

Authority: Etobicoke York Community Council Item
EYXX, as adopted by City of Toronto Council on [DATE],
2026.

CITY OF TORONTO

Bill ~

BY-LAW -2026

To amend Zoning By-law 569-2013, as amended, with respect to the lands on the *Avenues* along certain parts of Lake Shore Boulevard West, generally between Forty Second Street and Dwight Avenue, to support mid-rise buildings, and certain lots abutting Lake Shore Boulevard West *Avenue* fronting lots.

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

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.

Explanatory Comment: Paragraphs 3 to 8 below bring lands identified on Diagram 1 attached to this By-law, as “Lands in Etobicoke Zoning Code” as being brought into City-wide Zoning By-law 569-2013 and within the new exception “CR 4.0 (c4.0; r4.0) SS4 (x1293)”.

3. Zoning By-law 569-2013, as amended, is further amended by adding the lands subject to this By-law and identified on Diagram 1 as “Lands in Etobicoke Zoning Code” 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) SS4 (x1293) as shown on Diagram 2 and Diagram 3 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 and identified on Diagram 1 as “Lands in Etobicoke Zoning Code” to the Policy Areas Overlay Map in Article 995.10.1 and applying the following Policy Area label to these lands: 4, as shown on Diagram 4 attached to this By-law.
5. Zoning By-law 569-2013, as amended, is further amended by adding the lands

identified on Diagram 1 as “Lands in Etobicoke Zoning Code” to the Height Overlay Map in Article 995.20.1, and applying the following height label to these lands: HT 27.0, ST 8, as shown on Diagram 5 attached to this By-law.

6. Zoning By-law 569-2013, as amended, is further amended by adding the lands identified on Diagram 1 as “Lands in Etobicoke Zoning Code” to the Height Overlay Map in Article 995.20.1, and applying the following height label to these lands: HT 36.0, ST 11, as shown on Diagram 6 attached to this By-law.
7. Zoning By-law 569-2013, as amended, is further amended by adding the lands identified on Diagram 1 as “Lands in Etobicoke Zoning Code” to the Lot Coverage Overlay Map in Article 995.30.1, and applying no value.
8. Zoning By-law 569-2013, as amended, as amended, is further amended by adding the lands identified on Diagram 1 as “Lands in Etobicoke Zoning Code” to the Rooming House Overlay Map in Article 995.40.1, and applying the following rooming house label to these lands and applying no value.

Explanatory Comment: Paragraphs 9 and 10 bring lands identified on Diagram 1 attached to this By-law that are subject to City-wide Zoning By-law 569-2013 into the new mid-rise exception number “CR 4.0 (c4.0; r4.0) SS4 (x1293)” for Lake Shore Boulevard West *Avenue* fronting lots and certain abutting rear lots provided the **front lot line** is Lake Shore Boulevard West. Other exceptions as they apply to Lake Shore Boulevard West *Avenue* fronting lots are updated with new exception in this by-law.

9. 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, respecting the lands outlined by heavy black lines from a zone label of “CR 3.0 (c3.0; r3.0) SS2” to a zone label to these lands of “CR 4.0 (c4.0; r4.0) SS4 (x1293)” as shown on Diagram 2 and Diagram 3 attached to this By-law.
10. 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 outlined by heavy black lines to a zone label of CR 4.0 (c4.0; r4.0) SS4 (x1293) as shown on Diagram 2 and Diagram 3 attached to this By-law from the following zone labels:
 - (A) CR 0.3 (C0.3; r0.0) SS2 (x850);
 - (B) CR 1.7 (c1.7; r0.0) SS2 (x848);
 - (C) CR 3.0 (c3.0; r3.0) SS2 (x1544); and
 - (D) CR 3.0 (c2.5; r3.0) SS2 (x825).

Explanatory Comment: paragraphs 11 to 16 updates zoning standards and permissions to implement the recommendations of the Lake Shore Boulevard West Study for mid-rise development, including update density permissions, built form standards, height permissions, establishing a priority retail street, lot coverage and other associated changes. These provisions also describe rules that would apply to sites that are designated Mixed Use Areas generally along Lake Shore Boulevard West between Forty Second Street and Dwight Avenue. The changes require ground floor setbacks of 1.2 metres along Lake Shore Boulevard West between Kipling Avenues and Dwight Avenue (27-metre right-of-way area) and building setbacks of 1.2 metres along the side lot line (facing the street) for corner properties on the south side of Lake Shore Boulevard West at intersections that correspond to the views from the public realm policies. The changes also incorporate side setbacks for party wall conditions above 20 metres.

11. Zoning By-law 569 -2013, as amended, is further amended by amending the Height Overlay Map in Article 995.20.1 for the lands subject to this By-law, to a height and storey label of HT **36.0**, ST **11**, as shown on Diagram **5** attached to this By-law.
12. Zoning By-law 569 -2013, as amended, is further amended by amending the Height Overlay Map in Article 995.20.1 for the lands subject to this By-law, to a height and storey label of HT **27.0**, ST **8**, as shown on Diagram **6** attached to this By-law.
13. For the purpose of Regulation 40.10.20.41(1), the words **lawfully** and **lawfully existing**, highlighted in bold type, in addition to the definitions provided in Zoning By-law 569-2013, Chapter 800 Definitions, includes:
 - (A) **buildings, structures** or uses authorized or permitted on or before [Clerks to insert date of enactment of this By-law]; and
 - (B) for which a building permit was **lawfully** issued before [Clerks to insert date of enactment of this By-law].

Explanatory Comment: Provision 10 adds the area to the Priority Retail Streets overlay as District “B”. It limits the frontage of certain uses on buildings to ensure an active main street is maintained, while continuing to permit institutional and municipal uses such as schools.

14. Zoning By-law 569-2013, as amended, is further amended by adding all of the lands subject to this By-law and identified on Diagram 1 to this By-law to the Priority Retail Streets Overlay Map in Article 600.20 and applying the Priority Retail Street Overlay District “B” to both sides of the street, as shown on Schedule 5 attached to this By-law.
15. Zoning By-law 569-2013, as amended, is further amended by adding to Section 600.20 a new Article 600.20.20 and new Regulations 600.20.20(1), (2) and (3) so that it reads:

600.20.20 Priority Retail Streets Overlay District “B”

- (1) District “B” Priority Retail Streets

On a **lot** in the CR zone, which abuts a **street** identified as a priority retail **street** on the Priority Retail Streets Overlay Map:

- (A) The first **storey** of a **mixed-use building** or **non-residential building** must provide a minimum of 60 percent of the **lot frontage** abutting the priority retail **street** for one or more of the following uses, provided that any use must be otherwise permitted on that **lot** by this By-law:

Ambulance Depot
Art Gallery
Artist Studio
Automated Banking Machine
Clinic
Club
Community Centre
Custom Workshop
Day Nursery
Eating Establishment
Education Use
Entertainment Place of Assembly
Financial Institution
Fire Hall
Hospital
Library
Massage therapy
Medical Office
Museum
Office
Performing Arts Studio
Personal Service Shop
Pet Services
Place of Assembly
Place of Worship
Police Station
Post-Secondary School
Private School
Production Studio
Public School
Recreation Use
Retail Service
Retail Store
Service Shop
Sports Place of Assembly
Take-out Eating Establishment
Veterinary Hospital

Wellness centre

- (B) A cumulative maximum of 15.0 metres of **lot frontage** for the following uses may be used for the purpose of meeting the requirement of Regulation (A) above;

Art Gallery**Automated Banking Machine**

Clinic

Club**Entertainment Place of Assembly****Financial Institution****Laboratory****Massage therapy**

Medical Office

Museum

Office

Performing Arts Studio**Place of Assembly****Place of Worship****Production Studio****Sports Place of Assembly****Veterinary Hospital****Wellness centre**

- (C) Each use provided in accordance with regulation (A) above, must have a main pedestrian entrance:
- (i) located parallel to and within 5.0 metres of the **lot line** abutting the priority retail **street**; and
 - (ii) within 0.2 metres of the ground measured at the **lot line** abutting the **street** directly opposite the entrance;
- (D) For each use provided in accordance with regulation (A) above, a minimum of 60 percent of the surface area of the **main wall** of the first **storey** facing the priority retail **street** must be windows or doors; and
- (E) Regulation (D) above does not apply to a **building** which is also a **heritage site**.

(2) Lawfully Existing Buildings

- (A) If a **lawfully existing building** contains **lawful** uses on the first **storey** and does not satisfy the requirements of Regulations 600.20.20(1)(A) or (1)(B), those **lawful** uses are deemed to satisfy the requirements of

Regulations 600.20.20 (1)(A) and (1)(B);

- (B) Any addition, extension or change of use on the first **storey** of a **lawfully existing building** must comply with Regulations 600.20.20(1)(A) and (1)(B) or be authorized by a Section 45 Planning Act variance;
- (C) If a **lawful** main pedestrian entrance of a **lawfully existing building** is not located in accordance with Regulation 600.20.20(1)(C), that **lawful** main pedestrian entrance location is deemed to satisfy the requirements of Regulation 600.20.20(1)(C);
- (D) Any addition or extension to a **lawfully existing building**, that abuts a **street** identified as a priority retail **street** on the Priority Retail Streets Overlay Map, and which requires a new main pedestrian entrance must comply with Regulation 600.20.20(1)(C) or be authorized by a Section 45 Planning Act variance; and
- (E) If a **lawful main wall** of a **lawfully existing building** has a minimum surface area of windows and doors which is less than the minimum surface area required by Regulation 600.20.20(1)(D), that **lawful main wall** is deemed to satisfy the requirements of Regulation 600.20.20(1)(D).

(3) Building Types Exempt from Complying

- (A) None of the provisions of Article 600.20.20 Priority Retail Street Overlay District "B" apply to a **building** originally constructed as a **detached house, semi-detached house, detached houseplex, semi-detached houseplex, townhouse or apartment building**.

16. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.11.10 Exception Number 1293 so that it reads:

(1293) Exception CR 1293

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) Despite Regulation 5.10.30.20(1), the **lot line** abutting Lake Shore Boulevard West is the **front lot line** for **corner lots**;
- (B) Despite Regulation 40.10.40.70(7)(A), the minimum **front yard setback** of the ground floor of the **main wall** facing a **front lot line** must be a minimum of 1.2 metres from the **front lot line**, for **lots** located on Lake Shore Boulevard West between Kipling Avenue on the west and Dwight Avenue on the east;

- (C) In addition to Regulation 40.10.40.70(7)(B)(i) and (ii), where the **main wall** of a **building** above a height of 20 metres does not have windows or openings, the **main wall** above that height must be set back at least 3.0 metres from a **side lot line** that is not adjacent to a **street** or **lane**;
- (D) In addition to Regulation 40.10.40.70(7)(B)(i) and (ii), on a **corner lot**, the **main wall** of a **building** facing a **side lot line** adjacent to a **street** must be set back a minimum of 1.2 metres from the **side lot line**, only for **lots** located on the south side at Lake Shore Boulevard West and any of the following **streets**;
- (i) Second Street;
 - (ii) Third Street;
 - (iii) Fourth Street;
 - (iv) Fifth Street;
 - (v) Sixth Street;
 - (vi) Seventh Street;
 - (vii) Ninth Street;
 - (viii) Tenth Street;
 - (ix) Eleventh Street;
 - (x) Twenty Third Street;
 - (xi) Twenty Fifth Street;
 - (xii) Long Branch;
 - (xiii) Thirty Fifth;
 - (xiv) Thirty Sixth;
 - (xv) Thirty Eighth;
 - (xvi) Fortieth Street; and
 - (xvii) Forty Second Street;

Explanatory Comment: If the listed lots in (E) below are consolidated with an adjacent Commercial Residential property fronting Lake Shore Boulevard West, enhanced zoning permissions would apply, enabling greater development potential for the rear lands fronting the avenue. Otherwise, the sites remain subject to the non-Avenue Commercial Residential (SS3) provisions, limiting the size and scale of redevelopment for the rear lot.

- (E) The **lots** municipally known in the year 2025 as 117 Fortieth Street, 87 Thirty Ninth Street, 100 Thirty Ninth Street, 88 Thirty Eighth Street, 89 Thirty Eighth Street, 87 Thirty Seventh Street, 92 Thirty Sixth Street, 2 Thirtieth Street, 1 Twenty Sixth Street, 4 Twenty Second Street, 5 Twenty Second Street, 2 Twenty First Street, 3 Twentieth Street, 4 Nineteenth Street, and 4 Fourteenth Street, are subject to the following:
- (i) Where a **lot** specified in (E) is consolidated with an abutting **lot** in the Commercial Residential Zone category with a **front lot line** of Lake Shore Boulevard West, the regulations in Exception CR 4.0 (r 4.0; c4.0) SS4 (x1293) apply to that consolidated **premises** as the **lot**; or
 - (ii) Where a **lot** specified in (E) is not consolidated with an abutting **lot** in the Commercial Residential Zone category with a **front lot line** of Lake Shore Boulevard West, the following applies:
 - a. the regulations of the Commercial Residential Zone Development Standard Set 3 (SS3), applies;
 - b. despite Height Overlay Map in Article 995.20.1 and Regulation 40.10.40.10(3), the permitted maximum height of a **building** or **structure** that **lot** is 13.0 metres; and
 - c. despite Height Overlay Map in Article 995.20.1 and Regulation 40.10.40.10(7), the permitted maximum number of **storeys** of a **building** on that **lot** is 4 **storeys**;

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

Explanatory Comment: The following lots were left out from built form zoning changes: 3807-3829 Lake Shore Boulevard West (Active Application - Under Appeal), 3471 Lake Shore Boulevard West (Active Application - Subject to a Holding Provision), 3418 Lake Shore Boulevard West & 0 Skeens Lake (Approved at 12 storeys), 3621 and 3625 Lake Shore Boulevard West (Multiple Existing Mid-rise Buildings), 3077 Lake Shore Boulevard West (Existing 8-Storey Building in Residential Apartment Zone), and 2835 Lake Shore Boulevard West (Existing 9 Storey Building in Residential Apartment Zone).

Enacted and passed on [Clerks to insert date].

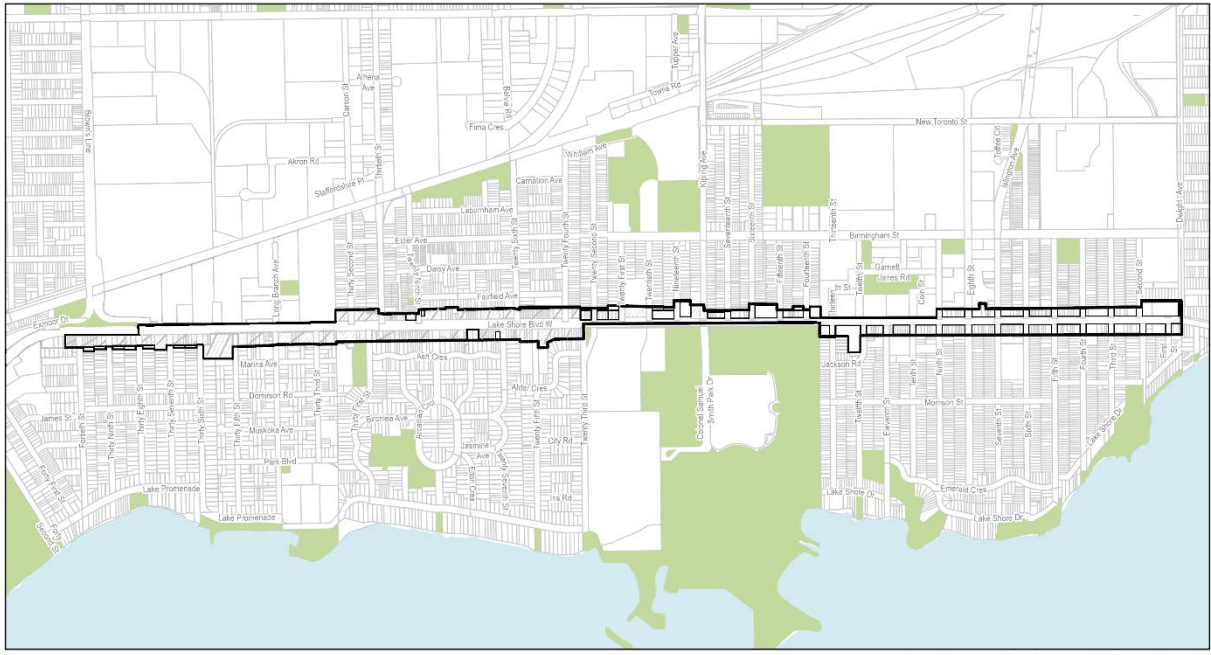
[full name], [full name],

Speaker

City Clerk




(Seal of the City)

DRAFT

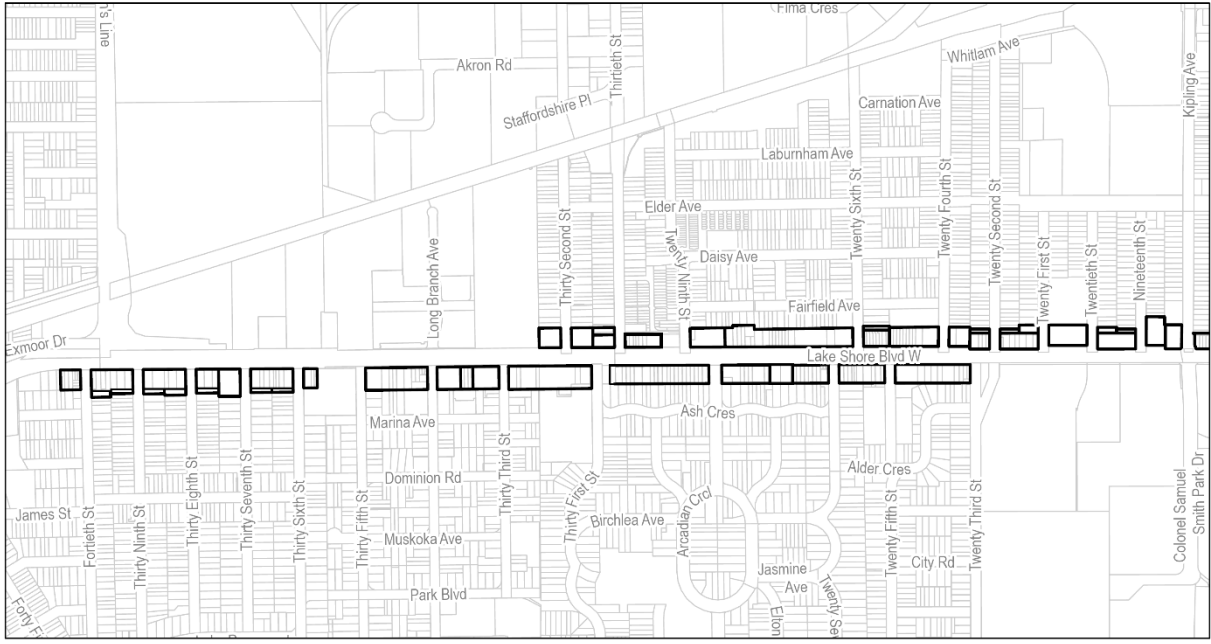


Lake Shore Boulevard West Study

Diagram 1

-  Lands in City-wide Zoning By-law 569-2013
-  Lands within Etobicoke Zoning Code
-  Area Included in By-law

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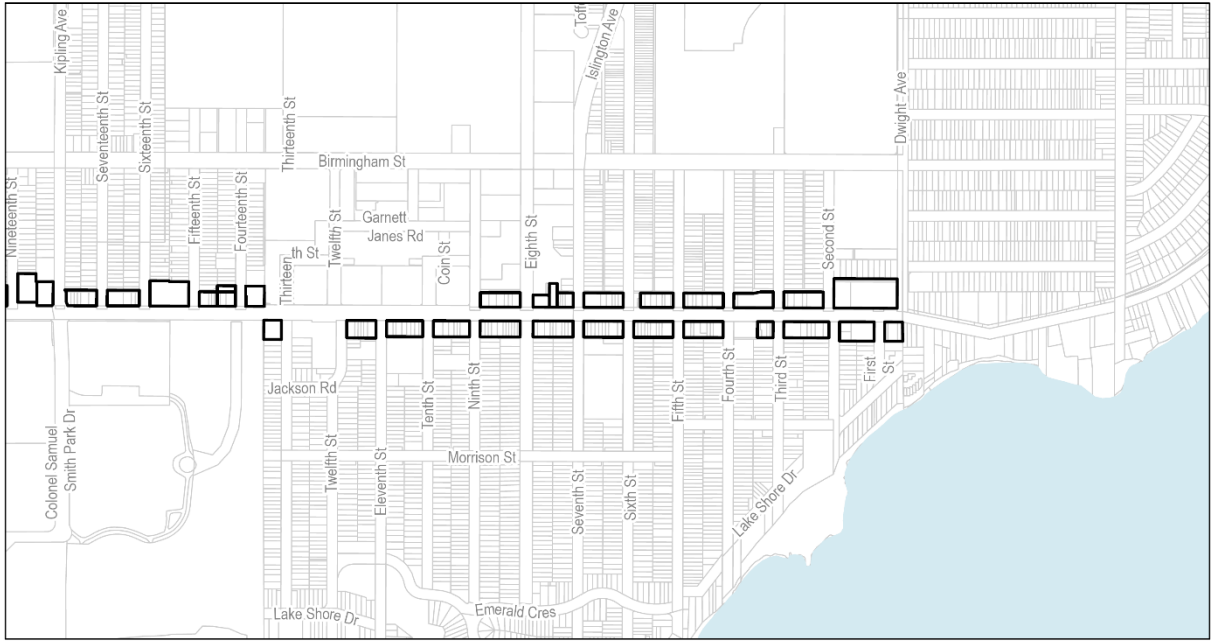


Lake Shore Boulevard West Study
Diagram 2



CR 4.0 (c4.0; r4.0) SS4 (x1293)

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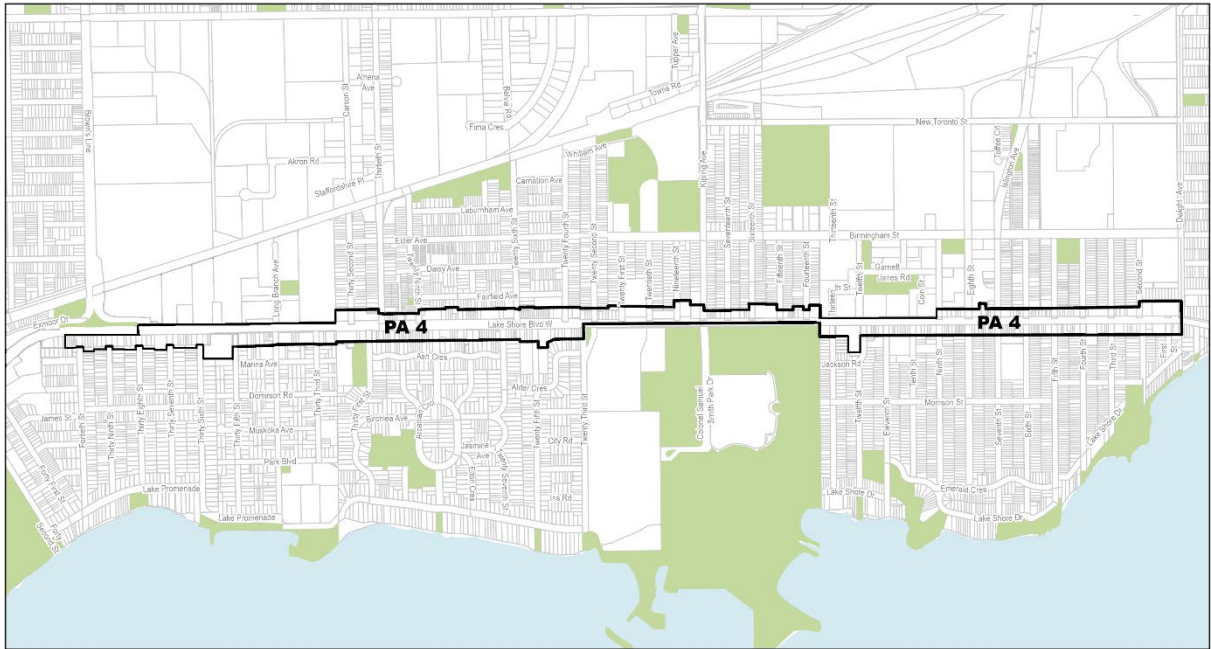
Lake Shore Boulevard West Study

Diagram 3



CR 4.0 (c4.0; r4.0) SS4 (x1293)

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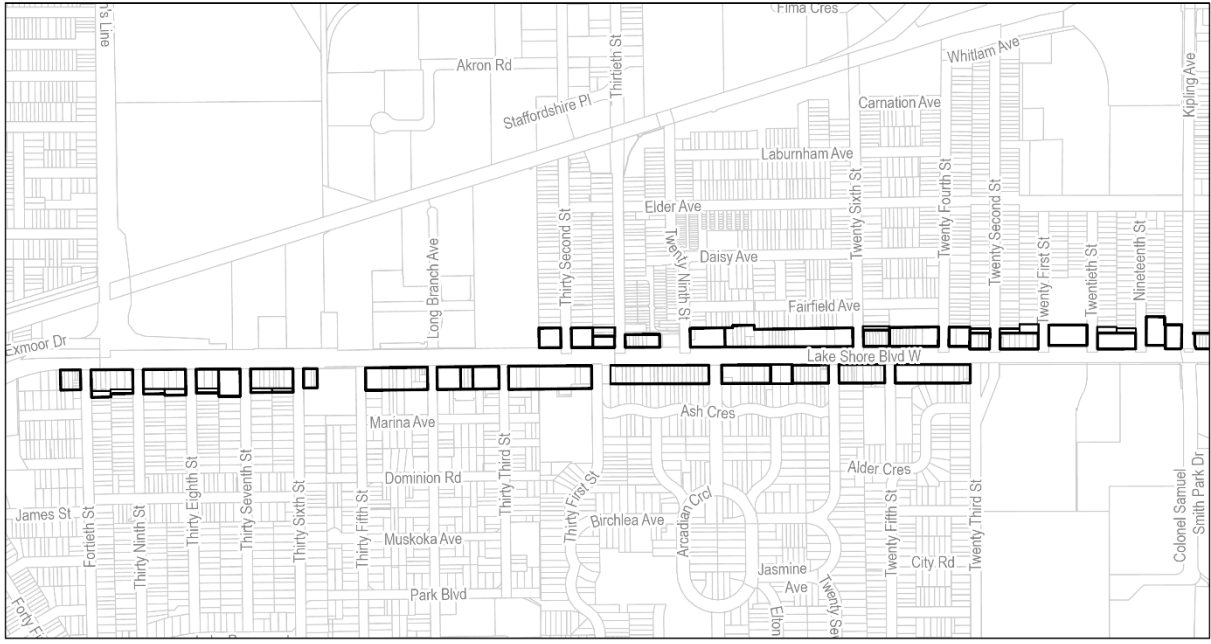


Lake Shore Boulevard West Study

Diagram 4

 Policy Area 4

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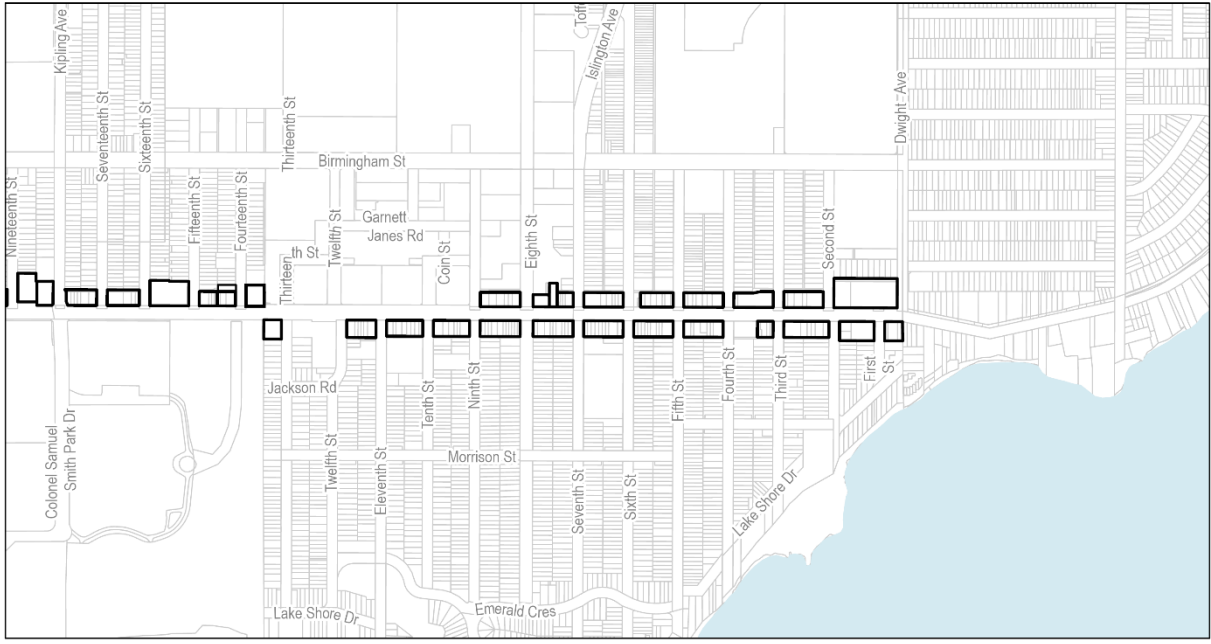
Lake Shore Boulevard West Study

Diagram 5



HT 36.0, ST 11

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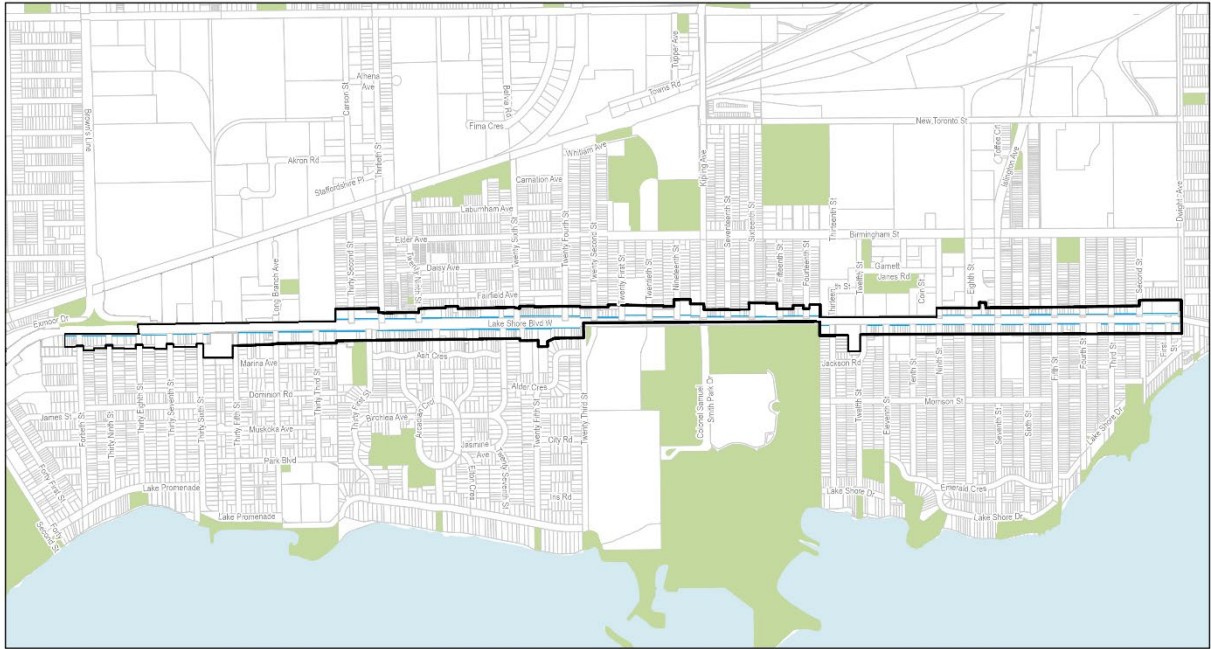


Lake Shore Boulevard West Study

Diagram 6

□ HT 27.0, ST 8

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Lake Shore Boulevard West Study



Diagram 7

— Priority Retail Street District 'B'

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