

## **1230 The Queensway - Zoning By-law Amendment Application - Decision Report - Approval**

**Date:** May 16, 2025

**To:** Etobicoke York Community Council

**From:** Director, Community Planning, Etobicoke York District

**Ward:** 3 - Etobicoke-Lakeshore

### **SUMMARY**

---

This report reviews and recommends approval of the application to amend the Zoning By-law to permit a 37.6-metre (11-storey, excluding mechanical penthouse) mixed-use building with a ground floor area of 11,630 square metres. The proposed building contains 143 residential units, 132 underground vehicular parking spaces and 400 square metres of retail use at grade.

### **RECOMMENDATIONS**

---

The Director, Community Planning Etobicoke York District recommends that:

1. City Council amend City of Toronto Zoning By-law 569-2013 for the lands municipally known as 1230 The Queensway substantially in accordance with the draft Zoning By-law Amendment included as Attachment 5 to this report.
2. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required.

### **FINANCIAL IMPACT**

---

The Development Review Division confirms that there are no financial implications resulting from the recommendations included in this report in the current budget year or in future years.

### **THE SITE AND SURROUNDING LANDS**

---

#### **Description**

The site is located on the northeast corner of Culnan Avenue and The Queensway (See Attachment 2 for the Location Map). The site is irregularly shaped, with 44 metres frontage on The Queensway and 33 metres frontage on Culnan Avenue and a total area

of 1,754 square metres. The topography of the site is generally flat with a slight downward slope towards the northeast corner.

## **Exiting Use**

The site currently contains a one-storey building with a commercial use (Bank) and surface parking. Access to the site is currently provided off The Queensway and Culnan Avenue.

## **THE APPLICATION**

---

### **Description**

The proposal is for an 11-storey (37.6-metre, excluding mechanical penthouse) building containing 143 residential market units and 400 square metres of grade-related retail space

### **Density**

The proposal has a density of 6.34 times the area of the lot.

### **Dwelling Units**

The proposal includes 143 dwelling units, 9 studio (6.3%), 59 one-bedroom (41.3%), 58 two-bedroom (40.5%), and 17 three-bedroom units (11.9%).

### **Amenity Space**

The proposal includes a minimum of four square metres of combined indoor and outdoor amenity space per dwelling unit.

### **Access, Parking and Loading**

The proposal includes a total of 132 vehicular parking spaces including nine visitor spaces within four levels of underground parking. The proposal includes a total of 110 bike parking spaces, including 98 long term and 12 short term spaces, a majority of which are being provided on the ground floor and the remaining 16 spaces on the first level of the underground garage.

The site will be accessed from the northeast off Culnan Avenue in the form of a six-metre wide private driveway. The proposal includes one Type-G loading space and one pick-up and drop-off parking spot. These spaces, along with entrance to the underground garage ramp, are accessed via the private driveway.

### **Additional Information**

See the attachments of this Report for the Application Data Sheet, Location Map, site plan, elevations, and 3D massing views of the proposal. Detailed project information

including all plans and reports submitted as part of the application can be found on the City's Application Information Centre at: [www.toronto.ca/1230TheQueensway](http://www.toronto.ca/1230TheQueensway).

## **Reasons for Application**

The proposal requires an amendment to bring a portion of the lands into Zoning By-law 569-2013 and to vary specific performance standards, including the maximum building height, maximum density, minimum setbacks, maximum projects and encroachments, and vehicular and bicycle parking requirements, among other standards.

## **POLICY AND REGULATION CONSIDERATIONS**

---

### **Provincial Land-Use Policies**

All decisions of Council in respect of the exercise of any authority that affects a planning matter shall be consistent with the Provincial Planning Statement (2024), and shall conform to provincial plans.

### **Official Plan**

The Official Plan Urban Structure Map 2 identifies the site as Avenues, and designates the site as Mixed-Use Areas. See Attachment 3 of this report for the Land Use Map.

### **Zoning**

The majority of the site is zoned Limited Commercial-Avenues Zone (AV) as per the former City of Etobicoke site specific Zoning By-law 514-2003. The AV zoning category permits residential, business, institutional and public uses with a maximum floor space index (FSI) of three and a maximum height of six storeys (21 metres).

The northern extent of the site is zoned Residential Detached (RD) under City of Toronto Zoning By-law 569-2013. The RD zoning category permits residential uses. See Attachment 4 of this Report for the existing Zoning By-law Map.

### **Design Guidelines**

The following design guidelines have been used in the evaluation of this application:

- The Queensway Design Guidelines and Street Improvements
- Mid-Rise Building Design Guidelines (2024)
- Growing Up Guidelines: Planning for Children in New Vertical Communities

### **Toronto Green Standard**

The Toronto Green Standard (TGS) is a set of performance measures for green development. Applications for Zoning By-law Amendments, Draft Plans of Subdivision and Site Plan Control are required to meet and demonstrate compliance with Tier 1 of the TGS. Tiers 2 and above are voluntary, higher levels of performance with financial incentives (partial development charges refund).

## COMMUNITY CONSULTATION

---

On March 19, 2025, a virtual community consultation meeting was hosted by City staff. A total of 22 people attended, as well as a representative from the local Councillor's office. Comments and questions raised at the Community Consultation Meeting and through email and telephone communication include:

- Concern over the proposed height and massing;
- Desire for appropriate transition from a mid-rise building to low-rise Neighbourhood sites to the north;
- Desire for additional two- or three-bedroom units;
- Desire for additional parking to accommodate all residential units and to limit parking and impacts on Culnan Avenue and surrounding residential streets;
- Existing traffic on The Queensway is challenging and concerns this development would exacerbate the traffic issues;
- Privacy and shadow impacts to properties north of the site;
- Schools capacity;
- A desire to see more green space on the site and local parks within the community;
- Capacity of servicing to accommodate this scale of development proposed along The Queensway;
- Comments regarding the lack of public transit along The Queensway; and
- Potential construction impacts, including duration and noise.

The issues raised through the community consultation process have been considered through the review of the application.

### Statutory Public Meeting Comments

In making their decision with regard to this application, Council members have an opportunity to view the oral submissions made at the statutory public meeting held by the Etobicoke York Community Council for this application, as these submissions are broadcast live over the internet and recorded for review.

## COMMENTS

---

### Provincial Policy Statement and Provincial Plans

Staff's review of this application has had regard for the relevant matters of provincial interest set out in the Planning Act. Staff have reviewed the current proposal for consistency with the Provincial Planning Statement (PPS 2024). Staff find the proposal consistent with the PPS (2024).

## **Built Form, Height, Massing**

Staff are satisfied that the application conforms with the applicable Official Plan policies with respect to built form and is in keeping with The Queensway Design Guidelines and the Mid-Rise Building Design Guidelines.

The proposed height of the building is 37.6 metres (excluding a six-metre mechanical penthouse). Given that the right-of-way width along The Queensway is 36 metres, this height is in keeping with the Official Plan policy that mid-rise buildings have heights generally no greater than the width of the right-of-way it fronts onto.

The building is set back 2 metres at grade along The Queensway and Culnan Avenue for the first two storeys, and then cantilevers back out to the property line up to the eighth storey (28 metres), where it steps back 2.3 metres. This proposed design is consistent with Official Plan direction that there be a step back generally at a height equivalent to 80% of the adjacent right-of-way width and is consistent with recent approvals along The Queensway. A 5.5-metre setback is provided from the east property line to ensure appropriate separation of the upper levels of the building. The mechanical penthouse is also set back an additional 4 metres from the south, 6.5 metres from the west, 10 metres from the east, and 12 metres from the north, reducing the perceived massing of the building from the pedestrian perspective.

The proposed building is set back 7.5 metres from the adjacent Neighbourhoods designated residential properties to the north, providing appropriate transition. The balconies, with the exception of the terraces located at the building step backs, are proposed to be inset within the main walls to reduce the overall building massing, improve the public realm and mitigate overlook impacts.

## **Public Realm**

The proposal conforms with the applicable public realm policies of the Official Plan. The proposed building includes a 2-metre at-grade setback along The Queensway and Culnan Avenue, with additional space at the intersection, creating an appropriate and comfortable pedestrian experience, while also supporting future streetscape improvements, including 10 new street trees. Grade-related retail will animate the frontage along The Queensway. The lower massing of the streetwall appropriately frames the public realm along The Queensway and Culnan Avenue.

## **Shadow Impact**

The shadow impact resulting from the proposal is acceptable. The applicant submitted a shadow study which shows the extent of the shadow from the proposed building on the spring and fall equinoxes (March 21 and September 21). The proposal will have limited impacts on the low-rise Neighbourhoods properties to the north of the site during the mornings of the equinoxes, and no impact on any nearby public parks. Located on the north side of The Queensway, there will be limited shadow impact on the public realm along The Queensway.

## **Pedestrian Level Wind Impact**

City staff have reviewed the pedestrian level wind study submitted in support of the application and are satisfied with the assessment, conclusions, and recommendations contained within the study. The study indicates that all areas at grade will be suitable for their intended uses through the year and no pedestrian areas surrounding the subject site at grade level will experience conditions that could be considered unsafe. Wind control measures are recommended along the western lot line and the northwest corner of the building, which will be further explored as part of Site Plan Control.

## **Housing**

The Official Plan directs that a full range of housing in terms of form, tenure and affordability be provided to meet the current and future needs of residents. This proposal would result in 143 residential market units, with a unit mix that meets the Growing Up Guidelines. The guidelines require a minimum of 25% of the total units to be two-bedroom (15%) and three-bedroom (10%). Approximately 52.4% of the total units are proposed to be two-bedrooms or larger.

## **Servicing**

Engineering Review staff have reviewed the submitted materials and accept the reports associated with the proposed development.

## **Traffic Impact, Access, Parking**

Transportation Review staff have reviewed the Transportation Impact Study that was submitted to assess the traffic impact, access, parking and loading arrangements for this development. Staff are satisfied with the proposed vehicular and bicycle parking, access to the site and Type G loading space.

The proposal includes a pick-up and drop-off (PUDO) space along the private driveway. This space will help alleviate congestion on Culnan Avenue and the private driveway. The private driveway runs along the northern lot line and terminates near the eastern lot line.

The lot pattern east of the site would complicate a potential private driveway to extend through the block to Trueman Avenue due to the significant lot consolidation required. However, this proposal keeps the termination point of the driveway and the eastern lot line free of physical obstructions to protect for the possibility of a future private driveway connection.

Access to the bike lockers is provided via a 1.55-metre pathway along the rear building face, linking the adjacent street and sidewalk to facilitate safe, comfortable and accessible cyclist and pedestrian movement to the bike lockers. There is an opportunity to extend this through future development on abutting lands to create a mid-block connection between Culnan Avenue and Trueman Avenue.

## **Parkland**

In accordance with Section 42 of the Planning Act, the owner is required to satisfy the parkland dedication requirement through cash-in-lieu. As per Toronto Municipal Code Chapter 415-29, the appraisal of the cash-in-lieu will be determined under the direction of the Executive Director, Corporate Real Estate Management. The payment is required prior to the issuance of the first above-ground building permit for the land to be developed.

## **Toronto Green Standard**

The Toronto Green Standard (TGS) is a set of performance measures for green development. Applications for Zoning By-law Amendments, Draft Plans of Subdivision and Site Plan Control are required to meet and demonstrate compliance with Tier 1 of the Toronto Green Standard. Tiers 2, 3 and 4 are voluntary, higher levels of performance with financial incentives. Tier 1 performance measures are secured on site plan drawings and through a Site Plan Agreement. The applicant is encouraged to achieve Tier 2 or higher to advance the City's objectives for resilience and to achieve net-zero emissions by 2040 or sooner.

## **Community Services and Facilities**

The Official Plan establishes and recognizes that the provision of and investment in community services and facilities supports healthy, safe, liveable, and accessible communities. Community services and facilities are the building blocks of our neighbourhoods, foundational to creating complete communities and include matters such as recreation, libraries, childcare, schools, public health, and human and cultural services. Providing for a full range of community services and facilities in areas that are inadequately serviced or experiencing growth is a shared responsibility.

## **CONTACT**

---

Andrej Obradovic, Planner, Tel. No. 416-395-7150, E-mail:  
andrej.obradovic@toronto.ca

## **SIGNATURE**

---

Oren Tamir  
Director, Community Planning  
Etobicoke York District

## **ATTACHMENTS**

---

## **City of Toronto Information/Drawings**

Attachment 1: Application Data Sheet  
Attachment 2: Location Map  
Attachment 3: Official Plan Land Use Map  
Attachment 4: Existing Zoning By-law Map  
Attachment 5: Draft Zoning By-law Amendment

## **Applicant Submitted Drawings**

Attachment 6: Site Plan  
Attachment 7: Elevations and Ground Floor Plan  
Attachment 8: 3D Massing Model

## Attachment 1: Application Data Sheet

**Municipal Address:** 1230 The Queensway **Date Received:** October 23, 2024

**Application Number:** 24 230000 WET 03 OZ

**Application Type:** Zoning By-law Amendment

**Project Description:** An application to amend the Zoning By-law to permit an 11-storey mixed-use building.

<b>Applicant</b>	<b>Agent</b>	<b>Architect</b>	<b>Owner</b>
David McKay MHBC Planning 7050 Weston Road Suite 230, Vaughn, ON L4L 8G7			Starbank Developments 2000 Corp. 1918 Avenue Road, Toronto, ON M5M 4A1

### EXISTING PLANNING CONTROLS

Official Plan Designation:	Mixed-Use	Site Specific Provision:	514-2003
Zoning:	RD and Limited Commercial Avenue Zone	Heritage Designation:	No
Height Limit (m):	6-storeys (21 metres)	Site Plan Control Area:	Yes

### PROJECT INFORMATION

Site Area (sq m): 1753.6      Frontage (m): 44.53      Depth (m): 40.86

<b>Building Data</b>	<b>Existing</b>	<b>Retained</b>	<b>Proposed</b>	<b>Total</b>
Ground Floor Area (sq m):				
Residential GFA (sq m):			10623.4	<b>10623.4</b>
Non-Residential GFA (sq m):	365	0	499.7	<b>499.7</b>
<b>Total GFA (sq m):</b>			<b>11,123.1</b>	<b>11,123.1</b>
Height - Storeys:	1		11	<b>11</b>
Height - Metres:			43.5	<b>43.5</b>

Lot Coverage Ratio (%): 67      Floor Space Index: 6.34

<b>Residential Units by Tenure</b>	<b>Existing</b>	<b>Retained</b>	<b>Proposed</b>	<b>Total</b>
--	-----------------	-----------------	-----------------	--------------

Rental:		
Freehold:		
Condominium:	143	143
Other:		
<b>Total Units:</b>	<b>143</b>	<b>143</b>

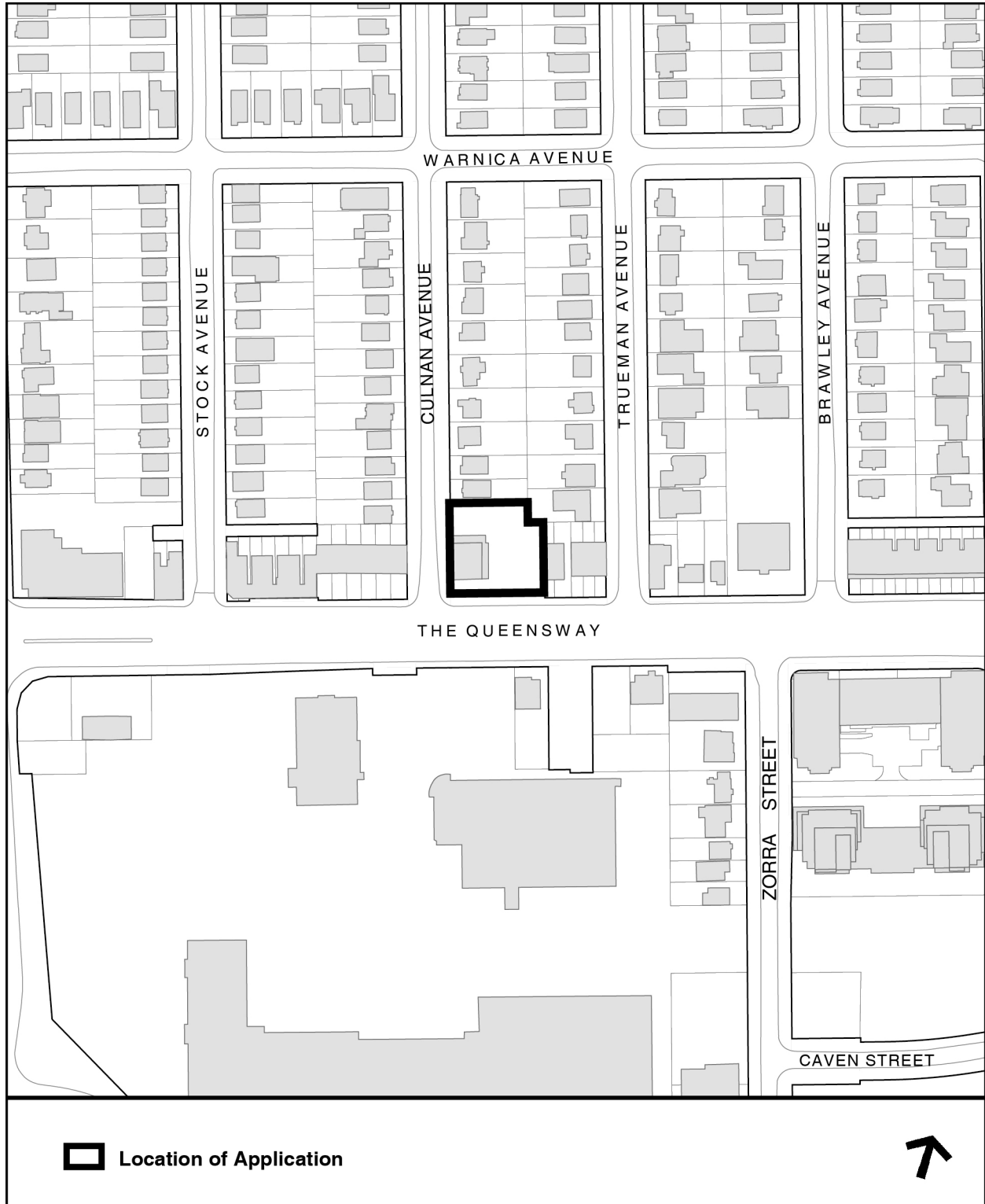
#### Total Residential Units by Size

	<b>Rooms</b>	<b>Studio</b>	<b>1 Bedroom</b>	<b>2 Bedroom</b>	<b>3+ Bedroom</b>
Retained:					
Proposed:		9	59	58	17
<b>Total Units:</b>					<b>143</b>

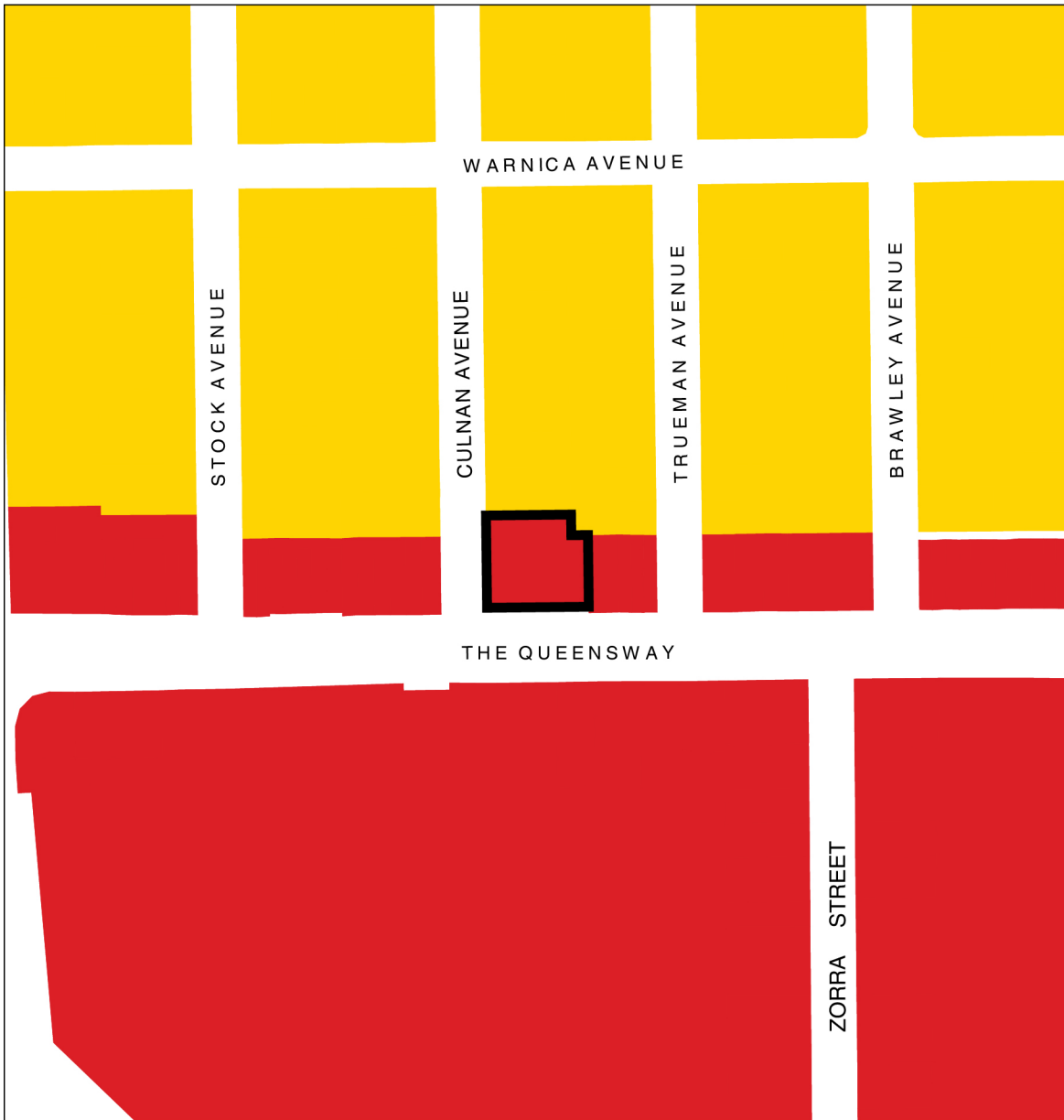
#### Parking and Loading

Parking Spaces:	132	Bicycle Parking Spaces:	110	Loading Docks:	1
-----------------	-----	-------------------------	-----	----------------	---

## Attachment 2: Location Map



### Attachment 3: Official Plan Land Use Map




Official Plan Land Use Map #15

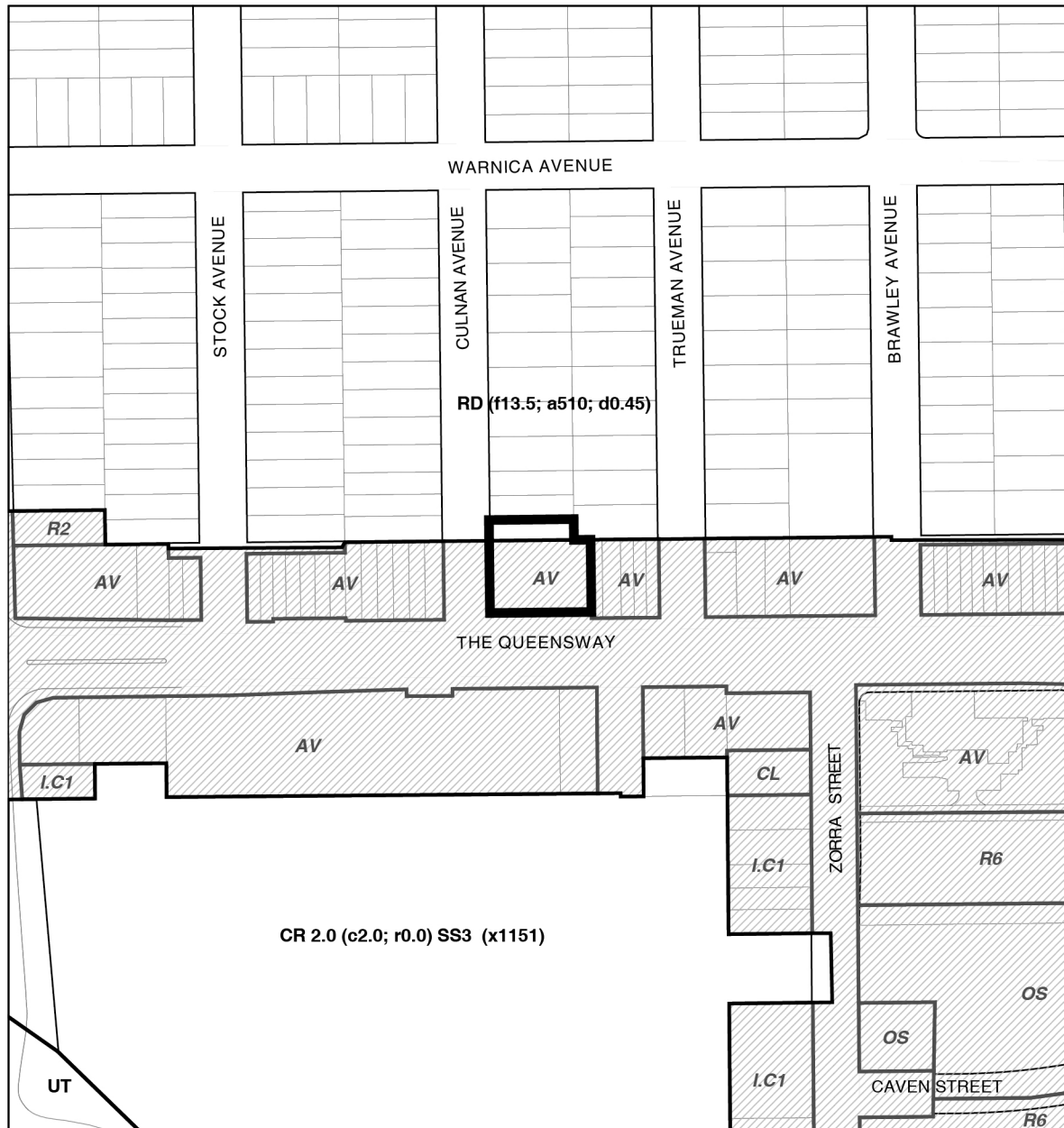
1230 The Queensway

File # 24 230000 WET 03 0Z

-  Location of Application
-  Neighbourhoods
-  Mixed Use Areas

  
Not to Scale  
Extracted: 10/28/2024

## Attachment 4: Existing Zoning By-law Map



Zoning By-law 569-2013

1230 The Queensway

File # 24 230000 WET 03 0Z

Location of Application  
**RD** Residential Detached  
**CR** Commercial Residential  
**UT** Utility and Transportation

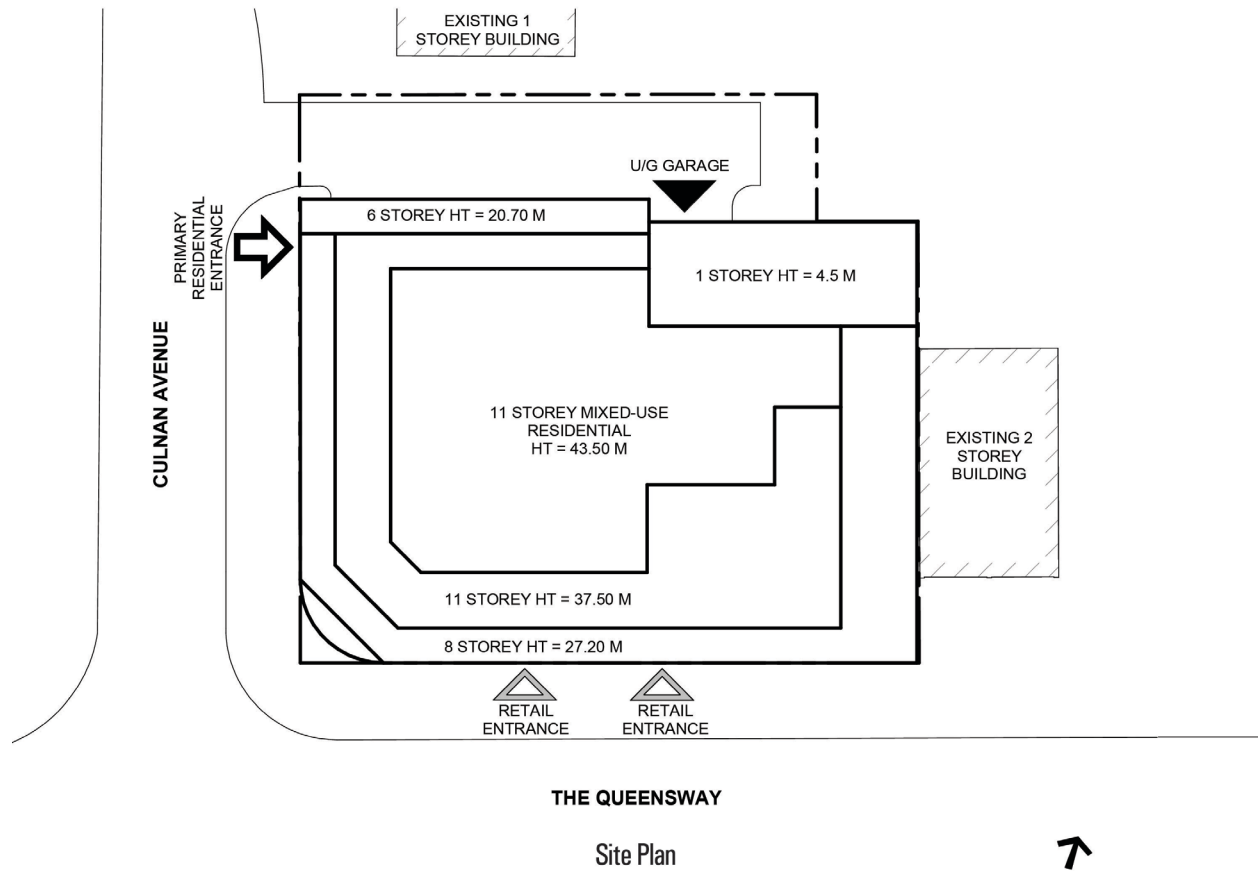
See Former City of Etobicoke By-Law No. 11,737  
**R2** Second Density Residential Zone  
**R6** Sixth Density Residential Zone  
**OS** Public Open Space Zone  
**I.C1** Class 1 Industrial Zone  
**AV** Limited Commercial-Avenues Zone  
**CL** Limited Commercial Zone

Not to Scale  
 Extracted: 11/04/2024

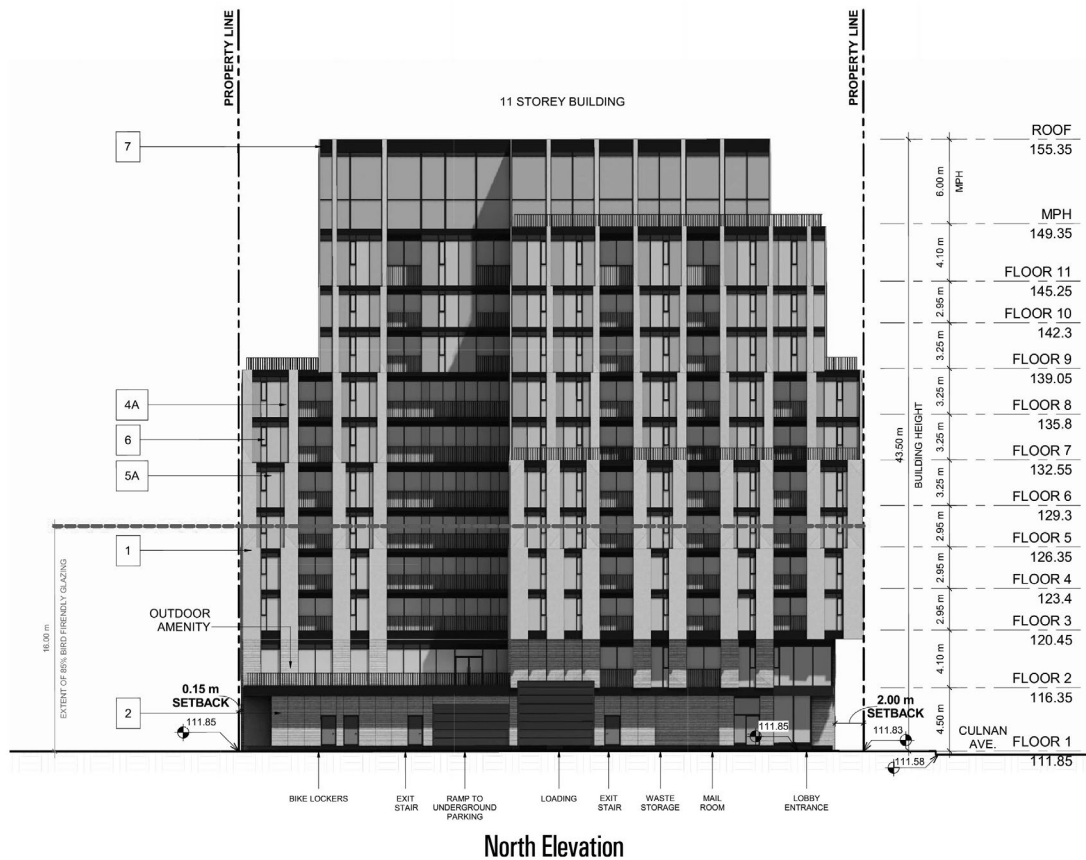
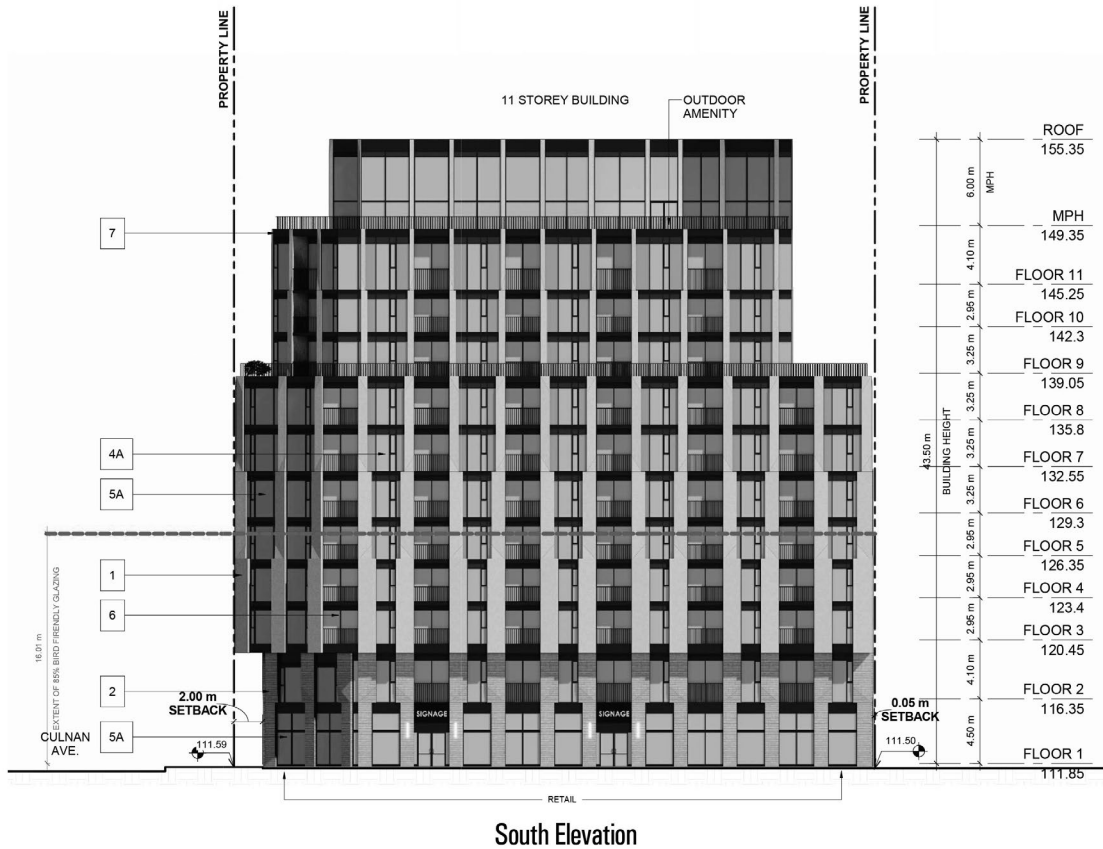
## **Attachment 5: Draft Zoning By-law Amendment**

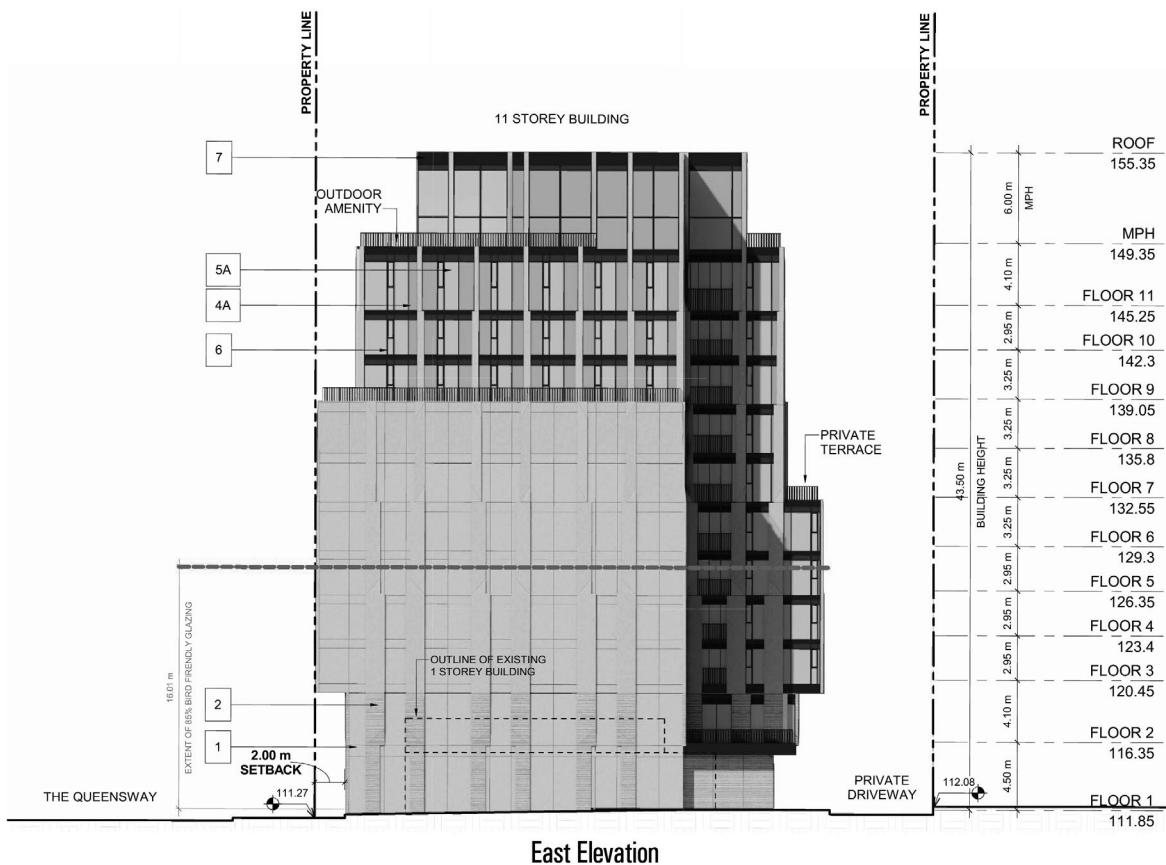
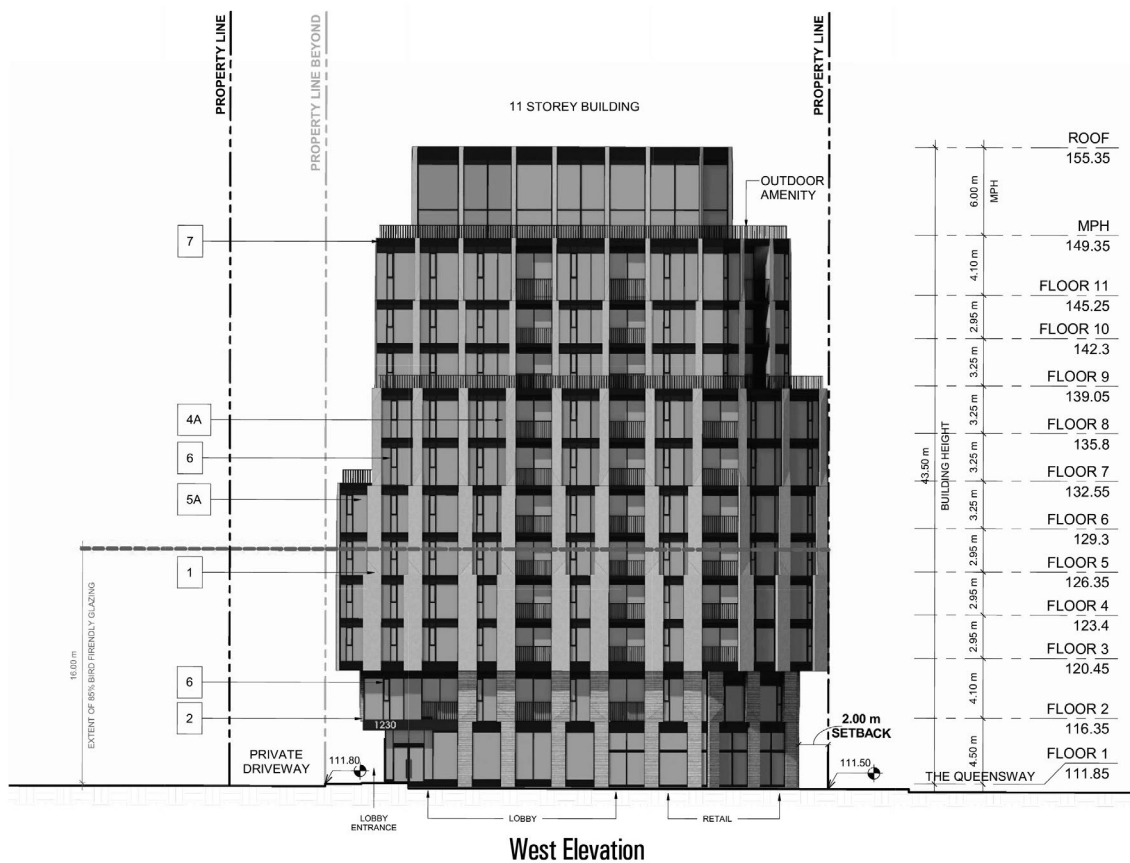
The draft Zoning By-law Amendment will be made available on or before the June 4, 2025 EYCC.

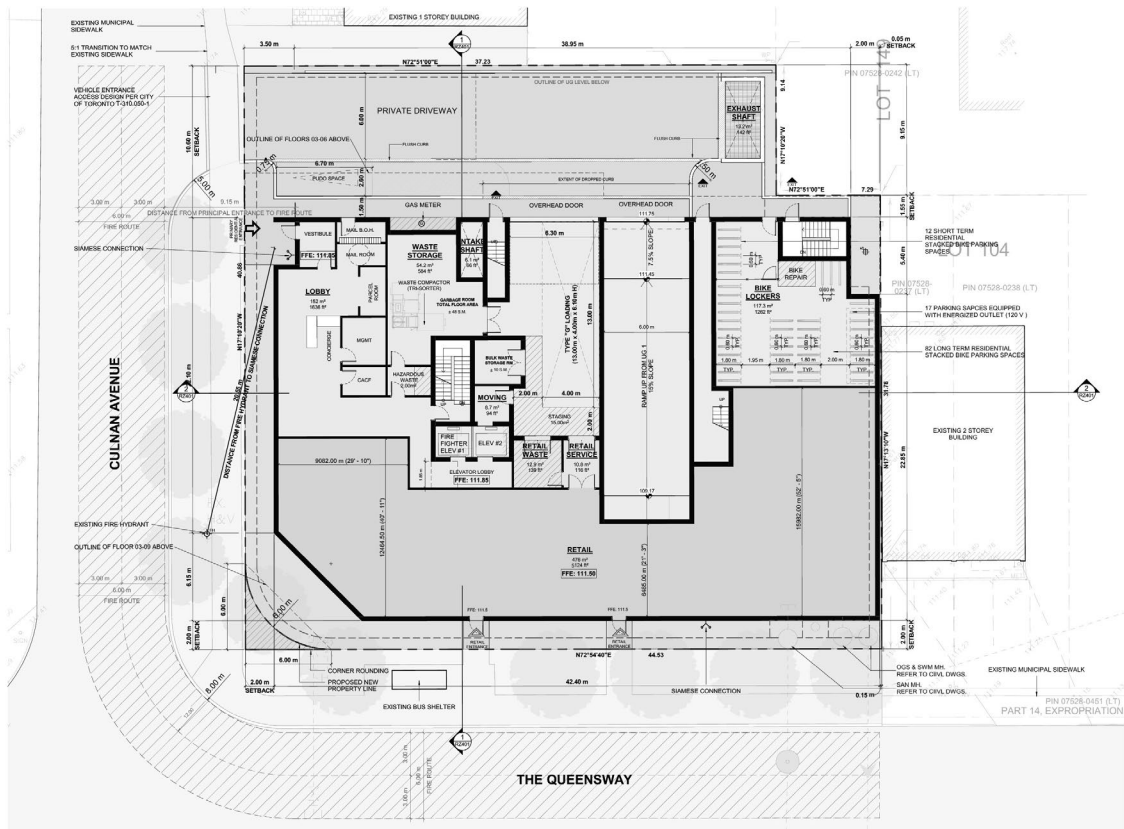
## Attachment 6: Site Plan



## Attachment 7: Elevations and Ground Floor Plan







Ground Floor Plan



## Attachment 8: 3D Massing Model

