CITY OF TORONTO

BY-LAW No. 712-2001

To amend City of North York By-law No. 7625 in respect of lands municipally known as 3 Wallasey 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. Schedules “B” and “C” of By-law No. 7625 are amended in accordance with Schedule “1” of this by-law.

2. Section 64.14-B of By-law No. 7625 is amended by adding the following subsection:

64.14-B(10) R7(10)

EXCEPTION REGULATIONS

(a) The minimum front yard setbacks shall be as shown on Schedule R7(10).

(b) The south side yard for Unit A as shown on Schedule R7(10) shall be a minimum of 1.2 m.

(c) The dwelling length for Unit D as shown on Schedule R7(10) may be a maximum of 17.0 m and may be extended by 2.1 m for a one storey portion in compliance with Section 14-B(9)(b).

(d) The area of the porch for Unit A is excluded from coverage calculations.

(e) The provisions of Section 6(A)(7)(b) shall not apply.

(f) The provisions of Section 6(23)(a)(D)(II) shall not apply.

(g) Notwithstanding Section 6(30), the finished first floor elevation of Units A and B as shown on Schedule R7(10) shall be no higher than 2 m above established grade. The finished first floor elevation for Units C and D as shown on Schedule R7(10) shall be no higher than 1.5 m above established grade.

(h) A landscaped area along the rear property line shall be required and shall have a minimum width of 1.5 m.
3. Section 64.14-B of By-law No. 7625 is amended by adding Schedule “R7(10)” attached to
this By-law.

ENACTED AND PASSED this 26th day of July, A.D. 2001.

CASE OOTES, JEFFREY A. ABRAMS,
Deputy Mayor Acting City Clerk

(Corporate Seal)
SCHEDULE “1”

This is Schedule "1" to By-Law _____
passed the ______ day of ______, 20 _____

(Sgd.) CLERK (Sgd.) MAYOR

Location: 3 Wallasey Avenue
File No. UDZ-09-19 & UDNP-09-092 Prepared by: F. L. Approved by: A. M. Date: May 17, 2001 Filename: SBI.3013

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.
SCHEDULE “R7(10)”

This is Schedule " R7(10) " to By-Law ________ passed the ________ day of ________, 20 ________

(Sgd.) ___________________________ (Sgd.) ___________________________
CLERK MAYOR

Location: 3 Wallasey Avenue

File No. UDZ-00-19 & UDZ-00-92
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