

Authority: Toronto and East York Community Council  
Item TE14.10 as adopted by City of Toronto Council on  
May 28, 2020

## CITY OF TORONTO

### BY-LAW 384-2020

**To amend Zoning By-law 569-2013, as amended, with respect to the lands municipally known in the year 2019 as 573 King Street East.**

Whereas Council of the City of Toronto has the authority to 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 569-2013, 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 to these lands: CR 1.33 (c1.33; r0.0) SS2 (x243) 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 Height Overlay Map in Section 995.20.1, and applying the following height and storey label to these lands: HT 12.0, as shown on Diagram 3 attached to this Bylaw.
5. 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 995.10.1, and applying the following Policy Area label to these lands: PA 1, as shown on Diagram 4 attached to this Bylaw.
6. Zoning By-law 569-2013, as amended, is further amended by adding the lands subject to this By-law to the Rooming House Overlay Map in Section 995.40.1, and applying the following Rooming House label: B2 to these lands, as shown on Diagram 5 attached to this By-law.
7. 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 995.30.1, as shown on Diagram 6 attached to this By-law.

8. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.11.10 Exception Number 243 so that it reads:

**(243) Exception CR 243**

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 573 King Street East, the only permitted uses are a **recreation use, retail store, personal service shop, eating establishment, take-out eating establishment**, office and related ancillary uses; and:
- (i) they must be located in the **building** existing on the lands in 2019; and
  - (ii) despite Regulation 40.10.20.100 (1) (A), the total **interior floor area** of all **eating establishments** and **take-out eating establishments** must not exceed 860 square metres;
- (B) Despite Regulation 40.10.40.1 (2)(A), the floor level of the first **storey** must be within 0.5 metres of the ground measured at the **lot line** abutting the **street** directly opposite each pedestrian entrance;
- (C) Despite Regulation 40.10.40.70(2)(B) and (C) the minimum **building setbacks** are 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**;
- (D) Regulation 40.10.80.20 (1) with respect to **parking space** setbacks does not apply;
- (E) Regulations 40.10.100.10 (1) (B) & (C) with respect to vehicle access do not apply;
- (F) Despite Regulation 200.5.10.1 (1), a minimum of 7 **parking spaces** must be provided;
- (G) Despite Regulations 220.5.10.1 (3) & (5), no **loading spaces** are required for **retail store, eating establishment, personal service shop**, or office uses.

Prevailing By-laws and Prevailing Sections:

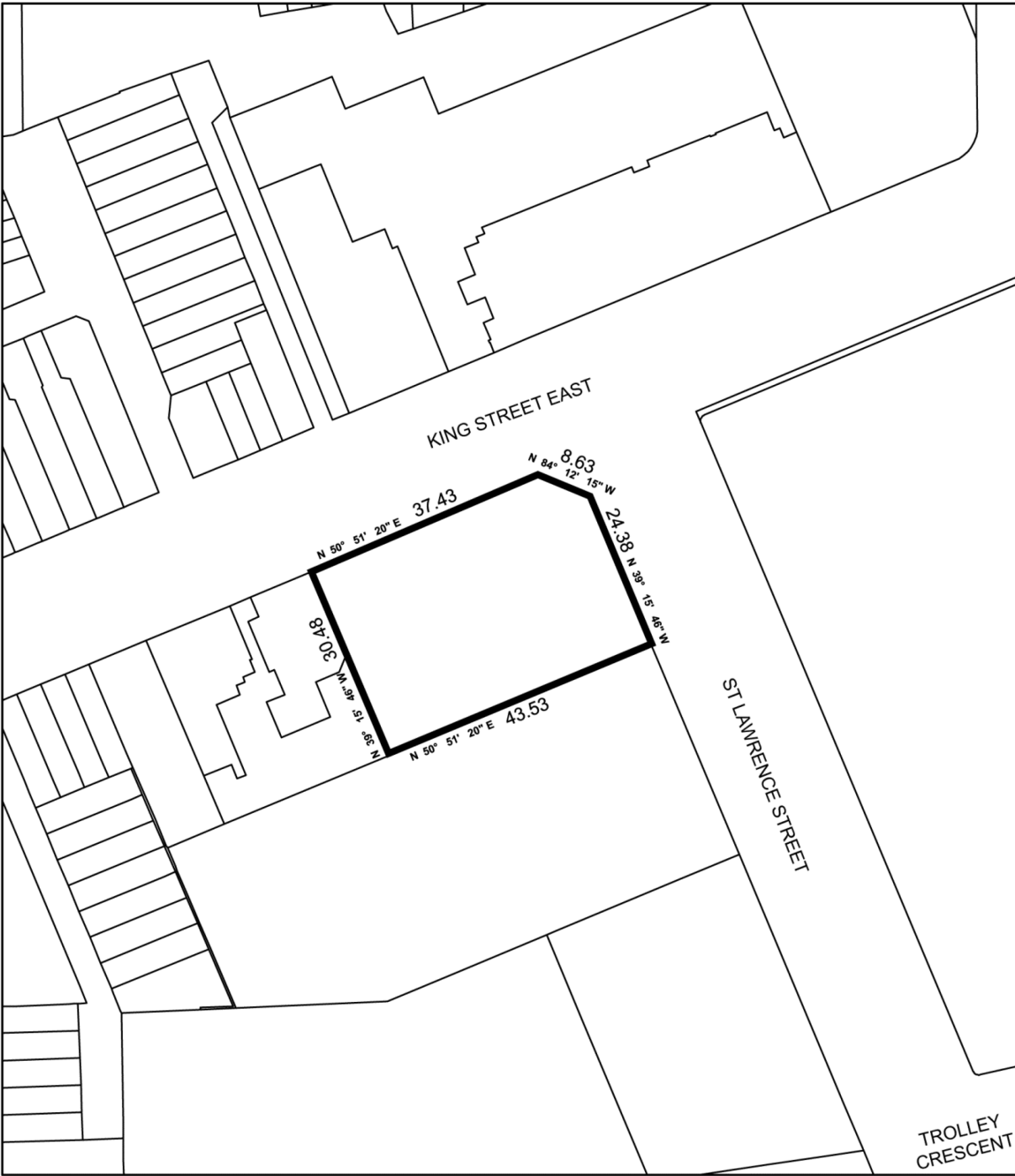
- (A) Section 12(2) 132 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 246 of former City of Toronto By-law 438-86;
- (C) Section 12(2) 260 of former City of Toronto By-law 438-86; and
- (D) Section 12(2) 270 of former City of Toronto By-law 438-86.

Enacted and passed on May 28, 2020.

Frances Nunziata,  
Speaker

Ulli S. Watkiss,  
City Clerk

(Seal of the City)



 **TORONTO**  
Diagram 1

**573 King Street East**

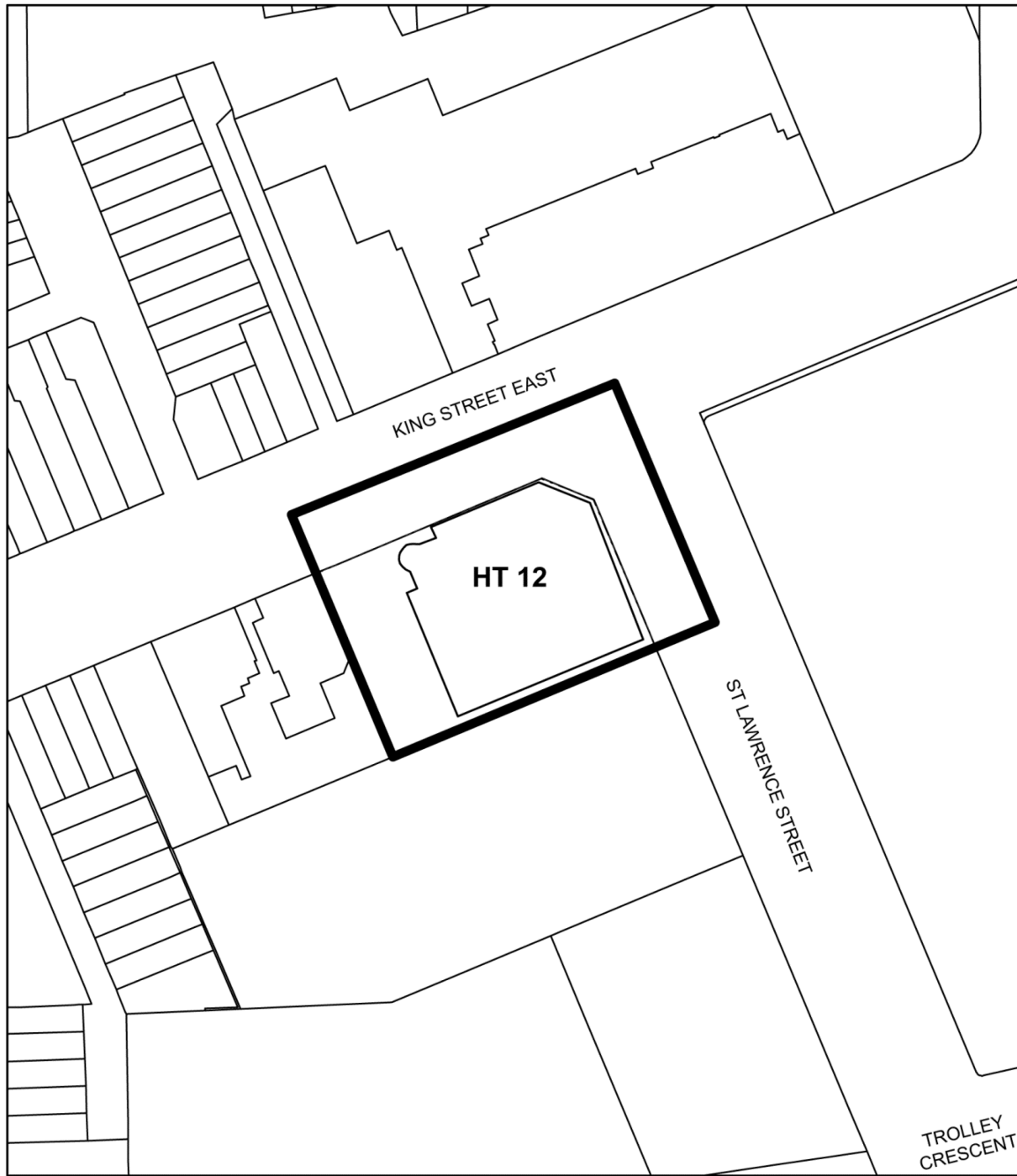
File # 19 131101 STE 13 0Z



 **TORONTO**  
Diagram 2

**573 King Street East**

File # 19 131101 STE 13 0Z

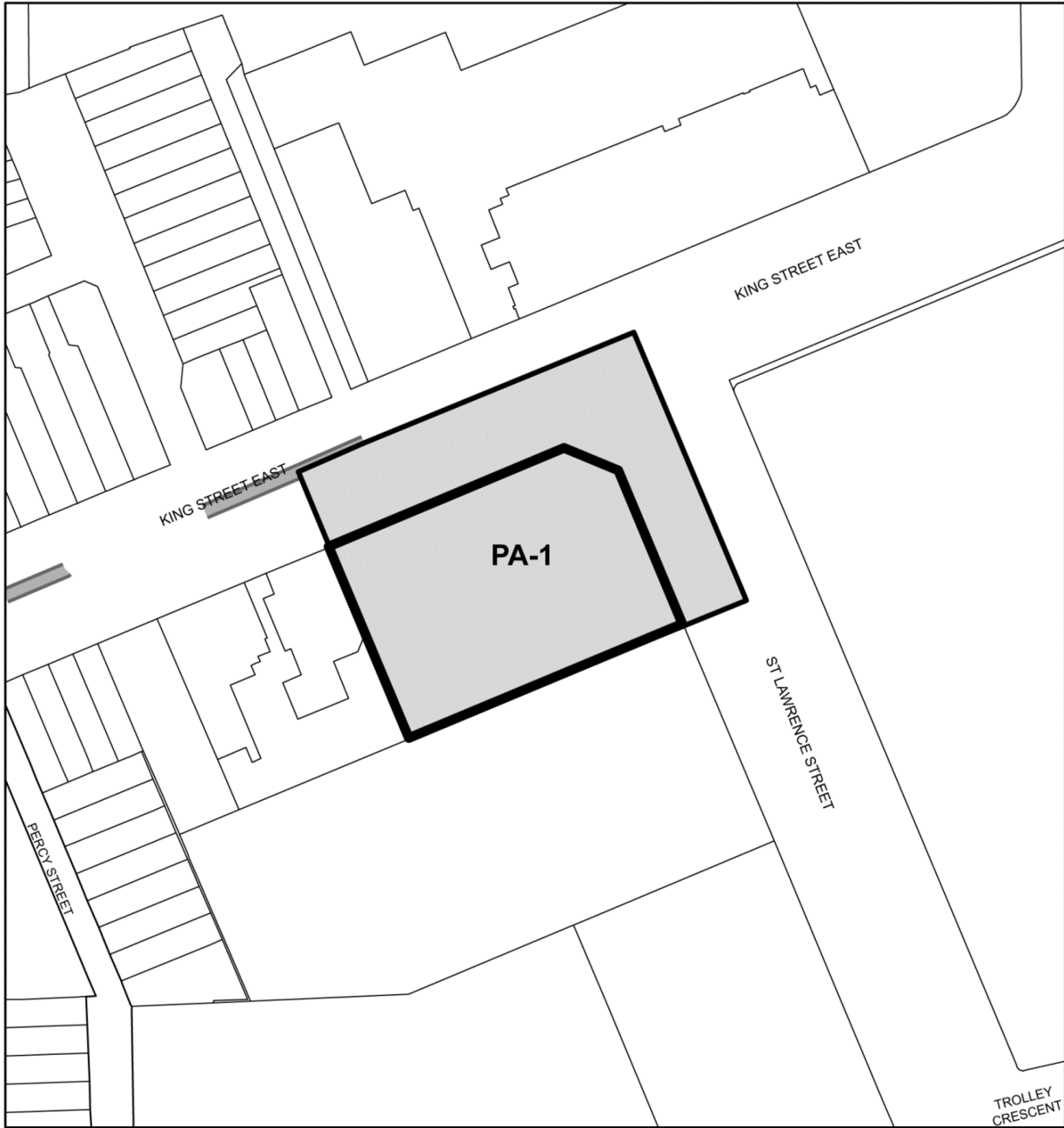


 **TORONTO**  
Diagram 3

**573 King Street East**

File # 19 131101 STE 13 0Z





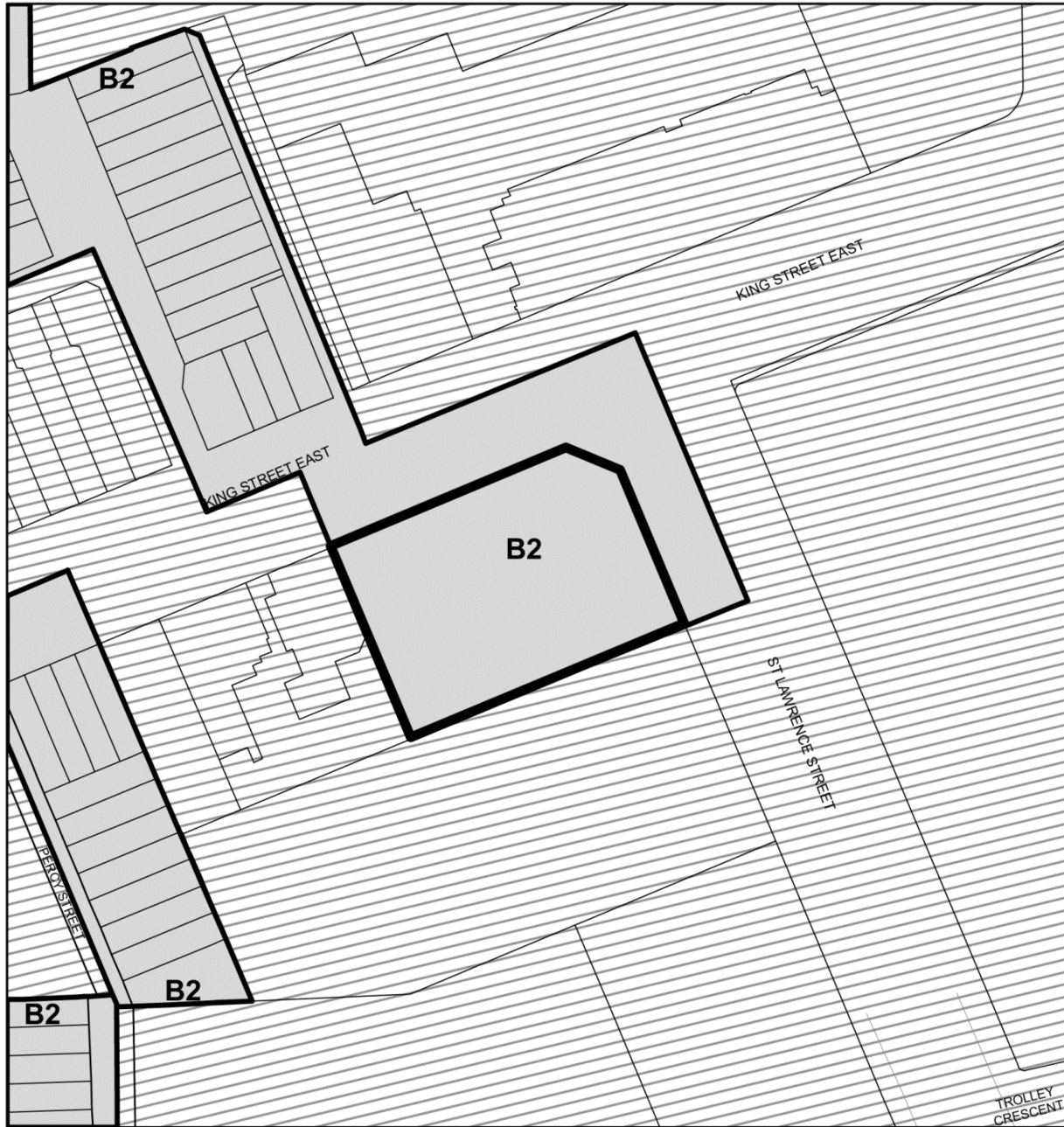
**Diagram 4**  
**Zoning By-law 569-2013 Policy Area Overlay**

**573 King Street East**  
**File # 19 131101 STE 13 0Z**

-  Location of Application
-  Major Streets
-  Policy Area



Not to Scale  
Extracted: 01/29/2020



**Diagram 5**  
**Zoning By-law 569-2013 Rooming House Overlay**

**573 King Street East**  
**File # 19 131101 STE 13 0Z**

- Location of Application
- Rooming House Areas

See Former City of Toronto By-law No. 438-86


Not to Scale  
Extracted: 01/29/2020



**Diagram 6**  
**Zoning By-law 569-2013 Lot Coverage Overlay**

**573 King Street East**  
**File # 19 131101 STE 13 OZ**

 See Former City of Toronto By-law No. 438-86

  
Not to Scale  
Extracted: 01/29/2020