

Authority: Toronto North Community Council Report No. 2, Clause No. 34,  
as adopted by City of Toronto Council on March 1, 2 and 3, 2004  
Enacted by Council: May 20, 2004

## **CITY OF TORONTO**

### **BY-LAW No. 446-2004**

#### **To amend former City of North York By-law No. 7625 in respect of the lands known municipally as 139 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*;

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

1. Schedules “B” and “C” of By-law No. 7625 of the former City of North York are amended in accordance with Schedule “1” of this By-law.
2. Section 64.19 of By-law No. 7625, as amended, is amended by adding the following subsection:

**“64.19(72) R4(72)**

#### **PERMITTED USES**

- (a) In addition to the uses permitted in the R4 zone, professional medical office building uses are also permitted within the building existing on or before the date of enactment of this exception.

#### **EXCEPTION REGULATIONS**

- (b) For professional medical office building use:
  - (i) the maximum gross floor area shall be 185m<sup>2</sup>;
  - (ii) the basement shall be used for storage and mechanical uses only;
  - (iii) the maximum number of medical practitioners practicing within the premises shall be 2;
  - (iv) the minimum number of parking spaces shall be 8; and
  - (v) the minimum front yard setback shall be 2.0 metres.
- (c) The minimum driveway width shall be 3.3 metres.

- (d) A minimum 1.0 metre wide landscaped buffer comprised of at least lawn and hardy trees or hardy ornamental shrubs shall be provided along the west boundary line.”

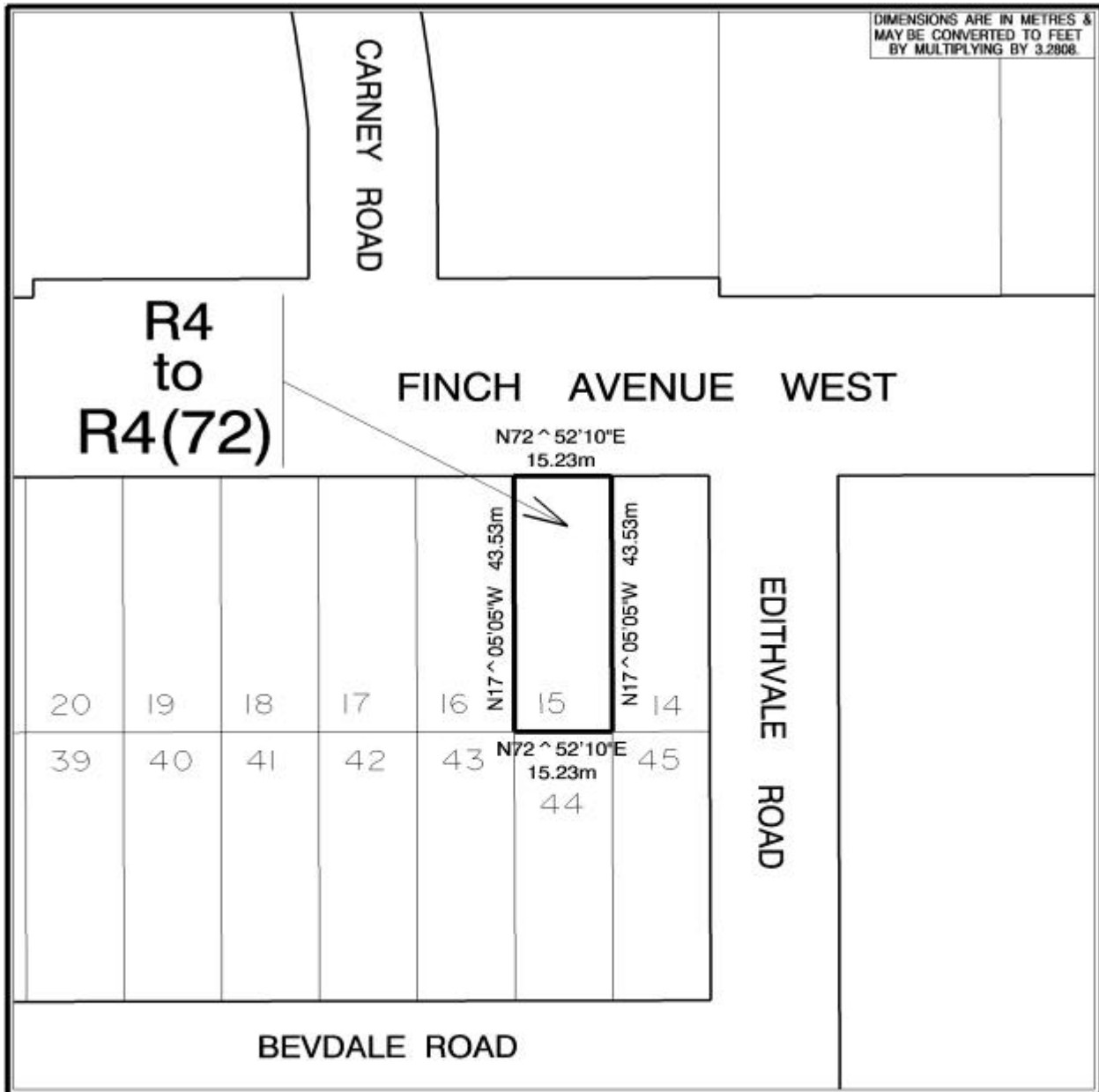
ENACTED AND PASSED this 20th day of May, A.D. 2004.

DAVID R. MILLER,  
Mayor

ULLI S. WATKISS  
City Clerk

(Corporate Seal)

**SCHEDULE "1"**




This is Schedule " 1 " to By-Law \_\_\_\_\_  
 passed the \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_

(Sgd.) \_\_\_\_\_ (Sgd.) \_\_\_\_\_  
 CLERK MAYOR


**Location: Part of Lot 15, R.P. 3832, City of Toronto**

**File:** TB ZBL 2003 0010 **Prepared by:** A.A. **Approved by:** C.M. **Date:** Mar. 2, 2004 **Filename:** R4(72)

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.



City Planning Division  
North District




SUBJECT PROPERTY