



**John D. Elvidge**  
City Clerk

City Clerk's Office  
Registrar Secretariat  
2<sup>nd</sup> Floor, West Tower  
100 Queen Street West  
Toronto, ON, M5H 2N2

Tel: 416-394-8101  
Fax: 416-392-2980  
E-mail: [RegistrarCCO@toronto.ca](mailto:RegistrarCCO@toronto.ca)  
Web: [www.toronto.ca/council](http://www.toronto.ca/council)

## **NOTICE OF PUBLIC MEETING**

**To be held by the Planning and Housing Committee**  
**(Under the Planning Act)**

**Request to Amend the Official Plan and Zoning By-law Application Number 21 136860 STE 19 OZ**

**Location of Application:** **1631 and 1641 Queen Street East, and 1080 (Portion) and 1090 Eastern Avenue**  
**Applicant:** **City of Toronto**  
**Date:** **January 22, 2026**  
**Time:** **9:30 a.m., or as soon as possible thereafter**  
**Place:** **Committee Room 1, City Hall or Video Conference**

### **PROPOSAL**

City-initiated proposal to amend the Official Plan and Zoning By-law for the lands located at 1631 and 1641 Queen Street East, and 1080 (Portion) and 1090 Eastern Avenue to permit a mixed use development with two buildings of 7 and 18 storeys. Non-residential uses (e.g. retail and childcare space) are proposed on the ground floor, with the remaining floors for residential uses. The purpose and intent of the amendment is to support the construction of affordable housing on City owned land under the Toronto Builds Policy Framework.

Amendments to the Official Plan include:

1. Modifications to Site and Area Specific Policy 466 (SASP 466):
  - a. to remove a portion of the subject lands along Eastern Avenue from SASP 466;
  - b. permitting a 7<sup>th</sup> storey, provided it is used as amenity space, on lands at 1631 and 1641 Queen Street East; and
  - c. increasing the maximum streetwall height permitted from 12.5 metres to 15 metres on lands at 1631 and 1641 Queen Street East.
2. Modifications to Map 32 to reflect the geographic change to SASP 466 noted above;

Amendments to the zoning by-law include:

1. setting a maximum building height on Queen Street East of 25 metres, and a maximum number of storeys of 6 full storeys, and a smaller 7<sup>th</sup> storey;
2. setting a maximum building height on Eastern Avenue of 60 metres, and a maximum number of storeys of 18;
3. permitting a front main wall height on Queen St E of 15 metres;
4. setting a maximum gross floor area of up to 25,600 square metres;
5. setting a minimum non-residential interior floor area of 1,070 square metres
6. setting required minimum setbacks and separation distances;
7. setting a minimum proportion of 2 and 3 bedroom dwelling units;
8. permitting vehicle access to loading space from Eastern Avenue; and
9. securing adequate capacity to service the development prior to the erection of any building or structure.

**Detailed information regarding the proposal, including background information, material and a copy of the proposed Official Plan Amendment may be obtained by contacting Sean Guenther, Community Planner at 416-392-7371, or by e-mail at [Sean.Guenther@toronto.ca](mailto:Sean.Guenther@toronto.ca).**

Further information can be found at [www.toronto.ca/1631QueenStE](http://www.toronto.ca/1631QueenStE).

## **PURPOSE OF PUBLIC MEETING**

The Planning and Housing Committee will receive input and review the proposal and any other material placed before it, in order to make recommendations on the application. These recommendations will then be forwarded to Toronto City Council for its consideration.

You can follow the meeting at [www.youtube.com/TorontoCityCouncilLive](http://www.youtube.com/TorontoCityCouncilLive).

## **MAKE YOUR VIEWS KNOWN**

You may send written comments by e-mail to [phc@toronto.ca](mailto:phc@toronto.ca) or by mail to the address below. You can submit written comments up until City Council gives final consideration to the proposal.

You are also invited to address Planning and Housing Committee, in person, by video conference or by telephone, to make your views known regarding the proposal.

If you wish to address Planning and Housing Committee directly, please register by e-mail to [phc@toronto.ca](mailto:phc@toronto.ca) or by phone at 416-397-4579, no later than **12:00 p.m. on January 21, 2026**. If you register, we will contact you with instructions on how to participate in the meeting.

The Planning and Housing Committee may request you to file an outline of your presentation with the Clerk.

For more information about the matter, including information about appeal rights, please contact: **City Clerk, Attention: Nancy Martins, Administrator, Planning and Housing Committee, Toronto City Hall, 100 Queen Street West, 2nd floor, Toronto, ON M5H 2N2, Telephone: 416-397-4579, Fax: 416-392-2980, Email: [phc@toronto.ca](mailto:phc@toronto.ca).**

**Special Assistance:** City Staff can arrange for special assistance with some advance notice. If you need special assistance, please call 416-397-4579, TTY 416-338-0889 or e-mail [phc@toronto.ca](mailto:phc@toronto.ca).

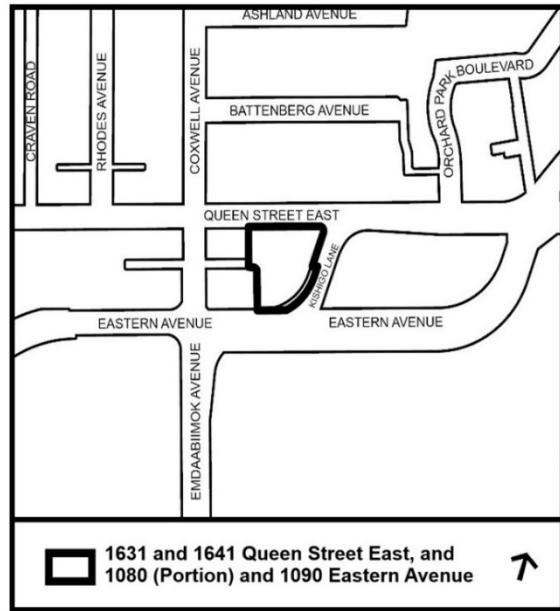
## **FURTHER INFORMATION**

**If you wish to be notified** of the decision of the City of Toronto on the proposed Official Plan Amendment and the passing or refusal of the proposed Zoning By-law Amendment you must make a written request to the City Clerk attention: Nancy Martins, Administrator, at the address, fax number or e-mail set out above.

**Official Plan and Zoning By-law Amendment Appeal:** If a specified person or public body as defined under the Planning Act or the registered owner of any land to which the plan or by-law would apply would otherwise have an ability to appeal the decision of the Council of the City of Toronto to the Ontario Land

Tribunal, but the specified person or public body as defined under the Planning Act or the registered owner of any land to which the plan or by-law would apply does not make oral submissions at a public meeting or make written submissions to the City of Toronto before the proposed Official Plan Amendment is adopted or Zoning By-law Amendment is passed, the specified person or public body as defined under the Planning Act or the registered owner of any land to which the plan would apply is not entitled to appeal the decision to adopt the proposed Official Plan Amendment or the by-law.

**People writing or making presentations at the public meeting:** The *City of Toronto Act, 2006*, the *Planning Act*, and the City of Toronto Municipal Code authorize the City of Toronto to collect any personal information in your communication or presentation to City Council or its committees.



The City collects this information to enable it to make informed decisions on the relevant issue(s). If you are submitting letters, faxes, e-mails, presentations, or other communications to the City, you should be aware that your name and the fact that you communicated with the City will become part of the public record and will appear on the City's website. The City will also make your communication and any personal information in it - such as your postal address, telephone number or e-mail address - available to the public, unless you expressly request the City to remove it.

Many Committee, Board and Advisory Body meetings are broadcast live over the internet for the public to view. If you speak at the meeting you will appear in the video broadcast. Video broadcasts are archived and continue to be publicly available. Direct any questions about this collection to City Clerk's Office at the telephone number or email address set out above.

An online version of this Notice is available at <https://www.toronto.ca/city-government/public-notices-bylaws/>.

Compliance with Provincial laws respecting Notice may result in you receiving duplicate notices.

Dated at the City of Toronto on December 29, 2025.

John D. Elvidge  
City Clerk