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.


Frances Nunziata, 
Speaker

Ulli S. Watkiss, 
City Clerk

(Seal of the City)