

Authority: North York Community Council Report No. 4, Clause No. 12, as adopted by City of Toronto Council on May 21, 22 and 23, 2003, and Notice of Motion J(9), moved by Deputy Mayor Feldman, seconded by Councillor Shiner, as adopted by City of Toronto Council on May 17, 18 and 19, 2005  
Enacted by Council: May 19, 2005

## **CITY OF TORONTO**

### **BY-LAW No. 442-2005**

**To amend former City of North York Zoning By-law No. 7625, as amended, with respect to lands known municipally as 631 Sheppard Avenue East.**

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 Bylaw No. 7625 are amended in accordance with Schedule “1” of this by-law.
2. Section 64.23 of By-law No. 7625 is amended by adding the following subsection:

**“64.23(116) C1(116)**

#### **PERMITTED USES**

- (a) Business offices, professional offices, professional medical offices shall be permitted provided they are located within the existing building erected prior to May 6, 2003 and second storey addition constructed above that building.

#### **EXCEPTION REGULATIONS**

- (b) The maximum gross floor area shall be 252m<sup>2</sup>.
- (c) The minimum west side yard setback to the existing building and second storey addition shall be 4.4m.
- (d) The minimum two-way driveway width shall be 3.7m.
- (e) The minimum number of parking spaces for the office use shall be 8.
- (f) The minimum front yard setback shall be 1.14m.

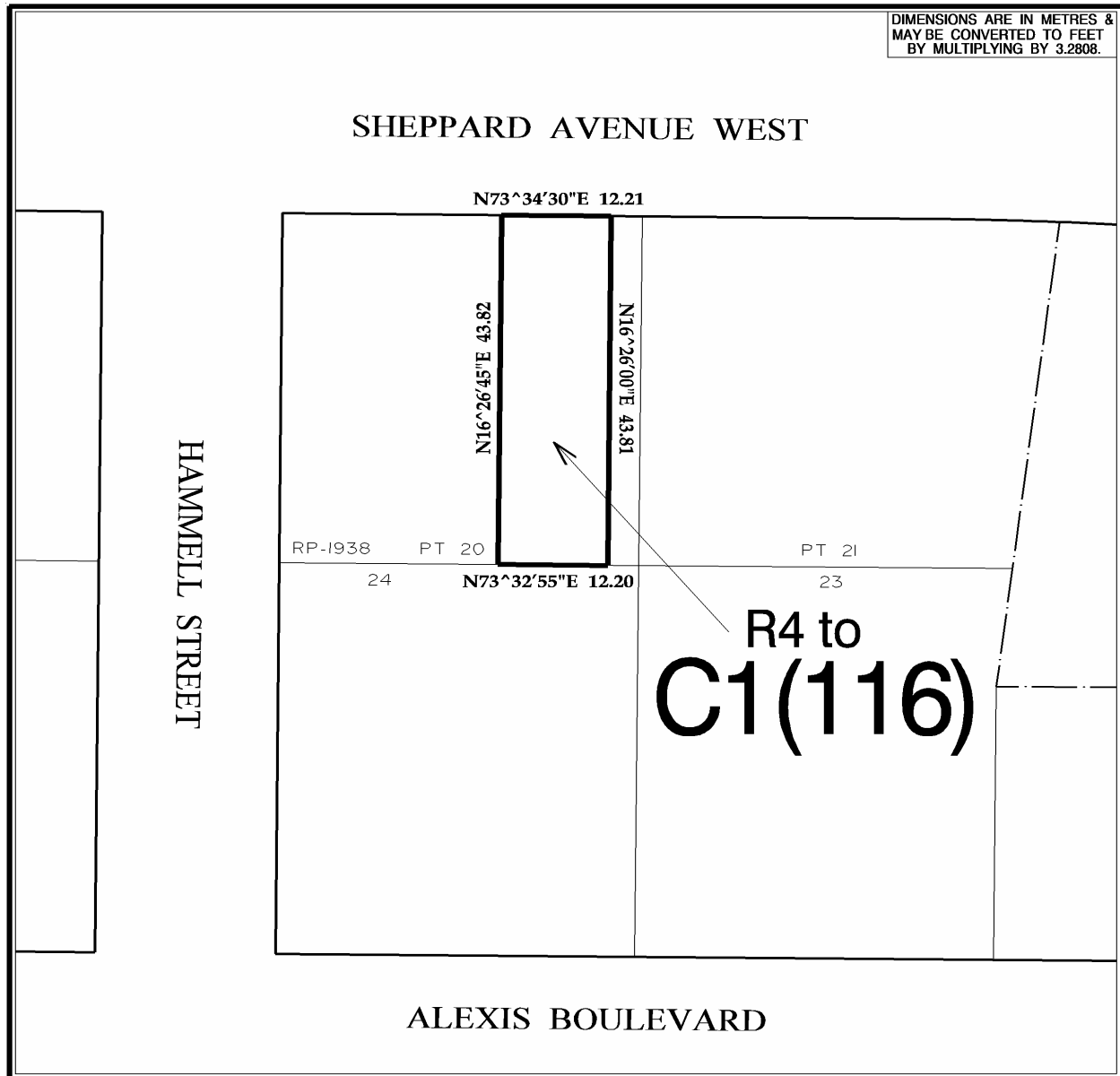
(g) Sections 6A(6)(c), relating to landscaping shall not apply along the west lot line.”

ENACTED AND PASSED this 19th day of May, A.D. 2005.

DAVID R. MILLER,  
Mayor

ULLI S. WATKISS  
City Clerk

(Corporate Seal)

**SCHEDULE "1"**

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

(Sgd.)

CLERK

(Sgd.)

MAYOR



**Location:** Part of Lot 20, Registered Plan 1938, City of Toronto

**File:** TB ZBL 2002 0013

**Prepared by:** A.K.

**Approved by:** E.S.

**Date:** April 17, 2003

**Filename:** C1(116)

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.