

Authority: Etobicoke York Community Council Item [##], as adopted by City of Toronto Council on ~, 20~

**CITY OF TORONTO**

**BY-LAW ###-YEAR**

**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; and

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% to a lot coverage label of 35% 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 [Clerks to insert By-law ##] are complied with, a **building** or **structure** may be constructed, used or enlarged in compliance with Regulations (B) to (M) 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 [Clerks to insert By-law ##];
- (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 [Clerks to insert By-law ##]
- (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 [Clerks to insert By-law ##]:
  - (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 10.5.50.10 (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**;
- (G) 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.
- (H) The permitted maximum number of **dwelling units** on the **lot** is 28;

- (I) 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 [Clerks to insert By-law ##];
- (J) Despite Regulation 10.60.40.80.(2), the required separation of **main walls** are as shown in metres on Diagram 5 of By-law [Clerks to insert By-law ##];
- (K) Despite Regulation 10.5.40.60 and (I) and (J) above, the following elements may encroach into the required minimum **building setbacks** and **main wall** separation distances as follows:
  - (i) decks, porches, 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, underground structures, by a maximum of 4.0 metres.
- (L) 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.

- (M) 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)

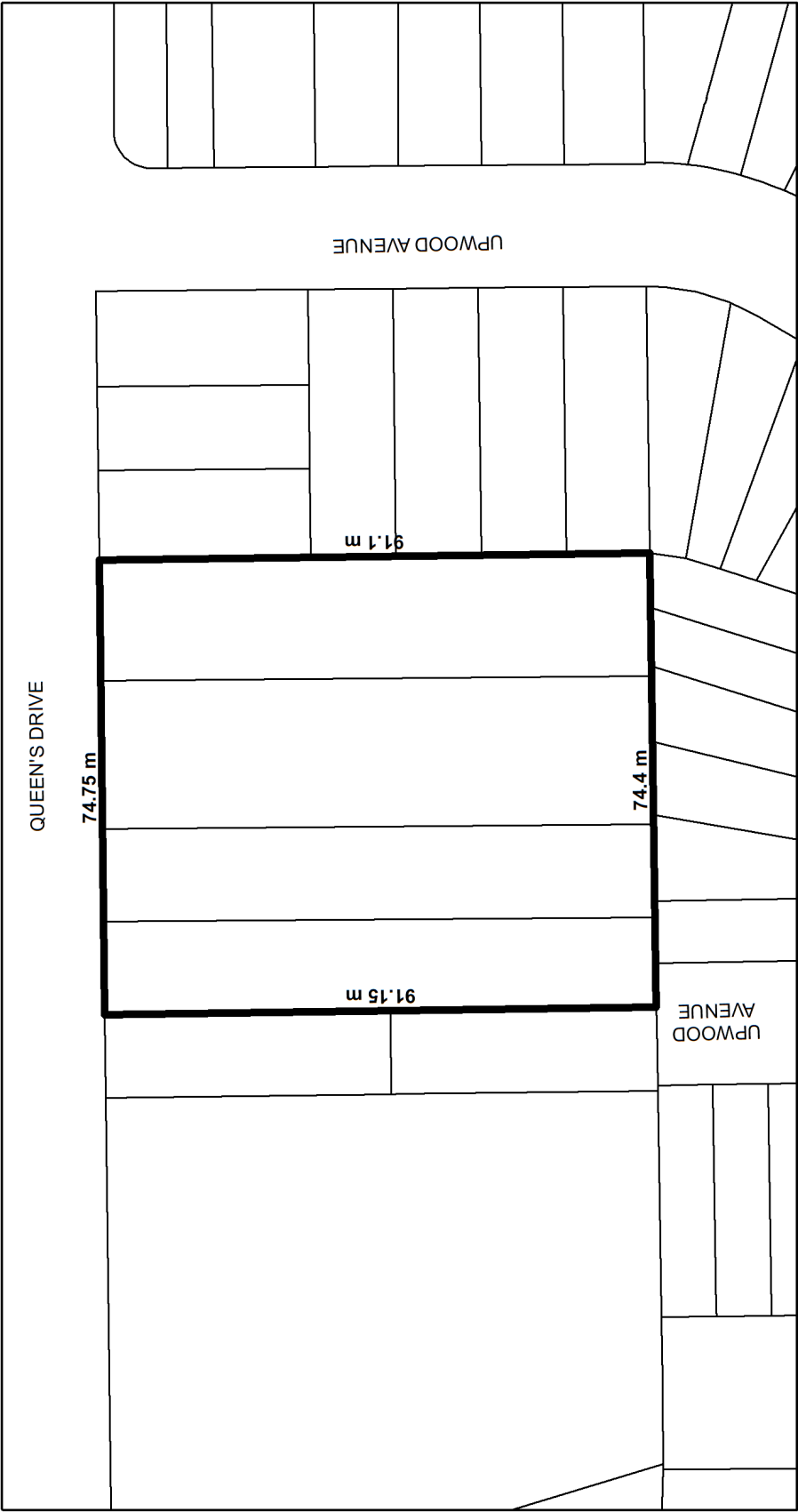
7. Despite any severance, partition or division of the lands, the provisions of this By-law shall apply as if no severance, partition or division occurred.

Enacted and passed on [month day, year].

Frances Nunziata,  
Speaker

John D. Elvidge,  
City Clerk

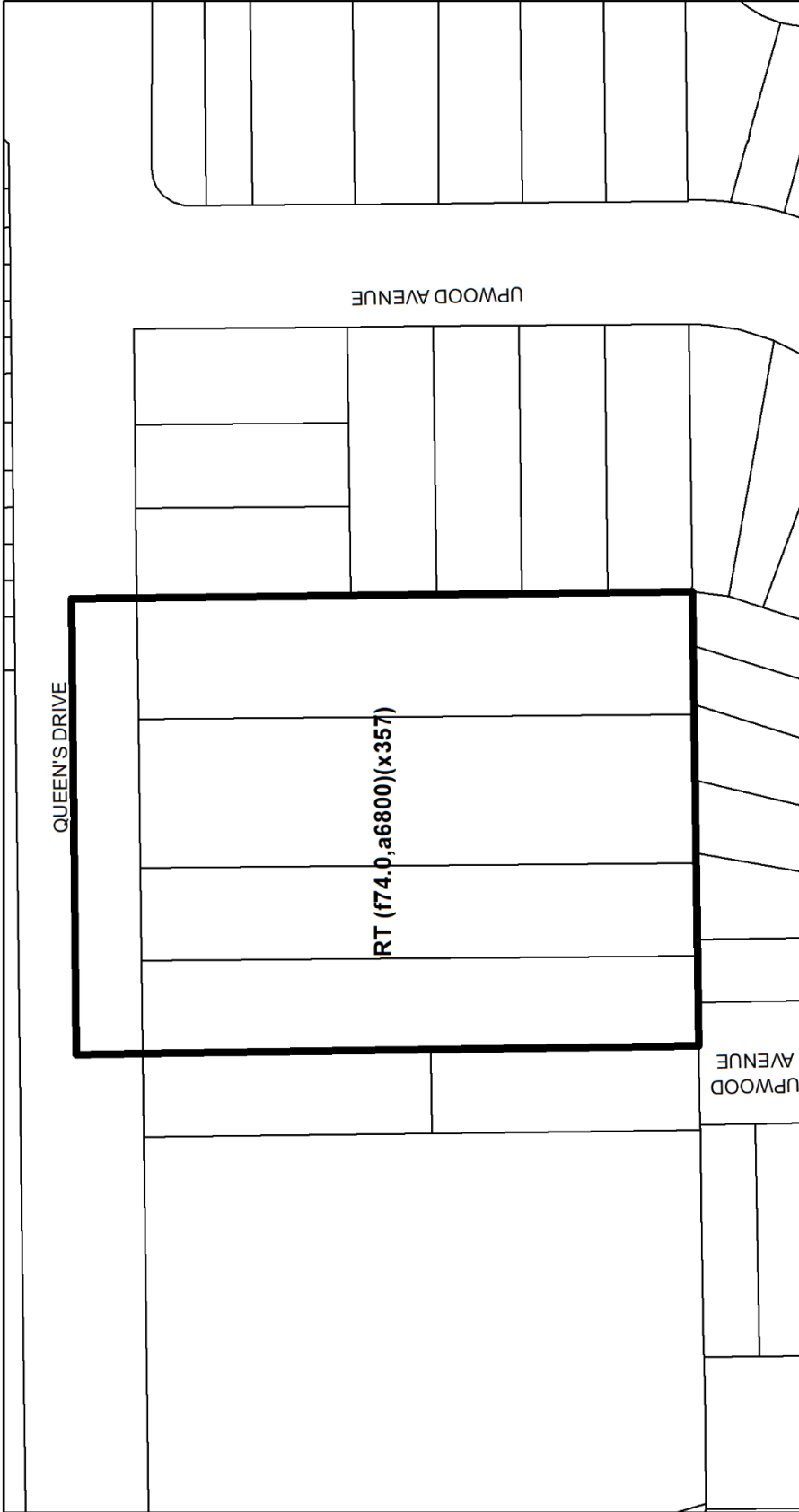
(Seal of the City)



**Toronto**  
Diagram 1

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

↖  
City of Toronto By-law 5689-2013  
Not to Scale  
05/30/2022



**Toronto**  
Diagram 2

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



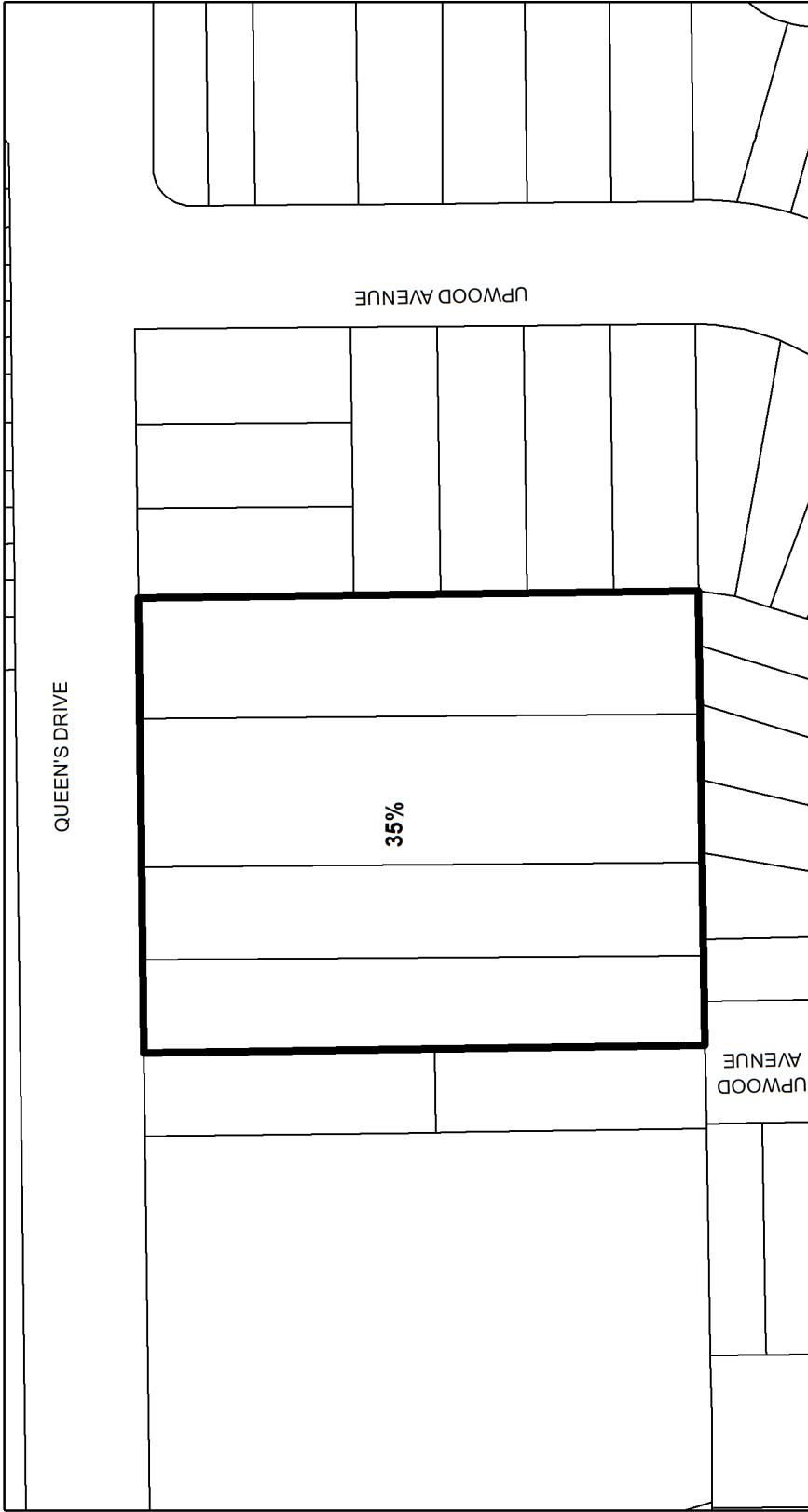
City of Toronto By-law 569-2013  
Not to Scale  
05/31/2022



**Toronto**  
Diagram 3

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

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

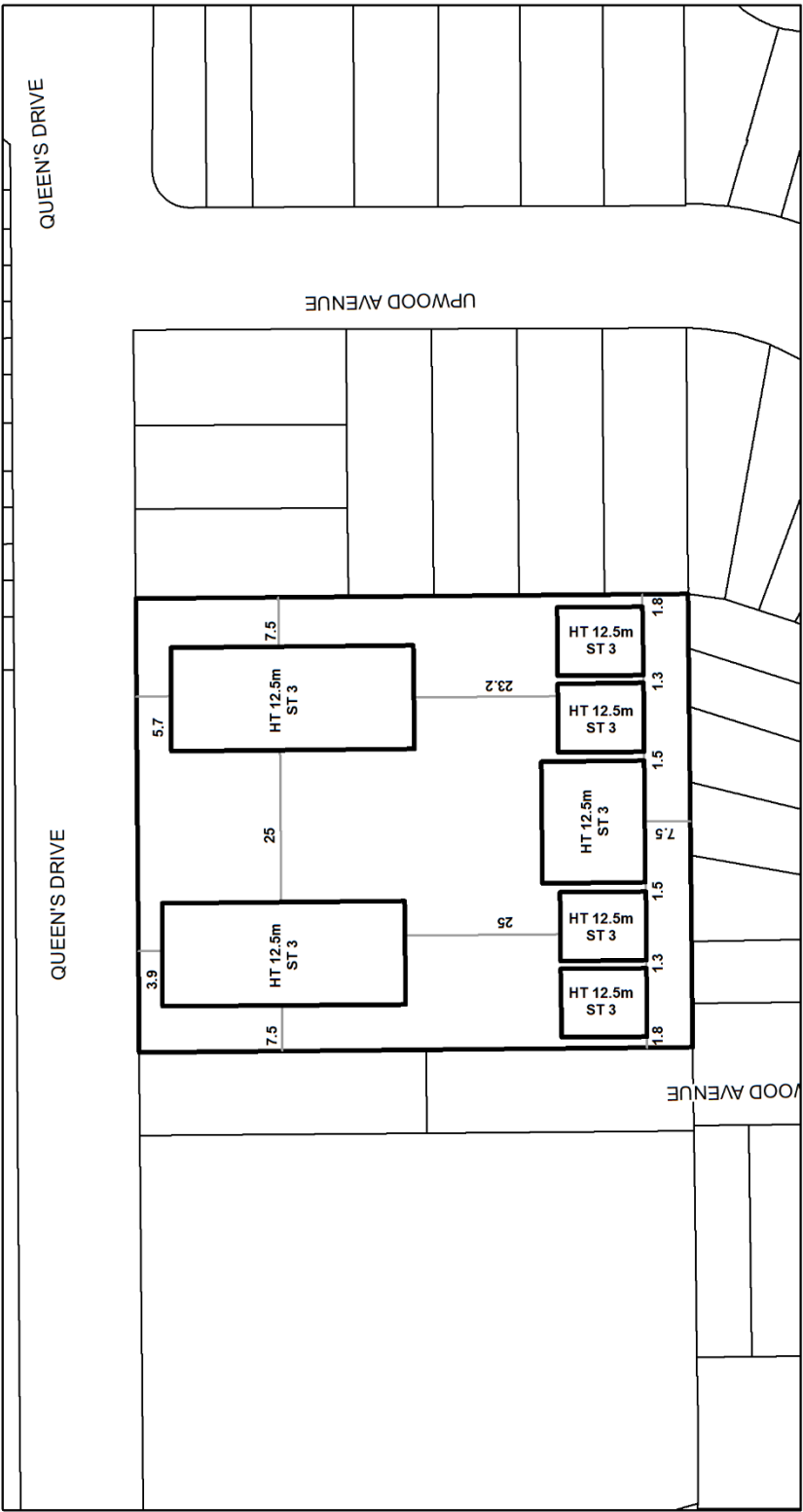


**Toronto**  
Diagram 4

**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