

Authority: Toronto and East York Community Council Item ~ as adopted by City of Toronto Council on ~, 20~
Enacted by Council: ~, 20~

CITY OF TORONTO

Bill No. ~

BY-LAW No. XXX-2018

To amend the Zoning By-law No. 438-86 of the former City of Toronto, as amended, with respect to lands municipally known in the year 2018 as 1001 Queen Street East

Whereas authority is given to Council by 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. Height and Minimum Lot Frontage Map 52G - 323 contained in Appendix 'B' of By-law No. 438-86, as amended, is further amended in accordance with Map 2 forming part of this By-law.
2. Except as otherwise provided herein, the provisions of By-law No. 438-86 shall continue to apply to the *lot*.
3. None of the provisions of Section 2(1) with respect to the definitions of *lot*, *grade*, and *parking stacker*, and Sections 4(2)(a), 4(3), 4(4), 4(12), 4(13), 4(17), 8(3) Part I 1, 8(3) Part I 3(A), 8(3) Part II 1, 8(3) Part II 4(C), 8(3) Part III, and 8(3) Part IV 1 of By-law 438-86 of the former City of Toronto being "A By-law to regulate the use of land and the erection, use, bulk, height, spacing of and other matters relating to buildings and structures and to in various areas of the City of Toronto", as amended, shall apply to prevent the erection of a *mixed-use building* on the *lot* for any uses permitted in an MCR district under Zoning By-law 438-86, as amended, provided that:
 - (a) the *height* of any building or structure or portion thereof, does not exceed the *height* specified by the numbers in metres following the symbol H on Map 2 attached to and forming part of this By-law;
 - (b) notwithstanding Section 3(a) of this by-law, the following building elements and structures are permitted to extend beyond the heights shown on Map 2:
 - (i) canopies, awnings, building cornices, window washing equipment, lighting fixtures, ornamental elements, lightning rods, parapets, trellises, eaves, window sills, guardrails, railings, stairs, stair enclosures, air intakes and vents, ventilating equipment, landscape and green roof elements, partitions dividing outdoor recreation and amenity areas, wind mitigation elements, chimney stacks, and exhaust flues may exceed the permitted maximum height specified by the number following the "H" symbol to a maximum permitted projection of 2.0 metres; and,

- (ii) a stair enclosure or stairs to the roof level may exceed the permitted maximum height in the area where the number following the "H" symbol is 20.0 to a maximum permitted projection of 3.0 metres.
 - (c) no portion of any building above *grade* is located otherwise than wholly within the areas delineated by heavy lines on Map 2 attached to and forming part of this By-law;
 - (d) notwithstanding Section 3(c) of this by-law, the following building elements and structures are permitted to extend beyond the heavy lines on Map 2:
 - (i) canopies, awnings, building cornices, lighting fixtures, window washing equipment, ornamental elements, lightning rods, trellises, parapets, eaves, window sills, railings, stairs, stair enclosures, wheel chair ramps, air intakes and vents, landscape and green roof elements, partitions dividing outdoor recreation and amenity areas, wind mitigation elements, window casements, window projections and other minor architectural façade details may extend to a maximum of 0.30 metres beyond the heavy lines on Map 2.
 - (e) the total *gross floor area* of the building erected on the *lot* does not exceed 2,720 square metres;
 - (f) the *residential gross floor area* of the building erected on the *lot* does not exceed 2,465 square metres;
 - (g) the *non-residential gross floor area* of the building erected on the *lot* does not exceed 260 square metres;
 - (h) a minimum of 17 *parking spaces* are provided within a parking stacker and maintained on the *lot*;
 - (i) each parking space within the parking stacker has a minimum width of 2.4 metres and length of 5.05 metres, and a minimum vertical clearance of 1.7 metres;
 - (j) a minimum of 22 *stacked bicycle parking spaces* and 0 visitor bicycle parking spaces are provided and maintained on the *lot*;
 - (k) a minimum of 44.0 square metres of indoor *residential amenity space* that does not need to contain a kitchen and a washroom is provided and maintained on the *lot*;
 - (l) a minimum of 12.0 square metres of outdoor *residential amenity space* shall be provided and maintained on the *lot*, which is not required to adjoin the indoor *residential amenity space*.
4. For the purposes of this By-law, each word or expression that is italicized in the By-law shall have the same meaning as each such word or expression as defined in By-law 438-86, as amended with the exception of the following:

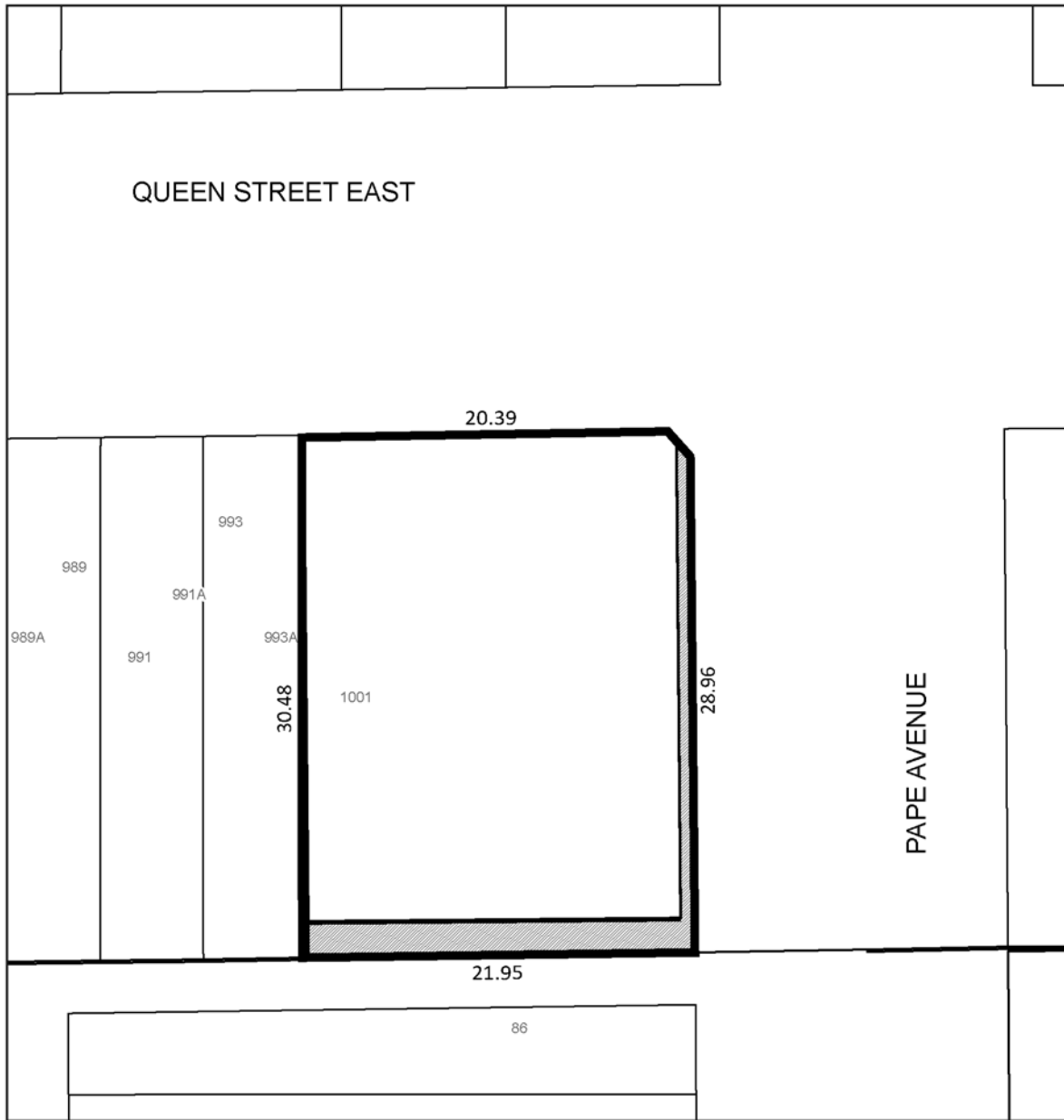
- (a) "*Lot*" means the lands delineated by heavy lines on Map 1 attached to and forming part of this By-law;
 - (b) "*Grade*" means 78.70 metres Canadian Geodetic Datum; and,
 - (c) "*Stacked bicycle parking space*" means a horizontal bicycle parking space that is positioned above or below another bicycle parking space and equipped with a mechanical device providing floor level access to both bicycle parking spaces. A *stacked bicycle parking space* may have the following minimum dimensions:
 - i. Minimum length of 1.8 metres;
 - ii. Minimum width of 0.4 metres; and
 - iii. Minimum vertical clearance of 1.2 metres
5. Despite any existing or future severances, partition, or division of the *lot*, the provisions of this by-law shall apply to the whole of the *lot* as if no severance, partition or division occurred.
6. Within the *lot*, no person shall use any land or erect or use any building or structure unless the following provision is complied with:
- (a) all new public roads have been constructed to a minimum of base curb and base asphalt and are connected to an existing public highway, and
 - (b) all water mains and sanitary sewers, and appropriate appurtenances, have been installed and are operational.

Enacted and passed this ~ day of ~, A.D. 20~.

Name,
Speaker

Ulli S. Watkiss,
City Clerk


(Corporate Seal)



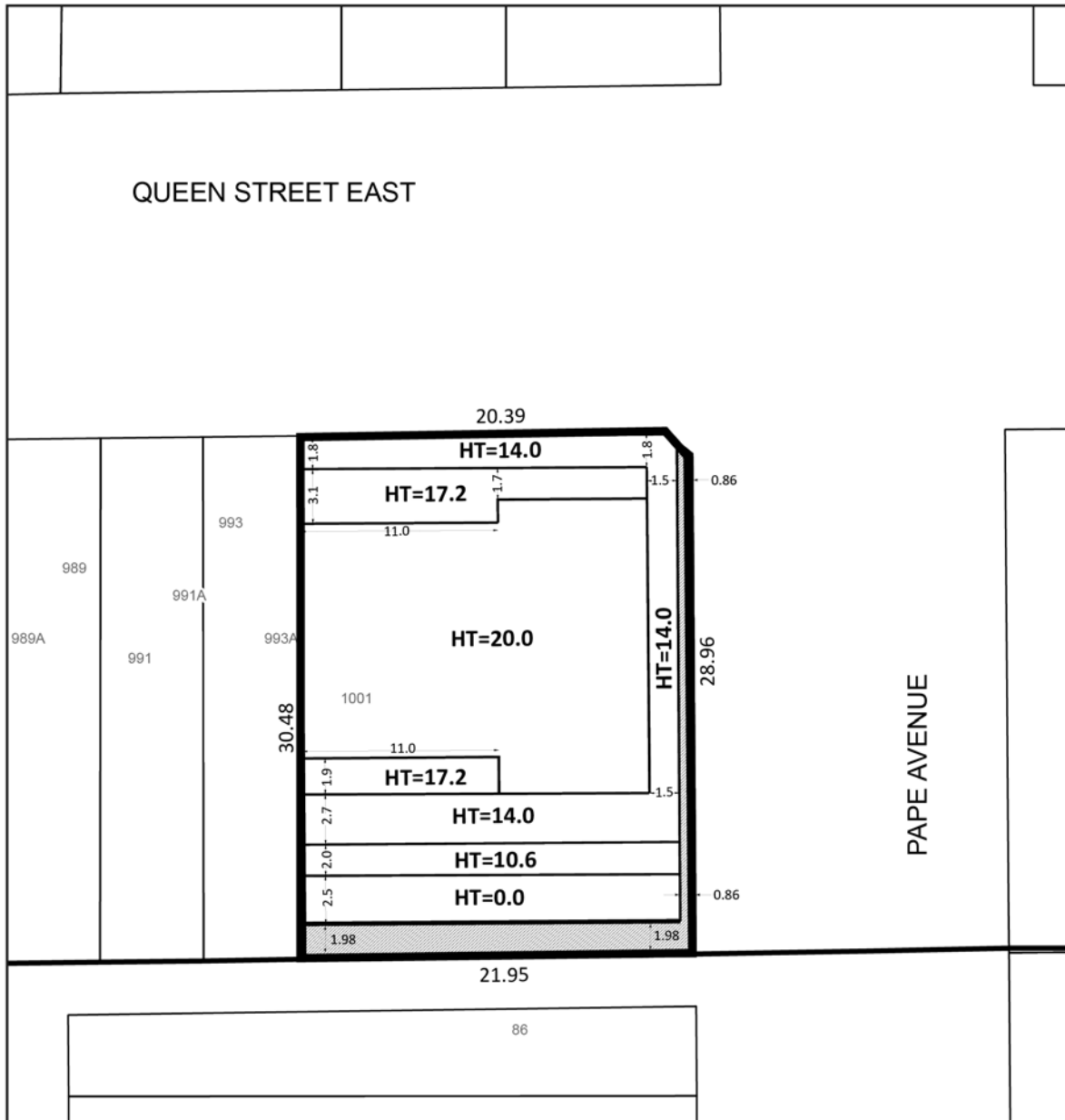
 **TORONTO**
Map 1

1001 Queen Street East

File # 17 183044 STE 30 OZ


 Lands conveyed to the City


Former City of Toronto By-Law 438-86
Not to Scale
4/18/2018



1001 Queen Street East

File # 17 183044 STE 30 OZ

 Lands conveyed to the City


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Not to Scale
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