

1149 and 1153 Queen Street West – Zoning By-law Amendment Application – Appeal Report

Date: August 29, 2025

To: Toronto and East York Community Council

From: Director, Community Planning, Toronto and East York District

Ward: 9 - Davenport

Planning Application Number: 24 238364 STE 09 OZ

Related Rental Housing Demolition Application Number: 24 238689 STE 09 RH

SUMMARY

On November 20, 2024, an application to amend the Zoning By-law to permit a 27 storey mixed-use building containing 367 residential units and 762.7 square metres of ground floor retail at 1149 and 1153 Queen Street West was submitted. The existing buildings on the site are proposed to be demolished, including 10 rental dwelling units that are proposed to be replaced within the new building. A Rental Housing Demolition application was also submitted.

On April 7 2025, the applicant appealed the application to the Ontario Land Tribunal (“OLT”) citing City Council’s failure to make a decision on the Zoning By-law Amendment application within the 90-day time frame in the Planning Act.

This report recommends that the City Solicitor, with the appropriate City staff, attend the OLT hearing to oppose the application in its current form and to continue discussions with the applicant to resolve outstanding issues. The Zoning By-law Amendment does not conform with the City’s Official Plan, including the Site and Area Specific Policy 566.

RECOMMENDATIONS

The Director, Community Planning, Toronto and East York District recommends that:

1. City Council direct the City Solicitor, and appropriate City staff, to attend the Ontario Land Tribunal in opposition to the current Zoning By-law Amendment application appeal for the lands at 1149 and 1153 Queen Street West, and to continue discussions with the applicant to resolve outstanding issues.
2. City Council authorize the City Solicitor and other appropriate City Staff to take any necessary steps to implement City Council's decision, including requesting any conditions of approval that would be in the City's interest, in the event an appeal of Council's decision is allowed by the Ontario Land Tribunal, in whole or in part.

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.

DECISION HISTORY

On November 18, 2013, City Council requested the Chief Planner and Executive Director, City Planning Division, to complete a planning study of Queen Street West between Bathurst Street and Roncesvalles Avenue.

<https://secure.toronto.ca/council/agenda-item.do?item=2013.TE27.66>

On August 12, 2014, Toronto and East York Community Council received a Preliminary report on the “West Queen West, Bathurst Street to Roncesvalles Avenue, Planning Study” which set out a framework and community consultation strategy for the study, and directed City Planning to review the policy context, built-form and heritage value of the properties on Queen Street West, between Bathurst Street and Roncesvalles Avenue. <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2014.TE34.77>

On June 22, 2017, the Toronto Preservation Board accepted the Heritage Conservation District ("HCD") Study and endorsed the preparation of the West Queen West HCD Plan and the Parkdale Main Street HCD Plan. The Toronto Preservation Board recommendations may be found here:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2017.PB24.2>

On September 30, October 1 and 2, 2020, City Council adopted Official Plan Amendment 445, which established Site and Area Specific Policy (SASP) 566, to set out contextually appropriate growth and change, conserve and enhance historic and culturally significant attributes of Queen Street West, guide public and private investment in public spaces, and encourage sustainable choices in new buildings and additions. City Council's Decision may be found here:

<https://secure.toronto.ca/council/agenda-item.do?item=2020.TE14.5>

On November 10, 2023, the Ontario Land Tribunal (OLT) approved modifications to OPA 445 and brought OPA 445 into effect for all lands, except for portions remaining under appeal for one site-specific appeal at 1439-1455 Queen Street West. The OLT Decision in OLT File OLT-22-002046 may be found here:

<https://www.toronto.ca/legdocs/refdocs/12322.pdf>

On December 17 and 18, 2024, City Council designated the West Queen West area as a Heritage Conservation District under Part V of the Ontario Heritage Act and adopted the West Queen West Heritage Conservation District Plan. The West Queen West Heritage Conservation District is currently under appeal. City Council decision may be found here: <https://secure.toronto.ca/council/agenda-item.do?item=2024.TE18.10>

On July 19, 2022, City Council adopted the recommended Major Transit Station Area and Protected Major Transit Station Area Official Plan Amendments (OPA 540, OPA 544, OPA 570 and OPA 575), which would amend Chapter 8 of the Official Plan pursuant to Sections 16(15) and 26 of the Planning Act. See Item PH35.16 for more details. These were approved with modifications by the Minister of Municipal Affairs and Housing on August 15, 2025. These policies are now in force and effect and can be accessed from the City's Official Plan Review web page under the Major Transit Station Areas tab: [Official Plan Review – City of Toronto](#)

THE SITE AND SURROUNDING LANDS

Description

The site is rectangular in shape and located on the south side of Queen Street West, flanked by Abell Street to the east. The site is approximately 2,560 square metres in area and has a 70 metre frontage on Queen Street West and 36.5 metre frontage on Abell Street. See Attachment 2 for the Location Map.

Existing Use

The site is currently occupied by a 2-storey mixed use building with retail uses on the ground floor and rental residential units above. A separate commercial building is located at the corner of Queen Street West and Abell Street.

Surrounding Uses

North: A range of 2 to 5 storey mixed-use buildings.

South: Immediately to the south is a publicly accessible private laneway and 68 Abell Street, a 21-storey mixed-use building. Beyond this, is a range of buildings varying from 7-21 storeys.

East: A City park directly east of Abell Street and 2-storey building known as the Postal Station C at 1117 Queen Street West.

West: An 8-storey mixed-use building fronting Queen Street West.

THE APPLICATION

Description

A 27 storey (93.35 metre high) mixed use building containing 367 residential units (including 10 rental replacement units) and 762.7 square metres of ground floor retail with an overall gross floor area of 24,842.8 square metres.

Density

The proposal has a density of 9.7 times the area of the lot.

Residential Component

The proposal includes a total of 367 dwelling units, 49 studio (13.4%), 175 one-bedroom (47.7%), 105 two-bedroom (28.6%), and 38 three-bedroom units (10.4%). Ten (10) of the studio units are proposed as the rental replacement units.

Non-Residential Component

The proposal includes 762.7 square metres of retail space.

Amenity Space

The application proposes 1101 square meters of amenity space including 524.5 square metres of outdoor amenity (1.42 square metres per unit) and 576.5 of indoor amenity space (1.58 square metres per unit).

Access, Parking and Loading

The residential lobby is proposed along the Abell Street frontage with various retail entrances proposed along Queen Street West.

The application proposes 133 vehicular parking spaces consisting of 113 spaces for residents and 20 spaces for visitors. Included within this parking supply are 11 accessible parking spaces. Parking is to be located underground apart from 3 spaces provided at-grade.

A total of 407 bicycle parking spaces are proposed including 333 long-term spaces and 74 short-term spaces.

One Type G loading space has been provided at the rear of the site accessed using the site driveway from Abell Street. Access to the underground parking is also from Abell Street at the rear of the site.

Rental Housing Demolition and Replacement

A related Rental Housing Demolition application has been submitted for this site. A report on the Rental Housing Demolition application will be advanced to Community Council should the Ontario Land Tribunal allow the appeal.

Additional Information

See the attachments of this Report for the Application Data Sheet, Location Map, a 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: <http://www.toronto.ca/1153QueenStW>.

Reasons for Application

A zoning by-law amendment is required to bring the lands into the Zoning By-law 569-2013, as amended, and to vary the performance standards to permit the proposed height, amenity space, building setbacks, density, and other performance standards.

APPLICATION BACKGROUND

A pre-application consultation (PAC) meeting was held on October 1, 2024. The Planning Application Checklist Package resulting from the PAC meeting is available on the Application Information Centre.

The current application was submitted on November 21, 2024 and deemed complete on December 19, 2024, satisfying the City's minimum application requirements. The reports and studies submitted in support of this application are available on the Application Information Centre <http://www.toronto.ca/1153QueenStW>.

Agency Circulation Outcomes

The application together with the applicable reports noted above has been circulated to all appropriate agencies and City Divisions. Responses received have been used to assist in evaluating the application.

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).

Planning for Major Transit Station Areas

The site is within a Protected Major Transit Station Area (PMTSA), the King-Liberty PMTSA, associated with SASP 687 in Chapter 8 of the Official Plan. The site has a minimum density of 2.0 FSI on Map 2 of SASP 687.

The PMTSA and MTSA policies are to be applied together with all other appropriate policies of the Official Plan, applicable Secondary Plans or Chapter 7 Site and Areas Specific Policies (SASPs), including matters of heritage, built form and public realm, servicing, natural areas, parks and other open spaces, and others. In the case of conflicts between Secondary Plans/SASPs and MTSA and PMTSA, whichever policies provide greater densities will prevail. The Official Plan Amendments that delineate the City's MTSA and PMTSA are in force and effect as of August 15, 2025.

Official Plan

The site is designated Regeneration Areas on Map 18 in the City of Toronto Official Plan as shown on Attachment 3 of this report. The site is also located on an Avenue as shown on the Urban Structure Map 2 of the Official Plan. The Official Plan should be read as a whole to understand its comprehensive and integrative intent as a policy framework for priority setting and decision making.

Secondary Plan

The site is located in the Garrison Common North Secondary Plan Area. The Garrison Common North Secondary Plan Area can be found here: <https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/official-plan/>

Site and Area Specific Policy 566

The Queen Street West Planning Study resulted in Site and Area Specific Policy 566 (SASP 566), which describes opportunities for contextually appropriate growth and change that also conserves and enhances historic and culturally significant attributes of Queen Street West. SASP 566 also guides public and private investment in public spaces, and encourages sustainable choices in new buildings and additions on Queen Street West fronting properties between Bathurst Street to Roncesvalles Avenue. The site falls within the West Queen West portion of SASP 566 that spans from Dufferin Street to Bathurst Street.

On November 10, 2023, the OLT approved modifications to OPA 445 establishing SASP 566 and brought OPA 445 into effect for all lands. SASP 566 sets out a built form framework that directs conserving features that define the area character and sense of place, and ensures an appropriate relationship of development to its surrounding Parks and Neighbourhoods context. The policies of SASP 566 facilitate the retention of the historic main street character of Queen Street West, while supporting opportunities for compatible growth and change.

Zoning

The site is zoned Mixed-Use Commercial Residential (MCR) under the former Zoning By-law 438-86. The MCR zone permits a maximum height of 16 metres and permits residential uses as well as a range of non-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:

- Tall Building Design Guidelines
- Mid-Rise Building Performance Standards
- Growing Up Guidelines for Children in Vertical Communities
- Pet Friendly Design Guidelines for High Density Communities
- Complete Street Guidelines
- Retail Design Manual

- Streetscape Manual

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). Tier 1 performance measures are secured on site plan drawings and through a Site Plan Agreement or Registered Plan of Subdivision.

Site Plan Control

The application is subject to Site Plan Control.

PUBLIC ENGAGEMENT

Community Consultation

A Community Consultation Meeting was held by City staff on February 13, 2025, in person at the West Neighbourhood House at 20 West Lodge Avenue. Approximately 40 participants attended, as well as the Ward Councillor and the applicant team. City staff and the applicant team gave presentations and together with the Ward Councillor answered questions from participants. An additional virtual information session was held on March 3, 2025, to provide information about the proposal for those unable to attend the in-person meeting. The following issues were identified by the participants of the community consultation meeting, the virtual information session, and through written comments and phone calls:

- Concerns about the proposed height, massing, and density;
- Concerns about the fit of the proposed building with the surrounding area, particularly Queen Street West;
- Concerns around the lack of affordable housing units;
- Concerns around the potential traffic on Abell Street from cars queuing to enter the parking garage through the access point at the rear of the site;
- Questions about a potential art partnership and if there will be community space or art studios;
- Concerns about the lack of accessible parking in the area;
- Questions and concerns about the proposed retail spaces;
- Concerns about the lack of park and open space in the community including shadowing on Lisgar Park;
- Concerns around street parking and how the proposed additional units may further strain the limited street parking available;
- Questions and concerns related to the funding of the King-Liberty GO Station;
- Concerns around Wheel-Trans pick-up;
- Concerns about the development conformity to the SASP 566;

- Concerns about drainage issues in the area;
- Questions and concerns related to the potential shift from a proposed rental building to a condominium;
- Questions around the materiality of the building;
- Questions regarding the timeline for demolition and construction; and
- Support for intensification.

The issues raised through the community consultation process have been considered through the review of the application and commented on as necessary in the body of this Report.

COMMENTS

Provincial Planning 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 and find it consistent with PPS (2024).

Density, Height, Massing

The West Queen West boundary of SASP 566 extends from Dufferin Street to Bathurst Street and is predominantly characterized by two to four storey commercial mixed-use buildings. The West Queen West triangle is defined as the lands located on the south side of Queen Street West between Sudbury Street and Dovercourt Road. Towards the west end of the West Queen West Boundary, tall buildings and mid-rise development have occurred within the West Queen West Triangle, with taller buildings further south from Queen Street West. The subject site is located within the West Queen West Triangle.

The proposed massing and built form of the 27-storey building does not provide for an appropriate fit and transition in scale to the existing and planned context, including failure to establish an appropriate overall height, streetwall height, and inclusion of appropriate setbacks. The proposed streetwall height is higher than the historic and prevailing streetwall heights in the Heritage Conservation District. Additionally, the proposed setbacks above the streetwall height are insufficient to minimize the appearance of the additional height of the proposed development. In the opinion of staff, the proposal fails to conform to the Official Plan, including SASP 566.

Public Realm

The building is proposed to be set back approximately 1.62 metres from the north (front) lot line providing an approximately 4.5-metres distance from building face to curb along the Queen Street West frontage. Generally, the adjacent building at 1171 Queen Street West has an approximate 7 metres distance from building face to curb. The building is also proposing an approximate 4.25 metres distance from the building face to curb along the Abell Street frontage.

The proposed building face to curb distances are substandard and do not align with the Tall Building Guidelines or Mid-Rise Building Design Guidelines which encourage a 6-metre distance from building face to curb to provide for streetscape enhancements and public realm improvements.

Staff have identified opportunities to enhance the public realm by providing a curb extension along the Abell Street site frontage, which may allow for additional tree plantings, and by aligning the proposed development with the rear wall of the adjacent property.

Traffic Impact, Access, Parking

A Transportation Impact Study (TIS) has been submitted by LEA Consulting dated November 6, 2024 in support of the Zoning By-law Amendment application.

The proposed development includes an overall parking supply of 133 spaces, consisting of 113 spaces for residents and 20 spaces for visitors. Included within this parking supply are 11 accessible parking spaces. A total of 407 bicycle parking spaces are provided, including 333 long-term spaces and 74 short-term spaces. Vehicular access to the site is proposed through a driveway connection of Abell Street. The driveway is proposed along the southern edge of the site.

Transportation Review staff have reviewed the submitted TIS and plans. Staff accept the conclusions of the submitted TIS report with regard to vehicular traffic and are satisfied with the location of the driveway access.

Amenity Space

Zoning By-law 569-2013 requires a combined amenity space of 4.0 square metres per unit, of which 2.0 square metres for each dwelling unit is for indoor amenity space and at least 40 square metres is outdoor amenity space in a location adjoining or directly accessible to the indoor amenity space.

The development is proposing an indoor amenity space of 576.5 square metres, for a rate of 1.58 square meter per unit. For outdoor amenity space, the development is proposing 524.5 square metres, for a rate of 1.42 square metres per unit. The development should meet the requirements for amenity space as set out in the City-wide zoning by-law.

Servicing

A Functional Servicing and Stormwater Management Report, Hydrogeological Report, Geotechnical Report and associated plans have been submitted for the site and were reviewed by Engineering Review staff. The findings of these reports and forms are unsatisfactory and revisions are required. The applicant has not demonstrated that there is sufficient capacity to support the development in the City's servicing infrastructure. Further, Staff require the final versions of the Geotechnical Report and Hydrogeological Report for review, as only draft or preliminary reports have only been provided for review.

Housing

On August 15, 2025, the Province issued a decision approving 120 Protected Major Transit Station Areas and Major Transit Station Areas. As a result, Inclusionary Zoning can be implemented in many Protected Major Transit Areas across the city.

This site is within an approved PMTSA and subject to Inclusionary Zoning. Should the development proceed as a condominium, affordable housing requirements of 5% of the residential gross floor area as affordable rental or ownership housing for a 25-year period apply. If the project proceeds as purpose-built rental housing, Inclusionary Zoning requirements would not apply.

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. SASP 566 further encourages developments to include affordable housing suitable for a variety of households. Staff have advised the applicant that given the sites location within a Major Transit Station Area and priority transit corridor, there is a significant public interest for including affordable housing units within the new development.

An Inclusionary Zoning agreement under Section 35.2(2) of the Planning Act will be required accounting for:

- no minimum affordable housing requirement if the tenure of the building(s) is secured as purpose-built rental housing; and
- affordable housing requirements if the building(s) is developed as a condominium, including number of affordable units, tenure, unit mix, unit sizes, location, an affordable housing access plan, monitoring, and reporting requirements.

The development proposes 49 studio (13.4%), 175 one-bedroom (47.7%), 105 two-bedroom (28.6%), and 38 three-bedroom units (10.4%). The unit mix aligns with the objectives of SASP 566 and supports the Growing Up Guidelines.

Rental Housing Demolition and Tenant Relocation and Assistance Plan

A related Rental Housing Demolition Application (File No. 24 238689 STE 09 RH) has been submitted as this application involves the demolition of a total of 10 dwelling units, all of which are rental housing units. City staff will hold a separate consultation meeting with affected tenants prior to any future City Council consideration of the Rental Housing Demolition and Conversion application.

Official Plan policy 3.2.1.6 requires new development that would result in the loss of six or more rental dwelling units, to replace at least the same number, size, and type of rental units at similar rents to those in effect at the time of application. The policy also requires the provision of an acceptable tenant relocation and assistance plan, addressing the right of existing tenants to return to replacement rental units at similar rents and other assistance to lessen hardship. The applicant has proposed replacement of the existing rental units; however, further detail is outstanding related to the replacement unit floor plans and a proposed Tenant Relocation and Assistance Plan.

Open Space/Parkland

In accordance with Section 42 of the Planning Act, the applicant 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. Additionally, the Toronto Municipal Code Chapter 415-28, requires that the payment be made prior to the issuance of the first above-ground building permit for the land to be developed.

Privately Owned Publicly-Accessible Open Space (POPS)

Privately Owned Publicly-Accessible Open Spaces (POPS) are spaces that contribute to the public realm but remain privately owned and maintained. City staff see an opportunity to expand on the Open Space on the eastern portion of the site to provide for an attractive, vibrant, safe, and accessible setting for civic life and daily social interaction. The creation of a POPS would reflect the conditions east of Abell Street and provide room for pedestrians, potential street trees, and street furniture.

Heritage

1149-1153 Queen Street West is identified as a non-contributing property located within the West Queen West Heritage Conservation District ("WQWHCD"). The WQWHCD is not yet in force and effect and as such the proposal does not require permission under Section 42 of the Ontario Heritage Act. Should the WQWHCD come into effect, compliance with the approved WQWHCD Plan will be required and a permit will need to be obtained prior to or concurrent with any decision on the development application.

The property is in close proximity to Postal Station C at 1117 Queen Street West which is individually designated under Part IV of the Ontario Heritage Act, and is an identified landmark in the WQWHCD. The Postal Station building is also subject to its own development application, which is currently under appeal at the Ontario Land Tribunal.

Urban Forestry

Urban Forestry staff have reviewed the development application and note that insufficient detail has been provided on the Landscape Plan to confirm the required tree plantings and associated soil volumes are feasible and meet the City standards. There also appears to be a potential utility conflict with the proposed new tree on Abell Street road allowance. Detailed section drawings including accurate vertical and horizontal utility information to Quality Level A is required at all critical locations where utility-tree conflicts may arise.

Additional soil volume and planting areas may be potentially achieved by providing greater above and below grade setbacks along the Abell Street frontage and the rear of the site, and consolidating utilities into a common trench and placing them under walkways.

Toronto Green Standard

The applicant is required to meet Tier 1 of the TGS. 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.

Summary of Issues to be Resolved

Based on the review of the application, the following issues have not been addressed:

- Appropriate building height, massing and fit of development within the existing and planned context.
- Building setbacks as it relates to improving the public realm.
- Building streetwall heights with appropriate stepbacks that reinforce the character of Queen Street West.
- Appropriate allocation of amenity space in the proposed development.
- Meeting Tier 1 of the Toronto Green Standard, in particular supporting space for tree planting and growth of the City's tree canopy.
- Confirmation of servicing capacity and associated stormwater management, including securing any necessary upgrades and/or improvements to existing municipal infrastructure.
- Confirmation regarding the Tenant Relocation and Assistance Plan and replacement unit floor plans.

Further Issues

Should Staff receive additional or supplementary information regarding this application or be required to review a revised proposal, Staff may refine or identify further issues and/or supplement the reasons provided in this Report.

Conditions to Any Tribunal Order

Should the Ontario Land Tribunal decide to grant the approval, in whole or in part, the following includes a preliminary list of conditions that should be imposed on the issuance of any final order of the Tribunal to the satisfaction of the appropriate City Officials:

- The final form and content of the draft Zoning By-law Amendment is to the satisfaction of the Executive Director, Development Review, and the City Solicitor.
- Submitted all required Engineering Reports to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services, in consultation with the General Manager, Toronto Water.
- Secured the design and provided financial securities in respect of any upgrades or required improvements to the existing municipal infrastructure identified in the accepted Engineering Reports, to support the development, all to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services and the General Manager, Toronto Water, should it be determined that

improvements or upgrades are required to support the development, according to the Engineering Reports accepted by the Chief Engineer and Executive Director, Engineering and Construction Services and the General Manager, Toronto Water.

- Ensured that implementation of the accepted Engineering Reports does not require changes to the proposed amending By-law or that any required changes have been made to the proposed amending By-law to the satisfaction of the Executive Director, Development Review, and the City Solicitor, including the use of a Holding ("H") By-law symbol regarding any new municipal servicing infrastructure or upgrades to existing municipal servicing infrastructure, as may be required.
- Address all outstanding issues raised in the Engineering Review Memorandum dated January 6, 2025, as they may be amended, as they relate to the Zoning By-law Amendment application to the satisfaction of the General Manager, Transportation Services and of the Chief Engineer and Executive Director, Engineering and Construction Services.
- City Council has approved Rental Housing Demolition Application (file No. 24 238689 STE 09 RH) under Chapter 667 of the Toronto Municipal Code, pursuant to Section 111 of the City of Toronto Act, 2006, to permit the demolition of the existing rental dwelling units and the owner has entered into, and registered on title to the lands, an agreement pursuant to Section 111 of the City of Toronto Act, 2006, to the satisfaction of the Chief Planner and Executive Director, City Planning Division and the City Solicitor, securing all rental housing related matters, including tenant relocation assistance, necessary to implement City Council's decision.
- Any other conditions as may be deemed necessary and in the interest of the City.

CONCLUSION

In the opinion of staff, the Zoning By-law Amendment does not conform with the City's Official Plan, including the Site and Area Specific Policy 566. This report recommends that the City Solicitor, with the appropriate staff, attend the OLT in opposition to the application in its current form and to continue discussions with the applicant in an attempt to resolve outstanding issues.

CONTACT

Pavel Kopec, Planner, Tel. No. (416) 394-8016, E-mail: Pavel.Kopec@toronto.ca

SIGNATURE

A handwritten signature in black ink, appearing to read 'Carly R', with a long horizontal flourish extending to the right.

Carly Bowman, M.Sc.Pl., MCIP, RPP
Director, Community Planning
Toronto and East York District

ATTACHMENTS

- 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: Site Plan
- Attachment 6: East Elevation
- Attachment 7: South Elevation
- Attachment 8: North Elevation
- Attachment 9: West Elevation
- Attachment 10: 3D Massing Model Looking Northeast
- Attachment 11: 3D Massing Model Looking Southwest

Attachment 1: Application Data Sheet

Application Data Sheet

Municipal Address: 1149-1153 QUEEN ST W **Date Received:** November 13, 2024,

Application Number: 24 238364 STE 09 OZ

Application Type: Rezoning

Project Description: Zoning By-law Amendment for a 27-storey mixed-use building with retail at-grade. 367 dwelling units are proposed, including 10 rental replacement units.

Applicant	Agent	Architect	Owner
QR 1153 HOLDINGS LP		TURNER FLEISCHER	1153 QUEEN WEST HOLDINGS INC

EXISTING PLANNING CONTROLS

Official Plan Designation:	Regeneration Areas	Site Specific Provision:	Garrison Common North Secondary Plan (OPA 445 - SASP 566)
Zoning:	MCR T3.0 C1.0 R2.5	Heritage Designation:	N
Height Limit (m):	16	Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq m): 2,560 Frontage (m): 70 Depth (m): 37

Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):	1,661		1,461	1,461
Residential GFA (sq m):	3,322		24,080	24,080
Non-Residential GFA (sq m):	1,661		763	763
Total GFA (sq m):	4,983		24,843	24,843
Height - Storeys:	3		27	27
Height - Metres:	10		93	93

Lot Coverage Ratio (%): 91 Floor Space Index: 9.7

Floor Area Breakdown	Above Grade (sq m)	Below Grade (sq m)
Residential GFA:	24,080	74
Retail GFA:	763	
Office GFA:		
Industrial GFA:		
Institutional/Other GFA:		

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:	10		357	367
Freehold:				
Condominium:				
Other:				
Total Units:				367

Total Residential Units by Size

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:					
Proposed:		39	175	105	38
Total Units:		39	175	105	38

Parking and Loading

Parking Spaces:	133	Bicycle Parking Spaces:	407	Loading Docks:	1
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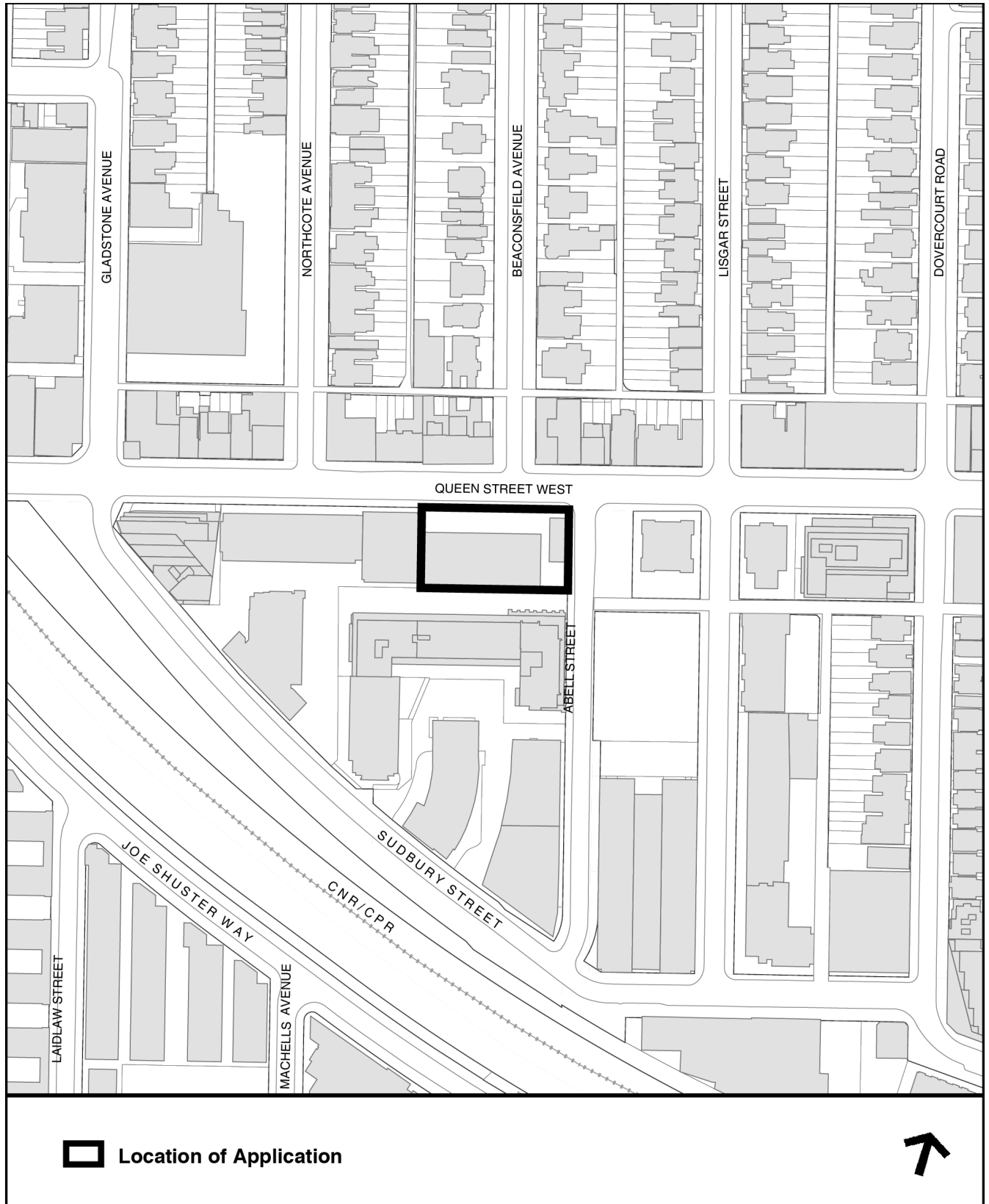
CONTACT:

Pavel Kopec, Planner

(416) 394-8016

Pavel.Kopec@toronto.ca

Attachment 2: Location Map



Attachment 3: Official Plan Land Use Map



Official Plan Land Use Map #18

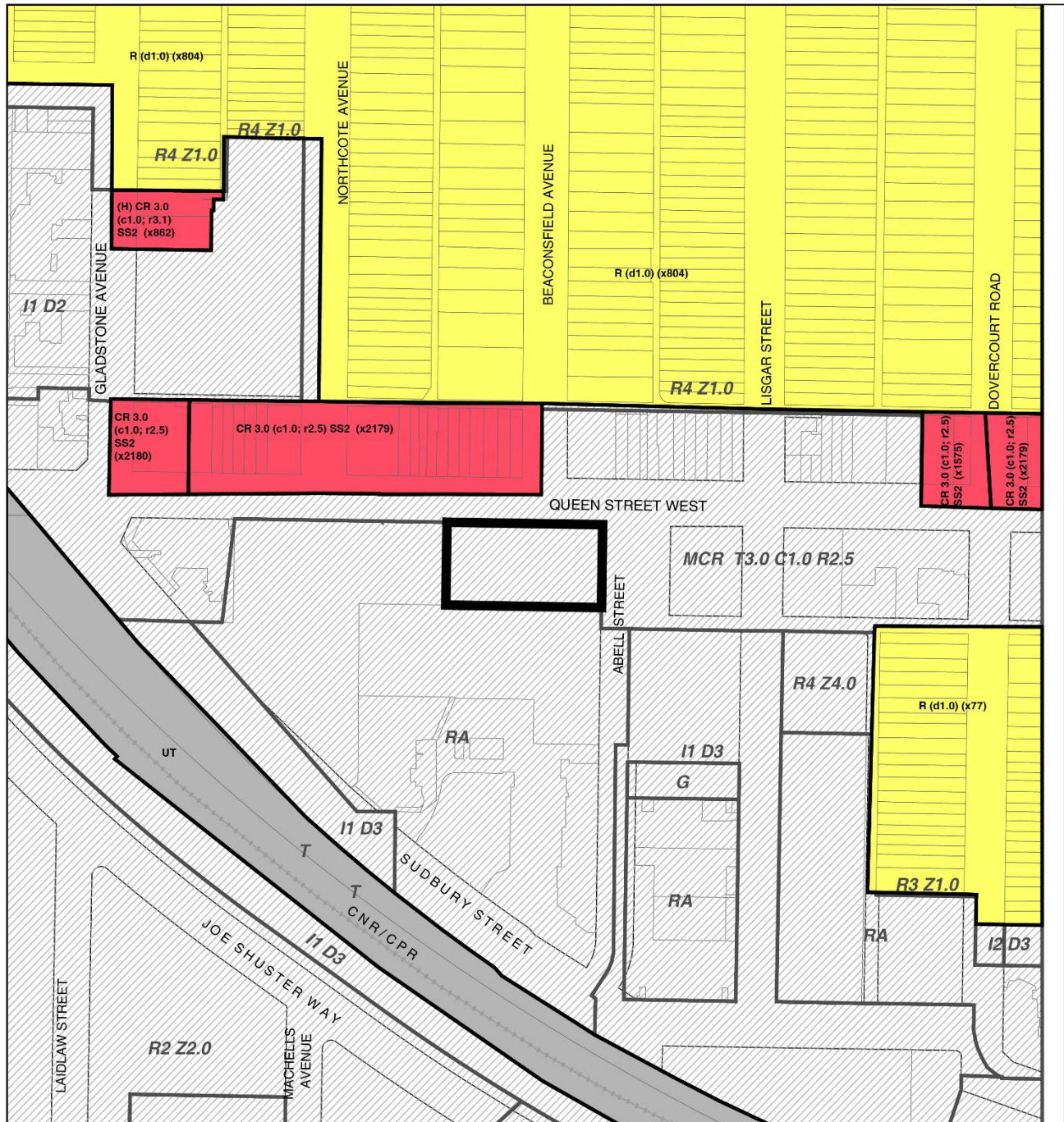
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File # 24 238364 STE 09 0Z



Not to Scale
Extracted: 11/18/2024

Attachment 4: Existing Zoning By-law Map



Zoning By-law 569-2013

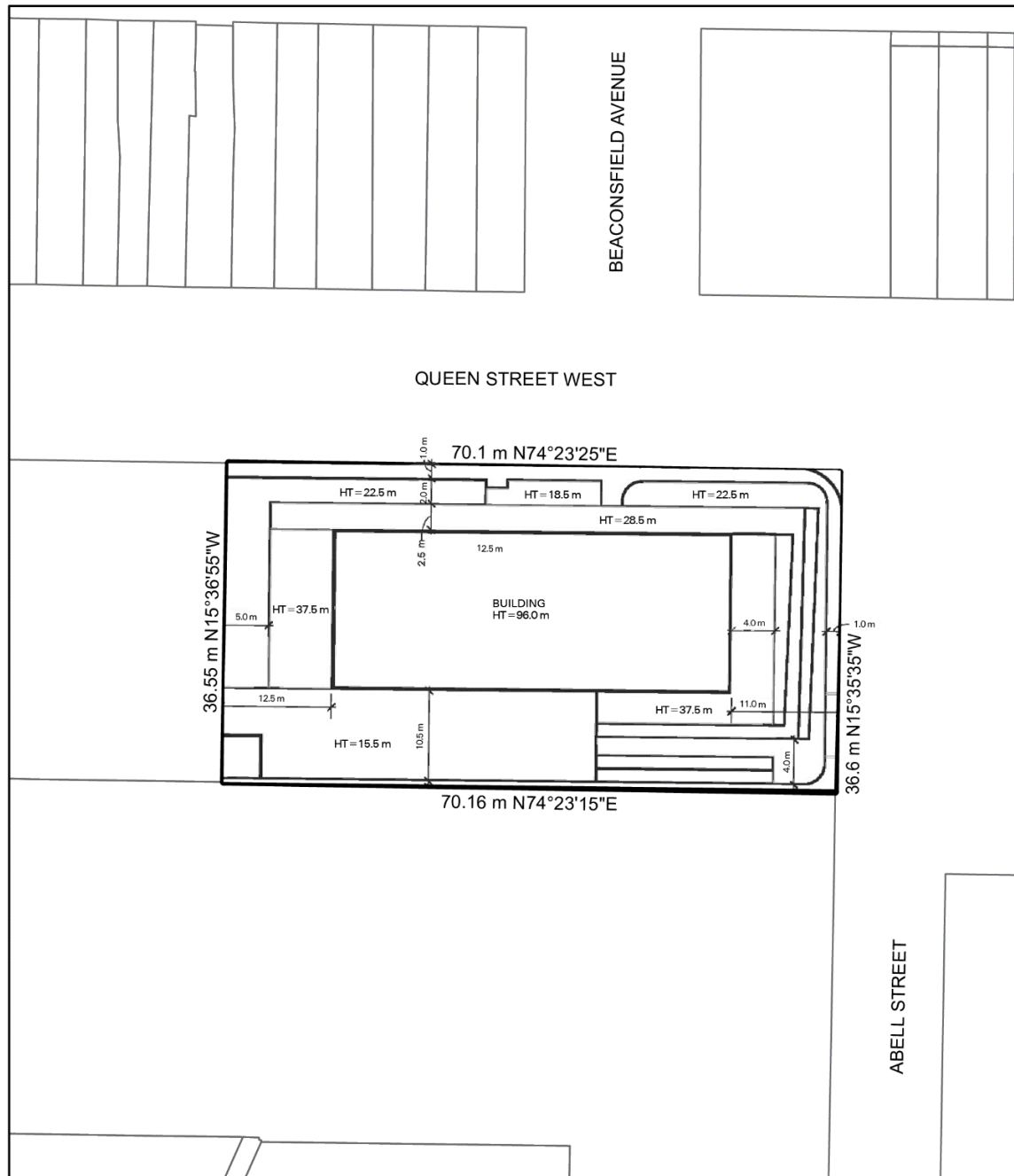
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File # 24 238364 STE 09 02



Not to Scale
 Extracted: 11/18/2024

Attachment 5: Site Plan



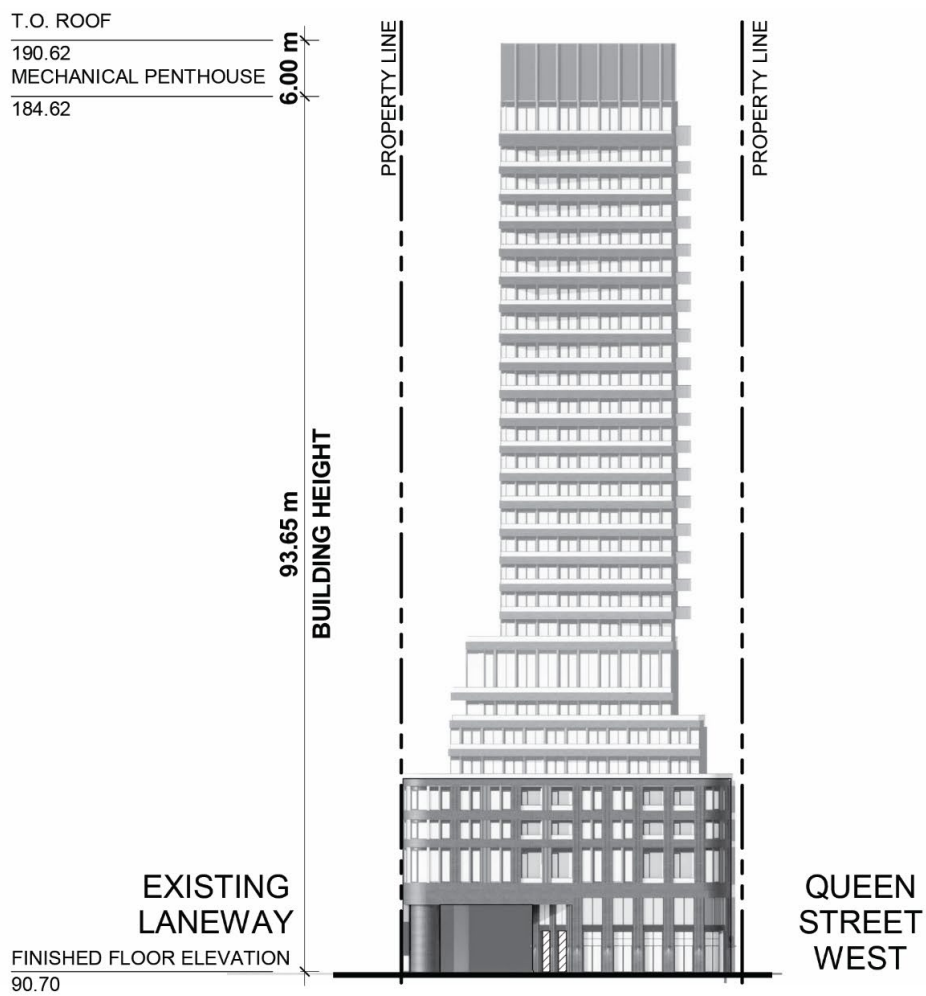
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Diagram 4

1149 & 1153 Queen Street W

File # 24 238364 STE 09 0Z

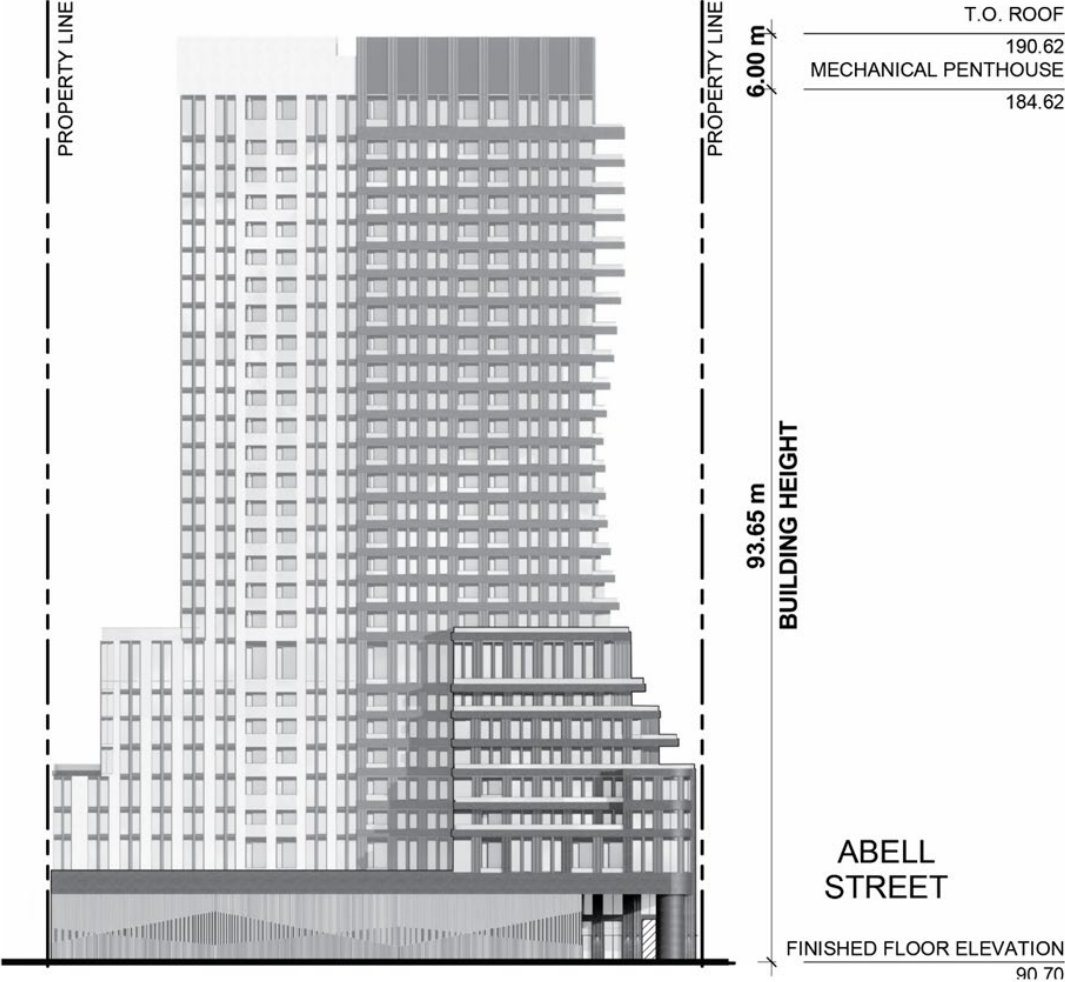
City of Toronto By-law 569-2013
Not to Scale
02/03/2025

Attachment 6: East Elevation



East Elevation

Attachment 7: South Elevation



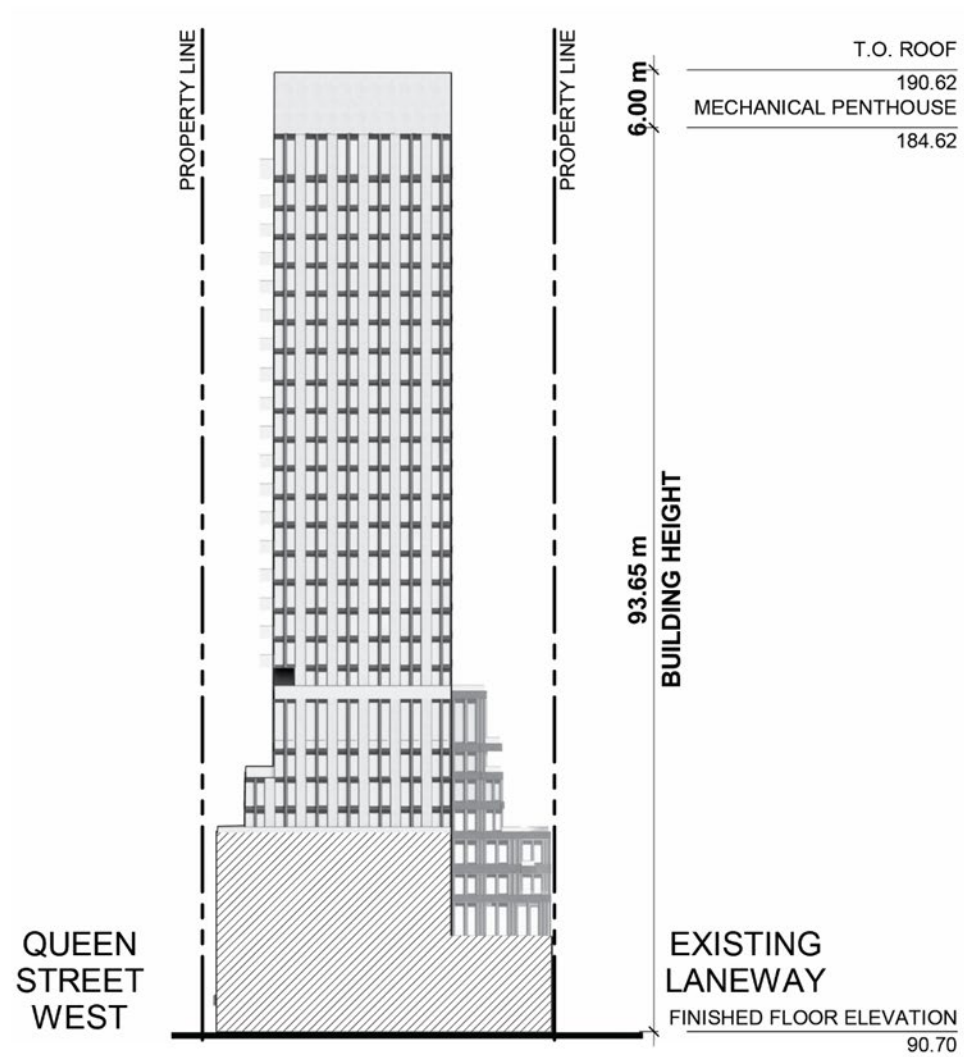
South Elevation

Attachment 8: North Elevation



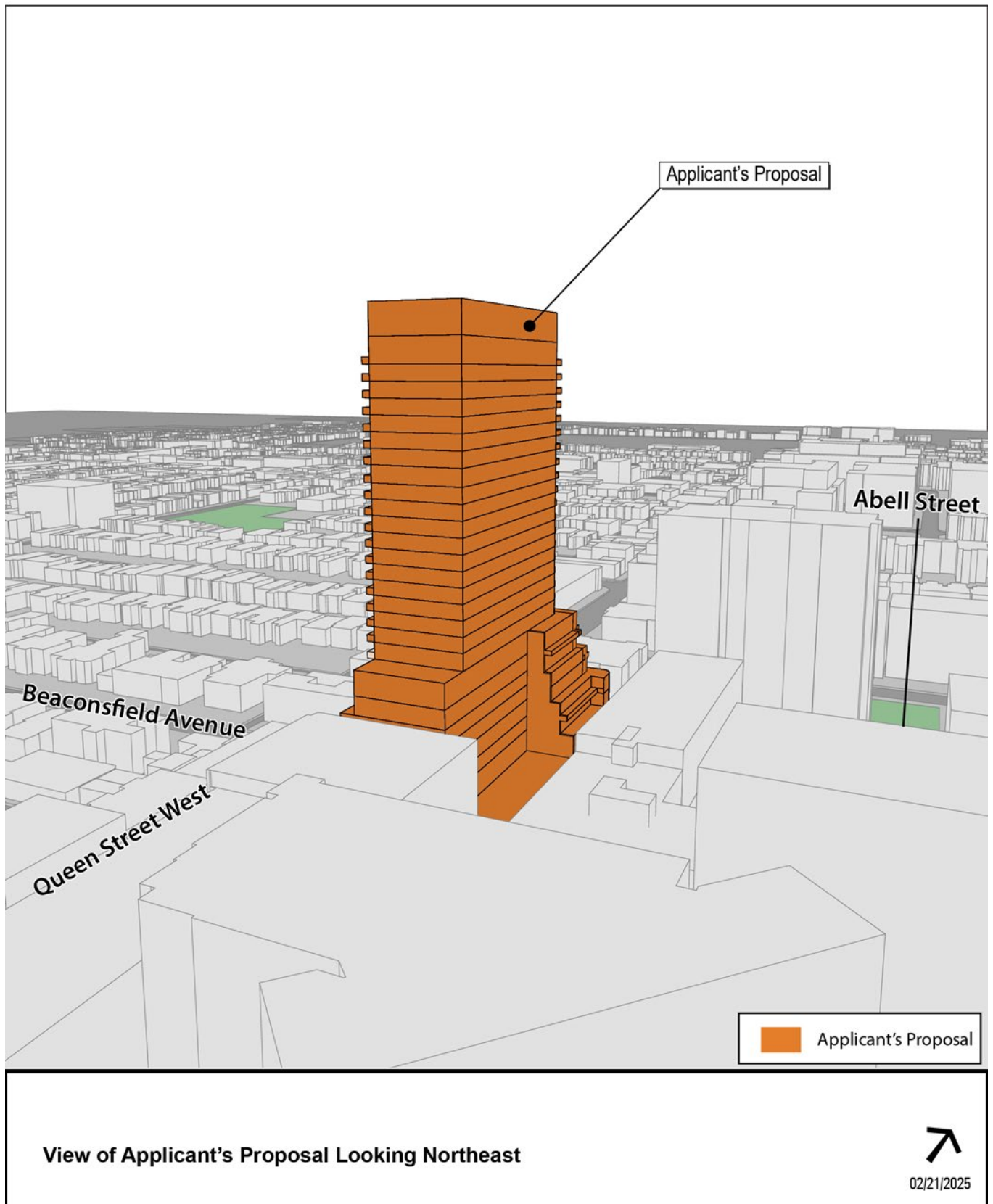
North Elevation

Attachment 9: West Elevation

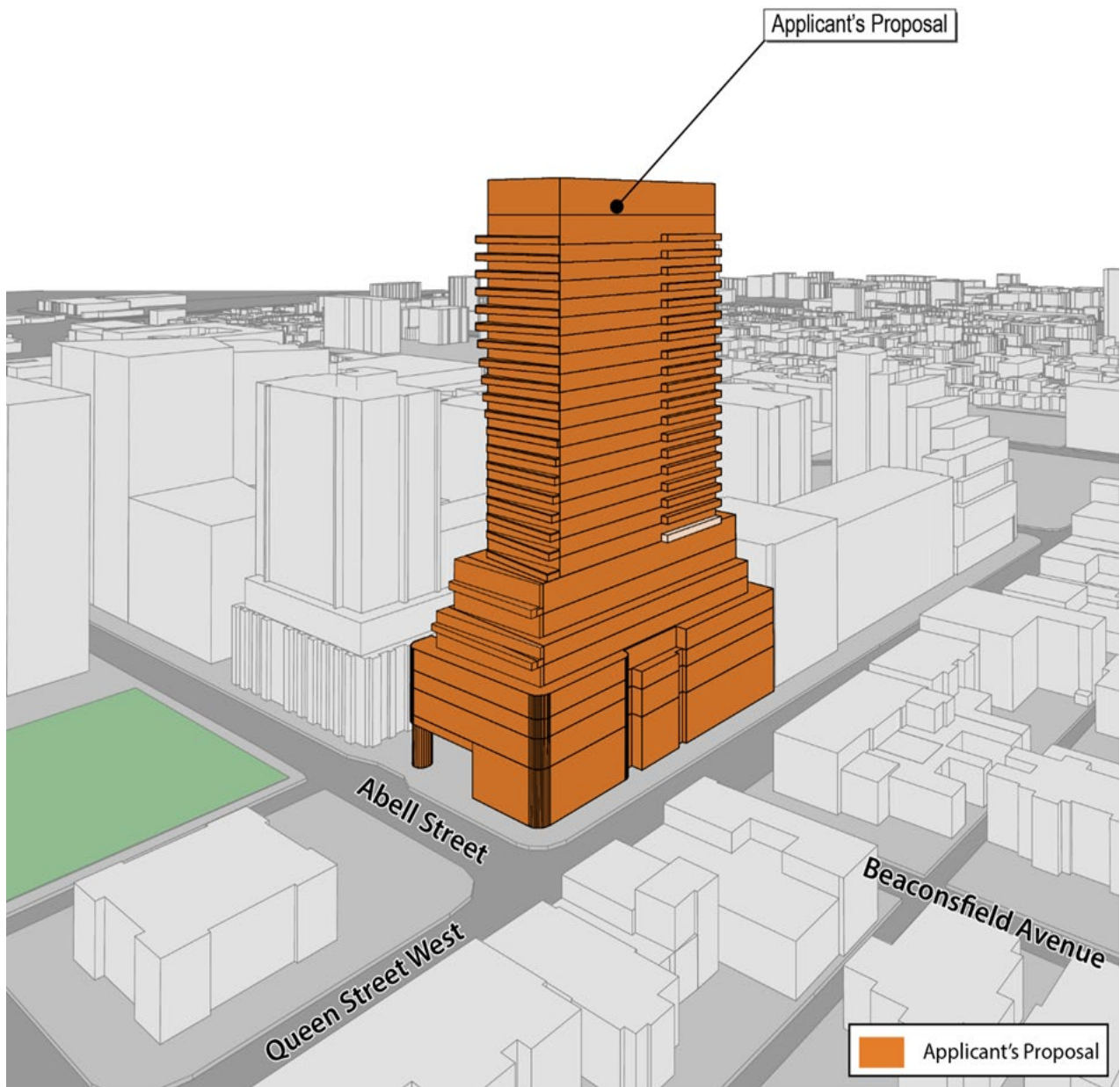


West Elevation

Attachment 10: 3D Massing Model Looking Northeast



Attachment 11: 3D Massing Model Looking Southwest



View of Applicant's Proposal Looking Southwest



02/21/2025