

CITY OF TORONTO

Bill 1209

BY-LAW -2026

To amend Zoning By-law 569-2013, as amended, with respect to lands municipally known in the year 2025 as 1497, 1501 Queen Street West and 89, 91 Beaty Avenue.

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; and

Whereas pursuant to Section 36 of the Planning Act, as amended, the council of a municipality may, in a by-law passed under Section 34 of the Planning Act, use a holding symbol "(H)" in conjunction with any use designation to specify the use to which lands, buildings or structures may be put once Council removes the holding symbol "(H)" by amendment to the by-law; and

Whereas the Official Plan for the City of Toronto contains provisions relating to the use of holding symbol "(H)";

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, Chapter 800 Definitions.
3. Zoning By-law 569-2013, as amended, is further amended by amending the zone label on the Zoning By-law Map in Section 990.10 respecting the lands outlined by heavy black lines from the zone label of CR 2.5 (c1.0; r2.0) SS2 (x2609) to (H) CR 2.5 (c1.0; r2.0) SS4 (x1265) as shown on Diagram 2 attached to this By-law.
4. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.11.10 Exception Number 1265 so that it reads:

(1265) Exception CR 1265

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 1497, 1501 Queen Street West and 89, 91 Beaty Avenue, if the requirements of By-law #####-2026 are complied with, then a **building** or **structure** may be constructed in compliance with (B) to (W) below;
- (B) For the purposes of interpreting regulations 5.10.30.20 and 40.10.40.70(6), the **lot line** abutting Queen Street West is the **front lot line**;
- (C) Despite regulations 40.5.40.10(1) and (2), the height of a **building** or **structure** is the distance between the following Canadian Geodetic Datum of 97.53 metres and the elevation of the highest point of the **building** or **structure** as indicated on Diagram 3 of this By-law;
- (D) Despite regulation 40.10.40.10(8), the permitted maximum height of a **building** or **structure** is the number in metres following the letters "HT" as shown on Diagram 3 attached to By-law #####-2026;
- (E) Despite regulations 40.5.40.10(4), (7), (8) and regulation (D) above, the following equipment and **structures** may project beyond the permitted maximum height as shown on Diagram 3 attached to By-law #####-2026;
- (i) equipment used for the functional operation of the **building**, including electrical, utility, mechanical and ventilation equipment, enclosed stairwells, roof access, access to amenity space, maintenance equipment storage, elevator shafts, chimneys, and vents, by a maximum of 6.0 metres;
 - (ii) **structures** that enclose, screen, or cover the equipment, **structures** and parts of a **building** listed in (i) above, including a mechanical penthouse, by a maximum of 6.0 metres; and
 - (iii) architectural features, parapets, greenhouses, access stairwells, and elements and **structures** associated with a rooftop **amenity space**, may project an additional 2.5 metres above the elements permitted to project beyond the permitted maximum height in (i) and (ii) above;
- (F) Despite regulation 40.5.40.10(6), unenclosed **structures** for that **building** providing safety or wind protection to rooftop **amenity space** may exceed:
- (i) by a maximum of 2.5 metres, if the **structures** are no closer than 0.4 metres from the exterior face of any **main wall**; and
 - (ii) by a maximum of 3.0 metres, if the **structures** are no closer than 2.0 metres from the exterior face of any **main wall**;
- (G) In addition to the areas identified in clause 40.5.40.40 (3) and (5) the **gross floor area** of the **building** is reduced by the area in the **building** used for:

- (i) maintenance workshop, office, laundry, and storage areas in the **basement**;
 - (ii) garbage loading rooms; and
 - (iii) rooftop greenhouse;
- (H) Regulation 40.10.40.1(1) regarding the location of residential uses including residential **dwelling units**, may be located at the ground floor level;
- (I) Despite regulation 40.10.40.1(6)(A), pedestrian access to the **lot** may be within 12.0 metres of a **lot** in the Residential Zone;
- (J) Despite regulation 40.10.40.10(5), the required minimum height of the first **storey** may be less than 4.5 metres measured between the average elevation of the ground along the **front lot line** and the floor of the second **storey**;
- (K) Despite regulation 40.10.40.40(1), the permitted maximum **gross floor area** of all **buildings** and **structures** is 8,500 square metres, of which:
 - (i) The permitted maximum **gross floor area** for residential uses is 6,500 square metres; and
 - (ii) The permitted minimum **gross floor area** for non-residential uses is 2,000 square metres;
- (L) Despite regulation 40.10.40.50(1), **amenity space** must be provided at the following:
 - (i) at least 2.0 square metres of indoor **amenity space**; and
 - (ii) at least 1.1 square metres of outdoor **amenity space**;
- (M) Regulation 40.10.40.40(2) regarding the **gross floor area** of a **heritage site** does not apply to the **building** on Diagram 3 of of By-law ###-2026;
- (N) Despite regulation 40.10.40.70(4), 40.10.40.70(6), 40.10.40.70(7) and 40.10.40.80(2), the minimum required **building** setbacks and **main wall** separation distances measured in metres are as shown on Diagram 3 of By-law ###-2026;
- (O) Regulation 40.10.80.20(2) regarding the location of outdoor surface parking on a **corner lot** does not apply to a **parking space** located on the **lot**;
- (P) Despite regulation 220.5.10.1(1), one Type "G" **loading space** must be provided on the **lot**;
- (Q) Regulation 200.5.1.10(14) regarding electric vehicle infrastructure does not apply;

- (R) Regulation 200.15.1.(5) regarding electric vehicle infrastructure does not apply to an accessible **parking space**;
- (S) Despite regulation 200.15.10.5(1), **parking spaces** must be provided in accordance with the following:
 - (i) No (0) **parking spaces** are required for residential occupants;
 - (ii) a minimum of 5 visitor **parking spaces** must be provided on the **lot**; and
 - (iii) a minimum of one (1) of the **parking spaces** required by (ii) above must be an accessible **parking space**;
- (T) Regulation 230.5.10.1(1), with respect to required non-residential **bicycle parking space** rates shall not apply;
- (U) Despite regulation 230.5.1.10(13), no (0) **oversized bicycle parking spaces** are required;
- (V) Despite regulation 230.5.1.10(14), an area used for **bicycle parking** may be accessed via an unobstructed aisle with a minimum width of 1.5 metres;
- (W) The provision of **dwelling units** is subject to the following:
 - (i) a minimum of 30 percent of the total number of **dwelling units** shall be studio units;
 - (ii) a minimum of 70 percent of the total number of **dwelling unit** shall have one bedroom; and
 - (iii) in the case of a fraction, a number may be rounded to the nearest whole number;

Prevailing By-laws and Prevailing Sections: None Apply

- 5. Notwithstanding any further severance, partition or division of the lands, the provisions of this By-law shall continue to apply as if no severance, partition or division occurred.
- 6. Holding Symbol Provisions:
 - (A) The lands zoned with the holding symbol "(H)" delineated by heavy lines on Diagram 2 attached to this By-law must not be used for any purpose other than those uses and buildings existing as of the date of the passing of this By-law, until the holding symbol "(H)" has been removed; and
 - (B) An amending by-law to remove the holding symbol "(H)" referred to in (A) above may be enacted when the following provisions are fulfilled:

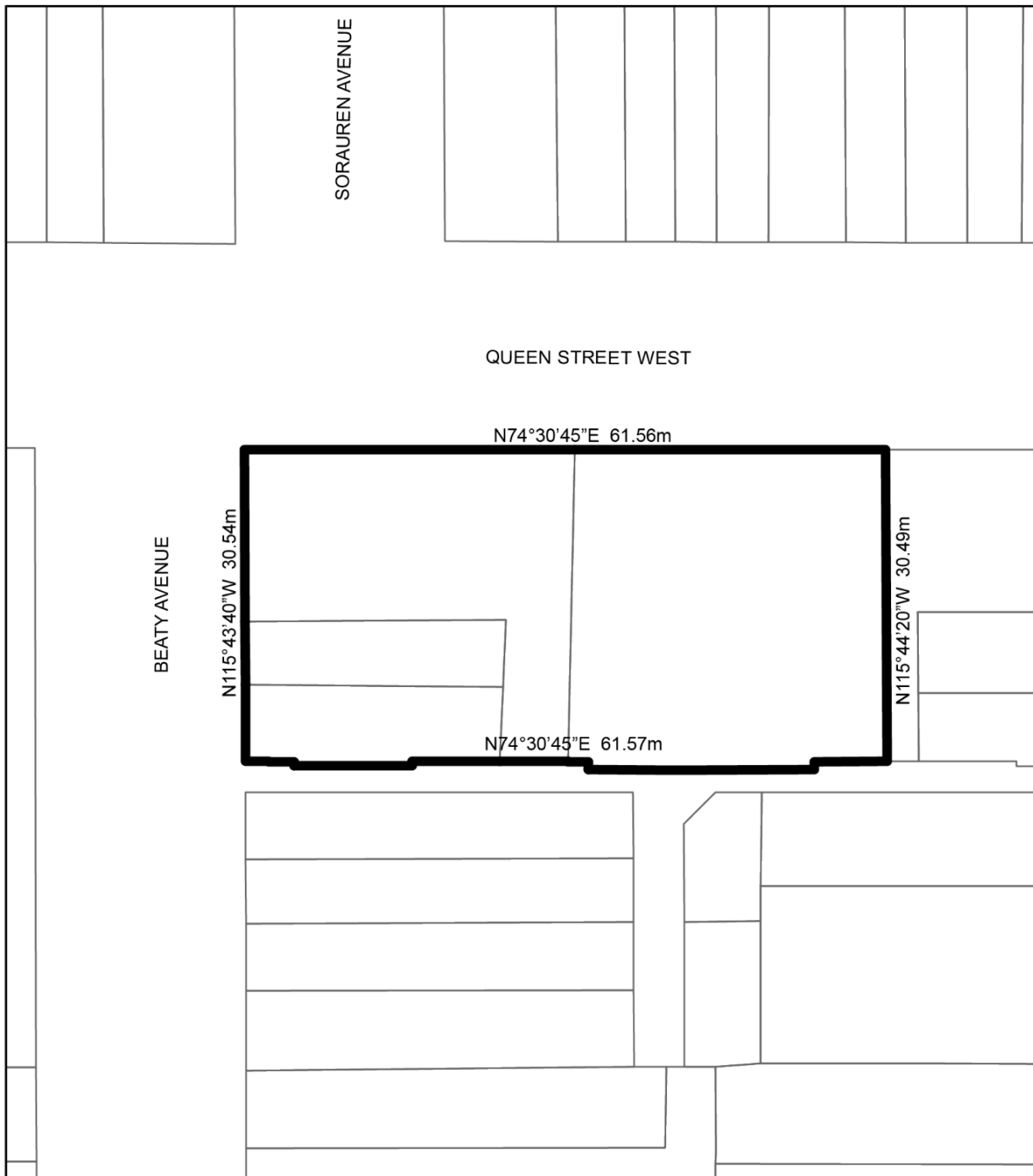
- (i) The owner shall provide a detailed Conservation Plan, prepared by a qualified heritage consultant for the properties at 1497 Queen Street West (1497A and 1499 Queen Street West) and 1501 Queen Street West (93 Beaty Avenue) that is substantially in accordance with the conservation strategy set out in the Heritage Impact Assessment prepared by ERA Architects Inc., dated May 19, 2026, on file with the Senior Manager, Heritage Planning to the satisfaction of the Senior Manager, Heritage Planning; and
- (ii) The owner shall have entered into a Heritage Easement Agreement for 1497 Queen Street West (1497A and 1499 Queen Street West) and 1501 Queen Street West (93 Beaty Avenue) pursuant to Section 37 of the Ontario Heritage Act acceptable and satisfactory to the Executive Director, Development Review, in consultation with the Senior Manager, Heritage Planning and the City Solicitor.

Enacted and passed on July, 2026.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)

Diagram 1

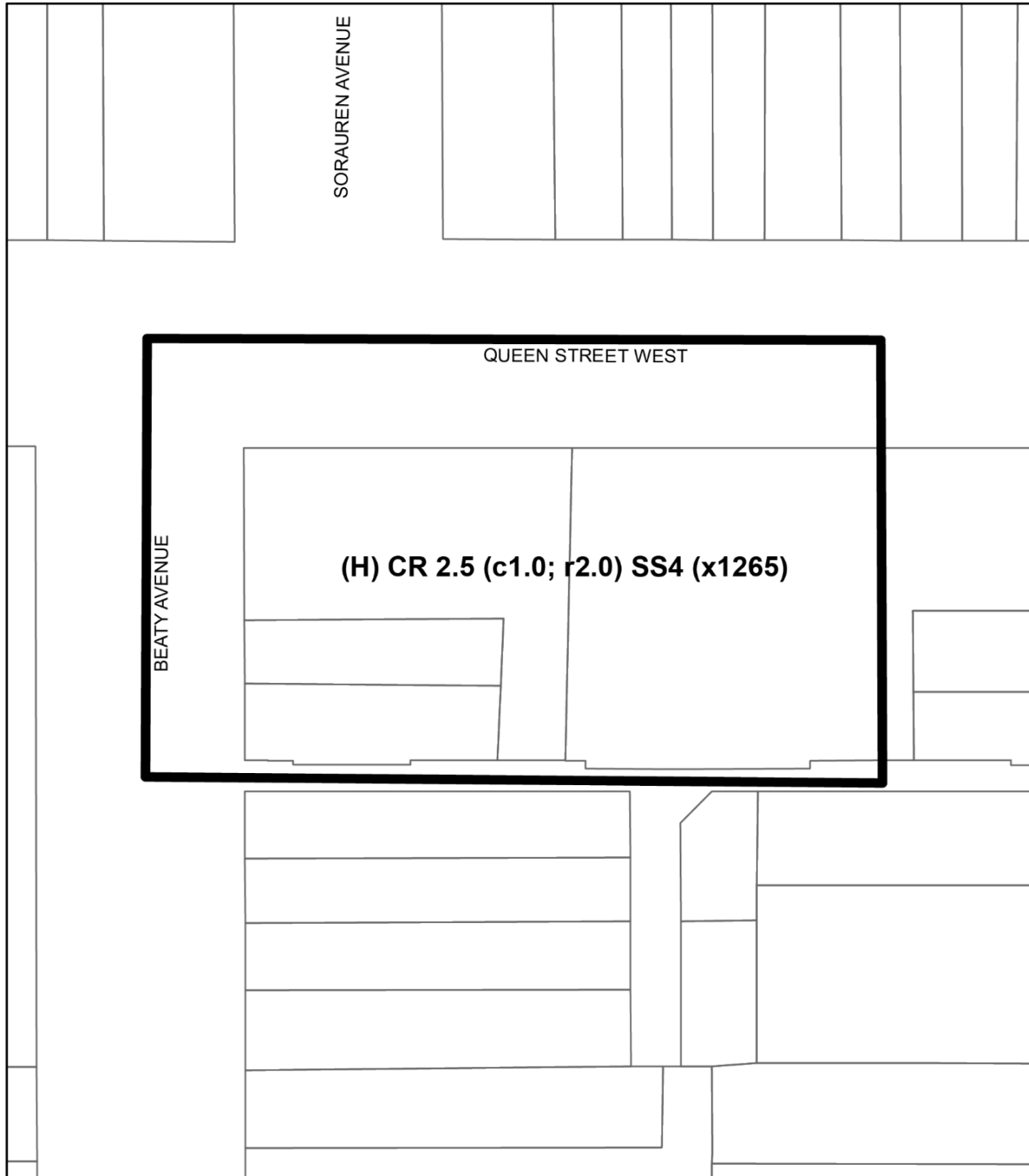
Toronto
Diagram 1

**1497-1501 Queen Street West
and 89-91 Beaty Avenue**

File # 26 118047 STE 04 02



Diagram 2

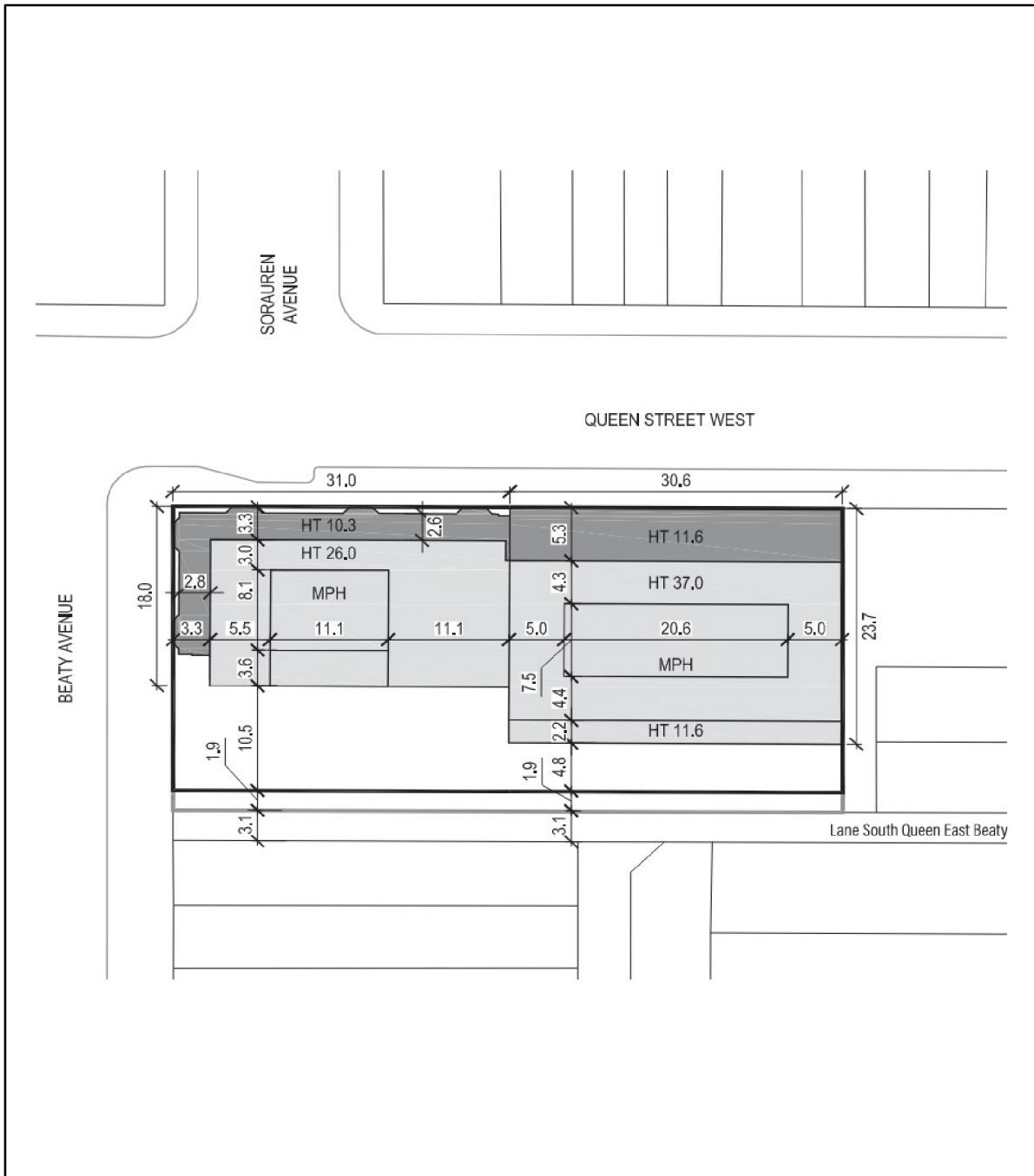


 **Toronto**
Diagram 2

**1497-1501 Queen Street West
and 89-91 Beaty Avenue**

File # 26 118047 STE 04 02

Diagram 3



 **Toronto**
Diagram 3

**1497-1501 Queen Street West
and 89-91 Beaty Avenue**

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