

Authority: Toronto and East York Community Council Report 3, Clause 3,  
as adopted by City of Toronto Council on April 25, 26 and 27, 2006  
Enacted by Council: April 27, 2006

## CITY OF TORONTO

### BY-LAW No. 338-2006

#### To amend the General Zoning By-law No. 438-86 of the former City of Toronto with respect to the lands municipally known as 449 Logan 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*;

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

1. None of the provisions of Section 9(1) and 9(3) of City of Toronto Zoning By-law No. 438-86, as amended, 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 and to prohibit certain uses of lands and the erection and use of certain buildings and structures in various areas of the City of Toronto”, shall apply to prevent the erection or use of *row houses* on the *lot* provided:
  - (a) the number of *row houses* does not exceed 20;
  - (b) the *residential gross floor area* does not exceed 3000 m<sup>2</sup>;
  - (c) no part of a building or structure is located beyond the areas delineated by heavy lines as shown on Plan 2 attached hereto, and in no case is *residential gross floor area* permitted to be located within 25 metres of the southeast *lot line* (railway right-of-way setback);
  - (d) no part of an *accessory* structure shall be located outside of the hatched areas on Plan 2 attached hereto, and such structure shall be used only for the purposes of a *private garage accessory* to the easternmost and southernmost *row houses*, respectively;
  - (e) *accessory* structures shall be located no less than 1.5 metres to any portion of a *row house*;
  - (f) notwithstanding section 1(c) herein, the following elements are permitted to project beyond the building envelope as shown on Plan 2 attached hereto, to the limits as described:
    - (i) covered platforms attached to the *front* wall of a building with a height above *grade* of no more than 1.4 metres;

- (ii) architectural roof ornaments to a maximum height of 1 metre above the maximum *height* limit as described in section 4(2)(a) of By-law No. 438-86, as amended;
  - (iii) eaves to a maximum of 0.45 metres;
- (g) six visitor *parking spaces* are provided and maintained on the *lot*;
  - (h) a driveway with a minimum width of 6 metres granting access from all *parking spaces* to First Avenue at the easternmost side of the *site* is provided and maintained; and
  - (i) the aggregate *landscaped open space* provided and maintained is not less than 30% of the *lot*;
2. For the purposes of this By-law, *residential gross floor area* shall have the meaning set out in By-law No. 438-86 but shall not include any area 0.9 metres below *grade*.
3. For the purpose of this By-law, the following word and expression shall have the following meaning:
- (a) “*lot*” means those lands delineated by heavy lines on Map 1 attached hereto;
  - (b) “*row house*” means one of a series of more than two attached buildings:
    - (i) each building comprising one *dwelling unit*; and
    - (ii) each building divided vertically from another by a party wall.
4. Except as otherwise provided herein, each 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.

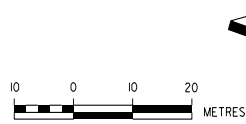
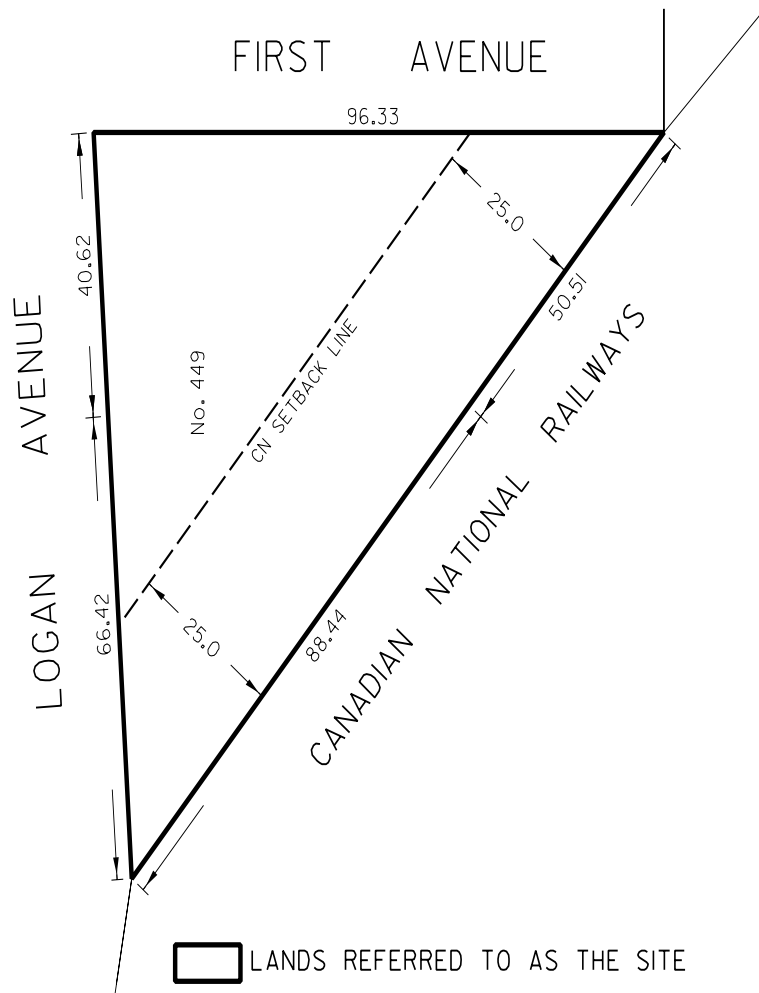
ENACTED AND PASSED this 27th day of April, A.D. 2006.

DAVID R. MILLER,  
Mayor

ULLI S. WATKISS  
City Clerk

(Corporate Seal)

MAP I



SURVEY AND MAPPING SERVICES  
TORONTO MARCH 2006  
BL06/449LOG1.DGN  
FILE: L8-Z12  
MAP No. 52H-312 DRAWN: VG

MAP 2

