

Authority: North York Community Council Item NY13.8,  
as adopted by City of Toronto Council on May 22, 23 and  
24, 2024

## **CITY OF TORONTO**

**Bill 477**

### **BY-LAW -2024**

**To amend former City of North York Zoning By-law 7625, as amended, with respect to the lands municipally known in the year 2023 as 56 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 enacts:

**1.** Section 64.20-A(148) of By-law 7625 is amended in accordance with the following:

- a) Under the subsection PERMITTED USES, add the following:
  - ii) a business or professional office use.
- b) Under the subsection EXCEPTION REGULATIONS, MAXIMUM GROSS FLOOR AREA, amend (b) as follows:
  - (b) A maximum gross floor area of 139 m<sup>2</sup> shall be permitted, all of which shall be used for permitted uses.
- c) Add the following section after (k):

#### **PERMITTED PROJECTIONS INTO MINIMUM YARD SETBACKS**

- (l) A wheelchair ramp may be located 0 metres from the west and south side lot lines.

Enacted and passed on May , 2024

Frances Nunziata,  
Speaker

John D. Elvidge,  
City Clerk

(Seal of the City)