

Authority: Toronto and East York Community Council Item 6.5,
as adopted by City of Toronto Council on June 19, 20 and 22, 2007
Enacted by Council: June 22, 2007

CITY OF TORONTO

BY-LAW No. 689-2007

To amend the General Zoning By-law No. 438-86, as amended, of the former City of Toronto, with respect to lands municipally known as 625 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 HEREBY ENACTS as follows:

1. None of the provisions of Sections 4(2)(a), 4(4)(b), 4(6)(c), 4(10)(a), 4(12), 4(13)(d), 8(3)(Part 1), 8(3)(Part 2)(4c), 9(1)(a), 9(1)(f) and 9(3)1 of By-law No. 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 prohibit certain uses of lands and the erection and use of certain buildings and structures in various areas of the City of Toronto”, as amended, shall apply to prevent the erection or use of a *mixed-use building* on the *lot* for:
 - (a) not more than 64 residential units;
 - (b) any uses permitted in an MCR district under Zoning By-law No. 438-86, as amended

provided that:

- (1) the *lot* on which the proposed building is to be located comprises at least those lands delineated by heavy lines on Map 1, attached to and forming part of this By-law;
- (2) no portion of any building or structure is located otherwise than wholly within the areas delineated by heavy lines shown on Map 2, attached to and forming part of this By-law, except for the type of structure listed in the column entitled “STRUCTURE” in the following chart, provided that the restrictions set out opposite the structure in the columns entitled “MAXIMUM PERMITTED PROJECTION” are complied with:

STRUCTURE	MAXIMUM PERMITTED PROJECTION
Front entrance steps	No restriction.
Light fixtures	Maximum 1.0 metre projection, provided the height of the “STRUCTURE” is not higher than that portion of the building to which it is attached.

STRUCTURE	MAXIMUM PERMITTED PROJECTION
Railings and guardrails	No restriction on the extent of the projection provided the height of such “STRUCTURE” does not exceed 2.0 metres
Eavestroughs, vent pipes, exhaust ducts	Maximum 0.5 metre projection, provided the height of such “STRUCTURES” does not exceed 1.0 metres
Balconies	Maximum 2.3 metres projection, provided the balcony is not higher than that portion of the building to which it is attached

- (3) the *height* of any building or structure, as measured from the average grade along the Queen Street East frontage of the subject property or portion thereof, does not exceed the height in metres specified by the numbers following the symbol H on Map 2 attached to and forming part of this By-law;
- (4) the *residential gross floor area* of the building erected on the *lot* does not exceed 5,585 square metres;
- (5) *non-residential gross floor area* of the building erected on the *lot* does not exceed 515 square metres;
- (6) combined the *residential* and *non-residential gross floor area* of the building erected on the *lot* does not exceed 6,100 square metres;
- (7) in addition to the parking supply as set out in clause 4(3)(a) of former City of Toronto By-law No. 438-86, as amended, a minimum of one parking space dedicated as a car-sharing parking space is maintained on the *lot*;
- (8) notwithstanding subsection 4(17) of former City of Toronto By-law No. 438-86, as amended, and the definition of *parking space* in section 2(1) of former City of Toronto By-law No. 438-86, as amended, all parking spaces have minimum dimensions of 2.6 metres in width and 5.9 metres in length;
- (9) a loading space is maintained, measuring 5.95 metres in length by 3.45 metres in width by 3.25 metres in height, on the site to serve this development;
- (10) a minimum of 20 square metres of *residential amenity space* – indoor is provided and maintained on the *lot*;
- (11) a minimum of 138 square metres of *residential amenity space* – outdoor is provided and maintained on the *lot*; and
- (12) a minimum of 48 *bicycle parking spaces* are provided and maintained on the *lot*, of which 38 are *bicycle parking spaces – occupant* and 10 are *bicycle parking spaces – visitor*.

2. For the purposes of this By-law, the term car-sharing parking space means a parking space used exclusively for the parking of a car-share motor vehicle.
3. For the purpose of this By-law, the term car-share motor vehicle means a motor vehicle available for short term rental, including an option for hourly rental, for the use of at least the occupants of the building erected on the *lot*.
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 former City of Toronto By-law No. 438-86, as amended.

ENACTED AND PASSED this 22nd day of June, A.D. 2007.

SANDRA BUSSIN,
Speaker

ULLI S. WATKISS
City Clerk

(Corporate Seal)



