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 m²;

(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 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)