



BOUSFIELDS INC.

Project No. 1810-3

March 23, 2026

Toronto City Council
Toronto City Hall
100 Queen Street West
Toronto, Ontario M5H 2N2

Dear Mayor Chow and Members of City Council,

Re: *Item Nos. TE29.3 and TE29.12*
OPA/ZBA Application No. 25 150383 STE 19 OZ
1684, 1698, 1700, and 1702 Queen Street East, Toronto

We are the planning consultants to Beach House Residences LP (the “Applicant”) with respect to Item Nos. TE29.3 and TE29.12 regarding the above captioned site (the “Subject Site”). This letter has been prepared to address Toronto and East York Community Council’s request to consider affordable housing and additional parking spaces within the proposed development.

Background

On March 17, 2025, an application was filed to amend the City of Toronto Official Plan and City-wide Zoning By-law 569-2013, as amended (the “Application”), to permit the redevelopment of the Subject Site with an 11-storey mixed-use building containing 216 residential units, retention of the heritage building at 1702 Queen Street East and closure of the southerly segment of Penny Lane (the “Original Proposal”).

Since that time, the Original Proposal has been extensively revised in response to formal circulation comments from City Staff and external agencies, feedback from Councillor Bradford, area residents and stakeholders. These revisions include a reduction in building height, overall density and number of units, additional building setbacks, step-backs, soft landscaping and parking spaces (see **Appendix A**, List of Revisions).

On December 10, 2025 and January 15, 2026, the Applicant filed resubmissions to facilitate these revisions (the “Revised Proposal”) and on February 2, 2026, Community Planning issued a Decision Report recommending approval of the Application (see **Appendix B**, Decision Report - Approval).

On February 19, 2026, the Application was considered by Toronto and East York Community Council. The item was moved without recommendations subject to two requests by Councillor Bradford, including that the Applicant explore opportunities to build affordable housing units and additional parking spaces on the Subject Site.

Affordable Housing and Additional Parking

In response to this request, on March 11, 2026, the Applicant and Bousfields Inc. met with Community Planning and Housing staff to discuss an in-kind affordable housing contribution that would be secured through the Applicant's Community Benefits Charge ("CBC") contribution. Community Planning and Housing staff confirmed that they could accept an in-kind contribution of 3 affordable housing units, subject to the following terms:

- Two studio units and one 1-bedroom unit;
- Secured for 40 years;
- Equals 100 percent of the CBC contribution equal to 4 percent of the value of the land;
- Operated by the City's centralized housing system or a non-profit organization;
- Operator is to be determined 6 months prior to occupancy; and
- Agreement required to the satisfaction of the Housing Secretariat.

The Applicant agrees to these terms and proposes to provide 3 affordable housing units on the Subject Site accordingly.

The Applicant has also confirmed that additional parking spaces would be provided on the site by way of reconfiguration of the underground parking garage and/or addition of parking stackers. Bousfields Inc. and Community Planning staff reviewed the applicable parking regulations and have confirmed that the proposal will not exceed the maximum parking permissions on the Subject Site. The final number of additional parking spaces will be confirmed through the Site Plan Approval process.

Community Consultation

Throughout the application process, the Applicant and their team have conducted extensive engagement with the surrounding community and stakeholders. These community engagement efforts are outlined in the following list and all communications are enclosed in **Appendix C**, Summary of Communication and Consultation:

- In March of 2025, a project email was set up to provide a line of communication with the surrounding community and stakeholders;
- On April 1, 2025, a project introduction letter was distributed to 74 residences along Orchard Park Boulevard and Queen Street east (see **Appendix C**, Attachment D, Letter Distribution Map);

- On July 11, 2025, the Applicant reached out to the Beaches Residents Association to schedule a project review meeting, but did not receive a response.
- On July 18, 2025, the Applicant followed up with the Beaches Residents Association, but did not receive a response.
- On July 22, 2025, the Applicant met with the Beach Village BIA, who recommended landscape improvements and expressed support for the proposed vehicular closure of Penny Lane;
- On July 30, 2025, the Applicant met with HousingNowTO, who recommended the Applicant consider an in-kind affordable housing contribution to be secured through their CBC contribution;
- On September 11, 2025, the Applicant launched a project website to provide Application information and updates to the community;
- On September 25, 2025, a project update letter was distributed to 74 residences along Orchard Park Boulevard and Queen Street East;
- On October 27, 2025, a Community Consultation Meeting (“CCM”) was hosted by the Community Planning department and Ward Councillor; and
- On February 18, 2026, a project update letter to inform them of the project revisions in response to their comments was distributed to 74 residences along Orchard Park Boulevard and Queen Street East.

Response to Community Comments

On October 31, 2025, Donnelly Law provided a list of comments on the Application to Community Planning staff and in the weeks leading up to Toronto and East York Community Council’s meeting of February 19, 2026, the Beach Triangle Residents Association and various residents provided their comments on the Application. Several residents provided verbal comments on the Application at the Community Council meeting. A summary of those comments and the Applicant’s responses are provided in **Table 1** below:

Table 1 – Summary of Community Comments and Applicant Responses

Community Comment	Applicant Response
<p>Existing Site Condition / Maintenance:</p> <ul style="list-style-type: none"> • The existing condition of the site is dangerous and an eyesore in the local community. 	<p><i>The existing condition of the site is dangerous and an eyesore in the local community.</i></p> <p><i>What can be done about cleaning up the site?</i></p> <p>The Applicant is committed to regularly maintaining and monitoring the condition of the site. A dedicated website and email has</p>

	<p>been set up for community members to flag any concerns.</p> <p>The Applicant is committed to constructing the building as soon as possible. Accordingly, they have filed a Site Plan Approval application and will apply for shoring and excavation upon approval of the rezoning application. Once complete, the Applicant will excavate the site and prepare shoring for the construction of the building.</p> <p>The Applicant is committed to moving quickly through the approvals process to improve the existing condition of the site.</p>
<p>Traffic and Parking Concerns:</p> <ul style="list-style-type: none"> • On-street parking on nearby streets should not be permitted. • The proposed parking supply should be increased. 	<p><i>On-street parking on nearby streets should not be permitted.</i></p> <p>The Applicant supports the Councillor's initiative to restrict any future tenants from obtaining a parking permit on the surrounding streets.</p> <p><i>The proposed parking supply should be increased.</i></p> <p>The Revised Proposal includes additional resident parking spaces per unit. While the Revised Proposal continues to include 54 parking spaces, the overall ratio has increased from 0.19 spaces/unit for residents (216 units) to 0.26 spaces/unit (168 units).</p> <p>There are currently 10 visitor parking spaces provided in the revised proposal, which conforms with the Zoning By-law 569-2013 minimum requirement of 10 parking spaces.</p> <p>There are no minimum parking requirements for retail/restaurant uses in the Zoning By-law. However, a car share space has been</p>

	<p>proposed to be shared between the visitors and the retail/restaurant spaces on the site to ensure patrons do not park on the side streets.</p> <p>The Applicant will be redesigning the parking garage to accommodate additional parking spaces throughout the Site Plan Approval process.</p> <p>The Applicant supports Councillor Bradford's motion to restrict new residents from the development from applying for permit parking in the area.</p>
<p>Applicable Urban Design Guidelines</p>	<p><i>Which Set of Urban Design Guidelines Apply?</i></p> <p>New applications are to have regard for both the Queen Street East Guidelines and the Mid-Rise Guidelines. The Application has regard for both, as follows:</p> <p>The 2012 Queen Street Guidelines include three precincts along Queen Street East, including the most westerly section known as the Woodbine Beach Precinct within which the site is located, which recommends a 6-storey building height with a 4-storey street wall, among other matters.</p> <p>However, in recognition of the Province's direction to build new housing within strategic growth areas, including along Queen Street East, on December 5, 2024, City Council adopted a new set of City-wide urban design guidelines to evaluate mid-rise developments known as the Mid-Rise Building Design Guidelines, which also apply to the site. The new Mid-Rise Guidelines recommend that mid-rise buildings are 5 to 14 storeys tall, include an appropriate street wall height</p>

	<p>relative to the surrounding context and provide at a 6-storey rear wall height, with a 2.5 metre step-back above to ensure a proper transition to adjacent residential properties, among other matters.</p> <p>Accordingly, the revised proposal was designed to have regard for both of the applicable urban design guidelines, including the 4-storey streetwall height recommended by the Queen Street East Urban Design Guidelines and the 10-storey building height and rear wall transition recommended by the Mid-Rise Building Design Guidelines.</p>
<p>Sustainability</p>	<p><i>What sustainability measures are provided?</i></p> <p>The proposal includes a geothermal solution for the mechanical penthouse which will reduce building emissions.</p> <p>The proposal meets Tier 1 of the Toronto Green Standards.</p>
<p>Building Height</p> <ul style="list-style-type: none"> • The proposed 11-storey building is too tall. 	<p><i>The proposed 11-storey building is too tall.</i></p> <p>The proposed height has been lowered from 11 storeys (41.4 metres) to 10 storeys (34.9 metres).</p> <p>The Applicant further reduced the building height by 1.0 metres by reducing the floor to ceiling heights to 9 feet.</p> <p>The Applicant further reduced the height and area of the mechanical penthouse by incorporating a geothermal system in the building.</p>

<p>Building Density</p> <ul style="list-style-type: none"> • The proposed building is too dense and has too many units. 	<p><i>The proposed building is too dense and has too many units.</i></p> <p>The proposed number of units has been reduced from 216 units to 168 units, representing a decrease of 48 units (22% fewer overall units).</p> <p>The proposed GFA has been reduced from 17,388 square metres to 16,042 square metres, representing a decrease of 1,346 square metres (7.7%). Accordingly, the building density has decreased from 5.43 FSI to 5.0 FSI.</p>
<p>Building Mass</p> <ul style="list-style-type: none"> • The proposed building massing is too bulky and engulfs Murphy’s Law. 	<p><i>The proposed building massing is too bulky and engulfs Murphy’s Law.</i></p> <p>The building massing has been revised to better fit within the surrounding context, meet the intent of the Queen Street East Urban Design Guidelines and reduce the perception of building mass.</p> <p>With respect to the <u>front</u> of the building:</p> <ul style="list-style-type: none"> - The height of the front streetwall has been reduced from 16 metres to 12.3 metres in accordance with the Queen Street East Design Guidelines. - A 6.5 metre setback at Level 5 has been provided on the west side of the building along Queen Street East. - A 4.8 metre setback has been provided on the east side of the building along Queen Street East. - An 8.5 metre setback at Level 7 has been provided along Queen Street East to meet the intent of the angular plane and reduce the impact of the massing from the street.

	<p>With respect to the <u>rear</u> of the building:</p> <ul style="list-style-type: none">- The rear building wall has been lowered from 6-storeys to 4-storeys. A 2.5 metre stepback at Level 5 has been provided. <p>With respect to the <u>sides</u> of the building:</p> <p>Side stepbacks of 3.1 metres are provided at Level 5 on the east and west sides of the building.</p>
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Conclusion

We trust that the foregoing information is satisfactory. However, if you have any questions or require additional information, please do not hesitate to contact the undersigned.

Yours very truly,

Bousfields Inc.



David Morse, MCIP, RPP

cc: *Beach House Residences LP*

APPENDIX A

List of Revisions

The Revised Proposal continues to be comprised of a mixed-use building that would retain the existing 2-storey heritage designated building; however, the following key built form revisions have been made in response to comments from City staff and the community:

- Addition of 3 affordable housing units, comprised of two bachelor units and one 1-bedroom unit;
- The proposed height has been lowered from 11 storeys (41.4 metres) to 10 storeys (34.9 metres);
- The proposed height was further reduced 1.0 metre by reducing floor-to-ceiling ceiling heights;
- The proposed number of units has been reduced from 216 units to 168 units, representing a decrease of 48 units (22 percent decrease);
- The proposed GFA has been reduced from 17,388 square metres to 16,042 square metres, representing a decrease of 1,346 square metres (8 percent decrease). The Revised Proposal includes 14,850 square metres of residential GFA, and 1,191 square metres of restaurant/retail GFA, inclusive of 74 square metres of additional restaurant GFA;
- The proposed density has been reduced from 5.4 Floor Space Index (“FSI”) to 5.0 FSI;
- The ground level has been reconfigured with the residential lobby pushed further south away from the low-rise neighbourhood. In addition, one unit along the west frontage abutting Orchard Park Boulevard has been removed, an additional unit along the north portion of the building abutting the east-west lane has been added, and a slightly increased restaurant extension has been incorporated, among other minor revisions;
- All balconies located on the north building face have been removed;
- Landscaping and public realm improvements have been incorporated, including an extended planting zone along the south side of the east-west lane and a 1.1-metre wide pedestrian priority walkway along the north side of the east-west lane that is

proposed to be screened from the low-rise neighbourhood by a 1.8-metre high wood privacy fence;

- Additional landscaping improvements continue to be proposed, including 5 trees along the north-south lane, 5 trees along the Orchard Park Boulevard frontage, as well as 1 retained tree and 1 new tree proposed along the Queen Street East frontage;
- The front setback from curb to building face has increased from 5.2 metres to 6.0 metres along the west portion of the building;
- The proposed massing has been revised as follows:
 - The height of the front streetwall has been reduced from 4-storeys (16.0 metres) to 3-storeys (12.3 metres);
 - A 6.5-metre stepback at Level 5 has been provided on the west portion of the building along Queen Street East;
 - A 4.8-metre stepback at Level 5 has been provided on the east portion of the building along Queen Street East;
 - An 8.5-metre stepback at Level 8 has been provided along Queen Street East;
 - The rear building wall has been reduced from 6-storeys to 4-storeys while a 2.5-metre stepback at the rear continues to be provided; and
 - Side stepbacks of 3.1 metres are provided at Level 5 along the east and west building faces.

A statistical comparison of the Original Proposal and Revised Proposal is provided below:

	Original Proposal (March 2025)	Revised Proposal (January 2026)
Site Area	3,205 square metres	3,205 square metres
Total GFA:	17,388 square metres	16,042 square metres
Residential	16,261 square metres	14,850 square metres
Non-Residential	1,127 square metres	1,191 square metres
Density	5.4 FSI	5.0 FSI
Height	11-storeys (41.4 metres)	10-storeys (34.9 metres, excl. MPH)
Dwelling Units	216 units	168 units

Bachelor	2 units (1%)	3 units (2%)
One-bedroom	106 units (49%)	58 units (35%)
Two-bedroom	71 units (33%)	71 units (42%)
Three-bedroom	37 units (17%)	36 units (21%)
Amenity Space	1,541 square metres	1,439 square metres
Indoor Amenity Space	655 square metres	550 square metres
Outdoor Amenity Space	886 square metres	889 square metres
Vehicular Parking	54 spaces	54 spaces
Residential	41 spaces (0.19 spaces/unit)	43 spaces (0.26 spaces/unit)
Visitor	12 spaces	10 spaces
Car share	1 space	1 space
Bicycle Parking	240 spaces	186 spaces
Short term	44 spaces	34 spaces
Long term	196 spaces	152 spaces
Loading Space	1 Shared Type B/G	1 Shared Type B/G

APPENDIX B**Community Planning Decision Report - Approval**

1684, 1698, 1700 and 1702 Queen Street East – Official Plan and Zoning By-law Amendment – Decision Report – Approval

Date: February 2, 2026

To: Toronto and East York Community Council

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

Ward: 19 - Beaches-East York

Planning Application Number: 25 150383 STE 19 OZ

SUMMARY

This report reviews and recommends approval of the application to amend the Official Plan and Zoning By-law to permit a 10-storey mixed-use building at 1684, 1698, 1700 and 1702 Queen Street East. The proposed development would include 168 rental dwelling units, 14,851 square metres of residential gross floor area, 859 square metres of new non-residential gross floor area and one level of underground parking. A future realignment of Penny Lane providing access on the north end of the site from the underground level to Orchard Park Boulevard is also proposed.

The proposed development is consistent with the Provincial Planning Statement, 2024, conforms to the City's Official Plan, and represents appropriate intensification that is compatible with the existing and planned context.

RECOMMENDATIONS

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

1. City Council amend the Official Plan for the lands at 1684, 1698, 1700 and 1702 Queen Street East substantially in accordance with the draft Official Plan Amendment included as Attachment No. 6 to this report.
2. City Council amend Zoning By-law 569-2013 for the lands at 1684, 1698, 1700 and 1702 Queen Street East substantially in accordance with the draft Zoning By-law Amendment included as Attachment No. 7 to this report.
3. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Official Plan Amendment and draft Zoning By-law Amendment as may be required.

4. City Council request the General Manager, Transportation Services, to review and report back on the feasibility of amending Schedule B of the City of Toronto Municipal Code Chapter 925, Permit Parking, to exclude the development located at 1684, 1698, 1700 and 1702 Queen Street East from Permit Parking.

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

A Notice of Intention to Designate a Property under Part IV, Section 29 of the Ontario Heritage Act report was adopted by City Council on May 11, 2022, authorizing staff to introduce a Bill in Council designating the property at 1702 Queen Street East under Part IV, Section 29 of the Ontario Heritage Act. The City Council decision is available here: <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2022.PB33.2>

On July 19, 20, 21 and 22, 2022, City Council adopted the Zoning By-law Amendment application at 1684 to 1702 Queen Street East to permit a six-storey mixed-use building with 90 residential units which included the conservation of the Imperial Bank Building at 1702 Queen Street East. A holding provision was secured to ensure that an agreement of purchase and sale is finalized and executed for the portion of the east west public lane being incorporated into the development prior to construction of the development. City Council's decision is available here: <https://secure.toronto.ca/council/agenda-item.do?item=2022.TE34.51>

On November 13, 2024, City Council adopted the “Housing Action Plan: As-of-Right Zoning for Mid-Rise Buildings on Avenues and Updated Rear Transition Performance Standards - Final Report” and enacted Zoning By-law 1260-2024. The Zoning By-law allows as-of-right development of mid-rise buildings along Avenues with updated development standards for the Commercial-Residential (CR) zone that remove rear angular plane requirements and increase height and density permissions to align with the planned right-of-way width of the Avenues. Zoning By-law 1260-2024 was appealed to the Ontario Land Tribunal. The appeal has since been resolved and the resulting Zoning By-law was deemed to come into force and effect on November 14, 2024. City Council's decision is available here: <https://secure.toronto.ca/council/agenda-item.do?item=2024.PH16.1>

On December 5, 2024, the Planning and Housing Committee (PHC) adopted the draft updated Mid-Rise Building Design Guidelines. The PHC requested the Executive Director, Development Review and the Chief Planner and Executive Director, City Planning use the updated Guidelines when evaluating mid-rise development proposals. City Council's decision is available here: <https://secure.toronto.ca/council/agenda-item.do?item=2024.PH17.10>

On February 5, 2025, City Council adopted "Housing Action Plan: Avenues Policy Review - Decision Report" and adopted Official Plan Amendment 778. The Official Plan Amendment updated Official Plan policies by adding approximately 283 kilometers of Avenues to Map 2 of the Official Plan, removed requirements for Avenue Segment Studies and new Avenue Studies, provided direction on activating ground floors and acknowledging that new developments may go beyond a mid-rise height and scale on Avenues within 500 - 800 metres of subway, light rail and GO Transit Stations. OPA 778 was appealed to the Ontario Land Tribunal (OLT). On July 24, 2025 the OLT appeal scoped the appeals to site specific issues with all other portions coming into effect on March 14, 2025. The decision report is available here:

<https://secure.toronto.ca/council/agenda-item.do?item=2025.PH18.5>

On January 13, 2026, Toronto and East York Community Council deferred the staff report "Permanent Closure of Part of the Public Laneway Abutting 1684-1702 Queen Street East" regarding the permanent closure of a portion of the public laneway abutting 1684 to 1702 Queen Street East, west of Penny Lane. The closure is intended to ensure the property can be sold to the applicant, Queen Kingston Holdings Inc., which was included a holding provision in the previous Zoning By-law Amendment decision in 2022 facilitating the consolidation of the lands on site. The Toronto and East York Committee Council deferral is available here: <https://secure.toronto.ca/council/agenda-item.do?item=2026.TE28.32>

THE SITE AND SURROUNDING LANDS

Description

The site is located on the north side of Queen Street East, at the northwest intersection of Queen Street East and Kingston Road. It is a consolidation of four properties, irregular in shape and approximately 3,205 square metres in area. This includes a portion of an east-west public lane abutting the north lot line of the property that is proposed to be closed by the city and purchased by the applicant. It has a frontage of approximately 65 metres on Queen Street East. See Attachment 2 for the Location Map.

Existing Uses

The majority of the site is vacant. In the south east area of the site is the existing two-storey former Imperial Bank heritage building at 1702 Queen Street East (now a restaurant, Murphy's Law Pub and Kitchen) with a surface parking lot directly north of the building.

Surrounding Uses

North: Directly to the north are low rise detached and semi-detached dwellings and row houses and a parking lot that supports the apartment buildings that front Kingston Road to the east. The north east part of the site abuts a public laneway (Penny Lane) that continues north and intersects with Orchard Park Boulevard.

East: Immediately on the east side of the site is Penny Lane with three-storey residential apartment buildings adjacent to the east, fronting Kingston Road. Across on the east side of Kingston Road is a three-storey mixed-use mall with residential uses above at the north-east corner of Kingston Road and Queen Street East. Further east along Queen Street East, the context consists of apartment buildings, single detached and semi-detached dwellings that range in height from two to five storeys.

South: On the south side of Queen Street East there are numerous non-residential uses including the Greenwood Teletheatre, Alliance Cinemas and History nightclub with Woodbine Park to the southeast.

West: Directly west abutting the property is Orchard Park Boulevard, a one-way southbound street. Further west, on the north side of Queen Street East are rowhouses, one-storey retail buildings, and mixed-use developments. On the south side of Queen Street East are existing and planned midrise buildings.

THE APPLICATION

Description

The proposal seeks to construct a 10-storey mixed-use building (34.9 metres excluding the mechanical penthouse) fronting Queen Street East. A total of 168 residential rental units with 14,850 square metres of residential gross floor area and 859 square metres of new (not including the existing restaurant) non-residential gross floor area is proposed. The heritage building at 1702 Queen Street East will be conserved and integrated into the development providing 332 square metres of existing non-residential space.

One level of underground parking is proposed to accommodate 54 vehicular parking spaces including 3 accessible spaces, and 186 bicycle parking spaces. Vehicular access is proposed via a proposed new laneway connection at the rear of the site from Orchard Park Boulevard connecting to Penny Lane to the north. The proposal also contains 1,439 square metres of combined indoor and outdoor amenity space.

Revisions to the original proposal have been made as a result of feedback from staff and residents at the Community Consultation Meeting on October 27, 2025. These changes are summarized in Table 1 below.

Table 1: Summary of Applicant Changes

	Original Proposal	Revised Proposal
Heritage Building	Retained	Retained
Laneway Realignment	Proposed	Proposed
Storeys	11	10

	Original Proposal	Revised Proposal
Overall Height	41.4 metres	34.9 metres
Streetwall Height on Queen Street East	16.1 metres	15 metres
Total Residential Gross Floor Area	16,261 square metres	14,851 square metres
Total Non Residential Gross Floor Area	1,127 square metres	1,182 square metres
Dwelling units	216	168
Density	5.43	5.0
Amenity Space (total)	1,540 square metres	1,439 square metres
Vehicular Parking	54	54
Bicycle Parking	240	186
Loading Spaces	1	1

Density

The proposal has a density of 5.0 times the area of the lot.

Residential Component

The proposal includes 168 dwelling units with 3 studio (2%), 58 one-bedroom (35%), 71 two-bedroom (42%), and 36 three-bedroom units (21%).

Non-Residential Component

The proposal includes 859 square metres of new retail space at-grade fronting onto Queen Street East including additional new space for the restaurant at 1702 Queen Street East. The restaurant has an existing gross floor area of 332 square meters.

Access, Parking and Loading

Residential pedestrian access is proposed from Orchard Park Boulevard on the west side of the building. Retail access will be located along Queen Street East wrapping around to Orchard Park Boulevard.

Access to parking and loading is proposed at the rear of the building from Orchard Park Boulevard through the proposed realignment of Penny Lane both from the west and north. One Type "G" loading space is proposed to be internalized within the building at-grade with access off the new part of Penny Lane. Conveyance of the "new" laneway

lands would be finalized through the Site Plan Control process. The existing part of Penny Lane on the east side of the site that provides vehicular access to and from Kingston Road is proposed to be closed to vehicular access in the future and will still allow for pedestrian and bicycle access.

A total of 186 bicycle parking spaces (152 long-term, 34 short-term) are proposed at-grade and in the underground parking.

Additional Information

See the attachments of this report for the Application Data Sheet, Location Map, 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: www.toronto.ca/1684QueenStE.

Reasons for the Application

The Official Plan Amendment application is required to amend Site and Area Specific Policy 466 to permit the proposed height of 10 storeys as well as the streetwall height along Queen Street East of 15 metres.

The Zoning By-law Amendment application is required to bring the site into City-wide Zoning By-law 569-2013, as amended, and to create appropriate site specific performance standards to permit the proposed building height, density, number of storeys, depth, building setbacks and soft landscaping.

APPLICATION BACKGROUND

A pre-application consultation (PAC) meeting was held on March 4, 2024. The current application was submitted on April 25, 2025 and deemed complete on May 29, 2025, satisfying the City's minimum application requirements. The Planning Application Checklist Package resulting from the PAC meeting along with the reports and studies submitted in support of this application are available on the City's Application Information Centre at: www.toronto.ca/1684QueenStE.

Agency Circulation Outcomes

The application has been circulated to all appropriate agencies and City Divisions. Responses received have been used to assist in evaluating the application and to formulate appropriate Official Plan amendments and Zoning By-law standards.

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) and shall conform to provincial plans.

The Official Plan

The Official Plan Urban Structure Map 2 identifies the site as an Avenue. Map 2 identifies growth areas (i.e., Avenues, Downtown, Centres and Employment Areas) that are intended to accommodate most of the city's population and job growth. These areas are supported by quality public transit, infrastructure and community services.

The Official Plan Land Use Map 21 designates the site as Mixed Use Areas. Mixed Use Areas permit a broad range of commercial, residential, and institutional uses in single-use or mixed-use buildings. See Attachment 3 of this Report for the Land Use Map.

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. It can be found here: <https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/official-plan/>.

Site and Area Specific Policy (SASP) 466

The site is located in the Woodbine Precinct within SASP 466. SASP 466 provides a framework to support opportunities for contextually appropriate growth while respecting and reinforcing the local character of Queen Street East. SASP 466 provides height restrictions and direction regarding built form, articulation, setbacks and stepbacks to achieve an appropriate building scale in relation to Queen Street East, and transition to adjacent neighbourhoods. The SASP notes that additional overall height to a maximum of 6 storeys and streetwall height of 12.5 metres may be appropriate on lots with sufficient width and depth and that have appropriate access for parking and servicing.

Zoning

The site is zoned as a Commercial Residential [(H) CR 2.5 (c1.0; r2.0) SS2 (x1766)] under Zoning By-law 569-2013 as a result of the previous site specific rezoning in 2022. The existing Holding Provision requires City Council to close and sell a portion of the lands on Penny Lane to the applicant and for the applicant to obtain approval under Section 33 of the Ontario Heritage Act for alterations at 1702 Queen Street East.

The Commercial Residential zoning category permits residential, commercial and office uses, a density of two and a half times the lot area and a maximum building height of 19.5 metres. See Attachment 4 of this report for the existing Zoning By-law Map.

Queen Street East: Coxwell Avenue to Nursewood Avenue Guidelines

The Queen Street East: Coxwell Avenue to Nursewood Avenue Urban Design Guidelines (the "UDGs") are a tool used to implement SASP 466, and provide further

direction around area planning priorities, compatibly massing buildings, and improving the public realm.

The site is located within the Woodbine Beach Precinct, described in the UDGs as the western "Gateway to the Beach", which contemplates intensification in the form of mixed-use mid-rise buildings.

Heritage Impact and Conservation Strategy

City Council approved the designation of the property at 1702 Queen Street East under Part IV, Section 29 of the Ontario Heritage Act on April 5, 2022. In August 2022, City Council approved the application to alter the designated heritage property at 1702 under Section 33 of the Ontario Heritage Act including minor repairs to the exterior of the building.

The Imperial Bank Building is a two-storey bank building on a raised basement with a one-storey wing at the southwest corner. The property was constructed in 1911-12 as a branch of the Imperial Bank of Canada according to the designs of the well-known Toronto architects Sharp and Brown. The property continued as a banking institution for much of the 20th century before becoming a restaurant in 2001. See Attachment 5 for the Heritage Map.

Design Guidelines

The following design guidelines have been used in the evaluation of this application:

- Mid-Rise Building Performance Standards
- Queen Street East: Coxwell Avenue to Nursewood Road Guidelines
- Growing Up: Planning for Children in New Vertical Communities Guidelines (“the Growing Up Guidelines”)
- Retail Design Manual
- Toronto Accessibility Design Guidelines.

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 in provisions of the Zoning By-law, on Site Plan drawings and through a Site Plan Agreement.

PUBLIC ENGAGEMENT

Community Consultation

A virtual Community Consultation Meeting was held on Monday October 27, 2025, with the community, Ward Councillor, City staff and the applicant team. Approximately 160 community members attended the meeting. At the meeting, City staff and the applicant

team gave presentations on the site and surrounding area, existing planning policy framework and proposed development. Following the presentations, City staff led a question-and-answer format discussion. Comments and questions included:

- Concerns with increased traffic congestion in the area and on Orchard Park Boulevard and impact of trucks and noise from the loading area on the site;
- Concerns about parking impacts in the area in addition to existing parking constraints from neighbouring entertainment venues;
- Concerns with the proposed height, density and resulting shadow and overlook impact;
- Concern about lack of construction management, particularly related to noise and impact to residents;
- Concern about the existing condition and maintenance of the site and construction timeline;
- Heritage conservation of 1702 Queen Street East; and
- Concern about lack of capacity in area schools and lack of public realm space.

The issues raised through the community consultation process have been considered through the review of the application.

Statutory Public Meeting Comments

In making their decision with regard to this application, Council members have an opportunity to hear the oral submissions made at the statutory public meeting held by the Toronto and East York Community Council for this application, as these submissions are broadcast live over the internet and recorded for review.

COMMENTS

Provincial Policy 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 has reviewed the current proposal for consistency with the Provincial Planning Statement (2024) and find the proposal consistent.

Land Use

The proposed residential and commercial uses are permitted in the Mixed Use Areas designation and are consistent with direction in the Official Plan and SASP 466. The proposal would create a balance of residential and commercial-retail uses on the site, enhance the public realm, and provide an efficient use of the property.

Density, Height and Massing

The proposed mixed-use building conforms to the applicable Official Plan policies, and meets the intent of SASP 466 and design guidelines with respect to the built form, setbacks and massing. The proposal aligns with City Council's recent direction on

identified Avenues through Zoning By-law 1260-2024 to permit mid-rise buildings on Avenues in Mixed Use Areas. The proposal located on an Avenue, and has a density and rear transition to the adjacent laneway and neighbourhoods that is consistent with City Council direction.

In response to resident concerns, the applicant has reduced the height of the building from 11 storeys (41.4 metres) to 10 storeys (34.9 metres) and enhanced setbacks and stepbacks around the site. The proposed streetwall height of 15 metres is less than 80 percent of the height of the 20 metre Queen Street right-of-way, respecting the direction of the updated Mid-Rise Building Guidelines.

The setbacks and stepbacks provide for ground floor heights generally in keeping with prevailing building character in the area, street wall heights and stepbacks appropriate for the context, an articulated built form with the taller elements of the building pulled away from the public realm. This also supports greater sunlight penetration around the site and comfortable public realm conditions.

A new 6 metre public laneway is proposed along the rear of the site ensuring a setback between 9.5 metres (on the east side) and 11.8 metres (on the west side) at the 5th floor and above from the adjacent neighbourhood to the north.

Public Realm

The proposed development will improve the soft landscaping and provide additional trees and street furniture on site.

The proposed building is set back from the property line along Queen Street East by two metres at the west end of the building, increasing in front of the retail space to the east side and in front of 1702 Queen Street East. The minimum curb to building face is 6 metres on the west side of the building which increases towards the middle of the building on Queen Street East allowing for the planting of a new tree, greater space for retail access and extended views of the heritage building.

There is one pinch point at the south east corner of the existing restaurant where it meets the property line. Directly east along Kingston Road, a new tree is proposed and an outdoor terrace that is setback approximately 10.9 metres from the property line.

The proposed development is set back from Orchard Park Boulevard beyond the retail portion on the south west corner of the building, with a second storey cantilever that accommodates a curb to building face setback of a minimum of 6.65 metres. A walkway is also proposed along the new laneway for pedestrians providing increased access to Orchard Park Boulevard.

A suitable landscape area for new trees, planters and street furniture will be provided within the public right-of-way including a 2.1 metre pedestrian clearway on Orchard Park Boulevard, Queen Street East and Kingston Road. Five new deciduous trees are proposed to be planted on the west side of the site in the public right-of-way along Orchard Park Boulevard. Five new deciduous trees are also proposed to be planted on

the east side of the site, one new tree is proposed to be planted on Queen Street East and one is proposed to be planted along the Kingston Road frontage.

Amenity Space

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

The application proposes a total of 168 dwelling units which would require a minimum of 336 square meters of each indoor and outdoor amenity space. The proposal includes a total of 1,439 square metres of amenity space with 550 square metres for indoor amenity and 889 square metres of outdoor amenity space. Both the indoor and outdoor amenity space are located on the second and third floors with additional outdoor amenity space on the rooftop.

Sun, Shadow, Wind

Staff have reviewed the Sun and Shadow Study and find the resulting shadow conditions acceptable. As identified in the pedestrian wind assessment dated October 16, 2025, wind impacts are acceptable in the spring, summer and fall. Comfortable conditions are expected for the intended uses on the site including for sidewalks, walkways and primary entrances.

Housing

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. This proposal would create new rental dwelling new units, with a unit mix that meets the Growing Up Guidelines.

Laneway Realignment and Disposition

The realignment of Penny Lane at the rear of the site was contemplated through the previous Zoning By-law Amendment that was approved by City Council in 2022. At that time, a limited portion of the existing east-west public lane was planned to be incorporated into the development site, subject to the City's statutory stop-up/closure process. The applicant initiated a separate request to Transportation Services to close and purchase that portion of the public lane, and Transportation Services has advanced a report recommending this occur, deferred at January 2026 Toronto and East York Community Council.

As part of the most recent application, the applicant has proposed the potential stop-up and closure of Penny Lane along the east side of the site, subject to the City's statutory review and approval process, with the stated intent of improving vehicular and pedestrian circulation and safety for the block, particularly at its intersection with Kingston Road, immediately to the north of Queen Street East. The area measures approximately 34.9 metres in length and 10.9 metres in width.

If approved by City Council, this area would be incorporated into the site together with the above-noted east–west laneway segment, accommodating the proposed structure. The applicant indicates that the majority of the area would function as pedestrian and cycling access, with the potential for limited ancillary uses such as a marketing area or outdoor café space. The owner has submitted a separate application to Transportation Services, currently under review, including circulation to utilities and City divisions and the applicable notice and Council approval steps. A holding provision is included in the Zoning By-Law Amendment to ensure this is completed prior to building permit issuance. See Attachment 9 to view the proposed Realignment Map of Penny Lane.

Through the current application, the intent is to maintain laneway connectivity by establishing a new east–west laneway connection across the rear of the site to Orchard Park Boulevard, including a pedestrian route along the north side. A portion of the lands required to implement this connection will have to be conveyed to the City by the owner of the site. The conveyance of the replacement east-west laneway connection is required prior to lifting the holding provision in the amending zoning by-law.

Access, Vehicular and Bicycle Parking and Loading

Pedestrian residential access will be from Orchard Park Boulevard through the residential lobby. The retail spaces will have direct pedestrian access to Queen Street East. The restaurant will retain the access to Queen Street East with a new extension and accessible access provided on the east side of the building where the heritage structure meets the new construction.

The new laneway configuration improves vehicular, pedestrian and cycling movement through the block and provides vehicular access to the site.

One level of underground parking is proposed on the north end of the site, accessed at the rear via the new laneway. One "Type" G loading space is proposed to be located at the rear of the site, enclosed at-grade, and accessed by the new laneway.

A total of 54 vehicular parking spaces are proposed in the underground parking level consisting of 43 long-term spaces, ten visitor spaces, one car-share space and includes three accessible parking spaces. A total of 186 bicycle parking spaces (152 long-term, 34 short-term) are proposed for the site. Short-term bicycle parking spaces will be provided at-grade in the middle of the building (24 spaces) and underground (10 spaces). The long-term bicycle parking is located on the first level of the underground parking garage (68 long-term spaces) and second floor (84 long-term spaces).

A Transportation Impact Study was submitted in support of the application. The proposed development is projected to generate a total of 54 and 81 vehicular trips during the morning and evening peak hours, respectively. Given this level of trip generation and the results of the applicant's traffic analyses, the projected development traffic will have minimal impacts on area intersections and can be accommodated on the adjacent road network. Transportation Review has accepted the methodology and conclusions of the applicant's submitted report concerning vehicular traffic.

Servicing

The Functional Servicing and Stormwater Management Report submitted in support of this application demonstrates that the proposal can be adequately serviced from existing storm, water, and sanitary infrastructure. Development Engineering staff have reviewed the reports and are satisfied with their conclusions.

Parkland

In accordance with Section 42 of the Planning Act, the owner 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 City of 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.

Heritage Impact and Conservation Strategy

A Heritage Impact Assessment (HIA) Addendum dated December 11, 2025 was submitted by the applicant. The building at 1702 Queen Street East is proposed to be incorporated into the design and no further impacts are being introduced or expected. The HIA concludes that the development conserves the cultural heritage value of the former Imperial Bank Building. Staff are satisfied with the HIA and its conclusions.

Tree Preservation

The application is subject to the provisions of the City of Toronto Municipal Code, Chapter 813 III (Private Tree by-law). An arborist report and tree protection plan were submitted that note a total of six trees on site. The proposal seeks to remove three City-owned trees on Orchard Park Boulevard and two private trees at the rear of the site. One tree along Queen Street East will be preserved. A total of two trees are subject to the Private Tree By-law and are proposed to be removed. Staff have indicated that the City trees to be removed should be replaced at a ratio of three-to-one. As a result, eleven new deciduous trees are proposed to be planted and a cash in-lieu payment will be provided for the other trees. Urban Forestry staff have reviewed the proposal and are supportive of the tree planting and cash in-lieu.

Holding Provision

This Report recommends the adoption of a Zoning By-law Amendment that is subject to a Holding provision under Section 36 of the Planning Act, which would restrict the proposed use of the lands until the conditions to lift the Holding provision, as set out in the By-law, are satisfied. Section 5.1.2 of the Official Plan describes the purpose of the holding provisions and outlines the types of conditions that may be imposed, and which would be required to be satisfied prior to the removal of the holding provision. The specific conditions to be met prior to the removal of the proposed holding provisions in the proposed By-law include:

- The owner is required to complete the Transportation Services/City process for any proposed stop-up/closure and purchase of the applicable portions of Penny Lane,

and to secure the replacement east–west laneway connection to Orchard Park Boulevard, before any development proceeds in reliance upon the removal or incorporation of existing public lane lands. Prior to the Holding provision being lifted, the following shall be satisfied to the satisfaction of City Council, the General Manager, Transportation Services, the Executive Director, Development Review, Corporate Real Estate Management, and the City Solicitor:

- Stop-up/closure authority and legal effectiveness: City Council has authorized the permanent closure (stop-up) of the applicable portions of Penny Lane identified on Attachment 9, through the enactment of one or more closing by-laws; and each closing by-law has taken legal effect through registration on title;
- Disposition completion: An agreement (or agreements) of purchase and sale between the City and the owner, on terms satisfactory to the City, has been executed for the applicable lane lands; and the transaction(s) have closed and title has transferred in accordance with the agreement(s);
- Replacement East-west connection secured: The lands required to establish the replacement east–west laneway connection to Orchard Park Boulevard have been conveyed/dedicated to the, together with any easements required for utilities, servicing, access and operations, all in form and substance satisfactory to Transportation Services, Corporate Real Estate Management, and the City Solicitor; and
- Deliverability/risk allocation: The design of the replacement connection, including grading, drainage, clearances, lighting and operational requirements, has been addressed to the satisfaction of Transportation Services such that the connection is deliverable as a functional public laneway, and any interim arrangements (if applicable) include appropriate indemnities, insurance, maintenance obligations, and access provisions satisfactory to the City Solicitor and Transportation Services.

Toronto Green Standard

The applicant is required to meet Tier 1 of the TGS in force at the time of a complete application for Site Plan Control. 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.

Performance measures for the Tier 1 development features will be secured through the deployment of cycling infrastructure, the Transportation Demand Management strategies described above and the provision of adequate soil volumes, among other measures.

The Zoning By-law Amendment will secure the following performance measures:

- Publicly accessible bicycle parking spaces at ground level; and
- Eleven large growing shade trees each with 30 cubic metres of soil volume.

Other applicable TGS performance measures will be secured through the Site Plan Approval process.

Conclusion

The proposed Official Plan and Zoning By-law Amendment application is consistent with the Provincial Planning Statement (2024) and conforms to the Official Plan. The proposal represents an appropriate level of intensification on a large and deep site, with a built form that fits with the planned and evolving context. It provides a range and mix of new rental housing units, improves vehicular, pedestrian and cycling access and in and around the site, incorporates and conserves the existing heritage designated building at 1702 Queen Street East and will provide new tree planting and public realm improvements.

CONTACT

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Sean.Guenther@toronto.ca

SIGNATURE



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

ATTACHMENTS

City of Toronto Data/Drawings

- 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: Heritage Designation Map
- Attachment 6: Draft Official Plan Amendment
- Attachment 7: Draft Zoning By-law Amendment
- Attachment 8: Realignment Map of Penny Lane
- Attachment 9: North Elevation
- Attachment 10: South Elevation
- Attachment 11: East Elevation
- Attachment 12: West Elevation
- Attachment 13: 3D View - Northwest

Attachment 1: Application Data Sheet

Municipal Address: 1684, 1698, 1700 and 1702 Queen Street East
Date Received: May 29, 2025

Application Number: 25 150383 STE 19 OZ

Application Type: Official Plan and Zoning By-Law Amendment

Project Description: Official Plan and Zoning By-law Amendment for a 10-storey mixed-use building with a height of 34.95 metres (plus a 5.5 metre mechanical penthouse). The proposed building will include approximately 1,182 square metres of non-residential space and 14,851 square metres of residential gross floor area, including 168 rental units.

The proposal also seeks to permit one level of underground parking with 54 vehicular parking spaces and 186 bicycle parking spaces.

Applicant	Agent	Architect	Owner
Bousfields Inc.		Graziani and Corazza Architects	Queen Kingston Holdings Inc.

EXISTING PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:	SASP 466
Zoning:	(H) CR 2.0 (c1.0; r2.0) SS2 (x762)	Heritage Designation:	Y
Height Limit (m):	19.5	Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq m): 3,205 Frontage (m): 64.8 Depth (m): 53.4

Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):	124	124	2,059	2,183
Residential GFA (sq m):			14,851	14,851
Non-Residential GFA (sq m):	332	332	859	1,182
Total GFA (sq m):				16,374
Height - Storeys:	2	2	10	10
Height - Metres:			34.9	34.9

Lot Coverage Ratio 68.1 Floor Space Index: 5.0
 (%):

Floor Area Breakdown	Above-Grade (sq m)	Below-Grade (sq m)
Residential GFA:	14,726	128
Retail GFA:	1,082	19
Office GFA:	-	-
Industrial GFA:	-	-
Institutional/Other GFA:	-	-

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:	-	-	168	168
Freehold:	-	-	-	-
Condominium:	-	-	-	-
Other:	-	-	-	-
Total Units:	-	-	168	168

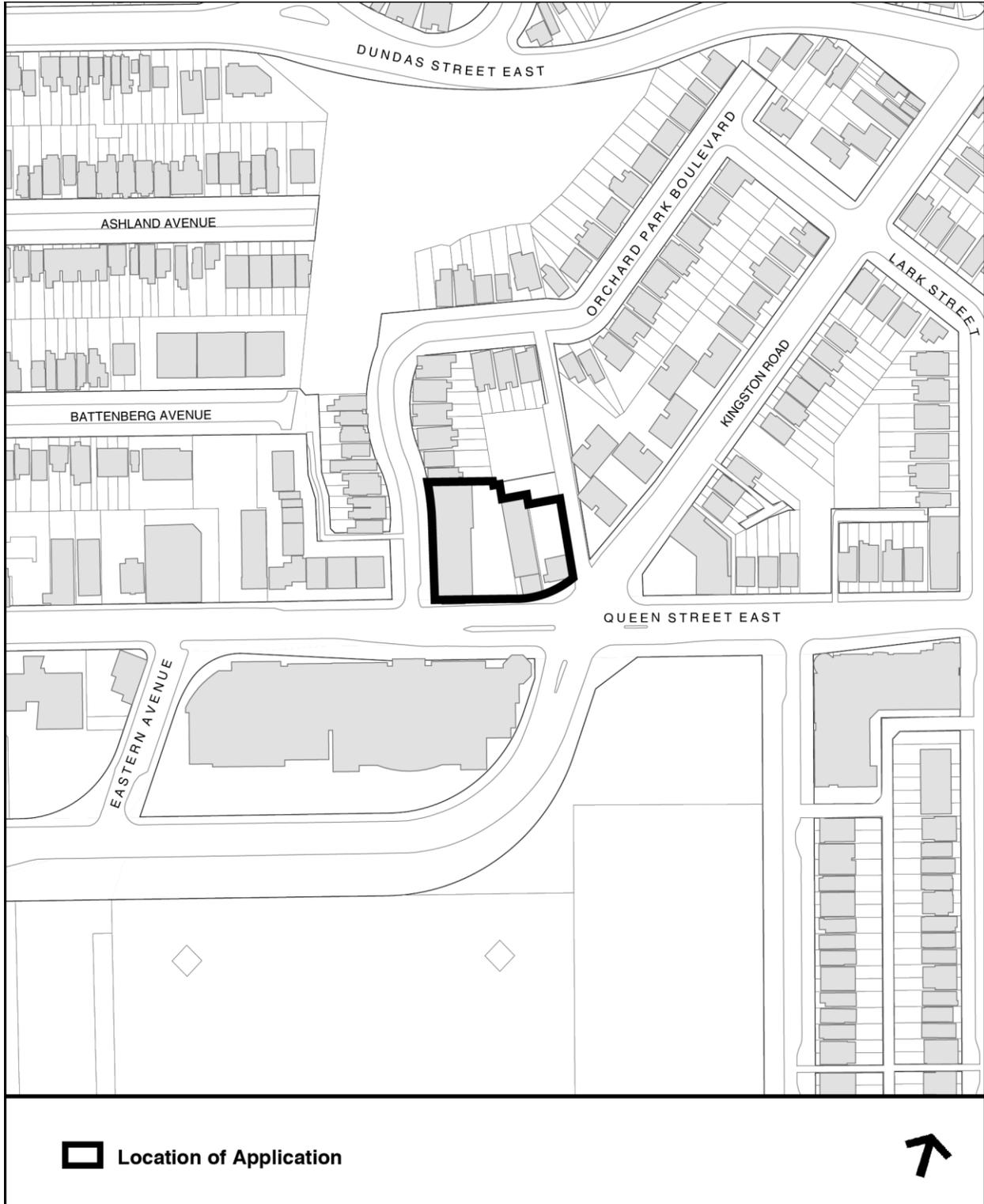
Total Residential Units by Size

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:	-	-	-	-	-
Proposed:	-	3	58	71	36
Total Units:	-	3	58	71	36

Parking and Loading

Parking Spaces: 54 Bicycle Parking Spaces: 186 Loading Docks: 1

Attachment 2: Location Map



Attachment 3: Official Plan Land Use Map



Official Plan Land Use Map #21

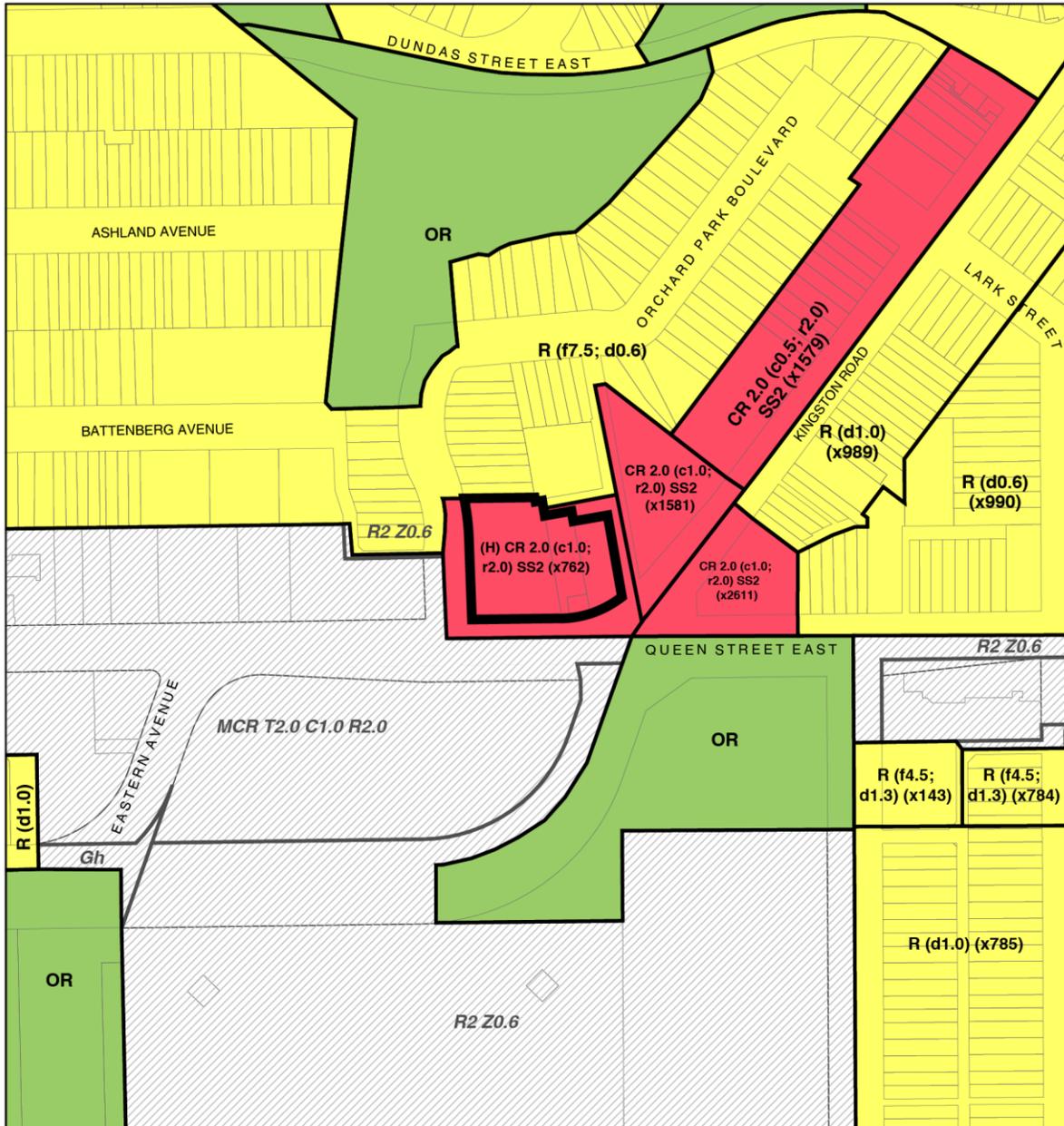
1684 -1702 Queen Street East

File # 25 150383 STE 19 0Z

-  Location of Application
-  Neighbourhoods
-  Mixed Use Areas
-  Natural Areas
-  Parks
-  Other Open Space Areas


 Not to Scale
 Extracted: 05/05/2025

Attachment 4: Existing Zoning By-law Map



Zoning By-law 569-2013

1684 -1702 Queen Street East

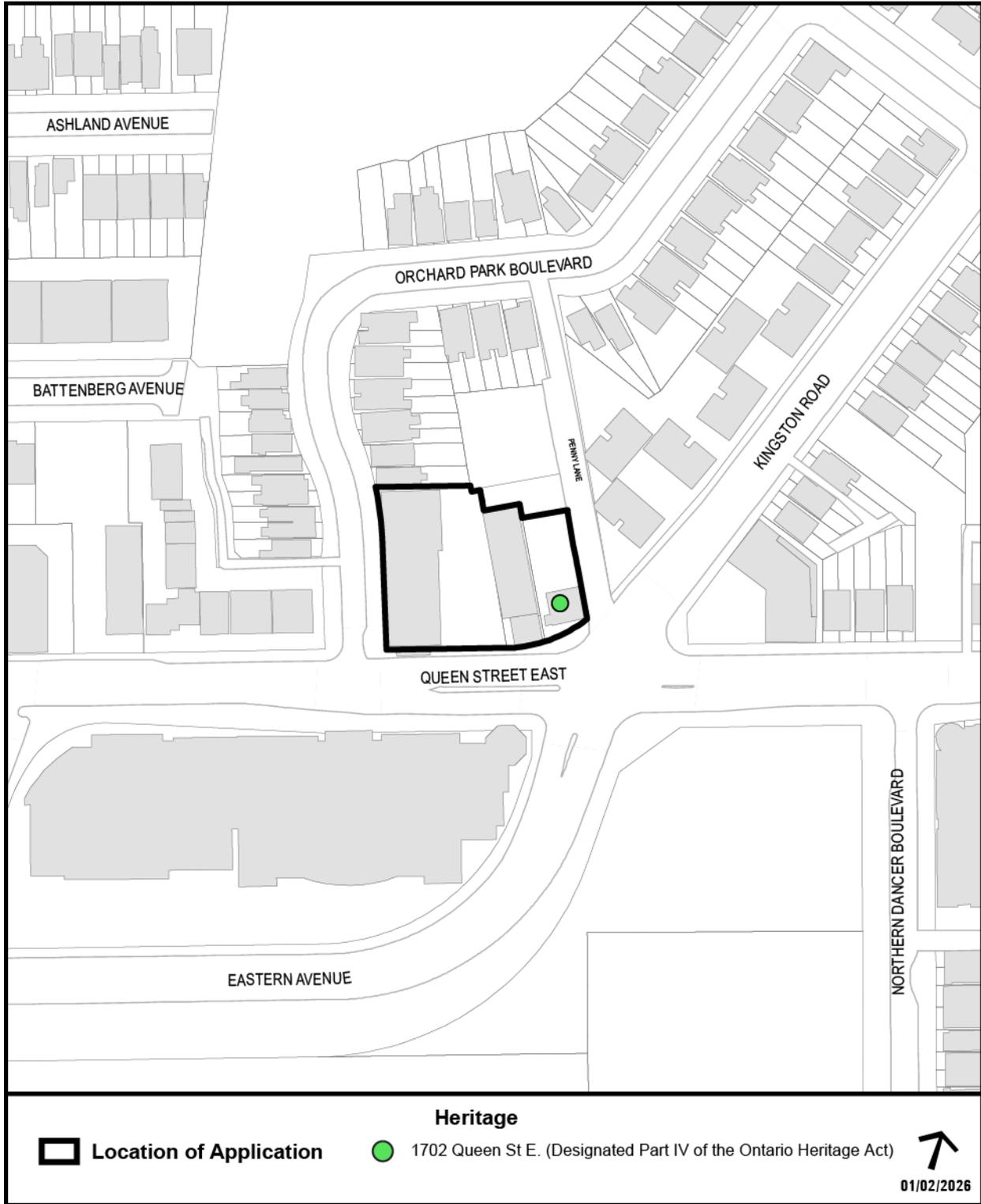
File # 25 150383 STE 19 0Z

-  Location of Application
-  R Residential
-  CR Commercial Residential
-  ON Open Space Natural
-  OR Open Space Recreation

-  See Former City of Toronto By-law No. 438-86
- R2* Residential District
- MCR* Mixed-Use District
- Gh* Parks District


 Not to Scale
 Extracted: 05/05/2025

Attachment 5: Heritage Designation Map



Attachment 6: Draft Official Plan Amendment

Authority: Toronto and East York Community Council Item ~ as adopted by City of Toronto Council on ~, 20~

Enacted by Council: ~, 20~

CITY OF TORONTO
Bill ###
BY-LAW ###

To adopt Official Plan Amendment 889 for the City of Toronto respecting the lands known municipally in the year 2025 as 1684, 1698, 1700 and 1702 Queen Street East.

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 No. 889 to the Official Plan is hereby adopted pursuant to the Planning Act, as amended.

Enacted and Passed this ~ day of ~, A.D. 20~.

Frances Nunziata, John D. Elvidge,
Speaker City Clerk

(Seal of the City)

AMENDMENT NO. 889 TO THE OFFICIAL PLAN

LANDS MUNICIPALLY KNOWN IN THE YEAR 2025 AS 1684, 1698, 1700 and 1702 Queen Street East

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 466 is amended by adding the following policies:

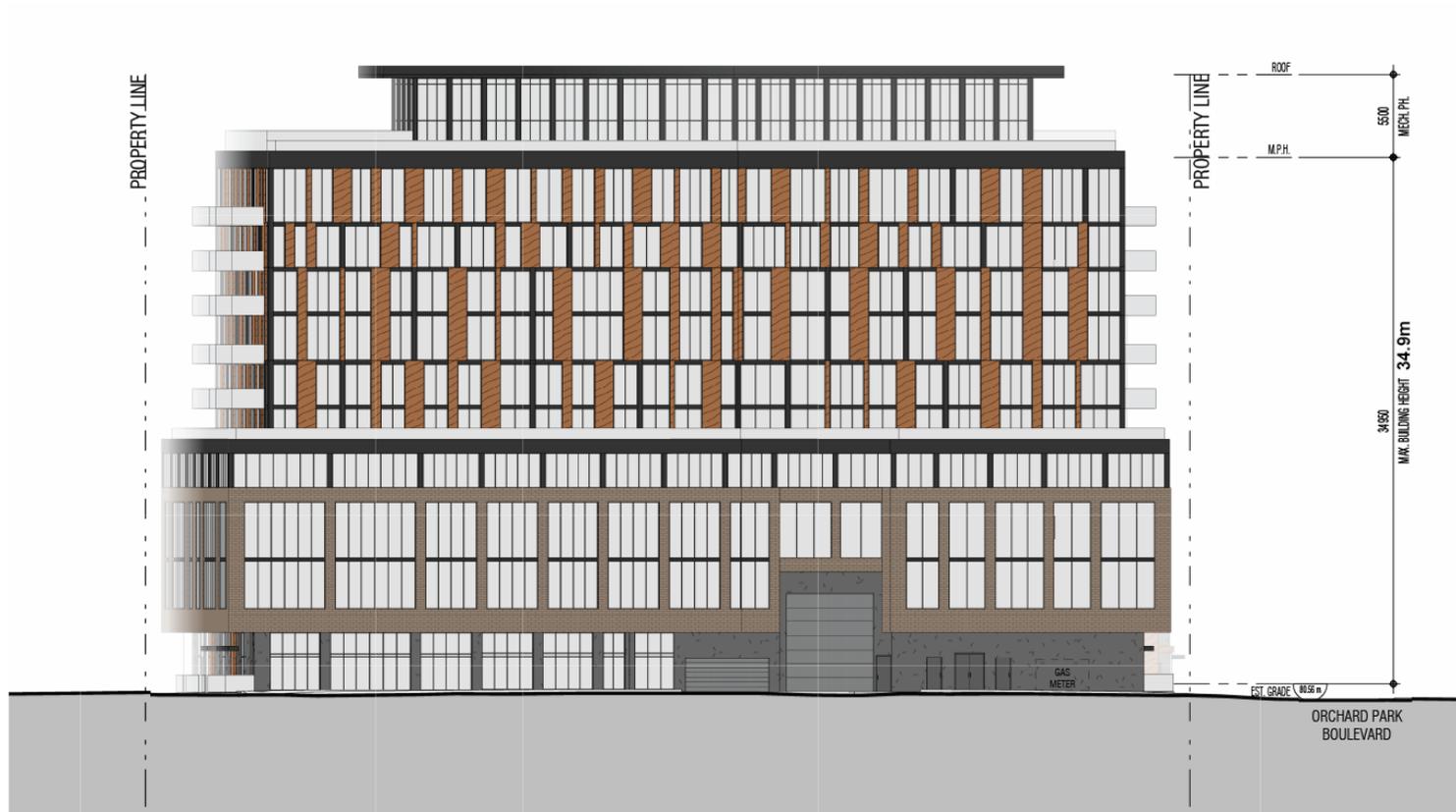
e) Notwithstanding Policy a) ii. on lands municipally known in 2025 as 1684, 1698, 1700 and 1702 Queen Street East, a maximum front main wall height of 15 metres is permitted along the Queen Street East frontage, provided that the front main wall is setback from the front lot line abutting Queen Street East.

f) On lands municipally known in 2025 as 1684, 1698, 1700 and 1702 Queen Street East, a maximum of 10 storeys are permitted, provided it is setback from the front main wall.

Attachment 7: Draft Zoning By-law Amendment

To be provided in advance of Toronto and East York Community Council on
February 19, 2026

Attachment 9: North Elevation



North Elevation

Attachment 10: South Elevation



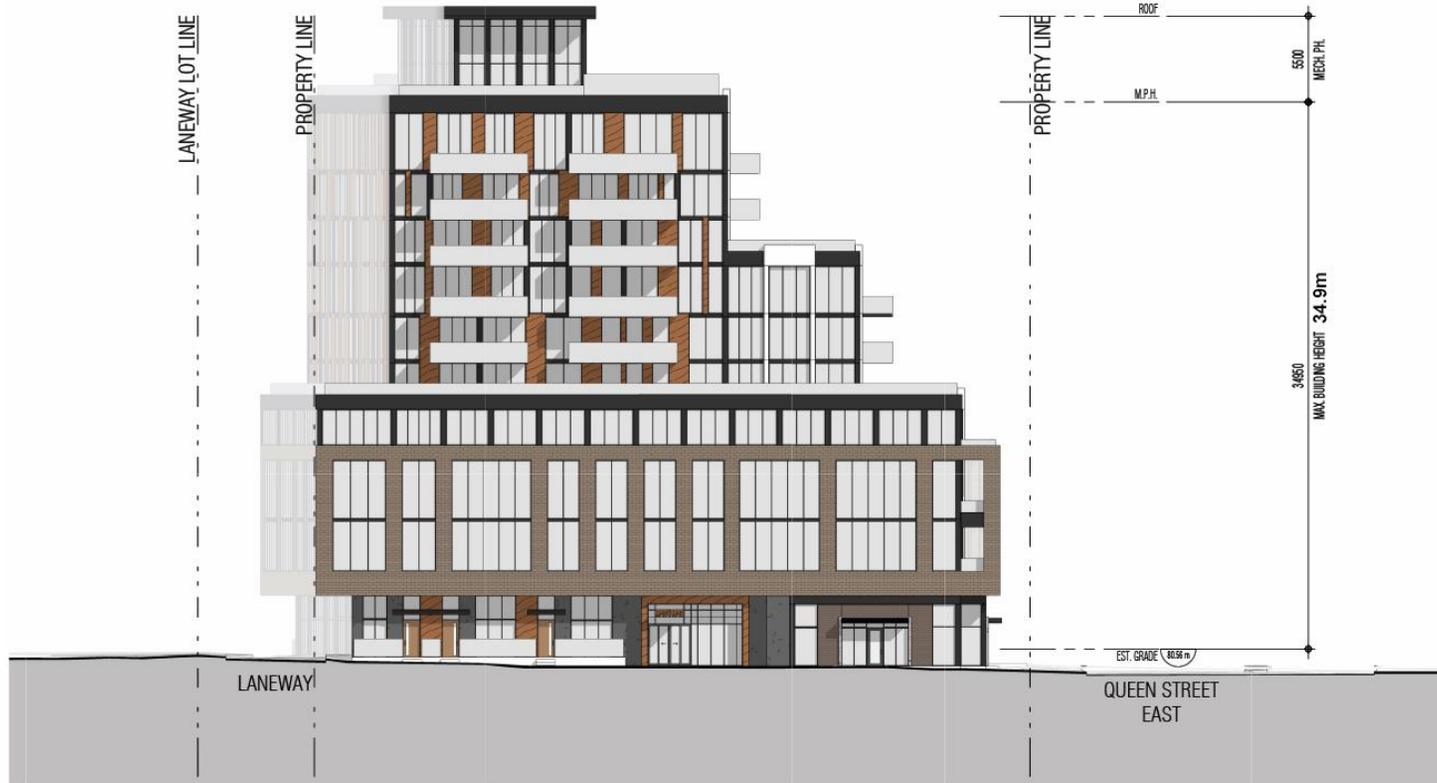
South Elevation

Attachment 11: East Elevation



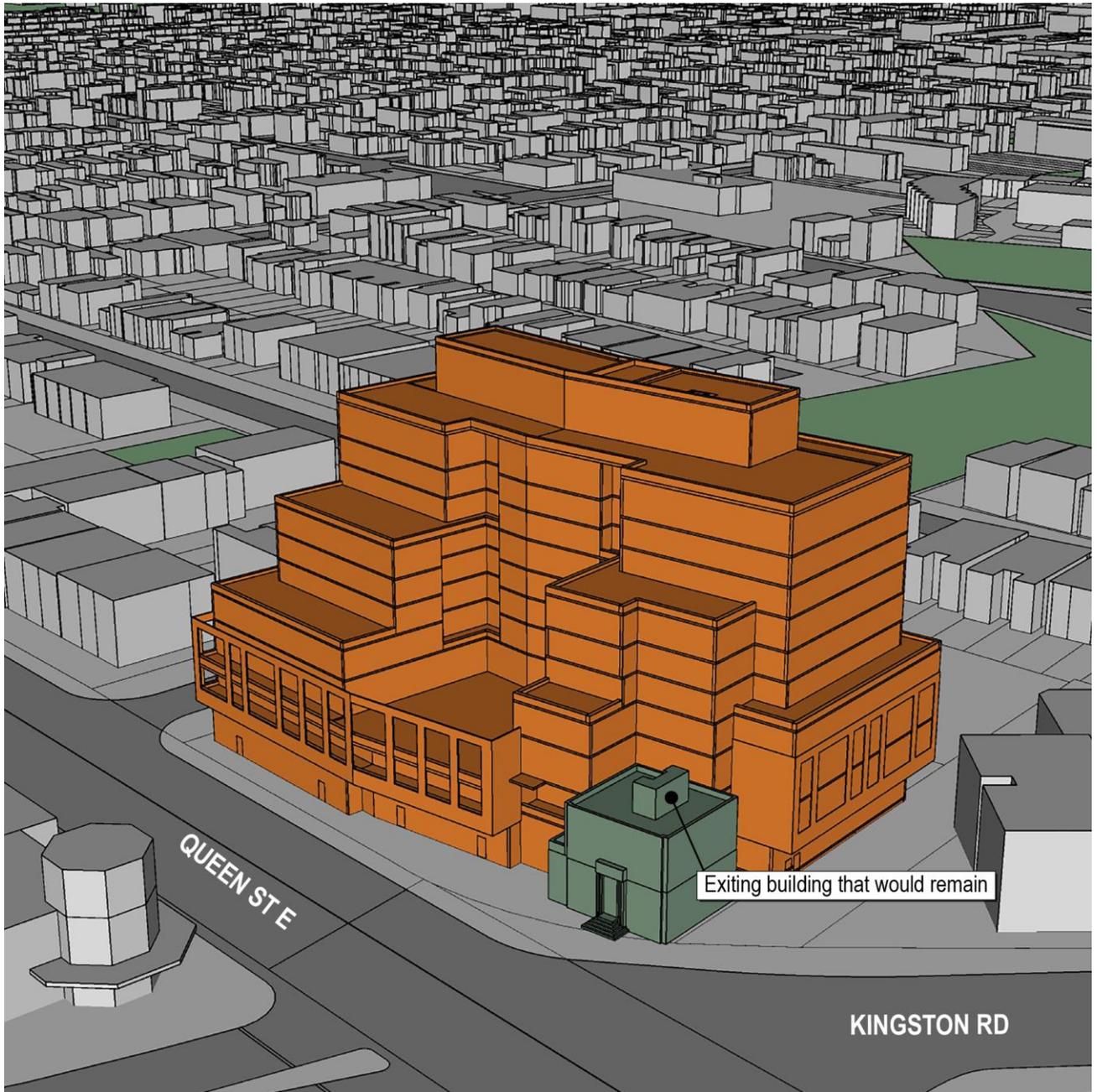
East Elevation

Attachment 12: West Elevation



West Elevation

Attachment 13: 3D View - Northwest



 Applicant's Proposal

View of Applicant's Proposal Looking Northwest



01/30/2026

Appendix C: Summary of Communication and Consultation

Address: 1684-1702 Queen Street East OPA & ZBA Application

Month	Communication or Consultation	Notes
March 2025	Project email - info@queenkingston.ca	Email set up prior to letters to neighbours
April 2025	Letter to Neighbours #1 – Project Introduction <ul style="list-style-type: none"> 74 residences along Orchard Park Blvd and Queen Street East (see Attachment A and D) 	Letter was distributed April 1
July 2025	Beaches BIA – Communications and Meeting <ul style="list-style-type: none"> Outreach and follow up correspondences via project email Virtual Meeting 	Initial outreach July 11; Meeting July 22
	Beaches Residents Association – Communications <ul style="list-style-type: none"> Outreach and follow up 	Initial outreach July 11; follow-up July 18; no responses
	Housing Now – Communications and Meeting <ul style="list-style-type: none"> Outreach and follow up correspondences via project email Virtual Meeting 	Initial outreach July 25; Meeting July 30
September 2025	Project Website - www.queenkingston.ca	Website launched September 11
	Letter to Neighbours #2 – Upcoming Community Consultation Meeting <ul style="list-style-type: none"> 74 residences along Orchard Park Blvd and Queen Street East (see Attachment B and D) 	Letter was distributed September 25
October 2025	Community Consultation Meeting (CCM) <ul style="list-style-type: none"> City-led, Virtual Meeting 	The CCM took place October 27
February 2026	Letter to Neighbours #3 – Revised Plans & Next Steps <ul style="list-style-type: none"> 74 residences along Orchard Park Blvd and Queen Street East (see Attachment C and D) 	Letter was distributed February 18

Attachment

A: Letter to Neighbours #1

B: Letter to Neighbours #2

C: Letter to Neighbours #3

D: Distribution of Letter to Neighbours #1, #2, and #3

Attachment A: Letter to Neighbours #1

Letter to Neighbours

New Planning Application: 1684-1702 Queen Street East

Dear Neighbour,

We are reaching out to provide you with some project updates for Sud Group's property at 1684-1702 Queen Street East.

In 2019, applications for an Official Plan Amendment (OPA) and Zoning By-law Amendment (ZBA) were submitted to the City of Toronto to redevelop the site with a 6-storey mixed-use building, and in 2022 those applications were approved.



New Planning Application

Since then, the project team has reconsidered the plans for the site and recently submitted new OPA and ZBA applications to the City of Toronto to reimagine the site with a new 10-storey, high-quality, mixed-use development.

The new development proposal will support the achievement of a number of key goals, including:

- Greatly improving the public realm, connectivity and circulation around the site to promote safety and walkability.
 - These improvements include introducing a pedestrian connection on Penny Lane (closing it to vehicles).
 - In addition, Penny Lane is now planned to be home to new townhouses and landscaping features.
- Preserving the existing heritage building.
 - The building that previously housed Murphy's Law Pub and Kitchen (1702 Queen Street East) will be preserved and incorporated into the new development as a new restaurant.
- Contributing additional housing options to the community.
 - With the ongoing housing crisis in Toronto, this proposal will add a meaningful supply of new housing (216 units in a range of townhouse, 1-, 2, and 3-bedroom units) to the neighbourhood and within a townhouse and mid-rise building context.



View Looking Towards Northwest Corner of Queen Street East and Kingston Road

Next Steps & Engaging with You

We recently submitted a planning application for this new proposal to the City of Toronto. The application will undergo review by City Staff, and the process will include community consultation; a decision from City Council is required before any construction could begin.

As a nearby neighbour, we welcome the opportunity to speak with you directly about the development proposal. If you have any comments or questions, please don't hesitate to contact us at info@queenkingston.ca, and a member of our team will get back to you.

We look forward to hearing from you.

Sincerely,

The Queen & Kingston Project Team
info@queenkingston.ca

Attachment B: Letter to Neighbours #2

Letter to Neighbours

QUEEN KINGSTON HOLDINGS INC.
& PENNY LANE HOLDINGS INC.

1684-1702 Queen Street East: Project Updates

September 2025

Dear Neighbour,

We are reaching out to provide you with an update on the 1684-1702 Queen Street East planning application as well as some next steps.

Upcoming Community Consultation Meeting

Since we last reached out to you in March 2025 regarding the planning application submission, City Staff have been conducting their ongoing review of the development proposal. In the coming days, you will receive (or may have already received) an invitation in the mail from the City of Toronto to a **Community Consultation Meeting**. This meeting is being hosted online (on WebEx) by City Staff on **October 6, 2025 at 6:30-8:00pm**. Both City of Toronto Staff and members of the project team will be in attendance to respond to the community's questions and listen to feedback about the proposed development.

To register for this meeting:

1. Visit **www.toronto.ca/cpconsultations**
2. Navigate to **'1684, 1698, 1700 and 1702 Queen Street East'**
3. Click the **'Register'** button

Next Steps: Application Resubmission

Following the Community Consultation Meeting, the project team will be revising the planning application based on feedback from City Staff, the city councillor, and the community. The resubmitted application will then go through additional review by City Staff.

Project Website

We have also recently launched our project website (**www.queenkingston.ca**), where you can learn more about the project and which will be updated at key milestones in the process. You can also continue to get in touch with our team at **info@queenkingston.ca**.

Please don't hesitate to reach out with any questions or comments you may have.

Sincerely,

The Queen & Kingston Project Team



Attachment C: Letter to Neighbours #3

1684-1702 Queen Street East: Update on Planning Application

Dear Neighbour,

We are reaching out to provide you with some updates on the planning application for 1684-1702 Queen Street East.

Summary of Revised Plans

The project team has revised the plans, from the initial planning application submission in March 2025, in consideration of comments and feedback from the surrounding community, Councillor, and City Staff.

What Has Stayed the Same

1. Commitment to building a high-quality, mixed-use, purpose-built rental building
2. Retaining the existing 2-storey heritage designated building (previously Murphy's Law Pub and Kitchen)
3. Prioritizing improvements to the public realm with a focus on pedestrian activity and connectivity through:
 - Street-level retail and restaurant space
 - Closing Penny Lane to vehicles and introducing a new pedestrian connection

What Has Changed

The key revisions include:

1. Reduced Height, Number of Units & Overall Density

- The height of the building has been reduced from 11-storeys to 10-storeys, resulting in an overall height reduction of 5.5 metres
- The total number of units has been reduced from 216 to 168, representing 22% fewer overall units
- The total gross floor area (GFA) has been reduced by over 1,300m²

2. Increased Availability of Parking Spaces per Unit

- Now that the number of units has decreased, more people will be able to secure one of the 54 parking spots

3. Reduced Building Massing

- The building has been revised to better fit within the surrounding context, meet the intent of the Queen Street East Design Guidelines, and reduce the overall building mass, through:
 - A reduction in the height of the front streetwall
 - A reduction in the height of the rear building wall
 - Increased setbacks along the front, sides, and rear of the building
 - Removal of all balconies located on the north building face

4. Future Landscaping Improvements

- The revised proposal will include:
 - An increased planting area along the south side of the east-west lane
 - A pedestrian priority walkway along the north side of the east-west lane that is proposed to be screened from the low-rise neighbourhood by a nearly 2-metre-high wood privacy fence

The latest plans can be accessed online on our project website: queenkingston.ca

1684-1702 Queen Street East: Update on Planning Application



Next Steps

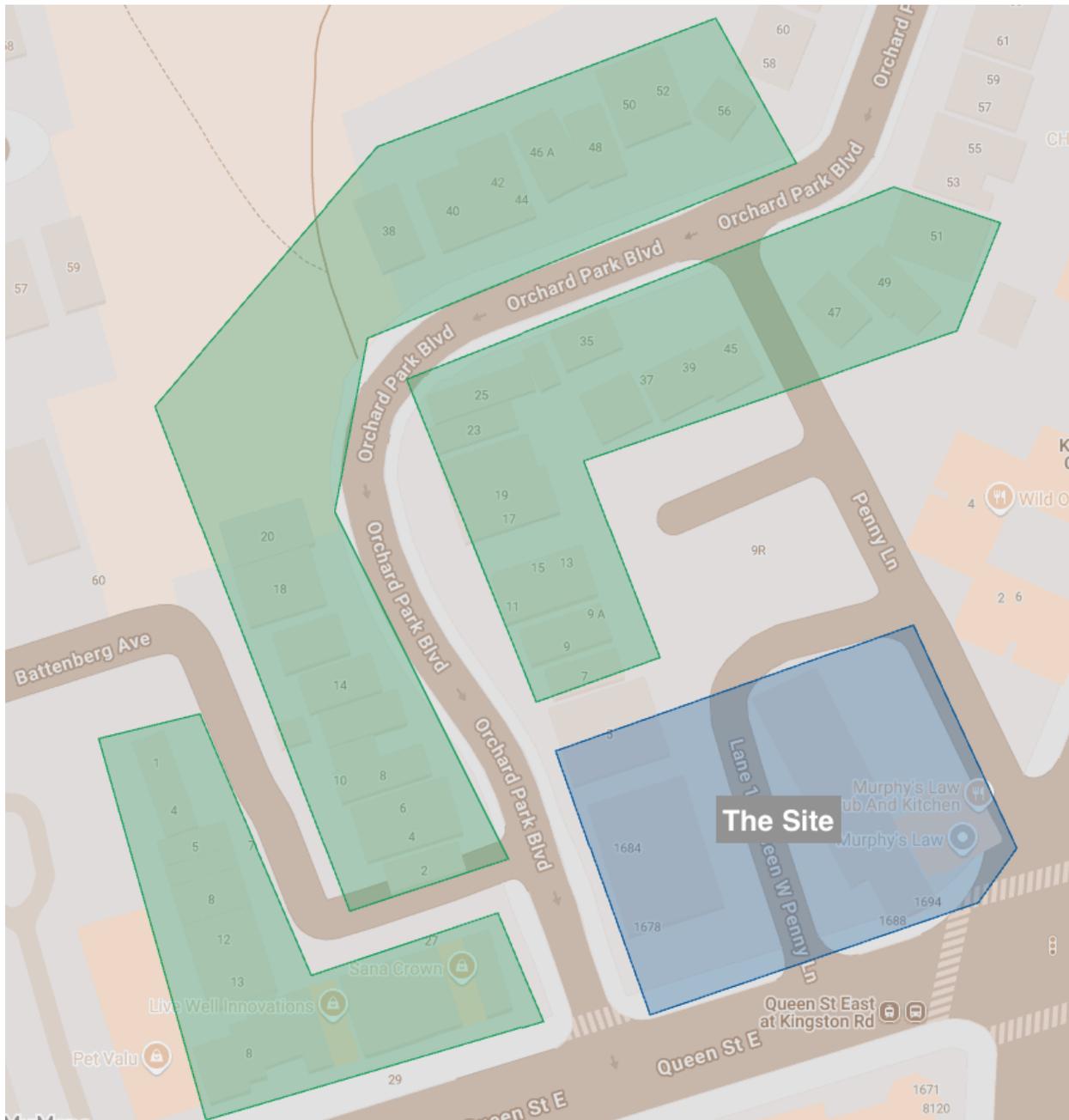
- The planning application will proceed to Community Council and City Council in the coming weeks for a decision.
- There are still City processes, including the Site Plan Approval process, to work through before any construction can begin. The Site Plan Approval process will further examine the design and technical aspects of the proposed development, such as landscaping, sustainable design, construction management, and other details.

We look forward to continuing to engage with you throughout the process. Please don't hesitate to reach out with any questions you may have.

Sincerely,

The Queen & Kingston Project Team

Attachment D: Distribution of Letter to Neighbours #1, #2, and #3



Note: This map is for illustrative purposes only. Site locations and boundary outlines are approximate and not to scale.

74 Addresses (outlined in green):

- 1666 Queen Street East, Units 1-34
- 2-56 Orchard Park Boulevard