



John D. Elvidge
City Clerk

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NOTICE OF ADOPTION OF OFFICIAL PLAN AMENDMENT 849 AND NOTICE OF PASSING OF ZONING BY-LAW 111-2026 (Under the Planning Act)

TAKE NOTICE that the City of Toronto adopted Official Plan Amendment 849 by By-law 112-2026 on February 4, 2026. Zoning By-law 111-2026 was also passed on this date, with respect to the lands known as 1631 and 1641 Queen Street East and a portion of 1080 and 1090 Eastern Avenue.

An explanation of the purpose and effect of the Official Plan Amendment and Zoning By-law, and a map showing the location of the lands to which the amendments apply, are attached. The amendments were processed under file number: 21 136860 STE 19 OZ.

A statutory public meeting was held on January 22, 2026 and the Planning and Housing Committee and Toronto City Council considered four oral and 27 written submissions in making the decision. Please see item 2026.PH27.2 at <https://secure.toronto.ca/council/agenda-item.do?item=2026.PH27.2>.

IF YOU WISH TO APPEAL TO THE ONTARIO LAND TRIBUNAL:

Take notice that an appeal to the Ontario Land Tribunal in respect to all or part of this Official Plan Amendment and/or Zoning By-law may be made by filing a notice of appeal with the City Clerk, **Attention: Raneisha Hemmings**, Registrar Secretariat, 100 Queen Street West, 2nd Floor West, Toronto, ON, M5H 2N2, no later than 4:30 p.m. on **March 2, 2026**. If delivering in-person, drop off at the Registry Services Counter, Toronto City Hall. The filing of a notice of appeal after 4:30 p.m., in person or electronically, will be deemed to have been received the next business day.

A Notice of Appeal must:

- (1) set out the specific part of the proposed Official Plan Amendment to which the appeal applies;
- (2) set out the reasons for the appeal of the proposed Official Plan Amendment and/or Zoning By-law; and
- (3) be accompanied by the fee charged by the Ontario Land Tribunal, currently in the amount of \$1,100.00 for each application appealed, payable by certified cheque or money order to the Minister of Finance, Province of Ontario.

If you wish to appeal to the Ontario Land Tribunal (OLT) or request a fee reduction for an appeal, forms are available from the OLT website at www.olt.gov.on.ca.

The proposed Official Plan Amendment is exempt from approval by the Minister of Municipal Affairs and Housing. The decision of Toronto City Council to adopt the proposed Official Plan

Amendment is final if a notice of appeal is not received before or on the last day for filing a notice of appeal.

Who Can File An Appeal:

Official Plan Amendment: Only a specified person or public body as defined in the *Planning Act* that made oral submissions at a public meeting or written submissions to the Council before the plan was adopted, the registered owner of any land to which the plan would apply that made oral submissions at a public meeting or written submissions to the Council before the plan was adopted, the Minister and, in the case of a request to amend the plan, the person or public body that made the request may appeal the decision of Council to the Ontario Land Tribunal.

Zoning By-law Amendment: Only an applicant, a specified person or public body as defined in the *Planning Act* that made oral submissions at a public meeting or written submissions to the Council before the by-law was passed, the registered owner of any land to which the by-law would apply that made oral submissions at a public meeting or written submissions to the Council before the by-law was passed, and the Minister may appeal the by-law to the Ontario Land Tribunal.

No person or public body shall be added as a party to the hearing of the appeal unless, before the Official Plan Amendment was adopted or before the by-law was passed, the person or public body made oral submissions at a public meeting or written submissions to the Council or, in the opinion of the Ontario Land Tribunal, there are reasonable grounds to add the person or public body as a party.

Getting Additional Information:

A copy of the by-law, Official Plan Amendment and background information about the application may be obtained by contacting **Sean Guenther** at 416-392-7371, or by email at Sean.Guenther@toronto.ca.

Compliance with Provincial laws respecting Notice may result in you receiving duplicate notices.

Dated at the City of Toronto on February 10, 2026.

John D. Elvidge
City Clerk

Owner: CITY OF TORONTO
Authority: Item PH27.2, Toronto and East York Community Council

PURPOSE AND EFFECT OF OFFICIAL PLAN AMENDMENT 849 AND ZONING BY-LAW 111-2026

The purpose and effect of Official Plan Amendment 849 by By-law 112-2026 and Zoning By-law 111-2026 is to permit a mixed use development with two buildings of 7 and 18-storeys. Non-residential uses (e.g. retail and childcare space) are proposed on the ground floor, with the remaining floors for residential uses. The purpose and intent of the amendment is to support the construction of affordable housing on City owned land under the Toronto Builds Policy Framework.

Amendments to the Official Plan include:

1. Modifications to Site and Area Specific Policy 466 (SASP 466):
 - a. to remove a portion of the subject lands along Eastern Avenue from SASP 466;
 - b. permitting a 7th storey, provided it is used as amenity space, on lands at 1631 and 1641 Queen Street East; and
 - c. increasing the maximum streetwall height permitted from 12.5 metres to 15 metres on lands at 1631 and 1641 Queen Street East.
2. Modifications to Map 32 to reflect the geographic change to SASP 466 noted above;

Amendments to the Zoning By-law include:

1. setting a maximum building height on Queen Street East of 25 metres, and a maximum number of storeys of 6 full storeys, and a smaller 7th storey;
2. setting a maximum building height on Eastern Avenue of 60 metres, and a maximum number of storeys of 18;
3. permitting a front main wall height on Queen St E of 15 metres;
4. setting a maximum gross floor area of up to 25,600 square metres;
5. setting a minimum non-residential interior floor area of 1,070 square metres
6. setting required minimum setbacks and separation distances;
7. setting a minimum proportion of 2 and 3 bedroom dwelling units;
8. permitting vehicle access to loading space from Eastern Avenue; and
9. securing adequate capacity to service the development prior to the erection of any building or structure.

Further information may be obtained by contacting **Sean Guenther** at 416-392-7371, or by email at Sean.Guenther@toronto.ca.

