

Authority: North York Community Council Item 8.32,
as adopted by City of Toronto Council on July 12, 13 and 14, 2011
Enacted by Council: July 14, 2011

CITY OF TORONTO

BY-LAW No. 964-2011

To amend former City of North York Zoning By-law No. 7625, as amended, with respect to the lands municipally known as 89 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 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(101) R4(101)

PERMITTED USES

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

EXCEPTION REGULATIONS

- (b) The maximum total gross floor area on the net site shall be 209 m², including the basement, which shall be used only for mechanical, storage and food preparation purposes accessory to the medical office use.
- (c) The number of parking spaces shall be seven, a maximum of three of which may be located within a detached garage.
- (d) The minimum width of the parking spaces shall be 2.75 metres, or 2.9 metres for all parking spaces located within a detached garage.
- (e) A minimum of one parking space shall be designated as an Accessible Parking Space, with a width of 3.9 metres and a length of 5.6 metres.
- (f) The minimum yard setbacks shall be as shown on Schedule R4 (101).
- (g) Sections 7.4A and 7.4B of Zoning By-law No. 7625, relating to front yard landscaping and front yard soft landscaping, shall not apply.

- (h) A 1.8 metre high opaque fence and a 1.5 metre landscaping buffer shall be provided along the east, south and west property lines, adjacent to any parking spaces.
 - (i) One long-term bicycle parking space and three short-term bicycle parking spaces shall be provided on site.
 - (j) A bicycle parking space must have the following dimensions:
 - (i) If located in a horizontal position (on the ground):
 - A minimum length of 1.8 metres;
 - A minimum width of 0.6 metres;
 - A minimum vertical clearance from the ground of 1.9 metres.
 - (ii) If located in a vertical position (on a wall):
 - A minimum length or vertical clearance of 1.9 metres;
 - A minimum width of 0.6 metres;
 - A minimum horizontal clearance from the wall of 1.2 metres."
- 3.** Within the lands shown on Schedule R4 (101) 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 64.13 (101) of By-law No. 7625 is amended by adding Schedule R4 (101) attached to this By-law.

ENACTED AND PASSED this 14th day of July, A.D. 2011.

FRANCES NUNZIATA,
Speaker

ULLI S. WATKISS,
City Clerk

(Corporate Seal)



