

Authority: Downtown Community Council Report No. 5, Clause No. 5,
as adopted by City of Toronto Council on June 26, 27 and 28, 2001
Enacted by Council: July 26, 2001

CITY OF TORONTO

BY-LAW No. 686-2001

To amend the General Zoning By-law No. 438-86 of the former City of Toronto with respect to lands known as 885 Logan Avenue.

The Council of the City of Toronto HEREBY ENACTS as follows:

1. None of the provisions of Section 2(1) pertaining to the definitions of *parking space* and *residential gross floor area* and Sections 4(11)(a), 4(11)(b), 6(3) PART I 1, 6(3) PART II 2, 6(3) PART II 3 A, 6(3) PART II 3 B (I), 6(3) PART II 3 B (II), 6(3) PART II 4, 6(3) PART III 1(a), 6(3) PART III 3(a) of By-law No. 438-86, being “A By-law to regulate the use of land and the erection, use, bulk, height, spacing of and other matters relating to buildings and structures in various areas of the City of Toronto”, as amended, shall apply to prevent the erection and use on the *lot* of a *detached house*, provided:
 - (1) the *lot* consists of at least the lands shown outlined by the heavy lines on the attached Map 1;
 - (2) no portion of the *detached house* above *grade* is located otherwise than wholly within the area delineated by heavy lines as shown on the attached Map 2;
 - (3) the *height* of the *detached house* does not exceed 6.7 metres;
 - (4) no more than three *parking spaces* are provided and maintained on the *lot*;
 - (5) no openings, windows or doors are located on the westerly or southerly walls of the *detached house*;
 - (6) no more than one *dwelling unit* is located on the *lot*;
 - (7) the *residential gross floor area* of the *detached house* does not exceed 435.0 square metres; and
 - (8) no portion of the second *storey* is closer than 1.8 metres to the furthest westerly wall of the first *storey* of the *detached house*.
2. For the purposes of this by-law:
 - (1) “*parking space*” means an area, at least 5.9 metres in length and at least 2.6 metres in width which is designated for the parking and removal of a motor vehicle;

- (2) “*residential gross floor area*” has the same meaning as defined in the said By-law No. 438-86, as amended, subject to the deletion of the words “provided the floor level, excluding any access ramp, is at least 0.9 metres below *grade*” in subparagraph (ii) ii) of the definition; and
- (3) each other word or expression, which is italicized in this by-law, shall have the same meaning as each such word or expression as defined in the said By-law No. 438-86, as amended.

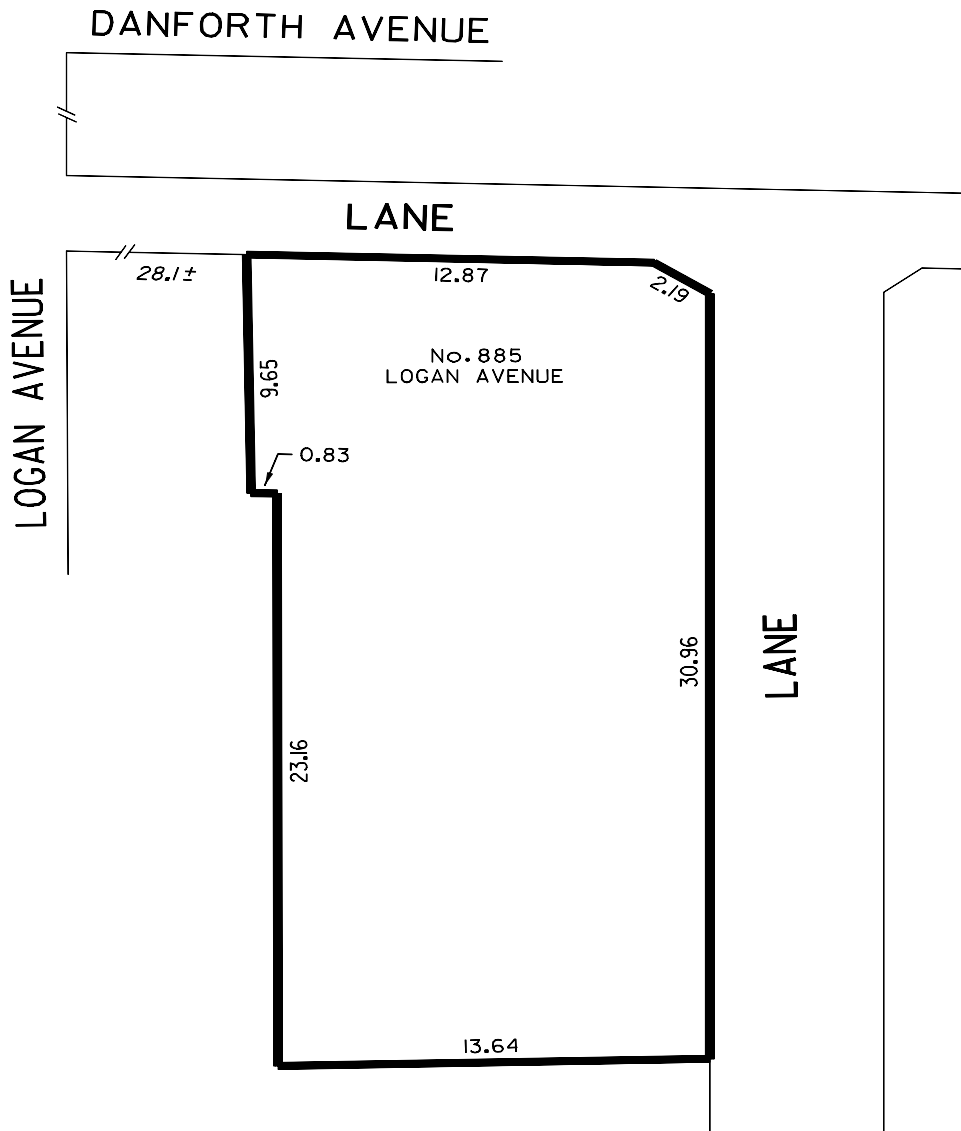
ENACTED AND PASSED this 26th day of July, A.D. 2001.

CASE OOTES,
Deputy Mayor

JEFFREY A. ABRAMS,
Acting City Clerk

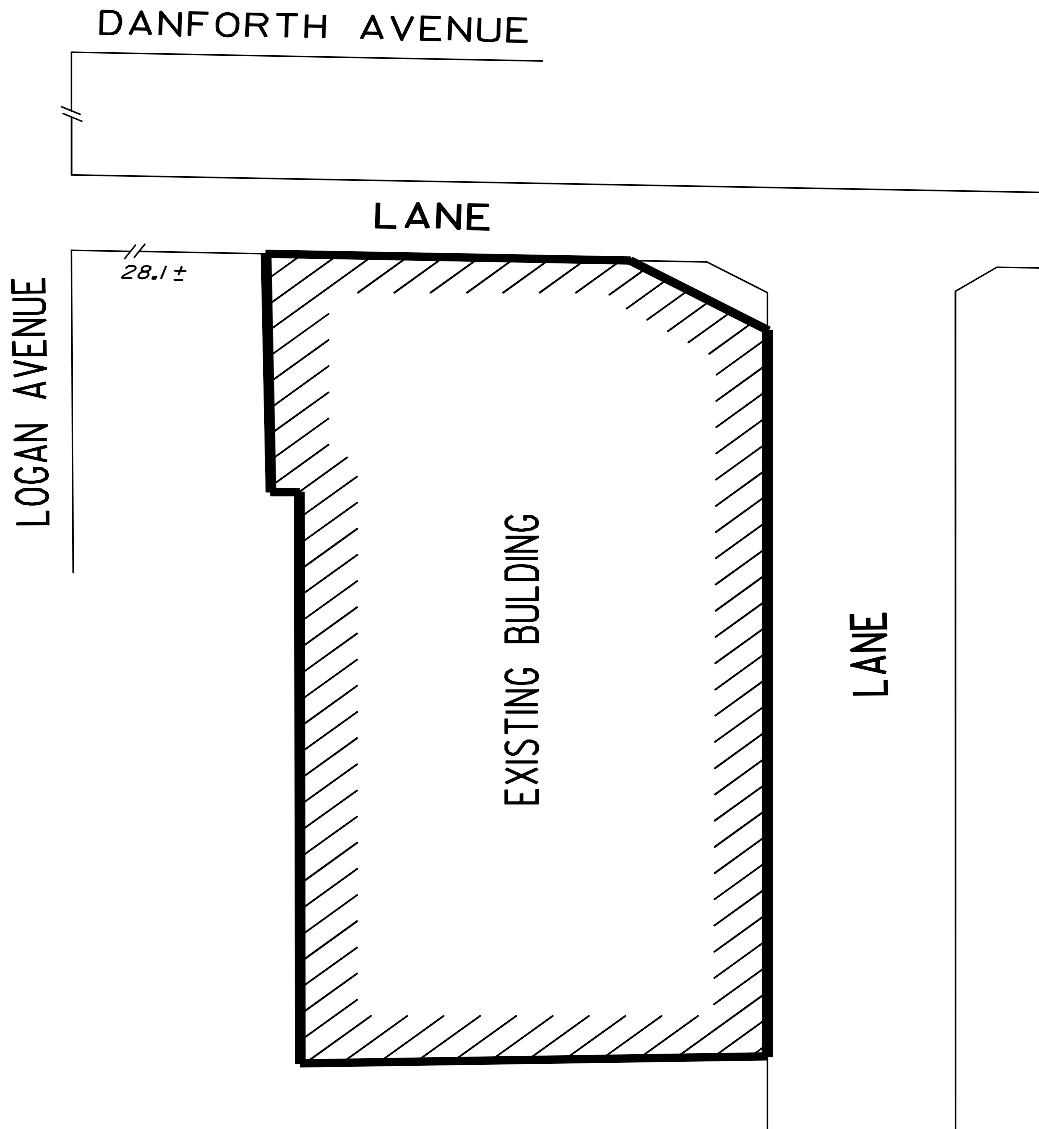
(Corporate Seal)

MAP 1



WORKS AND EMERGENCY SERVICES
SURVEY AND MAPPING SERVICES
TORONTO MAY, 2001
BL01/885LDG1.DGN
FILE: L8-78
MAP No. 52H-322 DRAWN: PG

MAP 2



WORKS AND EMERGENCY SERVICES
SURVEY AND MAPPING SERVICES
TORONTO MAY, 2001
BLO1/885LOG2.DGN
FILE: L8-Z8
MAP No. 52H-322 DRAWN: PG