

From: [Jenna Auger](#)
To: [Planning and Housing](#)
Cc: [Uton Samuels](#); [Alvin Chan](#)
Subject: [External Sender] Metrolinx Comments - Zoning By-Law 569-2013 Amendment - Apartment Infill Study Phase 1
Date: June 11, 2025 4:10:59 PM
Attachments: [image001.png](#)
[image002.png](#)
[FINAL - NoPM - Apartment Infill Study Phase 1.pdf](#)
[City of Toronto Zoning By-Law 569-2013 Amendment - Metrolinx Response - Signed.pdf](#)

Good afternoon,

Metrolinx's Adjacent Construction Review (ACR) team has reviewed the following City of Toronto Zoning By-Law amendment to Zoning By-Law 569-2013 in relation to Phase 1 of the Apartment Infill Study.

Please see attached comments for your review and consideration.

Many Thanks,

Jenna Auger (She/Her)

Project Analyst, Adjacent Construction Review (ACR)

Development & Real Estate Management

T: (416)-881-0579

20 Bay Street | Toronto | Ontario | M5J 2W3



Adjacent Construction Review (ACR) was formerly Third-Party Projects Review (TPPR)

From: Registrar – City Clerk's Office <RegistrarCCO@toronto.ca>
Sent: May 15, 2025 8:40 AM
To: Registrar – City Clerk's Office <RegistrarCCO@toronto.ca>
Subject: Notice of Public Meeting - Apartment Infill Study Phase 1

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Hello,

Please see the notice attached.

Kind regards,

Trecy Manuela

Support Assistant B

City Clerk's Secretariat



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To: phc@toronto.ca

From: Alvin Chan,
Manager Adjacent Development,
Adjacent Construction Review – GO (Heavy Rail),
Metrolinx

Date: June 10th, 2025

Re: **Zoning By-law 569-2013 Amendment – Metrolinx Response**

Metrolinx has reviewed Zoning By-Law 569-2013 to increase the supply of infill housing in the city's apartment neighbourhoods, as circulated by email on May 15th, 2025.

The City of Toronto is subject to various commuter rail services operated by Metrolinx with subdivision ownership varying from Canadian National (CN), Canadian Pacific (CP), and Metrolinx. Metrolinx also currently oversees various Light Rail Transit (LRT) Corridors, including the Eglinton Crosstown LRT & Finch West LRT corridors. Please the following Schedules which have been appended for your consideration:

- Schedule A identifies proposed ZBA policies for development within 300 metres of Metrolinx Owned and Operated Subdivisions;
- Schedule B identifies proposed policies for development within 300 metres of Metrolinx operations in CN/CP Subdivisions; and,
- Schedule C identifies proposed policies for development within 60 metres of the Eglinton Crosstown LRT & Finch West LRT.

In review, Metrolinx provides the following proposed General Zoning By-law Provisions for consideration. Of note, engagement of Metrolinx and its Technical Advisor, where applicable, will require all related fees to be borne by the owner/applicant.

In addition, Metrolinx request that we be notified and circulated for review, any developments which are adjacent to Metrolinx-owned rail corridors, including as-of-right developments (i.e. Building Permits), to ensure that the design is compatible from a safety and constructability perspective, and does not conflict with Metrolinx rail operations or infrastructure.

Accordingly, as noted in the appended schedules, we request that any work within 30ft or beyond (depending on the nature of the equipment) from the closest edge of Metrolinx rail obtain a Metrolinx Work Permit. It is therefore requested that Metrolinx be informed of any form of development or construction, adjacent to the Metrolinx-owned rail corridor.

Lastly, we request Metrolinx be circulated for review, any developments within 300m of a rail corridor, to ensure compatibility and requisite mitigative measures, where required.

Should there be any questions or concerns, please do not hesitate to contact me at the undersigned.

Best regards,

A handwritten signature in black ink, appearing to read 'Alvin Chan', with a stylized, cursive script.

Alvin Chan
Manager, Adjacent Development
Adjacent Construction Review – GO (Heavy Rail)
Metrolinx
20 Bay Street Suite 600, Toronto

SCHEDULE A: METROLINX PROPOSED GENERAL ZONING BY-LAW PROVISIONS	
1	Development within 300m of the Metrolinx Rail Corridor shall require an Acoustical Study, which shall include the current rail traffic data and the Standard Metrolinx Noise Warning Clause.
2	Development within 75m of the Metrolinx Rail Corridor shall require a Vibration Study.
3	Development adjacent to the Metrolinx Rail Corridor shall not alter any drainage patterns, flows and / or volumes, absent review and approval by Metrolinx and its Technical Advisor.
4	Development adjacent to the Metrolinx Rail Corridor shall require execution of agreements with Metrolinx as deemed applicable.
5	Development within 300m of the Metrolinx Rail Corridor shall require registration of an Environmental/Operational Easement in favour of Metrolinx, over the subject lands.
6	Development adjacent to the Metrolinx Rail Corridor shall provide the standard setback and safety barrier (berm) or receive approval of an alternative per a Rail Safety Report, to be reviewed and approved by Metrolinx and its Technical Advisor.
7	Work within 30ft or beyond (depending on the nature of the equipment) from the closest edge of Metrolinx rail shall require a Metrolinx Work Permit.
8	Vegetation within 3.5m of the mutual property line with Metrolinx shall be restricted to low lying vegetation only.
9	Development adjacent to the Metrolinx Rail Corridor shall install the Metrolinx Standard Security Fence along the mutual property line, save and except for, where substitutes are deemed satisfactory by Metrolinx.

SCHEDULE B: METROLINX PROPOSED ZONING BY-LAW PROVISIONS – METROLINX OPERATIONS IN CN/CP RAIL SUBDIVISIONS	
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| 1 | That any development within 300m of a rail corridor with Metrolinx services and / or operations, shall require the inclusion of the Metrolinx Noise Warning Clause; and, the Registration of an Environmental/Operational Easement in favour of Metrolinx, over the subject lands, all to the satisfaction of Metrolinx. |
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SCHEDULE C: METROLINX PROPOSED ZONING BY-LAW PROVISIONS – EGLINTON CROSSTOWN LRT & FINCH WEST LRT CORRIDORS	
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| 1 | That any adjacent development within 60m of Metrolinx Light Rail Transit shall require that a Technical Review be conducted by Metrolinx or its Technical Advisor, with all costs to be borne by the owner / applicant, to the satisfaction of Metrolinx. |
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