

Authority: Toronto and East York Community Council  
Item TE21.10, as adopted by City of Toronto Council on  
December 16 and 17, 2020

## CITY OF TORONTO

### Bill 1113

### BY-LAW -2020

#### **To amend Zoning By-law 569-2013, as amended, with respect to the lands municipally known in the year 2020 as 1249 & 1251 Queen Street East.**

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; 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; and

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 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: **CR 2.5 (c1.0; r2.0) SS2 (x294)** as shown on Diagram 2 attached to this By-law; and
4. Zoning By-law 569-2013, as amended, is further amended by adding the lands subject to this By-law to the Policy Areas Overlay Map in Section 995.10.1, and applying the following Policy Area label to these lands: PA 4, as shown on Diagram 3 attached to this Bylaw; and
5. Zoning By-law 569 -2013, as amended, is further amended by adding the lands subject to this By-law to the Height Overlay Map in Section 995.20.1, and applying the following height and storey label to these lands: HT 14.0 as shown on Diagram 4 attached to this Bylaw; and
6. Zoning By-law 569 -2013, as amended, is further amended by adding the lands subject to this By-law to the Rooming House Overlay Map in Section 995.40.1, and applying the following Rooming House label of B3 to these lands, as shown on Diagram 5 attached to this By-law; and
7. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.11.10 Exception Number CR 294 so that it reads:

**Exception CR 294**

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

Site Specific Provisions:

- (A) On 1249 and 1251 Queen Street East, as shown on Diagram 1 of this by-law, a **mixed use building** is permitted in compliance with (B) through (Q) below;
- (B) Despite Regulation 40.10.40.40(1), the permitted maximum **gross floor area** is 3,250 square metres, provided:
  - (i) The residential **gross floor area** does not exceed 2,950 square metres; and
  - (ii) The non-residential **gross floor area** does not exceed 300 square metres;
- (C) The permitted maximum number of **dwelling units** is 29;
- (D) Despite Regulations 40.5.40.10(1) and 40.5.40.10(2), the height of a **building** or **structure** is measured from the Canadian Geodetic Datum elevation of 77.64 metres to the highest point of the **building** or **structure**;
- (E) Despite Regulation 40.10.40.10(2), the permitted maximum height of a **building** or **structure**, is the height in metres specified by the numbers following the symbol HT as shown on Diagram 6 of By-law -2020 **[Clerks to provide number]**, which includes equipment and structures used for the functional operation of the **building** and the screening of these equipment and structures;
- (F) Despite (E) above and despite Regulations 40.5.40.10(4),(5), and (6), the following may project above the permitted maximum height as shown on Diagram 6 attached to By-law -2020 **[Clerks to provide number]** as follows:
  - (i) parapets, railings, wind screens, balcony guards, handrails, window sills, terraces, light fixtures, scuppers, fall-arrest systems, insulation and building envelope membranes, bollards, built-in planter boxes by not more than 2.0 metres;
  - (ii) divider screens, visual screens, sound barriers, acoustical screens, and privacy screens by not more than 2.0 metres; and
  - (iii) mechanical penthouse, and **green roof** features above the mechanical penthouse, by not more than 5.9 metres;
- (G) Despite Regulation 40.10.40.70(2), the minimum required **building setbacks** are as shown on Diagram 6 of By-law -2020 **[Clerks to provide number]**;

- (H) Despite (G) above, Regulation 40.5.40.60(1), and Clause 40.10.40.60, the following may encroach into the required minimum **building setbacks** as follows:
- (i) Canopies, awnings, **building** cornices, lighting fixtures, trellises, parapets, eaves, window sills, guardrails, railings, stairs, stair enclosures, wheel chair ramps, air intakes and vents by no more than 0.5 metres;
  - (ii) **Green roof** and associated elements, including parapets and sloped toppings by no more than 0.5 metres; and
  - (iii) Landscape partitions dividing outdoor recreation areas and wind mitigation elements by no more than 0.5 metres.
- (I) Despite Regulation 200.5.10.1.(1), a minimum of 19 **parking spaces** must be provided as follows:
- (i) A minimum of 19 **parking spaces** for residents of the dwelling units and;
  - (ii) No parking spaces are required for non-residential uses and visitors.
- (J) Regulation 200.15.1(4) with respect to the location of accessible **parking spaces**, does not apply.
- (K) Despite Regulation 230.5.1.10 (9), a minimum of 46% of **bicycle parking spaces** are required to be provided either at **grade** or in the first storey below **grade**;
- (L) Despite Regulation 230.5.10.1 (5), no short term **bicycle parking spaces** are required to be provided on the **lot**;
- (M) Despite Regulation 40.10.40.1 (1), residential **amenity space** may be located at the same level as **non-residential** uses;
- (N) Despite Regulation 40.10.40.10 (5), the minimum height of the first **storey**, measured between the floor of the first **storey** and the ceiling of the first storey, is 3.6 metres.
- (O) Despite Regulation 40.10.40.50 (1), a minimum of 117 square metres of residential **amenity space** must be provided as follows:
- (i) A minimum of 75 square metres of indoor **amenity space**;
  - (ii) A minimum of 42 square metres of outdoor **amenity space**, and
  - (iii) No **indoor amenity space** is required to adjoin or abut outdoor **amenity space**;
- (P) Despite Regulation 40.10.40.1 (6), the minimum separation distance for a pedestrian access from a Residential Zone or Residential Apartment Zone is 0.0 metres;

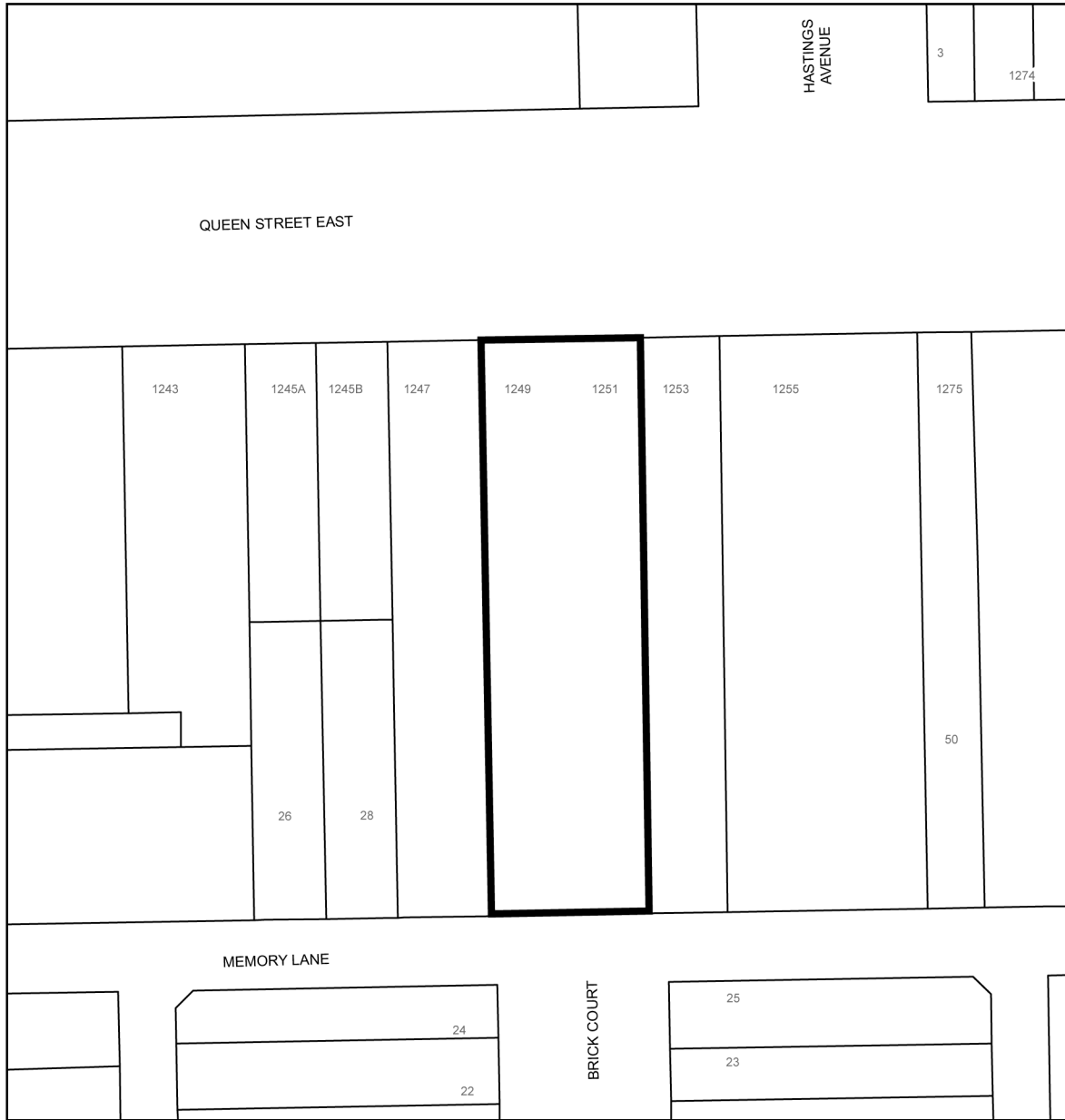
(Q) Regulation 40.10.40.70 (2) does not apply.

Enacted and passed on December , 2020.

Frances Nunziata,  
Speaker

John Elvidge,  
City Clerk

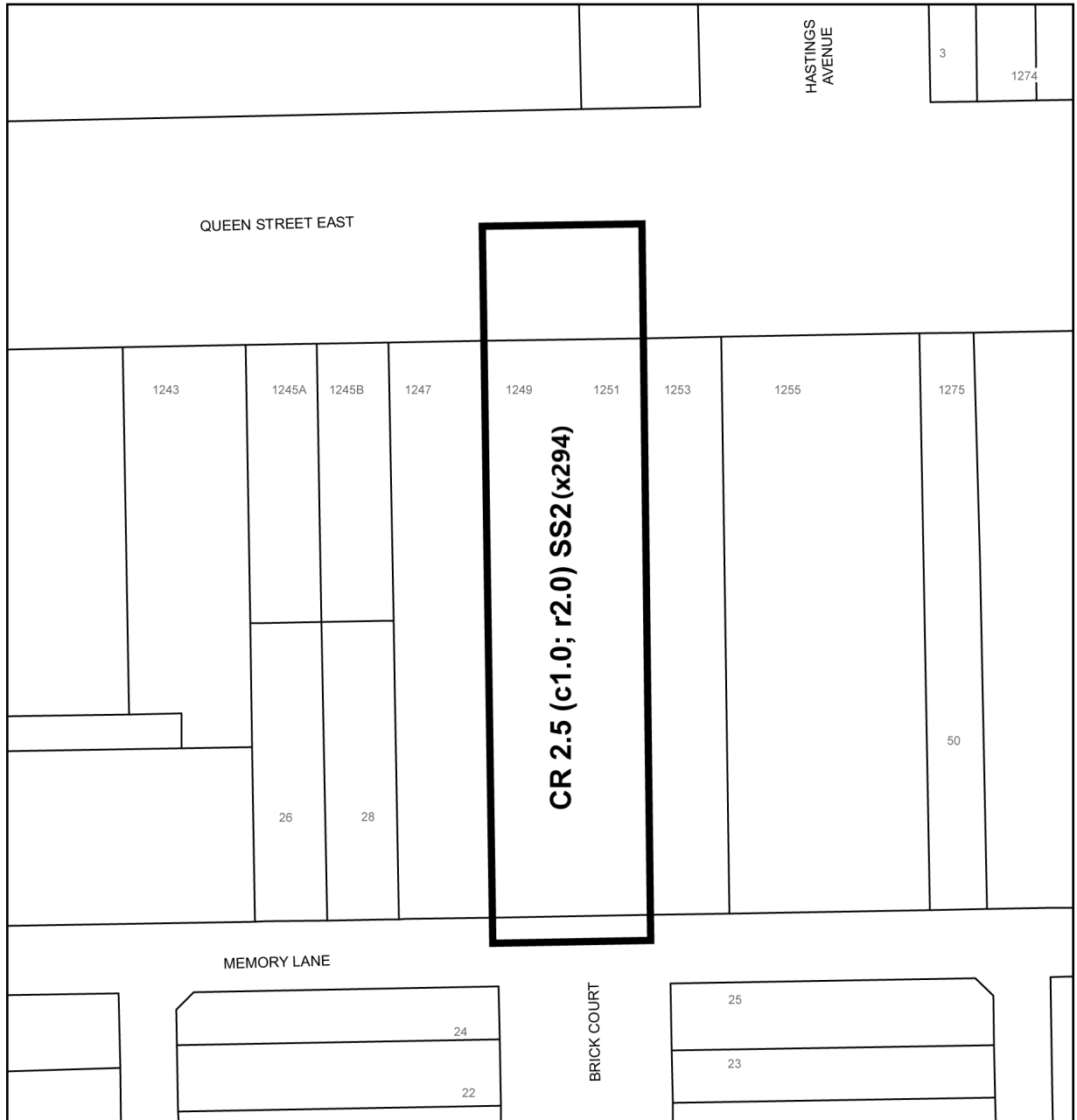
(Seal of the City)



 **TORONTO**  
Diagram 1

**1249-1251 Queen Street East**

File # 17 247432 STE 32 OZ



 **TORONTO**  
Diagram 2

1249-1251 Queen Street East

File # 17 247432 STE 32 OZ

