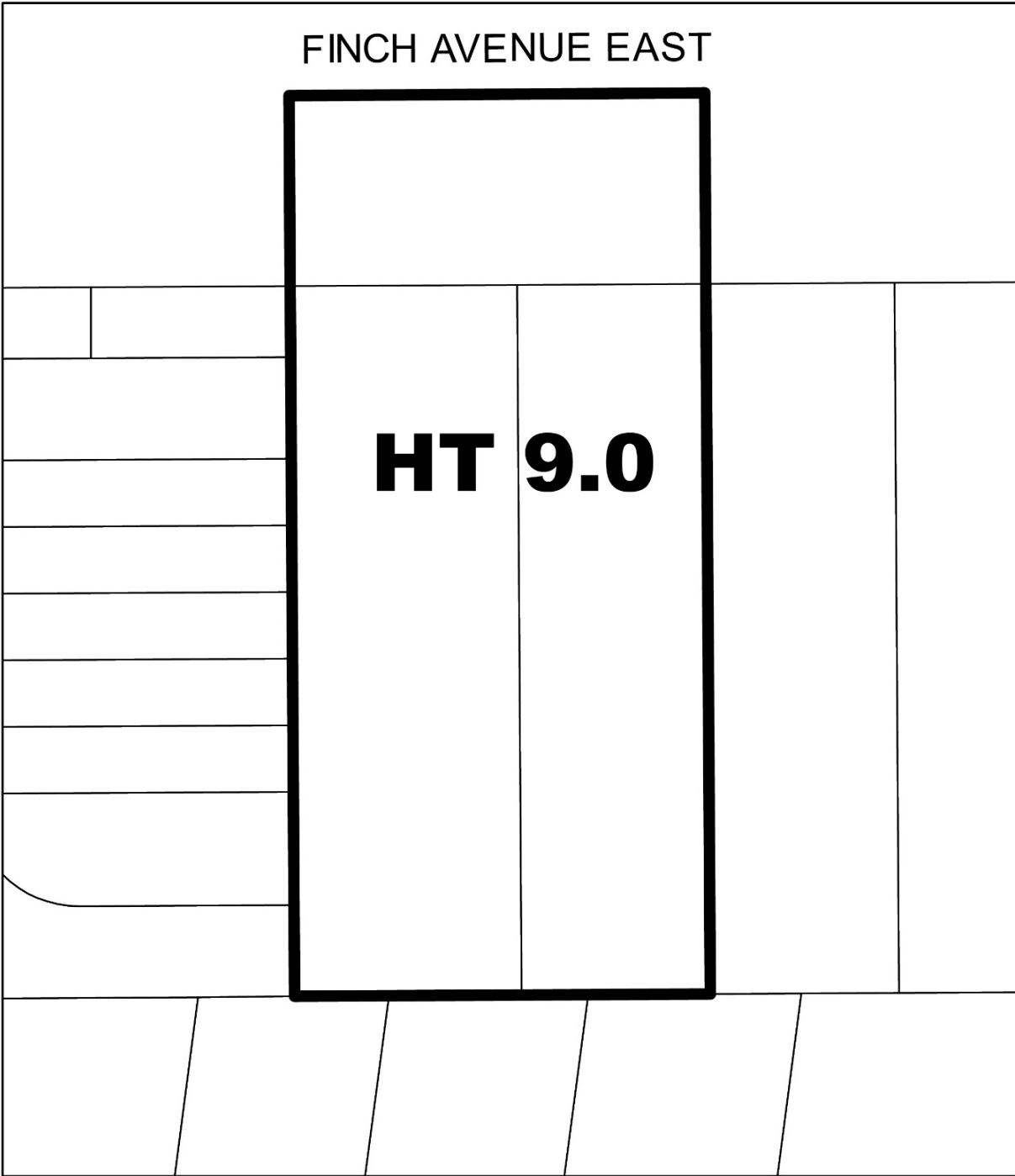
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 **TORONTO**
Diagram 3

241-243 Finch Avenue East

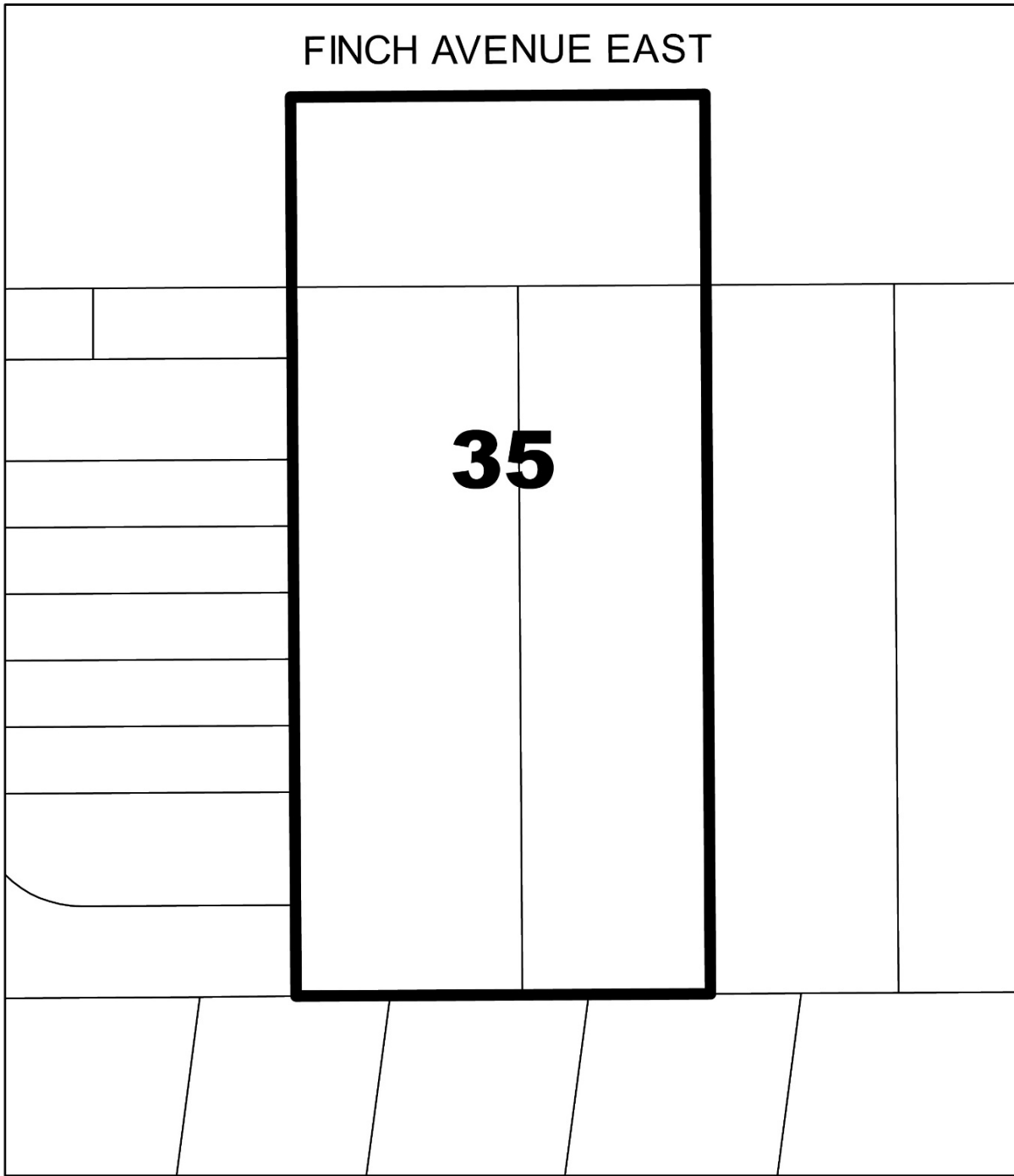
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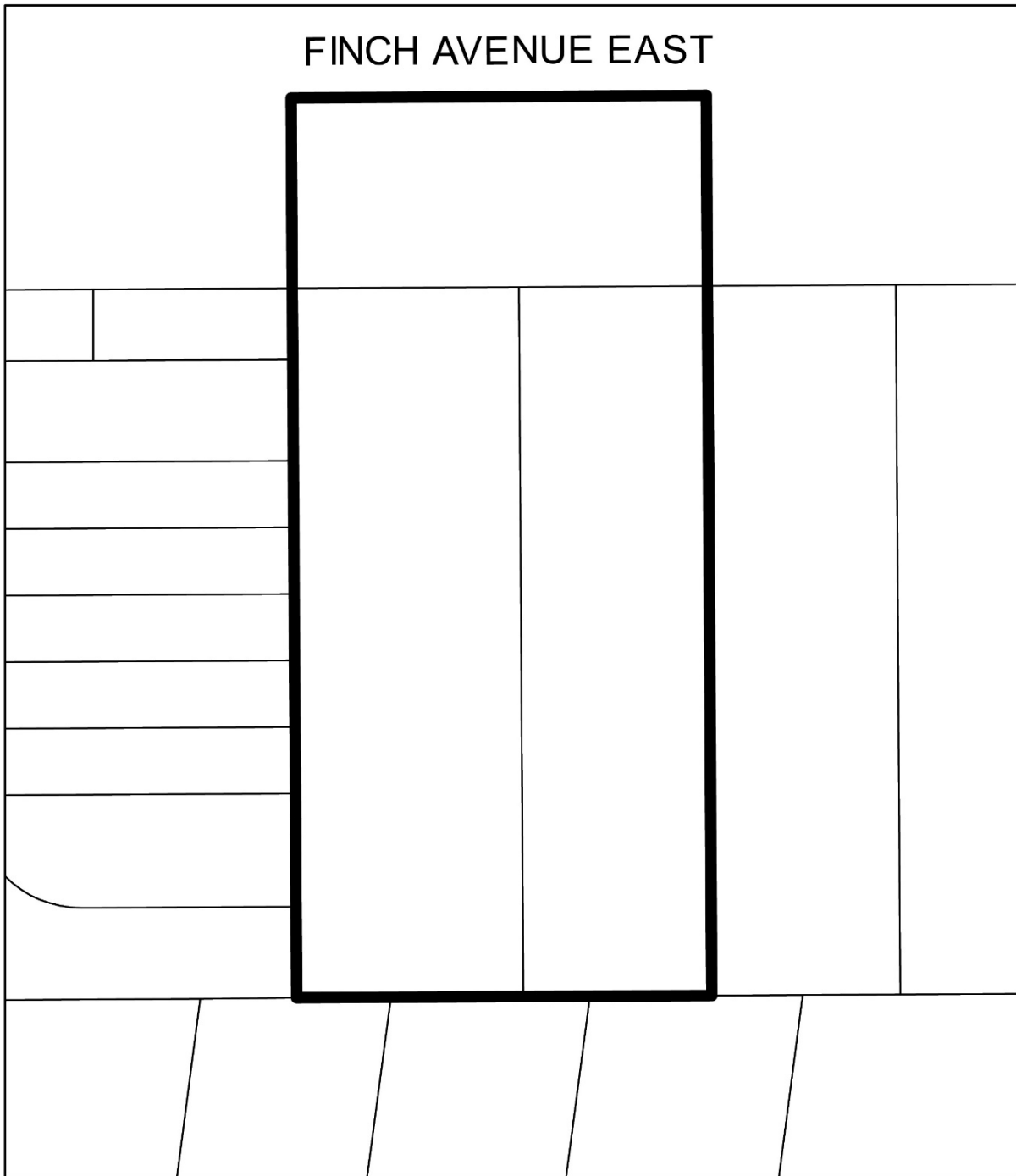


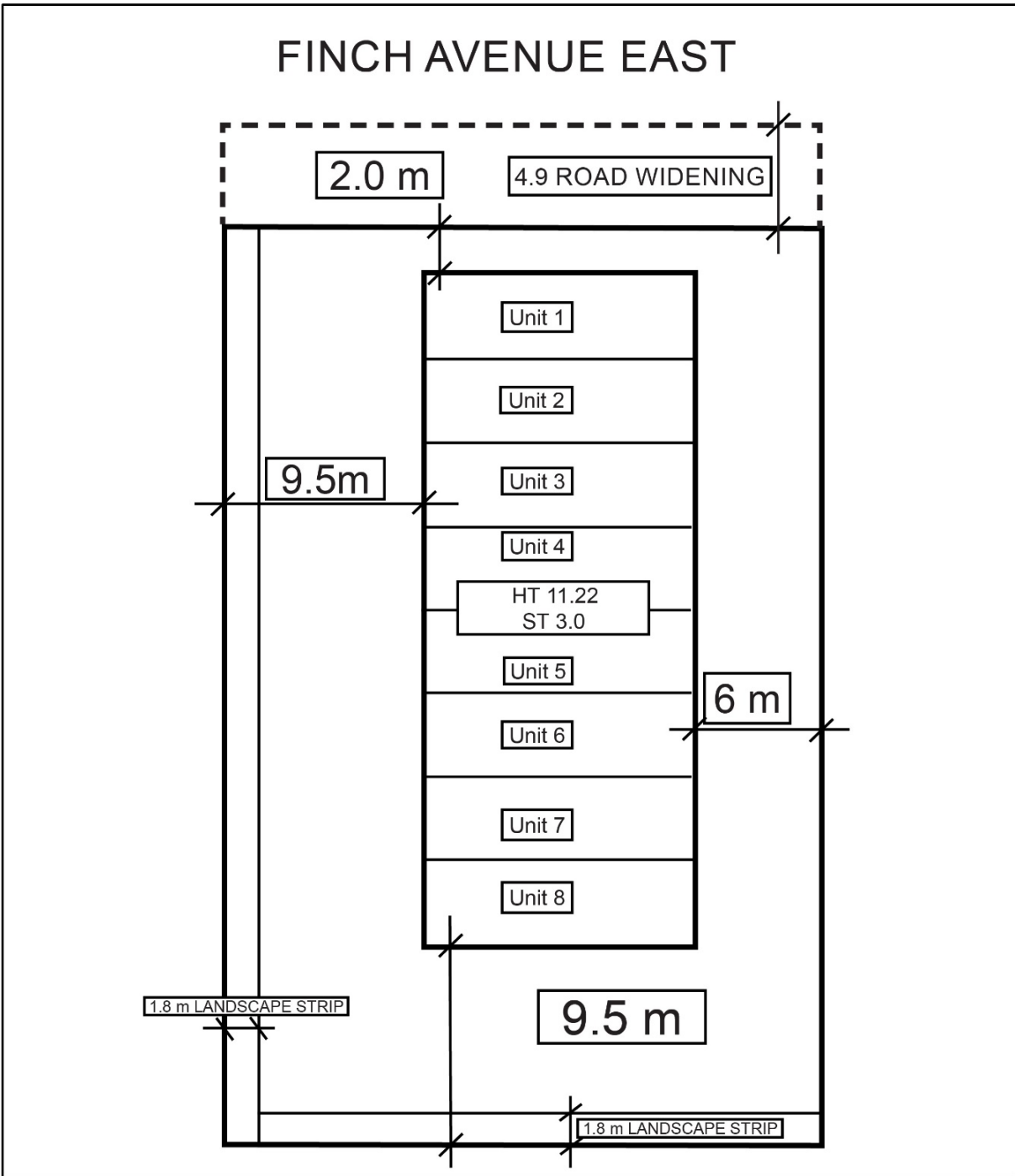
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Diagram 4

241-243 Finch Avenue East

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Diagram 7

241-243 Finch Avenue East

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