

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, to establish permissions and performance standards to implement Site and Area Specific Policy ## for mid-rise buildings for the lands generally bounded by 3815 Lake Shore Boulevard West to Dwight Avenue.

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: This by-law updates zoning standards and permissions to implement the recommendations of the Lake Shore Boulevard West Avenue Study.

Provisions 3 to 7 below describe amendments to the City-wide Zoning By-law's maps that would update density permissions, built form standards, height permissions, lot coverage and other associated changes.

3. Zoning By-law 569-2013, as amended, is further amended by adding the following lands subject to this By-law to the Zoning By-law Map in Section 990.10, and applying the following zone label to such lands as shown on Diagram 2a and 2b attached to this By-law:
 - (A) CR 4.0 (c4.0; r4.0) SS4(xNew#1)
 - (B) CR 4.0 (c4.0; r4.0) SS4(xNew#2)
 - (C) CR 4.0 (c4.0; r4.0) SS4(xNew#3)
 - (D) CR 4.0 (c4.0; r4.0)SS4(xNew#4)

- (E) RA (xNew#5)
 - (F) RM (u4)(xNew#6)
 - (G) RM (u4;d0.6)(xNew#6)
 - (H) RM (u4.0;d0.6)(xNew#6)
 - (I) RD (f7.5;a230;d0.4)(xNew#7)
 - (J) CR 4.0 (c4.0; r4.0)SS4(xNew#5)
 - (K) RAC (d2.0)(xNew#8)
 - (L) RAC (f22.5;d1.5)
4. Zoning By-law 569-2013, as amended, is further amended by adding some of the lands subject to this By-law 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 3 attached to this By-law.
 5. Zoning By-law 569-2013, as amended, is further amended by adding and amending the lands to the Height Overlay Map in Article 995.20.1, and applying the following height and storey label to these lands: HT 20, ST 6, as shown on Diagram 4a and Diagram 4b 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 the lands subject to this By-law to the maps Retail Streets Overlay in Article 600.20 and applying the Priority Retail Street Overlay to both sides of the street, as shown on Diagram 5 attached to this By-law.

Explanatory Comment: Provision 8 below describes rules that would apply to the sites along Lake Shore Boulevard West generally between Fortieth Street and Thirty Sixth Street (referred to as the Transit Station Area). This exception applies to sites that would have as-of-right mid-rise permissions of 36 metres and 11 storeys in height if the lot depth exceeds 34 metres.

To encourage a vibrant retail environment, these regulations prohibit residential uses at grade, automotive-related uses, and limits the width of commercial and institutional storefronts.

It also sets out requirements for residential buildings to provide at least 4 square metres per unit of amenity space and include a minimum ratio of 2- and 3-bedroom units. Additionally, the minimum building height is 6 storeys and 20 metres.

8. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.11.10 Exception Number [New#1] so that it reads:

([New#1]) Exception CR (New#1)

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 40.10.20.10(1)(A), **vehicle fuel station** and **vehicle service shop** are not permitted;
- (C) The uses listed in Regulation 40.10.20.10 (1) and 40.10.20.20 are subject to the following:
 - (i) The maximum width of each unit on the first **storey** facing Lake Shore Boulevard West is 8.0 metres.
- (D) Regulation (C) above does not apply to a **community centre, education use, fire hall, library, post-secondary school, police station, food store, and residential lobby**.
- (E) **Dwelling units** are not permitted on the first **storey** of a **building**.
- (F) Despite Regulation 40.10.40.10(4), the minimum **building** height is 20 metres, except for a **heritage site**;
- (G) If the **lot** has a minimum **lot depth** of 34 metres or greater, the following applies:
 - (i) Despite Regulation 40.10.40.10(8), the maximum **building** height is 11 **storeys** and 36 metres;
 - (ii) Despite Regulation 40.10.40.40(1), the permitted maximum floor space index for all uses on the consolidated lands is 6.7;
- (H) In addition to Regulation 40.10.40.70(7)(B)(i) and (ii), where the **main wall** of a **building** above 27 metres does not have windows or openings, the **main wall** must be set back at least 3.0 metres from a **side lot line** that is not adjacent to a **street** or **lane**;
- (I) Despite Regulation 40.10.40.50(1), a **building** with 20 or more **dwelling units** must provide **amenity space** at a rate of 4.0 square metres for each dwelling unit, of which:
 - (i) at least 2.0 square metres for each **dwelling unit** as indoor

amenity space;

- (ii) at least 2.0 square metres of outdoor **amenity space** for each **dwelling unit** of which 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**.
- (J) Despite Regulation 40.10.50.10(3), the minimum 1.5 metre wide strip of **soft landscaping** may be provided within the Residential Zone category for the consolidated lands in the Commercial Residential Zone;
- (K) A **mixed use building** or **apartment building** with 20 or more **dwelling units** must meet the following provisions for **dwelling units**:
- (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; and
 - (iii) any **dwelling units** with 3 or more bedrooms provided to satisfy (ii) above are not included in the provision required by (i) above; and
- (L) The **main wall** of the **building** that abuts a **street** must be minimum 6.0 metres from the **street** curb.
- (M) Despite Regulation 40.10.90.40(2) and 40.10.100.10(2), the **loading** and **vehicle** access is permitted in the Residential Zone category consolidated with the lands in the Commercial Residential Zone.

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

Explanatory Comment:

Provision 9 below describes rules that would apply to the sites along Lake Shore Boulevard West generally between Thirty Sixth Street and Kipling Avenue. This exception applies to sites that would have as-of-right mid-rise permissions of 36 metres and 11 storeys in height if the lot depth exceeds 34 metres.

To encourage a vibrant retail environment, these regulations prohibit residential uses at grade, automotive-related uses, and limits the width of commercial and institutional storefronts.

It also sets out requirements for residential buildings to provide at least 4 square metres per unit of amenity space and include a minimum ratio of 2- and 3-bedroom units. Additionally, the minimum building height is 13.5 metres

9. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.11.1 Exception Number [New#2] so that it reads:

([New#2]) Exception CR (New#2)

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 40.10.20.10(1)(A), **vehicle fuel station** and **vehicle service shop** are not permitted;
- (C) The uses listed in Regulation 40.10.20.10 (1) and 40.10.20.20 are subject to the following:
 - (i) The maximum width of each unit on the first **storey** facing Lake Shore Boulevard West is 8.0 metres.
- (D) Regulation (C) above does not apply to a **community centre, education use**, fire hall, library, **post-secondary school**, police station, food store, and residential lobby.
- (E) **Dwelling units** are not permitted on the first **storey** of a **building**.
- (F) Despite Regulation 40.10.40.10(4), the minimum **building** height is 13.5 metres, except for a **heritage site**;
- (G) If the **lot** has a minimum **lot depth** of 34 metres or greater, the following applies:
 - (i) Despite Regulation 40.10.40.10(8), the maximum **building** height is 11 **storeys** and 36 metres;
 - (ii) Despite Regulation 40.10.40.40(1), the permitted maximum floor space index for all uses on the consolidated lands is 6.7;
 - (iii) For the purpose of this exception, where the **rear lot line** abuts a **lane**, the **lot depth** is measured from the **front lot line**, after any required road conveyances along Lake Shore Boulevard West, to the **lot line** of the **lot** abutting the lane on the opposite side of the **lane**;
- (H) In addition to Regulation 40.10.40.70(7)(B)(i) and (ii), where the **main wall**

of a **building** above 27 metres does not have windows or openings, the **main wall** must be set back at least 3.0 metres from a **side lot line** that is not adjacent to a **street** or **lane**;

- (I) Despite Regulation 40.10.40.50(1), a **building** with 20 or more **dwelling units** must provide **amenity space** at a rate of 4.0 square metres for each dwelling unit, of which:
 - (i) at least 2.0 square metres for each **dwelling unit** as indoor **amenity space**;
 - (ii) at least 2.0 square metres of outdoor **amenity space** for each **dwelling unit** of which 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**.
- (J) Despite Regulation 40.10.50.10(3), the minimum 1.5 metre wide strip of **soft landscaping** may be provided within the Residential Zone category for the consolidated lands in the Commercial Residential Zone;
- (K) A **mixed use building** or **apartment building** with 20 or more **dwelling units** must meet the following provisions for **dwelling units**:
 - (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; and
 - (iii) any **dwelling units** with 3 or more bedrooms provided to satisfy (ii) above are not included in the provision required by (i) above; and
- (L) The **main wall** of the **building** that abuts a **street** must be minimum 6.0 metres from the **street** curb.
- (M) Despite Regulation 40.10.90.40(2) and 40.10.100.10(2), the **loading** and **vehicle** access is permitted in the Residential Zone category consolidated with the lands in the Commercial Residential Zone.

Explanatory Comment: Provision 10 below describes rules that would apply to the sites along Lake Shore Boulevard West generally between Kipling Avenue to Dwight Avenue.

This exception applies to sites that would have as-of-right mid-rise permissions of 27 metres and 8 storeys in height if the lot depth exceeds 30 metres.

To encourage a vibrant retail environment, these regulations prohibit residential uses at grade,

automotive-related uses, and limits the width of commercial and institutional storefronts.

It also sets out requirements for residential buildings to provide at least 4 square metres per unit of amenity space and include a minimum ratio of 2- and 3-bedroom units.

In addition, all developments are required to provide a minimum ground floor front yard setback of 1.2 metres to achieve a 6-metre sidewalk zone. Additionally, the minimum building height is 13.5 metres

10. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.11.1 Exception Number [New#3] so that it reads:

([New#3]) Exception **CR** (New#3)

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

- (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 40.10.20.10(1)(A), **vehicle fuel station** and **vehicle service shop** are not permitted.
- (C) The uses listed in regulation 40.10.20.10 (1) and 40.10.20.20 are subject to the following:
 - (i) The maximum width of each unit on the first **storey** facing Lake Shore Boulevard West is 8.0 metres.
- (D) Regulation (C) above does not apply to a **community centre, education use**, fire hall, library, **post-secondary school**, police station, food store, and residential lobby;
- (E) **Dwelling units** are not permitted on the first **storey** of a **building**.
- (F) Despite Regulation 40.10.40.10(4), the minimum **building** height is 13.5 metres, except for a **heritage site**;
- (G) If the **lot** has a minimum **lot depth** of 30 metres or greater, the following applies:
 - (i) Despite Regulation 40.10.40.10(8), the maximum **building** height is 8 **storeys** and 27 metres;
 - (ii) Despite Regulation 40.10.40.40(1), the permitted maximum floor space index for all uses on the consolidated lands is 6.5;
 - (iii) For the purpose of this exception, where the **rear lot line** abuts a

lane, the **lot depth** is measured from the **front lot line**, after any required road conveyances along Lake Shore Boulevard West, to the **lot line** of the **lot** abutting the lane on the opposite side of the **lane**;

- (H) Despite regulation 40.10.40.50(1), a **building** with 20 or more **dwelling units** must provide **amenity space** at a rate of 4.0 square metres for each dwelling unit, of which:
 - (i) at least 2.0 square metres for each **dwelling unit** as indoor **amenity space**;
 - (ii) at least 2.0 square metres of outdoor **amenity space** for each **dwelling unit** of which 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) In addition to regulation 40.10.40.70(7)(B)(i) and (ii), where the **main wall** of a **building** above 20 metres does not have windows or openings, the **main wall** must be set back at least 3.0 metres from a **side lot line** that is not adjacent to a **street** or **lane**.
- (J) In addition to Regulation 40.10.40.70(7)(A), the minimum **front yard building** setback is 1.2 metres.
- (K) Despite Regulation 40.10.40.70(7)(C)(i), above a height of 13.5 metres the **main wall** of the **building** must be set back at least 1.5 metres from a **lot line** that abuts a **street**, with the exception of:
 - (i) If the **lot frontage** exceeds 60 metres, above a height of 20 metres, up to 30% of the **main wall** of the **building** must set back at least 1.5 metres from a **lot line** that abuts a **street**.
 - (ii) If the **lot** abuts Kipling Avenue or Islington Avenue, above a height of 20 metres, up to 30% of the **main wall** of the **building** must set back at least 1.5 metres from a **lot line** that abuts a **street**.
- (L) Despite Regulation 40.10.50.10(3), the minimum 1.5 metre wide strip of **soft landscaping** may be provided within the Residential Zone category for the consolidated lands in the Commercial Residential Zone;
- (M) A mixed-use or apartment **building** with 20 or more **dwelling units** must meet the following provisions for **dwelling units**:
 - (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; and
 - (iii) any **dwelling units** with 3 or more bedrooms provided to satisfy (ii) above are not included in the provision required by (i) above.
- (N) The **main wall** of the **building** that abuts a **street** must be minimum 6.0 metres from the street curb.
- (O) Despite Regulation 40.10.90.40(2) and 40.10.100.10(2), the **loading** and **vehicle** access is permitted in the Residential Zone category consolidated with the lands in the Commercial Residential Zone.

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

Explanatory Comment: Provision 11 carries forward the permissions established in the existing site-specific by-law that applies to 3701 Lake Shore Boulevard West as outlined in By-law 1055-2004 and By-law 534-2005 that permits a four-storey building along Lake Shore Boulevard West and a semi-detached dwelling fronting Thirty Seventh Street.

11. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.11.1 Exception Number [New#4] so that it reads:

([New#4]) Exception **CR** (New#4)

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: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) On 3701 Lake Shore Boulevard West, former City of Etobicoke Zoning Code, as amended by by-law 1055-2004 and by-law 534-2005.

Explanatory Comment: Provision 12 below describes rules that would apply to the lots located north of Branch Avenue, west of Fortieth Street, and the south portion of the parcel located at 3621 Lake Shore Boulevard West. These lots are proposed to be zoned Residential Apartment. The apartment buildings would be required to meet certain requirements such as setbacks, maximum building lengths, minimum landscaping, and maximum lot coverage.

12. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.7.10 Exception Number [New#5] so that it reads:

([New#5] Exception RA (New#6)

- (A) Despite regulation 15.5.50.10(1), if an **apartment building** has 60 **dwelling units** or less, a minimum 30 percent of the area of the **lot** must be for **landscaping**, of which 50 percent of the required **landscaping** area must be comprised of **soft landscaping**.
- (B) Despite Regulation 15.10.30.10, there is no minimum **lot area** for **apartment buildings**.
- (C) Despite Regulation 15.10.30.20(1), no minimum **lot frontage** is required.
- (D) Despite Regulation 15.10.30.40(1), the maximum **lot coverage** for an **apartment building** is 50 percent of the **lot area**.
- (E) Despite Regulation 15.10.40.50, **amenity space** is not required for an **apartment building** that contains a total number of 30 **dwelling units** or less;
- (F) No **townhouse** or **apartment building** may be erected or used on the land unless all municipal water mains and municipal sewers, and their appurtenances have adequate capacity to service the **building**, to the satisfaction of the General Manager, Toronto Water, unless:
 - (i) a **townhouse** or **apartment building**, or combination thereof, if the **lot** will contain 10 or fewer **dwelling units**, **dwelling rooms**, or **bed-sitting rooms**, or any combination thereof;
 - (ii) an addition of less than 50 square metres in **gross floor area** to a lawfully existing **building**, if the lawfully existing **building** is:
 - (a) on a **lot** that will contain or contains no more than 10 **dwelling units**, **dwelling rooms**, and **bed-sitting rooms** or a combination thereof; and
 - (iii) the replacement or reconstruction of a **building** or **structure**, or part of a **building** or **structure**, destroyed or damaged by fire, explosion, flood or other similar cause, or replacement, reconstruction, or compliance due to an order of the City of Toronto if the **gross floor area** and height of the **building** or **structure** are not increased, no **building** or **structure** setback is reduced, and the use of the land is not changed.
- (G) The permitted maximum **building** length for **apartment building** is 25.0 metres.
- (H) Despite Regulation 15.10.40.70 (3), **apartment buildings** must have the

following minimum **side yard building setbacks**:

- (i) 1.8 metres for all portions of the **main wall** that do not have **primary windows**;
 - (ii) 5.5 metres for all portions of the **main wall** that have **primary windows**;
 - (iii) Despite (i) and (ii) above, 7.5 metres for all portions of the **main wall** exceeding a **building length** of 25.0 metres; and
 - (iv) Despite (i) and (ii) above, on a corner lot, the required minimum **side yard setback** from a side **lot** line abutting a **street** is 3.0 metres;
- (I) Despite (A) and (H), **heritage sites** do not have minimum **soft landscaping** and **building setback** requirements.

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

Explanatory Comment: Provisions 13-14 below describes rules that would apply to the residential lots that may be consolidated with a mixed-use lot facing the Avenue to achieve a lot depth that is adequate for a mid-rise building, also referred to as “enhancement zones” in the study. These lots will be incorporated into the mixed-use lot to achieve proper transition to the neighbourhoods. Any existing requirements for detached dwellings, semi-detached dwellings, duplex, triplex and fourplex are carried forward into these exceptions.

- 13.** Zoning By-law 569-2013, as amended, is further amended by adding Article 900.6.10 Exception Number [New#6] so that it reads:

([New#6]) Exception **RM** (New#6)

- (A) Regulation 900.6.10(2) applies to a **lot** in the Residential Zone Category, unless the **lot** is consolidated with an abutting **lot** in the Commercial Residential Zone category, where the following applies:
- (i) In addition to the permitted uses in Clauses 10.80.20.10 and 10.80.20.20, a **building** or **structure** that is part of a **mixed use building** fronting Lake Shore Boulevard West is permitted on the consolidated **lot** in the Residential Zone Category;
 - (ii) A **driveway**, **landscaping**, service area, or **amenity space** for a **mixed use building** on the same lands is permitted on the consolidated **lot** in the Residential Zone Category;
 - (iii) Despite Regulation 10.5.30.20, the **front lot line** is the **lot line** along Lake Shore Boulevard West;

- (iv) Despite Regulation 10.5.50.10(3), a minimum 1.5 metre wide strip of land used only for **soft landscaping** must be provided along the part of the **lot line** abutting the **lot** in the Residential Zone category or Residential Apartment Zone category;
- (v) Regulation 10.80.40.1 regarding number of **dwelling units** on a **lot** does not apply;
- (vi) Despite Regulations 10.80.40.10(1) and (3), the maximum permitted height for a **building** or **structure** that is a part of and connected to the **mixed use building** fronting Lake Shore Boulevard West is permitted with a maximum **building** height of 20 metres and 6 **storeys**;
- (vii) Despite Regulation 10.80.40.40(1), the maximum floor space index does not apply;
- (viii) Despite Regulation 10.80.40.70, the **building setback** are as follows:
 - (a) no minimum **front yard setback** required;
 - (b) minimum **rear yard setback** is 7.5 metres.
 - (c) Where the **rear lot line** abuts a **lane**, the **rear yard setbacks** required by (b) above are measured from the **lot line** of the **lot** abutting the **lane** on the opposite side of the **lane**; and
 - (d) Where the **main wall** of a **building** has windows or openings, the **main wall** must be set back at least 5.5 metres from a **side lot line** that is not adjacent to a **street** or **lane**, otherwise no **building setback** is required.

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

- 14.** Zoning By-law 569-2013, as amended, is further amended by adding Article 900.3.10 Exception Number [New#7] so that it reads:

([New#7]) Exception **RD** (New#7)

- (A) If a **lot** is consolidated with an abutting **lot** in the Commercial Residential zone category, the following applies:
 - (i) In addition to the permitted uses in Clauses 10.80.20.10 and 10.20.20.20, a **building** or **structure** that is part of a **mixed use building** fronting Lake Shore Boulevard West is permitted on the

consolidated **lot** in the Residential Zone Category;

- (ii) A **driveway, landscaping**, service area, or **amenity space** for a **mixed use building** on the same lands is permitted on the consolidated **lot** in the Residential Zone Category;
- (iii) Despite Regulation 10.5.30.20, the **front lot line** is the **lot line** along Lake Shore Boulevard West;
- (iv) Despite Regulation 10.5.50.10(3), a minimum 1.5 metre wide strip of land used only for **soft landscaping** must be provided along the part of the **lot line** abutting the **lot** in the Residential Zone category or Residential Apartment Zone category;
- (v) Regulation 10.20.40.1 regarding number of **dwelling units** on a **lot** does not apply to **mixed use buildings**;
- (vi) Despite Regulations 10.20.40.10(1) and (3), the maximum permitted height for a **building** or **structure** that is a part of and connected to the **mixed use building** fronting Lake Shore Boulevard West is permitted with a maximum **building** height of 20 metres and 6 **storeys**;
- (vii) Despite Regulation 10.20.40.40(1), the maximum floor space index does not apply to **mixed use buildings**;
- (viii) Despite Regulation 10.20.40.70, the **building setback** are as follows:
 - (a) no minimum **front yard setback** required;
 - (b) minimum **rear yard setback** is 7.5 metres;
 - (c) Where the **rear lot line** abuts a **lane**, the **rear yard setbacks** required by (b) above are measured from the **lot line** of the **lot** abutting the **lane** on the opposite side of the **lane**; and
 - (d) Where the **main wall** of a **building** has windows or openings, the **main wall** must be set back at least 5.5 metres from a **side lot line** that is not adjacent to a **street** or **lane**, otherwise no **building setback** is required.

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

Explanatory Comment: Provision 15 applies to the existing apartment building at 3077 Lake Shore Boulevard West. The zone is being changed from RA to RAC zone to reflect the Mixed-Use land use designation. As a result, the prevailing by-law under the Etobicoke By-law is being carried forward as a new exception in the RAC zone.

15. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.8.10 Exception Number [New#8] so that it reads:

([New#8] Exception **RAC** (New#8))

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: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of Etobicoke by-law 1984-87.

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

Explanatory Comment: Provision 16 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.

16. Zoning By-law 569-2013, as amended, is further amended by inserting Section 600.20 and Regulation 600.20.10(2) so that it reads:

600.20 Priority Retail Streets Overlay Map

600.20.20 Priority Retail Streets Overlay District "B"

(1) District "B" Priority Retail Streets

On a lot in the CR, CRE, I or IH 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
- (D) within 0.2 metres of the ground measured at the **lot line** abutting the **street** directly opposite the entrance;
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 minor 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 minor 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

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, duplex, triplex, fourplex, townhouse** or **apartment**.

Enacted and passed on [Clerks to insert date].

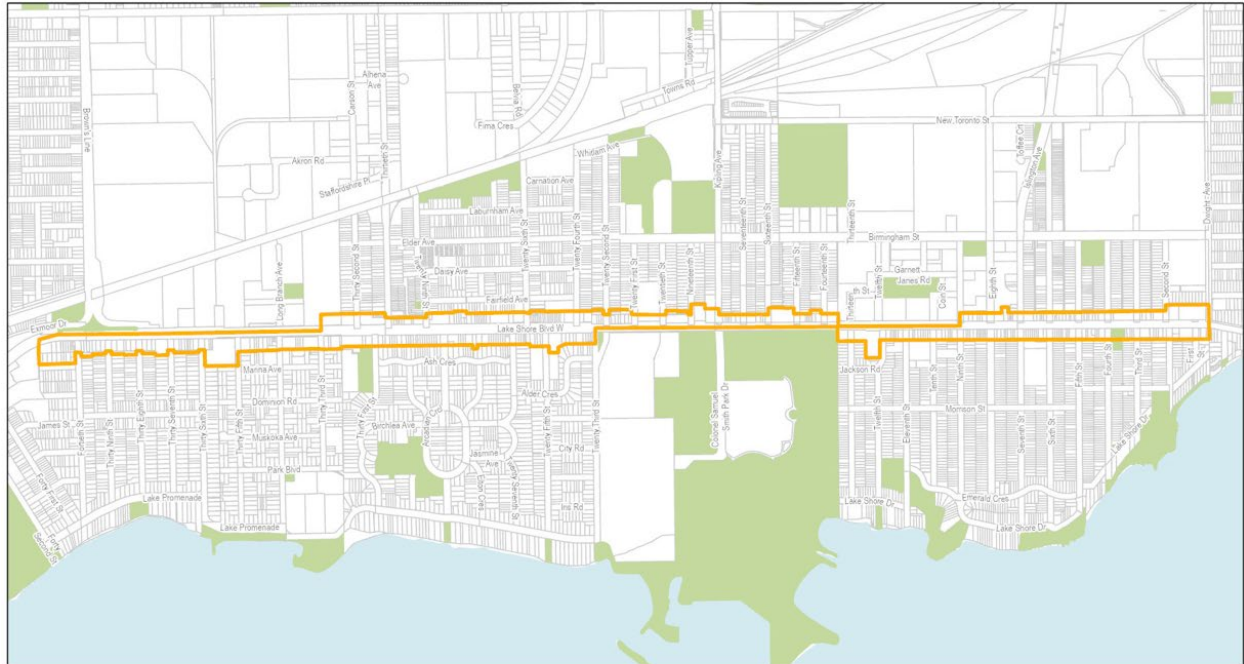
[full name], [full name],

Speaker

City Clerk

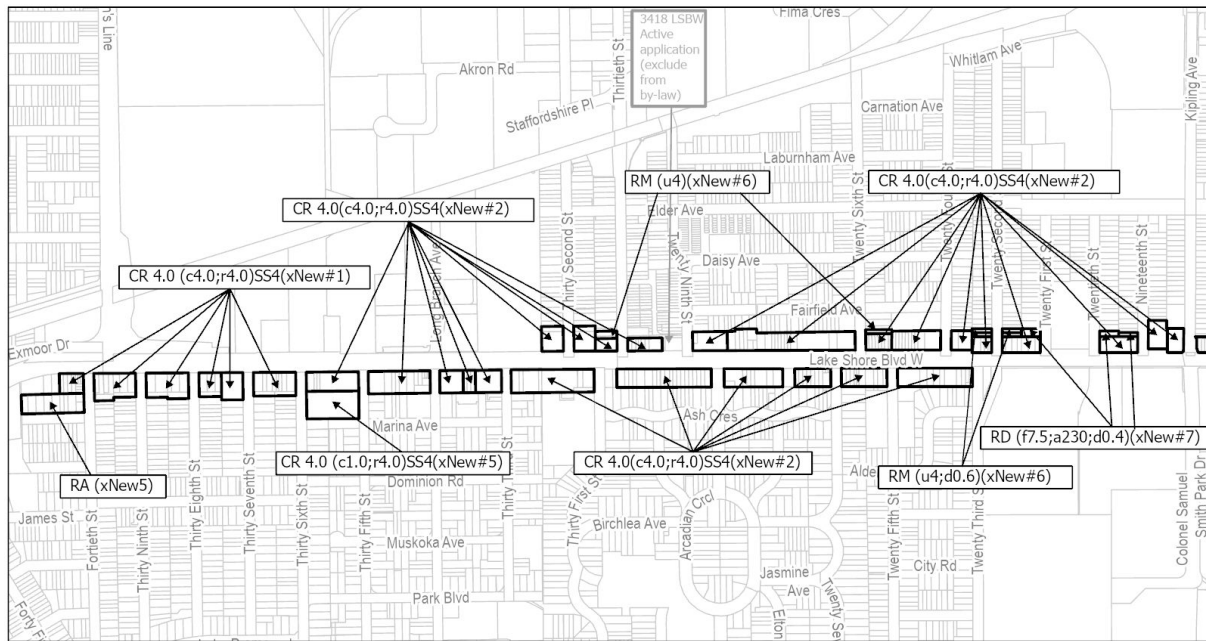
(Seal of the City)

Diagram 1:



Lake Shore Boulevard West Avenue Study
Diagram 1 - Study Area

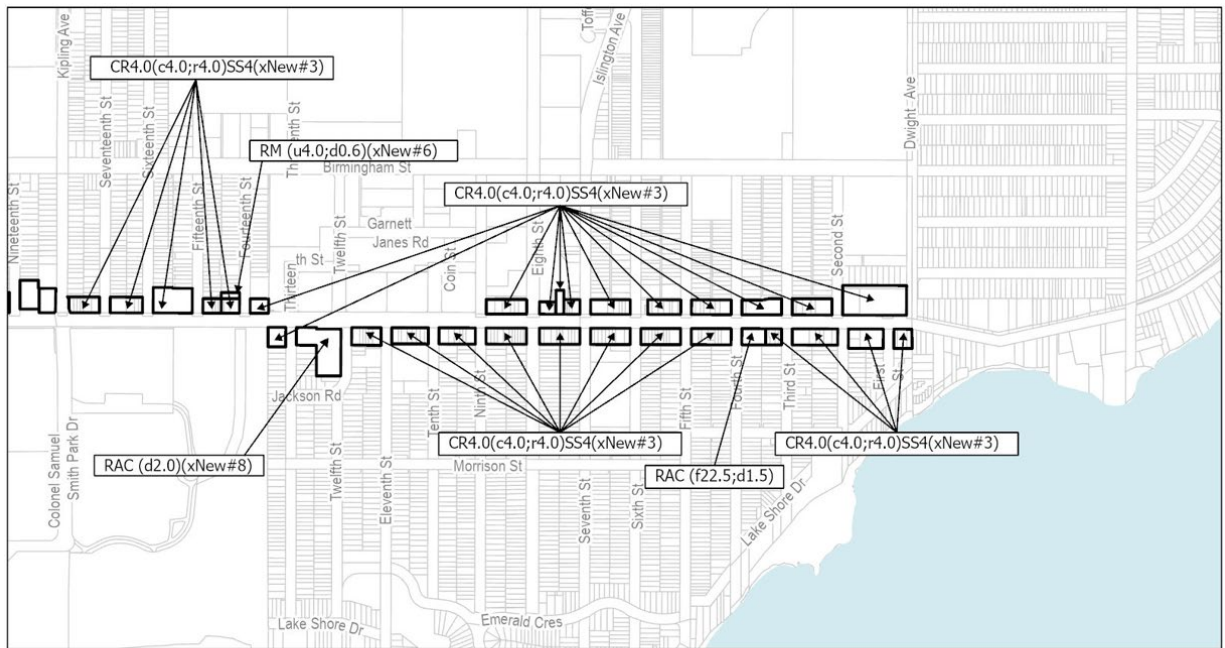
Diagram 2a:



Lake Shore Boulevard West Avenue Study
Diagram 2A - West of Kipling Proposed By-law String

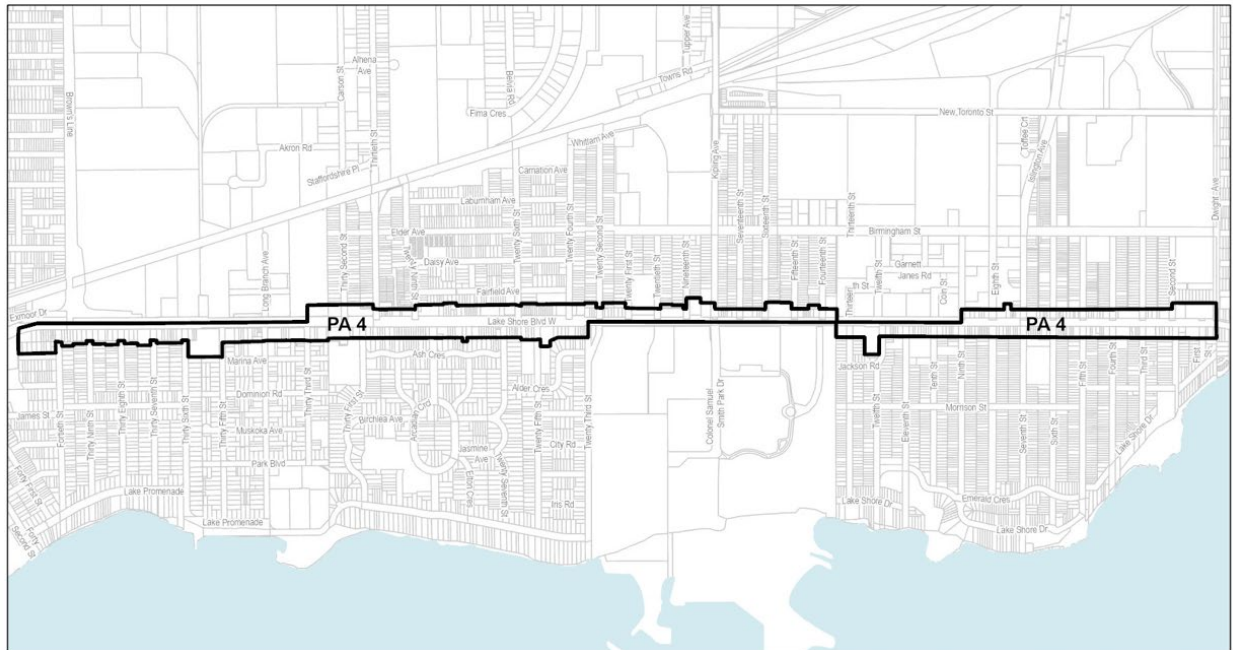


Diagram 2b:



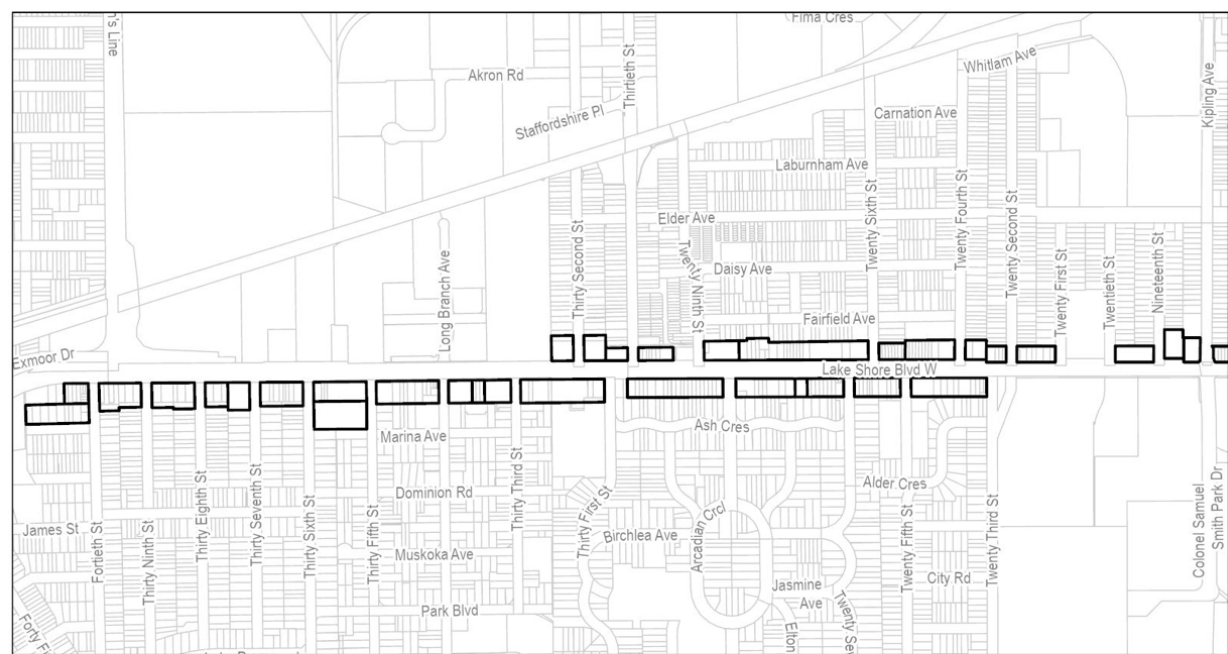
Lake Shore Boulevard West Avenue Study
Diagram 2B - East of Kipling Proposed By-law String

Diagram 3



Lake Shore Boulevard West Avenue Study
Diagram 3

Diagram 4a:

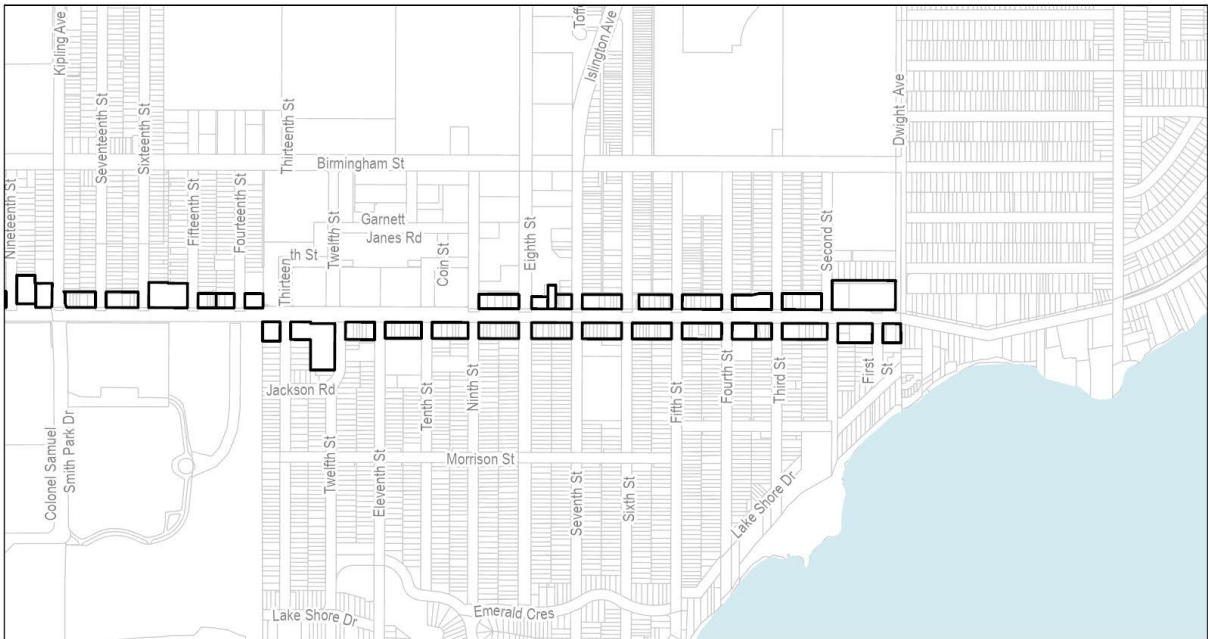


Lake Shore Boulevard West Avenue Study
Diagram 4A- West of Kipling Proposed By-law Height

HT 20; ST 6



Diagram 4b:

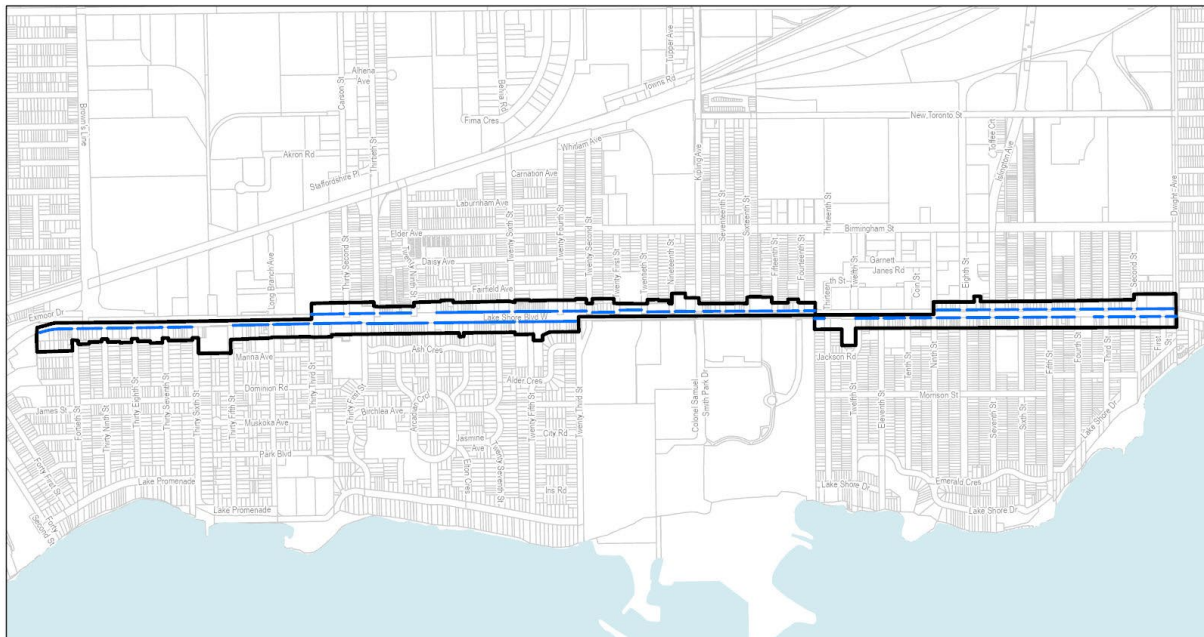


Lake Shore Boulevard West Avenue Study
Diagram 4B - East of Kipling Proposed By-law Height

□ HT 20; ST 6



Diagram 5



Lake Shore Boulevard West Avenue Study
Diagram 5 Priority Retail Areas

— Priority Retail Street District 'B'



1:15,000