

Authority: **Planning and Housing Committee**] Item [-], as adopted by City of Toronto Council on ~, 20~

CITY OF TORONTO

BY-LAW [Clerks to insert By-law number]

To amend Zoning By-law 569-2013, as amended, with respect to the lands municipally known in the year 2022 as 1303, 1313, 1325, 1337, and 1345 Queen Street West and 212, 220 and 224 Cowan Avenue.

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.

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 990.1 respecting the lands outlined by heavy black lines from a zone label of CR 2.5 (c1.0; r2.0) SS2 (x2609), CR 2.5 (c1.0; r2.0) SS2 (x2610) and R (d1.0) (x324) to a zone label of CR 2.5 (c1.0; r.2.0) SS2 (x908) and R (d1.0) (x178) as shown on Diagram 2 attached to this By-law.
4. Zoning By-law 569-2013, as amended, is further amended by amending the Policy Areas Overlay Map in Section 995.10 for portions of the lands municipally known in the year 2022 as 1337 and 1345 Queen Street West and 220 Cowan Avenue and applying the following label: Policy Area 4, as shown on Diagram 3 attached to this By-law.
5. Zoning By-law 569 -2013, as amended, is further amended by amending the Height Overlay Map in Section 995.20 for portions of the lands municipally known in the year 2022 as 1337 and 1345 Queen Street West and 220 Cowan Avenue and applying a height label of HT 14.0, as shown on Diagram 4 attached to this By-law.
6. Zoning By-law 569-2013, as amended, is further amended by amending the

Rooming House Overlay Map in Section 995.40 for portions of the lands municipally known in the year 2022 as 1337 and 1345 Queen Street West and 220 Cowan Avenue and applying a rooming house label of B3 as shown on Diagram 5 attached to this By-law.

7. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.11.10 Exception Number 908 so that it reads:

(908) Exception CR 908

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 lands shown as “Block A”, “Block B1”, “Block C” on Diagram 6 attached to By-law [Clerks to insert By-law number], if the requirements of By-law [Clerks to insert By-law number] are complied with, a **building** or **structure** may be constructed, used or enlarged in compliance with Regulations (B) to (BB) below;
- (B) For the purposes of this exception:
- (i) “lot” means the area delineated by heavy black lines as shown on Diagram 1 attached to By-law [Clerks to insert By-law number];
 - (ii) “Block A” means the properties municipally known in the year 2022 as 1337 and 1345 Queen Street West and a portion of 1325 Queen Street West as shown on Diagram 6 attached to By-law [Clerks to insert By-law number];
 - (iii) “Block B1” means the properties municipally known in the year 2022 as 1313 Queen Street West and 224 Cowan Avenue and portions of 1325 Queen Street West and 220 Cowan Avenue as shown on Diagram 6 attached to By-law [Clerks to insert By-law number];
 - (iv) “Block B2” means a portion of the properties municipally known in the year 2022 as 220 Cowan Avenue and 212 Cowan Avenue as shown on Diagram 6 attached to By-law [Clerks to insert By-law number]; and
 - (v) “Block C” means the property municipally known in the year 2022 as 1303 Queen Street West as shown on Diagram 6 attached to By-law [Clerks to insert By-law number];

- (C) For the purposes of Clause 5.10.30.20 the **lot line** abutting Queen Street West is the **front lot line** for “Block A”, “Block B1”, and “Block C”;
- (D) Despite regulation 40.10.40.1(1) all **dwelling units** in a **building** must be located above non-residential use portions of a **building**;
- (E) Regulation 40.10.40.1(6)(A) relating to pedestrian access adjacent to a **lot** in a Residential Zone Category, does not apply;
- (F) Despite regulations 40.5.40.10(1) and (2), the height of a **building** or **structure** is the distance between the following Canadian Geodetic Datum and the elevation of the highest point of the **building** or **structure** within the specified portion of the “lot”;
 - (i) “Block A”: 97.87 metres;
 - (ii) “Block B1”: 96.60 metres; and
 - (iii) “Block C”: 96.82 metres;
- (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 7 of By-law [Clerks to insert By-law number];
- (H) Despite regulations 40.5.40.10(4), (7), (8) and regulation (G) above, the following equipment and **structures** may project beyond the permitted maximum height shown on Diagram 7 of By-law [Clerks to insert By-law number]:
 - (i) equipment used for the functional operation of the **building**, including electrical, utility, mechanical and ventilation equipment, enclosed stairwells, roof access, access to amenity space, maintenance equipment storage, elevator shafts, chimneys, and vents, by a maximum of 6 metres;
 - (ii) **structures** that enclose, screen, or cover the equipment, **structures** and parts of a **building** listed in (i) above, including a mechanical penthouse, by a maximum of 6 metres; and
 - (iii) architectural features, parapets, access stairwells, and elements and **structures** associated with a **green roof**, may project an additional 2.5 metres above the elements permitted to project beyond the permitted maximum height in (i) and (ii) above;
- (I) Despite regulation 40.5.40.10(6), unenclosed **structures** providing safety protection to rooftop **amenity space** may exceed the permitted maximum

height for that **building** by:

- (i) 1.5 metres, if the **structures** are no closer than 0.4 metres from the exterior face of any **main wall**; and
 - (ii) 3.0 metres, if the **structures** are no closer than 2.0 metres from the exterior face of any **main wall**;
- (J) Despite regulation 40.10.40.10(7), the permitted maximum number of **storeys** in a **building** on a “lot” is:
- (i) the number value following the letters “ST” on Diagram 7 of By-law [Clerks to insert By-law number];
 - (ii) if there is no “ST” or number value on a portion of the **building** on Diagram 7 of By-law [Clerks to insert By-law number], a **storey** limit does not apply; and
 - (iii) a mechanical penthouse, enclosed roof access stairwell that provides access to outdoor **amenity space**, or mezzanine level are not a **storey**;
- (K) Despite regulations 40.5.40.40(1) and (3), the **gross floor area** of a **non-residential building** or **mixed use building** is reduced by all of the following areas in the **building**:
- (i) areas located below-ground;
 - (ii) **loading spaces**;
 - (iii) **bicycle parking spaces** and the entirety of the room separated by demising walls containing those **bicycle parking spaces**;
 - (iv) shower rooms, washrooms, electrical, utility, mechanical and ventilation rooms;
 - (v) shower and change facilities;
 - (vi) indoor **amenity space**;
 - (vii) elevator shafts;
 - (viii) garbage shafts;
 - (ix) mechanical penthouse; and

- (x) exit stairwells;
- (L) Despite regulation 40.10.40.40(1), the required minimum and permitted maximum **gross floor area** of all **buildings** and **structures** on “Block A”, “Block B1”, and “Block C” are as follows:
 - (i) “Block A”
 - (a) a maximum of 13,500 square metres of **gross floor area** for residential uses is permitted; and
 - (b) a minimum of 500 square metres of **gross floor area** for non-residential uses is required;
 - (ii) “Block B1”
 - (a) a minimum of 6,000 square metres of **gross floor area** for non-residential uses is collectively required on “Block B1” and “Block B2”;
 - (iii) “Block C”
 - (a) a maximum of 5,550 square metres of **gross floor area** for residential uses is permitted; and
 - (b) a minimum of 450 square metres of **gross floor area** for non-residential uses is required;
- (M) Despite regulations 40.10.40.50(1)(B) and (C), outdoor **amenity space** must be provided on each of “Block A” and “Block C” in accordance with the following:
 - (i) a minimum of 40.0 square metres of outdoor **amenity space** is required; and
 - (ii) outdoor **amenity space** may be on a roof or **green roof** that is accessible to occupants of **dwelling units**;
- (N) Despite regulation 40.10.40.70(2), the required minimum **building setbacks** are as shown in metres on Diagram 7 of By-law [Clerks to insert By-law number];
- (O) Despite regulation (N) above, the required minimum **building setback** between a height of 0 metres and 6.5 metres is 2.1 metres from the south **lot line** of “Block A” as shown on Diagram 6 of By-law [Clerks to insert By-law Number];

- (P) Despite regulation 40.10.40.80(2), the required separation of **main walls** are as shown in metres on Diagram 7 of By-law [Clerks to insert By-law number];
- (Q) Despite Clause 40.10.40.60(1)(C), a platform with no roof, such as a deck, porch, balcony, or similar **structure**, attached to or less than 0.3 metres from a **building**, is subject to the following:
- (i) “Block A”
 - (a) no platform on the north **main wall** may encroach into the required minimum **building setback**;
 - (b) no platform on the south **main wall** may encroach into the required minimum **building setback**;
 - (c) must be located above the first **storey** of the **building** above ground; and
 - (d) may not project more than 1.8 metres from the **main wall** to which it is attached;
 - (ii) “Block C”
 - (a) no platform on the north **main wall** may encroach into the required minimum **building setback**;
 - (b) no platform on the west **main wall** may encroach into the required minimum **building setback**;
 - (c) must be located above the first **storey** of the **building** above ground; and
 - (d) may not project more than 1.8 metres from the **main wall** to which it is attached;
- (R) Despite regulation 40.10.50.10(1), a minimum of 325 square metres of **landscaping** must be provided on the “lot” in the general locations shown on Diagram 7 attached to By-law [Clerks to insert By-law Number] as follows:
- (i) a minimum of 105 square metres for the enhanced boulevard space shown as Cowan Plaza; and
 - (ii) a minimum of 220 square metres for the courtyard shown as Dunn Courtyard;

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- (S) Regulations 40.10.50.10(2) and (3), relating to the requirement for fences and minimum **landscaping** abutting a **lot** in the Residential Zone Category, do not apply;
- (T) Despite regulation 40.10.100.10(1), **vehicle** access must be provided as follows:
- (i) “Block A” and “Block B1” **vehicle** access may only be from the property known municipally in the year 2022 as 245 Dunn Avenue; and
 - (ii) “Block C” **vehicle** access may only be from Milky Way Lane;
- (U) Regulation 40.10.100.10(2), respecting access to **parking spaces** if adjacent to a **lot** in a Residential Zone Category, does not apply;
- (V) Despite regulation 200.5.10.1(1) and Table 200.5.10.1, **parking spaces** must be provided as follows:
- (i) a minimum of 2 **parking spaces** for library uses;
 - (ii) a minimum of 12 **parking spaces** for **community centre** uses;
 - (iii) a minimum of 5 **parking spaces** for other non-residential uses; and
 - (iv) a minimum rate of 2.0 plus 0.05 per **dwelling unit** for residential visitors;
- (W) Despite regulation 200.5.1.10(10), only **parking spaces** required for library, and **community centre uses** must be clearly identified and marked;
- (X) Despite regulations 40.5.80.10(1) and 200.15.10.10(1), required **parking spaces** and accessible **parking spaces** may be located at the property known municipally in the year 2022 as 245 Dunn Avenue;
- (Y) Despite regulations 200.15.1(1), (2) and By-law 579-2017, accessible **parking spaces** located on the “lot” must be provided in accordance with the following:
- (i) an accessible **parking space** must have the following minimum dimensions:
 - (a) length of 5.6 metres;
 - (b) width of 3.4 metres; and

- (c) vertical clearance of 2.1 metres.
 - (ii) the minimum dimensions of an accessible **parking space** that is adjacent and parallel to a **drive aisle** from which **vehicle** access is provided is:
 - (a) length of 7.1 metres;
 - (b) width of 2.6 metres; and
 - (c) vertical clearance of 2.1 metres;
 - (iii) the entire length of an accessible **parking space** must be adjacent to a 1.5 metre wide accessible barrier free path; and
 - (iv) accessible **parking spaces** must be the **parking spaces** which are located closest to a pedestrian access to a **building** or a passenger elevator that provides access to the first **storey** of the **building**.
- (Z) Despite Clauses 220.5.10.1, and 220.5.200.40, **loading spaces** must be provided as follows:
- (i) 1 Type “G” **loading space** on “Block A”;
 - (ii) 1 Type “G” **loading space** on “Block B1”; and
 - (iii) 1 Type “G” **loading space** on “Block C”;
- (AA) Despite regulation 230.5.1.10(4)(C), **stacked bicycle parking spaces** must be in accordance with the following:
- (i) a **stacked bicycle parking space** may overlap an adjacent **stacked parking space** on one or both sides on the same tier to a maximum of 0.18 metres per side;
 - (ii) the required minimum length of a **stacked bicycle parking space** is 1.84 metres; and,
 - (iii) the required minimum vertical clearance from the ground for a **stacked bicycle parking space** is 1.4 metres for the lower tier and 1.2 metres for the upper tier of a **stacked bicycle parking space** in a mechanical device;
- (BB) Despite regulation 230.40.1.20(2), a “short term” **bicycle parking space** may be located:

- (i) within 30 metres from a pedestrian entrance to the **building** on the “lot”; and
- (ii) within publicly accessible portions of the **building** on the “lot” at ground level.

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

8. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.2.10 Exception Number 178 so that it reads:

(178) Exception R 178

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 lands shown as “Block B2”, on Diagram 6 attached to By-law [Clerks to insert By-law number], if the requirements of By-law [Clerks to insert By-law number] are complied with, a **building** or **structure** may be constructed, used or enlarged in compliance with Regulations (B) to (Q) below;
- (B) For the purposes of this exception:
 - (i) “lot” means the area delineated by heavy black lines as shown on Diagram 1 attached to By-law [Clerks to insert By-law number];
 - (ii) “Block B1” means the properties municipally known in the year 2022 as 1313 Queen Street West and 224 Cowan Avenue and portions of 1325 Queen Street West and 220 Cowan Avenue as shown on Diagram 6 attached to By-law [Clerks to insert By-law number]; and
 - (iii) “Block B2” means portions of the properties municipally known in the year 2022 as 212 Cowan Avenue and 220 Cowan Avenue, as shown on Diagram 6 attached to By-law [Clerks to insert By-law number];
- (C) A non-residential **building** is permitted on “Block B2”;
- (D) Regulation 10.10.20.100(3), does not apply to library and **community centre** uses;
- (E) Despite regulation 10.5.40.10(1), the height of a **building** or **structure** is

the distance between the Canadian Geodetic Datum of 96.60 metres and the elevation of the highest point of the **building** or **structure**;

- (F) Despite regulation 10.10.40.10(1), the permitted maximum height of any **building** or **structure** is the number in metres following the letters “HT” on Diagram 7 attached to By-law [Clerks to insert By-law Number];
- (G) Despite regulation 10.5.40.10(3), and regulation (F) above, the following equipment and **structures** may project beyond the permitted maximum height shown on Diagram 7 of By-law [Clerks to insert By-law number]:
- (i) equipment used for the functional operation of the **building**, including electrical, utility, mechanical and ventilation equipment, enclosed stairwells, roof access, access to amenity space, maintenance equipment storage, elevator shafts, chimneys, and vents, by a maximum of 6 metres;
 - (ii) structures that enclose, screen, or cover the equipment, **structures** and parts of a **building** listed in (i) above, including a mechanical penthouse, by a maximum of 6 metres; and
 - (iii) architectural features, parapets, access stairwells, and elements and **structures** associated with a **green roof**, may project an additional 2.5 metres above the elements permitted to project beyond the permitted maximum height in (i) and (ii) above;
- (H) Despite regulation 10.10.40.10(3), the permitted maximum number of **storeys** is:
- (i) the number value following the letters “ST” on Diagram 7 attached to By-law [Clerks to insert By-law Number]; and
 - (ii) if there is no “ST” or number value on a portion of the **building** on Diagram 7 of By-law [Clerks to insert By-law Number] a **storey** limit does not apply;
- (I) Despite 10.10.40.40(1) the “lot” is exempt from the maximum floor space index that follows the letter “d” in the zone label on the Zoning By-law Map;
- (J) The required minimum **gross floor area** of the **building** and **structures** on “Block B2” is 6,000 square metres for non-residential uses collectively required on “Block B1” and “Block B2”;
- (K) The **gross floor area** of a **non-residential building** is reduced by the following areas in the **building**:

- (i) areas located below-ground;
 - (ii) **bicycle parking spaces** and the entirety of the room separated by demising walls containing those **bicycle parking spaces**;
 - (iii) shower rooms, washrooms, electrical, utility, mechanical and ventilation rooms;
 - (iv) shower and change facilities;
 - (v) elevator shafts;
 - (vi) garbage shafts;
 - (vii) mechanical penthouse; and
 - (viii) exit stairwells;
- (L) Despite Clause 10.10.40.70, the minimum required **building setbacks** are as shown on Diagram 7 attached to By-law [Clerks to insert By-law Number];
- (M) Despite regulation 200.5.10.1(1) and Table 200.5.10.1, **parking spaces** are not required;
- (N) Despite regulation 200.15.10.10(1), accessible **parking spaces** may be located at the property known municipally in the year 2022 as 245 Dunn Avenue;
- (O) Despite Clauses 220.5.10.1 and 220.5.200.40, **loading spaces** are not required;
- (P) Despite regulation 230.5.1.10(4)(C), **stacked bicycle parking spaces** must be provided in accordance with the following:
- (i) a **stacked bicycle parking space** may overlap an adjacent **stacked parking space** on one or both sides on the same tier to a maximum of 0.18 metres per side;
 - (ii) the required minimum length of a **stacked bicycle parking space** is 1.84 metres; and
 - (iii) the required minimum vertical clearance from the ground for a **stacked bicycle parking space** is 1.4 metres for the lower tier and 1.2 metres for the upper tier of a **stacked bicycle parking space** in a mechanical device;

- (Q) Despite regulation 230.10.1.20(2), a “short term” **bicycle parking space** may be located:
- (i) within 30 metres from a pedestrian entrance to the **building** on the “lot”; and
 - (ii) within publicly accessible portions of the **building** on the “lot” at ground level;

Prevailing By-laws and Prevailing Sections:

(A) [Former City of Toronto By-law 1969-0284](#)

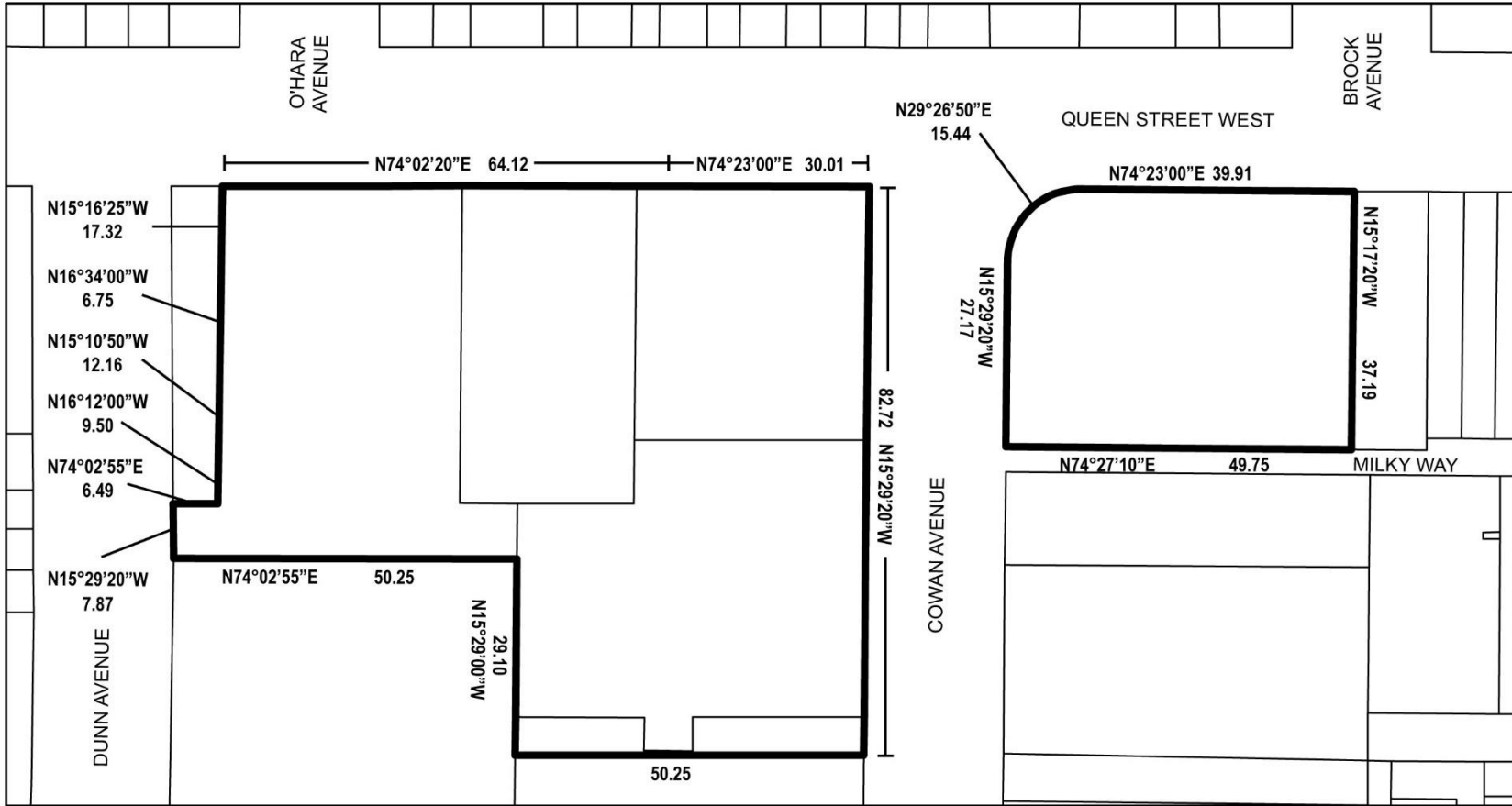
9. Despite any severance, partition or division of the lands, the provisions of this By-law shall apply as if no severance, partition or division occurred.

Enacted and passed on [Clerks to insert date].

[full name],
Speaker

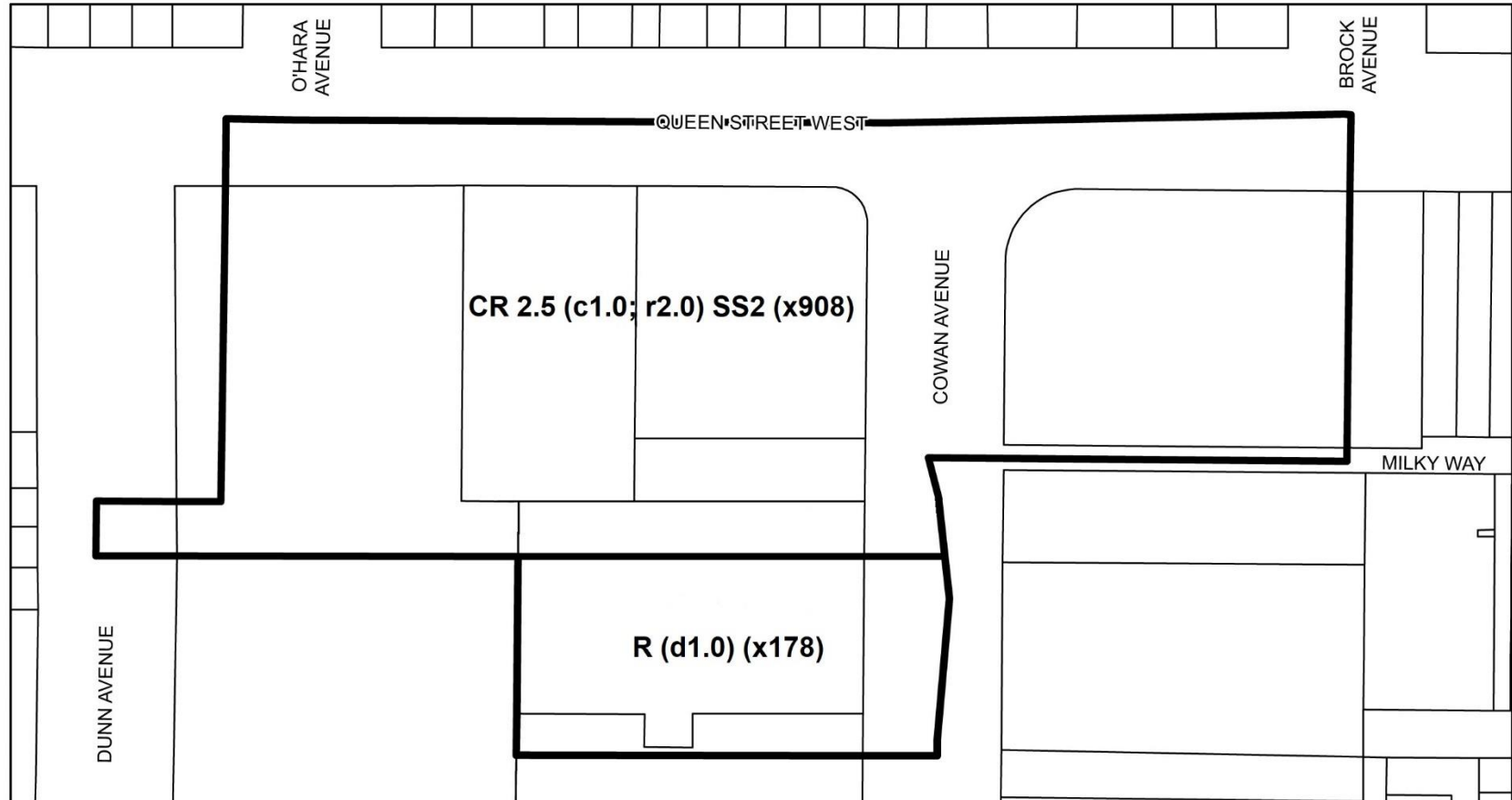
[full name],
City Clerk

(Seal of the City)



 **Toronto**
Diagram 1

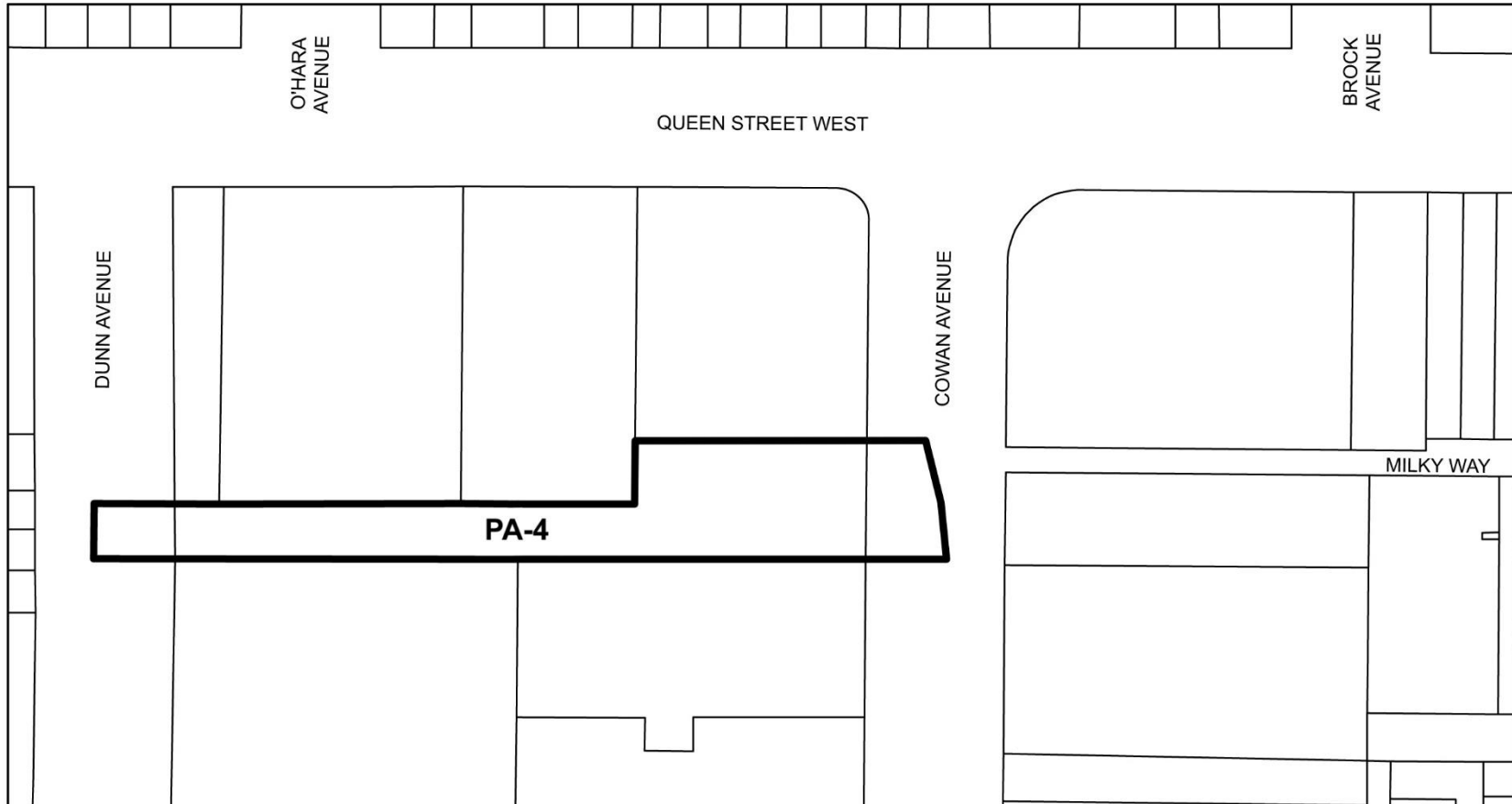
**1303-1345 Queen Street West &
212-224 Cowan Avenue**
File # 22 241856 STE 04 0Z



 **TORONTO**
Diagram 2

1303-1345 Queen Street West &
212-224 Cowan Avenue

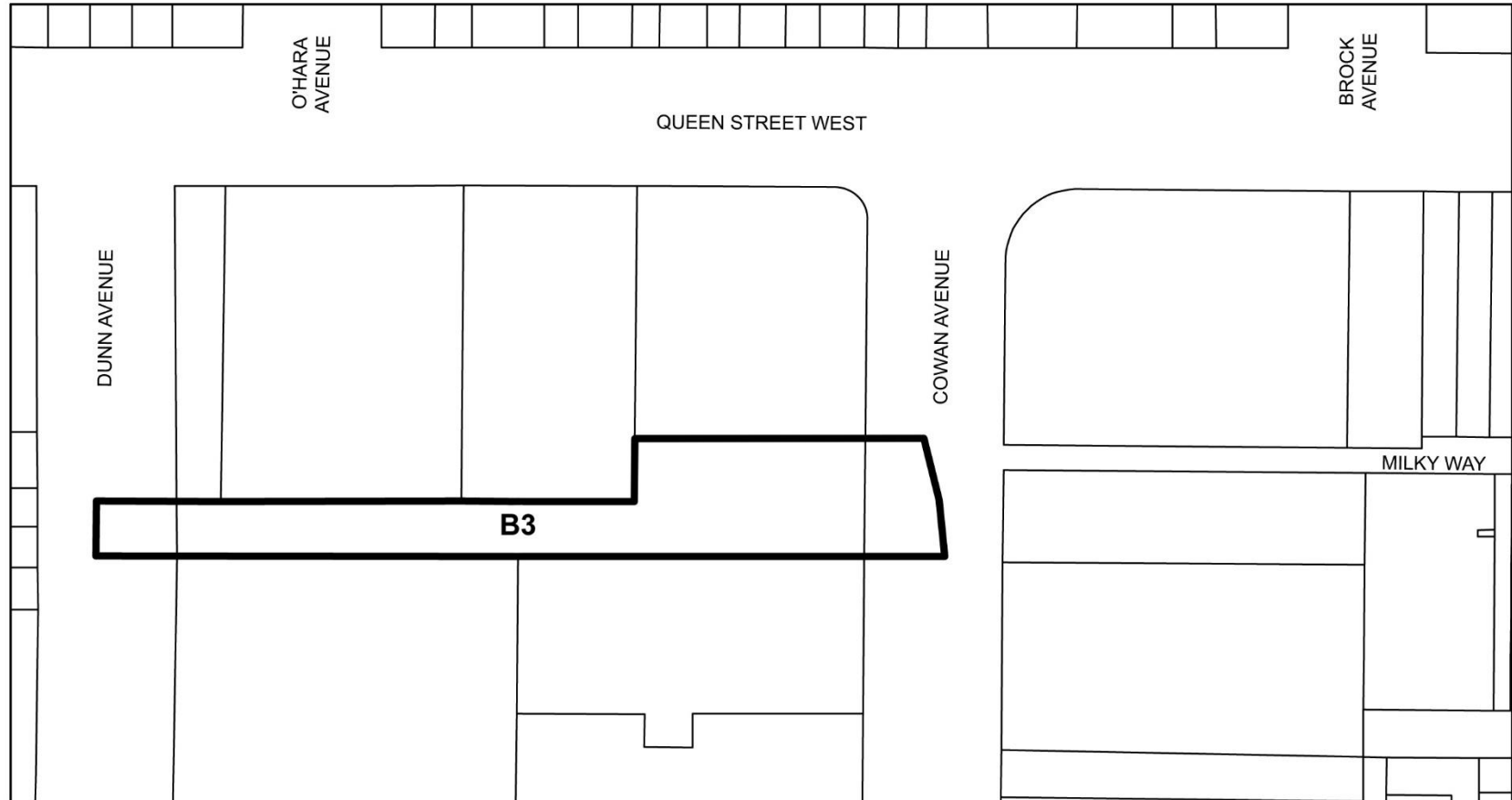
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Diagram 4

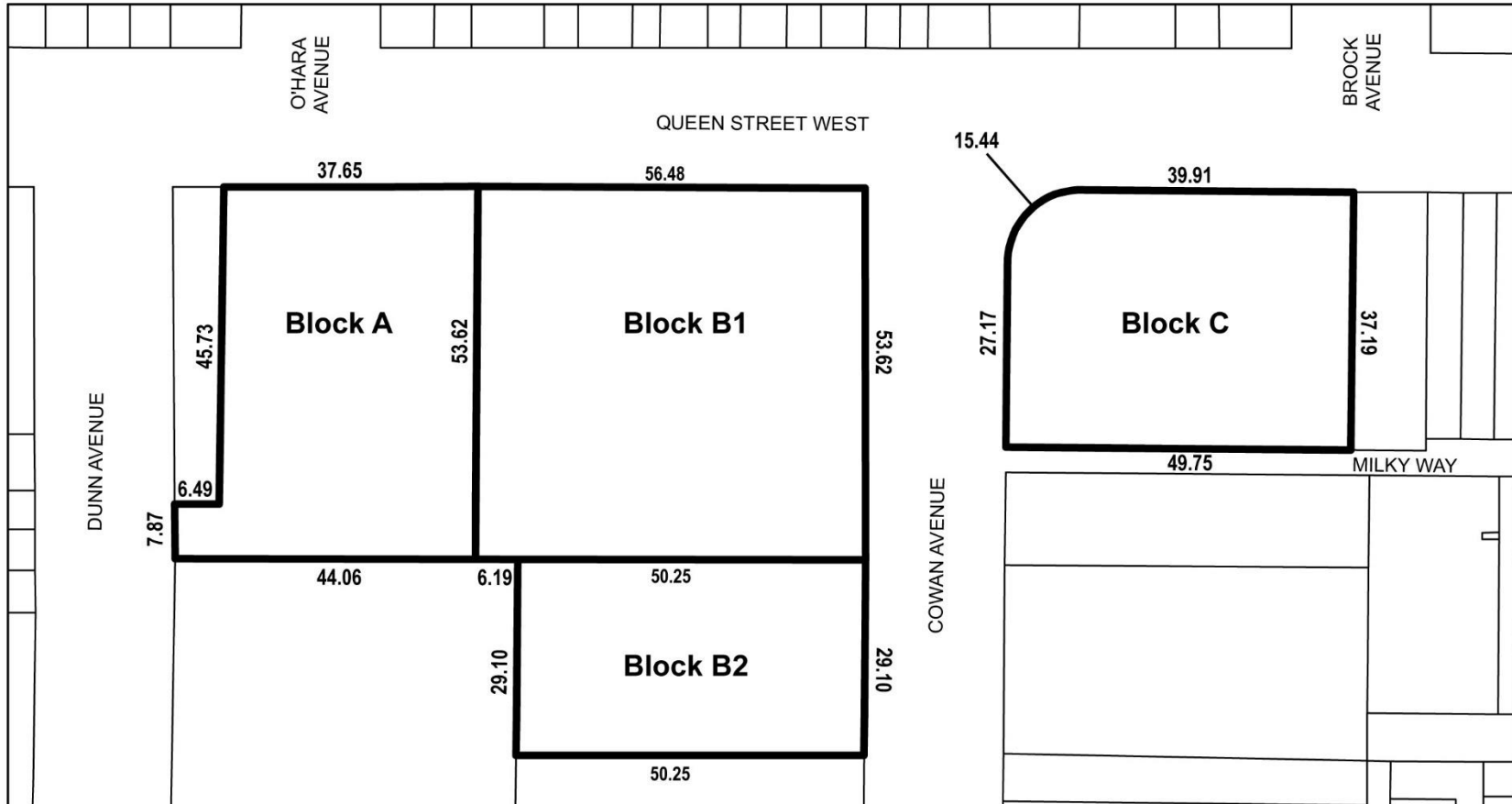
**1303-1345 Queen Street West &
212-224 Cowan Avenue**
File # 22 241856 STE 04 0Z

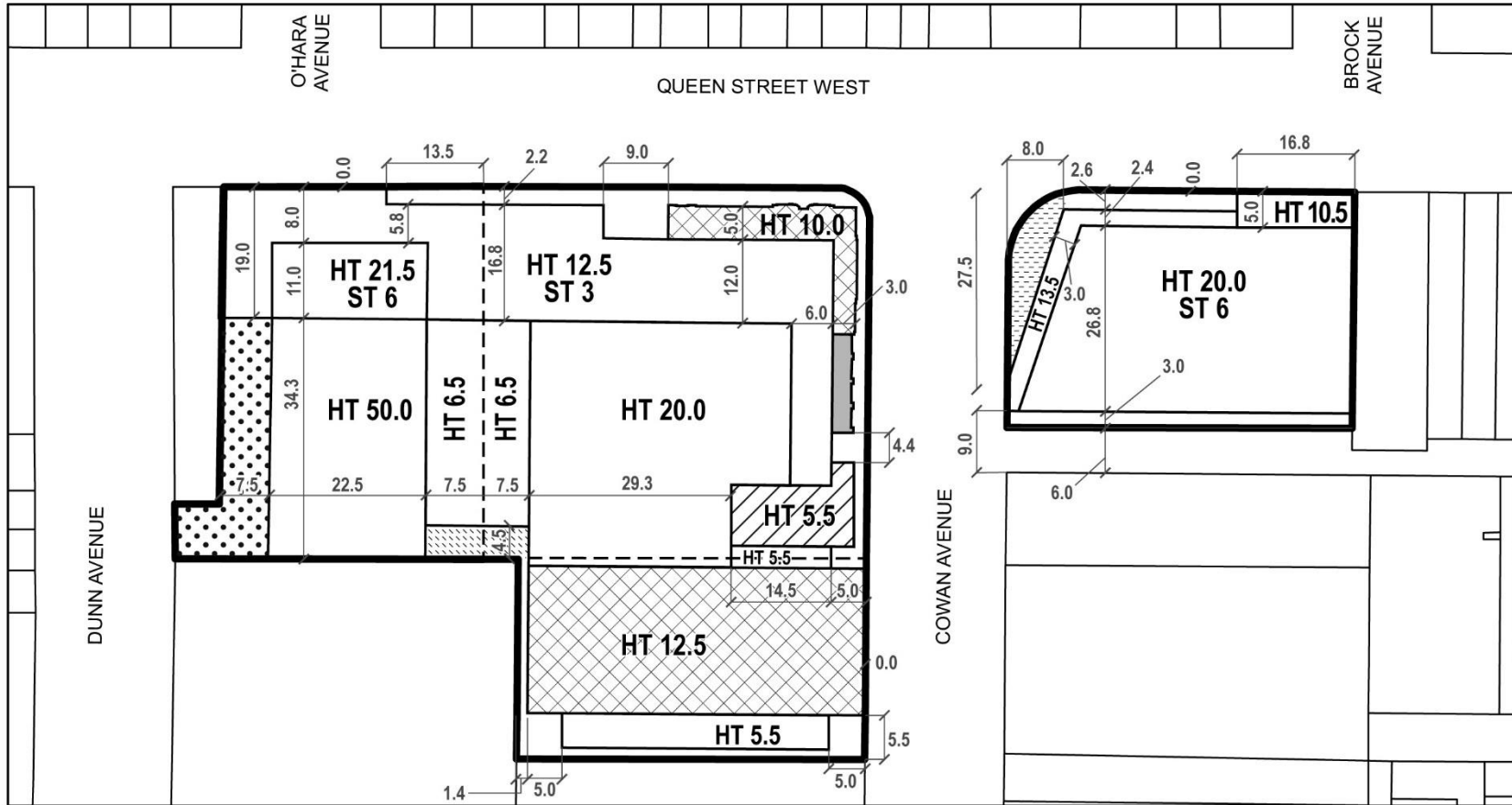


Toronto
Diagram 5

**1303-1345 Queen Street West &
212-224 Cowan Avenue**

File # 22 241856 STE 04 0Z





TORONTO
Diagram 7

**1303-1345 Queen Street West &
212-224 Cowan Avenue**
File # 22 241856 STE 04 0Z

- Existing two storey heritage building to be retained
- Existing one storey heritage building/facade to be retained
- Existing three storey heritage building to be retained
- Dunn Courtyard
- Cowan Plaza
- Site Access
- Blocks