

Authority: Toronto and East York Community Council
Item TE4.10, adopted as amended, by City of Toronto
Council on May 10, 11 and 12, 2023
City Council voted in favour of this by-law on July 25,
2024
Written approval of this by-law was given by Mayoral
Decision 17-2024 dated July 25, 2024

CITY OF TORONTO

BY-LAW 778-2024

To amend Zoning By-law 569-2013, as amended, with respect to the lands municipally known in the year 2022 as 208 Bloor Street West.

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

Whereas the Official Plan for the City of Toronto contains such provisions relating to the authorization of increases in height and density of development;

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 and forming part of 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 amending the zone label on the Zoning By-law Map in Section 990.10 respecting the lands outlined by the heavy black lines from a zone label of CR 3.0 (c2.0; r2.5) SS2 (x2482) to a zone label of CR 3.0 (c2.0; r2.5) SS2 (x853), as shown on Diagram 2 attached to this By-law.
4. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.11.10 Exception Number 853 so that it reads:

(853) Exception CR 853

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 208 Bloor Street West, if the requirements of By-law 778-2024 are complied with, a **building** or **structure** may be erected and used in compliance with regulations (B) to (S) below;
- (B) For the purpose of this exception, the **lot** comprises the lands outlined by heavy lines on Diagram 1 of By-law 778-2024;
- (C) Despite Regulations 40.10.20.10(1)(A) and 40.10.20.20(1)(A), non-residential uses permitted on the second **storey** of the **building** are limited to the following:
 - (i) **Artist Studio;**
 - (ii) **Community Centre;**
 - (iii) **Education Use;**
 - (iv) **Museum;**
 - (v) **Performing Arts Studio;**
 - (vi) **Post-Secondary School;**
 - (vii) **Wellness Centre;**
 - (viii) **Custom Workshop;** and
 - (ix) **Private School;**
- (D) Despite Regulation 40.10.40.1(1), residential use portions of the building are permitted to be located below non-residential use portions of the building;
- (E) Despite Regulation 40.10.40.1(2), for any residential or non-residential use, the floor level of the first **storey** must:
 - (i) be within 0.2 metres of the ground measured at the **lot line** abutting the **street** directly opposite each pedestrian entrance; and
 - (ii) have a pedestrian access, other than service entrances, which, if not level with the public sidewalk closest to the entrance, is accessed by a ramp which rises no more than 0.04 metres vertically for every 1.0 metre horizontally;
- (F) **Dwelling units** provided must comply with the following:
 - (i) a minimum of 15 percent of the total number of **dwelling units** must have two or more bedrooms;

- (ii) a minimum of 10 percent of the total number of **dwelling units** must have three or more bedrooms;
 - (iii) an additional minimum of 15 percent of the total number of **dwelling units** will be any combination of two bedroom and three bedroom **dwelling units**, or **dwelling units** that can be converted into any combination of two and three bedroom **dwelling units**;
 - (iv) any **dwelling units** with three or more bedrooms provided to satisfy (ii) above are not included in the calculation of the required **dwelling units** with two or more bedrooms or convertible **dwelling units** in accordance with (i) or (iii) above;
 - (v) any **dwelling units** with two bedrooms provided to satisfy (i) above are not included in the calculation of the required convertible **dwelling units** in accordance with (iii) above;
 - (vi) convertible **dwelling units**, as described in (iii) above, may be converted using accessible or adaptable design measures such as knock-out panels; and
 - (vii) if the calculation of the number of required **dwelling units** in accordance with (i), (ii), and (iii) above, results in a number with a fraction, the number shall be rounded down to the nearest whole number;
- (G) Despite Regulations 40.5.40.10(1) and (2), the height of the **building** or **structure** is the distance between the Canadian Geodetic Datum elevation of 112.98 metres and the elevation of the highest point of the **building** or **structure**;
- (H) Despite Regulation 40.10.40.10(2), the permitted maximum height of a **building** or **structure** is the number, in metres, following the letters "HT" as shown on Diagram 3 of By-law 778-2024;
- (I) Despite Regulations 40.5.40.10, (4), (5), (8) and (H) above, the following equipment and **structures** may project beyond the permitted maximum height shown on Diagram 3 of By-law 778-2024 as follows:
- (i) Parapets, awnings, guard rails, railing and dividers, structures for open air recreation, balustrades, eaves, screens, roof drainage, windowsills, chimneys, vents, terraces, lightning rods, light fixtures, architectural features and screens, landscaping, elements of a **green roof** and insulation and roof surface materials, planters, structures used for safety or wind protection purposes, to a maximum height of 1.5 metres;
 - (ii) heating, mechanical screening, elevator overrun, cooling and ventilating equipment and structures, to a maximum height of 7.5 metres; and

- (iii) Window washing equipment, to a maximum height of 3.0 metres;
- (J) Despite regulation 40.10.40.40(1), the permitted maximum **gross floor area** of all **buildings** and **structures** on the **lot** is 10,910 square metres, of which:
 - (i) The permitted maximum **gross floor area** for residential uses is 10,500 square metres; and
 - (ii) The required minimum **gross floor area** for non-residential uses is 400 square metres;
- (K) In addition to the elements which reduce **gross floor area** listed in Regulation 40.5.40.40(3), the following elements also reduce the **gross floor area** of a **building**:
 - (i) any non-structural architectural grid system or ornamental features that are attached to and project from the **main wall** of a **building**, or any areas that are partially enclosed by such features;
- (L) For the purposes of this exception, pet friendly amenities and bicycle/stroller washrooms and repair stations are included in the calculation of **amenity space**;
- (M) Despite Regulations 40.10.40.70(2), 600.10.10(1), and 40.10.40.80(2), the required minimum **building setbacks** and the required separation of **main walls** are as shown in metres on Diagrams 3 and 4 of By-law 778-2024;
- (N) Despite clause 40.10.40.60, and regulations 40.5.40.60(1), 600.10.10(1)(D) and regulation (M) above, the following elements may encroach into the required minimum **building setbacks** and **main wall** separation distances as follows:
 - (i) cornices, architectural features, light fixtures, ornamental elements, parapets, art and landscape features, art installations, patios, decks, pillars, trellises, thermal insulation, structures for outside or open air recreation, eaves, windowsills, planters, ventilation shafts, guardrails, balustrades, railings, stairs, doors, fences, screens, site servicing features, awnings and canopies, gas manifolds and associated structures, to a maximum of 1.8 metres; and
 - (ii) Balconies and terraces, to a maximum of 2.5 metres;
 - (iii) Architectural fins, ornamental features/panels, and cladding, to a maximum of 0.45 metres beyond the **main walls**;
- (O) Despite Regulation 200.5.10.1(1) and Table 200.5.10.1, no **parking spaces** are required for any uses on the **lot**;
- (P) Despite Regulations 40.10.90.1(1), and 220.5.10.1(1) and (2), one "Type C" **loading space** is required on the **lot**;

- (Q) Clause 220.5.20.1 as it relates to access to **loading space** does not apply;
- (R) Despite Regulation 230.5.1.10(4), the minimum width of a **stacked bicycle parking space** is 0.4 metres; and
- (S) Despite Regulation 230.5.1.10(10), a "short term" **bicycle parking space** may also be located in a **stacked bicycle parking space**.

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

- 5. Despite any existing or future severance, partition or division of the lands as shown in Diagram 1 of By-law 778-2024, the provisions of this Exception and By-law 569-2013, as amended, shall apply to the whole lands as one **lot**, as if no consent, severance, partition or division occurred.

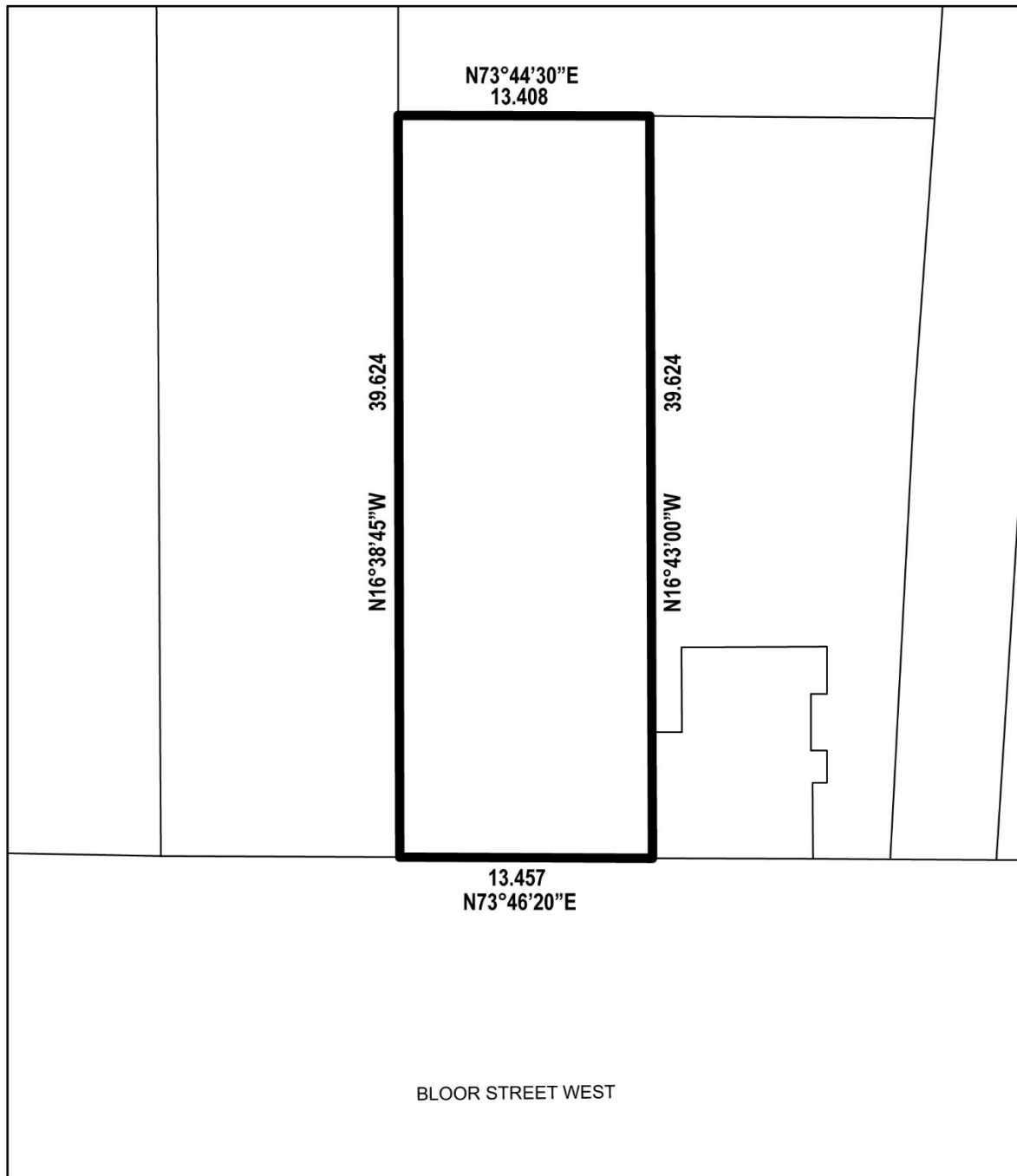
Enacted and passed on July 25, 2024.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)

Diagram 1

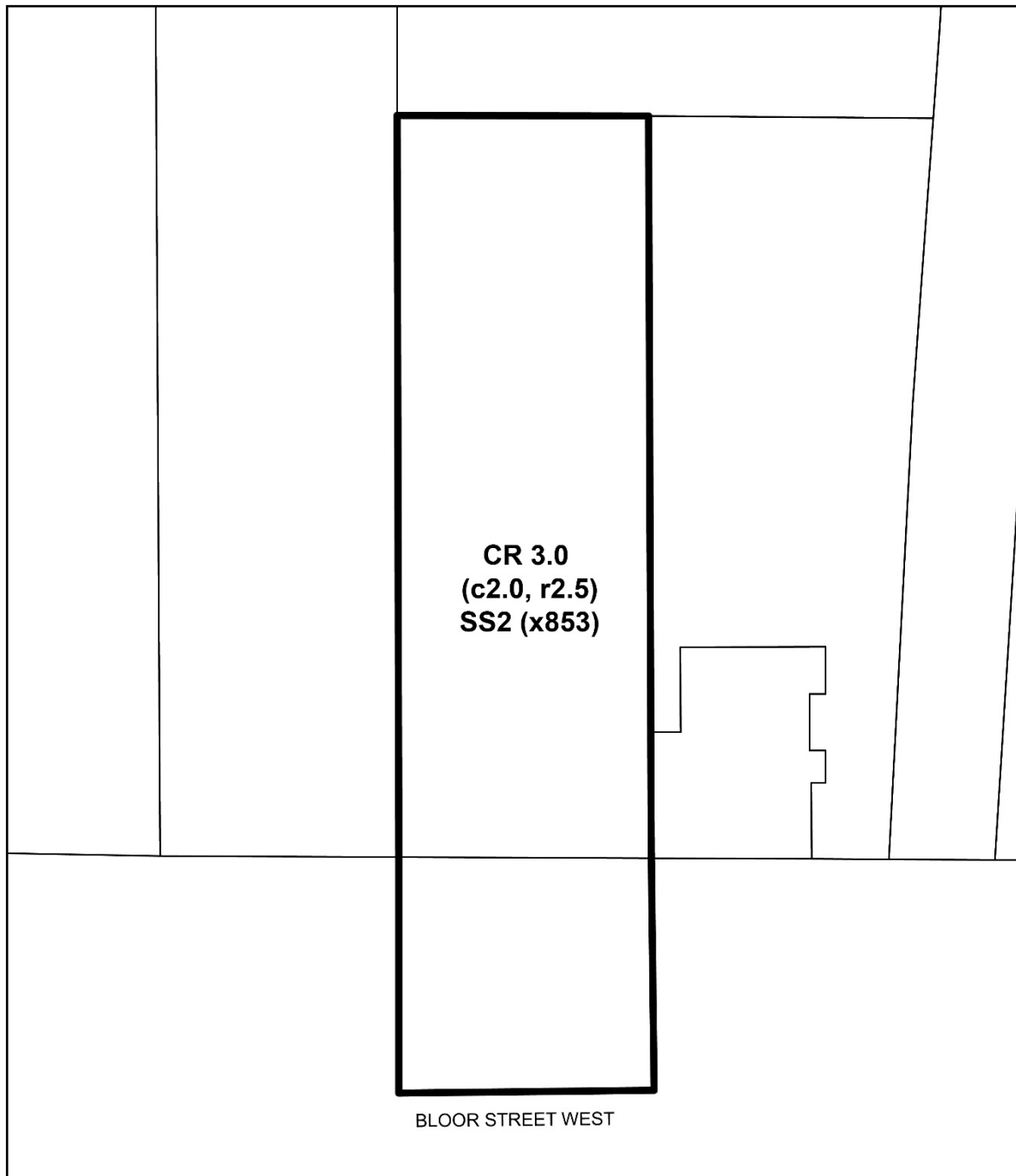


 **TORONTO**
Diagram 1

208 Bloor Street West

File #: 21 126531 STE 11 OZ

Diagram 2

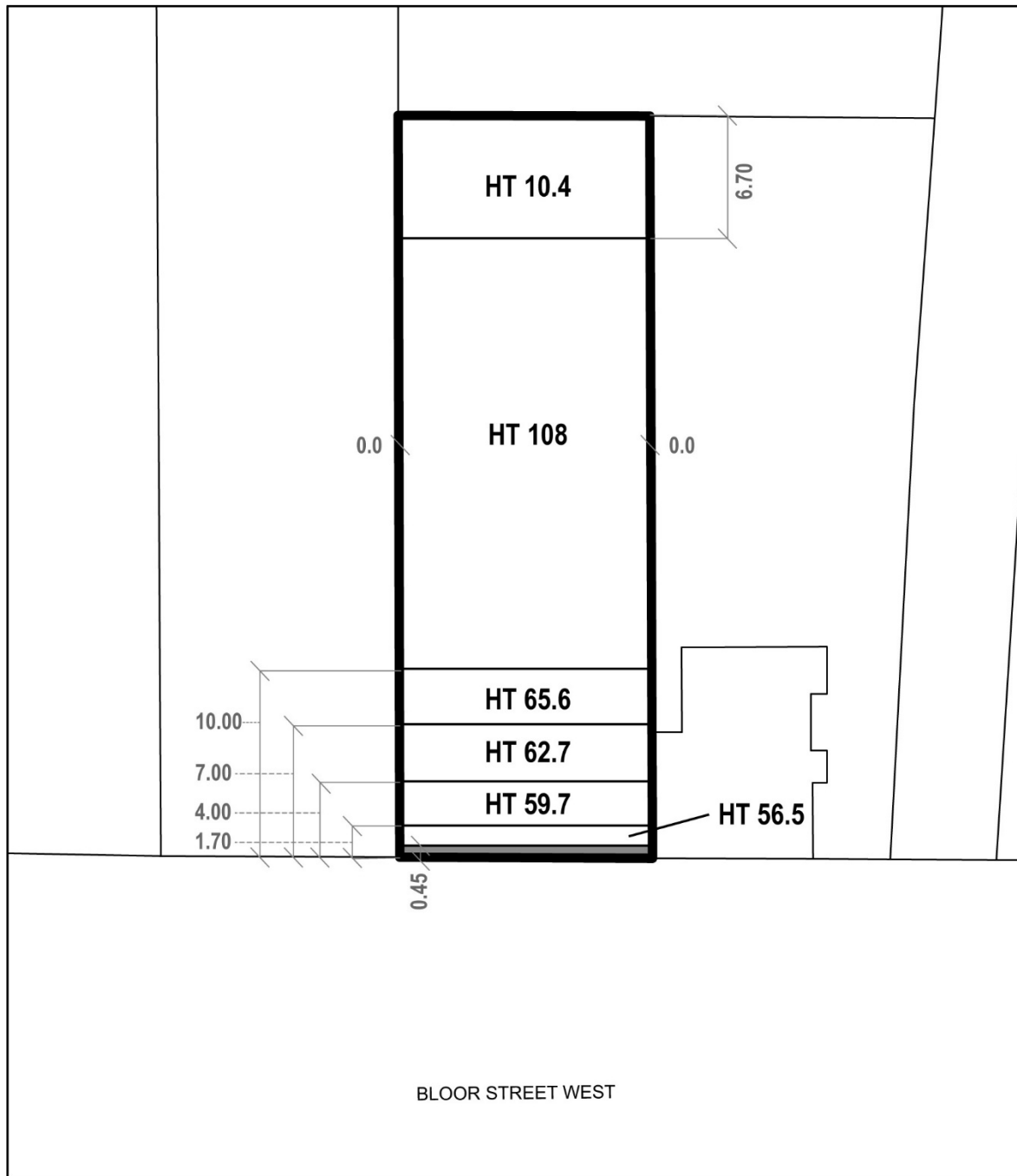


 **TORONTO**
Diagram 2

208 Bloor Street West

File #: 21 126531 STE 11 OZ

Diagram 3



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Diagram 3

208 Bloor Street West

File #: 21 126531 STE 11 OZ

0.45 m road widening

City of Toronto By-law 569-2013
Not to Scale
03/30/2023

Diagram 4



 **TORONTO**
Diagram 4

208 Bloor Street West

File #: 21 126531 STE 11 OZ

 2.6 m building setback at grade to a height of 8.9 m


City of Toronto By-law 569-2013
Not to Scale
03/01/2023