Authority: Toronto and East York Community Council
Item TE7.58 as adopted by City of Toronto Council on
April 1, 2020

CITY OF TORONTO

Bill

BY-LAW -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, with a maximum seating area of 430 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) and (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) and (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 April X, 2020.

Frances Nunziata, Speaker
Ulli S. Watkiss, City Clerk

(Seal of the City)
573 King Street East

Diagram 3

File # 19 131101 STE 13 OZ

City of Toronto By-law 569-2013
Not to Scale
01/29/2020