

Authority: Local Planning Appeal Tribunal pursuant to its
Decision issued on January 11, 2019 and Order issued
August 21, 2020 in Case File PL171395

CITY OF TORONTO

BY-LAW 962-2020(LPAT)

To amend Zoning By-law 569-2013, as amended, with respect to the lands municipally known in the year 2020 as 1285 Queen Street East.

Whereas the Local Planning Appeal Tribunal pursuant to its decision and order PL171395 issued on January 11, 2019 and August 21, 2020, upon hearing the appeal of Queen Leslie Developments under Section 34 of the Planning Act, R.S.O. 1990, c. P.13, as amended, deems it advisable to amend the former City of Toronto Zoning By-law 438-86 with respect to the lands municipally known in the year 2019 as 1285 Queen Street East;

The Local Planning Appeal Tribunal orders that By-law 569-2013, the General Zoning By-law of the former City of Toronto as amended, is further amended as follows:

1. The lands subject to this By-law are outlined by heavy black lines on Diagram 1 attached to By-law 962-2020(LPAT).
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 Map in Section 990.10 respecting the lands outlined in heavy black lines to "CR 4.0 (c0.5; r3.5) SS2 (x265) as shown on Diagram 2 of By-law 962-2020(LPAT).
4. Zoning By-law 569-2013, as amended, is further amended by amending the Height Overlay Map in Section 995.20.1 for the lands subject to this By-law, from a height label of HT 14.0 to HT 20.0 as shown on Diagram 3 attached to By-law 962-2020(LPAT).
5. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.11.10 Exception Number 265 so that it reads:

Exception CR 265

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 1285 Queen Street East, if the requirements of By-law 962-2020(LPAT) are complied with, none of the provisions of By-law 569-2013 apply to prevent the use or erection of a **mixed use building** that complies with Sections (B) to (P).
- (B) Despite Regulations 40.5.1.10(3) and 40.10.40.40(1), the **gross floor area** of the **mixed use building** does not exceed 7,300 square metres, of which a maximum

6,500 square metres may be used for residential uses and a maximum of 800 square metres may be used for non-residential uses;

- (C) Despite Regulation 40.5.40.10(1), the height of a **building** or **structure** is measured from the Canadian Geodetic Datum elevation of 77.61 metres, and the elevation of the highest point of the **building**;
- (D) Despite Regulation 40.10.40.1(1) residential uses are permitted on the first floor;
- (E) Despite Regulations 40.5.40.10(2) and (4) and 40.10.40.10(2), the maximum height of a **building** or **structure** must not exceed the height in metres specified by the numbers following the symbol "HT" as shown on Diagram 4 of By-law 962-2020(LPAT); with the exception of the following;
 - i. Eaves, cornices, lighting fixtures, ornamental elements, vents, insulation, thermal and moisture protection which may project up to a maximum 0.45 metres;
 - ii. Architectural features which may project up to a maximum 3.00 metres;
 - iii. Parapets which may project up to a maximum 0.90 metres;
 - iv. Planters and guardrails which may project up to a maximum of 1.20 metres;
 - v. Screens, elements of a **green roof**, exhaust flues, lighting rods, window washing equipment which may project up to 3.00 metres;
 - vi. Mechanical penthouse including indoor amenity area and associated washrooms/**Structures** which may project up to a maximum of 5.0 metres; and
 - vii. Elevator enclosures and overruns within the area shown on Diagram 4 to a maximum of 6.0 metres.
- (F) Despite Regulation 40.10.40.10(5), the minimum height of the first **storey**, measured between the floor of the first **storey** and the ceiling of the first **storey** is 4.26 metres, excluding residential floor areas;
- (G) Despite Regulations 5.10.40.70(1), (2) and (4), 40.10.40.60, 40.10.40.70(2) 40.10.40.80(2), and clause 40.10.40.60 the required minimum **building setbacks** and minimum above-ground distance between **main walls** areas shown in metres on Diagram 4 of By-law 962-2020(LPAT); with the exception of the following;
 - i. Eaves, cornices, lighting fixtures, ornamental elements, vents, insulation, thermal and moisture protection which may encroach up to a maximum 0.45 metres;
 - ii. Architectural features, columns or structural supports which may encroach up to a maximum of 2.30 metres;

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- iii. Emergency egress corridor which may encroach up to a maximum 1.0 metres;
 - iv. Balconies which may encroach up to a maximum 2.20 metres excluding east and west setbacks; and
 - v. Stairwells and landscape planters which may encroach up to a maximum 1.20 metres.
- (H) Despite Regulation 40.10.40.50(1)(A) and (B), **amenity space** must be provided at a minimum rate of:
- i. 2.0 square metres per **dwelling unit** of outdoor **amenity space** which may be provided in a location which is not directly accessible to the indoor **amenity space**; and
 - ii. 2.0 square metres per **dwelling unit** of indoor **amenity space**.
- (I) Despite Regulations 200.5.1.10(2), 200.5.10.1(1), Table 200.5.10.1, **parking spaces** for the **mixed use building** must be provided accordance with the following:
- i. a minimum of 37 **parking spaces** are required for residents, with a minimum length of 5.6 metres, width of 2.6 metres and height of 2.0 metres;
 - ii. despite (i) above, three **parking spaces** may have a reduced length of 4.6 metres and a width of 2.6 metres;
 - iii. no **parking spaces** are required for residential visitors of the **dwelling units**;
 - iv. **no parking spaces** are required for non-residential uses; and
 - v. 1 accessible **parking space** must be provided.
- (J) Despite Regulations 200.15.1(4)(B) and (C), 1 accessible **parking space** may be located further than the shortest route from a passenger elevator that provides access to the **first storey** of the **building**;
- (K) Regulation 200.15.1(3) with respect to a barrier-free aisle does not apply.
- (L) One **loading space type – G** and one **loading space type – B** are required, which may be in the form of a shared **loading space**.
- (M) Despite Regulation 230.5.10.1(1),(3),(5), **bicycle parking spaces** must be provided as follows:
- i. a minimum of 63 **bicycle parking spaces – long term**;

- ii. a minimum of 7 **bicycle parking spaces – short term**; and
 - iii. no **bicycle parking spaces** are required for non-residential uses.
- (N) **bicycle parking spaces** may be located outdoors or indoors, including within a secured room or enclosure or on a wall associated with a **vehicle parking space** in the form of a bicycle rack or **stacked bicycle parking space**:
- (O) Despite regulation 230.5.1.10(4)(A)(ii), 230.5.1.10(4)(B)(ii), 230.5.1.10(6) and 230.5.1.10(9):
- i. a **bicycle parking space** may have a minimum width of 0.5 metres;
 - ii. **bicycle parking space** placed in a vertical position may have a minimum width of 0.5 metres; and
 - iii. the minimum **bicycle parking space** dimensions if **bicycle parking spaces** are in a bicycle rack, or are **stacked bicycle spaces** located in a secured room or area is a 1.2 meter vertical clearance for each **bicycle parking space**.

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 270 of former City of Toronto By-law 438-86;
6. Despite any existing or future severance, partition or division of the lands shown on Diagram 1, the regulations of this By-law will continue to apply to the whole of the lands as if no severance, partition or division had occurred.

Local Planning Appeal Tribunal pursuant to its Decision issued on January 11, 2019 and Order issued August 21, 2020 in Case File PL171395.







