

Authority: Toronto and East York Community Council Item 32.10,
as adopted by City of Toronto Council on June 10, 11, 12 and 13, 2014

CITY OF TORONTO

BY-LAW No. 557-2014

To amend former City of Toronto Zoning By-law No. 438-86, as amended, with respect to the lands municipally known as 1029 and 1075 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 enacts:

1. None of the provisions of Sections 4(2)(a), 4(3), 4(6)(C), 4(12), 4(17), 8(3) Part I 1, 8(3) Part I 3(a), 8(3) Part II 1(b)(ii), 8(3) Part II 4(c)(i), 8(3) Part II 4(c)(iii), 8(3) Part II 4(d)(iv) and 8(3) Part IV 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 in various areas of the City of Toronto", as amended, shall apply to prevent the erection of a *mixed-use building* on the *lot* for:

- (a) not more than 50 *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 the heavy lines on Map 1, attached to and forming part of this By-law;
- (2) 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;
- (3) Notwithstanding Section 1(2) of this By-law, the following building elements and structures are permitted to extend beyond the heavy lines and building envelopes, and above the *heights* shown on Map 2:
 - (i) awnings, balconies, balustrades, canopies, cornices, door swings, eaves, fences, guardrails, landscape features, lighting fixtures, ornamental elements, parapets, trellises, railings, screens, stairs, stair enclosures, elevators, elevator overruns, wheel chair ramps,

vents, window sills, window washing equipment, underground garage ramps and their associated structures, roof access ladders and roof access hatches;

- (4) the total *gross floor area* of the building erected on the *lot* does not exceed 4,550 square metres;
 - (5) the *residential gross floor area* of the building erected on the *lot* does not exceed 4,250 square metres;
 - (6) the *non-residential gross floor area* of the building erected on the *lot* does not exceed 300 square metres;
 - (7) a minimum of 85.0 square metres of *indoor residential amenity space* is provided and maintained on the *lot*;
 - (8) a minimum of 50.0 square metres of *outdoor residential amenity space* shall be provided and maintained on the *lot*, which is not required to adjoin the *indoor residential amenity space*;
 - (9) a minimum of 23 *parking spaces* are provided and maintained on the *lot*;
 - (10) each parking space within the *parking stacker* has a minimum width of 2.4 metres and length of 5.0 metres;
 - (11) a loading space with a length of at least 6.4 metres, a width of at least 3.5 metres and a vertical clearance of at least 3.0 metres is provided on the *lot*; and
 - (12) an *accessory* structure having a maximum area of 60.0 square metres is permitted for the purposes of bicycle storage.
2. 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 By-law No. 438-86, as amended.
3. Despite any existing or future severance, partition or division of the *lot*, the provisions of this by-law shall apply to the whole of the *lot* as if no severance, partition or division occurred.
4. Within the lands shown on Map 1 attached to this By-law, no person shall use any land or erect or use any building or structure unless the following municipal services are provided to the lot line and the following provisions are complied with:
- (a) all new public roads have been constructed to a minimum of base curb and base asphalt and are connected to an existing public highway; and

- (b) all water mains and sanitary sewers, and appropriate appurtenances, have been installed and are operational.

Enacted and passed on June 13, 2014.

Frances Nunziata,
Speaker

Ulli S. Watkiss,
City Clerk

(Seal of the City)



