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 is 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*;
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).

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.

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;

A Type "G" loading space is to be provided on the lot;

Regulation 40.10.90.40(1), with respect to access to loading space restrictions, does not apply;

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)
City of Toronto By-law No. ~20~
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Diagram 2

485 Logan Avenue

File # 16 241940 STE 30 OZ

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