



REPORT FOR ACTION

1266 Queen Street West – Official Plan and Zoning By-law Amendment Application – Decision Report – Refusal of Official Plan Amendment and Approval of Zoning By-law Amendment

Date: January 28, 2026

To: City Council

From: Executive Director, Development Review

Ward: 4 – Parkdale-High Park

Planning Application Number: 23 136834 STE 04 OZ

SUMMARY

On July 10, 2024, through Item TE15.12, Toronto and East York Community Council considered a report “1266 Queen Street West – Official Plan and Zoning By-law Amendment Application – Decision Report – Refusal of Official Plan Amendment and Approval of Zoning By-law Amendment”, from the Director, Community Planning, Toronto and East York District (the “Decision Report”). On July 24 and 25, 2024, City Council adopted Item 15.12, but final Bills were to be withheld until the Minister of Municipal Affairs and Housing approved Official Plan Amendment 653 as it related to 1266 Queen Street West and the applicant completed a peer review of a revised rail safety and mitigation report.

Since City Council’s adoption of the Decision Report, the ownership of the site has changed, and the current owner has proposed revisions to the development proposal that require modifications to the Council-endorsed draft Zoning By-law Amendment. As revised, the development proposal would facilitate a mixed use purpose-built rental building that complies with Tier 2 of the Toronto Green Standard Version 4, a higher standard of compliance than that previously proposed.

This report provides an update on the withheld Bills, summarizes the consideration of the proposed amendments, and recommends that City Council approve same.

RECOMMENDATIONS

The Executive Director, Development Review recommends that:

1. City Council amend the previous decision on TE15.12 by amending Recommendation 1 by deleting the words “Attachment 5 to the report (June 21, 2024)

from the Director, Community Planning, Toronto and East York District", and replacing it with "Attachment 1 to the Report" so that Part 1 now reads as follows:

1. City Council amend City of Toronto Zoning By-law 569-2013 for the lands at 1266 Queen Street West in accordance with the Zoning By-law Amendment included as Attachment 1 to the Report (January 28, 2026) from the Executive Director, Development Review.
2. City Council determine that pursuant to Section 34(17) of the Planning Act, no further notice is to be given in respect of the changes to the Zoning By-law Amendment included as Attachment 1 to the Report (January 28, 2026) from the Executive Director, Development Review.

FINACIAL 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.

APPLICATION BACKGROUND

Council Adopted Proposal

Council considered the proposed Official Plan and Zoning By-law Amendment for 1266 Queen Street West at the July 24 and 25, 2024 Council meeting. A link to the report is available here: <https://secure.toronto.ca/council/agenda-item.do?item=2024.TE15.12>

The report recommended approval of the draft Zoning By-law Amendment for a proposed 24-storey mixed use building with a 5-storey base building containing 331 residential units. The proposed Official Plan Amendment application to redesignate the site from *General Employment Areas* to *Mixed Use Areas* was refused, as this redesignation was recommended for conversion through Official Plan Amendment 653, which formed a part of the City's Municipal Comprehensive Review and Growth Plan conformity exercise. The Minister is the approval authority of the Municipal Comprehensive Review. The Bills were held at the time of approval to be released on condition that the Minister approved Official Plan Amendment 653 as it related to 1266 Queen Street West and the applicant completed a peer review of a revised rail safety and mitigation report.

Revised Proposal

Following City Council's approval of the Zoning By-law Amendment application, the ownership of the site changed. The current owner has proposed revisions that would facilitate a 27-storey mixed use building with a 3-storey base building, and which would consist of 362 purpose-built rental units. The revisions are summarized in the chart below:

1266 Queen Street West – Summary of Council Adopted and Current Proposal

| | June 2024 Proposal (Council Adopted) | Current Proposal (Revised) |
|----------------------------------|---|---|
| Building Height | 24 storeys (87.7 metres) | 27 storeys (87.6 metres) |
| Base Building Height | 21.6 metres | 14.8 metres |
| Gross Floor Area (GFA) | 22,104 square metres | 24,773 square metres |
| Residential GFA | 21,541 square metres | 24,589 square metres |
| Commercial GFA | 563 square metres | 184 square metres |
| Tower Floor Plate GFA | 880 square metres | 873 square metres |
| Number of Units | Total: 331 Studio – 18 (5.4%) 1 Bedroom - 207 (62.5%) 2 Bedrooms - 73 (22.1%) 3 Bedrooms - 33 (10%) | Total: 358 Studio – 3 (0.8%) 1 Bedroom - 195 (54.5%) 2 Bedrooms - 124 (34.6%) 3 Bedrooms - 33 (9.2%) 4 Bedrooms – 3 (0.8%) |
| Vehicular Parking Spaces | 34 | 31 |
| Bicycle Parking Spaces | 395 | 379 |
| Indoor and Outdoor Amenity Space | 1,110 square metres (3.4 square metres per unit) | 1,164 square metres (3.3 square metres per unit) |
| Toronto Green Standard Version 4 | Tier 1 (mandatory) | Tier 2 (voluntary) |

The revisions made to the application are reflected in the revised Zoning By-law Amendment (Attachment 1). A site plan and elevations of the revised proposal are included as Attachments 2 and 3.

COMMENT

Since City Council's adoption of the Decision Report, the Minister of Municipal Affairs and Housing approved the Official Plan Amendment 653 on September 2, 2025, which redesignated 1266 Queen Street West to *Mixed Use Areas*. The applicant also submitted a revised rail safety and mitigation report and completed a peer review of

same to the satisfaction of Community Planning. All Council imposed preconditions to introducing Bills have been satisfied.

Staff support the proposed revisions to the original draft Zoning By-law Amendment, as they would maintain or improve on the Council-endorsed proposal related to uses, built form, massing, and density. The revised proposal reconfigured uses to provide a greater number of purpose-built rental units with 2 or more bedrooms while maintaining the overall building height, and remains substantially in conformity with the Parkdale Main Street Heritage Conservation District. The revised proposal would also achieve a higher standard of compliance under the Toronto Green Standard (Tier 2, as opposed to Tier 1) through the introduction of a geothermal system and other carbon reduction-based design elements.

The proposed modifications are consistent with the Provincial Planning Statement, 2024 and conform with the City of Toronto Official Plan. The proposed revisions are minor and staff are of the opinion that no further notice is required pursuant to Section 34(17) of the *Planning Act*.

CONTACT

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SIGNATURE

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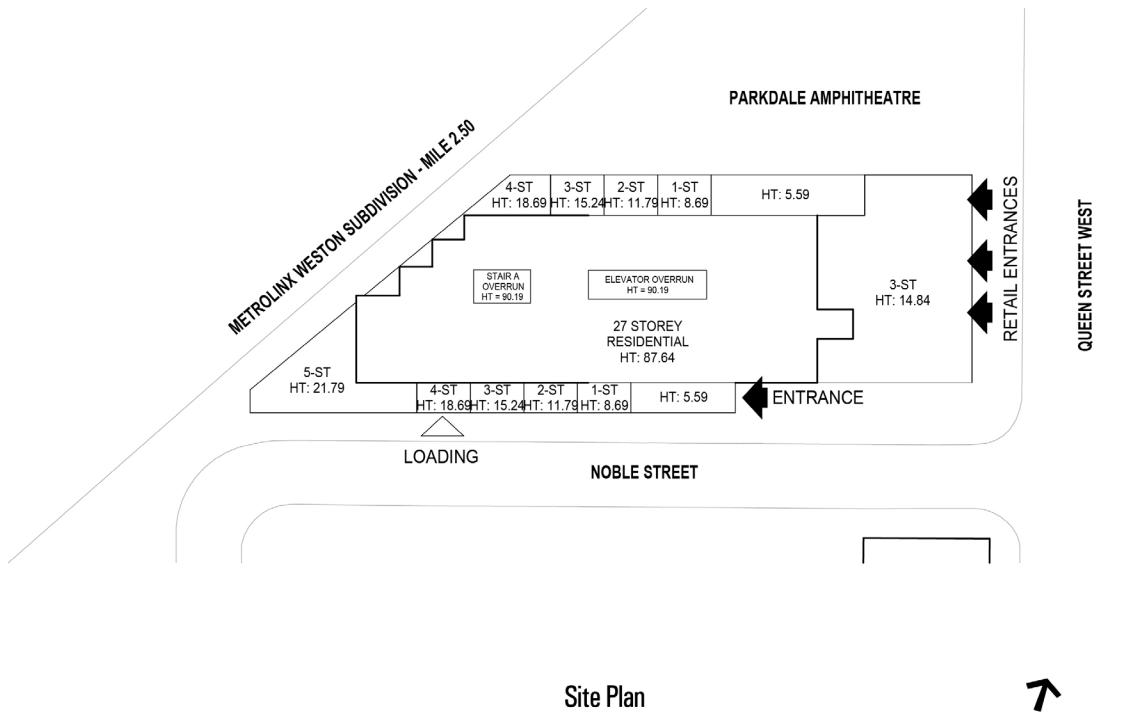
ATTACHMENTS

Attachment 1: Zoning By-law Amendment
Attachment 2: Site Plan
Attachment 3: North Elevation
Attachment 4: South Elevation
Attachment 5: East Elevation
Attachment 6: West Elevation

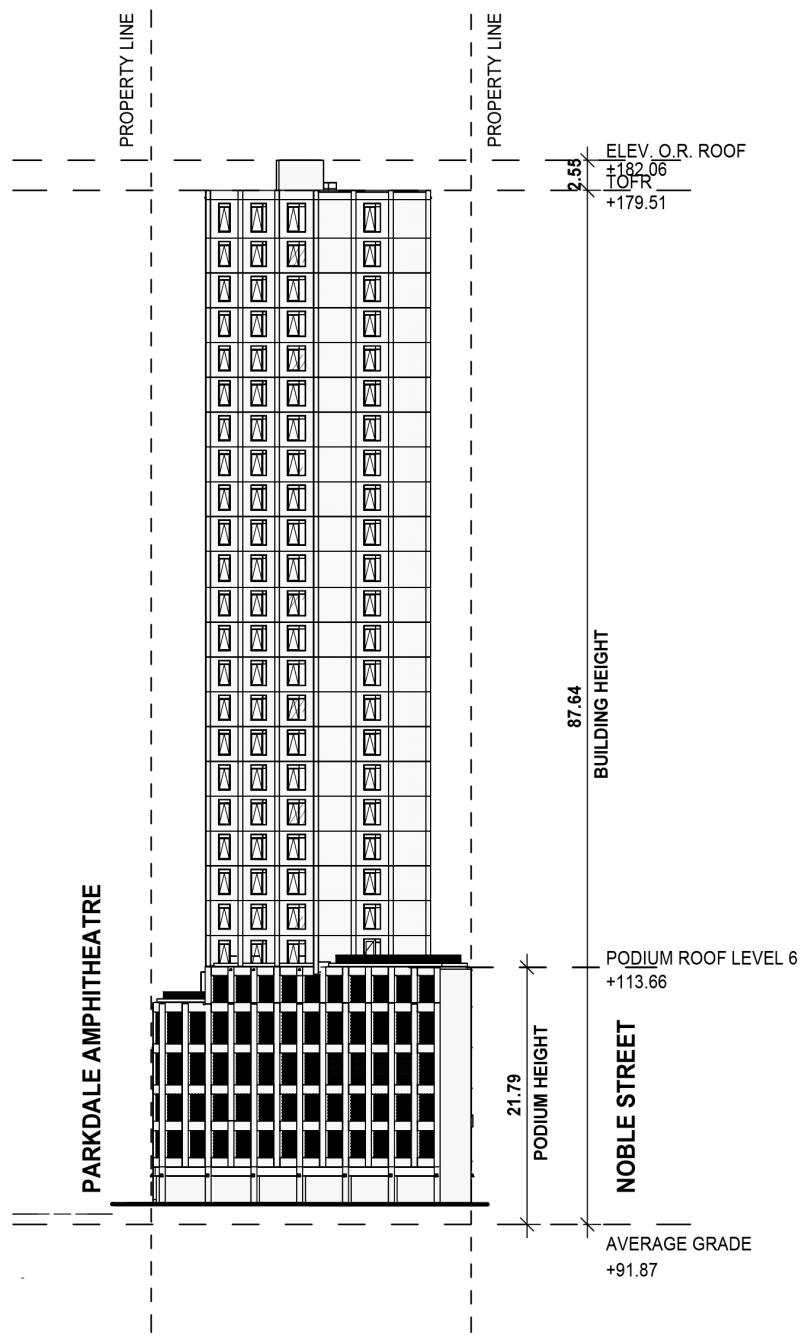
Attachment 1: Zoning By-law Amendment

The Zoning By-law Amendment is available as a separate attachment.

Attachment 2: Site Plan

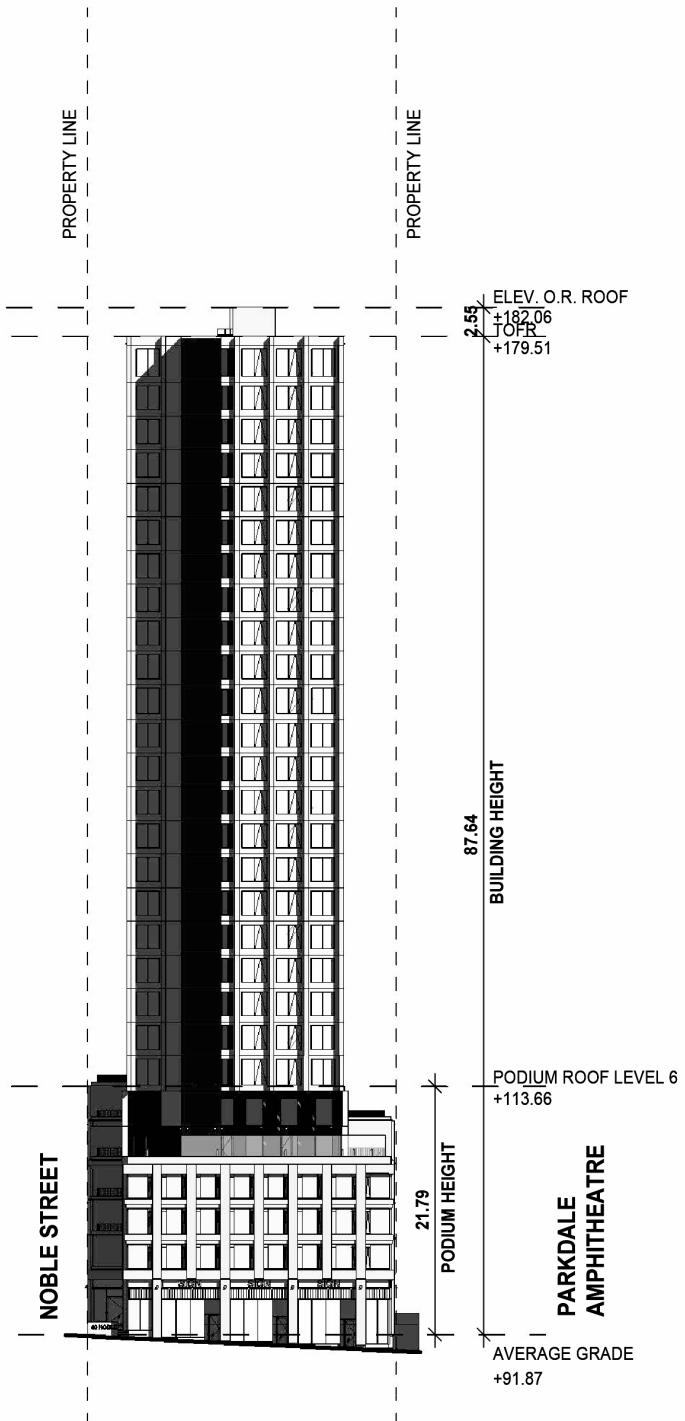


Attachment 3: North Elevation



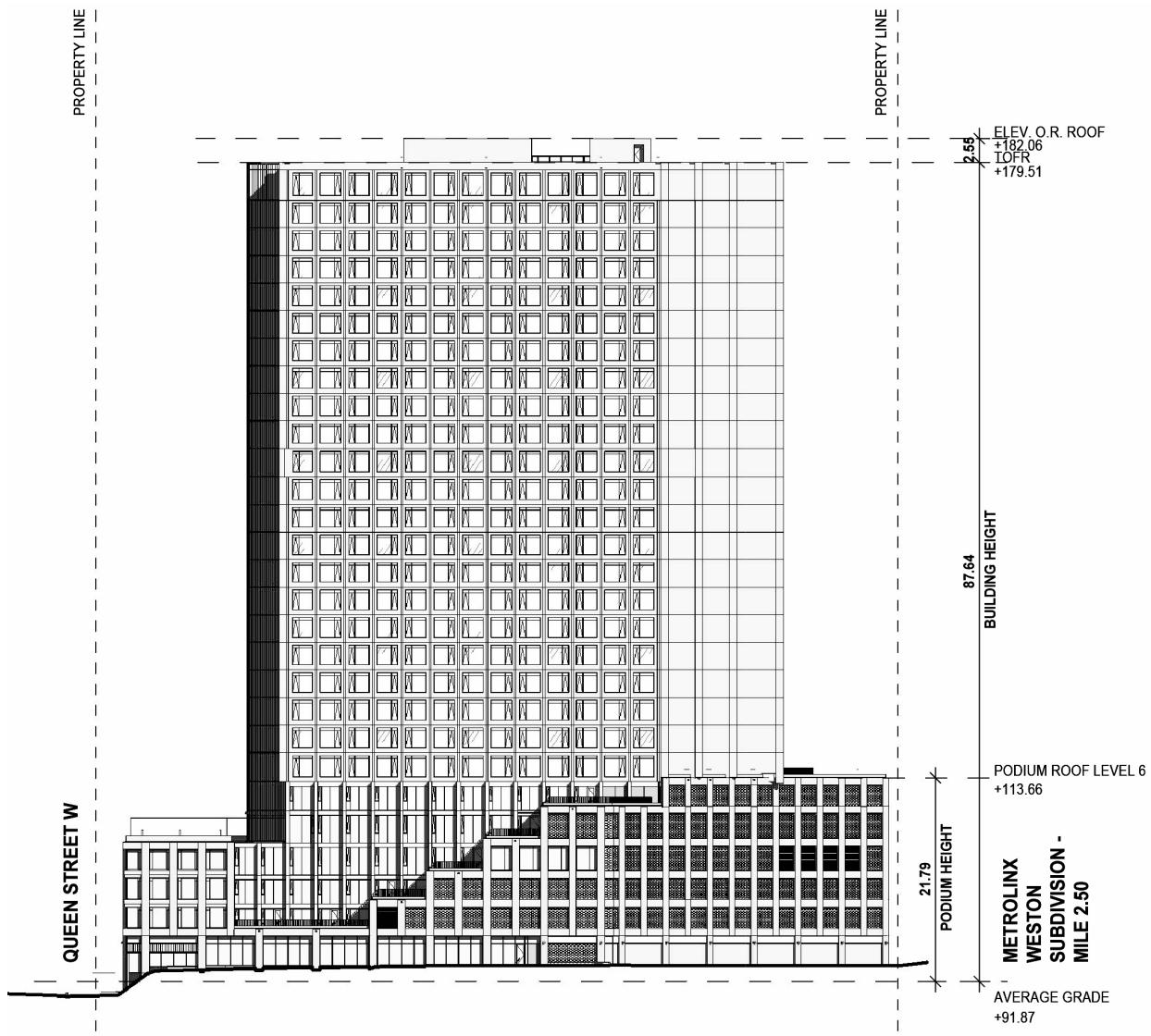
North Elevation

Attachment 4: South Elevation



South Elevation

Attachment 5: East Elevation



East Elevation

West Elevation



Attachment 6: West Elevation