

Authority: North York Community Council Report 7, Clause 46, as adopted by
City of Toronto Council on September 28, 29, 30 and October 1, 2004
Enacted by Council: April 29, 2008

CITY OF TORONTO

BY-LAW No. 342-2008

To amend the former City of North York Zoning By-law No. 7625, as amended, with respect to lands municipally known as 661 Sheppard 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 HEREBY ENACTS as follows:

1. Schedules “B” and “C” of By-law No. 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 No. 7625 is amended by adding the following subsection:

“64.13(76) R4(76)

PERMITTED USES

- (a) In addition to the uses permitted in the R4 zone, business and professional offices shall be permitted within the existing One-Family Detached Dwelling, existing on the date of enactment of this By-law.

EXCEPTION REGULATIONS

- (b) The gross floor area attributed to the business and professional offices shall not exceed 103 m².
- (c) For all buildings and structures existing on or before the date of enactment of the By-law, a minimum lot frontage of 12.19 metres shall be maintained.
- (d) For all buildings and structures existing on or before the date of enactment of the By-law, a minimum lot area of 535.10 m² shall be maintained.
- (e) A minimum of 5 parking spaces for the use of both offices and a residential dwelling unit shall be provided.
- (f) For all buildings and structures existing on or before the date of enactment of the By-law, the minimum two-way driveway width shall be 3.36 metres.

- (g) A minimum 0.69 m wide landscape buffer comprised of lawn and shrubs and a 1.5 metre high opaque fence shall be provided along the east boundary line of the site.
- (h) A 0.0 metre landscape buffer and a 1.8 metre high opaque fence shall be maintained along the west boundary line of the site.
- (i) The minimum front and side yard setbacks on the lands as shown in Schedule “R4(76)” attached hereto shall be maintained.”

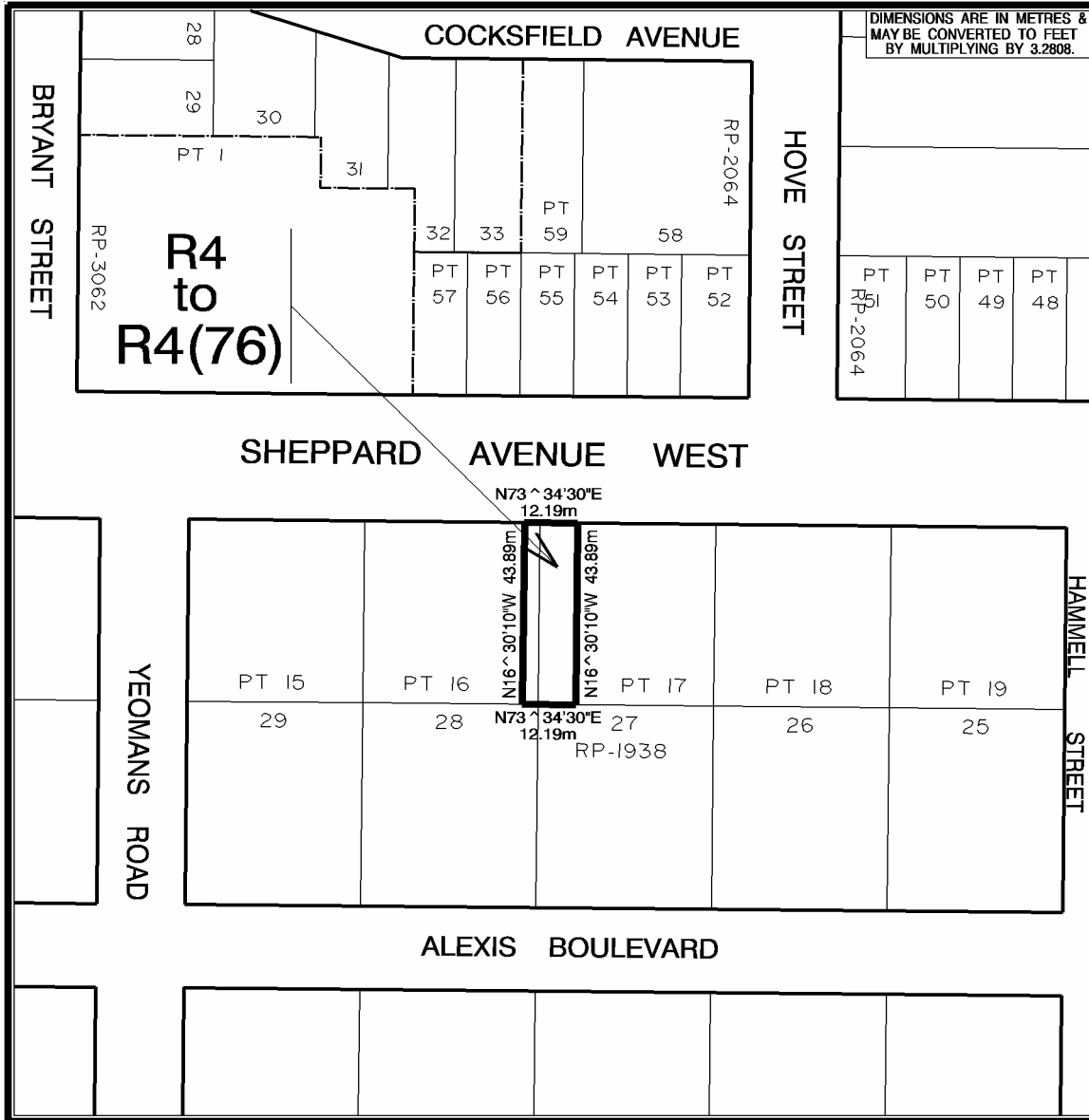
ENACTED AND PASSED this 29th day of April, A.D. 2008.

SANDRA BUSSIN,
Speaker

ULLI S. WATKISS
City Clerk

(Corporate Seal)

SCHEDULE "1"




This is Schedule " 1 " to By-Law _____
passed the _____ day of _____, 20 _____

(Sgd.) _____ (Sgd.) _____
 CLERK MAYOR



Location: Part of Lots 16 & 17, R.P. 1938, City of Toronto

File: 03_193608 Prepared by: A.A./JM Approved by: M.P. Date: AUG. 23, 2004 Filename: R4(76)

Source: Zoning, By-Law, Lot Line, Street Line and Street Name Data - City of Toronto, City Planning Division, North District.
 Street lines represent street dedications/road allowances and do not represent actual as-built curb lines of streets.

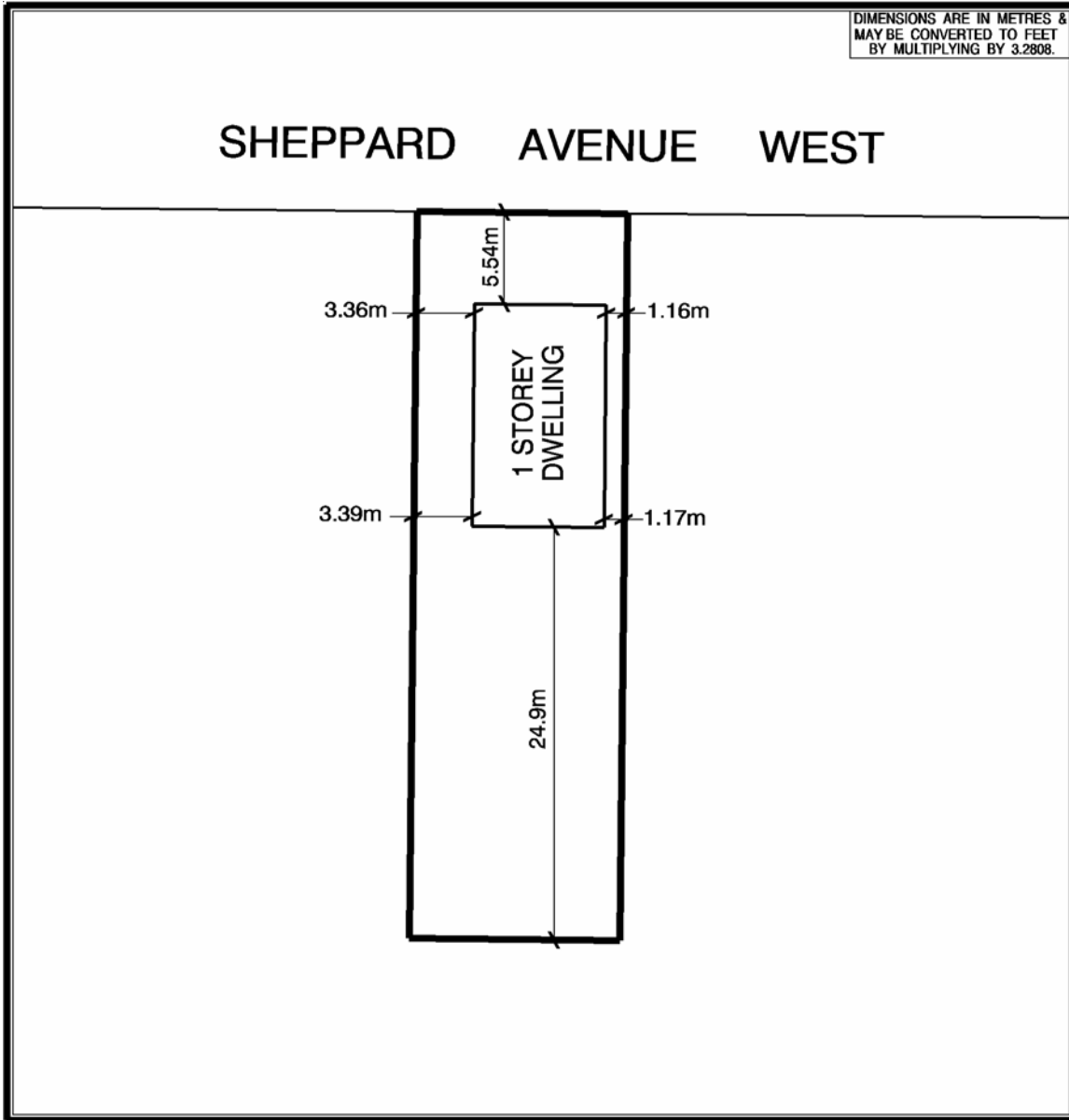


City Planning Division
North District

SUBJECT PROPERTY

SCHEDULE "R4(76)"



<p>This is Schedule " R4(76) " to By-Law _____</p> <p>passed the _____ day of _____, 20 ____</p> <p>(Sgd.) _____ (Sgd.) _____</p> <p style="text-align: center;">CLERK MAYOR</p>		 <small>City Planning Division North District</small> <div style="border: 1px solid black; padding: 2px; width: 40px; margin: 5px auto;"> </div> <p style="text-align: center; font-weight: bold; font-size: 8px;">SUBJECT PROPERTY</p>		
<p>Location: Part of Lots 16 & 17, R.P. 1938, City of Toronto</p>				
File No. 03_193608	Prepared by: A.A.	Approved by: M.P.	Date: AUG. 20, 2004	Filename: R4(76)
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