

Authority: Toronto and East York Community Council
Item TE34.12, as adopted by City of Toronto Council on
July 29, 30 and 31, 2026

CITY OF TORONTO

Bill 1208

BY-LAW -2026

To adopt Official Plan Amendment 967 for the City of Toronto respecting the lands known municipally in the year 2025, as 1497, 1501 Queen Street West and 89, 91 Beaty Avenue.

Whereas authority is given to Council under 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;

The Council of the City of Toronto enacts:

1. The attached Amendment 967 to the Official Plan is hereby adopted pursuant to the Planning Act, as amended.

Enacted and passed on July , 2026.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)

**AMENDMENT 967 TO THE OFFICIAL PLAN
LANDS MUNICIPALLY KNOWN IN THE YEAR 2025 AS 1497, 1501 QUEEN STREET
WEST AND 89, 91 BEATY AVENUE**

The Official Plan of the City of Toronto is amended as follows:

1. Chapter 7, Site and Area Specific Policies, Site and Area Specific Policy 566 is amended by adding Section 12 "Site Specific Policies", as follows:

"12. Site Specific Policies

12.0.1 The policies of this Site and Area Specific Policy apply to areas subject to Site Specific Policies contained in this Section, except in the case of a conflict, the Site Specific Policy will prevail to the extent of the conflict."

2. Chapter 7, Site and Area Specific Policies, Site and Area Specific Policy 566 is amended by adding Map 5 "Site Specific Policies" as shown in the attached Appendix 1.
3. Chapter 7, Site and Area Specific Policies, Site and Area Specific Policy 566, Section 12, Site Specific Policies, is amended by adding Site Specific Policy 1 for lands known municipally in 2025 as 1497, 1499 Queen Street West and 89, 91 Beaty Avenue, as follows:

"1. 1497, 1499 Queen Street West and 89, 91 Beaty Avenue

- 1) On Block A, a 10 storey mixed use building (exclusive of the mechanical penthouse) is permitted.
- 2) On Block B, a 7 storey mixed use building (exclusive of the mechanical penthouse) is permitted.
- 3) New buildings and additions on Block B may provide a minimum setback from the streetwall along Queen Street West of 2.6 metres and along Beaty Avenue of 2.8 metres.
- 4) Despite Policy 3.2.1.6.b)i. the existing five-bedroom rental dwelling unit at 91 Beaty Avenue may be replaced as five one-bedroom rental dwelling units at affordable rents."

Appendix I

