Authority: North York Community Council Item 33.45,

as adopted by City of Toronto Council on July 8, 9, 10 and 11, 2014

CITY OF TORONTO

BY-LAW No. 1035-2014

To amend former City of North York Zoning By-law No. 7625, as amended, with respect to the lands municipally known as 99 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 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 (110) R4 (110)

DEFINITIONS

Net Site

For the purposes of this exception, Net Site means the gross site area (as defined by the survey for Part of Lot 11, R.P 3912, City of Toronto, prepared by LSG Land Survey Group, dated July 21, 2010) minus any lands conveyed to the City of Toronto for road widening purposes.

PERMITTED USES

a) In addition to the uses permitted in the R4 zone, business and professional offices shall be permitted within the existing building, existing on the date of enactment of this By-law.

EXCEPTION REGULATIONS

- b) The maximum total gross floor area on the Net Site shall be 237.17 m².
- c) Eight parking spaces shall be provided at the rear of the lot as shown on Schedule R4(110), parking is not permitted in the front yard.
- d) A 1.5m landscape strip and 1.8 m high opaque fence shall be provided along the south property line of the lot.
- e) The two-way driveway shall have a minimum width of 2.4 m.

- 3. Within the lands shown on Schedule R4(110) 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 on August 28, 2014.

Frances Nunziata, Speaker Ulli S. Watkiss, City Clerk

(Seal of the City)

_	R4	R4 to (110)	×	73°05'00" 15.24m		H AVE	ENUE E	EAST		
	6	7	∞ N16°55'30"W 48.70m	1 0	N16°55'30"W 48.70m	II	12	RP-2 13	399 14	ALE AVENUE
	51	50	49 N	73°05'00" 15.24m 48	47	46	45	44	43	WILLOWDALE
OLIVE AVENUE										

TORONTO City Planning

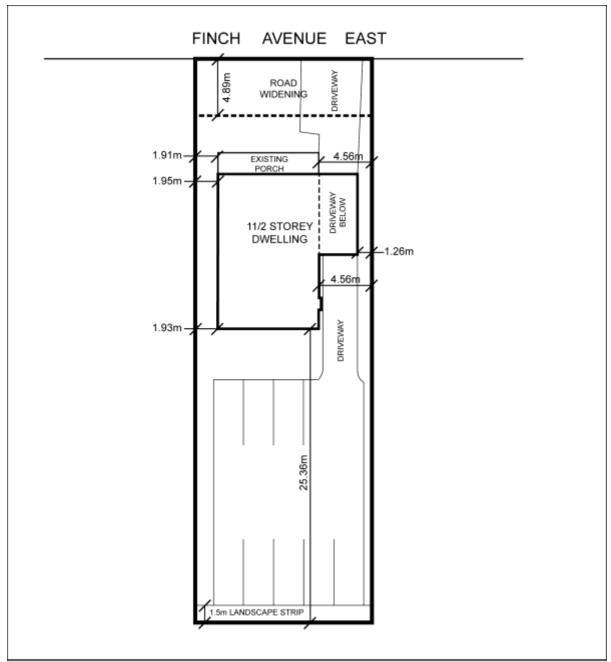
Schedule 1

Lot 9, R.P. 2399, City of Toronto Vladimir Dosen Surveying Date: 05/15/2014

Approved by: V. Covello

File # 12 223967 NNY 23 OZ







Schedule R4(110)

Lot 9, R.P. 2399, City of Toronto Vladimir Dosen Surveying

Date: 05/15/2014 Approved by: V. Covello File # 12 223967 NNY 23 0Z



Not to Scale