

Authority: North York Community Council Item NY30.2,  
as adopted by City of Toronto Council on March 9, 2022

## **CITY OF TORONTO**

### **BY-LAW 202-2022**

**To amend former City of North York Zoning By-law 7625, as amended, with respect to the lands municipally known in the year 2022 as 179 and 181 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. Schedules 'B' and 'C' of By-law 7625 of the former City of North York are amended in accordance with Schedule 1 of this By-law.
2. Section 64.16 of By-law 7625 of the former City of North York is amended by adding the following subsection:

"64.16 (128) RM1(128)

#### **DEFINITIONS**

##### **ESTABLISHED GRADE**

- (a) Means a Canadian Geodetic Datum elevation of 188.11 metres.

##### **FRONT LOT LINE**

- (a) For the purposes of this by-law, the front lot line for all buildings shall be Finch Avenue East.

##### **GROSS FLOOR AREA**

- (a) Means the total area of all of the floors of a building above or below grade measured from the outside of the exterior walls of the building but excluding car parking areas within the building.

#### **EXCEPTION REGULATIONS**

##### **MULTIPLE ATTACHED DWELLINGS**

- (a) A maximum of seven (7) Multiple Attached Dwellings are permitted.

##### **UNEXCAVATED PORCHES AND DECKS**

- (a) The provisions of Section 6(24)(c) shall not apply.

#### LANDSCAPING

- (a) The provision of Section 15.8 shall not apply.

#### LOT AREA AND LOT COVERAGE

- (a) The provisions of Section 16.2.1 (Lot Area) and Section 16.2.2 (Lot Coverage) shall not apply.

#### STREET FRONTAGE

- (a) The provisions of Section 16.2.3 shall not apply.

#### YARD SETBACKS

- (a) The minimum yard setbacks for buildings and structures shall be as shown on Schedule RM1(128) of this by-law.

#### BUILDING HEIGHT

- (a) The maximum number of storeys above established grade and the maximum building height in metres for all buildings shall be as shown on Schedule RM1(128) to this by-law.

#### GROSS FLOOR AREA

- (a) The maximum permitted gross floor area on the lot shall be 1,280 square metres.

#### VEHICULAR PARKING

- (a) A minimum of 1 resident parking spaces per dwelling unit; and  
(b) A minimum of 0.2 visitor parking spaces per dwelling unit.

#### ACCESS TO PARKING

- (a) The maximum driveway width shall be 7.55 metres.

#### DIVISION OF LANDS

- (a) Notwithstanding any future severance, partition or division of the lot, the provisions of this by-law shall apply to the whole of the lot as if no severance, partition or division of the lot 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.
4. Section 64.16 of By-law 7625 of the former City of North York is amended by adding Schedule RM1(128) attached to this by-law.
5. Where the provisions of this By-law are in conflict with By-law 7625 of the former City of North York, the provisions of this by-law shall apply.

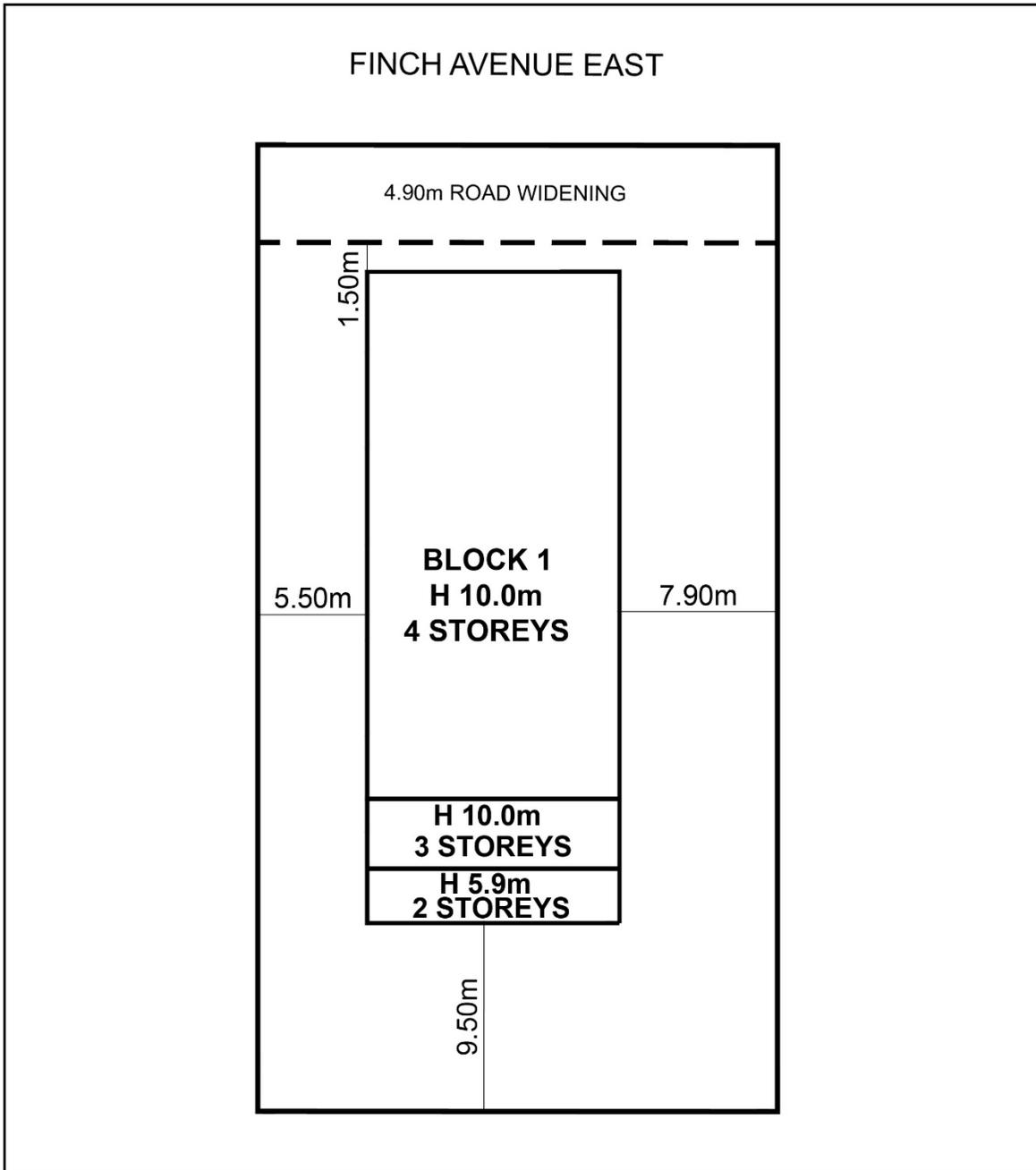
Enacted and passed on March 9, 2022.

Frances Nunziata,  
Speaker

John D. Elvidge  
City Clerk

(Seal of the City)





 **TORONTO**  
Schedule RM1(128)

179 and 181 Finch Avenue East

File # 18 244784 NNY 23 0Z

  
Former City of North York By-law 7625  
Not to Scale  
06/17/2021