

Authority: Etobicoke York Community Council Item EY27.2, as adopted by City of Toronto Council on January 31, February 1 and February 2, 2018

CITY OF TORONTO

Bill 158

BY-LAW -2018

To amend City of Toronto Zoning By-law 569-2013, as amended with respect to the lands municipally known as 62 Long Branch Avenue & 68 Long Branch Avenue and 28 Marina 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*;

Whereas pursuant to Section 39 of the *Planning Act*, the council of a Municipality may, in a by-law passed under section 34 of the *Planning Act*, authorize the temporary use of land, buildings, or structures for any purpose set out therein that is otherwise prohibited by the by-law;

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 zone labels on the Zoning By-law map in Section 990.10 respecting the lands outlined by heavy black lines to RM (u28)(x376) as shown on Diagram 2 attached to this By-law.
4. Zoning By-law 569-2013, as amended, is further amended by deleting the contents of Article 900.6.10 Exception 376 and replacing it with the following so that it reads:

Exception RM 376

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) Despite regulation 10.5.40.70(1) and Clause 10.80.40.70, the required minimum building setbacks are as shown on Diagram 3 of By-law [clerks to insert number];
- (B) Despite regulation 5.10.30.20(1), the **lot line** abutting Marina Avenue is **the front lot line**;
- (C) Despite regulation 5.10.40.70(2), an underground **parking garage** must be setback from the northerly **lot line** a minimum of 1.5 metres;

- (D) Despite Clause 10.80.40.80, the required minimum separation distance between Block 1 and Block 2 shown on Diagram 3 of By-Law [clerks to insert number] is 8.5 metres;
- (E) Despite regulation 10.5.40.10(1), the height of a **building** is the distance between the Canadian Geodetic Datum elevation of 86.50 metres and the elevation of the highest point of the **building**;
- (F) Despite regulation 10.5.40.10(3) and regulation 10.5.40.10(4), any equipment or structures used for the functional operation of the building, including mechanical penthouses, roof top stair enclosures, roof decks, railings and dividers, parapets, and architectural features, may exceed the permitted maximum height by 3.5 metres;
- (G) Section 200.15, regarding accessible parking spaces, does not apply; and
- (H) A temporary sales office is permitted in a building on these lands until three years from the date of enactment of this By-law for the purpose of marketing and sale of the dwelling units permitted on these lands, and no other provisions of this By-law apply to prevent the temporary sales office.

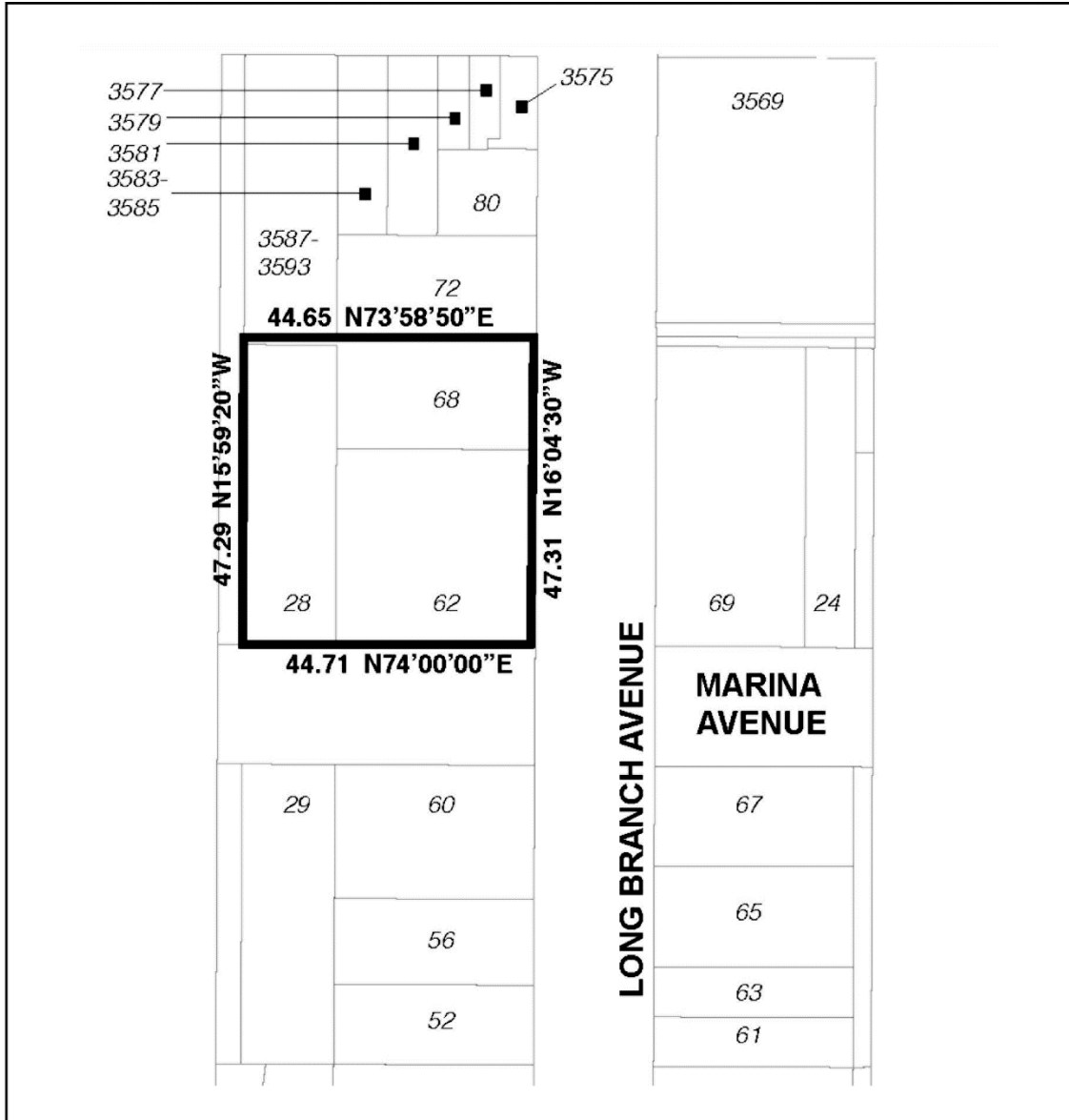
Prevailing By-laws and Prevailing Sections: (None Apply)

Enacted and passed on February , 2018.

Frances Nunziata,
Speaker

Ulli S. Watkiss,
City Clerk

(Seal of the City)



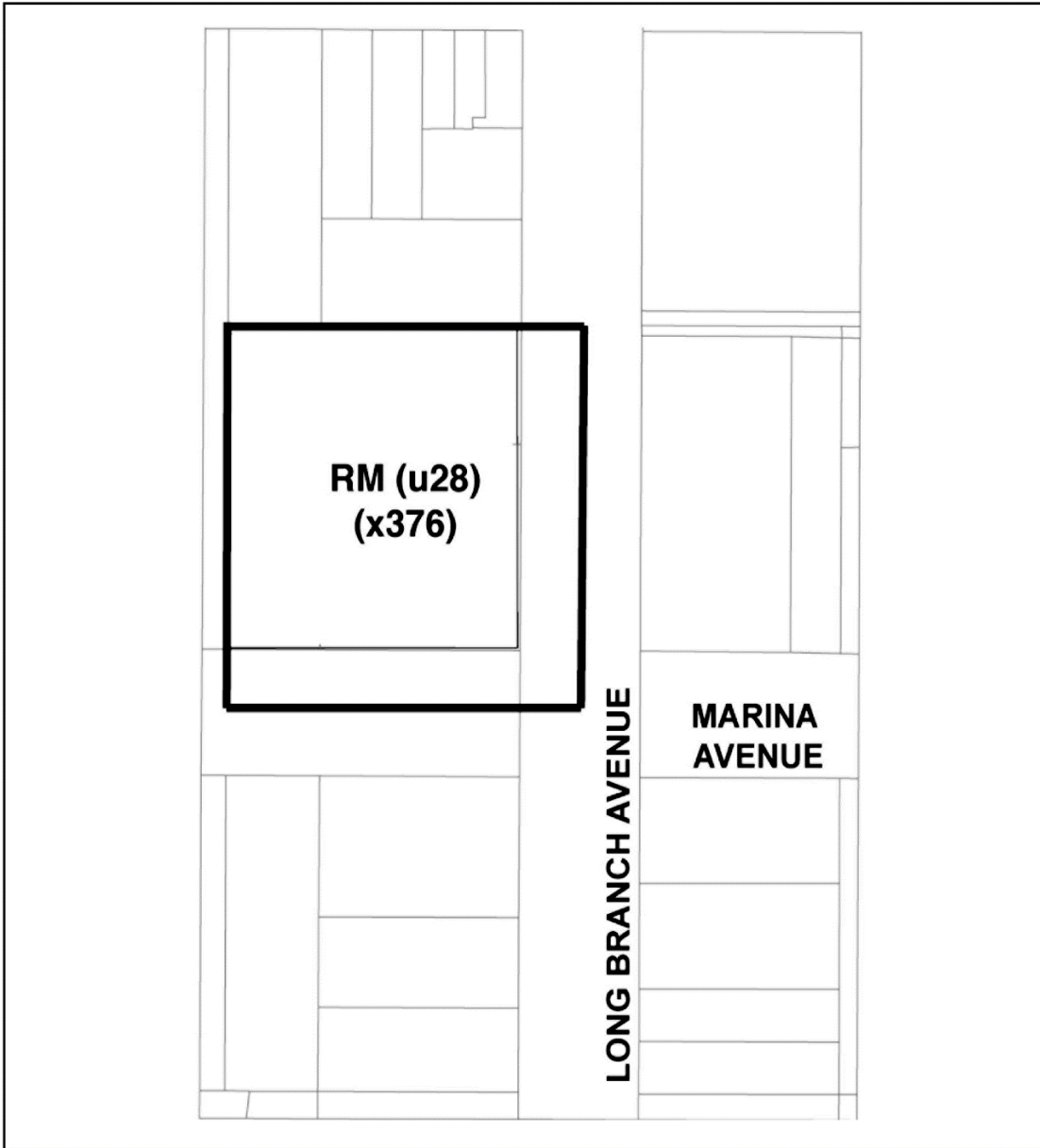
 **TORONTO** City Planning
Diagram 1

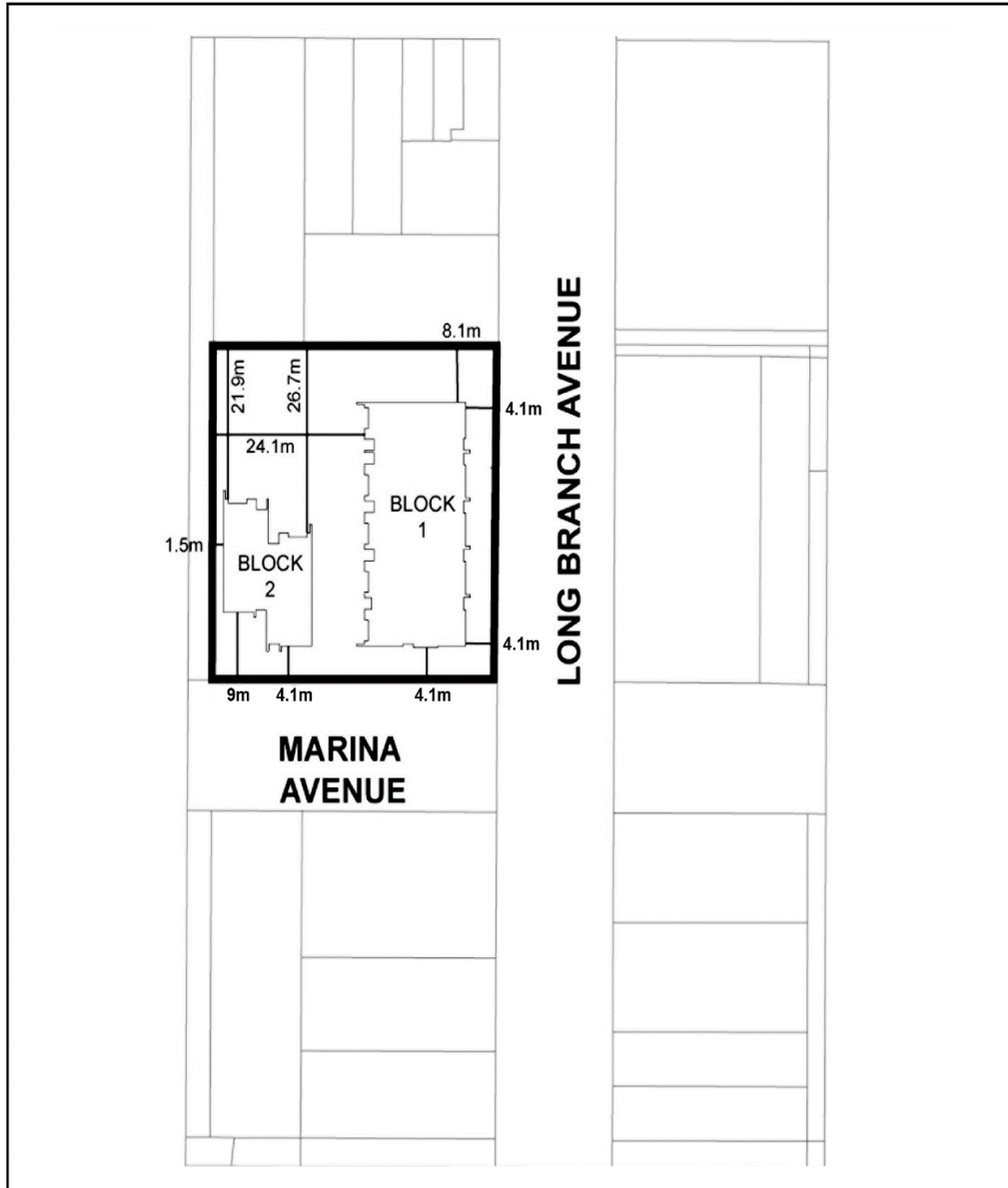
62 & 68 Long Branch Avenue
and 28 Marina Avenue

File # 15 216041 WET 06 02




City of Toronto By-Law 569-2013
Not to Scale
11/17/2017





 **TORONTO** City Planning
Diagram 3

62 & 68 Long Branch Avenue
and 28 Marina Avenue
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City of Toronto By-Law 569-2013
Not to Scale
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