

Authority: Toronto and East York Community Council ##, as adopted by City of Toronto Council on ~, 20~

**CITY OF TORONTO
BY-LAW No. XXXX- 2023**

To amend Zoning By-law No. 569-2013, as amended, with respect to the lands municipally known in the year 2023 as 1437-1455 Queen Street West

WHEREAS authority is given to Council by 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 HEREBY ENACTS as follows:

1. This by-law applies to the lands delineated by heavy black lines on Diagram 1 attached to and forming part of this By-law ### [NTD: City Clerk to provide By-law #]
2. The words highlighted in bold type in this By-law have the same meaning provided in Zoning By-law No. 569-2013, Chapter 800 Definitions.
3. Zoning By-law No. 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 to CR (XX) as shown on Diagram 2 attached to this By-law ### [NTD: City Clerk to provide By-law #]
4. Zoning By-law No. 569-2013, as amended, is further amended by adding to Article 900.11.10 Exception Number XXXX so that it reads:

Exception CR XX

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) The **lot** comprises the lands delineated by heavy lines on Diagram 1, attached to By-law ### [NTD: City Clerk to provide By-law #]
- (B) No part of any **building** or **structure** erected or used above **established grade** is permitted to be located outside the areas delineated by the heavy lines as shown on Diagram 1, attached to By-law ### [NTD: City Clerk to provide By-law #]
- (C) Despite regulation 40.10.40.40(1), the total **gross floor area** of all **buildings** and **structures** on the **lot** must not exceed a maximum of 18,500 square metres, which includes;

- (i) A maximum of 17,700 square metres for residential uses; and
- (ii) A minimum of 800 square metres for non-residential uses;

(D) Despite regulation 40.10.40.10(2), the height of any **building** or **structure** must not exceed the maximum height in metres specified by the numbers following the symbol “HT” as shown on Diagram 3 of By-law ### [NTD: **City Clerk to provide By-law ##**];

(E) Despite (D) above, the following **building** elements, **structures** and projections are permitted to exceed the maximum **heights** as delineated by the letter “HT” as shown on Diagram 3, of By-law ### [NTD: **City Clerk to provide By-law #**]:

- i. Architectural features, air intake and handling units, awnings, balconies, bicycle racks, bollards, canopies, chimneys, communication equipment, cooling tower, cornices, eaves, elevator enclosures and overruns, fences, flues, green roof, guardrails, insulation and roof surface materials, landscape and public art features, lighting fixtures, mechanical penthouses, ornamental elements, parapets, pipes, planters, platforms, railings, retaining walls, screens, stacks, stairs, stair enclosures, terraces, trellises, underground garage ramps and their associated structures, vents, walkways, wheel chair ramps, wind protection, window sills, and window washing equipment; and
- ii. Elements or structures on any portion of a roof used for outside or open air recreation, including required residential **amenity space**;

(F) Despite regulations 40.10.40.70(2) the required minimum **building setbacks** are shown on Diagram 3, of By-law ### [NTD: **City Clerk to provide By-law #**];

(G) Despite (F) above, the following building elements, structures and projections are permitted to encroach into the required minimum **building setbacks** as shown on Diagram 3 of By-law ### [NTD: **City Clerk to provide By-law ##**]:

- i. cornices, ornamental elements, pillars, art and landscape features, awnings, balconies, canopies, parapets, railings, wind screens, balcony guards, handrails, window sills, terraces, trellises, light fixtures, scuppers, fall-arrest systems, window washing equipment, site servicing features, insulation and building envelope membranes, bollards, built-in planter boxes;
- ii. patios, decks, doors, wheelchair ramps, hose bibs, ventilation shafts and mechanical grilles; and
- iii. balconies and associated elements, including screens and planters.

(H) Despite regulation 40.10.40.50 (1) with respect to amenity space:

- i. A minimum rate of 2.0 square metres of indoor **amenity space** for each **dwelling unit**;
 - ii. A minimum rate of 2.0 square metres of outdoor **amenity space** for **each dwelling unit** of which 40 square metres must be in a location adjoining or directly accessible to the indoor **amenity space**;
- (I) Regulation 40.10.50.10(3) with respect to landscaping shall not apply;
- (J) Regulation 40.10.40.70.(2)(B) with respect to rear yard setback shall not apply;
- (K) Regulation 40.10.40.70(2)(G) with respect to angular planes shall not apply;
- (L) Despite regulation 200.5.10.1 and 900.11.10(2)(B) **Parking spaces** must be provided and maintained in accordance with the following requirements:
 - i. A maximum of 59 **parking spaces** shall be provided and maintained on the **lot** for use by the residents of the **building**; and
 - ii. A maximum of 14 **parking spaces** shall be provided and maintained on the **lot** for use by the residential visitors and retail visitors of the **building**;
- (M) Despite regulation 220.5.10.1 (2) – (9), a minimum of one type “G” **loading space** must be provided on the **lot**;
- (N) Regulations 200.15.1 and 200.15.1.5(1) with respect to accessible parking spaces shall not apply;
- (O) Despite regulation 230.5.10.1(5) **bicycle parking spaces** shall be provided as follows:
 - i. For residential uses – a minimum of 0.9 **bicycle parking space – occupant** per **dwelling unit**, which may be provided above or below grade; and
 - ii. For residential visitors – a minimum of 0.2 **bicycle parking space – visitor** per **dwelling unit**, which may be provided in a secured room above or below grade or on the ground floor;
- (P) For the purposes of this By-law, the words highlighted in bold type in this Exception have the meaning provided in Zoning By-law No. 569-2013, Chapter 800 Definitions, save and except for:
 - i. “**established grade**” means an elevation of 98.11 metres Canadian Geodetic Datum;

ii. “**height**” means the vertical distance between established grade and the highest point of the **building** or **structure**;

(Q) Despite any provisions of By-law 569-2013, as amended, and By-law ###, a temporary **sales office** shall be permitted on the **lot**;

(R) Despite any existing or future conveyance, severance, partition, or division of the **lot**, the provisions of this by-law must apply to the whole of the lot as if no severance, partition or division occurred.

(S) Prevailing By-laws and Prevailing Sections:
Exception CR 2609 does not apply

ENACTED AND PASSED this day of , A.D. 2023.
FRANCES NUNZIATA
Speaker
(Corporate Seal)

JOHN D. ELVIDGE,
City Clerk





