

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 981-2022

**To amend former City Of North York Zoning By-law 7625 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 and comprised of both Parts A and B on Schedule 1 attached to this By-law.
2. By-law 7625, as amended, is further amended by amending the Zoning By-law Map by removing the existing RM5 zoning label on the Subject Lands and applying the zone label RM5(31) as shown on Schedule 1 attached to this By-law.
3. By-law 7625, as amended, of the former City of North York is further amended by adding Section 64.20(31) as follows:

#### **64.20(31) RM5(31)**

- 1) Notwithstanding Sections 2.10; 2.52; 6(9)(c) and (e); 6(24); 6A(2); 17(4)(c); 17(4)(d); 17(4)(e); 17(4)(g) and 17(4)(h) of By-law 7625, as amended, of the former City of North York the lands municipally known in the year 2020 as 1629 Sheppard Avenue West, which lands are more particularly comprised of Parts A and B as shown on Schedule 1 attached hereto, the following provisions shall apply:
  - a) The lot comprises the lands delineated as Part A on Schedule 1 of By-law 981-2022;
  - b) The gross floor area on the lot shall not exceed 1,400 square metres;
  - c) A maximum of 7 dwelling units in 3 semi-detached buildings and 1 detached building are permitted;
  - d) Established Grade shall be defined as the Canadian Geodetic Datum elevation of 168.30 metres;

- e) The maximum height and storeys of a **building** or **structure** is the numerical value, in metres following the letters "HT" and "ST" on Schedule 2 of By-law 981-2022;
  - f) No portion of any building erected or used above or below grade is located otherwise than wholly within the areas delineated by heavy lines as shown on Schedule 2 of By-law 981-2022;
  - g) A minimum of 7 parking spaces must be provided within the building garages in the 7 dwelling units; and
  - h) Exterior stairways and wheelchair ramps will be permitted to project into a front yard up to 1.4 metres.
- 2) 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.
- 3) Except as amended in this By-law, all the other provisions of By-law 7625, as amended, of the former City of North York shall apply to the lands subject to this By-law. In the case of any conflict, the provisions of this By-law shall prevail.

Enacted and passed on July 22, 2022.

Frances Nunziata,  
Speaker

John D. Elvidge,  
City Clerk

(Seal of the City)



