

## CITY OF TORONTO

### Bill

### BY-LAW -2020

#### **To amend former City of Toronto Zoning By-law 438-86, as amended, with respect to the lands municipally known in the year 2019 as 573 King Street East.**

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 enacts:

1. Except as otherwise provided herein, the provisions of By-law 438-86, as amended, shall continue to apply to the *lot*.
2. District Map 51G-323 contained in Appendix "A" of By-law 438-86, being "A By-law to regulate the use of land and the erection, use, bulk, height, spaces of and other matters relating to buildings and structures and to prohibit certain uses of lands and the erection and use of certain buildings and structures in various areas of the former City of Toronto" as amended, is further amended by rezoning the lands from "I1 D3" to "MCR T1.33 C1.33 R0.0" as identified on Map 1 attached to and forming part of this By-law.
3. None of the provisions of Section 2(1) with respect to the definition of *lot*, or Sections 4(5), 4(8), or 8(3) Part II of Bylaw 438-86 of the former City of Toronto, being "A By-law to regulate the use of land and the erection, use, bulk, height, spacing of and other matters relating to buildings and structures and to prohibit certain uses of lands and the erection and use of certain buildings and structures in various areas of the City of Toronto" as amended, shall apply to prevent the use of the *non-residential building* existing on the *lot* in 2019 provided:
  - a. the *lot* on which the *non-residential building* is located comprises those lands outlined by heavy lines on Map 1, attached to and forming part of this By-law;
  - b. notwithstanding Section 8(1), the only permitted uses on the *lot* include *personal grooming establishment, recreation use, retail store, restaurant, take-out restaurant*, or office uses;
  - c. the total *non-residential gross floor area* of all *restaurant* and *take-out restaurant* uses on the *lot* shall not exceed 860 square metres, with a maximum seating area of 430 square metres;

- d. a minimum of 7 *parking spaces* shall be provided for *restaurant, take-out restaurant*, and office uses on the *lot*;
  - e. no loading spaces are required for *restaurant, take-out restaurant* and office uses;
  - f. the minimum building setbacks shall be provided as follows:
    - i. A minimum of 0.0 metres from the lot line abutting King Street East;
    - ii. A minimum of 0.0 metres from the lot line abutting St Lawrence Street;
    - iii. A minimum of 11.7 metres from the west lot line; and
    - iv. A minimum of 1.8 metres from the south lot line;
  - g. notwithstanding Section 8(3) Part XI 2 (i) & (iii), the floor level of the main floor must be within 0.5 metres of the sidewalk level measured directly opposite each pedestrian entrance;
4. For the purposes of this By-law, each word or expression that is italicized in the By-law shall have the same meaning as each such word or expression as defined in By-law 438-86, as amended, with the exception of the following terms:
- a. "*lot*" means those lands outlined on Map 1 attached to this By-law; and
  - b. "*recreation use*" means premises used for sports, physical play or exercise, such as a fitness club, bowling alley, billiards hall or pool hall, swimming pool or skating rink.
5. Despite any existing or future severance, partition or division of the *lot*, the provisions of this By-law shall apply to the whole of the *lot* as if no severance, partition or division occurred.
6. Within the lands shown on Map 1 attached to this By-law, no person shall use any land or erect or use any building or structure unless the following municipal services are provided to the lot line and the following provisions are complied with:
- a. all new public roads have been constructed to a minimum of base curb and base asphalt and are connected to an existing public highway, and
  - b. all water mains and sanitary sewers, and appropriate appurtenances, have been installed and are operational.

Enacted and passed on April X, 2020.

Frances Nunziata,  
Speaker

Ulli S. Watkiss,  
City Clerk

(Seal of the City)

