

Authority: Toronto and East York Community Council Item [-], as adopted by City of Toronto Council on ~, 2024

CITY OF TORONTO

BY-LAW ## - 2024

To amend Zoning By-law 569-2013, as amended, with respect to the lands municipally known in the year 2023 as 1266 Queen 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 adding the lands subject to this By-law to the Zoning By-law Map in Section 990.10, and applying the following zone label to these lands: CR 2.5 (c1.0; r 2.0) SS2 (x1028) as shown on Diagram 2 attached to this By-law.
4. Zoning By-law 569-2013, as amended, is further amended by adding the lands subject to this By-law to the Policy Areas Overlay Map in Article 995.10.1 and applying the following Policy Area label to these lands: PA2, as shown on Diagram 3 attached to this By-law;
5. Zoning By-law 569 -2013, as amended, is further amended by adding the lands to the Height Overlay Map in Article 995.20.1, and applying the following height and storey label to these lands: HT 14.0 metres, as shown on Diagram 4 attached to this By-law;
6. Zoning By-law 569 -2013, as amended, is further amended by adding the lands

to the Lot Coverage Overlay Map in Article 995.30.1, and applying no value;

7. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.11.10 Exception Number 1028 so that it reads:

1028 Exception CR 1028

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 municipally known as 1266 Queen Street West, if the requirements of By-law ~~XXX – 2024~~ complied with, a **building** or **structure** may be constructed, used or enlarged in compliance with Regulations (B) to (V) below;
- (B) 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 91.87 metres and the elevation of the highest point of the **building** or **structure**;
- (C) 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 5 of By-law ~~XXX – 2024~~;
- (D) Despite regulations 40.5.40.10(3) to (8) and (C) above, the following equipment and **structures** may project beyond the permitted maximum height shown on Diagram 5 of By-law ~~XXX – 2024~~:
 - (i) equipment used for the functional operation of the **building**, including electrical, utility, mechanical and ventilation equipment, as well as enclosed stairwells, roof access, maintenance equipment storage, elevator shafts, chimneys, and vents, by a maximum of 6.5 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 6.5 metres;
 - (iii) architectural features, parapets, and elements and **structures** associated with a **green roof**, by a maximum of 4.0 metres;
 - (iv) **building** maintenance units and window washing equipment, by a maximum of 7.5 metres;
 - (v) planters, **landscaping** features, guard rails, and divider screens on

- a balcony and/or terrace, by a maximum of 3.0 metres;
 - (vi) roof assembly elements including roof pavers to a maximum of 0.5 metres;
 - (vii) trellises, pergolas, and unenclosed **structures** providing safety or wind protection to rooftop **amenity space**, by a maximum of 5.0 metres;
 - (viii) crash walls or **structures** related to railway safety mitigation, by a maximum of 20.0 metres measured from the Canadian Geodetic Datum of 91.87 metres and the elevation of the highest point of such **structures**.
- (E) Despite regulation 40.10.40.40(1), the permitted maximum **gross floor area** of all **buildings** and **structures** is 23,700 square metres, of which:
- (i) the permitted maximum **gross floor area** for residential uses is 22,200 square metres;
 - (ii) the required maximum **gross floor area** for non-residential uses is 1,500 square metres;
- (F) Despite Regulation 40.10.40.1(1), residential use portions of the **building** are permitted to be located on the same storey as non-residential use portions of the **building**.
- (G) The provision of **dwelling units** is subject to the following:
- (i) a minimum of 20 percent of the total number of **dwelling units** **must have 2** or more bedrooms;
 - (ii) a minimum of 10 percent of the total number of **dwelling units** **must have 3** or more bedrooms;
 - (iii) any **dwelling units** with 3 or more bedrooms provided to satisfy (ii) above are not included in the provision required by (i) above;
- (H) Despite regulation 40.10.40.50(1) and (2), **amenity space** must be provided at the following rate:
- (i) at least 2.0 square metres for each **dwelling unit** as indoor **amenity space**;
 - (ii) at least 2.0 square metres of outdoor **amenity space** for each **dwelling unit** of which 40.0 square metres must be in a location adjoining or directly accessible to the indoor **amenity space**; and

- (iii) no more than 25 percent of the outdoor component may be a **green roof**;
- (I) Despite regulation 40.10.40.70(2), the required minimum **building setbacks** are as shown in metres on Diagram 5 of By-law **XXX – 2024**;
- (J) Despite Clause 40.10.40.60 and (H) above, the following elements may encroach into the required minimum **building setbacks** as follows:
 - (i) Balconies on the **main wall** that faces the **front lot line** abutting Queen Street West, by a maximum of 1.5 metres;
 - (ii) balconies on the **main wall** that faces the **rear lot line** above a height of 22.0 metres, by a maximum of 1.5 metres;
 - (iii) balconies on the **main wall** that faces the side lot lines above a height of 22.0 metres, by a maximum of 0.6 metres;
 - (iv) canopies and awnings, by a maximum of 4.0 metres;
 - (v) exterior stairs, access ramps and elevating devices, by a maximum of 4.0 metres;
 - (vi) cladding added to the exterior surface of the **main wall** of a **building**, by a maximum of 0.6 metres;
 - (vii) architectural features, such as a pilaster, decorative column, cornice, sill, belt course, or chimney breast, by a maximum of 0.8 metres;
 - (viii) window projections, including bay windows and box windows, by a maximum of 0.6 metres;
 - (ix) eaves, by a maximum of 0.8 metres;
 - (x) a dormer, by a maximum of 1.0 metres; and
 - (xi) air conditioners, satellite dishes, antennae, vents, and pipes, by a maximum of 1.0 metre;
- (K) Despite regulation 200.5.10.1(1) and Table 200.5.10.1, **parking spaces** must be provided in accordance with the following:
 - (i) Resident requirement for a dwelling unit in an **apartment building** or **mixed use building**

- (a) a minimum of 0 **parking spaces** for each dwelling;
 - (b) a maximum of 0.7 **parking spaces** for each bachelor dwelling unit;
 - (c) a maximum of 0.8 **parking spaces** for each one-bedroom dwelling unit;
 - (d) a maximum of 0.9 **parking spaces** for each two-bedroom dwelling unit; and
 - (e) a maximum of 1.1 **parking spaces** for each three-bedroom dwelling unit;
 - (ii) a minimum of 7 visitor **parking spaces**;
 - (iii) no parking spaces are required for non-residential uses; and
 - (iv) despite (i) above, a minimum of 1 “car share” **parking space**.
- (L) Despite regulation 200.15.1(1), an accessible **parking space** must have the following minimum dimensions:
- (i) length of 5.6 metres;
 - (ii) width of 3.4 metres; and
 - (iii) vertical clearance of 2.1 metres;
- (M) Despite regulation 200.15.10.5 and 200.15.10.10 and (K) above, a minimum of 4 parking spaces are required to be accessible **parking spaces**;
- (N) Despite regulation 200.5.1.10(12)(C), if an **apartment building, mixed use building** or a **building** with non-residential uses, has an area for parking 2 or more **vehicles**, the **vehicle** entrance or exit to the **building** may be 0 metres from the **lot line** abutting a **street**.
- (O) Despite Clauses 40.10.90.1 and 220.5.10.1, one Type “G” **loading space** must be provided and maintained on the lot;
- (P) Despite regulation 230.5.1.10(4)(A), the required minimum width of a **bicycle parking space** is:
- (i) length of 1.2 metres;

- (ii) width of 0.6 metres; and
 - (iii) vertical clearance of 1.2 metres;
- (Q) Despite regulation 230.5.1.10(4)(A)(ii), the required minimum dimensions of a **stacked bicycle parking space** are;
 - (i) length of 1.8 metres;
 - (ii) width of 0.46 metres; and
 - (iii) vertical clearance of 1.2 metres;
- (R) Despite Regulation 230.5.1.10(10), “short-term” **bicycle parking spaces** may also be located in a **stacked bicycle parking space**;
- (S) Despite Regulation 230.40.1.20(2), with regards to the location of “short-term” **bicycle parking spaces**, does not apply.
- (T) Despite Regulation 230.5.1.10(10), stacked bicycle parking spaces are subject to the following:
 - (i) a "long-term" **bicycle parking space** may be located in a **stacked bicycle parking space**; and
 - (ii) a "short-term" **bicycle parking space** may be located in a **stacked bicycle parking space**;
- (U) Despite regulations 230.5.10.1(1) and (5), and Table 230.5.10.1(1), **bicycle parking spaces** must be provided in accordance with the following minimum rates:
 - (i) 0.9 "long-term" **bicycle parking spaces** for each **dwelling unit**;
 - (ii) 0.2 "short-term **bicycle parking spaces** for each **dwelling unit**;
 - (iii) 0 “short-term’ **bicycle parking spaces** for non-residential uses;
- (V) For the purpose of this exception, each word or expression that is in bold font will have the same meaning as such word or expression as defined in Chapter 800 of Zoning By-law 569-2013, as amended, except for the following:
 - (i) "car-share" means the practice whereby a number of people share the use of one or more motor **vehicles** and such "car-share" motor **vehicles** are made available to at least the occupants of the **building** for short-term rental, including hourly rental; and

- (ii) "car-share parking space" means a **parking space** exclusively reserved and signed for a **vehicle** used only for "car-share" purposes;

Prevailing By-laws and Prevailing Sections: None.

8. 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.
9. Temporary Use(s):
- (A) None of the provisions of By-law 569-2013, as amended, or this By-law apply to prevent the erection and use of a temporary sales office, which is a temporary **building, structure**, facility, or trailer on the lands used exclusively for the purpose of marketing or sale **of dwelling units** or non-residential gross floor area, on the lands to which this By-law applies for a period of 3 years from the date this By-law comes into full force and effect, after which this temporary use permission expires.

Enacted and passed on **[month day, 2024]**.

Frances Nunziata
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)

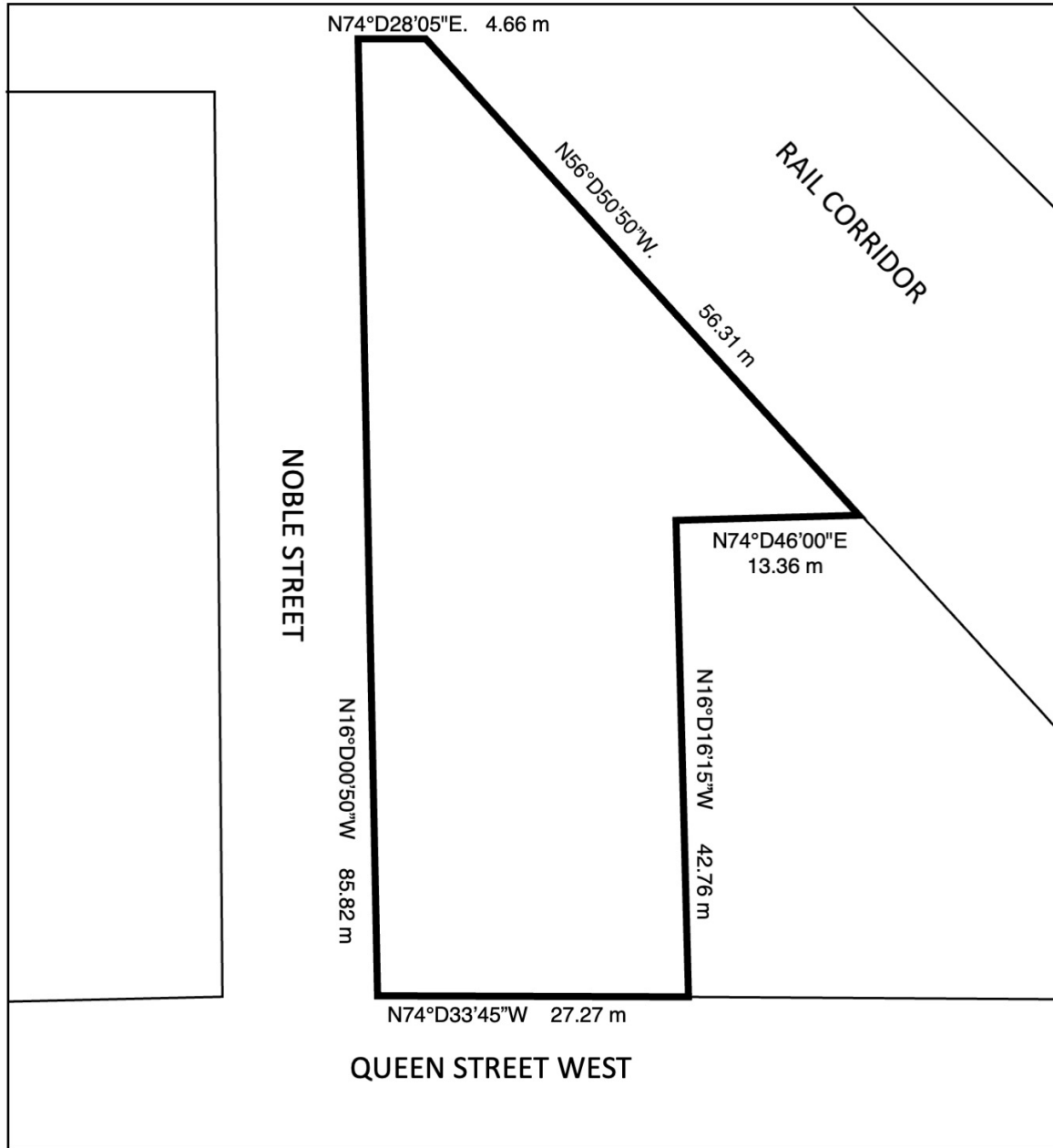
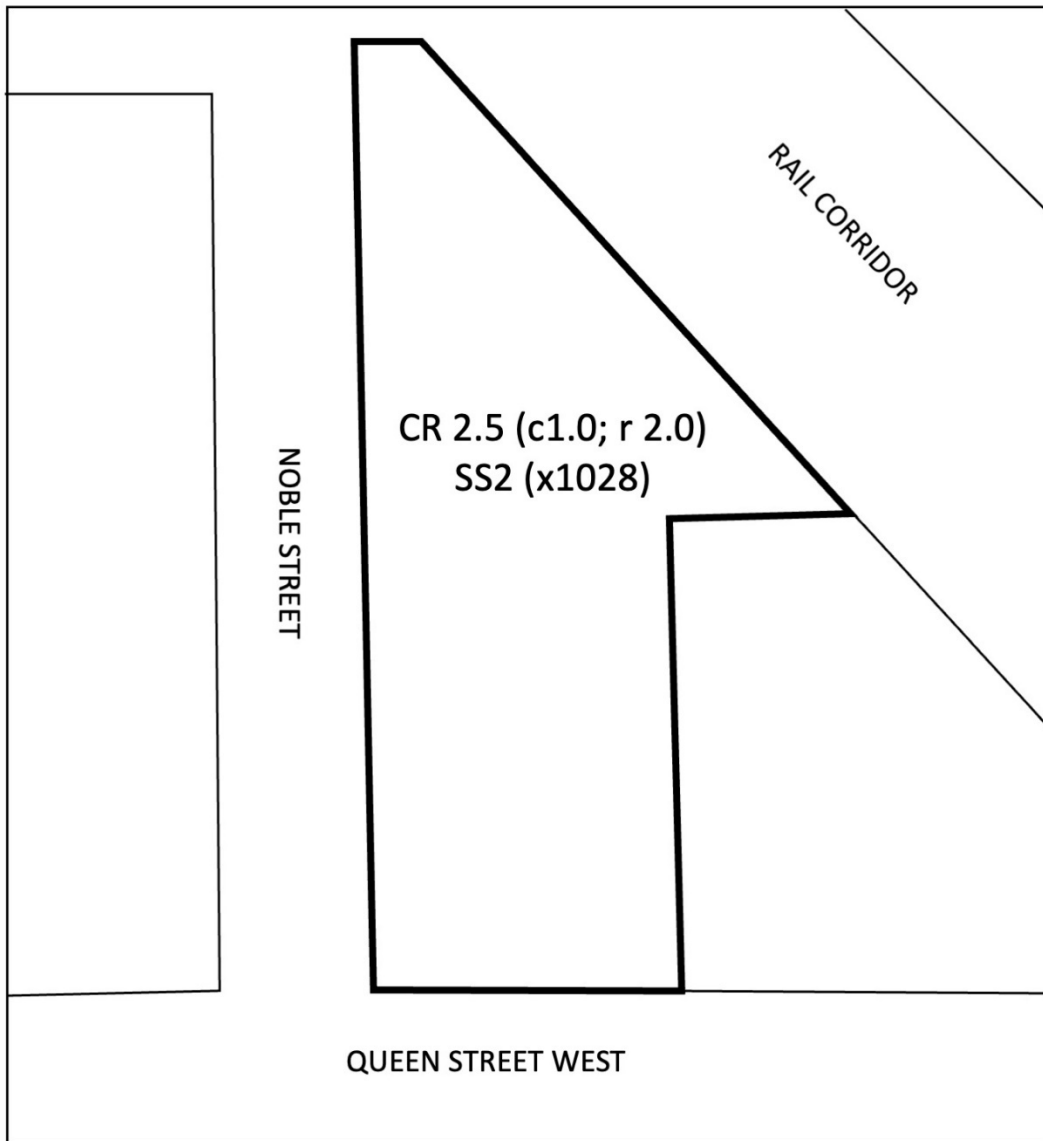


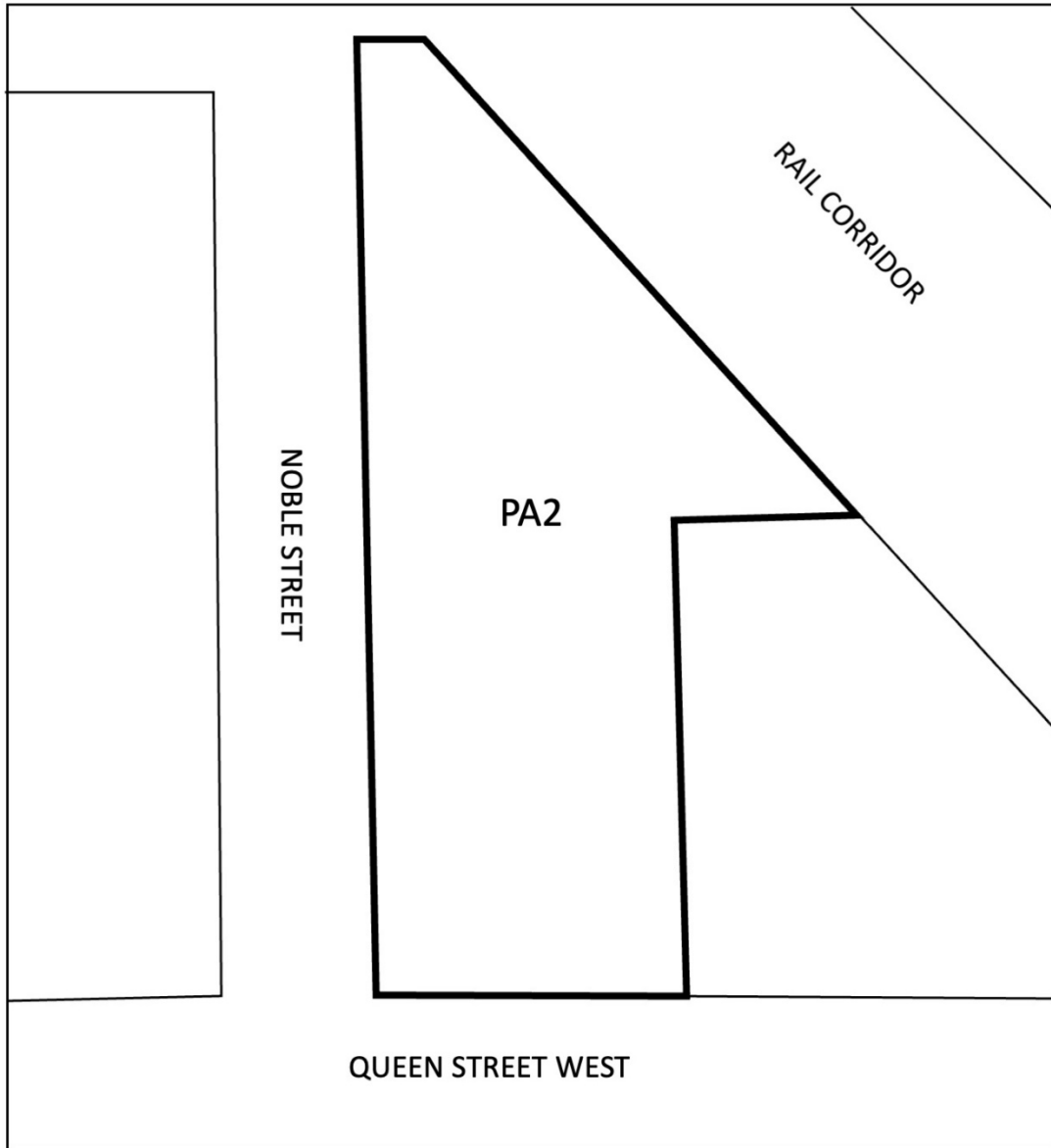
Diagram 1

1266 Queen Street West

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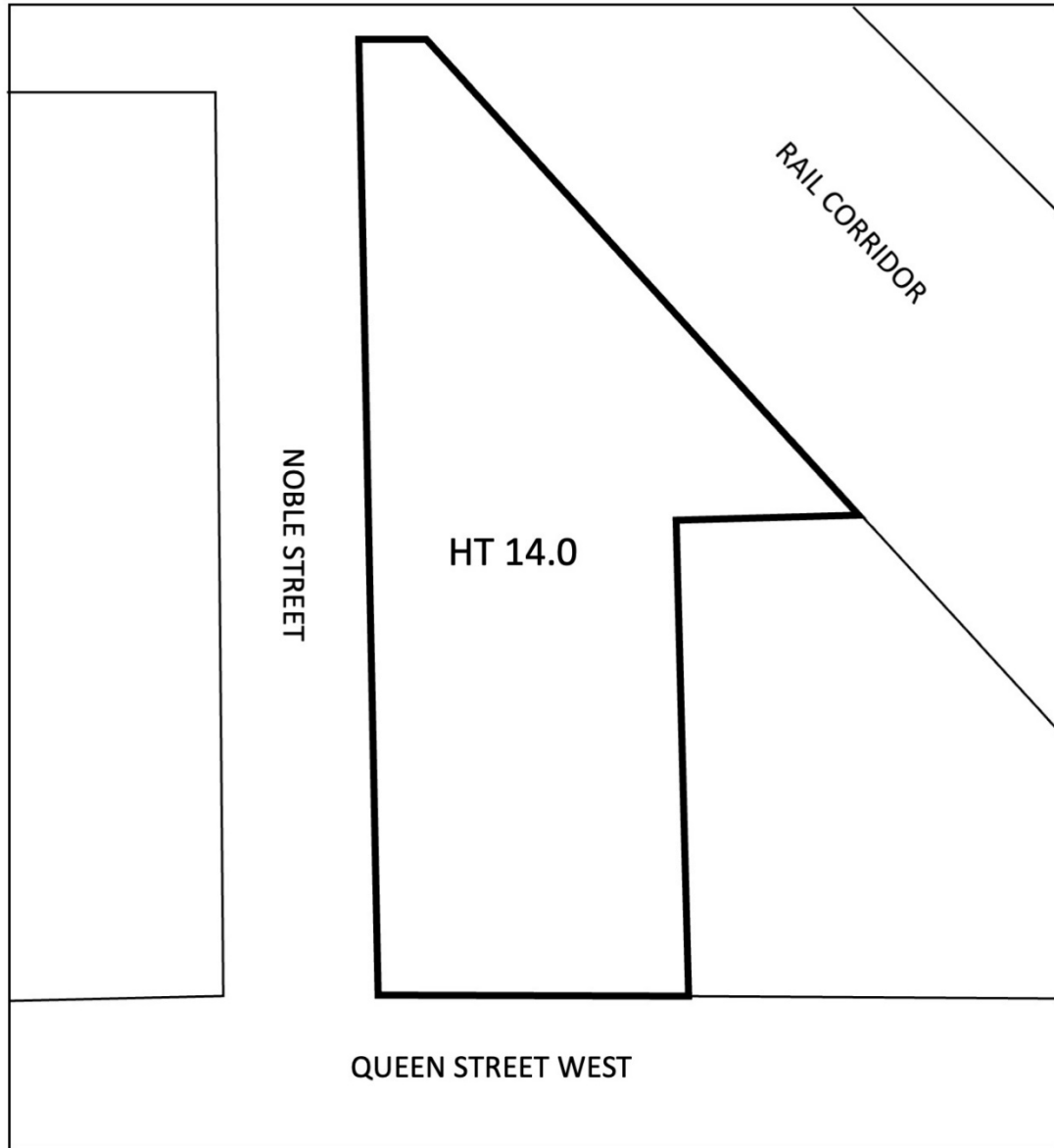






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