

Authority: Etobicoke York Community Council Item  
EY6.1, as adopted by City of Toronto Council on June 18  
and 19, 2019

## CITY OF TORONTO

### Bill 891

### BY-LAW -2019

#### **To amend the City of Toronto By-law 569-2013, as amended, with respect to lands municipally known in the year 2019 as 1629, 1631 and 1633 The Queensway.**

Whereas Council of the City of Toronto has the authority pursuant to Section 34 of the Planning Act, R.S.O. 1990, c. P.13, as amended, to pass this By-law;

Whereas pursuant to Section 39 of the Planning Act, the Council of the City of Toronto may, in a by-law passed under Section 34 of the Planning Act, authorize the temporary use of land, buildings or structures for any purpose set out therein that is otherwise prohibited by the 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. The lands subject to this By-law are outlined by heavy black lines on Diagram 1 attached to and forming part of 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 adding the lands subject to this By-law to the Zoning By-law Map in Section 990.10, and applying the following zone label to these lands: E 1.0 (x32) as shown on Diagram 2 attached to and forming part of this By-law;
4. Zoning By-law 569-2013, as amended, is further amended by adding the lands to this By-law to the Policy Area Overlay map in Article 995.10.1, the Height Overlay Map in Section 995.20.1, the Lot Coverage Overlay Map in Section 995.30, and the Rooming House Overlay Map in Section 995.40.1 as shown on Diagram 1 attached to this By-law (Clerk to insert); and
5. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.20.10 Exception Number 32 so that it reads:

#### Exception E 32

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) Despite regulation 800.50(420), for the purposes of this exception, the **lot** is the land outlined by heavy black lines on Diagram 1 of By-law [Clerks to Insert];
- (B) In addition to the uses permitted by regulations 60.20.20.10(1) and 60.20.20.20(1), a **Vehicle Dealership** is permitted;
- (C) Despite regulations 60.5.40.10(1) and (2), the height of a **building** or **structure** is the distance between the Canadian Geodetic Datum elevation of 138.30 metres and the highest point of the **building** or **structure**;
- (D) Despite regulation 60.20.40.10(1), the permitted maximum height of a **building** or **structure** is the height in metres specified by the numbers following the symbol HT on Diagram 3 attached to By-law [Clerks to Insert];
- (E) Despite clause 60.5.40.10 the following **building** elements may exceed the permitted maximum height as follows:
  - (i) Architectural features may exceed by a maximum of 5.0 metres;
  - (ii) Elevator trellises, elevator shafts, eaves, screens, stairs, electrical utility, mechanical and ventilation equipment by a maximum of 2.0 metres; and
  - (iii) The at-grade decorative wall by a maximum of 2.1 metres.
- (F) In addition to the areas listed in regulation 60.5.40.40(1), for the purposes of this exception, the **gross floor area** of a non-residential building is reduced by areas in the **building** used for parking and mechanical rooms above and below-ground;
- (G) The permitted maximum **gross floor area** is 9,000 square metres;
- (H) Despite clause 60.20.40.70 and regulation 150.94.40.1(1), the required minimum **building setbacks** are as shown on Diagram 3 attached to By-law [Clerks to Insert];
- (I) Despite regulations 60.5.40.60 and 60.20.40.70, the following may encroach into the required **building setbacks** as follows:
  - (i) Canopies and associated structural columns by a maximum of 7.5 metres on the west elevation, 5.5 metres on the north elevation and 9.0 metres only at the **building** entrance on the north elevation; and
  - (ii) Ramps with a maximum length of 16 metres and a maximum width of 7.5 metres and ground decorative walls are permitted by a maximum length of 36 metres.
- (J) Regulation 60.5.80.10(2) restricting the location of **parking spaces** does not apply;

- (K) The location of **parking spaces** is subject to the following:
- (i) Despite regulation 60.5.80.10(1)(A), a required **parking space** located in the west **street yard** and within 25.0 metres of the south **lot line** must be located a minimum of 2.0 metres from the west **lot line** abutting The East Mall; and
  - (ii) In all other cases, regulation 60.5.80.10(1)(A) applies.
- (L) Despite regulation 60.5.100.1(1)(B), the permitted maximum **driveway** width is 12.5 metres for a minimum depth of 3.0 metres measured from the **lot line** abutting the **street**;
- (M) The provision of **soft landscaping** is subject to the following:
- (i) Despite regulations 60.20.50.10(1), 150.90.20.1(2)(iv) and 150.94.50.1(1), a minimum 2.0 metre wide strip of **soft landscaping** must be provided along the west **lot line** abutting the East Mall for the most southerly 25.0 metre portion of that **lot line**; and
  - (ii) In all other cases, regulations 60.20.50.10(1), 150.90.20.1(2)(iv) and 150.94.50.1(1) apply.
- (N) Despite regulation 60.20.20.100(31)(B), a **Vehicle Service Shop** may have open storage only to store **vehicles** for service;
- (O) Despite regulation 150.94.30.1(1), **vehicle** access from The East Mall to a **lot** with a **Vehicle Service Shop** may have a minimum width of 6.0 metres and a maximum width of 12.5 metres;
- (P) Despite regulation 150.94.30.1(2)(B), **vehicle** access to a **lot** with a **Vehicle Service Shop** must be at least 2.0 metres from any **side lot line**;
- (Q) Despite regulation 150.94.30.1(3), **vehicle** access to a **Vehicle Service Shop** on a **corner lot** must be at least 2.0 metres from the point of intersection of the **front lot line** and **side lot line**;
- (R) A minimum of 15.6 percent of the area of the **lot** must be **soft landscaping**;
- (S) The permitted maximum **lot coverage** is 35 percent of the area of the **lot**;
- (T) A minimum of 125 square metres of outdoor **amenity space** must be provided;
- (U) A minimum of 12 "short term" **bicycle parking spaces** must be provided;
- (V) Despite regulation 200.5.10.1(1), a minimum of 2.7 **parking spaces** per 100 square metres of **gross floor area** must be provided for any **vehicle dealership** or **vehicle service shop** use; and

(W) For the purpose of this exception, a decorative wall is attached to the main **building** but does not support the roof of any **buildings**.

Prevailing By-laws and Prevailing Sections: (None Apply)

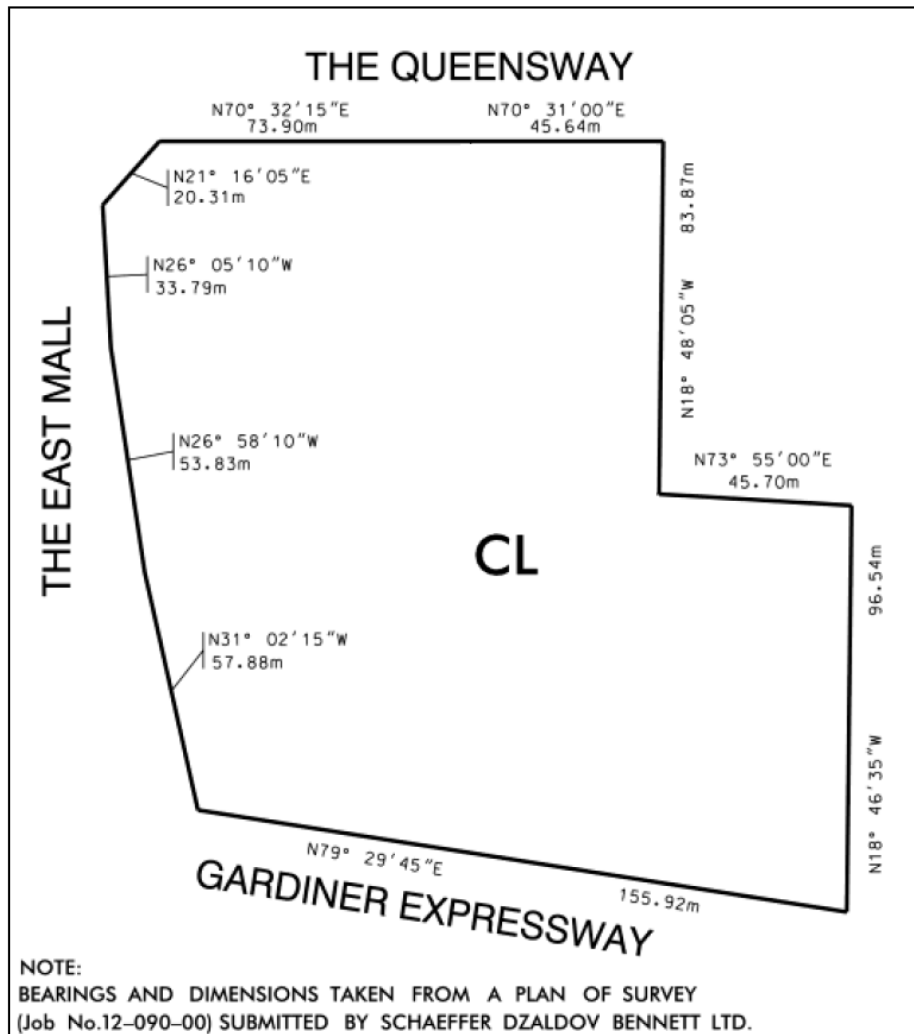
6. On the lands outlined in heavy black lines on Diagram 1 attached to this by-law, a temporary **vehicle dealership** is permitted in a trailer, for a period of not more than three years from the date this by-law comes into full force and effect.

Enacted and passed on June , 2019.

Frances Nunziata,  
Speaker

Ulli S. Watkiss,  
City Clerk

(Seal of the City)

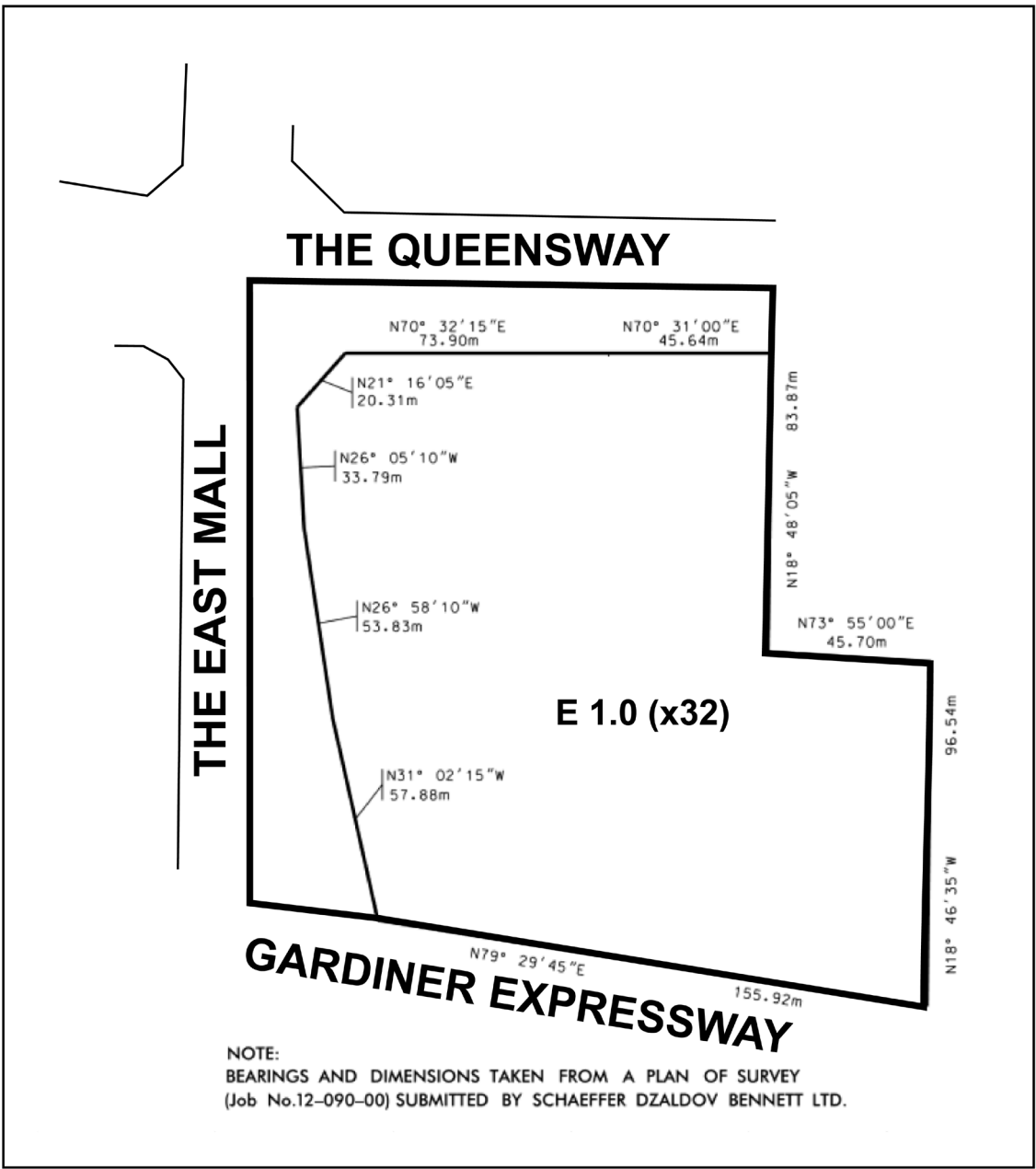


 **TORONTO**  
Diagram 1

1629, 1631 & 1633 The Queensway

File # 18 131107 WET 05 02

  
City of Toronto By-law 569-2013  
Not to Scale  
04/29/2019



**TORONTO**  
Diagram 2

1629, 1631 & 1633 The Queensway

File # 18 131107 WET 05 02

City of Toronto By-law 569-2013  
Not to Scale  
04/29/2019

