

Authority: Etobicoke York Community Council Item
EY23.5, as adopted by City of Toronto Council on June 25
and 26, 2025
City Council voted in favour of this by-law on June 26,
2025
Written approval of this by-law was given by Mayoral
Decision 10-2025 dated June 26, 2025

CITY OF TORONTO

BY-LAW 574-2025

To amend Zoning By-law 569-2013, as amended, with respect to the lands municipally known in the year 2024 as 1230 The Queensway.

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. 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 the 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, and applying the following zone label to these lands: CR 3.0 (c3.0; r3.0) SS2 (x1099), as shown on Diagram 2 attached to this By-law.
4. 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 Policy Areas Overlay Map in Article 995.10.1; and
 - (B) amending the policy area on the Policy Areas Overlay Map in Article 995.10.1 respecting the lands identified as Parts 1 and 2 on Diagram 1 attached to this By-law, and applying the following label to these lands: PA 4, as shown on Diagram 3 attached to this By-law.

5. 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 Height Overlay Map in Article 995.20.1; and
 - (B) amending the height label on the Height Overlay Map in Article 995.20.1 respecting the lands identified as Parts 1 and 2 on Diagram 1 attached to this By-law, to the following height label: HT 21, as shown on Diagram 4 attached to this By-law.
6. 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 Lot Coverage Overlay Map in Article 995.30.1; and
 - (B) amending the Lot Coverage Overlay Map for Parts 1 and 2 on Diagram 1 attached to this By-law to apply no value to these lands.
7. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.11.10 Exception Number 1099 so that it reads:

(1099) Exception 1099

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 1230 The Queensway, if the requirements of By-law 574-2025 are complied with, a **building** or **structure** may be constructed, used or enlarged in compliance with Regulations (B) to (O) 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 111.85 metres and the elevation of the highest point of the **building** or **structure**;
- (C) Despite regulation 40.10.40.1(1), residential use portions of the **building** are permitted to be located on the same **storey** as non-residential use portions of the **building**, provided it is for:
 - (i) residential lobby access;
 - (ii) mail room;
 - (iii) management office;
 - (iv) waste room;

- (v) storage; and
 - (vi) indoor **amenity space**.
- (D) 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 5 of By-law 574-2025;
- (E) Despite regulations 40.5.40.10(3) to (8) and (D) above, the following equipment and **structures** may project beyond the permitted maximum height shown on Diagram 5 of By-law 574-2025:
- (i) Mechanical and ventilation equipment, roof access, elevator shafts, chimneys, vents, architectural features, parapets and elements and **structures** associated with a roof or **green roof** by a maximum of 2.0 metres;
- (F) Despite regulation 40.10.40.40(1) and 40.5.1.10(3), the permitted maximum **gross floor area** of all **buildings** and **structures** is 12,000 square metres, of which:
- (i) the permitted maximum **gross floor area** for residential uses is 11,500 square metres;
 - (ii) the permitted minimum **gross floor area** for non-residential uses is 450 square metres; and
 - (iii) the permitted maximum **gross floor area** for non-residential uses is 600 square metres.
- (G) Despite regulation 40.10.40.70(2), the required minimum **building setbacks** are as shown in metres on Diagram 5 of By-law 574-2025;
- (H) Despite (G) above, the minimum required **building setbacks** at the ground floor are as shown in metres on Diagram 6 of By-law 574-2025;
- (I) Despite Regulation 40.5.40.60(1), Clause 40.10.40.60, and (G) and (H) above, the following elements may encroach into the required minimum **building setbacks** and **main wall** separation distances as follows:
- (i) decks, porches, and balconies may only encroach into a required setback above a height of 27.7 metres, by a maximum of 0.5 metres;
 - (ii) canopies and awnings, by a maximum of 3.0 metres;
 - (iii) exterior stairs, access ramps and elevating devices, by a maximum of 3.0 metres;

- (iv) cladding added to the exterior surface of the **main wall** of a **building**, by a maximum of 0.3 metres;
 - (v) architectural features, such as a pilaster, decorative column, cornice, sill, belt course, or chimney breast, by a maximum of 1.0 metre;
 - (vi) window projections, including bay windows and box windows, by a maximum of 1.0 metre;
 - (vii) **building** columns or other vertical structural supports, by a maximum of 2.0 metres;
 - (viii) eaves, by a maximum of 1.0 metre; and
 - (ix) air conditioners, satellite dishes, antennae, vents, and pipes, by a maximum of 2.0 metres.
- (J) 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;
 - (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.
- (K) Despite regulation 230.5.1.10(4)(A)(ii), the minimum width of a **bicycle parking space** is 0.45 metres;
- (L) Despite regulation 230.5.1.10(10), "short-term" **bicycle parking spaces** may also be located in a **stacked bicycle parking space**;
- (M) Despite regulation 230.40.1.20(2), a "short-term" bicycle parking space may be no more than 40 metres from a pedestrian entrance to the building on the lot;
- (N) For the purposes of this exception, a "ceiling" is defined as the upper or top structural surface of a room or area which is higher than structural drop beams, structural transfer beams, mechanical ventilation ducts, gas/water pipes, drainage pipes, sanitary pipes, electrical channels below slabs, sprinkler heads or any bulkheads and/or dropped ceilings, or mezzanine level;
- (O) The provision of **dwelling units** is subject to the following:
- (i) a minimum of 25 percent of the total number of **dwelling units must have 2 or more bedrooms**; and

- (ii) a minimum of 10 percent of the total number of **dwelling units must have 3** or more bedrooms.

- (P) Despite (A) listed under Prevailing By-laws and Prevailing Sections below, City of Toronto By-law 514-2003 does not apply to a **building or structure** constructed, used or enlarged in compliance with Regulations (B) to (O) above.

Prevailing By-laws and Prevailing Sections:

- (A) City of Toronto By-law 514-2003.

- 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.

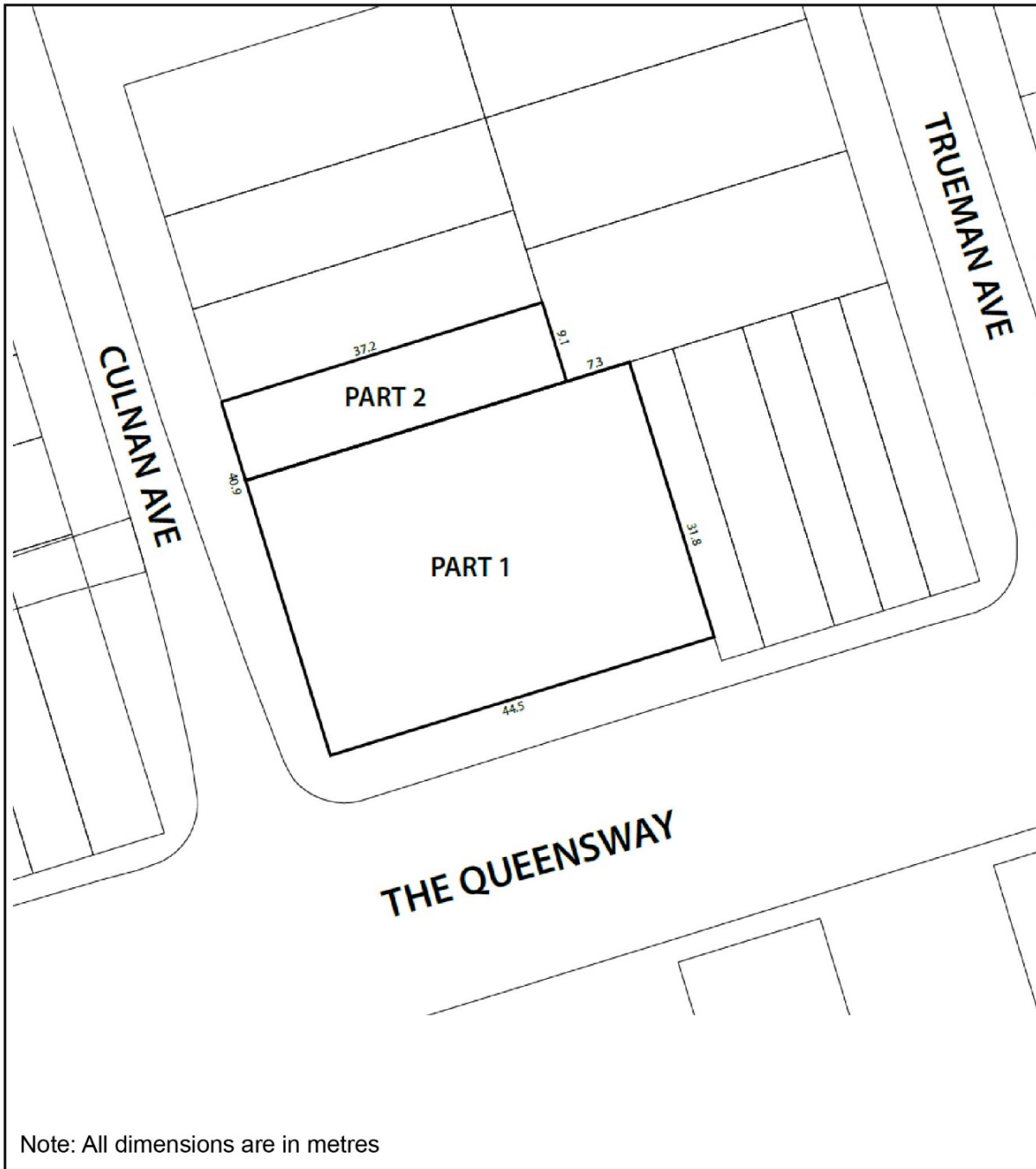
Enacted and passed on June 26, 2025.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)

Diagram 1



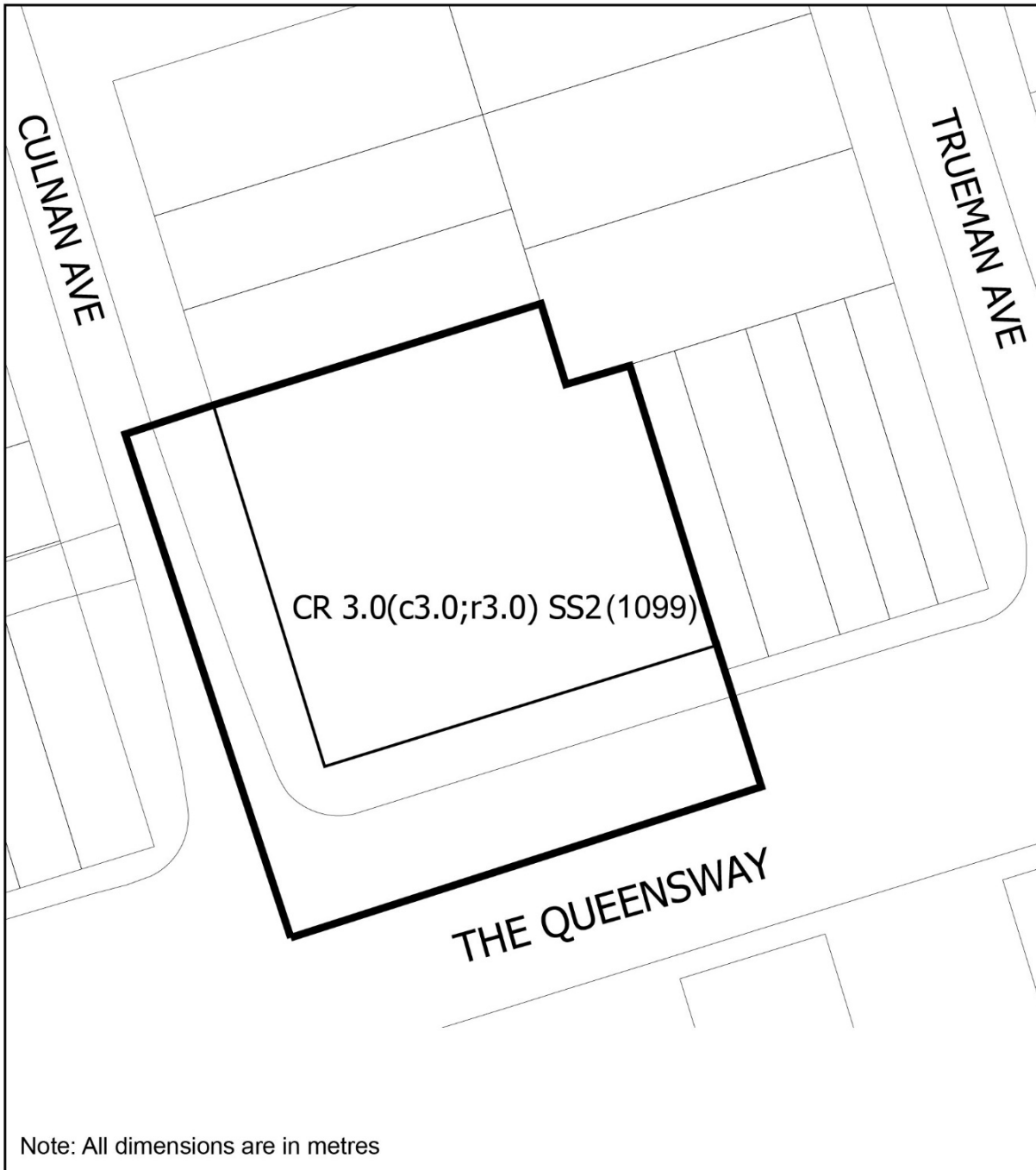
Toronto
Diagram 1

1230 The Queensway

File #: 24 230000 WET 03 02

City of Toronto By-law 569-2013
Not to Scale
04/10/2025

Diagram 2

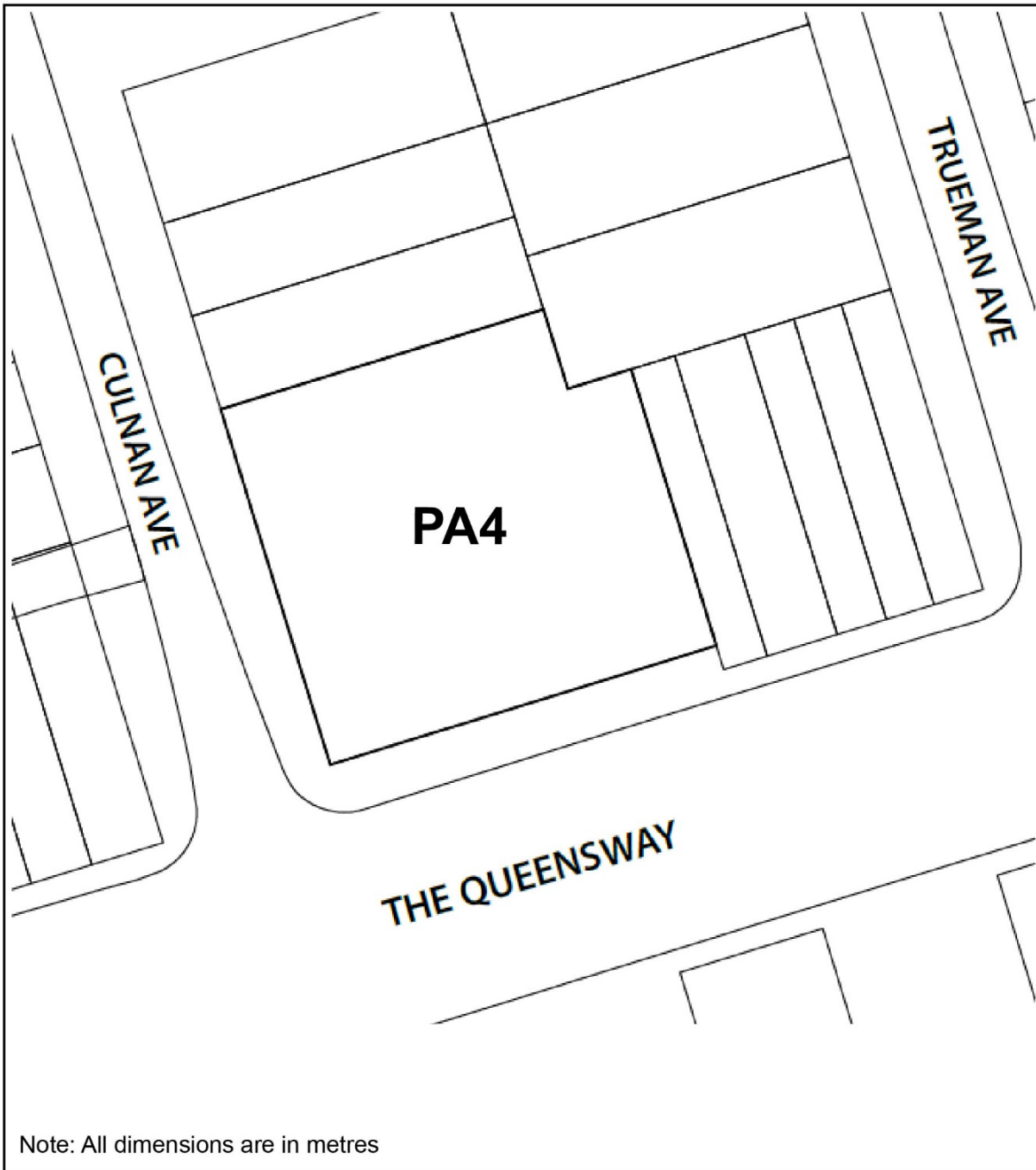


 **TORONTO**
Diagram 2

1230 The Queensway

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Diagram 3

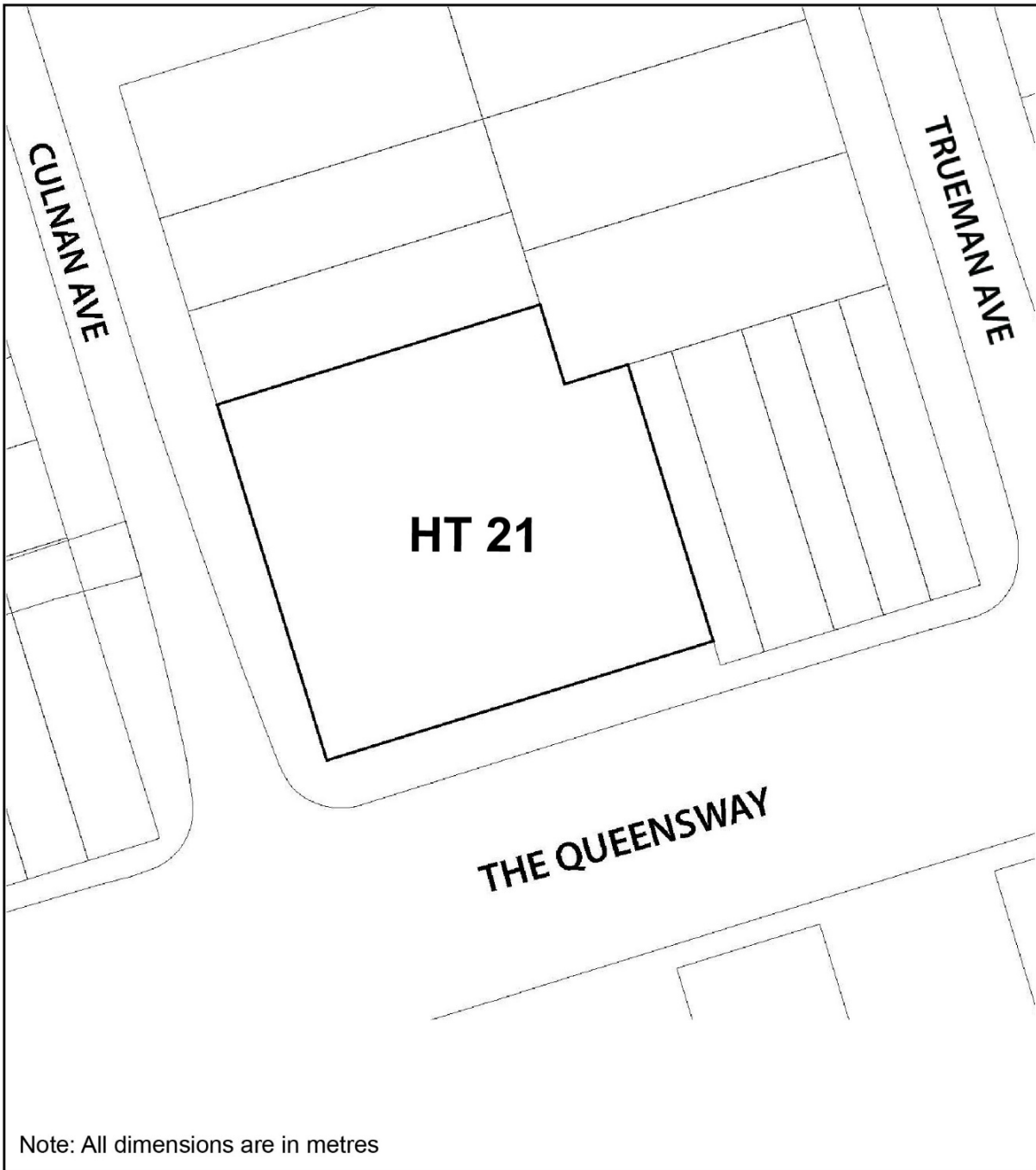


 **TORONTO**
Diagram 3

1230 The Queensway

File #: 24 230000 WET 03 0Z

Diagram 4



 **TORONTO**
Diagram 4

1230 The Queensway

File #: 24 230000 WET 03 0Z

Diagram 5

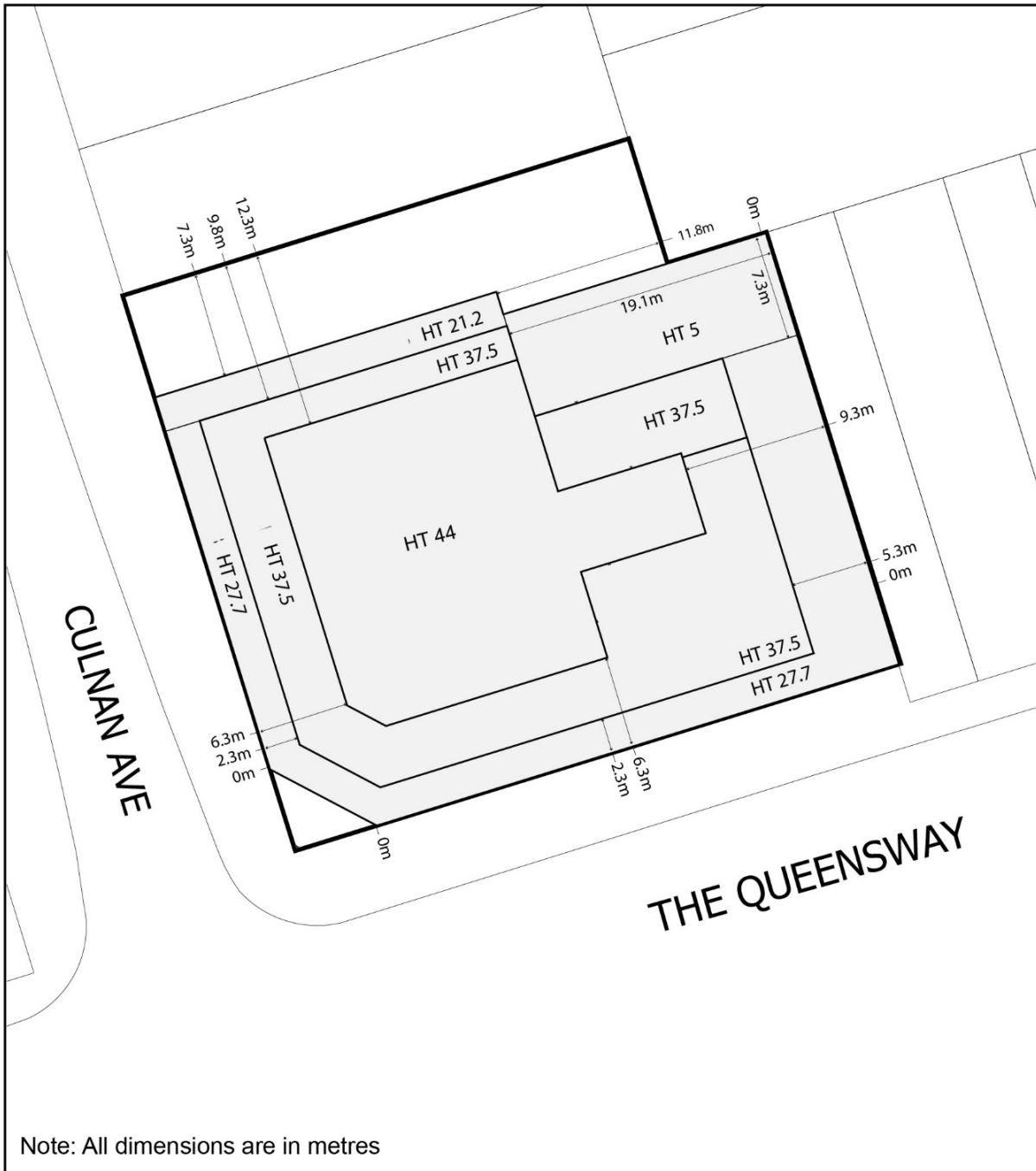


Diagram 6

