

Authority: Etobicoke York Community Council Item EY21.1, as adopted by City of Toronto Council on April 23 and 24, 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 595-2025

To amend Zoning By-law 569-2013, as amended, with respect to the lands municipally known in the year 2024 as 2491 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 amending the zone label on the Zoning By-law Map in Section 990.11 respecting the lands outlined by heavy black lines from a zone label of CR 3.0 (c3.0, r2.2) SS2 (x869) and RA (d1.5) (x778) to a zone label of CR 3.0 (c3.0, r2.2) SS2 (x1092) and OR as shown on Diagram 2 attached to this By-law.
4. Zoning By-law 569-2013, as amended, is further amended by amending the Height Overlay Map in Section 995.20 for the lands subject to this By-law; to a height label of HT 14 metres, as shown on Diagram 3 attached to this By-law.
5. Zoning By-law 569-2013, as amended, is further amended by amending and replacing Article 900.[11].[10] Exception Number 1092 so that it reads:

(1092) Exception CR 1092

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 2491 Lake Shore Boulevard West, if the requirements of By-law 595-2025 are complied with, a **building** or **structure** may be constructed, used or enlarged in compliance with Regulations (B) to (N) 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 79.73 metres and the elevation of the highest point of the **building** or **structure**;
- (C) 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 595-2025;
- (D) Despite regulations 40.5.40.10(3) to (8) and (C) above, the following equipment and **structures** may project beyond the permitted maximum height shown on Diagram 4 of By-law 595-2025:
 - (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 3.7 metres;
 - (v) planters, **landscaping** features, guard rails, and divider screens on a balcony and/or terrace, by a maximum of 2.0 metres; and
 - (vi) trellises, pergolas, and unenclosed **structures** providing safety or wind protection to rooftop **amenity space**, by a maximum of 3.0 metres;
- (E) Despite regulation 40.10.40.40(1), the permitted maximum **gross floor area** of all **buildings** and **structures** is 11,550 square metres, of which:
 - (i) the permitted maximum **gross floor area** for residential uses is 11,200 square metres; and
 - (ii) the required minimum **gross floor area** for non-residential uses is 300 square metres;

- (F) Despite regulation 40.10.40.70(2), the required minimum **building setbacks** are as shown in metres on Diagram 4 of By-law 595-2025;
- (G) Despite Clause 40.10.40.60 and (G) 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 1.5 metres;
 - (ii) canopies and awnings, by a maximum of 1.0 metres;
 - (iii) cladding added to the exterior surface of the **main wall** of a **building**, by a maximum of 0.5 metres; and
 - (iv) architectural features, such as a pilaster, decorative column, cornice, sill, belt course, or chimney breast, by a maximum of 1.0 metres;
- (H) Despite regulation 200.15.1(1), accessible parking spaces must meet the following minimum dimensions:
 - (i) Length of 5.6 metres;
 - (ii) Width of 3.4 metres;
 - (iii) Vertical clearance of 2.1 metres; and
 - (iv) The entire length of an accessible parking space must be adjacent to a 1.5-metre-wide accessible barrier free aisle or path;
- (I) Despite Regulation 40.10.50.10, a minimum landscaped open space area of 600 square metres shall be provided;
- (J) Despite regulation 40.10.90.1 a minimum of one Type "G" **loading space** shall be provided;
- (K) Despite Regulation 40.10.90.10(1), a **loading space** is permitted in a **side yard** or **rear yard** that abuts a lot in the Residential Zone category or Residential Apartment Zone category;
- (L) 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 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;
- (M) The provision of units noted in L above shall not include rental replacement units; and
- (N) The maximum number of **dwelling units** on the lot is 151 including 8 rental replacement units.

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

- 6. 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.

Enacted and passed on June 26, 2025.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)

Diagram 1

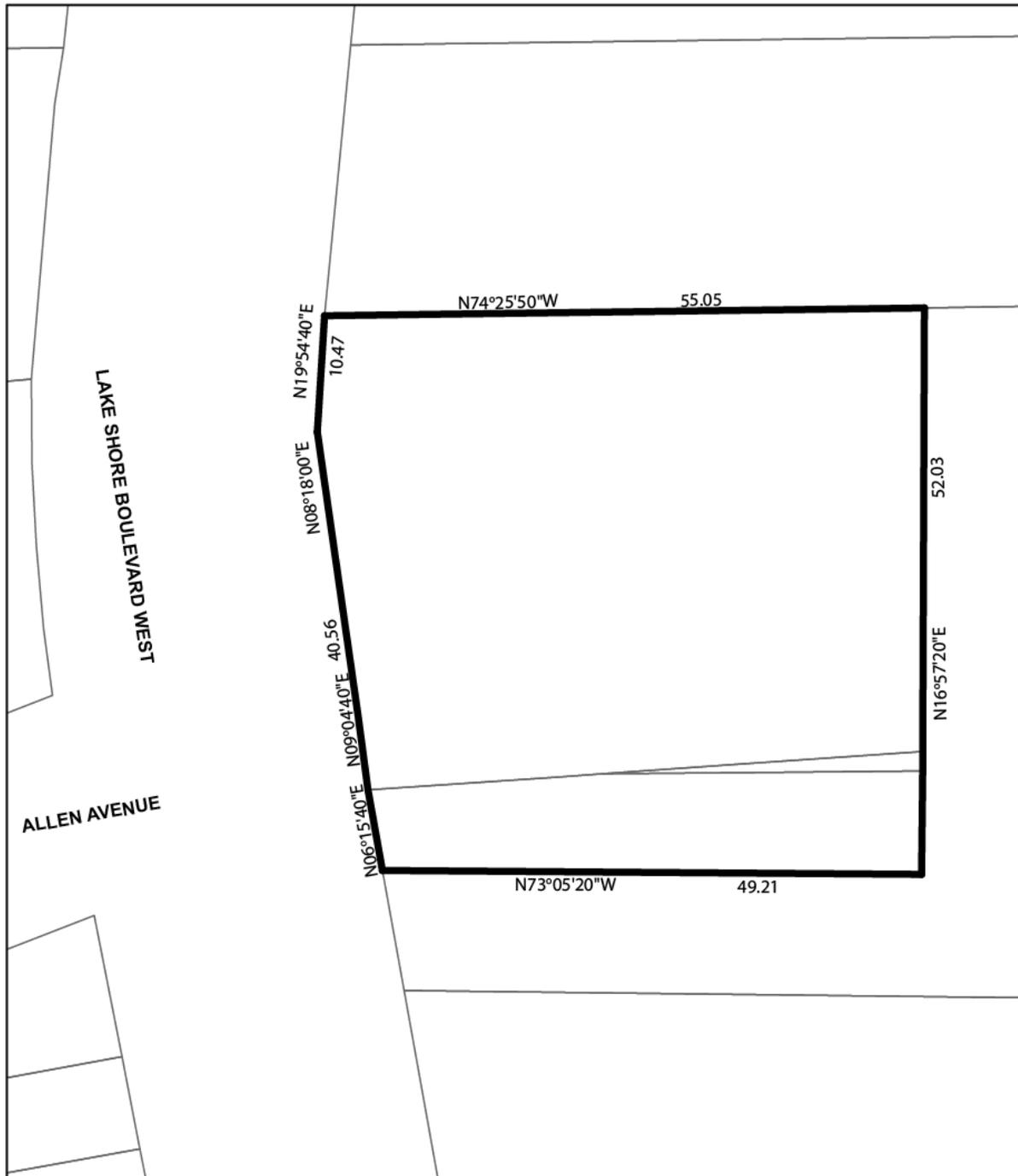


Diagram 2

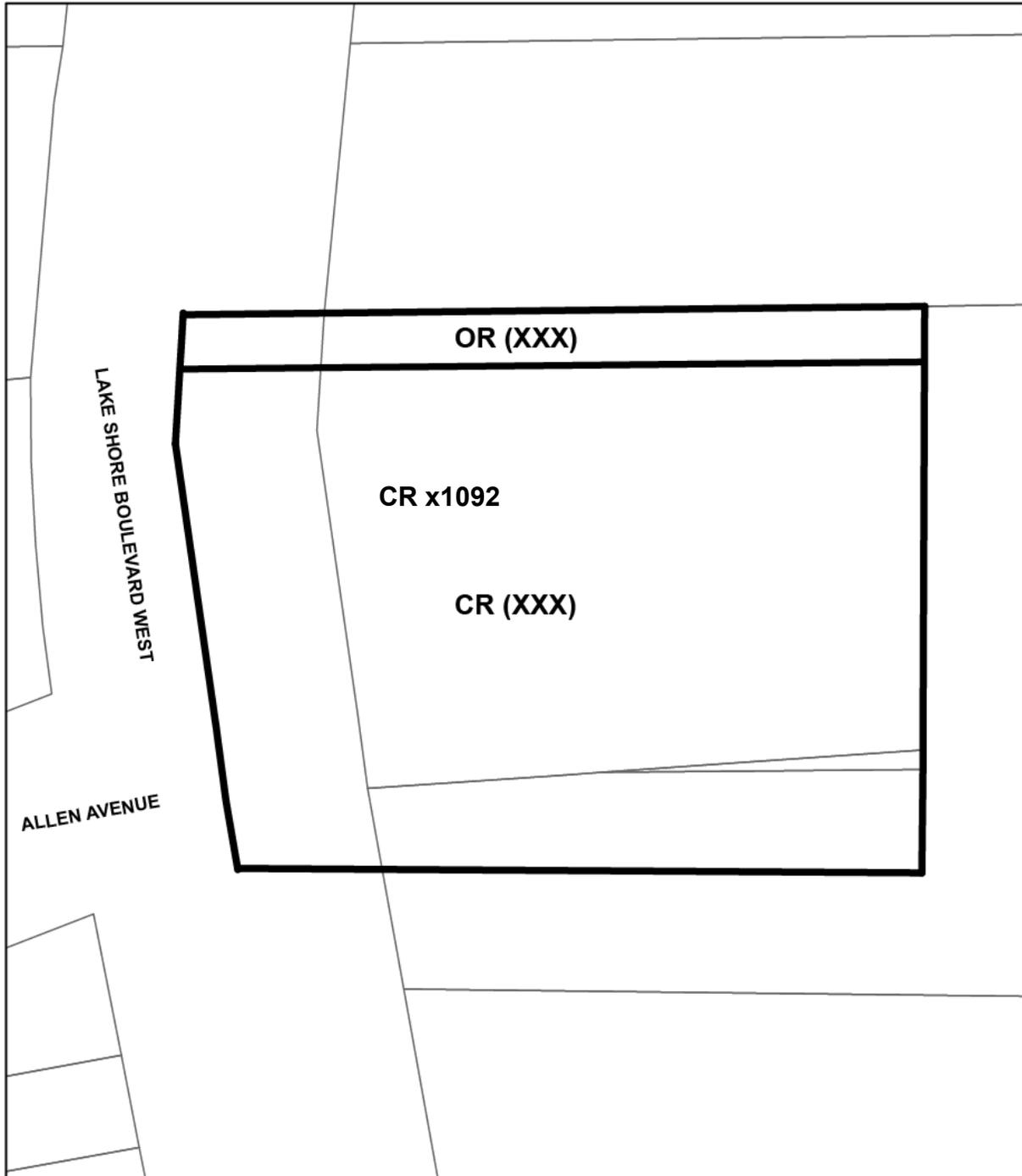


Diagram 3

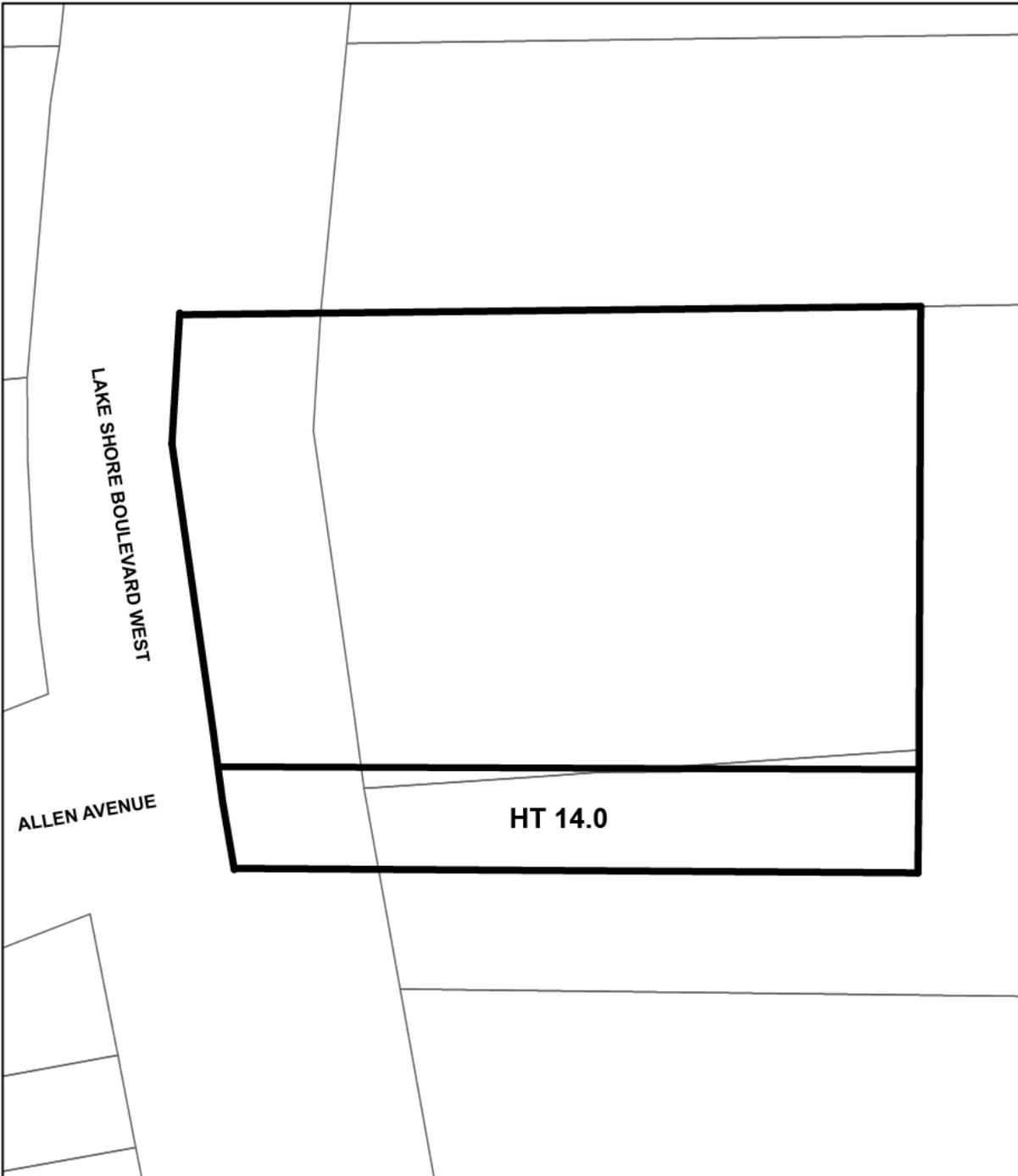


Diagram 4

