

Authority: Toronto and East York Community Council
Item TE24.11, as adopted by City of Toronto Council on
May 5, and 6, 2021

CITY OF TORONTO

BY-LAW 395-2021

To amend Zoning By-law 569-2013, as amended, with respect to lands known municipally in the year 2020 as 43, 47 and 55 Eastern Avenue, 321 Front Street East, 380 and 390 Front Street East, 18-20 Trinity Street and 50-60 Trinity Street.

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 1E 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, Chapter 800 Definitions.
3. Zoning By-law 569-2013, as amended, is further amended by adding the lands on Diagram 1E to the Zoning By-law Map in Section 990.10 and applying the zone labels shown on Diagram 2E attached to this Bylaw.
4. Zoning By-law 569-2013, as amended, is further amended by adding the lands on Diagram 1E to the Height Overlay Map in Section 995.20 and applying the height labels shown on Diagram 3E attached to this By-law.
5. Zoning By-law 569-2013, as amended, is further amended by adding the lands shown in Diagram 1E to the Policy Areas Overlay Map in Section 995.10.1, and applying the following Policy Overlay label to these lands: PA1, as shown on Diagram 4E attached to this By-law.
6. Zoning By-law 569-2013, as amended, is further amended by adding the lands shown in Diagram 1E to the Rooming House Overlay Map in Section 995.40.1, and applying the following Rooming House labels to these lands: B3, as shown on Diagram 5E attached to this By-law.
7. Zoning By-law 569-2013, as amended, is further amended by adding the lands on Diagram 1E to the Lot Coverage Overlay Map in Section 995.30.1, with no value.

8. Zoning By-law 569-2013, as amended, is further amended by amending Article 900.11.10 Exception Number CR 344 so that it reads:

(346) Exception CR 346

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) These premises must comply with Exception 900.11.10 (2);
- (B) Despite regulation 40.10.20.40 (1), **dwelling units** are permitted in an **Apartment Building, Mixed Use Building** or **Townhouse**;
- (C) Despite regulation 40.10.40.70 (2) (A), a **building** or **structure** must be set back a minimum of 3.0 metres from a **lot line** adjacent to a **street**, except on any portion of a **lawfully existing building** identified as a **heritage site**;
- (D) In the CR zone, any portion of a **building** or **structure** exceeding 16.0 metres in height must be set back a minimum of 3.0 metres from the **main wall**;
- (E) If a **lot** with a **building** is identified as a **heritage site**, any portion of a **building** that exceeds the height of the conserved heritage building, whether an addition above the conserved heritage building or as a separate building on the same **lot**, must be set back from a **lot line** that abuts a **street** a distance equal to the original **building setback** of the conserved heritage building from that **lot line** that abuts a **street**, plus 5.0 metres;
- (F) Lands zoned with the "H" Holding Symbol shall not be used for any purpose other than as provided for in subsection (G) herein until the "H" Holding Symbol has been removed. An amending by-law to remove the "H" Holding Symbol in whole, or multiple by-laws to remove the "H" Holding Symbol in parts, shall be enacted by City Council when the following plans and studies have been provided for and secured through an appropriate agreement or agreements binding on the owner and successors:
 - (i) A satisfactory Streets and Blocks Plan is prepared demonstrating how the development provides for new streets and blocks in relation to the existing system of streets, such plan to be secured by an appropriate legal agreement between the City and the owner;
 - (ii) An Infrastructure Plan dealing with, among other matters, the provision of sewer and water services, road widenings as may be required, public parks and community services and facilities;

- (iii) An Environmental Management Plan dealing with, among other matters, the remediation of soils and groundwater and the provision of flood protection measures;
 - (iv) A Heritage Impact Assessment and Heritage Property Conservation Plan, as may be deemed necessary; and
 - (v) A Phasing Plan dealing with the sequencing of new development and the timing of the provision of matters set out in (i) through (iv) above.
- (G) Until such time as the "H" Holding Symbol has been removed, the following uses shall be permitted within a CR(h) zone:
- (i) Ambulance Depot
 - (ii) **Artist Studio**
 - (iii) **Automated Banking Machine**
 - (iv) Custom Workshop
 - (v) **Day Nursery**
 - (vi) **Eating Establishment**
 - (vii) Fire Hall
 - (viii) **Financial Institution**
 - (ix) **Laboratory**
 - (x) Medical Office
 - (xi) Office
 - (xii) Outdoor Sales or Display
 - (xiii) **Park**
 - (xiv) Police Station
 - (xv) **Production Studio**
 - (xvi) **Public Parking**
 - (xvii) **Public Utility**
 - (xviii) **Retail Service**

- (xix) Sales office
- (xx) **Software Development and Processing**
- (xxi) **Take-out Eating Establishment**
- (xxii) **Transportation Use**
- (xxiii) **Vehicle Dealership**
- (xxiv) **Vehicle Service Shop**
- (xxv) **Vehicle Washing Establishment;**

provided those uses comply with the regulations of Section 40.10 and the specific conditions for each use in Clause 40.10.20.100 associated with the reference number(s), where applicable, in Regulation 40.10.20.20 (1)(A) of By-law 569-2013.

Prevailing by-laws and Prevailing Sections:

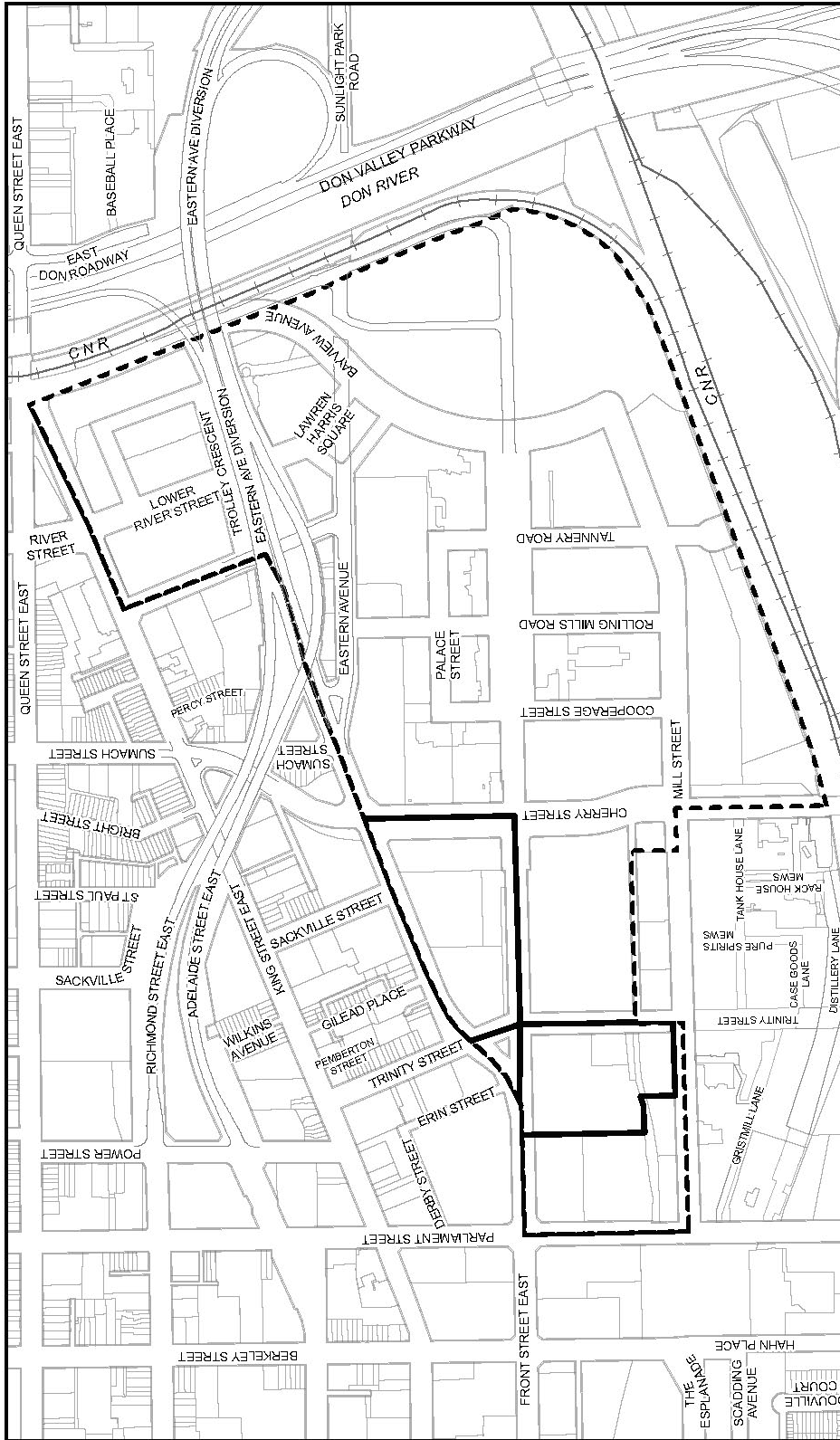
- (A) Section 12 (2) 132 of former City of Toronto By-law 438-86; and
- (B) Section 12 (2) 270 (a) of former City of Toronto By-law 438-86.

Enacted and passed on May 6, 2021.

Frances Nunziata,
Speaker



John D. Elvidge,
City Clerk

(Seal of the City)



King-Parliament Zoning By-law Amendment
West Don Lands Policy Area

Diagram 1E

-  Lands Subject To This By-law
-  West Don Lands Policy Area



Not to Scale
 Extracted: 03/28/2021

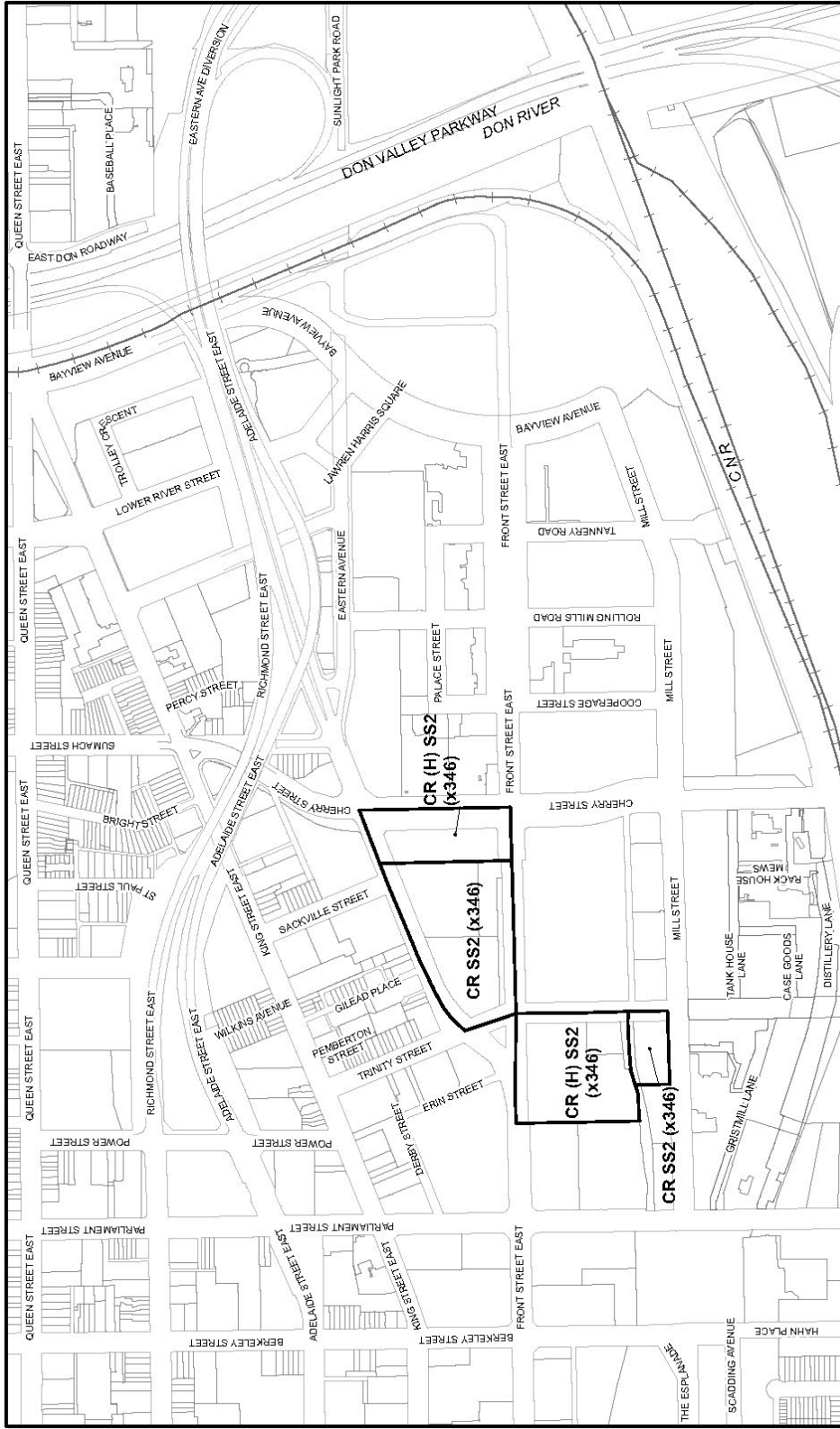


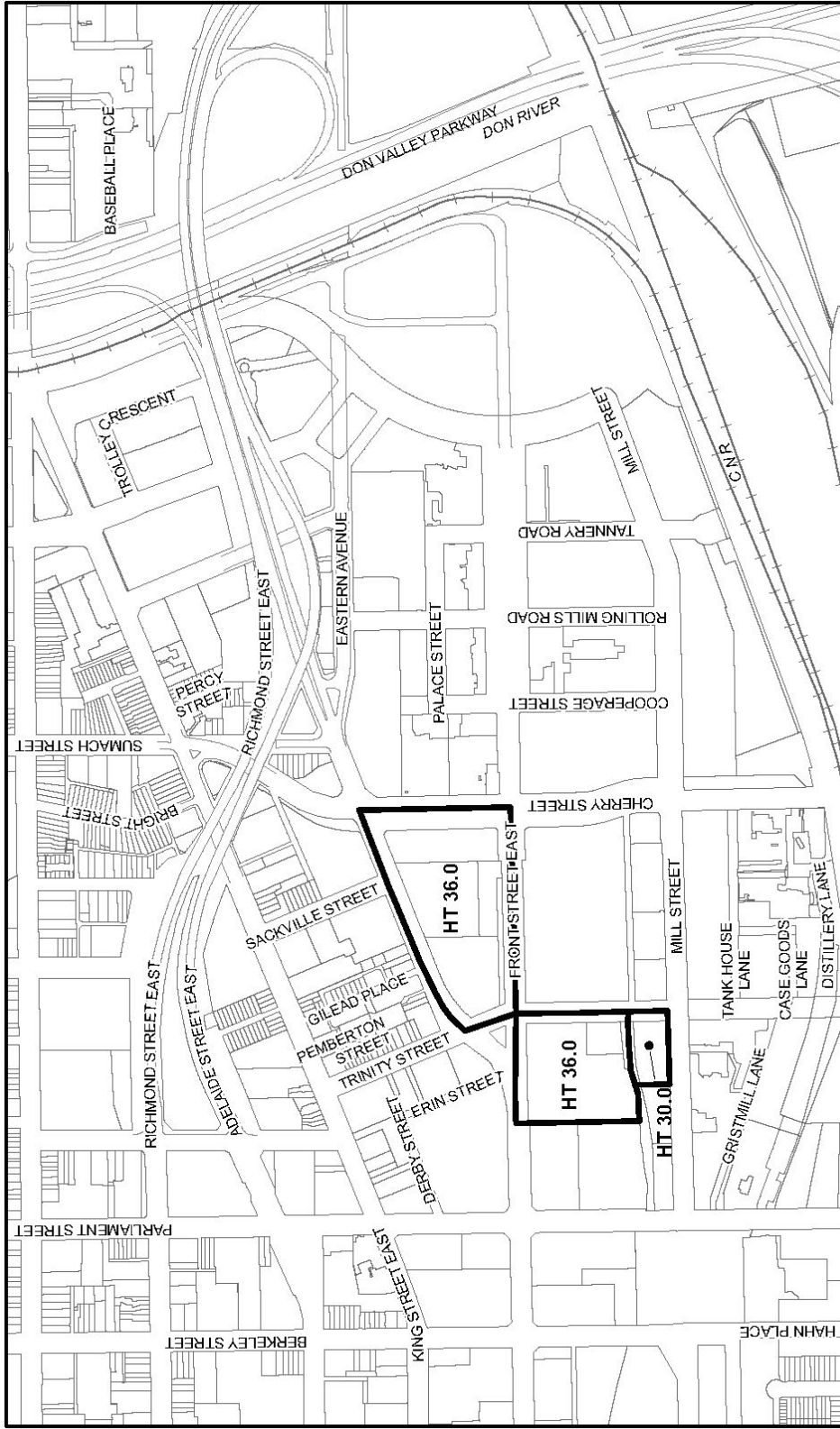
Diagram 2E

King-Parliament Zoning By-law Amendment
West Don Lands Policy Area

□ Lands to be added to Zoning By-law 569-2013, Sec. 990.10 Map



Not to Scale
 Extracted: 04/09/2021



King-Parliament Zoning By-law Amendment

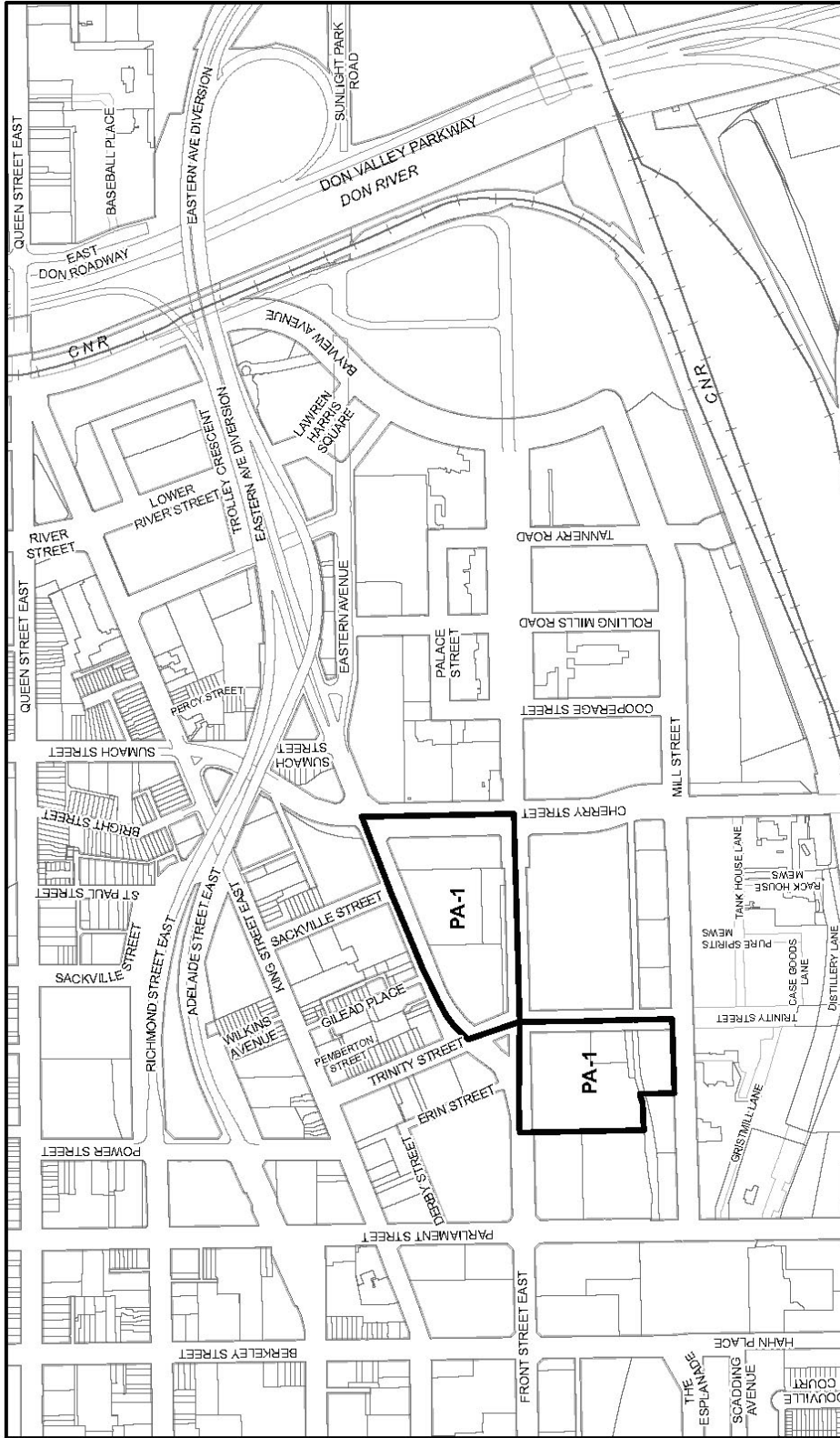
Diagram 3E - Height Overlay

West Don Lands Policy Area

 Lands to be added to Zoning By-law 569-2013, Sec.900.10 Map



Not to Scale
Extracted: 04/05/2021



King-Parliament Zoning By-law Amendment

West Don Lands Policy Area

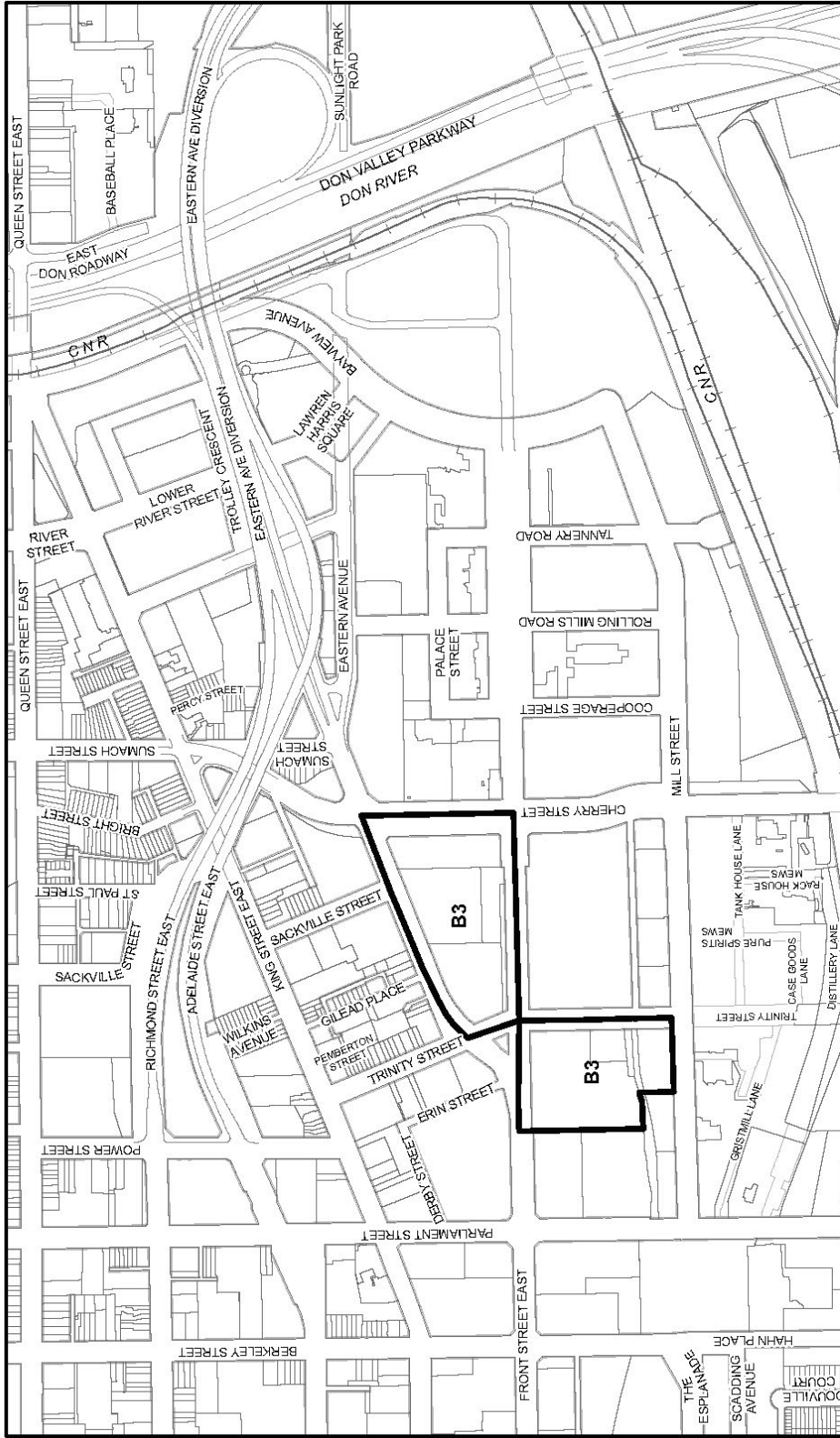


Diagram 4E - Policy Area Overlay

□ Lands to be added to Zoning By-law 569-2013, Sec. 900, 10 Map



Not to Scale
Extracted: 04/07/2021



King-Parliament Zoning By-law Amendment
West Don Lands Policy Area

Toronto
Diagram 5E - Rooming House Overlay

□ Lands to be added to Zoning By-law 569-2013, Sec. 900, 10 Map

