

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:

- 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%.

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 6.1 metre setback from the north lot line.
- g. Despite regulation 23.2.2(b), the front yard setback will be 7.5 metres.

PARKING

- h. 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.
- i. Parking spaces shall not be required for an Outdoor Cafe use.

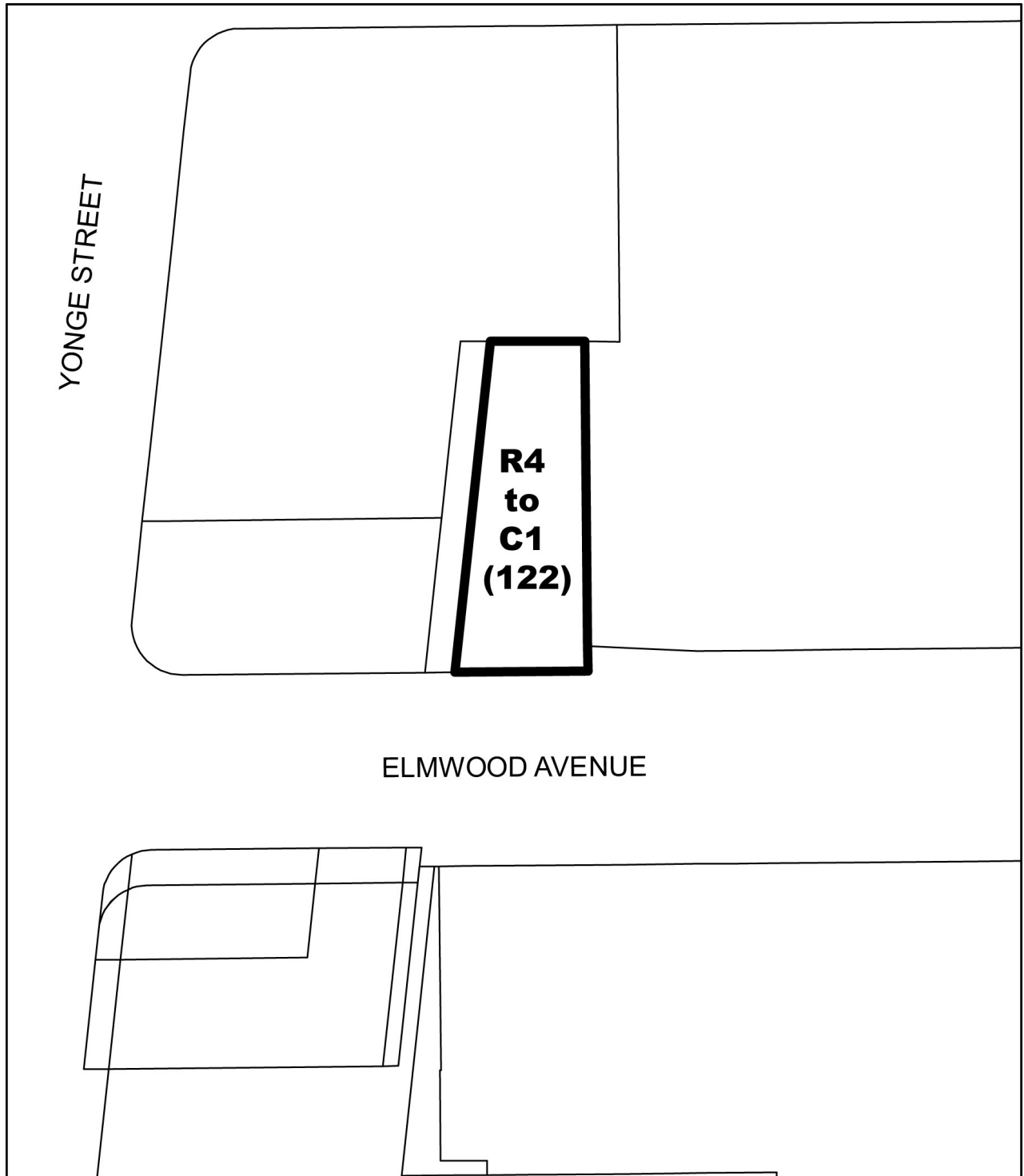
BICYCLE PARKING

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

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 OZ



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