

1497 and 1501 Queen Street West and 89 and 91 Beaty Avenue – Official Plan and Zoning By-law Amendment Application – Decision Report – Approval

Date: June 19, 2026

To: Toronto and East York Community Council

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

Ward: 4 - Parkdale-High Park

Planning Application Number: 26 118047 STE 04 OZ

Related Planning Application Number: 26 147735 STE 04 RH

SUMMARY

This report recommends approval of the application to amend the Official Plan and Zoning By-law to develop a 10 and 7 storey mixed use building with 141 affordable rental units, including 54 rental replacement units, and institutional uses. The development includes 8,341 square metres of gross floor area and retains and reconstructs the historic façade of the existing buildings of 1497 and 1501 Queen Street West.

The proposed Official Plan and Zoning By-law Amendment application is consistent with the Provincial Planning Statement (2024) and conforms to the City's Official Plan including Site and Area Specific Policy 566.

RECOMMENDATIONS

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

1. City Council amend the Official Plan for the lands municipally known as 1497 and 1501 Queen Street West and 89 and 91 Beaty Avenue substantially in accordance with the draft Official Plan Amendment included as Attachment 5 to this report.
2. City Council amend City of Toronto Zoning By-law 569-2013 for the lands municipally known as 1497 and 1501 Queen Street West and 89 and 91 Beaty Avenue substantially in accordance with the draft Zoning By-law Amendment included as Attachment 6 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. Before introducing the necessary Bills for enactment, City Council require that City Council has approved the Rental Housing Demolition Application Number 26 147735 STE 04 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 50 existing rental dwelling units.

5. 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 1497 and 1501 Queen Street West and 89 and 91 Beaty Avenue from Permit Parking.

FINANCIAL IMPACT

This project was approved for waivers for OPA/ZBA application fees under the Rental Housing Supply Program's Affordable Rental and Rent Controlled Housing Incentives (ARRCHI) Stream for the 141 affordable housing units proposed at 1497 and 1501 Queen Street West and 89 and 91 Beaty Avenue.

The value of this incentive is estimated at \$105,028.

Should the proponent resubmit with additional information and meet program eligibility requirements, additional incentives such as building permit fees, development charges, and parkland dedication may be considered, subject to further review and approval.

Any financial incentives provided are not direct cash payments from the City but rather reflect forgone revenues in the form of waived or exempted fees and charges.

The Chief Financial Officer and Treasurer has reviewed this report and agrees with the financial impact information.

DECISION HISTORY

On February 4, 2026, City Council adopted PH27.16 "1497 Queen Street West - Notice of Intention to Designate a Property under Part IV, Section 29 of the Ontario Heritage Act".

<https://secure.toronto.ca/council/agenda-item.do?item=2026.PH27.16>

On May 22 and 23, 2024, City Council adopted MM18.1 to authorize release of Section 37 funds for Parkdale Activity Recreation Centre to do essential structural work at 1501 Queen Street West.

<https://secure.toronto.ca/council/agenda-item.do?item=2024.MM18.1>

In September 2020, City Council adopted TE14.5 for Official Plan Amendment 445, implementing Site and Area Specific Policy 566 or the West Queen West Planning Area.

<https://secure.toronto.ca/council/agenda-item.do?item=2020.TE14.5>

Council's adoption of OPA 445 was appealed to the Ontario Land Tribunal (OLT). On November 10, 2023, the OLT approved OPA 445 with modifications.

On January 29 and 30, 2008, City Council adopted TE12.12 to designate the property at 1501 Queen Street West under Part IV, Section 29 of the Ontario Heritage Act.

<https://secure.toronto.ca/council/agenda-item.do?item=2008.TE12.12>

THE SITE AND SURROUNDING LANDS

Description

The rectangular site is located at the southeast corner of Queen Street West and Beaty Avenue in the South Parkdale neighbourhood. A rear public laneway bounds the site to the south. The site has a total area of 1,786 square metres, with 61.6 metres of frontage along Queen Street West and 28.6 metres along Beaty Avenue. See Attachment 2 for the Location Map.

Existing Uses

The site is currently occupied by two 3 storey heritage buildings designated under Part IV, Section 29 of the Ontario Heritage Act located at 1497 and 1501 Queen Street West. At 1497 Queen Street West, Parkdale Activity Recreation Centre (PARC) currently manages 10 residential units along with PARC administrative offices and community gathering spaces, while at 1501 Queen Street, PARC manages 38 residential units. A semi-detached dwelling containing three dwelling units is located at 89 and 91 Beaty Avenue.

Surrounding Uses

North: North on Queen Street West are low-rise main street mixed-use buildings

South: South of the public laneway are low-rise residential dwellings

East: City-owned property leased to PARC (194 Dowling Avenue) and low-rise main street buildings

West: West of Beaty Avenue is Our Lady of Lebanon Parish (1515 Queen Street West) and low-rise mixed use and residential buildings

THE APPLICATION

Description

The proposed mixed use development has 141 affordable housing units, including 54 rental replacement units. It will be constructed in two phases that will be interconnected at completion. Phase one of the development will be a 10 storey (39.2 metres inclusive of the mechanical penthouse) building constructed at 1497 Queen Street West, while phase two will be a 7 storey building (29.0 metres inclusive of the mechanical penthouse) constructed at 1501 Queen Street West and 89, 91 Beaty Avenue. The historic façade of the existing designated heritage buildings of 1497 and 1501 Queen Street West will substantially be retained in the new 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. Five vehicular parking spaces for visitors and 157 bicycle parking spaces are proposed.

Density

The proposal has a density of 4.4 times the area of the lot.

Residential Component

The proposal includes 141 affordable rental dwelling units, consisting of 43 studio (30.5%) and 98 one-bedroom (69.5%) units.

Non-Residential Component

The proposal includes 2,036 square metres of institutional uses with a community drop-in space, support rooms, community rooms, and administrative offices to support PARC's services and programming.

Access, Parking and Loading

Pedestrian access to the community drop-in space of the building will be available along Queen Street West, while a residential entrance will be provided from Beaty Avenue.

The proposal includes 5 vehicular parking spaces located at the rear of the site and accessed via the public laneway. 157 bicycle parking spaces are proposed, including 29 short-term bicycle parking spaces located on the ground floor and 128 long-term bicycle parking spaces located on the ground floor and below grade.

One Type 'G' loading space is provided at the rear of the site and accessed via the public laneway.

Amenity Space

The proposal includes 460 square metres of indoor and outdoor amenity space for the residents, consisting of 298 square metres of indoor amenity space (2.1 square metres per unit) and 162 square metres of outdoor amenity space.

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/1497QueenStW.

Reasons for Application

The proposal requires an Official Plan amendment to Site and Area Specific Policy 566 to facilitate the proposed development and replacement rental housing while retaining the existing historic building façades. The Official Plan amendment also allows the replacement unit type for 91 Beaty Avenue be modified. The proposed amendment to the Official Plan can be found in Attachment 5.

An amendment is also required to Zoning By-law 569-2013 to introduce site-specific standards including the proposed height, density, setbacks, and other performance standards. The proposed amendment to the Zoning By-law can be found in Attachment 6.

APPLICATION BACKGROUND

A pre-application consultation (PAC) meeting was held on February 4, 2025. The Planning Application Checklist Package resulting from the PAC meeting is available on the Application Information Centre.

The application was submitted on February 17, 2026 and deemed complete on March 26, 2026, satisfying the City's minimum application requirements. The reports and studies submitted in support of this application are available on the Application Information Centre at www.toronto.ca/1497QueenStW.

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 and Zoning By-law amendments.

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.

Official Plan

The Official Plan Urban Structure Map 2 identifies the site as located on Queen Street West as an Avenue. Avenues are corridors targeted for growth and intensification where development is anticipated to be up to the height and scale of mid-rise buildings. The Official Plan Land Use Map 18 identifies the site as Mixed Use Areas. See Attachment 3 of this report for the Land Use Map.

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.

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.

Protected/Major Transit Station Area

The site is not within a delineated Protected Major Transit Station Area or Major Transit Station Area.

Official Plan Amendment 445, Site and Area Specific Policy 566

The West Queen West Planning Study resulted from Official Plan Amendment (OPA) 445 which recommended amendments to the Official Plan in the form of Site and Area Specific Policy 566 (SASP 566) to guide development and public initiatives on Queen Street West fronting properties, between Bathurst Street to Roncesvalles Avenue.

The purpose of SASP 566 is to support opportunities for contextually appropriate growth and change while conserving and enhancing the cultural heritage value of Queen Street West. The development site falls within the Parkdale Main Street portion that spans

from Dufferin Street to Roncesvalles Avenue and recognizes Parkdale as an important mixed use main street supporting civic and cultural uses.

In relation to the proposed development, the policies of SASP 566 provide direction on additions to existing heritage buildings exceeding an overall height greater than the width of Queen Street West right-of-way, requiring additions to be located and massed to fit harmoniously with the lower-scaled streetwall character of Queen Street West, through implementing appropriate heights and stepbacks in relation to their Queen Street frontage to conserve heritage value, attributes, and character of the roof.

Zoning

The site is zoned Commercial Residential (CR) under Zoning By-law 569-2013. The CR zone category for the site permits a density 2.5 times the lot area, a wide range of residential and non-residential uses, and a maximum height of 14 metres. See Attachment 4 of this report for the existing Zoning By-law Map.

Design Guidelines

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

- Mid-Rise Building Performance Standards
- Pet Friendly Design Guidelines and Best Practices for New Multi-Unit Buildings

Toronto Green Standard

The Toronto Green Standard is a set of performance measures for green development. In place since 2010, the Toronto Green Standard 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 May 13, 2026 at Masaryk Cowan Community Centre (220 Cowan Avenue). Over 120 residents participated, as well as the Ward Councillor and the applicant. Presentations by Community Planning staff and the applicant spoke to the site and surrounding area, existing planning policy framework, and the proposed development. Following the presentations, there was a question-and-answer format discussion. Presentation boards providing information on the proposal were also displayed for viewing and open discussion.

A virtual meeting was also held by staff and the Parkdale Neighbourhood Group on June 2, 2026 regarding concerns about the increased density, unit mix, impacts of crowding and activity in the public realm, and the long-term neighbourhood impacts.

Key comments and issues raised at the meetings, as well as in correspondence on the proposal, included:

- Broad overall support for the proposal, supporting PARC's services and programming, expansion of community spaces and affordable rental housing, and social and housing infrastructure in the Parkdale community as well as contributing to broader City goals;
- Support for the proposal to expand affordable housing in an appropriate built form that fits within Queen Street West;
- Concern for the overall building height and density, and its impact on the character of the neighbourhood;
- Concern that Parkdale is absorbing a greater share of residents requiring supportive services compared with other areas of the City and the cumulative impacts to the neighbourhood;
- Concern the proposal consists primarily of small units and lacks family-sized affordable housing units;
- Questions regarding the construction timeline and impacts;
- Concern about PARC's program continuity during construction;
- Concern about tenant relocation and disruption;
- Former residents indicated lack of consultation in the past, resident displacement, on-going safety issues and concerns for the redevelopment to improve the lived experiences of future residents;
- Support for retaining the heritage building façades;
- Support for the proposed built form and potential to increase the height to allow a greater number of supportive housing units and to avoid urban sprawl;
- Concerns about the lack of outdoor space on the development site to prevent spill over impacts onto the crowded public sidewalk and rear public laneway;
- Concerns that existing spill over impacts that occur when the drop-in centre closes each day will be exacerbated if the drop-in centre is expanded;
- Concerns about long-term safety in the public realm and to surrounding residents;
- Questions about the rooftop outdoor amenity space, access and usage;
- Questions regarding solid waste management operations;
- Questions regarding the basement level design and uses; and
- Concerns about pressures to fire and emergency response with increased density.

The issues raised through the community consultation process have been considered through the review of the application and have informed staff's recommendations in 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 (2024)

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 and find it consistent with the Provincial Planning Statement (2024).

Land Use

The proposed land uses are appropriate for the site. They are an expansion of the existing affordable housing and institutional uses, serving the broader community. The development is also located along a transit-supported corridor that will serve the growing population and contribute to a complete community.

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 provides 141 affordable housing units, including 54 affordable rental replacement units, with a unit mix that is intended to serve the anticipated users of PARC's services and programming.

The first phase of the development at 1497 Queen Street West will contain 72 units, including 24 studio units and 48 one-bedroom units. The second phase at 1501 and 89, 91 Beaty Avenue will contain 69 units, including 19 studio units and 50 one-bedroom units.

Rental Housing Demolition and Replacement

This application involves the demolition of 50 existing rental dwelling units within the existing buildings on the site. The Official Plan requires at least the same number, size and type of rental housing units be replaced and maintained with rents similar to those in effect at the time the redevelopment application is made.

The proposed development includes a total of 54 rental replacement units that includes replacement of the existing five-bedroom unit at 91 Beaty Avenue with 5 affordable one-bedroom units. This change in replacement unit type requires an Official Plan Amendment, as Official Plan policy 3.2.1.6 requires the same type of unit to be replaced.

Staff are supportive of this amendment, as the proposed unit mix will enable the provision of one-bedroom units intended to 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.

A related Rental Housing Demolition application will be considered at the July 8 to 9, 2026 Toronto and East York Community Council meeting. That report includes review and analysis of the rental housing demolition and replacement matters, including assistance to impacted tenants.

Density, Height, Massing

In assessing the appropriateness of the proposed development, the Official Plan directs consideration of the existing and planned context. The Official Plan also directs that development within Mixed Use Areas locate and mass new buildings to provide transition in scale between areas of different intensity and scale through the use of building setbacks and stepbacks.

The proposed development consists of an interconnected building that will be constructed in two phases with heights of 7 and 10 storeys while maintaining the historic streetwall to allow for a pedestrian scaled massing along Queen Street West.

The eastern portion of the site will be a 10 storey building (39.2 metres inclusive of the mechanical penthouse), incorporating the existing heritage façade of 1497 Queen Street West with a streetwall height of 11.5 metres. Above the 3 storey streetwall, a stepback of 5.3 metres is provided along Queen Street West, while a 2.3 metre setback is provided at the rear above the third floor. The building will be setback 4.8 metres from the rear public laneway to accommodate the solid waste staging and loading area.

The western portion of the site will be a 7 storey building (29.0 metres inclusive of the mechanical penthouse), incorporating the existing heritage façade of 1501 Queen Street West with a streetwall height of 10.5 metres. Above the streetwall, a stepback of 2.6 metres along Queen Street West and 2.8 metres along Beaty Avenue are provided. A setback of 10.5 metres from the building to the rear public laneway is provided to accommodate surface parking spaces.

The proposed development reflects the policy direction of Site and Area Specific Policy 566, permitting contextually appropriate growth and change while reinforcing the form and character of the Parkdale Main Street, including the conservation of heritage value and attributes.

Heritage Conservation

The properties located at 1497 and 1501 Queen Street West are designated under Part IV, Section 29 of the Ontario Heritage Act for their cultural heritage value.

The property at 1497 Queen Street West was constructed between 1924 and 1926 as a two-storey brick building, designed by architect James M. Cowan for James J. Walsh. Its wide, rectangular massing, multiple at-grade storefront openings, and unified architectural expression incorporating Edwardian Classical elements are representative of this building typology in the Parkdale area. In 1925, the building was leased to the

Lakeside Recreation Club Ltd., which purchased the property the following year. A third-storey addition, designed by architects Chapman and Oxley, was completed in 1926.

The property at 1501 Queen Street West was constructed in 1912 in the Edwardian Classical style as a mirror image of the building at 194 Dowling Avenue. Together, these two corner buildings were commissioned by Toronto developer David Lavine and designed by architect Stanley Arnold Palmer Waggett. Historically known as the Parkdale Mansions, the pair forms a symmetrical composition at the east and west ends of the block.

The development proposes to retain in situ the north elevation of 1947 Queen Street West, together with its eastern and western return walls. Due to the significant structural deficiencies at 1501 Queen Street West, the majority of the north elevation is proposed to be dismantled and reconstructed using salvaged materials, to the extent possible, with new materials where required. The westernmost portion of the north elevation will be retained in situ. The proposal also consists of the in-situ retention of the west elevation facing Beaty Avenue, along with the southwest return wall on the south elevation.

The new development with a contemporary material palette will remain visually compatible with, and distinguishable from, the retained and reconstructed heritage elevations along Queen Street West and Beaty Avenue.

A report recommending approval of the proposed alterations and selective demolition under the Ontario Heritage Act will be brought forward to City Council concurrently with this report. As set out in the Heritage Report recommending approval of the proposed alterations and selective demolition, the owner will be required to enter into a Heritage Easement Agreement and submit a satisfactory detailed Conservation Plan that is consistent with the conservation strategy outlined in the Heritage Impact Assessment. A Holding Provision will be placed on the zoning by-law to be lifted upon the completion of the Heritage Easement Agreement and Conservation Plan.

Streetscape and Public Realm

The proposed development has been designed to improve the public realm along Queen Street West and Beaty Avenue in accordance with the Official Plan Public Realm and Built Form policy objectives.

Along the Queen Street West frontage at the widest, the existing 3.8 metre wide pedestrian zone from the building to the curb will be maintained reflecting the retention of the existing buildings' heritage façade. Street trees and street furniture will be incorporated along the frontage.

Along Beaty Avenue, the existing 5.6 metre wide pedestrian zone will be maintained from the retained heritage façade to the curb. Retention of existing trees and soft landscaping will be incorporated along the westerly side of the building.

Shadow Impact

A detailed sun and shadow study was submitted in support of the proposed development, which demonstrated the shadows cast by the development in the months of March, June, September, and December. Staff find shadow impacts resulting from the development acceptable.

Servicing

The applicant provided a Functional Servicing Report, Stormwater Management Report, Hydrogeological Report, and Geotechnical Study in support of the application. Staff have reviewed these materials and generally accepts the applicant's analysis that there is sufficient servicing capacity to support the proposed development.

Road Widening

In order to satisfy the Official Plan requirement of a 6 metre right-of-way for the east-west rear public laneway, a 1.98 metre laneway widening dedication is required for the segment along the south property line of the development site and is proposed to be conveyed to the City.

Traffic Impact

The Transportation Impact Study was provided. It is anticipated that many of the users and residents of the site will use active transportation and transit along Queen Street West, which is part of TTC's 10 Minute Network providing service every 10 minutes or better. The development is expected to have minimal traffic impact and can be acceptably accommodated within the area transportation network.

Access, Vehicular and Bicycle Parking and Loading

The public pedestrian access to the development will be along Queen Street West, while the residential entrance will be from Beaty Avenue.

The vehicular access to parking and loading will be taken from the southern boundary of the site via the public laneway. Five visitor parking spaces (including 1 accessible space) and one Type 'G' loading space will be provided. The loading space and dedicated staging area at the rear of the building will accommodate solid waste collection, while the waste storage areas will be contained within the ground floor of the building.

157 bicycle parking spaces will be provided, including 29 short-term bicycle parking spaces located on the ground floor and 128 long-term bicycle parking spaces located on the ground floor and below grade.

Parkland

In accordance with Chapter 415, Article III, Section 30 A(1) of the Toronto Municipal Code, the residential portion of the development is exempt from parkland dedication.

In accordance with Section 42 of the Planning Act, the owner is required to satisfy the parkland dedication requirement for the non-residential portion of the development 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 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.

Tree Preservation

The application is subject to the provisions of the City of Toronto Municipal Code, Chapter 813 Articles II (Street Trees by-law) and III (Private Tree by-law). Staff have reviewed the proposed development and are generally satisfied with the protection of existing trees, tree planting, and compliance with the Toronto Green Standard. The proposed development removes two existing by-law regulated trees and preserves 11 existing City-owned street trees and 2 existing private trees on neighbouring lands. The proposed development maximizes street tree planting along the Queen Street West frontage. The proposed development will meet the required soil volume required for new tree planting on the site.

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 lift 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 shall provide a detailed Conservation Plan, prepared by a qualified heritage consultant for the properties at 1497 Queen Street West (1497A and 1499 Queen Street West) and 1501 Queen Street West (93 Beaty Avenue) that is substantially in accordance with the conservation strategy set out in the Heritage Impact Assessment prepared by ERA Architects Inc., dated May 19, 2026, on file with the Senior Manager, Heritage Planning to the satisfaction of the Senior Manager, Heritage Planning; and
2. The owner shall have entered into a Heritage Easement Agreement for 1497 Queen Street West (1497A and 1499 Queen Street West) and 1501 Queen Street West (93 Beaty Avenue) pursuant to Section 37 of the Ontario Heritage Act acceptable and satisfactory to the Executive Director, Development Review, in consultation with the Senior Manager, Heritage Planning and the City Solicitor.

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.

Conclusion

The proposal is consistent with Provincial Planning Statement (2024). The proposal conforms with the Official Plan and the intent of SASP 566, particularly as it relates to providing affordable housing and expanding important community services along a transit supportive corridor that will contribute to a complete community. Staff also support the proposed retention and partial reconstruction of the designated heritage buildings.

CONTACT

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SIGNATURE



Carly Bowman, M.Sc.Pl., MCIP, RPP
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: Existing Zoning By-law Map
- Attachment 5: Draft Official Plan Amendment
- Attachment 6: Draft Zoning By-law Amendment

Applicant Submitted Drawings

- Attachment 7: Site Plan
- Attachment 8: North Elevation
- Attachment 9: East Elevation
- Attachment 10: South Elevation
- Attachment 11: West Elevation
- Attachment 12: 3D Mass Model - Northwest View
- Attachment 13: 3D Mass Model - Southeast View

Attachment 1: Application Data Sheet

Municipal Address: 1497 AND 1501 QUEEN STRET WEST AND 89 AND 91 BEATY AVENUE
Date Received: February 17, 2026

Application Number: 26 118047 STE 04 OZ

Application Type: Official Plan and Zoning By-law Amendment

Project Description: Official Plan and Zoning By-law Amendment for a 10 and 7 storey mixed use building consisting of 141 affordable rental units, including 54 rental replacement units, and institutional uses. The development also retains and reconstructs the historic façade of the existing buildings of 1497 and 1501 Queen Street West.

Applicant	Architect	Owner
PARKDALE ACTIVITY RECREATION CENTRE	DTAH	PARKDALE ACTIVITY RECREATION CENTRE

EXISTING PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:	SASP 566
Zoning:	CR 2.5 (c1.0; r2.0) SS2 (x2609)	Heritage Designation:	Yes
Height Limit (m):	14	Site Plan Control Area:	Yes

PROJECT INFORMATION

Site Area (sq m): 1,876 Frontage (m): 62 Depth (m): 31

Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):	1,508		1,228	1,228
Residential GFA (sq m):	2,486		6,305	6,305
Non-Residential GFA (sq m):	1,834		2,036	2,036
Total GFA (sq m):	4,320		8,341	8,341
Height - Storeys:	3		10	10
Height - Metres:	12		35	35

Lot Coverage Ratio (%): 65.46 Floor Space Index: 4.45

Floor Area Breakdown	Above Grade (sq m)	Below Grade (sq m)
Residential GFA:	6,305	
Retail GFA:		
Office GFA:		
Industrial GFA:		
Institutional/Other GFA:	2,036	

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:	50		141	141
Freehold:				
Condominium:				
Other:				
Total Units:	50		141	141

Total Residential Units by Size

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:					
Proposed:		43	98		
Total Units:		43	98		

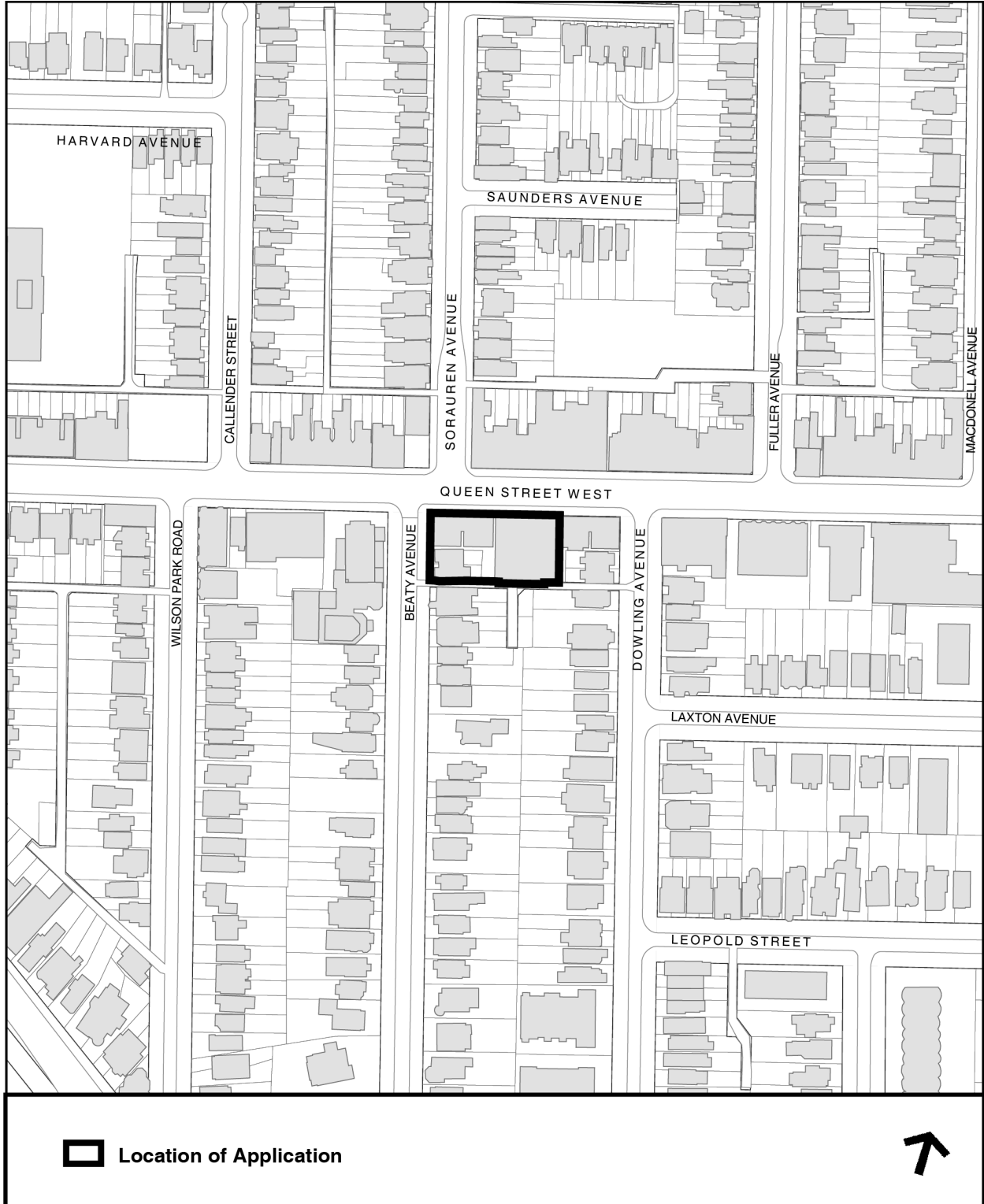
Parking and Loading

Parking Spaces:	5	Bicycle Parking Spaces:	157	Loading Docks:	1
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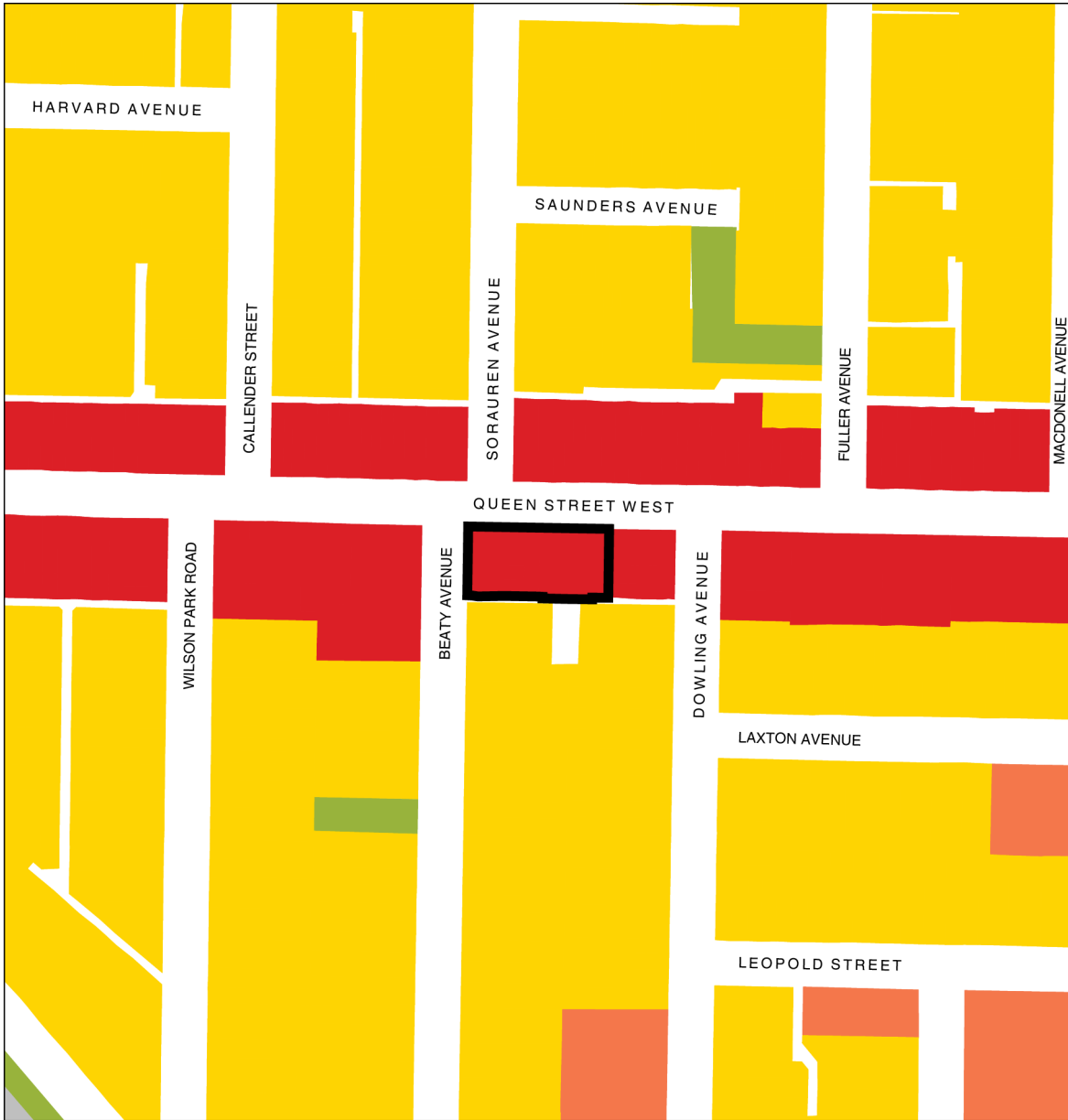
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Attachment 2: Location Map









Attachment 3: Official Plan Land Use Map




Official Plan Land Use Map 18

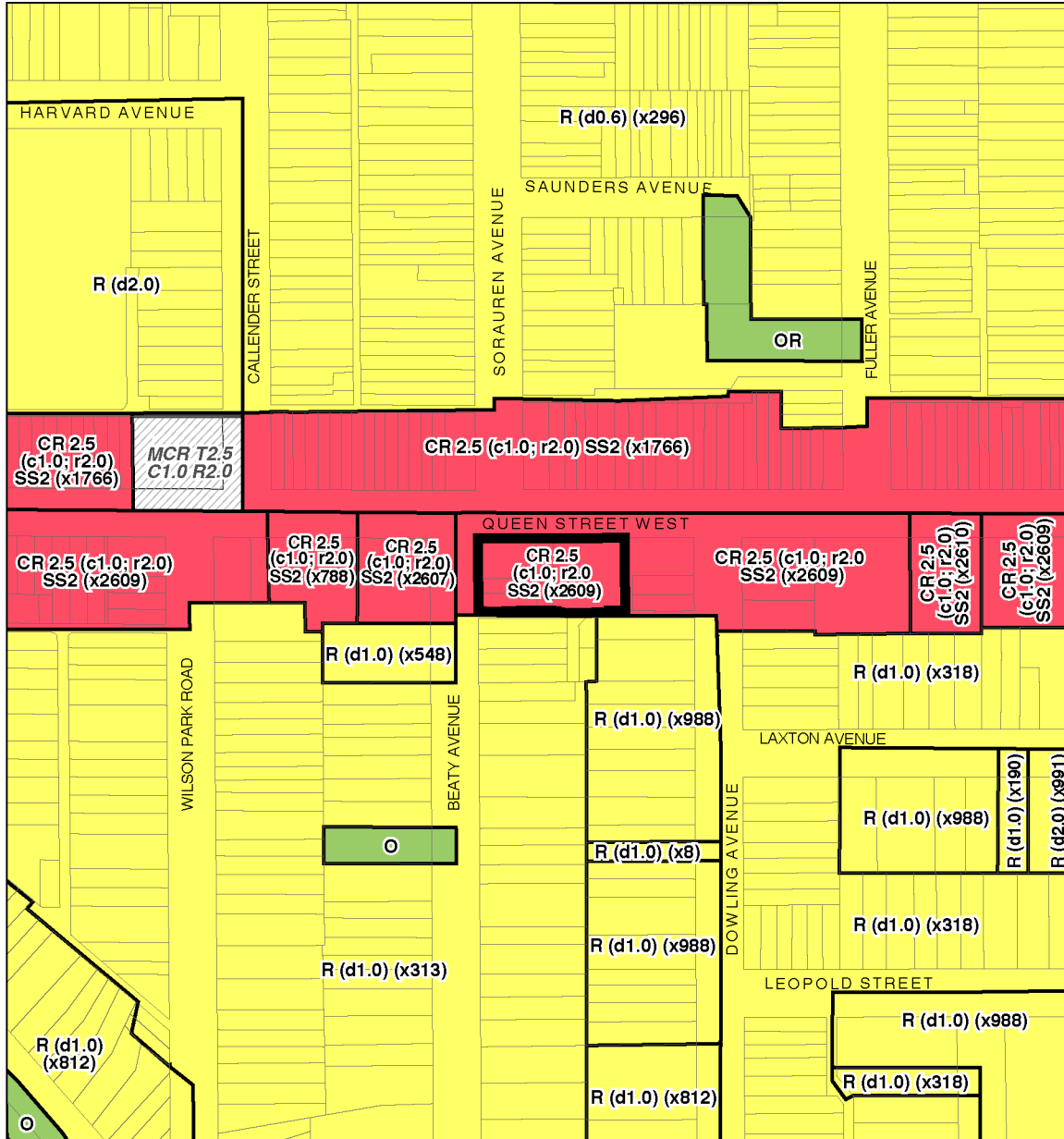
1497-1501 Queen Street West
and 89-91 Beaty Avenue

File # 26 118047 STE 04 02

-  Location of Application
-  Neighbourhoods
-  Apartment Neighbourhoods
-  Mixed Use Areas
-  Parks
-  Utility Corridors


 Not to Scale
 Extracted: 02/23/2026

Attachment 4: Existing Zoning By-law Map



Zoning By-law 569-2013

1497-1501 Queen Street West
and 89-91 Beauty Avenue
File # 26 118047 STE 04 0Z

Location of Application	See Former City of Toronto By-law No. 438-86
Residential	OR Open Space Recreation
CR Commercial Residential	UT Utility and Transportation
Open Space	MCR Mixed-Use District

Not to Scale
05/05/2026

Attachment 5: Draft Official Plan Amendment

Authority: Toronto and East York Community Council Item ~ as adopted by City of Toronto Council on ~, 2026

Enacted by Council: ~, 2026

CITY OF TORONTO
Bill XXX
BY-LAW ### - 2026

**To adopt Official Plan Amendment ###
for the City of Toronto
respecting the lands known municipally in the year 2025, as
1497, 1501 Queen Street West and 89, 91 Beaty Avenue**

Whereas authority is given to Council under the Planning Act, R.S.O. 1990, c.P. 13, as amended, to pass this By-law;

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. ### to the Official Plan is hereby adopted pursuant to the Planning Act, as amended.

Enacted and Passed this ~ day of ~, A.D. 2026.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)

AMENDMENT NO. ### TO THE OFFICIAL PLAN

**LANDS MUNICIPALLY KNOWN IN THE YEAR 2025 AS
1497, 1501 Queen Street West and 89, 91 Beaty Avenue**

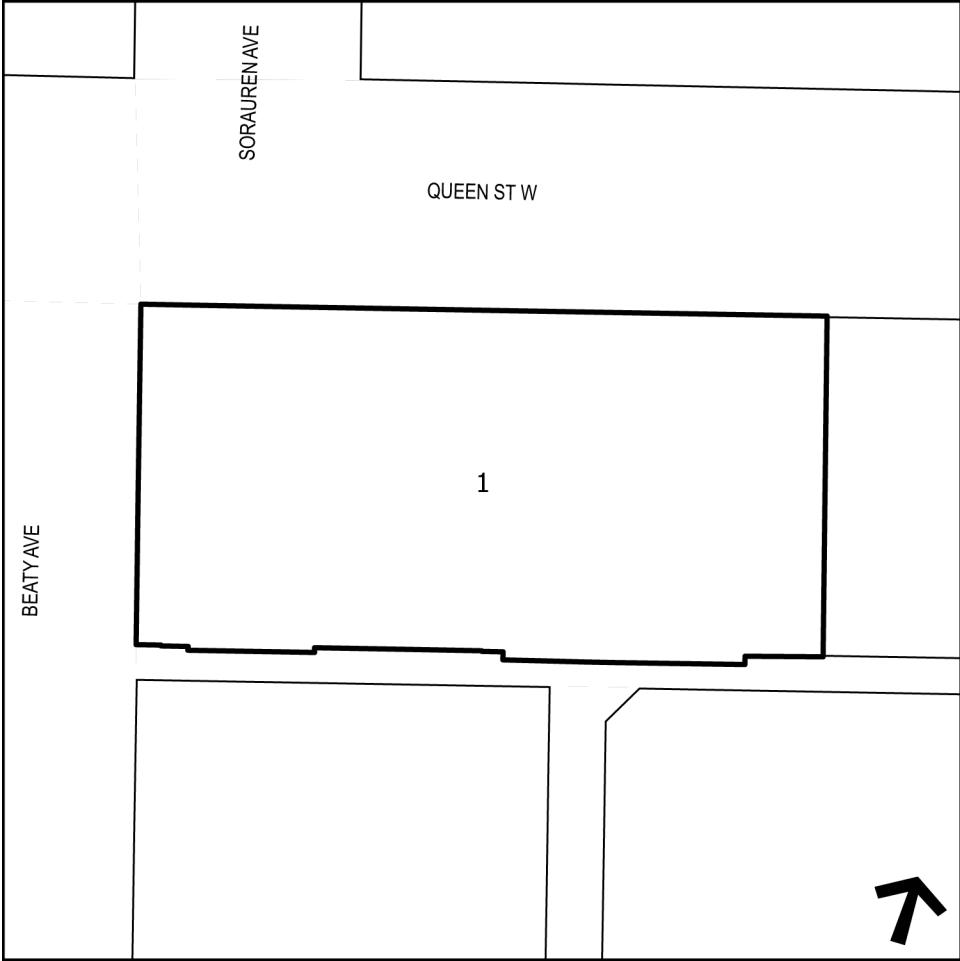
The Official Plan of the City of Toronto is amended as follows:

1. Chapter 7, Site and Area Specific Policies, Site and Area Specific Policy No. 566 is amended by adding Section 12 “Site Specific Policies”.
2. Chapter 7, Site and Area Specific Policies, Site and Area Specific Policy No. 566 is amended by adding Map 5 “Site Specific Policies” as shown in the attached Appendix 1.
3. Chapter 7, Site and Area Specific Policies, Site and Area Specific Policy No. 566, Section 12, Site Specific Policies, is amended by adding Site Specific Policy 1 for lands known municipally in 2025 as 1497, 1499 Queen Street West and 89, 91 Beaty Avenue, as follows:

“1. 1497, 1501 Queen Street West and 89, 91 Beaty Avenue

- 1) On Block A, a 10 storey mixed use building (exclusive of the mechanical penthouse) is permitted.
- 2) On Block B, a 7 storey mixed use building (exclusive of the mechanical penthouse) is permitted.
- 3) New buildings and additions on Block B may provide a minimum stepback from the streetwall along Queen Street West of 2.6 metres and along Beaty Avenue of 2.8 metres.
- 4) Despite Policy 3.2.1.6.b)i., the existing five-bedroom rental dwelling unit at 91 Beaty Avenue may be replaced as five one-bedroom rental dwelling units at affordable rents.”

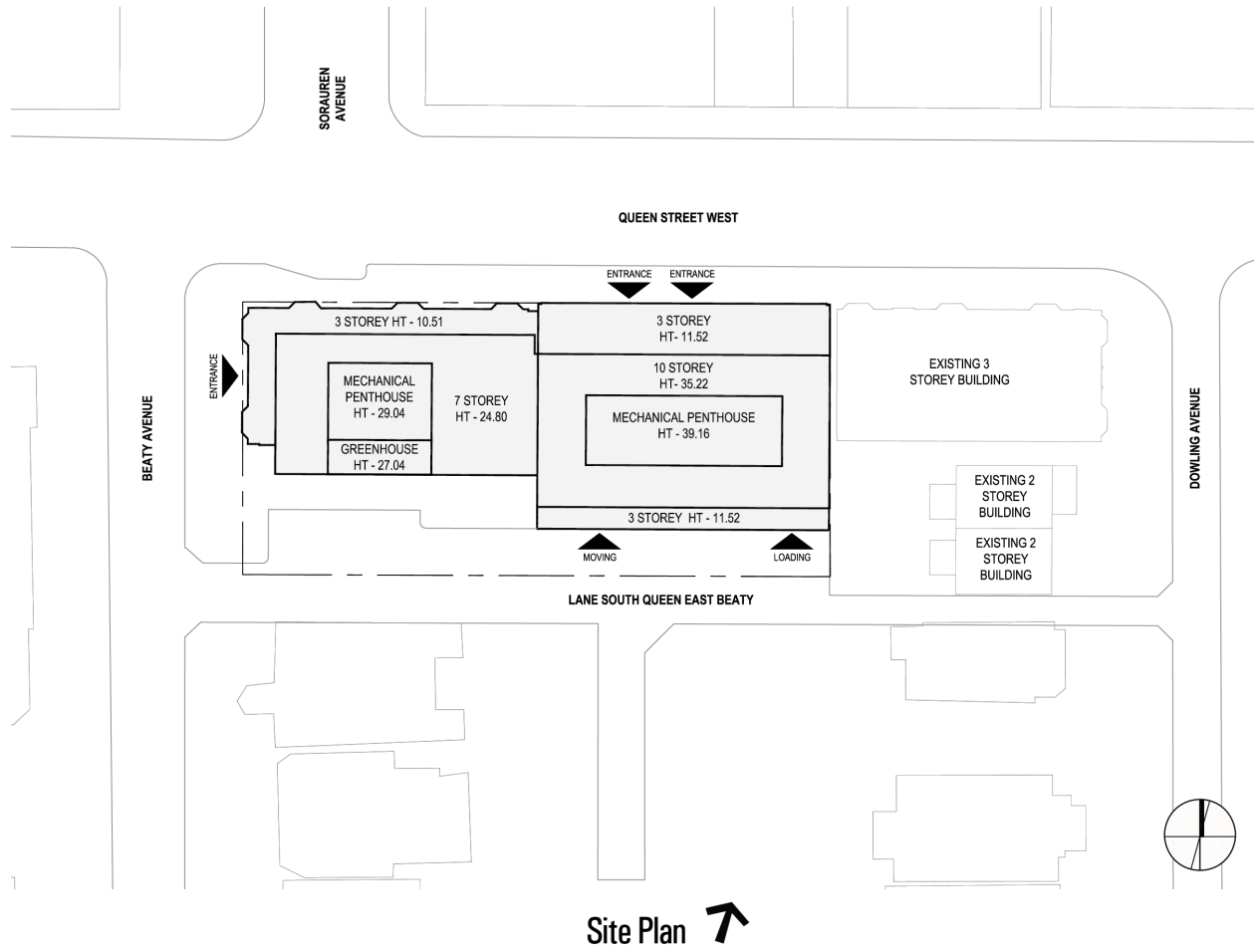
Appendix 1



Attachment 6: Draft Zoning By-law Amendment

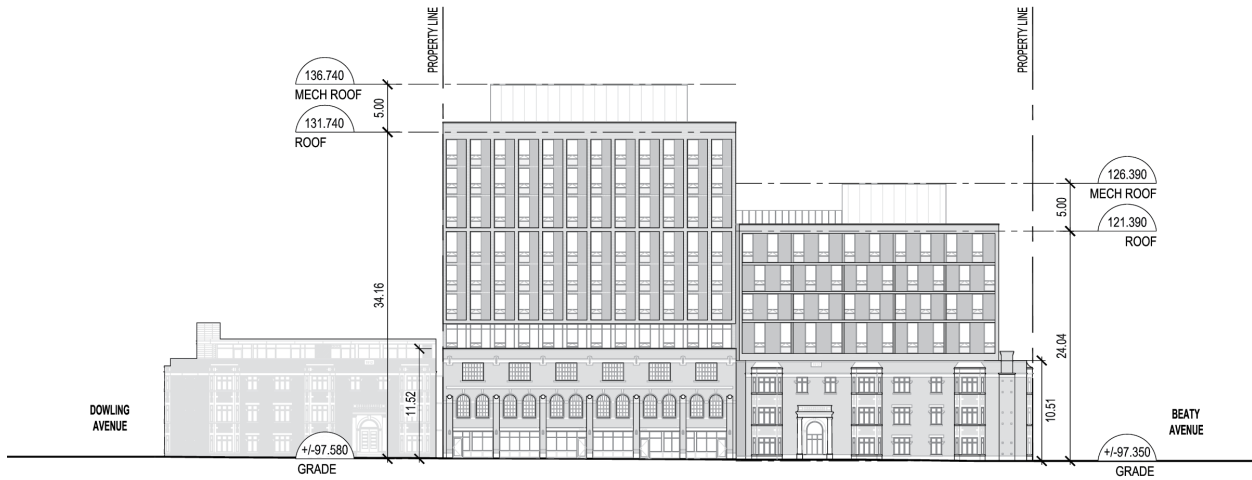
This attachment will be provided prior to the July 8, 2026 Toronto and East York Community Council Meeting.

Attachment 7: Site Plan



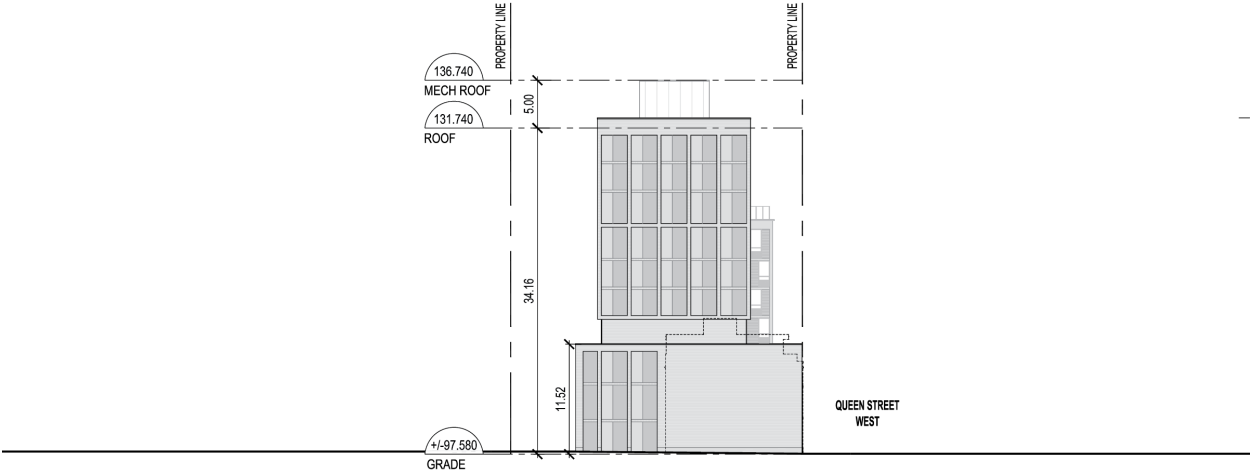
Site Plan ↗

Attachment 8: North Elevation



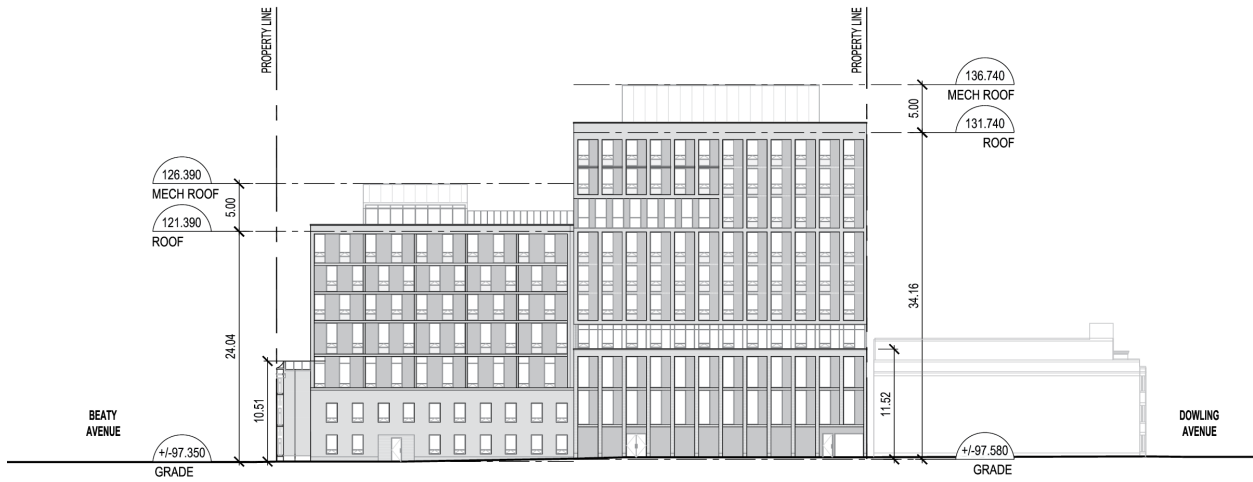
North Elevation

Attachment 9: East Elevation



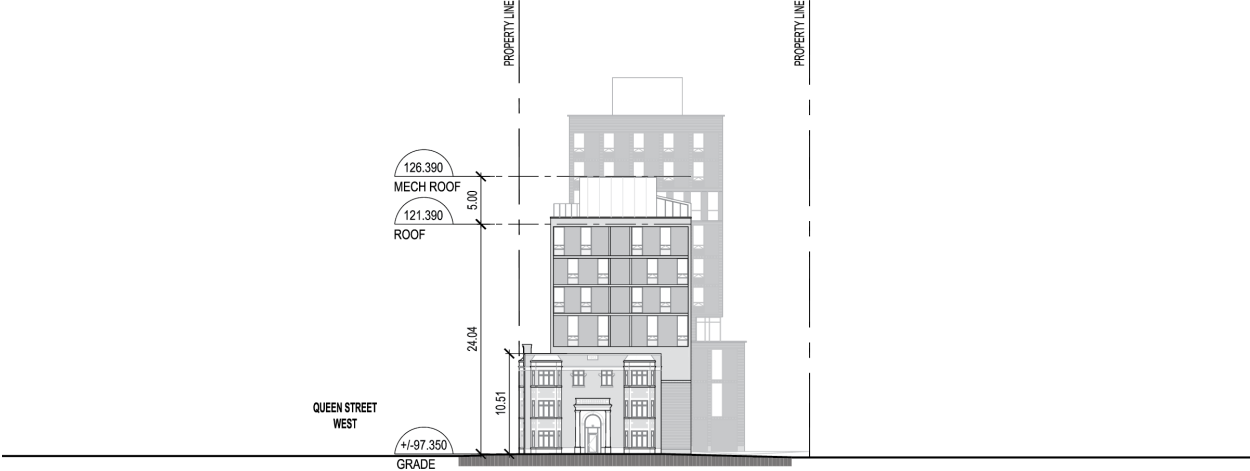
East Elevation

Attachment 10: South Elevation



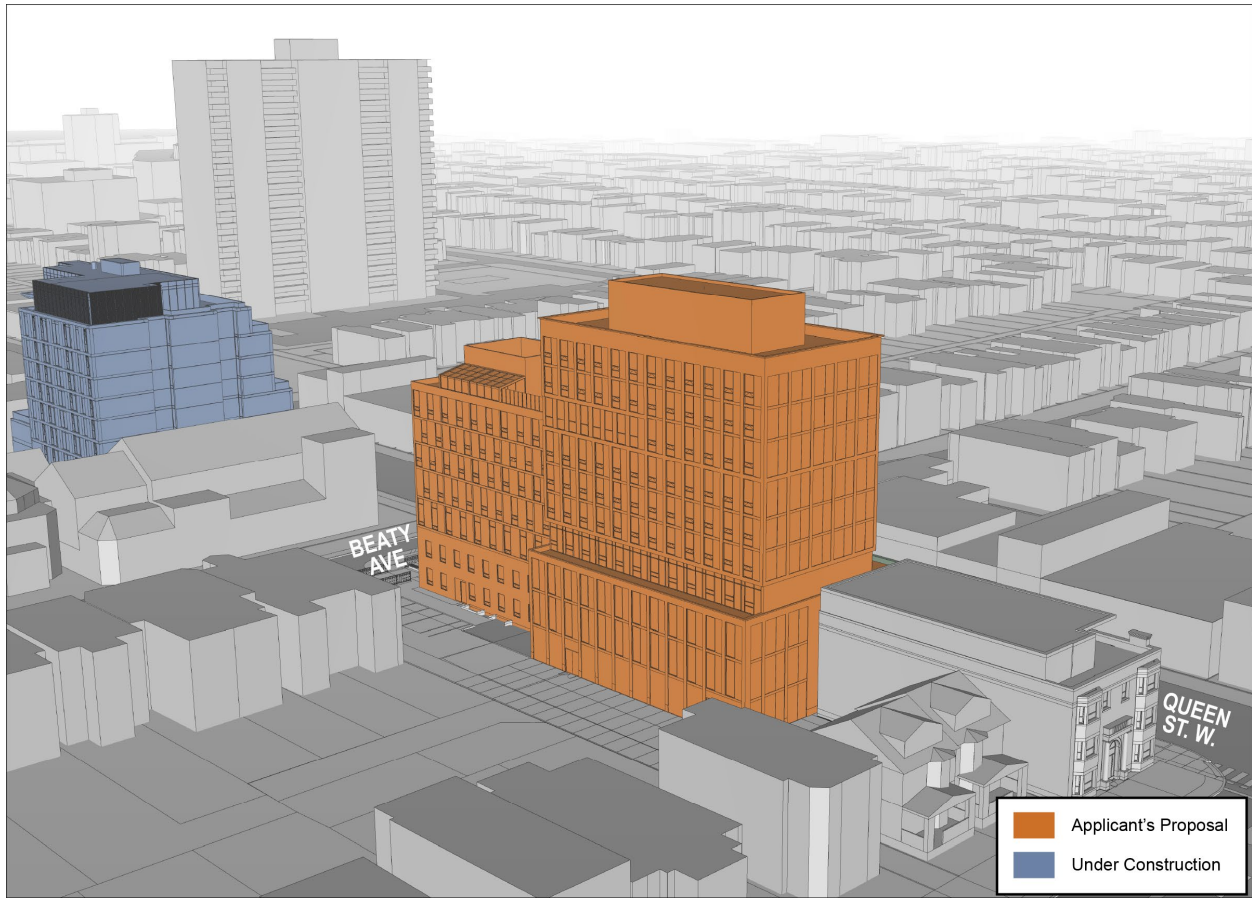
South Elevation

Attachment 11: West Elevation



West Elevation

Attachment 12: 3D Mass Model - Northwest View



View of Applicant's Proposal Looking Northwest

↗
04/10/2026

Attachment 13: 3D Mass Model - Southeast View



View of Applicant's Proposal Looking Southeast

↙
04/10/2026