

Authority: Toronto and East York Community Council  
Item TE34.39, as adopted by City of Toronto Council on  
July 19 and 20, 2022

## CITY OF TORONTO

### Bill 926

### BY-LAW -2022

**To amend Zoning By-law 569-2013, as amended, with respect to the lands municipally known in the year 2021 as 287, 289 and 291 Christie Street.**

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;

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:
  - (A) adding the lands on Diagram 2 attached to By-law [Clerks to insert 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 (x750), as shown on Diagram 3 attached to By-law [Clerks to insert By-law ##]; and
  - (B) amending the zone label on the Zoning By-law Map in Section 990.10 for the lands on Diagram 1 attached to By-law [Clerks to insert By-law ##] from the zone label of CR 2.5 (c1.0; r2.0) SS2 (x1796) to CR 2.5 (c1.0; r2.0) SS2 (x750 ) as shown on Diagram 3 attached to By-law [Clerks to insert By-law ##].
4. Zoning By-law 569-2013, as amended, is further amended by adding the lands on Diagram 2 attached to By-law [Clerks to insert By-law ##], to the Height Overlay Map in Section 995.20 and applying the height label, HT 12.0, as shown on Diagram 4 attached to By-law [Clerks to insert By-law ##].
5. Zoning By-law 569-2013, as amended, is further amended by adding the lands as shown on Diagram 2 attached to By-law [Clerks to insert By-law ##], to the Lot Coverage Overlay Map in Section 995.30.1, and applying no value.

6. Zoning By-law 569-2013, as amended, is further amended by adding the lands shown on Diagram 2 attached to By-law [Clerks to insert By-law ##], to the Rooming House Overlay Map in Article 995.40.1, and applying the following rooming house label to these lands: B3, as shown on Diagram 5 attached to By-law [Clerks to insert By-law ##].
7. Zoning By-law 569-2013, as amended, is further amended by adding the lands as shown on Diagram 2 attached to By-law [Clerks to insert By-law ##], to the Policy Areas Overlay Map in Section 995.10, and applying the following Policy Areas label to these lands: PA 4, as shown on Diagram 6 attached to By-law [Clerks to insert By-law ##].
8. Zoning By-law 569-2013, as amended, is further amended by amending the following subsection to Article 900.11.10 Exception Number 750 so that it reads:

(750) Exception CR (750)

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) On 287, 289 and 291 Christie Street if the requirements of By-law [Clerks to insert By-law ##] are complied with, a **building or structure** may be constructed, used or enlarged in compliance with Regulations (B) to (Q) below:
- (B) Despite Regulations 40.5.40.10(1) and (2), the height of a **building or structure** is the distance between the Canadian Geodetic Datum of 120.60 metres and the elevation of the highest point of the **building or structure**;
- (C) Despite Regulation 40.10.40.10(2), the permitted maximum height of a **building or structure** is the number in metres following the letters "HT" as shown on Diagram 7 of By-law [Clerks to insert By-law ##];
- (D) Despite Regulation 40.10.40.10(5), the required minimum height of the first **storey**, as measured between the floor of the first **storey** and the ceiling of the first **storey**, is 3.8 metres;
- (E) Despite Regulations 40.5.40.10(3) to (8) and (D) above, the following equipment and **structures** may project beyond the permitted maximum height shown on Diagram 3 of By-law [Clerks to insert By-law ##]:
  - (i) equipment used for the functional operation of the **building** including electrical, utility, mechanical and ventilation equipment, enclosed stairwells, roof access, maintenance equipment storage, elevator shafts, chimneys, and vents, by a maximum of 2.2 metres;

- (ii) **structures** that enclose, screen or cover the equipment, **structures** and parts of a **building** listed in (i) above, inclusive of a mechanical penthouse, by a maximum of 2.2 metres;
  - (iii) architectural features, parapets, and elements and **structures** associated with a **green roof**, by a maximum of 1.5 metres;
  - (iv) **building** maintenance units and window washing equipment, by a maximum of 4.0 metres;
  - (v) planters, **landscaping** features, guard rails, and divider screens on a balcony and/or terrace, by a maximum of 3.0 metres; and
  - (vi) trellises, pergolas, and unenclosed **structures** providing safety or wind protection to rooftop **amenity space**, by a maximum of 3.0 metres.
- (F) Despite Regulation 40.10.40.40(1), the permitted maximum **gross floor area** of all **buildings** and **structures** on the **lot** is 3,500 square metres, of which:
- (i) the permitted maximum **gross floor area** for residential uses is 3,500 square metres;
  - (ii) the permitted maximum **gross floor area** for non-residential uses is 465 square metres; and
  - (iii) Notwithstanding (i) above, the maximum permitted residential **gross floor area** located above 140.60 metres Canadian Geodetic Datum is 50.0 square metres.
- (G) Despite Regulation 40.10.40.50(1), a **building** with 20 or more **dwelling units** must provide at least 1.2 square metres for each **dwelling unit** as indoor **amenity space** and no outdoor **amenity space** is required;
- (H) Despite Regulations 40.5.40.70 (1) and 40.10.40.70 (2), the required minimum **building setbacks** are as shown in metres on Diagram 7 of By-law **[Clerks to insert By-law ##]**;
- (I) Despite Clause 40.10.40.60, Regulation 40.10.40.80 (2) and (H) above, the following elements may encroach into the required minimum **building setbacks** and **main wall** separation distances as follows:
- (i) decks, porches, structural columns and elements and balconies, by a maximum of 3.25 metres;
  - (ii) canopies and awnings, by a maximum of 2.0 metres;

- (iii) exterior stairs, access ramps and elevating devices, by a maximum of 3.0 metres;
  - (iv) cladding added to the exterior surface of the **main wall** of a **building**, by a maximum of 1.0 metres;
  - (v) architectural features, such as a pilaster, decorative column, cornice, sill, belt course, or chimney breast, by a maximum of 1.5 metres;
  - (vi) window projections, including bay windows and box windows, by a maximum of 1.5 metres;
  - (vii) eaves, by a maximum of 0.50 metres;
  - (viii) a dormer, by a maximum of 3.0 metres; and
  - (ix) air conditioners, satellite dishes, antennae, vents, and pipes, by a maximum of 2.0 metres.
- (J) Despite Regulation 200.5.10.1(1) and Table 200.5.10.1, **parking spaces** must be provided in accordance with the following:
- (i) a minimum of 0.35 residential occupant **parking spaces** for each **dwelling unit**; and
  - (ii) No **parking spaces** are required for residential visitors and **non-residential** uses.
- (K) Despite Regulation 200.5.1.10 (2) **stacked parking spaces** may have a minimum width of 2.2 metres, a length of 5.3 metres, and a minimum vertical clearance of 1.5 metres and no additional width is required for an obstructed parking space;
- (L) Despite Regulation 200.15.10(1), no accessible **parking spaces** are required;
- (M) Despite Regulation 200.5.1.10 (12)(C), a **vehicle** entrance or exit to a **building** must be at least 0.7 metres from the **lot line** abutting the **street**;
- (N) Regulation 200.5.1 (3) does not apply;
- (O) Despite Regulation 220.5.10.1 (2), no **loading spaces** are required;
- (P) Despite Regulation 230.40.1.20 (2), a "short term" **bicycle parking space** may be located more than 30 metres from a pedestrian entrance;
- (Q) Despite Regulation 200.5.1.10 (12), the minimum required width of a vehicle entrance or exit is 2.2 metres;

Prevailing By-laws and Prevailing Sections: None Apply

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

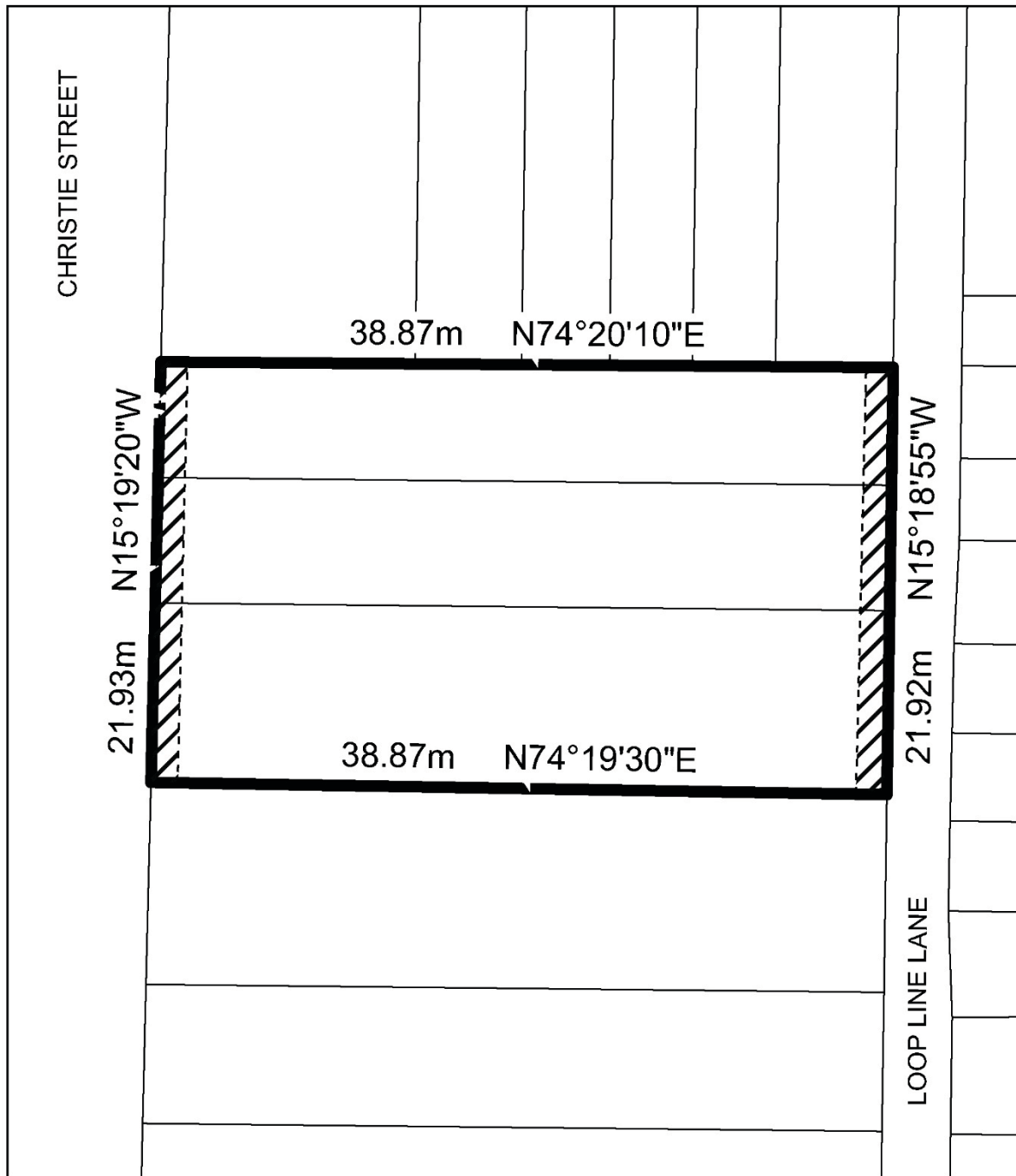
Enacted and passed on July , 2022.

Frances Nunziata,  
Speaker

John D. Elvidge,  
City Clerk

(Seal of the City)

Diagram 1



 **TORONTO**  
Diagram 1

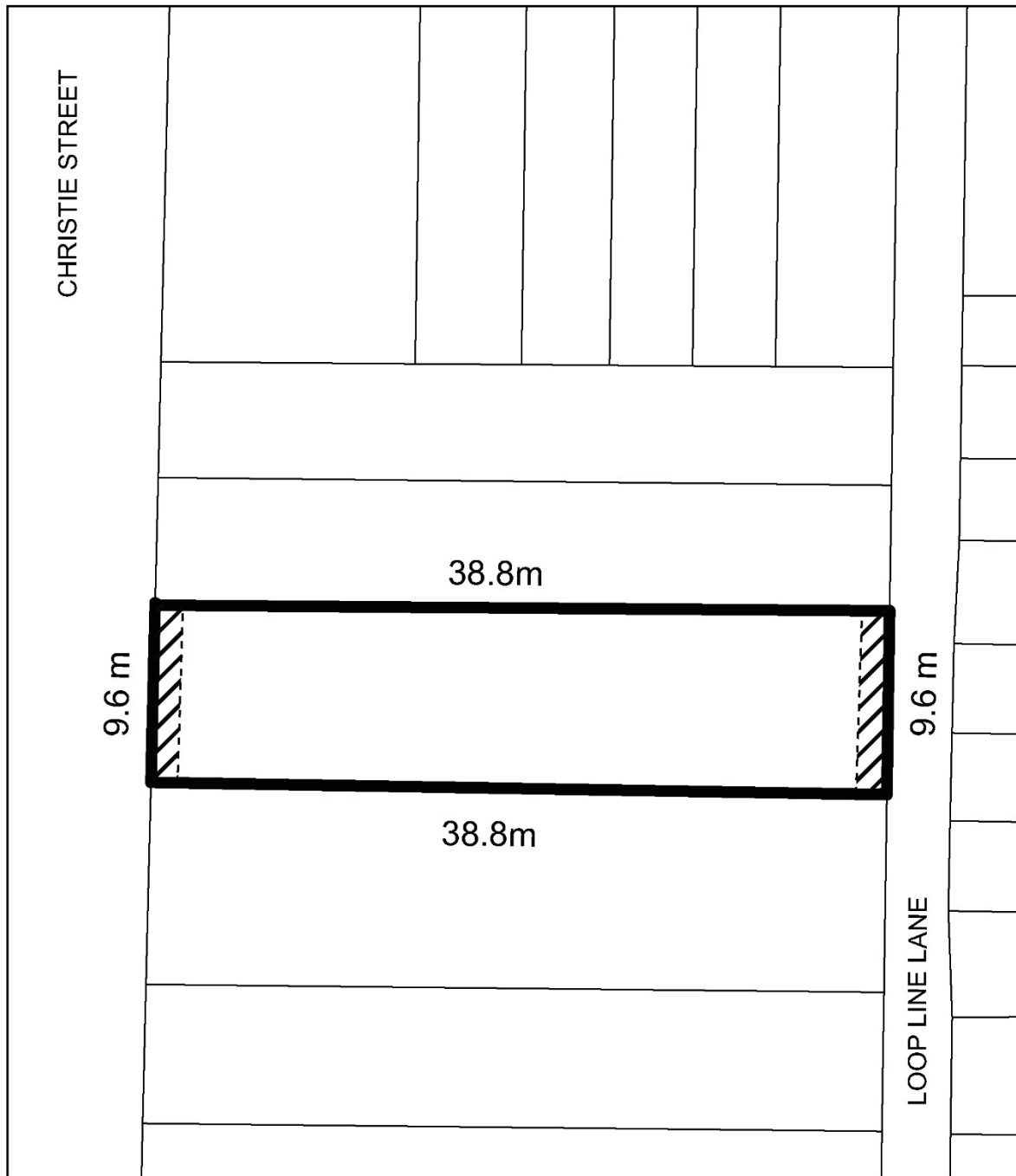
287-291 Christie Street

File # 21 148097 STE 11 OZ

 Roads and Laneway Widening

  
City of Toronto By-law 569-2013  
Not to Scale  
06/27/2022

Diagram 2



 **TORONTO**  
Diagram 2

287-291 Christie Street

File # 21 148097 STE 11 OZ

 Roads and Laneway Widening


  
City of Toronto By-law 569-2013  
Not to Scale  
06/27/2022

Diagram 3

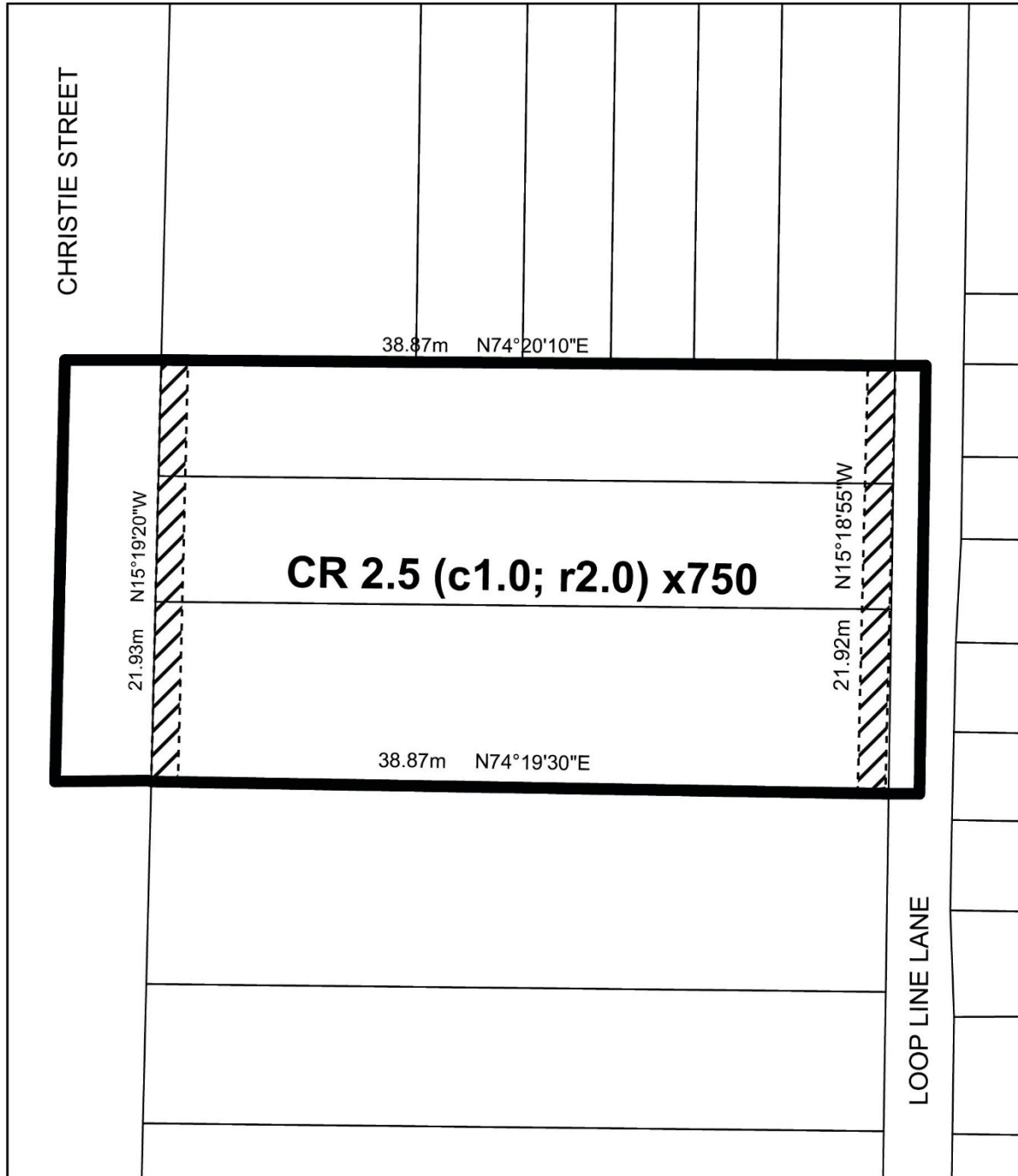
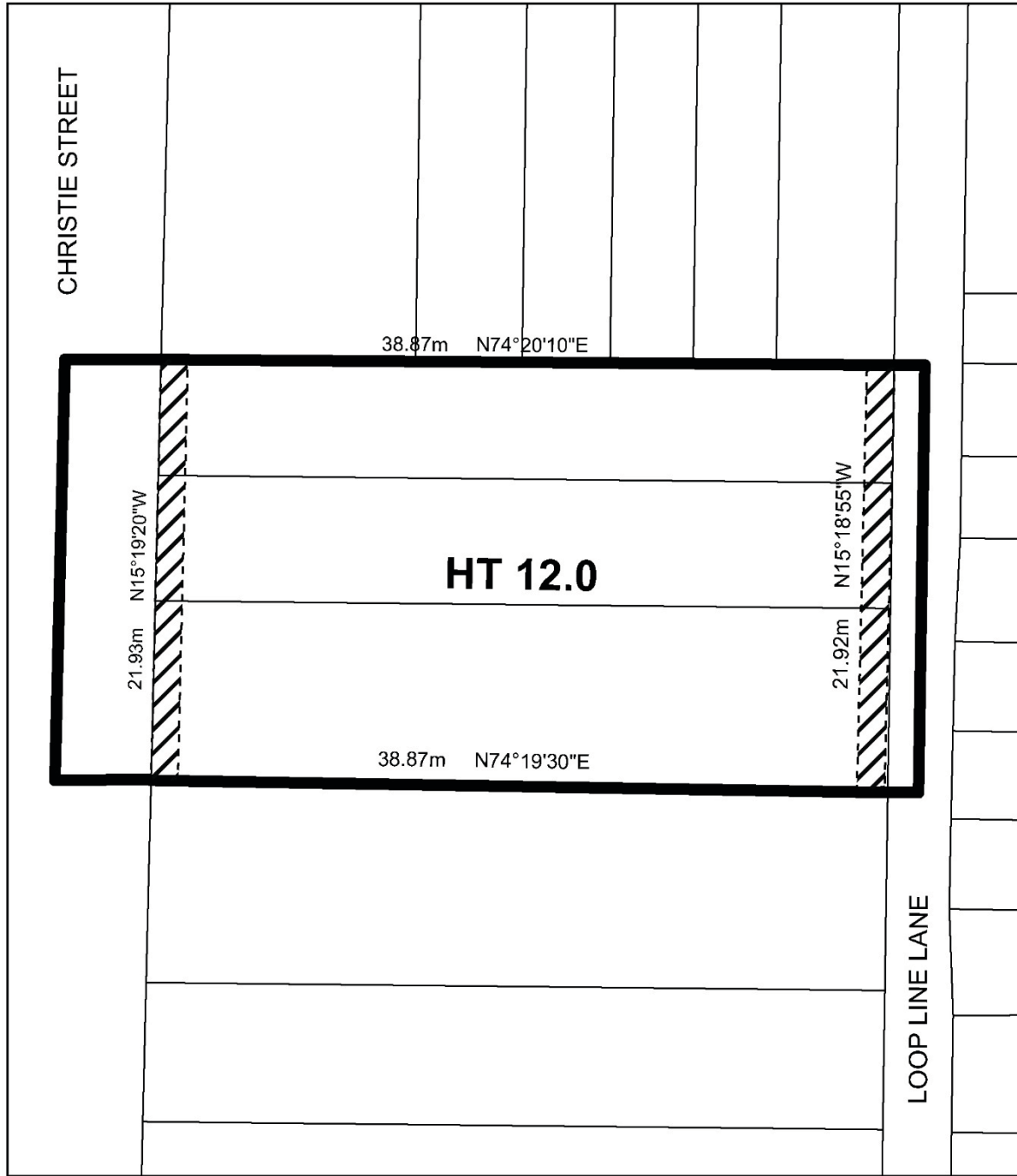




Diagram 4



 **TORONTO**  
Diagram 4

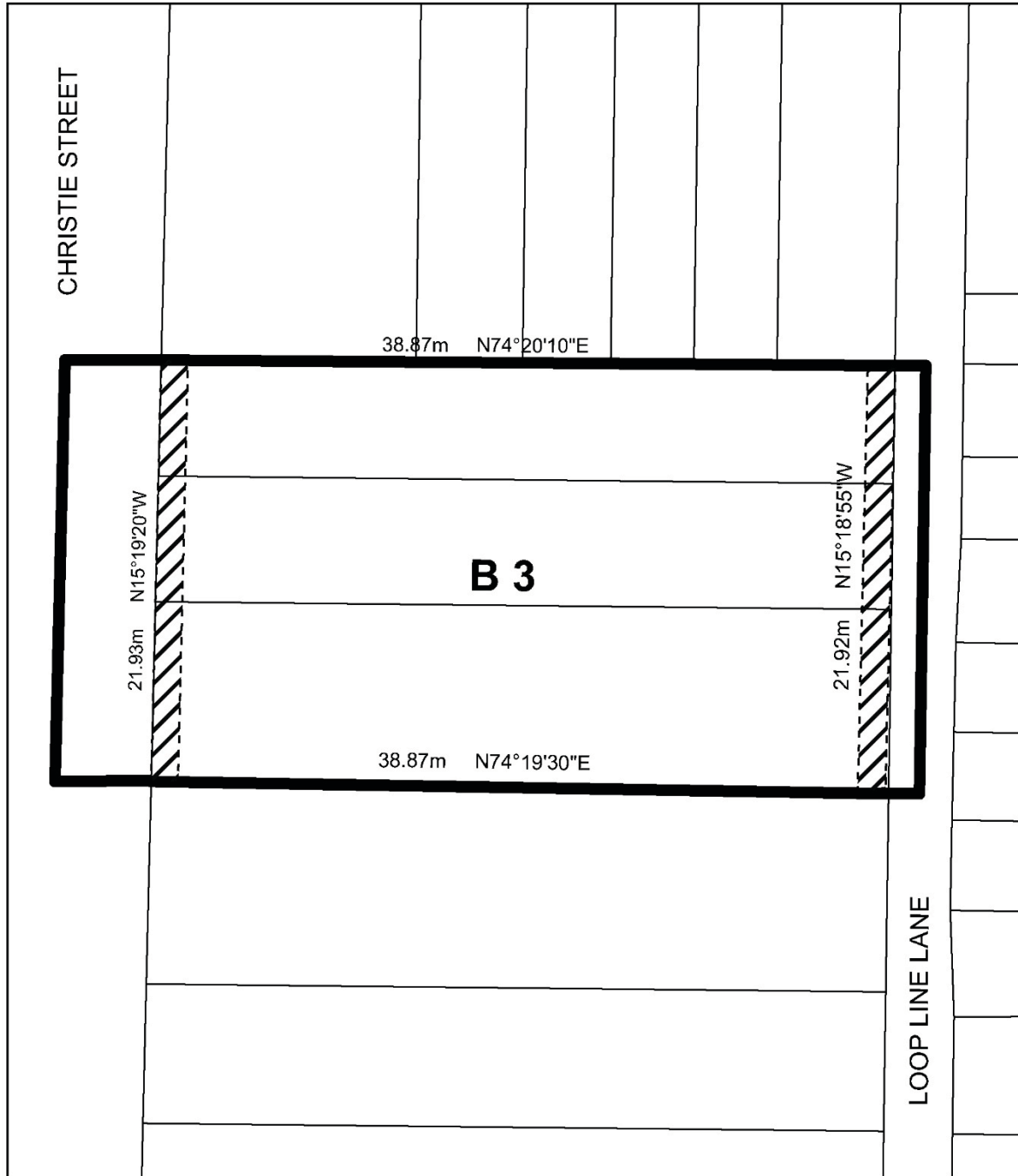
287-291 Christie Street

File # 21 148097 STE 11 OZ

 Roads and Laneway Widenings

  
City of Toronto By-law 569-2013  
Not to Scale  
06/27/2022

Diagram 5



 **TORONTO**  
Diagram 5

287-291 Christie Street

File # 21 148097 STE 11 OZ

 Roads and Laneway Widenings


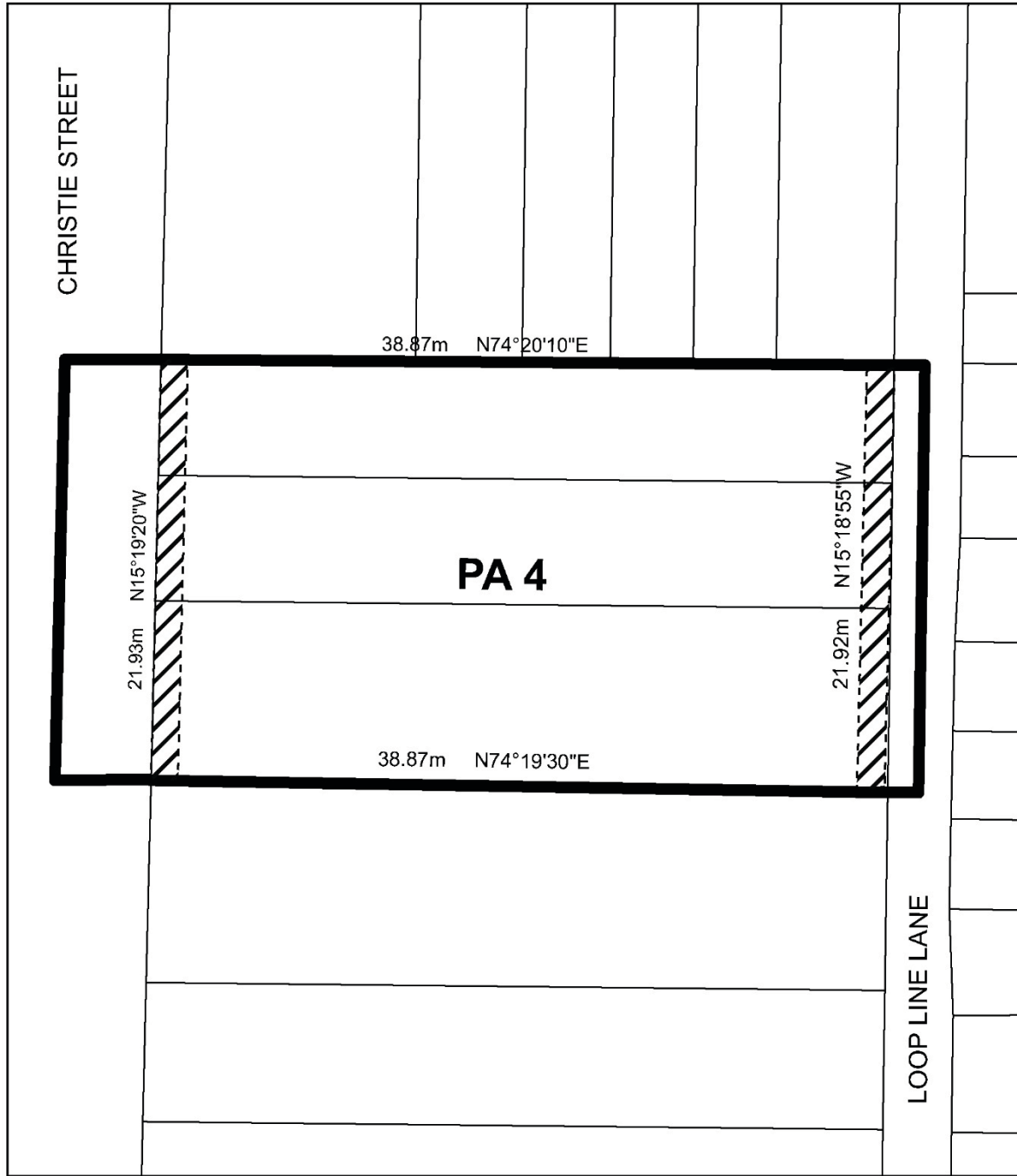
  
City of Toronto By-law 569-2013  
Not to Scale  
06/27/2022

Diagram 6



 **TORONTO**  
Diagram 6

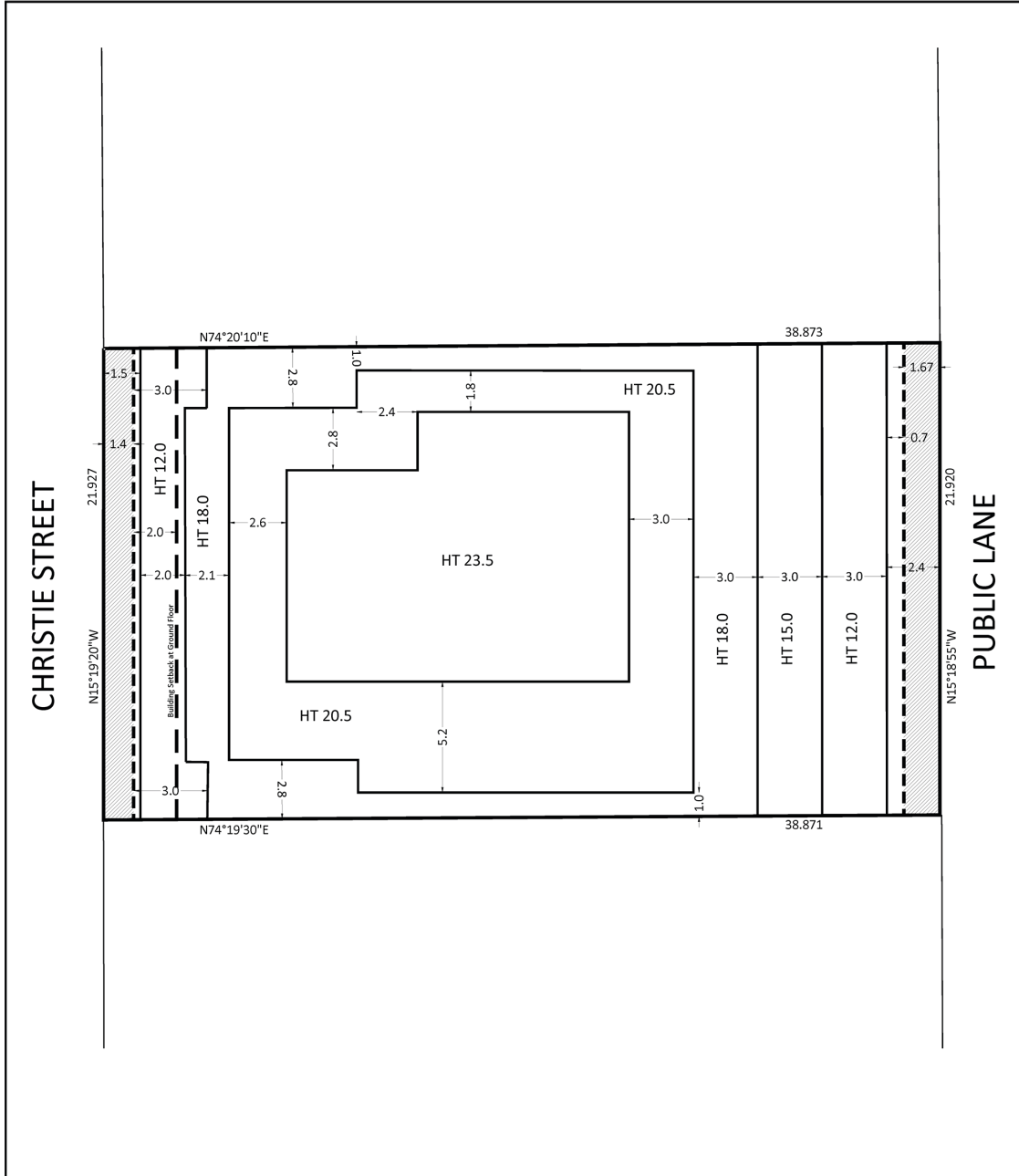
287-291 Christie Street

File # 21 148097 STE 11 OZ

 Roads and Laneway Widening

  
City of Toronto By-law 569-2013  
Not to Scale  
06/27/2022



**Diagram 7**




**TORONTO**  
 Diagram 7

**287-291 Christie Street**

File # 21 148097 STE 11 OZ

-  Roads and Laneway Widening
-  Building Setback at Ground Floor along Christie Street

  
 City of Toronto By-law 569-2013  
 Not to Scale  
 06/27/2022