

CITY OF TORONTO

BY-LAW No. 889-2011(OMB)

To amend the former City of North York Zoning By-law No. 7625, as amended, with respect to the lands municipally known as 90 Finch Avenue East.

WHEREAS the Ontario Municipal Board pursuant to Decision issued April 8, 2010 and Order issued June 8, 2011, deems it advisable to amend the former City of North York Zoning By-law No. 7625, as amended, with respect to the lands municipally known as 90 Finch Avenue East;

THEREFORE, the Ontario Municipal Board orders 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:

"Section 64.13(96) R4 (96)

PERMITTED USES

- (a) Two single detached residential dwellings shall be permitted on the lands identified on Schedule R4 (96).

EXCEPTION REGULATIONS

- (b) Lot Frontage (13.2.1)
The minimum lot frontage shall be 7.6 metres.
- (c) Lot Area (13.2.2)
The minimum lot area shall be 242 square metres.
- (d) Yard Setbacks (13.2.3)
The front yard setback shall be 2.5 metres.
The minimum side yard setback shall be 1.2 metres.
The minimum rear yard setback shall be 13.1 metres.
- (e) Lot Coverage (13.2.4)
The maximum lot coverage shall be 33%.
- (f) Length of Dwelling (13.2.5A)
The maximum building length shall be 16.1 metres excluding front and rear projections as identified on Schedule R4 (96).
- (g) Building Height (13.2.6)
The maximum height shall be 8.8 metres and a maximum of 3 stories.

- (h) Access and Location of Parking Spaces (6A-4) (6A-5)
Two parking spaces per lot shall be located at the rear and accessed via a shared 3 metre wide driveway as shown the attached Schedule R4(96).
 - (i) Front Yard Landscaping (7.4A)
Front yard landscaping shall be as shown on the attached Schedule R4(96)."
- 3. Within the lands shown on Schedule R4 (96) 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.

PURSUANT TO ORDER/DECISION OF THE ONTARIO MUNICIPAL BOARD ISSUED
APRIL 8, 2010 AND JUNE 8, 2011 IN BOARD CASE NO. PL070015.



