

CITY OF TORONTO

BY-LAW 234-2020

To amend Zoning By-law 569-2013, as amended, with respect to the lands municipally known in the year 2020 as 1151 Queen Street East.

Whereas Council of the City of Toronto has the authority pursuant to 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. The lands subject to this By-law are outlined by heavy black lines on Diagram 1 attached to this By-law.
2. 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 2.5 (c1.0; r2.0) SS2 (x237) 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 237 so that it reads:

Exception CR 237

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

Site Specific Provisions:

- (A) Despite regulations 40.10.40.40(1) & (2), the permitted maximum **gross floor area** is 4,030 square metres, provided:
 - (i) The residential **gross floor area** does not exceed 3,595 square metres; and
 - (ii) The **non-residential gross floor area** does not exceed 435 square metres;
- (B) The permitted maximum number of **dwelling units** is 47;

- (C) Despite regulation 40.5.40.10(1) & (2) the height of a **building** or **structure** is measured from the Canadian Geodetic Datum elevation of 78.37 metres to the highest point of the **building** or **structure**;
- (D) Despite Regulation 40.10.40.10(2), the permitted maximum height of the **building** or **structure**, is the height in metres specified by the numbers following the symbol HT as shown on Diagram 3 of By-law 234-2020, which includes equipment and structures used for the functional operation of the **building** and the screening of these equipment and structures;
- (E) Despite (D) above and in addition to Clause 40.5.40.10, the following may project above the permitted maximum height as shown on Diagram 3 attached to By-law 234-2020 as follows:
- (i) parapets, railings, wind screens, balcony guards, handrails, window sills, terraces, light fixtures, scuppers, fall-arrest systems, insulation and building envelope membranes, bollards, built-in planter boxes by not more than 1.50 metres;
 - (ii) **green roof** and associated elements, including parapets and sloped toppings, by not more than 2.0 metres; and
 - (iii) divider screens, visual screens, sound barriers, acoustical screens, and privacy screens by not more than 2.00 metres;
- (F) Despite Clause 40.10.40.70(2) the minimum required **building setbacks** are as shown on Diagram 3 of By-law 234-2020;
- (G) Despite (F) above, regulation 40.5.40.60(1) and Clause 40.10.40.60 the following may encroach into the required minimum **building setbacks** as follows:
- (i) parapets, railings, wind screens, balcony guards, handrails, window sills, terraces, light fixtures, scuppers, fall-arrest systems, insulation and building envelope membranes, bollards, built-in planter boxes by not more than 2.0 metres;
 - (ii) patios, doors, wheelchair ramps, hose bibs and mechanical grilles by not more than 1.5 metres;
 - (iii) parking elevator structure and enclosure by not more than 0.75 metres; and
 - (iv) balconies and associated elements, including screens and planters, by no more than 5.0 metres and in accordance with the following:
 - (a) Any exterior flooring, associated elements to exterior flooring, and structural elements that do not exceed a height of 0.30 metres;

- (b) Any walls, sound barriers, acoustical screens, dividers, guardrails, screens or planters do not exceed a height of 2.0 metres, measured from the surface of the balcony;
 - (c) They are located at least 10.5 metres above **average grade** along the rear **main wall**; and
 - (d) They are located at least 14.0 metres above **average grade** along the front **main wall** and the west side **main wall**;
- (H) Regulations 40.10.40.1(1) & (2) with respect to location of commercial uses in a **mixed-use building** and location of entrances and first floor elevation do not apply;
- (I) Despite Regulation 40.10.40.80(2), where a **main wall** of the **building** has windows facing another **main wall** on the same **lot** which does not have windows, the minimum above-ground distance between the **main walls** is 1.8 metres;
- (J) Despite Regulation 40.10.80.20(1), a **parking space** that is not in a **building** or **structure** may be set back at least 0 metres from a **lot line**;
- (K) Despite Regulation 40.10.80.20(2), a **parking space** must be setback at least 5.9 metres from a **lot** in the Residential Zone category;
- (L) Despite Regulation 200.5.10.1(1) and Table 200.5.10.1, a minimum of 26 **parking spaces** must be provided as follows:
 - (i) a minimum of 21 **parking spaces** for residents of the **dwelling units**;
 - (ii) a minimum of 3 **parking spaces** for non-residential uses and visitors to the **dwelling units**; and
 - (iii) a maximum of 2 required **parking spaces** may be used for car share;
- (M) Despite (L) above, a minimum of 24 **parking spaces** are required if **Geo-energy** is included on site. In this case, (L)(i) will require a minimum of 19 **parking spaces** for residents of the **dwelling units**;
- (N) Despite regulation 200.5.1(3), the required minimum **drive aisle** width is 5.88 metres;
- (O) Despite Regulation 200.5.1.10(2)(B), a maximum of 5 **parking spaces** accessed by a **drive aisle** with a width of less than 6.0 metres may have a minimum width of 2.6 metres;
- (P) Despite Regulation 200.5.1.10(2), a maximum of 1 **parking space** may have a vertical clearance of no less than 1.90 metres;

- (Q) Despite Regulation 200.5.1.10(2), a maximum of 2 **parking spaces** accessed by a **drive aisle** with a width of less than 6.0 metres and is obstructed on one side may have a minimum width of 2.6 metres;
- (R) Regulations 200.15.1(4) and 200.15.1.5(1), with respect to the location of accessible **parking spaces**, does not apply;
- (S) Despite Regulation 230.5.1.10(4) "long-term" **bicycle parking** spaces may be located in a stacked bicycle parking space with a minimum width of 0.27 metres, a minimum horizontal clearance from the wall of 1.8 metres and a minimum length of vertical clearance of 1.2 metres;
- (T) Despite 230.5.1.10(4)(B), the minimum dimension of a **bicycle parking space** if placed in a vertical position on a wall, **structure** or mechanical device is a minimum length or vertical clearance of 1.83 m, minimum width of 0.46 m, and minimum horizontal clearance from the wall of 1.1 metres; and
- (U) Despite Regulations 220.5.10.1(2) and 220.5.1.10(8)(C), one Type "C" **loading space** with a minimum length of 6.4 metres must be provided and maintained on the **lot**.

Prevailing By-laws and Prevailing Sections: None Apply.

- 5. Despite any future severance, partition or division of the **lot** as shown on Diagram 1, the provisions of this By-law apply as if no severance, partition or division occurred.

Enacted and passed on February 26, 2020.

Frances Nunziata,
Speaker

Ulli S. Watkiss,
City Clerk

(Seal of the City)





