

Authority: Toronto and East York Community Council Item 23.15,
as adopted by City of Toronto Council on May 7, 8, 9 and 10, 2013

CITY OF TORONTO

BY-LAW No. 607-2013

To amend Zoning By-law No. 438-86, as amended, of the former City of Toronto with respect to the lands located on the north and south sides of Queen Street East between Coxwell Avenue and Nursewood Road.

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 enacts:

1. Section 12(2)284 of By-law No. 438-86, as amended, be amended to read as follows:

"284. No person shall erect or use a building or structure:

- (i) On the lands located on both the north and south side of Queen Street East, between Coxwell Avenue and Nursewood Road, that are zoned MCR, any building shall be setback 4.8 metres from the curb of Queen Street East, immediately adjacent to property;
- (ii) On the lands located on both the north and south side of Queen Street East, between Coxwell Avenue and Nursewood Road, that are zoned MCR, any new building shall have a maximum ground floor height of 3.5 metres, measured from average grade along the Queen Street East frontage of the property;
- (iii) On the lands located on both the north and south side of Queen Street East, between Coxwell Avenue and Nursewood Road, that are zoned MCR, any building on a corner lot shall have a 1 metre by 1 metre 45 degree chamfer on the corner closest to the intersection other than on a lot that is wider than 9 metres where a 3 metre by 3 metre 45 degree chamfer is required;
- (iv) On the lands located on both the north and south side of Queen Street East, between Woodbine Avenue and Nursewood Road, that are zoned MCR, an additional setback of 3 metres is required above the 9.5 metre height, adjacent to any municipal road; and

- (v) On the lands municipally known as 1884 and 1900 Queen Street East, permitted height shall be as shown on Map 1 attached to and forming part of this exception, in order to protect the view of the fire hall clock tower located at 1904 Queen Street East."

Enacted and passed on May 10, 2013.

Frances Nunziata,
Speaker

Ulli S. Watkiss,
City Clerk

(Seal of the City)

