

Authority: Toronto and East York Community Council Item 4.5,
as adopted by City of Toronto Council on March 8 and 9, 2011
Enacted by Council: March 9, 2011

CITY OF TORONTO

BY-LAW No. 356-2011

To amend City of Toronto Zoning By-law No. 1156-2010, as amended, with respect to lands municipally known as 630-642 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. The lands subject to this By-law are outlined by heavy black line on Diagram 1 attached;
2. The zoning by-law map for By-law No. 1156-2010 is amended by deleting Exception 2294 and adding Exception 2575 to the lands delineated by the heavy line on Diagram 1 of By-law No. 111-2011;
3. Zoning By-law No. 1156-2010, as amended, is further amended by adding Exception CR 2575 to Article 900.11.10, so that it reads:

Exception CR 2575

The lands subject to this exception must comply with the following:

None of the provisions of 5.10.40.1(1), 5.10.40.10(1), 5.10.40.70(2), 5.10.80.1(2), 5.10.80.20(1), 5.10.80.40(1), 5.10.90.1, 40.5.1.10.(2)(A), 40.10.20.100 7(B), 40.10.40.1(2), 40.10.40.10.(4)(B), 40.10.40.10.(7), 40.10.40.50.(1)(A) and (B), 40.10.40.70(4), 230.5.1.10(8), 200.15.1.(1), 200.15.10.(1), 200.5.1.10.(2)(A), 200.5.10.1.(1), 200.5.1.10.(14), 220.5.10.1., 230.5.1.10.(4), 230.5.1.10.(9), 230.5.10.1, 230.5.1.10.(11), 230.40.1.10.(2), and 900.11.10.(2294), shall apply to prevent the construction of a mixed use commercial residential **building** with 98 **dwelling units** and a maximum floor space index of 6.36 on the **lot**, as shown on Diagram 2 of By-law No. 356-2011, if there is compliance with the following:

- (A) A maximum of 98 **dwelling units** are permitted;
- (B) **Building** height is measured from a geodetic elevation of 81.6 metres above sea level;
- (C) The maximum height of the mixed use commercial residential **building** must not exceed nine **storeys** or 31.8 metres above a geodetic elevation of 81.6 metres above sea level, including mechanical equipment;

- (D) The maximum height of any portion of the **building** or **structures** on the **lot**, excluding parapets, guard rails, balcony railings and dividers, lightning rods, landscaping and elements of a green roof must not exceed the height in metres or **storeys**, whichever is the lesser, above a geodetic elevation of 81.6 metres above sea level, as shown on Diagram 2 of By-law No. 356-2011;
- (E) The minimum height of the **first floor** is 3.45 metres, measured floor to floor;
- (F) The total **gross floor area** of the mixed use commercial residential **building** must not exceed 8,608 square metres, and:
 - (i) the **gross floor area** of **buildings** and **structures** occupied by permitted residential uses must not exceed 7,641 square metres;
 - (ii) the **gross floor area** of **buildings** and **structures** occupied by permitted non-residential uses must be no less than 727 square metres and no more than 2,708 square metres; and
 - (iii) the total cumulative **gross floor area** used for **retail stores** must not exceed 970 square metres.
- (G) A **retail store** use is only permitted on the **first floor**;
- (H) The maximum permitted **floor space index** for the area covered by this exception, notwithstanding any future severance, partition, or division of land, is 6.36, of which a maximum of 5.64 shall be for residential uses;
- (I) The minimum **building setbacks** above grade must not be less than the measurements shown on Diagram 2 of By-law No. 356-2011, excluding balconies, which may project up to 1.6 metres from the walls to which they are attached, canopies, landscape features, light fixtures, ornamental elements and eaves;
- (J) A minimum of 121 square metres of indoor **amenity space** is to be provided for the **dwelling units** in the mixed use commercial residential **building**;
- (K) A minimum of 97 square metres of outdoor **amenity space** is to be provided for the **dwelling units** in the mixed use commercial residential **building** and the outdoor **amenity space**:
 - (i) must be adjoining or directly accessible from the indoor **amenity space**, and
 - (ii) may be located above grade;

- (L) The floor level of the non-residential uses on the **first floor**:
- (i) must not exceed 1.1 metres, above a geodetic elevation of 81.6 metres above sea level, measured at the street line directly opposite each pedestrian entrance, and
 - (ii) may be accessed by a ramp that has a maximum slope of 6%;
- (M) A minimum of 80 **parking spaces** shall be provided and maintained on the **lot**, of which:
- (i) a minimum of 45 **parking spaces** are required for the exclusive use of residents;
 - (ii) a minimum of six **parking spaces** are required for the exclusive use of residential visitors;
 - (iii) of the six visitor **parking spaces**, four may be provided at grade and are permitted to be located 0.0 metres from the north (rear) **lot** line;
 - (iv) a minimum of one **parking space** dedicated to car sharing shall be provided at grade, and is permitted to be located 0.0 metres from the north (rear) **lot** line;
 - (v) a maximum of two **parking spaces** shall be for the use of smaller vehicles, and must have a minimum width of 2.6 metres;
 - (vi) a maximum of two visitor **parking spaces** may be obstructed, due to the parking control device situated adjacent to these two **parking spaces**; and
 - (vii) a maximum of 28 motor vehicle **parking spaces** located below grade may be provided for a **public parking** use;
- (N) A minimum of 75 **bicycle parking spaces** must be provided and maintained on the **lot**, of which:
- (i) 15 **bicycle parking spaces** shall be allocated for short-term bicycle parking;
 - (ii) the short term bicycle parking must be provided at grade;
 - (iii) the short term bicycle parking shall be located no more than 110 metres from the principal pedestrian entrance of the **building**;
 - (iv) 60 **bicycle parking spaces** must be allocated for long-term bicycle parking; and

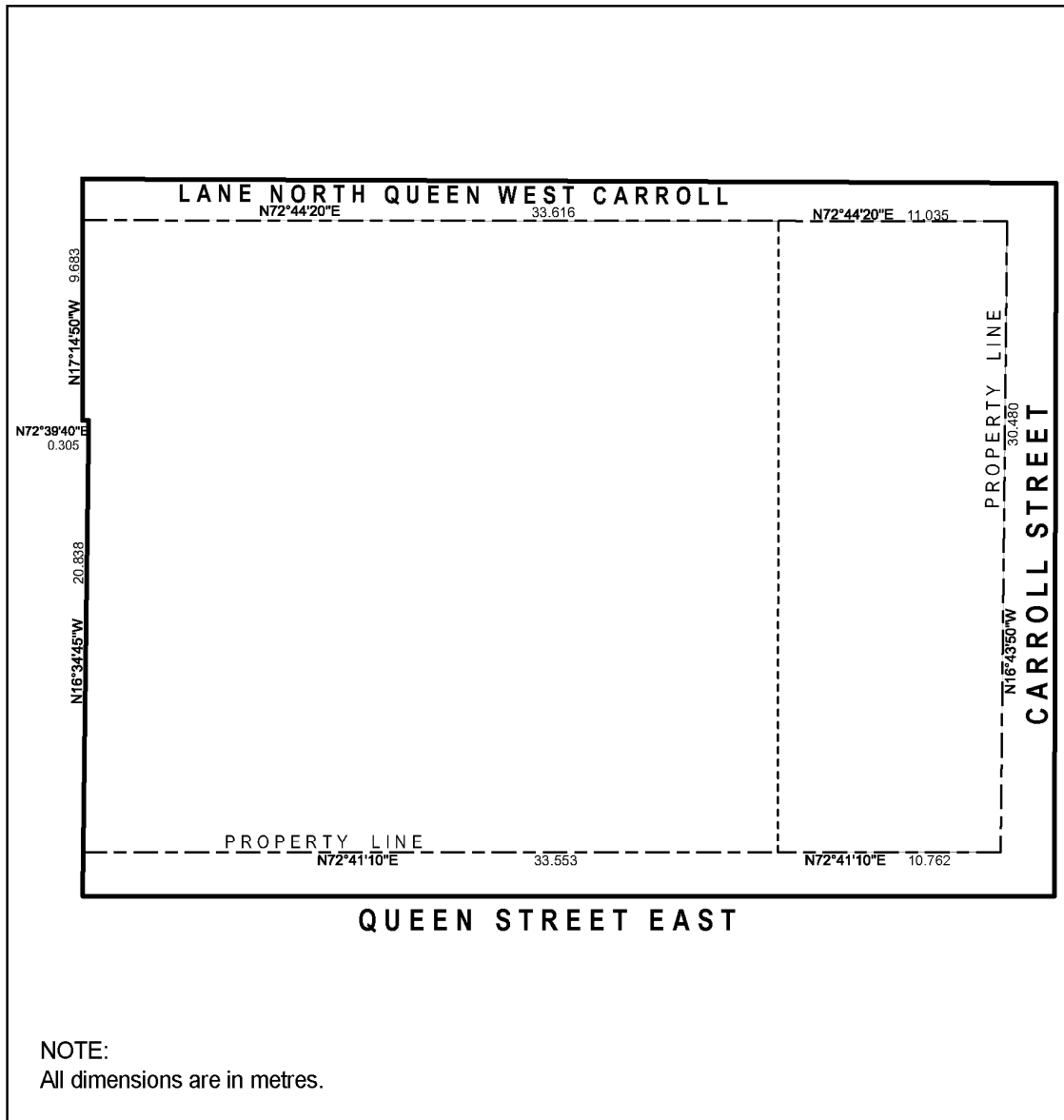
- (v) the long-term bicycle parking may be located below grade (on Levels P1 and P2).

ENACTED AND PASSED this 9th day of March, A.D. 2011.

FRANCES NUNZIATA,
Speaker

ULLI S. WATKISS
City Clerk

(Corporate Seal)



Toronto City Planning
Diagram 1

630-642 Queen Street East

File # 06_157086



City of Toronto By-Law 1156-2010
Not to Scale
03/03/2011

