

Authority: Toronto and East York Community Council  
Item TE11.8, adopted as amended by City of Toronto  
Council on March 20, 21, and 22, 2024

## CITY OF TORONTO

### Bill 284

### BY-LAW -2024

**To amend Zoning By-law 569-2013, as amended, with respect to the lands municipally known in the year 2023 as 929 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, as amended;

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, as amended, Chapter 800 Definitions.
3. Zoning By-law 569-2013, as amended, is further amended by amending the zone label on the Zoning By-law Map in Section 990.1 respecting the lands outlined by heavy black lines from a zone label of CR 2.5 (c1.0; r2.0) SS2 (x2294) to a zone label of (H) CR 2.5 (c1.0; r2.0) SS2 (x957) as shown on Diagram 2 attached to this By-law.
4. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.11.10 Exception Number 957 so that it reads:

(957) Exception CR 957

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) These **premises** must comply with Exception 900.11.10(2);
- (B) On lands municipally known as 929 Queen Street East, and despite regulation (A) above, if the requirements of By-law [**Clerks to insert By-law number**] are complied with, a **building** or **structure** may be constructed, used or enlarged in compliance with Regulations (C) to (N) below;
- (C) Despite regulations 40.5.40.10(1), the height of a **building** or **structure** is the distance between the Canadian Geodetic Datum of 79.99 metres and the elevation of the highest point of the **building** or **structure**;

- (D) 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 3 of By-law [**Clerks to insert By-law number**];
- (E) 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 3.0 metres;
- (F) Despite Regulation 40.10.40.1(1), residential use portions of the **building** may be located at the same level as non-residential uses for **dwelling units** with direct pedestrian access along Kit Hood Lane;
- (G) 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 number**]:
- (i) equipment used for the functional operation of the **building**, including electrical, utility, mechanical and ventilation equipment, as well as enclosed stairwells, roof access, maintenance equipment storage, elevator shafts, chimneys, and vents, by a maximum of 3.0 metres;
  - (ii) **structures** that enclose, screen, or cover the equipment, **structures** and parts of a **building** listed in (i) above by a maximum of 3.0 metres;
  - (iii) architectural features, parapets, and elements and **structures** associated with a **green roof**, by a maximum of 3.0 metres;
  - (iv) **building** maintenance units and window washing equipment, by a maximum of 3.0 metres;
  - (v) planters, **landscaping** features, guard rails, and divider screens on a balcony and/or terrace, by a maximum of 3.0 metres;
  - (vi) antennae, flagpoles and satellite dishes, by a maximum of 3.0 metres; and
  - (vii) trellises, pergolas, and unenclosed **structures** providing safety or wind protection to rooftop **amenity space**, by a maximum of 3.0 metres;

- (H) Despite Regulation 40.10.40.40(1), the permitted maximum **gross floor area** of all **buildings** and **structures** is 6,000 square metres, of which:
- (i) the permitted maximum **gross floor area** for residential uses is 6,000 square metres;
  - (ii) the permitted maximum **gross floor area** for non-residential uses is 250 square metres; and
  - (iii) the required minimum **gross floor area** for non-residential uses is 180 square metres;
- (I) Despite Regulation 40.10.40.50(1), **amenity space** must be provided at the following rate:
- (i) at least 3.8 square metres for each **dwelling unit** as indoor **amenity space**;
  - (ii) at least 6.0 square metres of outdoor **amenity space** for each **dwelling unit** of which 40.0 square metres must be in a location adjoining or directly accessible to the indoor **amenity space**; and
  - (iii) no more than 25 percent of the outdoor component may be a **green roof**;
- (J) Despite Regulation 40.10.40.70(2), the required minimum **building setbacks** are as shown in metres on Diagram 3 of By-law [**Clerks to insert By-law number**];
- (K) Despite Regulation 40.10.40.80(2), the required separation of **main walls** are as shown in metres on Diagram 3 of By-law [**Clerks to insert By-law number**];
- (L) Despite Regulations 40.5.40.60(1), Clause 40.10.40.60 and (J) and (K) above, the following elements may encroach into the required minimum **building setbacks** and **main wall** separation distances as follows:
- (i) decks, porches, and balconies, by a maximum of 2.0 metres;
  - (ii) canopies and awnings, by a maximum of 2.0 metres;
  - (iii) exterior stairs, access ramps and elevating devices, by a maximum of 2.0 metres;
  - (iv) architectural features, such as a pilaster, decorative column, cornice, sill, belt course, or chimney breast, by a maximum of 2.0 metres;
  - (v) window projections, including bay windows and box windows, by a maximum of 2.0 metres;
  - (vi) eaves, by a maximum of 2.0 metres;

- (vii) dormers, by a maximum of 2.0 metres; and
  - (viii) air conditioners, satellite dishes, antennae, vents, and pipes, by a maximum of 2.0 metres;
- (M) Despite Regulations 200.5.10.1(1), 200.15.10(1) and (2) and Table 200.5.10.1, **parking spaces** must be provided in accordance with the following:
- (i) a minimum of 0.04 residential occupant **parking spaces** for each **dwelling unit**;
  - (ii) a minimum of 3.0 of the required **parking spaces** in (i) above are required to be accessible residential occupant **parking spaces**;
  - (iii) a minimum of 7.0 residential visitor **parking spaces** are required;
  - (iv) no **parking spaces** are required for non-residential uses; and
  - (v) a minimum of 2.0 "car share parking spaces" are required, subject to the following:
    - (a) "car share" or "car-sharing" means the practice where a number of people share the use of one or more cars that are owned by a profit or non-profit car sharing organization and where such organization may require that use of cars be reserved in advance, charge fees based on time and/or kilometres driven, and set membership requirements of the car sharing organization, including the payment of a membership fee that may or may not be refundable; and
    - (b) "car share parking space" means a parking space that is reserved and actively used for car-sharing;
- (N) Despite Regulations 230.5.10.1(1), (3) and (5), **bicycle parking spaces** must be provided in accordance with the following minimum rates:
- (i) 0.90 "long-term" **bicycle parking spaces** for each **dwelling unit**; and
  - (ii) 0.10 "short-term" **bicycle parking spaces** for each **dwelling unit**.

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 270(a) of former City of Toronto By-law 438-86;
- (B) Former City of Toronto by-law 704-79;
- (C) Former City of Toronto by-law 844-79;

- (D) Former City of Toronto by-law 535-80;
- (E) On 929 Queen St. E., former City of Toronto by-law 86-81; and
- (F) On or between the odd numbered addresses of 1015-1021 Queen St. E., former City of Toronto by-law 369-76.

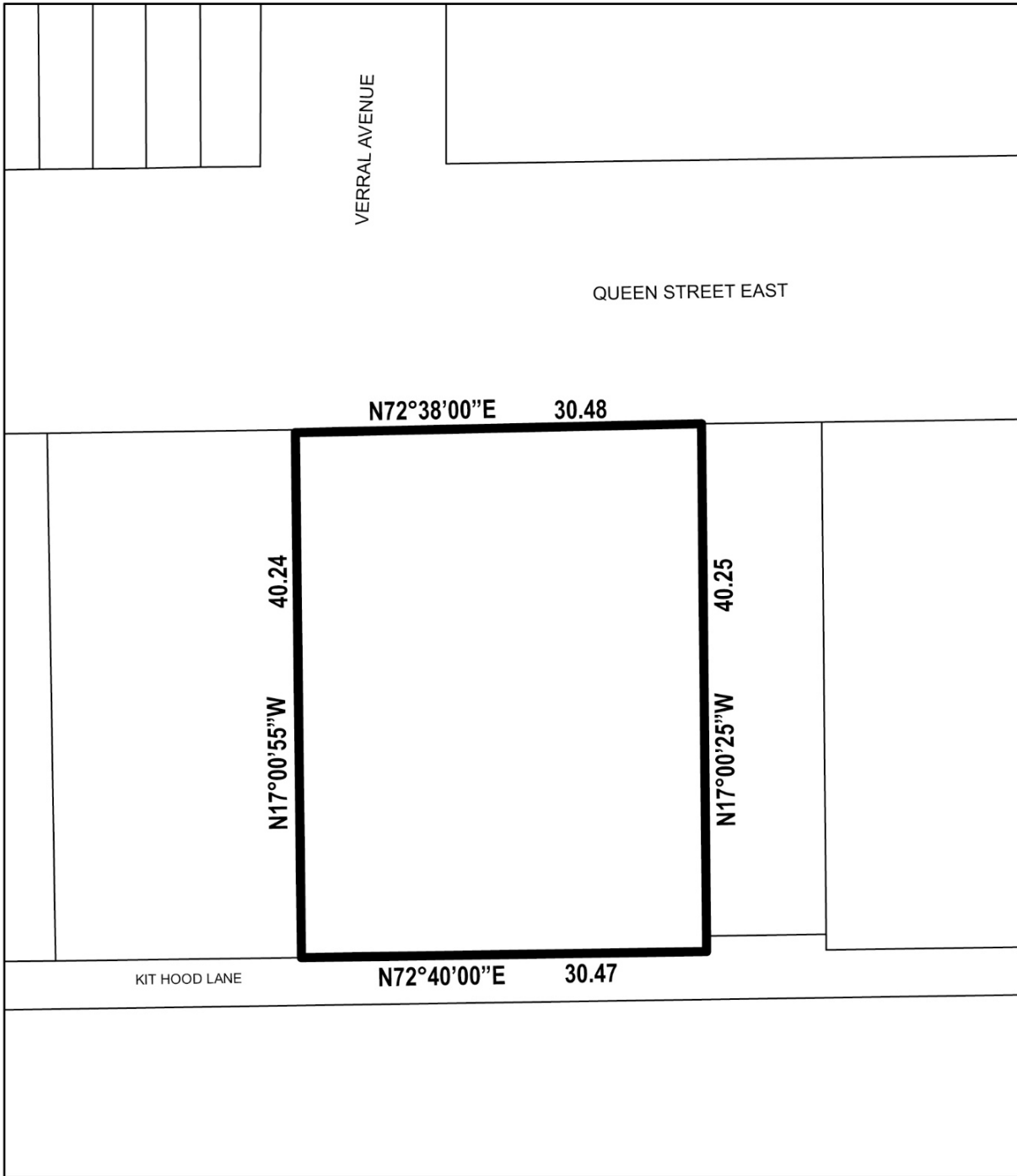
Enacted and passed on March , 2024.

Frances Nunziata,  
Speaker

John D. Elvidge,  
City Clerk

(Seal of the City)

Diagram 1



**Diagram 2**



Diagram 3

