

Authority: Planning and Housing Committee Item PH28.1,
as adopted by City of Toronto Council on March 25, 26 and
27, 2026

CITY OF TORONTO

Bill 254

BY-LAW -2026

To amend former City of Toronto By-law 1994-0805, Railway Lands - West, as amended, with respect to lands known municipally in the year 2025 as 150 Queens Wharf 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;

The Council of the City of Toronto enacts:

1. None of the provisions of Sections 2(1) 4(3)(a)(i) and (ii), 4(5), 4(6), 4(7), 4(8), 5(1), 5(2), 7 PART I (1), (2), 7 PART II 1(ii), 7 Part II 4(c), (e) and (f), 7 PART II 3(b), 7 PART II (5), 7 PART IV (2)(ii), 7 PART IV(3), 10(3), 10(11), 10(16), Height Map 50G-321, Map 4 – By-law 1994-0805 and Map 5 – By-law 1994-0805, as amended, being "A By-law to regulate the use of land and the erection, use, bulk, *height*, spacing of and other matters relating to buildings and structures and to prohibit certain uses of lands and the erection and use of certain buildings and structures in various areas of the Railway Lands - West", shall apply to prevent the erection and use of a *mixed-use building* on the *lot* provided that:
 - (a) the *lot* comprises at least the lands delineated by heavy lines on Map 1 attached to and forming part of this By-law;
 - (b) no portion of any building or structure on the *lot* shall have a *height* in metres greater than the *height* limits specified by the numbers following the letters "HT" identified on Map 2 attached to and forming part of this By-law, except for the following:
 - (i) mechanical and electrical room elements and structures, elevator overrun, elevator lobby and vestibule, emergency generators, heating and cooling vents, covered stairs and uses that support the adjoining outdoor *residential amenity space*, including vestibule, storage areas and a washroom, may project above the *height* limit by a maximum of 10.0 metres;
 - (ii) structures located on the roof used for outside or open-air recreation, safety or wind protection purposes may project above the *height* limits by a maximum of 3.0 metres;

- (iii) despite (i) above, an elevator overrun, lighting, lightning rod, enclosed stairs, hatches, building maintenance equipment, window washing equipment, and an exit vestibule for a green roof may project above the maximum *height* projection permitted by (i) by an additional 3.0 metres;
 - (iv) architectural features and parapets may project above the *height* limits by a maximum of 2.0 metres;
 - (v) elements and structures associated with a green roof may project above the *height* limits by a maximum of 1.0 metre;
 - (vi) planters, landscape features, guard rails, and divider screens on a balcony and/or terrace may project above the *height* limits by a maximum of 2.5 metres; and
 - (vii) trellises, pergolas, and unenclosed structures providing safety, wind or noise protection to rooftop *residential amenity space* may project above the *height* limits by a maximum of 3.0 metres;
- (c) despite the Table within Section 7, PART II, Subsection 5 of By-law 1994-0805, as amended, no portion of any building or structure erected and used above *grade* on the *lot* shall be located other than wholly within the *lot* and within the areas delineated by heavy building lines and by dashed lines on ground level as shown on Map 2 of this By-law, except for the following structures and elements:
- (i) cornices, light fixtures, ornamental elements, parapets, art and landscape features, patios, decks, trellises, eaves, window sills, planters, ventilation shafts, guardrails, balustrades, railings, stairs, stair enclosures, doors, wheelchair ramps, fences, screens, site servicing features, and underground garage ramps and associated structures and playground and associated structures; and
 - (ii) extensions of canopies, awnings, wind mitigation elements, pillars, terraces, balconies, and extensions of the roof are permitted to project beyond the heavy building lines by 0.5 metres on the west, by 0.7 metres on the north, and by 3.0 metres on the south, including at grade;
- (d) despite the definition of "*parking space*" in Section 2(1) of By-law 1994-0805, as amended, a *parking space* on the *lot* shall have the following minimum dimensions:
- (i) width of 2.6 metres;
 - (ii) length of 5.6 metres; and
 - (iii) vertical clearance of 2.0 metres;

- (e) where *parking spaces* are provided on the *lot*, despite (d) above, a minimum of the greater of 2 *parking spaces* or 4 percent of the number of *parking spaces* provided on the *lot* shall be provided as accessible *parking spaces* on the *lot* and shall have the following minimum dimensions and requirements:
 - (i) length of 5.6 metres;
 - (ii) width of 3.4 metres;
 - (iii) vertical clearance of 2.1 metres;
 - (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
 - (v) an accessible *parking space* must be a *parking space* located within a distance of 15 metres of a barrier free entrance to the building or passenger elevator that provides access to the first storey of the building;
- (f) a maximum of 10 per cent of *parking spaces* provided on the *lot* may have a part of a fixed object such as a wall, column, bollard fence or pipe located:
 - (i) within 0.3 metres of the side of the *parking space*, measured at right angles; and
 - (ii) more than 1.0 metre from the front or rear of the *parking space*;
- (g) *parking spaces* provided on the *lot* may be provided on a non-exclusive basis as *public parking*;
- (h) ingress and egress to and from the underground *parking garage* for the *lot* may be provided from a shared access parking ramp located on the property to the south, municipally known in the year 2025 as 170 Fort York Boulevard;
- (i) one shared *loading space – type G* shall be provided and maintained on the *lot*;
- (j) despite Section 4(6) and the definition of "*loading space – type G*" in Section 2(1) of By-law 1994-0805, as amended, *loading space – type G* shall have the following minimum dimensions:
 - (i) length of 13.0 metres;
 - (ii) width of 4.0 metres; and
 - (iii) vertical clearance of 6.1 metres;

- (k) despite Section 4(7) and the definition of "*residential amenity space*" in Section 2(1) of By-law 1994-0805, as amended, *residential amenity space* for each *dwelling unit* shall be provided in accordance with the following:
- (i) a minimum of 3.0 square metres of *residential amenity space* shall be provided for each *dwelling unit*, of which:
 - A. a minimum of 1.5 square metres of indoor *residential amenity space* shall be provided for each *dwelling unit*; and
 - B. a minimum of 0.5 square metres of outdoor *residential amenity space* shall be provided for each *dwelling unit*;
 - (ii) *residential amenity space* provided may include up to two guest suites with a combined area of not more than 65 square metres and may include pet-oriented facilities; and
 - (iii) any outdoor *residential amenity space* provided is not required to be located adjoining or directly accessible to the indoor *residential amenity space*;
- (l) despite Section 4(8) and the definition "*bicycle parking space*" in Section 2(1) of By-law 1994-0805, as amended, *bicycle parking spaces* shall be provided and maintained on the *lot* in accordance with the following requirements:
- (i) for *dwelling units*: a total of 1.1 *bicycle parking spaces* shall be provided for each *dwelling unit*, allocated as 0.9 *bicycle parking spaces - occupant* and 0.2 *bicycle parking spaces - visitor*;
 - (ii) for non-residential uses: 0.2 *bicycle parking spaces* shall be provided for each 100 square metres of non-residential *interior floor area* allocated as *bicycle parking spaces - occupant* and 3 plus 0.3 *bicycle parking spaces* for each 100 square metres of non-residential *interior floor area* allocated as *bicycle parking spaces - visitor*, provided that if a the total non-residential *interior floor area* is 2,000 square meters or less, then no *bicycle parking spaces – occupant* or *bicycle parking spaces – visitor* are required;
 - (iii) a minimum of 5 percent of the required *bicycle parking spaces - occupant* must be *oversized bicycle parking spaces* and comply with the following:
 - (A) if the calculation of the required number of *oversized bicycle parking spaces* results in a fraction of an *oversized bicycle parking space* being required, the number of required *oversized bicycle parking spaces* must be rounded down to the next whole number;
 - (B) an *oversized bicycle parking space* must not be a *stacked bicycle parking space*; and

- (C) an *oversized bicycle parking space* must not be placed in a vertical position on a wall, structure or mechanical device;
- (iv) for the purpose of this By-law an *oversized bicycle parking space* means a horizontal *bicycle parking space* that is used for an extra-large bicycle or for a bicycle with attachments and shall have the following minimum dimensions:
 - (a) length of 2.4 metres;
 - (b) width of 1.0 metres; and
 - (c) vertical clearance of 1.9 metres from the ground;
- (v) within areas used for bicycle parking, access to *bicycle parking spaces* must be provided via an unobstructed aisle that complies with the following:
 - (a) 2.5 metres width if it is an *oversized bicycle parking space*; and
 - (b) 1.8 metres width in all other cases;
- (vi) despite the definition in Section 2(1) of By-law 1994-0805, as amended, *bicycle parking spaces – visitor* may be located in a secured room or enclosure;
- (m) all *bicycle parking spaces* that are located indoors, and that are not *oversized bicycle parking spaces*, may be provided as *stacked bicycle parking spaces* that have the following minimum dimensions:
 - (i) length of 1.8 metres;
 - (ii) width of 0.4 metres; and
 - (iii) vertical clearance of 1.2 metres;
- (n) the number of *bicycle parking spaces* required by (l)(i) and (l)(ii) above may be reduced, subject to the following:
 - (i) the number of *bicycle parking spaces - occupant* reduced is not more than half the amount required by (l)(i) and (l)(ii), rounded down to the nearest whole number;
 - (ii) the number of *bicycle parking spaces - visitor* reduced is not more than half the amount required by (l)(i) and (l)(ii), rounded down to the nearest whole number;

- (iii) for each *bicycle parking space* required by (l)(i) and (l)(ii) to be reduced, the owner or occupant must provide a payment-in-lieu to the City of Toronto; and
- (iv) the owner or occupant must enter into an agreement with the City of Toronto pursuant to Section 40 of the Planning Act, as amended;
- (o) a total of 45 percent of the *dwelling units* must be provided as multi-*bedroom* units, of which:
 - (i) a minimum of 15 percent of the *dwelling units* in the building must contain two *bedrooms*;
 - (ii) a minimum of 10 percent of the *dwelling units* in the building must contain three *bedrooms*; and
 - (iii) if the calculation to determine the required percentage of multi-*bedroom dwelling units* in (i) and (ii) above results in a number with a fraction, the number shall be rounded down to the nearest whole number;
- (p) despite the definitions in Section 2(1) of By-law 1994-0805, as amended, *bedrooms* may be less than 7 square metres in size;
- (q) despite Sections 5(1)(a), (c) and (e) and Subsection (b) of the Chart within Section 5(1)(f) of By-law 1994-0805, as amended, only the following non-residential uses are permitted on the *lot*:
 - (i) *club*;
 - (ii) *place of assembly*;
 - (iii) *clinic*;
 - (iv) *community centre*;
 - (v) *day nursery*;
 - (vi) *municipal community centre*;
 - (vii) premises of a *charitable institution*;
 - (viii) *non-profit institution* or other community or social agency;
 - (ix) *public art gallery*;
 - (x) *public museum*;
 - (xi) *union hall*;

- (xii) *bake-shop;*
 - (xiii) *caterer's shop;*
 - (xiv) *entertainment facility;*
 - (xv) *personal grooming establishment;*
 - (xvi) *private art gallery;*
 - (xvii) *restaurant/licensed facility;*
 - (xviii) *retail store;*
 - (xix) *service, rental or repair shop;*
 - (xx) *tailoring shop;*
 - (xxi) *take-out restaurant;*
 - (xxii) *artist's or photographer's studio;*
 - (xxiii) *communications and broadcasting establishment;*
 - (xxiv) *custom workshop;*
 - (xxv) *publisher;*
 - (xxvi) *office;*
 - (xxvii) *pedestrian walkway;*
 - (xxviii) *commercial school;*
 - (xxix) *trade school;*
 - (xxx) *public parking;*
 - (xxxi) *ornamental structure;*
 - (xxxii) *car-share; and*
 - (xxxiii) *car-share parking space;*
- (r) despite Sections 5(1)(b) and (d) of By-law 1994-0805, as amended, the non-residential uses permitted in (q) above are not required to comply with the qualifications in Section 5(2) of By-law 1994-0805 before the use is permitted;

- (s) Despite the definitions in Section 2(1) of By-law 1994-0805, as amended, "*residential gross floor area*" and "*non-residential gross floor area*" means the aggregate of the areas of each floor and the spaces occupied by walls and stairs, above or below-grade in a *mixed-use building*, measured between the exterior faces of the exterior walls of the building or structure at the level of each floor, exclusive of the following areas:
- (i) *parking and loading*;
 - (ii) required *loading spaces* at the ground level and required *bicycle parking spaces* at or above-ground;
 - (iii) storage rooms, washrooms, electrical, utility, mechanical and ventilation rooms and enclosures;
 - (iv) *shower-change facilities* required by this By-law for required *bicycle parking spaces*;
 - (v) elevator shafts;
 - (vi) garbage shafts;
 - (vii) mechanical penthouse;
 - (viii) exit stairwells in the building;
 - (ix) all areas below-grade;
 - (x) all bike rooms/storage areas whether located above or below-grade;
 - (xi) all *residential amenity space*; and
 - (xii) the area of a void within a ground floor or mezzanine where there is a vertical clearance of more than 2.95 metres between the top of the floor below the void and the ceiling directly above it;
- (t) despite Section 7, Part I, Subsection 1 of By-law 1994-0805, as amended, the maximum *residential gross floor area* permitted on the *lot* is 26,500 square metres;
- (u) despite Section 7, Part I, Subsection 2 of By-law 1994-0805, as amended:
- (i) a minimum of 300 square metres is required for non-residential uses, excluding outdoor space *accessory* to the non-residential uses; and
 - (ii) a maximum of 500 square metres is permitted for non-residential uses, excluding outdoor space *accessory* to the non-residential uses;

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- (v) in addition to the gross floor area requirements of (t) and (u) above, the portions of a building or structure located above a *height* of 26.65 metres within the area labelled "HT 131.0m" on Map 2 attached to this By-law must not exceed a maximum floor area of 825 square metres measured from the exterior of the main walls of each floor level and inclusive of the entire floor;
 - (w) despite Section 10(3) of By-law 1994-0805, as amended, the required setback from the south edge of the "Rail Corridor" is 23 metres;
 - (x) in addition to the uses permitted in Section 10(3) of By-law 1994-0805, as amended outdoor space *accessory* to the non-residential uses are permitted within the required "Rail Corridor" setback;
 - (y) a *landscaping-pedestrian area* must be provided in the form of a publicly-accessible pedestrian connection between Queens Wharf Road and the westerly property boundary, which includes an unobstructed minimum walkway width of 1.5 metres and is located within the area illustrated as "Publicly-Accessible Pedestrian Connection" on Map 2 attached to this By-law; and
 - (z) the definitions of "*public garage*" and "*private garage*" in Section 2(1) of By-law 1994-0805, as amended, do not apply.
2. For the purpose of this By-law, each word or expression that is italicized shall have the same meaning as that word or expression as defined in By-law 1994-0805, as amended, with the exception of the following words or expressions which will have the meaning stated below:
- (a) "*car-share*" means practice where a number of people share the use of one or more cars that are owned by a profit or non-profit car sharing organization and where the organization may require that use of cars to be reserved in advance, charge fees based on time and/or kilometres driven, and set membership requirements of the car sharing organization, including the payment of a membership fee which may or may not be refundable;
 - (b) "*car-share parking space*" means a *parking space* exclusively reserved and signed for a vehicle used only for *car-share* purposes;
 - (c) "*grade*" shall mean 84.2 metres Canadian Geodetic Datum;
 - (d) "*height*" shall mean the vertical distance between *grade* and the highest point of the building or structure, excluding permitted projections identified in section 1. (b) of this By-law;
 - (e) "*landscaping – pedestrian area*" means a paved or other hard surfaced area used principally for walkway purposes and which may contain plants, planters, trees, retaining walls, or other landscape or architectural elements as well as door swings, but does not include areas for loading, parking or storing of vehicles;

- (f) "*lot*" means the lands outlined by heavy lines on Map 1 attached to and forming part of this By-law;
 - (g) "*oversized bicycle parking space*" means a *bicycle parking space* that meets the requirements set out in section 1.(1)(iv) of this By-law;
 - (h) "*public parking*" means premises having an area for the parking of one or more vehicles and the parking of a vehicle is available for public use with or without a fee;
 - (i) "*stacked bicycle parking space*" means a horizontal *bicycle parking space* that is positioned above or below another *bicycle parking space*; and
3. Despite any existing or future severance, partition or division of the *lot*, the provisions of this By-law shall apply to the whole *lot* as if no severance, partition or division occurred.
4. Within the lands shown on Map 1 of this By-law, no person shall use any land or erect or use any building or structure unless the following municipal services are provided to the *lot* line and the following provisions are complied with:
- (a) all water mains and sanitary sewers, and appropriate appurtenances, have been installed and are operational.
5. City of Toronto By-law 1067-2024 is hereby repealed.

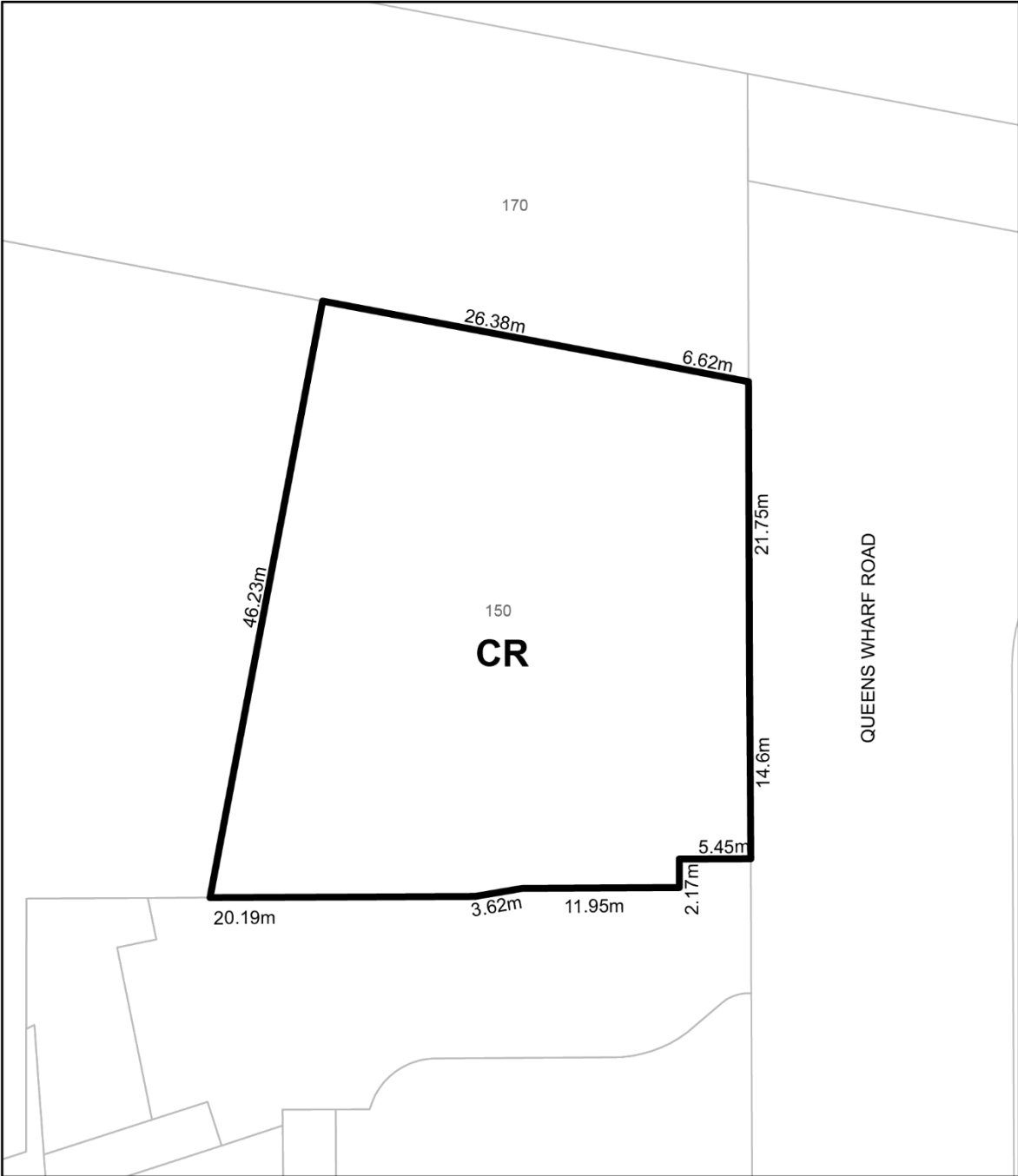
Enacted and passed on March , 2026.

Frances Nunziata,
Speaker

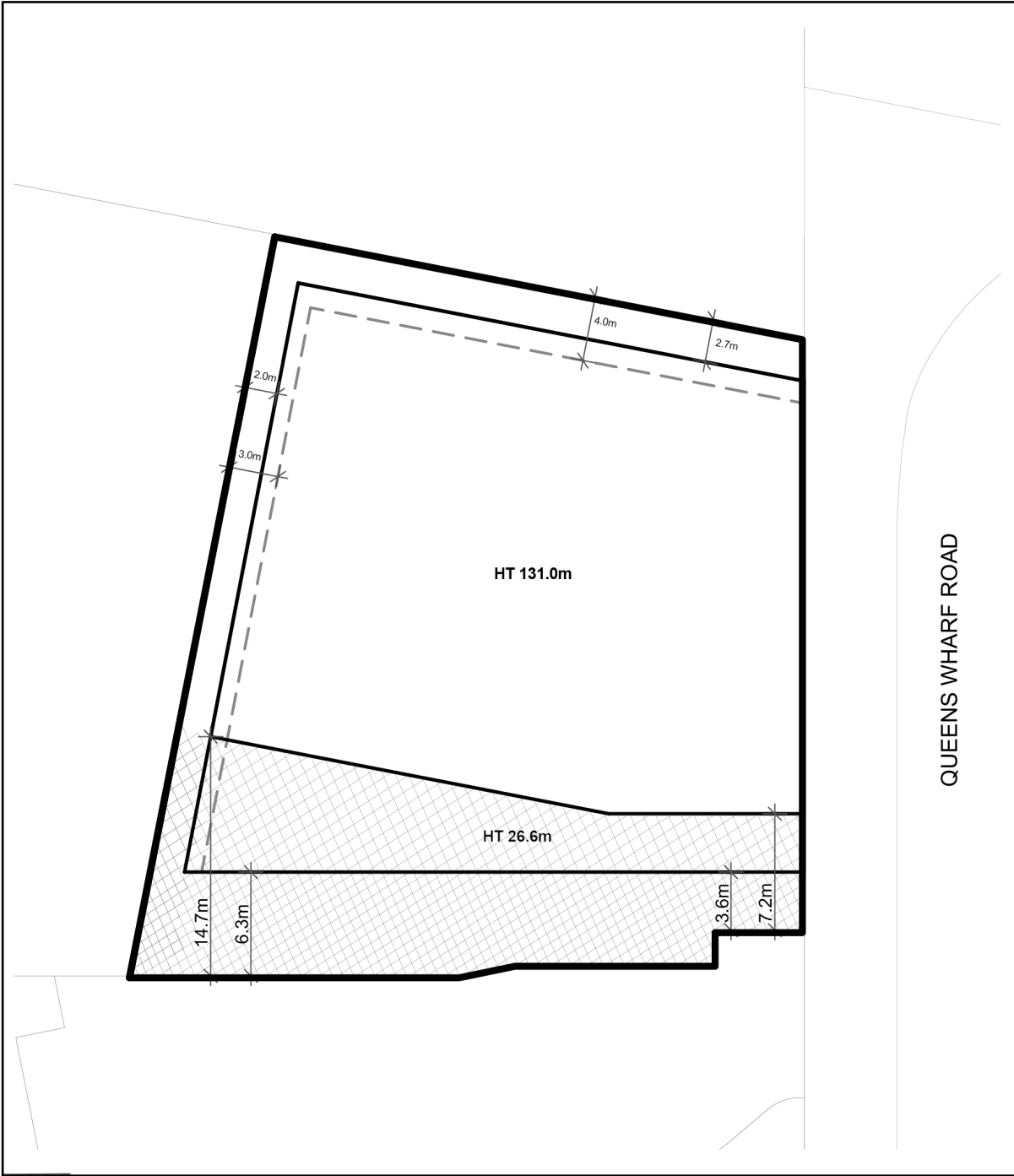
John D. Elvidge,
City Clerk

(Seal of the City)

Map 1






Map 2



Map 2 – Heights and Setbacks

150 Queens Wharf Road

File # 25 257206 STE 10 OZ

-  Property Boundary
-  Publicly-Accessible Pedestrian Connection
-  Building extent at ground floor level

City of Toronto By-law 569-2013
Not to Scale
03/17/2026

