

Authority: Toronto and East York Community Council  
Item TE15.2, as adopted by City of Toronto Council on  
July 24 and 25, 2024

City Council voted in favour of this by-law on July 25,  
2024

Written approval of this by-law was given by Mayoral  
Decision 17-2024 dated July 25, 2024

## **CITY OF TORONTO**

### **BY-LAW 880-2024**

**To amend Zoning By-law 569-2013, as amended, with respect to the lands municipally known in the year 2023 as 1337, 1339, 1355 King Street West.**

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, as amended; and

Whereas pursuant to Section 39 of the Planning Act, as amended, the council of a municipality may, in a by-law passed under Section 34 of the Planning Act, authorize the temporary use of land, buildings or structures for any purpose set out therein that is otherwise prohibited in the by-law;

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, as amended, 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 R(d1.0)(x821) to a zone label of CR 2.5 (c0.0; r2.0) SS2 (x1024) 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 1024 so that it reads:

(1024) Exception CR (1024)

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) The lands must comply with Exception 900.2.10(821)(G);
- (B) Despite (A) above, on lands municipally known as 1337, 1339, 1355 King Street West, if the requirements of By-law 880-2024 are complied with, a **building** or **structure** may be constructed, used or enlarged in compliance with Regulations (C) to (T) below;
- (C) For purpose of this exception:
  - (i) "New Building" means the proposed **building** on the **lot** as shown on Diagram 3 of this By-law 880-2024; and
  - (ii) "Existing Building" means the **apartment building** on the lands in the year 2023 as shown on Diagram 3 of this By-law 880-2024;
- (D) The Existing Building on the lands in the year 2023 is deemed to comply with By-law 569-2013;
- (E) The only permitted uses are those listed in regulations 40.10.20.10(B) and 40.10.20.20(B);
- (F) 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 94.65 metres and the elevation of the highest point of the **building** or **structure**;
- (G) 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 3 of By-law 880-2024;
- (H) Despite regulation 40.10.40.10(5), the required minimum height of the first **storey** of the New Building, as measured between the floor of the first **storey** and the ceiling of the first **storey**, is 3.6 metres;
- (I) Regulations 40.10.40.70.(2) (F) and (G), with respect to a 45 degree **angular plane**, do not apply;
- (J) Despite regulations 40.5.40.10(3) to (8) and (G) above, the following equipment and **structures** may project beyond the permitted maximum height of the New Building shown on Diagram 3 of By-law 880-2024:
  - (i) architectural features, parapets, and elements and **structures** associated with a **green roof**, by a maximum of 2.0 metres;
  - (ii) **building** maintenance units and window washing equipment, by a maximum of 3.5 metres;

- (iii) planters, **landscaping** features, guard rails, and divider screens on a balcony and/or terrace, by a maximum of 2.0 metres;
  - (iv) antennae, flagpoles and satellite dishes, by a maximum of 2.5 metres; and
  - (v) trellises, pergolas, and unenclosed **structures** providing safety or wind protection to rooftop **amenity space**, by a maximum of 3.0 metres;
- (K) Despite regulation 40.10.40.40(1), the permitted maximum **gross floor area** of all **buildings** and **structures** of the New Building is 5,575 square metres;
- (L) Despite regulation 40.10.40.50(1), **amenity space** must be provided at the following rate:
  - (i) at least 2.0 square metres for each **dwelling unit** as indoor **amenity space** in the New Building;
  - (ii) at least 2.0 square metres of outdoor **amenity space** for each **dwelling unit** in the New Building of which is not required in a location adjoining or directly accessible to the indoor **amenity space**;
  - (iii) No new indoor or outdoor **amenity space** is required in the Existing Building; and
  - (iv) no more than 25 percent of the outdoor component in the New Building may be a **green roof**;
- (M) Despite regulation 40.10.40.70(2) and 40.10.40.80(2), the required minimum **building setbacks** and separation of **main walls** are as shown in metres on Diagram 3 of By-law 880-2024;
- (N) Despite Clause 40.5.40.60 and 40.10.40.60 and (K) above, the following elements may encroach into the required minimum **building setbacks** and **main wall** separation distances of the New Building as follows:
  - (i) Decks and porches by a maximum of 2.0 metres;
  - (ii) canopies and awnings, by a maximum of 2.0 metres;
  - (iii) cladding added to the exterior surface of the **main wall** of a **building**, by a maximum of 0.3 metres;
  - (iv) architectural features, such as a pilaster, decorative column, cornice, sill, belt course, or chimney breast, by a maximum of 0.6 metres;
  - (v) window projections, including bay windows and box windows, by a maximum of 1.0 metre;

- (vi) eaves, by a maximum of 0.6 metres; and
- (vii) air conditioners, satellite dishes, antennae, vents, and pipes, by a maximum of 1.0 metres;
- (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) no **parking spaces** are required for residential occupants; and
  - (ii) a minimum of 8 visitor **parking spaces**;
- (P) Despite regulation 40.10.90.1 and 220.5.10.1, one Type "G" **loading space** must be provided and maintained on the lands;
- (Q) Despite regulation 200.15.10.5(1) and (2), a minimum of 2 of the required **parking spaces** are required to be accessible **parking spaces**;
- (R) Despite Regulation 40.10.50.10 (3), a **soft landscaping** strip is not required along the part of the **lot line** abutting the **lot** in the Residential Zone category;
- (S) Despite regulations 230.5.10.1(5), **bicycle parking space** requirements for **dwelling units** in the New Building must be provided in accordance with the following minimum rates:
  - (i) a minimum 0.9 "long-term" **bicycle parking spaces** for each **dwelling unit**; and
  - (ii) a minimum 0.2 "short-term" **bicycle parking spaces** for each **dwelling unit**;
- (T) The provision of **dwelling units** in the New Building is subject to the following:
  - (i) a minimum of 98 percent of the total number of **dwelling units** must be studio units; and
  - (ii) a minimum of 2 percent of the total number of **dwelling units** must have at least 1 bedroom.

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

5. 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.

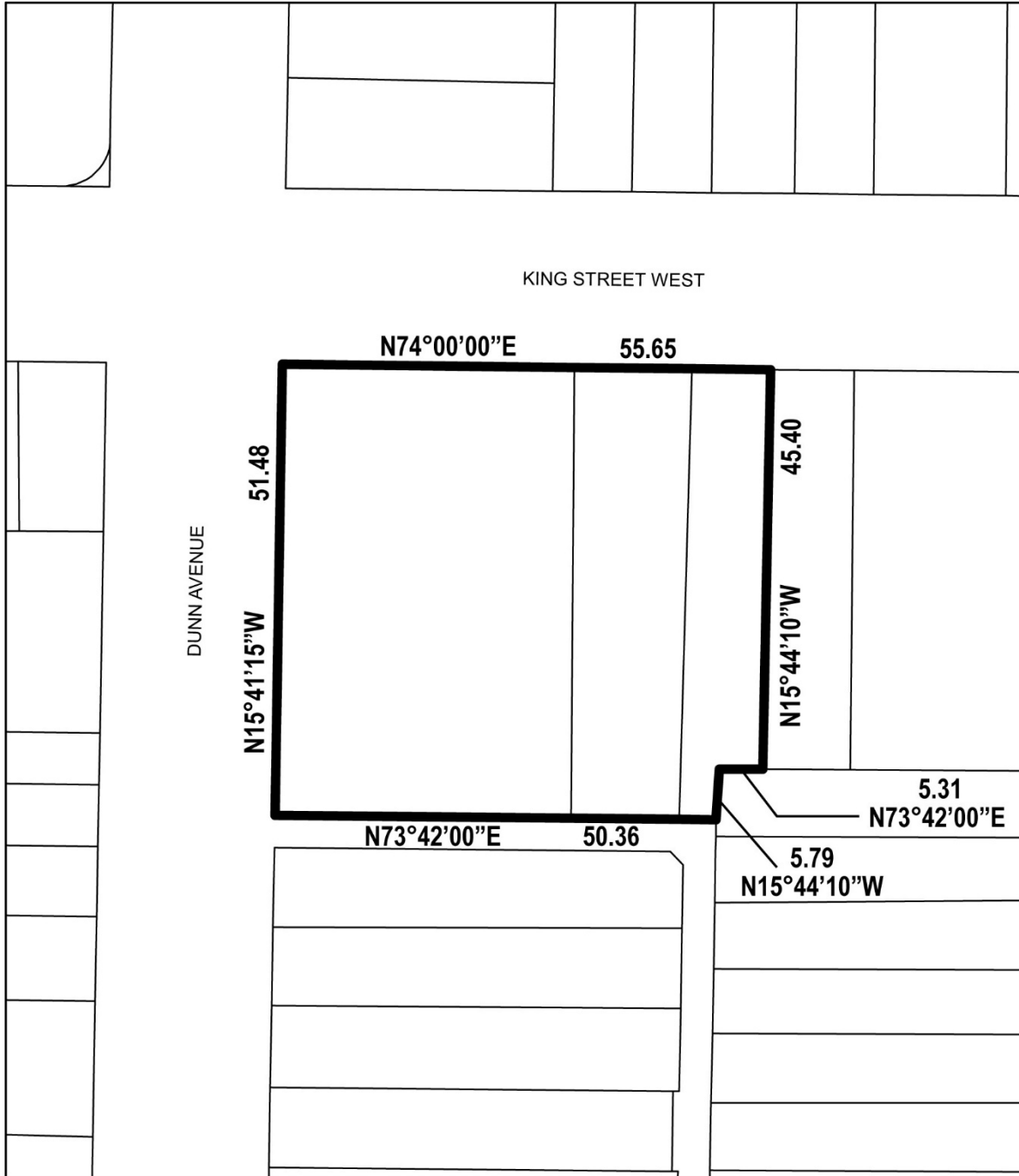
Enacted and passed on July 25, 2024.

Frances Nunziata,  
Speaker

John D. Elvidge,  
City Clerk

(Seal of the City)

Diagram 1



**Toronto**  
Diagram 1

1337-1355 King Street West

File #: 24 142426 STE 04 0Z



City of Toronto By-law 569-2013  
Not to Scale  
05/23/2024

Diagram 2

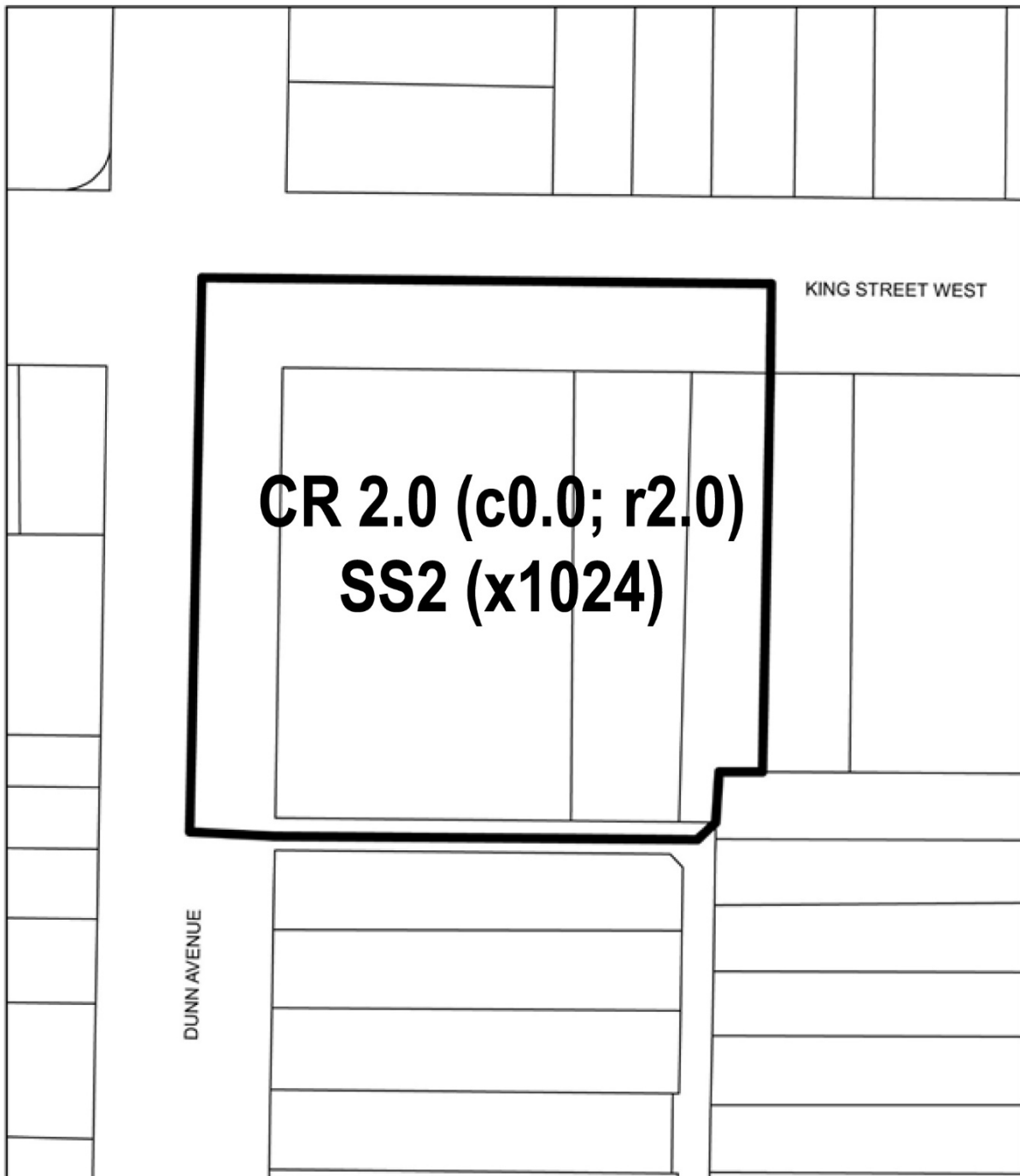


Diagram 3

