

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. ~-20~

To amend Zoning By-law No. 569-2013, as amended, with respect to the lands municipally known as 485 Logan Avenue.

WHEREAS Council of the City of Toronto has the authority to pass this By-law pursuant to Section 34 of the Planning Act, R.S.O. 1990, c. P.13, as amended; 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. The lands subject to this By-law are outlined in 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 CR 2.5 (c1.0; r2.5) ss2 (x146), 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 900.11.10 Exception Number 146 so that it reads:

Exception CR 146

The lands are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) On 485 Logan Street if the requirements of By-law [Clerks to supply by-law ##] are complied with the erection or use of **buildings** or **structures** is permitted in compliance with (B) to (Q) below;
- (B) Despite regulations 40.5.1.10(3) and 40.10.40.40(1), the total **gross floor area** of all **buildings** and **structures** must not exceed 4,665.00 square metres.
- (C) Despite regulation 40.5.40.10(1), the height of a **building** or **structure** is measured as the vertical distance between the Canadian Geodetic Datum elevation of 87.4 metres and the highest point of the **building** or **structure**;

- (D) Despite regulation 40.10.40.10(5), the required minimum height of the first **storey**, measured between the floor of the first **storey** and the ceiling of the first **storey**, is 2.75 metres;
- (E) Despite regulations 40.5.40.10(1) and 40.10.40.10(2), no portion of any **building** or **structure**, is to have a height greater than the height in metres specified by the number following the “HT” symbol as shown on Diagram 3 attached to and forming part of By-law [Clerks to supply by-law ##], excluding:
- (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, elevator shafts and **structures** that enclose, screen or cover elevator shafts, all of which extending no more than 3.0 metres above 14 metres in height;
- (F) Despite regulations 40.5.40.60(1), 40.5.40.70(1), 40.10.40.70(2) and 40.10.40.70(4), and clause 40.10.40.60 all portions of a **building** or **structure** above ground must be located within the areas delineated by heavy lines on Diagram 3 attached to and forming part of By-law [Clerks to supply by-law ##], excluding:
- (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**, which may encroach beyond the heavy lines a maximum of 2.0 metres;
- (G) 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**;
- (H) Despite regulation 40.10.40.50(1):
- (i) a minimum of 2.5 square metres per **dwelling unit** of outdoor **amenity space** must be provided, and need not be in a location adjoining or directly accessible to the indoor **amenity space**;
 - (ii) indoor **amenity space** is not required;
- (I) Despite regulations 40.10.50.10(2) and (3):
- (i) a fence is not required; and

- (ii) a minimum 1.5 metre wide strip of land must be provided as **soft landscaping** along a **lot line** abutting a **lot** in the Residential Zone category or Residential Apartment Zone category, except that this **soft landscaping** strip is not required in the area within 4.5 metres from the **front lot line**;
- (J) Despite 200.15, as amended, only the following regulations apply to accessible **parking spaces**:
- (i) An accessible **parking space** must have the following minimum dimensions:
 - A. length of 5.6 metres;
 - B. width of 3.4 metres;
 - C. vertical clearance of 2.1 metres; and
 - D. the entire length of an accessible **parking space** must be adjacent to a 1.5 metre wide accessible barrier free aisle or path;
 - (ii) Accessible **parking spaces** may be located anywhere within the underground parking level;
 - (iii) Clearly identified off **street** accessible **parking spaces** must be provided on the same **lot** as every **building** or **structure** erected or enlarged, if the total **parking space** requirement is 5 or more, in compliance with the following:
 - A. if the number of required **parking spaces** is 5 to 24, a minimum of 1 **parking space** must comply with the minimum dimensions for an accessible **parking space**;
 - B. if the number of required **parking spaces** is 25 to 100, a minimum of 1 **parking space** for every 25 parking spaces or part thereof must comply with the minimum dimensions for an accessible **parking space**;
 - C. if the number of required **parking spaces** is more than 100, a minimum of 4 **parking spaces** plus 1 **parking space** for every 50 **parking spaces** or part thereof in excess of 100 **parking spaces**, must comply with the minimum dimensions for an accessible **parking space**;
- (K) Despite regulation 200.5.10.1, **parking spaces** must be provided and maintained, in accordance with the following:
- (i) 0.5 **parking spaces** for each one bedroom **dwelling unit**;
 - (ii) 0.75 **parking spaces** for each two or three bedroom **dwelling unit**;
 - (iii) 0.06 visitor **parking spaces** for each **dwelling unit**;

- (L) Despite regulation 200.5.1.10(2), two obstructed **parking** spaces may have a width of 2.6 metres, and the remaining **parking spaces** are subject to regulation 200.5.1.10(2)
- (M) Despite Regulations 230.5.10.1(5)(A), and 230.5.10.1(2), a minimum of 42 **bicycle parking spaces** must be provided and maintained for an **apartment building** in accordance with the following:
- (i) a minimum of 37 long-term **bicycle parking spaces**; and
 - (ii) a minimum of 5 **short-term bicycle parking spaces**.
- (N) Despite regulations 230.40.1.20(1) and 230.5.1.10(9), a required “long-term” **bicycle parking space** for a **dwelling unit** in an **apartment building** may be located on any level of the **building** below-ground;
- (O) A Type "G" **loading space** is to be provided on the **lot**;
- (P) Regulation 40.10.90.40(1), with respect to access to **loading space** restrictions, does not apply;
- (Q) Regulation 40.10.100.10(1), with respect to vehicle access restrictions, does not apply.

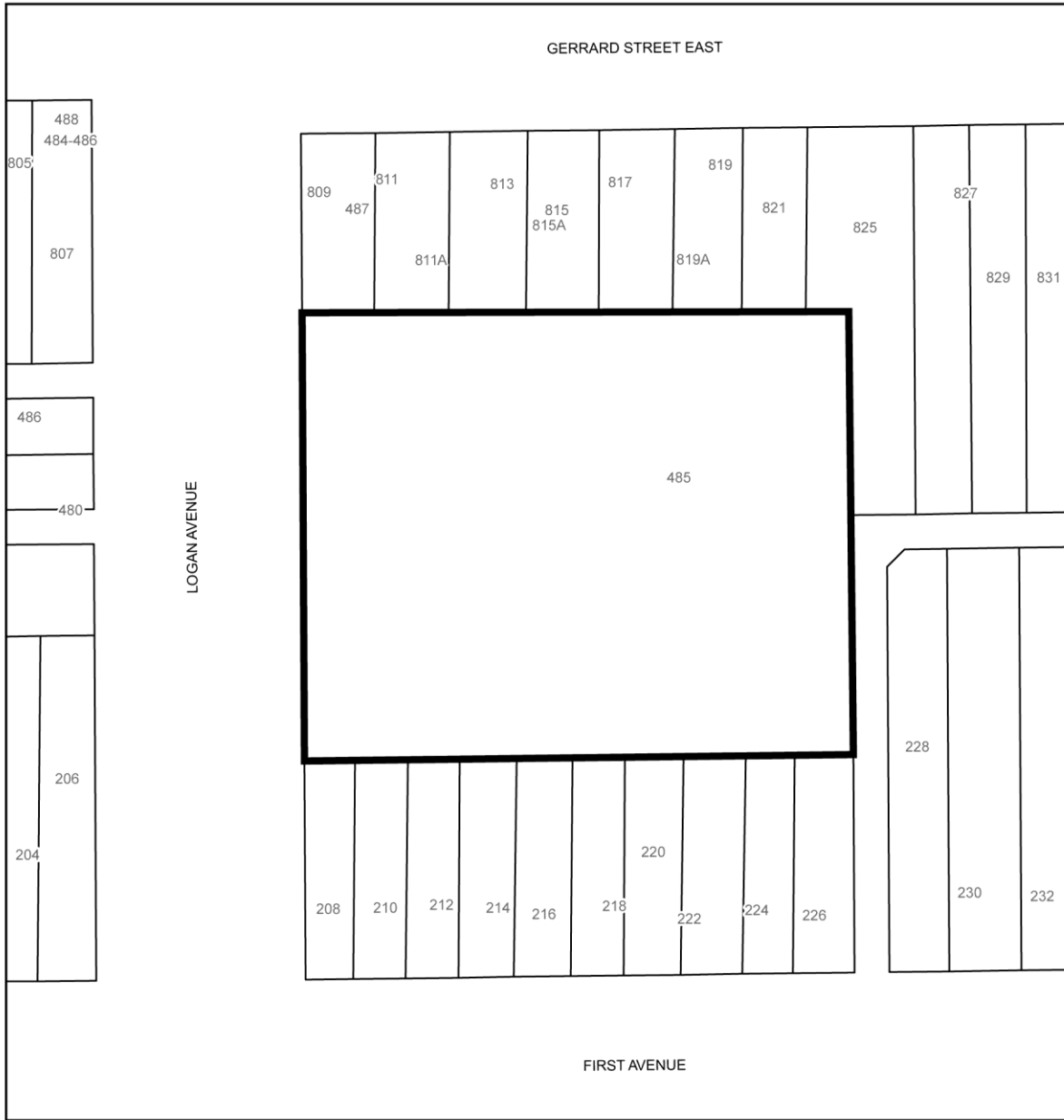
Prevailing By-laws and Prevailing Sections:
None.

Enacted and passed this ~ day of ~, 20~.

John Tory,
Mayor

Ulli S. Watkiss
City Clerk

(Seal of the City)

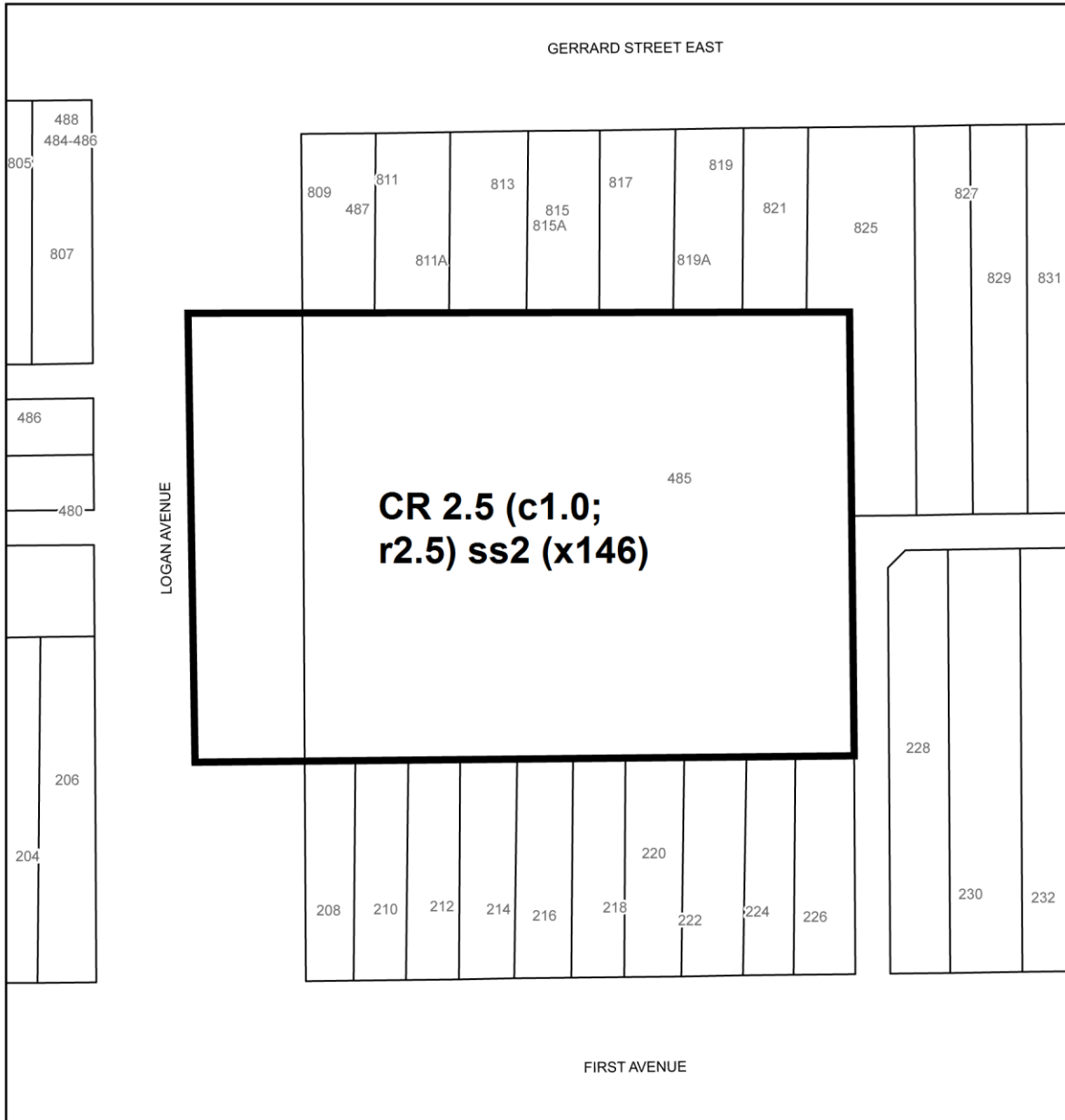


 **TORONTO**
Diagram 1

485 Logan Avenue

File # 16 241940 STE 30 0Z


City of Toronto By-Law 569-2013
Not to Scale
5/7/2018

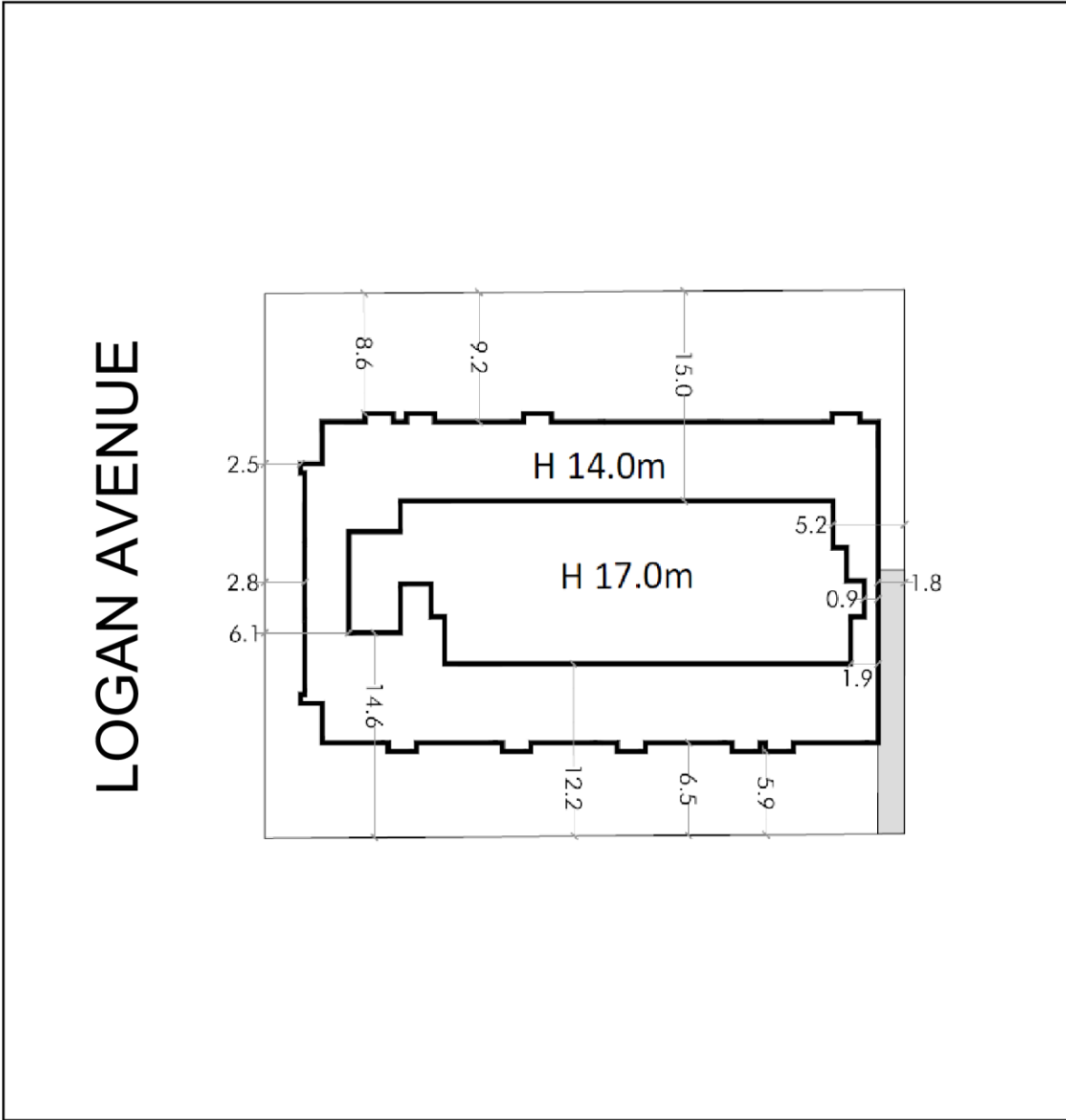


 **TORONTO**
Diagram 2

485 Logan Avenue

File # 16 241940 STE 30 0Z


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Not to Scale
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 **TORONTO**
Diagram 3

485 Logan Avenue

File # 16 241940 STE 30 0Z