

Authority: Toronto and East York Community Council Item 33.14,
as adopted by City of Toronto Council on July 8, 9, 10 and 11, 2014

CITY OF TORONTO

BY-LAW No. 661-2014

**To adopt Amendment No. 248 to the Official Plan for the City of Toronto respecting the
lands known municipally as 884-1156, 1160-1220 and 807-1227 Queen Street East.**

Whereas authority is given to Council under 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 four public meetings in accordance with the *Planning Act*;

The Council of the City of Toronto enacts:

1. The attached Amendment No. 248 to the Official Plan is hereby adopted.

Enacted and passed on July 11, 2014.

Frances Nunziata,
Speaker

Ulli S. Watkiss,
City Clerk

(Seal of the City)

5. New development is encouraged to accommodate the retention of existing community services and facilities in the area.
6. In addition to Official Plan Policy 4.5.2, all new development in Mixed Use Areas along Queen Street East in Leslieville will:
 - a. respect and reinforce the existing character of the area;
 - b. provide a transition in scale towards existing buildings in *Neighbourhoods* through appropriate setbacks and a rear angular plane.
 - c. include building articulation, windows and entrances on the first 14 metres of the building façade(s) that are generally consistent with the prevailing building characteristics;
 - d. include building materials that are complementary to the materials used on existing buildings on Queen Street East in Leslieville; and
 - e. have a ground floor height that generally matches existing commercial ground floor heights in the area to reinforce the existing horizontal articulation of building façades.
7. Development that exceeds the permitted height in the Zoning By-law is only appropriate on lots with sufficient width, depth and appropriate access for parking and servicing. Such development proposals will demonstrate that the site is adequate to accommodate the proposal and will be reviewed through a Zoning By-law Amendment or Minor Variance process, as applicable. Such development will:
 - a. have a maximum height of 20 metres (excluding mechanical penthouse); and
 - b. provide stepbacks above a height of 14 metres, which shall apply to the building façades on Queen Street East and any flanking street.
8. Urban Design Guidelines for Queen Street East in Leslieville will be used as a tool to evaluate proposed development in the area and ensure that such development is consistent with the Official Plan. To this purpose, Urban Design Guidelines will:
 - a. implement Official Plan policies;
 - b. provide an understanding of the area's local character;
 - c. explain how development can respect and reinforce local character;
 - d. articulate planning priorities for new development in the area;
 - e. promote an animated public realm;

- f. provide built form guidelines including setbacks, stepbacks, height and massing for development appropriate within Leslieville's local context; and
- g. identify buildings of heritage interest that could be studied for the inclusion on the City's heritage inventory.