

Authority: Etobicoke York Community Council Item
EY22.2, adopted as amended by City of Toronto Council
on May 21 and 22, 2025
City Council voted in favour of this by-law on May 22,
2025
Written approval of this by-law was given by Mayoral
Decision 8-2025 dated May 22, 2025

CITY OF TORONTO

BY-LAW 466-2025

To amend Zoning By-law 569-2013, as amended, with respect to the lands municipally known in the year 2024 as 2595 St. Clair Avenue 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 pursuant to Section 36 of the Planning Act, as amended, the council of a municipality may, in a by-law passed under Section 34 of the Planning Act, use a holding symbol "(H)" in conjunction with any use designation to specify the use to which lands, buildings or structures may be put once the holding symbol "(H)" is removed by amendment to the by-law; and

Whereas the Official Plan for the City of Toronto contains provisions relating to the use of holding symbol "(H)"; and

Whereas pursuant to Section 39 of the Planning Act, as amended, the council of a municipality may, in a by-law passed under Section 34 of the Planning Act, authorize the temporary use of land, buildings or structures for any purpose set out therein that is otherwise prohibited in the 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: (H) CR 2.5 (c2.0; r2.0) SS2 (x1087) 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 subject to this By-law to the Height Overlay Map in Article 995.20.1, and applying the following height label: HT 20 as shown on Diagram 3 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 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 1087 so that it reads:

(1087) Exception CR 2.5 (c2.0; r2.0) (1087)

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 2595 St. Clair Avenue West, if the requirements of By-law 466-2025 are complied with, a **building** or **structure** may be constructed, used or enlarged in compliance with Regulations (B) to (P) below;
- (B) A rail safety crash wall with a minimum width of 0.45 metres must be provided along the entire southern property line;
- (C) 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 120.46 metres and the elevation of the highest point of the **building** or **structure**;
- (D) 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 4 of By-law 466-2025;
- (E) Despite regulation 40.10.40.10(7), the permitted maximum number of **storeys** in a **building** is the number following the letters "ST" as shown on Diagram 4 of By-law 466-2025; and
 - (i) for the purpose of this exception, a mechanical penthouse does not constitute a **storey**;
- (F) Despite regulations 40.5.40.10(3) to (8) and (D) above, the following equipment and **structures** may project beyond the permitted maximum height shown on Diagram 4 of By-law 466-2025:
 - (i) equipment used for the functional operation of the **building**, including electrical, utility, mechanical and ventilation equipment, as well as enclosed stairwells, roof access, maintenance equipment storage, elevator shafts, chimneys and vents, by a maximum of 6.0 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 6.0 metres;
 - (iii) architectural features, parapets, and elements and **structures** associated with a **green roof**, by a maximum of 2.0 metres;
 - (iv) **building** maintenance units and window washing equipment, by a maximum of 3.0 metres;
 - (v) planters, **landscaping** features, guard rails, and divider screens on a balcony and/or terrace, by a maximum of 2.5 metres;
 - (vi) antennae, flagpoles and satellite dishes, by a maximum of 1.0 metre;
 - (vii) trellises, pergolas, and unenclosed **structures** providing safety or wind protection to rooftop **amenity space**, by a maximum of 3.0 metres;
 - (viii) noise barrier walls; and
 - (ix) rail safety crash wall at the southern property line adjacent to the rail yard;
- (G) Despite regulation 40.10.40.40(1), the permitted maximum **gross floor area** of all **buildings** and **structures** is 41,000 square metres, of which:
- (i) the permitted maximum **gross floor area** for residential uses is 38,500 square metres; and
 - (ii) the required minimum **gross floor area** for non-residential uses is 2,420 square metres;
- (H) Despite regulations 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**;
 - (ii) at least 2.0 square metres of outdoor **amenity space** for each **dwelling unit**, of which 400 square metres must be in a location adjoining or directly accessible to the indoor **amenity space**; and
 - (a) **Amenity space** that is located on a building **roof** and is fully- or partially- enclosed may be considered outdoor **amenity space**;
 - (iii) no more than 25 percent of the outdoor component may be a **green roof**;
- (I) Despite regulation 40.10.40.1, indoor **amenity space** may be located on the first storey of the **building**;

- (J) Despite regulation 40.10.40.70(2), the required minimum **building setbacks** are as shown in metres on Diagram 4 of By-law 466-2025;
- (K) Despite Diagram 3 of By-law 466-2025 and (J) above, for any portion of the **building** located on storeys 2, 3 or 4 that has a **main wall** which is fronting St Clair Avenue West, a minimum of 45 percent of the entire width of the **building** must have a **main wall** set back a minimum of 1.5 metres;
- (L) Despite regulation 40.10.40.80(2), the required separation of **main walls** are as shown in metres on Diagram 4 of By-law 466-2025;
- (M) Despite Clause 40.10.40.60 and (J) and (L) above, the following elements may encroach into the required minimum **building setbacks** and **main wall** separation distances as follows:
- (i) decks, porches, and balconies, by a maximum of 2.0 metres;
 - (ii) canopies and awnings, by a maximum of 2.5 metres;
 - (iii) exterior stairs, access ramps and elevating devices, by a maximum of 3.0 metres;
 - (iv) architectural features, such as a pilaster, decorative column, cornice, sill, belt course, or chimney breast, by a maximum of 0.8 metre;
 - (v) window projections, including bay windows and box windows, by a maximum of 0.8 metres;
 - (vi) eaves, by a maximum of 0.5 metres;
 - (vii) a dormer, by a maximum of 0.5 metres;
 - (viii) air conditioners, satellite dishes, antennae, vents, and pipes, by a maximum of 0.8 metres; and
 - (ix) rail safety crash wall at the southern property line adjacent to the rail yard;
- (N) Despite regulation 200.15.1(1) and (3), accessible **parking spaces** must comply with the following provisions:
- (i) an accessible **parking space** must have the following minimum dimensions:
 - (a) length of 5.6 metres;
 - (b) width of 3.4 metres; and
 - (c) vertical clearance of 2.1 metres;

- (ii) a 1.5 metre wide accessible barrier-free aisle or path is required along the entire length of one side of an accessible **parking space**, and such aisle or path may be shared by 2 accessible **parking spaces**;
- (O) The maximum number of **dwelling units** permitted is 510;
- (P) The provision of **dwelling units** is subject to the following:
 - (i) a minimum of 20 percent of the total number of **dwelling units** must have 2 or more bedrooms;
 - (ii) a minimum of 10 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;

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

- 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. Holding Symbol Provisions:
 - (A) The lands zoned with the holding symbol "(H)" delineated by heavy lines on Diagram 2 attached to this By-law must not be used for any purpose other than those uses and buildings existing as of the date of the passing of this By-law, until the holding symbol "(H)" has been removed; and
 - (B) An amending by-law to remove the holding symbol "(H)" referred to in (A) above may be enacted when the following are fulfilled:
 - (i) A peer review of the Rail Safety Study submitted by the Owner for the development is completed to the satisfaction of the Executive Director, Development Review;
 - (ii) A peer review of the Air Quality Assessment submitted by the Owner for the development is completed to the satisfaction of the Executive Director, Development Review; and
 - (iii) A peer review of the Noise and Vibration Study submitted by the Owner for the development is completed to the satisfaction of the Executive Director, Development Review.

10. Temporary Use(s):

- (A) None of the provisions of Zoning By-law 569-2013, as amended, or this By-law apply to prevent the erection and use of a temporary sales office for the purposes of marketing, rental, leasing and/or sale of dwelling units and non-residential uses on the lands to which this By-law applies for a period of 3 years from the date this By-law comes into full force and effect, after which this temporary use permission expires.

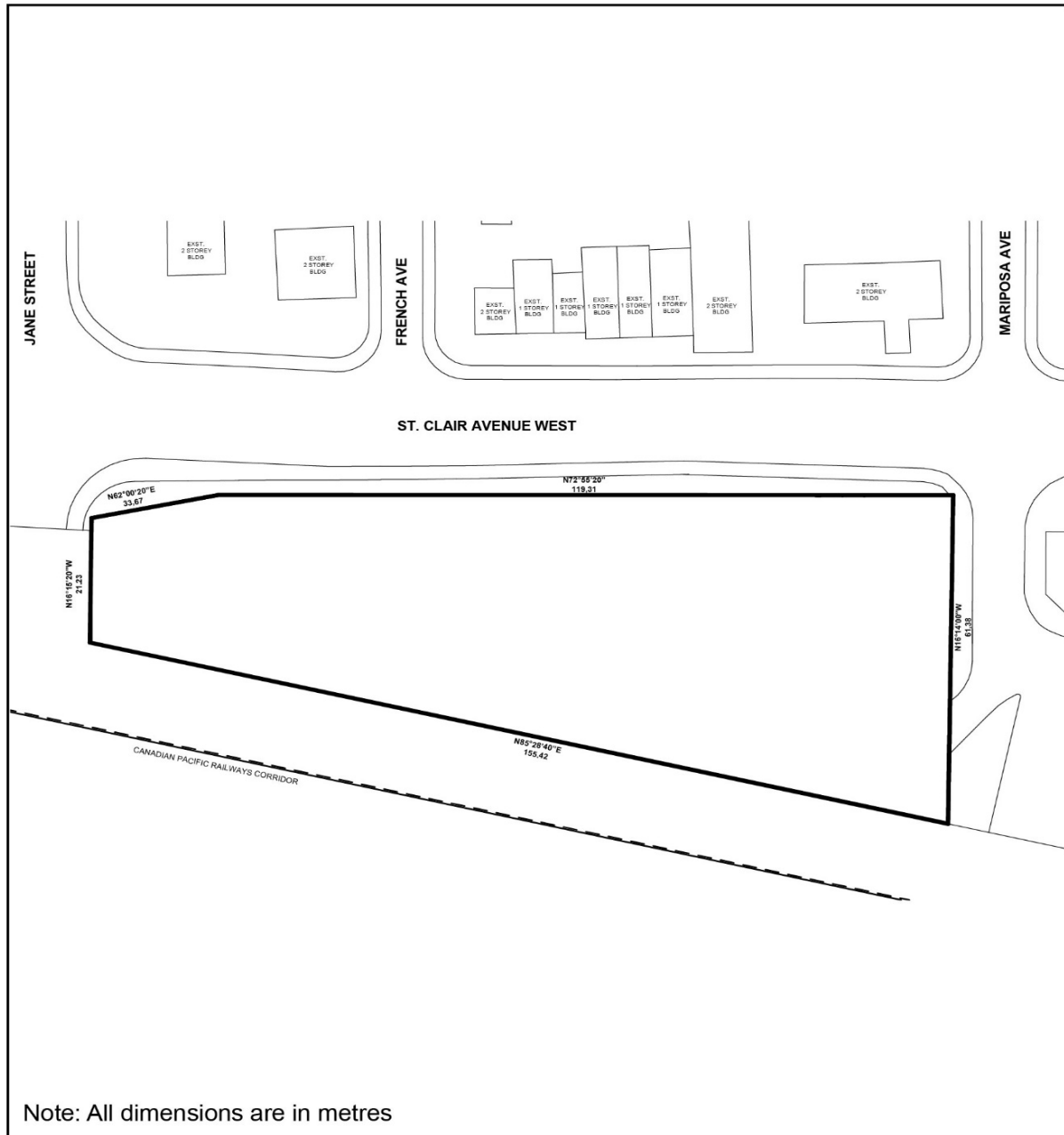
Enacted and passed on May 22, 2025.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)

Diagram 1



 **Toronto**
Diagram 1

2595 St. Clair Avenue West

File #: 24 154638 WET 05 0Z

Diagram 2

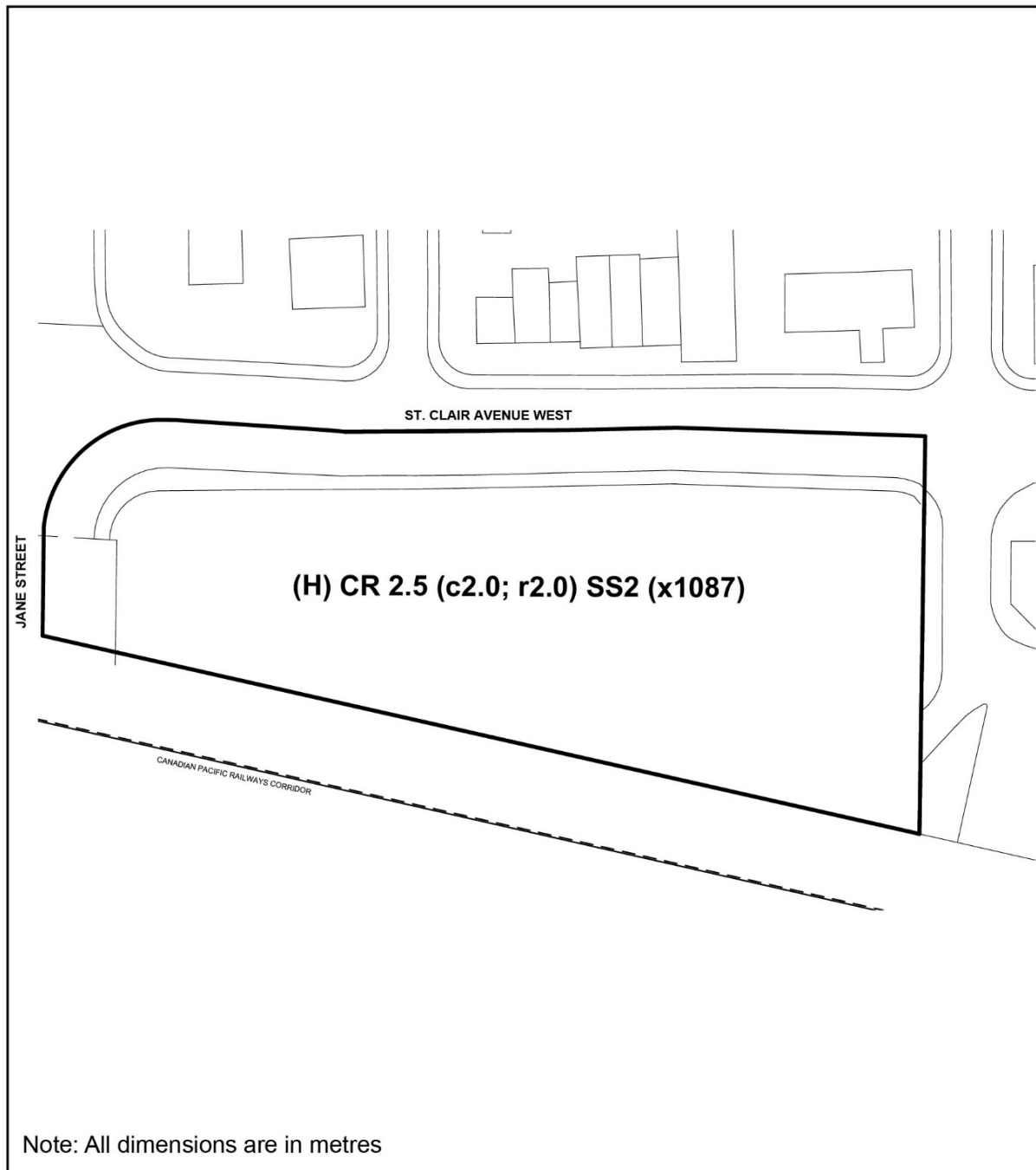


Diagram 3

