

Authority: MM17.6, by Councillor Frances Nunziata, seconded by Councillor Vincent Crisanti, as adopted by City of Toronto Council on April 17 and 18, 2024; and Etobicoke York Community Council Item EY33.8, as adopted by City of Toronto Council on July 19, 20, 21 and 22, 2022

City Council voted in favour of this by-law on April 18, 2024

Written approval of this by-law was given by Mayoral Decision 10-2024 dated April 18, 2024

CITY OF TORONTO

BY-LAW 349-2024

To amend Zoning By-law 569-2013, as amended, with respect to the lands municipally known in the year 2022 as 337, 343, 347 and 349 Queens Drive.

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 from a zone label of RD (f15.0; a550) (x5) to a zone label of RT (f74; a6800) (x357) as shown on Diagram 2 attached to this By-law.
4. Zoning By-law 569-2013, as amended, is further amended by amending the Height Overlay Map in Section 995.20 for the lands subject to this By-law, from a height and storey label of HT 10.0, ST 2, to a height and storey label of HT 12.5, ST 3, as shown on Diagram 3 attached to this By-law.
5. Zoning By-law 569-2013, as amended, is further amended by amending the Lot Coverage Overlay Map in Section 995.30 for the lands subject to this By-law, from a lot coverage label of 30 percent to a lot coverage label of 35 percent as shown on Diagram 4 attached to this By-law.
6. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.5.10 Exception Number 357 so that it reads:

(357) Exception RT 357

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 337, 343, 347 and 349 Queens Drive, if the requirements of By-law 349-2024 are complied with, a **building** or **structure** may be constructed, used or enlarged in compliance with Regulations (B) to (O) below:
- (B) For the purpose of calculating the height of a **building** or **structure** in this exception, "established grade" is the Canadian Geodetic Datum elevation of 127.13 metres;
- (C) Despite Regulation 10.60.40.10(1), the permitted maximum height of a **building** or **structure** is the number in metres following the letters "HT" as shown on Diagram 5 of By-law 349-2024;
- (D) Despite Regulation 10.60.40.10(2), the permitted maximum number of **storeys** in a **building** is the number following the letters "ST" as shown on Diagram 5 of By-law 349-2024;
- (E) Despite Regulations 10.5.40.10(2) to (3) and (C) above, the following equipment and **structures** may project beyond the permitted maximum height shown on Diagram 5 of By-law 349-2024:
 - (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 3.0 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 3.0 metres;
 - (iii) architectural features, parapets, and elements and **structures** associated with a **green roof**, by a maximum of 1.8 metres; and
 - (iv) planters, **landscaping** features, guard rails, and divider screens on a balcony and/or terrace, by a maximum of 1.8 metres;
- (F) Despite regulation 10.5.40.50(4), the level of a floor or a platform, such as a deck or balcony, located at or below the first **storey** of a **residential building** other than an **apartment building**, where the platform is attached to or within 0.3 metres of a **front wall**, the floor of the platform may be no higher than 1.3 metres above the established grade;

- (G) Despite Regulation 10.5.50.10(1), (2) and (3), a minimum of 2000 square metres must be **landscaping**, of which a minimum of 1700 square metres must be **soft landscaping**;
- (H) Despite Regulation 10.60.40.40(1), the permitted maximum **gross floor area** of all **buildings** and **structures** on the **lot** is 7,200 square metres;
- (I) The permitted maximum number of **dwelling units** on the **lot** is 28;
- (J) Despite Regulations 10.60.40.70 (1), (2), and (3), the required minimum **building setbacks** are as shown in metres on Diagram 5 of By-law 349-2024;
- (K) Despite Regulation 10.60.40.80 (1), the required separation of **main walls** of the same **building** is 2.2 metres;
- (L) Despite Regulation 10.60.40.80 (2), the required separation of **main walls** between **residential buildings** on the same **lot** are as shown in metres on Diagram 5 of By-law 349-2024;
- (M) Despite Clause 10.5.40.60 and (J),(K), and (L) above, the following elements may encroach into the required minimum **building setbacks** and **main wall** separation distances as follows:
 - (i) decks, porches, platforms and balconies, by a maximum of 4.0 metres;
 - (ii) canopies and awnings, by a maximum of 4.0 metres;
 - (iii) exterior stairs, access ramps and elevating devices, by a maximum of 4.0 metres;
 - (iv) cladding added to the exterior surface of the **main wall** of a **building**, by a maximum of 0.6 metres;
 - (v) architectural features, such as a pilaster, decorative column, cornice, sill, belt course, or chimney breast, by a maximum of 0.6 metres;
 - (vi) window projections, including bay windows and box windows, by a maximum of 0.8 metres;
 - (vii) eaves, by a maximum of 0.9 metres;
 - (viii) air conditioners, satellite dishes, antennae, vents, and pipes, by a maximum of 4.0 metres; and

- (ix) site servicing features (including but not limited to exhaust vents and retaining walls), landscape features, fences, screens, planters, guardrails, balustrades, and associated **structures**, cornices, light fixtures, ornamental elements, parapets, pillars, trellises, by a maximum of 4.0 metres;
- (N) Despite Regulation 10.5.80.1(2), a **lot** with a **residential building** other than a **detached house, semi-detached house** or a **duplex** may have an **ancillary** outdoor area used for the parking or storing of more than 3 **vehicles** if no portion of the **ancillary** outdoor area is closer to a **residential building** on the same **lot** than 0.9 metres; and
- (O) 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 1 residential occupant **parking spaces** for each **dwelling unit**; and
 - (ii) a minimum of 0.2 residential visitor **parking spaces** for each **dwelling unit**.

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

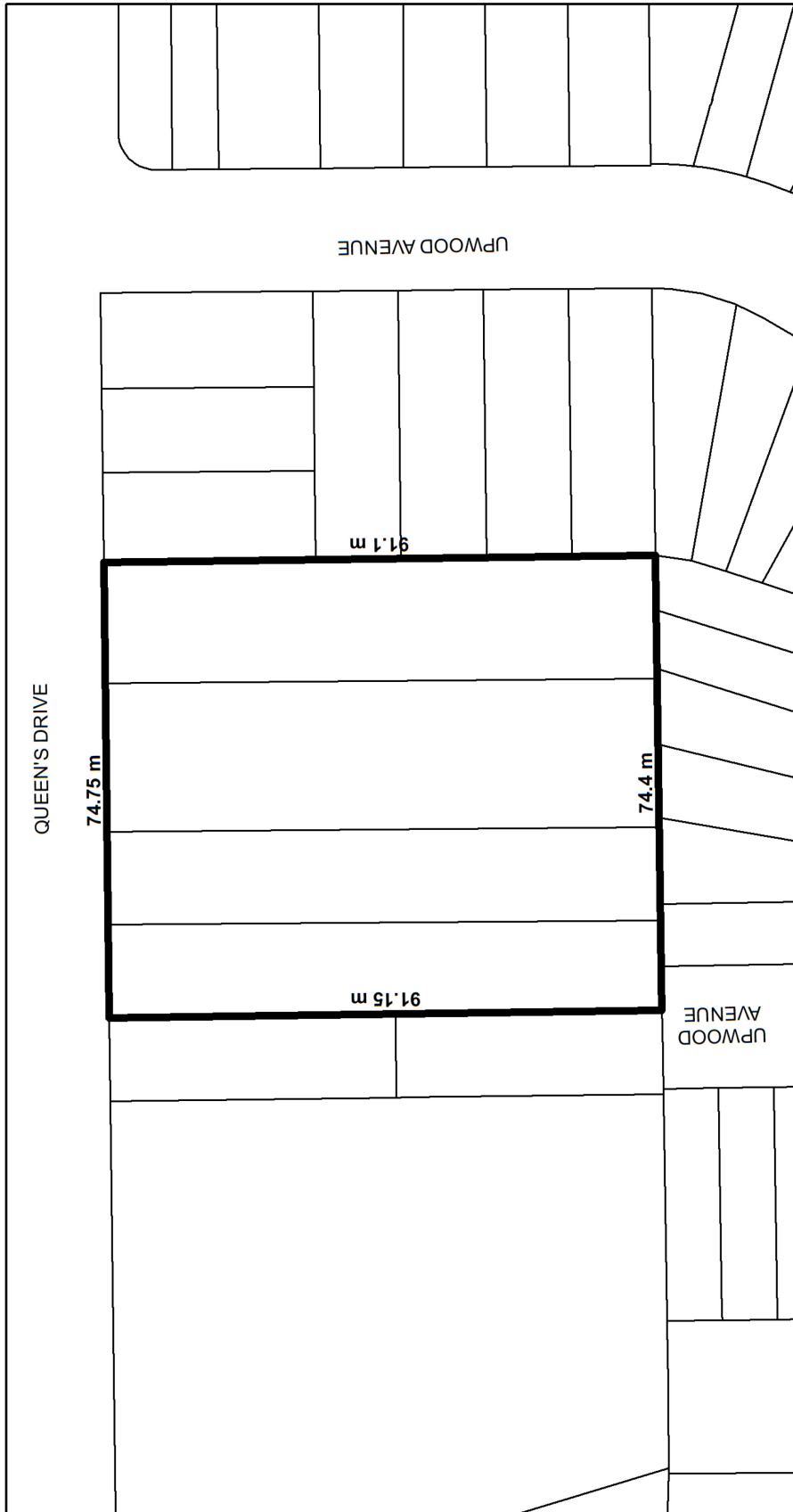
7. Despite any severance, partition or division of the lands, the provisions of this By-law shall apply as if no severance, partition or division occurred.

Enacted and passed on April 18, 2024.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)

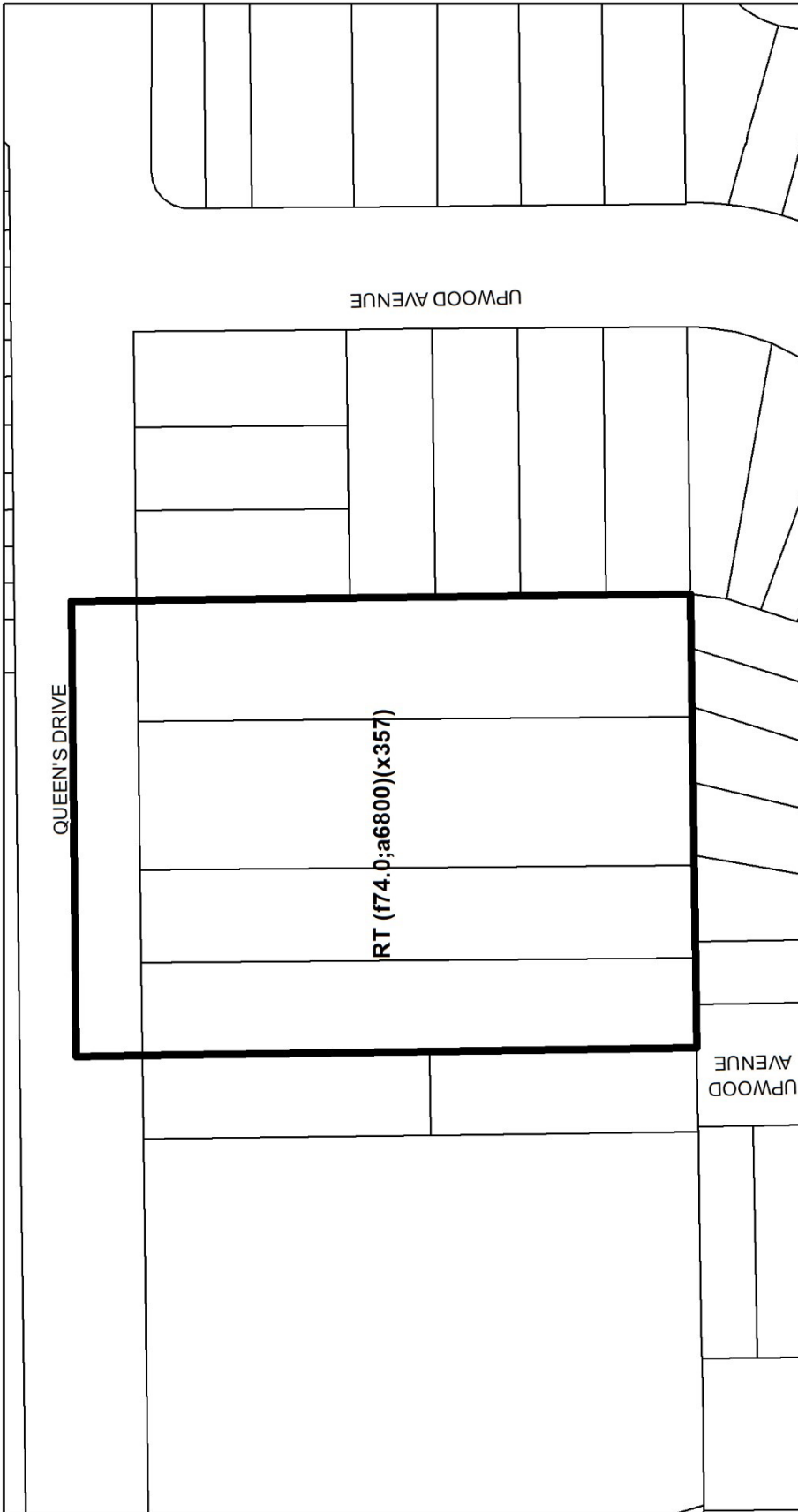


Toronto
Diagram 1

337, 343, 347, 349 Queens Drive
File # 22 212119 WET 05 02



City of Toronto By-law 569-2013
Not to Scale
05/30/2022



Toronto
Diagram 2

337, 343, 347, 349 Queens Drive
File # 22 212119 WET 05 0Z



City of Toronto By-law 569-2013
Not to Scale
05/31/2022



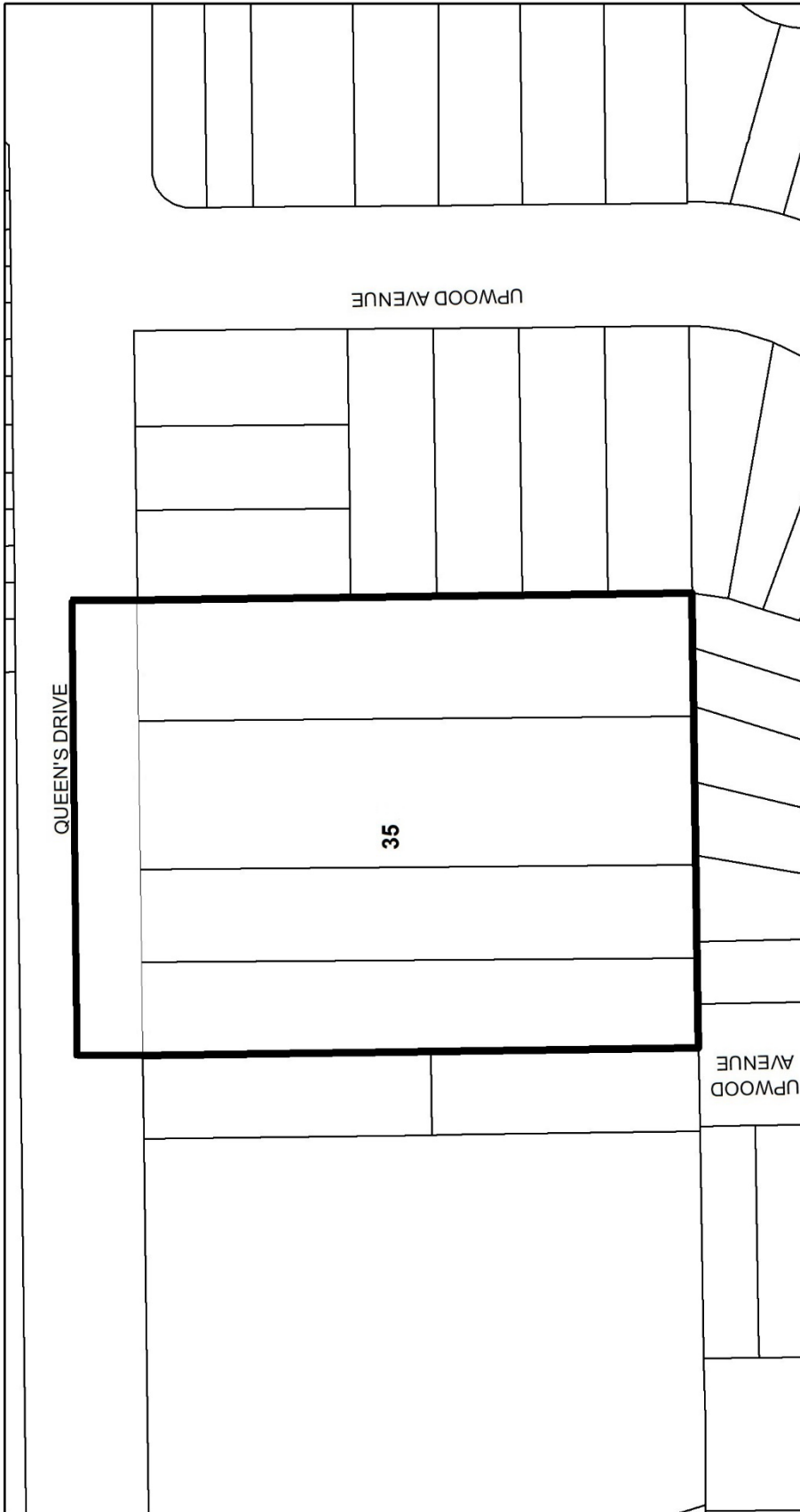
Toronto
Diagram 3

337, 343, 347, 349 Queens Drive

File # 22 212119 WET 05 0Z



City of Toronto By-law 569-2013
Not to Scale
05/28/2022



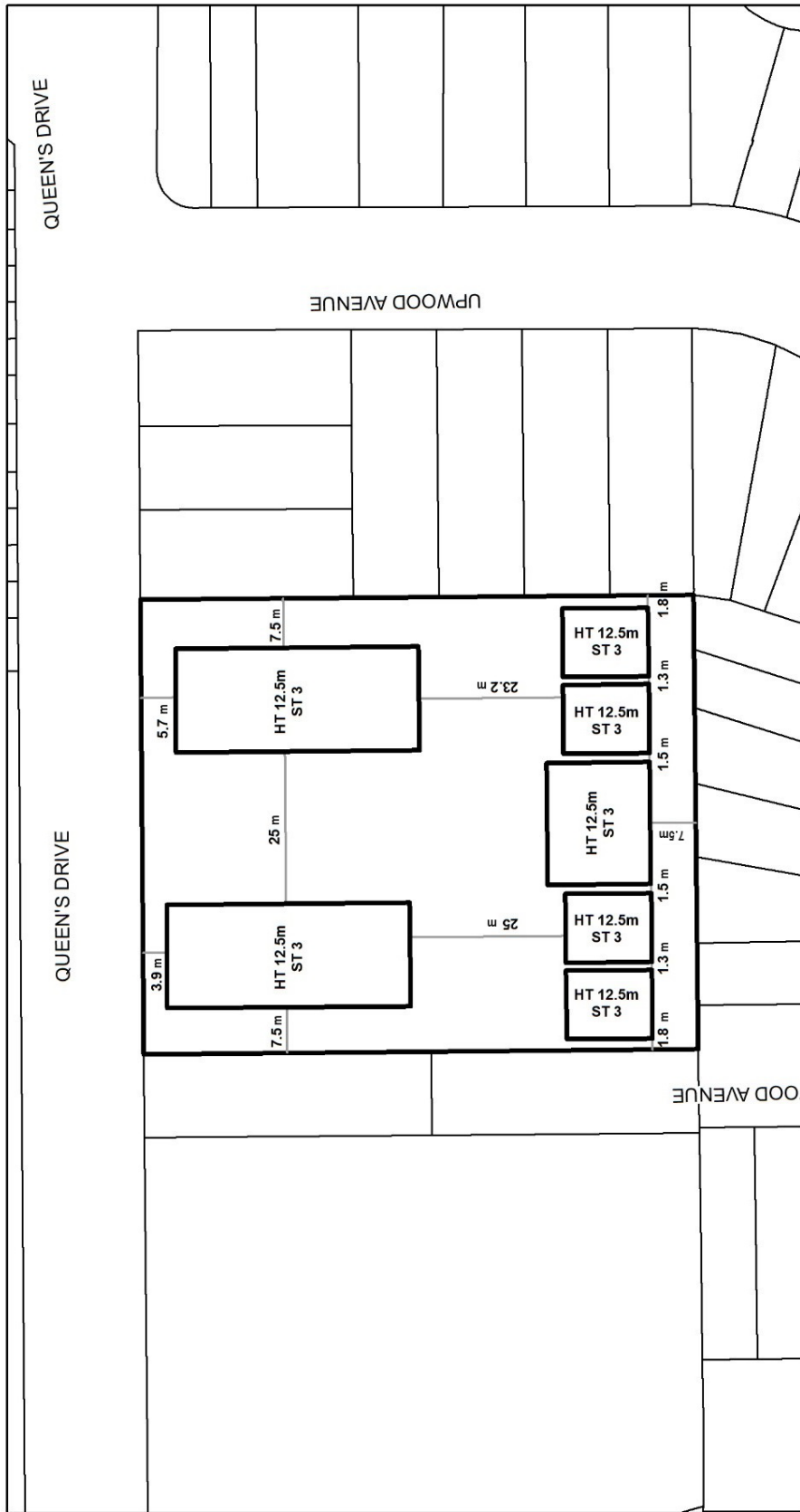
Toronto
Diagram 4

337, 343, 347, 349 Queens Drive

File # 22 212119 WET 05 0Z



City of Toronto By-law 569-2013
Not to Scale
05/28/2022



Toronto
Diagram 5

337, 343, 347, 349 Queens Drive
File # 22 212119 WET 05 02



City of Toronto By-law 569-2013
Not to Scale
05/31/2022