

Authority: Toronto and East York Community Council
Item TE34.39, as adopted by City of Toronto Council on
July 19, 20, 21 and 22, 2022

CITY OF TORONTO

BY-LAW 958-2022

To amend Zoning By-law 569-2013, as amended, with respect to the lands municipally known in the year 2021 as 287, 289 and 291 Christie Street.

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:
 - (A) adding the lands on Diagram 2 attached to By-law 958-2022 to the Zoning By-law Map in Section 990.10 and applying the following zone label to these lands: CR 2.5 (c1.0; r2.0) SS2 (x750), as shown on Diagram 3 attached to By-law 958-2022; and
 - (B) amending the zone label on the Zoning By-law Map in Section 990.10 for the lands on Diagram 1 attached to By-law 958-2022 from the zone label of CR 2.5 (c1.0; r2.0) SS2 (x1796) to CR 2.5 (c1.0; r2.0) SS2 (x750) as shown on Diagram 3 attached to By-law 958-2022.
4. Zoning By-law 569-2013, as amended, is further amended by adding the lands on Diagram 2 attached to By-law 958-2022, to the Height Overlay Map in Section 995.20 and applying the height label, HT 12.0, as shown on Diagram 4 attached to By-law 958-2022.
5. Zoning By-law 569-2013, as amended, is further amended by adding the lands as shown on Diagram 2 attached to By-law 958-2022, to the Lot Coverage Overlay Map in Section 995.30.1, and applying no value.
6. Zoning By-law 569-2013, as amended, is further amended by adding the lands shown on Diagram 2 attached to By-law 958-2022, to the Rooming House Overlay Map in Article

995.40.1, and applying the following rooming house label to these lands: B3, as shown on Diagram 5 attached to By-law 958-2022.

7. Zoning By-law 569-2013, as amended, is further amended by adding the lands as shown on Diagram 2 attached to By-law 958-2022, to the Policy Areas Overlay Map in Section 995.10, and applying the following Policy Areas label to these lands: PA 4, as shown on Diagram 6 attached to By-law 958-2022.
8. Zoning By-law 569-2013, as amended, is further amended by amending the following subsection to Article 900.11.10 Exception Number 750 so that it reads:

(750) Exception CR (750)

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 287, 289 and 291 Christie Street if the requirements of By-law 958-2022 are complied with, a **building** or **structure** may be constructed, used or enlarged in compliance with Regulations (B) to (Q) below;
- (B) Despite Regulations 40.5.40.10(1) and (2), the height of a **building** or **structure** is the distance between the Canadian Geodetic Datum of 120.60 metres and the elevation of the highest point of the **building** or **structure**;
- (C) Despite Regulation 40.10.40.10(2), the permitted maximum height of a **building** or **structure** is the number in metres following the letters "HT" as shown on Diagram 7 of By-law 958-2022;
- (D) Despite Regulation 40.10.40.10(5), the required minimum height of the first **storey**, as measured between the floor of the first **storey** and the ceiling of the first **storey**, is 3.8 metres;
- (E) Despite Regulations 40.5.40.10(3) to (8) and (D) above, the following equipment and **structures** may project beyond the permitted maximum height shown on Diagram 3 of By-law 958-2022:
 - (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, and vents, by a maximum of 2.2 metres;
 - (ii) **structures** that enclose, screen or cover the equipment, **structures** and parts of a **building** listed in (i) above, inclusive of a mechanical penthouse, by a maximum of 2.2 metres;

- (iii) architectural features, parapets, and elements and **structures** associated with a **green roof**, by a maximum of 1.5 metres;
 - (iv) **building** maintenance units and window washing equipment, by a maximum of 4.0 metres;
 - (v) planters, **landscaping** features, guard rails, and divider screens on a balcony and/or terrace, by a maximum of 3.0 metres; and
 - (vi) trellises, pergolas, and unenclosed **structures** providing safety or wind protection to rooftop **amenity space**, by a maximum of 3.0 metres.
- (F) Despite Regulation 40.10.40.40(1), the permitted maximum **gross floor area** of all **buildings** and **structures** on the **lot** is 3,500 square metres, of which:
- (i) the permitted maximum **gross floor area** for residential uses is 3,500 square metres;
 - (ii) the permitted maximum **gross floor area** for non-residential uses is 465 square metres; and
 - (iii) Notwithstanding (i) above, the maximum permitted residential **gross floor area** located above 140.60 metres Canadian Geodetic Datum is 50.0 square metres.
- (G) Despite Regulation 40.10.40.50(1), a **building** with 20 or more **dwelling units** must provide at least 1.2 square metres for each **dwelling unit** as indoor **amenity space** and no outdoor **amenity space** is required;
- (H) Despite Regulations 40.5.40.70 (1) and 40.10.40.70 (2), the required minimum **building setbacks** are as shown in metres on Diagram 7 of By-law 958-2022;
- (I) Despite Clause 40.10.40.60, Regulation 40.10.40.80 (2) and (H) above, the following elements may encroach into the required minimum **building setbacks** and **main wall** separation distances as follows:
- (i) decks, porches, structural columns and elements and balconies, by a maximum of 3.25 metres;
 - (ii) canopies and awnings, by a maximum of 2.0 metres;
 - (iii) exterior stairs, access ramps and elevating devices, by a maximum of 3.0 metres;
 - (iv) cladding added to the exterior surface of the **main wall** of a **building**, by a maximum of 1.0 metres;

- (v) architectural features, such as a pilaster, decorative column, cornice, sill, belt course, or chimney breast, by a maximum of 1.5 metres;
 - (vi) window projections, including bay windows and box windows, by a maximum of 1.5 metres;
 - (vii) eaves, by a maximum of 0.50 metres;
 - (viii) a dormer, by a maximum of 3.0 metres; and
 - (ix) air conditioners, satellite dishes, antennae, vents, and pipes, by a maximum of 2.0 metres.
- (J) Despite Regulation 200.5.10.1(1) and Table 200.5.10.1, **parking spaces** must be provided in accordance with the following:
- (i) a minimum of 0.35 residential occupant **parking spaces** for each **dwelling unit**; and
 - (ii) No **parking spaces** are required for residential visitors and **non-residential** uses.
- (K) Despite Regulation 200.5.1.10 (2) **stacked parking spaces** may have a minimum width of 2.2 metres, a length of 5.3 metres, and a minimum vertical clearance of 1.5 metres and no additional width is required for an obstructed parking space;
- (L) Despite Regulation 200.15.10(1), no accessible **parking spaces** are required;
- (M) Despite Regulation 200.5.1.10 (12)(C), a **vehicle** entrance or exit to a **building** must be at least 0.7 metres from the **lot line** abutting the **street**;
- (N) Regulation 200.5.1 (3) does not apply;
- (O) Despite Regulation 220.5.10.1 (2), no **loading spaces** are required;
- (P) Despite Regulation 230.40.1.20 (2), a "short term" **bicycle parking space** may be located more than 30 metres from a pedestrian entrance;
- (Q) Despite Regulation 200.5.1.10 (12), the minimum required width of a vehicle entrance or exit is 2.2 metres;

Prevailing By-laws and Prevailing Sections: None Apply

9. Despite any severance, partition or division of the lands, the provisions of this By-law shall apply as if no severance, partition or division occurred.

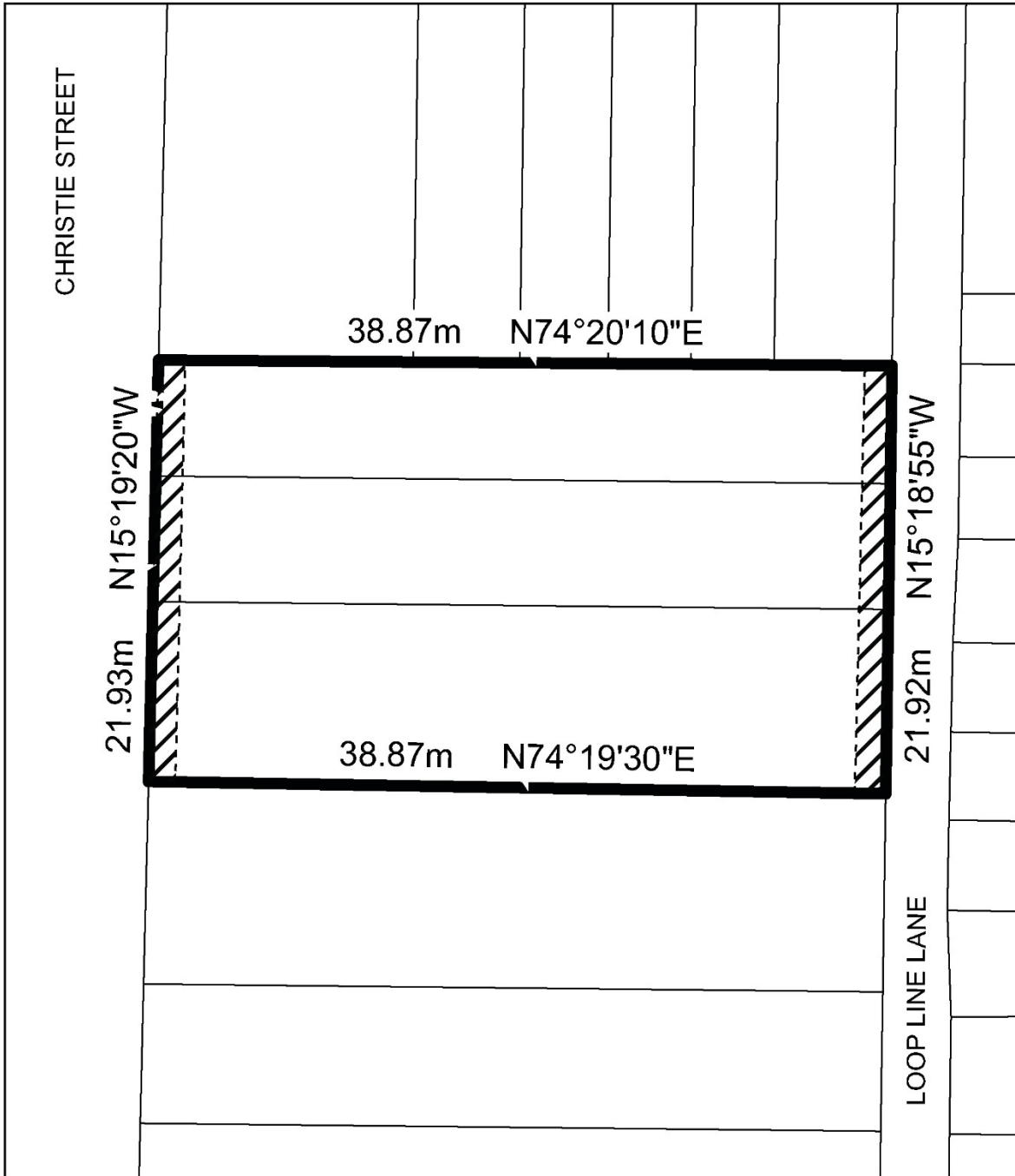
Enacted and passed on July 22, 2022.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)

Diagram 1



 **TORONTO**
Diagram 1

287-291 Christie Street

File # 21 148097 STE 11 OZ

 Roads and Laneway Widening


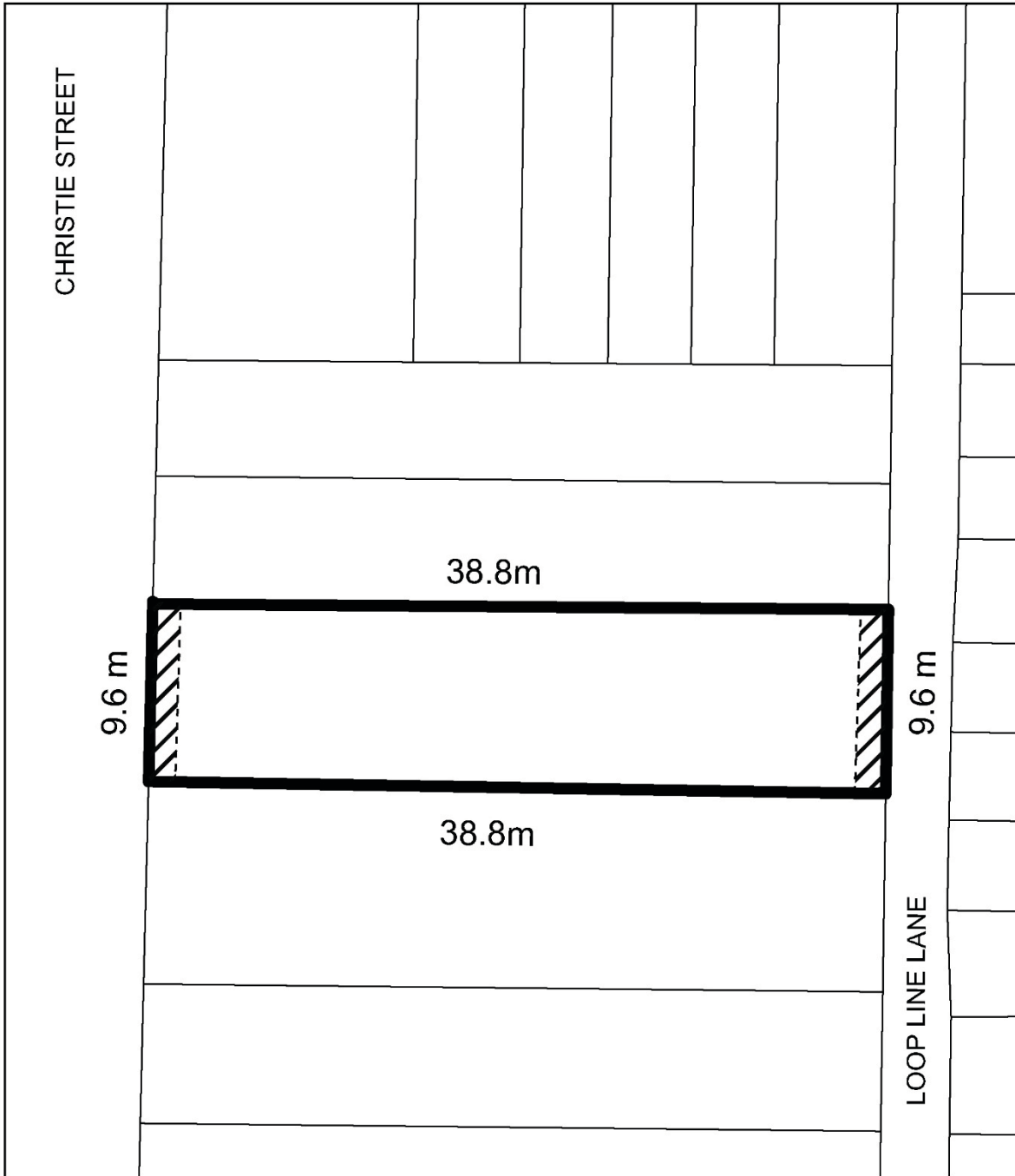

City of Toronto By-law 569-2013
Not to Scale
06/27/2022

Diagram 2



 **TORONTO**
Diagram 2

287-291 Christie Street

File # 21 148097 STE 11 OZ

 Roads and Laneway Widening


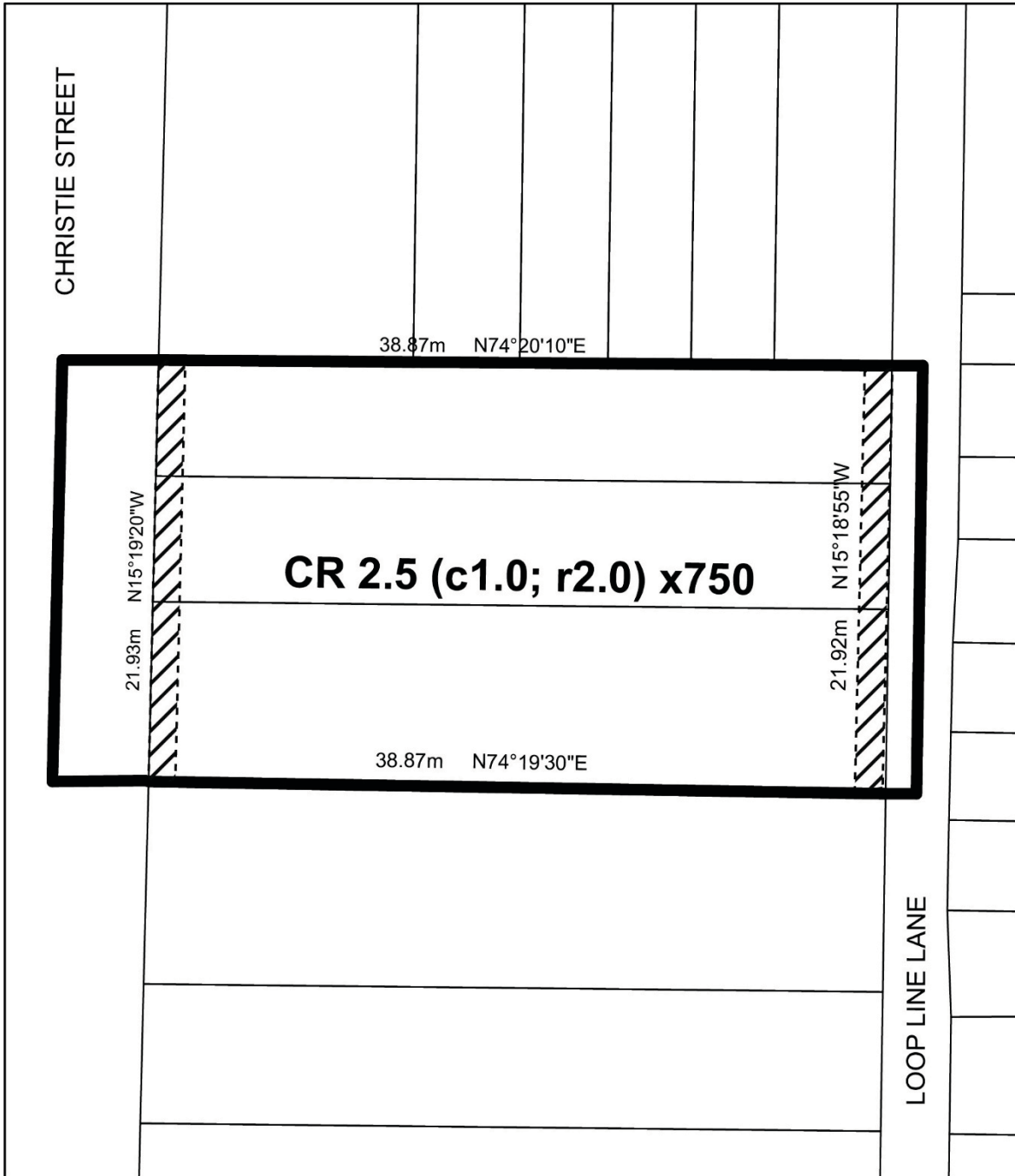

City of Toronto By-law 569-2013
Not to Scale
06/27/2022

Diagram 3



 **TORONTO**
Diagram 3

287-291 Christie Street

File # 21 148097 STE 11 0Z

 Roads and Laneway Widenings


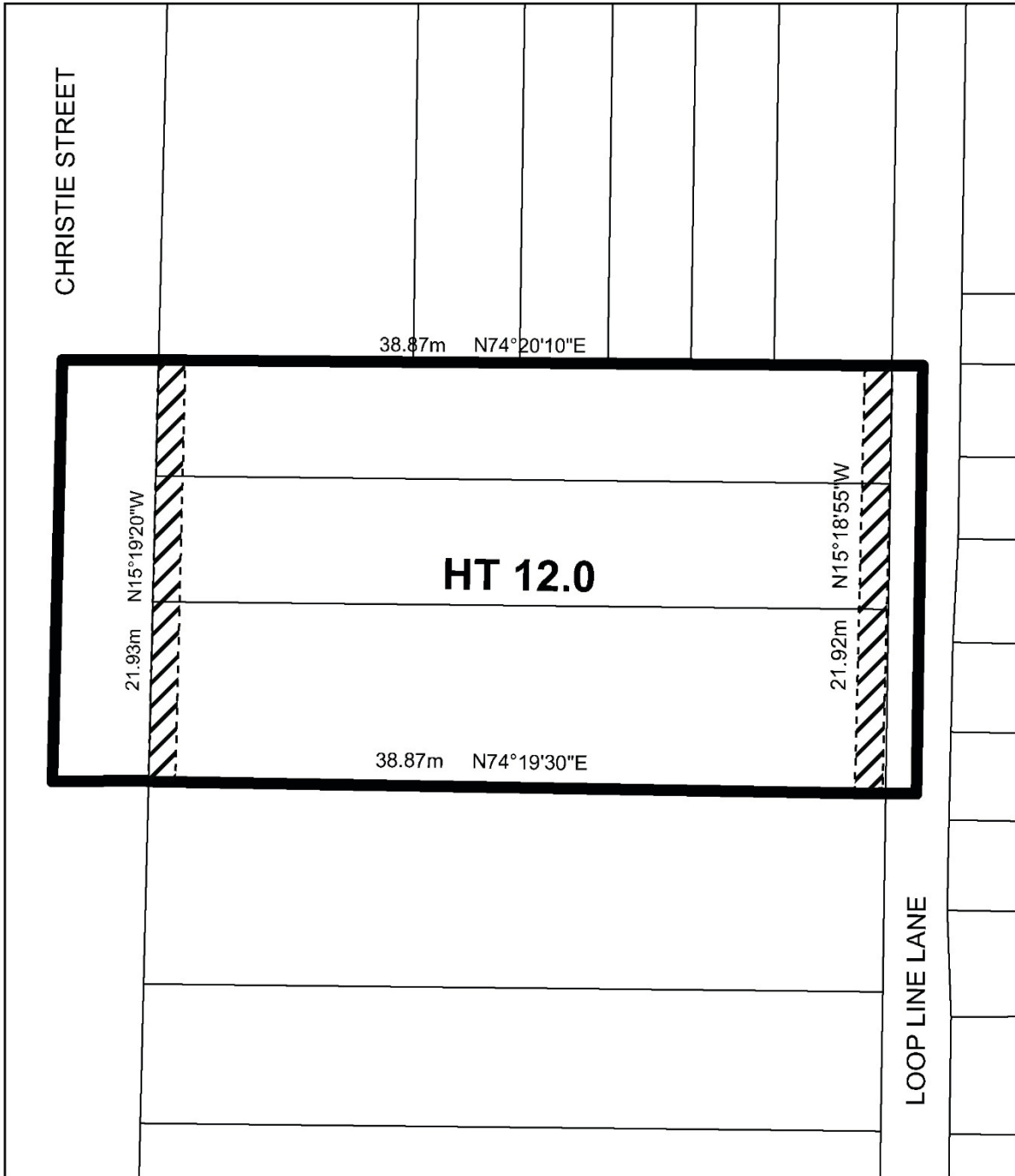

City of Toronto By-law 569-2013
Not to Scale
07/18/2022


Diagram 4



 **TORONTO**
Diagram 4

287-291 Christie Street

File # 21 148097 STE 11 0Z

 Roads and Laneway Widening


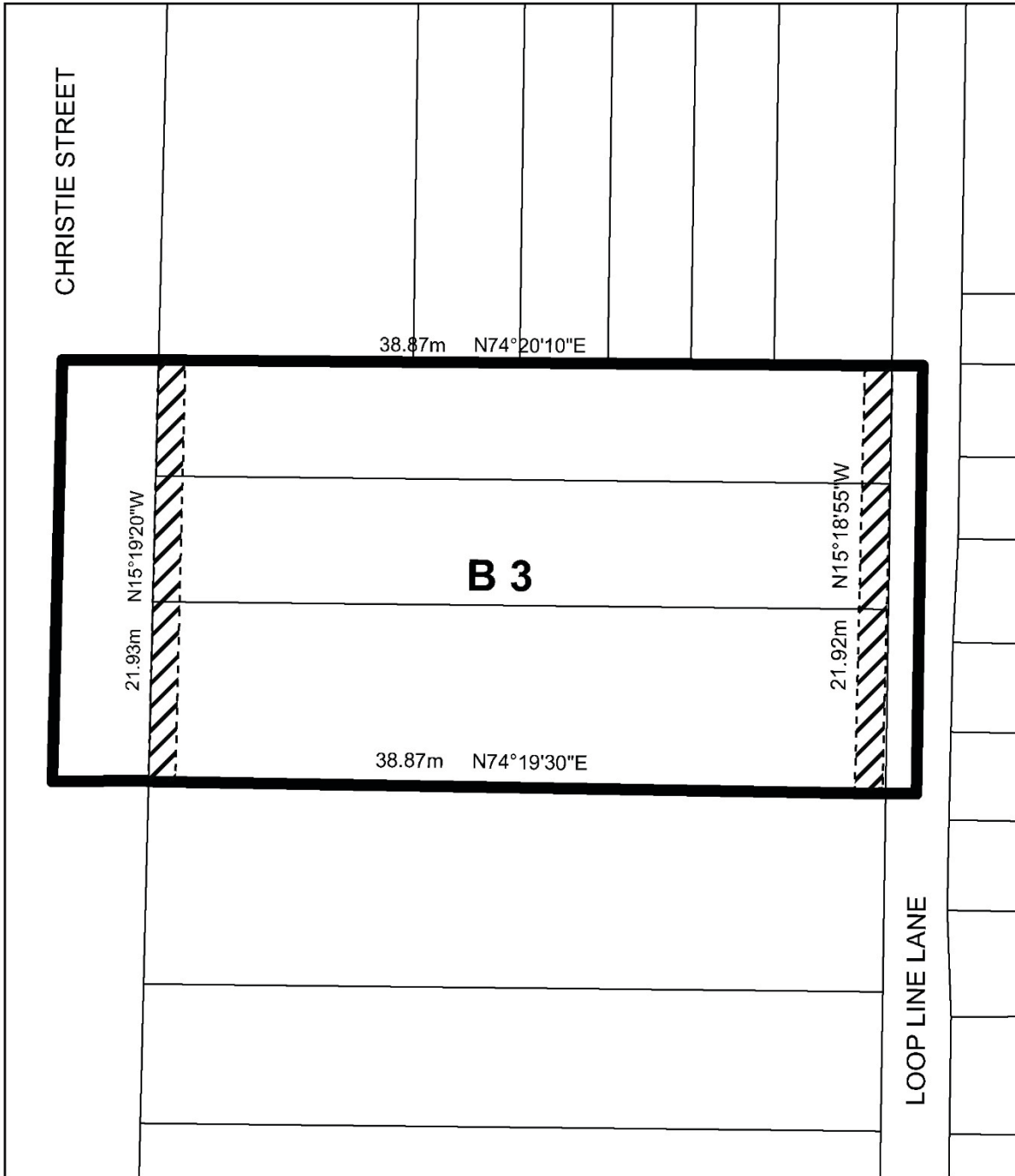

City of Toronto By-law 569-2013
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06/27/2022

Diagram 5



 **TORONTO**
Diagram 5

287-291 Christie Street

File # 21 148097 STE 11 OZ

 Roads and Laneway Widenings


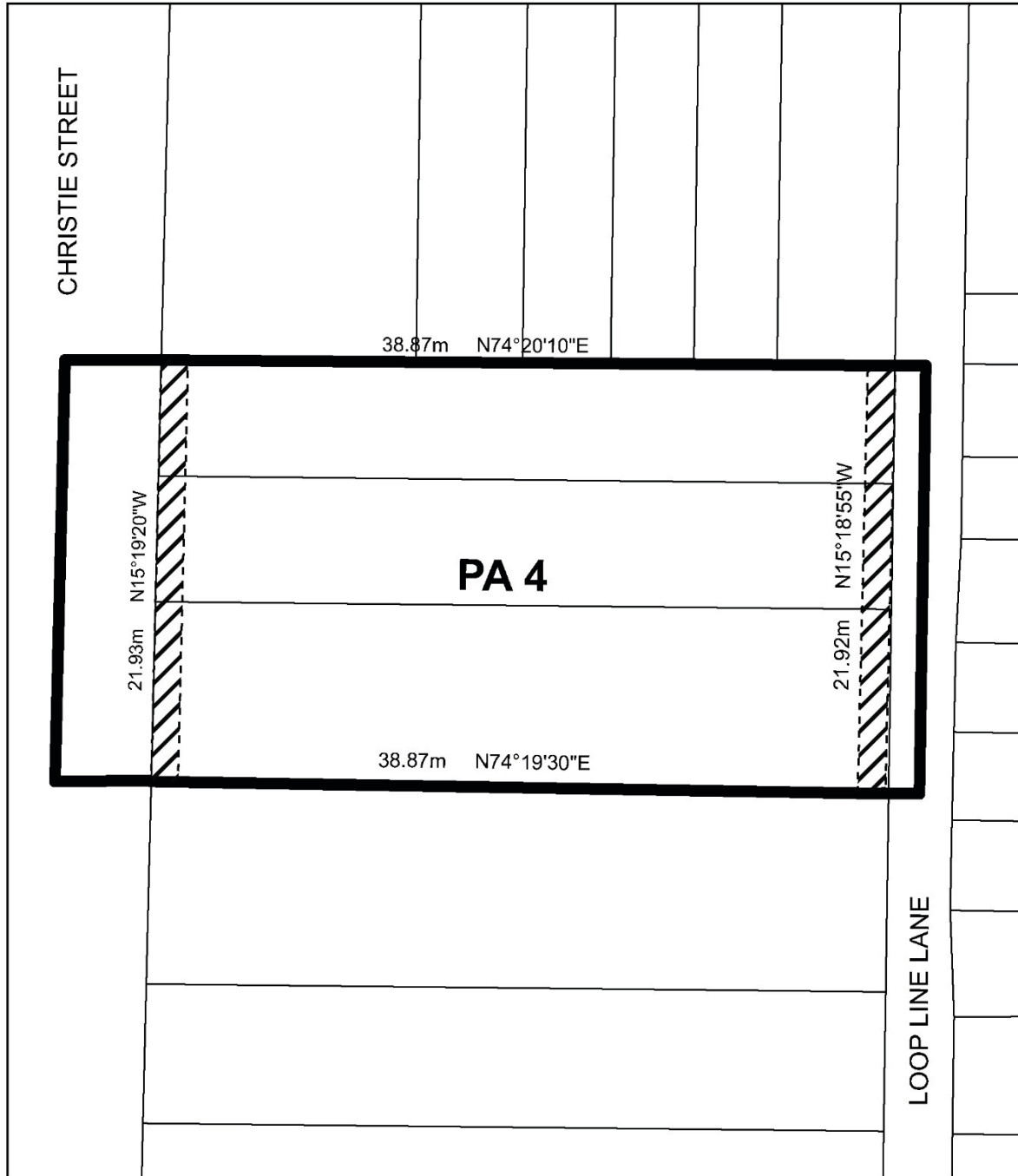

City of Toronto By-law 569-2013
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06/27/2022


Diagram 6



 **TORONTO**
Diagram 6

287-291 Christie Street

File # 21 148097 STE 11 OZ

 Roads and Laneway Widenings



City of Toronto By-law 569-2013
Not to Scale
06/27/2022

Diagram 7

