

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 393-2021

**To amend Zoning By-law 569-2013, as amended, with respect to certain lands within the King-Parliament area, generally bounded by Jarvis Street, Front Street East, Lower Sherbourne Street, Parliament Street, Power Street and the south lot line of properties fronting Queen Street East between Jarvis and Power Streets.**

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; and

The Council of the City of Toronto enacts:

1. The lands subject to this By-law are outlined by heavy black lines on Diagram 1B 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 2B to the Zoning By-law Map in Section 990.10 and applying the zone labels shown on Diagram 3B attached to this By-law;
  - (B) amending the zone labels on the Zoning By-law Map in Section 990.10 for the lands on Diagram 1B to the zone labels shown on Diagram 3B attached to this By-law;
  - (C) adding the lands on Diagram 2B to the Height Overlay Map in Section 995.20 and applying the height labels shown on Diagram 4B 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 1B to the height labels shown Diagram 4B attached to this By-law.
4. Zoning By-law 569-2013, as amended, is further amended by adding the lands on Diagram 2B, 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 5B attached to this By-law.

5. Zoning By-law 569-2013, as amended, is further amended by adding the lands on Diagram 2B, to the Rooming House Overlay Map in Section 995.40.1, and applying the following Rooming House label to these lands: B3, as shown on Diagram 6B attached to this By-law.
6. Zoning By-law 569-2013, as amended, is further amended by adding the lands on Diagram 2B, 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 900.11.10 Exception Number 339 so that it reads:

**(339) Exception CR 339**

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:

- (1) In the CR zone, the following uses are permitted:
  - Animal Shelter**
  - Hospital**
- (2) In the CR zone, a **drive-through facility** is not permitted.
- (3) Despite regulation 40.10.20.40 (1), **dwelling units** are permitted in an **Apartment Building, Mixed Use Building** or **Townhouse**.
- (4) 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.
- (5) Despite regulation 40.10.20.100 (2)(A), a **nightclub** is permitted on a **lot** that has a zone label for which the "c" value referred to in 40.10.40.40(1)(B) is not specified, provided:
  - (i) the maximum interior floor area of a nightclub may not exceed 350 square metres; and
  - (ii) the nightclub must be on a lot that abuts a major street.
- (6) 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.

- (7) In the CR zone, the permitted maximum height of the portion of a **building** facing a **lot line** adjacent to a **street**, and located between the **lot line** and the minimum building setback required by 900.11.10.339 (9) is:
- (i) 16.0 metres facing:
    - a) King Street East;
    - b) Jarvis Street;
    - c) Parliament Street;
    - d) Richmond Street East, east of Ontario Street; and
    - e) any other **street** or **lane** not listed in this regulation.
  - (ii) 20.0 metres facing:
    - a) Adelaide Street East; and
    - b) Richmond Street East, west of Ontario Street.
  - (iii) 25.0 metres facing Front Street East; or
  - (iv) the **lawful** height of a **lawfully existing building** or **structure** on the **lot** identified as a **heritage site**.
- (8) Despite regulation 40.10.40.60 (1) (B), in the CR zone subject to Development Standard Set 1 (SS1), a platform attached to a **main wall** with a floor level higher than the floor level of the first storey of the **building** must:
- (i) be located behind the **main wall** of a portion of the building nearest to a **lot line** facing a street; and
  - (ii) not project more than 1.5 metres into a required building setback from the **main wall** to which it is attached.
- (9) Despite regulation 40.10.40.70 (1), in the CR zone subject to Development Standard Set 1 (SS1), for the portion of the **building** at or below the maximum height in regulation 900.11.10.339 (7), the **main wall** of the **building** facing a **lot line** adjacent to a **street** must be set back a minimum of 3.0 metres from the **lot line**, except:
- (i) On any portion of a **building** identified as a **heritage site**, the **building setback** is the equivalent of the existing **building**; and

- (ii) On a **lot line** adjacent to King Street East, between Jarvis Street and Berkeley Street, at least 75 percent of the **main wall** of the **building** facing that **lot line** must be at or between that **lot line** and a maximum of 3.0 metres from that **lot line**.
  - (10) In the CR zone, no portion of a **building** exceeding the permitted maximum height referred to in regulation 900.11.10.339 (7) for the **main wall** facing a **lot line** adjacent to a **street** may be closer to a **lot line** than the minimum **building setback**, plus 5.0 metres.
  - (11) In the CR zone, on a **lot** with a **lot line** that abuts King Street East, between Jarvis Street and Berkeley Street:
    - (i) Despite Diagram 4B, if a **lot** has a **lot depth** of 20.0 metres or less, no portion of a **building** or **structure** may penetrate a 45 degrees **angular plane** projected from a height of 16.0 metres above the average elevation of the ground along the **lot line** adjacent to King Street East; or
    - (ii) if a **lot** has a lot depth greater than 20.0 metres, no portion of a **building** or **structure** is to exceed a height of 16.0 metres within a distance of 10.0 metres of the **lot line** adjacent to King Street East.
  - (12) In the CR zone, on a **lot** to the north of King Street East with a **lot line** that abuts Berkeley Street, no **building** or **structure** is to exceed a height of 12.0 metres within a distance of 12.0 metres from the **lot line** that abuts Berkeley Street.
8. The lands, or a portion thereof as noted below, are subject to the following Site-Specific Provisions, Prevailing By-laws and Prevailing Sections:
- (A) Section 12 (2) 270 of former City of Toronto By-law 438-86;
  - (B) On 199 Adelaide Street East, Section 12(1) 427 of former City of Toronto By-law 438-86;
  - (C) On 252 Adelaide Street East, former City of Toronto By-law 131-80;
  - (D) On 400 Adelaide Street East, City of Toronto By-law 1412-2007;
  - (E) On 26 Berkeley Street and 222 The Esplanade, former City of Toronto By-law 181-87;
  - (F) On 93 and 95 Berkeley Street and the even numbered addresses of 112-124 Parliament Street, City of Toronto By-law 1430-2017;
  - (G) On 102 Berkeley Street, City of Toronto By-law 1478-2017;
  - (H) On 132A Berkeley Street, City of Toronto By-law 929-2011;

- (I) On 200 The Esplanade, City of Toronto By-law 1327-2018;
- (J) On 210 The Esplanade, former City of Toronto By-law 181-87;
- (K) On the odd numbered addresses of 159-161 Frederick Street, former City of Toronto By-law 629-88;
- (L) On 120 Front Street East and 25 George Street, former City of Toronto By-law 697-84;
- (M) On 154 Front Street East, City of Toronto By-law 859-2017;
- (N) On the lands known municipally in the year 2016 as 177-197 Front Street East, 15-21 Lower Sherbourne Street and 200 The Esplanade, City of Toronto By-law 1327-2018;
- (O) On 227 Front Street East, former City of Toronto By-law 148-87;
- (P) On the lands known municipally in the year 1994 as 296 Front Street East, 1997-0200;
- (Q) On the lands known municipally in the year 2005 as the even numbered addresses of 108-116 George Street and 234 Adelaide Street East, By-law 215-2006;
- (R) On 61 and 63 Jarvis Street, and 172 King Street East, Section 12 (2) 314 of former City of Toronto By-law 438-86;
- (S) On the even numbered addresses of 166-172 King Street East, former city of Toronto By-law 1997-0233;
- (T) On 200 King Street East, an education use is permitted, if the gross floor area of the building does not exceed a floor space index of 5.0 [TO: 438-86; 12 (1) 358];
- (U) On 251-255 King Street East and 37 Sherbourne Street, City of Toronto By-law 765-2012;
- (V) On 201 King Street East and 160 Frederick Street, former City of Toronto By-law 477-81 and 697-84;
- (W) On 330 King Street East, City of Toronto By-law 60-2011;
- (X) On the odd numbered addresses of 333-351 King Street East, City of Toronto By-law 2013-0818;
- (Y) On 359 King Street East, former City of Toronto By-law 783-87;
- (Z) On 393 King Street East, former City of Toronto By-law 42-88;

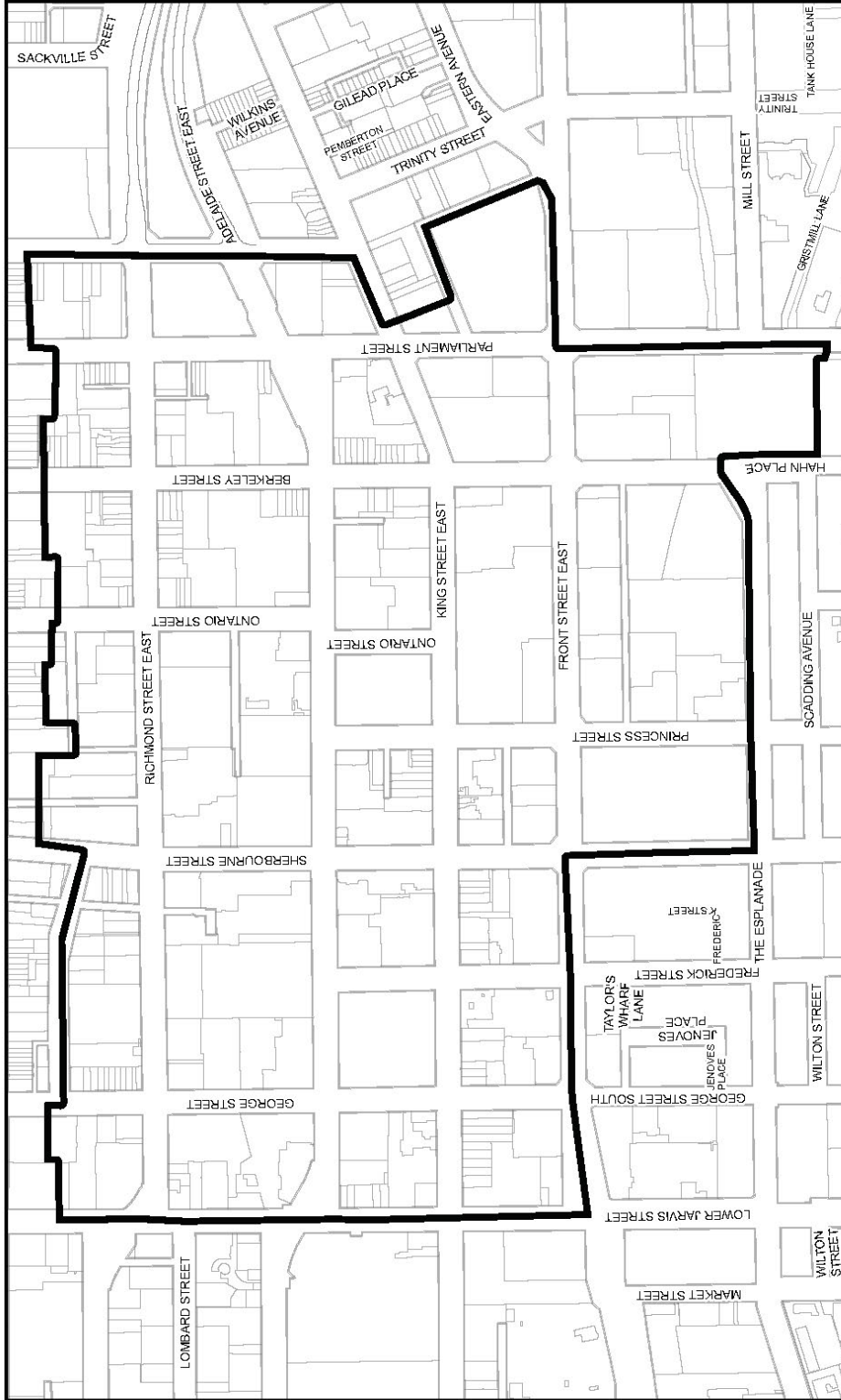
- (AA) On 25 Ontario Street and 280 King Street East, City of Toronto By-law 1475-2017;
  - (BB) On the odd numbered addresses of 53-61 Ontario Street, City of Toronto By-law 1478-2017;
  - (CC) On 44 Parliament Street, former City of Toronto by-laws 515-76; 576-76; 677-76; 24-77; 614-77; 391-78; 478-78; 664-78; 812-78; 889-78; 373-79; 615-79; 884-79; 61-80; 879-80; 116-82; 145-83; 92-85; and 514-86;
  - (DD) On the even numbered addresses of 48-54 Power Street and the odd numbered addresses of 133-135 Parliament Street, City of Toronto By-law 277-2019;
  - (EE) On the odd numbered addresses of 31-33 Princess Street, former City of Toronto By-law 77-93; and
  - (FF) On the odd numbered addresses of 381-411 Richmond Street East and the even numbered addresses of 424-460 Adelaide Street East, City of Toronto By-laws 927-2002 and 811-2015.
- 9.** In Article 900.12.10, delete Exception Numbers 9, 12, 13, 15, 16, 23, 31, 32, 34, 39, 41, 57, 58, 60, 67, 70, 71, 73, 82, and 84.

Enacted and passed on May 6, 2021.

Frances Nunziata,  
Speaker

John D. Elvidge,  
City Clerk

(Seal of the City)



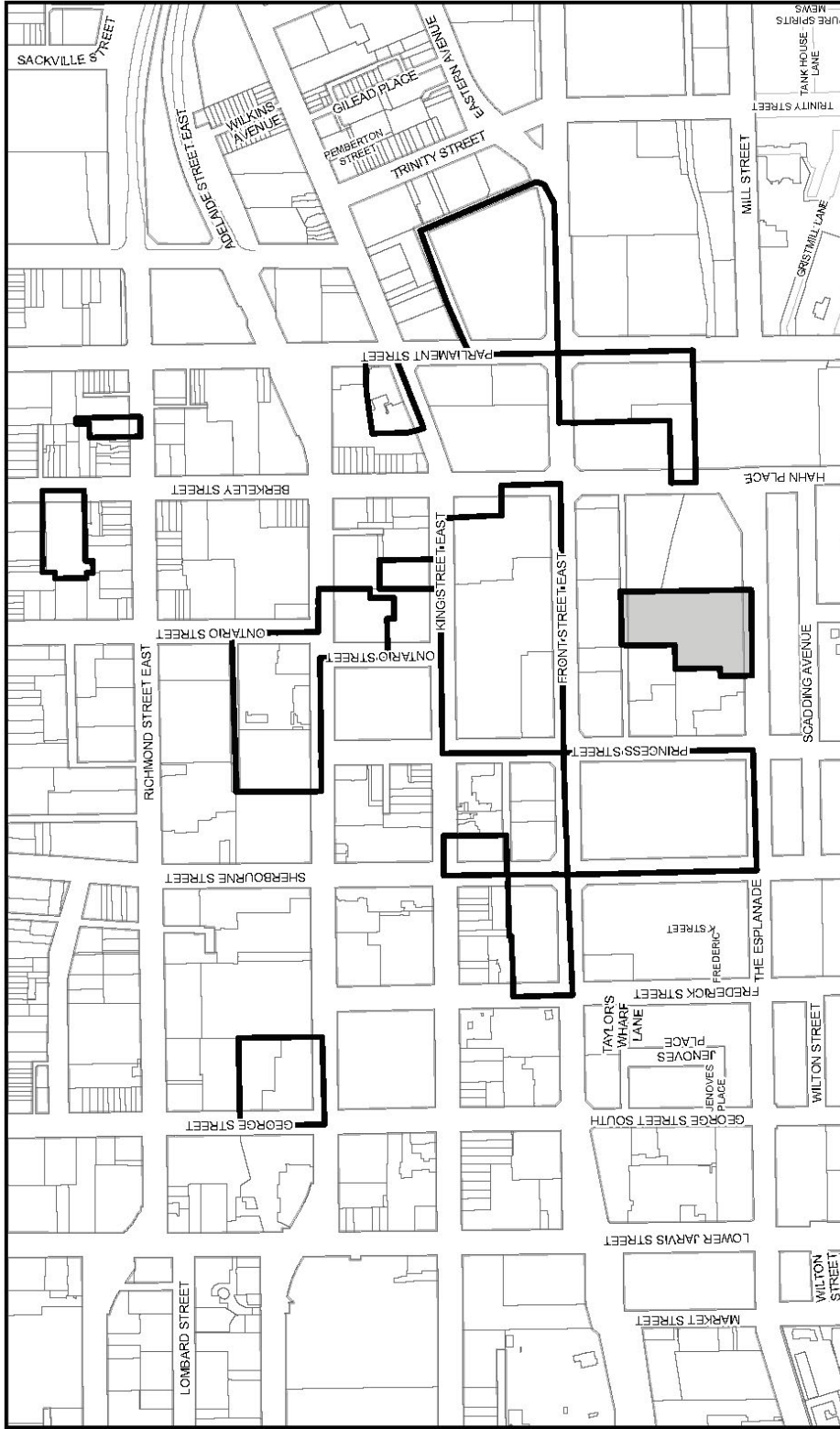
**Diagram 1B**

**King-Parliament Zoning By-law Amendment  
Old Town Policy Area**

 Lands Subject To This By-law



Not to Scale  
Extracted: 03/28/2021



**Diagram 2B**

**King-Parliament Zoning By-law Amendment**

**Old Town Policy Area**

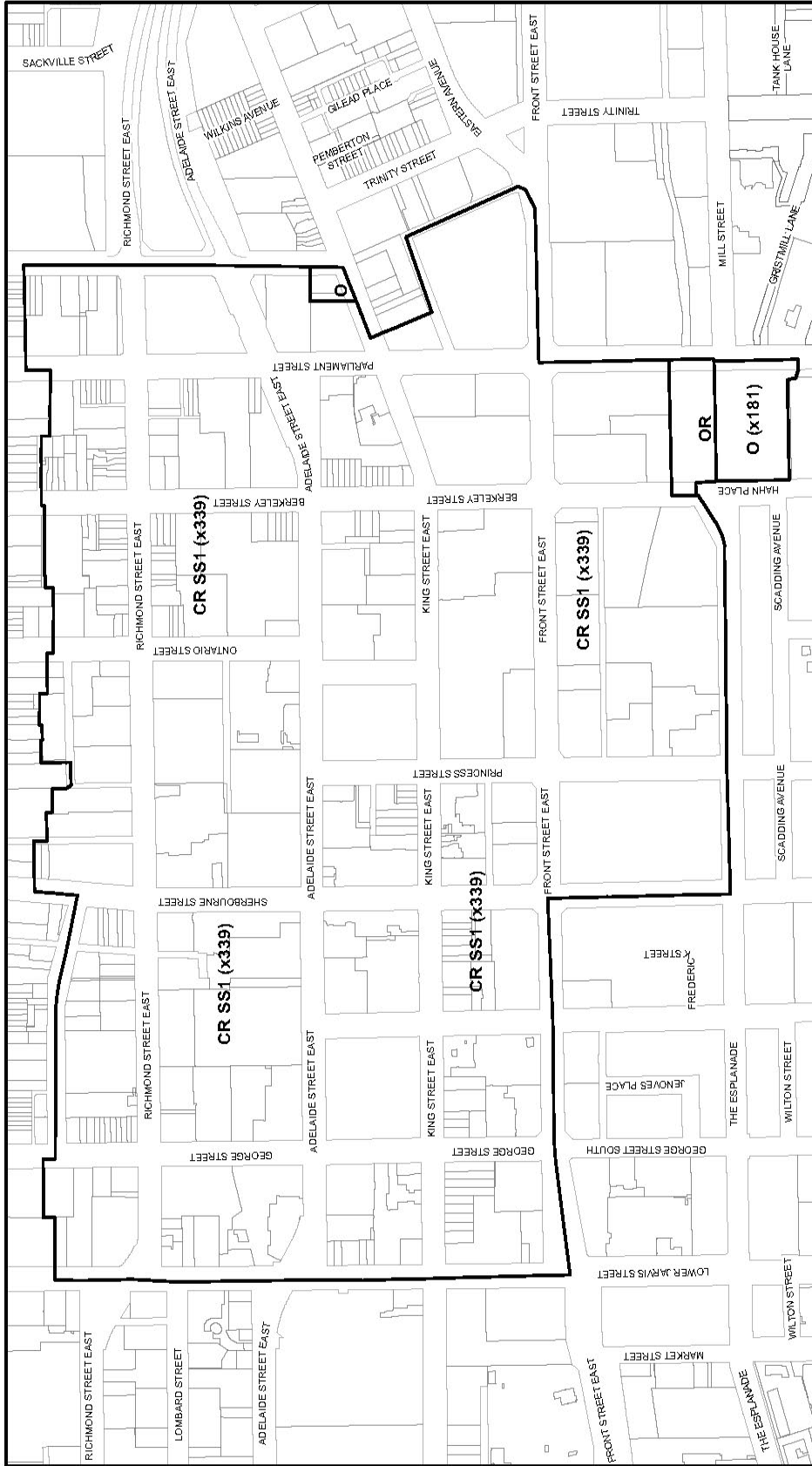
□ Lands to be added to Zoning By-law 569-2013, Sec. 990, 10 Map

■ Lands to remain in City of Toronto By-law No. 438-86



Not to Scale  
Extracted: 04/08/2021





King-Parliament Zoning By-law Amendment

Old Town Policy Area

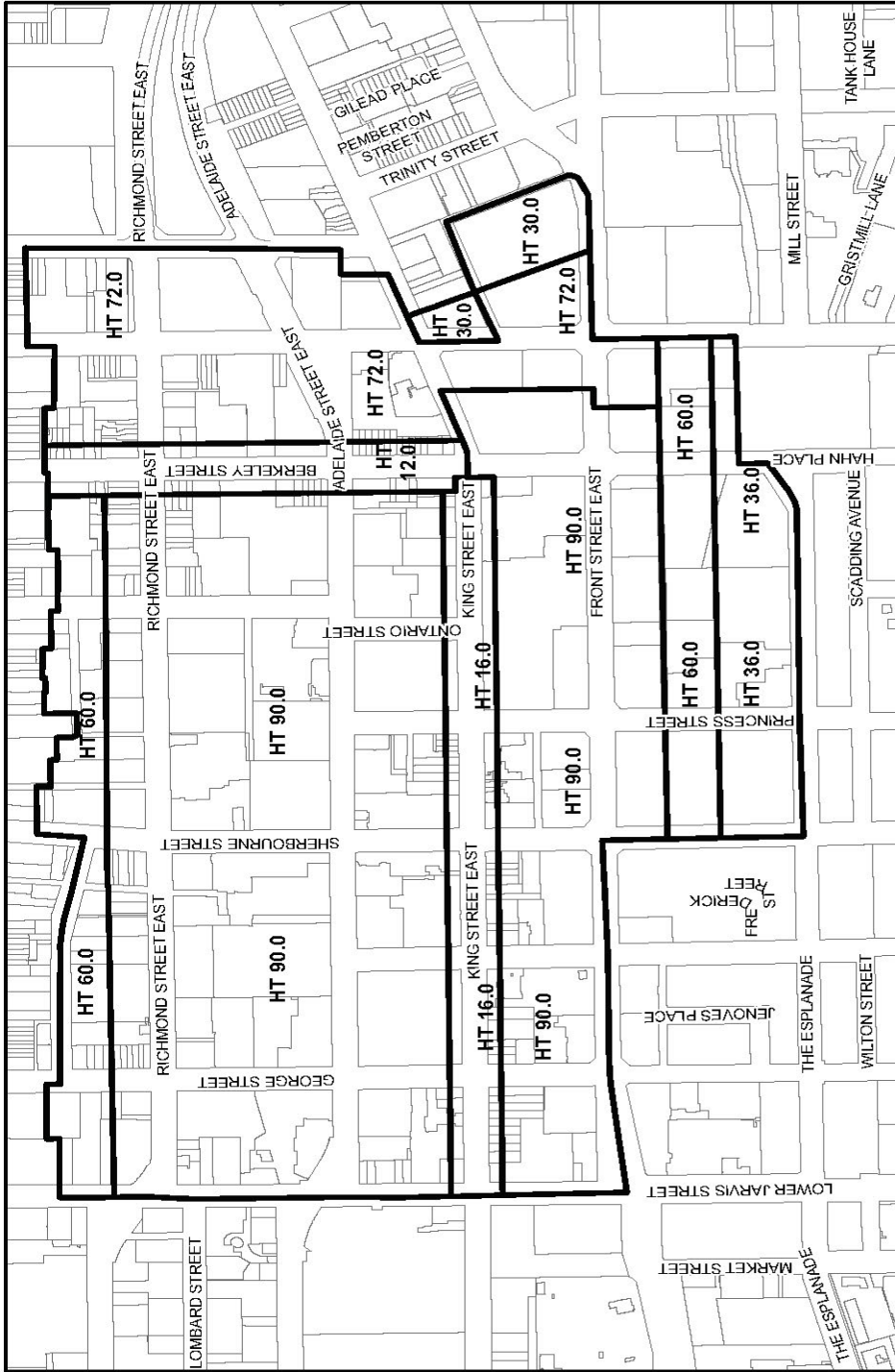


Diagram 3B

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



Not to Scale  
Extracted: 04/09/2021



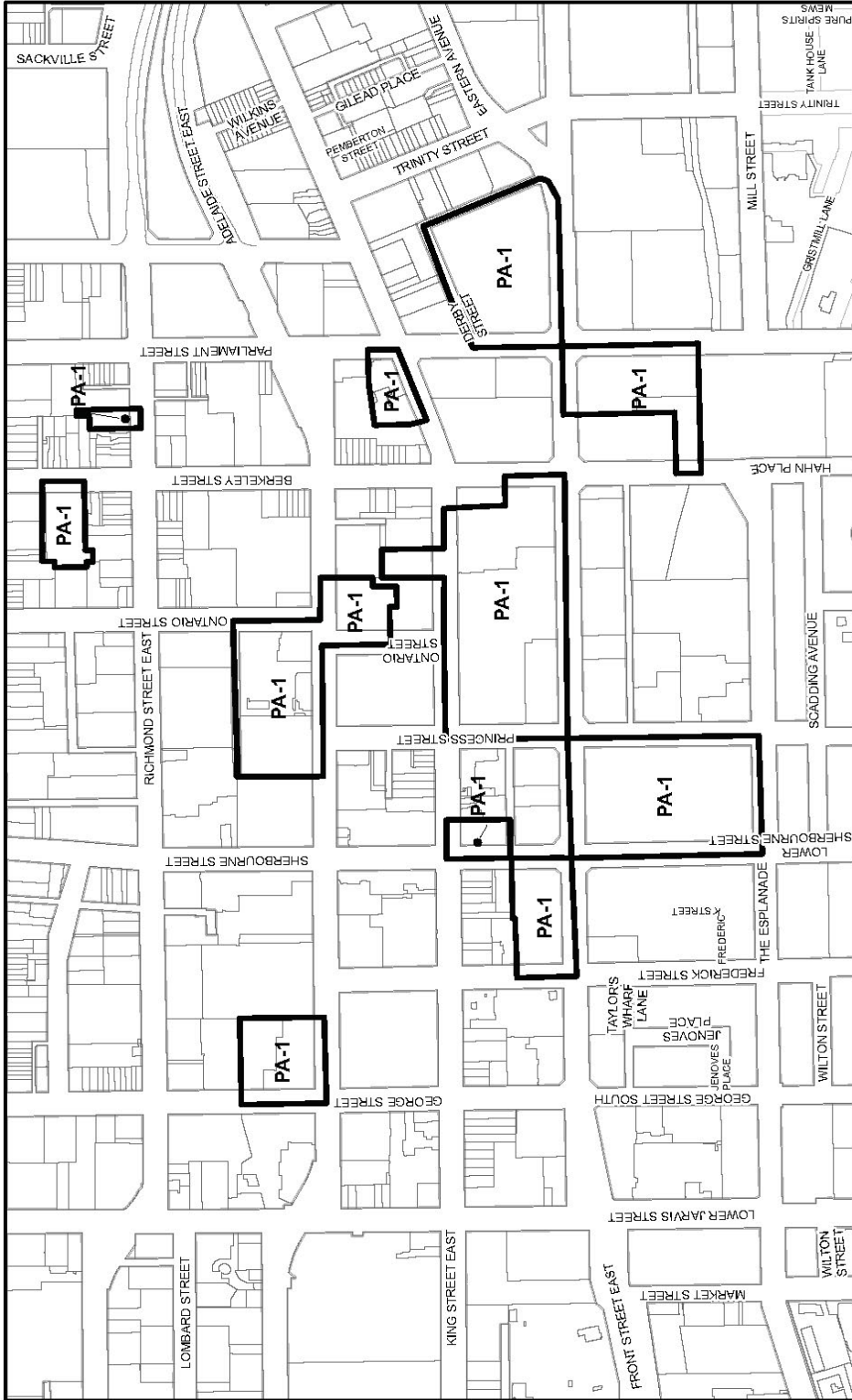
**Diagram 4B - Height Overlay**

**King-Parliament Zoning By-law Amendment**  
Old Town Policy Area

□ 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**

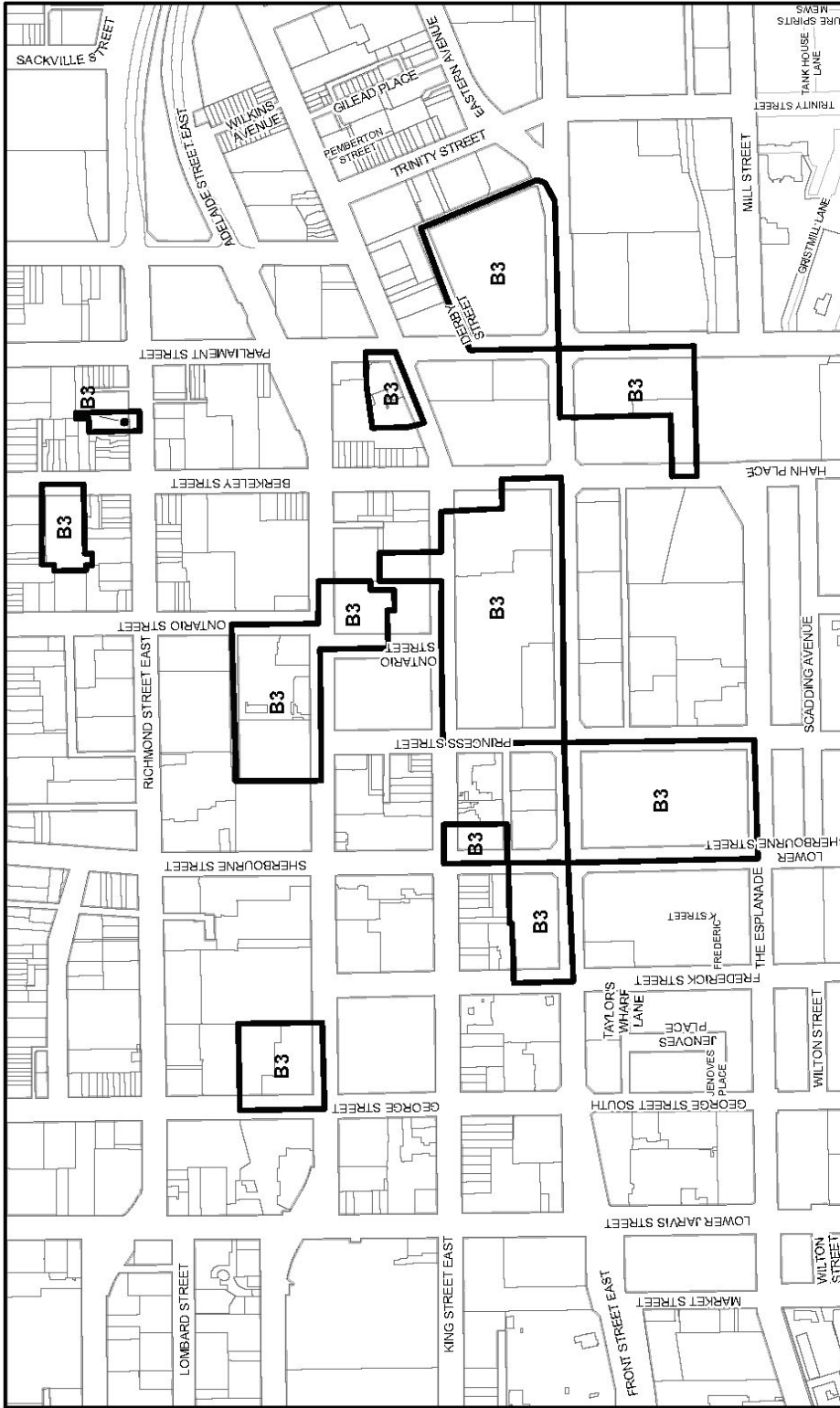
Old Town Policy Area

**Diagram 5B - Policy Area Overlay**


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



Not to Scale  
Extracted: 04/08/2021



**Toronto**  
**King-Parliament Zoning By-law Amendment**  
**Diagram 6B - Rooming House Overlay**  
**Old Town Policy Area**

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

  
Not to Scale  
Extracted: 04/08/2021