

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

CITY OF TORONTO

BY-LAW 773-2021

To amend Zoning By-law 569-2013, as amended, 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 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 outlined by heavy black lines in Diagram 2 attached to this By-law to the Zoning By-law Map in Section 990.10, and amending the zone label for the lands subject to this By-law to: OR and CR 3.0 (c 0; r 3.0) SS2 (x274), 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 outlined by heavy black lines in Diagram 4 attached to this By-law to the Policy Areas Overlay Map in Section 995.10.1, with no label.
5. 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 21.3, ST 6, as shown on Diagram 5 attached to this Bylaw.
6. Zoning By-law 569 -2013, as amended, is further amended by adding the lands outlined by heavy black lines in Diagram 4 to this By-law to the Lot Coverage Overlay Map in Section 995.30.1, with no label.
7. Zoning By-law 569 -2013, as amended, is further amended by adding the lands outlined by heavy black lines in Diagram 4 attached to this By-law to the Rooming House Overlay Map in Section 995.40.1, with no label.

8. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.11.10 Exception Number 274 so that it reads:

(274) Exception CR 274

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) For the purposes of this exception, the lot line abutting Eighth Street is the front **lot line**;
- (B) A maximum of 90 **dwelling units** are permitted on the **lot**, of which:
 - a. A minimum of 15 percent of all **dwelling units** must be 2-bedroom units with a minimum area of 87 square metres; and
 - b. A minimum of 10 percent of all **dwelling units** must be 3-bedroom or larger units with a minimum area of 101 square metres;
- (C) Despite regulation 40.10.40.40(1), the maximum permitted **gross floor area** is 9,975 square metres;
- (D) Despite regulation 40.10.30.40(1), the permitted maximum **lot coverage** is 75 percent;
- (E) Despite regulations 40.5.40.10(1) and (2), the height of a **building**, or **structure** is the distance between the Canadian Geodetic Datum elevation of 87.1 metres and highest point of the **building or structure**;
- (F) 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 is 1.2 metres;
- (G) Despite regulations 40.5.40.10, 40.10.40.10(2), and 40.10.40.10(7), 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 as shown on Diagram 3 to By-law 773-2021 except for the following:
 - a. Window washing equipment, antennae, flagpoles, lightning rods, and satellite dishes may project above the heights shown on Diagram 3 to a maximum of 5.0 metres;
 - b. Equipment used for the functional operation of the building, mechanical penthouses, elevator overruns, or heating, cooling or ventilating equipment, towers, stacks and associated components, elevator shafts,

- make-up air units, emergency generator and lighting fixtures, or fences, walls, or structures enclosing, screening, or covering such elements may project above the heights shown on Diagram 3 to a maximum of 5.5 metres;
- c. Stairs, stair enclosures, elevators and elevator lobbies/vestibules for the purposes of accessing outdoor rooftop amenity areas, may project above the heights shown on Diagram 3 to a maximum of 5.5 metres;
 - d. 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 Diagram 3 to a maximum of 1.5 metres;
 - e. Ornamental elements, guardrails, 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 Diagram 3 to a maximum of 3.0 metres;
 - f. Elements of the roof of the building or structure used for green roof technology, landscape elements, thermal insulation, roof ballast, and skylights may project above the height limits shown on Diagram 3 to a maximum of 0.6 metres;
 - g. Pergolas, exterior stairways, stair enclosures, guardrails, landscape elements may project above the height limit shown on Diagram 3 to a maximum of 3.5 metres; and
 - h. **Structures** used for the ventilation of an underground parking facility may project above the height limit shown on Diagram 3 to a maximum of 1.5 metres;
- (H) Despite regulations 40.10.40.50(1)(A), 40.10.40.50(1)(B), and 40.10.40.50(1)(C) **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**;
 - b. a minimum of 217 square metres or 2 square metres per **dwelling unit**, whichever is greater, of indoor **amenity space**; and
 - c. outdoor **amenity space** is not required to be directly accessible to or adjoining to indoor **amenity space**;

- (I) Despite Regulation 40.10.40.70(2), the required minimum **building setbacks** in metres are as shown on Diagram 3 attached to By-law 773-2021;
- (J) Despite regulations 40.10.40.60(1)(C), 40.10.40.60(2), 40.10.40.60(3), 40.10.40.60(4), 40.10.40.60(5), 40.10.40.60(6), 40.10.40.60(7), and 40.10.40.60(8) the following **building** elements may encroach into a required **building setback**:
- a. Ornamental cladding, which may encroach into the minimum **building setbacks** on the **lot** to a maximum of 0.4 metres;
 - b. 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;
 - c. 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;
 - d. Awnings and canopies are permitted to project into the minimum building setbacks on the **lot** to a maximum of 1.3 metres;
 - e. At-grade decks, patios, and terraces, are permitted to project into the minimum building setbacks on the **lot** to a maximum of 2.0 metres or to a lot line;
 - f. 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; and
 - g. **Structures** used for the ventilation of an underground parking facility, which may encroach into the minimum **building setbacks** on the **lot**;
- (K) Despite regulation 40.10.40.70.2(E), no **buildings** and **structures** may penetrate a 45 degree **angular plane** measured from the existing north **lot line** prior to any conveyance of parkland;
- (L) Despite the parking requirements outlined in Table 200.5.10.1, **parking spaces** must be provided and maintained as follows:
- a. 0.84 **parking spaces** for each **dwelling unit**; and
 - b. 0.20 **parking spaces** for each **dwelling unit** for residential visitors;
- (M) In addition to the exclusion in regulation 200.5.1.10(4), 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**;

- (N) Despite Clause 220.5.10.1, a minimum of one Type "G" **Loading Space** is required; and
- (O) Notwithstanding the provisions of Section 40.10.50.10(1)(A):
 - a. A minimum of 15 percent of the lot shall be used for **landscaping**;
 - b. A minimum of 50 percent of the **landscaping** area required in (i) above must be **soft landscaping**; and
 - c. A **soft landscaping** strip having a minimum width of 3 metres shall be provided abutting the south property line.

Prevailing By-laws and Prevailing Sections (None Apply).

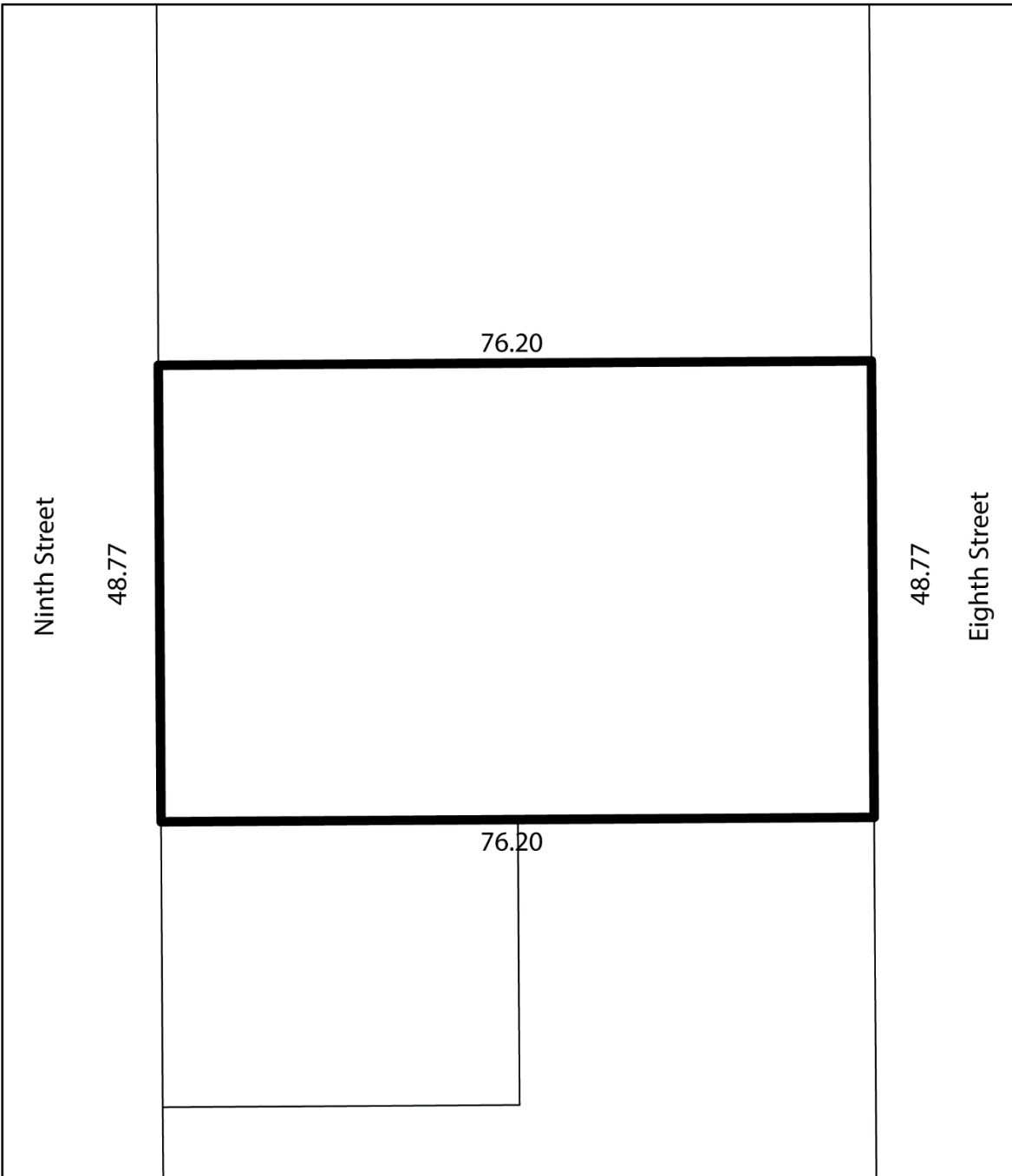
- 9. Notwithstanding any existing or future severances, partition or division of the lands, the provisions of the By-law shall apply to the whole of the lands as if no severance, partition or division had occurred.

Enacted and passed on October 4, 2021.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

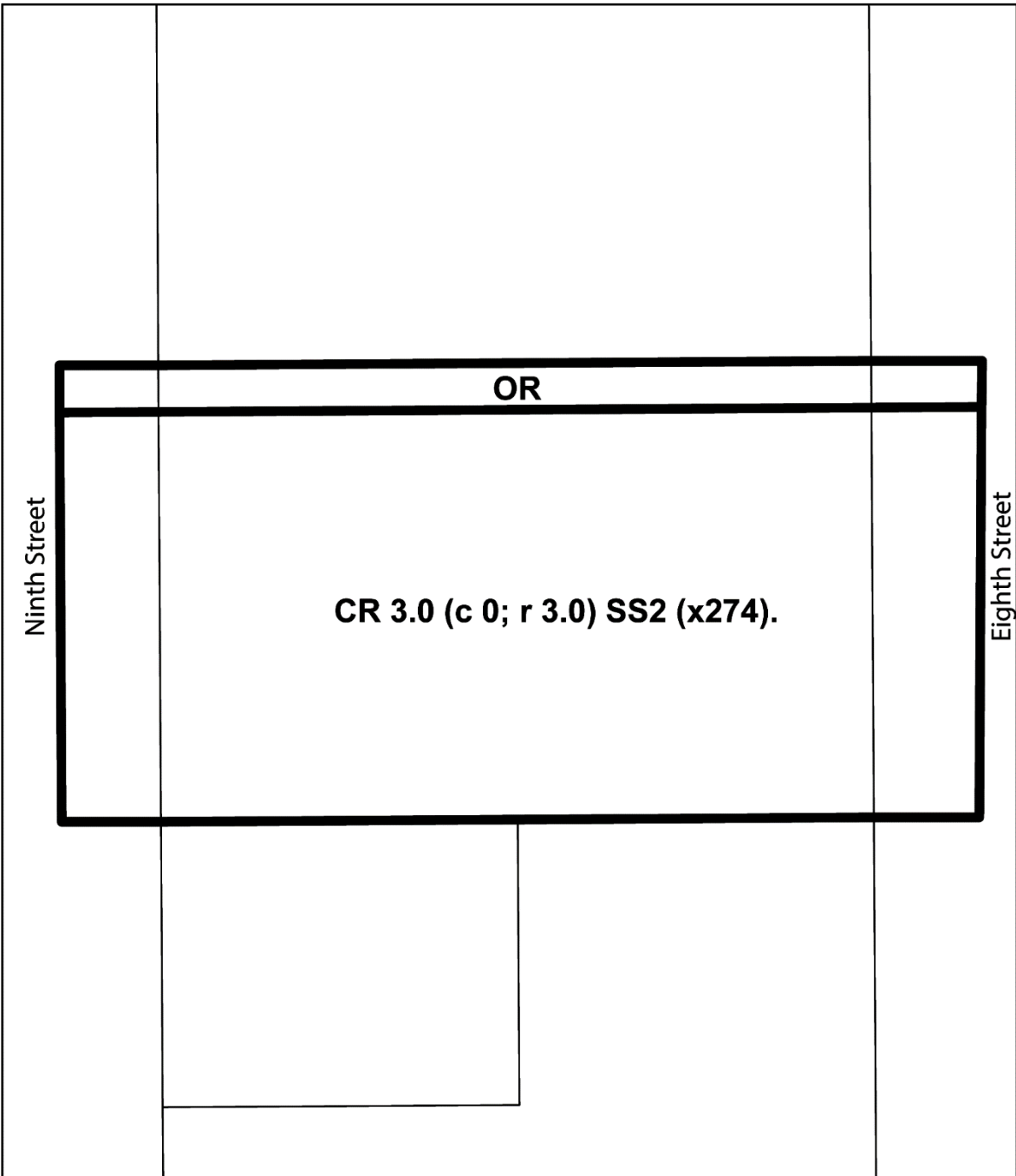
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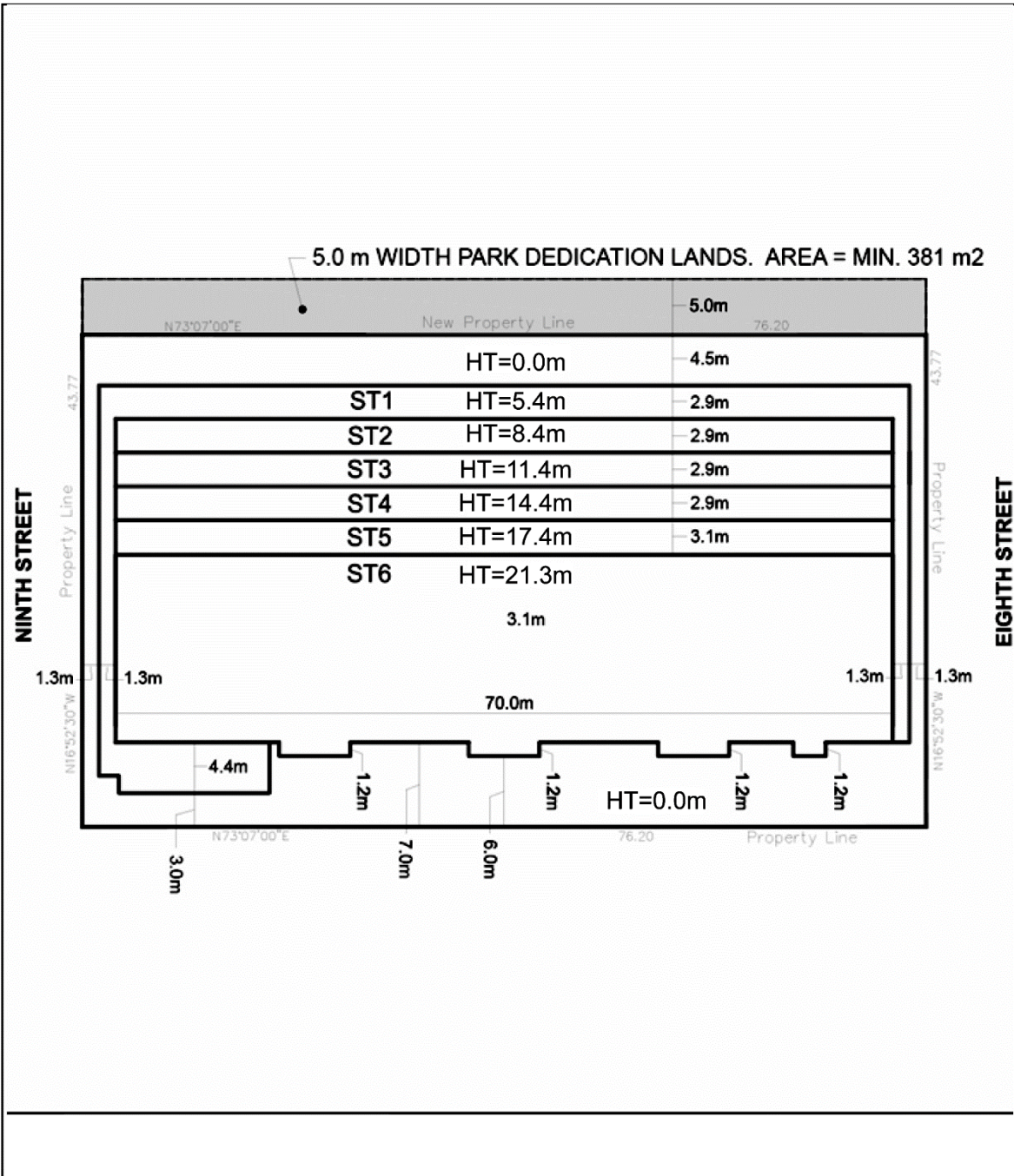


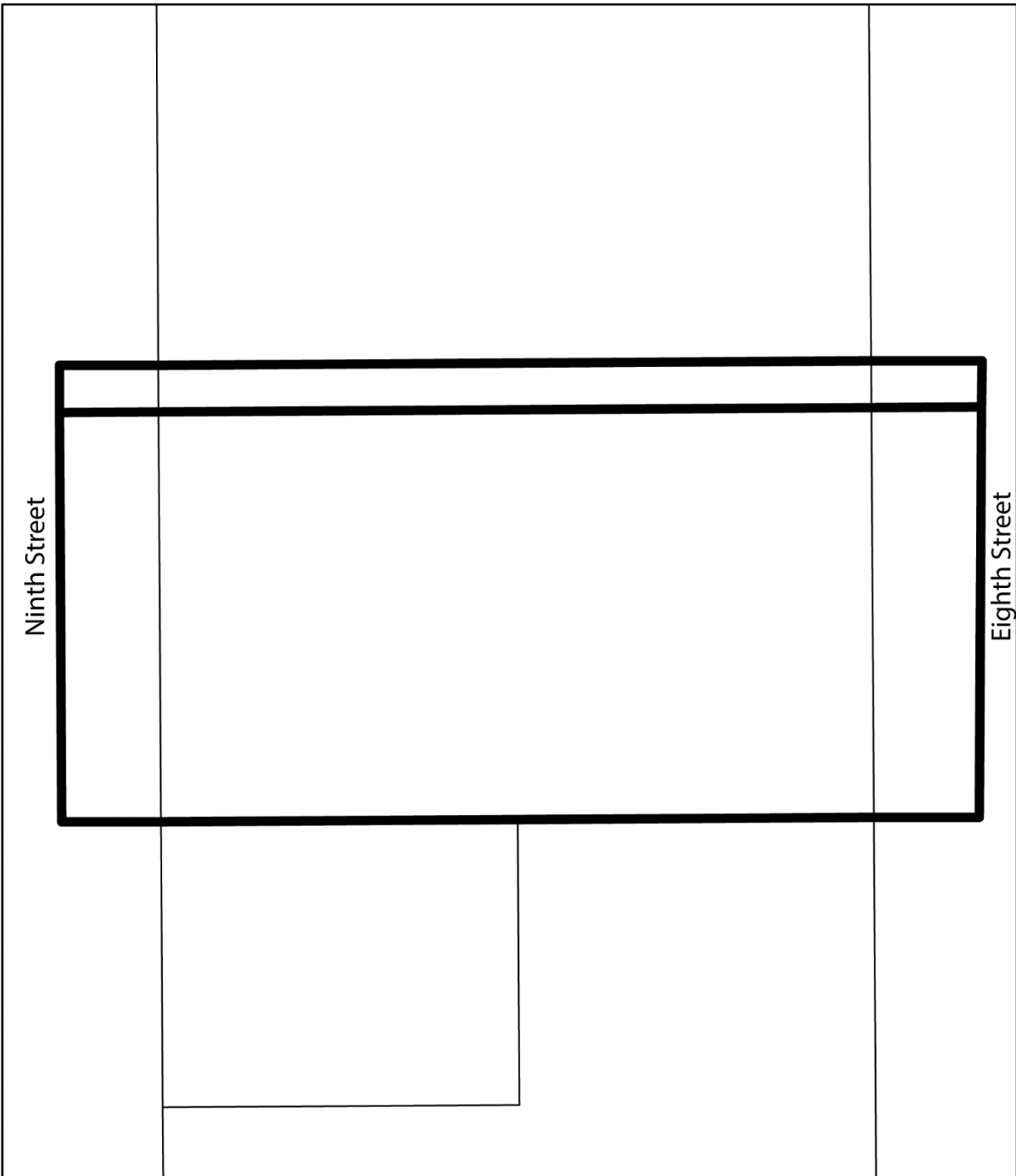
 **TORONTO**
Diagram 1

150 Eighth Street

File # 18 272227 WET 03 0Z



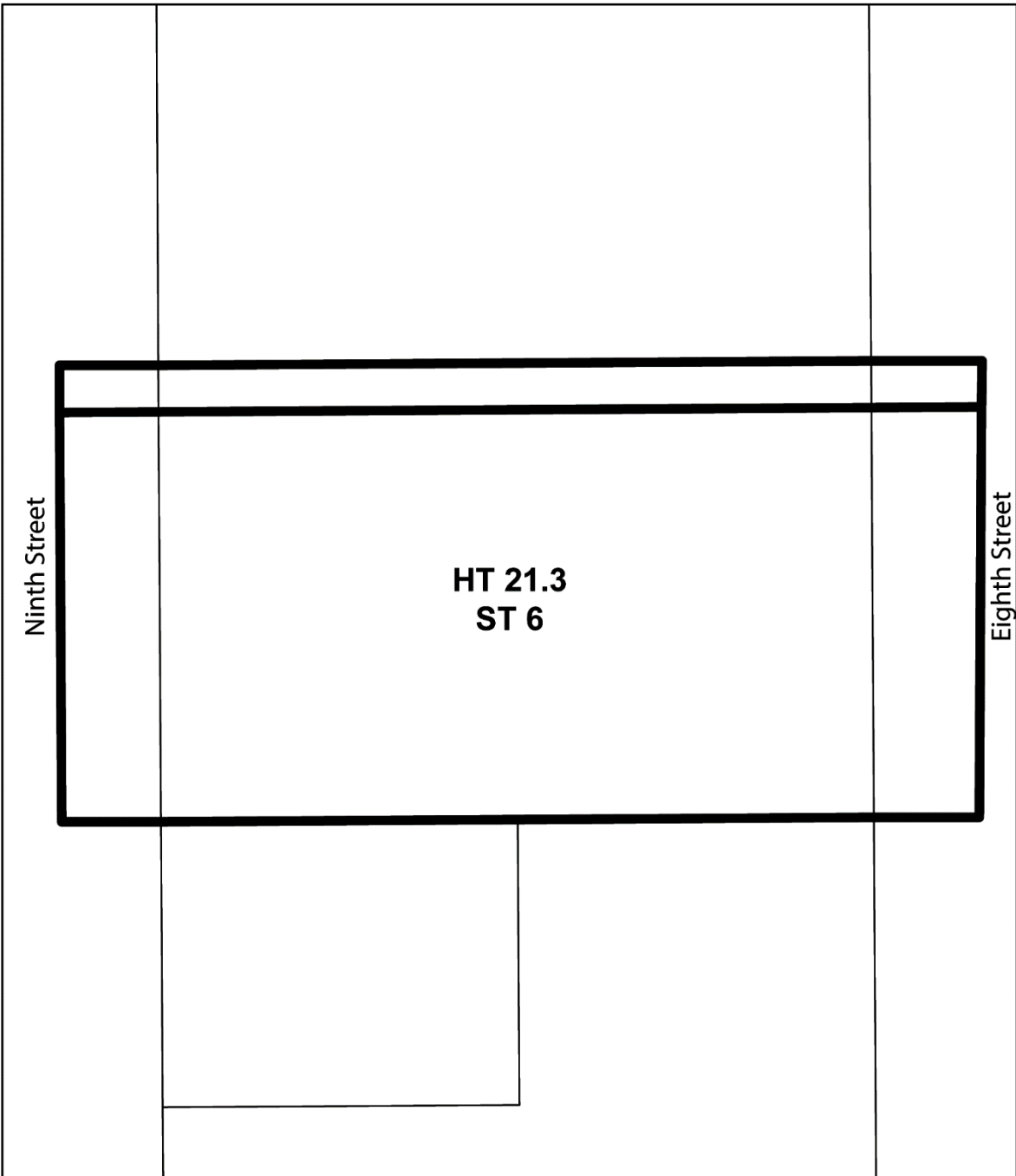




 **TORONTO**
Diagram 4

150 Eighth Street

File # 18 272227 WET 03 0Z



 **TORONTO**
Diagram 5

150 Eighth Street

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