

Authority: North York Community Council Item 5.28,
as adopted by City of Toronto Council on April 12 and 13, 2011
Enacted by Council: April 13, 2011

CITY OF TORONTO

BY-LAW No. 484-2011

To amend the former City of North York Zoning By-law No. 7625, as amended, with respect to the lands municipally known as 51 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 of the former City of North York are amended in accordance with Schedule 1 of this By-law.
2. Section 64.13 of By-law No. 7625 is amended by adding the following subsection:

"64.13 (97) R4(97)

PERMITTED USES

- (a) In addition to the uses permitted in an R4 zone, a professional medical office located in the existing structure as of the date of passing of this By-law shall be permitted on the lands identified on Schedule R4(97).

EXCEPTION REGULATIONS FOR A COMMERCIAL BUILDING

- (b) The minimum yard setbacks shall be as identified on Schedule R4(97).
- (c) The maximum number of stories shall not exceed 1.5.
- (d) The maximum total gross floor area on the net site shall be 115 square metres, excluding the basement which shall be used only for storage purposes.
- (e) All portions of the building or structure erected and used above established grade shall be located wholly within the maximum potential building envelope identified on Schedule R4(97).
- (f) The required number of parking spaces shall be 5, wholly located at the rear of the lot.
- (g) A minimum 1.5 metre landscape strip and 1.8 metre high opaque fence shall be provided along the south property line as shown on Schedule R4(97).

- (h) A minimum 1.5 metre landscape strip and 1.5 metre high opaque fence shall be provided along the east property line as shown on Schedule R4(97).
 - (i) The provisions of 6A (2)(a), as amended, shall not apply.
 - (j) Notwithstanding any severance, partition or division of the site shown on Schedule R4(97), the provisions of this By-law shall apply to the whole of the site as if no severance, partition or division occurred.
- 3.** Within the lands shown on Schedule R4(97) 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.

ENACTED AND PASSED this 13th day of April, A.D. 2011.

FRANCES NUNZIATA,
Speaker

ULLI S. WATKISS,
City Clerk

(Corporate Seal)



