Attachment 6: Draft Zoning By-law Amendment to 438-86

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

CITY OF TORONTO

Bill No. ~

BY-LAW No. ~-20~

To amend Zoning By-law No. 438-86, as amended, With respect to the lands municipally known as 263 Logan Avenue and 15 Busy Street

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;

WHEREAS the Council of the City of Toronto has determined to amend Zoning By-law No. 438-86, as amended, of the former City of Toronto;

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

1. Except as otherwise provided herein, the provisions of By-law No. 438-86, as amended shall continue to apply to the lot;

2. None of the provisions of Sections 2(row house), 2(lot), 2(grade), 4(2), 4(4), 4(11)(b)(c)(e), 4(13), 4(14), and 6 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 6 row houses on the lot, provided that:

   a) the permitted maximum residential gross floor area on the lot is 1,900 square metres;

   b) In addition to the building elements in Section 2 (residential gross floor area) of By-law 438-86, the gross floor area of a residential building is also reduced by the areas in a building used for a parking space on the first floor or basement floor;

   c) a maximum of 6 dwelling units shall be permitted;
d) no part of the row houses shall be located above the height limits in metres specified by the numbers following the symbol "H" as shown on Map 2, with the following exceptions:

i. the maximum height of parapets, vents, landscape features, railings, balcony guards, handrails, bollards, mechanical equipment, bollards, and stairs shall be the sum of 1.5 metres and the applicable height limit shown on Map 2;

ii. the maximum height of green roof and associated elements including parapets shall be the sum of 2.0 metres and the applicable height limit shown on Map 2;

iii. the maximum height for divider screens, sound barriers, acoustical screens, and privacy screens shall be the sum of 2.00 metres and the applicable height limit shown on Map 2;

iv. the maximum height of a stair access tower, walls or structures enclosing such elements and any mechanical equipment, exhausts and vents on top of these elements shall be the sum of 3.25 metres and the applicable height limit shown on Map 2 if such elements are located a minimum of 6.0 metres from the west lot line and 3.0 metres from the north lot line;

e) Beginning at a height of 9.74 metres above established grade, the main wall adjacent to the lot line abutting Logan Avenue must be set back at least 2.0 metres from the lot line abutting Logan Avenue;

f) The row houses shall be located wholly within the building setback areas as shown on Map 2, with the following exceptions that may project into setback areas:

i. Lighting, window frames, ornamental architectural features and architectural cladding by not more than 0.60 metres;

ii. Stairs by not more than 1.4 metres; and;

iii. Balconies and associated elements, including screens and planters, attached to the east main wall of the building may encroach into building setbacks, if;

1. they project no more than 2.5 metres;

2. any exterior flooring, associated elements to exterior flooring, and structural elements do not exceed a height of 0.30 metres;
3. any walls, sound barriers, acoustical screens, dividers, guardrails, screens or planters do not exceed a height of 2.0 metres, measured from the surface of the balcony; and,

4. such balconies are at least 2.4 metres above 80.20 metres Canadian Geodetic Datum;

g) parking spaces must be provided on the lot in accordance with the following standards:

   i. a minimum of 1 parking space per dwelling unit for residents of the dwelling units;
   
   ii. No parking spaces are required for visitors to the dwelling units;

h) A minimum of 20 square metres of soft landscaping shall be provided on the lot.

   i) A temporary sales presentation centre may be permitted on the lot, and none of the other provisions of XXXXX-2018 and 438-86 apply to such use, provided that this use does not exceed a period of 3 years.

3. No person shall use any land or erect or use any building or structure on the lot 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.

4. Despite any future severance, partition or division of the lot, the provisions of this By-law shall apply as if no severance, partition or division occurred.

5. 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, with the exception of the following terms:

   a) "By-law No. 486-86" means By-law No. 438-86, as amended, of the former City of Toronto

   b) "grade" means the Canadian Geodetic elevation of 80.01 metres;

   c) “green roof” means an extension to a building's roof that allows vegetation to grow in a growing medium and which is designed, constructed and maintained
in compliance with the Toronto Green Roof Construction Standard set out in Chapter 492 of the City of Toronto Municipal Code;

d) "lot" means the lands delineated by heavy lines on Map 1 attached to and forming part of this By-law.

e) "Row House" means one of a series of more than two attached buildings:

   i) Each building comprising of one dwelling unit; and
   ii) Each building divided vertically from another by a party wall.

f) "temporary sales presentation centre" shall mean an office provided exclusively for the marketing or selling of dwelling units located or to be located on the lot.

6. Except as otherwise provided herein, the provisions of By-law No. 438-86 shall continue to apply to the lot.

ENACTED AND PASSED this ~ day of ~, A.D. 20~.

JOHN TORY, Mayor

ULLI S. WATKISS, City Clerk

(Corporate Seal)