

Authority: Etobicoke York Community Council Item EY9.7, as adopted by City of Toronto Council on December 13, 14 and 15, 2023 and Item EY23.10 as adopted by City of Toronto Council on June 25 and 26, 2025
City Council voted in favour of this by-law on June 26, 2025
Written approval of this by-law was given by Mayoral Decision 10-2025 dated June 26, 2025

CITY OF TORONTO

BY-LAW 579-2025

To amend Zoning By-law 569-2013, as amended, with respect to the lands municipally known in the year 2022 as 3471 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; 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 that 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)";

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 990.1, and applying the following zone label to these lands: (H) CR 3.0 (c3.0; r3.0) SS2 (x911) 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 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 to the Height Overlay Map in Article 995.20.1, and applying the following height and storey label to these lands: HT 14.0, ST 4, 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 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 the lands to the Rooming House Overlay Map in Article 995.40.1, and applying no value.
8. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.11.10 Exception Number 911 so that it reads:

(911) Exception CR 911

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 3471 Lake Shore Boulevard West, if the requirements of By-law 579-2025 are complied with, a **building** or structure may be constructed, used or enlarged in compliance with Regulations (B) to (Q) 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 89.02 metres and the elevation of the highest point of the **building** or **structure**;
- (C) Despite Regulation 40.10.30.40 (1) (A), the permitted maximum lot coverage, as a percentage of the lot area, is 80 percent;
- (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 5 of By-law 579-2025;
- (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 5 of By-law 579-2025;
- (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 5 of By-law 579-2025:
 - (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 4.5 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 5 metres; and
 - (iii) architectural features, parapets, and elements and **structures** associated with a **green roof**, planters, **landscaping** features, guard rails, and divider screens on a balcony and/or terrace, by a maximum of 3 metres;
- (G) Despite Regulation 40.10.40.40(1), the permitted maximum **gross floor area** of all **buildings** and **structures** is 1,572 square metres, of which:
 - (i) the permitted maximum **gross floor area** for residential uses is 1,378 square metres; and
 - (ii) the permitted maximum **gross floor area** for non-residential uses is 194 square metres;
- (H) Despite Regulation 40.10.40.70 (2) the required minimum **building setbacks** are as shown in metres on Diagram 5 of By-law 579-2025;
- (I) Despite Clause 40.10.40.60 and (H) above, the following elements may encroach into the required minimum **building setbacks** and main wall separation distances as follows:
 - (i) decks, porches, balconies, canopies awnings, exterior stairs, access ramps and elevating devices, architectural features, such as a pilaster, decorative column, cornice, sill, belt course, or chimney breast, window projections, including bay windows and box windows, eaves, vents, and pipes, by a maximum of 1.5 metres;
- (J) Despite Regulation 200.5.10.1(1) and Table 200.5.10.1, parking spaces must be provided in accordance with the following:
 - (i) a minimum of 0.48 residential occupant parking spaces for each dwelling unit;
 - (ii) a minimum of 0.07 residential occupant visitor parking spaces for each dwelling unit; and
 - (iii) No parking shall be required for a non-residential component of a **building**;
- (K) Despite Regulation 200.15.10.10(1) and (2), a minimum of 1 accessible **parking space** is required;

- (L) Despite Regulation 40.5.80.10, **parking spaces** required by this Exception may be located on the property municipally known as 105 Thirty First Street, and may be shared with the uses permitted thereon, and may be provided as mechanical stacked spaces;
- (M) Despite Regulations 230.5.10.1(1), (3) and (5) and Table 230.5.10.1(1), bicycle parking spaces must be provided in accordance with the following minimum rates:
 - (i) 0.68 "long-term" bicycle parking spaces for each dwelling unit; and
 - (ii) 0.07 "short-term" bicycle parking spaces for each dwelling unit;
- (N) Despite regulation 200.5.1.10(2) and (14), where stacked parking spaces are provided:
 - (i) The required minimum vertical clearance is 1.8 metres;
- (O) Despite regulation 40.5.40.40 (3) the **gross floor area** of a mixed use **building** is also reduced by the area used for non-residential purposes below grade and parking areas at grade;
- (P) Despite regulation 40.5.40.40 (6) non residential floor area below grade shall not be included in the calculation of floor space index;
- (Q) Provisions of 40.10.40.1(6) (A), 40.10.50.10 (2) shall not apply;

Prevailing By-laws and Prevailing Sections: None Apply.

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) Provide a revised Functional Servicing and Stormwater Management Report to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services;
 - (ii) Provide documentation to the satisfaction of the General Manager, Transportation Services and the City Solicitor that shared vehicular and parking access has been secured with the adjacent property owner at 105 Thirty First Street; and

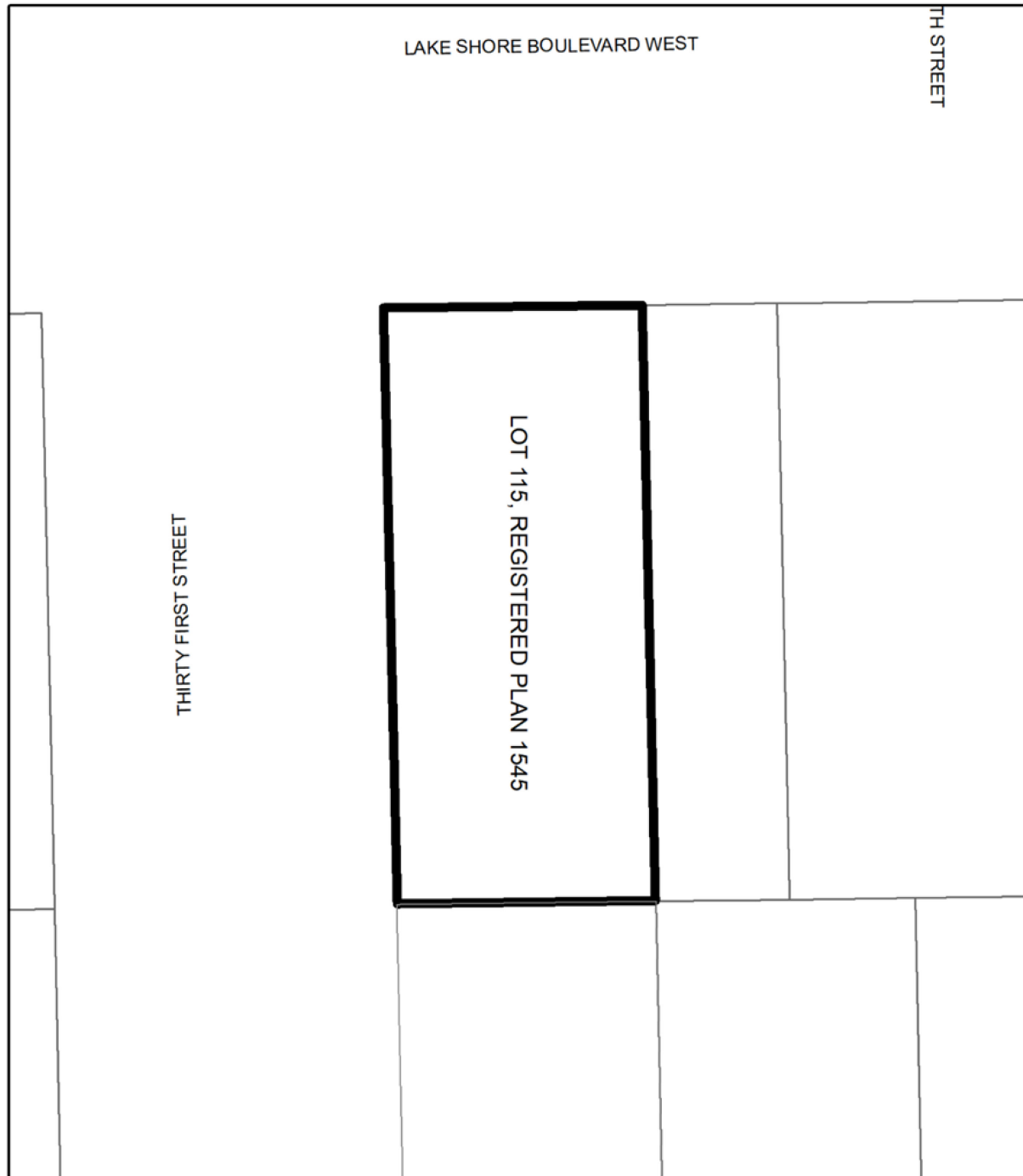
- (iii) Address the recommendations contained in the Noise and Vibration Study by J.E. Coulter Associates Limited, dated March 23, 2022, to the satisfaction of the Executive Director, Development Review.

Enacted and passed on June 26, 2025.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)

Diagram 1

 **TORONTO**
Diagram 1

3471 Lakeshore Blvd

File # 20 204828 WET 03 02

Diagram 2

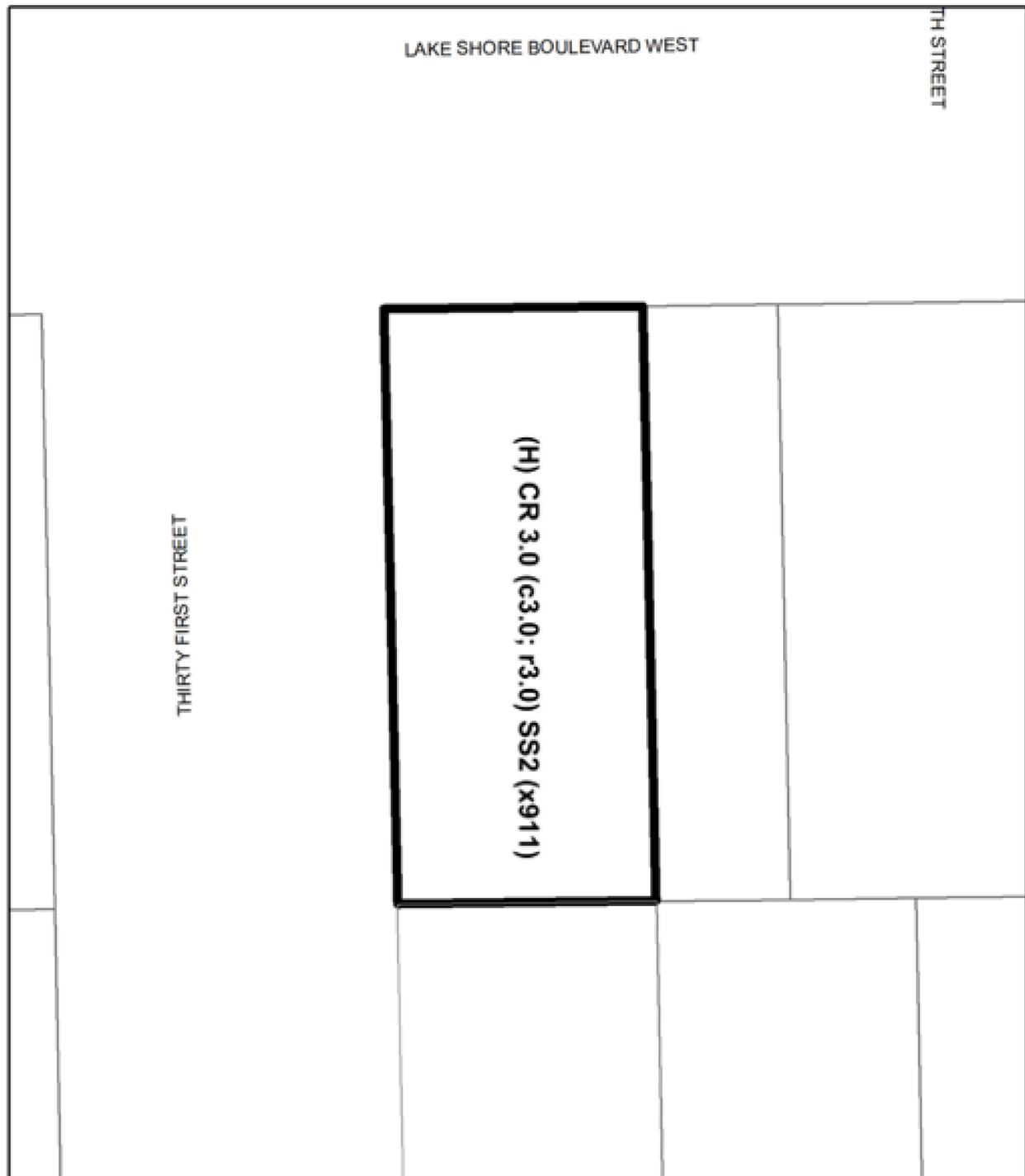


Diagram 3

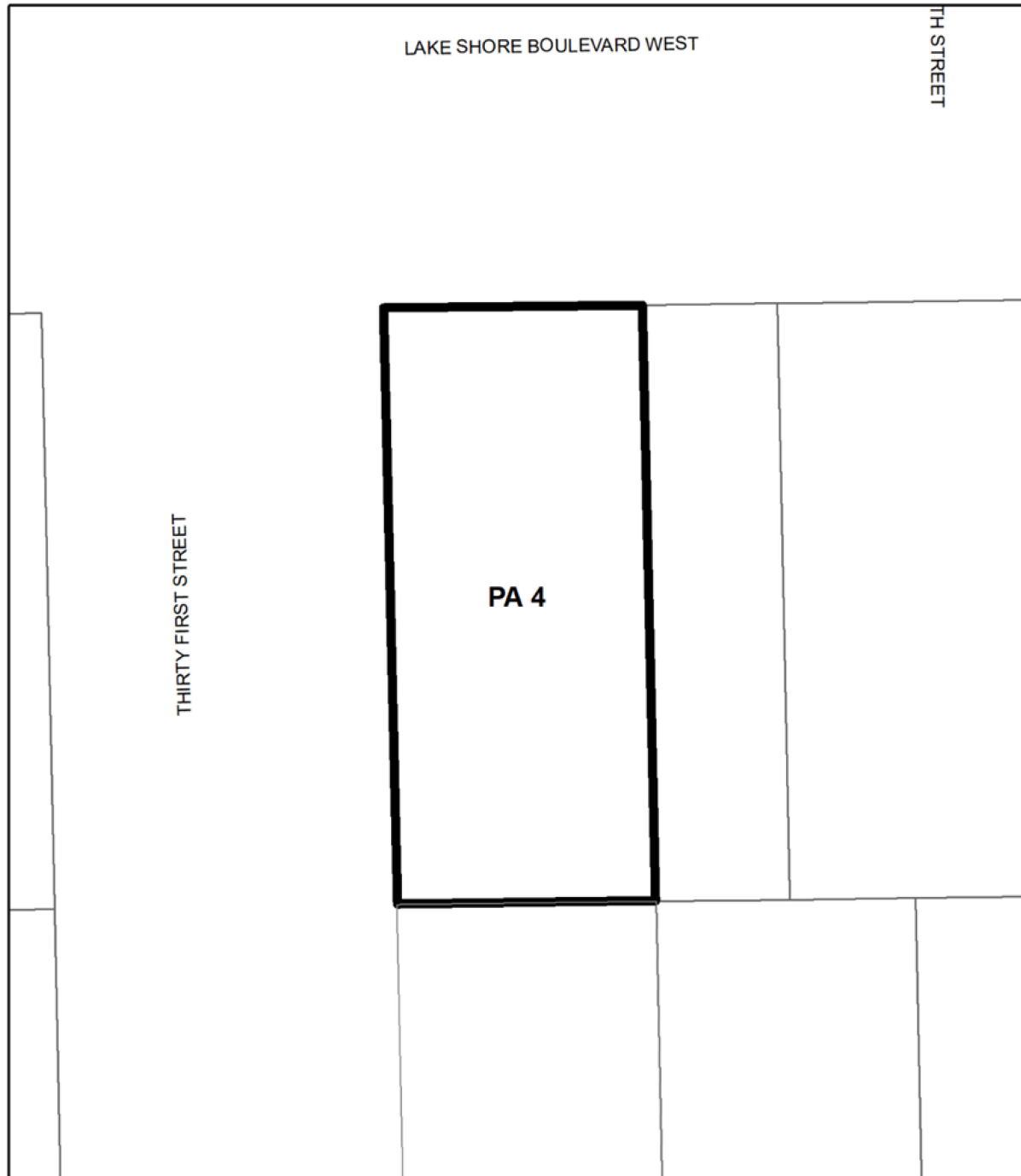
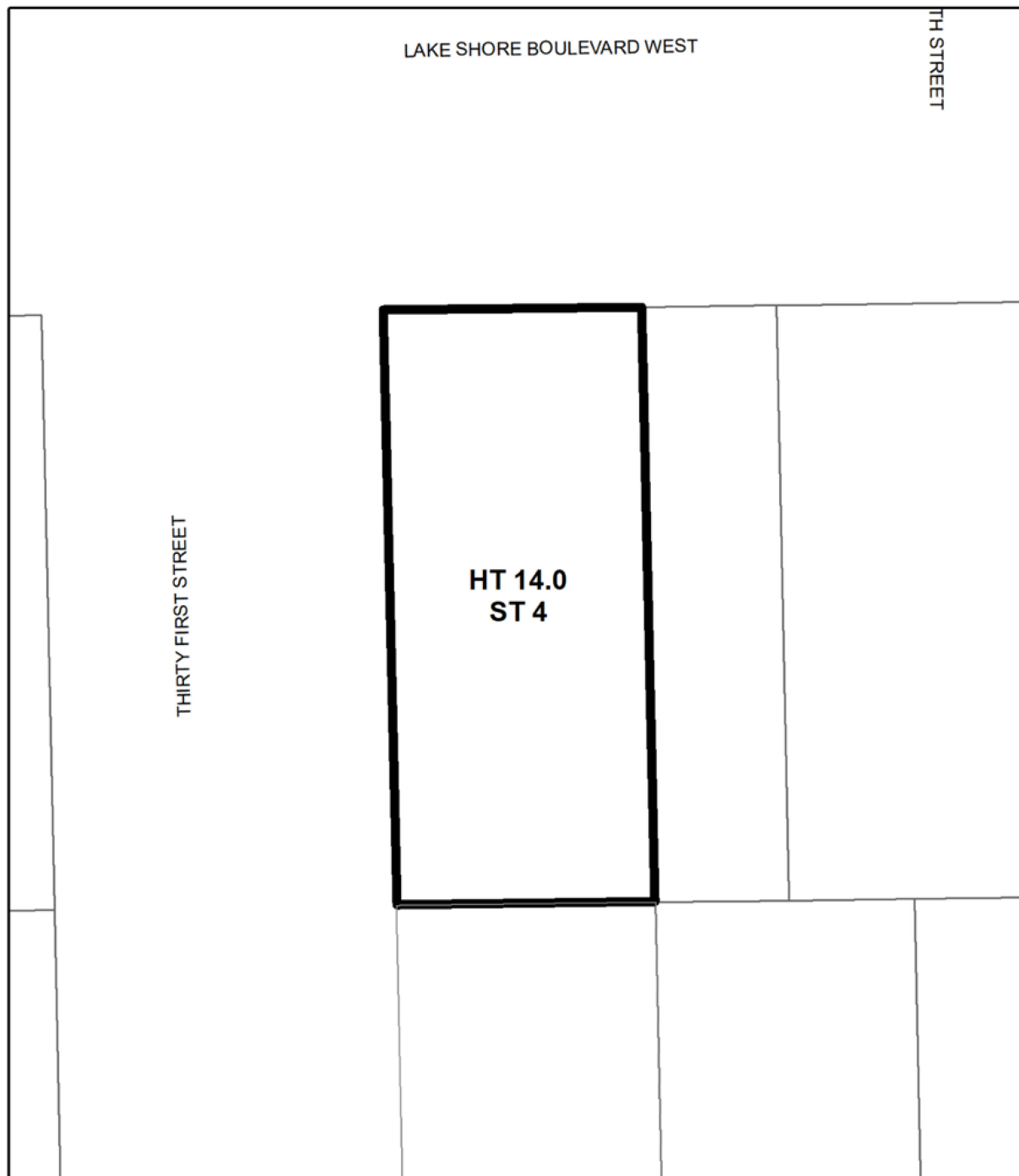


Diagram 4

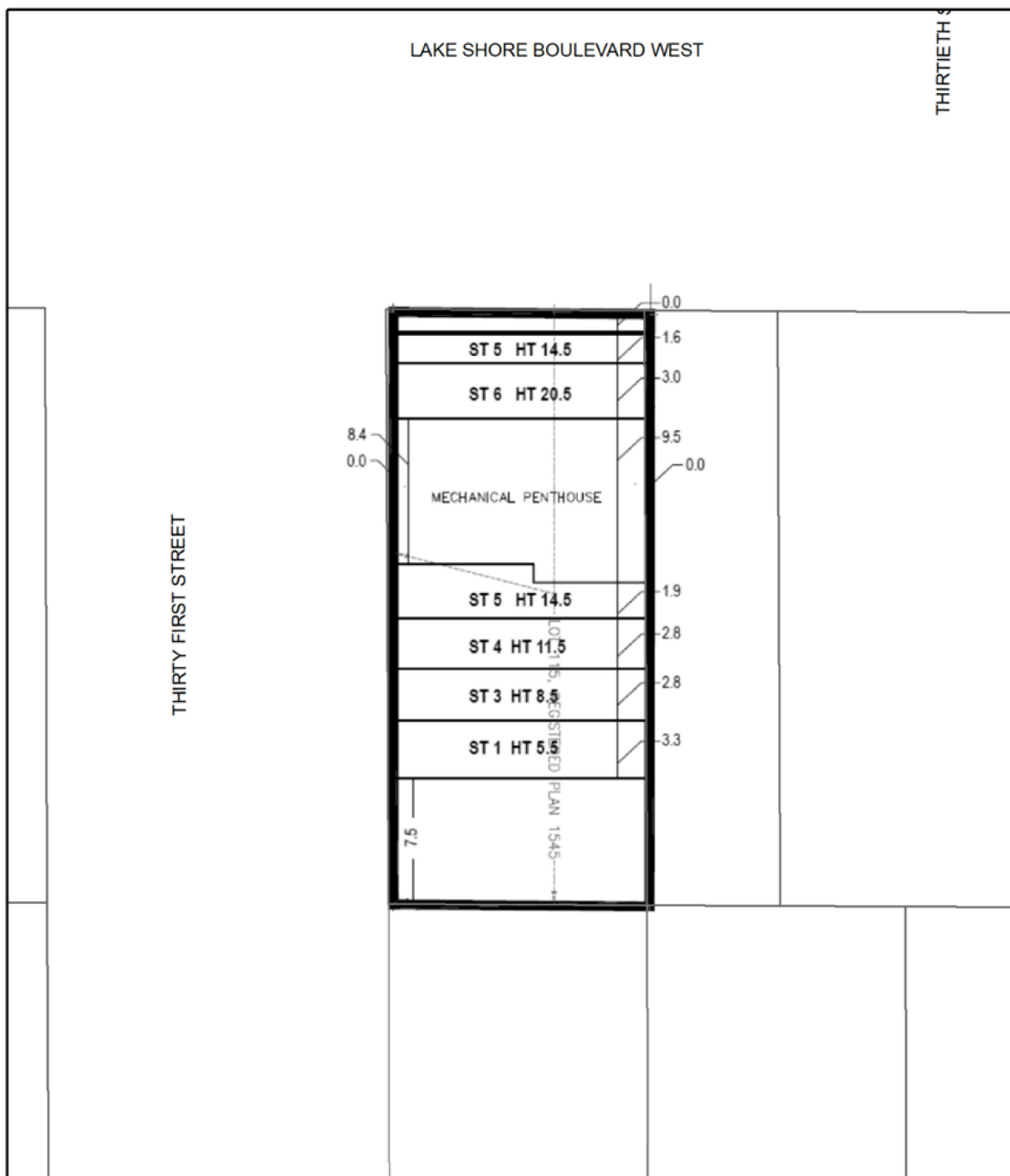
 **TORONTO**
Diagram 4

3471 Lakeshore Blvd

File # 20 204828 WET 03 02



Diagram 5



3471 Lakeshore Blvd

File # 20 204828 WET 03 0Z