

# **TORONTO** STAFF REPORT

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June 11, 2003

To: North Community Council

From: Acting Director, Community Planning, North District

Subject: Final Report  
Application amend the Zoning By-law  
City of Toronto (Robert Reimers Architect Ltd.)  
2350 Finch Avenue West  
File Number TB CMB 2001 0005  
Ward 7 - York West

Purpose:

This report reviews and recommends approval of an application to amend the Zoning By-law to permit a 6-storey residential building with retail at grade and a 4-storey residential building at 2350 Finch Avenue West.

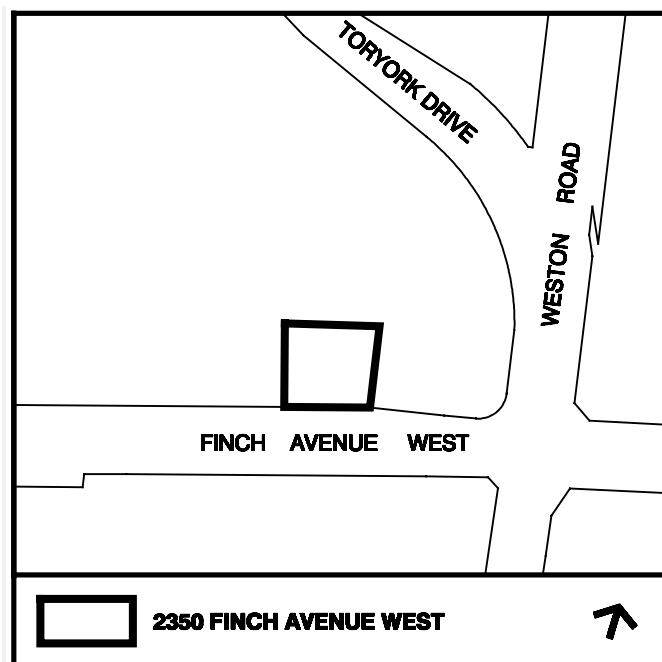
Financial Implications and Impact Statement:

There are no financial implications resulting from the adoption of this report.

Recommendations:

It is recommended that City Council:

- (1) amend the Zoning By-law No. 7625 for the former City of North York substantially in accordance with draft Zoning By-law Amendment attached as Attachment 6.
- (2) authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required.



- (3) Before introducing the necessary Bills to City Council for enactment, require the Owner to:
- a) enter into an Agreement under Section 37 of the Planning Act for the exemption of indoor private recreational amenity area from the calculation of gross floor area to a maximum of 1.5 square metres per unit.
  - b) obtain Site Plan Approval from the Acting Director, Community Planning, North District, under Section 41 of the *Planning Act*.

Background:

The property at 2350 Finch Avenue West is owned by the City of Toronto and previously housed a Fire Hall. With the construction of a new fire station close by at 75 Toryork Drive, the site at 2350 Finch Avenue West became available for other uses. Under Council's Housing First Policy the site has been designated for affordable housing and a non-profit group has been selected to develop the site for affordable housing. The Ghana Amansie Canadian Multicultural Association of Toronto was established to assist its members, especially new immigrants and their families in integrating into Canadian society. A separate non-profit corporation has been established to develop 2350 Finch Avenue West with affordable housing.

The Ghana Amansie housing development is being funded in part by the *Lets Build* program. *Lets Build*, a City sponsored initiative, facilitates public-private partnerships to create a diverse range of affordable housing options using a "tool kit" of incentives in the form of land, financial assistance and fee and levy waivers. In the case of the Ghana Amansie housing development, there is a long term land lease at a nominal cost, funding from the Capital Reserve Fund will be provided and fee and levy exemptions are applicable, since it is being developed by a non-profit organization. The Ghana Amansie group is also undertaking its own fundraising for this housing development.

Proposal

The proposal is to construct a 48-unit residential building ranging between 4 and 6 storeys with retail at grade along the Finch Avenue frontage. The two residential components will be connected by a courtyard and a parking structure. The site area is approximately 0.2 hectares and the proposed FSI is 2.53 with a total gross floor area of 5388 square metres. The 6-storey residential component is proposed along the Finch Avenue frontage with 205 square metres of retail at grade along Finch Avenue. This component will contain 33 residential units, comprising 26 apartment units and 7 townhouse units. The second component is four-storeys, located on the northern portion of the site, contains 15 stacked townhouse units.

Access to the site will be provided by a new 2-way driveway off Finch Avenue West that will be located along the western boundary of the property. The driveway will lead directly to an underground parking structure, containing 59 parking spaces. In addition, provision has been made for a future pedestrian connection through the courtyard to the adjacent property to the east.

A total of 129 square metres of private indoor recreational amenity is proposed within the 6-storey building to serve the residents of this development: 72 square metres is located at grade along Finch Avenue; and 57 square metres is located on the 6<sup>th</sup> floor. Outdoor amenity area to serve the residents of this development is proposed in a central courtyard between the two buildings and a rooftop garden on top of the 6-storey building.

A summary of the pertinent data is set out in Attachment 5. A copy of the proposed site plan and elevation plan are included as Attachments 1 and 2.

### Site and Surrounding Area

The site was formerly used as a Fire Hall. It is located on the north side of Finch Avenue, just west of Weston Road. The lands which front onto the north side of this portion of Finch Avenue include auto-related, fast food outlets, restaurants, retail uses, places of worship and religious based activities, offices and wholesalers.

Adjacent land uses are as follows:

- East: vacant banquet hall and industrial building, currently subject of a major redevelopment application for mixed use;
- North: wholesale furniture factory, a Canada Post Outlet, two banquet halls and food catering operations and the City's Emery Yard
- West: Emery Creek and its adjacent valleylands
- South: strip commercial development; Finch West Mall at the south-east intersection of Finch Avenue and Weston Road, currently subject of a major redevelopment application for mixed use

### Site History

Growth opportunities along Finch Avenue West and Weston Road, including the subject site, were examined as part of an Incremental Growth – "Avenues Study". The Emery Village Secondary Plan was adopted by City Council on November 28, 2002. The next step in implementation of the Avenues Study was the preparation of a zoning by-law for the Study Area to implement the Secondary Plan.

At its meeting on May 21-23, 2003, City Council approved the Emery Village Zoning By-law and directed that the subject applications at 2350 Finch Avenue West be considered separately from the Emery Village Zoning By-law. City Council also requested the Acting Director of Community Planning, North District to bring a report forward on this matter for the next meeting of North York Community Council scheduled for June 11<sup>th</sup>, if possible, or for the meeting scheduled for July 9<sup>th</sup>.

## City of North York Official Plan

The site is designated Arterial Corridor Area (ACA) in the Emery Village Secondary Plan. The Plan area consists of four quadrants defined by the intersection of Finch Avenue and Weston Road. In the North-west Quadrant, street-related retail and service commercial uses with residential uses above are encouraged along the Finch Avenue West and Weston Road frontages.

Building heights shall generally range from 8 storeys up to 12 storeys at the intersection of Finch Avenue and Weston Road and at the intersection of Toryork Drive and Weston Road.

A maximum density of 2.5 FSI is permitted.

The applicant is proposing to obtain a density incentive with respect to a private recreational use accessory to a residential use. Section 4.4 of the Secondary Plan permits density and height incentives with respect to certain matters. The density incentive for provision of a private recreational use accessory to a residential use is that the gross floor area of such use, in excess of the zoning by-law requirement, is exempted from the calculation of GFA to a maximum of 1.5 square metres per dwelling unit.

The site is also located in Area C1. Subject to the Density and Height Incentive policies being fulfilled: in Area C1 on Map D.17.1, building heights shall generally range from 2 to 18 storeys in height. A maximum density of 2.97 FSI will be permitted on the lands located in Area C1.

The Secondary Plan also contains Built Form Policies, with respect to building location, organization, massing, loading and service areas, vehicular access points and parking structures.

Physical Amenity Policies are contained in the Secondary Plan with respect to streetscape improvements and building setbacks for new buildings.

Transportation Policies in the Secondary Plan require developments, which exceed 5,000 square metres in gross floor area, to provide a Traffic Impact Study and traffic certification prepared by a qualified transportation consultant stating that the development meets criteria with respect to site layout, traffic impact on residential communities and parking.

Section 2.4.1 of the City of North York Official Plan contains a policy regarding encouraging a range of housing types. Part C.4 of the North York Official Plan requires at least 25% of new multiple unit residential buildings with 20 or more units to be affordable housing.

The Official Plan designation contained in the Emery Village Secondary Plan is included as Attachment 4.

## Toronto Official Plan

At its meeting of November 26-28, 2002, City Council adopted the new Official Plan for the City of Toronto. The Minister of Municipal Affairs and Housing approved the new plan, in part, with

modifications. The Minister's decision has been appealed in its entirety. The Official Plan is now before the Ontario Municipal Board. No hearing date has been set.

Once the Plan comes into full force and effect, it will designate the property as *Mixed Use Areas* and will be shown as part of the *Avenues* on the Urban Structure Map. This designation provides for the consideration for a broad range of commercial, residential and institutional uses, in single use or mixed use buildings.

The *Avenues* are important corridors along major streets where reurbanization can yield positive results through the creation of housing and employment opportunities supported by public transit. Achieving this vision will be accomplished through the development of zoning and urban design guidelines.

The Official Plan contains policies applicable to subject site regarding built form and housing.

The proposal has been reviewed for compliance with the above-noted policies and conforms with the new Plan. An amendment to the new Plan will not be required.

### Zoning

The property is zoned Industrial-Commercial Hold (MC-H) which permits a range of uses such as banquet halls, automobile related services, workshops, community centres, manufacturing, offices and personal service shops, as shown in Attachment 3. The purpose of the Hold zone is to regulate the development of offices and retail uses on properties in the industrial area.

### Site Plan Control

Site Plan Control Application TB SPC 2001 0025 is being processed on this site. A copy of the proposed site and elevation plans are included as Attachments 1 and 2.

### Reasons for the Application

The existing zoning does not permit residential development.

### Community Consultation

A Community Consultation Meeting was held on May 29, 2001 at Habitant Arena Meeting Room. One member of the public was in attendance at the meeting, as was the Local Ward Councillor, planning staff, the applicant and members of the Ghana Amansie Non-Profit Housing Group. Inquiries were made as to the timing of the development and the non-profit group selected for the project. General support was indicated for the proposal.

### Agency Circulation

The application was circulated to all appropriate agencies and City Departments. Responses received have been used to assist in evaluating the application and to formulate by-law standards.

Comments:

**(1) Built Form**

The proposal conforms with the built form policies in the Emery Village Secondary Plan as follows:

- a zero building setback along the Finch Avenue lot line is proposed for the 6-storey building, which contributes to the definition of the street edge;
- retail and private recreational amenity space uses and the entrance lobby is proposed at grade, providing for a safe, animated street frontage along the public sidewalk and Finch Avenue;
- all parking is proposed within a parking structure;
- loading and service areas are proposed within the parking structure;
- access to the site will be provided by one 2-way driveway off Finch Avenue, to maximize the efficiency of traffic movement and promote a safer pedestrian environment;
- the central courtyard design one-storey above grade, providing an 11-metre separation distance between the two buildings is proposed, which provides amenity space and allows access to sunlight and sky views
- ground level units in the 6-storey building have private gardens overlooking the courtyard, while upper units contain a mix of walk-out and Juliet balconies overlooking Finch Avenue and walk-out balconies overlooking the courtyard; and
- ground level units in the 4-storey building have private gardens within the 5.5 metre rear yard setback, while upper units contain walk-out balconies overlooking the courtyard.

Details of building facades (with attention given to the treatment of side building facades), walls/fencing, landscaping and pedestrian connections will be included as conditions of Site Plan Approval. The east elevation provides for either windows or “knock-out panels” should a future right-of-way be constructed along the east property line.

The provision of a patio along Finch Avenue will be evaluated upon the future submission of a boulevard permit application to Municipal Licensing and Standards. The Finch / Weston Incremental Growth Study supports pedestrian activity, such as an outdoor patio along Finch Avenue.

**(2) Streetscape**

Streetscape improvements that promote a healthy and vibrant pedestrian environment along Finch Avenue, including street trees will be included as a condition of Site Plan Approval.

**(3) Housing**

Section 2.4.1 of the Official Plan contains a policy regarding encouraging a range of housing types. The applications propose a diversity of dwelling unit types including stacked townhouses and apartment dwellings.

Part C.4 of the North York Official Plan requires at least 25% of new multiple unit residential buildings with 20 or more units to be affordable housing. Accordingly, the draft zoning by-law specifies that for subject site, a minimum of 25% of the units must be any combination of: bachelor units of a maximum size of 55 m<sup>2</sup>, 1 bedroom units of a maximum size of 70 m<sup>2</sup>, 2 bedroom units of a maximum size of 80 m<sup>2</sup> and 3 bedroom units of a maximum size of 120 m<sup>2</sup>.

#### **(4) Private Recreational Amenity Area**

Section 4.4 of the Secondary Plan permits density and height incentives with respect to certain matters. The density incentive for provision of a private recreational use accessory to a residential use is that the gross floor area of such use, in excess of the zoning by-law requirement, is exempted from the calculation of GFA to a maximum of 1.5 square metres per dwelling unit. Based on 48 units, the applicant is proposing to obtain a density incentive with respect to a private recreational amenity space at a maximum rate of 1.5 square metres per unit, or 72 square metres in this case, which will be secured in the zoning by-law.

Before introducing the necessary Bills to City Council for enactment, the owner shall be required enter into an Agreement under Section 37 of the Planning Act for the exemption of indoor private recreational amenity area from the calculation of gross floor area to a maximum of 1.5 square metres per unit.

#### **(5) Traffic Impact and Site Access**

Works and Emergency Services have identified that traffic associated with the proposed development can be accommodated on the existing road network. The proposal is consistent with the transportation policies in the Secondary Plan.

This Department also advises that the proposed development is acceptable subject to matters, regarding driveway radii and parking layout being addressed as conditions of Site Plan Approval.

#### **(6) Parking**

The applicant has submitted a parking study recommending a parking supply of 59 spaces for the proposed development. Works and Emergency Services advise that this parking supply is acceptable. The Zoning By-law will secure a residential parking ratio of a minimum 1.1 spaces per unit, which includes the visitor requirement of 0.25 spaces per unit. Parking for the retail component must be provided at the applicable By-law ratio of 1 space per 28 square metres of gross floor area. Matters relating to designating and segregating parking spaces will be included as a condition of Site Plan Approval.

## **(7) Site Servicing**

Loading and service areas are proposed within the underground parking structure. Works & Emergency Services advise that loading appears to comply with Zoning By-law 7625. Solid waste and recycling collection will be subject to City pick-up and will be required to comply with City standards.

These matters will be included as conditions of Site Plan Approval.

## **(8) Noise**

Canadian Pacific Railway recommends that a noise warning clause be included as a condition of Site Plan Approval and all agreements of purchase and sale. This matter will be included as a condition of Site Plan Approval.

## **(9) Open Space/Parkland**

The Commissioner of Economic Development, Culture and Tourism has advised that only the commercial component of the development will be subject to a 2% cash-in-lieu of parkland dedication under Section 42 of the *Planning Act*. Since the residential component of the development is non-profit, it will not be subject to a parkland dedication requirement.

## **(10) Zoning Implementation**

The modified zoning standards, as outlined in the Draft Zoning By-law Amendment (Attachment 6) are considered appropriate.

An exception is proposed to permit retail uses up to 205 square metres. Retail uses and associated signs shall be limited to the ground floor along the Finch Avenue frontage. This exception conforms with the Secondary Plan, which provides for street-related retail uses with residential uses along the Finch Avenue frontage.

An exception is proposed to permit a maximum FSI of 2.5, which conforms with the maximum permitted density in the Secondary Plan.

An exception is proposed to permit a maximum height of 6-storeys or 19.0 metres for the building along Finch Avenue and 4-storeys or 14.0 metres for the building along the northern portion of the site. The proposed heights are consistent with the Secondary Plan, which provide for building heights ranging from 8 storeys up to 12 storeys at the intersection of Finch Avenue and Weston Road.

Exceptions to permit reduced building setbacks, a density exemption for provision of private recreational indoor amenity space, a reduced residential parking rate and affordable housing are outlined in previous sections of this report.



## **(11) Official Plan Amendment**

This application was evaluated in view of emerging policies developed for the Toronto Official Plan and the Emery Village Secondary Plan. The proposal conforms with the policies of the Emery Village Secondary Plan. Therefore, an amendment to the Official Plan is not required.

### Conclusions:

This proposal for a 48-unit residential building ranging between 4 and 6 storeys with retail at grade along the Finch Avenue frontage conforms to the policies of the Emery Village Secondary Plan. This report recommends approval of the Zoning By-law Amendment application.

This report also recommends that prior to the enactment of the by-law the Owner address the following: executing an agreement under Section 37 of the *Planning Act* outlining density incentives with respect to indoor private recreational amenity area; and obtaining Site Plan Approval under Section 41 of the *Planning Act*.

### Contact:

Colin Ramdial, Senior Planner  
North York Civic Centre  
Telephone: (416) 395-7150  
Fax: (416) 395-7155  
E-mail: cramdial@toronto.ca

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Thomas C. Keefe  
Acting Director, Community Planning, North District

### List of Attachments:

Attachment 1: Site Plan  
Attachment 2: Elevations  
Attachment 3: Zoning  
Attachment 4: Official Plan  
Attachment 5: Application Data Sheet  
Attachment 6: Draft Zoning By-law Amendment



Finch Avenue West

## Site Plan

Applicant's Submitted Drawing

2350 Finch Avenue West

File # TB CMB 2001 0005 &amp; TB SPC 2001 0025

Not to Scale  
06/13/03

Attachment 1



NORTH ELEVATION



SOUTH ELEVATION - FINCH AVENUE

## Elevations

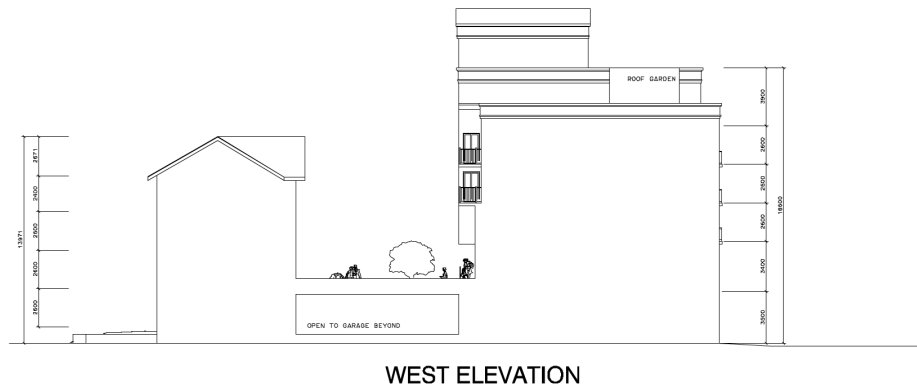
Applicant's Submitted Drawing

## 2350 Finch Avenue West

File # TB CMB 2001 0005 & TB SPC 2001 0025

Not to Scale  
06/12/03

Attachment **2a**



## Elevations

Applicant's Submitted Drawing

## 2350 Finch Avenue West

File # TB CMB 2001 0005 & TB SPC 2001 0025

Not to Scale  
06/12/03

Attachment **2b**



NORTH ELEVATION - COURTYARD



SOUTH ELEVATION - COURTYARD

## Elevations

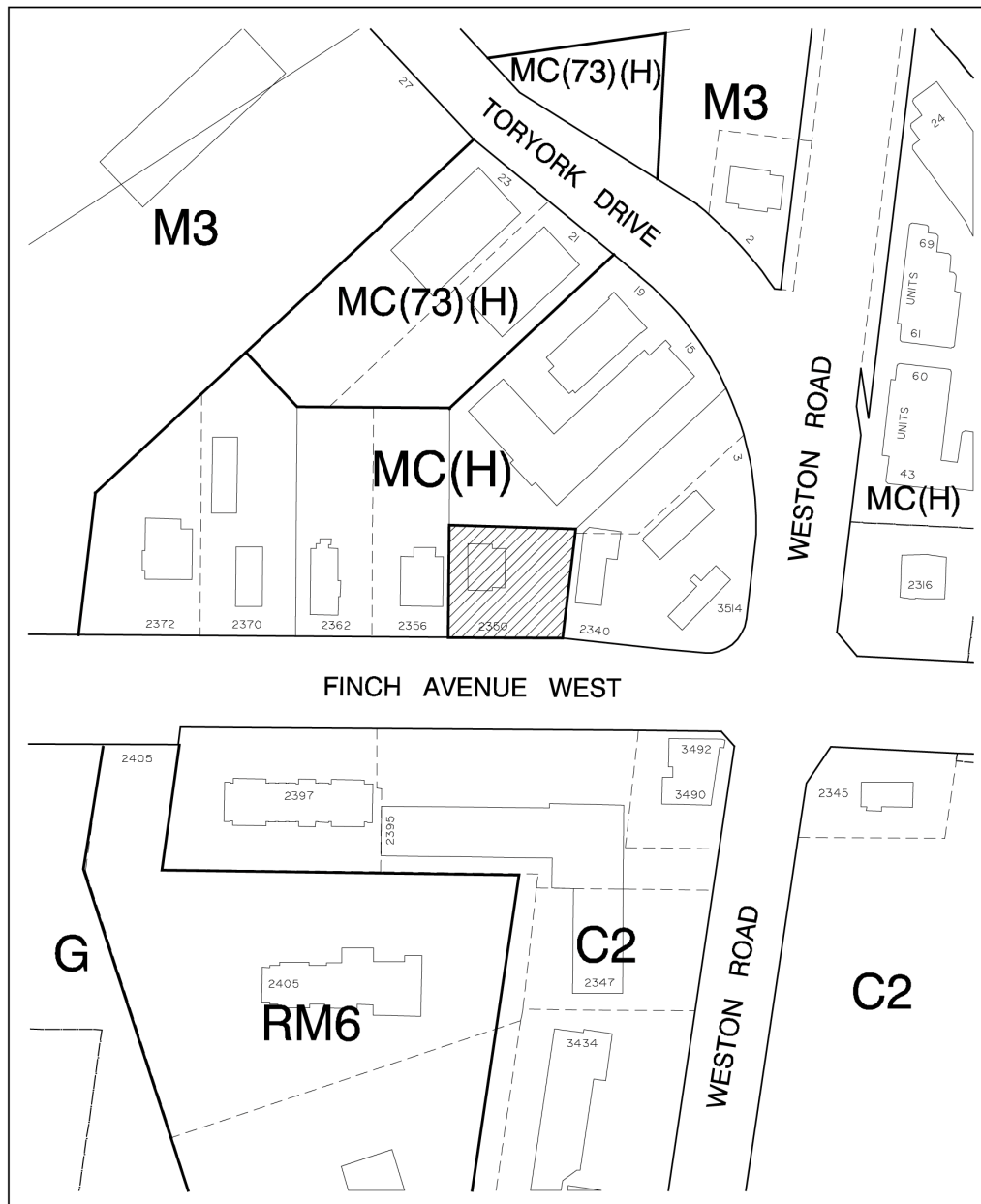
Applicant's Submitted Drawing

## 2350 Finch Avenue West

File # TB CMB 2001 0005 & TB SPC 2001 0025

Not to Scale  
06/12/03

Attachment **2c**



**Toronto** Urban Development  
Services  
**Zoning**

**2350 Finch Avenue West**

File # TB CMB 2001 0005

RM6 Multiple-Family Dwellings Sixth Density Zone

M3 Industrial Zone Three

MC Industrial-Commercial Zone

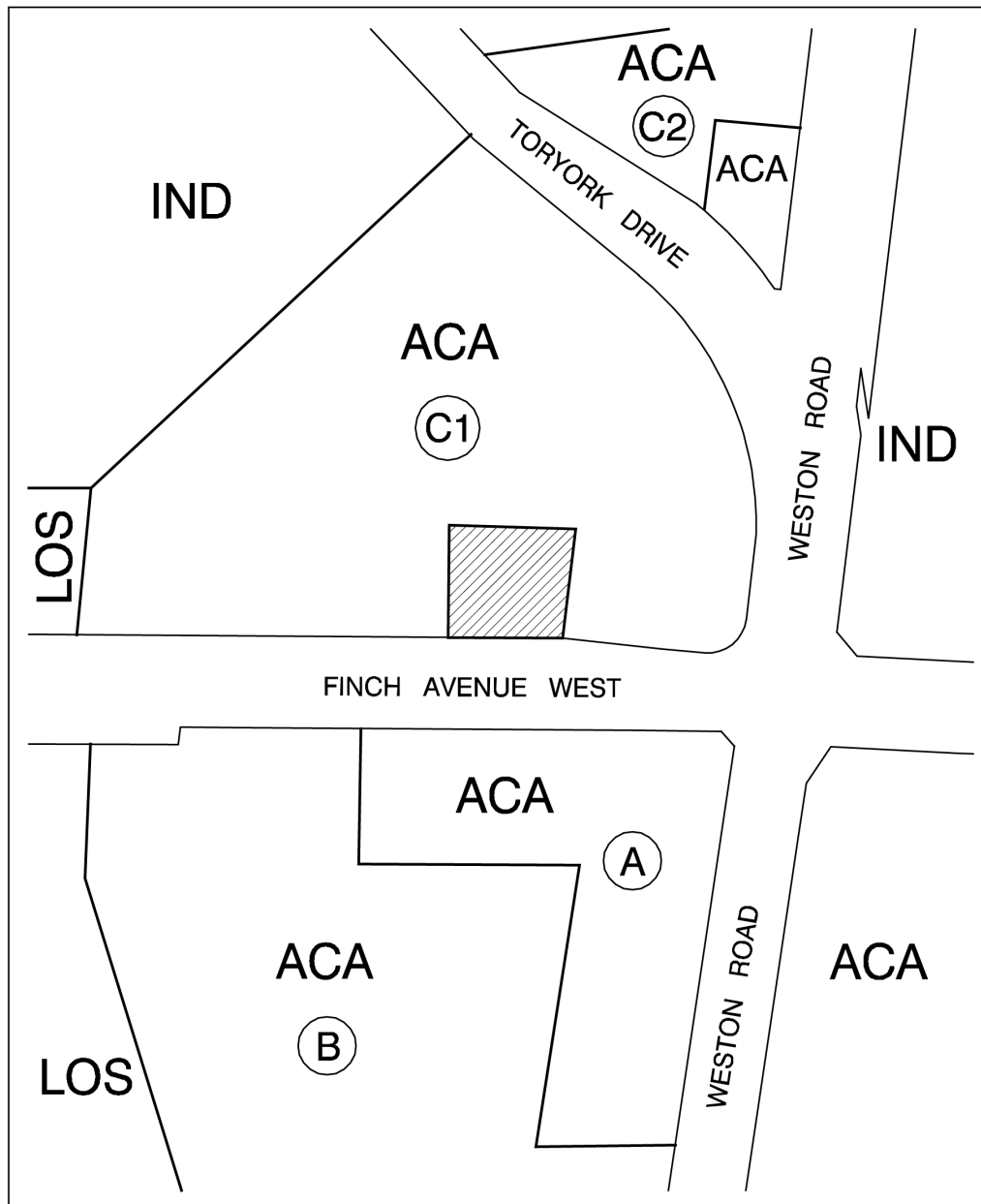
G Greenbelt Zone

C2 Local Shopping Centre Zone

NOTE: Numbers in Brackets Denote Exceptions to the Zoning Category

**Attachment 3**

↑ Not to Scale  
Zoning By-law 7625  
Extracted 03/14/01 - AK



## Attachment 5

**APPLICATION DATA SHEET****Combination**

Site Plan Approval: Yes  
 Rezoning: Yes  
 O.P.A.: Yes

File Number: **TB CMB 2001 0005**  
 Application Number: **TB CMB 2001 0005**  
 Application Date: 03/01/2001

Municipal Address: 2350 Finch Ave W

Nearest Intersection:

Project Description: residential building ranging between 4 and 6 storeys. A maximum of 48 residential units are proposed, containing a mix of apt and th units, with retail at grade along the Finch Ave frontage

**Applicant:**

ROBERT REIMERS ARCHITECT  
 LTD.  
 23A Morton Road  
 Toronto, Ontario M4C4N7

**Agent:****Architect:****Owner:**

CITY OF TORONTO  
 55 John St., Metro Hall  
 Toronto, Ontario M5V3C6  
 (416) 392-0060

**PLANNING CONTROLS (For verification refer to Chief Building Official)**

Official Plan Designation: Industrial Site Specific Provision:  
 Zoning District: Industrial Commercial Hold Historical Status:  
 Height Limit (m): 0 Site Plan Control Area: Yes

**PROJECT INFORMATION**

Site Area: 2127 **Height:** Storeys: 6  
 Frontage: 45.72 Meters: 19  
 Depth: 44.68

		Indoor	Type	Outdoor	Type	Off Site	Leased
Ground Floor GFA:		50		12		0	0
Residential GFA:	5183	0		0			
Non-Residential GFA:	205	0		0			
Total GFA:	5388	0		0			

**DWELLING**

**Tenure Type:** Other  
 Rooms: 48  
 Bachelor: 3  
 1 Bedroom: 2  
 2 Bedroom: 22  
 3+ Bedroom: 21  
 Total Units: 48  
 Total Proposed Density: 253

**FLOOR AREA BREAKDOWN**

	Above Grade	Below Grade
Residential GFA:	5183	
Retail GFA:	205	
Office GFA:		
Industrial GFA:	0	
Industrial/Other GFA:	0	

**COMMENTS**

(X. REF. TB SPC 2001 0025)

Current Status:	Open	Latest Event	Target Date	Actual Date	Outcome
		City Council		05/21/2003	
		Response to Applicant		05/17/2003	
		Community Council		05/07/2003	
		Response to Applicant		04/30/2003	
		Response to Circulation		04/04/2003	
		Response to Circulation		04/03/2003	
		Circulated		03/14/2003	
		Response to Circulation		03/04/2003	
		Suppl. Submission		01/20/2003	
		Response to Circulation		01/06/2003	
		Recirculation		12/31/2002	
		Suppl. Submission		12/23/2002	



Councillor Circ.	11/22/2002
Recirculation	11/22/2002
Suppl. Submission	11/12/2002
Response to Applicant	11/01/2002
Councillor Circ.	10/21/2002
Suppl. Submission	05/06/2002
Response to Circulation	02/12/2002
Response to Circulation	01/30/2002
Response to Circulation	01/23/2002
Response to Circulation	01/15/2002
Recirculation	01/10/2002
Suppl. Submission	01/02/2002
Suppl. Submission	08/30/2001
Response to Circulation	05/29/2001
Community Info Mtg	05/29/2001
Response to Circulation	04/27/2001
Response to Circulation	04/10/2001
Prelim Rep-Comm Council	04/04/2001
Response to Circulation	03/30/2001
Response to Circulation	03/23/2001
Response to Circulation	03/22/2001
Response to Circulation	03/15/2001
Response to Circulation	03/12/2001
Response to Circulation	03/09/2001
Circulated	03/05/2001
Councillor Circ.	03/02/2001
Received	03/01/2001

Data Valid: Jun 13, 2003 4:23:33 PM  
Area: District - B

Planner: Ramdial, Colin  
Planning Office: Toronto - North (TB)

Phone: (416) 395-7150

**ATTACHMENT 6**

Authority: North York Community Council Report No. \*\*, Clause No. \*\*, as adopted by City of Toronto Council on \*\*\*, 2003.

Enacted by Council:

**CITY OF TORONTO**

Bill No.

**BY-LAW No.**

**To amend City of North York By-law No. 7625  
in respect of lands municipally known as 2350 Finch Avenue West**

**WHEREAS** authority is given to Council 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*;

**AND WHEREAS** the Official Plan of the former City of North York contains provisions relating to the authorization of increases in density of development;

**AND WHEREAS** pursuant to Section 37 of the *Planning Act*, the Council of a municipality may, in a by-law passed under Section 34 of the *Planning Act*, authorize increases in the density of development otherwise permitted by the by-law that will be permitted in return for the provision of such facilities, services and matters as set out in the by-law;

**AND WHEREAS** subsection 37(3) of the *Planning Act*, provides that, where an owner of land elects to provide facilities, services or matters in return for an increase in the height and density of development, the municipality may require the owner to enter into one or more agreements with the municipality dealing with the facilities, services and matters;

**AND WHEREAS** the owner of the lands hereinafter referred to have elected to provide the facilities, services and matters and hereinafter set forth;

**AND WHEREAS** the increase in density of development permitted hereunder, beyond that otherwise permitted on the aforesaid lands by By-law No. 7625, as amended, is to be permitted in return for the provision of the facilities, services and matters set out in this By-law, which are to be secured by the one or more agreements between the owner of such lands and the City of Toronto;

**AND WHEREAS** the City of Toronto has required the owner of the aforesaid lands to enter into one or more agreements having been executed dealing with certain facilities, services and

matters in return for the increase in density in connection with the aforesaid lands as permitted by this By-law;

The Council of the City of Toronto HEREBY ENACTS as follows:

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 of By-law 7625 of the former City of North York is amended by adding the following:

**64.20-A(134) RM6(134)**

**DEFINITIONS**

- |   |  |
|---|--|
| Density Incentive<br>in Indoor Private Recreational<br>Amenity Area | (a) For the purposes of this exception, “indoor private recreational amenity area” shall mean an indoor area set aside for social and/or recreational purposes, which is common to all occupants of the building. Social and/or recreational purposes shall include but not be limited to meeting rooms, library space, exercise rooms, entertainment rooms or other similar uses. |
| (b)   | For the purposes of this exception, “Gross Floor Area” as defined Section 2.39.1 of Zoning By-law No. 7625, shall also exclude the following:  |
|   | (i) indoor private recreational amenity area based on a maximum rate of 1.5 square metres per dwelling unit.   |

**PERMITTED USES**

- |     |   |
|-----|---|
| (a) | The only permitted uses shall be:                         |
|     | (i) apartment house dwellings and uses accessory thereto; |
|     | (ii) multiple attached dwellings                          |
|     | (iii) retail uses   |

**EXCEPTION REGULATIONS**

- |     |  |
|-----|--|
| (a) | Yard Setbacks  |
|     | (i) The minimum front yard setback shall be 0 metres.    |
|     | (ii) The minimum side yard setback shall be 0 metres.    |
|     | (iii) The minimum rear yard setback shall be 5.5 metres. |

## (b) Gross Floor Area

The total gross floor area permitted shall not exceed a floor space index of 2.5 or 5,315 square metres, whichever is the lesser.

## (c) Number of Dwelling Units

A maximum of 48 dwelling units shall be permitted.

## (d) Building Separation

The minimum separation between residential buildings shall be 11.0 metres between buildings located on the same lot.

## (e) Building Height

The maximum building height shall be as shown on Schedule RM6(134)

## (f) Section 37 Agreement - Indoor Private Recreational Amenity Area

In order to permit the density incentive permitted under Section 64.20-A(134) DEFINITIONS subsection (c), the owner of the subject lands, at their expense, shall enter into an agreement pursuant to Section 37 of the *Planning Act* and to the satisfaction of the City, to secure the provision of indoor private recreational amenity area based on a minimum rate of 1.5 square metres of indoor private recreational amenity area per dwelling unit.

## (g) Ground Floor Commercial Uses

The maximum combined gross floor area for retail store uses shall be 205 square metres. Such use shall only be permitted on the ground floor and along the frontage of Finch Avenue West.

## (h) A minimum of 25% of all dwelling units shall comply with the following maximum floor areas:

- (i) 55 square metres for bachelor dwelling units;
- (ii) 70 square metres for one-bedroom dwelling units;
- (iii) 80 square metres for two-bedroom dwelling units;
- (iv) 120 square metres for three-bedroom dwelling units; or any combination thereof.

## (i) Parking

- (i) Parking for residential uses shall be provided at a rate of 1.1 spaces per dwelling unit, of which 0.25 spaces per dwelling unit shall be for the use of visitors.
- (ii) Parking requirements for all non-residential uses shall be in accordance with By-law 7625.

## (j) Landscaping

For the purposes of this exception, Section 15.8 of Zoning By-law No. 7625 (Landscaping) shall also include outdoor rooftop amenity space.

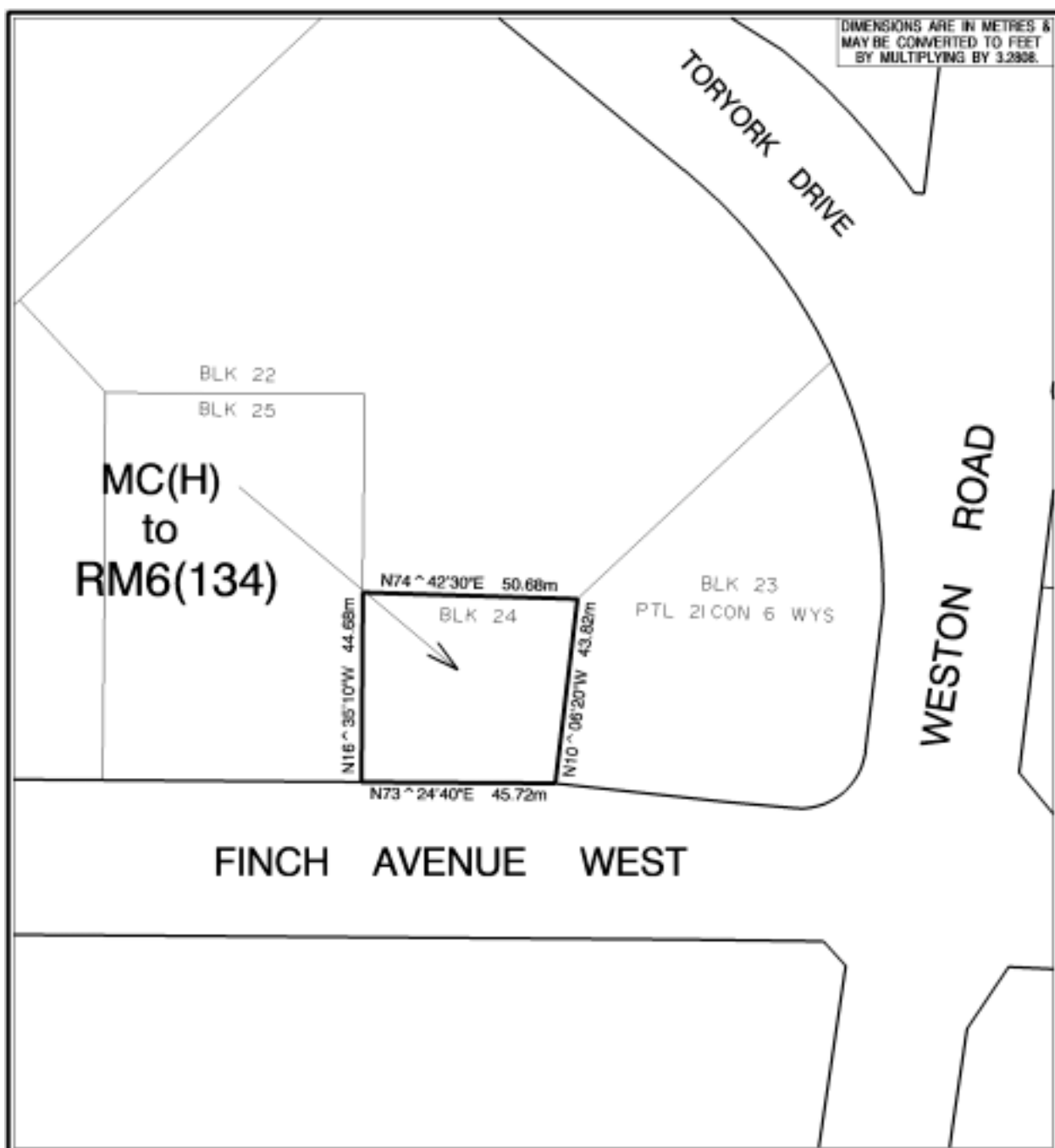
- (k) Section 20-A.1(b)(i) (Use Qualifications), Section 20-A.2.1 (Lot Area), Section 20-A.2.2 (Lot Coverage), Section 20-A.2.3 (Lot Frontage), Section 20-A.2.4.1 (Distance between Buildings and/or Portions of Buildings Forming Courts) and Section 20-A.2.6 (Building Height) of By-law No. 7625 shall not apply.

- (l) Notwithstanding any severance or division of the lands subject to this exception, the regulations of this exception shall continue to apply to the whole of the lands.

ENACTED AND PASSED this                      day of                      , A.D. 2003.

Mayor  
(Corporate Seal)

City Clerk



<p><b>This is Schedule " 1 " to By-Law _____</b></p> <p><b>passed the _____ day of _____, 20 ____</b></p>		 <b>Toronto</b> <small>City Planning Division</small> <small>North District</small>
(Sgd.) _____ CLERK	(Sgd.) _____ MAYOR	
Location: Block 24, R.P. 5936, City of Toronto		
File: <b>TTCMB 2001 0005 &amp; TB SPC 2001 0025</b>	Prepared by: <b>A.A.</b>	Approved by: <b>C.R.</b>
Date: <b>JUNE 10, 2003</b>	Filename: <b>RM6(134)</b>	
Source: Zoning, By-Law, Lot Line, Street Line and Street Name Data - City of Toronto, City Planning Division, North District. Street lines represent street dedications/road allowances and do not represent actual as-built curb-lines of streets.		

DIMENSIONS ARE IN METRES AND  
MAY BE CONVERTED TO FEET  
BY MULTIPLYING BY 3.2808

Building B  
4 Storeys or 14.0m,  
whichever is the lesser

Building A  
6 Storeys or 19.0m,  
whichever is the lesser

Finch Avenue West

This is Schedule " RM6(134)" to By-Law \_\_\_\_\_

passed the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_

(Sgd.) \_\_\_\_\_

CLERK

(Sgd.) \_\_\_\_\_

MAYOR

Location: Block 24, R.P. 5936, City of Toronto



File No. TB CMB 2001 0005 & TB SPC 2001 0025

Prepared by: A.A.

Approved by: C.R..

Date: June 12, 2003

Filename: RM6(134).ai

Source: Zoning, By-Law, Lot Line, Street Line and Street Name Data - City of Toronto, City Planning Division, North District.  
Street lines represent street dedications/road allowances and do not represent actual as-built curb lines of streets.