

Authority: North York Community Council Report 1, Clause 47, as adopted by City of Toronto Council on February 1, 2 and 3, 2005, and Motion M81, moved by Councillor Filion, seconded by Councillor Moscoe, 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. 873-2007**

**To amend former City of North York Zoning By-law No. 7625, as amended, with respect to lands municipally known as 84 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 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 64.23 of By-law No. 7625 is amended by adding the following subsection:

#### **64.23(121) C1(121)**

#### **PERMITTED USES**

- (a) The only permitted uses within the existing single storey dwelling shall be one residential dwelling unit, as well as medical and professional offices.

#### **EXCEPTION REGULATIONS**

- (b) Gross Floor Area

The maximum gross floor area shall not exceed 217.8 square metres.

- (c) Building Height

The maximum height shall not exceed 1 storey.

- (d) Yard Setbacks

The minimum side yard setbacks are shown on Schedule “2” - C1(121).

- (e) Lot Coverage

The maximum lot coverage of all buildings shall be 35%.

(f)     Parking

A minimum of 4 parking spaces are to be provided.

(g)     Fencing

A minimum 1.5 metre high opaque fence shall be provided along the north property line abutting the residential lands.

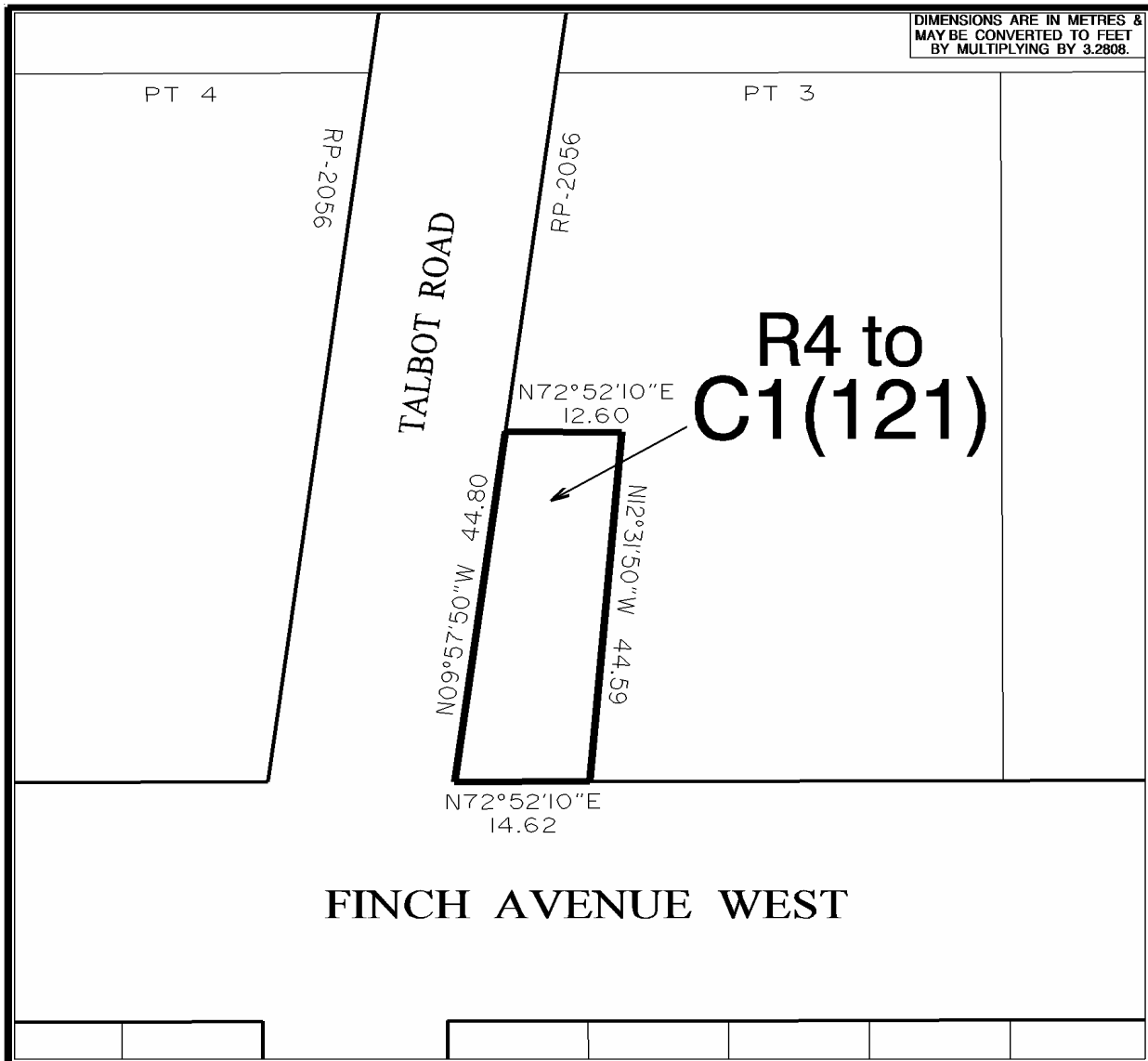
- 3.**     Section 64.25 of By-law No. 7625 is amended by adding Schedule “1” - C1(121) attached hereto.

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

SANDRA BUSSIN,  
                    Speaker

ULLI S. WATKISS  
                    City Clerk

(Corporate Seal)

**SCHEDULE "1"**

This is Schedule " 1 " to By-Law \_\_\_\_\_  
passed the \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_

(Sgd.)

CLERK

(Sgd.)

MAYOR



Location: Part of Part 3 Registered Plan 2056, City of Toronto

File: 03\_166411

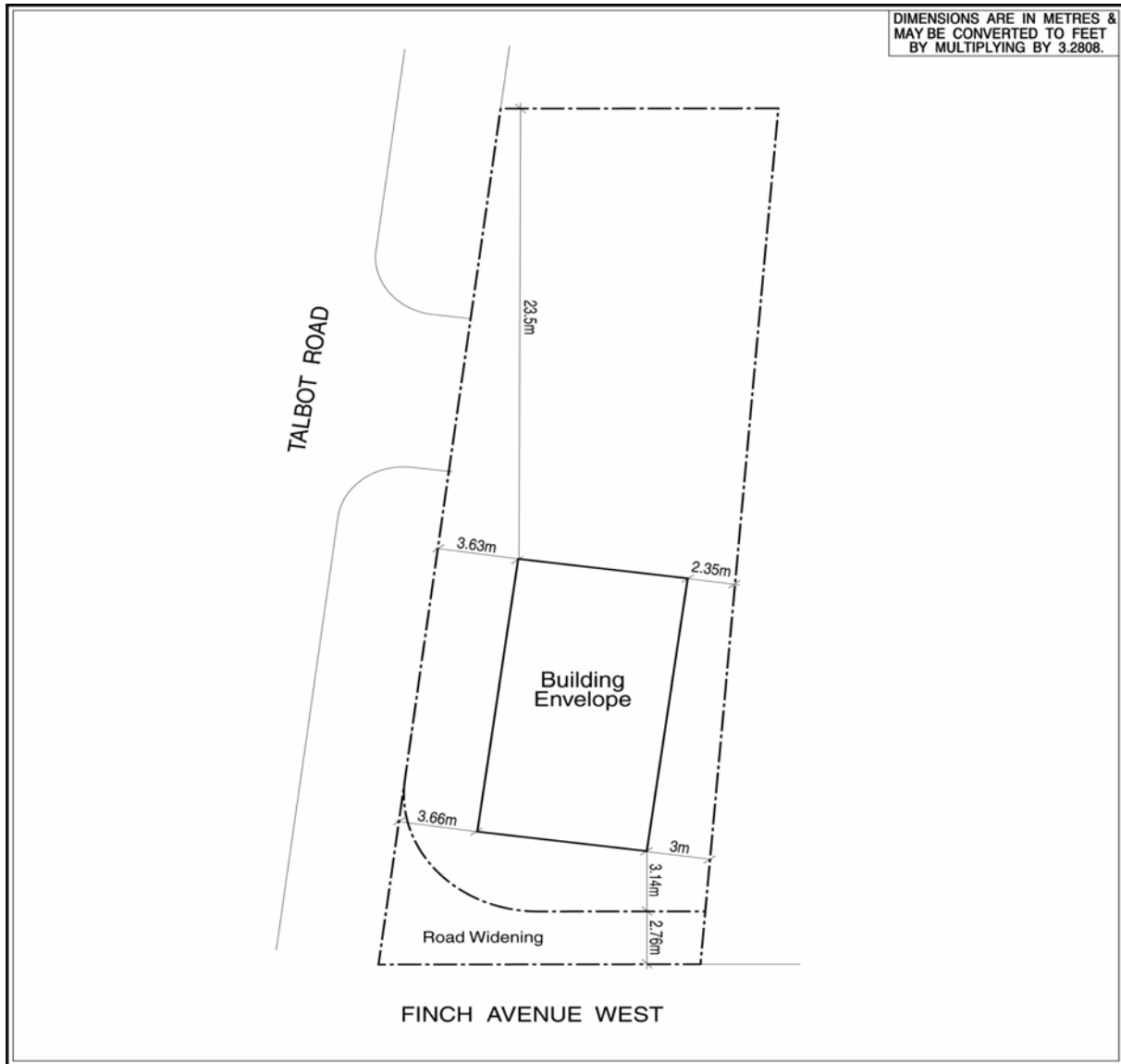
Prepared by: A.K.

Approved by: R.L.

Date: Dec. 10, 2004

Filename: C1(121)\_1

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 "C1(121)"**

This is Schedule "C1(121)" to By-Law \_\_\_\_\_  
passed the \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_

(Sgd.)

CLERK

(Sgd.)

MAYOR



Location: Part of Part 3, Registered Plan 2056, City of Toronto

File No. 03\_166411

Prepared by: A.K.

Approved by: R.L.

Date: Dec. 16, 2004

Filename: C1(121).ai

Source: Zoning, By-Law, Lot Line, Street Line and Street Name Data - City of Toronto, City Planning Division, North District.  
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