

Authority: Etobicoke York Community Council Item ##, as adopted by City of Toronto Council on ~, 20~

CITY OF TORONTO

Bill No. ~

BY-LAW No. XXXX-2025

To amend Zoning By-law 569-2013, as amended, with respect to the lands municipally known in the year 2024 as 3807-3815 and 3819-3829 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 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 4.0 (c4.0; r4.0) SS2 (1100) 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 value of "PA4" as shown on Diagram 3 attached to this By-law.
5. Zoning By-law 569-2023, as amended, is further amended by amending the Lot Coverage Overlay 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.
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 value "HT 36.0" as shown on Diagram 4 attached to this By-law.
7. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.11.10 Exception Number (1100) so that it reads:

(1100) Exception CR 1100

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions.

Site Specific Provisions:

- (A) On 3807, 3809, 3813, 3815, 3819, 3821, 3823, 3825, 3827, and 3829 Lake Shore Boulevard West, if the requirements of By-law [Clerks to supply by-law ##] are complied with, a **building** or **structure**, addition or enlargement may be constructed in compliance with (B) to (R) 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 92.70 metres and elevation of the highest point of the **building** or **structure**;
- (C) Despite Regulation 40.10.40.10(2), no part of a **building** may exceed the maximum **building** height in metres, indicated by the number following the letters “HT” on Diagram 5 attached to By-law [Clerks to supply by-law ##];
- (D) Despite Regulations 40.5.40.10 (3) to (8), and (C) above, only the following equipment and structures may project beyond the permitted maximum height of a **building**:
- i. building maintenance units and window washing equipment, by a maximum of 6.5 metres;
 - ii. cabanas, pergolas, trellises, acoustic barriers and unenclosed structures providing safety, wind or noise protection to amenity space on the base building roof labeled “HT 24.0” on Diagram 5 of By-law [Clerks to insert By-law ##], by a maximum of 2.0 metres;
 - iii. wind mitigation features and fences at grade, by a maximum of 2.2 metres;
 - iv. planters, landscaping features, railings, guard rails, balustrades, cornices, trellises, eaves fixtures, ornamental elements, fences, exterior stairs, and roof drainage features, by a maximum of 1.5 metres; and
 - v. privacy and decorative screens, terrace dividers, and terrace walls, by a maximum of 3.0 metres.
- (E) Despite Regulations 40.5.40.10 (3) to (8), (C) and (D) above, the maximum building height, as identified in Diagram 5 of By-law [Clerks to insert By-law ##] is inclusive of:
- i. equipment used for the functional operation of the **building**, including electrical, utility, mechanical and ventilation equipment, cooling equipment, water supply facilities, enclosed stair, roof access, maintenance equipment storage, elevator shafts and overruns, chimneys, vents and **renewable energy** equipment;

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- ii. **structures** that enclose, screen or cover the equipment, **structures** and parts of a **building** listed in (i) above, inclusive of a mechanical penthouse;
 - iii. electrical, utility, mechanical and ventilation equipment, chimneys, vents and **renewable energy** equipment; and
 - iv. architectural features, parapets, and elements and **structures** associated with a **green roof**.
- (F) Despite Regulation 40.10.40.10(5), the minimum height of the first **storey**:
- i. for non-residential uses, is 4.5 metres; and
 - ii. for residential uses, is 3.6 metres.
- (G) Despite regulation 40.10.40.40(1), the **gross floor area** must not exceed 34,500 square metres, of which;
- i. The minimum non-residential **gross floor area** is 425 square metres.
- (H) 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 two bedrooms;
 - ii. a minimum of 10 percent of the total number of **dwelling units** must have three or more bedrooms;
 - iii. if either of the calculations as a percentage of total **dwelling units** pursuant to subsections (i) and (ii) above results in a percentage with a decimal place, the percentage will be rounded up to the nearest whole number from 0.5 or above; and
 - iv. any **dwelling units** provided to satisfy (ii) above are not included in the provision of dwelling units to satisfy (i) above.
- (I) Despite Regulations 40.10.40.50(1), a **building** with 20 more dwelling units must provide **amenity space** at a minimum rate of 4.0 square metres for each **dwelling unit**, of which:
- i. At least 1.2 square metres for each **dwelling unit** is indoor **amenity space**.
- (J) Despite regulation 40.10.40.70(2), the minimum required **building setbacks** are as shown on Diagram 5 of By-law [Clerks to supply by-law ##];
- (K) Despite Clause 40.10.40.60 and Regulation (J) above, the following

elements may encroach into the required minimum **building setbacks** as follows:

- i. canopies, awnings and associated supporting structures or columns, by a maximum of 1.6 metres;
- ii. screens or barriers providing privacy, safety, wind or noise protection, by a maximum of 1.6 metres;
- iii. planters, landscaping features, guard rails, and divider screens associated with an at grade terrace or outdoor amenity space, by a maximum of 1.6 metres;
- iv. balconies, located above a height of 24.0 metres by a maximum of 1.6 metres;
- v. balconies, located below a height of 24.0 metres by a maximum of 1.6 metres, provided the balcony is wrapped by an architectural feature;
- vi. architectural features, such as a pilaster, decorative column, cornice, sill, belt course or chimney breast, in addition to louvres by a maximum of 0.8 metre;
- vii. eaves, by a maximum of 0.8 metre;
- viii. light fixtures, satellite dishes, antennae, vents, and pipes, by a maximum of 0.8 metre; and
- ix. notwithstanding (vi) above, architectural features referred to in (v) and pilasters may project a maximum of 1.6 metres located below a height of 24.0 metres.

(L) Despite Regulations 200.5.10.1(1) and Table 200.5.10.1, visitor **parking spaces** must be provided in accordance with the following:

- i. a minimum of 0.02 **parking spaces** for each **dwelling unit** for the use of residential visitors to the **building**; and
- ii. non-residential **parking spaces** may be shared with residential visitor parking spaces on a non-exclusive basis.

(M) Despite Regulation 200.5.1.10(2), **parking spaces** must be provided as follows;

- i. 11 **parking spaces** must comply with the following minimum dimensions and requirements:
 - a) Length of 5.3 metres.

(N) Despite Regulations 200.15.1.(1) and (3) an accessible **parking space**

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must comply with the following:

- i. accessible **parking spaces** 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. the entire length of an accessible **parking space** must be adjacent to a 1.5 metre wide accessible barrier free aisle or path.
- (O) Despite Regulation 220.5.10.1, 1 'Type G' **loading space** and 1 'Type C' **loading space** is required.
- (P) Despite Regulation 230.40.1.20(2), a "short-term" **bicycle parking space** may be located more than 30 metres from a pedestrian entrance to the **building** on the **lot**;
- (Q) Despite Regulation 230.5.1.10(4)(B)(ii) a **stacked bicycle parking space** may have a minimum width of 0.45 metres;
- (R) 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 two levels, including a mezzanine, above **grade**.

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

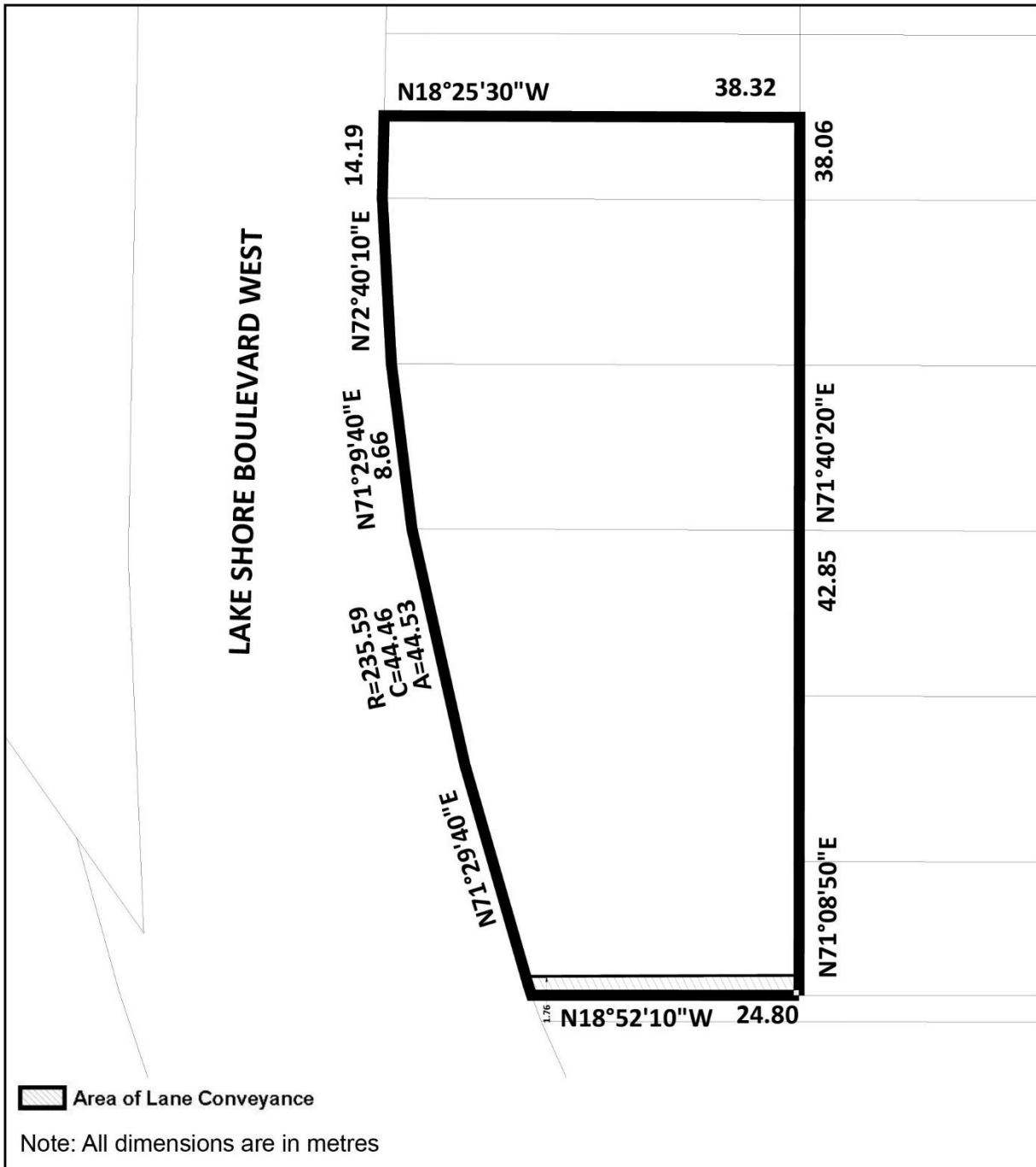
8. Despite any severance, partition or division of the lands, the provisions of this By-law shall apply as if no severance, partition or division occurred.

Enacted and passed on month ##, 2025.

Frances Nunziata,
Speaker

John D. Elvidge,
Interim City Clerk

(Seal of the City)

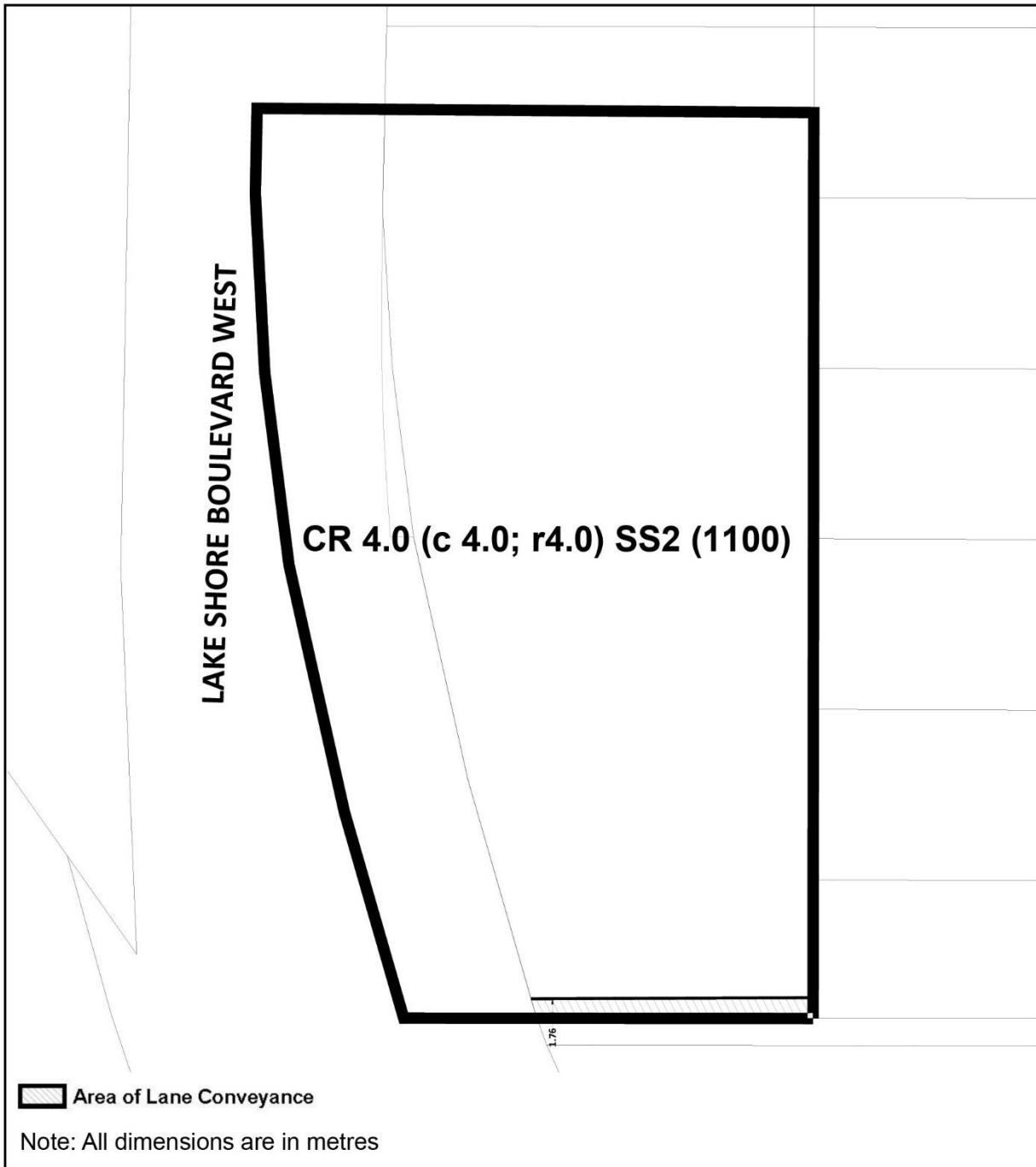


Toronto
Diagram 1

3807-3815 & 3819-3829 Lake Shore Blvd W

File #: 22 236554 WET 03 0Z

City of Toronto By-law 569-2013
Not to Scale
04/28/2025



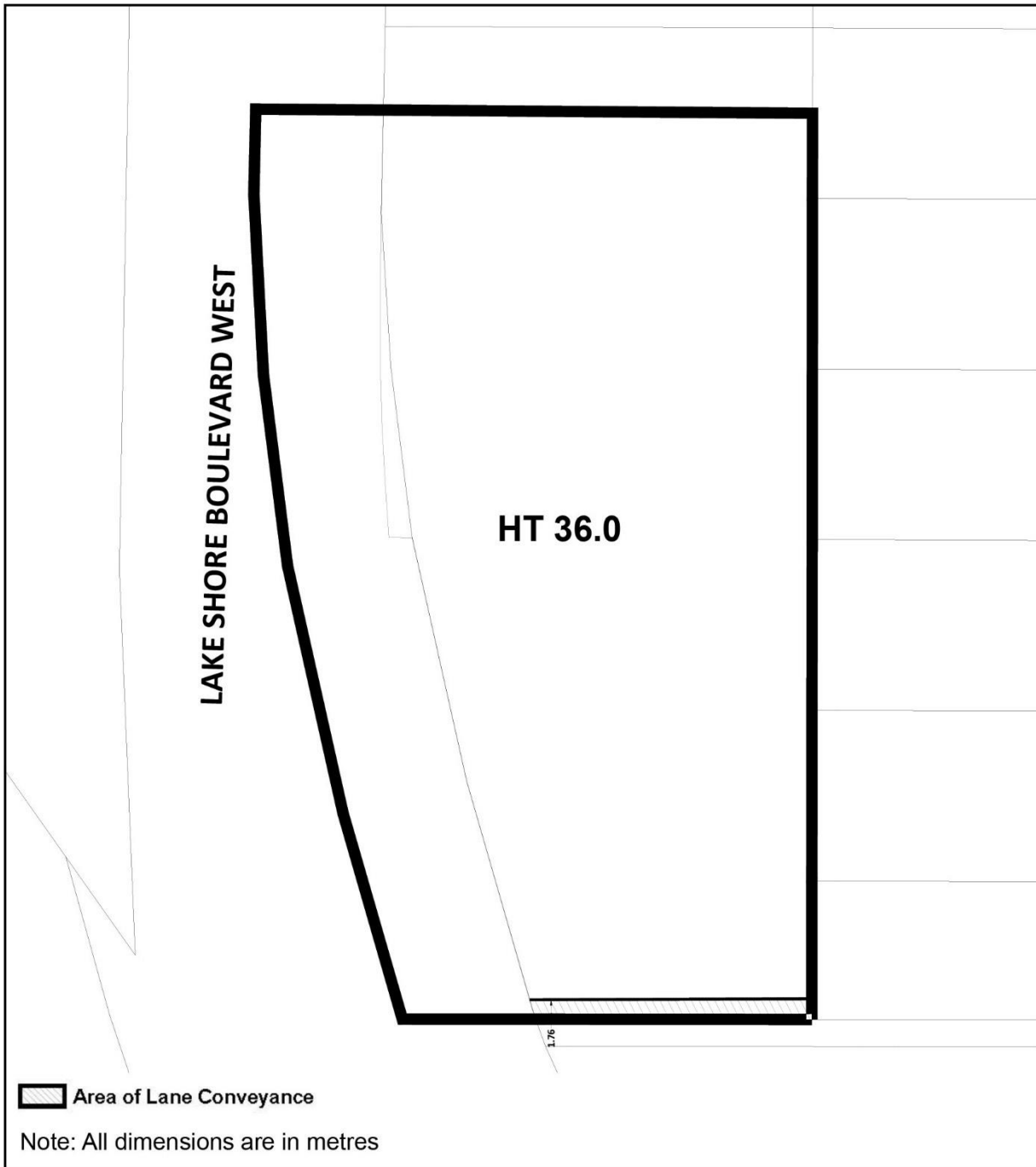
Toronto
Diagram 2

3807-3815 & 3819-3829 Lake Shore Blvd W

File #: 22 236554 WET 03 0Z



City of Toronto By-law 569-2013
Not to Scale
04/28/2025



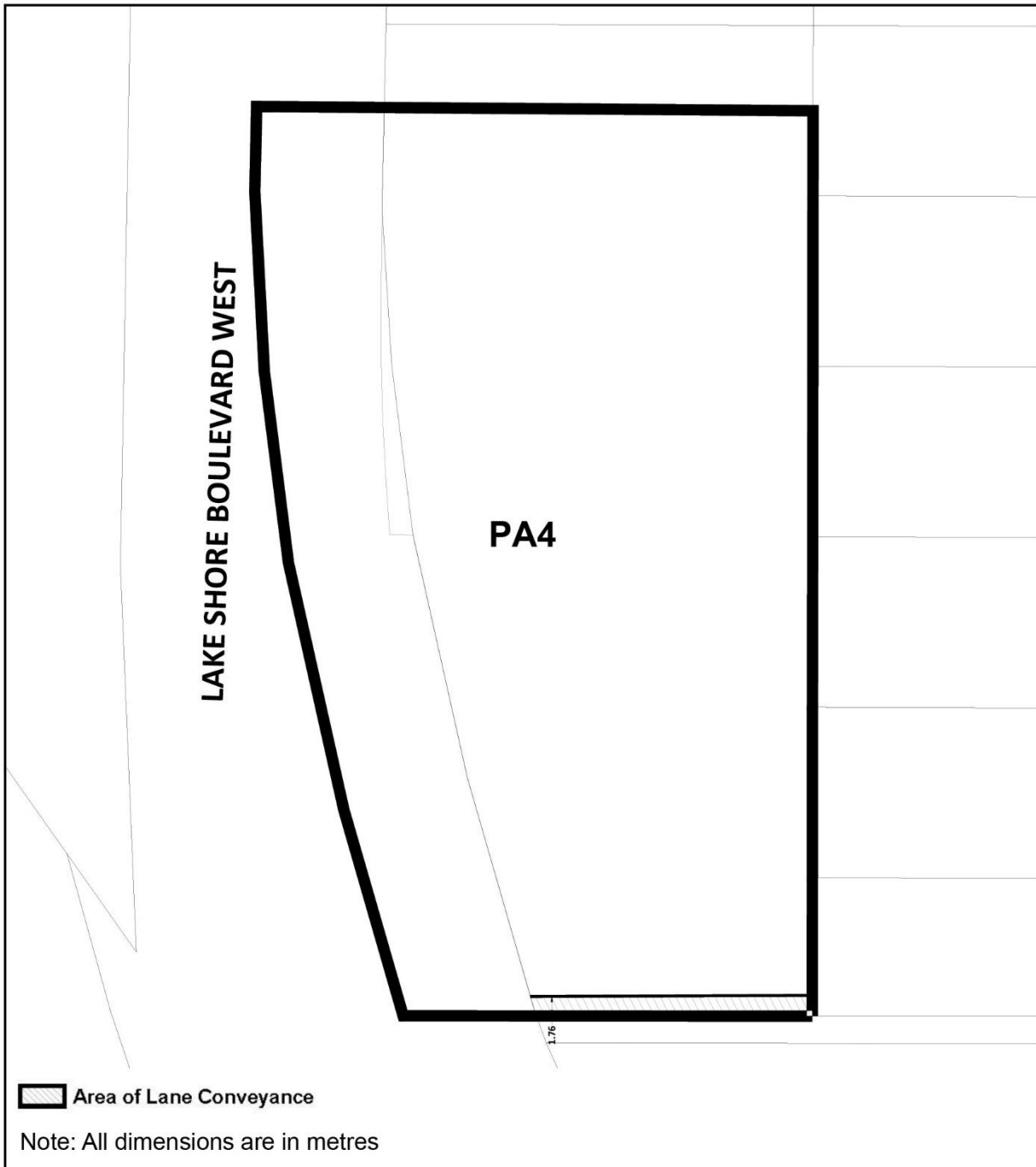
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Diagram 3

3807-3815 & 3819-3829 Lake Shore Blvd W

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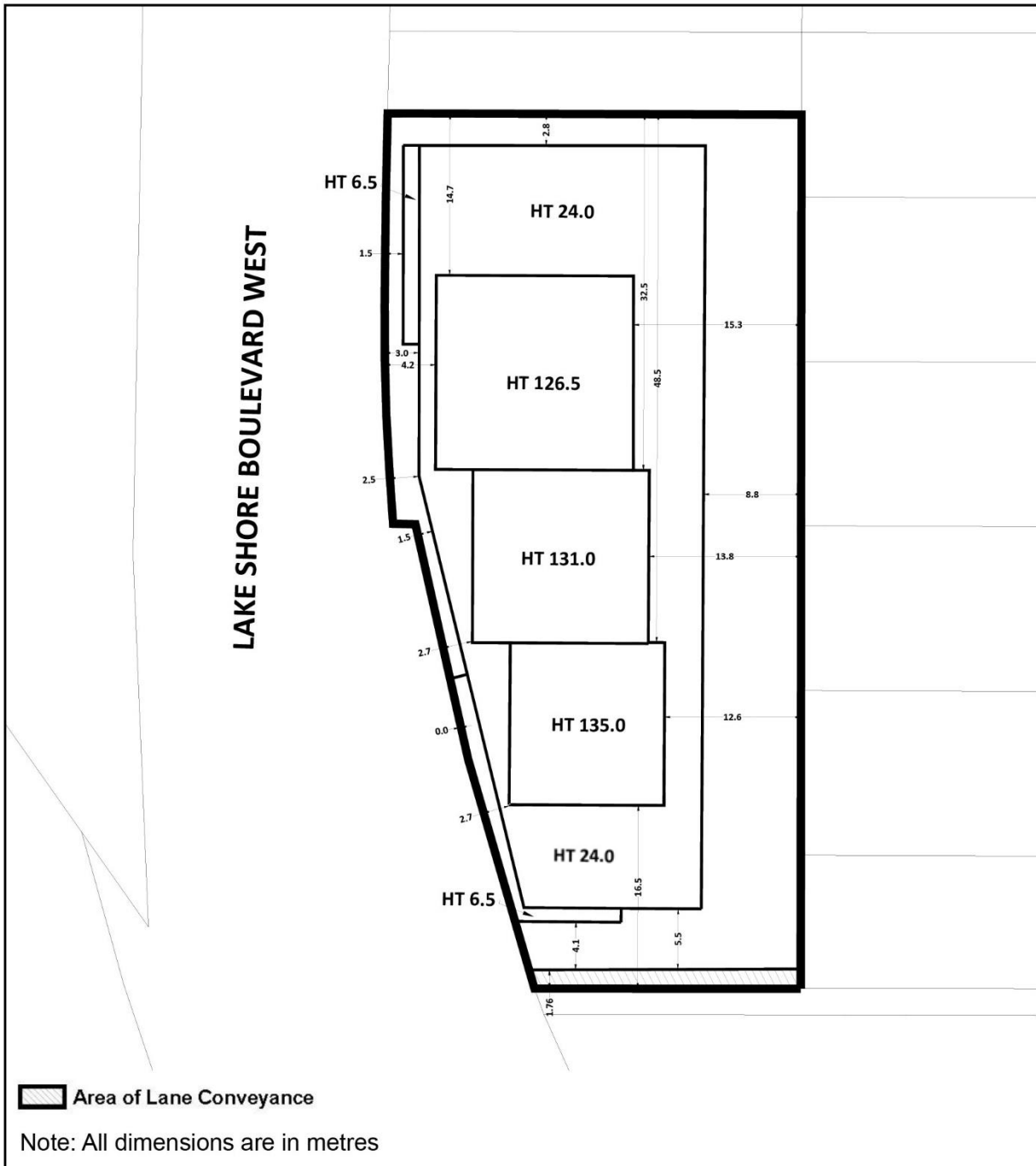


Toronto
Diagram 4

3807-3815 & 3819-3829 Lake Shore Blvd W

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City of Toronto By-law 569-2013
Not to Scale
04/28/2025



 **Toronto**
Diagram 5

3807-3815 & 3819-3829 Lake Shore Blvd W

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