

Authority: Toronto and East York Community Council
Item TE16.5, adopted as amended, by City of Toronto
Council on July 28 and 29, 2020

CITY OF TORONTO

Bill 797

BY-LAW -2020

To adopt an amendment to the Official Plan for the City of Toronto respecting the lands known municipally in the year 2020 as 1555-1575 Queen Street East.

Whereas authority is given to Council under the Planning Act, R.S.O. 1990, c.P. 13, as amended, to pass this By-law;

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 attached Amendment 504 to the Official Plan is hereby adopted pursuant to the Planning Act, as amended.
2. The text and maps attached are adopted as an amendment to the Official Plan.

Enacted and passed on October , 2020.

Frances Nunziata,
Speaker

(Seal of the City)

Ulli S. Watkiss,
City Clerk

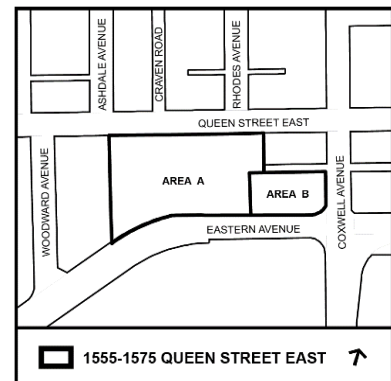
**AMENDMENT 504 TO THE OFFICIAL PLAN LANDS MUNICIPALLY KNOWN IN
THE YEAR 2020 AS 1555-1575 QUEEN STREET EAST.**

The Official Plan of the City of Toronto is amended as follows:

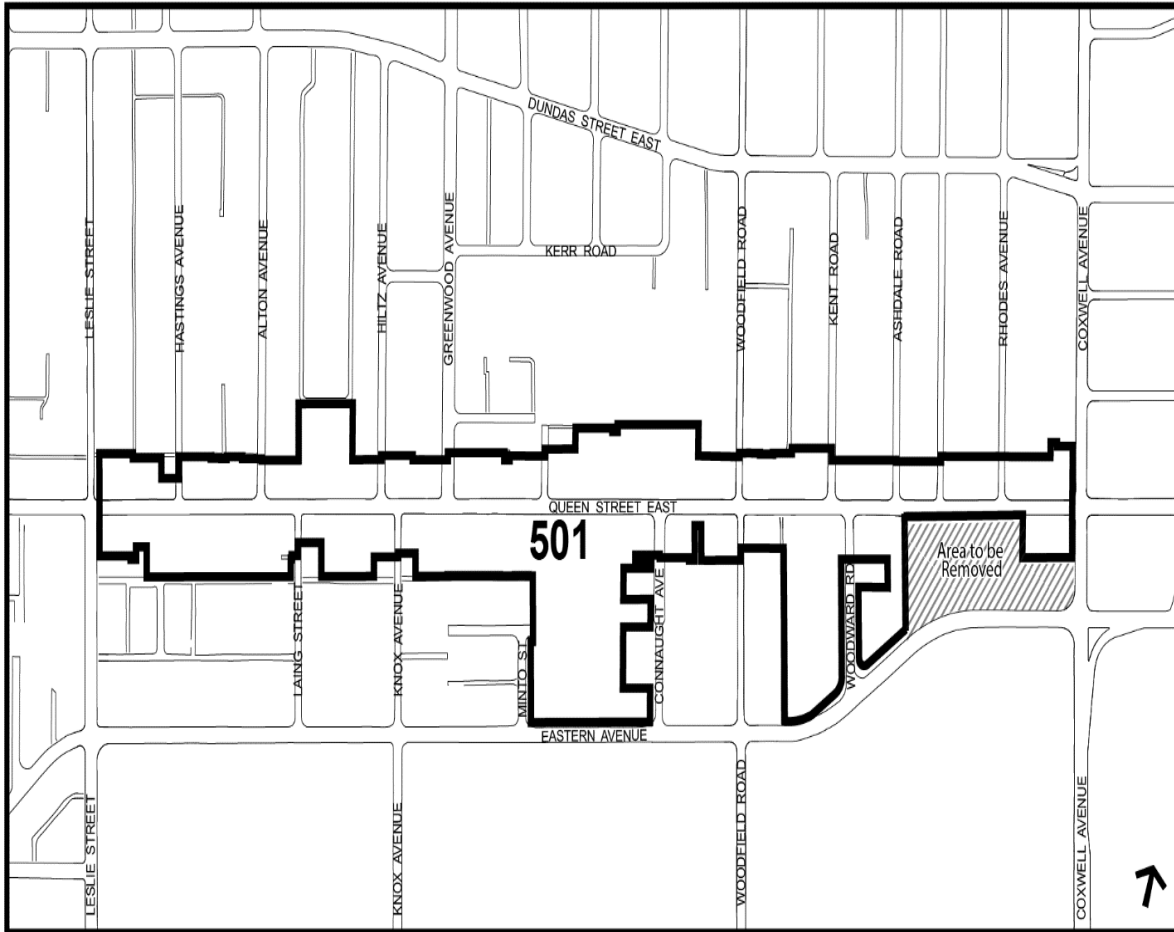
1. Chapter 7, Site and Area Specific Policy 501 is amended by removing the lands known municipally in 2020 as 1555-1575 Queen Street East, as shown on Schedule 1, attached; and
2. Chapter 7, Site and Area Specific Policies, is amended by adding Site and Area Specific Policy 587 for the lands known municipally in 2020 as 1555-1575 Queen Street East, as follows:

587. 1555-1575 Queen Street East

- a) Development will provide step-backs generally within a 45 degree angular plane measured from a height of 14 metres parallel to the front lot line abutting Queen Street East.
- b) Ground floor heights of up to 8 metres are permitted along the Queen Street East frontage provided the vertical articulation of building facades are designed to reference the composition of the prevailing commercial ground floor heights of generally 3.5 metres to 4.5 metres along Queen Street East.
- c) A maximum height of 17 storeys, excluding mechanical penthouse, is permitted on the lands identified as Area A.
- d) A maximum building height of 10 storeys, excluding mechanical penthouse, is permitted on the lands identified as Area B.



Schedule 1



□ Site and Area Specific Policy 501