

Authority: TorontoWest Community Council Report No. 5, Clause No. 14,  
as adopted by City of Toronto Council on June 22, 23 and 24, 2004  
Enacted by Council: June 24, 2004

**CITY OF TORONTO**

**BY-LAW No. 471-2004**

**To amend former City of York By-law No. 1-83 with respect to lands known municipally as  
116 Eileen Avenue.**

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. That Section 16 of By-law No. 1-83, as amended, of the former City of York, be further amended by adding thereto the following as a new Subsection (416):

“(416) LANDS - 116 Eileen Avenue

Notwithstanding the provisions of Section 11 of this By-law, the lands municipally known as 116 Eileen Avenue, more particularly described and shown on the plan comprising Schedule ‘A’ to this Subsection, may be used for the purpose of a detached dwelling house and accessory uses, subject to the following conditions:

- (a) the building shall be located on the lands so as to provide the minimum building setbacks as shown on Schedule ‘A’ hereto;
- (b) the minimum lot frontage shall be 6.7 metres;
- (c) the maximum floor space index shall be 0.94;
- (d) the maximum height of the building shall be 11.0 metres with not more than three storeys;
- (e) a minimum of 25 percent of the area of the front yard, excluding the area covered by any porch, veranda, deck or balcony shall be green landscaped space;
- (f) the top of the front door stoop shall not be higher than 1.9 metres above the existing grade elevation of the sidewalk measured at the front lot line opposite the front entrance;
- (g) the minimum width of a parking space in the garage shall be 2.8 metres; and

- (h) all other provisions of this By-law shall continue to apply except in the case where provisions of this Subsection are in conflict, in which case the provisions of this Subsection shall prevail.”
2. Subject to the provisions of Section 34 of the *Planning Act*, R.S.O. 1990, c.P. 13, as amended, this By-law shall come into force and effect on the date of the passing.

ENACTED AND PASSED this 24th day of June, A.D. 2004.

DAVID R. MILLER,  
Mayor

ULLI S. WATKISS  
City Clerk

(Corporate Seal)

**SCHEDULE 'A' TO BY-LAW NO. 471-2004 AND TO SECTION 16(416)  
OF ZONING BY-LAW NO. 1-83**

