

CITY OF TORONTO

BY-LAW 1351-2019

To amend Zoning By-law 569-2013, as amended, with respect to the lands municipally known in the year 2019 as 263 Logan Avenue and 15 Busy Street.

Whereas Council of the City of Toronto has the authority 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; and

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 in 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 label on the Zoning By-law Map in Section 990.10 respecting the lands outlined by heavy black lines to R (d1.0) (x64) as shown on Diagram 2 attached to this by-law.
4. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.2.10 Exception Number 64 so that it reads:

Exception R 64

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

Site Specific Provisions:

- (A) For the purposes of this exception, the **lot** comprises the lands outlined by heavy black lines on Diagram 1 attached to By-law 1351-2019;
- (B) Despite regulation 10.10.40.40(1), the permitted maximum **gross floor area** is 1,900 square metres;

- (C) The permitted maximum number of **dwelling units** is 6;
- (D) For the purposes of this exception, **established grade** is the Canadian Geodetic Datum elevation of 80.01 metres;
- (E) Despite Regulations 10.10.40.10(1) and (2), the permitted maximum height of the **building** or **structure**, is the height in metres specified by the numbers following the symbol HT as shown on Diagram 3 of By-law 1351-2019;
- (F) Despite (E) above, beginning at a height of 9.74 metres above **established grade**, the **main wall** adjacent to the **lot line** abutting Logan Avenue must be set back at least 2.0 metres from the **lot line** abutting Logan Avenue;
- (G) Despite (E) and (F) above and Regulations 10.5.40.10 and 10.5.75.1, the following may project above the permitted maximum height as shown on Diagram 3 attached to By-law 1351-2019 as follows:
- (i) parapets, vents, landscape features, railings, balcony guards, handrails, bollards, mechanical equipment and stairs by not more than 1.50 metres;
 - (ii) **green roof** and associated elements, including parapets, by not more than 2.0 metres;
 - (iii) divider screens, sound barriers, acoustical screens, and privacy screens by not more than 2.00 metres; and
 - (iv) stair access tower, wall or structure enclosing such elements and any mechanical equipment, exhausts and vents on top of these elements by not more than 3.25 metres if such elements are located a minimum of 6.0 metres from the west **lot line** and 3.0 metres from the north **lot line**;
- (H) Despite Clause 10.10.40.70 the required minimum **building setbacks** are as shown on Diagram 3 of By-law 1351-2019;
- (I) Despite (H) above and Regulations 10.5.40.50(2), 10.5.40.50(3), 10.5.40.60(1), (2) (3), (5)(A), (7)(B), and (8), the following may encroach into the required minimum **building setbacks** as follows:
- (i) lighting, window frames, ornamental architectural features and architectural cladding by not more than 0.60 metres;
 - (ii) stairs by not more than 1.4 metres; and

- (iii) balconies and associated elements, including screens and planters, attached to the east **main wall** of the **building** may encroach into **building setbacks**, if:
 - (a) They do not encroach by more than 2.50 metres;
 - (b) Any exterior flooring, associated elements to exterior flooring, and structural elements do not exceed a height of 0.30 metres;
 - (c) Any walls, sound barriers, acoustical screens, dividers, guardrails, screens or planters do not exceed a height of 2.0 metres, measured from the surface of the balcony; and
 - (d) They are located at least 2.40 metres above **established grade**;
- (J) Regulation 10.10.40.30(1) with respect to maximum **building depth** does not apply;
- (K) Despite Regulation 200.5.10.1(1) and (2) and the parking rates in Table 200.5.10.1, **parking spaces** must be provided at the following rates:
 - (i) a minimum of 1 **parking space** per **dwelling unit** for occupants of the **dwelling units**; and
 - (ii) no **parking spaces** are required for visitors to the **dwelling units**;
- (L) Despite 10.5.100.1(3), the **driveway** width may be greater than 6.0 metres;
- (M) Despite 10.5.50.10(1), (2), and (3), a minimum of 20.0 square metres of **landscaping** is required, all of which must be **soft landscaping**;
- (N) Despite 10.10.30.20(1), the required minimum **lot frontage** for a **dwelling unit** in a **townhouse** is 4.75 metres;
- (O). Despite Regulation 10.10.40.1(4) the required minimum width of a **dwelling unit** in a **townhouse** is 4.0 metres; and
- (P) Section 200.15 with respect to accessible **parking spaces** does not apply.

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

5. None of the provisions of By-law 569-2013, as amended, apply to prevent a temporary sales office on the **lot** used exclusively for the initial sale or initial leasing of **dwelling units** on the same **lot** for a period not to exceed 3 years commencing from the passing of this By-law 1351-2019.

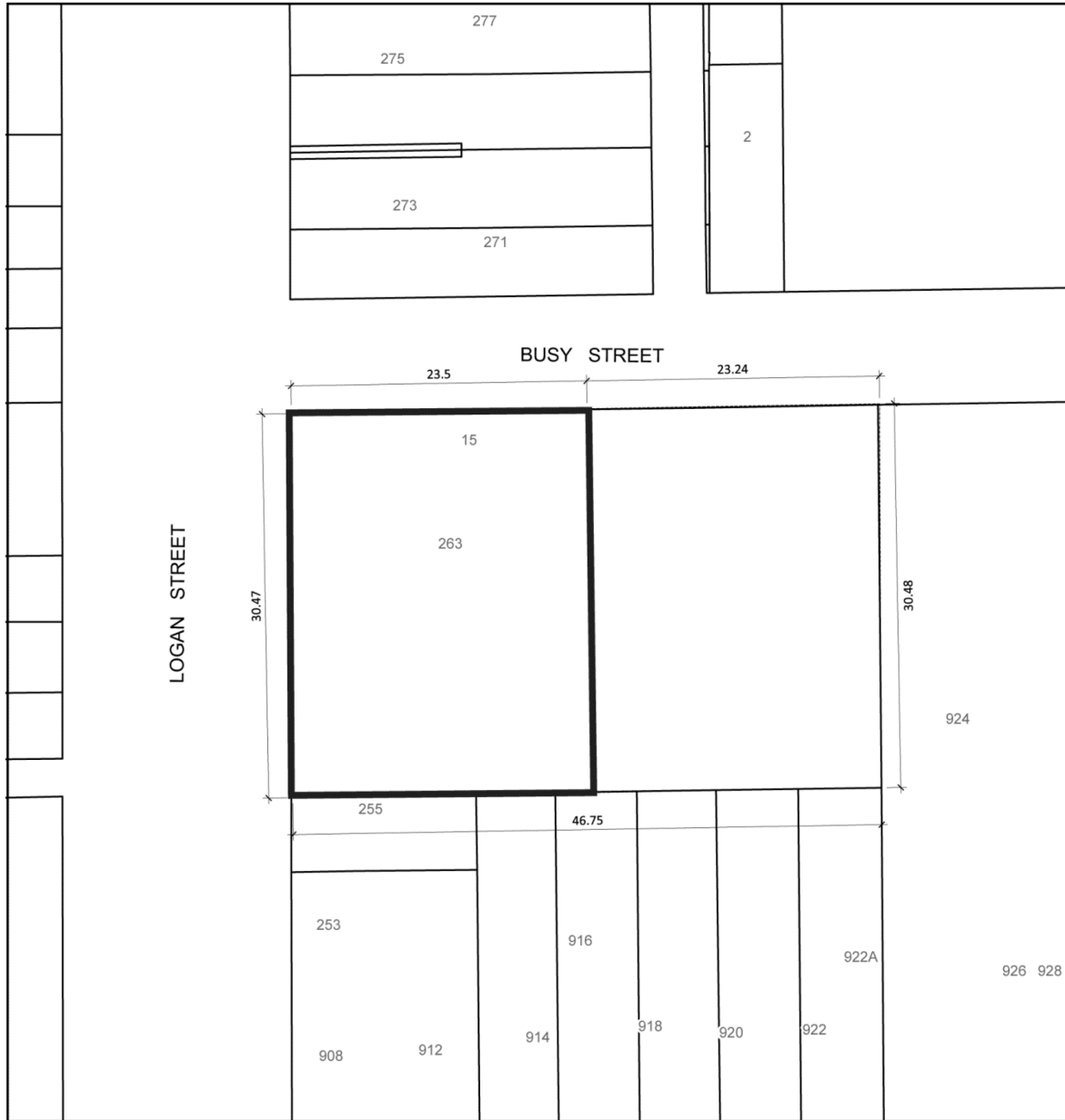
6. Despite any existing or future severance, partition, or division of the **lot**, the provisions of this by-law must apply to the whole of the **lot** as if no severance, partition or division occurred.

Enacted and passed on October 3, 2019.

Frances Nunziata,
Speaker

Ulli S. Watkiss,
City Clerk

(Seal of the City)



 **TORONTO**
Diagram 1

263 Logan Avenue & 15 Busy Street

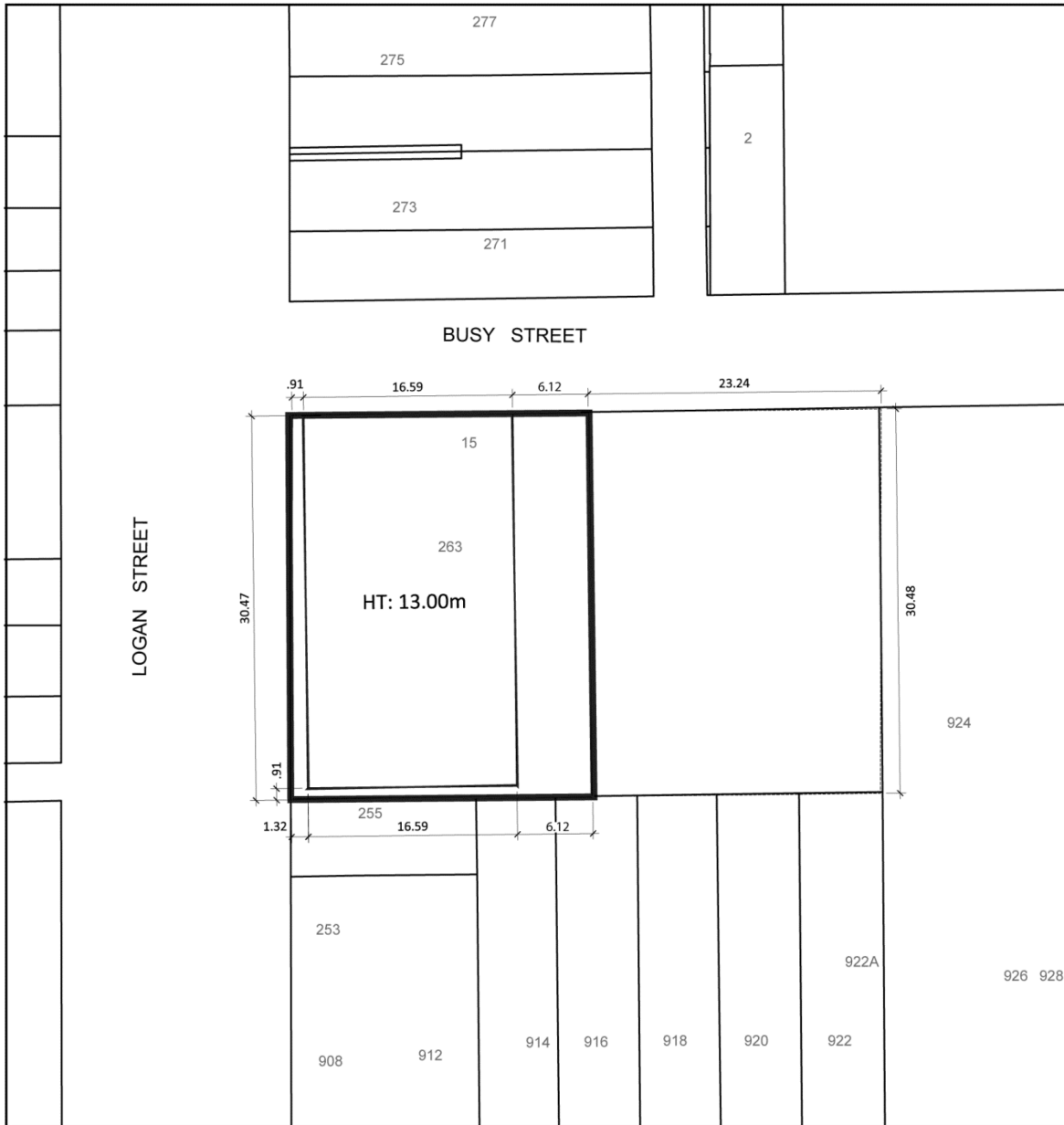
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 **TORONTO**
Diagram 2

263 Logan Avenue & 15 Busy Street


File # 18 104539 STE 30 0Z



 **TORONTO**
Diagram 3

263 Logan Avenue & 15 Busy Street

File # 18 104539 STE 30 0Z


City of Toronto By-Law 438-86
Not to Scale
7/02/2019