

Attachment 1

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

Enacted by Council: ~, 2026

CITY OF TORONTO

Bill XXX

BY-LAW ### - 2026

**To adopt Official Plan Amendment ###
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;

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 No. ### to the Official Plan is hereby adopted pursuant to the *Planning Act*, as amended.

Enacted and Passed this ~ day of ~, A.D. 2026.

Frances Nunziata,
Speaker

(Seal of the City)

John D. Elvidge,
City Clerk

AMENDMENT NO. ### 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 No. 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 No. 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 No. 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

