

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 391-2021

To amend Zoning By-law 569-2013, as amended, with respect to certain lands within the King-Parliament area, generally bounded by Power Street, Parliament Street, Eastern Avenue, St. Lawrence Street, King Street East and the south lot line of properties fronting Queen Street East between Power Street and Bayview 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 1C 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:
 - (A) adding the lands on Diagram 2C to the Zoning By-law Map in Section 990.10 and applying the zone labels shown on Diagram 3C attached to this Bylaw;
 - (B) amending the zone labels on the Zoning By-law Map in Section 990.10 for the lands on Diagram 1C to the zone labels shown on Diagram 3C attached to this By-law;
 - (C) adding the lands on Diagram 2C to the Height Overlay Map in Section 995.20 and applying the height labels shown on Diagram 4C attached to this By-law; and
 - (D) amending the height labels on the Height Overlay Map in Section 995.20 for the lands on Diagram 1C to the height labels to the height labels shown on Diagram 4C attached to this By-law.
4. Zoning By-law 569-2013, as amended, is further amended by adding the lands shown in Diagram 2C 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 5C attached to this By-law.

5. Zoning By-law 569-2013, as amended, is further amended by adding the lands shown in Diagram 2C to the Rooming House Overlay Map in Section 995.40.1, and applying the following Rooming House labels to these lands: B2 and B3, as shown on Diagram 6C attached to this By-law.
6. Zoning By-law 569-2013, as amended, is further amended by adding the lands on Diagram 2C to the Lot Coverage Overlay Map in Section 995.30.1, with no value.
7. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.2.10 Exception Number 101 so that it reads:

(101) Exception R 101

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) A **building** or **structure** must be set back a minimum of 5.0 metres from an elevated roadway structure.

Prevailing By-laws and Prevailing Sections:

- (A) On 30 St. Lawrence Street, former City of Toronto By-law 1992-0458; and
- (B) On 52 Sumach Street, City of Toronto By-law 2009-0289.

8. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.11.10 Exception Number 340 so that it reads:

(340) Exception CR 340

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) A dwelling unit in a **lawfully existing detached house, semi-detached house, duplex, triplex, fourplex or townhouse** in Policy Area 1 on a **lot** in the CR zone is permitted on that **lot** and any addition to those **lawfully existing buildings** must comply with the requirements for the respective **building** type in the RM zone and the RT zone in the case of a townhouse, or be authorized by a Section 45 Planning Act minor variance.

- (C) 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.
- (D) Despite regulation 40.10.40.10 (5), if a **lot** is abutting a **lot** with a **building** identified as a **heritage site** fronting on the same **street**, the height of the first **storey** may be less than 4.5 metres provided it is no less than 3.7 metres.
- (E) 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**.
- (F) Despite regulation 40.10.40.70 (2) (D) and (E):
 - (i) if a **lot** abuts a **lot** in the O, ON or OR zone or the Residential Zone category or Residential Apartment zone, no **building** or **structure** may penetrate a 45 degree **angular plane** projected over the **lot** along the entire **rear lot line**, starting at a height of 10.5 metres above the average elevation of the ground along the **rear lot line**; or
 - (ii) if a **lot** is separated from a **lot** in the O, ON or OR zone or the Residential Zone category by a **lane**, no **building** or **structure** may penetrate a 45 degree **angular plane** projected over the **lot**, starting at a height of 10.5 metres above the average elevation of the ground along the entire rear **lot line** of the **lot** abutting the **lane** on the opposite side of the **lane**.
- (G) A **building** or **structure** must be set back a minimum of 5.0 metres from an elevated roadway structure.

Prevailing By-laws and Prevailing Sections:

- (A) Section 12 (2) 270 (a) of former City of Toronto By-law 438-86;
- (B) On lands known municipally in the year 2000 as 476, 480 and 490 King Street East, City of Toronto By-law 822-2001;
- (C) On 510, 512 and 530 King Street East, City of Toronto By-law 576-2009;
- (D) On 549 King Street East and 33 Sumach Street, By-law 289-2009;
- (E) On 569 King Street East, By-law 289-2009; and
- (F) On 573 King Street East, By-law 384-2020.

9. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.11.10 Exception Number 341 so that it reads:

(341) Exception CR 341

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) A **building or structure** must be set back a minimum of 5.0 metres from an elevated roadway structure;
- (D) 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;
- (E) Despite regulation 40.10.40.70 (2) (A) and (D), 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**;
- (F) Despite regulation 40.10.40.10 (5), if a **lot** is abutting a **lot** with a **building** identified as a **heritage site** fronting on the same **street**, the height of the first **storey** may be less than 4.5 metres provided it is no less 3.7 metres; and
- (G) Despite regulation 40.10.40.70 (2) (G), for a lot abutting Eastern Avenue:
 - (i) a **building or structure** may penetrate a 45 degrees **angular plane**, measured at a line parallel to a **lot line** that abuts Eastern Avenue at a height of 16.0 metres above **grade**, provided that the **main wall** at a height greater than 16.0 metres above **grade** is set back a minimum of 3.0 metres.

Prevailing By-laws and Prevailing Sections:

- (A) Section 12 (2) 270 (a) of former City of Toronto By-law 438-86; and
- (B) On 2 Eastern Avenue and 90 Trinity Street, City of Toronto By-law 110-2010.

10. In Article 900.11.10, delete Exception Numbers 243, 1860, 2173, and 2145.

Enacted and passed on May 6, 2021.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)

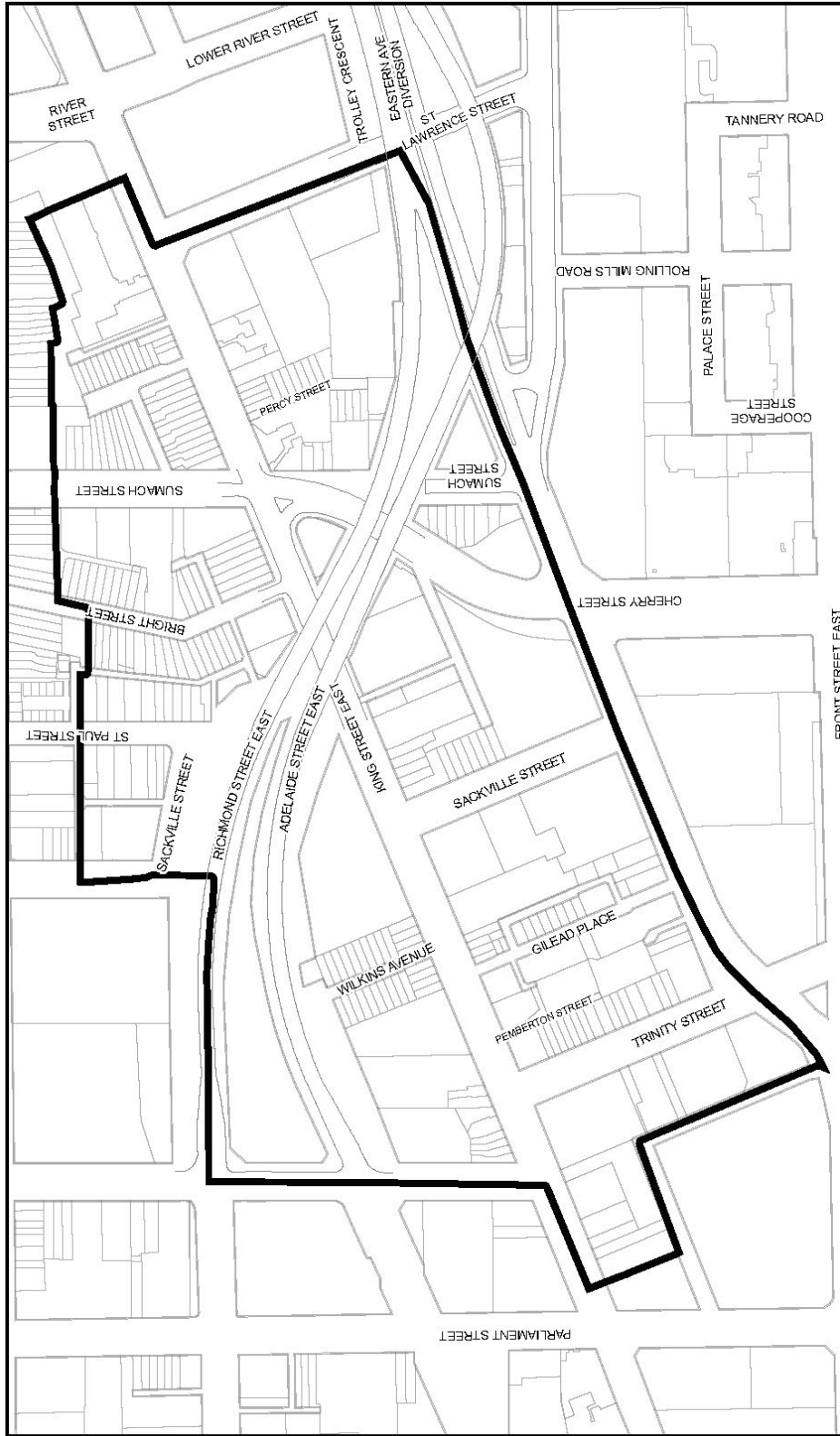



Diagram 1C

**King-Parliament Zoning By-law Amendment
Corktown Policy Area**

 Lands Subject To This By-law



Not to Scale
Extracted: 03/26/2021

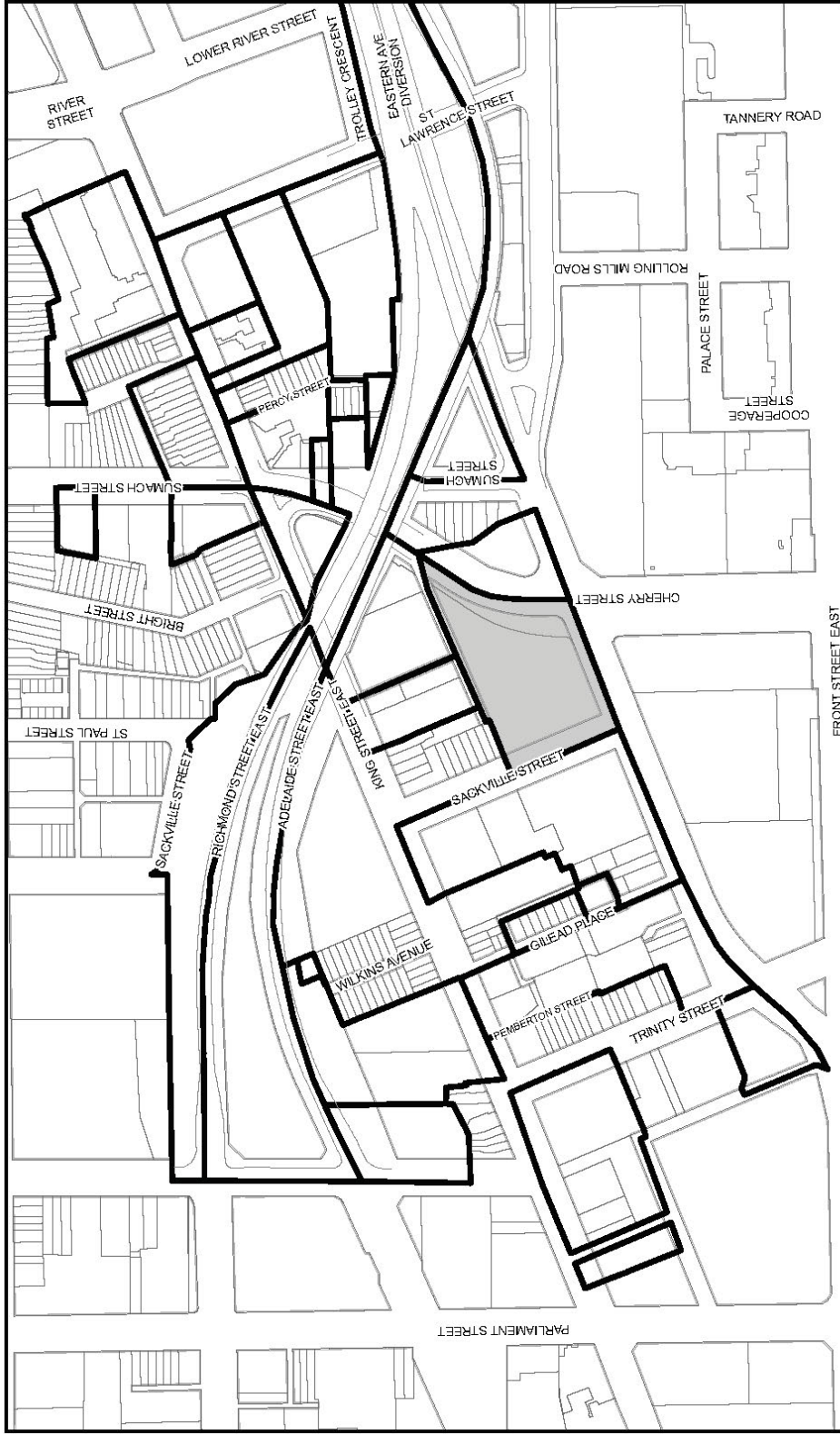




Diagram 2C

**King-Parliament Zoning By-law Amendment
Corktown Policy Area**

-  Lands to be added to Zoning By-law 569-2013, Sec. 990, 10 Map
-  Lands to remain in City of Toronto By-law No. 438-86



Not to Scale
Extracted: 04/08/2021

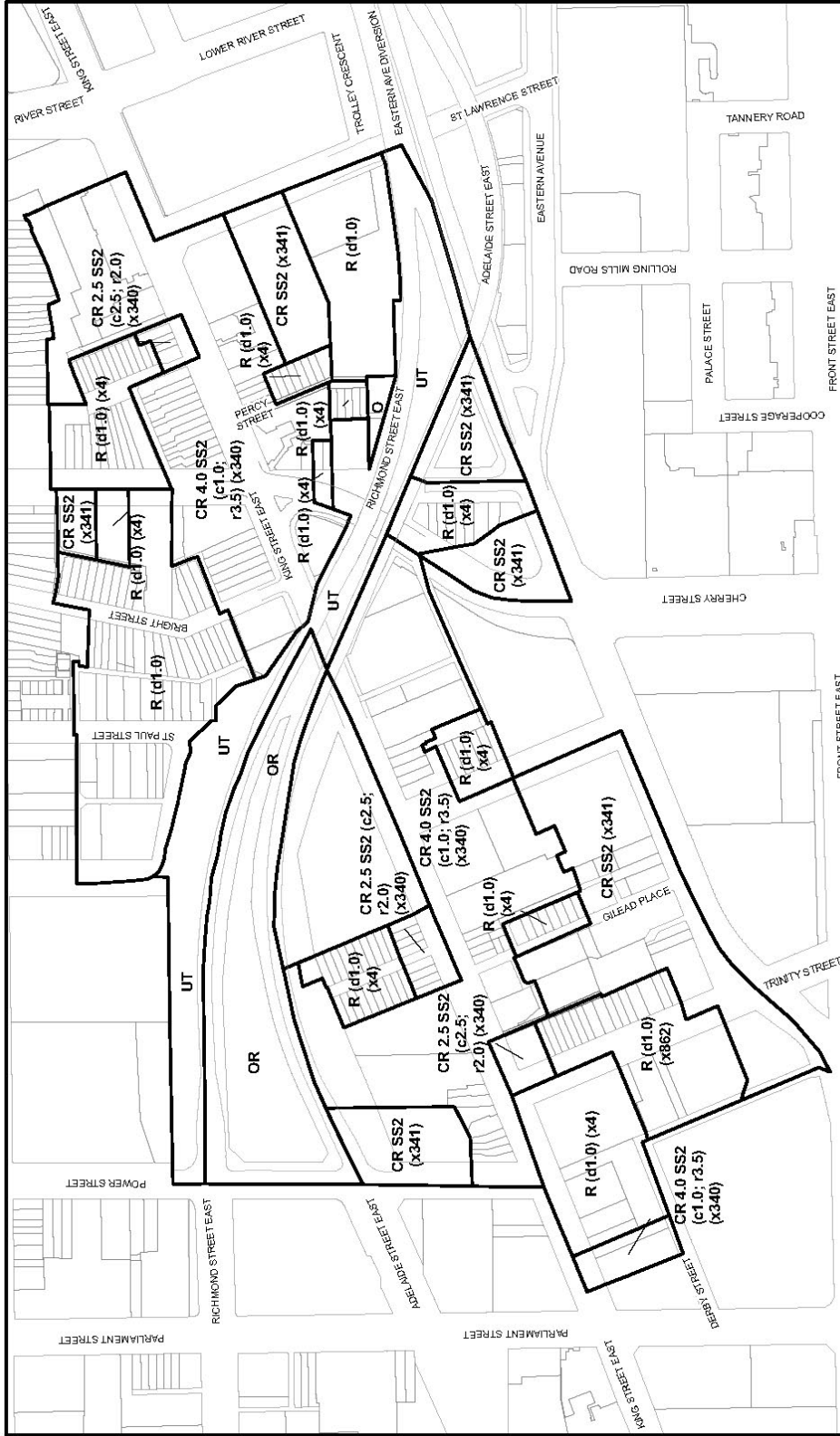


Diagram 3C

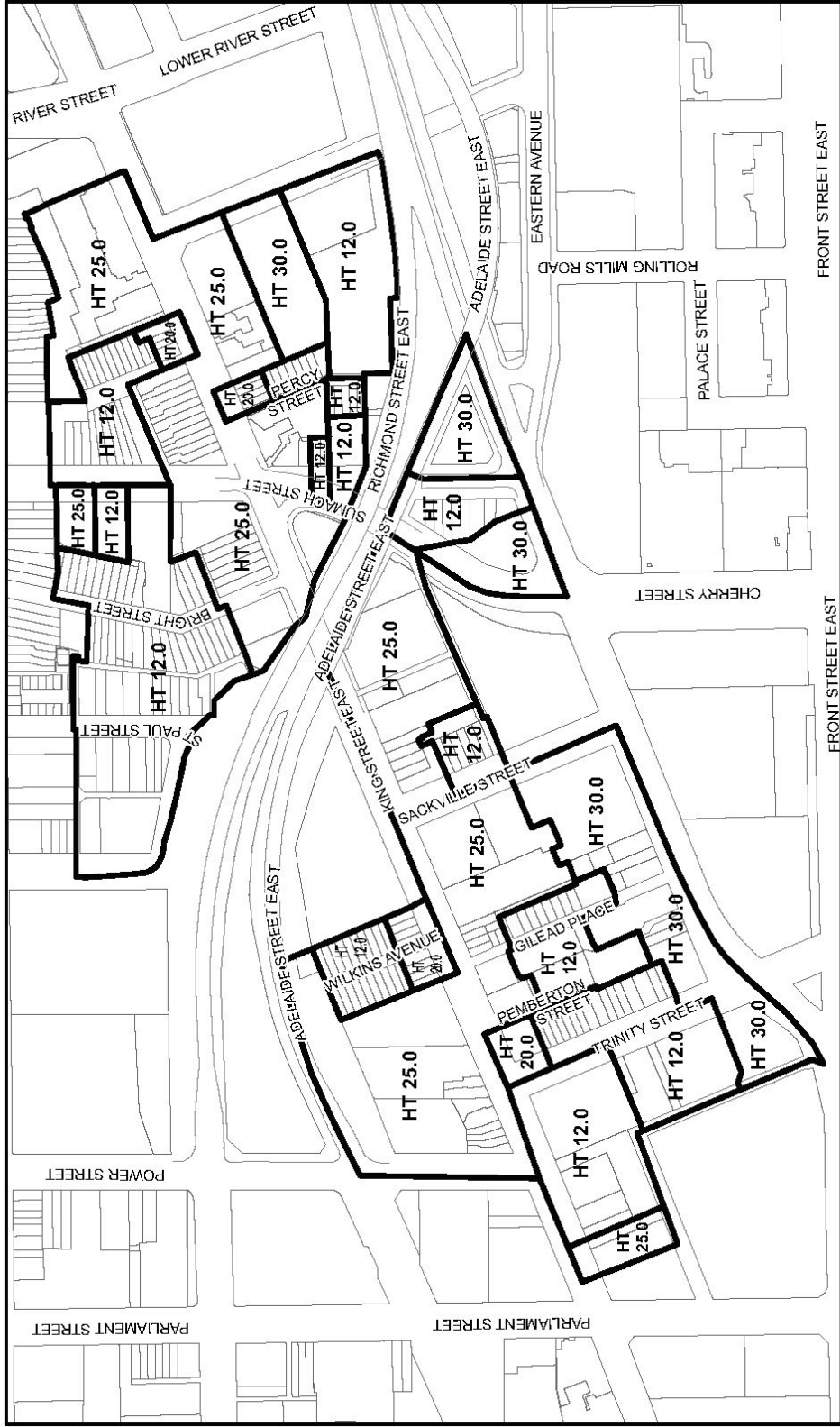
King-Parliament Zoning By-law Amendment

Corktown 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

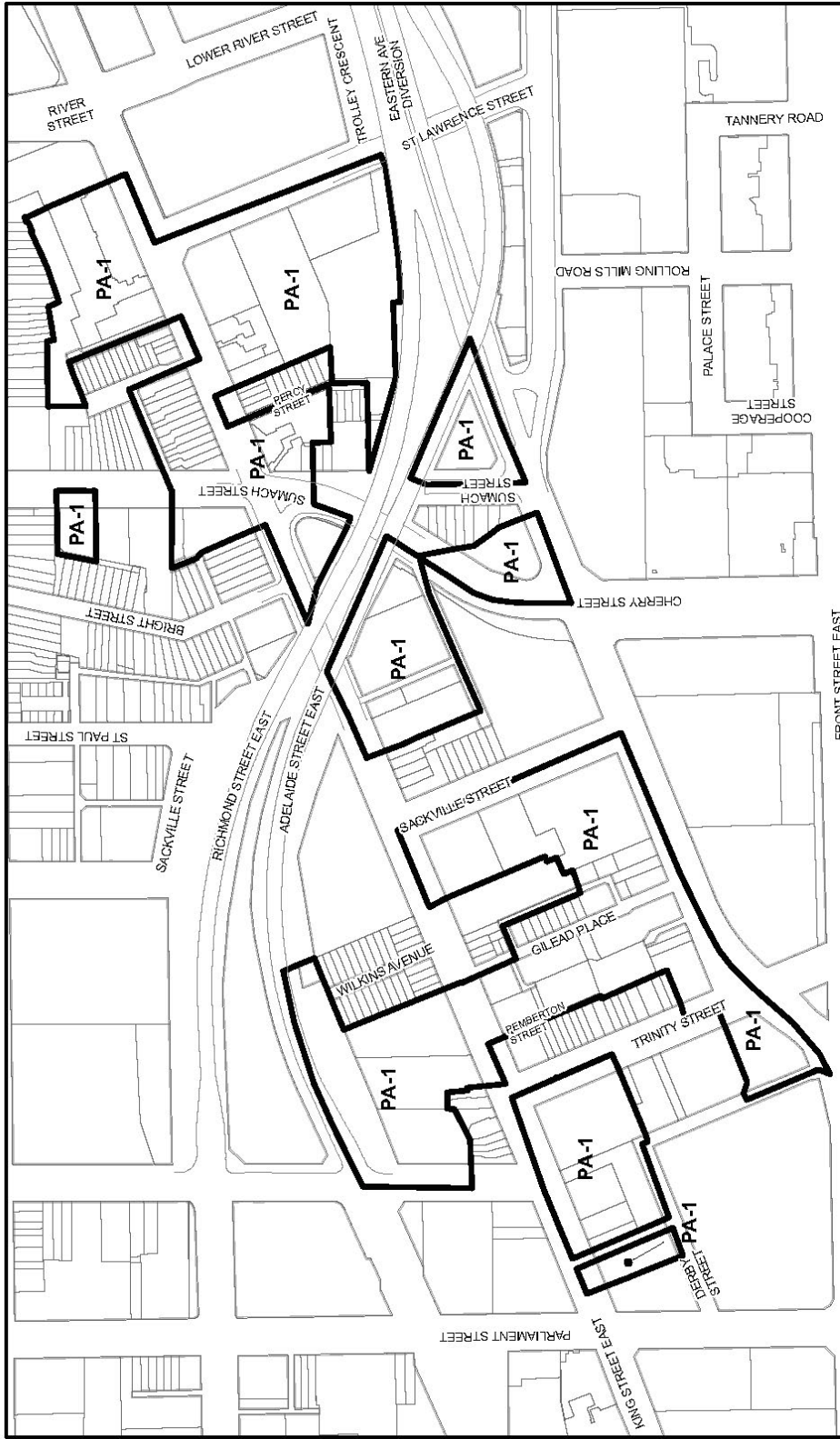
Corktown Policy Area

Diagram 4C - Height Overlay

 Lands to be added to Zoning By-law 569-2013, Sec. 995.20 Map



Not to Scale
Extracted: 04/08/2021



King-Parliament Zoning By-law Amendment

Diagram 5C - Policy Area Overlay

Corktown Policy Area

 Lands to be added to Zoning By-law 569-2013, Sec. 995.10.1 Map



Not to Scale
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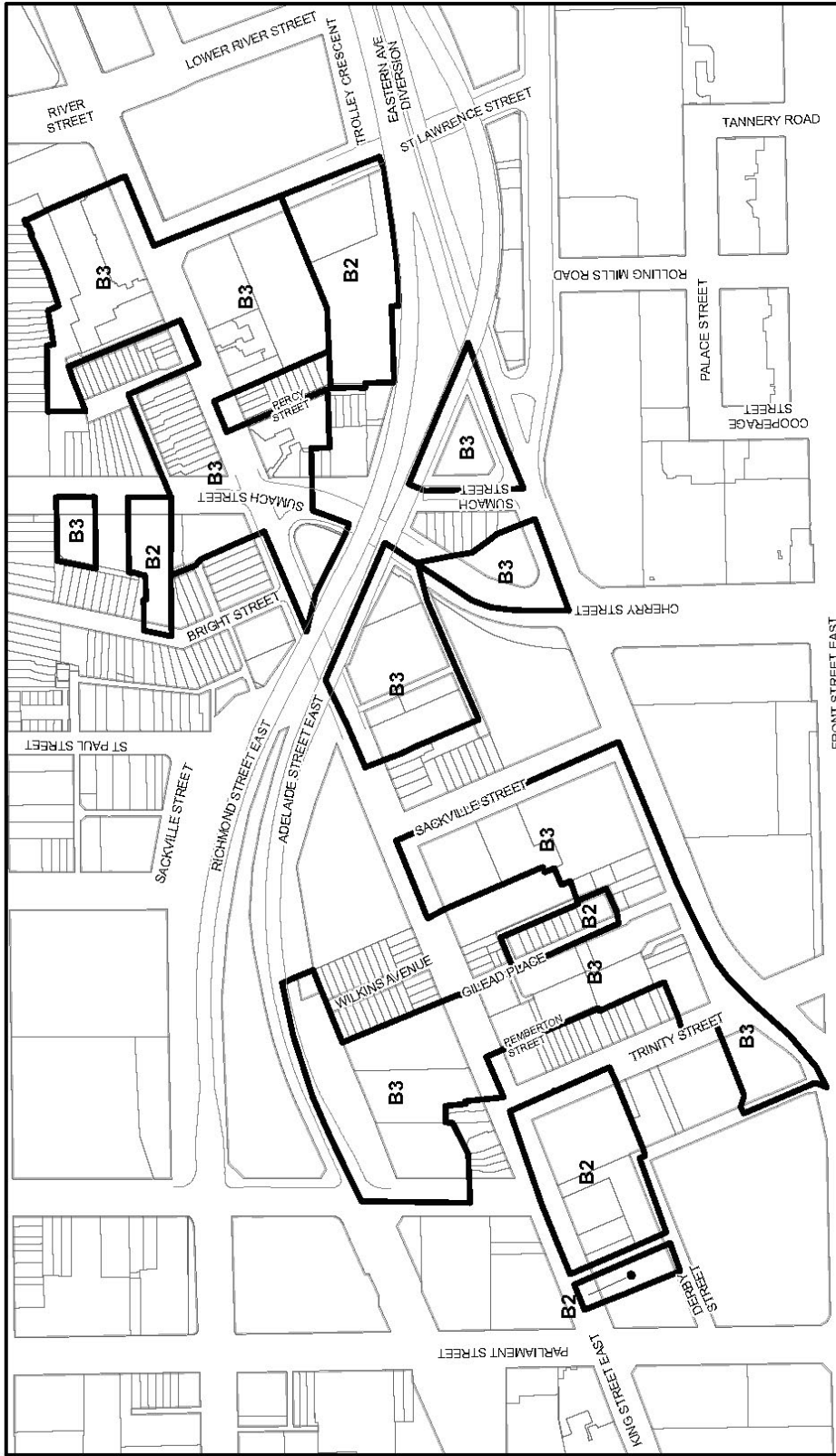


Diagram 6C - Rooming House Overlay

King-Parliament Zoning By-law Amendment

Corktown Policy Area

 Lands to be added to Zoning By-law 569-2013, Sec.995.40.1 Map



Not to Scale
Extracted: 04/08/2021