

Authority: North York Community Council Item NY32.18, as adopted by City of Toronto Council on June 10, 11, 12 and 13, 2014

CITY OF TORONTO

BY-LAW 1078-2018

To amend former City of North York Zoning By-law 7625, as amended, with respect to the lands municipally known as 289 Finch Avenue West.

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 the By-law.
2. Section 64.13 of the By-law 7625 is amended by adding the following subsection:

"64.13 (109) R4(109)

PERMITTED USES

- a. in addition to the uses permitted in the R4 zone, a photography shop shall be permitted on the ground floor only within the existing One-Family Detached Dwelling, existing on the date of enactment of this By-law;

EXCEPTION REGULATIONS

- b. the maximum total floor area on site dedicated to commercial uses shall be 112.88 square metres;
- c. one residential unit with a total gross floor area of 112.88 square metres is permitted in the basement level;
- d. the driveway on site is permitted to operate as a two-way access driveway with a minimum width of 4.09 square metres;
- e. five parking spaces shall be provided at the rear of the lot as shown on Schedule R4(109), parking is not permitted in the front yard;
- f. a 1.5 metre landscape strip and 1.8 metre high opaque fence shall be provided along the south property line of the lot; and
- g. the minimum front, rear and side yard setbacks on the lands as shown on Schedule R4(109) attached shall be maintained.

- 3.** Within the lands shown on Schedule R4(109) 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 July 27, 2018.

Glenn De Baeremaeker,
Deputy Speaker

Ulli S. Watkiss,
City Clerk

(Seal of the City)



