

Authority: Etobicoke York Community Council Item [-], as adopted by City of Toronto Council on [-]

CITY OF TORONTO

Bill No. ~

BY-LAW [Clerks to insert By-law number]

To amend Zoning By-law 569-2013, as amended, with respect to the lands municipally known in the year 2024 as 3418 Lake Shore Boulevard West and 0 Skeens Lane.

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 and municipally known in the year 2024 as 3418 Lake Shore Boulevard West to the Zoning By-law Map in Section 990.10, and applying the following zone label to these lands: CR 4.0 (c4.0; r4.0) SS2 (1176) as shown on Diagram 2 attached to this By-law.
4. Zoning By-law 569-2013, as amended, is further amended by amending the zone label on the Zoning By-law Map in Section 990.10 respecting the lands municipally known in the year 2024 as 0 Skeens Lane from a zone label of RT (x5) to a zone label of RT (x383) as shown on Diagram 2 attached to this By-law.
5. 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 value of PA4 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 Height Overlay Map in Article 995.20.1, and applying the following height label to these lands: HT 36, as shown on Diagram 4 attached to this By-law.

7. Zoning By-law 569-2023, as amended, is further amended by amending the Lot Coverage Overlap Map in Article 995.30.1 respecting the lands as shown on Diagram 1 attached to this By-law, and applying no value to these lands.
8. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.11.10 Exception Number 1176 so that it reads:

(1176) Exception CR (1176)

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 3418 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 (N) below;
- (B) Despite clause 5.10.30.20, the **front lot line** is the **lot line** abutting Lake Shore Boulevard West;
- (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 89.10 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 3 of By-law [Clerks to insert By-law number];
- (E) Despite regulation 40.10.40.10(5), required minimum height of the first **storey** is 4.5 metres, measured between the average elevation of the ground along the **front lot line** and the floor of the second **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 5 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, roof access, maintenance equipment storage, elevator shafts, chimneys and vents, by a maximum of 4.0 metres;
 - (ii) **structures** that enclose, screen or cover the equipment, **structures** and parts of a **building** listed in (i) above, including a

- mechanical penthouse and indoor **amenity space**, by a maximum of 4.0 metres;
- (iii) despite (i) above, elevator over runs and mechanical and ventilation equipment, by a maximum of 5.0 metres;
 - (iv) architectural features, parapets, and elements and **structures** associated with a **green roof**, by a maximum of 1.5 metres;
 - (v) **building** maintenance units and window washing equipment, by a maximum of 5.0 metres;
 - (vi) planters, **landscaping** features, guard rails, and divider screens on a balcony and/or terrace, by a maximum of 2.0 metres;
 - (vii) antennae, flagpoles and satellite dishes, by a maximum of 5.0 metres; and
 - (viii) trellises, pergolas, and unenclosed **structures** providing safety or wind protection to rooftop **amenity space**, by a maximum of 3.0 metres;
- (G) Despite regulation 40.10.40.40(1), the permitted maximum **gross floor area** of all **buildings** and **structures** is 7,000.0 square metres, of which:
- (i) the required minimum **gross floor area** for non-residential uses is 105.0 square metres;
- (H) The provision of **dwelling units** must comply with the following:
- (i) minimum of 15% of the total number of **dwelling units** on the **lot** must contain minimum of two or more bedrooms;
 - (ii) a minimum of 10% of the total number of **dwelling units** on the **lot** must contain a minimum of three or more bedrooms;
 - (iii) any **dwelling units** with three or more bedrooms provided to satisfy (ii) above are not included in the provision required by (i) above; and
 - (iv) if the calculation of the number of required **dwelling units** with two or three bedrooms results in a number with a fraction, the number will be rounded up to the nearest whole number;
- (I) Despite regulation 40.10.40.70(2), the required minimum **building setbacks** are as shown in metres on Diagram 5 of By-law [Clerks to insert By-law number];

- (J) Despite Clause 40.10.40.60 and regulation (I) 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 1.9 metres, except:
 - (a) below a height of 21.5 metres above the Canadian Geodetic Datum of 89.10 metres along any **main wall** fronting Lake Shore Boulevard West and Twenty Ninth Street; and
 - (b) along the north **main wall** facing the north **lot line**;
 - (ii) canopies and awnings, by a maximum of 1.5 metres;
 - (iii) cladding added to the exterior surface of the **main wall** of a **building**, by a maximum of 0.15 metres;
 - (iv) architectural features, such as a pilaster, decorative column, cornice, sill, belt course, or chimney breast, by a maximum of 0.6 metres;
 - (v) window projections, including bay windows and box windows, by a maximum of 0.5 metres;
 - (vi) eaves, by a maximum of 0.6 metres; and
 - (vii) air conditioners, satellite dishes, antennae, vents, and pipes, by a maximum of 0.9 metres;
- (K) Regulations 40.10.50.10(2) and (3), regarding a fence and **soft landscaping** along the **lot line** abutting a **lot** in the Residential Zone category or Residential Apartment Zone category, do not apply;
- (L) 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 residential 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** or an **Apartment Building** in Parking Zone B;
 - (ii) a minimum of 2 plus 0.05 residential visitor **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 B; and
 - (iii) a minimum of 0 **parking spaces** for non-residential uses;

- (M) Despite regulation 200.15.10.10(1), accessible **parking spaces** must be provided in accordance with the following:
 - (i) a minimum of 0 residential occupant accessible **parking spaces**;
 - (ii) a minimum of 1 residential visitor **parking spaces**; and
 - (iii) a minimum of 0 non-residential accessible **parking spaces**;
- (N) Despite Regulation 230.5.1.10 (9)(A)(iii) a “long-term” **bicycle parking space** may be located on the first level below **grade** or on the first level above **grade**.

9. By-law 569-2013, as amended, is further amended by adding Article 900.5.10 Exception Number 383 so that it reads:

(383) Exception RT (383)

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 0 Skeens Lane, if the requirements of By-law [Clerks to insert By-law number] are complied with, a surface level parking lot may be constructed or used in compliance with Regulations (B) to (C) below;
- (B) In addition to the permitted uses listed in regulation 10.60.20.10(1), the following additional use is permitted:
 - (i) **Public parking**;
- (C) Despite regulation 10.5.80.10(1), a **parking space** may not be on the same **lot** as the use for which the **parking space** is required.

Prevailing By-laws and Prevailing Sections:

- (A) None apply.

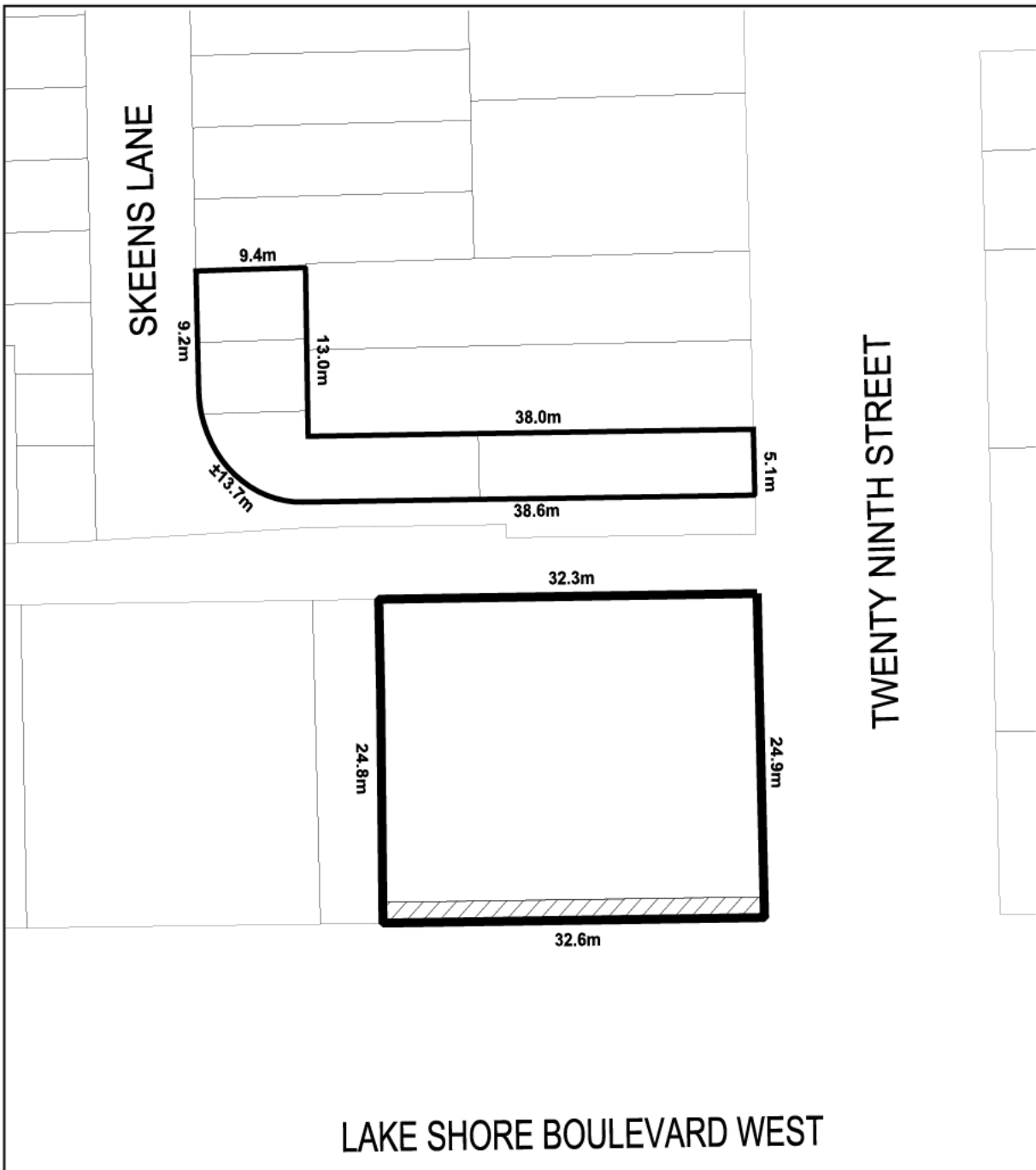
10. Despite any severance, partition or division of the lands, the provisions of this By-law shall apply as if no severance, partition or division occurred.

Enacted and passed on [Clerks to insert date], 2025.

Frances Nunziata,
Speaker

John D. Elvidge,
Interim City Clerk

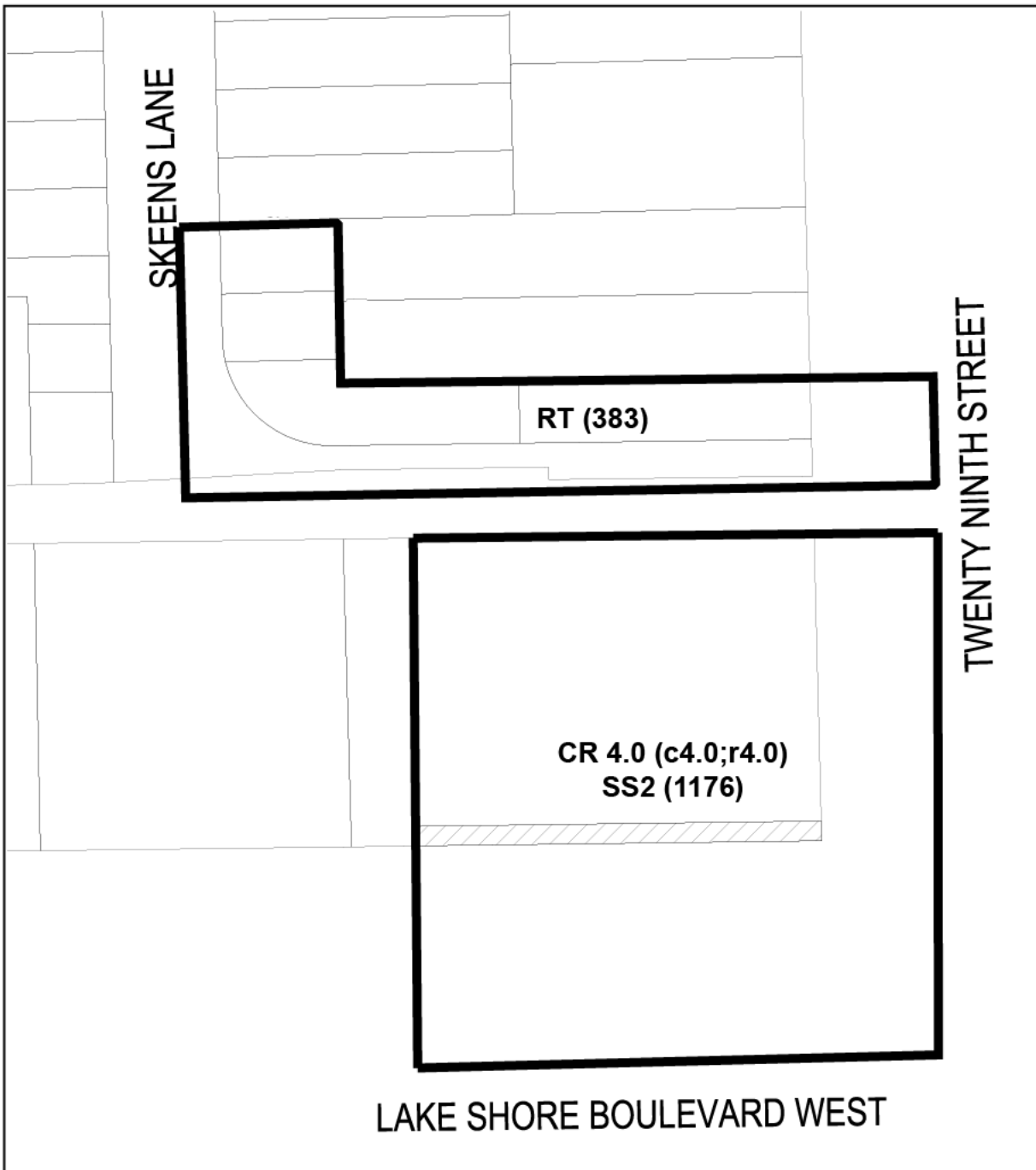
(Seal of the City)



Toronto
Diagram 1

3418 Lake Shore Blvd West
0 Skeens Lane

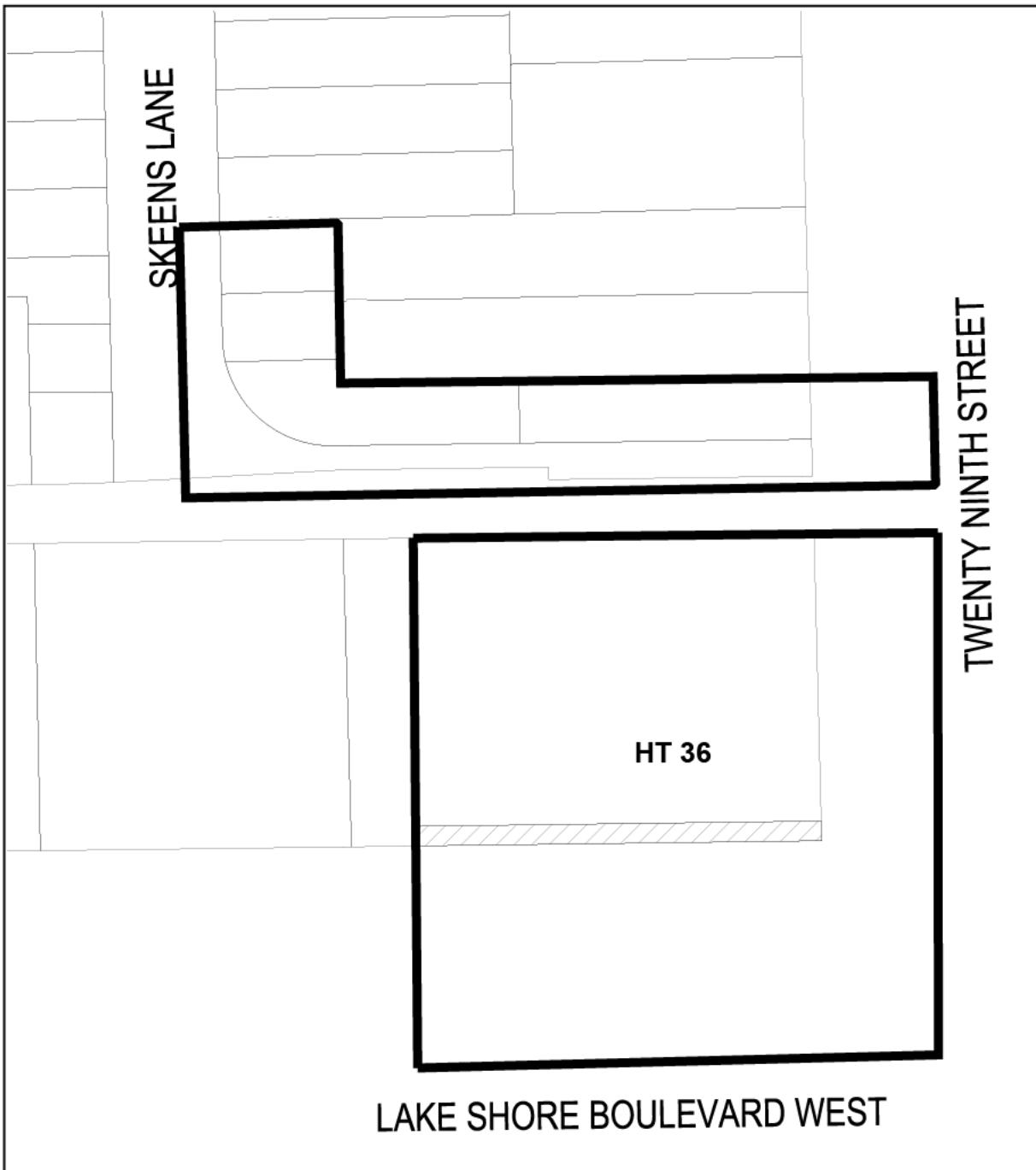
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 **TORONTO**
Diagram 2

3418 Lake Shore Blvd West
0 Skeens Lane

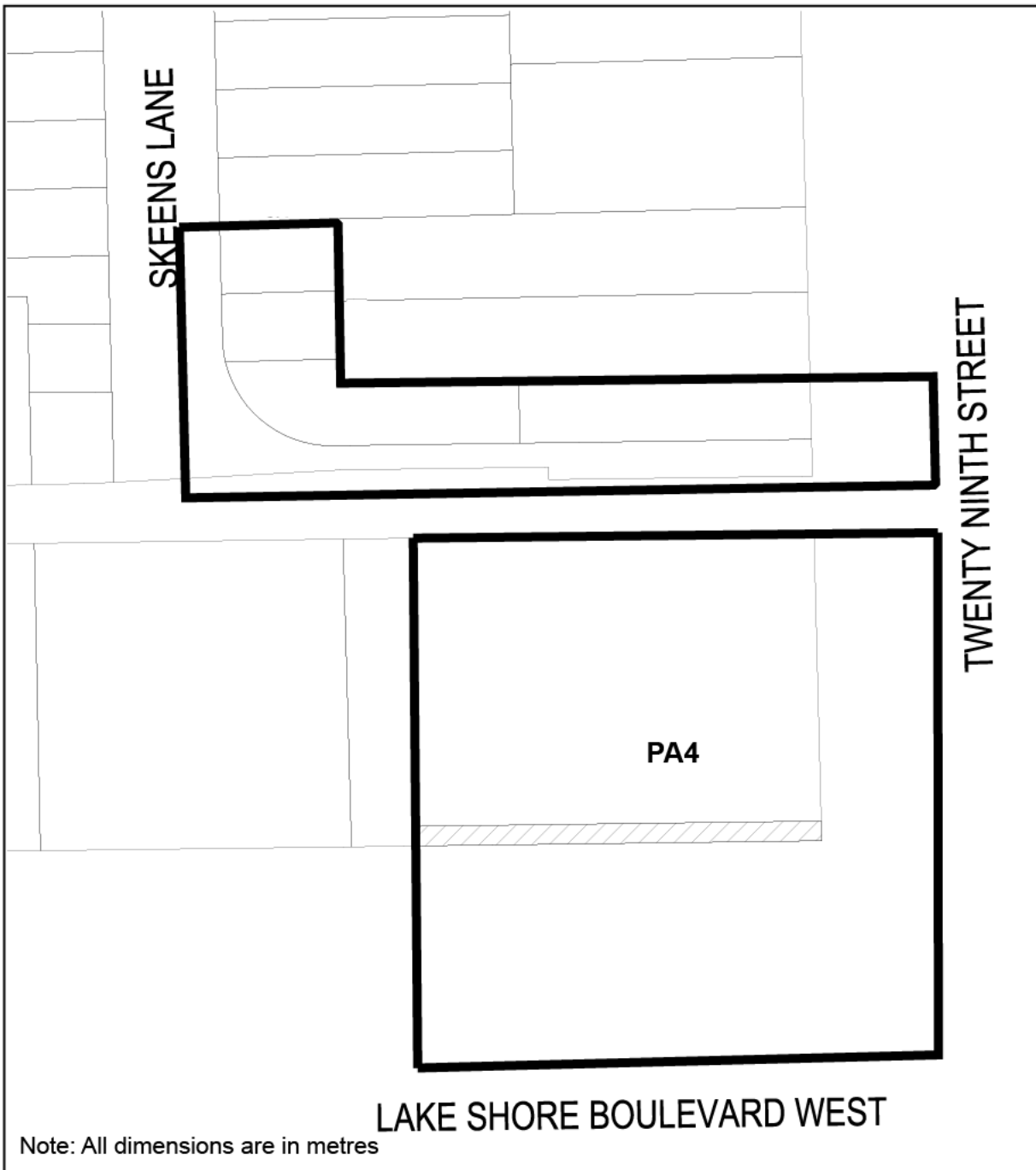
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Diagram 3

3418 Lake Shore Blvd West
0 Skeens Lane

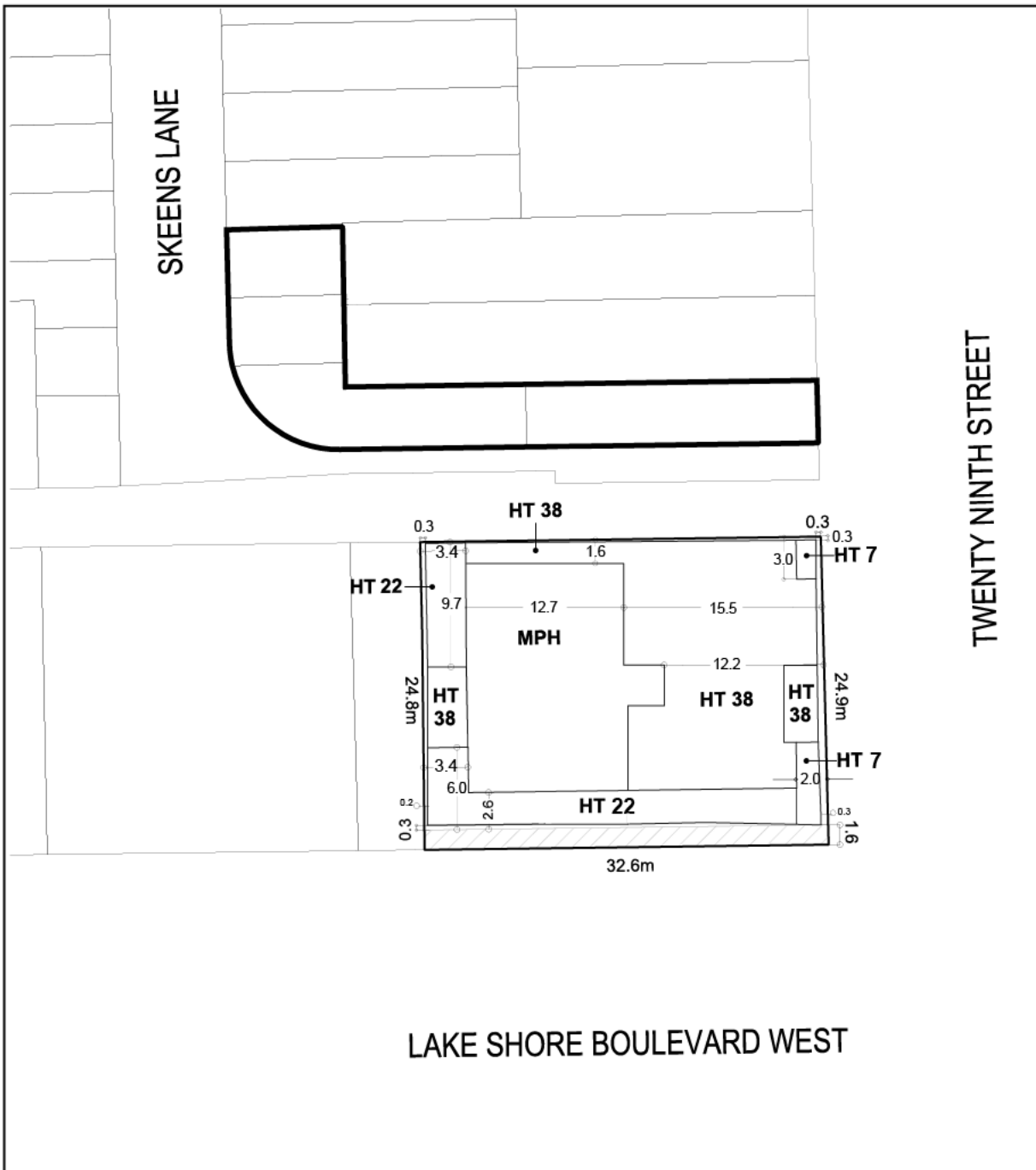
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Toronto
Diagram 4

3418 Lake Shore Blvd West
0 Skeens Lane

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Toronto
Diagram 5

3418 Lake Shore Blvd West
0 Skeens Lane

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