

Authority: Etobicoke York Community Council Item XXX, adopted by City of Toronto Council on [month day, year]

**CITY OF TORONTO**

**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 2025 as 2686 and 2688 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; and

Whereas pursuant to Section 39 of the Planning Act, as amended, the council of a municipality may, in a by-law passed under Section 34 of the Planning Act, authorize the temporary use of land, buildings or structures for any purpose set out therein that is otherwise prohibited in the by-law.

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:
  - (A) adding the lands identified as Part 1 on Diagram 1 attached to this By-law to the Zoning By-law Map in Section 990.10; and
  - (B) amending and applying the following zone label on the Zoning By-law Map in Section 990.10 respecting the lands identified as Parts 1 and 2 on Diagram 1 attached to this By-law: RAC (x237), 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 identified as Part 1 on Diagram 1 attached 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 subject to this By-law identified as Part 1 on Diagram 1 attached to this By-law to the Height Overlay Map in Article 995.20.1, and applying no value.

6. Zoning By-law 569-2013, as amended, is further amended by adding the lands subject to this By-law identified as Part 1 on Diagram 1 attached to this By-law 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 Article 900.8.10 Exception Number 237 so that it reads:

(x237) Exception RAC 237

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 2686-2688 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 (S) below;
- (B) Despite regulation 15.5.40.10(1), the height of a **building** or **structure** is the distance between the Canadian Geodetic Datum of 81.75 metres and the elevation of the highest point of the **building** or **structure**;
- (C) Despite regulation 15.20.40.10(1), 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];
- (D) Despite regulations 15.5.40.10(2) to (6) and (C) above, the following equipment and **structures** may project beyond the permitted maximum height shown on Diagram 3 of By-law [Clerks to insert By-law number]:
  - (i) architectural features, parapets, and elements and **structures** associated with a **green roof**, by a maximum of 2.5 metres;
  - (ii) planters, **landscaping** features, guard rails, and divider screens on a balcony and/or terrace, by a maximum of 3.0 metres;
  - (iii) trellises, pergolas, and unenclosed **structures** providing safety or wind protection to rooftop **amenity space**, by a maximum of 5.0 metres;
  - (iv) pool equipment and **structures** and pool decks, by a maximum of 3.0 metres;
  - (v) equipment used for the functional operation of the **building**, including electrical, utility, mechanical and ventilation equipment, by a maximum of 2.0 metres;

- (vi) **structures** or parts of the **building** used for the functional operation of the **building** such as garbage chutes, roof access, enclosed stairwells, chimneys, vents, and water supply facilities, by a maximum of 2.0 metres;
  - (vii) **structures** that enclose, screen or cover the equipment, **structures**, and parts of a **building** listed in (v) and (vi) above, including a mechanical penthouse, by a maximum of 2.0 metres; and
  - (viii) **building** maintenance units and window washing equipment, by a maximum of 6.5 metres;
- (E) The minimum height of the first **storey** must be 4.5 metres, as measured from Canadian Geodetic Datum of 81.75 metres to finished floor elevation of the second **storey**;
- (F) Despite regulations 15.20.40.40(1), the permitted maximum **gross floor area** of all **buildings** and **structures** is 11,750 square metres;
- (G) 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 or more bedrooms;
  - (ii) a minimum of 10 percent of the total number of **dwelling units** must have 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 down to the nearest whole number;
- (H) Despite Clause 15.20.40.70 and regulations 15.5.60.20 (3) and (6), and regulation 15.5.60.30 (1), the required minimum **building setbacks** are as shown in metres on Diagram 3 of By-law [Clerks to insert By-law number];
- (I) Despite Clause 15.20.40.80, the required minimum separation distances of **main walls** are as shown in metres on Diagram 3 of By-law [Clerks to insert By-law number];
- (J) Despite Clause 15.5.40.60 and (H) and (I) above, the following **building** or **structure** elements may encroach into a required **building setback** or separation distance:
- (i) architectural elements, lighting fixtures, plumbing and vents, pipes, electrical service connections, and columns, by a maximum of 0.5 metres;

- (ii) balconies, by a maximum of 2.0 metres; and
  - (iii) pergolas, trellises, awnings and canopies, by a maximum of 3.0 metres;
  - (iv) Structural columns and elements required for the support of a **building** or **structure**;
- (K) For the purposes of this exception, regulation 15.5.80.30(1), regarding the separation distance between a surface **parking space** and the **main walls** of a **residential building**, does not apply;
- (L) For the purposes of this exception, regulation 15.5.50.10(1) regarding **landscaping** and **soft landscaping**, area does not apply;
- (M) For the purposes of this exception, regulation 15.5.100.1(2), regarding unobstructed **vehicle** access between the **street** and the principal pedestrian entrance to the **building**, does not apply;
- (N) Despite regulation 200.5.1.10 (2)(A), a maximum of 10% of **parking spaces** on the **lot** may have minimum dimensions of:
- (i) length of 5.2 metres;
  - (ii) width of 2.4 metres; and
  - (iii) vertical clearance of 2.0 metres;
- (O) Despite regulation 200.15.1(1) and (3), an accessible **parking space** must have 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 and such aisle may be shared by two accessible **parking spaces**;
- (P) Despite regulation 200.15.1(4), accessible **parking spaces** must be within 20 metres of a barrier free entrance to a **building** or vestibule entrance to a passenger elevator that provides access to the first **storey** of the **building**;
- (Q) Despite regulation 200.15.10.5(1) and Table 200.15.10.5, a minimum of 5 **parking spaces** must comply with all regulations for an accessible **parking space** in Section 200.15;

- (R) Despite regulation 230.5.1.10 (4)(B), the minimum dimensions for a **bicycle parking space** placed in a vertical position on a wall, structure or mechanical device is:
- (i) minimum length or vertical clearance of 1.8 metres;
  - (ii) minimum width of 0.4 metres; and
  - (iii) minimum horizontal clearance from the wall of 1.2 metres;
- (S) Despite regulation 230.5.1.10(9), a required "long-term" **bicycle parking space** may be located:
- (i) on the first **storey** or second **storey** of the **building**;
  - (ii) or on all levels of the **building** below-ground.

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.

9. Temporary use:

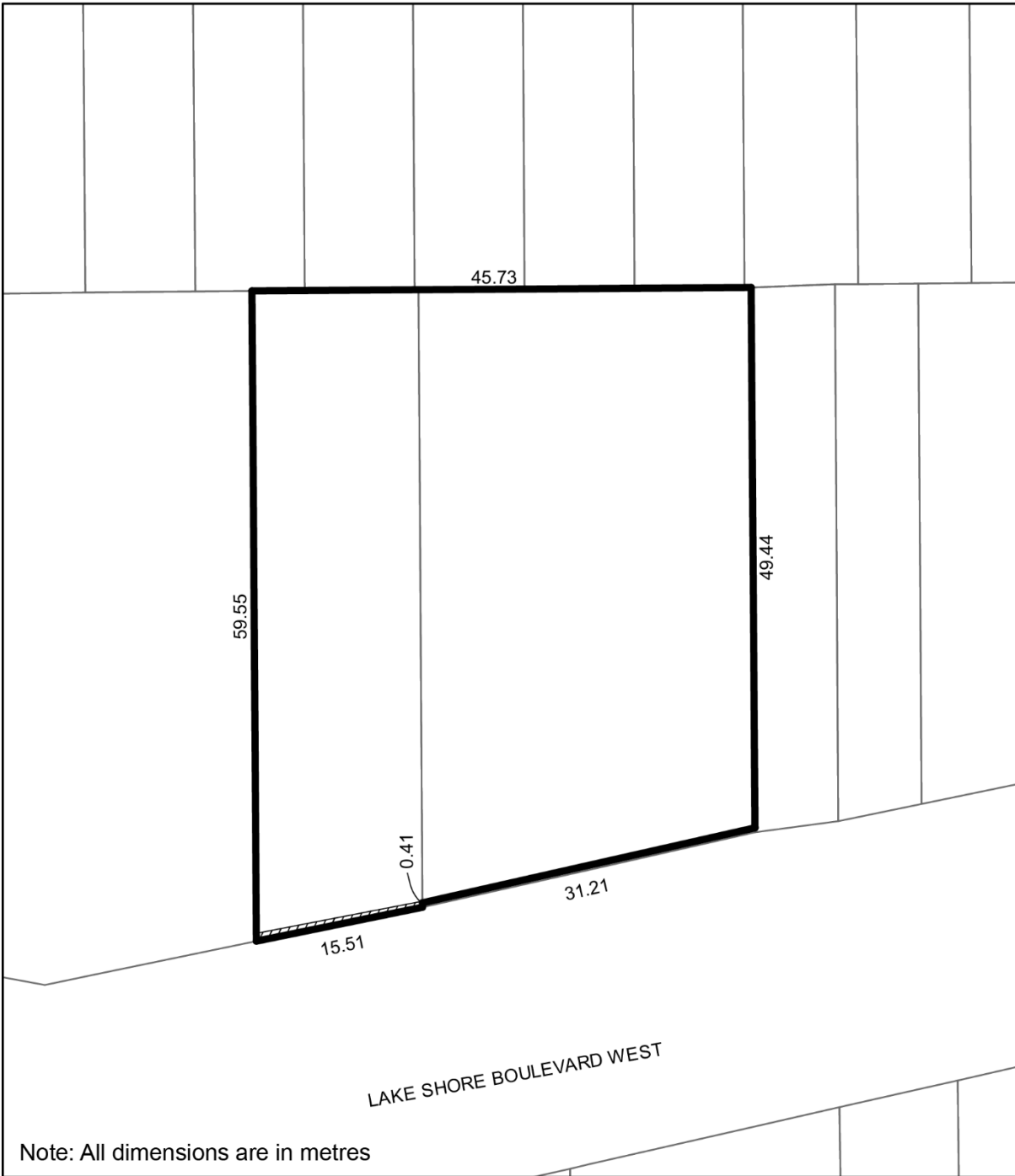
- (A) None of the provisions of Zoning By-law 569-2013, as amended, or this By-law, apply to prevent the erection and use of a temporary sales office on the lands to which this By-law applies for a period of 3 years from the date this By-law comes into full force and effect, after which this temporary use permission expires.

Enacted and passed on [month day, year].

[full name],  
Speaker

[full name],  
City Clerk


(Seal of the City)




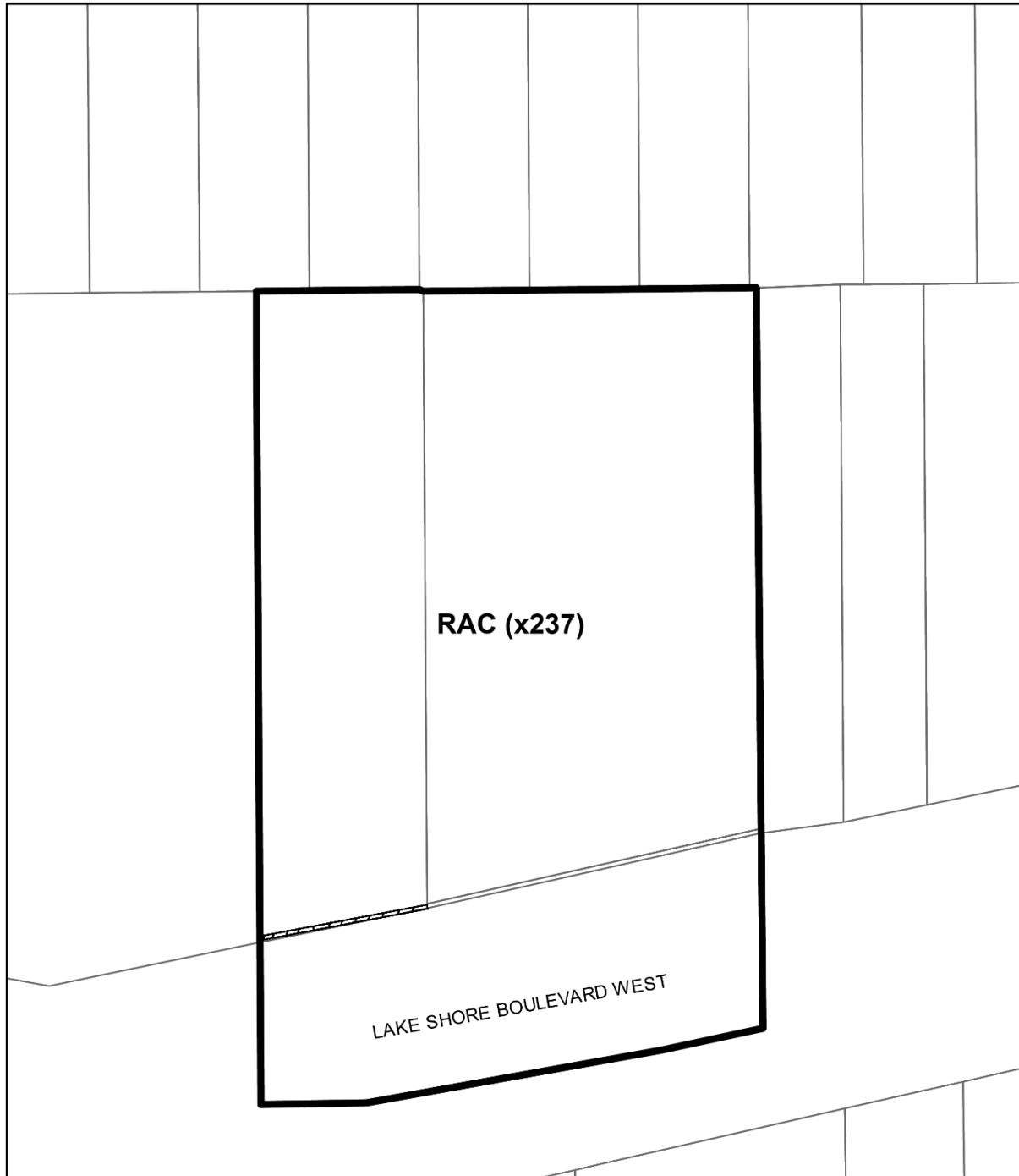
 **TORONTO**  
Diagram 1

**2686-2688 LAKE SHORE BLVD W**

File #: 25 184315 WET 03 0Z

 Area of 0.4m Road Widening


  
City of Toronto By-law 569-2013  
Not to Scale  
03/06/2026




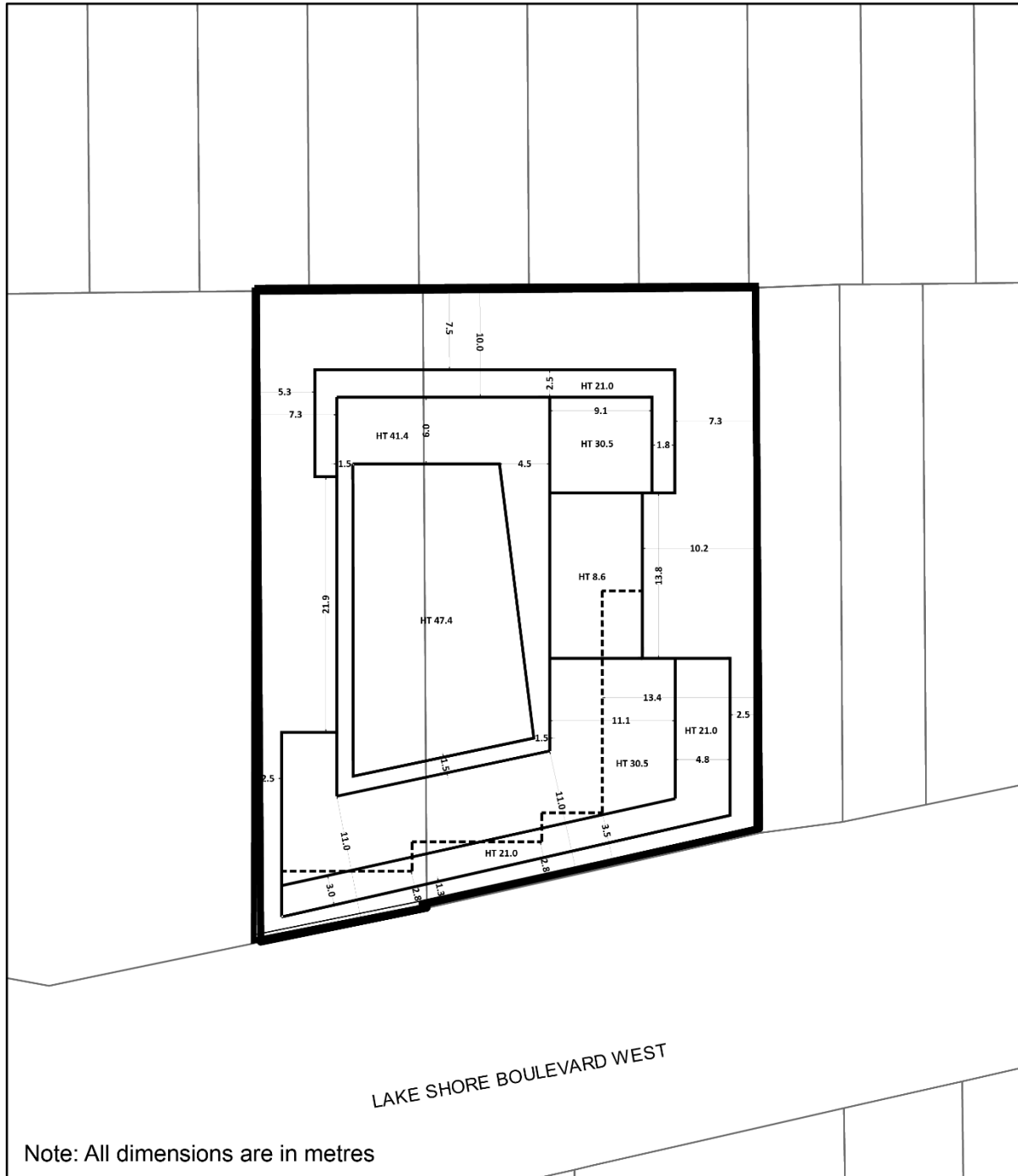
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Diagram 2

**2686-2688 LAKE SHORE BLVD W**

File #: 25 184315 WET 03 0Z

 Area of 0.4m Road Widening



  
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Diagram 3

**2686-2688 LAKE SHORE BLVD W**

File #: 25 184315 WET 03 OZ

-  Area of 0.4m Road Widening
-  Extent of Ground Floor Setback

  
 City of Toronto By-law 569-2013  
 Not to Scale  
 03/06/2026