

Attachment 2
Zoning By-law Amendments

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2-0 Purpose and Effect of Zoning By-law Amendments

The Zoning By-law Amendments (ZBAs) below are the outcome of the King-Parliament Secondary Plan Review. At its meeting of October 29-30, 2019, City Council directed staff to update the Zoning By-law to reflect the proposed policy directions outlined in the Proposed Secondary Plan presented at that meeting, including land use and built form standards specific to the five Policy Areas in King-Parliament. Another key objective of the ZBAs is incorporate lands previously excluded from Zoning By-law 569-2013 into the City-wide by-law, its regulations and maps.

The regulations of the R (Residential) Zone and Commercial Residential (CR) Zone will apply, except where specified in the ZBAs. Site-Specific Provisions and Prevailing By-laws for approved development are reflected in the Exceptions. Exception numbers that no longer apply are deleted and/or consolidated into the new Exceptions. Specific regulations for each of the ZBAs can be summarized as follows:

Queen Street Policy Area

- Applies new heights (25.0 m and 30.0 m), to include mechanical penthouses
- Updates FSI (Floor Space Index) values for commercial and residential uses to facilitate mid-rise development
- Requires a 5.0 m stepback above the main wall of a heritage building
- Allows for a lower first floor height (as low as 3.7 metres) to align with the existing heritage context
- Raises the height from which a rear angular plane is measured from 7.5 m to 10.5 m
- Prohibits a drive-through facility in the CR zone

Old Town Policy Area

- Rezones the lands from CRE (Commercial Residential Employment) to CR, with no FSI value specified
- Applies Development Standard Set 1 (SS1), adjusted to reflect King-Parliament built form directions
- Applies a new range of heights: 12.0 m, 16.0 m, 30.0 m, 36.0 m, 60.0 m, 72.0 m, 90.0 m.
- Uses: permits Animal Shelters and Hospitals, dwelling units in a zone where the 'r' value is not specified, lawfully existing low-rise building types, and nightclubs to a maximum 350 m² where the 'c' value is not specified; prohibits drive-through facilities
- Allows for a lower first floor height (as low as 3.7 metres) to align with the existing heritage context
- Specifies maximum streetwall heights of 16.0 m, 20.0 m and 25.0 m, above which a 5.0 m building setback is required
- Applies an angular plane for properties fronting Britain Street, measured from Queen Street East
- Requires a 3.0 m building setback from the street, except on King Street East between Jarvis and Berkeley Streets and where an existing heritage building has a lesser setback
- On King Street East, a building on a lot with a depth greater than 20.0 m must provide a minimum 10.0 metre setback above the 16.0 m streetwall height; on a lot 20.0 m or less in depth, a 45 degree angular plane applies above the streetwall height

Corktown Policy Area

- Applies new heights (12.0 m 25.0 m and 30.0 m), to include mechanical penthouses
- Updates FSI (Floor Space Index) values for commercial and residential uses to facilitate mid-rise development on King Street East and Eastern Avenue
- Requires a 5.0 m stepback above the main wall of a heritage building
- Allows for a lower first floor height (as low as 3.7 metres) to align with the existing heritage context
- Raises the height from which a rear angular plane is measured from 7.5 m to 10.5 m
- Prohibits a drive-through facility in the CR zone
- Rezones lands fronting King Street East from R (with existing permissions for commercial uses) to CR
- Permits lawfully existing low-rise building types in the CR zone
- Maintains R zoning for existing low-rise residential streets
- Requires a minimum 5.0 m building setback from the overpasses

Distillery District Policy Area

- Rezones the area to CR
- Applies Development Standard Set 2 and a general 23.0 m height limit
- Site-Specific By-laws for approved development will prevail; development in this area is also regulated by Site and Area Specific Policies of the King-Parliament Secondary Plan

West Don Lands Policy Area

- Rezones certain parcels within the West Don Lands Area, west of Cherry Street, to CR
- Continues the (H) holding symbol for lands on which it currently applies under former City of Toronto Zoning By-law 438-86, and lists interim uses that are permitted prior to the lifting of the H
- Requires a minimum 3.0 m setback
- Establishes a maximum 16.0 m streetwall height, above which a 3.0 m building stepback is required, or a 5.0 m stepback for heritage buildings.

2-1 Queen Street Policy Area

Authority: Toronto and East York Community Council Item TE24.11, as adopted by City of Toronto Council on [date].

CITY OF TORONTO

BY-LAW xxx-2021

To amend Zoning By-law 569-2013, as amended, with respect to certain lands within the King-Parliament area, fronting Queen Street East between Jarvis Street and Bayview Avenue, and 155 George Street, 8-52 Britain Street, 120-122 Sherbourne Street, 107-111 Ontario Street, 145 and 153 Berkeley Street, 8 Trefann Street, and 91-97 and 104 Sackville Street.

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 1A 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 2A to the Zoning By-law Map in Section 990.10 and applying the zone labels shown on Diagram 3A attached to this Bylaw; and
 - (B) amending the zone labels on the Zoning By-law Map in Section 990.10 for the lands on Diagram 1A to the zone labels shown on Diagram 3A attached to this By-law.
4. Zoning By-law 569-2013, as amended, is further amended by:
 - (A) Adding the lands on Diagram 2A to the Height Overlay Map in Section 995.20 and applying the height labels shown on Diagram 4A attached to this By-law; and
 - (B) amending the height labels on the Height Overlay Map in Section 995.20 for the lands on Diagram 1A to the height labels to the height labels shown on Diagram 4A attached to this By-law.
5. Zoning By-law 569-2013, as amended, is further amended by adding the lands shown in Diagram 2A 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 5A attached to this By-law.

6. Zoning By-law 569-2013, as amended, is further amended by adding the lands shown in Diagram 4A to the Rooming House Overlay Map in Section 995.40.1, and applying the following Rooming House labels to these lands as shown in Diagram 5: B3, as shown on Diagram 6A attached to this By-law.
7. Zoning By-law 569-2013, as amended, is further amended by adding the lands on Diagram 2A to the Lot Coverage Overlay Map in Section 995.30.1, with no value.
8. Zoning By-law 569-2013, as amended, is further amended by amending Article 900.2.10 Exception Number CR 331 so that it reads:

(331) Exception CR 331

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) In the CR zone, a **drive-through facility** is not permitted.
- (B) On a **lot**, a **building** or **structure** that has assisted housing has a minimum parking rate of 0.3 spaces per **dwelling unit** [TO: 438-86; 12(2)207];
- (C) These **premises** must comply with Exception 900.11.10(2);
- (D) Despite regulation 40.5.40.10 (4), equipment and **structures** on the roof of a **building** may not exceed the permitted maximum height;
- (E) 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.
- (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 than 3.7 metres.
- (G) Despite regulations 40.10.40.70 (2) (E) and (F):
 - (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 yard setback**, 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** along the entire **rear yard setback**, 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**.

Prevailing by-laws and Prevailing Sections:

- (A) Section 12 (2) 132 of former City of Toronto By-law 438-86;
- (B) Section 12 (2) 270 (a) of former City of Toronto By-law 438-86

9. Zoning By-law 569-2013, as amended, is further amended by amending Article 900.11.10 Exception Number 333 so that it reads:

(333) Exception CR 333

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) In the CR zone, a **drive-through facility** is not permitted.
- (B) On 163 Queen Street East, 351 Queen Street East and 167 Parliament Street, 363, 371 and 373 Queen Street East, a **seniors community house** or an emergency shelter is not a permitted use; [TO: 438-86; 12 (2) 98]
- (C) On even numbered addresses of 8-34 Britain Street, 120-122 Sherbourne Street and 155 George Street, despite regulation 40.10.20.40 (1), **dwelling units** are permitted in **building** types with less than 5 **dwelling units**.
- (D) On odd numbered addresses of 315-321 Queen Street East and 145 Berkeley Street, no **building** or **structure** is to exceed a height of 12.0 metres within a distance of 12.0 metres from a **lot line** that abuts Berkeley Street; [TO:438-86; 12 (2) 94]
- (E) These **premises** must comply with Exception 900.11.10(2);
- (F) Despite regulation 40.5.40.10 (4), equipment and **structures** on the roof of a **building** may not exceed the permitted maximum height;
- (G) On a **lot** with a **lot line** that abuts Britain Street, no **building** or **structure** may penetrate a 45 degree **angular plane** projected over the **lot** along the **lot line** abutting Britain Street, starting at a **height** of 16 metres above the average elevation of the ground at the **front lot line** of abutting **lots** fronting Queen Street East.
- (H) If a **lot** with a **building** is identified as a **heritage site**, any portion of a **building** or **structure** 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.

- (I) 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.

Prevailing By-laws and Prevailing Sections:

- (A) Section 12 (2) 132 of former City of Toronto By-law 438-86;
- (B) Section 12 (2) 270 (a) of former City of Toronto By-law 438-86;

10. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.11.10 Exception Number 335 so that it reads:

(335) Exception CR 335

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) In the CR zone, a **drive-through facility** is not permitted.
- (B) These **premises** must comply with Exception 900.11.10 (2);
- (C) Despite regulation 40.5.40.10 (4), equipment and **structures** on the roof of a **building** may not exceed the permitted maximum height;
- (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 40.10.40.10 (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.
- (F) Despite regulation 40.10.40.70 (2) (E) and (F),
 - (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 degrees **angular plane** projected over the **lot** along the entire required **rear yard setback**, 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 degrees **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**.

Prevailing By-laws and Prevailing Sections:

- (A) Section 12 (2) 132 of former City of Toronto By-law 438-86;
- (B) Section 12 (2) 270 (a) of former City of Toronto By-law 438-86

11. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.11.10 Exception Number 337 so that it reads:

(337) Exception CR 337

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) In the CR zone, a **drive-through facility** is not permitted.
- (B) Despite regulation 40.10.20.40 (1), **dwelling units** are permitted in **building** types with less than 5 **dwelling units**;
- (C) These **premises** must comply with Exception 900.11.10(2);
- (D) Despite regulation 40.5.40.10 (4), equipment and **structures** on the roof of a **building** may not exceed the permitted maximum height;
- (E) 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.
- (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.
- (G) Despite regulation 40.10.40.70 (2) (E) and (F),
 - (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 degrees **angular plane** projected over the **lot** along the

entire required **rear yard setback**, 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 degrees **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**.

12. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.11.10 Exception Number 338 so that it reads:

(338) Exception CR 338

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) In the CR zone, a **drive-through facility** is not permitted.
- (B) These **premises** must comply with Exception 900.11.10 (2);
- (C) Despite regulation 40.5.40.10 (4), equipment and **structures** on the roof of a **building** may not exceed the permitted maximum height;
- (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 40.10.40.10 (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.
- (F) Despite regulation 40.10.40.70 (2) (E) and (F),
 - (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 degrees **angular plane** projected over the **lot** along the entire required **rear yard setback**, 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

degrees **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**.

Prevailing By-laws and Prevailing Sections:

- (A) Section 12 (1) 352 of former City of Toronto By-law 438-86;
 - (B) Section 12 (2) 132 of former City of Toronto By-law 438-86;
 - (C) Section 12 (2) 156 of former City of Toronto By-law 438-86;
 - (D) Section 12 (2) 270 (a) of former City of Toronto By-law 438-86;
 - (C) Former City of Toronto by-law 532-78;
 - (D) Former City of Toronto by-law 59-82;
 - (E) Former City of Toronto by-law 546-83;
 - (F) Former City of Toronto by-law 547-83;
 - (G) Former City of Toronto by-law 1990-0049.
13. In Article 900.11.10 delete Exception Numbers 1291, 1628, 1723, 2104, 2107, 2171, 2172, 2281, 2351, and 2381.

[See Diagrams 1A-6A]

2-2 Old Town Policy Area

Authority: Toronto and East York Community Council Item TE24.11, as adopted by City of Toronto Council on [date].

CITY OF TORONTO

BY-LAW xxx-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; and
 - 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.
4. Zoning By-law 569-2013, as amended, is further amended by:
 - a. 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
 - b. 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.
5. 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.

6. 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.
7. 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.
8. 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% 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.
- (8) 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.
9. 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.

10. 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.

[See Diagrams 1B-6B]

2-3 Corktown Policy Area

Authority: Toronto and East York Community Council Item TE24.11, as adopted by City of Toronto Council on [date].

CITY OF TORONTO

BY-LAW xxx-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; and
 - (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.
4. Zoning By-law 569-2013, as amended, is further amended by:
 - (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.
5. 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.

6. Zoning By-law 569-2013, as amended, is further amended by adding the lands shown in Diagram 4C 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.
7. 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.
8. 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.

9. 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:

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

10. 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.
- (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:

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

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

[See Diagrams 1C-6C]

2-4 Distillery District Policy Area

Authority: Toronto and East York Community Council Item TE24.11, as adopted by City of Toronto Council on [date].

CITY OF TORONTO

BY-LAW xxx-2021

To amend Zoning By-law 569-2013, as amended, with respect to certain lands within the King-Parliament area, generally bounded by Parliament Street, Mill Street, Cherry Street and the Canadian National Rail Corridor, including lands on the north side of Mill Street between Trinity Street and Cherry Street.

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 1D 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 on Diagram 1D to the Zoning By-law Map in Section 990.10 and applying the zone labels shown on Diagram 2D attached to this By-law.
4. Zoning By-law 569-2013, as amended, is further amended by adding the lands on Diagram 1D to the Height Overlay Map in Section 995.20 and applying the height labels shown on Diagram 3D attached to this By-law.
5. Zoning By-law 569-2013, as amended, is further amended by adding the lands on Diagram 1D 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 4D attached to this By-law.
6. Zoning By-law 569-2013, as amended, is further amended by adding the lands on Diagram 1D, 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 5D attached to this By-law.

7. Zoning By-law 569-2013, as amended, is further amended by adding the lands on Diagram 1D, to the Lot Coverage Overlay Map in Section 995.30.1, with no value.
8. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.11.10 Exception Number 344 so that it reads:

(344) Exception CR 344

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: None

Prevailing By-laws and Prevailing Sections:

- (A) Section 12 (2) 132 of former City of Toronto By-law 438-86;
- (B) Section 12 (2) 270 (a) of former City of Toronto By-law 438-86;
- (C) Section 12 (2) 287 of former City of Toronto By-law 438-86;
- (D) City of Toronto By-law 396-1994;
- (E) City of Toronto By-law 749-2003; and
- (F) City of Toronto By-law 5-2010.

[See Diagrams 1D-5D]

2-5 West Don Lands Policy Area

Authority: Toronto and East York Community Council Item TE24.11, as adopted by City of Toronto Council on [date].

CITY OF TORONTO

BY-LAW xxx-2021

To amend Zoning By-law 569-2013, as amended, with respect to lands known municipally in the year 2020 as 43, 47 and 55 Eastern Avenue, 321 Front Street East, 380 and 390 Front Street East, 18-20 Trinity Street and 50-60 Trinity Street.

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 1E 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 on Diagram 1E to the Zoning By-law Map in Section 990.10 and applying the zone labels shown on Diagram 2E attached to this Bylaw.
4. Zoning By-law 569-2013, as amended, is further amended by adding the lands on Diagram 1E to the Height Overlay Map in Section 995.20 and applying the height labels shown on Diagram 3E attached to this By-law.
5. Zoning By-law 569-2013, as amended, is further amended by adding the lands shown in Diagram 1E 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 4E attached to this By-law.
6. Zoning By-law 569-2013, as amended, is further amended by adding the lands shown in Diagram 1E to the Rooming House Overlay Map in Section 995.40.1, and applying the following Rooming House labels to these lands: B3, as shown on Diagram 5E attached to this By-law.

7. Zoning By-law 569-2013, as amended, is further amended by adding the lands on Diagram 1E to the Lot Coverage Overlay Map in Section 995.30.1, with no value.
8. Zoning By-law 569-2013, as amended, is further amended by amending Article 900.11.10 Exception Number CR 344 so that it reads:

(346) Exception CR 346

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:

- (H) These premises must comply with Exception 900.11.10 (2);
- (I) Despite regulation 40.10.20.40 (1), **dwelling units** are permitted in an **Apartment Building, Mixed Use Building** or **Townhouse**.
- (J) 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**.
- (K) In the CR zone, any portion of a **building** or **structure** exceeding 16.0 metres in height must be set back a minimum of 3.0 metres from the **main wall**.
- (L) 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.
- (M) Lands zoned with the “H” Holding Symbol shall not be used for any purpose other than as provided for in subsection (G) herein until the “H” Holding Symbol has been removed. An amending by-law to remove the “H” Holding Symbol in whole, or multiple by-laws to remove the “H” Holding Symbol in parts, shall be enacted by City Council when the following plans and studies have been provided for and secured through an appropriate agreement or agreements binding on the owner and successors:
 - (i) A satisfactory Streets and Blocks Plan is prepared demonstrating how the development provides for new streets and blocks in relation to the existing system of streets, such plan to be secured by an appropriate legal agreement between the City and the owner;
 - (ii) An Infrastructure Plan dealing with, among other matters, the provision of sewer and water services, road widenings as may be required, public parks and community services and facilities;

- (iii) An Environmental Management Plan dealing with, among other matters, the remediation of soils and groundwater and the provision of flood protection measures;
 - (iv) A Heritage Impact Assessment and Heritage Property Conservation Plan, as may be deemed necessary; and
 - (v) A Phasing Plan dealing with the sequencing of new development and the timing of the provision of matters set out in (i) through (iv) above.
- (N) Until such time as the “H” Holding Symbol has been removed, the following uses shall be permitted within a CR(h) zone:

- (i) Ambulance Depot
- (ii) **Artist Studio**
- (iii) **Automated Banking Machine**
- (iv) Custom Workshop
- (v) **Day Nursery**
- (vi) **Eating Establishment**
- (vii) Fire Hall
- (viii) **Financial Institution**
- (ix) **Laboratory**
- (x) Medical Office
- (xi) Office
- (xii) Outdoor Sales or Display
- (xiii) **Park**
- (xiv) Police Station
- (xv) **Production Studio**
- (xvi) **Public Parking**
- (xvii) **Public Utility**
- (xviii) **Retail Service**
- (xix) Sales office
- (xx) **Software Development and Processing**
- (xxi) **Take-out Eating Establishment**
- (xxii) **Transportation Use**
- (xxiii) **Vehicle Dealership**
- (xxiv) **Vehicle Service Shop**
- (xxv) **Vehicle Washing Establishment;**

provided those uses comply with the regulations of Section 40.10 and the specific conditions for each use in Clause 40.10.20.100 associated with the reference number(s), where applicable, in Regulation 40.10.20.20 (1)(A) of By-law 569-2013.

Prevailing by-laws and Prevailing Sections:

- (H) Section 12 (2) 132 of former City of Toronto By-law 438-86; and
- (I) Section 12 (2) 270 (a) of former City of Toronto By-law 438-86.

[see Diagrams 1E-5E]