

Authority: North York Community Council Report No. 11, Clause No. 7,
as adopted by City of Toronto Council on October 29, 30 and 31, 2002
Enacted by Council: February 7, 2003

CITY OF TORONTO

BY-LAW No. 74-2003

**To adopt Amendment No. 534 of the Official Plan for the former City of North York in
respect of lands municipally as 73 and 75 Finch Avenue West.**

WHEREAS authority is given to Council by the *Planning Act*, R.S.O. 1990, c.P. 13, as amended,
to pass this By-law; and

WHEREAS Council 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. Amendment No. 534 to the Official Plan of the former City of North York, consisting of the
attached text is hereby adopted.
2. This By-law shall come into force and effect on the day of the final passing thereof.

ENACTED AND PASSED this 7th day of February, A.D. 2003.

CASE OOTES,
Deputy Mayor

ULLI S. WATKISS
City Clerk

(Corporate Seal)

PREFACE AND EXPLANATORY NOTES**TO AMENDMENT NO. 534****TO THE OFFICIAL PLAN OF THE****CITY OF NORTH YORK****LANDS AFFECTED BY THIS AMENDMENT**

This amendment concerns the lands located on the southwest corner of Finch Avenue West and Madeline Road, known municipally as 73 and 75 Finch Avenue West.

EFFECTS OF AMENDMENT

The site is designated Central Finch Mixed Use - One (CFMU-1) of the Central Finch Area Secondary Plan. The amendment application TB CMB 2002 0009 is for a semi-detached dwelling, fronting on Madeline Road, and includes a multiple attached dwelling with seven residential units, fronting on Finch Avenue West.

The effect of this amendment would be to permit a semi-detached dwelling with a minimum horizontal setback of 1.5 metres from the residential property line that coincides with the boundaries of the Secondary Plan and a maximum building height of 9.0 metres.

PUBLIC MEETINGS

A public meeting to consider this amendment application was held by North York Community Council after written notice of such meeting had been sent to all persons assessed in respect of land and to all tenants within 120 metres of the subject lands. This application was considered by North York Community Council on October 16, 2002.

On February 7, 2003, Council enacted By-law No. 74-2003.

AMENDMENT NO. 534
TO THE OFFICIAL PLAN
OF THE CITY OF NORTH YORK

The following text constitutes Amendment No. 534 to the Official Plan for the City of North York.

ITEM 1

Clause 1

Part D.12, Section 3.6 Site Specific Policies, of the Central Finch Area Secondary Plan is amended by adding the following subsection:

“3.6.7 Despite Section 3.1, on the lands located at the southwest corner of Finch Avenue West and Madeline Road, identified as Part of Lots 22 and 23 of Registered Plan 3705 and known municipally as 73 and 75 Finch Avenue West, a semi-detached dwelling shall be permitted with a minimum horizontal setback of 1.5 metres from the residential property line that coincides with the boundaries of the Secondary Plan and with a maximum building height of 9.0 metres”.