

329 to 337 Queen Street East, 135R to 141R and 139 to 141 Berkeley Street – Zoning By-law Amendment Application – Decision Report – Approval

Date: June 18, 2026

To: Toronto and East York Community Council

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

Ward: 13 - Toronto Centre

Planning Application Number: 25 258479 STE 13 OZ

Related Planning Application Number: 25 258492 STE 13 RH

SUMMARY

This report recommends approval of the application to amend the Zoning By-law, with a holding provision, to permit a 49-storey (162.7 metres, including mechanical penthouse) mixed-use building. The proposal contains 545 dwelling units including seven rental replacement units, approximately 350 square metres of non-residential gross floor area on the ground floor, and a new 143 square metre on-site parkland dedication at 329-337 Queen Street East 135R-141R and 139-141 Berkeley Street.

A Rental Housing Demolition Report will be considered by City Council in conjunction with this report. The proposal includes the demolition of seven rental housing units, all of which will be replaced in the new development of the site. A Tenant Assistance Plan is proposed that addresses the right of existing tenants to return to replacement rental units at similar rents and provides financial compensation to mitigate hardship.

The applicant is proposing to acquire a portion of the public lane that forms part of the subject site to allow for construction of the proposed development. Approval of the permanent closure of the lane will be considered by City Council through a separate process at a future date in accordance with the relevant policies and legislation.

RECOMMENDATIONS

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

1. City Council amend City of Toronto Zoning By-law 569-2013 for the lands municipally known as 329-335 Queen Street East 135R-141R and 139-141 Berkeley Street substantially in accordance with the draft Zoning By-law Amendment included as Attachment 7 to this Report.

2. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required.

3. City Council direct the City Solicitor to withhold the necessary Bills for enactment until City Council has approved the Rental Housing Demolition Application number 25 258492 STE 13 RH under Chapter 667 of the Toronto Municipal Code pursuant to Section 111 of the City of Toronto Act, 2006 to permit the demolition of 7 existing rental dwelling units at 329, 335, 337 Queen Street E, 135R-141R, 139, and 141 Berkeley Street to the satisfaction of the Chief Planner and Executive Director, City Planning and the City Solicitor, securing all rental housing-related matters necessary to implement City Council's decision.

4. City Council approve that, in accordance with Section 42 of the Planning Act, prior to the issuance of the first above grade building permit, the owner shall convey to the City, an on-site parkland dedication, having a minimum size of 143 square metres, to the satisfaction of the Executive Director, Development Review and the City Solicitor.

a. In accordance with Chapter 415, Article III of City of Toronto Municipal Code, the remaining Section 42 parkland dedication requirement not fulfilled through the on-site parkland conveyance shall be satisfied through a cash-in-lieu of parkland payment, in an amount to be determined by the Executive Director, Corporate Real Estate Management, with such payment to be made prior to the issuance of the first above grade building permit, all to the satisfaction of the Executive Director, Development Review.

5. City Council approve the acceptance of on-site parkland dedication, subject to the owner transferring the parkland to the City free and clear, above and below grade, of all easements, encumbrances, and encroachments, in an acceptable environmental condition; the owner may propose the exception of encumbrances of tiebacks, where such an encumbrance is deemed acceptable by the Executive Director, Development Review, in consultation with the City Solicitor; and such an encumbrance will be subject to the payment of compensation to the City, in an amount as determined by the Executive Director, Development Review, and the Executive Director, Corporate Real Estate Management.

6. City Council approve a development charge credit against the Parks and Recreation component of the Development Charges for the design and construction by the owner of the Above Base Park Improvements to the satisfaction of the General Manager, Parks and Recreation. The development charge credit shall be in an amount that is the lesser of the cost to the owner of designing and constructing the Above Base Park Improvements, as approved by the General Manager, Parks and Recreation, and the Parks and Recreation component of development charges payable for the development in accordance with the City's Development Charges By-law, as may be amended from time to time.

7. City Council request the Executive Director, Development Review, in consultation with the local Ward Councillor and other relevant staff, to work with the owner to explore the feasibility of an in-kind community benefit package pursuant to Section 37(6) of the

Planning Act, that may include the provision of parkland, and to report back to City Council for further instruction on any offer of in-kind community benefits made by the owner.

8. 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 329-337 Queen Street East, 135R-141R, and 139-141 Berkeley Street.

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.

THE SITE

Description

The site is located on the south side of Queen Street East between Berkeley and Parliament Streets with an east-west public laneway at the rear. The site has an irregular shape, with an approximate area of 1,783 square metres and 34.5 metres of frontage on Queen Street East. See Attachment 2 for the Location Map.

Existing Uses

The site contains four vacant two-storey commercial buildings (329-337 Queen Street East), three two-storey residential house form buildings (135R, 139 and 141 Berkeley Street), and a surface parking lot at 141R Berkeley Street).

Existing Rental Dwelling Units

The subject site contains seven rental dwelling units.

Heritage

The properties at 135R, 139 and 141 Berkeley Street are listed on the City's Heritage Register.

THE APPLICATION

Description

A 49-storey (162.7 metres, including mechanical penthouse) mixed-use building, and an on-site parkland dedication of approximately 143 square metres.

Heritage

The three listed properties are proposed to be demolished.

Density

The proposal has a density of 21.42 times the area of the lot.

Residential Component

The proposal includes 538 dwelling units, comprised of 86 studio (16%), 259 one-bedroom (48%), 139 two-bedroom (26%), and 54 three-bedroom units (10%). A portion of the studio and one-bedroom units would be located and designed so that they could be converted to provide a total of 40% two- and three-bedroom units. The proposal includes an additional seven replacement rental units, including five one-bedroom, one two-bedroom, and one three-bedroom units.

Non-Residential Component

The proposal includes 350 square metres of non-residential gross floor area within two non-residential units on the ground floor.

Amenity Space

The proposal provides 1,560 square metres of amenity space (2.8 square metres per dwelling unit), comprised of 1,090 square metres of indoor amenity space (2.0 square metres per dwelling unit) and 470 square metres of outdoor amenity space (0.8 square metres per dwelling unit).

Access, Parking and Loading

Pedestrian access is proposed from Queen Street East and vehicular access is proposed at the rear of the site from Berkeley Street along the east-west lane. The proposal includes 51 vehicular parking spaces and 600 bike parking spaces (491 long-term and 109 short-term spaces), and two loading spaces (one Type 'C' and one Type 'G').

To satisfy the Official Plan laneway width requirements for the city-owned lane, a 1.21-metre lane widening and a 1.21-metre-wide public surface easement to facilitate the widening of the public lane to 6.0 metres is proposed.

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: <http://www.toronto.ca/329QueenStE>

Reasons for Application

A Zoning By-law Amendment is required to establish site-specific performance standards including building height, density, setbacks and amenity space to implement the development.

A Rental Housing Demolition application is required as the proposal involves the demolition of seven rental units. Chapter 667 of the City of Toronto Municipal Code requires an applicant to 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.

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 Zoning By-law amendments, including associated conditions of approval.

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 (PPS).

Official Plan

The site is located in the Downtown and Central Waterfront area and is designated Regeneration Areas. See Attachment 3 of this report for the Official Plan 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.

Downtown Secondary Plan

The portion of the site fronting Queen Street East is designated Mixed Use Areas 3 - Main Street, the portion fronting Berkeley Street is designated Mixed Use Areas - 4 Local, and 135R and 141R Berkeley Street are designated Mixed Use Area 2 - Intermediate in the Downtown Plan. Queen Street East is identified as a Priority Retail Street. See Attachment 4 for the Downtown Plan Land Use Map.

King-Parliament Secondary Plan

The site is designated Mixed Use Area 'D' (Queen Street), which permits commercial, residential, institutional, or street-related retail and service uses alone or in combination are permitted.

A new King-Parliament Secondary Plan was adopted by City Council in May 2021; however, it has been appealed to the Ontario Land Tribunal in its entirety and is therefore not in-force. The site falls within the Queen Street Policy Area in the updated Plan.

Protected/Major Transit Station Area

The site is within two delineated Protected Major Transit Station Areas (PMTSAs). It is within 500 metres of the centre point of the delineated Corktown and Moss Park stations associated with Site and Area Specific Policies (SASPs) 764 and 763, respectively, in Chapter 8 of the Official Plan. Map 2 of SASPs 764 and 763 identify the site as having a minimum Floor Space Index (FSI) of 2.5.

The area is planned for a minimum population and employment target of 400 residents and jobs combined per hectare. The planned targets for population and jobs per hectare were established using a Council-approved development framework, taking into account in-effect Official Plan land use designations, as-of-right zoning by-law permissions, density permissions included in Secondary Plans, and approved developments that have not yet been built. Minimum population and employment targets are intended to apply across the entire delineated area for each P/MTSA. Population and employment targets are intended to be achieved through the build out of the area over time.

Chapter 8 states that lands designated Mixed Use Areas located between 200 and 500 metres of an existing or planned transit station will have City-initiated zoning that permits an FSI of 6 or more. The permitted FSI is not a minimum requirement. Appropriate density for the site will be determined in the context of the site and by reading the Official Plan as a whole.

City Planning is undertaking required zoning updates for PMTSAs and MTSA's and a final report with recommendations will be brought to the Planning and Housing Committee when the work is finalized.

Downtown Tall Buildings (SASP 517)

SASP 517 provides development criteria for tall building development proposals within the downtown; identifies that proposals shall have regard for a comfortable pedestrian realm; and provides for consideration of development proposals on other sites within the block, access to sunlight, views between towers, and wind conditions on and around the site.

Zoning

The properties fronting onto Queen Street East are zoned Commercial Residential (3.0 (c3.0; r3.0) SS2 (x2104)) and the rear of the site is zoned Commercial Residential Employment (CRE (x57)) under Zoning By-law 569-2013. The CR and CRE zones permit a range of residential and non-residential uses, including offices, retail, and institutional uses. The maximum heights permitted are 16.0 metres and 12.0 metres respectively. See Attachment 5 of this report for the existing Zoning By-law Map.

Airport Zoning Regulation - Helicopter Flight Path

The proposal is below the eastern approach of the Obstacle Limitation Surface for St. Micheal's Hospital as identified in By-law 1432-2017 and more restrictive Minister's Zoning Order (MZO) O.Reg 10/24. The proposal and implementing By-law have been provided to the hospital's representatives and are under review to determine conformity with MZO O.Reg 10/24 to ensure there are no intrusions into the helicopter flight paths.

Design Guidelines

The following [design guidelines](#) have been used in the evaluation of this application:

- Tall Building Design Guidelines
- King-Parliament Urban Design Guidelines
- Growing Up: Planning for Children in New Vertical Communities
- Retail Design Guidelines

Toronto Green Standard

The Toronto Green Standard (TGS) is a set of performance measures for green development. In place since 2010, the TGS has contributed to building resilient communities and advanced matters related to public health, safety, sustainability and energy efficiency. Development proposals address the updated Toronto Green Standard Tier 1 as part of application materials. Development achieving higher levels of performance (Tier 2 and above) are eligible for a partial refund of development charges. Information on the Toronto Green Standard may be found at <https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/toronto-green-standard/>

PUBLIC ENGAGEMENT

Community Consultation

An in-person community consultation meeting was hosted by City staff on February 12, 2026. Approximately 20 people participated, as well as the Ward Councillor and the applicant team. Following presentations by City staff and the applicant about the planning framework, development review process and details of the proposal, City staff facilitated a discussion about the application.

Issues raised by attendees at the meeting and through other correspondence include:

- Concerns regarding demolition of the listed heritage properties;
- Concerns about the limited vehicular parking;
- Desire to incorporate affordable housing;
- Desire for the proposal to be rental tenure instead of condominium;
- Support for smaller sized retail units along Queen Street East; and
- Support for parkland but concerns about the proposed parkland and open space configuration.

The issues raised through the community consultation process have been considered through the review of the application and commented on as necessary in the body of this Report.

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 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 have reviewed the current proposal and have determined that it is consistent with the Provincial Planning Statement (2024).

Official Plan Policies and Design Guidelines

This application has been reviewed against the Official Plan policies including the Downtown Plan, King-Parliament Secondary Plan, and SASP 517, and the design guidelines described in the Policy and Regulation Considerations section of this report.

Land Use

The proposed residential and non-residential uses are appropriate within the Regeneration Areas land use designation and support key objectives of the Official Plan and Downtown Plan.

Two non-residential units are proposed on the ground floor of the Queen Street East frontage, which meets the intent of the Priority Retail Street policies in the Downtown Plan, which encourage retail, services, restaurants, and small shops at grade with residential and commercial space above.

Housing

The Downtown Plan requires a minimum of 10% three-bedroom units, 15% two-bedroom units and an additional 15% two- or three-bedroom units or units that can be converted to two- and three-bedroom units through the use of accessible or adaptable design measures. The unit mix secured in the site-specific Zoning By-law conforms with the policy direction of the Downtown Plan.

Rental Housing Demolition and Replacement

A related Rental Housing Demolition application will be considered by City Council alongside this report (File No. 25 258492 STE 13 RH). The Rental Housing Demolition

Decision Report includes review and analysis of the rental housing demolition and replacement matters, including replacement of the existing seven rental housing units and assistance to impacted tenants, such as the right of existing eligible tenants to return to replacement rental units at similar rents and provides financial compensation to lessen hardship.

Heritage Conservation

The site contains three properties that are listed on the City's Heritage Register. A Heritage Impact Assessment (HIA) was submitted in support of the application, including a Cultural Heritage Evaluation Report (CHER), to evaluate the properties against Ontario Regulation 9/06 criteria for determining significance. Heritage Planning staff have reviewed the properties through the application process and concluded that they do not merit designation under Part IV of the Ontario Heritage Act.

As the properties are listed on the City's Heritage Register, the applicant will be required to provide formal notice of demolition under Section 27(9) of the Ontario Heritage Act.

Density, Height, Massing

Planning staff find that the proposed built form, including the overall building height, setbacks, and stepbacks, is appropriate in the existing and planned context of the block and meets the intent of the applicable planning framework for the area.

The proposed building has been designed to consist of three distinct vertical volumes, with varying setbacks and stepbacks from Queen Street East. The west volume consists of a three-storey streetwall, with a 6.5-metre setback to a six-storey element. A further setback of 3.7 metres is proposed above the six-storey element, achieving a setback of 10.2 metres from Queen Street East to the tower. The middle volume consists of a four-storey streetwall with a 7.2-metre setback proposed to the tower from Queen Street East. The east volume consists of a three-storey streetwall with a 5.7-metre setback to a five-storey element. A further setback of 3.5 metres is proposed above the five-storey element, achieving a setback of 9.2 metres from Queen Street East to the tower. The proposed massing, with a low-scale base building with varied heights and setbacks and the tower that carries the distinct vertical volumes up the full height of the building, is appropriate and compatible with the context of narrow lower scale buildings along the Queen Street East frontage with significant stepbacks to higher scale building elements

The tower is proposed with no setbacks from the east and west property lines. To the east, a Limiting Distance Agreement (LDA) has been secured with the adjacent City-owned public library. To the west, the applicant owns the air rights of 319 Queen Street East, which restricts the ability of the intervening properties at 323-327 Queen Street East to develop into a tall building in the future. In response to this condition, the west wall of the proposed building will not include windows up to a height of 29 metres, to allow for potential intensification of the lands at an appropriate scale given the size of the sites.

To the south, the irregular shape of the site results in varied setbacks to the south side of the tower ranging from approximately 5.4 to 18.7 metres. The intent is that this area would be provided as landscape open space that is connected to the proposed parkland dedication along Berkeley Street and a midblock connection approved through the development at 494-526 Richmond Street East and 156-162 Parliament Street (File No. 23 173467 STE 13 OZ). The setback of approximately 5.4 metres from the south property line is proposed for portions of the westerly and easterly portions of the tower. These setbacks are appropriate because the Berkeley frontage is designated Mixed Use Areas 4, which permits low-rise heights, and it achieves an appropriate separation distance from the 12-storey element of the approved development at 494-526 Richmond Street East and 156-162 Parliament Street.

The height of the proposed tower is consistent with the heights of approvals in the immediate block and nearby area, and is appropriate within the context of the site. The proposal includes a low-scale base building and streetwall that is consistent with the character of the area, and a deep stepback from the base building to the tower above to reduce the visual prominence of the tower from Queen Street East. The height has limited impacts on the surrounding public realm and conforms to the helicopter flight path.

The proposed density exceeds both the minimum requirements for the site as identified on Map 2 of SASPs 764 and 763, and the permitted density requirements of Chapter 8 in a form that is acceptable to staff.

Public Realm

City staff are satisfied that the proposal conforms with the applicable public realm policies of the Official Plan.

City staff worked with the applicant and adjacent property owners and residents to identify and coordinate the locations of potential parks and open spaces fronting Berkeley Street and integrating with potential and approved midblock connections across the block, including the approval at 494-526 Richmond Street East and 156-162 Parliament Street, providing a pedestrian connection between Berkeley Street and Parliament Street. The proposed on-site parkland dedication of 143 square metres, and landscape open space of approximately 180 square metres will also extend the previously approved midblock connection across the block, will contribute to the implementation of the vision established through the block planning exercise undertaken for the area.

The proposal maintains a minimum 2.1-metre pedestrian clearway along Berkeley Street and Queen Street East, with the base building generally maintaining the established setback condition and streetwall alignment along the Queen Street East frontage, resulting in a pedestrian-scaled streetscape condition.

Parkland

The parkland dedication requirement is 143 square metres, which is proposed to be provided on the site. The park will be located on the west portion of the site, with

frontage on Berkeley Street, and complies with Policy 3.2.3.8 of the Official Plan. In accordance with Section 42 of the Planning Act, the owner will convey the on-site parkland to the City prior to the first above grade building permit.

This required on-site parkland has been reduced in size due to a reduction in the development site area and concerns with the previously proposed park layout. Per the block plan referenced above, Parks Development will explore opportunities to further expand this on-site parkland in the future, including the use of potential CBC in-kind contributions.

The remaining Section 42 requirement will be satisfied through a cash-in-lieu of parkland payment. As per Toronto Municipal Code Chapter 415-29, the appraisal of the cash-in-lieu payment will be determined under the direction of the Executive Director, Corporate Real Estate Management. Additionally, the Toronto Municipal Code Chapter 415-28, requires that the payment be made prior to the issuance of the first above grade building permit for the land to be developed.

This report seeks direction from City Council to authorize a credit of the Parks and Recreation component of the Development Charges in exchange for Above Base Park Improvement to be provided by the owner upon agreement with the City. The development charge credit will be in an amount that is the lesser of the cost to the owner of installing the Above Base Park Improvements, as approved by the General Manager, Parks and Recreation, and the Parks and Recreation component of Development Charges payable for the development in accordance with the City's Development Charges By-law, as may be amended from time to time. The owner will be required to enter into an agreement with the City to provide for the design and construction of the improvements and will be required to provide financial security to ensure completion of the works.

Shadow Impact

The Shadow Study submitted in support of the application indicates that the proposed development does not cast shadow on any parks or open spaces. The proposal conforms with the policy direction of the Official Plan by ensuring that the development will limit shadow impacts on the public realm, particularly during the spring and fall equinoxes (March 21 and September 21). The building location, massing, and height have been designed to minimize shadow impacts on the public realm and adjacent sites.

Wind Impact

The Pedestrian Level Wind Study submitted in support of the application indicates that areas in the public realm, building entrances, and amenity areas will be suitable for their intended uses throughout the year and no ground level pedestrian areas surrounding the subject site will experience unsafe or uncomfortable wind conditions. Staff are satisfied with the assessment, conclusions, and recommendations of the study.

Servicing

A Functional Servicing and Stormwater Management Report was submitted in support of the application to demonstrate that sufficient capacity is available in existing City infrastructure to provide servicing to the proposed development. Development Engineering staff have identified several outstanding items that need to be resolved. Staff are recommending that the site-specific Zoning By-law be subject to Holding provisions pending the revision, review, and acceptance of the Functional Servicing and Stormwater Management Report to the satisfaction of the Director, Engineering Review, Development Review.

Public Laneway

The proposal requires the closure and purchase of a portion of the east-west public lane abutting the rear of the site. The closure and conveyance of City-owned lands are subject to a separate process that is independent of the proposed Zoning By-law Amendment application and will require a future Council decision. Accordingly, the proposed Zoning By-law Amendment includes a Holding provision requiring completion of the lane closure and conveyance process prior to the lifting of the Holding symbol. The applicant has formally acknowledged that the permanent closure of the lane will be subject to an independent City Council decision.

In addition, to satisfy the Official Plan laneway width requirements for the remaining city-owned portion of the lane, a 1.21-metre lane widening and a 1.21-metre-wide public surface easement to facilitate the widening of the public lane to 6.0 metres is proposed. The required lane widening is secured through the future Site Plan Control process.

Traffic Impact, Access, Vehicular and Bicycle Parking, and Loading

The Transportation Impact Study submitted in support of the application concludes that the traffic impact, access, parking and loading arrangements for this development are acceptable. Transportation Review staff have reviewed the report and accept its conclusions.

The Planning Act prohibits minimum parking requirements in Protected Major Transit Station Areas. Nonetheless, any parking that is provided is subject to zoning and accessibility standards for parking spaces.

At City Council's direction, staff recommend the subject development be reviewed for exclusion from on-street permit parking. A separate report will be submitted, and a Public Notice will be placed on the City's website to allow deputations at a future Toronto and East York Community Council meeting.

Archaeological Assessment

A Stage 1 Archeological Assessment was submitted for the site, which determined that there are no further archaeological concerns regarding the properties. Heritage Planning staff have reviewed and accepted this determination.

Tree Preservation

The Tree Inventory and Preservation Plan and Arborist Report submitted in support of the application indicate that two City-owned trees and three private trees on or within six metres of the site are proposed for removal to accommodate the development and no new trees are proposed to be planted. Any required permits to injure or remove trees will be secured and replacement planting provided to meet compensation requirements to the satisfaction of Urban Forestry. Staff will explore opportunities for new trees in the future park through a separate process.

Community Services and Facilities

The Official Plan establishes and recognizes that the provision of and investment in community services and facilities supports healthy, safe, livable, and accessible communities. Community services and facilities are the building blocks of our neighbourhoods, foundational to creating complete communities and include matters such as recreation, libraries, childcare, schools, public health, and human and cultural services. Providing a full range of community services and facilities in areas that are inadequately serviced or experiencing growth is a shared responsibility.

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, restricting the proposed use of the lands until the conditions to lifting the holding provision, as set out in the By-law, are satisfied. Section 5.1.2 of the Official Plan contemplates the use of a holding provision and outlines the types of conditions that may have to be satisfied prior to the removal of a holding provision. The specific conditions to be met prior to the removal of the proposed holding provisions in the proposed By-law include:

1. The owner has at its sole cost and expense submitted a revised Functional Servicing Report, Stormwater Management Report, and Hydrogeological Review, including the Foundation Drainage Report or addendums ("Engineering Reports"), to demonstrate that the existing municipal infrastructure and any required improvements to it, has adequate capacity to accommodate the development of the lands, to the satisfaction of the Director, Engineering Review, Development Review; and
2. If the Engineering Reports accepted and satisfactory from (1) above have identified any new municipal infrastructure or upgrades to existing municipal infrastructure to support the development, then either:
 - (i) the owner or applicant has secured the design, construction and provision of financial securities in respect of any new municipal infrastructure, any upgrades or required improvements to the existing municipal infrastructure identified in the accepted Engineering Reports, to support the development, in a financial secured agreement, all to the satisfaction of the Director, Engineering Review, Development Review; or

(ii) the required new municipal infrastructure, improvements or upgrades to the existing municipal infrastructure as identified in the accepted and satisfactory Engineering Reports are constructed and operational, all to the satisfaction of the Director, Engineering Review, Development Review;

3. City Council has authorized the permanent closure (stop-up) and sale of the lands measuring approximately 21.6 metres long and 3.5 metres wide, forming the easterly portion of the east-west public lane that extends east from Berkeley Street;

4. The owner shall enter into an agreement to purchase the public lane known as Lane South Queen East Berkeley (the "Lane") from the City, conditional upon City Council approving the permanent closure of the Lane, and subject to the necessary approvals being granted by the appropriate City authorities to declare the Lane surplus and authorize the sale of the Lane to the Owner, to the satisfaction of the Director, Corporate Real Estate Management, in consultation with the City Solicitor;

5. The laneway transaction(s) have closed and title has transferred in accordance with the agreement of purchase and sale and any related conveyances, including to a third party, have been completed.

6. The owner has submitted an updated Aeronautical Report confirming the constructability of the proposed mixed use development to the requested overall building height (inclusive of all requested projections and mechanical equipment), to the satisfaction to the Executive Director, Development Review.

The Executive Director, Development Review and their designate have the authority to make decisions on applications to remove holding provisions, which do not contain financial implications not previously authorized by Council.

CONTACT

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SIGNATURE

David Driedger
Acting Director, Community Planning
Toronto and East York District

ATTACHMENTS

City of Toronto Information/Drawings

- Attachment 1: Application Data Sheet
- Attachment 2: Location Map
- Attachment 3: Official Plan Land Use Map
- Attachment 4: Downtown Plan Land Use Map
- Attachment 5: Existing Zoning By-law Map
- Attachment 6: Zoning By-law Map (Not in force)
- Attachment 7: Draft Zoning By-law Amendment

Applicant Submitted Drawings

- Attachment 8: Site Plan
- Attachment 9: Elevations
- Attachment 10: 3D Massing Model

Attachment 1: Application Data Sheet

Municipal Address: 329-337 Queen Street East 135R,
141 R & 139-141 Berkeley Street

Date Received: November 25, 2025

Application Number: 25 258479 STE 13 OZ

Application Type: Zoning By-law Amendment

Project Description: 49-storey (162.7 metres, including mechanical penthouse)
mixed-use building

Applicant	Agent	Architect	Owner
Mike Dror, Bousfields	Mike Dror, Bousfields	Architects Alliance	QSE GP1 LIMITED

EXISTING PLANNING CONTROLS

Official Plan Designation:	Regeneration Areas	Site Specific Provision:	SASP 517
Zoning:	CR 4.5 (c2.0; r4.0) SS2 (x333)	Heritage Designation:	Y
Height Limit (m):		Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq m):	1,783	Frontage (m):	67	Depth (m):	38
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Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):				
Residential GFA (sq m):	440		37,723	37,723
Non-Residential GFA (sq m):	1,774		470	470
Total GFA (sq m):	2,214		38,193	38,193
Height - Storeys:	3		49	49
Height - Metres:	12		158	158
Lot Coverage Ratio (%)	77.5	Floor Space Index:	21.4	

Floor Area Breakdown	Above Grade (sq m)	Below Grade (sq m)
Residential GFA:	37,723	
Retail GFA:	470	
Office GFA:		
Industrial GFA:		
Institutional/Other GFA:		

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:	7		7	7
Freehold:				
Condominium:			538	538
Other:				
Total Units:	7		545	545

Total Residential Units by Size

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:					
Proposed:		86	264	141	54
Total Units:		86	264	141	54

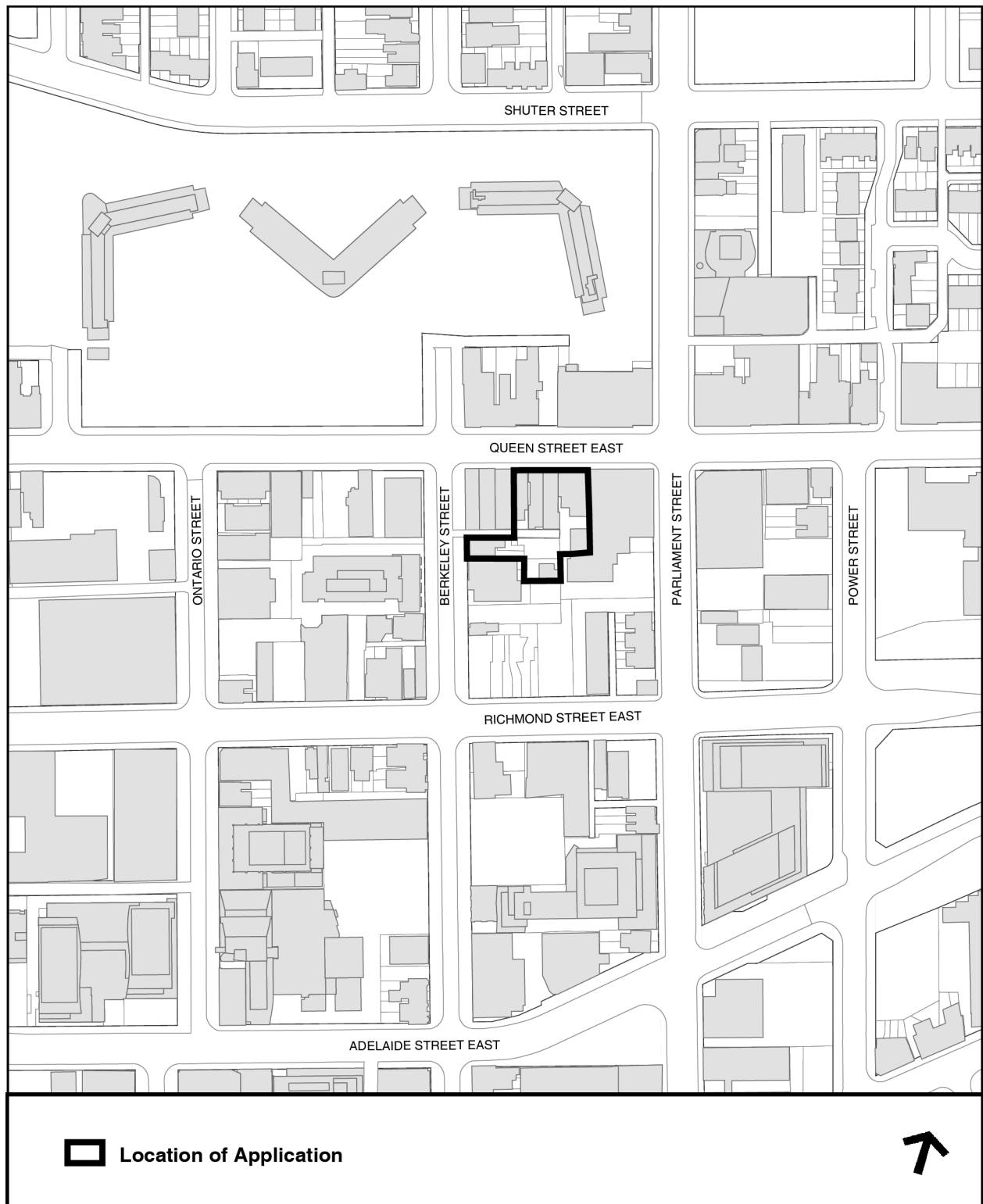
Parking and Loading

Parking Spaces:	51	Bicycle Parking Spaces:	557	Loading Docks:	2
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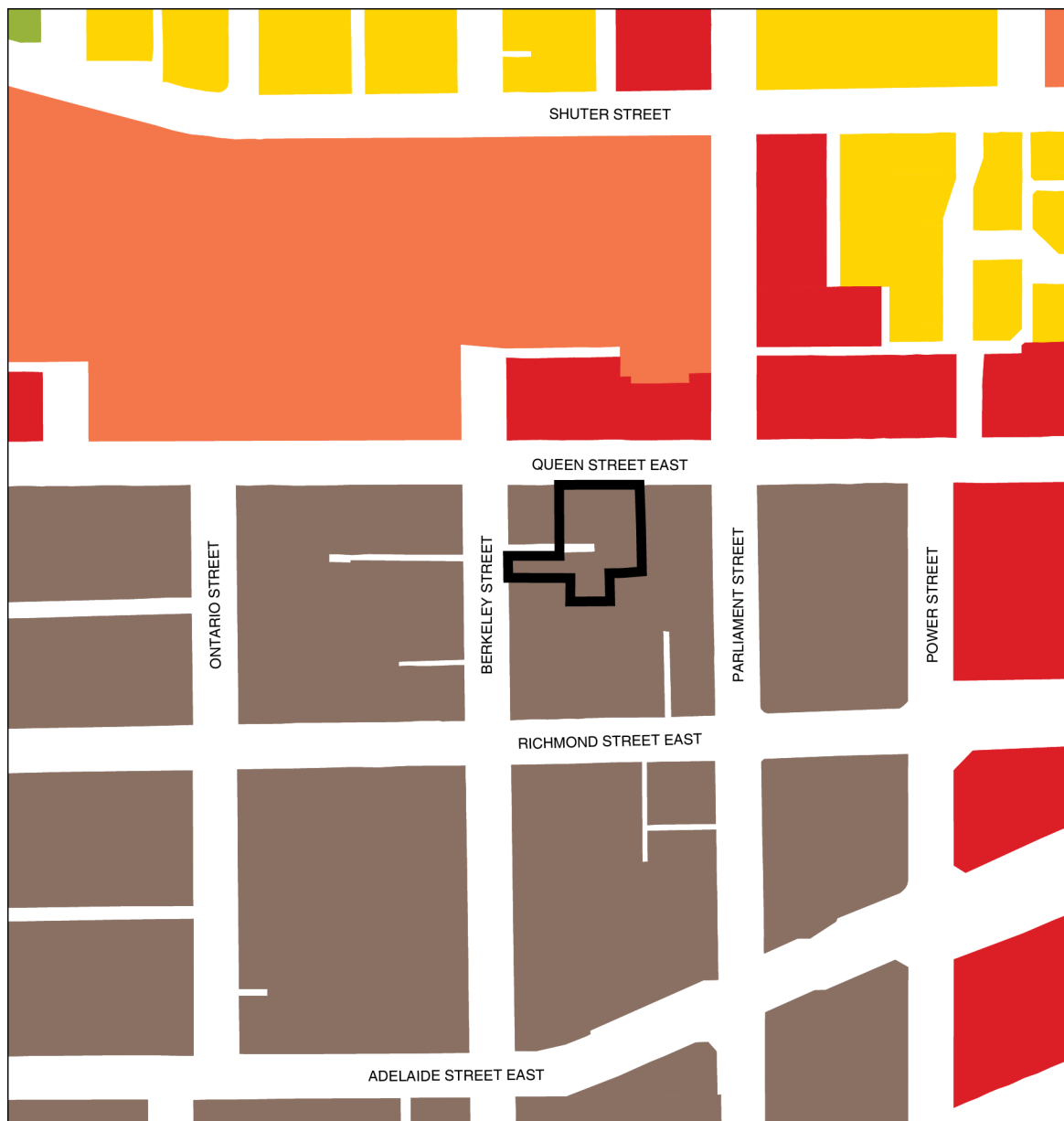
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jeremy.humphrey@toronto.ca

Attachment 2: Location Map



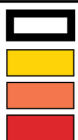
Attachment 3: Official Plan Land Use Map



Official Plan Land Use Map 18

329-335 Queen St. E; 135R, 139-141 Berkeley St;
and East Portion of the Public Lane

File # 25 258479 STE 13 02



Location of Application

Neighbourhoods

Apartment Neighbourhoods

Mixed Use Areas



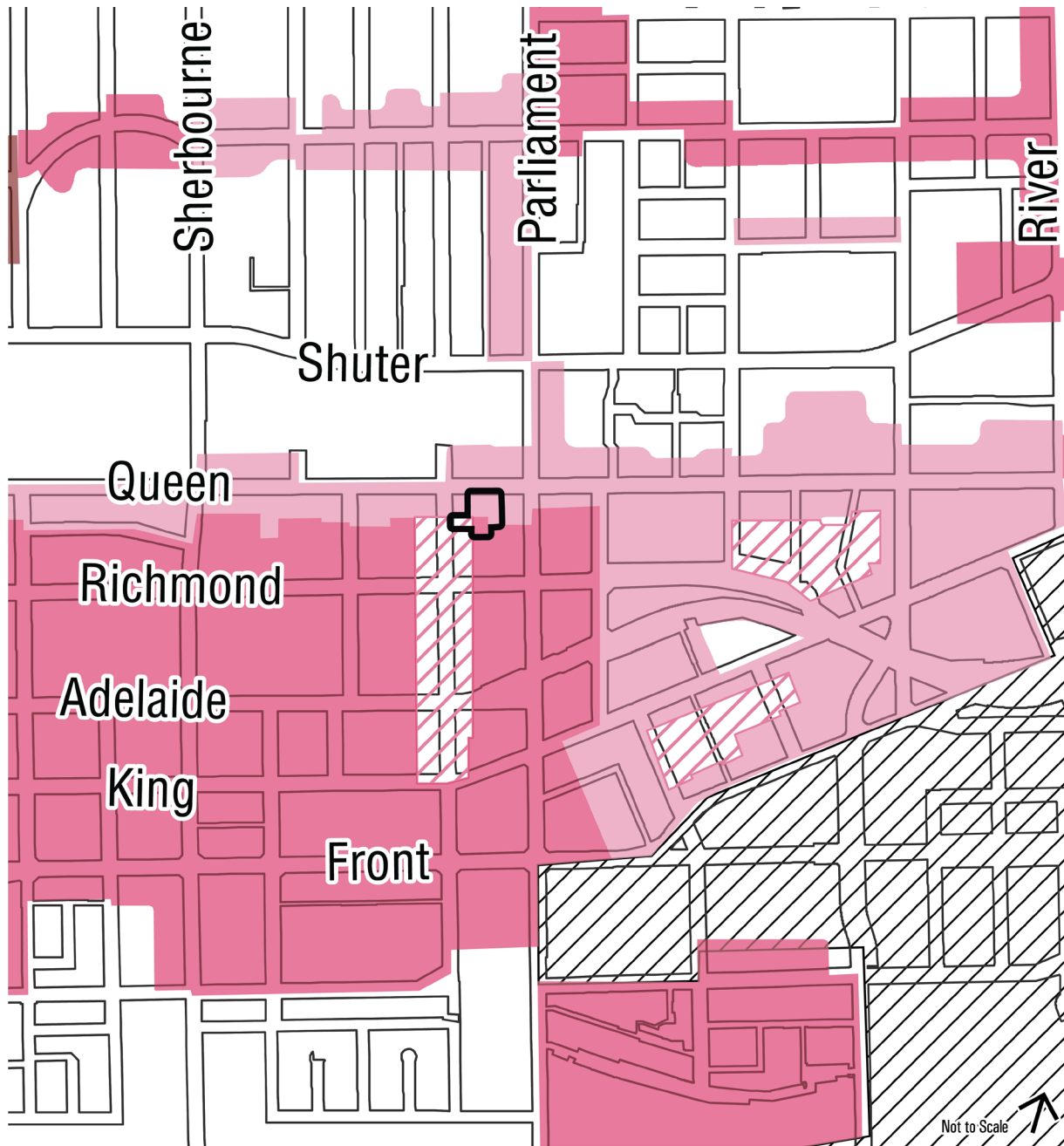
Parks

Regeneration Areas



Not to Scale
Extracted: 12/01/2025

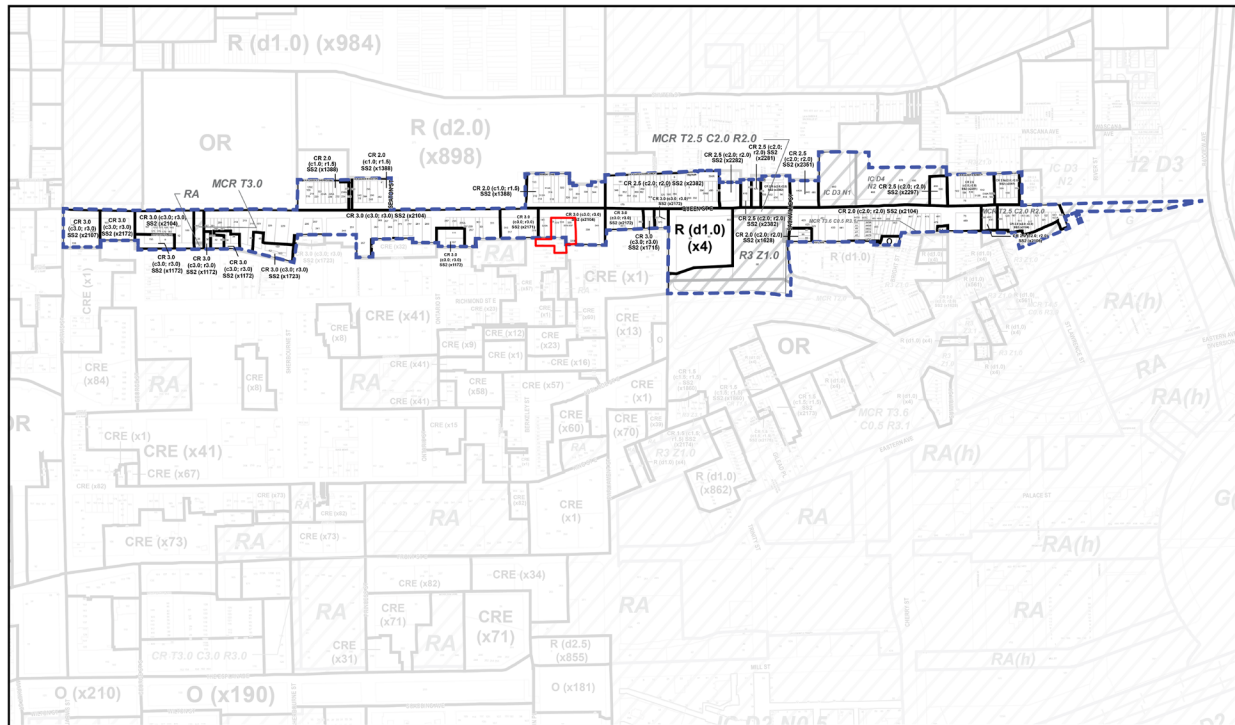
Attachment 4: Downtown Plan Land Use Map



Downtown Plan MAP 41-3 Mixed Use Areas



Attachment 5: Existing Zoning By-law Map



In-Force Zoning - Queen Street Policy Area



Policy Area



Location of Application



See Former City of Toronto By-law No. 438-86

R

Residential

CR

Commercial Residential

CRE

Commercial Residential Employment

O

Open Space

OR

Open Space Recreation

R3

Residential District

CR

Mixed Use District

MCR

Mixed Use District

RA

Mixed Use District

I2

Industrial District

I3

Industrial District

IC

Industrial District

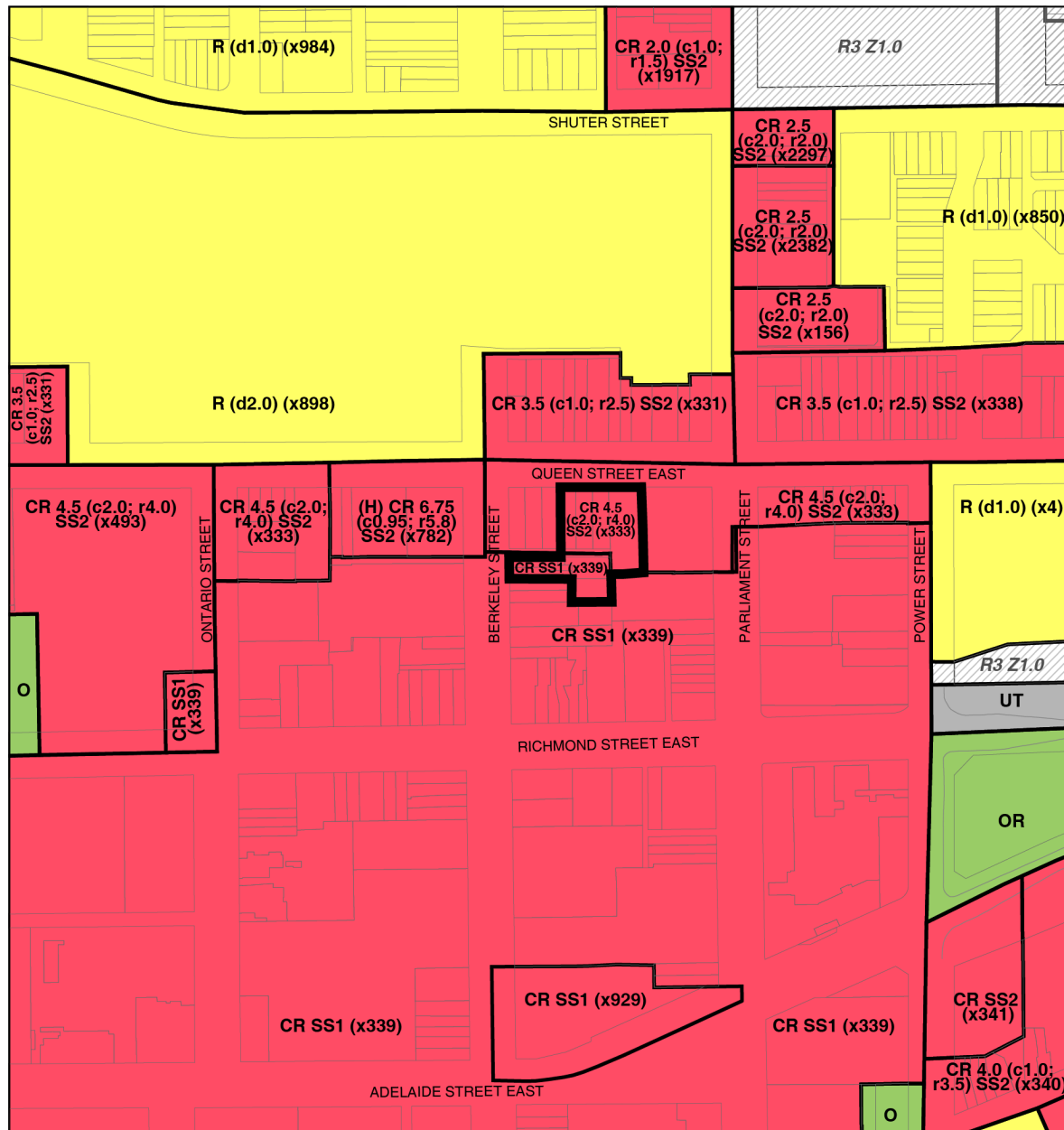
G

Parks District



Not to scale
11/18/2021

Attachment 6: Zoning By-law Map (Not in force)



Zoning By-law 569-2013

329-335 Queen St. E; 135R, 139-141 Berkeley St;
and East Portion of the Public Lane
File # 25 258479 STE 13 0Z

Location of Application

R Residential
 CR Commercial Residential
 O Open Space
 OR Open Space Recreation

UT Utility and Transportation

See Former City of Toronto By-law No. 438-86

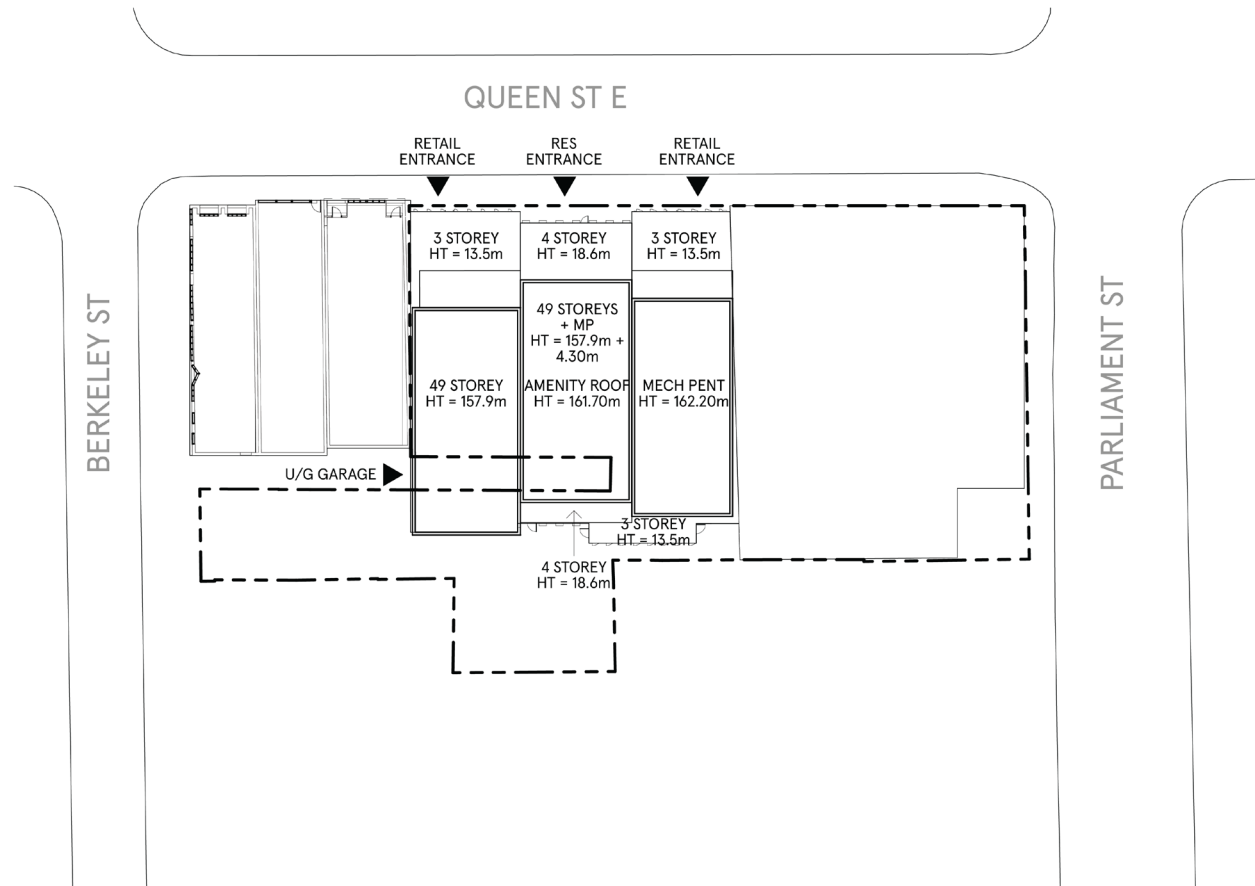
R3 Residential District

Not to Scale
Extracted: 12/01/2025

Attachment 7: Draft Zoning By-law Amendment

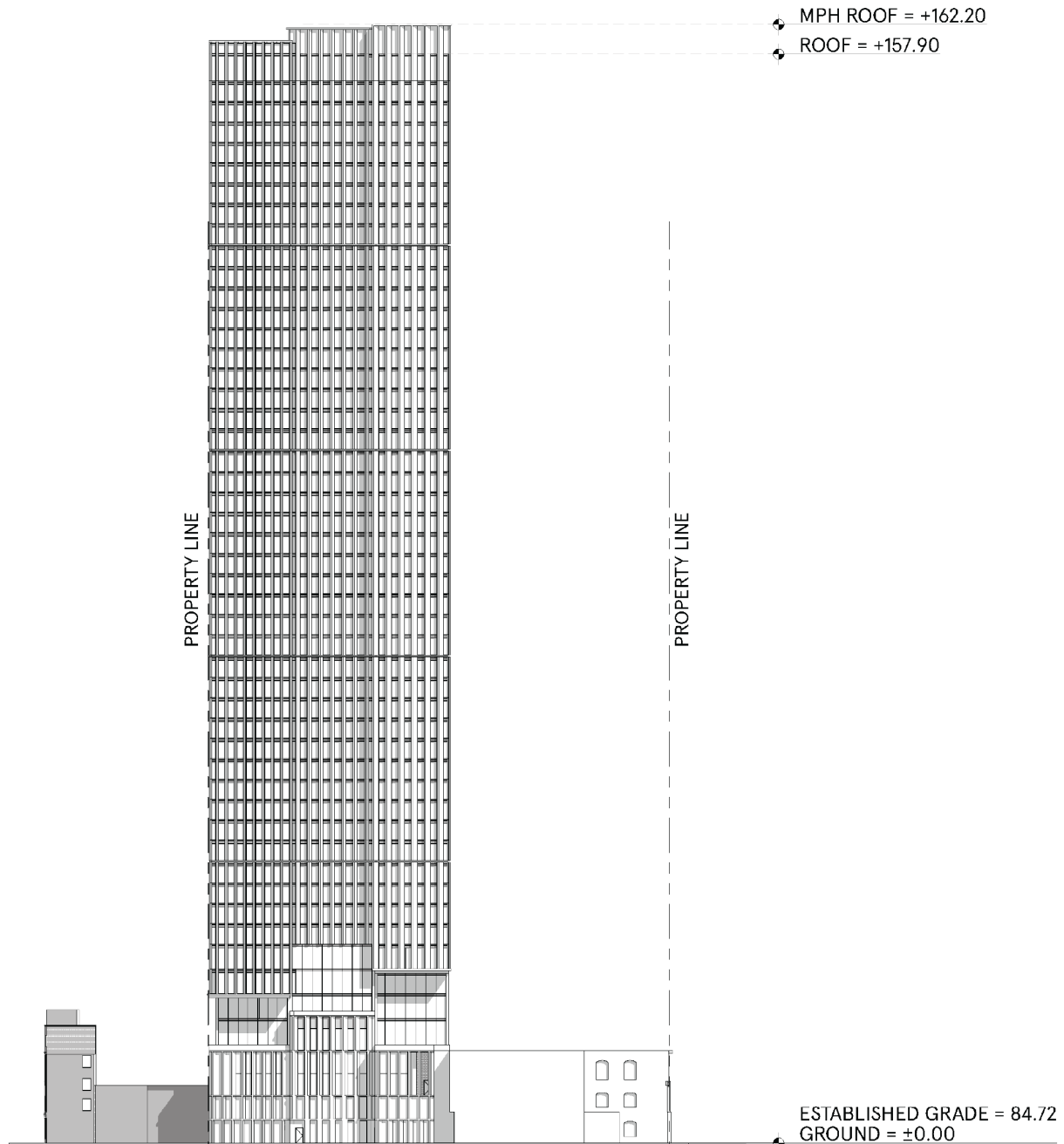
This attachment will be provided prior to the July 8, 2026 Toronto and East York Community Council Meeting

Attachment 8: Site Plan

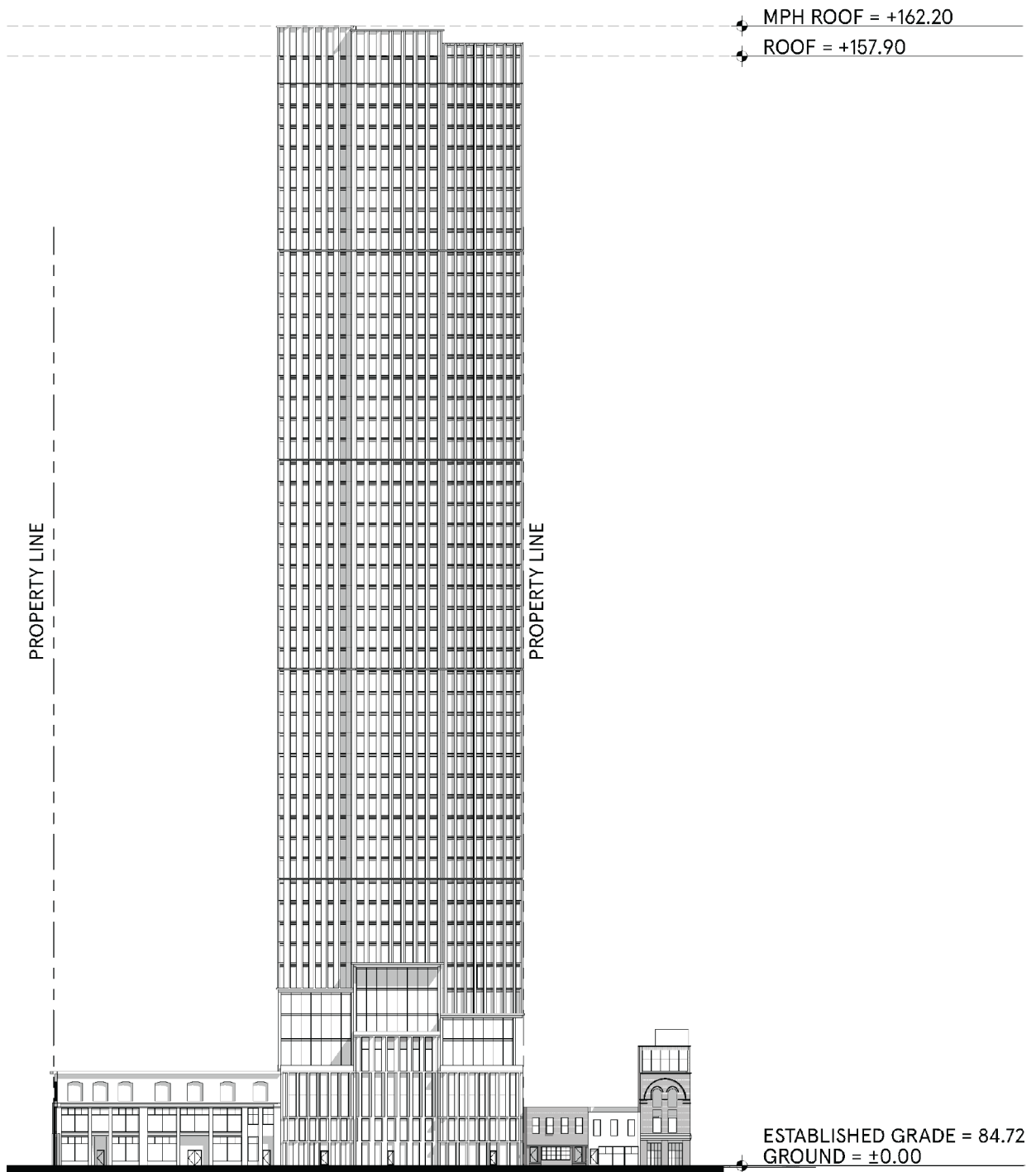


Site Plan

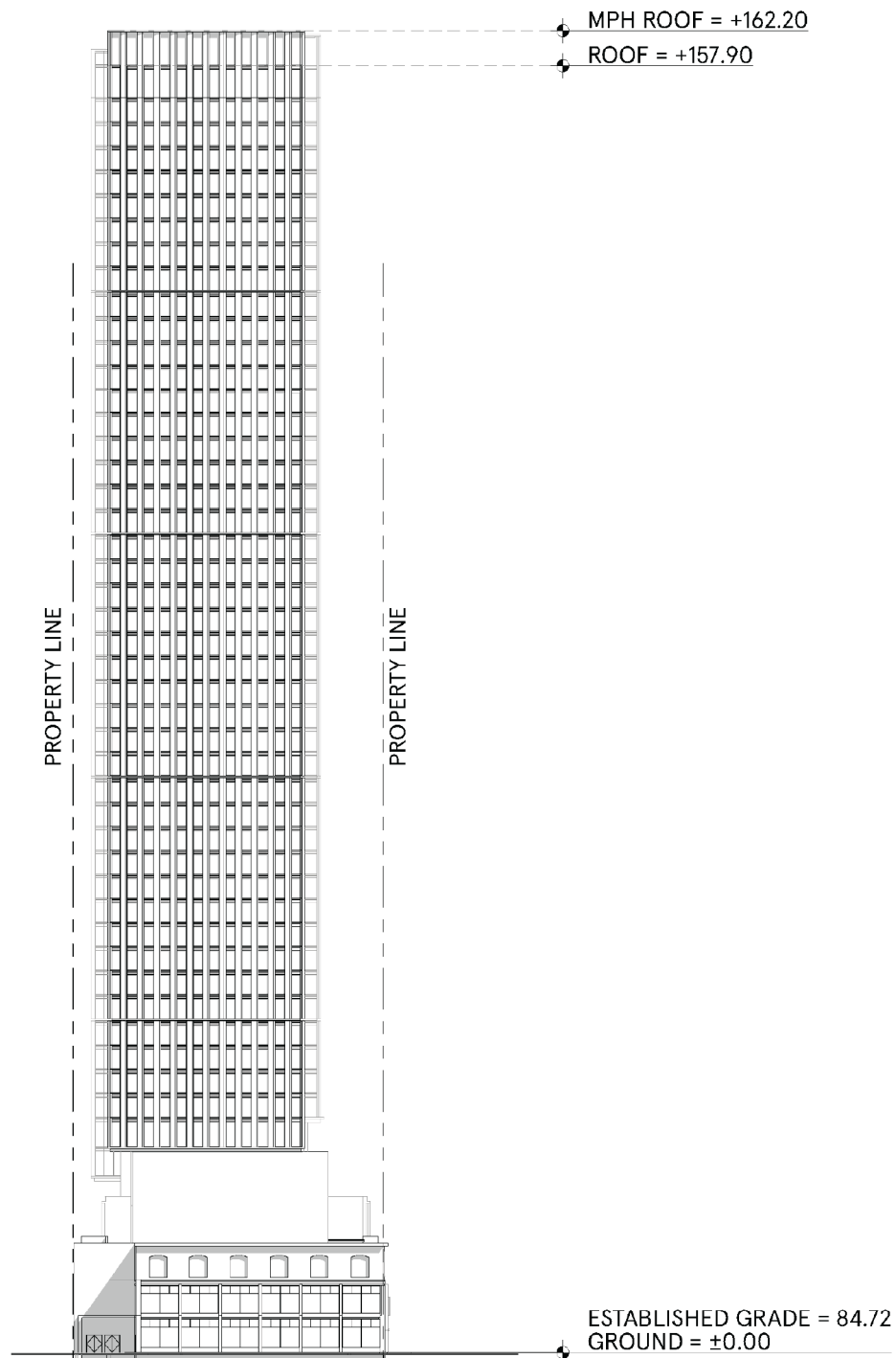
Attachment 9: Elevations



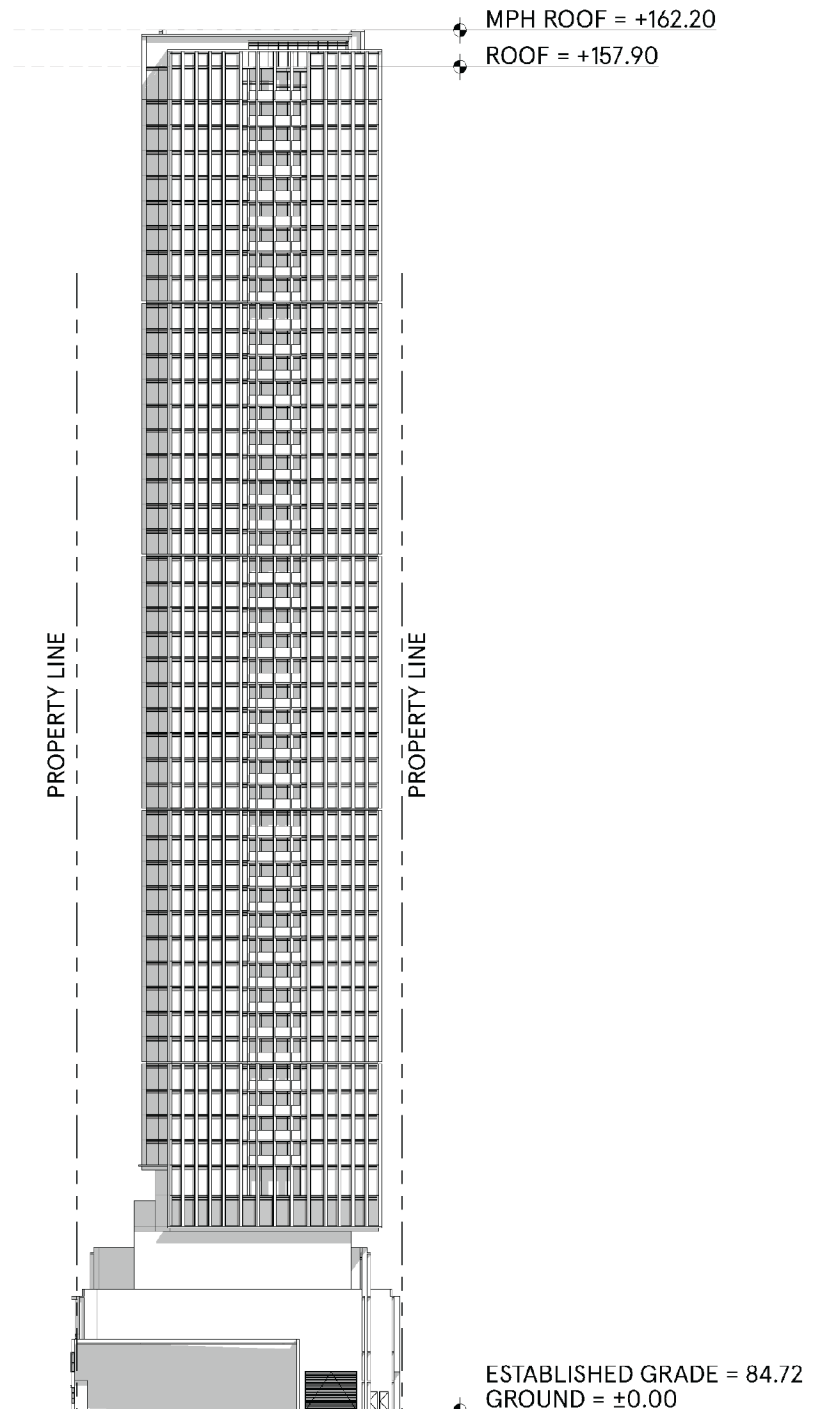
South Elevation



North Elevation

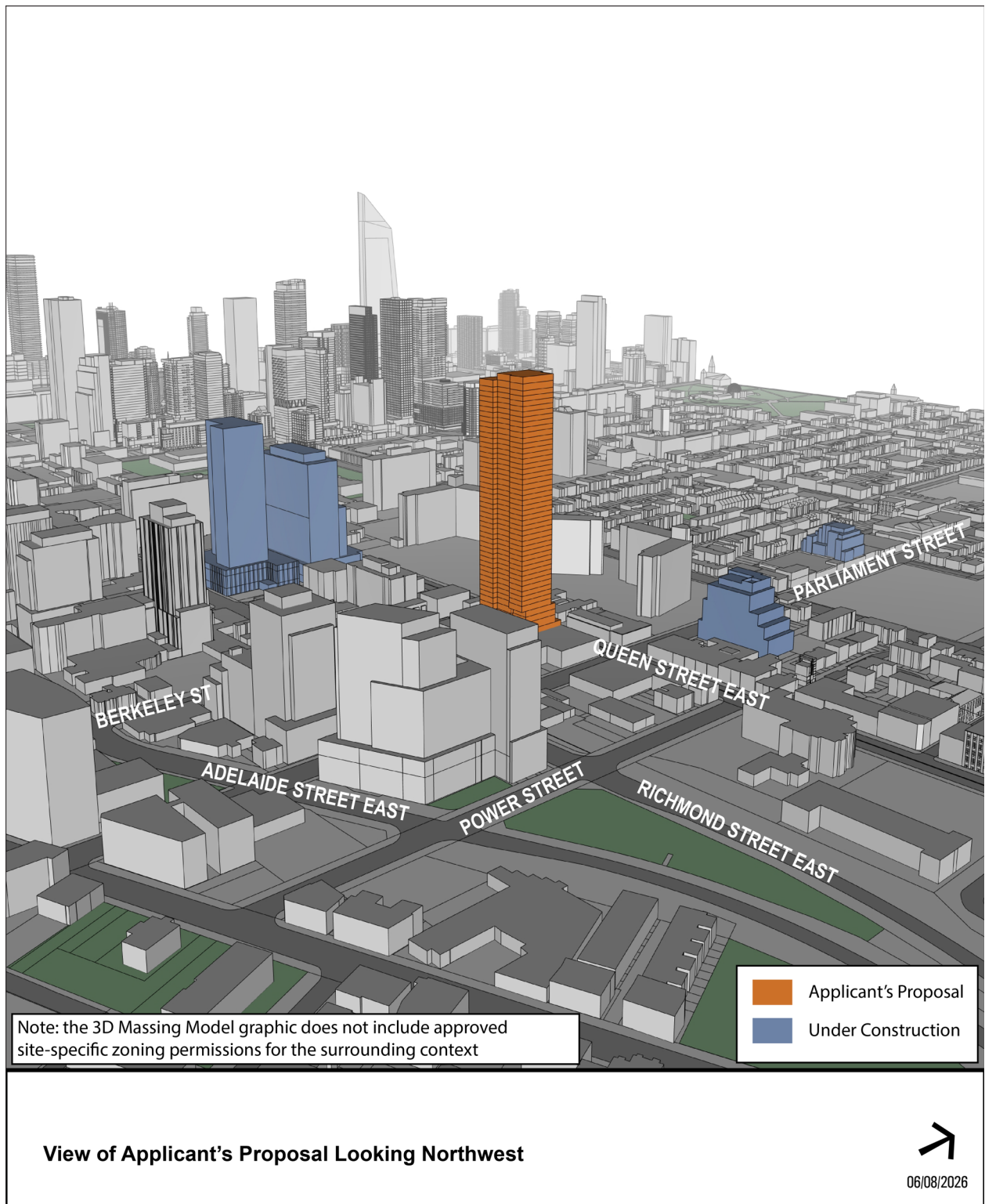


East Elevation



West Elevation

Attachment 10: 3D Massing Model





View of Applicant's Proposal Looking Southeast



06/08/2026