

Authority: North York Community Council Item NY18.1,
as adopted by City of Toronto Council on November 13
and 14, 2024
City Council voted in favour of this by-law on
November 14, 2024
Written approval of this by-law was given by Mayoral
Decision 21-2024 dated November 14, 2024

CITY OF TORONTO

BY-LAW 1208-2024

To amend former North York Zoning By-law 7625, as amended, with respect to the lands municipally known in the year 2023 as 10 Elmwood Avenue.

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. Schedule A of By-law 7625 of the former City of North York is hereby amended in accordance with Schedule 1 of this By-law.
2. Section 64.23 of By-law 7625 of the former City of North York is amended by adding the following subsection:

64.23 (122) C1(122)

PERMITTED USES

a. The following uses shall be permitted:

- Commercial Recreation
- Commercial School
- Financial Institution
- Parking Area
- Personal Service Shop
- Restaurant
- Retail Store

- Service Shop
- Studio
- Veterinary Clinic

EXCEPTION REGULATIONS

GENERAL PROVISIONS

- b. Despite regulation 6(22)(b), a 1.8 metre high wooden privacy fence shall be erected along the east lot line.
- c. Lighting facilities for an Outdoor Cafe shall be arranged so as to reflect light onto the outdoor cafe and deflect light away from adjoining properties and streets.

LOT COVERAGE

- d. The maximum lot coverage for all buildings and structures on the lot shall be 41 percent.

SETBACKS

- e. Despite regulation 6(22)(c), the rear Outdoor Cafe is permitted within the required rear yard setback of 7.5 metres and within the required east yard setback of 1.8 metres.
- f. The rear yard Outdoor Cafe is permitted with a 0.0 metre setback from the east lot line and a 6 metre setback from the north lot line.
- g. Despite regulation 23.2.2(b), the front yard setback will be 3 metres.
- h. The front yard Outdoor Cafe is permitted within the 3 metre front yard setback with a 0.0 meter setback from the south lot line.

PARKING

- i. Where a permitted use occupies a building having a Gross Floor Area of less than 200 square metres on the lot, no parking spaces shall be required.
- j. Parking spaces shall not be required for an Outdoor Cafe use.

BICYCLE PARKING

- k. A minimum of four bicycle parking spaces shall be provided.

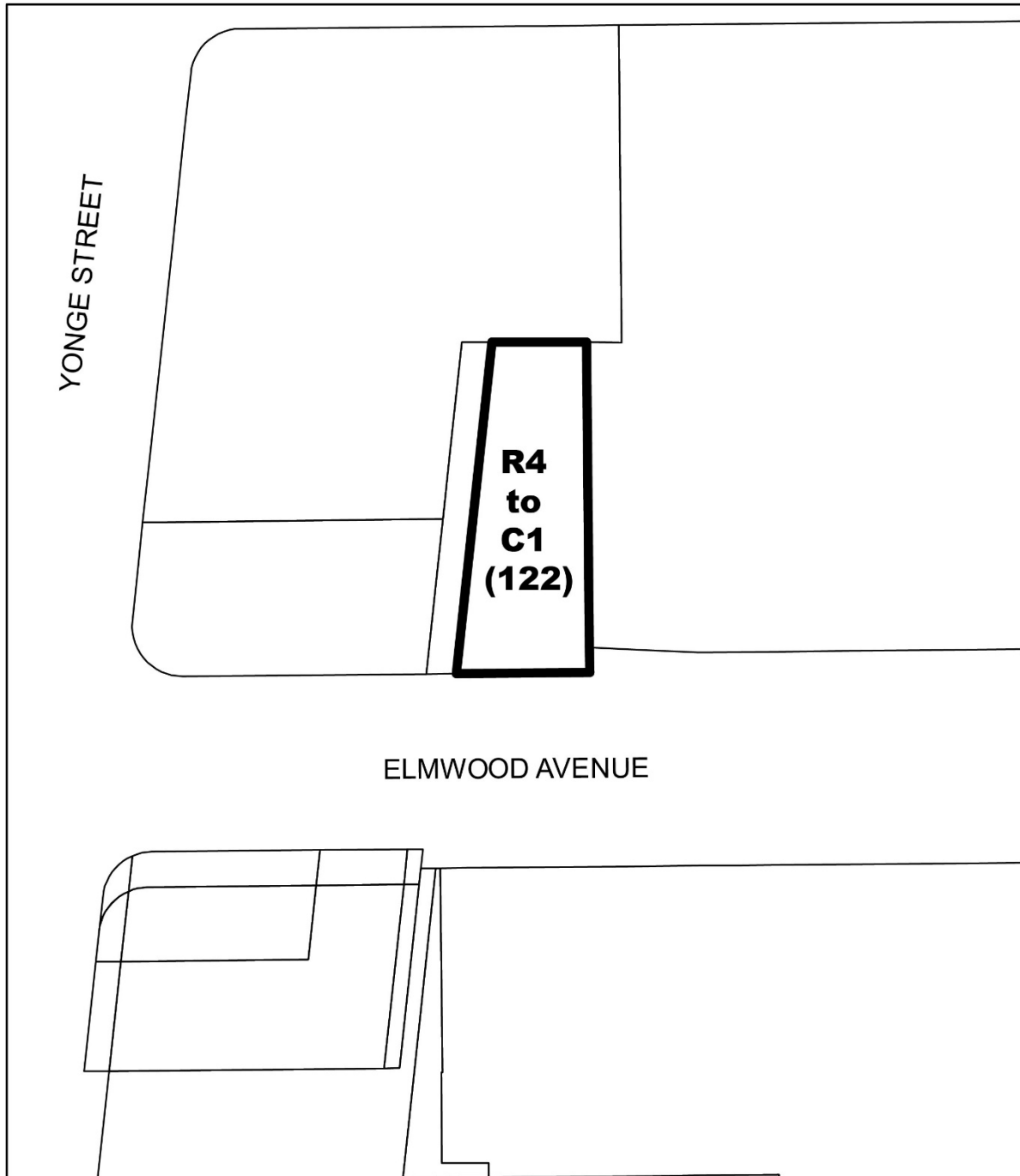
Enacted and passed on November 14, 2024.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)

Schedule 1



 **TORONTO**
Schedule 1

10 Elmwood Avenue

File # 19 199383 NNY 18 0Z



Former City of North York By-law 7625
Not to Scale
06/12/2024