

Authority: Toronto and East York Community Council Item 33.2, as adopted by City of Toronto Council on July 8, 9, 10 and 11, 2014 and Section 169-26B of City of Toronto Municipal Code Chapter 169, Officials, City

CITY OF TORONTO

BY-LAW No. 1012-2014

To technically amend By-law No. 718-2014, to correct mapping and formatting errors and omissions.

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 City Council has delegated to the City Solicitor, in consultation with the City Clerk, the authority to submit bills directly to Council to correct technical errors; and

Whereas City Planning has determined that a technical amendment must be made to By-law No. 718-2014 to correct mapping and the formatting of the by-law to allow it to be implemented through By-law No. 569-2013;

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 No. 569-2013, Chapter 800 Definitions.
3. Zoning By-law No. 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 (u16) (x13), as shown on Diagram 2 attached to this By-law.
4. Zoning By-law No. 569-2013, as amended, is further amended by adding Article 900.2.10 Exception number 13 so that it reads:

Exception R 13

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) On 50 and 52 Bartlett Avenue, none of the regulations of 200.5.1(3), 200.5.10.1(1), 230.5.1.10(2), 230.5.1.10 (9)(B), and 230.5.10.1 prevent the erection or use of a **building, structure**, addition or enlargement if it complies with By-law No. 718-2014;
- (B) Despite the uses listed in Article 10.10.20, the only use permitted is a **dwelling unit** in an **apartment building**;

- (C) The **building** must comply with the required **building setbacks** shown on Diagram 3 of By-law No. 1012-2014;
- (D) Each portion of the **building** must not exceed the individual building heights shown with an 'HT' followed by a number in metres on Diagram 3 of By-law No. 1012-2014;
- (E) The **gross floor area** on the **lot** must not exceed 3,000 square metres;
- (F) Despite Section 10.5.40.40(4), the **gross floor area** of an **apartment building** on the **lot** is further reduced by:
- (i) any area in the **building** used exclusively for the accommodation of heating, cooling, ventilation, electrical, mechanical or telecommunication equipment or utility that serves the **building**, whether above or below grade;
 - (ii) any area in the **building** used exclusively for the parking of motor vehicles, bicycles, whether above or below grade;
 - (iii) the floor area of unenclosed residential balconies or terraces;
 - (iv) the void space on the third floor level;
 - (v) **stacked parking spaces** located above grade;
- (G) A minimum of seventeen (17) **parking spaces** must be provided for the exclusive use of residents, fifteen (15) of which must be **stacked parking spaces**;
- (H) A **parking space** and a **stacked parking space** must be no less than 2.5 metres in width, 5.3 metres in length, and 1.7 metres in height;
- (I) **Bicycle parking spaces** must be provided as follows:
- (i) a minimum of ten (10) long-term **bicycle parking spaces**; and
 - (ii) a minimum of two (2) short-term **bicycle parking spaces**;
- (J) For the purpose of these lands, the elevation of established grade is 113.61 metres, Canadian Geodetic Datum.

Enacted and passed on August 28, 2014.

Frances Nunziata,
Speaker

Ulli S. Watkiss,
City Clerk

(Seal of the City)





