

CITY OF TORONTO

BY-LAW No. 734-2001(OMB)

To amend City of North York By-law No. 7625 and to repeal City of North York By-law Nos. 27329, 27373 and 27550 in respect of lands municipally known as 200 Finch Avenue West.

WHEREAS the Ontario Municipal Board pursuant to its Order No. 1041 dated June 29, 2001, upon hearing the appeal of Canary Group Inc. under Section 34(11) of the *Planning Act*, R.S.O. 1990 c.P. 13, as amended, deems it advisable to amend By-law No. 7625 of the former City of North York;

THEREFORE By-law No. 7625 of the former City of North York is amended 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 of the former City of North York is amended by adding the following:

“64.23(98) C1(98)

PERMITTED USES

- (a) The only permitted uses shall be:
 - (i) Business and professional office;
 - (ii) Clinic
 - (iii) Commercial School;
 - (iv) Personal service shop;
 - (v) Professional medical office;
- (b) In addition to the uses set out in paragraph (a) above, the following types of retail store uses shall only be permitted on the ground floor:
 - (i) showroom, excluding automobile, snowmobiles or motorcycle dealerships;
 - (ii) pharmacy - a maximum of 10% of the floor space may be used for non-pharmacy items;
 - (iii) medical supply;
 - (iv) photocopy shop;

- (v) optical
 - (vi) toys/games;
 - (vii) computers;
 - (viii) phones;
 - (ix) antique shops;
 - (x) lighting;
 - (xi) cigars;
 - (xii) art dealers;
 - (xiii) framing and poster;
 - (xiv) alarm/security;
 - (xv) book store (new/used);
 - (xvi) travel agency;
 - (xvii) herbal and health care;
 - (xviii) cards and paper goods;
 - (xix) music - restricted to 25% of the total first floor retail space; and
 - (xx) pet store.
- (c) Notwithstanding anything else herein, the following uses are specifically excluded from the list of retail store uses noted above;
- (i) convenience/variety store;
 - (ii) food store; and
 - (iii) take out restaurant.

EXCEPTION REGULATIONS

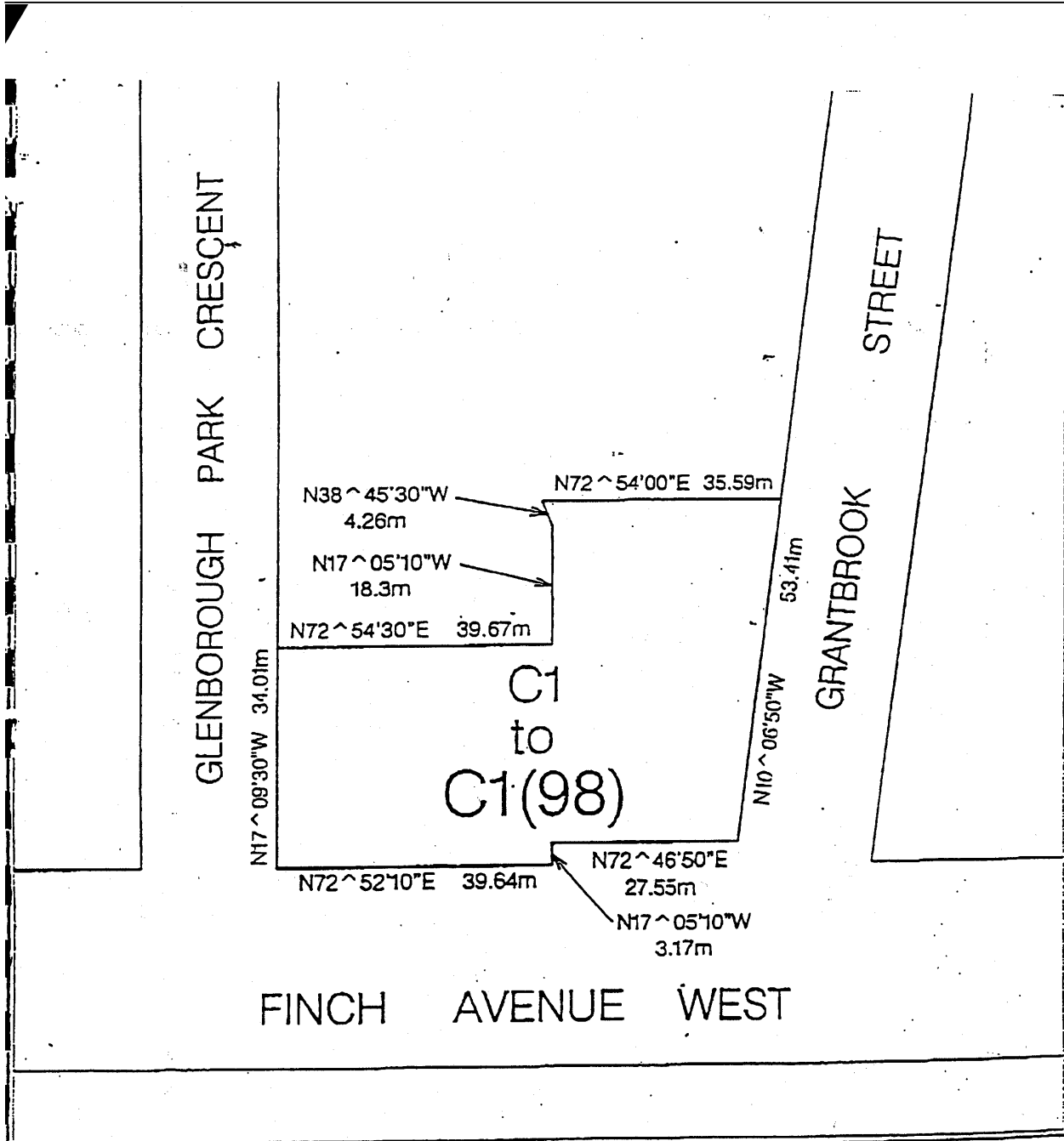
- (d) The maximum building height shall be 3 storeys;
- (e) The minimum yard setbacks shall be as shown on Schedule C1(98).
- (f) The maximum gross floor area shall not exceed 89% of the lot area.

- (g) Parking Requirements
 - (i) The parking requirements of Section 6A(2) of By-law No. 7625 shall apply, and a minimum of 73 parking spaces shall be provided, of which are not less than 59 parking spaces shall be underground.
 - (ii) The surface parking area shall be in the location shown on Schedule C1(98).
 - (h) A minimum of 1 loading space shall be provided.
 - (i) Landscaping shall be provided in the locations shown on Schedule C1(98)".
- 3.** Section 64.23(98) of By-law No. 7625 of the former City of North York is amended by adding Schedule C1(98) attached to this by-law.
- 4.** By-laws Nos. 27329, 27373 and 27550 are hereby repealed.

PURSUANT TO THE DECISION OF THE ONTARIO MUNICIPAL BOARD ISSUED JUNE 29, 2001 AND NOVEMBER 21, 2001 IN BOARD FILE NO. PL001050.

SCHEDULE “1”

SCHEDULE “C1(98)”



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

(Sgd.)

(Sgd.)

CLERK

MAYOR

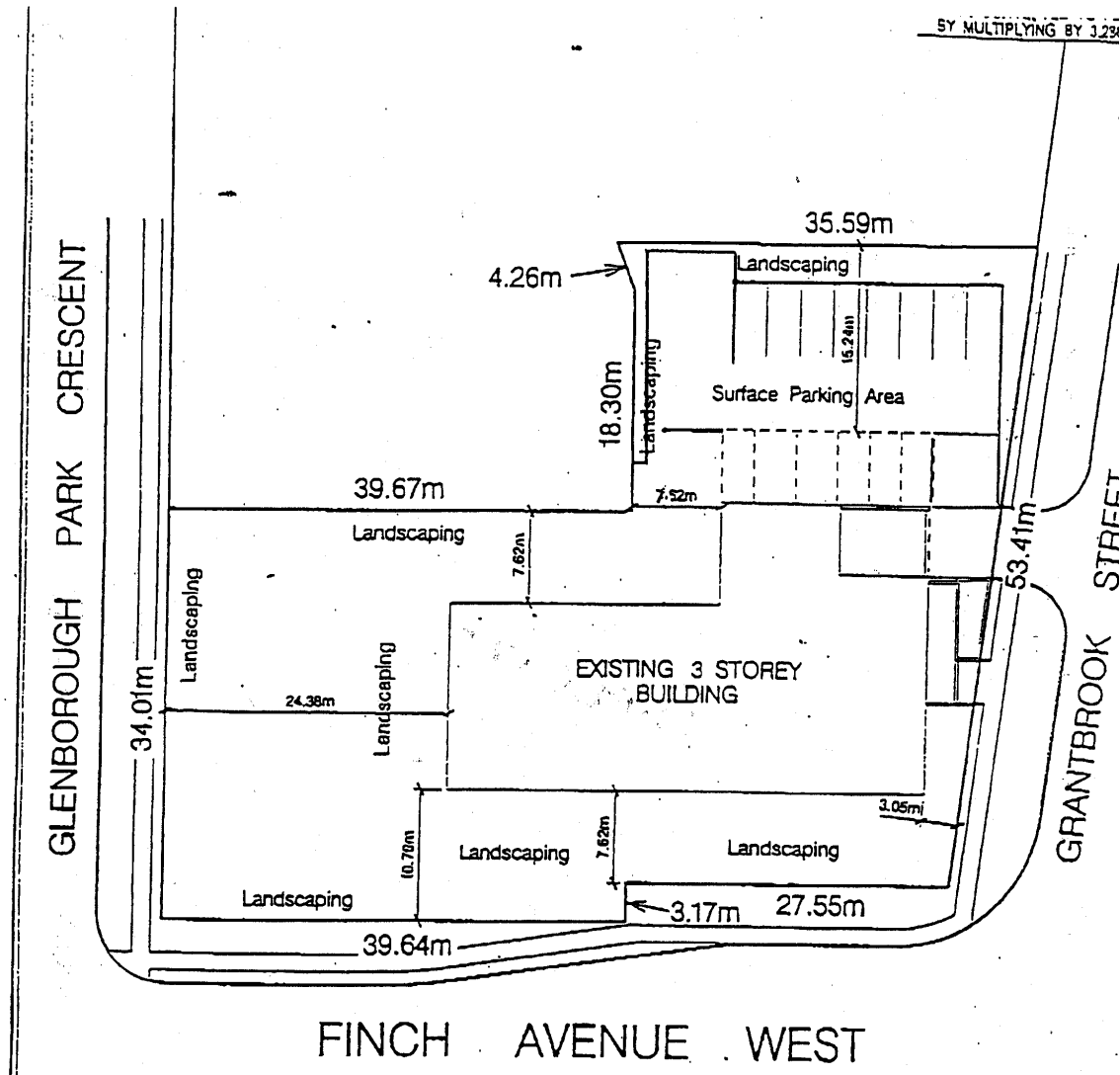


SUBJECT
PROPERTY

Location: Lot 178 & Part of Lot 179, R.P. 4120, City of North York

File No. UDZ-99-22	Prepared by: ANG.A.	Approved by: N.S.	Date: MAY 12, 2000	Filename: SBL2994
--------------------	---------------------	-------------------	--------------------	-------------------

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.



This is Schedule " C1(98) " to By-Law _____
 passed the _____ day of _____, 20____

(Sgd.) _____ (Sgd.) _____
 CLERK MAYOR

Location: Lot 178 & Part of Lot 179, R.P. 4120, City of North York

File No. UDZ-99-22 Prepared by: A.K. Approved by: N.S. Date: JULY 31, 2000 Filename: SBL2994

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.

TORONTO
 City Planning Division
 North District
 SUBJECT PROPERTY