

Authority: Toronto and East York Community Council
Item TE21.10, as adopted by City of Toronto Council on
December 16, 17 and 18, 2020

CITY OF TORONTO

BY-LAW 1171-2020

To amend Zoning By-law 569-2013, as amended, with respect to the lands municipally known in the year 2020 as 1249 and 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;

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.
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.
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.

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 1171-2020, 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 1171-2020 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 1171-2020;
- (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**;

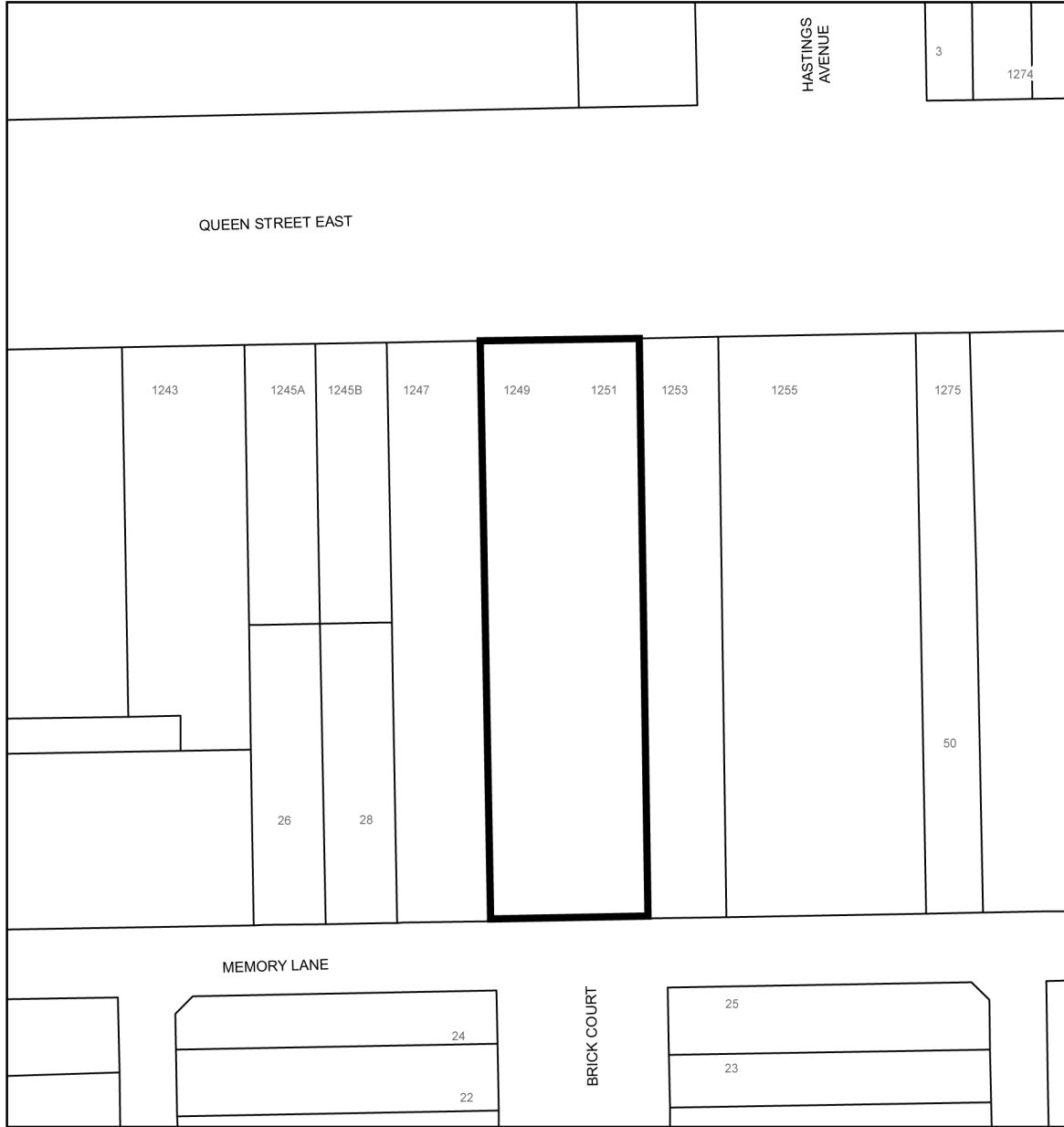
- (P) Despite Regulation 40.10.40.1 (6), the minimum separation distance for a pedestrian access from a Residential Zone or Residential Apartment Zone is 0.0 metres;
- (Q) Regulation 40.10.40.70 (2) does not apply.

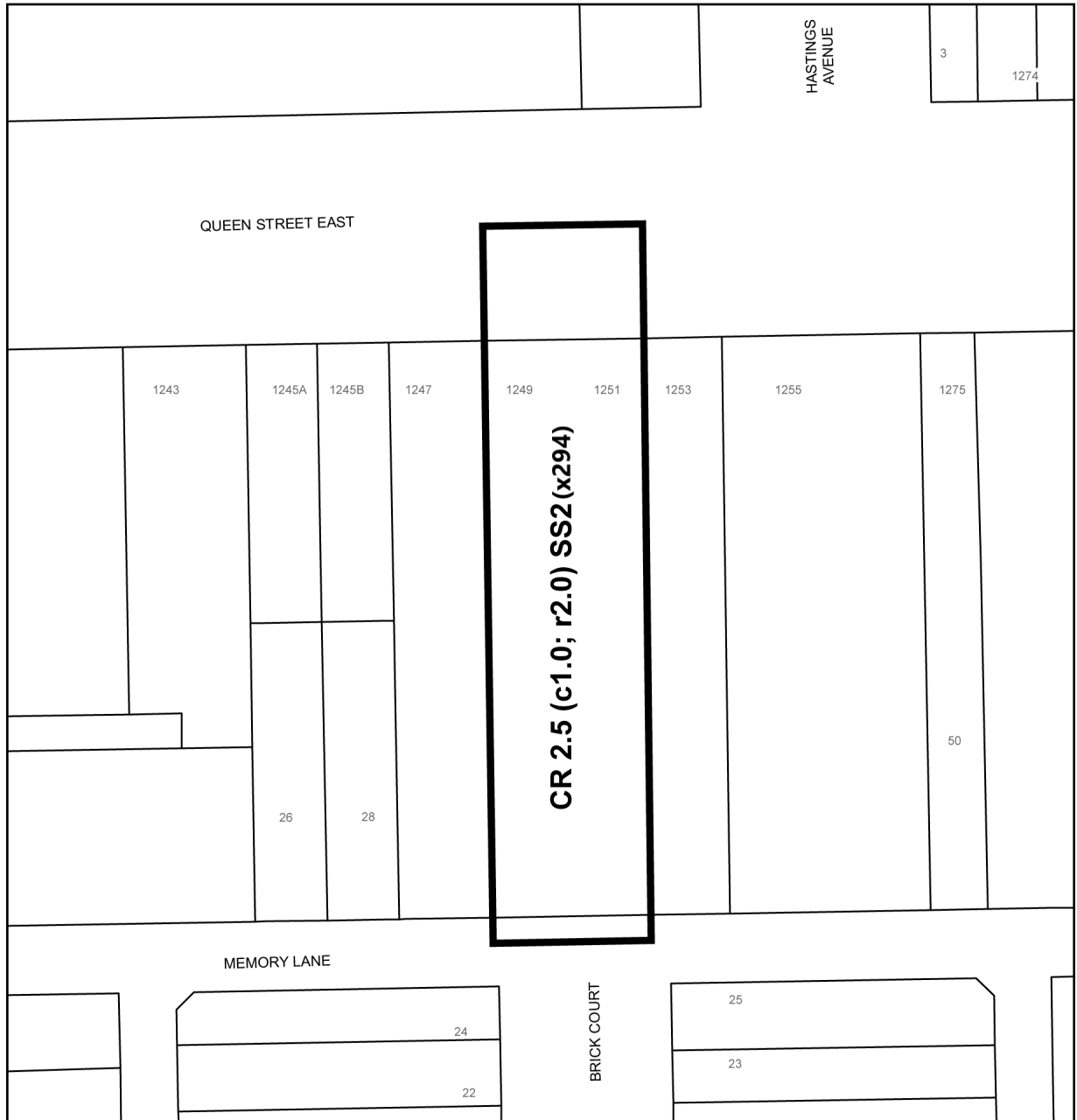
Enacted and passed on December 18, 2020.

Frances Nunziata,
Speaker

John D. Elvidge,
Interim City Clerk

(Seal of the City)





 **TORONTO**
Diagram 2

1249-1251 Queen Street East

File # 17 247432 STE 32 OZ

