

Authority: Etobicoke York Community Council Item
EY17.2, as adopted as amended by City of Toronto Council
on September 30, October 1 and 2, 2020

CITY OF TORONTO

Bill 727

BY-LAW - 2021

To amend Chapter 324 of the Etobicoke Zoning Code, with respect to the lands municipally known in the year 2020 as 150 Eighth 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 the matters herein set out are in conformity with the Official Plan as adopted by the Council of the City of Toronto; 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 Schedule "A" attached to this By-law.
2. Despite Sections 304-3 (Grade), 304-3 (Height), 304-3 (Lot Line, Front), 340-15, 340-16(A), 340-16(B), 340-16(C), 340-30(E), 304-30(L), 340-31(A), 340-31(B), the following provisions must apply to the lands described on Schedule "A" hereto. Where the provisions of this By-law conflict with the provisions of the Etobicoke Zoning Code, the provisions of this By-law shall apply.
3. The Zoning Map referred to in Section 340-5 of Zoning Code is hereby further amended by changing the classification of the lands described in Schedule "A" attached hereto from Class 1 Industrial (I.C1) to Fourth Density Residential (R4) and Parks District (G).
4. The provisions of the Zoning Map referred to in Section 340-5 of the Zoning Code shall apply to the lands in Schedule "A", unless inconsistent with the provisions of this By-law in which case this By-law prevails. For the purpose of this By-law the following definitions must apply:
 - i. "grade" means the Canadian Geodetic Datum of 87.1 metres.
 - ii. "height" means the vertical distance measured from grade to the highest point of the roof surface of the building, but shall exclude acoustic, wind and privacy fences, landscape features, mechanical equipment, mechanical penthouses, parapets, railings, rooftop balcony guards, skylights, elevator or stair enclosures and associated lobbies, stairs and vents located on the roof of the building.

- iii. "lands" means the Lands as shown on Schedule "A" attached to this By-Law.
 - iv. "lot line, front" means the lot line dividing the lands subject to this By-law from Eighth Street.
 - v. "amenity area" means indoor or outdoor space on the lands that is communal and available for exclusive use by the occupants of a building on the lands for recreational or social activities.
 - vi. "Accessible Parking Space" means a parking space that is free of a physical, architectural or design barriers that would restrict access or use to a person with a disability as defined in the Accessibility for Ontarians with Disabilities Act, 2005, S.O. 2005, c. 11. [By-law: 579-2017]
5. No part of any building or structure on the lands may exceed the height in metres specified by the numbers following the symbols HT or the number of storeys specified by the numbers following the symbol ST on Schedule "B" of this By-law, except for the following:
- i. window washing equipment and lightning rods may project above the heights shown on Schedule "B" to a maximum of 5.0 metres;
 - ii. Mechanical penthouses, elevator overruns, or heating, cooling or ventilating equipment, stacks and associated components, elevator shafts, make-up air units, emergency generator and lighting fixtures, or fences, walls, or structures enclosing such elements may project above the heights shown on Schedule "B" to a maximum of 5.5 metres;
 - iii. Stairs, stair enclosures, elevators and elevator lobbies/ vestibules for the purposes of accessing outdoor rooftop amenity areas, may project above the heights shown on Schedule "B" to a maximum of 5.5 metres;
 - iv. Parapets, railings, terraces, patios, planters, balustrades, bollards, stairs, safety railings, guard railings, accessory structures, chimneys, vents, stacks, and exhaust stacks, mechanical equipment and fans, retaining walls, wheelchair ramps, ornamental or architectural features, structures and elements related to outdoor patios, roofing assembly, landscape features, garbage chutes and vents, and roofs may project above the height limit shown on Schedule "B" to a maximum of 1.5 metres; and
 - v. Ornamental elements, vents, stacks, fences, wind, noise or privacy screens/mitigation measures, chimneys or flues, access roof hatch, trellises, private terrace dividers, cabanas, or outdoor furniture, may project above the heights shown on Schedule "B" to a maximum of 3.0 metres;
 - vi. Elements of the roof of the building or structure used for green roof technology, and other landscape elements, thermal insulation and roof ballast and skylights are

- permitted to exceed the height shown on Schedule "B" by a maximum of 0.6 metres;
- vii. Pergolas, trellises, exterior stairways, wheelchair ramps, stair enclosures, guardrails, balustrades, safety railings, bollards, fences, landscape elements, and retaining walls permitted to exceed the height shown on Schedule "B" by a maximum of 3.5 metres;
 - viii. Structures used for the ventilation of an underground parking facility permitted to exceed the height shown on Schedule "B" by a maximum of 1.5 metres;
6. The portions of a building or structure above grade shall be located within the area delineated by heavy black lines on Schedule "B" of this By-law YYY-2020, except the following:
- i. Ornamental cladding, which may encroach into the minimum building setbacks on the lot to a maximum of 0.4 metres;
 - ii. Eaves, cornices, roof overhangs, lighting fixtures, pilasters, chimney breasts, bay windows, window sills and other minor architectural projections, all of which are permitted to project into the minimum building setbacks on the lot to a maximum of 0.5 metres;
 - iii. Balconies are permitted to project into the minimum building setbacks on the lot along the north elevation to a maximum of 3.3 metres and to a maximum of 4.5 metres on the 2nd storey along the south elevation;
 - iv. Awnings and canopies are permitted to project into the minimum building setbacks on the lot to a maximum of 1.3 metres;
 - v. Decks and terraces at-grade are permitted to project into the minimum building setbacks on the lot to a maximum of 2.0 metres or a lot line;
 - vi. Pergolas, trellises, exterior stairways, wheelchair ramps, stair enclosures, guardrails, balustrades, safety railings, bollards, fences, landscape elements, retaining walls, are permitted to project into the minimum building setbacks on the lot to a maximum of 2.5 metres;
 - vii. Structures used for the ventilation of an underground parking facility to project into the minimum building setbacks on the lot.
7. The maximum number of dwelling units permitted is 90, of which:
- i. A minimum of 15 percent of all dwelling units must be 2-bedroom units with a minimum size of 87 square metres; and

- ii. A minimum of 10 percent of all dwelling units must be 3-bedroom or larger units with a minimum size of 101 square metres.

- 8. Where a dwelling unit has an access to both the exterior and interior, the maximum height of any exterior front porch, deck, or landing at said access shall be 1.2 metres

- 9. The maximum total gross floor area permitted must not exceed 9,975 square metres.

- 10. For the purpose of calculating gross floor area permitted on the lands, the following areas may also be excluded: parking, loading and bicycle parking below grade, loading spaces and bicycle parking spaces required by any City of Toronto By-law at or above grade, storage rooms, common washrooms, electrical, utility, mechanical and ventilation rooms, shower and change facilities required by any City of Toronto Zoning By-law for bicycle parking spaces, indoor amenity space required by any City of Toronto Zoning By-law, elevator shafts, garbage rooms and shafts, mechanical penthouse; and stairwells.

- 11. The maximum floor space index shall be 3.0.

- 12. Amenity space must be provided in accordance with the following:
 - a. a minimum of 213 square metres, or 2 square metres per dwelling unit, whichever is greater, of outdoor amenity space must be provided;

 - b. a minimum of 217 square metres, or 2 square metres per dwelling unit, whichever is greater, of indoor amenity space must be provided; and

- 13. The maximum lot coverage on the lands is 75 percent.

- 14. A minimum of 15 percent of the lot shall be used for landscaping, of which a minimum of 50 percent of the landscaping area required must be soft landscaping;

- 15. A soft landscaping strip having a minimum width of 3 metres shall be provided abutting the south property line.

- 16. The minimum residential parking space supply must be based on the following ratios:
 - i. 0.84 spaces per dwelling unit; and

 - ii. 0.2 visitors parking spaces per dwelling unit.

- 17. One loading space is required with the following minimum dimensions:
 - a. Width of 4.0 metres;

 - b. Length of 13.0 metres; and

 - c. Vertical clearance of 6.1 metres.

18. A minimum of 4 accessible parking spaces must be provided and maintained.
19. The vertical clearance of a parking space may be obstructed by such facilities intended to be used for a suspended bicycle parking space for the exclusive use of the owner of the parking space.
20. A minimum of 66 bicycle parking spaces shall be provided.
21. A temporary sales trailer and/or construction trailer is a permitted use.
22. Notwithstanding any existing or future severances, partition or division of the lands, the provisions of the By-law shall apply to the whole of the lands as if no severance, partition or division had occurred.
23. Chapter 324 of the Etobicoke Zoning Code is hereby amended to include reference to this By-law by adding the following to Section 324-1, Table of Site Specific By-laws:

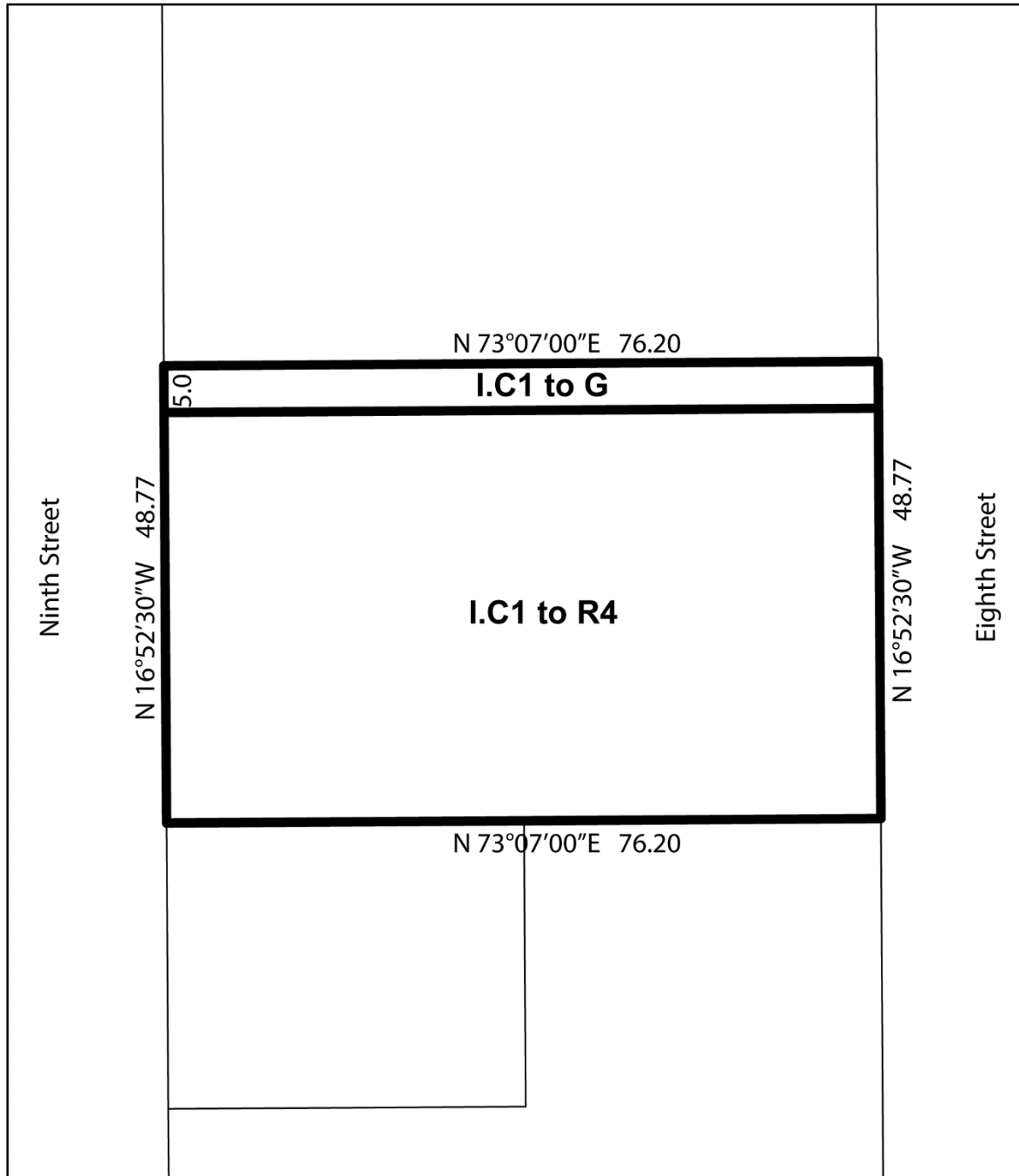
BY-LAW NUMBER AND ADOPTION DATE	DESCRIPTION OF PROPERTY	PURPOSE OF BY-LAW
2021- 2021- -	Lands located on the east side of Eighth Street, south of Birmingham Street, municipally known in 2020 as 150 Eighth Street.	To permit the development of an apartment building containing 90 dwelling units.

Enacted and passed on October , 2021.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)




 **TORONTO**
Schedule A

150 Eighth Street

File # 18 272227 WET 03 0Z

Part of Lot J, Registered Plan 1043, City of Toronto.
VLADIMIR DOSEN SURVEYING, January 30th 2017.


City of Etobicoke By-law 11,737
Not to Scale
07/27/2020

