

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

## CITY OF TORONTO

### BY-LAW 203-2022

**To amend Zoning By-law 569-2013, 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. The lands subject to this By-law are outlined by heavy black lines on Diagram 1 attached to By-law 203-2022.
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 amending the Zoning By-law Map in Section 990.10, respecting the lands outlined by heavy black lines to RT (u7)(x347) as shown on Diagram 2 attached to By-law 203-2022.
4. Zoning By-law 569-2013, as amended, by adding Article 900.5.10 Exception Number RT (x347) so that it reads:

(347) Exception RT 347

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

#### Site Specific Provisions

- (A) Despite Regulation 10.60.30.20(1)(D), the minimum lot frontage is 26.0 metres.
- (B) Despite Regulation 10.60.40.1(3), the minimum width of a dwelling unit is 4.0 metres, except where the minimum width of that portion of the two (2) dwelling units closest to the rear lot line above the first floor above established grade is 2.0 metres.
- (C) Despite Regulations 10.5.40.10(1) the height of a **building** or **structure** is the distance between Canadian Geodetic Datum elevation of 188.11 metres and the elevation of the highest point of the **building** or **structure**:

- (i) in the case of a flat roof, shall mean the vertical distance between Canadian Geodetic Datum elevation of 188.11 metres and the elevation of the highest point of the building or structure; and
  - (ii) in the case of a gabled, hip or gambrel roof, shall mean the vertical distance between Canadian Geodetic Datum elevation of 188.11 metres and the mean height level between the eaves and the ridge.
- (D) Despite Regulation 10.60.40.10(1), the permitted maximum height of a **building** is shown in metres by the numbers following the symbol "HT" as shown on Diagram 3 attached to By-law 203-2022.
- (E) Despite Regulation 10.60.40.10(2), the permitted number of storeys for a **building** is shown by the numbers following the symbol "ST" as shown on Diagram 3 attached to By-law 203-2022.
- (F) The maximum permitted **gross floor area** is 1,280 square metres.
- (G) Despite Regulation 10.5.40.40(3), for the purposes of this By-law **gross floor area** shall mean the total area of all of the floors of a **building** above or below grade, excluding area for **parking spaces** within the building.
- (H) Despite Clauses 10.5.40.70 and 10.60.40.70, the required minimum **building** setbacks are as shown on Diagram 3 attached to By-law 203-2022.
- (I) Despite Regulations 10.5.40.50(2) and (3), and 10.5.40.60(1)(F)(ii), a platform above the first storey of a **building** shall be permitted to encroach into the required minimum east **side yard** setback to a maximum of 1.5 metres.
- (J) Despite Clause 10.5.50.10(3)(A), a strip of a minimum width of 1.25 metres of soft landscaping is required along the **rear lot line**.
- (K) Despite Regulation 10.5.100.1(3), the permitted maximum driveway width is 7.55 metres.
- (L) For the purposes of this By-law, Regulations 200.5.1.10(3) and 200.5.1.10(5) shall not apply.

Prevailing By-laws and Prevailing Sections: (None Apply)

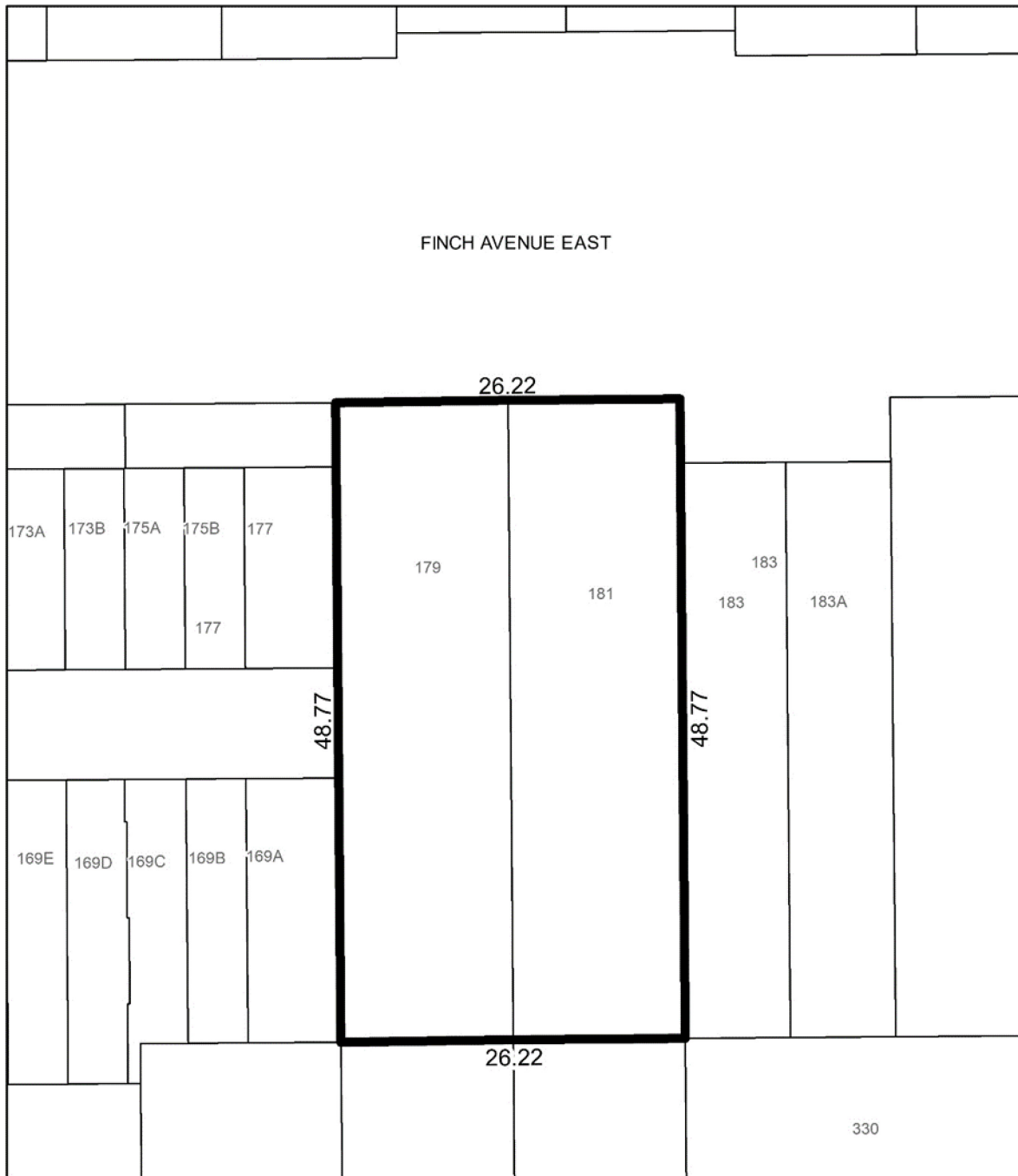
5. Notwithstanding any future severance, partition or division of the lands shown on Diagram 1 attached to By-law 203-2022, the provisions of this By-law shall apply to the whole of the lands as if no severance, partition or division occurred.

Enacted and passed on March 9, 2022.

Frances Nunziata,  
Speaker

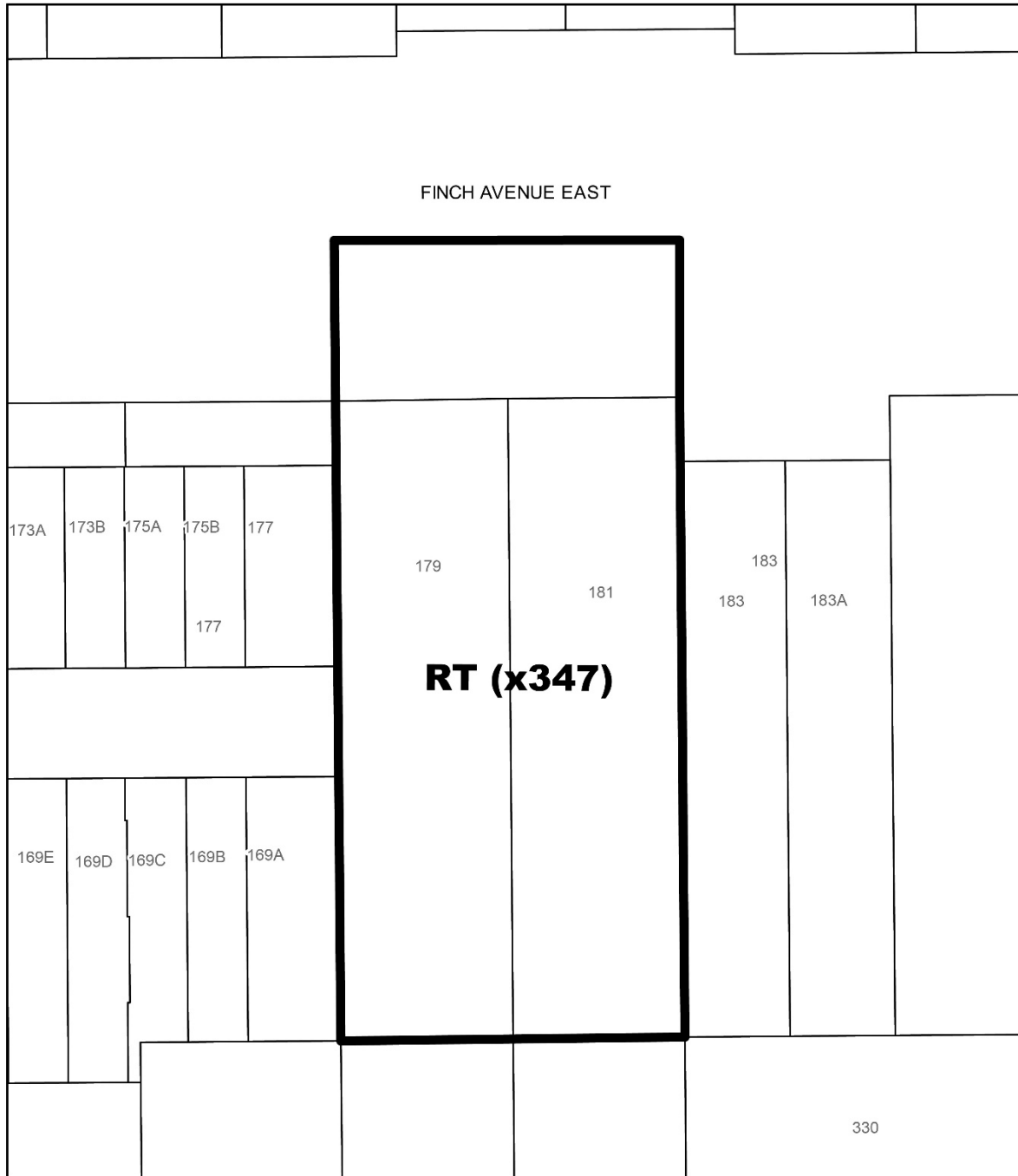
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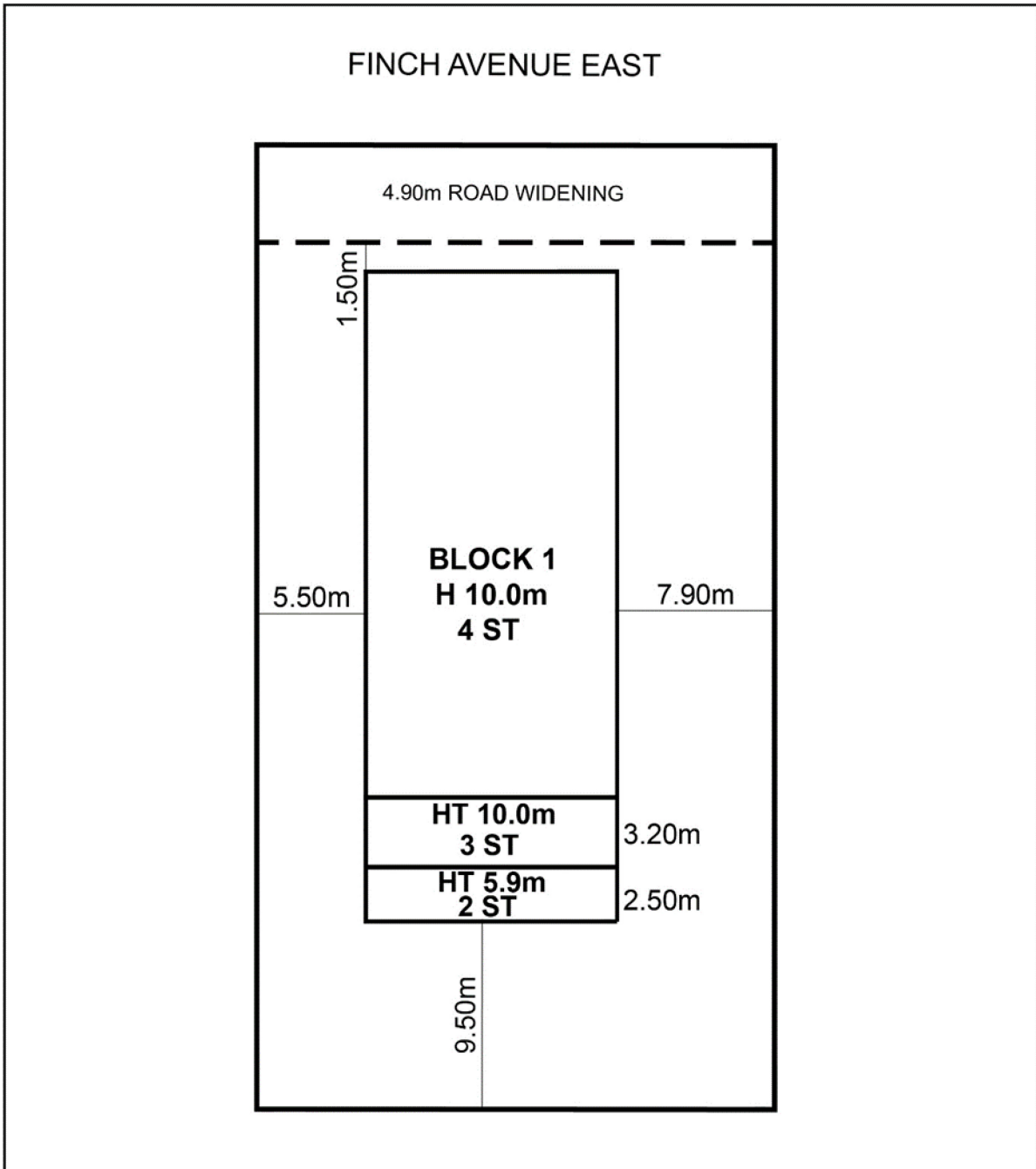
John D. Elvidge  
City Clerk



### 179 and 181 Finch Avenue East

File # 18 244784 NNY 23 OZ





 **TORONTO**  
Diagram 3

179 and 181 Finch Avenue East

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