

Attachment 6

Authority: **Toronto and East York Community Council** 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 2023 as 2026-2040 Queen Street East.

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

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 of **CR (c1.0; r2.0) SS2 (xXXXX)** 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 Section 995.10 and applying no value.
5. Zoning By-law 569 -2013, as amended, is further amended by adding the lands subject to this By-law to the Height Overlay Map in Section 995.20, and applying a height and storey label of HT **12.0**, as shown on Diagram **3** attached to this By-law.
6. Zoning By-law 569 -2013, as amended, is further amended by adding the lands subject to this By-law to the Lot Coverage Overlay Map in Section 995.30, and applying no value.
7. Zoning By-law 569-2013, as amended, is further amended is further amended by

adding the lands subject to this By-law to the Rooming House Overlay Map in Section 995.40, and applying no value.

8. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.[-].[-] Exception Number [-] so that it reads:

(XXXX) Exception CR (XXXX)

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 2026-2040 Queen Street East, 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) 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 84.0 metres and the elevation of the highest point of the **building** or **structure**;
- (C) Despite regulation 40.10.40.10(1)(2) or (3), the permitted maximum height of a **building** or **structure** is the number in metres following the letters "HT" as shown on Diagram 4 of By-law [Clerks to insert By-law number];
- (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 4 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, as well as 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, including a mechanical penthouse, by a maximum of 5.0 metres;
 - (iii) architectural features, parapets, and elements and **structures** associated with a **green roof**, by a maximum of 3.0 metres;
 - (iv) **building** maintenance units and window washing equipment, by a

- maximum of 2.5 metres;
- (v) planters, **landscaping** features, guard rails, and divider screens on a balcony and/or terrace, by a maximum of 2.0 metres;
 - (vi) trellises, pergolas, and unenclosed **structures** providing safety or wind protection to rooftop **amenity space**, by a maximum of 3.0 metres;
- (E) Despite regulation 40.10.40.40(1), the permitted maximum **gross floor area** of all **buildings** and **structures** is 5,750 square metres, of which:
- (i) the permitted maximum **gross floor area** for residential uses is 4,600 square metres;
 - (ii) the permitted maximum **gross floor area** for non-residential uses is 1,150 square metres;
 - (iii) the required minimum **gross floor area** for non-residential uses is 1,100 square metres;
- (F) 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 2.25 square metres of outdoor **amenity space** for each **dwelling unit** of which 135 square metres must be in a location adjoining or directly accessible to the indoor **amenity space**;
- (G) Despite regulation 40.10.40.70(1)(2) or (3), the required minimum **building setbacks** are as shown in metres on Diagram 4 of By-law [Clerks to insert By-law number];
- (H) Despite Clause 40.10.40.60 and (G) 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 2.0 metres;
 - (ii) canopies and awnings, by a maximum of 2.0 metres;
 - (iii) exterior stairs, access ramps and elevating devices, by a maximum of 2.0 metres;

- (iv) cladding added to the exterior surface of the **main wall** of a **building**, by a maximum of 1.0 metres;
 - (v) architectural features, such as a pilaster, decorative column, cornice, sill, belt course, or chimney breast, by a maximum of 1.5 metres;
 - (vi) window projections, including bay windows and box windows, by a maximum of 1.5 metres;
 - (vii) air conditioners, satellite dishes, antennae, vents, and pipes, by a maximum of 1.5 metres; and
- (I) Despite regulations 40.10.50.10(1) and (3), with respect to **soft landscaping**, do not apply;
- a. Despite regulation 40.10.50.10(2), with respect to fencing, does not apply;
- (J) 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 0 residential occupant **parking spaces** for each **dwelling unit**, but not exceeding the permitted maximum in Table 200.5.10.1 for **dwelling units** in a **mixed use building** in **Parking Zone B**;
 - ii. a minimum of three (3) residential visitor **parking spaces** are required;
 - iii. a minimum of 0 **parking spaces** for every 100 square metres of **gross floor area** devoted to non-residential uses, but not exceeding the permitted maximum in Table 200.5.10.1 for **Tier 4 uses** in **Parking Zone B**; and
- b. Despite regulation 200.15.10, three (2) **parking spaces** on the lot are required to be accessible **parking spaces**, of which one (1) must be for residential visitors;
- (K) 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;
 - iii. vertical clearance of 2.1 metres; and

- iv. be adjacent to a 1.5 metre wide accessible barrier free aisle or path;
- (L) Despite regulation 200.15.1(4), an accessible **parking spaces** must be the **parking spaces** within 20.0 metres of a barrier free passenger elevator that provides access to the first storey of the building or the shortest route from the required entrance to an elevator;
- (M) Despite regulation 220.5.10, a minimum of one (1) Type "B" **loading space** and one (1) Type "C" **loading space** must be provided and maintained on the **lot**;
- (N) Despite regulation 230.5.1.10(4)(A), the required minimum width of a **bicycle parking space** is:
 - i. length of 1.8 metres;
 - ii. width of 0.3 metres; and
 - iii. vertical clearance of 1.0 metres;
- (O) 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 0.3 metres; and
 - iii. vertical clearance of 1.0 metres;
- (P) Despite regulation 230.5.1.10(10), "short-term" **bicycle parking spaces** may also be located in a **stacked bicycle parking space**;
- (Q) Despite regulation 230.40.1.20(2), a "short-term" **bicycle parking space** may be no more than 106 metres from a pedestrian entrance to a **building** on the **lot**;

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

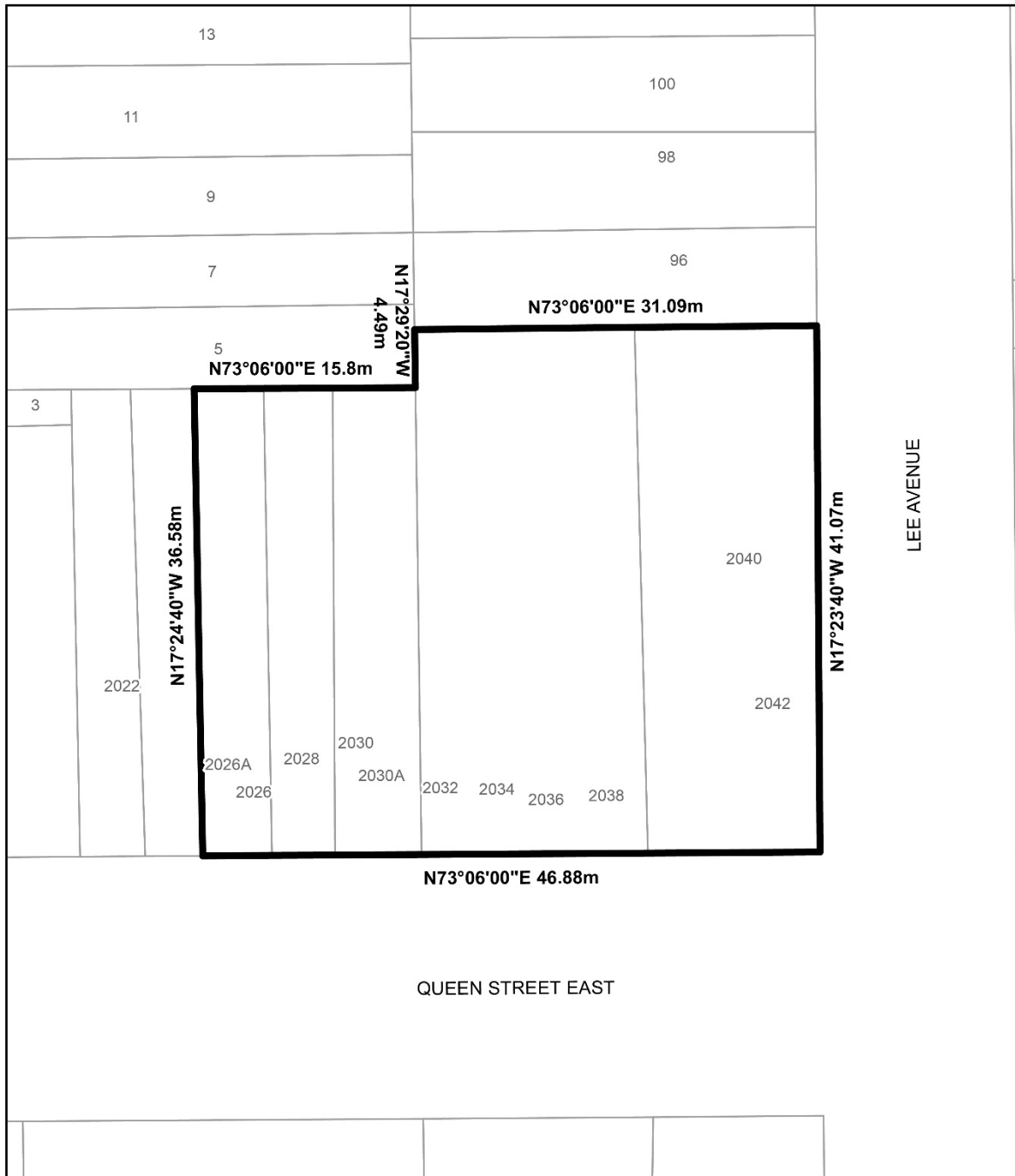
9. Despite any severance, partition or division of the lands, the provisions of this By-law shall apply as if no severance, partition or division occurred.

Enacted and passed on [Clerks to insert date].

[full name],
Speaker

[full name],
City Clerk

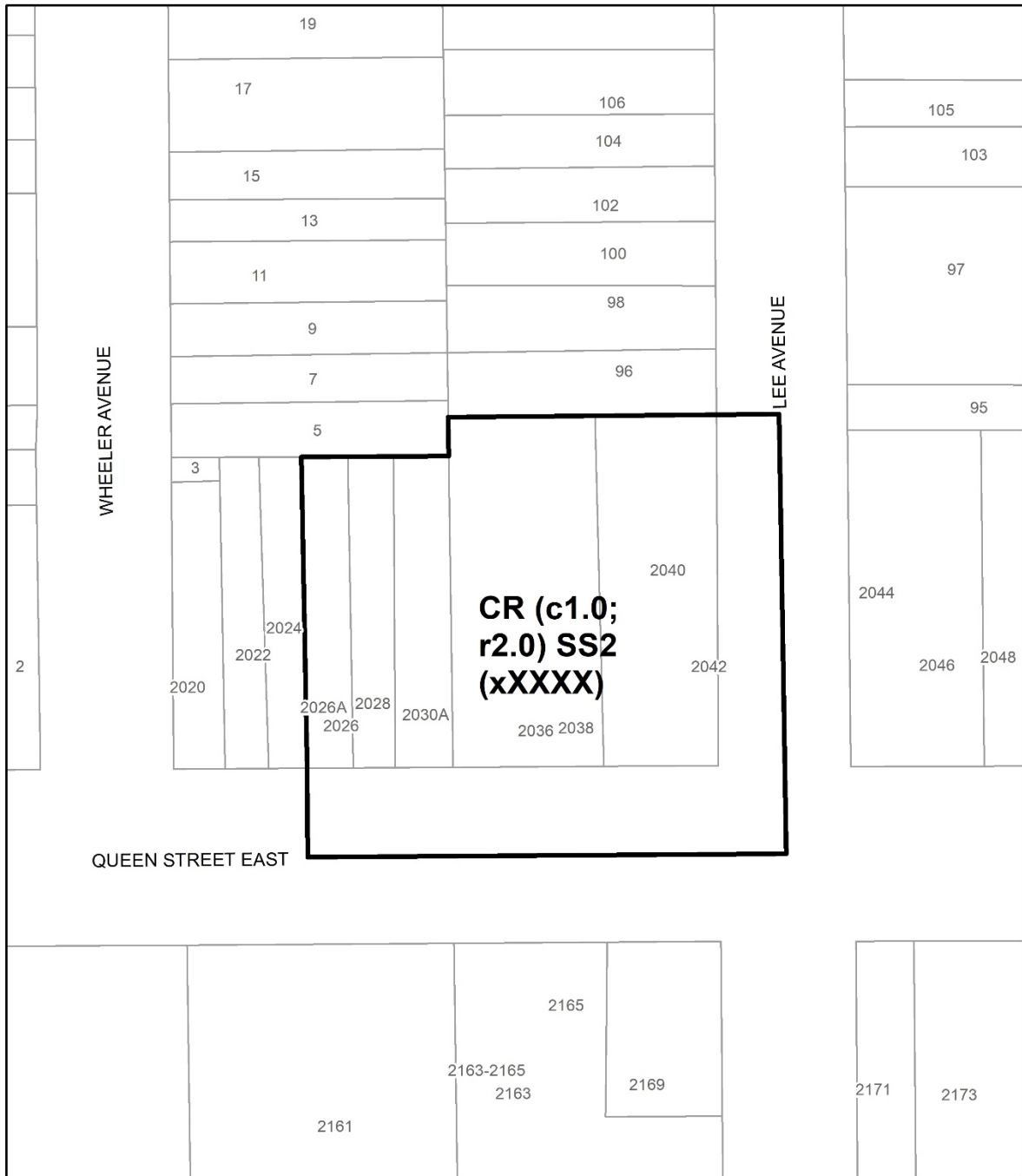
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Toronto
Diagram 1

2026 - 2040 Queen Street East

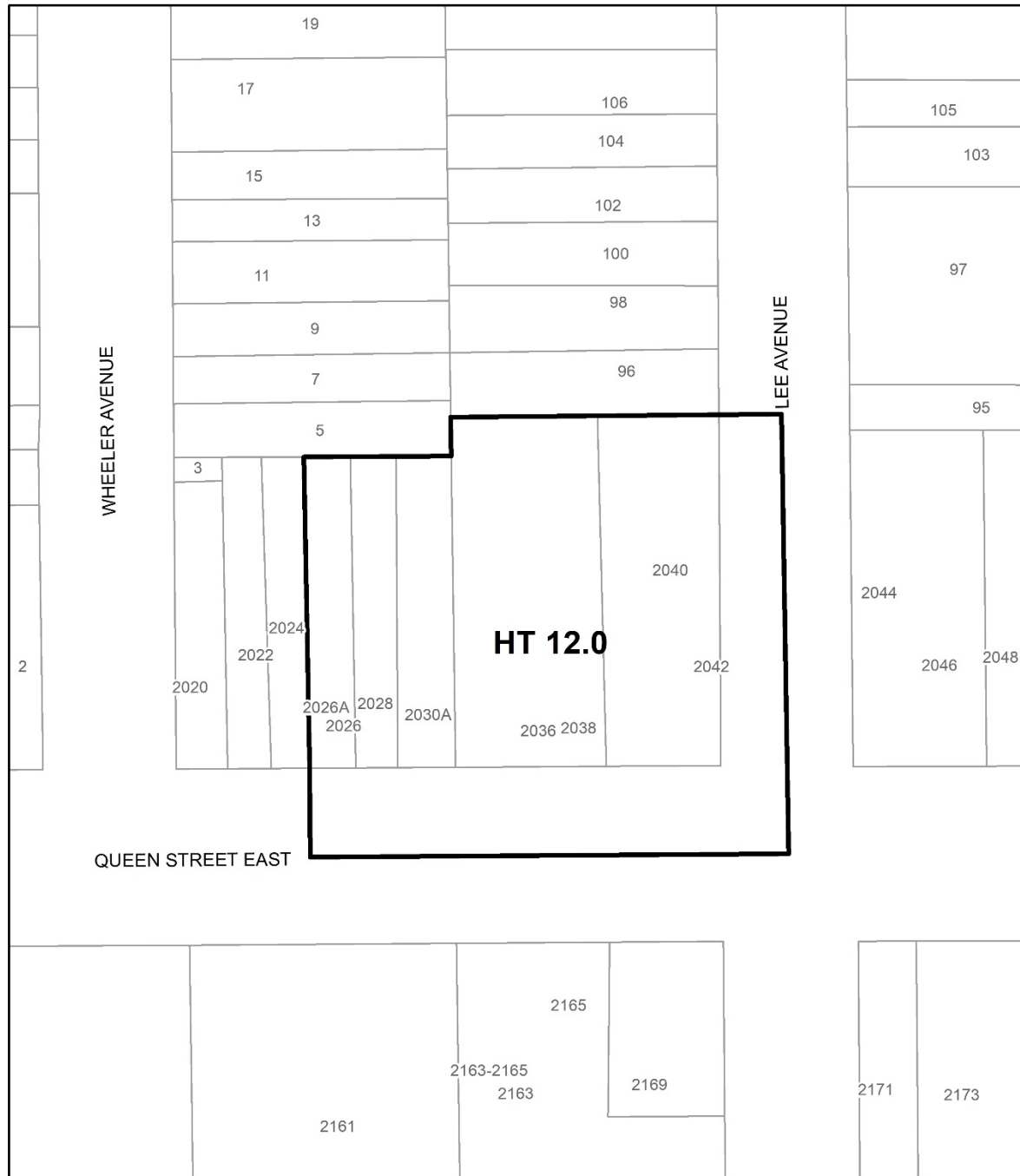
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Toronto
Diagram 2

2026 - 2040 Queen Street East

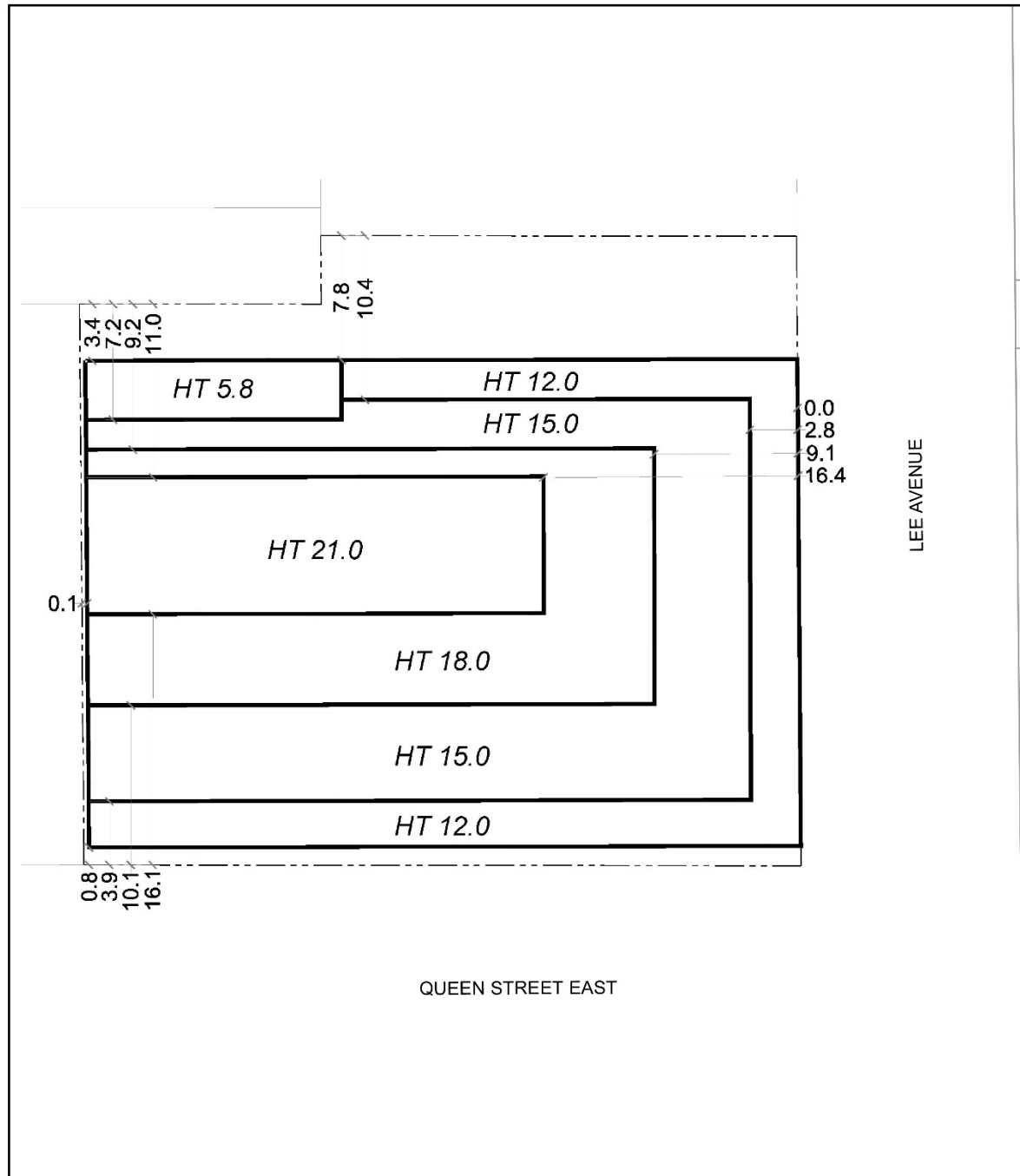
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Diagram 3

2026 - 2040 Queen Street East

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Toronto
Diagram 4

2026 - 2040 Queen Street East

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