

Authority: North York Community Council Item 7.40,  
as adopted by City of Toronto Council on July 16, 17, 18 and 19, 2007  
Enacted by Council: July 19, 2007

## **CITY OF TORONTO**

### **BY-LAW No. 779-2007**

**To amend the former City of North York Zoning By-law No. 7625, as amended, and to repeal the former City of North York Zoning By-law No. 30747 with respect to lands municipally known as 3694-3700 Bathurst Street.**

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 64.23 of By-law No. 7625 is amended by adding the following subsection:

#### **64.23 (125) C1 (125)**

#### **PERMITTED USES**

- (a) The following uses are the only uses permitted:

Retail stores;  
Personal service shops;  
Service shops;  
Banks;  
Business and professional offices;  
Studios;  
Dry-cleaning and laundry collecting establishments;  
Synthetic dry-cleaning establishments;  
Automatic laundry shops;  
Fitness centres;  
Professional medical offices;  
Information processing;  
Research;  
Showroom;  
Clubs;  
Commercial schools; and  
Custom workshops making articles or products to be sold at retail on the premises provided it does not comprise an obnoxious use.

## **EXCEPTION REGULATIONS**

**(b) Yard Setbacks**

The minimum front, rear and side yard setbacks on the lands as shown in Schedule “C1(125)” attached hereto shall be maintained.

**(c) Landscaping**

A minimum 1.5 metre landscaped strip shall be provided along the full length of a lot line that abuts any R or RM zone.

**(d) Fencing**

An opaque acoustic fence with a minimum height of 1.8 metres shall be provided along the full length of a lot line that abuts any R or RM zone.

- 3.** Notwithstanding any defined terms to the extent modified by this By-law and the provisions noted herein, all other provisions and defined terms of the former City of North York By-law No. 7625, as amended, continue to apply.
- 4.** Within the lands shown on Schedule “1” attached to this By-law, no person shall use any land or erect or use any building or structure unless the following municipal services are provided to the lot line and the following provisions are complied with:
  - (a)** all new public roads have been constructed to a minimum of base curb and base asphalt and are connected to an existing public highway, and
  - (b)** all water mains and sanitary sewers, and appropriate appurtenances, have been installed and are operational.
- 5.** By-law No. 30747 of the former City of North York is hereby repealed.

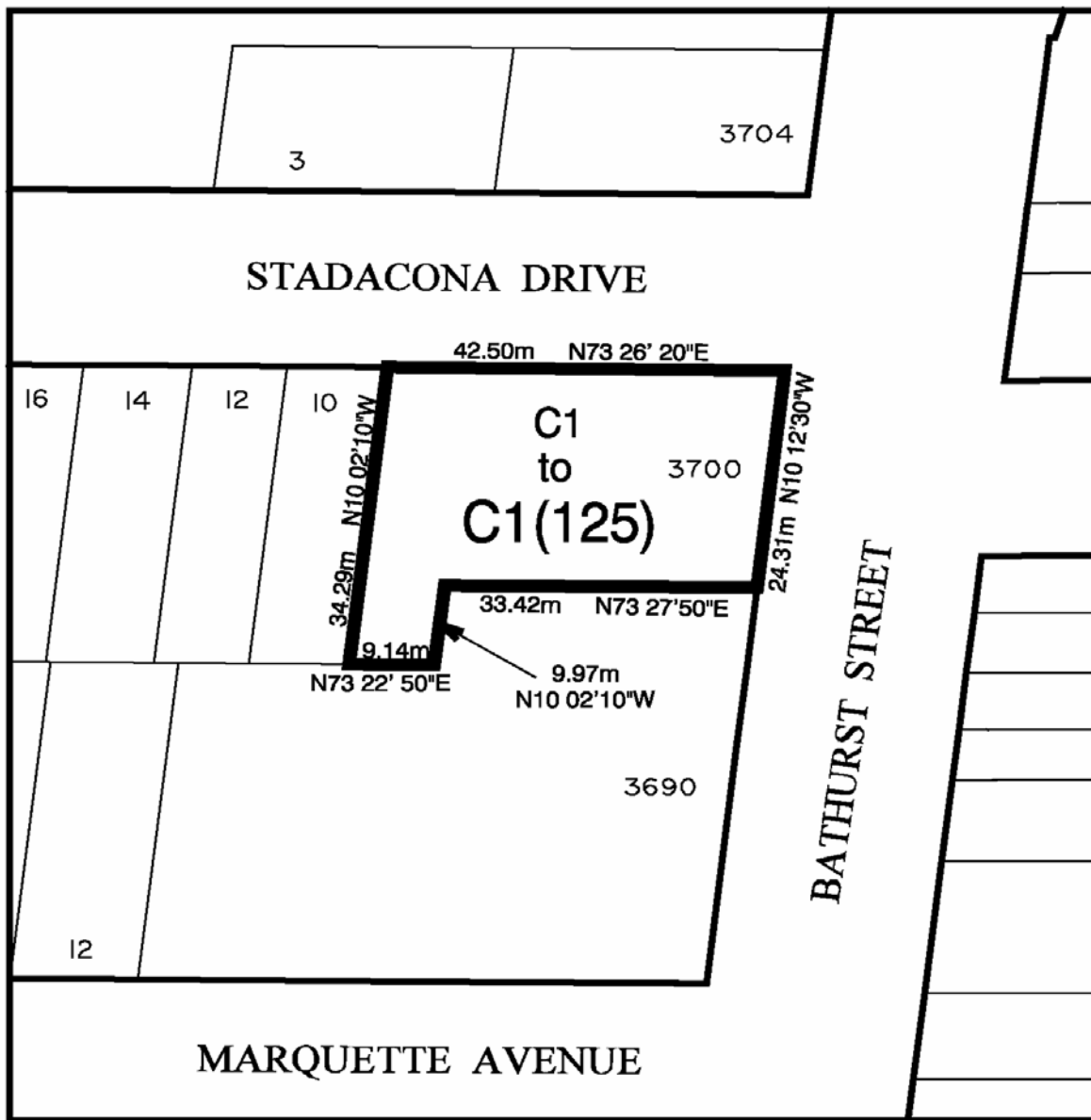
ENACTED AND PASSED this 19th day of July, A.D. 2007.

SANDRA BUSSIN,  
Speaker

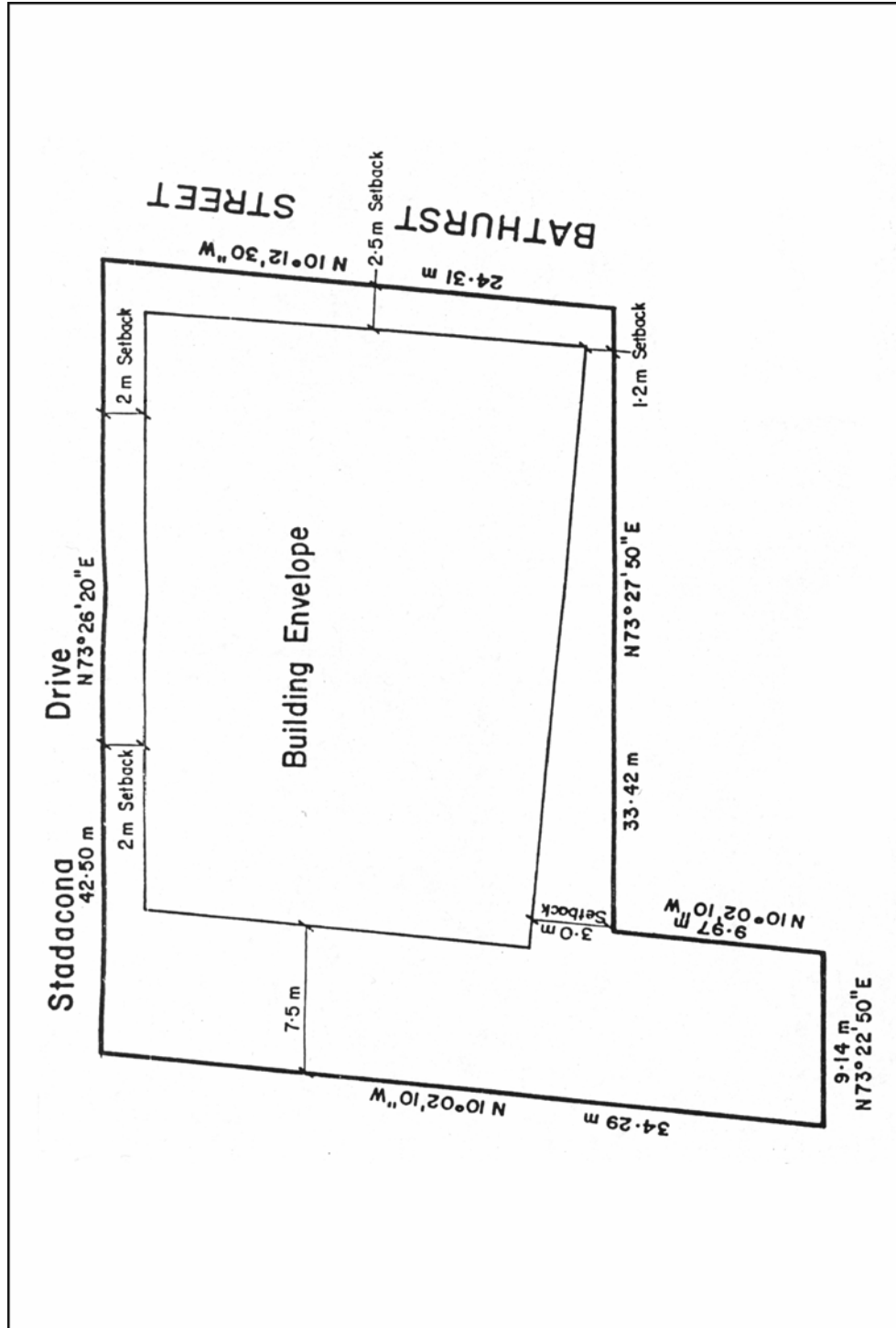
ULLI S. WATKISS  
City Clerk

(Corporate Seal)

## SCHEDULE "1"



## SCHEDULE "C1(125)"



Schedule "C1(125)" to Bylaw

Part of Lot 10, Lot 11, 12 &amp; 71, R.P. 2053

File # 06\_196044

Date: 04/26/07  
 Approved by: C. R.



Not to Scale