



John D. Elvidge
City Clerk

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NOTICE OF PASSING OF ZONING BY-LAW 119-2026 (Under the Planning Act)

TAKE NOTICE that the City of Toronto passed Zoning By-law 119-2026 on February 4, 2026, with respect to the lands known as 1266 Queen Street West.

An explanation of the purpose and effect of the 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: 23 136834 STE 04 OZ.

A statutory public meeting was held on July 10, 2024 and the Toronto and East York Community Council and Toronto City Council considered one oral and one written submission in making the decision. Please see item 2024.TE15.12 at <https://secure.toronto.ca/council/agenda-item.do?item=2024.TE15.12>. The item was amended at the City Council meeting held on February 4, 2026 where they considered no oral and two additional written submissions in making the decision. Please see item 2026.CC36.1 at <https://secure.toronto.ca/council/agenda-item.do?item=2026.CC36.1>.

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 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 5, 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 reasons for the appeal of the proposed Zoning By-law; and
- (2) 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.

Who Can File An Appeal:

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 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 **Doris Ho** at 416-338-1264, or by email at Doris.Ho@toronto.ca.

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

Dated at the City of Toronto on February 13, 2026.

John D. Elvidge
City Clerk

Owner: 1266 QUEEN STREET WEST GP INC.,
Authority: Item TE15.12, Toronto and East York Community Council

PURPOSE AND EFFECT OF ZONING BY-LAW 119-2026

The purpose and effect of Zoning By-law 119-2026 is to permit a 27-storey mixed use building consisting of 362 purpose-built rental units.

Further information may be obtained by contacting **Doris Ho** at 416-338-1264, or by email at Doris.Ho@toronto.ca.

