

Authority: Toronto and East York Community Council Item 34.6,
as adopted by City of Toronto Council on August 25, 26, 27 and 28, 2014

CITY OF TORONTO

BY-LAW No. 1023-2014

To amend former City of Toronto Zoning By-law No. 438-86, as amended, with respect to the lands municipally known in the year 2014 as 995 Lansdowne 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 enacts:

1. Appendix A, Map 48J-313 of former City of Toronto By-law No. 438-86 is amended to rezone the lands shown within the heavy lines on Map 1 of this By-law from I1 D2 to R2 Z0.6.
2. None of the provisions of Section 4(2), 4(4), 4(6), 4(7), 6(3) Part I, 6(3) Part II, 6(3) Part III, 6(3) Part IV, and 6(3) Part VI of By-law No. 438-86 of the former City of Toronto, 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", as amended, shall apply to prevent the erection and use of an *apartment building* on the *lot*, provided that:
 - (a) the *lot* is comprised of at least those lands shown outlined by heavy lines on Map 1 attached to and forming part of this By-law;
 - (b) the *apartment building*, including all mechanical equipment, stair enclosures is located wholly within the areas delineated by heavy lines and the *height* limits specified by the numbers following the symbol "H" as shown on Map 2, attached and forming part of this By-law, with the following exceptions:
 - (i) a landing and stairs from the first floor to grade may project to a maximum of 1.83 metres;
 - (ii) outdoor balconies may project to a maximum of 2.0 metres;
 - (iii) garbage enclosures;
 - (iv) the height of safety railings may not exceed 1.2 metres; and
 - (v) eaves, gutters, cornices, lighting fixtures, window sills, landscape planters, awning, canopies and other architectural projections shall be permitted to project no more than 0.45 metres from the building on the lot.

- (c) the *residential gross floor area* shall not exceed 652 square metres;
 - (d) the *apartment building* contains a maximum of 8 *dwelling units*;
 - (e) a minimum of 68 square metres of landscaping shall be provided on site;
 - (f) a minimum of 3 *parking spaces* shall be provided with dimensions of 5.6 metres by 2.6 metres;
 - (g) no habitable space shall be permitted below grade;
 - (h) the basement level is to include:
 - (i) a minimum of 8 *bicycle parking spaces*;
 - (ii) a minimum of 54 square metres of *residential amenity space* containing a recreation area shall be provided and maintained; and
 - (iii) shared laundry facilities and storage area.
 - (i) no additions or enlargements shall be permitted to the *apartment building* existing on the *lot* as of the date of the passing of this by-law.
3. For the purposes of this By-law, each word or expression that is italicized in the By-law shall have the same meaning as each such word or expression as defined in By-law No. 438-86, as amended, with the exception of the following terms:
- (a) "*apartment building*" means a building containing three or more dwelling units;
 - (b) "*lot*" means the parcel of land outlined by heavy lines on Map 1 and municipally known as 995 Lansdowne Avenue in the year 2014;
 - (c) "*height*" means, the vertical distance between the grade and the highest point of the building; and
 - (d) "*grade*" means 118.93 metres Canadian Geodetic Datum.
4. Except as otherwise provided herein, the provisions of By-law No. 438-86, as amended, shall continue to apply to the *lot*.
5. Within the lands shown on Map 1 attached to this By-law, no person shall use any land or erect or use any building or structure unless the following municipal services are provided to the lot line and the following provisions are complied with:
- (a) all new public roads have been constructed to a minimum of base curb and base asphalt and are connected to an existing public highway; and

- (b) all water mains and sanitary sewers, and appropriate appurtenances, have been installed and are operational.

Enacted and passed on August 28, 2014.

Frances Nunziata,
Speaker

Ulli S. Watkiss,
City Clerk

(Seal of the City)



