

Authority: Toronto and East York Community Council
Item TE32.2, as adopted by City of Toronto Council on
May 11 and 12, 2022

CITY OF TORONTO

BY-LAW 579-2022

To amend Zoning By-law 569-2013, as amended, with respect to the lands municipally known in the year 2021 as 1488 Queen Street West.

Whereas Council of the City of Toronto has the authority to 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 By-law 579-2022.
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 subject to this By-law, as outlined in heavy black lines to CR 2.5 (c1.0; r2.0) SS2 (x518), as shown on Diagram 2 attached to By-law 579-2022.
4. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.11.10 Exception Number 518 so that it reads:

(518) Exception CR 518

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 the lands municipally known in the year 2021 as 1488 Queen Street West, as shown on Diagram 1 of By-law 579-2022, a **building** or **structure** may be constructed, used or enlarged in compliance with Sections (B) to (O) below;
- (B) For the purpose of this exception, the **lot** comprises the lands outlined by heavy black lines as shown on Diagram 1 of By-law 579-2022;

- (C) Despite Regulations 40.5.40.10(1) and (2), the height of a **building** or **structure** is measured as the vertical distance between Canadian Geodetic Datum of 98.1 metres and the elevation of the highest point of the **building** or **structure**;
- (D) Despite Regulation 40.10.40.10(2), the permitted maximum height of a **building** or **structure** is the number following the "HT" symbol in metres and the permitted maximum number of **storeys** is the number following "ST" symbol in **storeys** as shown on Diagram 3 of By-law 579-2022;
- (E) Despite Regulation (D) above and Regulations 40.5.40.10(4), (5) and (6), the following elements of a **building** may project above the permitted maximum height:
- (i) Equipment used for the functional operation of the **building**, including electrical, utility, mechanical and ventilation equipment, enclosed stairwells, roof access, maintenance equipment storage, elevator shafts, chimneys, water supply facilities, safety elements, pipes, vents, shafts, elevators, elevator machine rooms, cooling elements, and related structural, mechanical, enclosure and screening elements and parapets, to a maximum of 5.5 metres beyond the maximum permitted height in metres as shown on Diagram 3 of By-law 579-2022;
 - (ii) Any eaves, canopies, cornices, awnings, fences, and safety railings, architectural features, trellises, balustrades, window sills, window washing equipment, privacy and architectural screens, guardrails, stacks, platforms, transformer vaults, wheelchair ramps, ornamental and architectural elements, **landscaping** elements, **green roof** elements, paving and insulation, roof access hatches and planters, to a maximum of 3.0 metres beyond the maximum height in metres as shown on Diagram 3 of By-law 579-2022; and
 - (iii) **structures** on any roof used for outdoor **amenity space** or open air recreation, maintenance, safety or wind protection purposes provided such projections are limited to a maximum of 3.0 metres beyond the maximum height in metres as shown on Diagram 3 of By-law 579-2022;
- (F) Despite Regulation 40.10.40.40(1), the permitted maximum **gross floor area** on the **lot** is 2,900 square metres, of which:
- (i) a maximum **gross floor area** of 2,700 square metres is permitted for residential uses; and
 - (ii) a maximum **gross floor area** of 200 square metres is permitted for non-residential uses;
- (G) In addition to the **building** elements listed in Regulation 40.5.40.40(3), the **gross floor area** of a **mixed use building** may also be reduced by the area used for storage rooms above ground;

- (H) Despite Regulation 40.5.40.70(1) and 40.10.40.70(2) the required minimum **building setback** are as shown in metres on Diagram 3 of By-law 579-2022;
- (I) Despite Regulation 40.5.40.60(1), Clause 40.10.40.60 and (G) above, the following **building** elements and **structures** may encroach into a required **building setback**:
 - (i) Cornices, lighting fixtures, ornamental features, parapets, art and landscape features, patios, decks, pillars, trellises, balconies, terraces, eaves, windowsills, bay windows, planters, ventilation shafts, guardrails, balustrades, railings, stairs and stair enclosures, doors, wheelchair ramps, fences, screens, site servicing features, awnings and canopies to a maximum of 2.0 metres into a required **building setback**, as shown on Diagram 3 of By-law 579-2022;
- (J) Of the total number of **dwelling units** provided on the **lot**:
 - (i) a minimum of 15 percent must be two-bedroom **dwelling units**; and
 - (ii) a minimum of 10 percent must be three-bedroom **dwelling units** or larger;
- (K) Despite Regulation 40.10.40.50(1), **amenity space** will be provided and maintained on the **lot** in accordance with the following minimum requirements:
 - (i) indoor residential **amenity space** will be provided at a minimum rate of 4.0 square metres per **dwelling unit**; and
 - (ii) no outdoor residential **amenity space** will be required;
- (L) Regulation 40.10.50.10(3), with respect to **landscaping** abutting a **lot** in the Residential Zone category, does not apply;
- (M) Despite Regulations 200.5.110.1(1), 900.11.10(2)(B) and Table 200.5.10.1, the required minimum number of **parking spaces** provided and maintained on the **lot** are as follows:
 - (i) A minimum of 1 **parking space** must be provided for residential occupants; and
 - (ii) A minimum of 2 **parking spaces** must be provided for residential visitors;
- (N) Despite Regulation 200.15.10(1), no accessible **parking spaces** are required on the **lot**;
- (O) Regulation 40.10.90.10(1)(C), regarding the location of a **loading space**, does not apply; and
- (P) Despite 40.10.100.10(1)(C), more than one **vehicle** access is permitted.

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

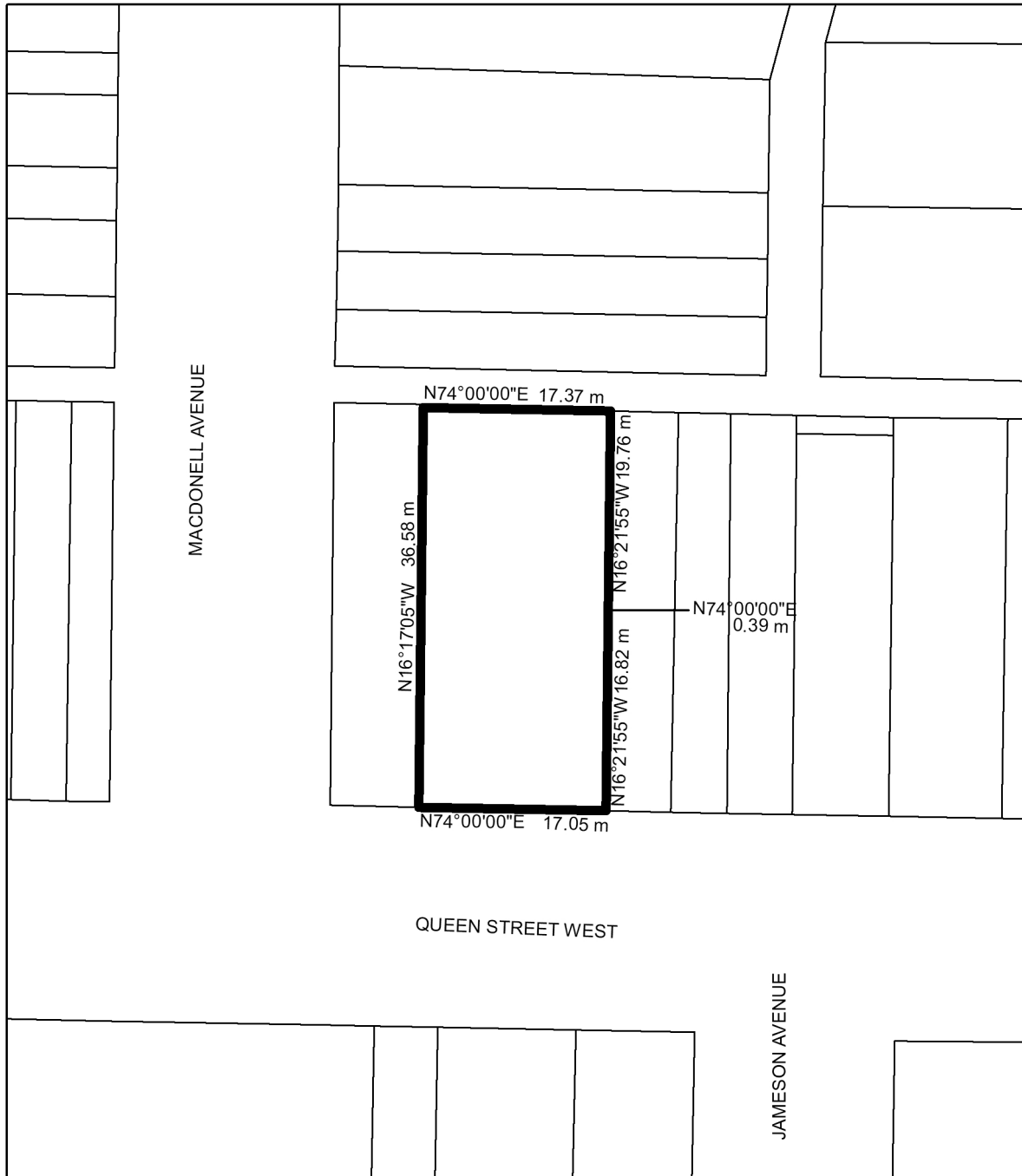
5. Despite any future severance, partition or division of the lands shown on Diagram 1 of By-law 579-2022, the provisions of this By-law shall apply to the whole of the lands, as if no severance, partition or division had occurred.

Enacted and passed on June 16, 2022.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)



1488 Queen Street West

File #: 20 124904 STE 04 0Z



