

[External Sender] Re: TEYCC Item - 2026.TE29.12



David Morse <dmorse@bousfields.ca>  
To: Toronto East York Community Council

Ana Response needed Communication



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Wed 02/18/2026 11:40 AM

Good morning,

Further to the above captioned item on tomorrow's TEYCC agenda, I would like to submit the attached presentation to be referred to during my deputation. I will be attending in person.

Will I be able to share the presentation from my computer? Or will staff share the presentation on my behalf?

Many thanks,



**David Morse**

Principal  
MCIP, RPP

**Bousfields Inc.**



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February 19, 2026

1684–1702

# Queen Street East

Deputation to Toronto & East York Community Council

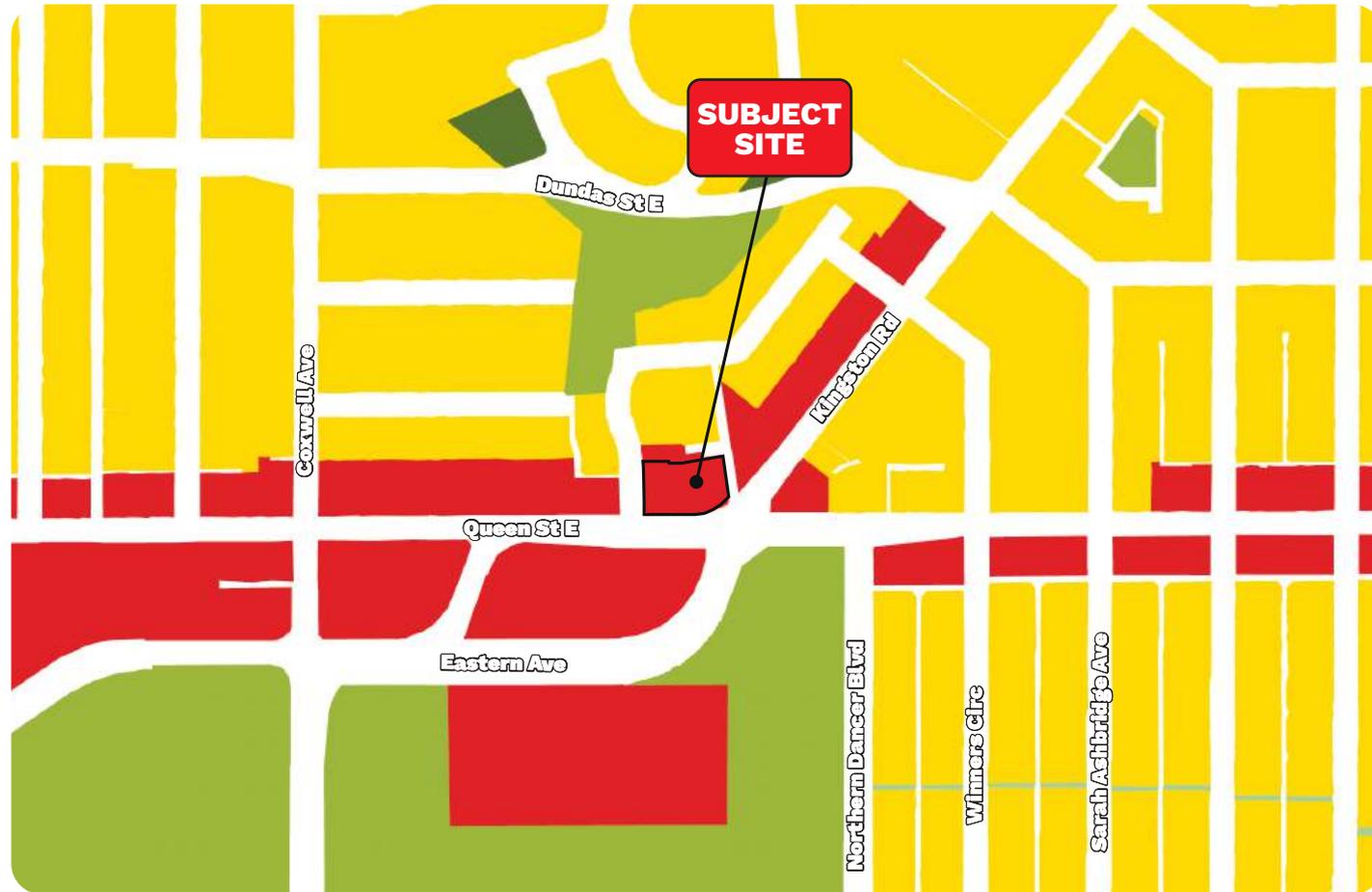
City of Toronto

# Surrounding Context



1631 and 1641 Queen Street East  
7 and 18-storeys

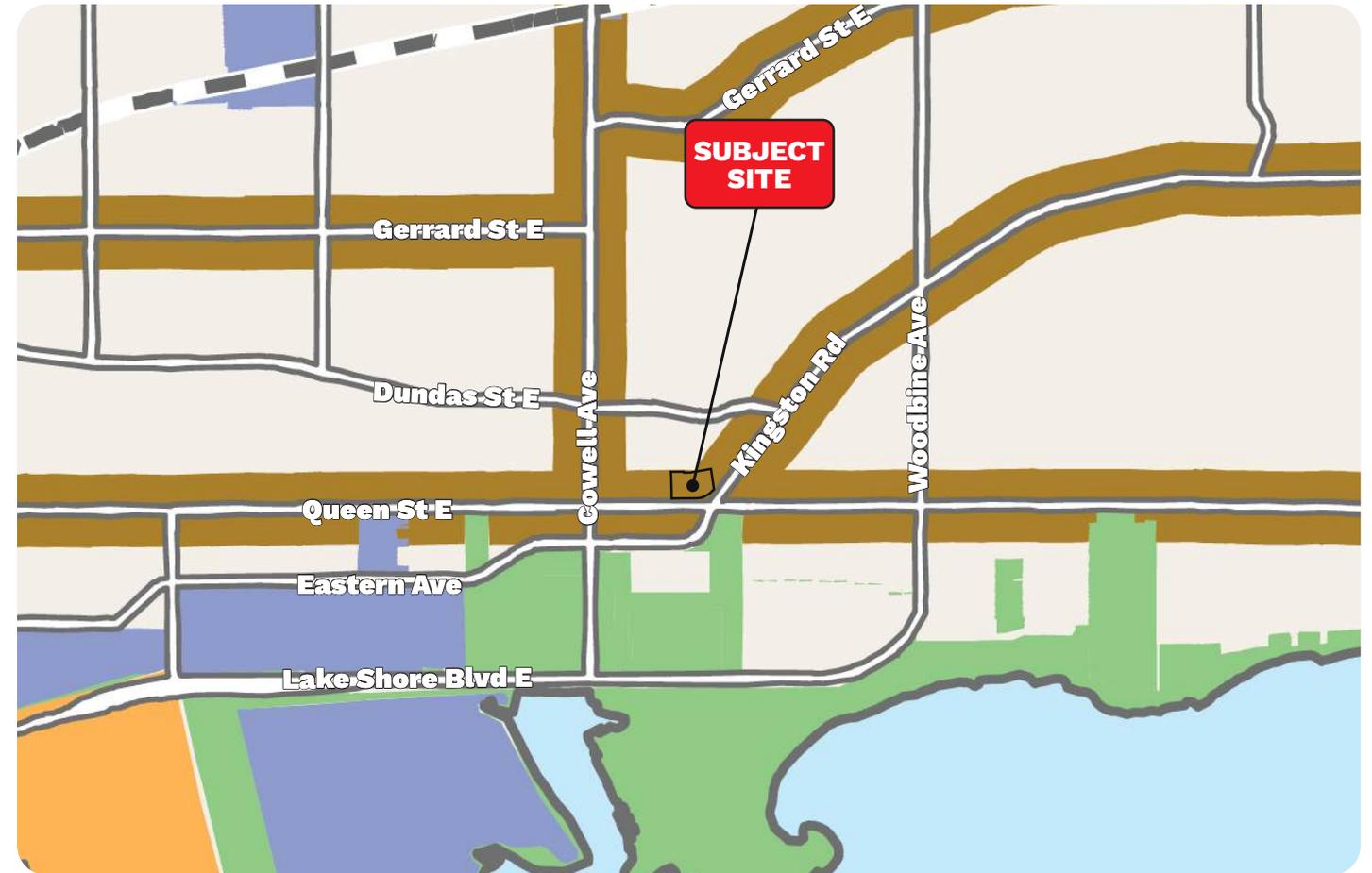
# Policy and Urban Design Framework



## Legend

- Neighbourhoods
- Mixed Use Areas
- Parks
- Natural Areas

Toronto Official Plan, Map 21 - Land Use



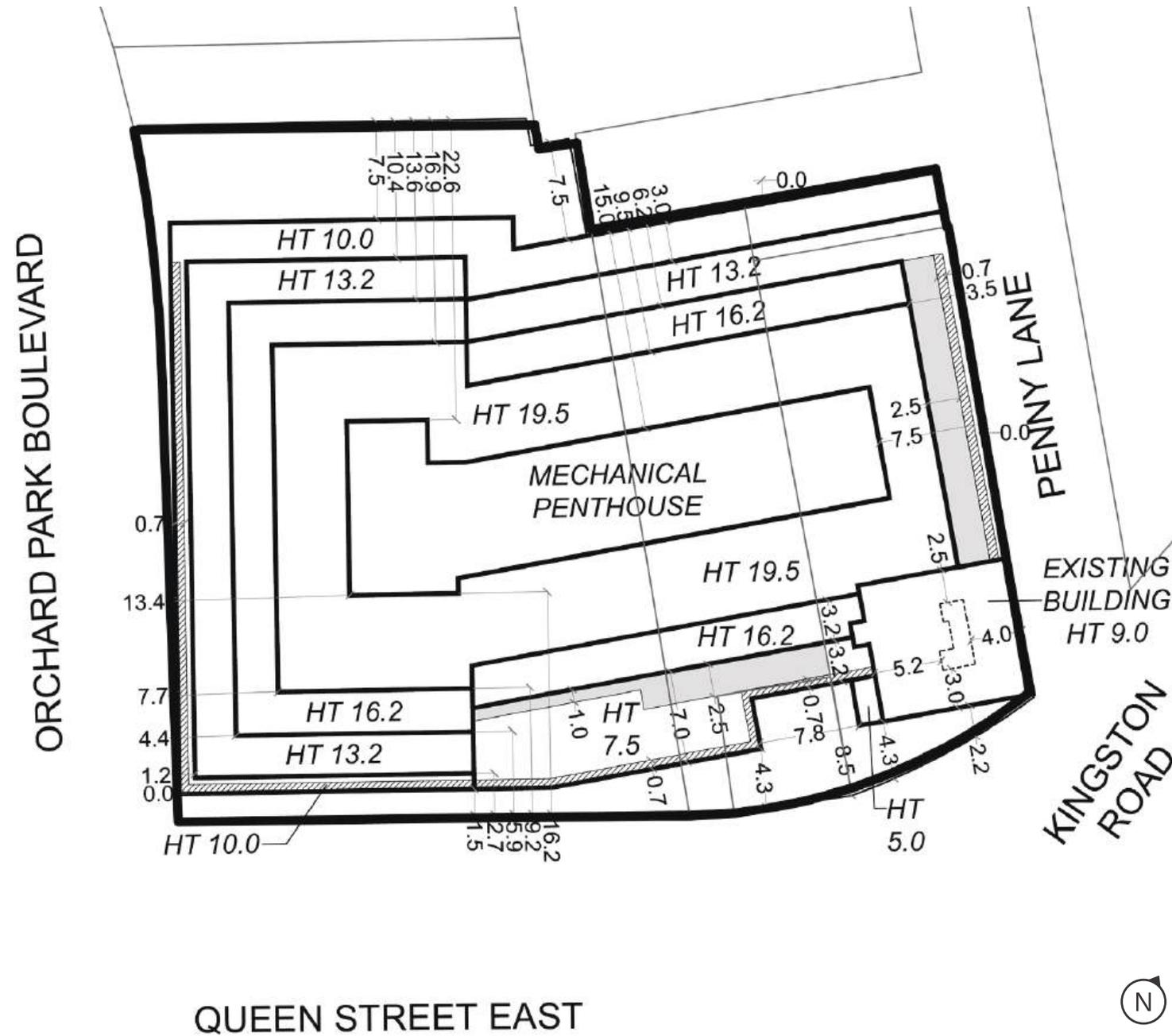
## Legend

- Avenues
- Employment Areas
- Downtown and Central Waterfront
- Green Space System

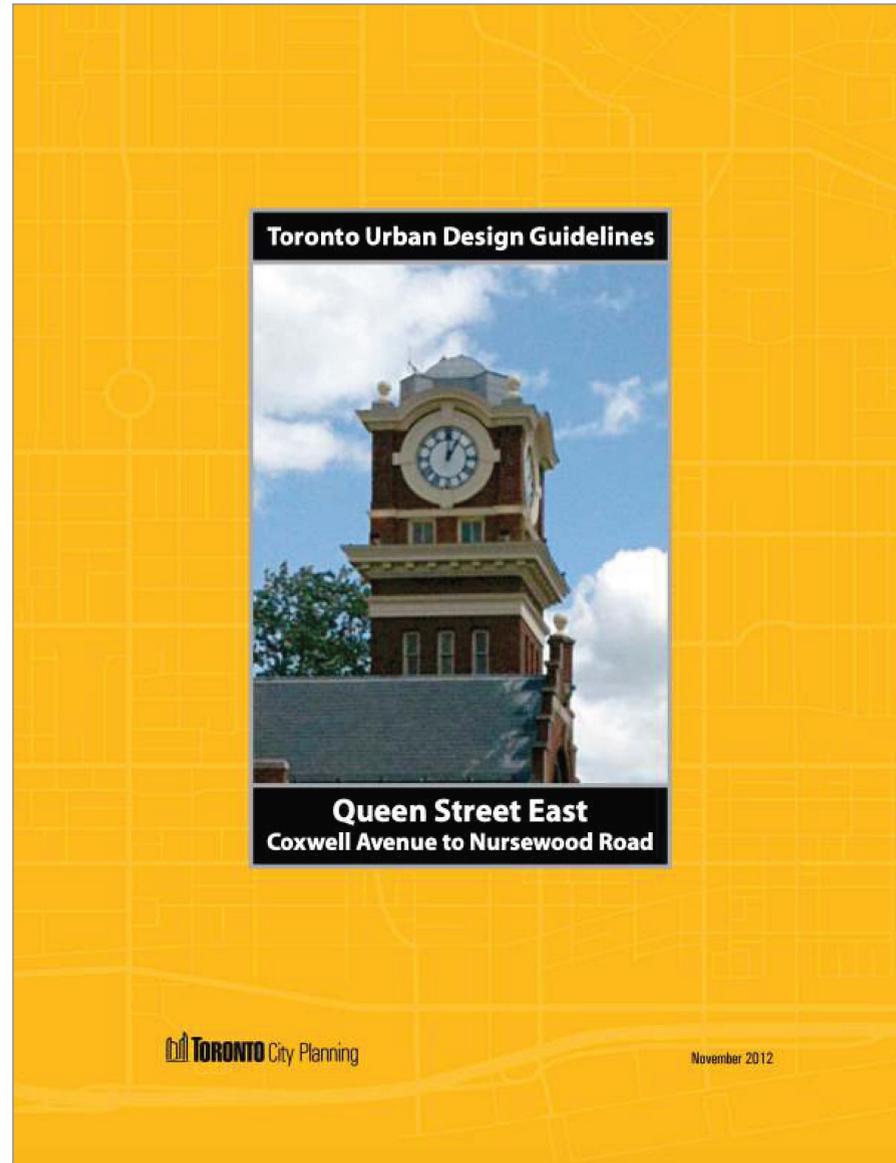
Toronto Official Plan, Map 2 - Urban Structure

# Policy and Urban Design Framework

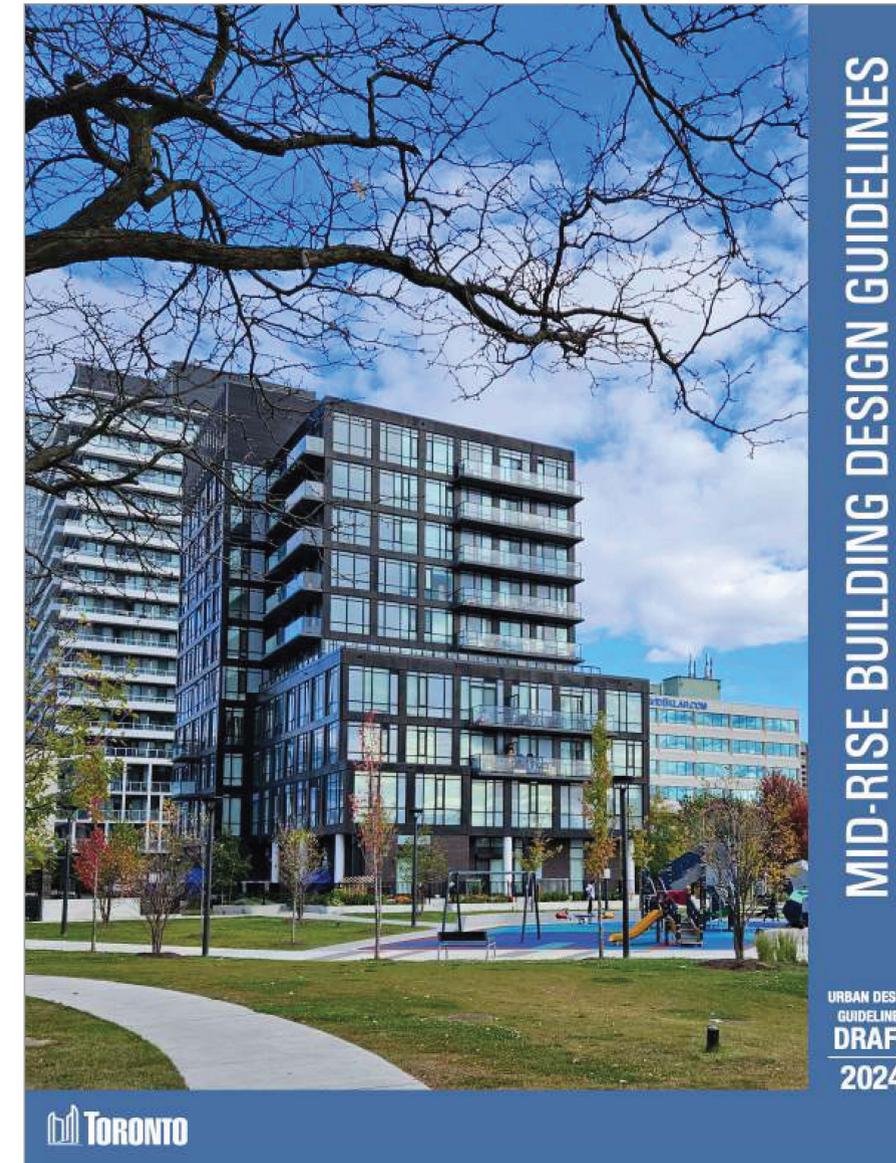
6-storey mixed-use building  
(approved by City Council  
in July 2022)



# Policy and Urban Design Framework



Toronto Urban Design Guidelines (2012)



Mid-Rise Building Design Guidelines (2024)

# Policy and Urban Design Framework

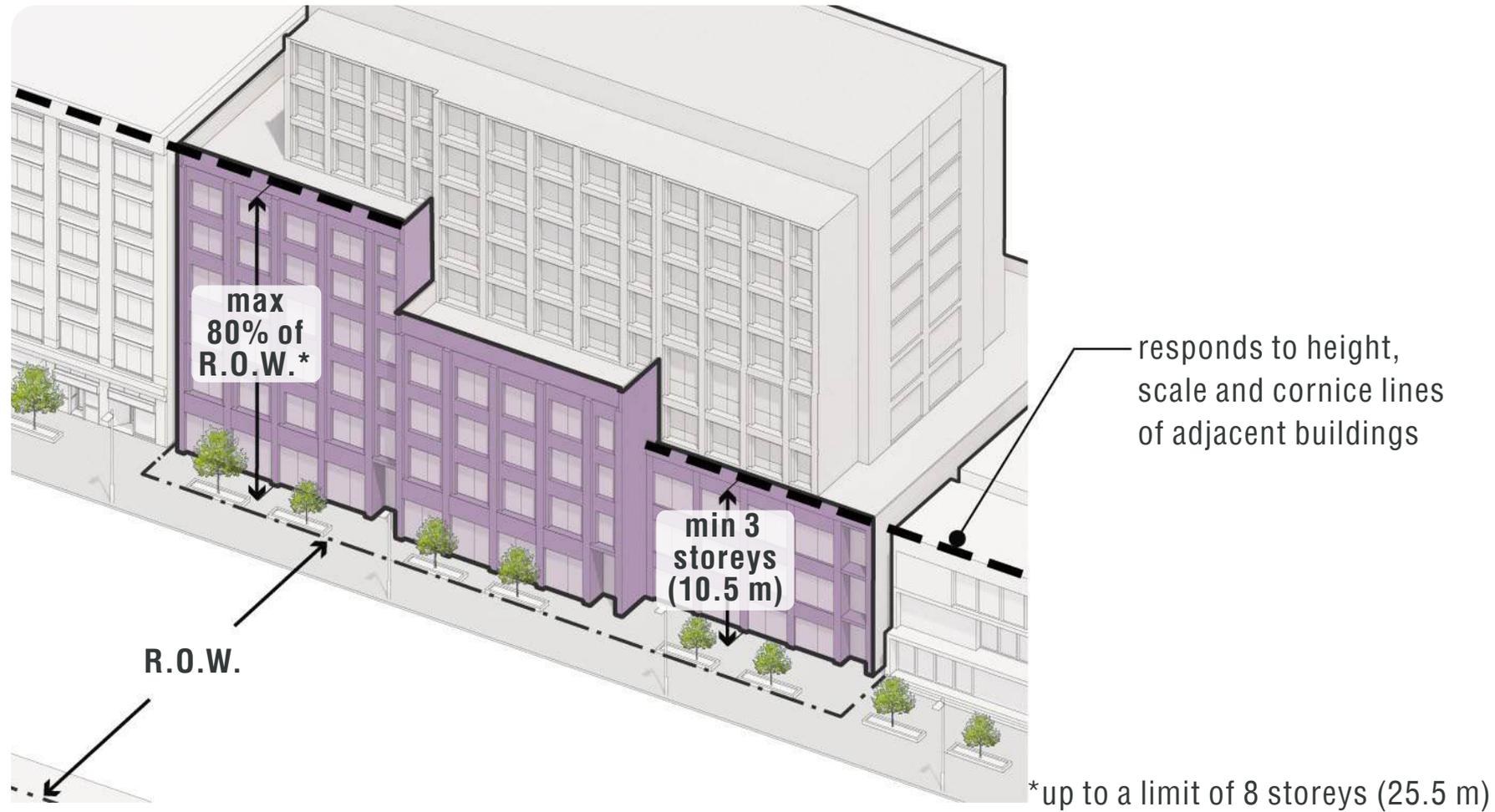


Figure 3.2.4: Example of variation in streetwall height

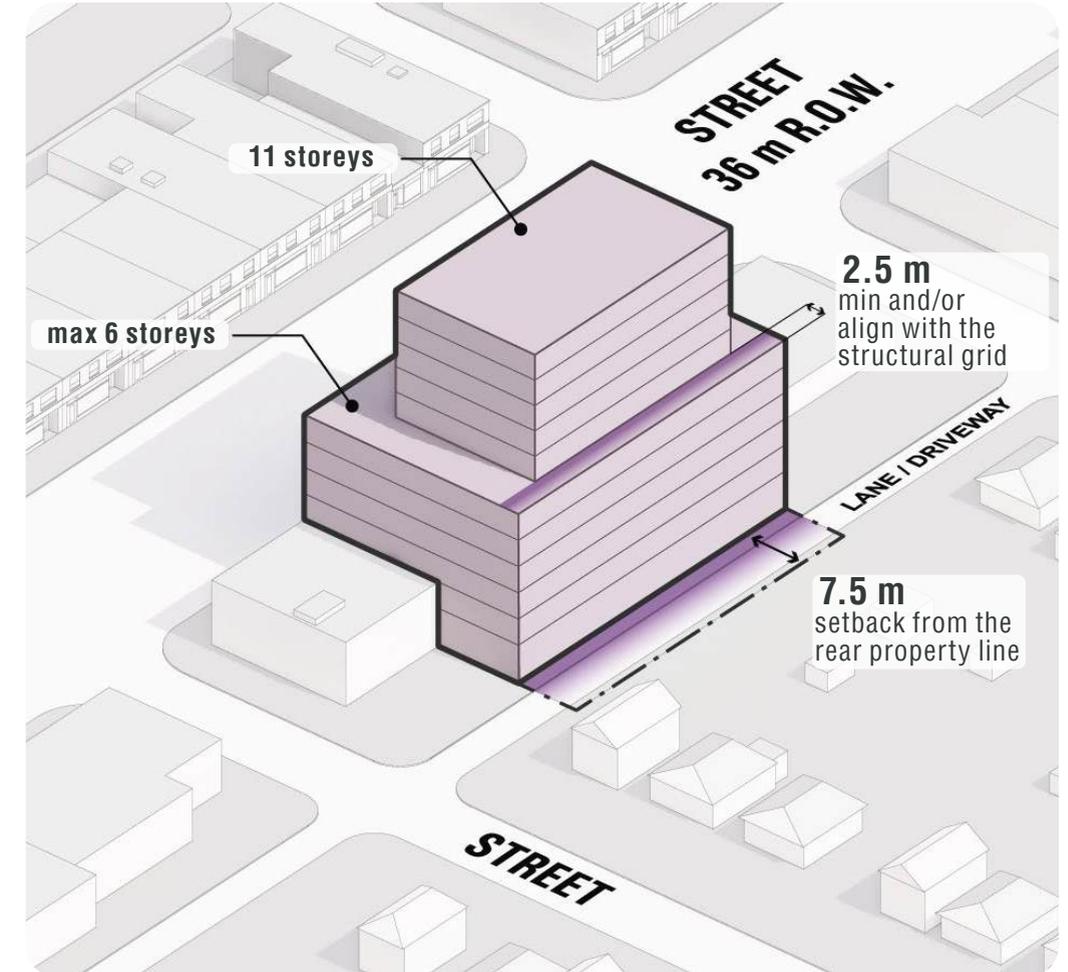


Figure 3.3.2: Sample illustration of an 11-storey building with 1 step-back at 7th storey rear setback line

# Original Proposal



## 216 Total Residential Units

2 (1%) Studio      106 (49%) 1-Bedroom  
71 (33%) 2-Bedroom      37 (17%) 3-Bedroom



## 17,388 m<sup>2</sup> Gross Floor Area (GFA)

16,261 m<sup>2</sup> Residential GFA  
1,127 m<sup>2</sup> Non-Residential GFA

## 5.43 FSI Density



## 1,540 m<sup>2</sup> Total Amenity Space

655 m<sup>2</sup> Indoor Space      886 m<sup>2</sup> Outdoor Space



## 1,127 m<sup>2</sup> Retail & Restaurant Space



## Vehicular Parking

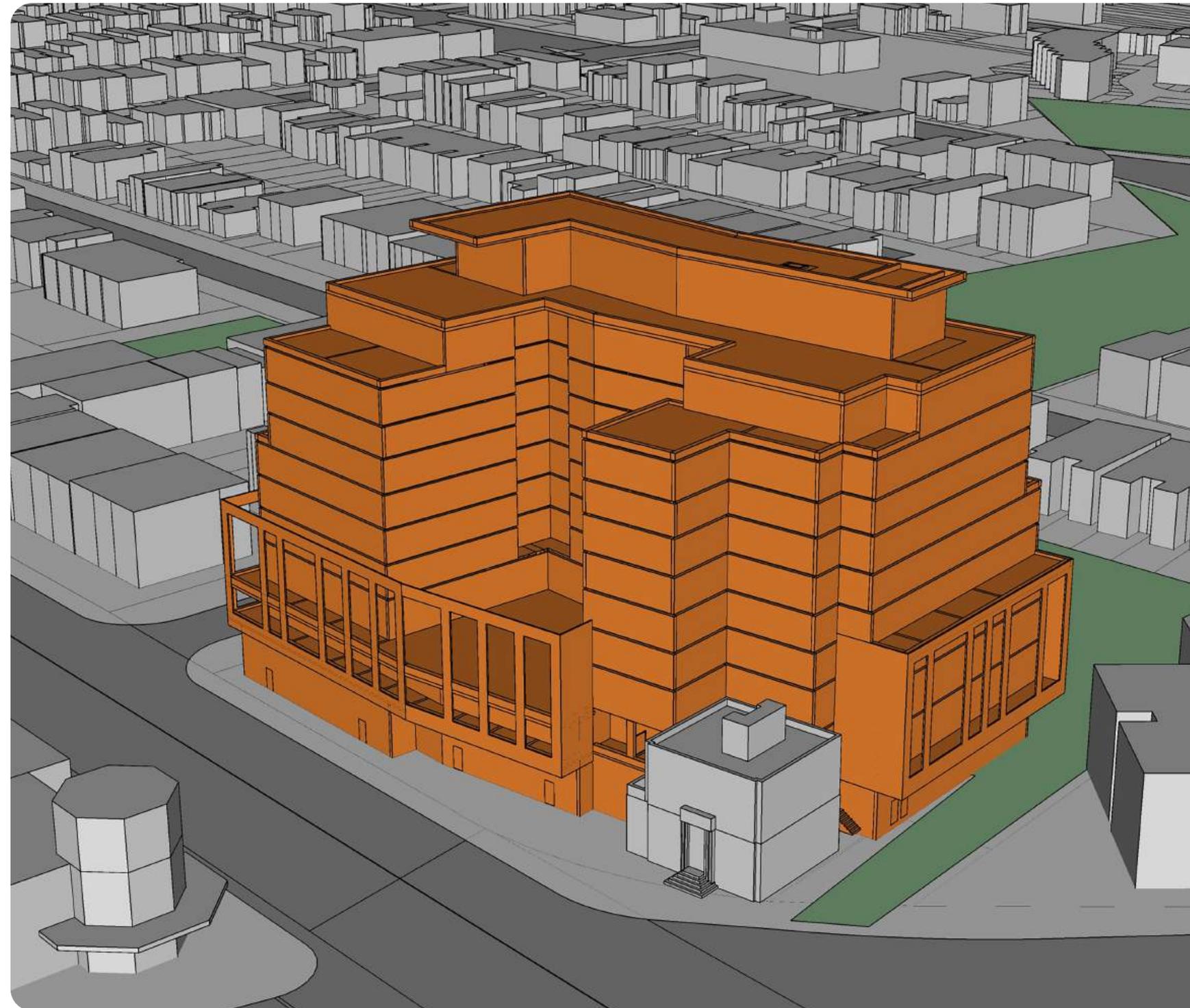
54 Spaces



## Bicycle Parking

240 Spaces

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1684-1702 Queen Street East



11-storey mixed-use building

# What We Heard Through the Process



“The height of the building should be reduced.”



“The proposed building has too many units.”



“The massing of the building should be reduced relative to the *Neighbourhoods* designated properties to the north.”



“Additional parking spaces should be provided, and no on-street parking on nearby streets should be permitted.”



“Additional soft landscaping areas should be incorporated.”



“The existing condition of the site is dangerous and an eyesore in the local community.”

# Revised Proposal



Building height has been lowered from 11-storeys to 10-storeys



The number of units has been reduced from 216 to 168 units (22% decrease)



All balconies located on the north building face have been removed



The proposed gross floor area has been reduced from 17,388 to 16,042 m<sup>2</sup> (8% decrease)

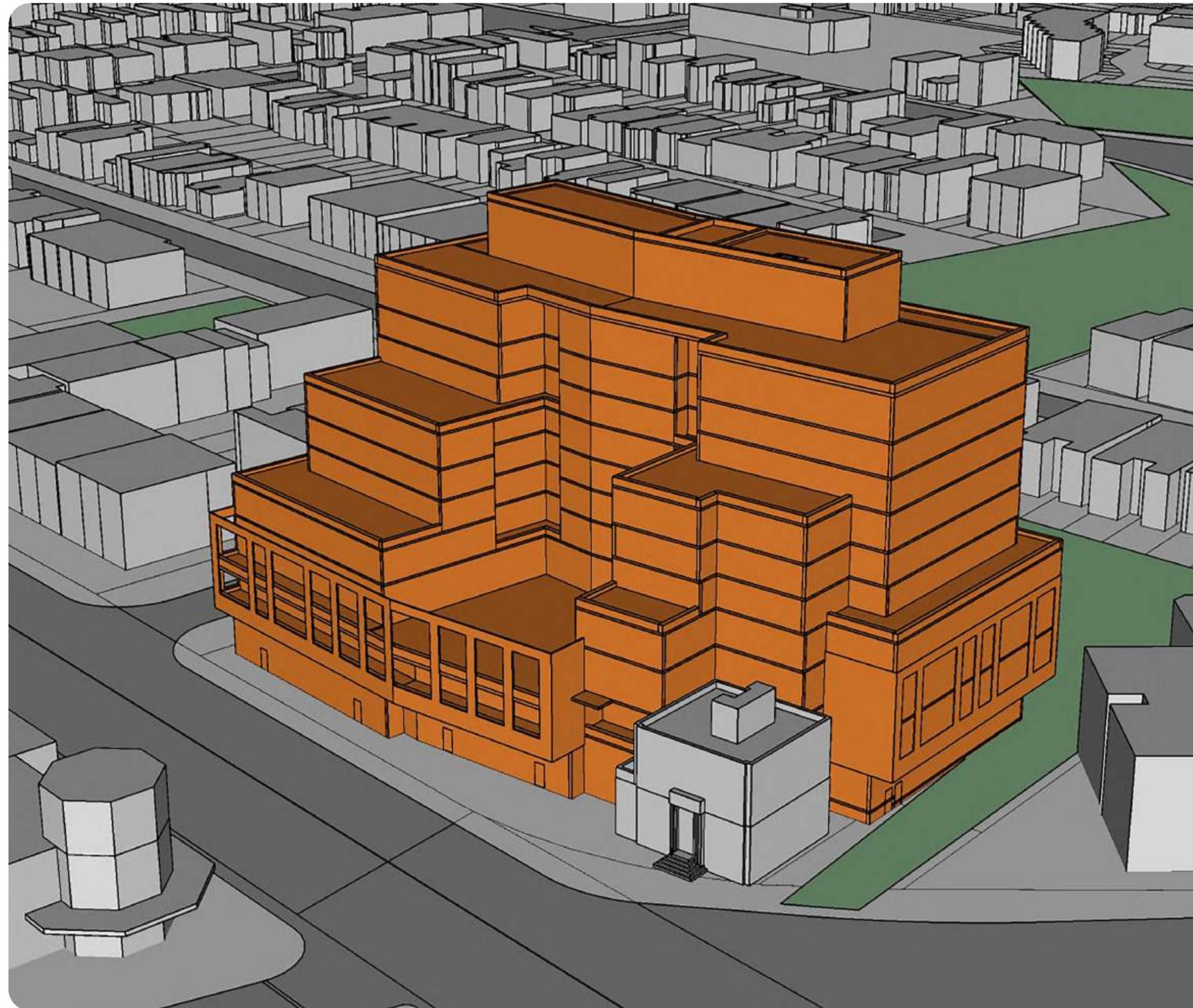


The proposed density has been reduced from 5.4 to 5.0 Floor Space Index (“FSI”)



New retail space is proposed along the Queen Street frontage

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1684–1702 Queen Street East



10-storey mixed-use purpose built rental building

# Conceptual Rendering

## Original Proposal



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# Conceptual Rendering

## Revised Proposal



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# Project Objectives



## Improving the Public Realm, Connectivity, and Circulation

- Introducing a pedestrian connection on Penny Lane (closing it to vehicles) to promote safety and walkability
- Penny Lane will be home to new townhouses and landscaping features



## Preserving the Existing Heritage Building

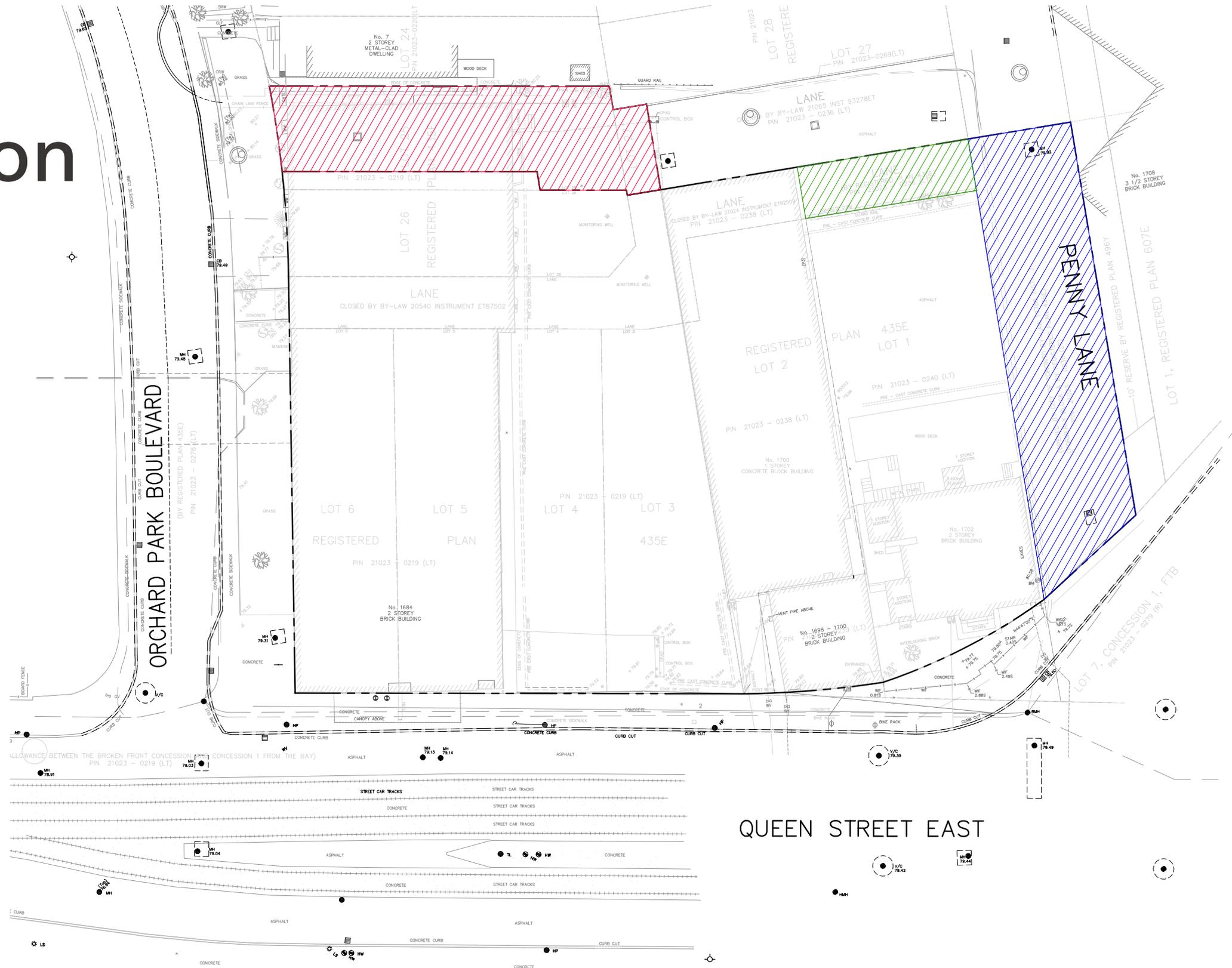
- Murphy's Law building will be preserved and incorporated into the new development
- 68 square metre extension to Murphy's Law will make the building accessible in compliance with AODA standards



## Contributing Additional Housing Options

- Adding a meaningful supply of purpose-built rental housing (168 units) to the neighbourhood and within a townhouse and mid-rise building context

# Penny Lane Reconfiguration



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Questions & Comments?

**Thank  
You**