

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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SIGNATURE



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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

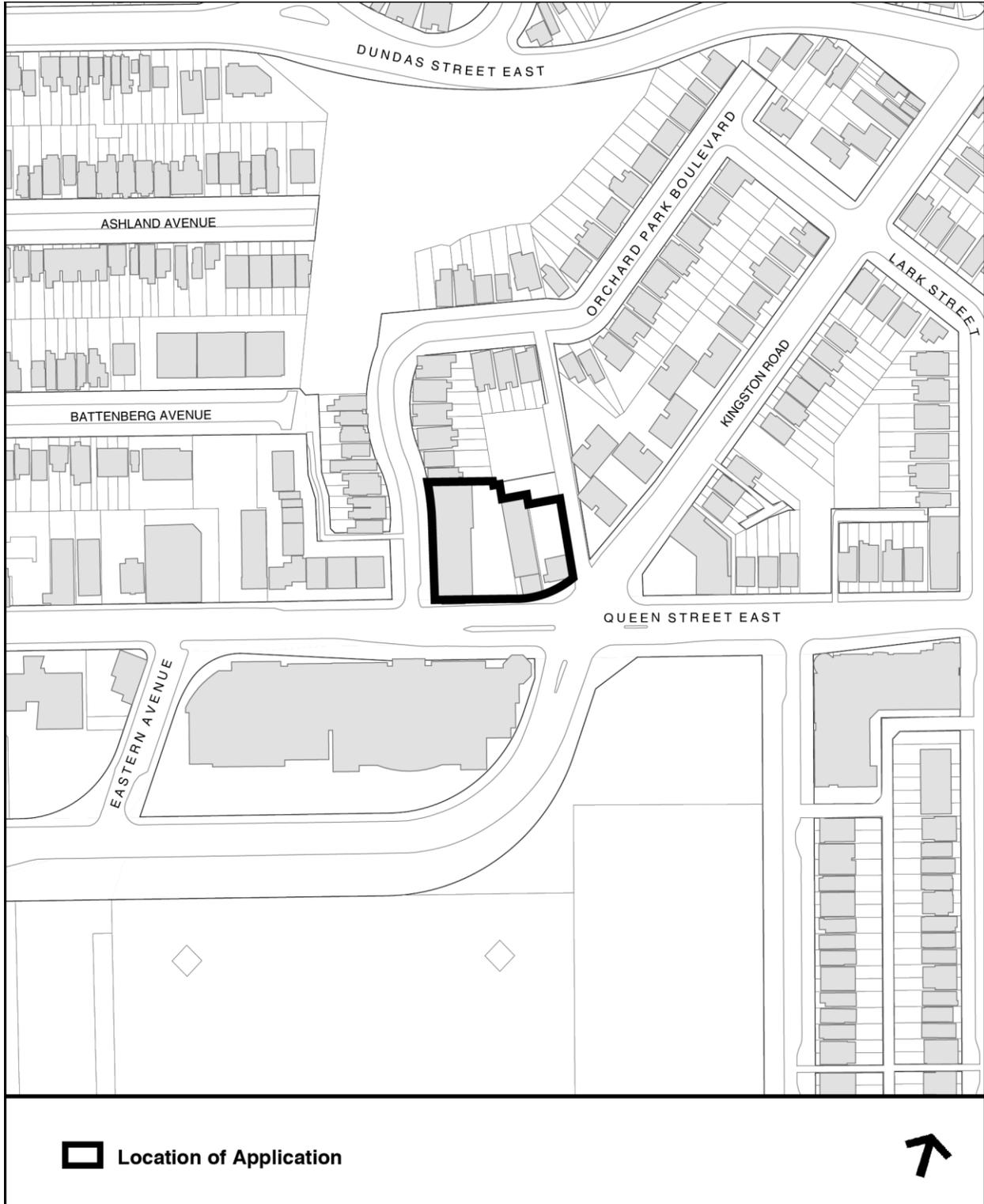
Total Residential Units by Size

	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

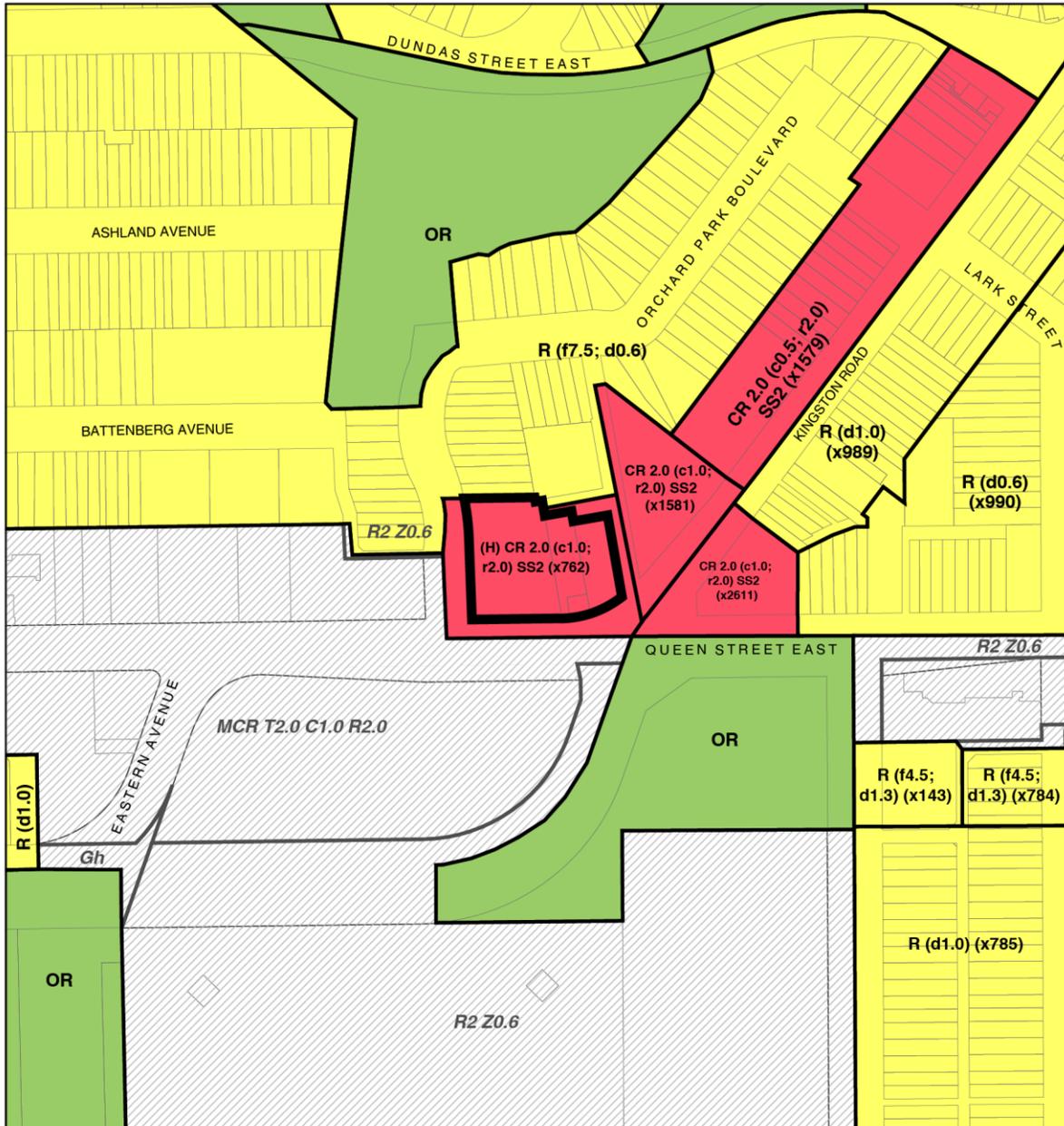
1684 -1702 Queen Street East

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

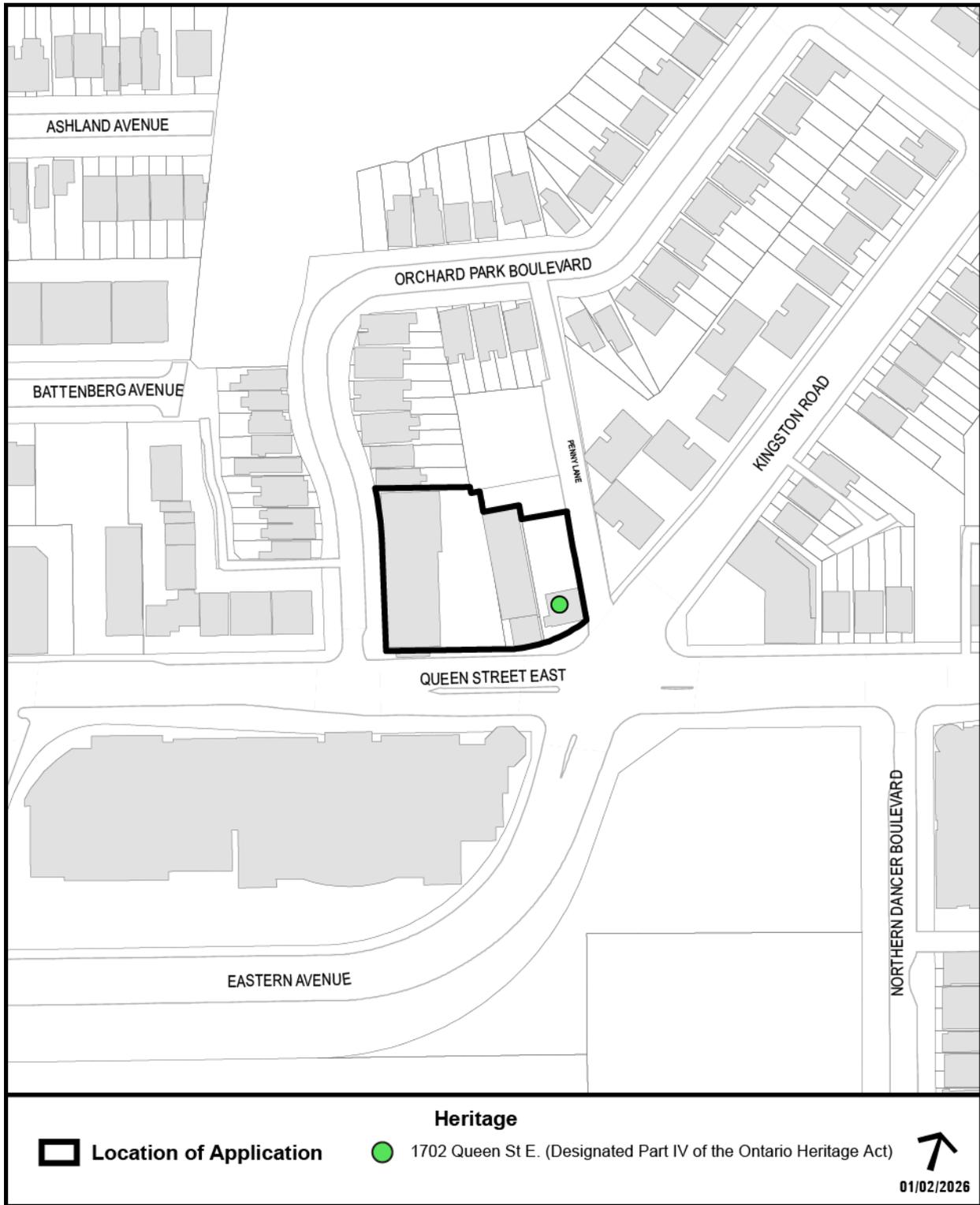
File # 25 150383 STE 19 0Z

-  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

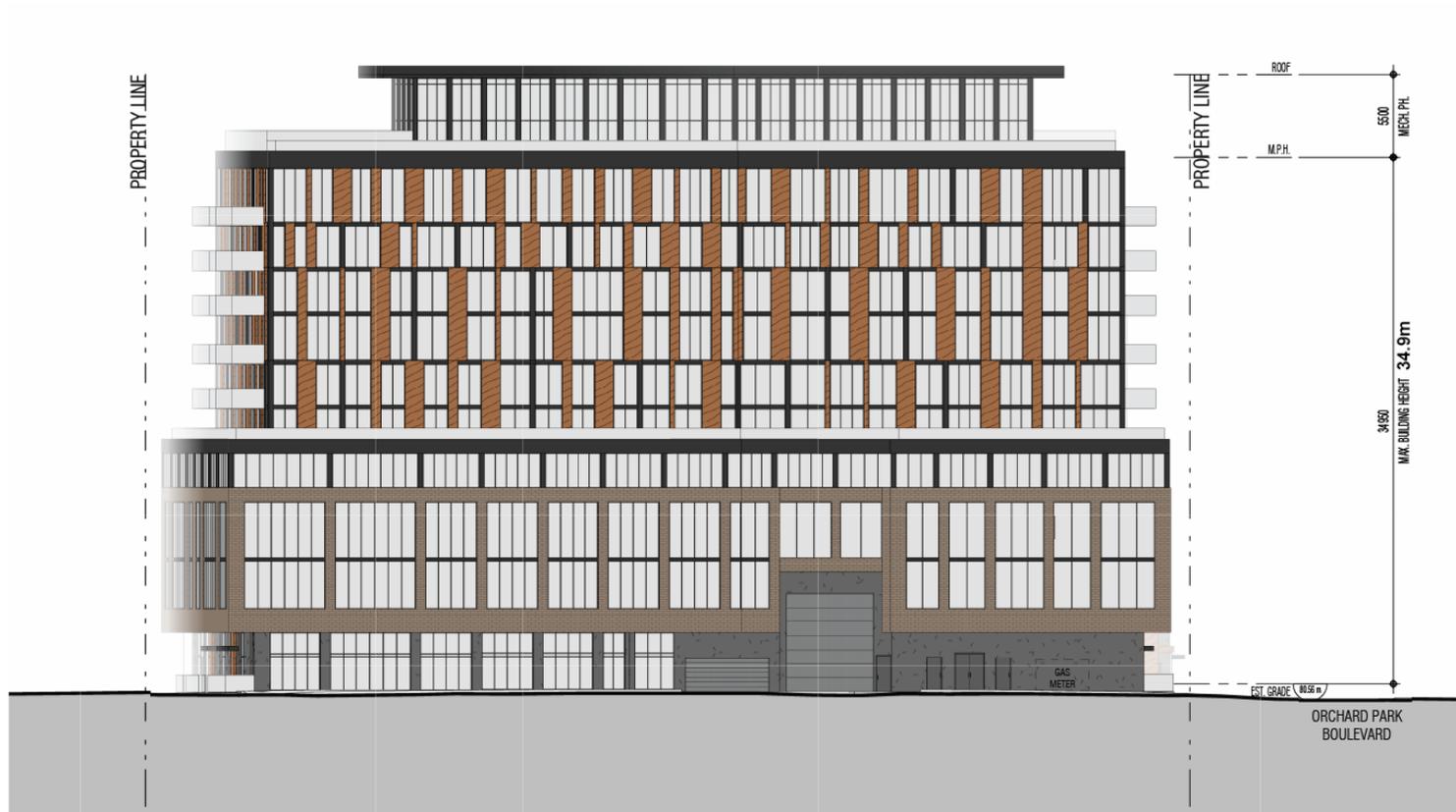
Attachment 8: Realignment Map of Penny Lane

Realignment Map of Penny Lane



-  Current lands proposed to be closed and sold to Owner of lands at 1684, 1698, 1700 and 1702 Queen Street East
-  Lands to be conveyed to the City from Owner of lands at 1684, 1698, 1700 and 1702 Queen Street East
-  Previous lands proposed to be closed and sold to Owner of 1684, 1698, 1700 and 1702 Queen Street East

Attachment 9: North Elevation



North Elevation

Attachment 10: South Elevation



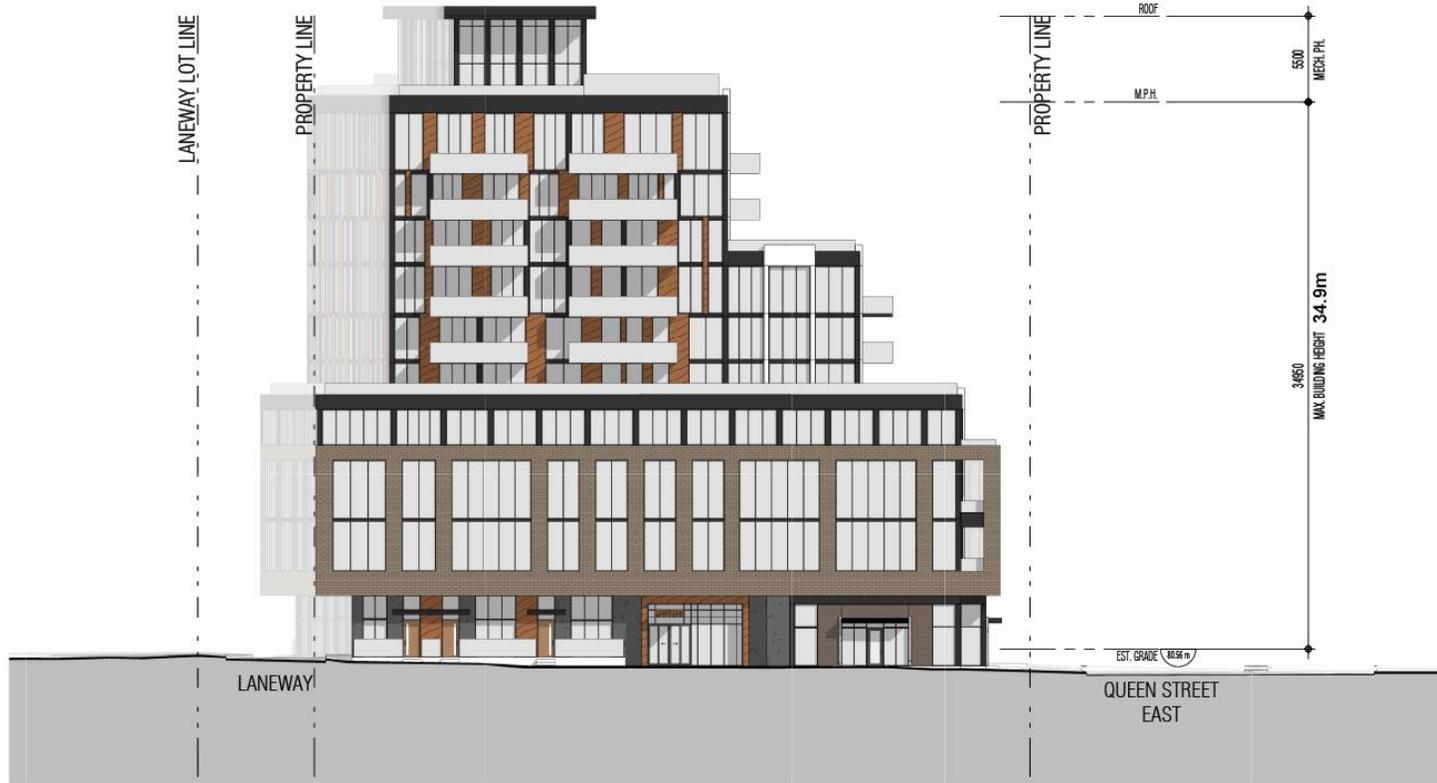
South Elevation

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