

## CITY OF TORONTO

Bill No. ~

BY-LAW No.

**To amend former North York Zoning By-law No. 7625, as amended,  
With respect to the lands municipally known 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*; and,

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 No. 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:
  - Restaurant;

## 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%.

### SETBACKS

- e. Despite regulation 6(22)(c), a 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. Despite regulation 6(22)(c), a front Outdoor Cafe is permitted within the required front yard setback of 9.7 metres.
- g. A rear yard Outdoor Cafe is permitted with a 0.0 metre setback from the east lot line and a 6.0 metre setback from the north lot line.
- h. A front Outdoor Cafe is permitted with a 0.0 metre setback from the south lot line.
- i. Despite regulation 23.2.2(b), the minimum front yard setback is 7.33 metres.

### PARKING

- j. 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.
- k. Parking spaces shall not be required for an Outdoor Cafe use.

### BICYCLE PARKING

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

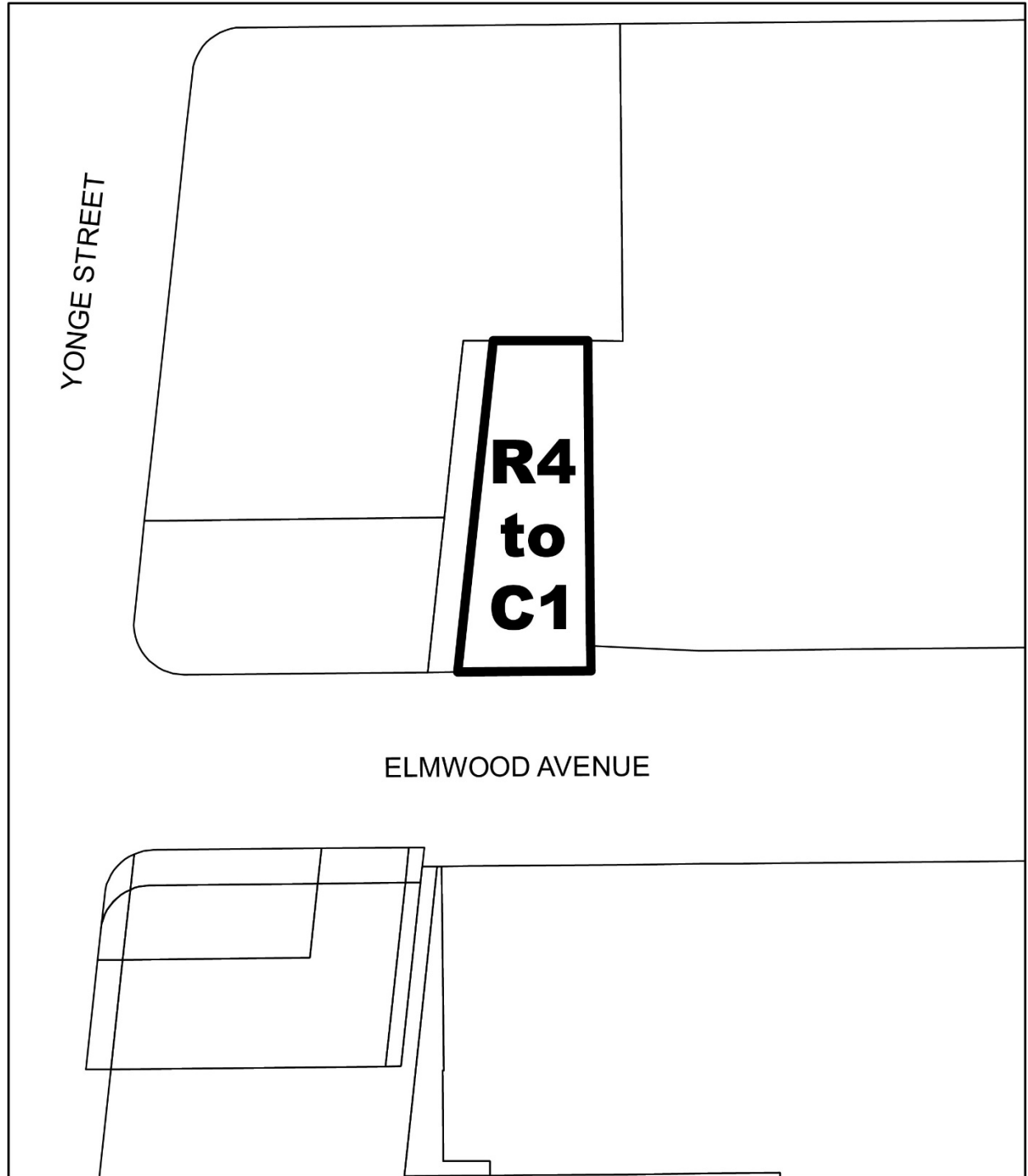
### LAND DIVISION

- m. Notwithstanding any severance, or division of the lands subject to this exception, the regulations of this exception shall continue to apply to the whole of the lands as if no severance, partition or division occurred.

ENACTED AND PASSED this ~ day of ~, 2024

OLIVIA CHOW,  
Mayor  
(Corporate Seal)

John D. Elvidge  
City Clerk



 **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