

Authority: MM17.6, by Councillor Frances Nunziata, seconded by Councillor Vincent Crisanti, as adopted by City of Toronto Council on April 17, 18 and 19, 2024; and Etobicoke York Community Council Item EY33.8, as adopted by City of Toronto Council on July 19, 20, 21 and 22, 2022

## CITY OF TORONTO

### Bill 338

### BY-LAW -2024

**To amend Zoning By-law 569-2013, as amended, with respect to the lands municipally known in the year 2022 as 337, 343, 347 and 349 Queens Drive.**

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; 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 569-2013, 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 990.10 respecting the lands outlined by heavy black lines from a zone label of RD (f15.0; a550) (x5) to a zone label of RT (f74; a6800) (x357) as shown on Diagram 2 attached to this By-law.
4. Zoning By-law 569 -2013, as amended, is further amended by amending the Height Overlay Map in Section 995.20 for the lands subject to this By-law, from a height and storey label of HT 10.0, ST 2, to a height and storey label of HT 12.5, ST 3, as shown on Diagram 3 attached to this By-law.
5. Zoning By-law 569 -2013, as amended, is further amended by amending the Lot Coverage Overlay Map in Section 995.30 for the lands subject to this By-law, from a lot coverage label of 30 percent to a lot coverage label of 35 percent as shown on Diagram 4 attached to this By-law.
6. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.5.10 Exception Number 357 so that it reads:

(357) Exception RT 357

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 337, 343, 347 and 349 Queens Drive, 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 (O) below:
- (B) For the purpose of calculating the height of a **building** or **structure** in this exception, "established grade" is the Canadian Geodetic Datum elevation of 127.13 metres;
- (C) Despite Regulation 10.60.40.10(1), the permitted maximum height of a **building** or **structure** is the number in metres following the letters "HT" as shown on Diagram 5 of By-law [Clerks to insert By-law ];
- (D) Despite Regulation 10.60.40.10(2), the permitted maximum number of **storeys** in a **building** is the number following the letters "ST" as shown on Diagram 5 of By-law [Clerks to insert By-law ];
- (E) Despite Regulations 10.5.40.10(2) to (3) and (C) above, the following equipment and **structures** may project beyond the permitted maximum height shown on Diagram 5 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 3.0 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 3.0 metres;
  - (iii) architectural features, parapets, and elements and **structures** associated with a **green roof**, by a maximum of 1.8 metres; and
  - (iv) planters, **landscaping** features, guard rails, and divider screens on a balcony and/or terrace, by a maximum of 1.8 metres;
- (F) Despite regulation 10.5.40.50(4), the level of a floor or a platform, such as a deck or balcony, located at or below the first **storey** of a **residential building** other than an **apartment building**, where the platform is attached to or within 0.3 metres of a **front wall**, the floor of the platform may be no higher than 1.3 metres above the established grade;
- (G) Despite Regulation 10.5.50.10(1), (2) and (3), a minimum of 2000 square metres must be **landscaping**, of which a minimum of 1700 square metres must be **soft landscaping**;

- (H) Despite Regulation 10.60.40.40(1), the permitted maximum **gross floor area** of all **buildings** and **structures** on the **lot** is 7,200 square metres;
- (I) The permitted maximum number of **dwelling units** on the **lot** is 28;
- (J) Despite Regulations 10.60.40.70 (1), (2), and (3), the required minimum **building setbacks** are as shown in metres on Diagram 5 of By-law [Clerks to insert By-law ];
- (K) Despite Regulation 10.60.40.80 (1), the required separation of **main walls** of the same **building** is 2.2 metres;
- (L) Despite Regulation 10.60.40.80 (2), the required separation of **main walls** between **residential buildings** on the same **lot** are as shown in metres on Diagram 5 of By-law [Clerks to insert By-law ];
- (M) Despite Clause 10.5.40.60 and (J),(K), and (L) above, the following elements may encroach into the required minimum **building setbacks** and **main wall** separation distances as follows:
  - (i) decks, porches, platforms and balconies, by a maximum of 4.0 metres;
  - (ii) canopies and awnings, by a maximum of 4.0 metres;
  - (iii) exterior stairs, access ramps and elevating devices, by a maximum of 4.0 metres;
  - (iv) cladding added to the exterior surface of the **main wall** of a **building**, by a maximum of 0.6 metres;
  - (v) architectural features, such as a pilaster, decorative column, cornice, sill, belt course, or chimney breast, by a maximum of 0.6 metres;
  - (vi) window projections, including bay windows and box windows, by a maximum of 0.8 metres;
  - (vii) eaves, by a maximum of 0.9 metres;
  - (viii) air conditioners, satellite dishes, antennae, vents, and pipes, by a maximum of 4.0 metres; and
  - (ix) site servicing features (including but not limited to exhaust vents and retaining walls), landscape features, fences, screens, planters, guardrails, balustrades, and associated **structures**, cornices, light fixtures, ornamental elements, parapets, pillars, trellises, by a maximum of 4.0 metres;
- (N) Despite Regulation 10.5.80.1(2), a **lot** with a **residential building** other than a

**detached house, semi-detached house** or a **duplex** may have an **ancillary** outdoor area used for the parking or storing of more than 3 **vehicles** if no portion of the **ancillary** outdoor area is closer to a **residential building** on the same **lot** than 0.9 metres; and

- (O) 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 1 residential occupant **parking spaces** for each **dwelling unit**; and
  - (ii) a minimum of 0.2 residential visitor **parking spaces** for each **dwelling unit**.

Prevailing By-laws and Prevailing Sections: (None Apply)

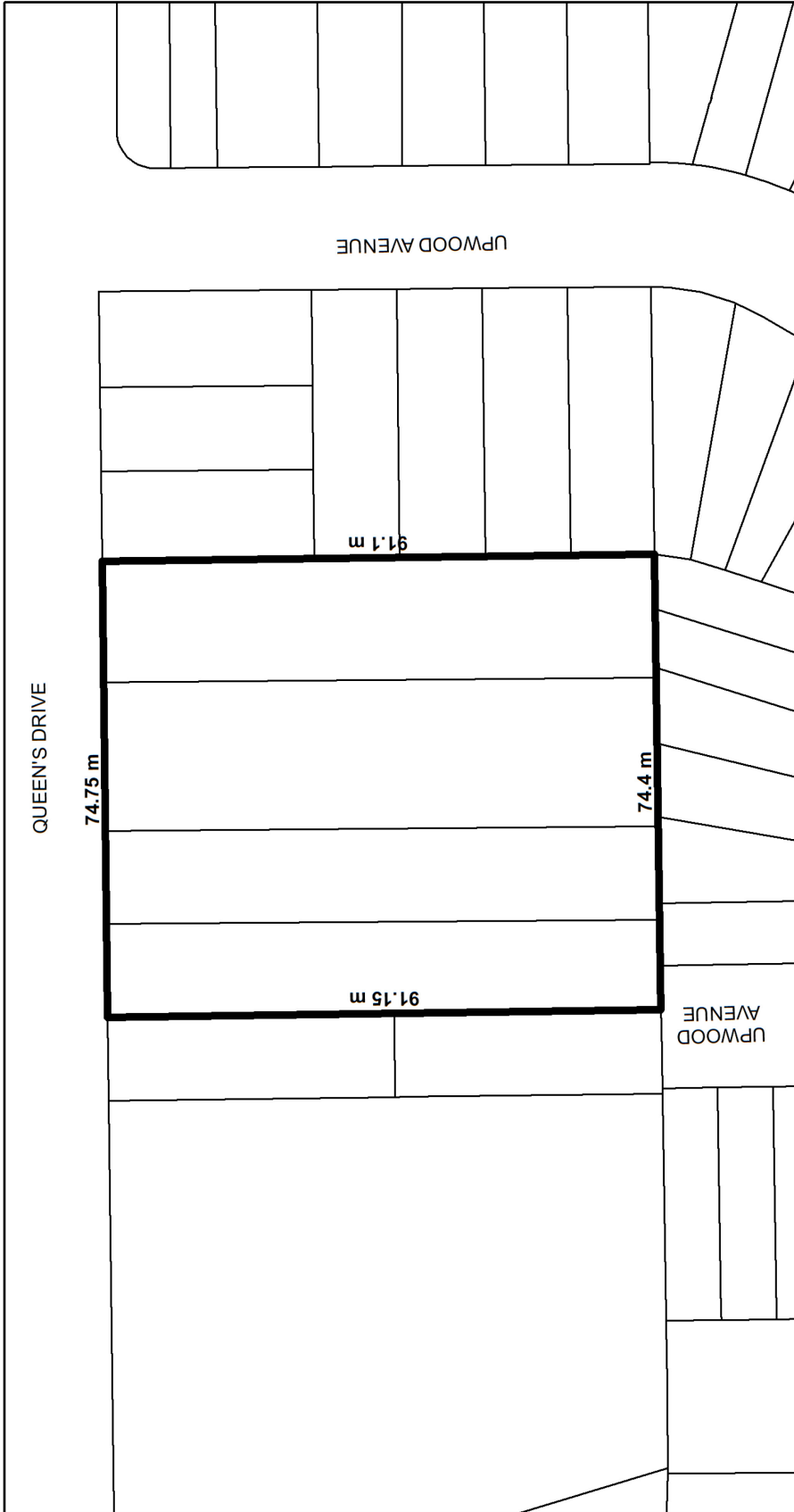
7. Despite any severance, partition or division of the lands, the provisions of this By-law shall apply as if no severance, partition or division occurred.

Enacted and passed on April , 2024.

Frances Nunziata,  
Speaker

John D. Elvidge,  
City Clerk

(Seal of the City)

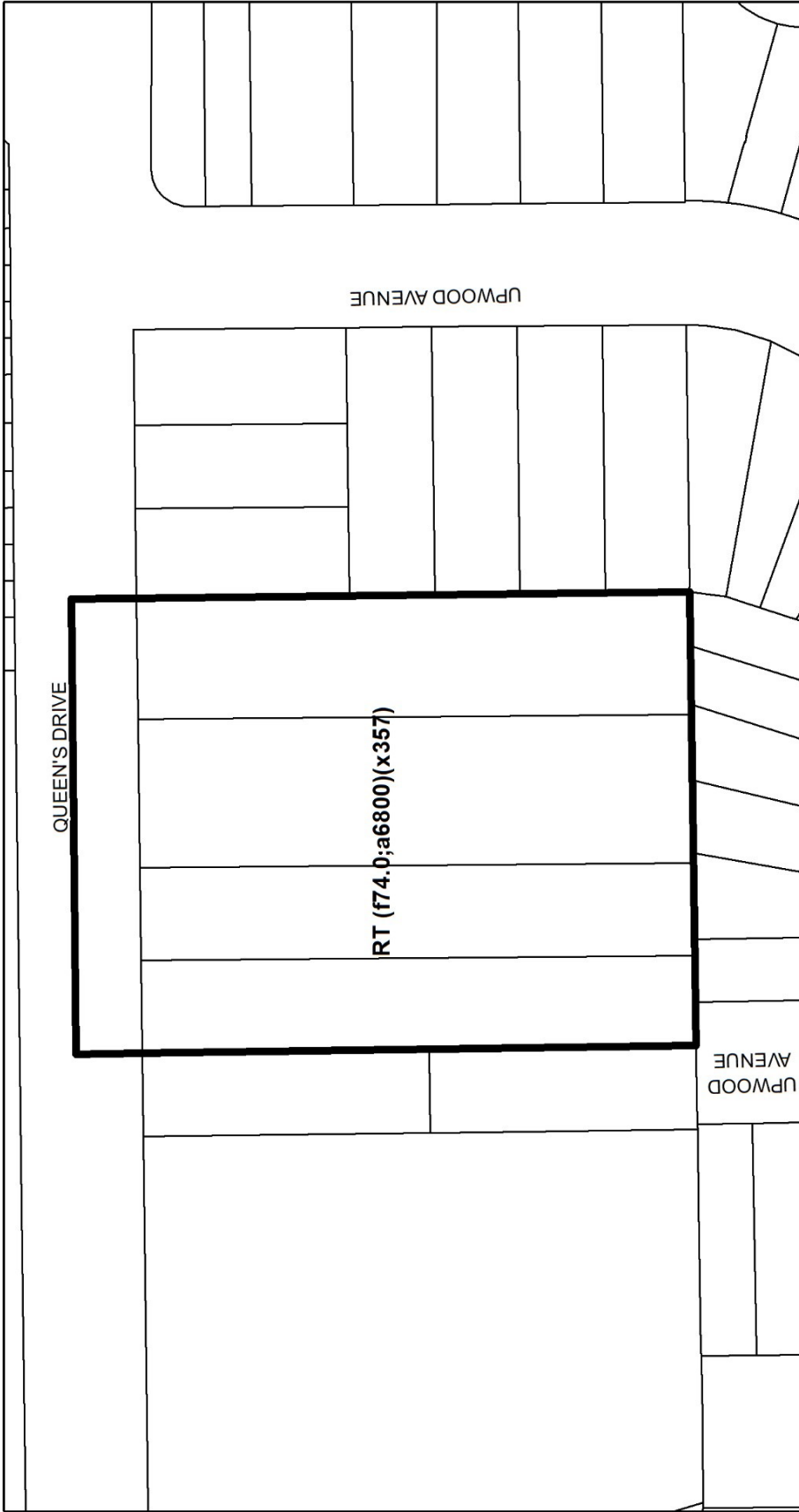


**Toronto**  
**Diagram 1**

**337, 343, 347, 349 Queens Drive**  
 File # 22 212119 WET 05 02



City of Toronto By-law 569-2013  
 Not to Scale  
 05/30/2022

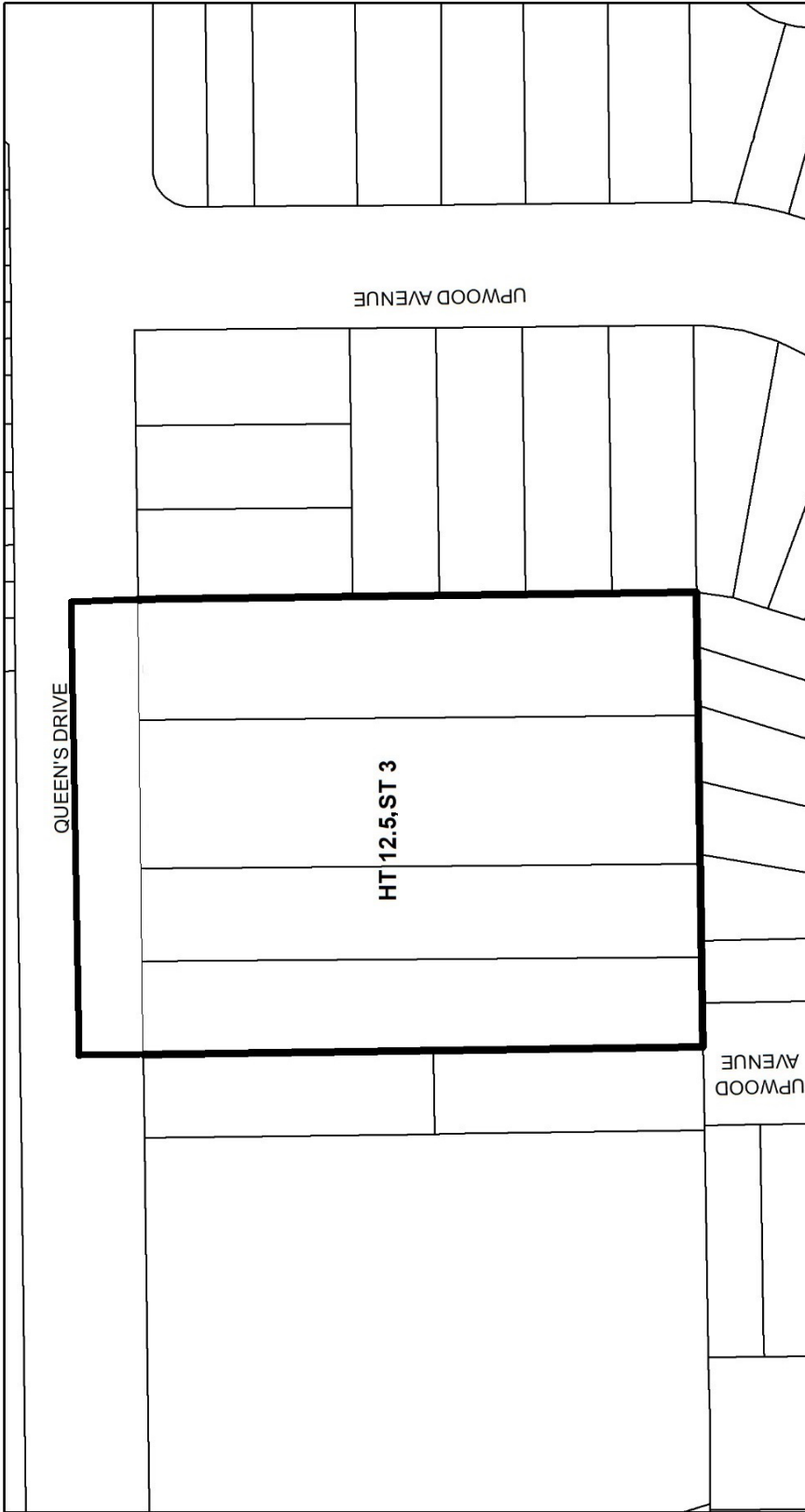


 **TORONTO**  
Diagram 2

**337, 343, 347, 349 Queens Drive**  
File # 22 212119 WET 05 0Z



City of Toronto By-law 569-2013  
Not to Scale  
05/31/2022



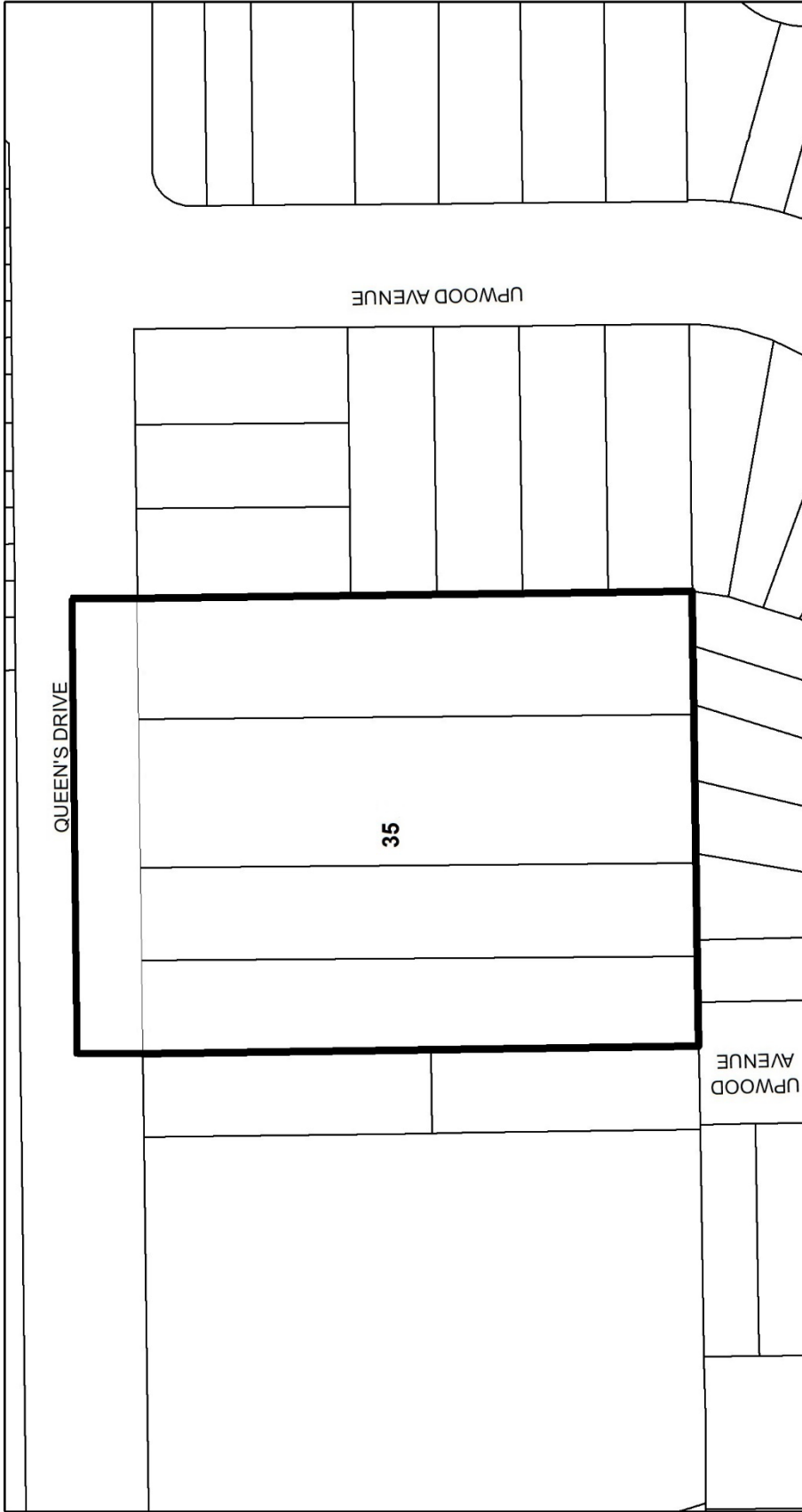
**Toronto**  
**Diagram 3**

**337, 343, 347, 349 Queens Drive**

File # 22 212119 WET 05 0Z



City of Toronto By-law 569-2013  
 Not to Scale  
 05/28/2022



 **Toronto**  
Diagram 4

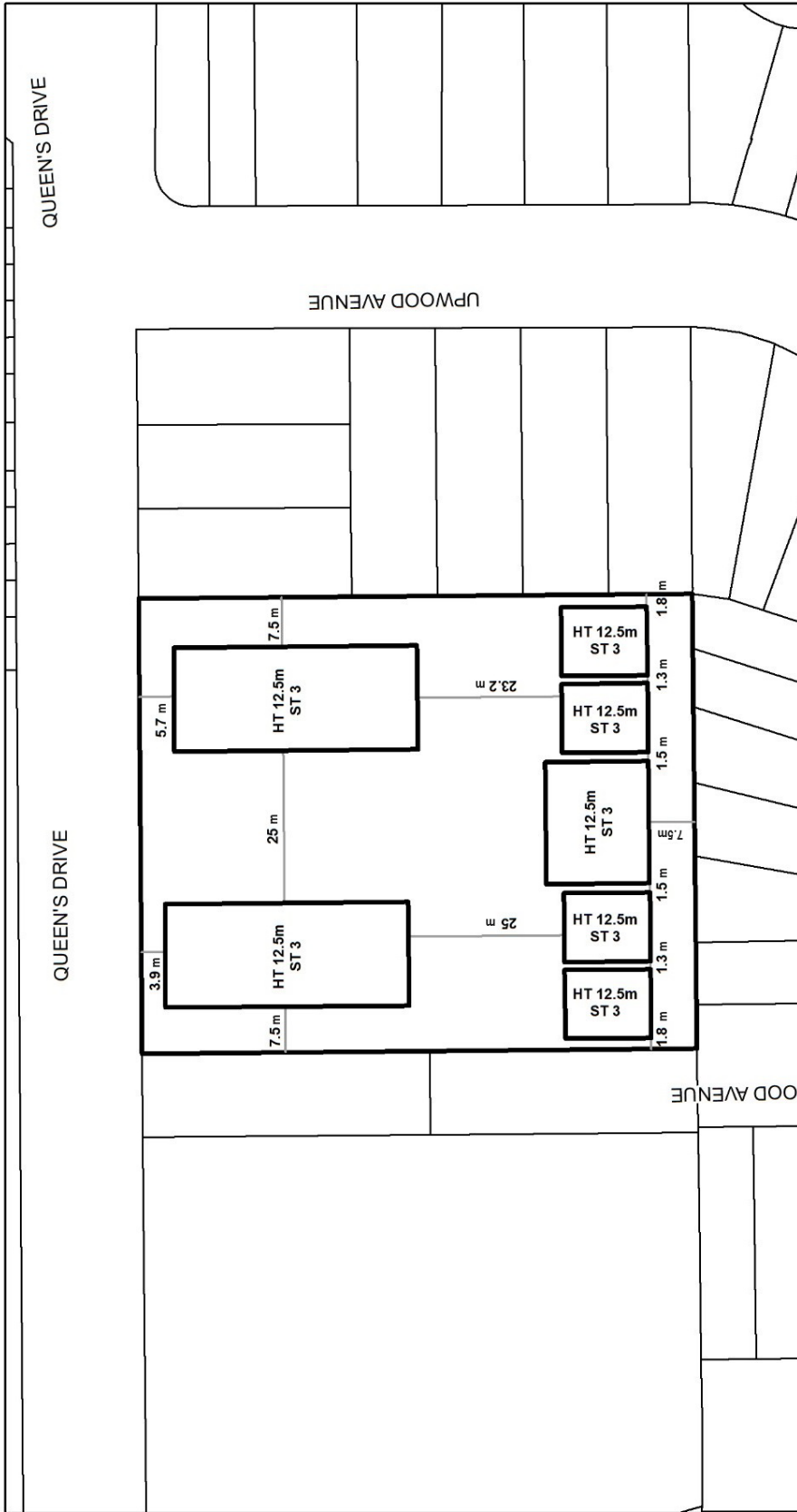
**337, 343, 347, 349 Queens Drive**

File # 22 212119 WET 05 0Z



City of Toronto By-law 569-2013  
Not to Scale  
05/28/2022





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City of Toronto By-law 569-2013  
Not to Scale  
05/31/2022