

CITY OF TORONTO

BY-LAW 894-2021

To amend former City of North York Zoning By-law 7625, as amended, with respect to the lands municipally known in the year 2021 as 241 to 243 Finch Avenue East.

Whereas authority is given to Council of the City of Toronto 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 7625 of the former City of North York are amended in accordance with Schedule 1 and Schedule RM1 (126) of this By-law.
2. Section 64.16 of By-law 7625, as amended, is amended by adding the following subsections:

64.16 (126) to RM1 (126)

DEFINITIONS

- a) For purposes of this exception, "**established grade**" for the purpose of establishing the height shall mean the geodetic elevation of 149.51.

EXCEPTION REGULATIONS

PERMITTED USES

- b) The only permitted uses shall be **multiple attached dwellings**.

BUILDING ENVELOPES

- c) No portion of any building or structure shall be located otherwise than wholly within the **Building Envelope** shown on Schedule RM1 (126) with exception of balconies, belt courses, chimney breasts, eaves, gutters, pilasters, sills, canopies, stairways, wheelchair ramps, porches, patios, window projections, privacy screens, railings, and support structures for decks and/or canopies.

NUMBER OF DWELLING UNITS

- d) The maximum number of **dwelling units** shall be eight **multiple attached dwellings**.
- e) The minimum dwelling unit **width** for **multiple attached dwellings** shall be 4.0 metres.

LOT FRONTAGE

- f) The minimum **lot frontage** shall be 28 metres on Finch Avenue East.

LOT AREA

- g) The minimum **lot area** shall be 1,251 square meters after road widening.
- h) Despite 16.2.1, the minimum **lot area** per dwelling unit shall not apply.

LOT COVERAGE

- i) The maximum permitted **lot coverage** shall be 35 percent.

YARD SETBACKS

- j) The minimum **yard setbacks** shall be as shown on Schedule 1 attached to this By-law.

GROSS FLOOR AREA

- k) The maximum **gross floor area** of all dwellings on the lot is 1,341 square metres.

BUILDING HEIGHT AND STOREYS

- l) The **building height** shall not exceed the maximum height in metres and storeys shown on Schedule RM1 (126).

STOREY

- m) When the floor of a level is lower than **established grade**, the spaces used as garage, storage or other supporting rooms, the level is not counted as a **storey**.

PERMITTED PROJECTIONS

- n) 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.

- o) 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.
- p) 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.
- q) 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.

PARKING

- r) A minimum of 2 **parking spaces** shall be provided for each dwelling unit and one visitor parking space shall be provided for on the lot.
- s) A **parking space** shall have a minimum width of 2.6 metres and a minimum length of 5.6 metres.
- t) **Parking spaces** shall be accessed by means of a two-way driveway having a minimum **width** of 6.0 metres.
- u) **Tandem parking** shall be permitted.

LANDSCAPING

- v) A minimum of 63 percent of the front yard shall be maintained as **soft landscaping**. The total amount of **soft landscaping** must include a **soft landscape** buffer with a **minimum width** of 1.80 metres, as shown on Schedule RM1 (126) attached to this By-law.
- w) Permitted **projections** are not included in the calculation of landscaped area.

ANGULAR PLANE

- x) 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.

OTHER REGULATIONS

- y) The provisions of Sections 6(9), 6(24), 15, 16.2 and 16.3.2 of By-law 7625 shall not apply.

DIVISION OF LANDS

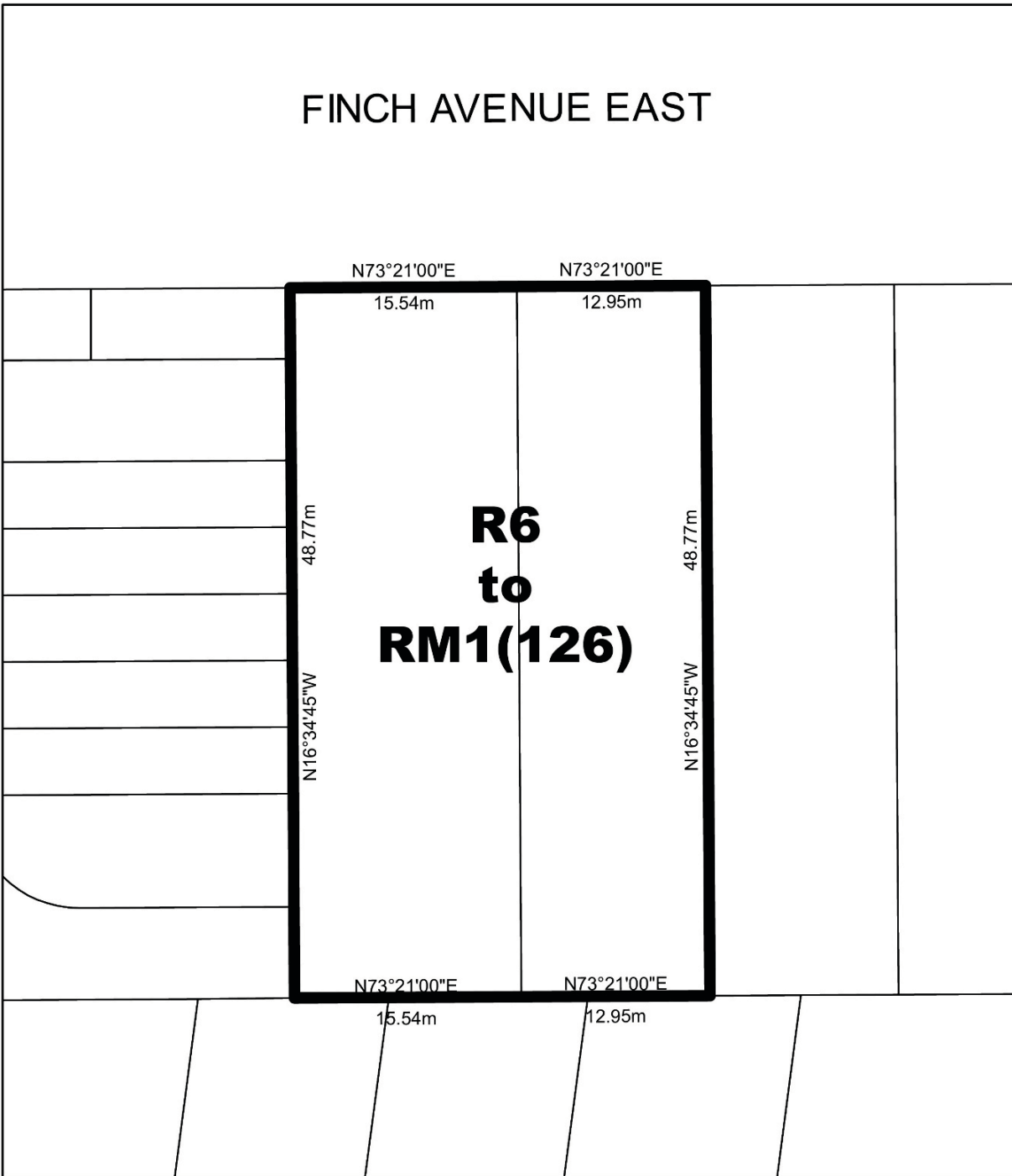
- z) Notwithstanding any future severance, partition or division of the lands shown on Schedule 1, the provisions of this By-law shall apply to the whole of the lands as if no severance, partition or division occurred."
3. Within the lands shown on Schedule RM1 (126) attached to this By-law, no person 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.

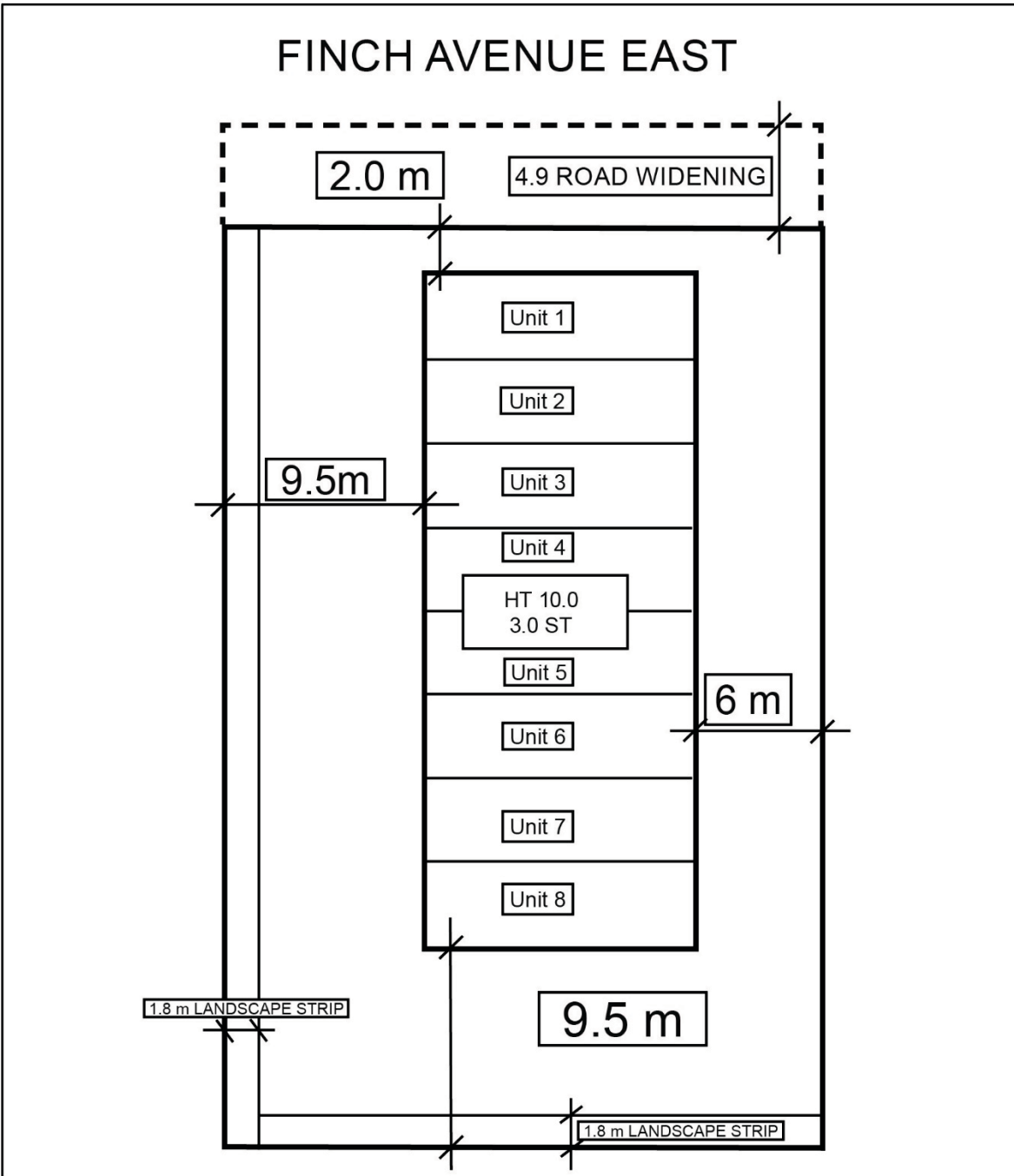
Enacted and passed on November 12, 2021.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)





 **TORONTO**
Schedule RM1 (126)

241-243 Finch Avenue East

File # 18 250648 NNY 23 0Z


Former City of North York By-law 7625
Not to Scale
07/27/2021