

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

CITY OF TORONTO

Bill No. ~

BY-LAW No. XXXX- 2018

To amend the Zoning By-law No. 569-2013, as amended, with respect to the lands municipally known in the year 2018 as 1001 Queen Street East

Whereas Council of the City of Toronto has the authority to 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 No. 569-2013, Chapter 800 Definitions.
3. Zoning By-law No. 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 (x141) as shown on Diagram 2 attached to this By-law; and
4. Zoning By-law No. 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 No. 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 No. 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 No. 569-2013, as amended, is further amended by adding Article 900.11.10 Exception Number 141 so that it reads:

Exception CR 141

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 1001 Queen Street East, if the requirements of By-law [**Clerks to insert this by-law Number**] are complied with, then a **building** or **structure** may be constructed in compliance with regulations (B) to ((M) below:
- (B) Despite regulation 40.10.40.40(1) the total permitted maximum **gross floor area** of all buildings and structures must not exceed 2,720 square metres, of which:
 - i. The total residential **gross floor area** must not exceed 2,465 square metres; and
 - ii. The total non-residential **gross floor area** must not exceed 260 square metres;
- (C) Despite regulation 40.5.40.10(1), the height of the **building** is the distance between Canadian Geodetic Datum elevation of 78.70 metres and the elevation of highest point of the building.
- (D) Despite regulation 40.10.40.10(2) the permitted maximum height is as shown on Diagram 6 of By-law [**Clerks to insert this by-law Number**].
- (E) The **main wall** of each level of the **building** must be set back from the **main wall** of the height level of the building below it as shown on Diagram 6 of By-law [**Clerks to insert this by-law Number**].
- (F) Despite regulation 40.10.40.10(5), the required minimum height of the first **storey**, measured between the floor of the first **storey** and the ceiling of the first **storey** is 3.80 metres.
- (G) Despite regulations 40.10.40.70(2) and 40.10.40.80(2), the required minimum **building** setbacks for all **buildings** or **structures** are as shown on Diagram 6, attached to By-law ### [**Clerks to insert this by-law number**]
- (H) Despite (D) above and regulations 40.5.40.10 (3), (4), (5), (6), and (7), 40.5.75.1 (4) the following may project above the permitted maximum height in Diagram 6 of By-law [**Clerks to insert this by-law Number**] as follows:
 - 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 no more than 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 symbol HT is 20.0 as shown on Diagram 6 of By-law [clerks to insert By-law #] no more than 3.0 metres.
- (I) Despite regulations 40.5.40.60 (1) and 40.10.40.60, the following may encroach into the required minimum setbacks in Diagram 6 of By-law **[clerks to insert by-law #]** as follows:
- 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 that may project no more than 0.3 metres
- (J) Despite regulation 200.5.10.1(1) and (2) and the parking rates in Table 200.5.10.1, the minimum number of required **parking spaces** is as follows:
- i. A minimum of 17 **parking spaces** must be provided for the residential uses which may be located within **stacked parking spaces**
 - ii. No visitor **parking spaces** are required; and,
 - iii. No **parking spaces** are required for the non-residential uses.
- (K) Despite regulation 200.5.1.10(2)(A) and 200.5.1.10 (12), a **parking space** within a **stacked parking space** must have the following minimum dimensions:
- i. Minimum length of 5.05 metres;
 - ii. Minimum width of 2.4 metres; and
 - iii. Minimum vertical clearance of 1.7 metres
- (L) Despite regulation 200.15.10 (1), no accessible **parking spaces** are required.

- (M) Despite regulation 230.5.1.10 (1), 230.5.1.10 (7), 230.5.1.10 (9), 230.5.10.1 (5) and the bicycle parking spaces rates in table 230.5.10.1(1), **22 bicycle parking spaces** must be provided and maintained on the lot in accordance with the following:
- i. Minimum 22 long-term **bicycle parking spaces** located on the first storey of the building or on the first level below-ground;
 - ii. No shower and change facilities are required; and,
 - iii. No **bicycle parking spaces** are required for non-residential uses
- (N) Despite regulation 230.5.1.10 (4)(C) and 230.5.1.10 (5) a **stacked bicycle parking space** must 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
- (O) Despite Clause 40.10.40.50, **amenity space** must be provided and maintained on the **lot** as follows :
- i. Minimum of 44.0 square metres of indoor **amenity space** that does not need to contain a kitchen and a washroom; and,
 - ii. Minimum of 12.0 square metres of outdoor **amenity space** which is not required to be adjoined to the indoor **amenity space**.
- (P) Despite any existing or future consent, severance, partition or division of the **lot**, the provisions of this By-law shall apply to the **lot** as if no consent, severance, partition or division occurred.

Prevailing By-laws and Prevailing Sections

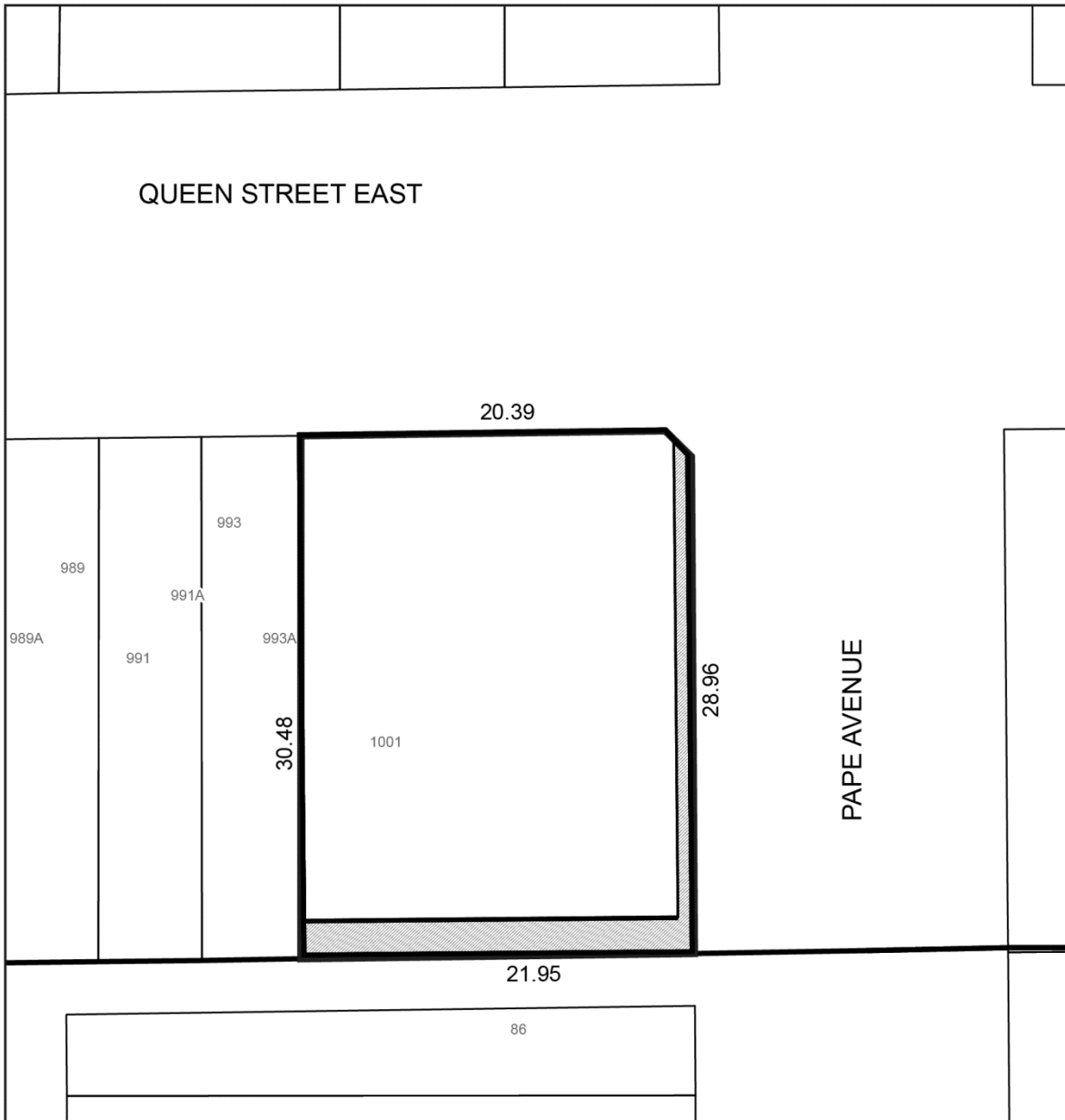
- (A) Section 12(2)270(a) of former City of Toronto By-law 438-86

Enacted and passed on month ##, 20##.

Name,
Speaker

Ulli S. Watkiss,
City Clerk

(Seal of the City)




 **TORONTO**
Diagram 1

1001 Queen Street East

File # 17 183044 STE 30 OZ

 Lands conveyed to the City



City of Toronto By-Law 569-2013
Not to Scale
4/18/2018

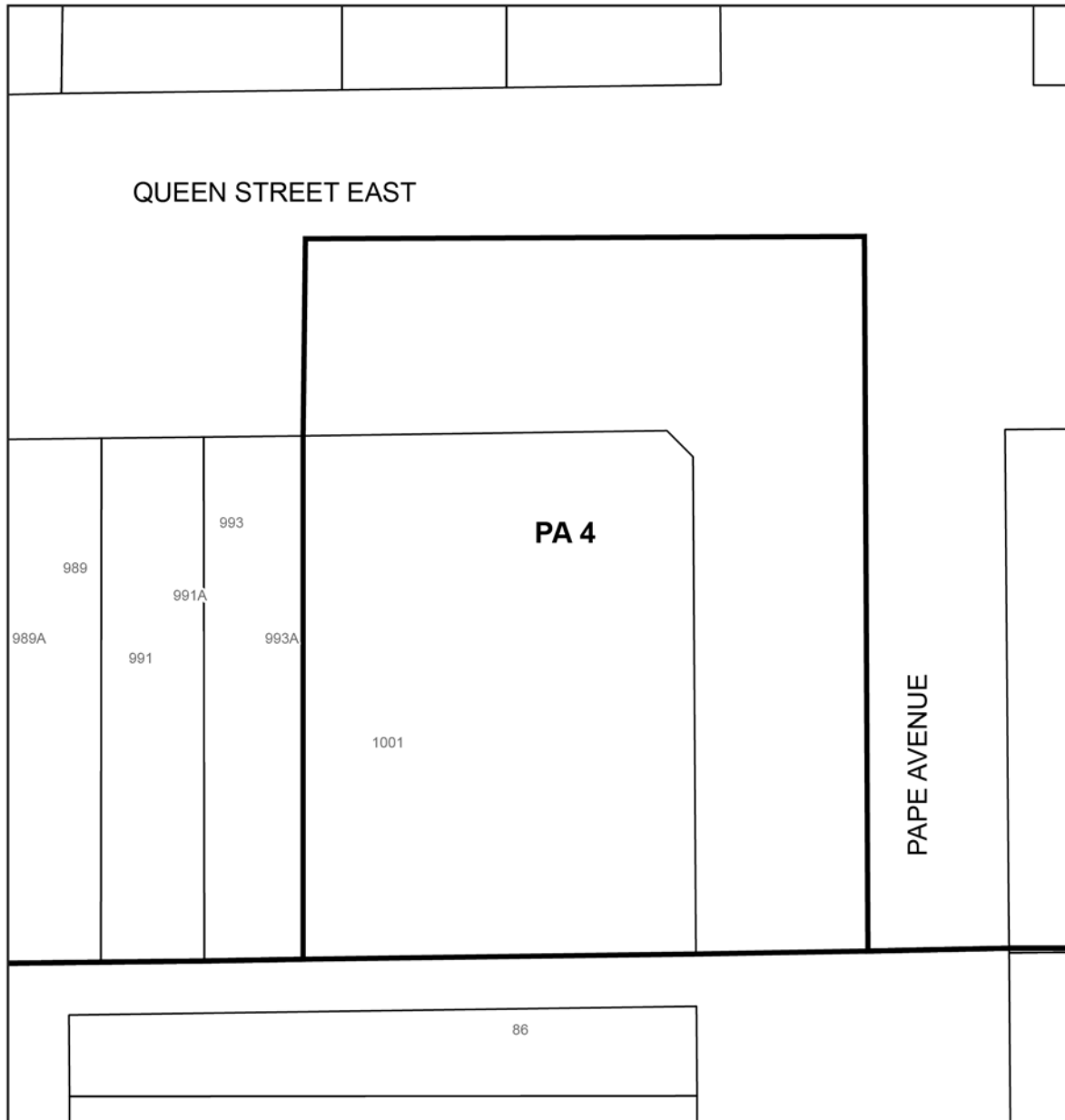


 **TORONTO**
Diagram 2

1001 Queen Street East

File # 17 183044 STE 30 OZ



City of Toronto By-Law 569-2013
Not to Scale
4/18/2018



 **TORONTO**
Diagram 3

1001 Queen Street East

File # 17 183044 STE 30 OZ



City of Toronto By-Law 569-2013
Not to Scale
4/18/2018



 **TORONTO**
Diagram 4

1001 Queen Street East

File # 17 183044 STE 30 OZ



City of Toronto By-Law 569-2013
Not to Scale
4/18/2018

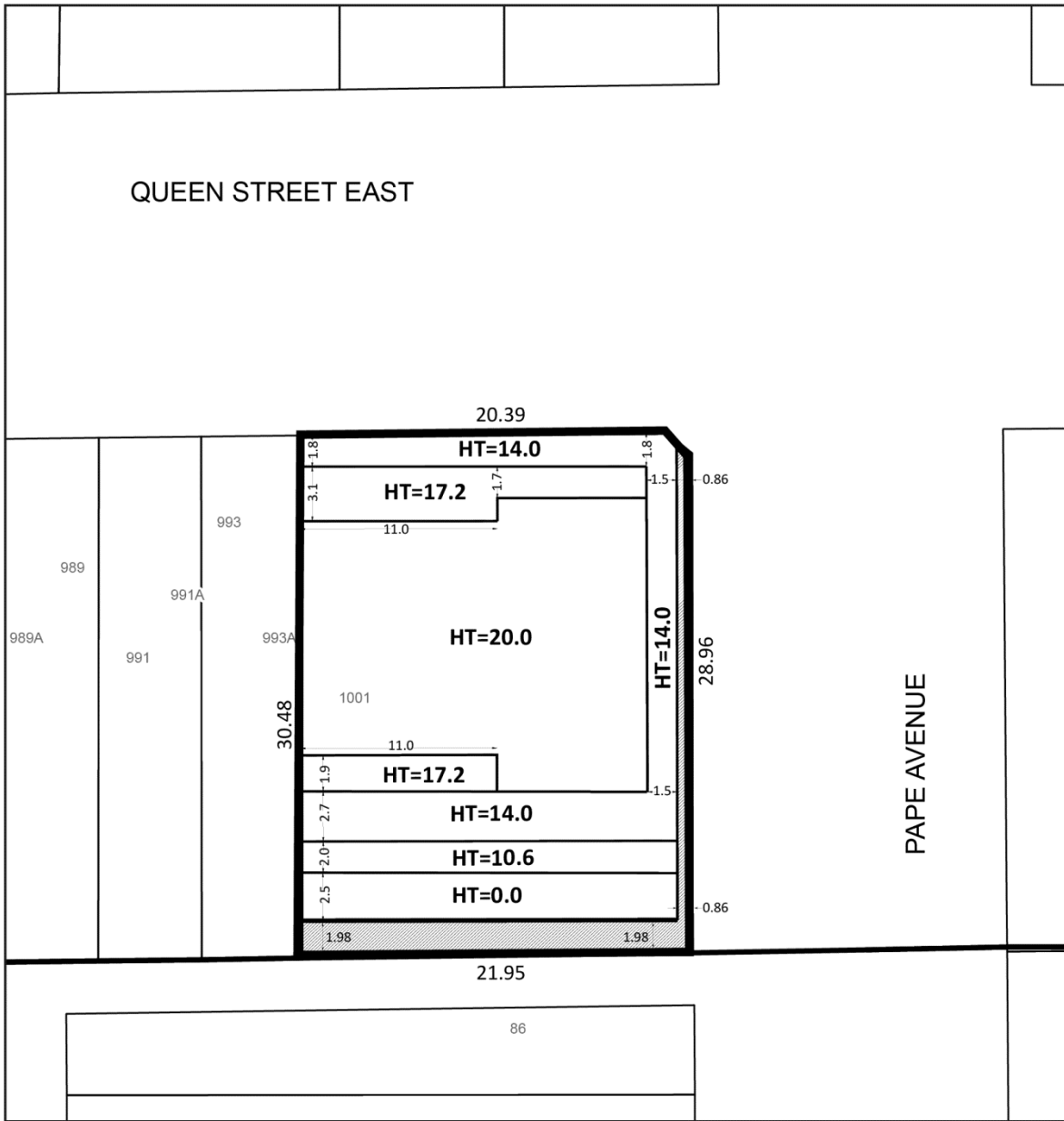


 **TORONTO**
Diagram 5

1001 Queen Street East

File # 17 183044 STE 30 OZ


City of Toronto By-Law 569-2013
Not to Scale
4/18/2018




 **TORONTO**
Diagram 6

1001 Queen Street East

File # 17 183044 STE 30 0Z

 Lands conveyed to the City


City of Toronto By-Law 569-2013
Not to Scale
4/18/2018