

Authority: Etobicoke York Community Council Item EY23.1, adopted as amended by City of Toronto Council on June 25 and 26, 2025
City Council voted in favour of this by-law on July 24, 2025
Written approval of this by-law was given by Mayoral Decision 11-2025 dated July 24, 2025

CITY OF TORONTO

BY-LAW 762-2025

To amend Zoning By-law 569-2013, as amended, with respect to the lands municipally known in the year 2024 as 3406-3434 Weston Road.

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 2.5 (c1.0; r2.5) SS2 (x1084) 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 the following height and storey label to these lands: HT 43, 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 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 Parking Zone Overlay Map in Article 995.50.1, and applying the following parking zone label to these lands: "A", as shown on Diagram 4 attached to this By-law.
8. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.11.10 Exception Number 1084 so that it reads:

CR 2.5 (c1.0; r2.5) SS2 (x1084)

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 3406-3434 Weston Road, if the requirements of By-law 762-2025 are complied with, a **building** or **structure** may be constructed, used or enlarged in compliance with Regulations (B) to (X) below;
- (B) Despite regulation 40.10.40.1(1), residential use portions of the **building** are permitted to be located on the same **storey** as non-residential use portions of the **building**;
- (C) Regulation 40.10.40.1(2), with respect to the floor level of the first **storey**, does not apply;
- (D) Regulation 40.10.40.1(6)(A), with respect to pedestrian access for any non-residential use for a **lot**, does not apply;
- (E) 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 146.08 metres and the elevation of the highest point of the **building** or **structure**;
- (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 5 of By-law 762-2025;
- (G) Despite regulation 40.10.40.10(5), the required minimum height of the first **storey**, as measured between the floor of the first **storey** and the ceiling of the first **storey**, is 4.0 metres;
- (H) 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 5 of By-law 762-2025:
 - (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 7 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 7 metres;
 - (iii) architectural features, parapets, and elements and **structures** associated with a **green roof**, by a maximum of 2.5 metres;

- (iv) **building** maintenance units and window washing equipment, by a maximum of 4.0 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 4.0 metres; and
 - (vii) trellises, pergolas, and unenclosed **structures** providing safety or wind protection to rooftop **amenity space**, by a maximum of 2.5 metres;
- (I) In addition to the elements listed in regulation 40.5.40.40(3) that reduce the **gross floor area**, the following elements will also apply to reduce the **gross floor area** of a building:
- (i) Above-grade vehicle **parking spaces** located on the first three storeys, including all driveways and drive aisles;
- (J) Despite regulation 40.10.40.40(1), the permitted maximum **gross floor area** of all **buildings** and **structures** is 62,800 square metres, of which:
- (i) the permitted maximum **gross floor area** for residential uses is 61,532 square metres;
 - (ii) the required minimum **gross floor area** for non-residential uses is 1,150 square metres; and
 - (iii) the permitted maximum **gross floor area** for non-residential uses is 1,500 square metres;
- (K) Despite regulation 40.10.40.70(2), the required minimum **building setbacks** are as shown in metres on Diagram 5 of By-law 762-2025;
- (L) Despite regulation 40.10.40.80(2), the required separation of **main walls** are as shown in metres on Diagram 5 of By-law 762-2025;
- (M) Despite Clause 40.10.40.60 and (K) 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 2.0 metres;
 - (iii) exterior stairs, access ramps and elevating devices, by a maximum of 3.0 metres;

- (iv) cladding added to the exterior surface of the **main wall** of a **building**, by a maximum of 0.3 metres;
 - (v) architectural features, such as a pilaster, decorative column, cornice, sill, belt course, or chimney breast, by a maximum of 1.0 metres;
 - (vi) planters, by a maximum of 1 metre;
 - (vii) window projections, including bay windows and box windows, by a maximum of 1.2 metres;
 - (viii) eaves, by a maximum of 1.2 metres;
 - (ix) air conditioners, satellite dishes, antennae, vents, and pipes, by a maximum of 1.2 metres; and
 - (x) trellises, pergolas, and unenclosed **structures** providing safety or wind protection to rooftop **amenity space**, by a maximum of 7.0 metres;
- (N) 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 0.45 resident occupant **parking spaces** for each **dwelling unit**, but not exceeding the permitted maximum in Table 200.5.10.1 for **dwelling units** in a **mixed use building** in Parking Zone A; and
 - (ii) a minimum rate of 2.0 plus 0.01 residential visitor **parking spaces** for each **dwelling unit**;
- (O) Despite 40.5.80.1(1), required residential visitor **parking spaces** and **parking spaces** for non-residential uses may be shared;
- (P) Despite Regulation 200.15.1(1) and 200.15.1(3), accessible **parking spaces** must comply with the following provisions:
- (i) an accessible **parking space** must have the following dimensions:
 - a) length of 5.6 metres;
 - b) width of 3.4 metres; and
 - c) vertical clearance of 2.1 metres;
 - (ii) The entire length of an accessible **parking space** must be adjacent to a 1.5 metre wide accessible barrier free aisle or path;
- (Q) Regulation 200.15.1(4), with respect to the location of accessible **parking spaces**, does not apply;

- (R) Despite regulation 40.5.80.1(1), 200.15.10(1) and (2), a minimum of 16 of the required **parking spaces** are required to be accessible **parking spaces** for all combined uses on the **lot**;
- (S) Despite regulation 220.5.10.1, a minimum of 1 Type "G" **loading space** must be provided for all combined uses on the **lot**;
- (T) Despite regulation 230.5.1.10(4)(A)(ii), the required minimum width of a **bicycle parking space** is 0.4 metres;
- (U) Despite regulation 230.5.1.10(4)(B)(ii), the required minimum width of a **bicycle parking space** if placed in a vertical position on a wall, structure or mechanical device is 0.45 metres;
- (V) Despite regulation 230.5.1.10(7), no shower and change facilities are required;
- (W) Despite regulation 230.40.1.20(2), a "short-term" **bicycle parking space** may be no more than 110 metres from a pedestrian entrance to a **building** on the **lot**;
- (X) The provision of **dwelling units** is subject to the following:
 - (i) the permitted maximum number of **dwelling units** on the **lot** is 832;
 - (ii) a minimum of 15 percent of the total number of **dwelling units** must have 2 or more bedrooms;
 - (iii) a minimum of 10 percent of the total number of **dwelling units** must have 3 or more bedrooms; and
 - (iv) any **dwelling units** with 3 or more bedrooms provided to satisfy (iii) above are not included in the provision required by (ii) above;

Prevailing By-laws and Prevailing Sections: None Apply

9. 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 July 24, 2025.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)

Diagram 1

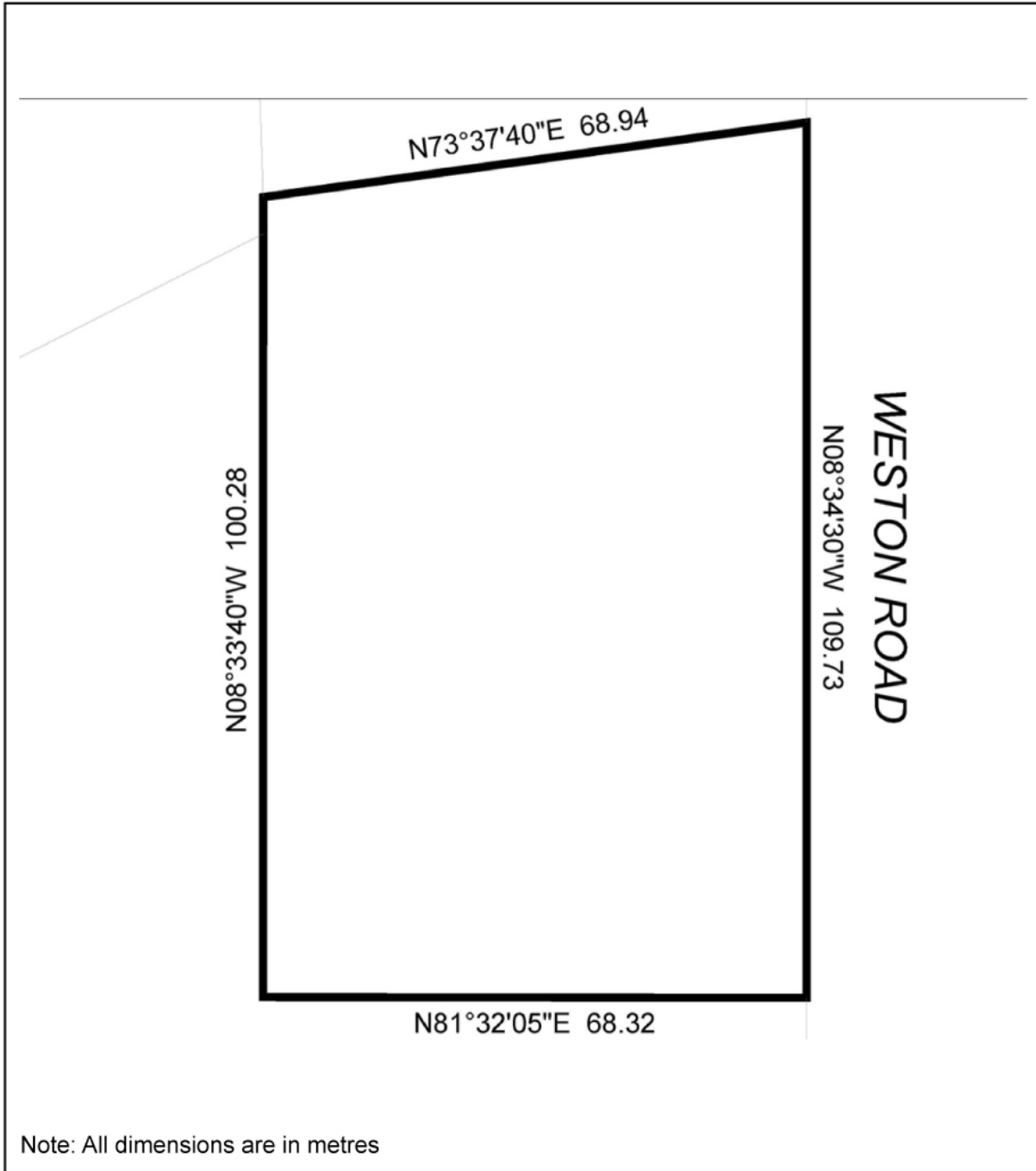


Diagram 2

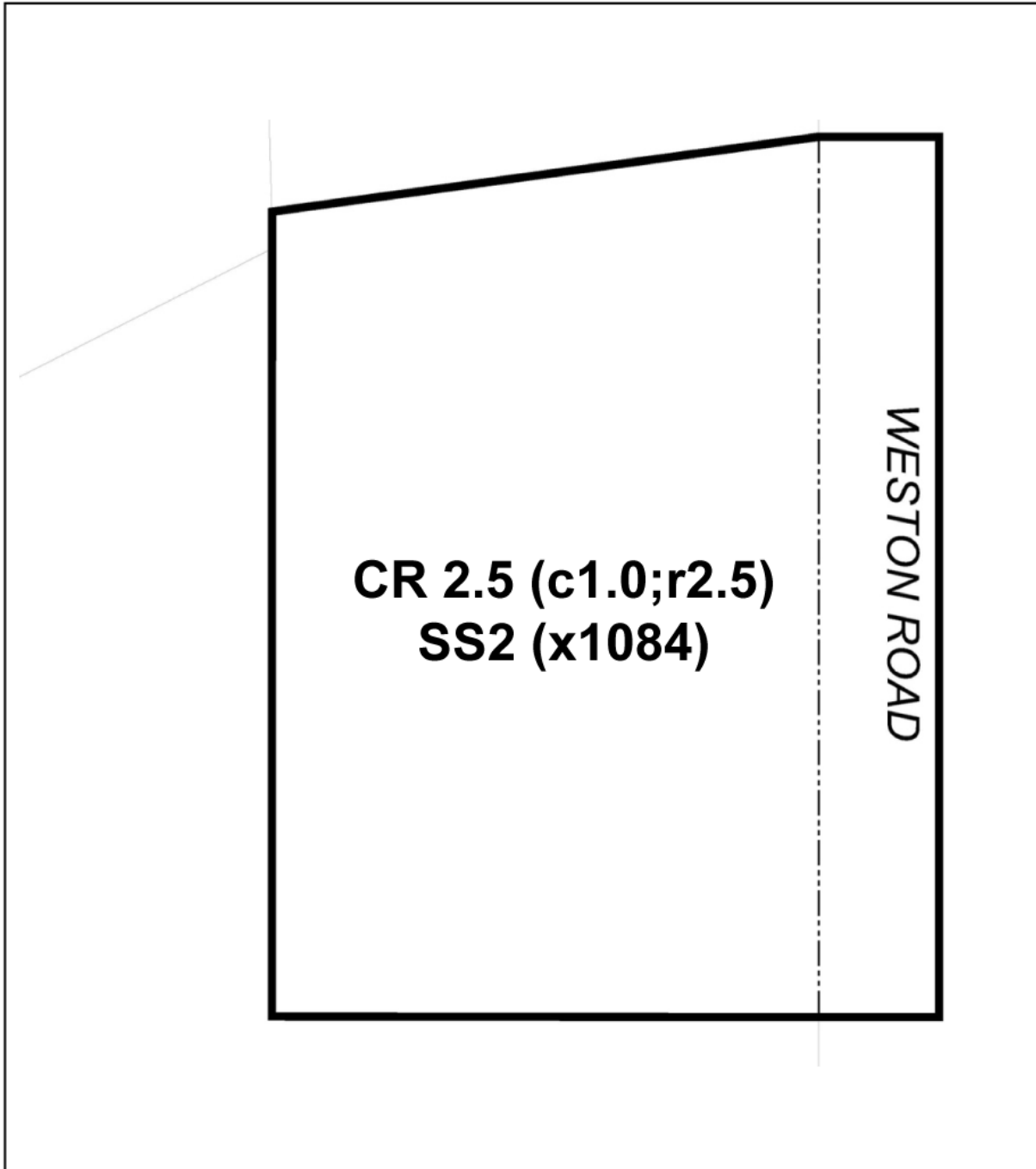
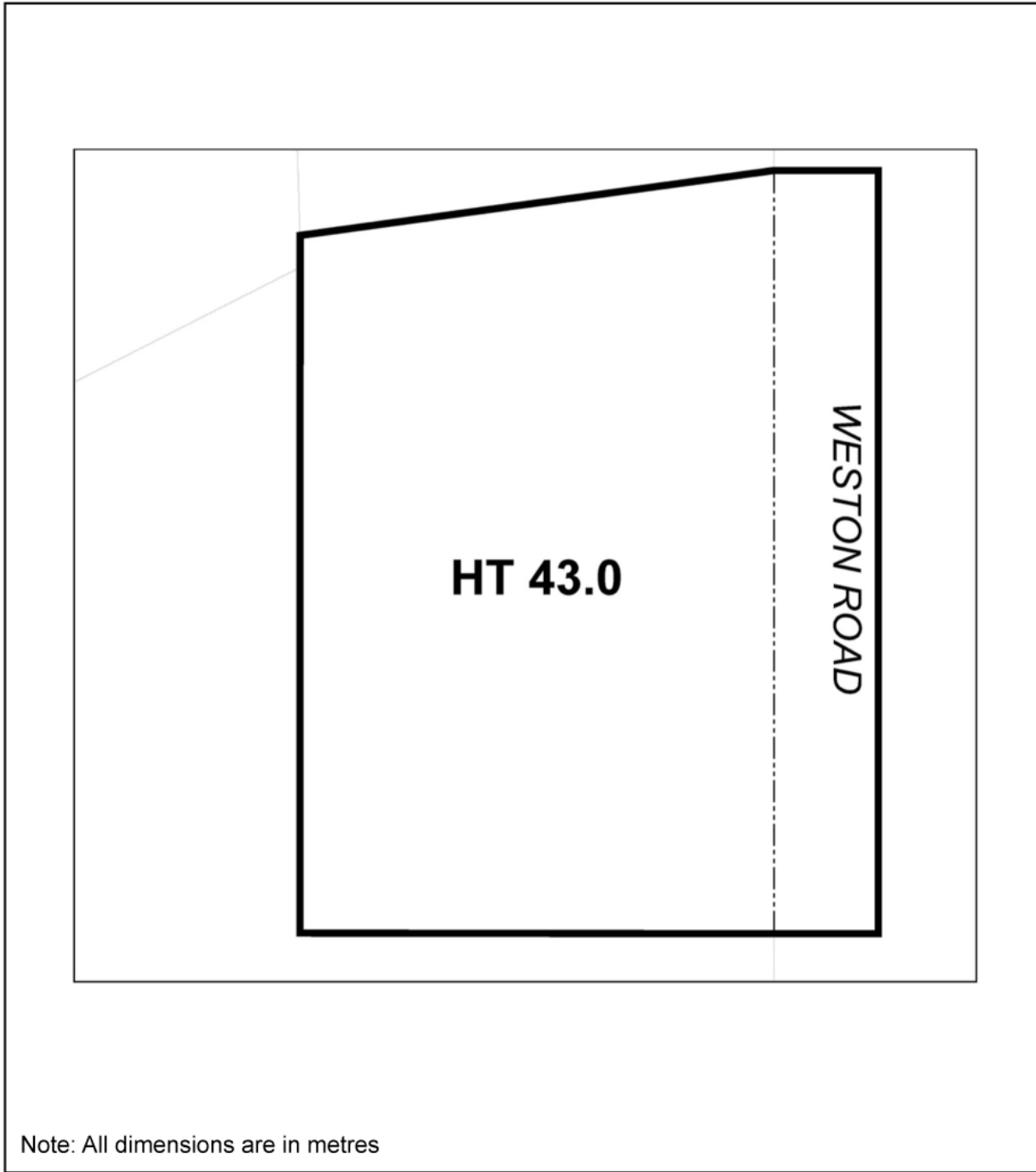


Diagram 3



Note: All dimensions are in metres

Diagram 4

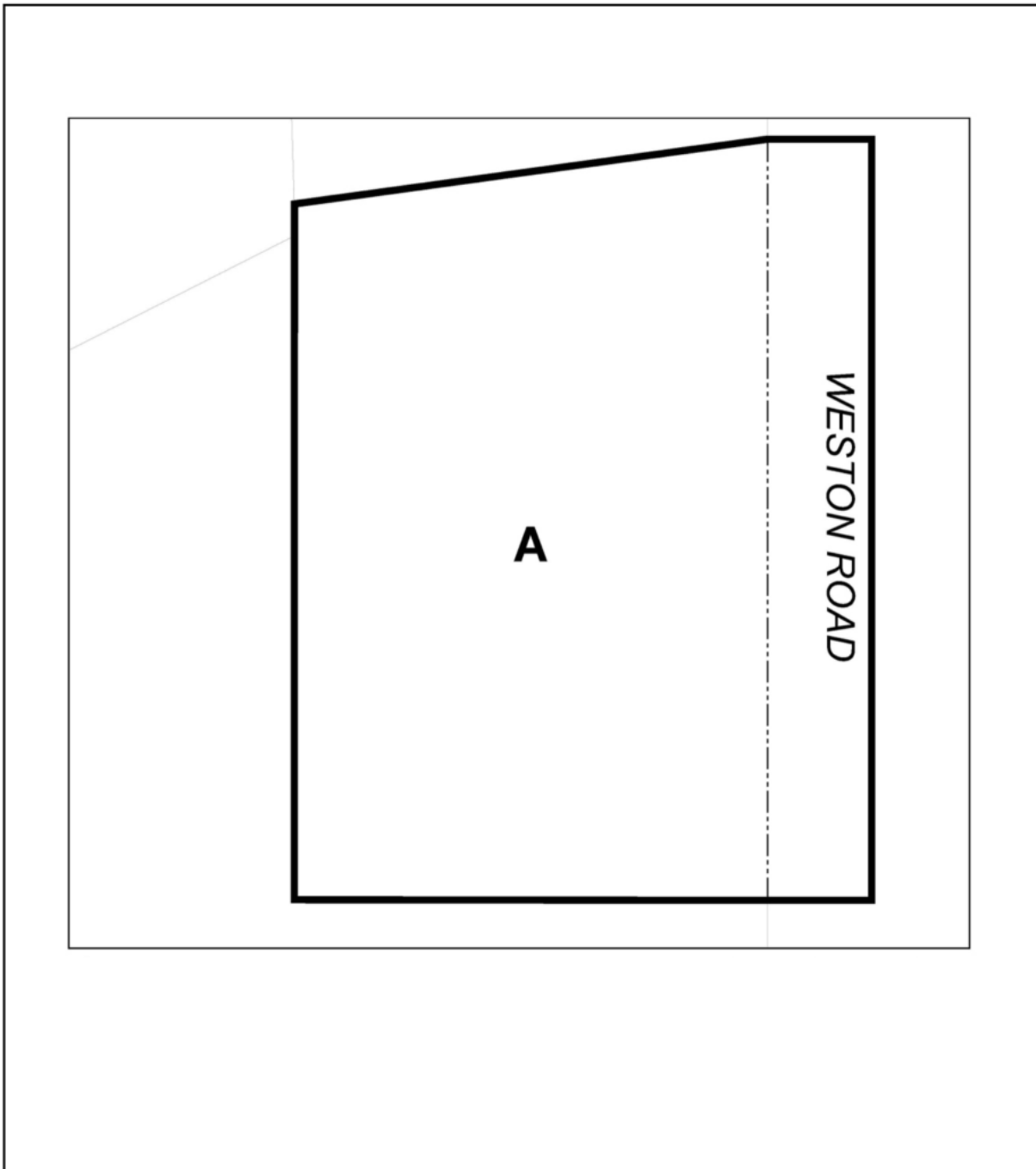
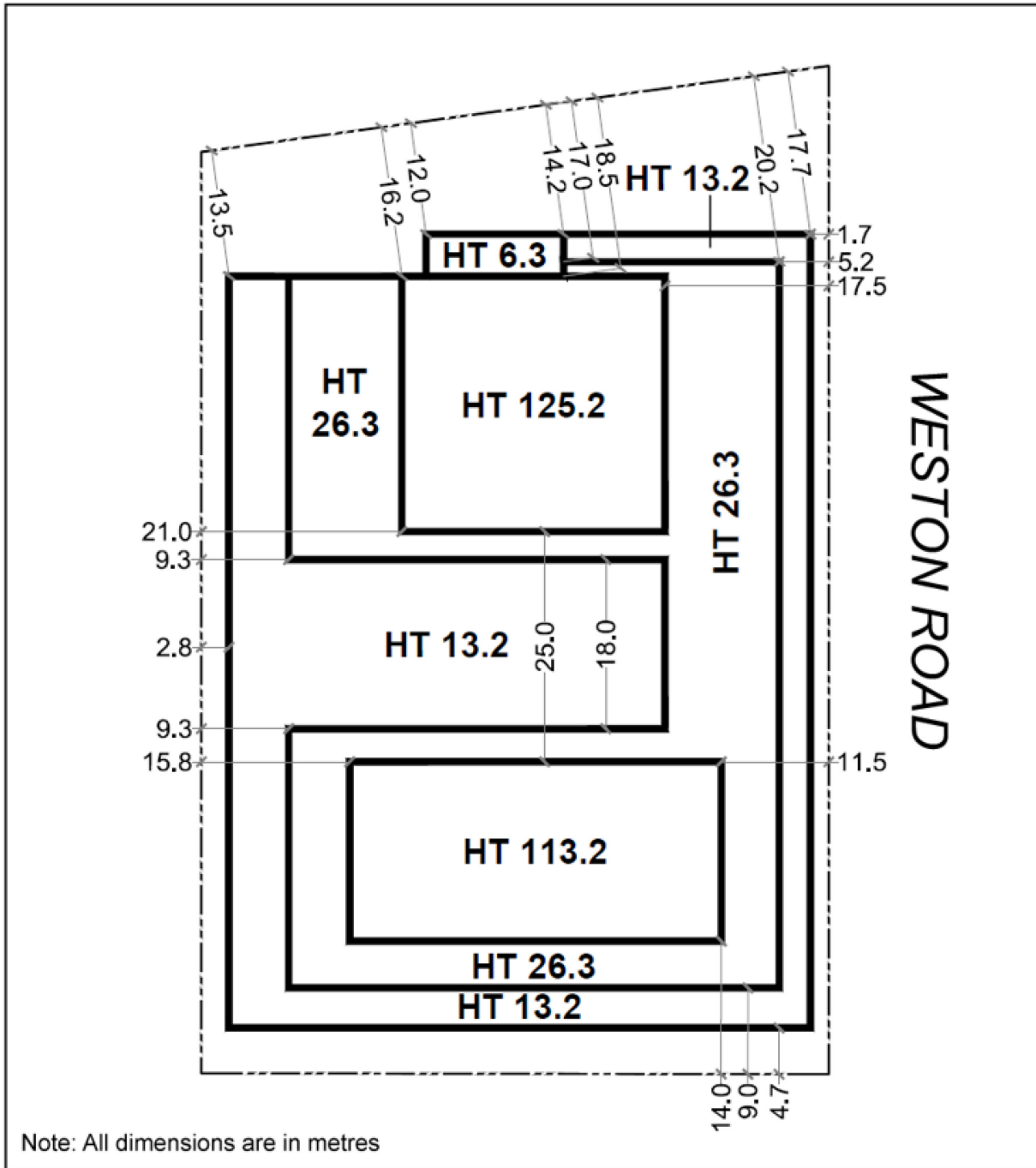


Diagram 5



3406-3434 Weston Road

Diagram 5

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