

## 1960 and 1962 Queen St E – Zoning Amendment Application – Supplementary Report

<b>Date:</b>	May 14, 2012
<b>To:</b>	Toronto and East York Community Council
<b>From:</b>	Director, Community Planning, Toronto and East York District
<b>Wards:</b>	Ward 32 – Beaches-East York
<b>Reference Number:</b>	11-166499 STE 32 OZ

### SUMMARY

It is proposed to replace the Draft Zoning By-law attached as Attachment 7 to the April 26, 2012 report from the Director Community Planning, Toronto and East York District, with Attachment 1 of this report.

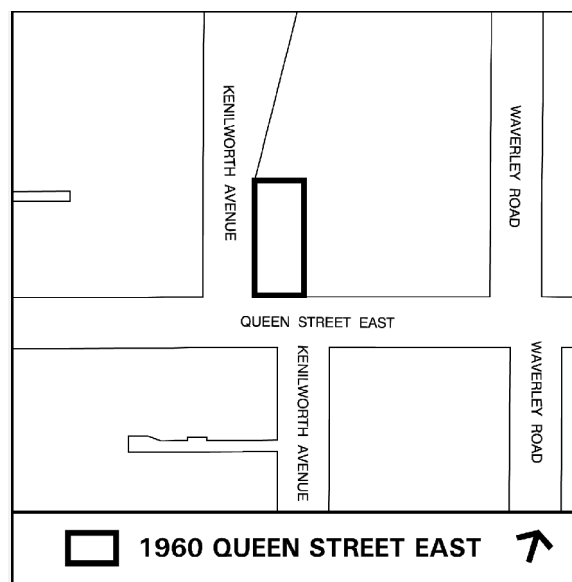
The Ward Councillor has had further discussion with the applicant and the applicant has agreed to a 0.9 metre stepback above the 3rd floor of the proposed building, along the Queen Street East frontage. This change has been reflected on Map 2 of Attachment 1 of this report.

The City Planning Division supports the revision to the Draft Zoning By-law.

### RECOMMENDATIONS

**The City Planning Division recommends that the recommendations contained in the April 26, 2012 report from the Director Community Planning, Toronto and East York District be amended to read as follows:**

1. City Council amend Zoning By-law 438-86, as amended substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 1 to the supplementary report (May 14, 2012) from the



Director, Community Planning, Toronto and East York District;

2. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required;

## **CONTACT**

Leontine Major, Senior Planner

Tel. No. (416) 397-4079

Fax No. (416) 392-1330

E-mail: [lmajor@toronto.ca](mailto:lmajor@toronto.ca)

## **SIGNATURE**

---

Raymond M. David, Director  
Community Planning, Toronto and East York District

(P:\2012\Cluster B\pln\TEYCC\14205143032.doc) - smc

## **ATTACHMENTS**

Attachment 1: Draft Zoning By-law Amendment

## **Attachment 1: Draft Zoning By-law Amendment**

Authority: Toronto and East York Community Council Item ~ as adopted by City of Toronto Council on ~, 20~  
Enacted by Council: ~, 20~

### **CITY OF TORONTO**

**Bill No. ~**

**BY-LAW No. ~-20~**

**To amend the former City of Toronto Zoning By-law No. 438-86, as amended,  
With respect to the lands municipally known as,  
1960 and 1962 Queen St E**

WHEREAS authority is given to Council by 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 HEREBY ENACTS as follows:

1. None of the provisions of Sections 4(2)(a), 4(12), 8(3)(Part 1) and 8(3)(Part II)(4c) of By-law 438-86 of the former City of Toronto, being “A By-law to regulate the use of land and the erection, use, bulk, height, spacing of and other matters relating to buildings and structures and to prohibit certain uses of lands and the erection and use of certain buildings and structures in various areas of the City of Toronto”, as amended, shall apply to prevent the erection or use of a *mixed-use building* on the *lot* for:
  - (a) not more than 29 residential units;
  - (b) any uses permitted in an MCR district under Zoning By-law 438-86, as amended.

provided that:

- (1) the *lot* on which the proposed building is to be located comprises at least those lands delineated by heavy lines on Map 1, attached to and forming part of this By-law;
- (2) no portion of any building or structure is located otherwise than wholly within the areas delineated by heavy lines shown on Map 2, attached to and forming part of this By-law, except for the type of structure listed in the column entitled “STRUCTURE” in the following chart, provided that the restrictions set out opposite the structure in the columns entitled “MAXIMUM PERMITTED PROJECTION” are complied with:

STRUCTURE	LOCATION OF PROJECTION	MAXIMUM PERMITTED PROJECTION	OTHER APPLICABLE QUALIFICATIONS
eaves or cornices	Required setback area from any lot line	0.45 metres	none
fences and safety railings	Required setback area from any lot line	no restriction	height of fence or safety railing not to exceed 2.0 metres
exterior insulation and facing material, including any supporting foundation	Required setback area from any lot line	0.16 metres	None
balconies	Required setback area from any lot line	1.85 metres	None
louvered canopy	Required setback area from any lot line	0.8 metres	6 <sup>th</sup> Floor

- (3) the *height* of any building or structure, as measured from the average grade along the Queen Street East frontage of the subject property or portion thereof, does not exceed the height in metres specified by the numbers following the symbol H on Map 2 attached to and forming part of this By-law, with the exception of the screen surrounding outdoor rooftop mechanical, as shown on Map 2;
  - (4) the *residential gross floor area* of the building erected on the *lot* does not exceed 2,745 square metres;
  - (5) *non-residential gross floor area* of the building erected on the *lot* does not exceed 451 square metres;
  - (6) a minimum of 41 square metres of *residential amenity space – indoor* is provided and maintained on the *lot*;
  - (7) no individual retail space shall exceed an area of 325 square metres unless used for the purposes of a *branch of a bank or financial institution*; and
  - (8) no masonry materials are permitted to be used above the 3<sup>rd</sup> floor, with the exception of the east elevation, the mechanical penthouse and the stair enclosure.
2. For the purposes of this By-law, each word or expression that is italicized in the By-law shall have the same meaning as each such word or expression as defined in By-law No. 438-86, as amended.
  3. Within the lands shown on Map 1 attached to this By-law, no person shall use any land or erect or use any building or structure unless the following municipal services are provided to the lot line and the following provisions are complied with:

- (a) all new public roads have been constructed to a minimum of base curb and base asphalt and are connected to an existing public highway, and
- (b) all water mains and sanitary sewers, and appropriate appurtenances, have been installed and are operational.

ENACTED AND PASSED this ~ day of ~, A.D. 20~.

ROB FORD,  
Mayor

ULLI S. WATKISS,  
City Clerk

(Corporate Seal)

