

Authority: North York Community Council Item NY31.4,
as adopted by City of Toronto Council on May 11 and 12,
2022

CITY OF TORONTO

BY-LAW 980-2022

To amend Zoning By-law 569-2013, as amended, with respect to the lands municipally known in the year 2021 as 1629 Sheppard Avenue West.

Whereas Council of the City of Toronto has the authority to pursuant to 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 enacts:

1. The lands subject to this By-law are outlined by heavy black lines on Diagram 1 attached to this By-law.
2. The words highlighted in bold type in this By-law have the meaning provided in Zoning By-law 569-2013 Chapter 800 Definitions.
3. Zoning By-law 569-2013, as amended, is further amended by amending the Zoning By-law Map in Section 990.10 respecting the lands outlined by heavy black lines to: RS (x38) as shown on Diagram 2 attached to this By-law.
4. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.4.10 Exception Number 38 so that it reads:

Exception RS 38

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) On 1629 Sheppard Avenue West, **dwelling units** in either **detached houses** or **semi-detached houses** may be constructed or used in compliance with (B) to (M) below.
- (B) For the purposes of this exception, the **lot** comprises the lands delineated as Part A on Diagram 1 of By-law 980-2022.
- (C) Regulation 10.40.40.1(2), respecting the number of residential buildings permitted on a **lot**, does not apply.

- (D) Despite Regulation 10.40.40.40(1), the permitted maximum **gross floor area** is 1,400 square metres.
- (E) A maximum of 7 **dwelling units** are permitted.
- (F) For the purposes of this Exception, **established grade** is the Canadian Geodetic Datum elevation of 168.30 metres.
- (G) Despite regulation 10.40.40.10(1) and (3), the maximum height and storeys of a **building or structure** is the numerical value, in metres following the letters "HT" and "ST" on Diagram 3 of By-law 980-2022.
- (H) Despite regulation 10.40.40.10(2), respecting the height of **main walls**, the heights of the main walls shall be 9.83 metres above **established grade**.
- (I) Despite Regulation 10.5.40.70(1) and 10.40.40.70, the required minimum **building setbacks** in metres are shown on Diagram 3 of By-law 980-2022.
- (J) Despite regulation 10.5.40.60 respecting permitted encroachments and (I) above, the following may encroach into the required minimum **building setbacks** on Diagram 3 of By-law 980-2022 as follows:
 - (i) stairs in the front yard, 1.4 metres.
- (K) Despite regulation 10.40.40.20 and 10.40.40.30, respecting building length and building depth, the lengths and depths are as shown in Diagram 3.
- (L) Despite regulation 200.5.10.1 and Table 200.5.10.1 a minimum number of **parking spaces** must be provided and maintained on the **Lot** as follows:
 - (i) 1.0 residential occupant **parking space** for each **dwelling unit** within each integral building garage.
- (M) Despite Clause 10.5.50.10 (1), a minimum of 70% of the **front yard** must be **landscaping**, of which 50 percent must be **soft landscaping**.

Prevailing By-laws and Prevailing Sections:

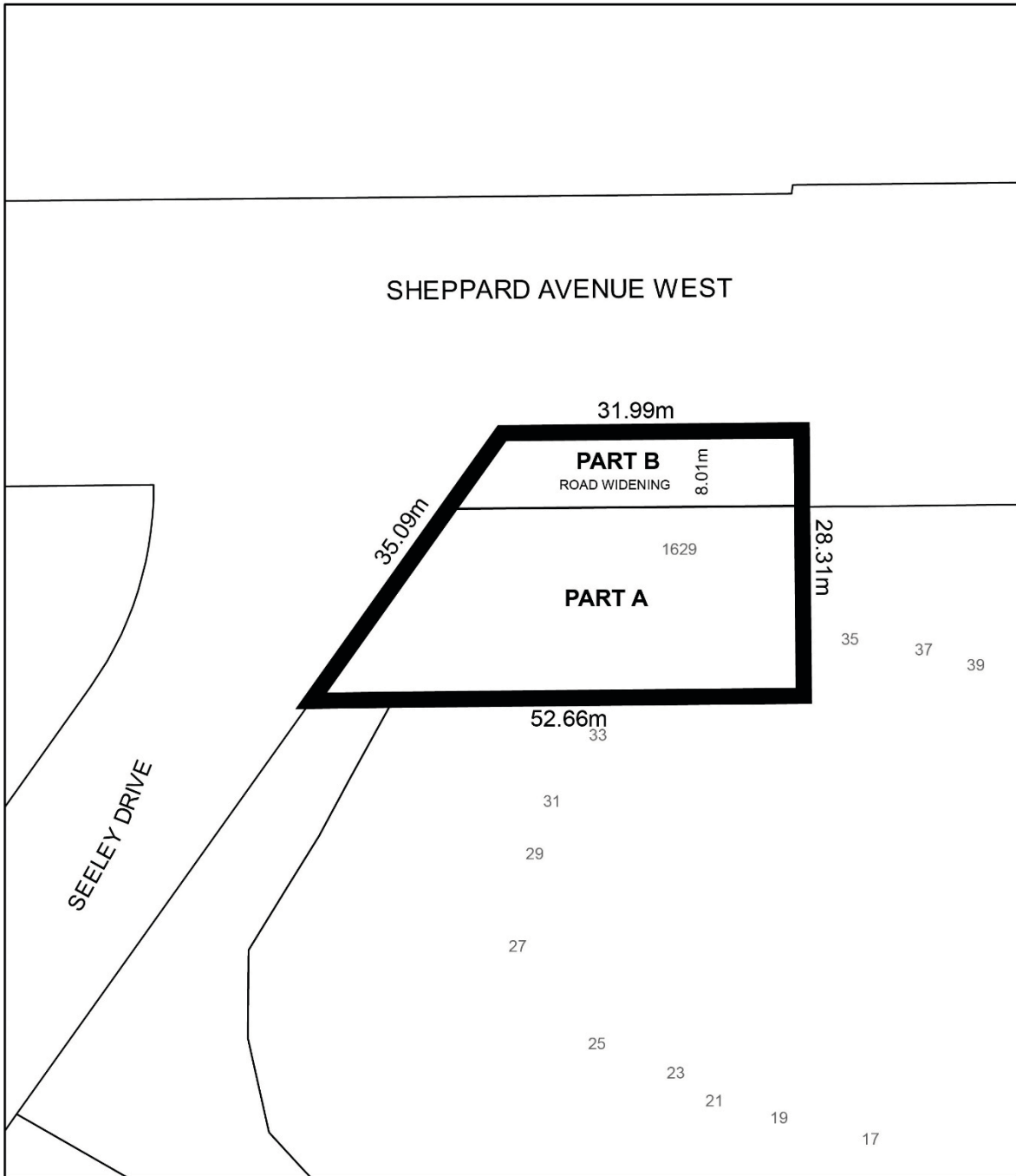
- (A) Schedule 'D' Airport Hazard Map from City of North York Zoning By-law 7625.
5. Despite any existing or future, severance, partition or division of the lot, the provisions of this By-law shall continue to apply to the whole of the lot as if no severance, partition or division had occurred.

Enacted and passed on July 22, 2022.

Frances Nunziata,
Speaker

John Elvidge,
City Clerk

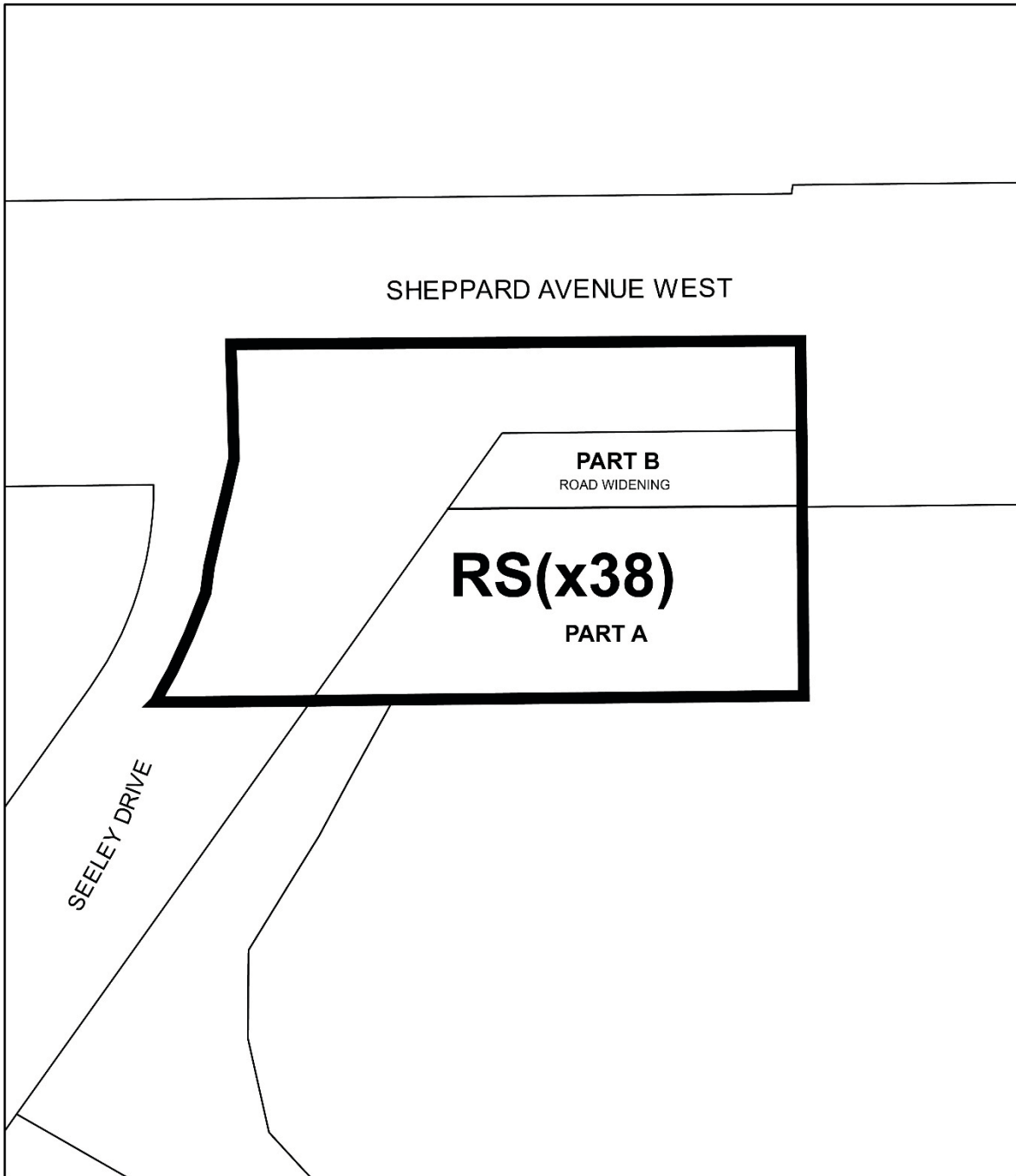
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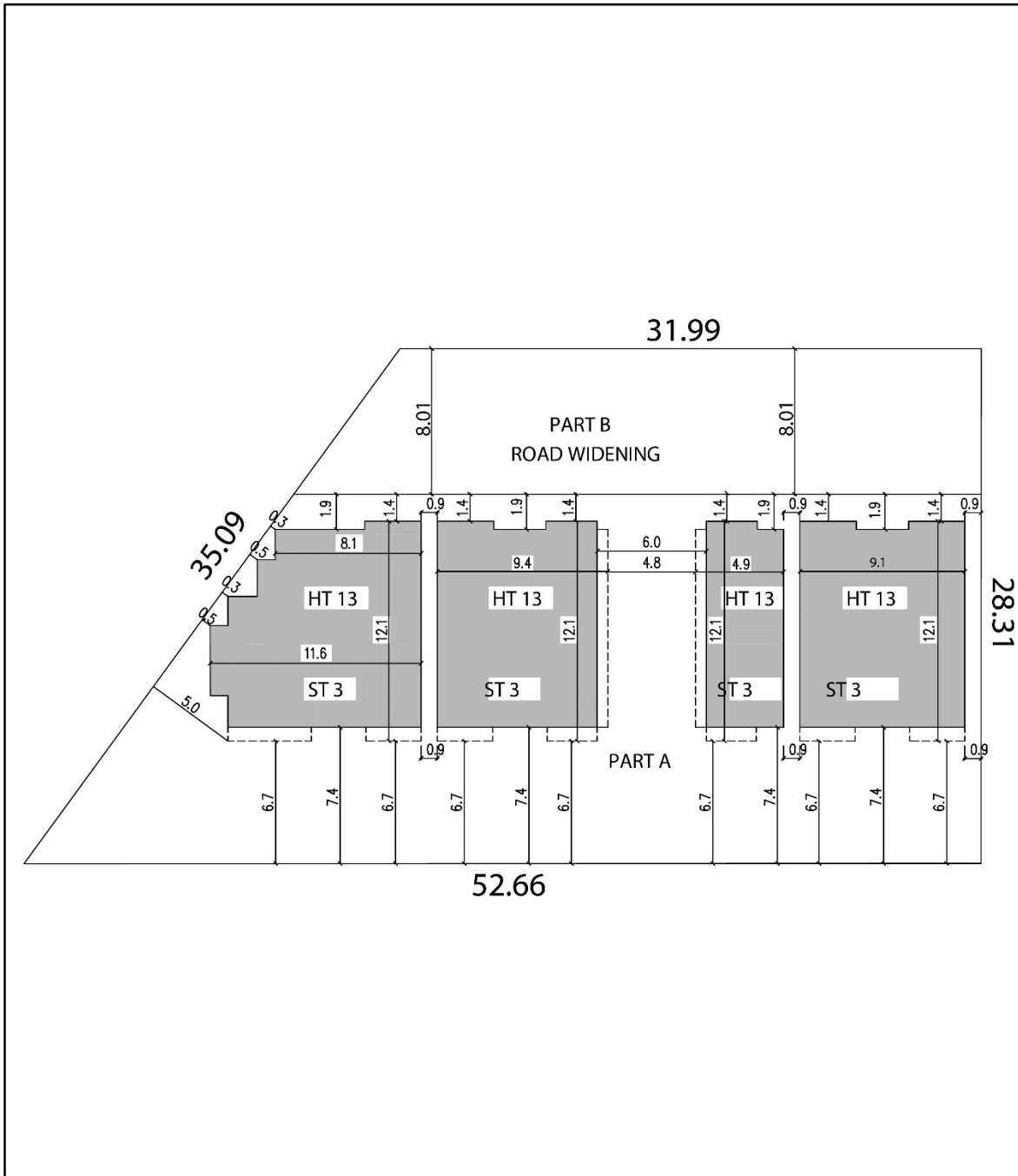


 **TORONTO**
Diagram 1

1629 Sheppard Avenue West

File # 16 118020 NNY 09 0Z





 **TORONTO**
Diagram 3

1629 Sheppard Avenue West

File # 16 118020 NNY 09 02