

Attachment 1: Zoning By-law Amendment

Authority: Toronto and East York Community Council
Item TE15.12, as adopted by City of Toronto Council on
July 24 and 25, 2024; and **Mayor's New Business Item ###**

CITY OF TORONTO

Bill

BY-LAW -2026

To amend Zoning By-law 569-2013, as amended, with respect to the lands municipally known in the year 2025 as 1266 Queen Street West.

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

Whereas pursuant to Section 39 of the Planning Act, as amended, the council of a municipality may, in a by-law passed under Section 34 of the Planning Act, authorize the temporary use of land, buildings or structures for any purpose set out therein that is otherwise prohibited in the by-law;

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 adding the lands subject to this By-law to the Zoning By-law Map in Section 990.10, and applying the following zone label to these lands: CR 2.5 (c1.0; r 2.0) SS2 (x1028) as shown on Diagram 2 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 to the Policy Areas Overlay Map in Article 995.10.1 and applying the following Policy Area label to these lands: PA2, as shown on Diagram 3 attached to this By-law;
5. Zoning By-law 569-2013, as amended, is further amended by adding the lands to the Height Overlay Map in Article 995.20.1, and applying the following height and storey label to these lands: HT 14.0, as shown on Diagram 4 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 Article 900.11.10 Exception Number 1028 so that it reads:
(1028) Exception CR 1028

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 1266 Queen Street West, if the requirements of By-law ~~XXX – 2026~~ are complied with, a **building** or **structure** may be constructed, used or enlarged in compliance with Regulations (B) to (Z) 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 91.87 metres and the elevation of the highest point of the **building** or **structure**;
- (C) 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 ~~XXX – 2026~~;
- (D) Despite Regulations 40.5.40.10(3) to (8) and (C) above, the following equipment and **structures** may project beyond the permitted maximum height shown on Diagram 5 of By-law ~~XXX – 2026~~:
 - (i) enclosed stairwells, stair access enclosures, roof access elevator shafts, elevator overruns, chimneys, and vents, by a maximum of 4.0 metres;
 - (ii) architectural features, parapets, and elements and **structures** associated with a **green roof**, by a maximum of 2.0 metres;
 - (iii) **building** maintenance units and window washing equipment, by a maximum of 3.0 metres;
 - (iv) planters, **landscaping** features, guard rails, and divider screens on a balcony or terrace, by a maximum of 3.0 metres;
 - (v) roof assembly elements including roof pavers, by a maximum of 0.5 metres;
 - (vi) trellises, pergolas, and unenclosed **structures** providing safety or wind protection to rooftop **amenity space**, by a maximum of 5.0 metres; and
 - (vii) crash walls or **structures** related to railway safety mitigation, by a maximum of 20.0 metres measured from the Canadian Geodetic Datum of

91.87 metres and the elevation of the highest point of such **structures**;

- (E) Despite Regulation 40.10.40.40(1), the permitted maximum **gross floor area** of all **buildings** and **structures** is 26,100 square metres, of which:
 - (i) the permitted maximum **gross floor area** for residential uses is 26,500 square metres; and
 - (ii) the required minimum **gross floor area** for non-residential uses is 180 square metres;
- (F) 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**.
- (G) The provision of **dwelling units** is subject to the following:
 - (i) a minimum of 34 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;
- (H) Despite Regulation 40.10.40.50(1), **amenity space** must be provided at the following rate:
 - (i) at least 2.00 square metres for each **dwelling unit** as indoor **amenity space**;
 - (ii) at least 1.25 square metre 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) Despite Regulation 40.10.40.70(2), the required minimum **building setbacks** are as shown in metres on Diagram 5 of **By-law XXX – 2026**;
- (J) In addition to the elements which reduce **gross floor area** listed in Regulation 40.5.40.40(3), the following elements also reduce the **gross floor area** of a **building**:
 - (i) above-ground portions of access to **parking spaces**;
 - (ii) indoor bicycle parking areas;

- (iii) storage rooms, electrical, utility, mechanical, and ventilation areas, and rooms at and above ground level;
 - (iv) open-to-below areas within the **building** and void space; and
 - (v) all gross floor area located below-ground level;
- (K) Despite Clause 40.10.40.60 and (H) above, the following elements may encroach into the required minimum **building setbacks** as follows:
 - (i) balconies, canopies, and awnings, by a maximum of 2.0 metres;
 - (ii) exterior stairs, access ramps, and elevating devices, by a maximum of 3.0 metres;
 - (iii) cladding added to the exterior surface of the **main wall** of a **building**, by a maximum of 0.75 metres;
 - (iv) architectural features, such as a pilaster, decorative column, cornice, sill, belt course, or chimney breast, by a maximum of 0.8 metres;
 - (v) window projections, including bay windows and box windows, by a maximum of 0.6 metres;
 - (vi) eaves, by a maximum of 0.8 metres; and
 - (vii) air conditioners, satellite dishes, antennae, vents, and pipes, by a maximum of 2.0 metres;
- (L) Despite Regulation 200.5.10.1(1) and Table 200.5.10.1, **parking spaces** must be provided in accordance with the following:
 - (i) a minimum of 0 **parking spaces** for each **dwelling unit**;
 - (ii) a maximum of 0.7 **parking spaces** for each bachelor **dwelling unit**;
 - (iii) a maximum of 0.8 **parking spaces** for each one-bedroom **dwelling unit**;
 - (iv) a maximum of 0.9 **parking spaces** for each two-bedroom **dwelling unit**; and
 - (v) a maximum of 1.1 **parking spaces** for each three-bedroom **dwelling unit**;
 - (vi) a minimum of 7.0 visitor **parking spaces**;
 - (vii) no **parking spaces** are required for non-residential uses; and
 - (viii) despite (i) – (v) above, a minimum of 1.0 "car share" **parking space**;

- (M) 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; and
 - (iii) vertical clearance of 2.1 metres;
- (N) Despite Regulation 200.15.10.5 and 200.15.10.10 and (L) above, a minimum of 2 **parking spaces** are required to be accessible **parking spaces**;
- (O) Regulation 200.15.1(4) does not apply to any accessible **parking spaces**;
- (P) Despite Regulation 200.5.1.10(12)(C), if an **apartment building, mixed use building** or a **building** with non-residential uses has an area for parking 2 or more **vehicles**, the **vehicle** entrance or exit to the **building** may be 0 metres from the **lot line** abutting a **street**;
- (Q) Despite Clauses 40.10.90.1 and 220.5.10.1, one Type "G" **loading space** must be provided and maintained on the **lot**;
- (R) Despite Regulation 230.5.1.10(4)(A), the required minimum dimensions of a **bicycle parking space** are:
- (i) length of 1.2 metres;
 - (ii) width of 0.6 metres; and
 - (iii) vertical clearance of 1.2 metres;
- (S) Despite Regulation 230.5.1.10(4)(A)(ii), the required minimum dimensions of a **stacked bicycle parking space** are:
- (i) length of 1.8 metres;
 - (ii) width of 0.46 metres; and
 - (iii) vertical clearance of 1.2 metres;
- (T) Despite Regulation 230.5.1.10(7), no shower and change facilities are required;
- (U) Regulations 230.5.1.10(8) and 230.40.1.20(2) do not apply to "short-term" **bicycle parking spaces**;
- (V) In addition to the places a "long-term" **bicycle parking space** may be located in listed in Regulations 230.5.1.10(9)(B)(i)(ii) and (iii), "long-term" **bicycle parking spaces** may also be located in the following locations:

- (i) within a secured room, enclosure, or any combination thereof; and
 - (ii) on level 3 of the building;
- (W) Despite Regulation 230.5.1.10(10), a "short-term" **bicycle parking space** may be located in a **stacked bicycle parking space**;
- (X) Regulation 230.5.10.20(1) may also be applied to reduce the amount of bicycle parking required by regulation 970.30.15.5(1).
- (Y) For the purpose of this exception, each word or expression that is in bold font will have the same meaning as such word or expression is defined in Chapter 800 of Zoning By-law 569-2013, as amended, except for the following:
- (i) "car-share" means the practice whereby a number of people share the use of one or more motor **vehicles** and such "car-share" motor **vehicles** are made available to at least the occupants of the **building** for short-term rental, including hourly rental; and
 - (ii) "car-share parking space" means a **parking space** exclusively reserved and signed for a **vehicle** used only for "car-share" purposes.

Prevailing By-laws and Prevailing Sections: None

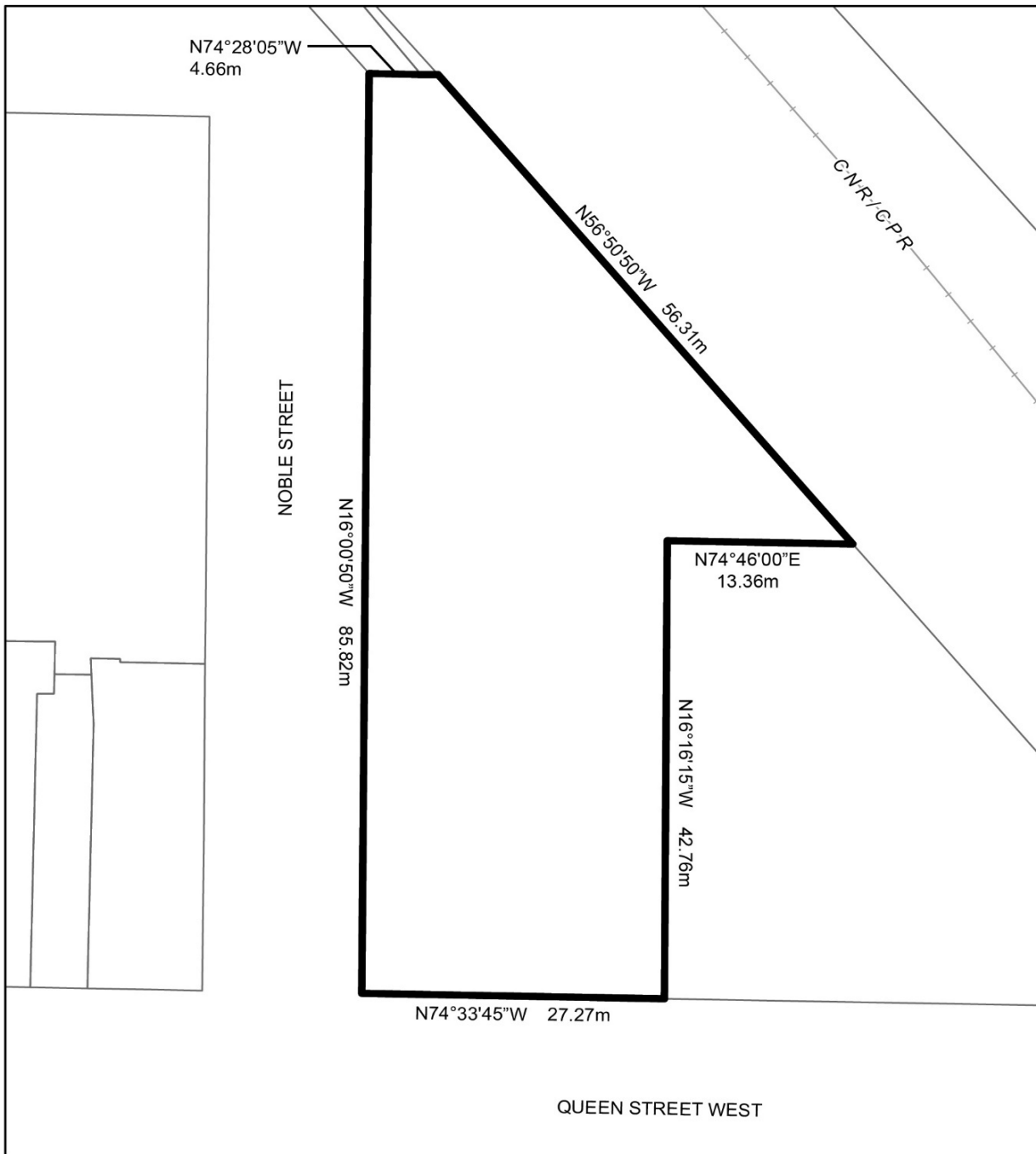
8. Despite any severance, partition, or division of the lands, the provisions of this By-law shall apply as if no severance, partition or division occurred.

Enacted and passed on **[Insert month, day]**, 2026.

Frances Nunziata,
Speaker
(Seal of the City)

John D. Elvidge,
City Clerk

Diagram 1



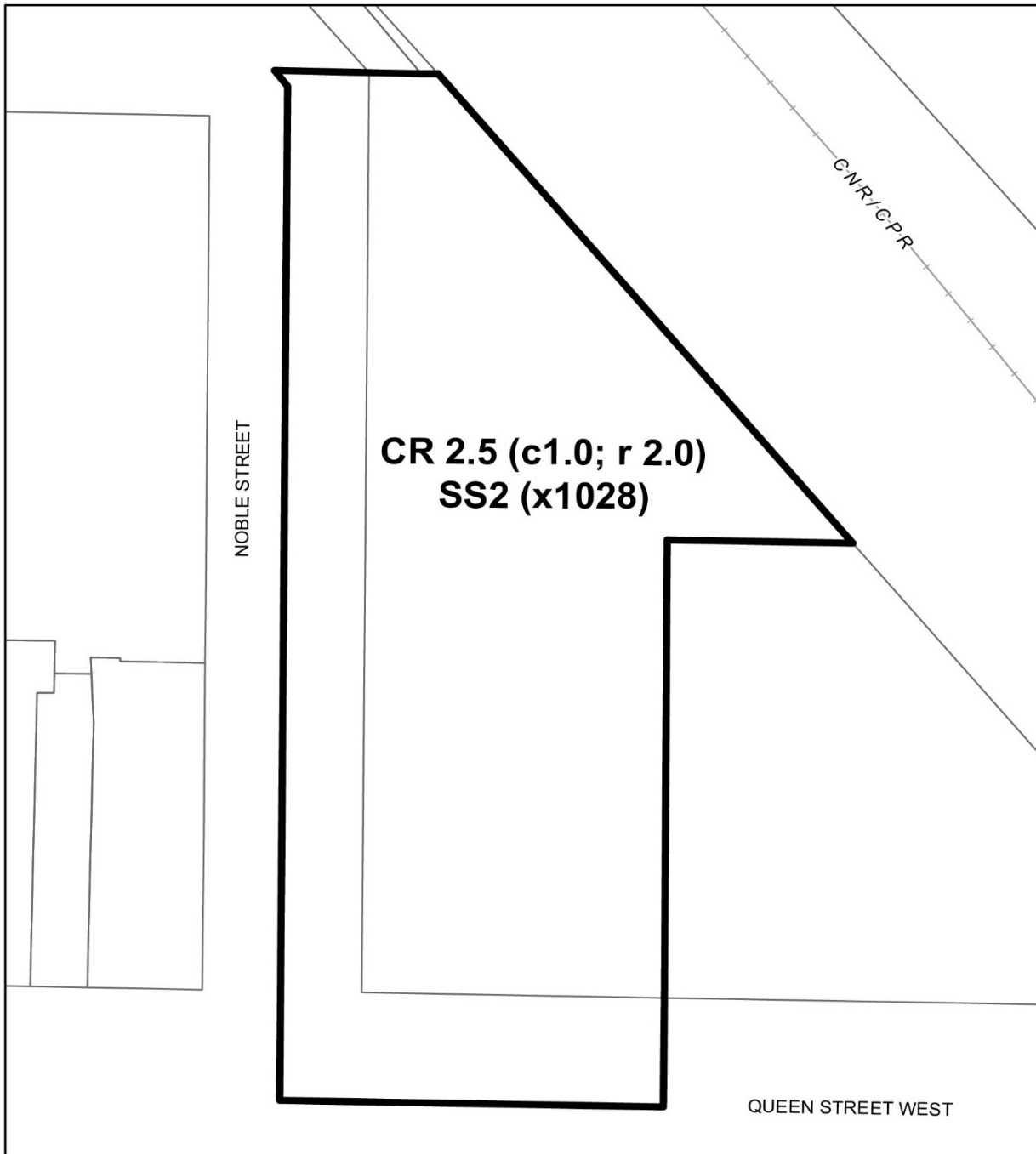
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Diagram 1

1266 Queen Street West

23 136834 STE 04 02



Diagram 2



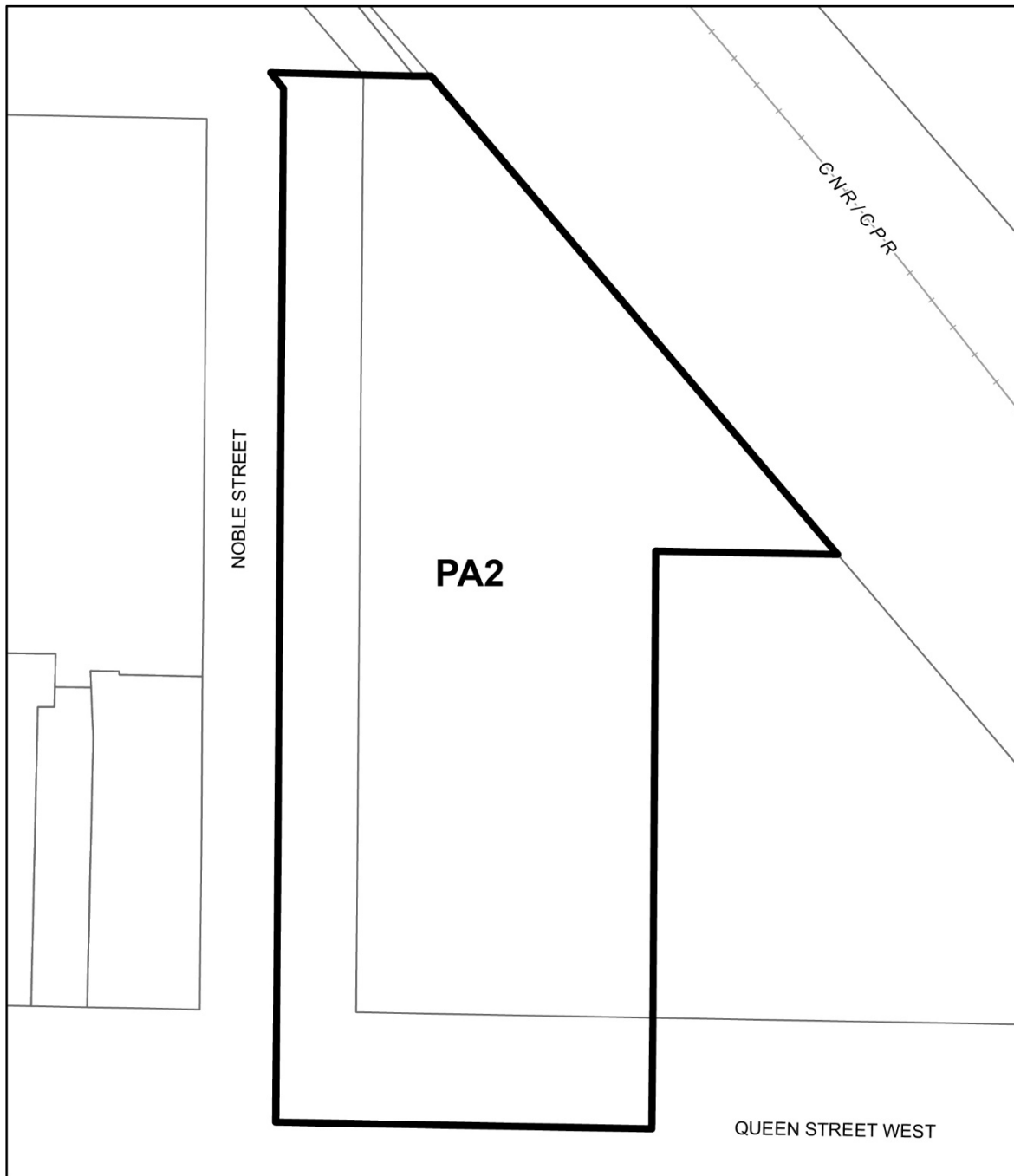
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Diagram 2

1266 Queen Street West

23 136834 STE 04 02



Diagram 3



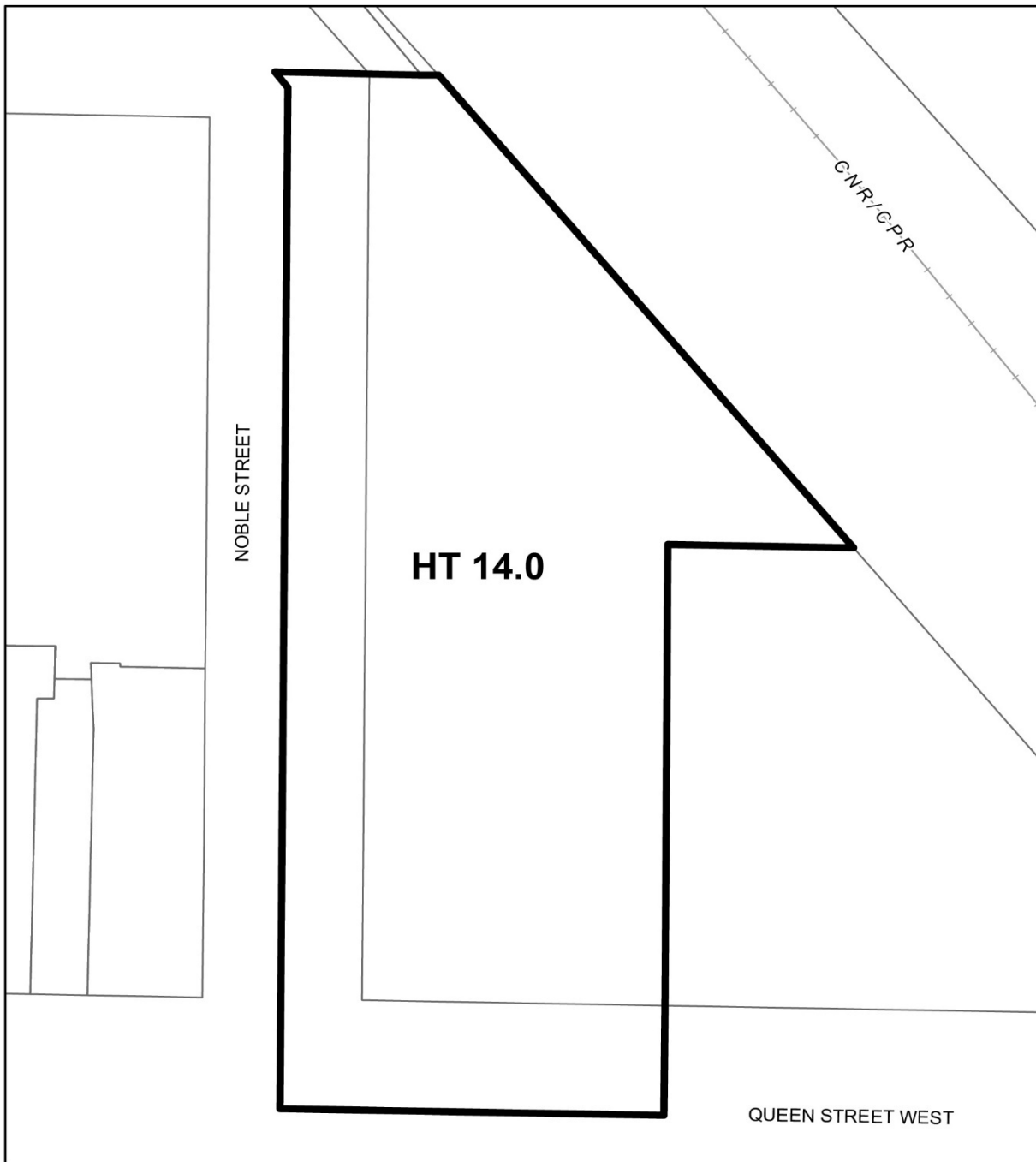
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Diagram 3

1266 Queen Street West

23 136834 STE 04 0Z



Diagram 4



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Diagram 4

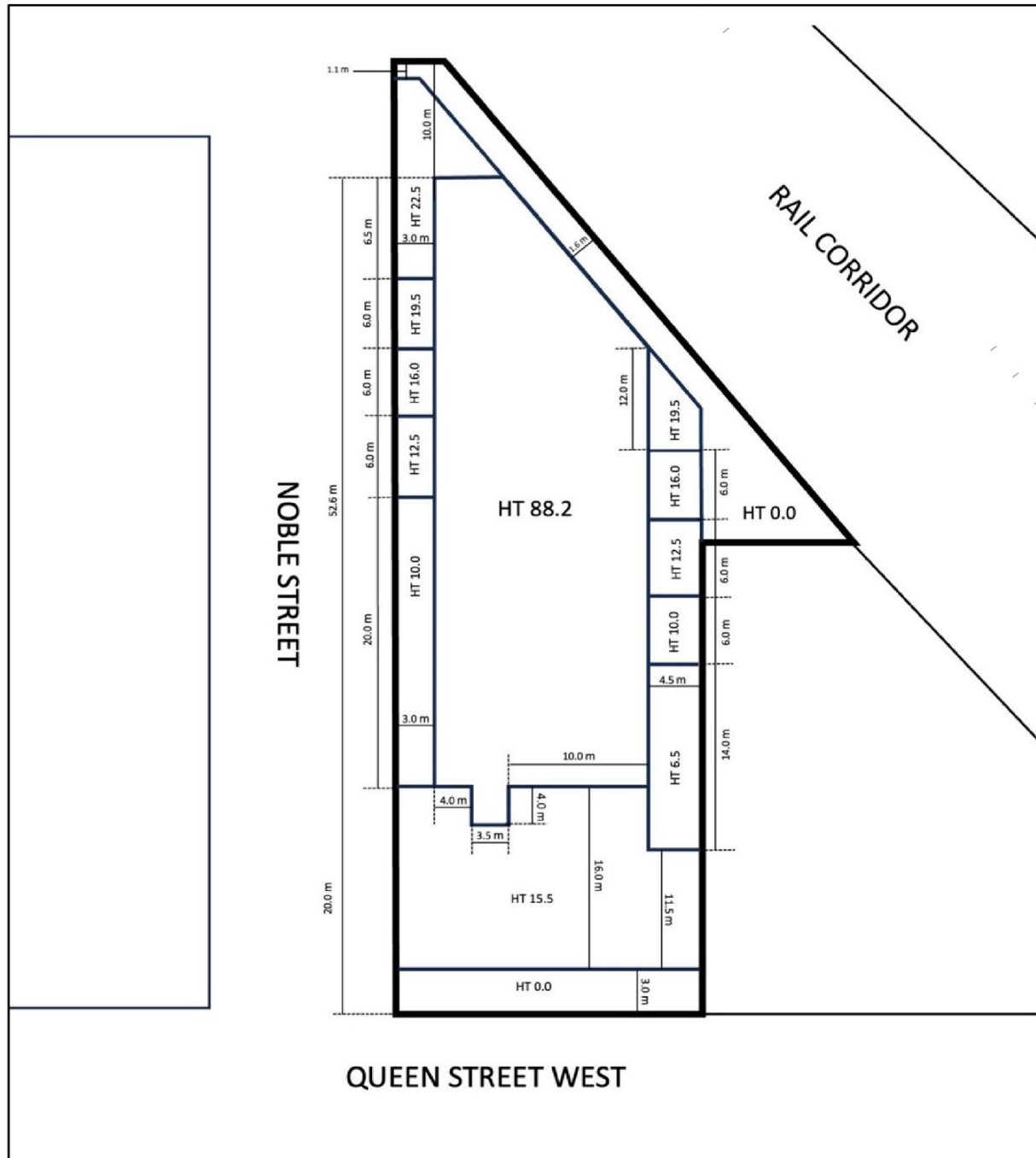
1266 Queen Street West

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City of Toronto By-law 569-2013
Not to Scale
12/18/2025

Diagram 5



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Diagram 5

1266 Queen Street West

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Not to Scale
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