Authority: Humber York Community Council Report No. 10, Clause No. 12, adopted as amended, by City of Toronto Council on July 30, 31 and August 1, 2002
Enacted by Council: August 1, 2002

CITY OF TORONTO

BY-LAW No. 641-2002

To amend City of North York By-law No. 7625 in respect of lands municipally known as 1415 Lawrence 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*;

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

1. Schedules "B" and "C" of By-law No. 7625 are amended in accordance with Schedule "1" of this By-law.

2. Section 64.26 is amended by adding the following subsection:

"**64.26(3) C4(3)**

PERMITTED USES

(a) For the purposes of this exception, Section 26(2)(a) respecting residential dwellings on the ground floor does not apply.

EXCEPTION REGULATIONS

(b) The maximum gross floor area for all uses shall be 7,172.50 metres^2.

(c) The maximum non-residential gross floor area shall be 2,343 metres^2.

(d) The maximum number of dwelling units shall be 89.

(e) The maximum height of the building shall be 5 storeys or 21 metres whichever is the lesser.

(f) A minimum of 113 parking spaces shall be provided.

(g) A minimum of one loading space shall be provided.

(h) The minimum yard setbacks shall be as shown on Schedule "C4(3)"".

3. The provisions of this exception shall apply collectively to the lands zoned "C4(3)" notwithstanding their future severance, partition or division for any purpose.

4. Section 64.26 of By-law No. 7625 is amended by adding Schedule "C4(3)" attached to this By-law.

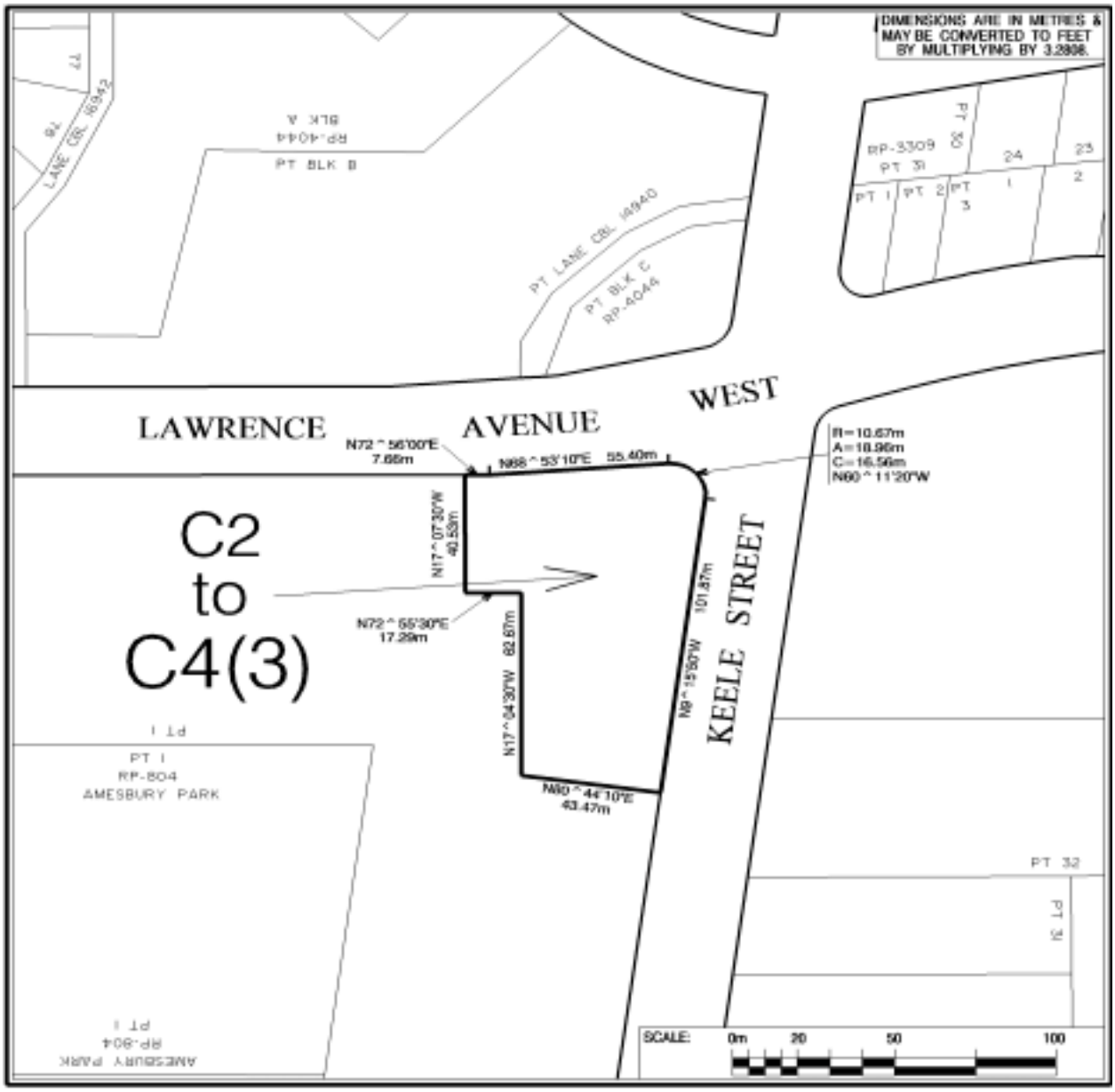
ENACTED AND PASSED this 1st day of August, A.D. 2002.

CASE OOTES,
Deputy Mayor

ULLI S. WATKISS
City Clerk

(Corporate Seal)

SCHEDULE "1"



This is Schedule " 1 " to By-Law _____

passed the _____ day of _____, 20 ___

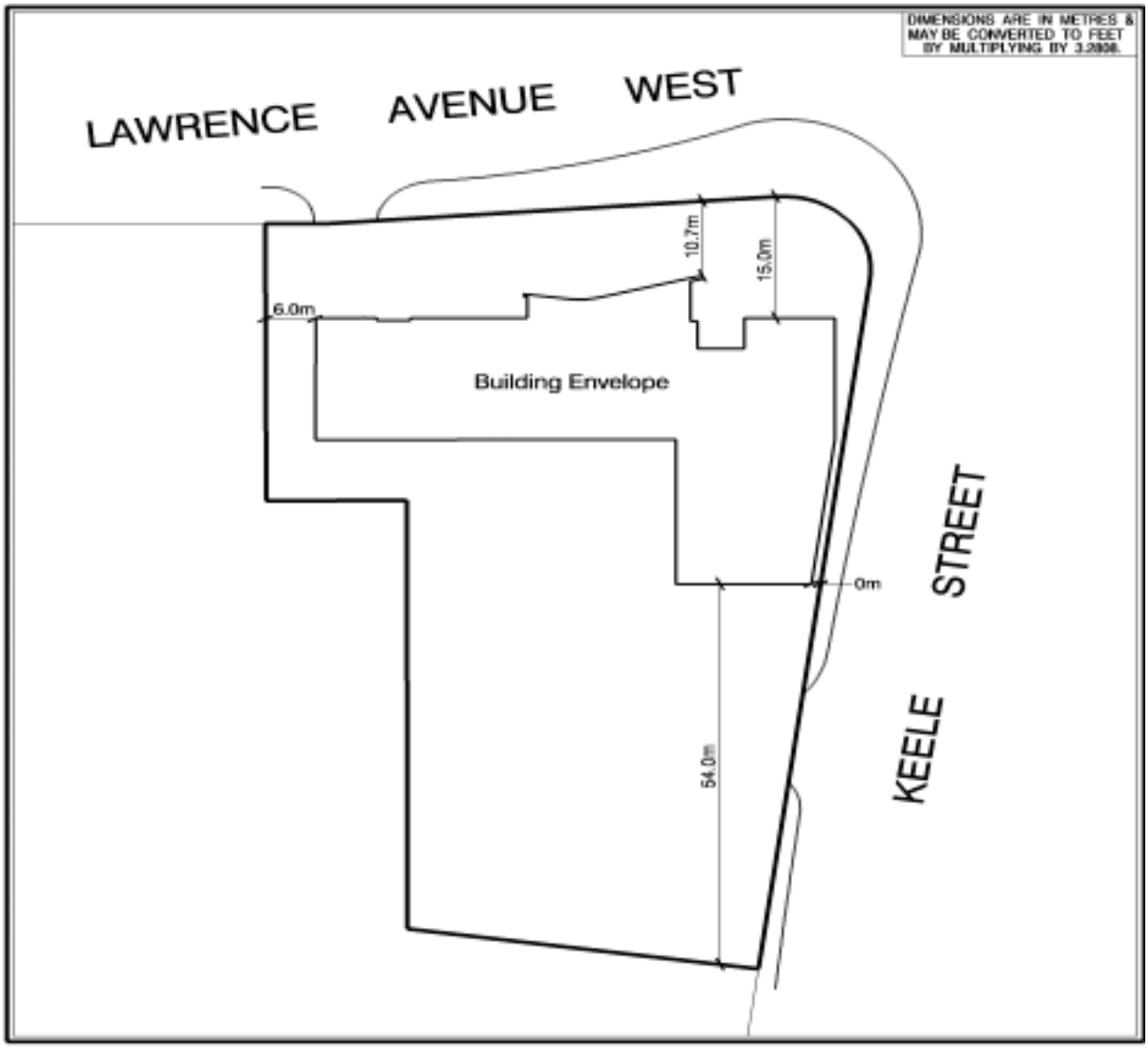
(Sgd.) _____ CLERK

(Sgd.) _____ MAYOR

TORONTO City Planning Division

SUBJECT PROPERTY

Location: PART OF LOT 1, R.P. 804				
File No. UDOZ-97-35	Prepared by: A.K.	Approved by: L.P.	Date: March 14/02	Filename: C4(3)

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

SCHEDULE "C4(3)"