

Authority: North York Community Council Item 16.34,
as adopted by City of Toronto Council on June 23 and 24, 2008
Enacted by Council: June 24, 2008

CITY OF TORONTO

BY-LAW No. 593-2008

To amend former City of York Zoning By-law No. 1-83, as amended, with respect to the lands municipally known as 601, 603 and 605 Oakwood Avenue.

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. Section 16 of By-law No. 1-83 is amended by adding the following subsection:

16(432) LANDS – 601, 603 AND 605 OAKWOOD AVENUE

Notwithstanding the provisions of Section 8 of this By-law, the existing building and lands as described in Schedule 1 hereto, may be used for six dwelling units within a commercial building provided that the commercial uses are located on the ground floor of the building, at the grade level of the public sidewalk, and subject to the following conditions:

1. Only the following commercial uses shall be permitted:
 - (a) Bake-shop;
 - (b) Office, excluding a professional medical office;
 - (c) Retail store;
 - (d) Restaurant, excluding a licensed restaurant;
 - (e) Take-out eating establishment;
 - (f) Day nursery;
 - (g) Veterinary clinic;
 - (h) Pet shop;
 - (i) Dry -cleaning and laundry collecting establishments;
 - (j) Self-service laundry;
 - (k) Service or repair establishment, class A; and
 - (l) Financial institution.
2. The following regulations apply to a Restaurant:
 - (a) Accessory uses shall be limited to recreational and entertainment uses;
 - (b) Accessory uses shall not occupy an area greater than 20% of the Restaurant gross floor area, within the building; and
 - (c) Accessory uses shall be contained within the building or portion thereof where the Restaurant is situated.

3. The maximum building height shall be three (3) stories or 11 metres, whichever is the lesser.
 4. The minimum lot frontage shall be 14.0 metres.
 5. The minimum side yard setbacks shall be 0.0 metres
 6. The minimum rear yard setback shall be 9.0 metres
 7. The minimum front yard setback shall be 0.0 metres.
 8. The maximum floor space index shall be 1.2.
 9. A minimum of four (4) parking spaces shall be provided on the site, and such parking spaces shall be used only in conjunction with the uses provided for in this By-law.
 10. Parking and loading facilities are prohibited in the front yard.
 11. Access for all vehicles shall be from the public laneway.
 12. For the purposes of this Subsection, the following definitions shall apply:
 - “**FINANCIAL INSTITUTION**” means the use of a building to provide banking and financial services directly to the public, and includes a bank, a trust company, credit union or finance company.
 - “**DRY-CLEANING AND LAUNDRY COLLECTING ESTABLISHMENTS**” are personal service shops where clothing, textiles, cloth and similar materials are delivered to and from a laundry which is in a different location.
 - “**VETERINARY CLINIC**” means a professional office providing medical care to animals, operated by a person licensed under the Veterinarian Act; but does not include a boarding kennel.
 - “**PET SHOP**” means a shop or place where animals or birds for use as pets are sold or kept for sale or groomed, but does not include a shop or place for the breeding or overnight boarding of pets”
2. 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 York By-law No. 1-83, as amended, continue to apply.

- 3.** 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.

ENACTED AND PASSED this 24th day of June, A.D. 2008.

SANDRA BUSSIN,
Speaker

ULLI S. WATKISS
City Clerk

(Corporate Seal)

