
CITY OF TORONTO

BY-LAW No. 1077-2014(OMB)

To amend former City of Toronto Zoning By-law No. 438-86, as amended, with respect to the lands known municipally as 1884 Queen Street East.

Whereas the Ontario Municipal Board, by its Orders dated December 11, 2013, June 25, 2014 and September 16, 2014, in Board File No. PL130195, determined to amend Zoning By-law No. 438-86, as amended, with respect to the lands known municipally as 1884 Queen Street East (the "Lands");

The Ontario Municipal Board orders:

EXCEPTIONS FROM ZONING BY-LAW NO. 438-86, AS AMENDED

1. None of the provisions of Sections 4(2)(a), 4(6)(b), 4(12), 8(3)(Part 1), (8)(3)(Part 2)(1b), 8(3)(Part 2)(4c), and 12(2)284 of Zoning 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 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 or use of a mixed-use building on the lot subject to the following:

   (a) Not more than 70 residential units shall be permitted on the lot and no residential units shall be located on the first floor;

   (b) All non-residential uses permitted in an MCR district under Zoning By-law No. 438-86, as amended, shall be permitted. Any such non-residential uses shall be located on the first floor only, except that a commercial parking garage, located below grade, comprising parking spaces not otherwise required in accordance with Section 4(4)(b) of Zoning By-law No. 438-86 of the former City of Toronto shall be permitted;

   (c) The lot on which the proposed building is to be located shall comprise at least those lands delineated by heavy lines on Map 1, attached to and forming part of this By-law;

   (d) No portion of any building or structure shall be located otherwise than wholly within the areas delineated by heavy lines shown on Map 2, attached to and forming part of this By-law;

   (e) The height of any building or structure, shall 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;
(f) Notwithstanding Sections 1(d) and 1(e) of this By-law, the following building elements and structures are permitted to extend beyond the heavy lines shown on Map 2:

<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>0.1 metres</td>
<td>None</td>
</tr>
<tr>
<td>Fences, safety railings and guard rails</td>
<td>Required setback from lot line</td>
<td>No restriction</td>
<td>Height of fence or safety railing not to exceed 1.2 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</td>
<td>None</td>
</tr>
<tr>
<td>Screen Fence Line</td>
<td>As noted in Map 2</td>
<td>2 metres</td>
<td>None</td>
</tr>
<tr>
<td>Underground garage ramp and their associated structures</td>
<td>Required setback from lot line</td>
<td>No restriction</td>
<td>Maximum vertical projection does not exceed 0.5 metres above finished ground level</td>
</tr>
<tr>
<td>All projections, including balconies, save and except for eaves, cornices, window sills, vents and ornamental elements</td>
<td>East most notch along Queen Street East frontage</td>
<td>0 metres</td>
<td>None</td>
</tr>
</tbody>
</table>

(g) The total gross floor area of the building erected on the lot shall not exceed 5,750 square metres;

(h) The residential gross floor area of the building erected on the lot shall not exceed 5,200 square metres;

(i) The non-residential gross floor area of the building erected on the lot, excluding any floor area for a commercial parking garage located below grade, shall not exceed 600 square metres;

(j) The total number of parking spaces which do not comply with Section 4(17)(e) of Zoning By-law No. 438-86 shall not exceed four;

(k) A loading space - type G shall be provided on the lot; and

(l) A minimum of 60 square metres of residential amenity space - indoor shall be provided and maintained on the lot.
DEFINITIONS

(m) For the purposes of this By-law, all italicized words and expressions have the same meanings as defined in Zoning By-law No. 438-86 of the former City of Toronto, as amended, with the exception of the following:

(i) "Height" shall be measured from the average grade along the Queen Street East frontage of the lot to the highest point of the roof except for those elements prescribed in Section 1(f) of this By-law.

OTHER

2. Within the lands shown on Map 1 attached to and forming part of this By-law, no person shall use any land or erect or use any building or structure unless the following municipal service 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.

3. 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.

City of Toronto By-law No. 1077-2014(OMB)


1884 Queen Street East

File # 12256312 OZ

Not to Scale
03/11/2014
Map 2