

Authority: Toronto and East York Community Council Item ~ as adopted by City of Toronto Council on ~, 20~

Enacted by Council: ~, 20~

CITY OF TORONTO

BY-LAW No. ~

To amend the General Zoning By-law No. 438-86 for the former City of Toronto, as amended, respecting the lands known municipally as 485 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 Zoning By-laws;

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

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

1. None of the provisions of Sections 4(2), 4(4), 4(5), 4(6), 4(8), 4(12), 4(13)(D) 4(14), 4(16), 4(17), 8(1), 8(3) Part II, 8(3) Part IV, 12(1)(3)(b), 12(1)(52), 12(2)(270), and 12(7) of By-law No. 438-86, 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 land 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 a *residential building* on the lands municipally known as 485 Logan Avenue in the year 2018 (hereinafter referred to as the *lot*), which may contain *dwelling units* and *accessory* uses thereto, including a *private parking garage*, provided that:

Gross Floor Area

- (a) the total *residential gross floor area* on the *lot* shall not exceed 4,665.0 square metres;

Units

- (b) A maximum of 41 *dwelling units* are permitted, of which a minimum of 20 must be two bedroom *dwelling units* and a minimum of 3 must be three bedroom *dwelling units*;

Amenity Space

- (c) *residential amenity space* shall be provided in accordance with the following:

- (i) indoor *residential amenity space* shall not be required;
- (ii) a minimum of 2.5 square metres per *dwelling unit* of outdoor *residential amenity space* shall be provided, at grade;

Height

- (d) no portion of any building or structure erected or used on the *lot*, shall exceed the heights in metres specified by the numbers following the symbol "H" on the attached Map 2 with the exception of the following structures and elements:
 - (i) a **structure** used for outside or open-air recreation, safety or wind protection purposes, elements of a green roof, canopies, vents, stacks or other heating, cooling or ventilating equipment, a screen around such equipment, window washing equipment, ornamental elements, architectural elements, landscaping elements, privacy walls, trellises, parapets, stairs, stair enclosures, guardrails and railings extending no more than 3.0 metres above the 14 metres in height;
 - (ii) elevator shafts and **structures** that enclose, screen or cover elevator shafts, extending no more than 3.0 metres above the applicable height limit;

Setbacks

- (f) no portion of the building above grade is located otherwise than wholly within the areas delineated by heavy lines on the attached Map 2, with the exception of the following:
 - (i) balconies, terraces, cornices, light fixtures, awnings, ornamental elements, parapets, landscape features, trellises, eaves, window sills, ventilation shafts, guardrails, balustrades, railings, stairs, stair enclosures, doors, wheel chair ramps, architectural feature walls and associated **structures**, all of which extending no more than 2.0 metres from the heavy lines on Map 2;

Vehicular Parking

- (g) parking shall be provided and maintained on the *lot* in accordance with the following requirements:
 - (i) 0.5 residential parking spaces for each one bedroom dwelling unit;
 - (ii) 0.75 residential parking spaces for each two or three bedroom dwelling unit;

(iii) 0.06 visitor parking spaces for each dwelling unit;

Bicycle Parking

- (h) a minimum of 42 bicycle parking spaces shall be provided on the lot, of which, a minimum of 37 shall be for residents and a minimum of 5 shall be for visitors; and
- (i) *bicycle parking space* may be provided in a horizontal or vertical position, and/or in a rack; and

Loading Space

- (j) a minimum of one *loading space - Type "G"* shall be provided and maintained on the *lot*;

Sales Office

- (k) none of the provisions of By-law No. 438-86, as amended, shall apply to prevent a *sales office* on the *lot*, and a *sales office* shall be exempt from the requirements of By-law No. 438-86, as amended, and this by-law to provide motor vehicle parking facilities.

2. For the purpose of this By-law, all italicized words and expression have the same meanings as defined in By-law No. 438-86, as amended, with the exception of the following:

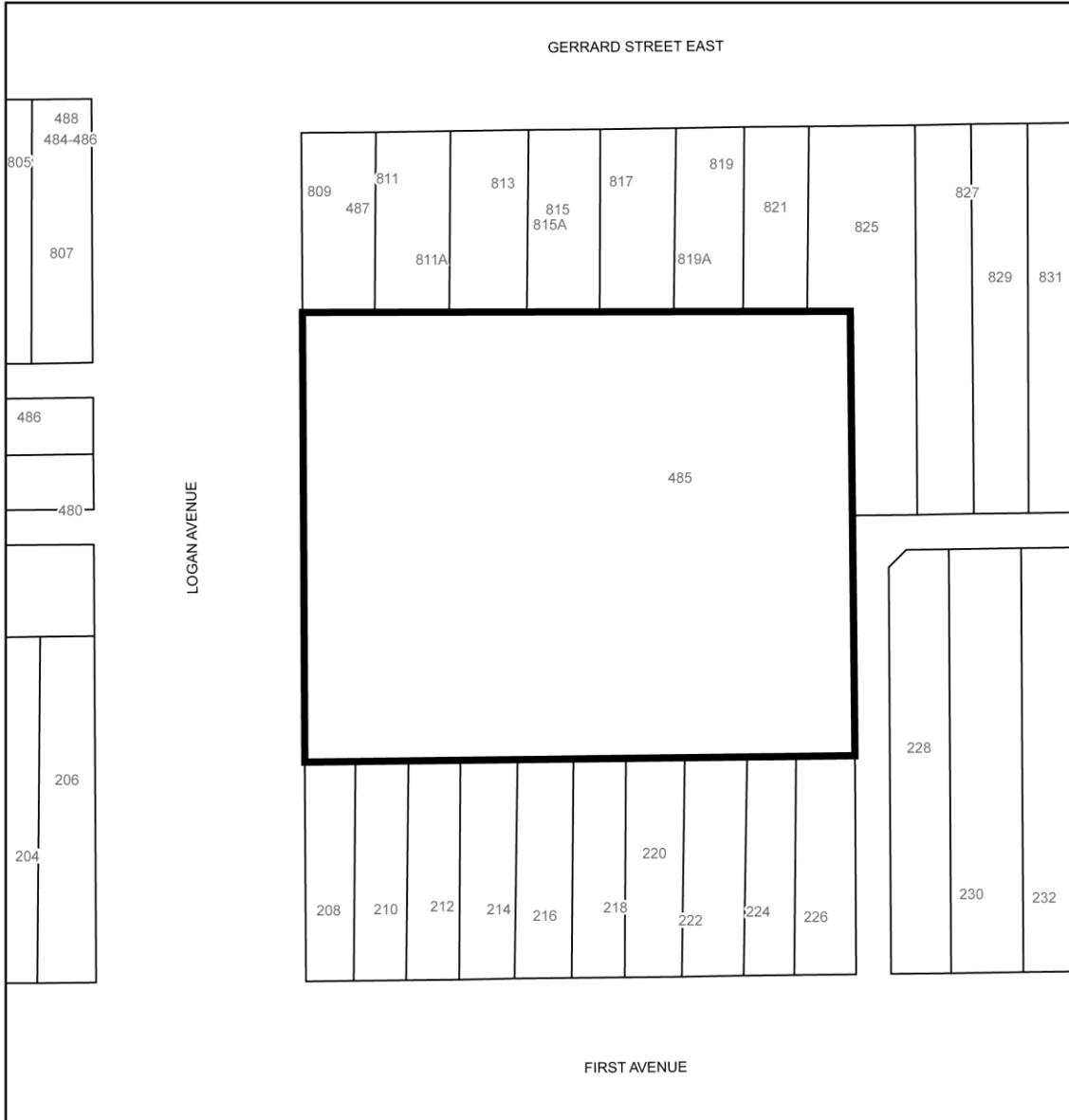
- (a) *height* means the height measured as the vertical distance between the Canadian Geodetic Datum elevation of 87.4 metres and the highest point of the building or structure as shown on Map 2;
- (b) *lot* means the parcel of land delineated by heavy dashed lines on Map 1 attached to and forming part of this By-law and known municipally as 485 Logan Avenue in 2017;
- (c) *gross floor area* shall be reduced by the area in the building used for:
 - (i) parking, loading and bicycle parking below-ground;
 - (ii) required loading spaces at the ground level and required bicycle parking spaces at or above-ground;
 - (iii) storage rooms, washrooms, electrical, utility, mechanical and ventilation rooms in the basement;
 - (iv) shower and change facilities required by this By-law for required bicycle parking spaces;
 - (v) amenity space required by this By-law;
 - (vi) elevator shafts;

- (vii) garbage shafts;
 - (viii) mechanical penthouses; and
 - (ix) exit stairwells in the building;
- (d) *storey* means a level of a building, other than a basement, located between any floor and the floor, ceiling or roof immediately above it;
- (e) *sales office* means a building, structure, facility or trailer on the *lot* used for the purpose of the sale of *dwelling units* to be erected on the *lot*.
3. Despite any existing or future severance, partition or division of the *lot* as shown on Map 1, the provisions of this By-law shall apply to the whole *lot* as if no severance, partition or division occurred.
4. Within the lands shown on Map 2 attached to this By-law, no person shall use any land or erect or use any building or structure unless the all water mains and sanitary sewers, and appropriate appurtenances, have been installed and are operational.

ENACTED AND PASSED this ____ day of _____, 201~.

JOHN TORY,
Mayor
(Corporate Seal)

ULLI S. WATKISS
City Clerk



LOGAN AVENUE

