CITY OF TORONTO

BY-LAW No. 1075-2014(OMB)

To amend the former City of Toronto Zoning By-law No. 438-86, as amended, with respect to lands municipally known as 1880 and 1882 Queen Street East and 196 Woodbine Avenue.

Whereas the Ontario Municipal Board pursuant to its Order dated April 30, 2014, in Board File No. PL130233, determined to amend the former City of Toronto Zoning By-law No. 438-86, as amended, with respect to lands municipally known in the year 2014 as 1880 and 1882 Queen Street East and 196 Woodbine Avenue; and

Whereas the matters set out herein are in conformity with the Official Plan as adopted by the Council of the City of Toronto;

The Ontario Municipal Board orders:

1. None of the provisions of Section 4(2)(a), 4(3)(d)(ii), 4(4)(b), 4(10)(d), 4(12), 4(14), 8(3) Part I, 8(3) Part II (4)(a) and (c), 8(3) Part IV (2), 8(3) Part XI (1)(i) and 12(2)284 of By-law No. 438-86 of 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 and use of a mixed-use building on the lot, provided that:

(a) the lot is comprised of at least those lands shown outlined by heavy lines on Map 1 attached and forming part of this By-law;

(b) no portion of any building or structure to be erected or used on the lot shall extend beyond the lines delineated by the heavy lines on Map 2 attached to and forming part of this By-law;

(c) the height of the building on the lot, as measured from grade shall not exceed the maximum height permitted as indicated by the letter "H" as shown on Map 2 attached to and forming part of this By-law;

(d) notwithstanding Sections (b) and (c) of this By-law, the following building elements and structures are permitted to extend beyond the building envelopes and height, shown on Map 2 attached to and forming part of this By-law:

<table>
<thead>
<tr>
<th>STRUCTURE</th>
<th>LOCATION OF PROJECTION</th>
<th>MAXIMUM PERMITTED PROJECTION</th>
<th>OTHER APPLICABLE QUALIFICATIONS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Eaves, cornices, window sills, vents, ornamental elements</td>
<td>Required setback from lot line</td>
<td>0.45 metres</td>
<td>none</td>
</tr>
</tbody>
</table>
City of Toronto By-law No. 1075-2014(OMB)

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</tr>
</thead>
<tbody>
<tr>
<td>Fences, safety railings and privacy screening</td>
<td>Required setback from lot line and maximum height</td>
<td>0.45 metres</td>
<td>Height of fence or safety railing not to exceed 2.0 metres</td>
</tr>
<tr>
<td>Retractable awnings</td>
<td>Required setback from lot line</td>
<td>No restriction</td>
<td>Projection at the ground floor only</td>
</tr>
<tr>
<td>Parapets</td>
<td>Maximum height</td>
<td>0.6 metres and 1.1 metres for the portion surrounding the mechanical penthouse</td>
<td>none</td>
</tr>
<tr>
<td>Trellis, landscape planters, stairs and stair enclosures</td>
<td>Maximum height</td>
<td>2.0 metres</td>
<td>Setback a minimum of 3.0 metres from building envelope</td>
</tr>
</tbody>
</table>

(e) the total combined residential gross floor area and non-residential gross floor area on the lot does not exceed 3,315 square metres, provided:

(i) the residential gross floor area shall not exceed 2,860 square metres; and

(ii) the non-residential gross floor area shall not exceed 455 square metres.

(f) not more than 29 dwelling units shall be provided;

(g) a minimum of 19 square metres of residential amenity space - indoor shall be provided and maintained on the lot;

(h) no individual commercial use(s) shall exceed an area of 325 square metres unless used for the purposes of a branch of a bank or financial institution;

(i) the building shall be setback 4.8 metres from the curb of Queen Street East, immediately adjacent to the property;

(j) ingress and egress to the residential parking spaces below-grade required for the mixed-use building on the lot may be accessed by a passageway with a minimum unobstructed driveway width of 3.0 metres; and

(k) notwithstanding the requirements of Section 4(17) of Zoning By-law No. 438-86, parking spaces provided at-grade and any parking spaces over and above those required by Section 4(3)(a) of Zoning By-law No. 438-86 may be provided with a minimum length of 5.6 metres and a minimum width of 2.6 metres.
2. For the purposes of this By-law, the terms set forth in italics shall have the same meaning as such terms have for the purposes of Zoning By-law No. 438-86 as amended except that the following definitions shall apply:

(a) "lot" means those lands outlined on Map 1 attached hereto; and

(b) "grade" means the established grade on the Queen Street East frontage of the lot, 81.17 metres above Canadian Geodetic Datum.

3. Except as otherwise provided herein, the provisions of Zoning By-law No. 438-86, as amended, shall continue to apply to the lot.

4. No person shall use any land or erect or use any building or structure on the lot 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.

5. Despite any existing or future consent, partition or division the lot, the provisions of this By-law shall apply to the whole of the lot as if no consent, partition or division had occurred.

PURSUANT TO THE ORDER/DECISION OF THE ONTARIO MUNICIPAL BOARD ISSUED ON APRIL 30, 2014 UNDER BOARD FILE NO. PL130233.
Strata lands 1.37 metres wide to a depth of 0.5 metres to be dedicated to the City of Toronto for the purposes of widening the Lane.

Note: All dimensions in metres.
Survey information from R. G. McKIBBON LIMITED

1880 & 1882 Queen Street East
and 196 Woodbine Avenue

File #: 12 _ 142308 STE 32 OZ

Not to Scale
03/04/2014
Shaka lands 1.37 metres wide to a depth of 0.5 metres to be dedicated to the City of Toronto for the purposes of widening the lane.

NOTE: H denotes height in metres above grade. All dimensions in metres.