

## Attachment 6: Draft Zoning By-law Amendment

Authority: Toronto and East York Community Council Item ##, as adopted by City of Toronto Council on [month-day-year]

### CITY OF TORONTO

#### BY-LAW No. #####-2026

**To amend Zoning By-law No. 569-2013, as amended, with respect to lands municipally known in the year 2025 as 1497, 1501 Queen Street West and 89, 91 Beaty 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*;

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 No. 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 the zone label of CR 2.5 (c1.0; r2.0) SS2 (x2609) to CR 2.5 (c1.0; r2.0) SS4 (x1265) as shown on Diagram 2 attached to this By-law.
4. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.11.10 Exception Number 1265 so that it reads:

(1265) Exception CR 1265

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 1497, 1501 Queen Street West and 89, 91 Beaty Avenue, if the requirements of By-law #####-2026 are complied with, then a **building** or **structure** may be constructed in compliance with (B) to (W) below;

- (B) For the purposes of interpreting regulations 5.10.30.20 and 40.10.40.70(6), the **lot line** abutting Queen Street West is the **front lot line**;
- (C) 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 of 97.53 metres and the elevation of the highest point of the **building** or **structure** as indicated on Diagram 3 of this By-law;
- (D) Despite regulation 40.10.40.10(8), the permitted maximum height of a **building** or **structure** is the number in metres following the letters “HT” as shown on Diagram 3 attached to By-law #####-2026;
- (E) Despite regulations 40.5.40.10(4), (7), (8) and regulation (D) above, the following equipment and **structures** may project beyond the permitted maximum height as shown on Diagram 3 attached to By-law #####-2026;
- (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 6.0 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 6.0 metres; and
  - (iii) architectural features, parapets, greenhouses, access stairwells, and elements and **structures** associated with a rooftop **amenity space**, may project an additional 2.5 metres above the elements permitted to project beyond the permitted maximum height in (i) and (ii) above;
- (F) Despite regulation 40.5.40.10(6), unenclosed **structures** for that **building** providing safety or wind protection to rooftop **amenity space** may exceed:
- (i) by a maximum of 2.5 metres, if the **structures** are no closer than 0.4 metres from the exterior face of any **main wall**; and
  - (ii) by a maximum of 3.0 metres, if the **structures** are no closer than 2.0 metres from the exterior face of any **main wall**;
- (G) In addition to the areas identified in clause 40.5.40.40 (3) and (5) the **gross floor area** of the **building** is reduced by the area in the **building** used for:
- (i) maintenance workshop, office, laundry, and storage areas in the **basement**;
  - (ii) garbage loading rooms; and
  - (iii) rooftop greenhouse;

- (H) Regulation 40.10.40.1(1) regarding the location of residential uses including residential **dwelling units**, may be located at the ground floor level;
- (I) Despite regulation 40.10.40.1(6)(A), pedestrian access to the **lot** may be within 12.0 metres of a **lot** in the Residential Zone;
- (J) Despite regulation 40.10.40.10(5), the required minimum height of the first **storey** may be less than 4.5 metres measured between the average elevation of the ground along the **front lot line** and the floor of the second **storey**;
- (K) Despite regulation 40.10.40.40(1), the permitted maximum **gross floor area** of all **buildings** and **structures** is 8,500 square metres, of which:
  - (i) The permitted maximum **gross floor area** for residential uses is 6,500 square metres; and
  - (ii) The permitted minimum **gross floor area** for non-residential uses is 2,000 square metres;
- (L) Despite regulation 40.10.40.50(1), **amenity space** must be provided at the following:
  - (i) at least 2.0 square metres of indoor **amenity space**; and
  - (ii) at least 1.1 square metres of outdoor **amenity space**;
- (M) Regulation 40.10.40.40(2) regarding the **gross floor area** of a **heritage site** does not apply to the **building** on Diagram 3 of of By-law #####-2026;
- (N) Despite regulation 40.10.40.70(4), 40.10.40.70(6), 40.10.40.70(7) and 40.10.40.80(2), the minimum required **building** setbacks and **main wall** separation distances measured in metres are as shown on Diagram 3 of By-law #####-2026;
- (O) Regulation 40.10.80.20(2) regarding the location of outdoor surface parking on a **corner lot** does not apply to a **parking space** located on the **lot**;
- (P) Despite regulation 220.5.10.1(1), one Type “G” **loading space** must be provided on the **lot**;
- (Q) Regulation 200.5.1.10(14) regarding electric vehicle infrastructure does not apply;
- (R) Regulation 200.15.1.(5) regarding electric vehicle infrastructure does not apply to an accessible **parking space**;

- (S) Despite regulation 200.15.10.5(1), **parking spaces** must be provided in accordance with the following:
- (i) No (0) **parking spaces** are required for residential occupants;
  - (ii) a minimum of 5 visitor **parking spaces** must be provided on the **lot**; and
  - (iii) a minimum of one (1) of the **parking spaces** required by (ii) above must be an accessible **parking space**;
- (T) Regulation 230.5.10.1(1), with respect to required non-residential **bicycle parking space** rates shall not apply;
- (U) Despite regulation 230.5.1.10(13), no (0) **oversized bicycle parking spaces** are required;
- (V) Despite regulation 230.5.1.10(14), an area used for **bicycle parking** may be accessed via an unobstructed aisle with a minimum width of 1.5 metres;
- (W) The provision of **dwelling units** is subject to the following:
- (i) a minimum of 30 percent of the total number of **dwelling units** shall be studio units;
  - (ii) a minimum of 70 percent of the total number of **dwelling unit** shall have one bedroom; and
  - (iii) in the case of a fraction, a number may be rounded to the nearest whole number;

Prevailing By-laws and Prevailing Sections: None Apply

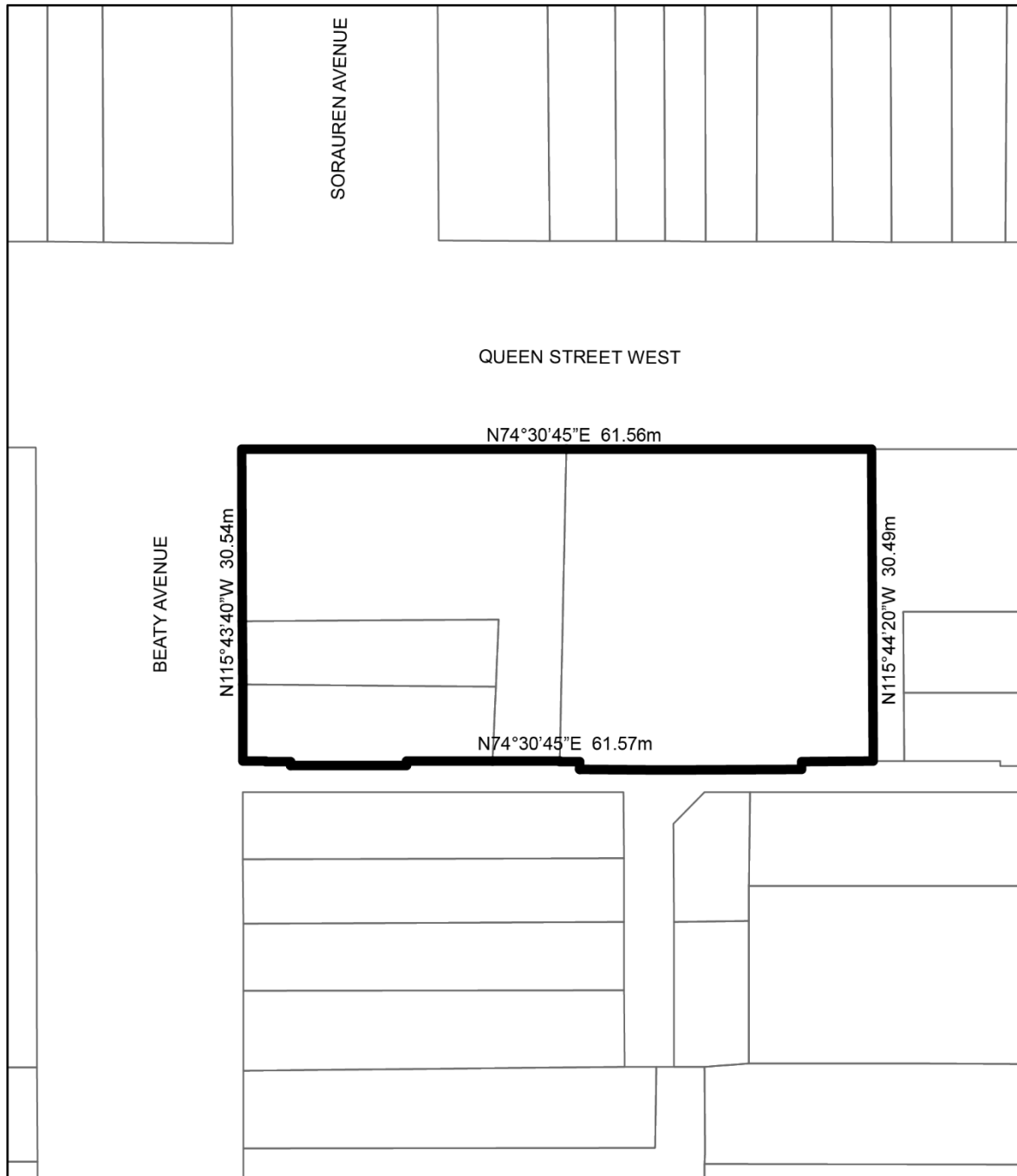
5. Notwithstanding any further severance, partition or division of the lands, the provisions of this By-law shall continue to apply as if no severance, partition or division occurred.

Enacted and passed on [month day, year].

Francis Nunziata,  
Speaker

John D. Elvidge,  
City Clerk

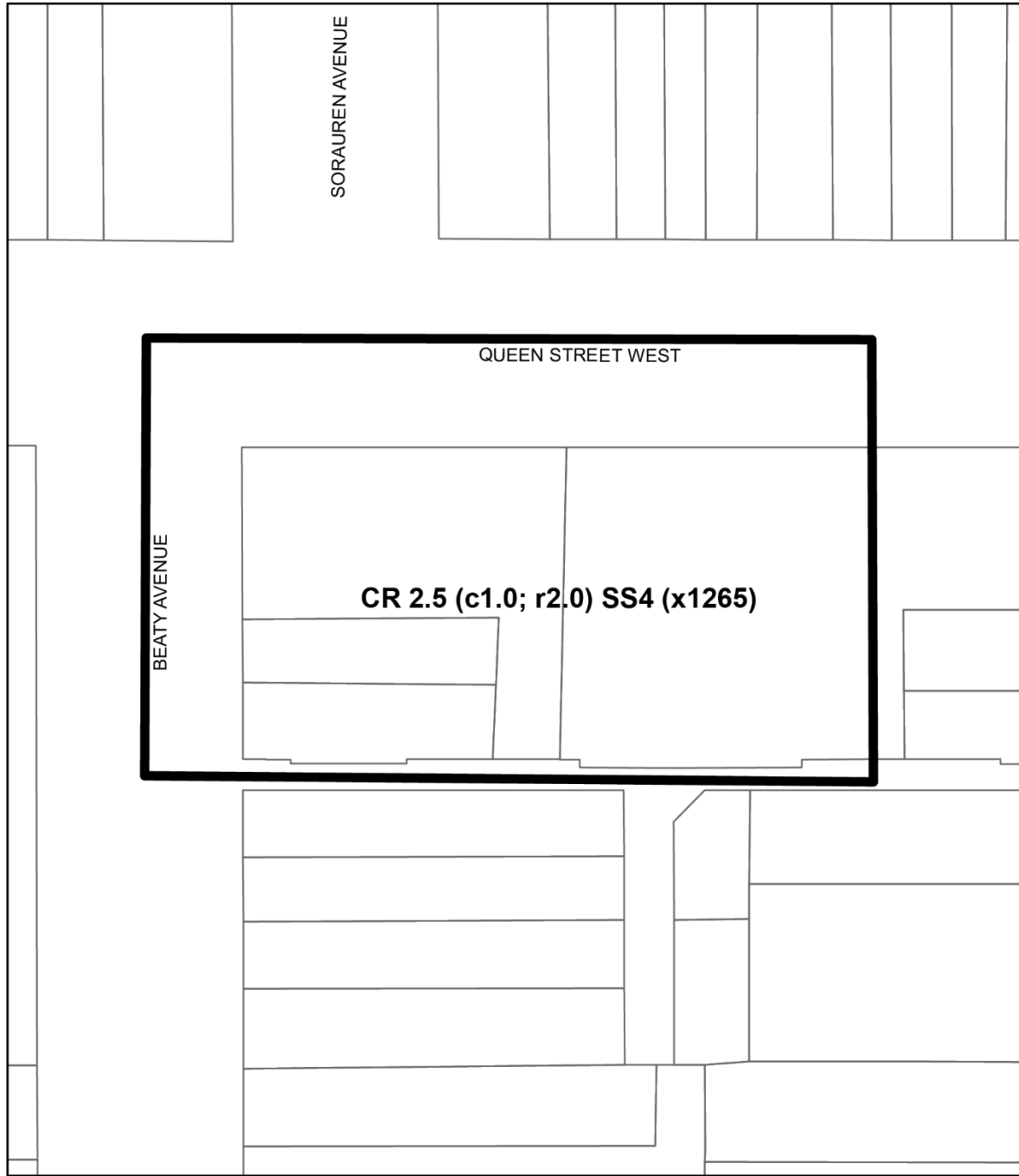
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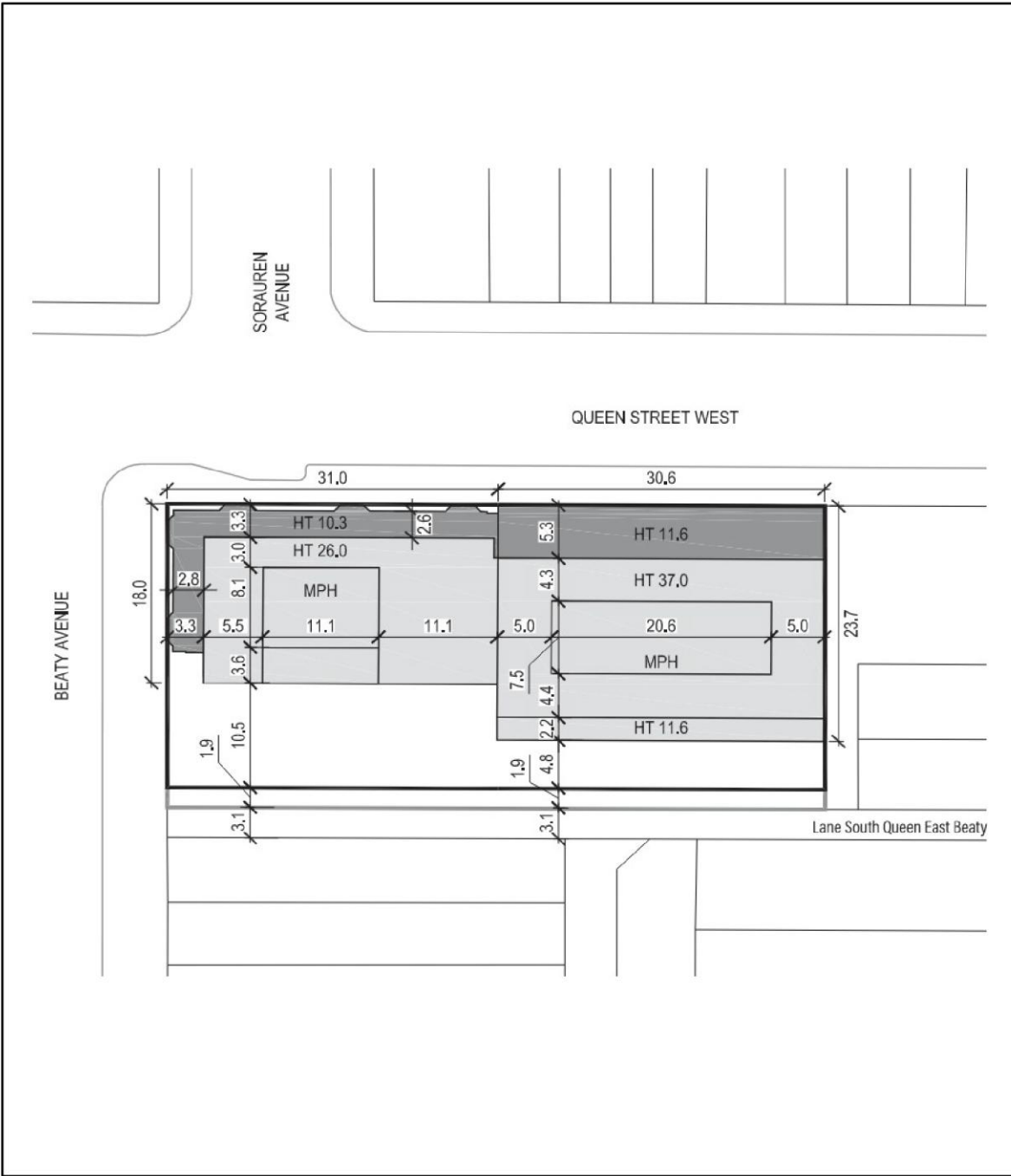


 **TORONTO**  
Diagram 1

**1497-1501 Queen Street West  
and 89-91 Beaty Avenue**

File # 26 118047 STE 04 02





 **TORONTO**  
Diagram 3

**1497-1501 Queen Street West  
and 89-91 Beaty Avenue**

File # 26 118047 STE 04 02