

## **1497-1501 Queen Street West and 89-91 Beaty Avenue – Rental Housing Demolition Application – Decision Report – Approval**

Date: June 15, 2026

To: Toronto and East York Community Council

From: Director, Strategic Initiatives Policy and Analysis

Ward: 4 - Parkdale - High Park

**Rental Housing Demolition Application Number:** 26 147735 STE 04 RH

**Related Planning Application Number:** 26 118047 STE 04 OZ

### **SUMMARY**

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This report recommends approval of a Rental Housing Demolition application which proposes to demolish 50 rental dwelling units located at 1497-1501 Queen Street West and 89-91 Beaty Avenue. A total of 54 rental units are proposed to be replaced as part of the new development on the site. The proposal includes a Tenant Assistance Plan that addresses the right of existing tenants to return to replacement rental units at similar rents and provides financial compensation to mitigate hardship.

The proposed development on the site at 1497-1501 Queen Street West and 89-91 Beaty Avenue is the subject of a related Official Plan and Zoning By-law Amendment application (26 118047 STE 04 OZ). The proposed development would permit a 10- and 7-storey mixed use building consisting of 141 affordable rental units, including 54 rental replacement units. An approval report for the Official Plan and Zoning By-law Amendment application has been advanced concurrently with this Rental Housing Demolition application approval report.

This report also recommends approval of the Residential Demolition Permit under Chapter 363 of the Toronto Municipal Code, subject to conditions.

### **RECOMMENDATIONS**

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The Director, Strategic Initiatives, Policy and Analysis recommends that:

1. City Council approve the Rental Housing Demolition application File Number 26 147735 STE 04 RH in accordance with Chapter 667 of the Toronto Municipal Code and pursuant to Section 111 of the City of Toronto Act, 2006 to permit the demolition of 50

existing rental dwelling units located at 1497-1501 Queen Street West and 91 Beaty Avenue, subject to the following conditions:

- a. The owner shall provide and maintain 54 replacement rental dwelling units on the subject site for a period of at least 20 years beginning from the date that each replacement rental dwelling unit is first occupied and, during which time, no application may be submitted to the City for condominium registration, or for any other conversion to a non-rental housing purpose, or for demolition without providing for replacement;
- b. The replacement rental dwelling units required by Recommendation 1.a. above shall collectively have a total gross floor area of at least 2,486 square metres and be comprised of 24 studio units and 30 one-bedroom units as generally illustrated in the plans submitted to City Planning dated April 21, 2026. Any revision to these plans shall be to the satisfaction of the Chief Planner and Executive Director, City Planning;
- c. The owner shall, as part of the 54 replacement rental dwelling units required in Recommendation 1.a above, provide at least 24 studio units and 30 one-bedroom units at affordable rents, as currently defined in the City's Official Plan, all for a period of at least 10 years beginning from the date of first occupancy of each unit;
- d. The owner shall provide a Tenant Assistance Plan for tenants of the 50 existing rental dwelling units proposed to be demolished to the satisfaction of the Chief Planner and Executive Director, City Planning;
- e. The owner shall provide tenants of all 54 replacement rental dwelling units with access to, and use of, all indoor and outdoor amenities in the proposed 10- and 7-storey mixed use buildings at no extra charge. Access to, and use of, these amenities shall be on the same terms and conditions as any other resident of the building without the need to pre-book or pay a fee, unless specifically required as a customary practice for private bookings;
- f. The owner shall provide central air conditioning in each replacement rental dwelling unit at no extra charge, consistent with the remainder of the units in the building;
- g. The owner shall provide and maintain a common laundry room in the basement and on the eighth floor of the proposed buildings, as generally illustrated in the plans submitted to City Planning dated May 22, 2026. Any revision to these plans shall be to the satisfaction of the Chief Planner and Executive Director, City Planning;
- h. The owner shall provide tenants of all replacement rental dwelling units with access to bicycle and visitor parking on the same terms and conditions as any other resident of the proposed development;

i. The replacement rental dwelling units required in Recommendation 1.a. above shall be made ready and available for occupancy no later than the date by which 70% of the new dwelling units in the first phase of the proposed development, exclusive of the replacement rental dwelling units, are made available and ready for occupancy, subject to any revisions to the satisfaction of the Chief Planner and Executive Director, City Planning; and

j. The owner shall enter into, and register on title to the lands, an agreement pursuant to Section 111 of the City of Toronto Act, 2006 to secure the conditions outlined in Recommendations 1.a. through 1.i. above all to the satisfaction of the City Solicitor and the Chief Planner and Executive Director, City Planning.

2. City Council authorize the Chief Planner and Executive Director, City Planning, to issue phased Preliminary Approval of the Rental Housing Demolition Permit under Chapter 667 of the Toronto Municipal Code pursuant to Section 111 of the City of Toronto Act, 2006 for the demolition of the 50 existing rental dwelling units located at 1497-1501 Queen Street West and 91 Beaty Avenue after all the following have occurred:

a. All conditions in Recommendation 1 above have been fully secured;

b. The Official Plan and Zoning By-law Amendments for application 26 118047 STE 04 OZ have come into full force and effect;

c. The issuance of the Notice of Approval Conditions for site plan approval by the Executive Director, Development Review or their designate, pursuant to Section 114 of the City of Toronto Act, 2006, or as otherwise determined by the Chief Planner and Executive Director, City Planning;

d. The issuance of excavation and shoring permits (conditional or full permit) for the approved development on the site; and

e. The owner has confirmed, in writing, that all existing rental dwelling units proposed to be demolished are vacant.

3. City Council authorize the Chief Building Official and Executive Director, Toronto Building to issue a Rental Housing Demolition Permit under Chapter 667 of the Toronto Municipal Code after the Chief Planner and Executive Director, City Planning, or their designate, has given Preliminary Approval referred to in Recommendation 2 above.

4. City Council authorize the Chief Building Official and Executive Director, Toronto Building to issue a Residential Demolition Permit under Section 33 of the Planning Act and Chapter 363 of the Toronto Municipal Code for 1497-1501 Queen Street West and 91 Beaty Avenue after the Chief Planner and Executive Director, City Planning has given Preliminary Approval referred to in Recommendation 2 above, which may be included in the Rental Housing Demolition Permit under Chapter 667 pursuant to section 6.2 of Chapter 363, on condition that:

- a. The owner removes all debris and rubble from the site immediately after demolition;
- b. The owner erects solid construction hoarding to the satisfaction of the Chief Building Official and Executive Director, Toronto Building;
- c. The owner erects the proposed building on the site no later than three (3) years from the date that the demolition of the existing rental dwelling units commences, subject to the timeframe being extended at the discretion of the Chief Planner and Executive Director, City Planning; and
- d. Should the owner fail to complete the proposed building within the time specified in Recommendation 4.c. above, the City Clerk shall be entitled to enter on the collector's roll, as with municipal property taxes, an amount equal to the sum of twenty thousand dollars (\$20,000.00) per dwelling unit for which a demolition permit is issued, and that such amount shall, until payment, be a lien or charge upon the land for which the Residential Demolition Permit is issued.

5. City Council authorize the appropriate City officials to take such actions as are necessary to implement City Council's decision, including execution of the Section 111 Agreement and any other related agreements.

## **FINANCIAL IMPACT**

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There are no financial implications resulting from the recommendations included in this report in the current budget year or in future years.

## **THE SITE**

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### **Description**

The site has an area of approximately 1,786 square meters and is located along Queen Street West and is generally bounded by Beaty Avenue to the west and Dowling Avenue to the east (see Attachment 1: Location Map).

### **Existing Rental Housing**

The three properties at 1497–1501 Queen Street West and 89–91 Beaty Avenue contain a total of 50 occupied rental units consisting of 10 units at 1499 Queen Street West, 38 units at 1501 Queen Street West and 2 units in the house-form building at 91 Beaty Avenue. The breakdown by unit type and rent classification of the building at the time of application is outlined in Table 1 below.

**Table 1: Existing Rental Dwelling Units and Rent Classifications**

| Unit Type    | Affordable | Total     |
|--------------|------------|-----------|
| Studio       | 42         | 42        |
| One-bedroom  | 7          | 7         |
| Five-bedroom | 1          | 1         |
| <b>Total</b> | <b>50</b>  | <b>50</b> |

There are no storage lockers or vehicle parking spaces occupied by tenant households.

## THE APPLICATION

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### Description

The Rental Housing Demolition application proposes the demolition of 50 rental dwelling units within the existing buildings at 1497-1501 Queen Street West and 89-91 Beaty Avenue. A related Official Plan and Zoning By-law Amendment application proposes to permit the development of a 10- and 7-storey mixed use development. The proposed development will contain 141 residential units (including 54 replacement rental units) and will be constructed in two phases and ultimately be interconnected at full completion.

Phase one of the development will be a 10-storey building constructed at 1497 Queen Street West, while Phase two will be a 7-storey building constructed at 1501 Queen Street West and 89-91 Beaty Avenue. All 54 rental replacement units will be constructed in Phase 1 of the development.

The development contains a total gross floor area of 6,305 square metres of residential space and 2,036 square metres of institutional uses to support the expansion of PARC's administrative offices, programming, community spaces and affordable housing. A total of 5 vehicular parking spaces for visitors and 157 bicycle parking spaces. The historic façade of the existing designated heritage buildings of 1497 and 1501 Queen Street West will be retained in the new development.

### Replacement Rental Units

The total gross floor area of the 54 replacement rental units is at least 2,486 square metres, which is 100% of the gross floor area of the existing rental units proposed to be demolished.

The breakdown by unit type and rent classification of the replacement units is outlined in Table 2 below:

**Table 2: Summary of Replacement Rental Dwelling Units and Rent Classifications**

| Unit Type   | Affordable | Total |
|-------------|------------|-------|
| Studio      | 24         | 24    |
| One-bedroom | 30         | 30    |

| <b>Unit Type</b> | <b>Affordable</b> | <b>Total</b> |
|------------------|-------------------|--------------|
| Five-bedroom     | 0                 | 0            |
| <b>Total</b>     | <b>54</b>         | <b>54</b>    |

## **Tenant Assistance Plan**

A Tenant Assistance Plan that addresses tenants' right to return to a replacement unit and assistance to lessen hardship will be provided to all eligible tenants residing in the existing rental dwelling units. Tenant assistance is provided to tenants upon move out after they receive a formal eviction notice.

As part of the Tenant Assistance Plan, all eligible tenants would receive:

- at least six months' notice before having to vacate their existing dwelling unit;
- the right to return to a rental replacement unit of the same type, at similar rent, except as outlined below;
- moving allowances;
- additional financial compensation for tenants with special needs; and
- services of a rental leasing agent to help tenants find and apply to suitable interim housing.

The Tenant Assistance Plan will provide eligible tenants residing at 1499 Queen Street West with alternative accommodations acceptable to the tenants or a rent gap payment during the construction period for Phase 1 of the development. Eligible tenants residing at 1501 Queen Street West will have the opportunity to move directly into a replacement rental unit in the newly constructed building.

PARC has been working collaboratively with tenants residing in the five-bedroom unit at 91 Beaty Avenue to identify housing needs and supports required. These tenants will have the opportunity to either individually return to a one-bedroom replacement rental unit within the new development or the following tenant assistance:

- alternative accommodations acceptable to the tenants or financial compensation in the form of a rent gap payment and compensation pursuant to the Residential Tenancies Act; and
- additional financial compensation to be determined at a future date.

## **Reasons for Application**

The proposal to redevelop the site involves the demolition of rental housing. Since the site contains six or more residential units, of which at least one unit is rental housing, an application is required under Chapter 667 of the City's Municipal Code, the Rental Housing Demolition and Conversion By-law. The By-law requires that an applicant obtain a permit from the City allowing the demolition of the existing rental housing units. The City may impose conditions that must be satisfied before a demolition permit is issued.

A Rental Housing Demolition application was submitted on April 21, 2026. Staff conducted a site visit on May 1, 2026, and a Tenant Meeting on May 14, 2026, details of which are summarized in the Public Engagement section of this report.

The related rezoning application (26 118047 STE 04 OZ) was submitted on February 17, 2026 and deemed complete on March 26, 2026.

## **POLICY AND REGULATION CONSIDERATIONS**

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### **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.

### **Official Plan**

The Official Plan outlines the City's policies and objectives for land use planning and development. Section 3.2.1 of the Official Plan contains the City's policies pertaining to the provision, maintenance and replacement of housing.

Policy 3.2.1.6 requires that new development that would result in the loss of six or more rental dwelling units replace at least the same number, size and type of rental units as exist on the site and maintain rents similar to those in effect at the time of application. The policy also requires the applicant to develop an acceptable tenant assistance plan, addressing the right to return to the replacement units at similar rents and other assistance to lessen hardship.

The City's [Rental Housing Demolition and Replacement Handbook](#) outlines how Policy 3.2.1.6 is typically implemented.

## **PUBLIC ENGAGEMENT**

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### **Tenant Meeting**

An in-person meeting was held on May 14, 2026, to review the City's housing policies, the impact of the proposed demolition on existing tenants, and the proposed Tenant Assistance Plan. The meeting was attended by 12 tenants, representatives of the applicant, City Planning and Development Review staff, and a representative of the local councillor's office.

Tenants asked questions and expressed concerns about:

- The construction timeline and when tenants will be required to vacate their existing rental units;
- The proposed replacement rental unit layout design and sizes;

- Access to elevators and amenities in the new building including location of laundry facilities;
- Timing of the application and overall development, including the length of time tenants would be displaced from their unit, and process of being relocated to an alternative unit;
- Building front entrance security and secure access to residential component of the new development;
- Seniority and the process for selecting and returning to a replacement rental unit;
- The right to return and process for waiving right to return to a replacement rental unit; and
- What financial compensation and moving assistance would be provided under the City-approved Tenant Assistance Plan and how it would be administered to tenants.

## COMMENTS

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### Provincial Planning 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 PPS (2024). Staff find the proposal consistent with the PPS (2024).

### Replacement Rental Housing

Staff are satisfied with the proposed approach to replacing the rental dwelling units proposed to be demolished, which includes replacement of all 50 existing rental dwelling units and 4 additional one-bedroom replacement rental units. All 54 replacement units will have affordable rent classifications according to their unit type.

The replacement unit mix includes replacing 18 large studio units as one-bedroom units. This change will improve the functionality of these replacement units.

The existing large five-bedroom unit located in a semi-detached dwelling will be replaced with 5 affordable one-bedroom units. This change requires an Official Plan amendment which is being advanced via the corresponding Official Plan and Zoning By-law Amendment decision report. The change from a five-bedroom unit to 5 one-bedroom units will enable the provision of additional affordable one-bedroom units which will serve PARC's tenant population of returning tenants and individuals requiring affordable housing in the Parkdale community, including adults experiencing homelessness living with mental health and/or substance use challenges, and who may benefit from low to moderate supports to maintain housing stability and well-being.

The replacement rental units will be provided with common laundry facilities. Tenants of the replacement rental units will also have access to bicycle parking, visitor parking, and all indoor and outdoor amenities, on the same terms and conditions as any other resident of the building.

The replacement units will be maintained as rental housing for at least 20 years, beginning on the date the replacement rental units are first occupied, and tenants that occupy one of the replacement rental units during the initial 10-year period will have rents that will only increase by the annual provincial guideline until their tenancies end, irrespective of whether the Guideline applies to the proposed development under the RTA.

The replacement rental units and associated conditions address the replacement requirements of Official Plan policy 3.2.1.6 and are consistent with the City's implementation approach as outlined in the Rental Housing Demolition and Replacement Handbook.

### **Tenant Assistance Plan**

The Tenant Assistance Plan is consistent with the City's current practices as outlined in the [Rental Housing Demolition and Replacement Handbook](#). The Tenant Assistance Plan will support tenants to access and afford suitable housing within the neighbourhood until the new building and replacement rental units are available for occupancy.

Tenants who move directly from their existing rental units into new replacement units, will be able to remain in their current homes until their new units are ready, eliminating the need to secure interim accommodation during the construction period, reducing the number of moves and minimizing disruption.

The rental replacement matters and tenant assistance plan will be secured through an agreement pursuant to Section 111 of the City of Toronto Act, 2006, to the satisfaction of the Chief Planner and Executive Director, City Planning.

### **CONTACT**

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### **SIGNATURE**

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Corwin Cambray, MCIP, RPP  
Director, Strategic Initiatives, Policy and Analysis  
City Planning

### **ATTACHMENTS**

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Attachment 1: Location Map - 1497-1501 Queen St. W. and 89-91 Beaty Ave.

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