

Authority: Toronto and East York Community Council
Item TE5.9, adopted as amended, by City of Toronto
Council on June 14 and 15, 2023
City Council voted in favour of this by-law on July 20,
2023
Written approval of this by-law was given by Mayoral
Decision 8-2023 dated July 20, 2023

CITY OF TORONTO

BY-LAW 721-2023

To amend Zoning By-law 569-2013, as amended, with respect to the lands municipally known in the year 2023 as 880-882 and 888 Eastern Avenue and 74-80 Knox Avenue.

Whereas authority is given to Council of the City of Toronto under 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 municipally known in the year 2023 as 880-882 and 888 Eastern Avenue and 74-80 Knox Avenue, as 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 5.70 (c0.5; r5.70) (x860) SS2 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 Policy Areas Overlay Map in Section 995.10.1, and applying the following Policy Area label to these lands: PA 4, as shown on Diagram 3 attached to this By-law.
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 14.0 as shown on Diagram 4 attached to this By-law.
6. 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, with no label, 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 Rooming House Overlay Map in Section 995.40.1, with no label, 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 860 so that it reads:

Exception CR (860)

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 880-882 and 888 Eastern Avenue and 74-80 Knox Avenue none of the regulations of By-law 569-2013 prevent the erection or use of a **mixed use building** if it complies with By-law 721-2023.
- B. Despite Regulations 40.5.40.10 (1) and (2), the height of a **building** or **structure** is the distance between Canadian Geodetic Datum elevation of 76.89 metres and the highest point of the **building** or **structure**.
- C. Despite Regulation 40.5.40.40 (3), the total **gross floor area** of the buildings and structures must not exceed a maximum of 15,470 square metres, of which:
 - i. The permitted maximum **gross floor area** for residential uses is 15,320 square metres; and
 - ii. The required minimum **gross floor area** for non-residential uses is 150 square metres.
- D. Despite Regulation 40.10.40.10 (2), the permitted maximum height of a **building** or **structure** is the number of metres following the letters "HT" as shown on Diagram 7 of By-law 721-2023.
- E. Despite Regulations 40.10.20.10(1) and 40.10.20.20(1), the following uses are permitted without conditions associated with the reference number(s) for each use in Regulation 40.10.20.100:
 - i. custom workshop;
 - ii. retail service; and
 - iii. retail store.
- F. Despite Regulations 40.10.20.10(1)(A) and 40.10.20.20(1)(A) commercial uses with direct pedestrian access to a sidewalk may contain residential **dwelling units**

if the **dwelling units** are ancillary to the main commercial use permitted in Regulations 40.10.20.10(1)(A) and 40.10.20.20(1)(A).

- G. Despite Regulation 40.10.40.1 (1), in a **mixed use building** the **dwelling units** may be located on the first **storey**.
- H. Despite Regulation 40.10.40.10(5), the minimum height of the first **storey**, as measured between the floor of the first **storey** and the ceiling of the first **storey**, is 2.65 metres along Knox Avenue and Sears Street.
- I. Despite Regulations 40.5.40.10 (4) and (5), and D above, the following equipment and **structures** may project beyond the permitted maximum height as shown on Diagram 7 of By-law 721-2023:
 - i. equipment used for the functional operation of the building including electrical, utility, mechanical and ventilation equipment, enclosed stairwells, roof access, maintenance equipment storage, elevator shafts, chimneys and vents, by a maximum of 6.6 metres;
 - ii. **structures** that enclose, screen or cover the equipment, **structures** and parts of a **building** listed in (i) above, inclusive of a mechanical penthouse, by a maximum of 6.6 metres;
 - iii. **structures** on any roof used for indoor or outdoor amenity space or open air recreation, vestibules providing access to outdoor **amenity space**, by a maximum of 6.6 metres; and
 - iv. architectural features, parapets, elements and **structures** associated with a **green roof**, and elements associated with photovoltaic solar energy and thermal solar energy devices, by a maximum of 2.0 metres.
- J. Despite Regulation 40.5.40.10(5), equipment, **structures** or parts of a **building** exceeding the permitted maximum height for a **building**, as shown on Diagram 7, must comply with the following:
 - i. the total area of all equipment, **structures**, or parts of a **building** may cover no more than 73 percent of the area of the roof, measured horizontally; and
 - ii. if any equipment, **structures**, or parts of a **building** are located within 6.0 metres of a lot line abutting a street, their total horizontal dimension, measured parallel to the street, may not exceed 71.5 percent of the width of the building's main walls facing that street.
- K. Despite Regulation 40.10.40.60 (1) to (2) and (5), (7) and (8), the following elements may encroach into the required minimum **building setbacks** and **main wall** separation distances as follows:

- i. eaves, cornices, lighting fixtures, fences and safety railings, wheelchair ramps, vents, privacy screens, cladding, canopy, public art features, frames, underground garage ramps, walkways, window washing equipment, stairs, covered stairs and or stair enclosures associated with an entrance or exit from an underground parking garage, by a maximum of 3.0 metres; and
 - ii. platforms such as balconies, by a maximum of 2.5 metres.
- L. Despite Regulation 40.10.40.50(1), **amenity space** will be provided at a minimum rate of 3.75 square metres for each **dwelling unit**, of which at least 1.75 square metres for each **dwelling unit** is indoor **amenity space**.
- M. Despite Regulation 200.5.10.1(1), and Table 200.5.10.1 **parking spaces** shall be provided in accordance with the following:
 - i. a maximum of 0.35 residential occupant **parking spaces** for each dwelling unit;
 - ii. a minimum of 5 visitor **parking spaces** is required; and
 - iii. no **parking spaces** will be required for the exclusive use of the non-residential uses.
- N. Despite Regulation 200.5.1.10(2)(A)(iv), a maximum of five percent (5 percent) of the total number of **parking spaces** provided on the **lot** may have a minimum width of 2.6 metres, if obstructed on one or both sides.
- O. Despite Regulation 200.15.10(1), a minimum of 3 accessible **parking spaces** shall be provided on the **lot**.
- P. Despite Regulation 200.5.1(3), the minimum width of a drive aisle is 5.5 metres.
- Q. For each car-share **parking space** provided, the minimum number of resident **parking spaces** may can be reduced by up to 4 **parking spaces**, subject to the following:
 - i. "car share" or "car-sharing" means the practice where a number of people share the use of one or more cars that are owned by a profit or non-profit car sharing organization and where such organization may require that use of cars be reserved in advance, charge fees based on time and/or kilometres driven, and set membership requirements of the car sharing organization, including the payment of a membership fee that may or may not be refundable; and
 - ii. "car share parking" means a parking space that is reserved and actively used for carsharing.

- R. Despite Regulation 230.5.10.1(5), **bicycle parking space** requirements for **dwelling units** in an **apartment building** or a **mixed use building** shall be provided and maintained in accordance with the following requirements:
- i. 0.8 "long-term" **bicycle parking** space for each dwelling unit; and
 - ii. 0.1 "short-term" **bicycle parking** space for each dwelling unit.
- S. Despite Regulation 230.5.1.10(4) a stacked **bicycle parking** space may have a minimum width of 0.45 metres.

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

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

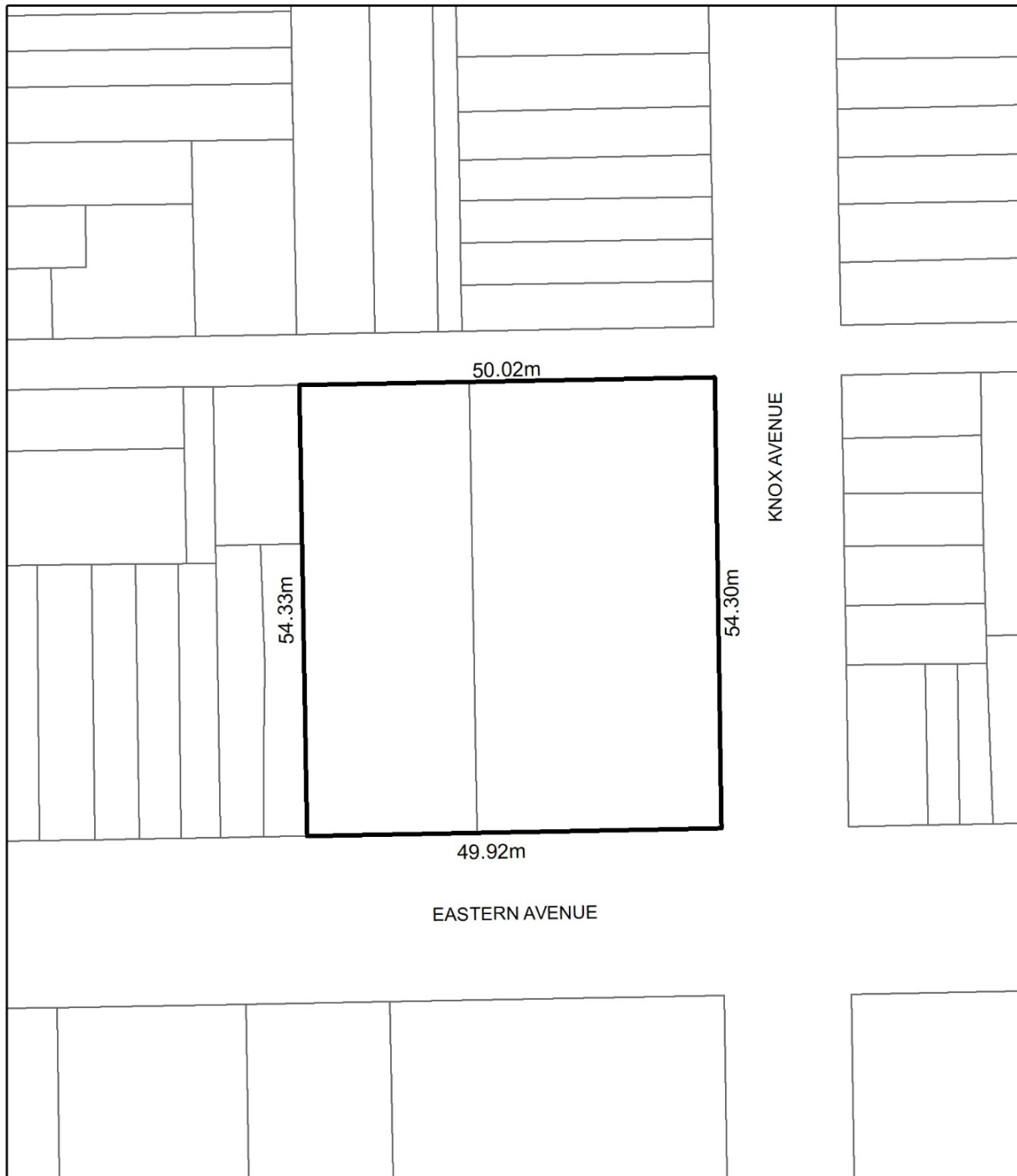
Enacted and passed on July 20, 2023.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)

Diagram 1



 **TORONTO**
Diagram 1

**880-882 & 888 Eastern Avenue and
74-80 Knox Avenue**

File # 21 136166 STE 14 0Z

Diagram 2

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Diagram 2

**880-882 & 888 Eastern Avenue and
74-80 Knox Avenue**

File # 21 136166 STE 14 02

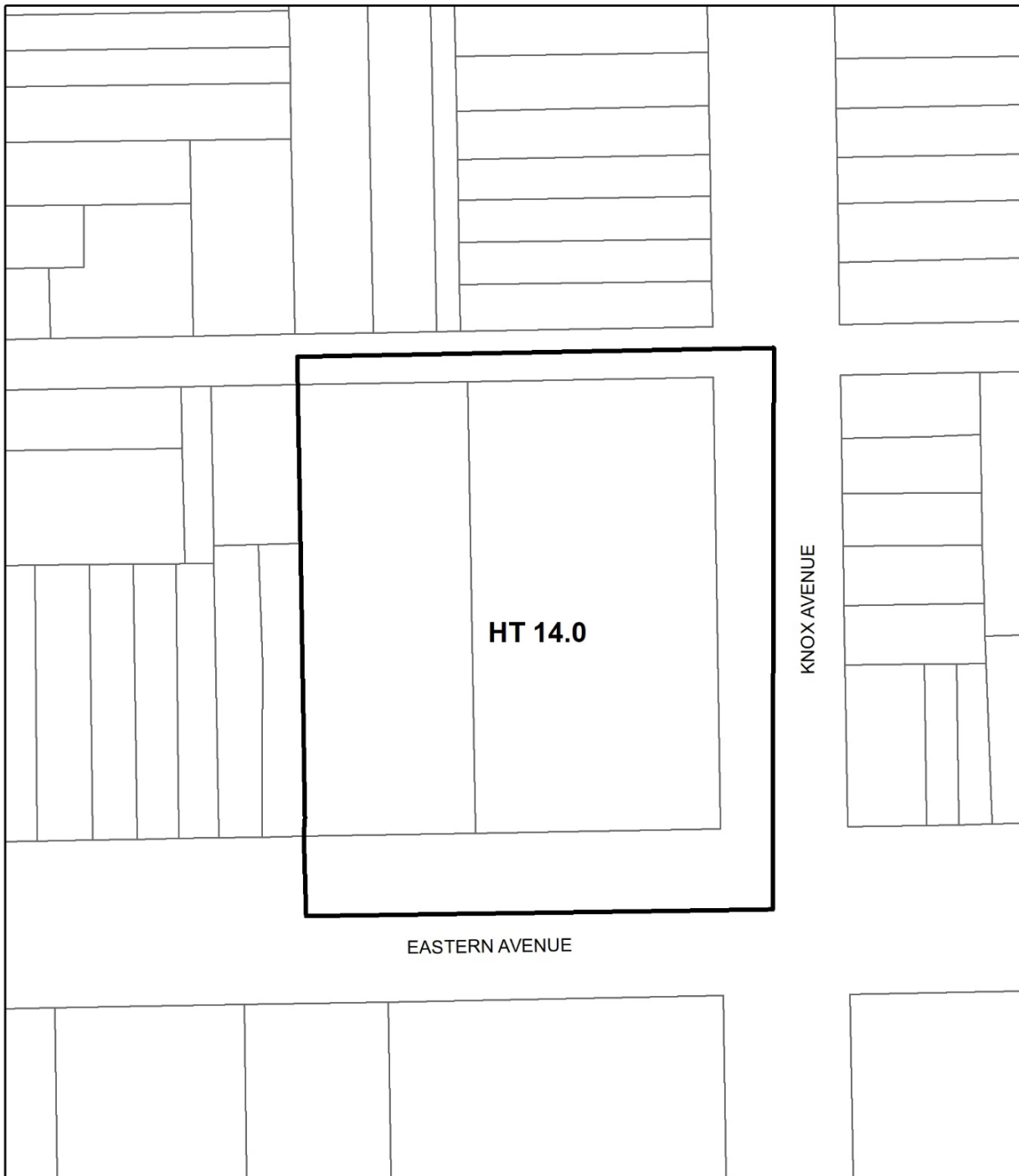


Diagram 3



 **TORONTO**
Diagram 3

**880-882 & 888 Eastern Avenue and
74-80 Knox Avenue**
File # 21 136166 STE 14 02

Diagram 4

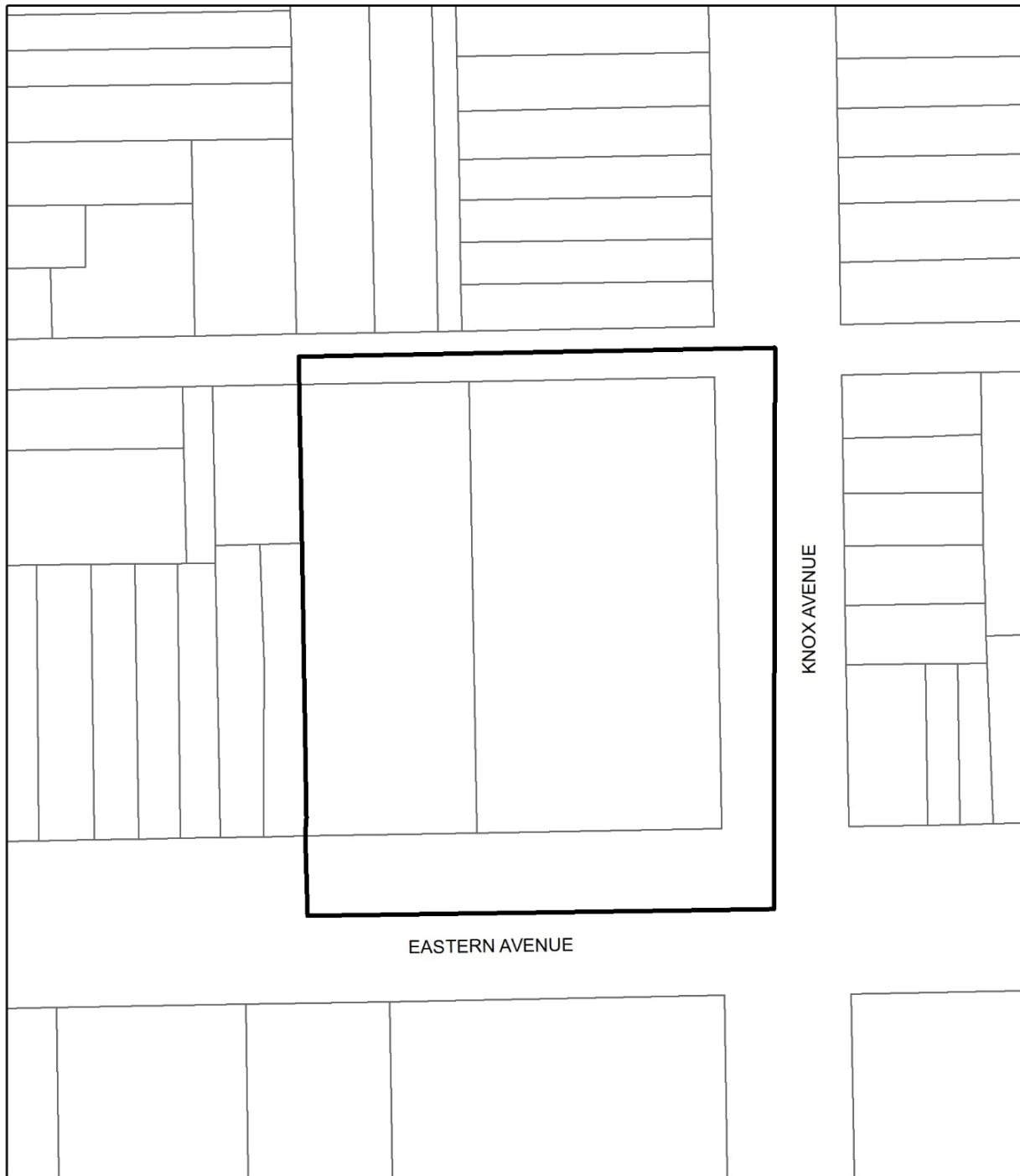
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Diagram 4

**880-882 & 888 Eastern Avenue and
74-80 Knox Avenue**

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Diagram 5

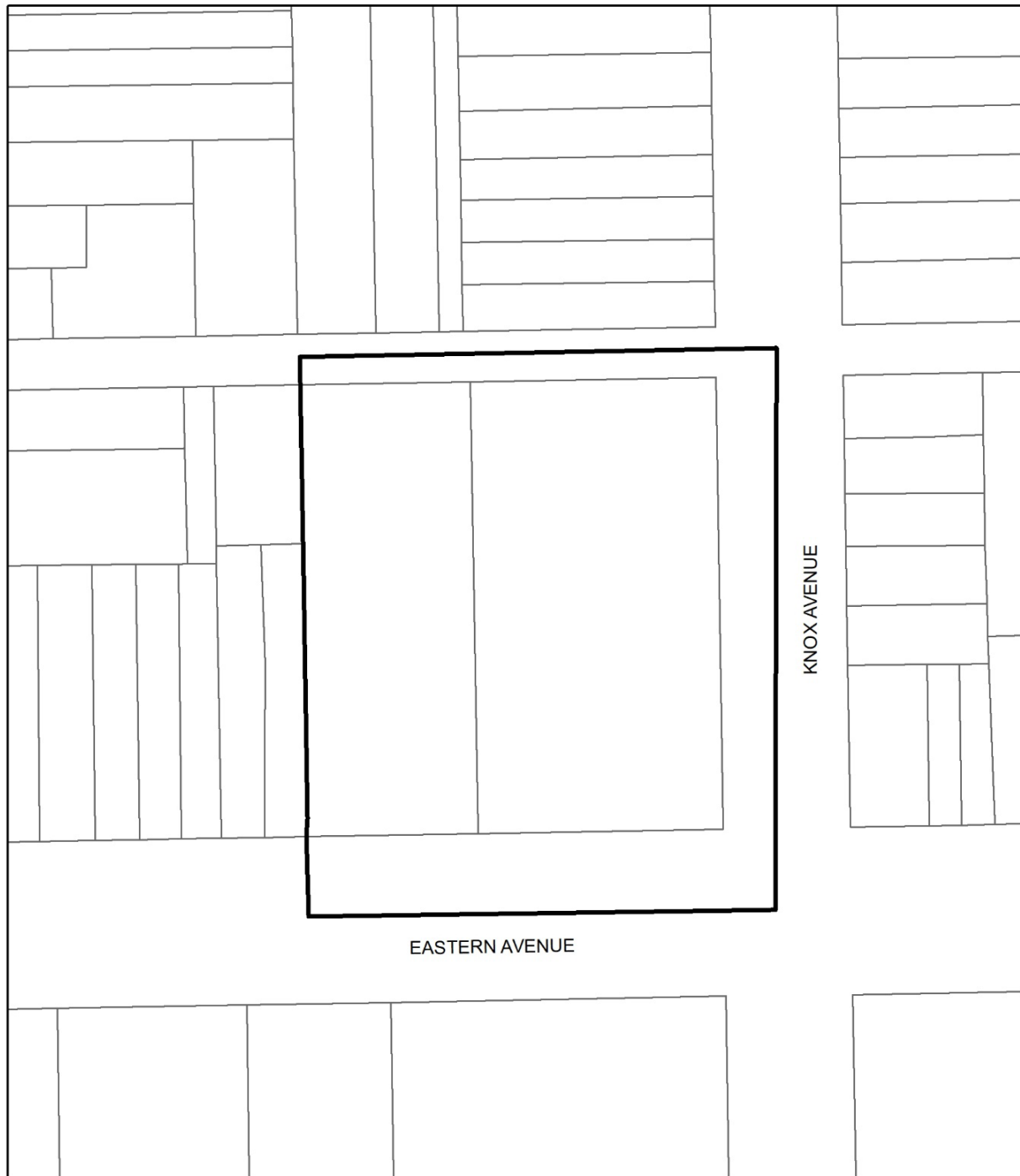


 **TORONTO**
Diagram 5

**880-882 & 888 Eastern Avenue and
74-80 Knox Avenue**

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Diagram 6



 **TORONTO**
Diagram 6

**880-882 & 888 Eastern Avenue and
74-80 Knox Avenue**

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Diagram 7

