

Authority: North York Community Council Item NY30.46, as adopted by City of Toronto Council on January 26 and 27, 2010 and MM24.12, by Councillor David Shiner, seconded by Councillor Cesar Palacio, as adopted by City of Toronto Council on January 31, 2017

CITY OF TORONTO

BY-LAW 114-2017

To amend former City of North York Zoning By-law 7625, as amended, with respect to the lands municipally known as 88 Finch Avenue East.

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 enacts:

1. Schedules "B" and "C" of By-law 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 7625 is amended by adding the following subsection:

"64.13 (114) R4(114)

PERMITTED USES

- (a) In addition to the uses permitted by the R4 zone, a professional medical office use shall also be permitted within the building existing on or before the date of enactment of this exception.

EXCEPTION REGULATIONS

- (b) The maximum gross floor area shall be 334 square metres;
- (c) The minimum number of parking spaces shall be 5;
- (d) The minimum yard setbacks shall be as shown on Schedule R4(114);
- (e) A minimum 1.5 metre wide landscape buffer comprised of at least lawn and hardy trees or ornamental shrubs and a 1.5 metre privacy fence shall be provided along the north property line;
- (f) Section 7.4A and 7.4B relating to front yard landscaping and front yard soft landscaping shall not apply; and
- (g) A covered porch, stairs, and elevator shaft shall be permitted to project into the required front yard setback.

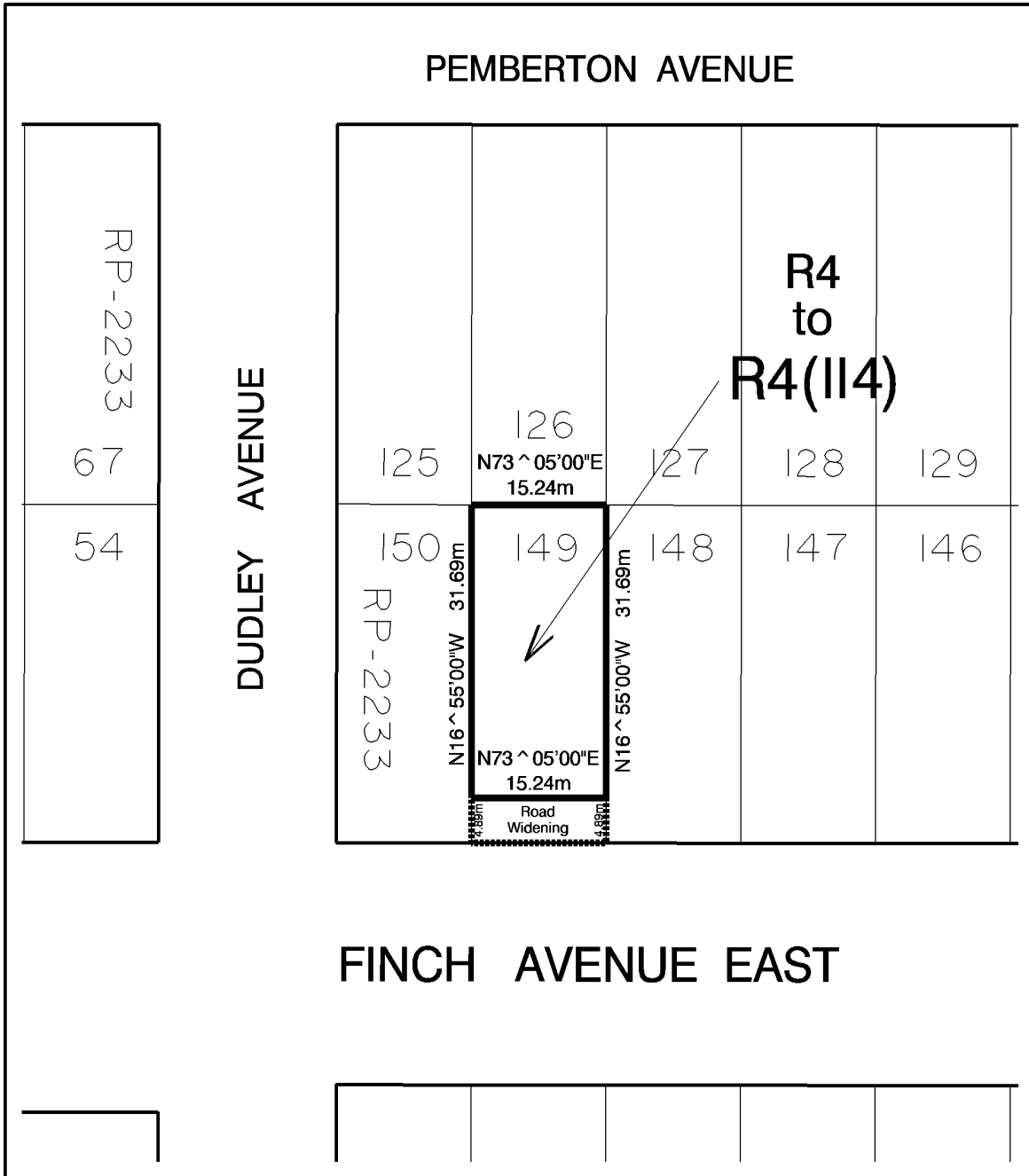
3. Within the lands shown on Schedule R4(114) attached to this By-law, no person shall use any land or erect or use any building or structure unless the following municipal services are provided to the lot line and the following provisions are complied with:
 - (a) all new public roads have been constructed 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."
4. Section 61.13 of By-law 7625 is amended by adding Schedule R4(114) attached to this By-law.

Enacted and passed on January 31, 2017.

Frances Nunziata,
Speaker

Ulli S. Watkiss,
City Clerk

(Seal of the City)



Schedule 1

Plan of Lot 149, R.P. 2233, City of Toronto
J. Vinklers Surveying Ltd., Project No.08957
Date: 09/27/2016
Approved by: Jason Brander

File # 08_230268

↑
Not to Scale

