

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

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 1151 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; and

Whereas pursuant to Section 36 of the Planning Act, as amended, the council of a municipality may, in a by-law passed under Section 34 of the Planning Act, use a holding symbol "(H)" in conjunction with any use designation to specify the use to which lands, buildings or structures may be put once the holding symbol "(H)" is removed by amendment to the by-law; and

Whereas the Official Plan for the City of Toronto contains provisions relating to the use of holding symbol "(H)"; and

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 (c2.5; r2.5) SS2 (x1269) 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 24.0, ST 8, 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 Article 900.11.10 Exception Number 1269 so that it reads:
8. (1269) Exception CR SS2 (1269)

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 1151 Weston Road, 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 Regulations 40.5.40.10(1) and (2), the height of a **building** or **structure** is the distance between the Canadian Geodetic Datum of 124.72 metres and the elevation of the highest point of the **building** or **structure**;
- (C) 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 4 of By-law [Clerks to insert By-law number];
- (D) Despite Regulation 40.10.40.10(7)(A), the maximum number of **storeys** is not limited by this regulation;
- (E) Despite Regulations 40.5.40.10(4) to (8) and (C) above, the following equipment and **structures** may project beyond the permitted maximum height shown on Diagram 4 of By-law [Clerks to insert By-law number]:
 - (i) equipment used for the functional operation of the **building**, including electrical, utility, roof access, mechanical and ventilation equipment, by a maximum of 6.5 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 6.5 metres;
 - (iii) enclosed stairwells, maintenance equipment storage, elevator shafts, chimneys, and vents, by a maximum of 3.0 metres;

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- (iv) architectural features, parapets, and elements and **structures** associated with a **green roof**, by a maximum of 2.0 metres;
 - (v) **building** maintenance units and window washing equipment, by a maximum of 4.0 metres;
 - (vi) planters, **landscaping** features, guard rails, and divider screens on a balcony and/or terrace, by a maximum of 2.5 metres; and
 - (vii) trellises, pergolas, and unenclosed **structures** providing safety or wind protection to rooftop **amenity space**, by a maximum of 4.0 metres;
- (F) Despite Regulation 40.10.40.40(1), the permitted maximum **gross floor area** of all **buildings** and **structures** is 33,100 square metres, of which:
- (i) the permitted maximum **gross floor area** for residential uses is 32,750.0 square metres; and
 - (ii) the required minimum **gross floor area** for non-residential uses is 295.0 square metres;
- (G) The maximum permitted “floorplate” size for each **storey** of a **building**, that is above a metric height of 18.0 metres, is 810.0 square metres;
- (H) Despite Regulation 40.10.40.50(1) and (2), **amenity space** must be provided at the following rate:
- (i) at least 2.3 square metres for each **dwelling unit** as indoor **amenity space**;
 - (ii) at least 0.7 square metres of outdoor **amenity space** for each **dwelling unit**, of which at least 40.0 square metres must be in a location adjoining or directly accessible to the indoor **amenity space**; and
 - (iii) no more than 25 percent of the outdoor component may be a **green roof**;
- (I) Despite Regulation 40.10.40.70(2), the required minimum **building setbacks** are as shown in metres on Diagram 4, Diagram 5, and Diagram 6 of By-law [Clerks to insert By-law number];
- (i) The required minimum building stepback above the base building along the rear building face, above a height of 13.5 metres, is 4.2 metres at the eastern corner and 4.6 metres at the western corner;
- (J) Despite Regulation 40.10.40.80(2), the required separation of **main walls**

are as shown in metres on Diagram 4 of By-law [Clerks to insert By-law number];

- (K) Despite Clause 40.10.40.60 and (I) and (J) 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 2.5 metres, except where illustrated on Diagram 8;
 - (ii) canopies and awnings, by a maximum of 2.0 metres;
 - (iii) exterior stairs, access ramps and elevating devices, by a maximum of 2.5 metres;
 - (iv) window projections, including bay windows and box windows, by a maximum of 0.5 metres;
 - (v) eaves, by a maximum of 0.3 metres; and
 - (vi) air conditioners, satellite dishes, antennae, vents, and pipes, by a maximum of 0.5 metres;
- (L) Despite Regulations 200.5.1.10(2)(A), (D) and (E), Electric Vehicle Infrastructure, including electric vehicle supply equipment, does not constitute an obstruction to a **parking space**;
- (M) Despite Regulation 200.15.1(1), an accessible **parking space** must have the following minimum dimensions:
 - (i) length of 5.6 metres;
 - (ii) width of 3.4 metres; and
 - (iii) vertical clearance of 2.1 metres;
- (N) Despite Regulation 200.15.1(3), the entire length of an accessible **parking space** must be adjacent to a 1.5 metres wide accessible barrier free aisle or path;
- (O) Despite Regulation 200.15.1(4), accessible **parking spaces** must be located no more than 30 metres from a barrier free entrance to a **building**, passenger elevator that provides access to the first **storey** of the **building**, and the shortest route between the entrances from the two;
- (P) Despite Regulation 200.5.10.1(1) and Table 200.5.10.1, visitor **parking spaces** must be provided at a minimum rate of 2.0 plus 0.01 per **dwelling unit**;

- (Q) 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 2 or more bedrooms
 - (ii) a minimum of 10 percent of the total number of **dwelling units** must have 3 or more bedrooms;
 - (iii) any **dwelling units** with 3 or more bedrooms provided to satisfy (ii) above are not included in the provision required by (i) above;
 - (iv) an additional 10 percent of the total number of **dwelling units** will be any combination of 2 bedroom and 3 bedroom **dwelling units**;
 - (v) an additional 5 percent of the total number of **dwelling units** will be any combination of 2 bedroom and 3 bedroom **dwelling units**, or **dwelling units** that can be converted into any combination of 2 and 3 bedroom **dwelling units**;
 - (vi) **dwelling units**, as described in (v) above, may be converted using accessible or adaptable design measures such as knock-out panels; and
 - (vii) if the calculation of the number of required **dwelling units** in accordance with each of (i), (ii), (iv) and (v), results in a number with a fraction, the number is rounded up to the nearest whole number, but there may not be less than one **dwelling unit**.
- (R) Despite Regulation 5.10.40.70(2), no part of a building or structure below ground may encroach into the area of the easement as shown on Diagram 7;
- (S) For the purpose of this exception, each word or expression that is in bold font will have the same meaning as such word or expression as defined in Chapter 800 of Zoning By-law 569-2013, as amended, except for the following:
- (i) “Floorplate” means the total area of floor level of a **building** measured from the exterior of the **main** wall of each floor level;

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.
10. Holding Symbol Provisions

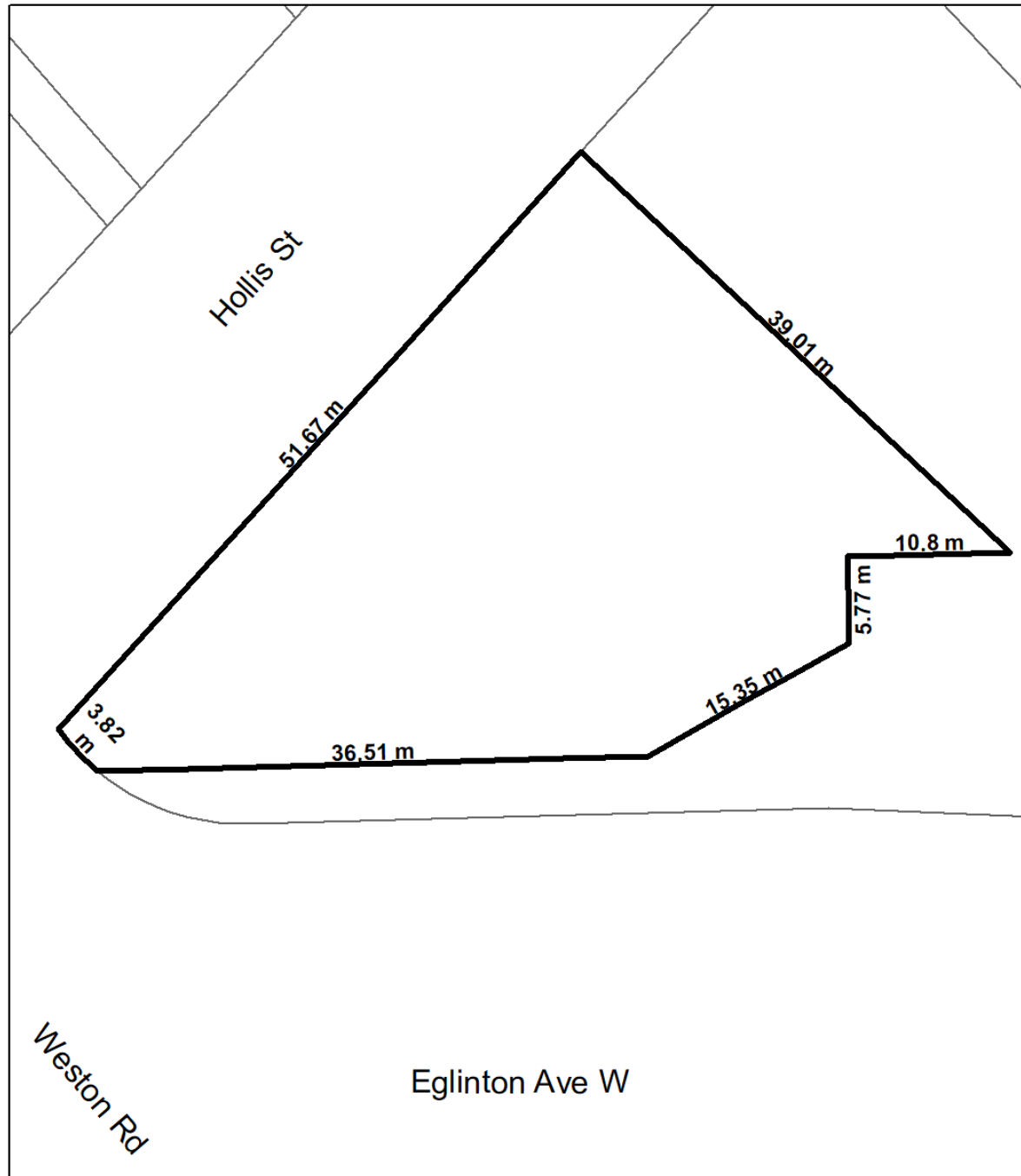
- (A) The lands zoned with the holding symbol "(H)" delineated by heavy lines on Diagram 2 attached to this By-law must not be used for any purpose other than those uses and buildings existing as of the date of the passing of this By-law, until the holding symbol "(H)" has been removed; and
- (B) An amending by-law to remove the holding symbol "(H)" referred to in (A) above may be enacted when the following are fulfilled:
 - (i) Since the accepted *Functional Servicing and Stormwater Management Report* identifies upgrades to existing municipal infrastructure are required to support the development, then either:
 - (a) the owner or applicant has secured the design, construction, and provision of financial securities for any new municipal infrastructure, or any upgrades or required improvements to the existing municipal infrastructure identified in the accepted *Functional Servicing and Stormwater Management Report*, to support the development, in a financial secured agreement, all to the satisfaction of the Director, Engineering Review, Development Review; or,
 - (b) the required upgrades to existing municipal infrastructure to support the development in the accepted and satisfactory *Functional Servicing and Stormwater Management Report* in (i) above are constructed and operational, all to the satisfaction to the Director, Engineering Review, Development Review.
 - (ii) the owner shall provide a detailed Relocation and Conservation Plan, prepared by a qualified heritage consultant for the property at 1151 Weston Road that is substantially in accordance with the conservation strategy set out in the Heritage Impact Assessment prepared by Giaimo Architects, dated March 27, 2026, all on file with the Senior Manager, Heritage Planning to the satisfaction of the Senior Manager, Heritage Planning; and
 - (iii) the owner shall have entered into and registered on title to the lands a Heritage Easement Agreement for 1151 Weston Road pursuant to Section 37 of the Ontario Heritage Act acceptable and satisfactory to the Executive Director, Development Review, in consultation with the Senior Manager, Heritage Planning and the City Solicitor.

Enacted and passed on [Clerks to insert date].

[full name],
Speaker

[full name],
City Clerk

(Seal of the City)



 **Toronto**
Diagram 1

1151 Weston Road

File # 25 188115 WET 05 02



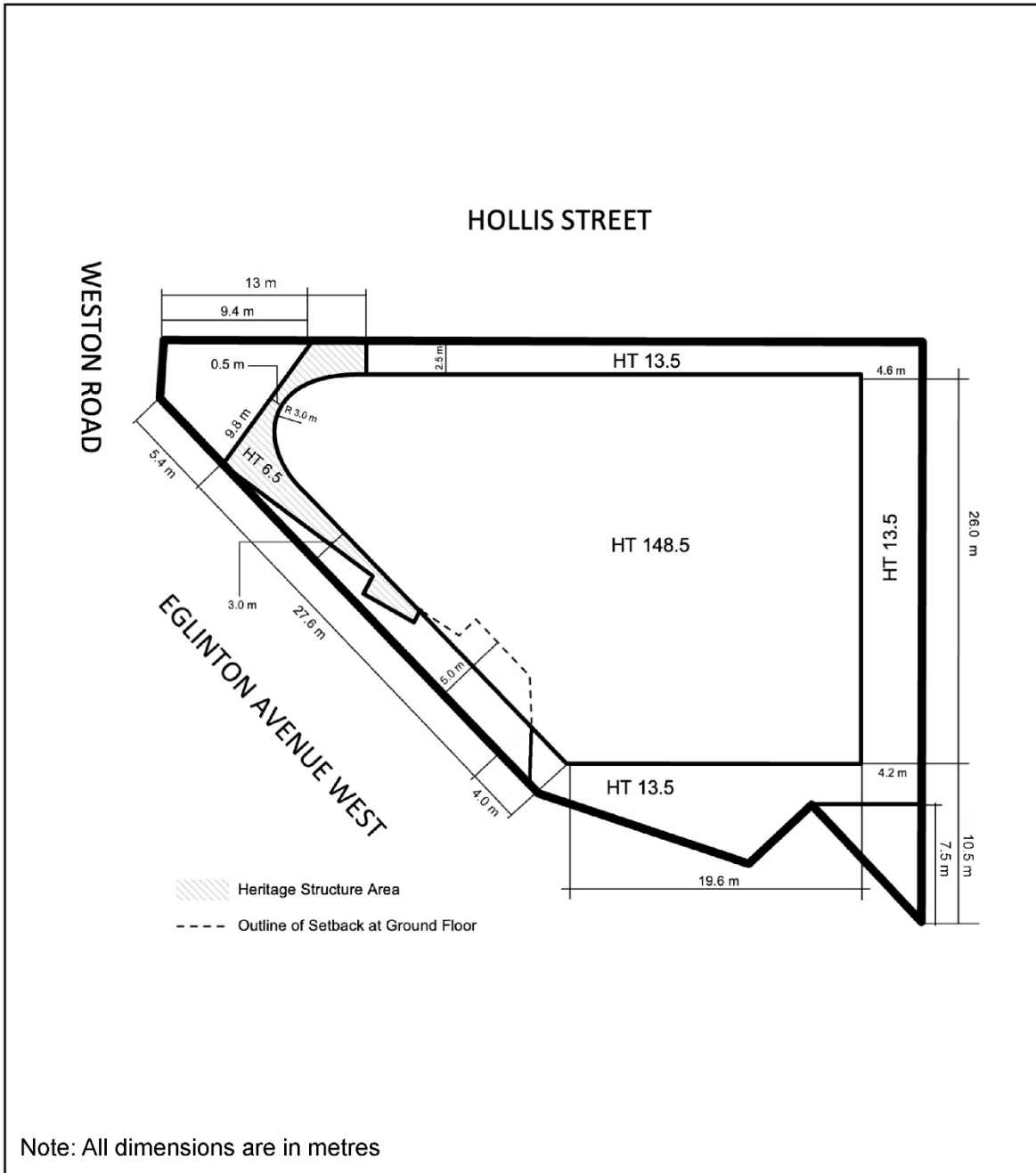
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 **Toronto**
Diagram 3

1151 Weston Road

File # 25 188115 WET 05 02

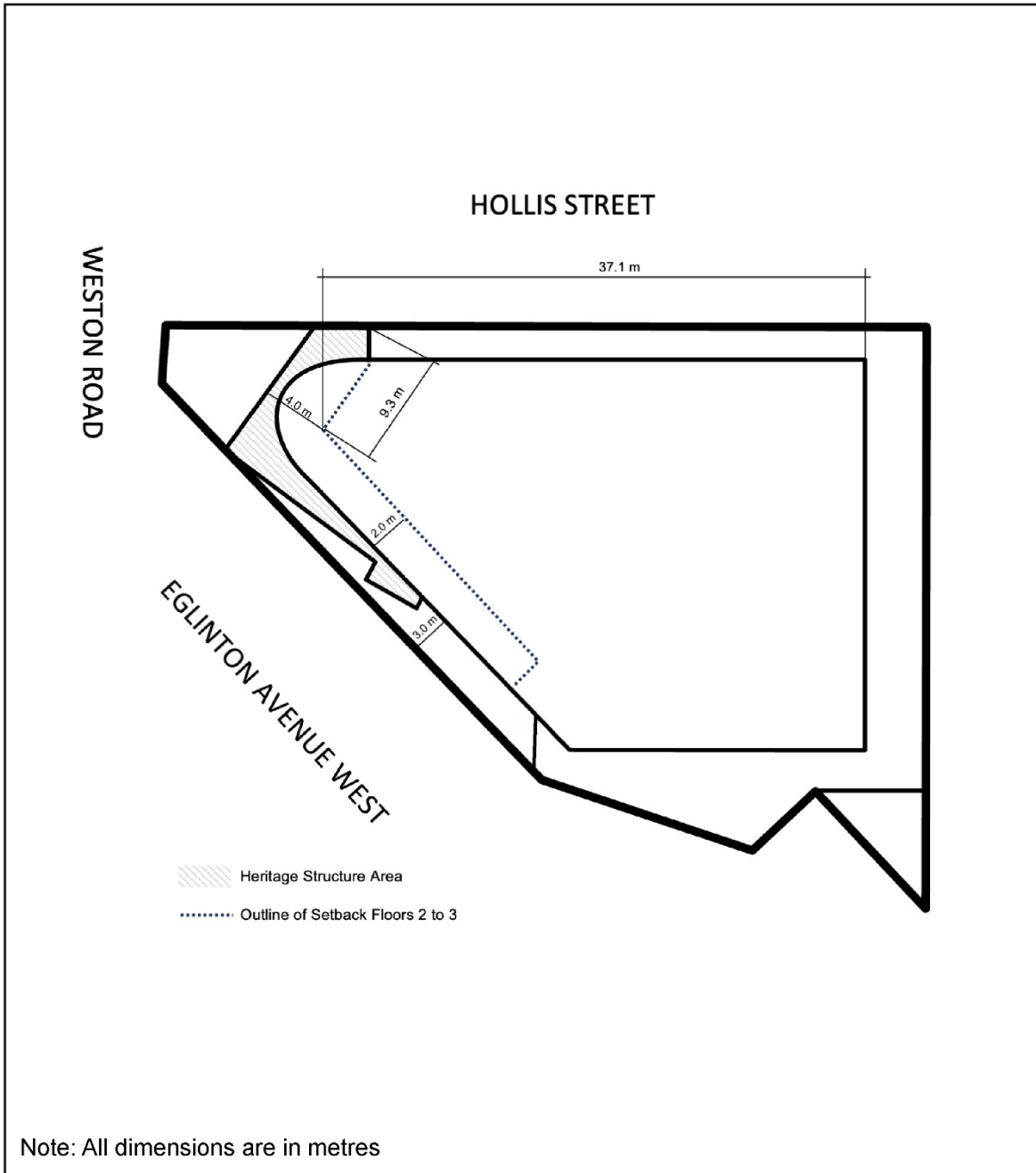


Toronto
Diagram 4

1151 Weston Road

File #: 25 188115 WET 05 02

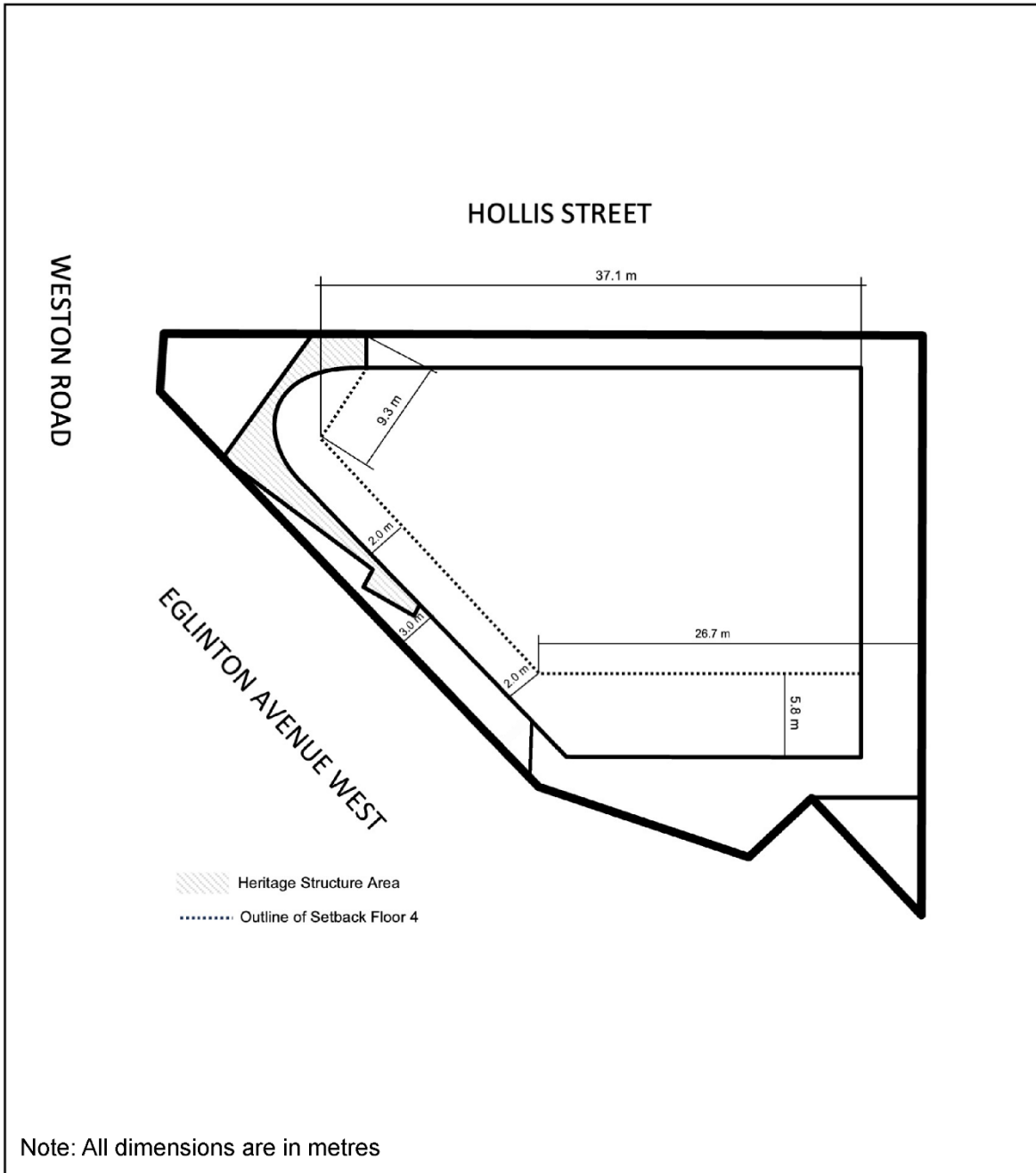
City of Toronto By-law 569-2013
Not to Scale
05/19/2026



Toronto
Diagram 5

1151 Weston Road

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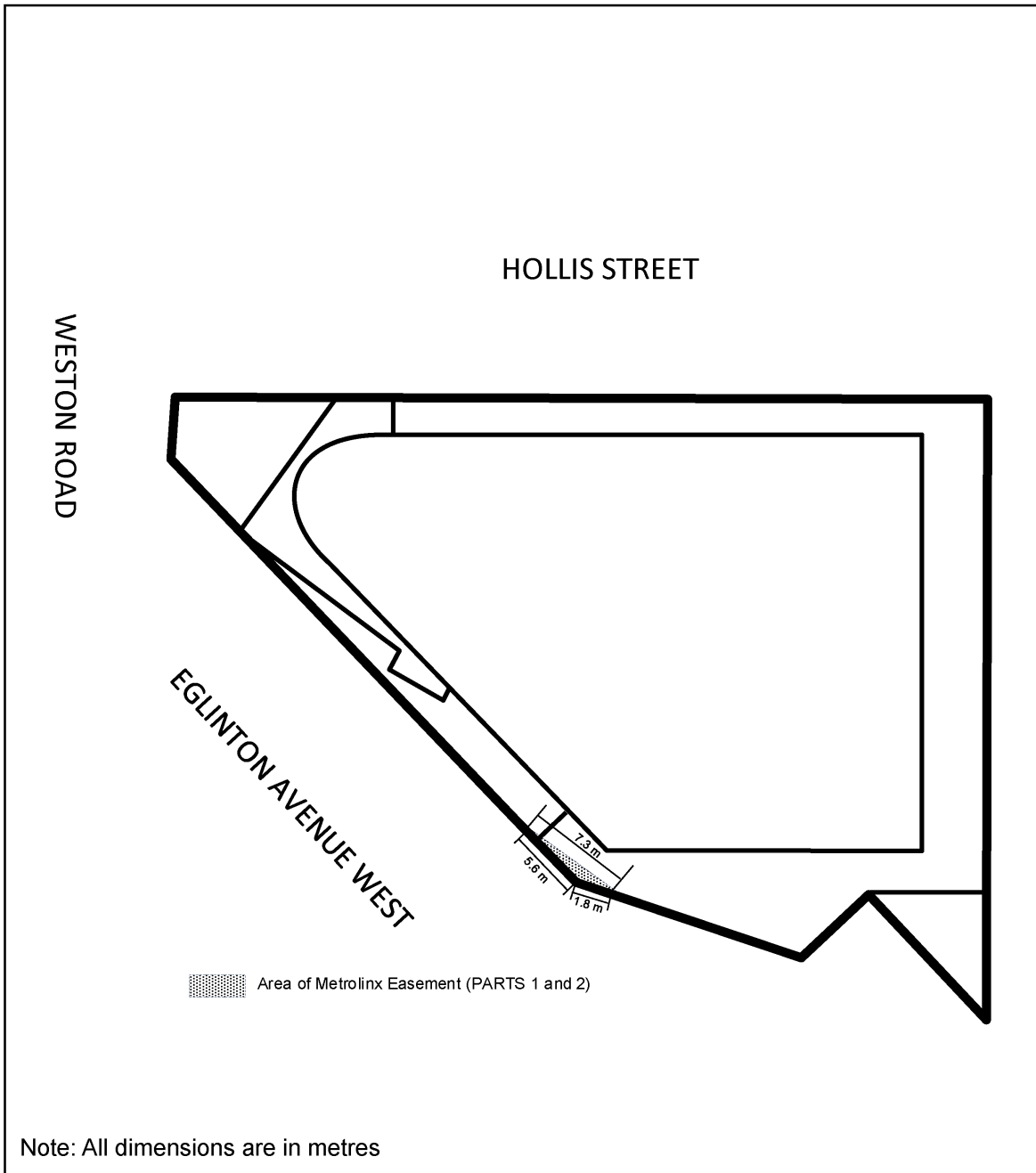


Toronto
Diagram 6

1151 Weston Road

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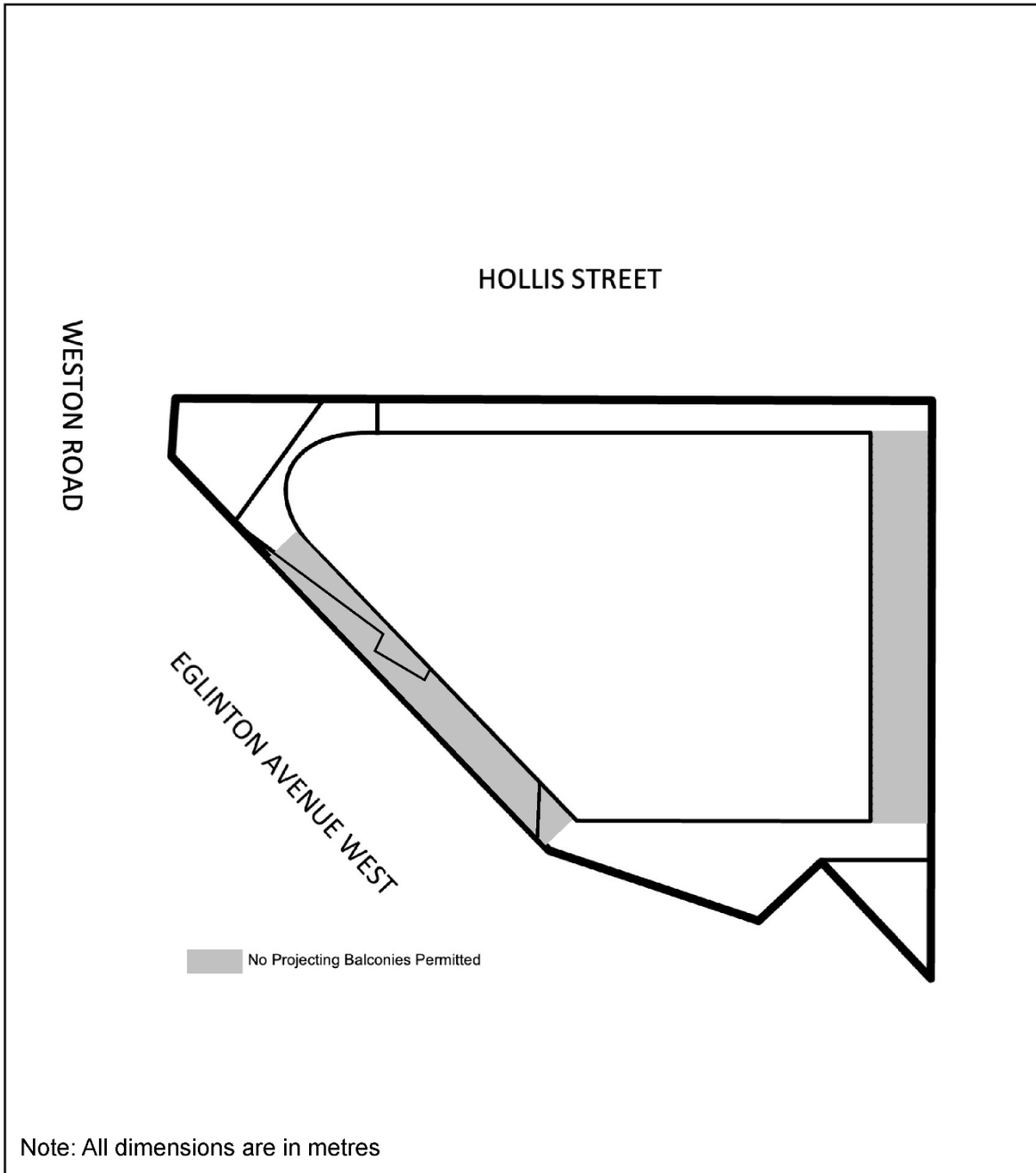


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Diagram 7

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Diagram 8

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