

Authority: Etobicoke York Community Council Item  
EY29.2, as adopted by City of Toronto Council on March  
25, 26 and 27, 2026

## CITY OF TORONTO

Bill 274

### BY-LAW -2026

**To amend Zoning By-law 569-2013, as amended, with respect to the lands municipally known in the year 2025 as 2256 Lake Shore Boulevard 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, as amended;

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, as amended, 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 2.0 (r2.0; c1.0) SS2 (x1219) and (OR) 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 Article 995.10.1 and applying no value.
5. Zoning By-law 569 -2013, as amended, is further amended by adding the lands to the Height Overlay Map in Article 995.20.1, and applying no value.
6. Zoning By-law 569 -2013, as amended, is further amended by adding the lands to the Lot Coverage Overlay Map in Article 995.30.1, and applying no value.
7. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.11.10 Exception Number 1219 so that it reads:

#### **(1219) Exception CR (x1219)**

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 lands municipally known as 2256 Lake Shore Boulevard West, if the requirements of By-law [Clerks to insert By-law number] are complied with, a **building** or **structure** may be constructed, used or enlarged in compliance with Regulations (B) to (X) below;
- (B) Despite regulations 40.5.40.10(1) and (2), the height of a **building** or **structure** is the distance between the Canadian Geodetic Datum of 79.25 metres and the elevation of the highest point of the **building** or **structure**;
- (C) Despite regulation 40.10.40.1(1), residential uses may be located on the same **storey** as non-residential use portions of the **building**;
- (D) A **dwelling unit** on the first **storey** in a **mixed use building** is not permitted to be located in the portion of the **building** that faces Lake Shore Boulevard West;
- (E) Despite regulation 40.10.40.1(2), the floor level of the first **storey** containing any non-residential use may be at a Canadian Geodetic Datum elevation of between 77.63 metres and 80.40 metres and pedestrian entrances to non-residential uses may have an elevation of between 77.63 metres and 79.0 metres;
- (F) 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 [Clerks to insert By-law number];
- (G) Despite regulations 40.5.40.10(3) to (8) and (F) above, the following equipment and **structures** may project beyond the permitted maximum height shown on Diagram 3 of By-law [Clerks to insert By-law number]:
  - (i) equipment used for the functional operation of the **building**, including electrical, utility, mechanical and ventilation equipment, as well as enclosed stairwells, stairs roof access, maintenance equipment storage, elevator shafts, lightning rods, chimneys, and vents, by a maximum of 6.5 metres;
  - (ii) **structures** that enclose, screen, or cover the equipment, **structures** and parts of a **building** listed in (i) above, including a mechanical penthouse, by a maximum of 6.5 metres;
  - (iii) architectural features, and elements and **structures** associated with a **green roof**, by a maximum of 0.5 metres;
  - (iv) **building** maintenance units and window washing equipment, by a maximum of 6.5 metres;
  - (v) planters, safety railings, fences, parapets, guard rails, and divider screens on a balcony and/or terrace, by a maximum of 2.0 metres;

- (vi) antennae, lighting fixtures, flagpoles and satellite dishes, by a maximum of 4.5 metres; and
  - (vii) trellises, pergolas, screens, partitions, **landscaping** features and unenclosed **structures** providing safety or wind/acoustic protection to rooftop **amenity space**, by a maximum of 3.0 metres;
- (H) Regulations 40.5.40.10 (5) and (8) do not apply and a mechanical penthouse shall be located within the area labelled as "Mechanical Penthouse" on Diagram 3;
- (I) Regulation 40.10.40.10(5) does not apply to any portion of the first storey containing residential uses or uses ancillary to residential uses, such as amenity space, bicycle parking spaces, loading spaces, shower and change facilities, corridors, storage rooms, washrooms, electrical, utility, mechanical and ventilation rooms;
- (J) Despite regulation 40.10.40.40(1), the permitted maximum **gross floor area** of all **buildings** and **structures** is 40,500 square metres, of which:
- (i) the permitted maximum **gross floor area** for residential uses is 39,900 square metres; and
  - (ii) the required minimum **gross floor area** for non-residential uses is 600 square metres;
- (K) Despite regulation 40.10.40.70(2), the required minimum **building setbacks** are as shown in metres on Diagram 3 of By-law **[Clerks to insert By-law number]**;
- (L) Despite regulation 40.10.40.80(2), the required separation of **main walls** are as shown in metres on Diagram 3 of By-law **[Clerks to insert By-law number]**;
- (M) Despite regulations 40.10.40.60 and 40.5.40.60 and Clauses (K) and (L) above, the following elements may encroach into the required minimum **building setbacks** and **main wall** separation distances as follows:
- (i) balconies, by a maximum of 2.7 metres up to the seventh **storey** and by a maximum of 2.0 metres for all **storeys** above;
  - (ii) despite (i) above, balconies, lighting fixtures, architectural features, structural/non-structural architectural columns/piers, roof and terrace scuppers, window sills, guardrails, railings, and screens, by a maximum of 4.0 metres up the seventh **storey** when projecting towards Lake Shore Boulevard West;
  - (iii) canopies and awnings, by a maximum of 2.7 metres on the first storey and 1.5 metres on all levels above;

- (iv) exterior patio areas associated with a **dwelling unit**, exterior stairs, access ramps and elevating devices, by a maximum of 3.2 metres;
  - (v) cladding added to the exterior surface of the **main wall** of a **building**, by a maximum of 0.3 metres;
  - (vi) architectural features, such as a pilaster, decorative column, cornice, sill, belt course, or chimney breast, by a maximum of 0.6 metres;
  - (vii) window projections, including bay windows and box windows, by a maximum of 0.75 metres;
  - (viii) eaves, by a maximum of 0.3 metres;
  - (ix) a dormer, by a maximum of 0.3 metres;
  - (x) air conditioners, satellite dishes, antennae, vents, and pipes, by a maximum of 0.3 metres;
  - (xi) Despite (i) above, balconies may not project in a northwesterly direction into the minimum building setbacks from the **main wall** of the building labelled as "No Projected Balconies permitted" on Diagram 3; and
  - (xii) Despite (i) above, projecting balconies beyond the **main walls** of The **building** are permitted to wrap around the corners of the **building** with a maximum projection of 0.3 metres;
- (N) Despite (M) above, a canopy, awning, trellis, or other similar architectural feature or structure, may also be located within area labelled "Canopy" on Diagram 3 may encroach into the required minimum **building setbacks** up to, and abut the area labelled as "Area of Road Widening" on Diagram 3, with a **height** up to a maximum of 8.0 metres;
- (O) Despite regulation 200.5.10.1(1), 200.15.1 (1) and (3), and Table 200.5.10.1, if **parking spaces** are provided on the **lot**, a percentage of the provided **parking spaces** must be accessible **parking spaces** in accordance with Section 200.15:
- (i) if **parking spaces** are provided, a minimum of 7 percent must be for residential visitor **parking spaces**, but not exceeding the permitted maximum in Table 200.5.10.1 for **dwelling units** in an **apartment building**; and
  - (ii) accessible **parking spaces** must have a minimum length of 5.6 metres, a minimum width of 3.4 metres, a minimum vertical clearance of 2.1 metres; and the entire length of one (1) side of an accessible parking space must be adjacent to a 1.5 metres accessible barrier-free aisle or path;

- (P) Despite Regulation 200.5.10.1(1), a car-share **parking space** may also be used as a visitor **parking space**;

For the purpose of this exception, "car-share" means the practice where a number of people share the use of one or more automobiles that are owned by a profit or non-profit automobile-sharing organization and where such organization may require that use of automobiles reserved in advance, charge fees based on time and/or kilometres driven, and set membership requirements of the automobile-sharing organization, including the payment of a membership fee that may or may not be refundable, and a "car-share **parking space**" means a **parking space** exclusively reserved and used for a car-share purposes where the **vehicle** is accessible to at least the occupants of the **building**;

- (Q) Despite Regulation 40.10.50.10(3), a parking ramp, retaining wall, fence or associated landscaping feature, outdoor amenity space, or mechanical/ventilation shaft may be located in the required **soft landscaping** strip;
- (R) Despite regulation 220.5.10.1, a minimum of one (1) Type "G", and two (2) Type "C" **loading spaces** must be provided on the **lot**;
- (S) Despite Regulation 230.40.1.20(2), a "short-term" **bicycle parking space** may be no more than 50 metres from a pedestrian entrance to the **building** on the **lot**;
- (T) In addition to 230.5.1.10(10), a "short-term" **bicycle parking space** may be located in a **stacked bicycle parking space**;
- (U) Despite Regulation 230.5.1.10 (9) a required **bicycle parking space** may be located on any levels of the **building** or **structure** below **established grade** and may be located on the first **storey**;
- (V) Despite Regulations 230.5.1.10(4) and 230.5.1.10(5), a **stacked bicycle parking space** may have the following minimum dimensions:
- (i) Minimum height: 1.2 metres;
  - (ii) Minimum length: 1.7 metres; and
  - (iii) Minimum width: 0.45 metres;
- (W) The provision of **dwelling units** is subject to the following:
- (i) a minimum of 15 percent of the total number of **dwelling units** must have 2 or more **bedrooms**;
  - (ii) a minimum of 9.9 percent of the total number of **dwelling units** must have 3 or more **bedrooms**; and

- (iii) any **dwelling units** with 3 or more **bedrooms** provided to satisfy (ii) above are not included in the provision required by (i) above;
- (X) Despite regulation 40.10.40.50(1) and (2), **amenity space** must be provided at the following rate:
- (i) at least 2.0 square metres for each **dwelling unit** as indoor **amenity space**; and;
  - (ii) at least 2.0 square metres for each **dwelling unit** as outdoor **amenity space**.
8. Despite any severance, partition or division of the lands, the provisions of this By-law shall apply as if no severance, partition or division occurred.
9. Notwithstanding any other provision of By-law [Clerks to insert By-law number] a **self-storage warehouse** is a permitted use within the **building** which existed on the lands as of the date of the passing of By-law [Clerks to insert By-law number] until redevelopment occurs.

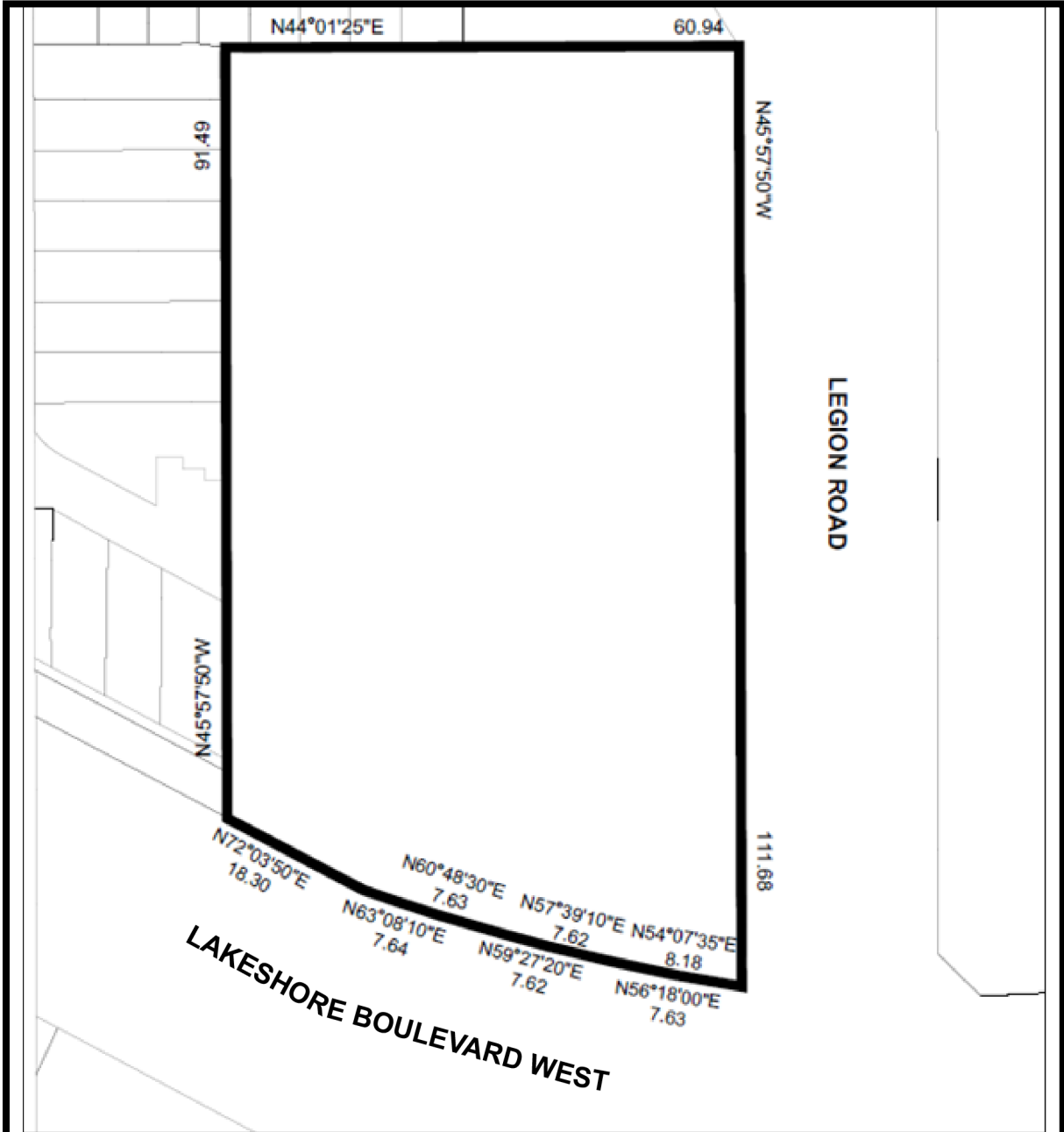
Enacted and passed on March , 2026.

Frances Nunziata,  
Speaker

John D. Elvidge,  
City Clerk

(Seal of the City)

Diagram 1



 **TORONTO**  
Diagram 1

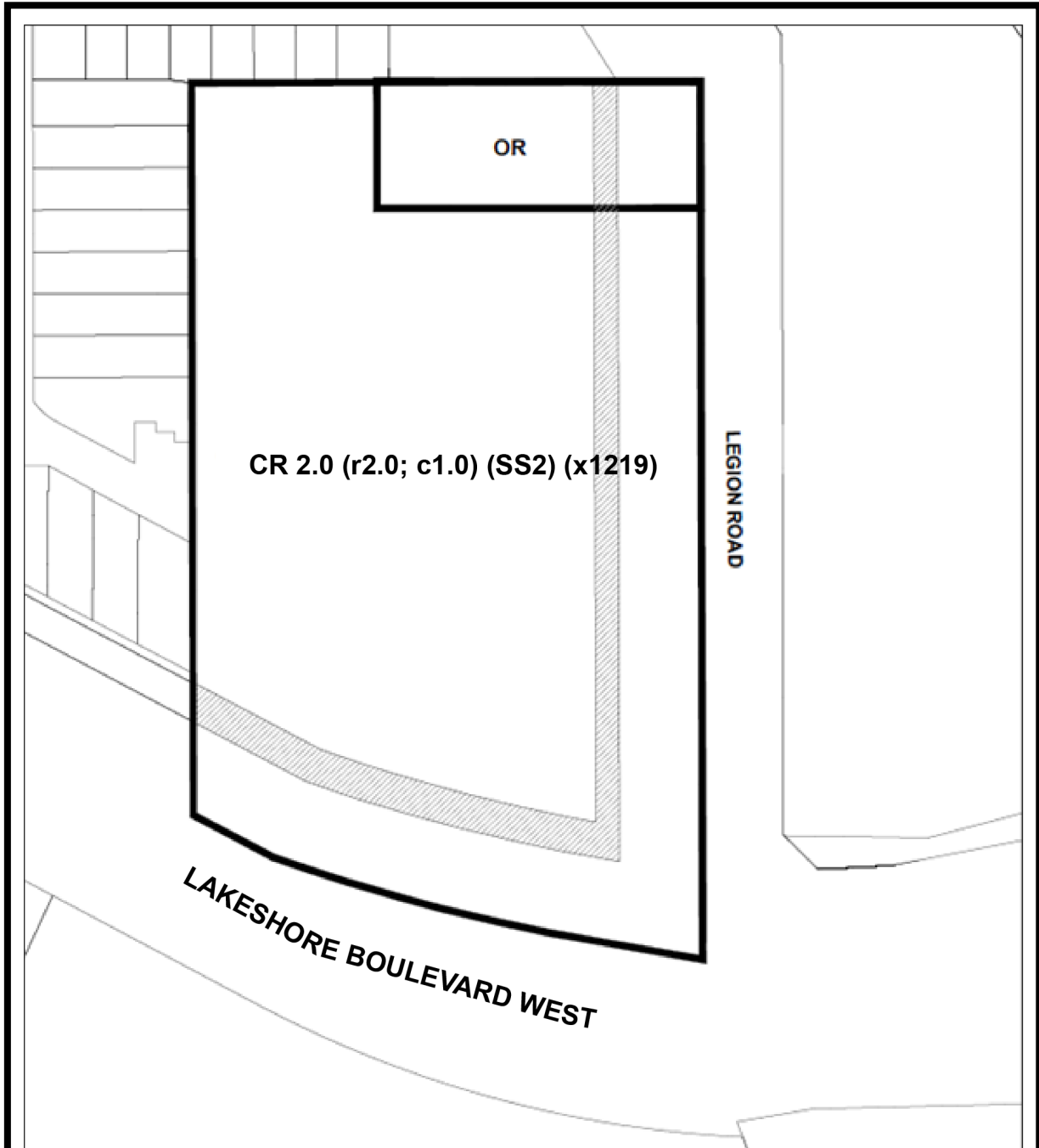
2256 Lake Shore Blvd West

File #: 22 200446 WET 03 0Z



City of Toronto By-law 569-2013  
Not to Scale  
02/03/2026



Diagram 2



 **TORONTO**  
Diagram 2

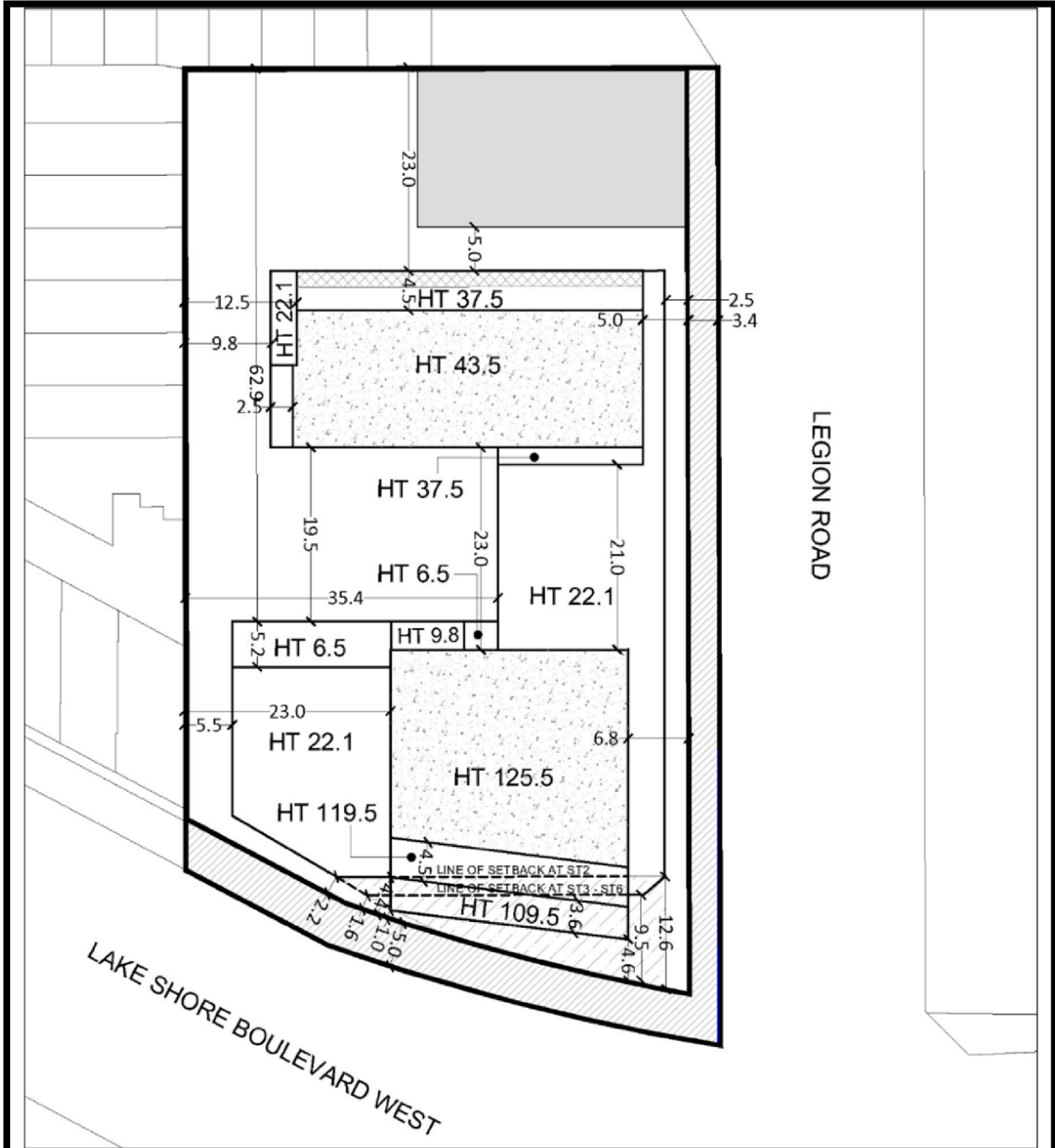
2256 Lake Shore Blvd West

File #: 22 200446 WET 03 02

-  Area affected by this by-law
-  Area of Road Widening

  
City of Toronto By-law 569-2013  
Not to Scale  
02/04/2026

Diagram 3



**TORONTO**  
**Diagram 3**

**2256 Lake Shore Blvd West**

File #: 22 200446 WET 03 0Z

- Area affected by this by-law
- Area of Road Widening
- Parkland Dedication to the City
- No Projected Balconies Permitted
- Canopy
- Mechanical Penthouse



City of Toronto By-law 569-2013  
 Not to Scale  
 02/03/2026