

Authority: Ontario Municipal Board Decision/Order issued on October 27, 2017 in Board File PL150059

CITY OF TORONTO

BY-LAW 864-2019(OMB)

To amend Zoning By-law 569-2013, as amended, with respect to the lands municipally known in the year 2017 as 1327 to 1339 Queen Street East.

Whereas the Ontario Municipal Board, pursuant to its Order issued on October 27, 2017, in Board File PL150059, determined to amend By-law 569-2013, as amended, with respect to the lands known municipally as 1327 to 1339 Queen Street East; and

Whereas authority is given to the Ontario Municipal Board under Section 34 of the Planning Act, R.S.O.1990, c. P.13, as amended;

By-law 569-2013, as amended, is further amended by the Ontario Municipal Board:

1. The lands subject to this By-law are outlined by heavy black lines on Diagram 1 attached to this By-law.
2. Unless otherwise noted within this By-law, the words highlighted in bold type in this By-law have the meaning provided in Zoning By-law 569-2013, Chapter 800 Definitions.
3. Zoning By-law 569-2013, as amended, is further amended by amending the zone label on the Zoning By-law Map in Section 990.10 respecting the lands outlined by heavy black lines to CR (x106), as shown on Diagram 2 attached to this By-law.
4. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.11.10 Exception Number 106 so that it reads:

Exception CR 106

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) On 1327 to 1339 Queen Street East, clause 5.10.40.70(1) and (2), 40.5.40.70, 40.10.40.10(2) and (5), 40.10.40.50(1), 40.10.40.60(1)(C), 40.10.40.60(2)(B)(i), 40.10.40.60(5), 40.10.40.60(9), 40.10.40.70(2), 40.10.50.10(3), 200.5.10.1, 200.5.1.10(2)(B)(i) and (ii), 200.15.1.5(1), 230.5.1.10(5)(A), 230.5.1.10(9)(B)(iii) and 995.20.1(1) do not apply to prevent the erection or use of a **building, structure**, addition or enlargement if it complies with regulations (B) to (L) below;
- (B) No portion of any **building** or **structure** above grade may exceed the height in metres specified by the numbers following the symbol "H" on Diagram 3 and 4 of By-law 864-2019(OMB);

- (C) Despite clause 40.5.40.10, elements of the **building** listed in Table 1 of By-law 864-2019(OMB) may exceed the permitted maximum **building** height as shown of Diagram 3 and 4 of By-law 864-2019(OMB) as shown of Table 1 of By-law 864-2019(OMB);
- (D) No portion of any **building** or **structure** above grade may be located otherwise than wholly within the areas delineated by the heavy lines on Diagrams 3 and 4 of By-law 864-2019(OMB);
- (E) Despite clause 40.10.40.60 elements of the **building** listed in Table 1 of By-law 864-2019(OMB) may encroach into a required **building setback** as shown of Table 1 of By-law 864-2019(OMB);
- (F) Despite 40.10.40.40(1), the total **gross floor area** of all **buildings** and **structures** on the lands as shown on Diagram 1 of By-law 864-2019(OMB), must not exceed 9,600 square metres, of which:
- (i) residential uses must not exceed 8,990 square metres; and
 - (ii) non-residential uses must not exceed 610 square metres;
- (G) Despite 40.10.40.50 (1) and (2), **amenity space** must be provided as follows:
- (i) a minimum of 111 square metres of indoor **amenity space**; and
 - (ii) a minimum of 200 square metres of outdoor **amenity space**;
- (H) Despite 200.5.10.1, **parking spaces** are to be provided and maintained on the site in accordance with the following ratios:
- (i) a minimum of 0.5 **parking spaces** for each bachelor or 1-bedroom **dwelling unit**;
 - (ii) a minimum of 0.75 **parking spaces** for each **dwelling unit** containing 2 bedrooms or more;
 - (iii) a minimum of 0.06 visitor **parking spaces** for each **dwelling unit**;
 - (iv) no **parking spaces** are required for non-residential uses;
- (I) Despite Regulations 200.5.1(3)(a) and 200.5.1.10(2)(B)(ii), up to seven of the required **parking spaces** may have a minimum dimension of 2.6 metres in width and 5.2 metres in length;
- (J) Despite 220.5.10.1, a minimum of 1 Type "G" **loading space** must be provided and maintained on the **lot**;

- (K) Despite 230.5 (4) (A) the minimum width of a **bicycle parking space** is 0.38 metres for a vertical **bicycle parking space** and 0.4 metres for a horizontal **bicycle parking space**;
- (L) Despite 230.5 (4) (B) and (C) if **bicycle parking spaces** are provided in a **stacked bicycle parking space** then the minimum vertical dimensions of a **stacked bicycle parking space** must be at least 1.2 metres and the minimum horizontal dimensions must be at least 0.38 metres in width and 1.8 metres in length;
- (M) For the purpose of regulation 40.5.40.10(1) and (2), height is measured from the Canadian Geodetic Datum elevation of 78.70 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

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**TABLE 1
PERMITTED PROJECTIONS**

STRUCTURE	LOCATION OF PROJECTION	MAXIMUM PERMITTED PROJECTION	OTHER APPLICABLE QUALIFICATIONS
Eaves, cornices, lighting fixtures, ornamental elements, vents, architectural features, insulation, thermal and moisture protection.	Permitted Height	0.45 metres	none
Parapets	Permitted Height	0.6 metres	none
Planters and guardrails	Permitted Height	1.2 metres	none
Screens, elements of a green roof, exhaust flues, lightning rods, window washing equipment	Permitted Height	2.0 metres	2.0 metres setback from required setback above the height of 25.8 metres Not permitted at the 7 th floor/19.5 metre height of the building
Elevator overrun	Permitted Height	1.65 metres	
Awnings and Canopies	Required Setback from any lot line	0.845 metres	On the ground floor along the Queen Street Frontage only
Architectural features	Required setback from front lot line along Queen Street	0.845 metres	Between a height of 13.5 and 16.9 metres only
Balconies	Required Setback from any lot line	3.1 metres	On the north and south elevation of only Building A, below a height of 19.5 metres On the south elevation only of Building A above a height of 19.5 metres





