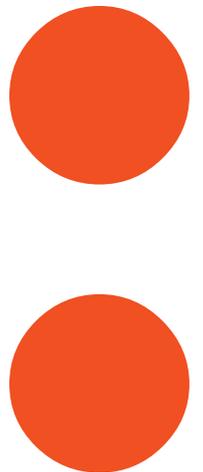




1195 Queen Street East

Extraordinary 1 Acre Development Site In Leslieville

Lennard:



lennard.com

Property Overview



Existing Use
Nursing Facility

Total Space
4-Storeys
50,536 SF



Land Size
45,456 SF (1.04 acre)

Frontage
154 ft

Depth
295 ft



Sale Price
Call Agents For Guidance



Official Plan
Mixed Use Areas
Neighbourhoods



Zoning
R (d1.0) - Residential



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Property Highlights

- 1 Acre of land in prominent Leslieville neighbourhood (one of the largest remaining land parcels)
- 154 ft frontage along Queen Street
- Transit oriented (serviced by Streetcar and future Ontario Line station 1.2 km away)
- Surrounded by both local boutiques as well as big-box nearby
- High quality amenities nearby including waterfront / beaches as well as iconic Toronto Parks

Potential Deal Structure

- VTB available, TBD
- Leaseback required until June 2027

Project Overview

Bousfields June 2025 Site Statistics



Site Area
~4,211 sq.m. (Approx.)



Total Gross Construction Area (GCA)
23,638 sq.m.



Total Gross Floor Area (GFA)
21,511 sq.m.
Non-residential
724 sq.m.
Residential
20,787 sq.m.



Approximate Unit Count
270 units (Including 5 Townhouse Units)



Density
5.11 FSI

Due Diligence Docs:

Massing Study	2021 & updated 2025	Bousfields
Survey	2021	Rouse Surveyors
ESA I & II	Dec 2020	S2S Environmental
HydroG	Nov 2020	S2S Environmental
GeoTech	Nov 2020	Sola Engineering
Baseline PCA	Feb 2016	Pinchin

Memorandum



Memorandum

March 16, 2026

Privileged and Confidential

To: Jordan Glick, The Heritage Nursing Home

From: Michael Foderick, Partner and Robert Jefferson, Planner

Re: 1195 Queen Street East, Toronto

You have asked us to provide a high-level opinion regarding the development potential which could be achieved at the above noted property (the "Site").

The Site is situated on the southside of Queen Street East midblock between Rushbrooke Avenue and Leslie Street. The Site, approximately 4,212 m² in size, is currently occupied by a four storey low-rise long-term care residential building which was approved by the City in 2000, through Site-Specific Zoning By-Law 695-2000 (maximum height: 14.5 metres/maximum residential gross floor area: 10,550 square metres). The Site has approximately 47 m of lot frontage along Queen Street East and has an approximate lot depth ranging from 72 m to 120 m.

The north part of the Site (fronting Queen Street East) is designated as *Mixed Use Areas*, and shown as being located on an *Avenue*, with the south part of the Site appearing to be designated *Neighbourhoods* in the Toronto Official Plan. The Official Plan states that *Mixed Use Areas* permits a broad range of commercial, residential and institutional uses, in single use or mixed use buildings (Policy 4.5.1). In our view, the Official Plan supports residential intensification at the Site, however a zoning by-law amendment will be necessary. Also, an Official Plan Amendment will be necessary to permit a height above 20 metres, as noted below, and likely necessary to redesignate the south part of the Site from *Neighbourhoods* to *Mixed Use Areas*.

The Site is also located within Site and Area Specific Policy (SASP) 469 in the Official Plan. SASP 469 provides urban design and built form requirements including that buildings on lots with sufficient width and depth have a maximum height of 20 metres and must provide setbacks above a height of 14 metres, which shall apply to the building façades on Queen Street East.

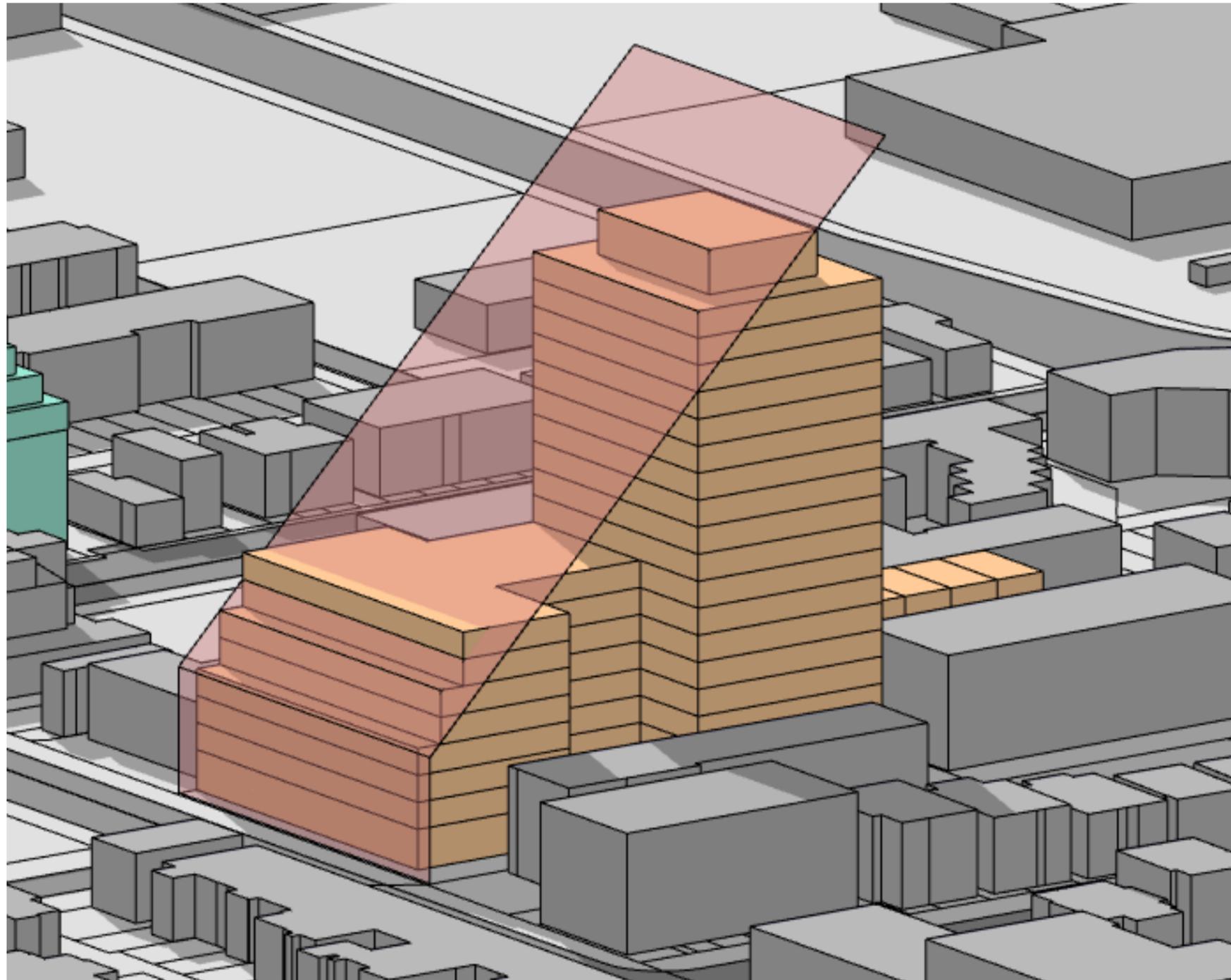
In our opinion, there appears to be planning justification for greater height and density for the Site above the maximum permitted height of 20 metres in SASP 469 and the maximum permitted density of 1.0 FSI in Zoning By-law 569-2013, as a result of intensification direction policies in the Provincial Planning Statement and the Official Plan, so long as the development criteria in the Official Plan and the City's design guidelines can be respected. Also, in our opinion, contextual planning justification for greater height and density includes the Site's significant lot depth/size and the Site's location near the existing block mid-rise building setting (Leslie Street to Laing Street) with heights up to 9 storeys already (1233-1243 Queen Street East).

We believe that a mid-rise building of approximately 16 storeys in height (stepping back from Queen Street East) is likely achievable for the Site (with further details to be confirmed by an architect i.e. density, floorplate) but we would be comfortable applying for more height (up to a maximum 19 storeys), if desired, as there is a possibility more than that could be achieved. A building generally in excess of 18 storeys (tall mid-rise) is considered a tall building which has a 10 m tower setback requirement. A mid-rise building has significantly reduced setback requirements than a tall building allowing for a more bulky design with a larger footprint and wider profile.

In addition, we are also confident that the massing prepared by Bousfields, is highly likely achievable.

Massing Concept

Planning Information

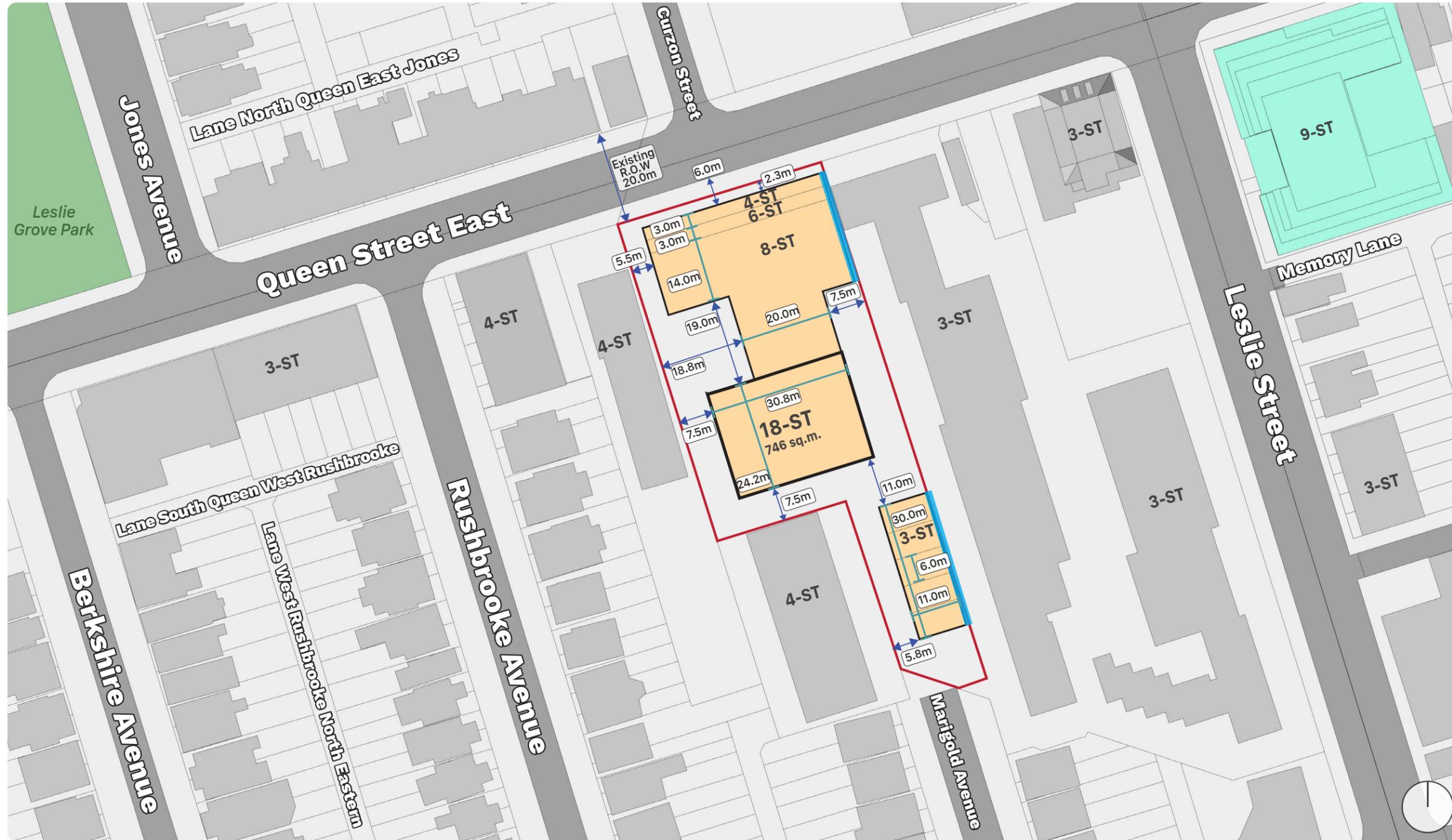


The 18-storey tower height was established in the massing concept by applying a 45-degree angular plane at a height of 14.0 metres along the Queen Street frontage of the site. Site and Area Specific Policy 469, which applies to this stretch of Queen Street, indicates that, among other things, development that exceeds the maximum permitted height will provide setbacks above a height of 14.0 metres, and the 2014 Leslieville Urban Design Guidelines provide similar guidance for stepping above that streetwall height.

While the SASP nor the guidelines specify the application of an angular plane to determine height, it is a tool that is often used to establish an appropriate built form scale and transition to areas of lower height/intensity. It is a reasonable approach in the case of the subject site where there are no similar towers in the surrounding development context that maintains the scale of built form along Queen Street as set out in the SASP and guidelines while taking advantage of the increased site depth to fit a tower form.

Massing Concept

Bousfields June 2025 - Planning Analysis

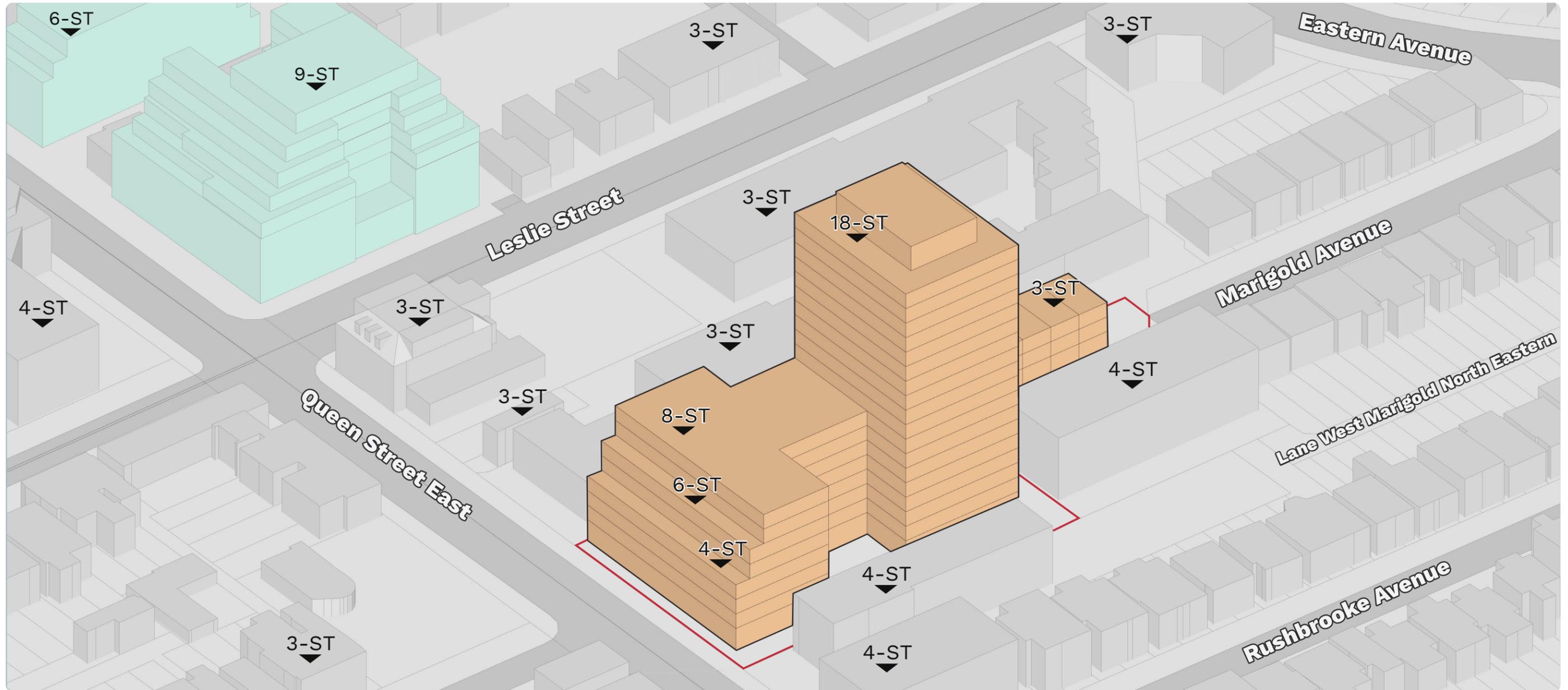


Legend

- Subject Site
- Existing Building
- Conceptual Massing
- Approved Development
- Blank Wall (No Openings)

Massing Concept

View Looking Southeast

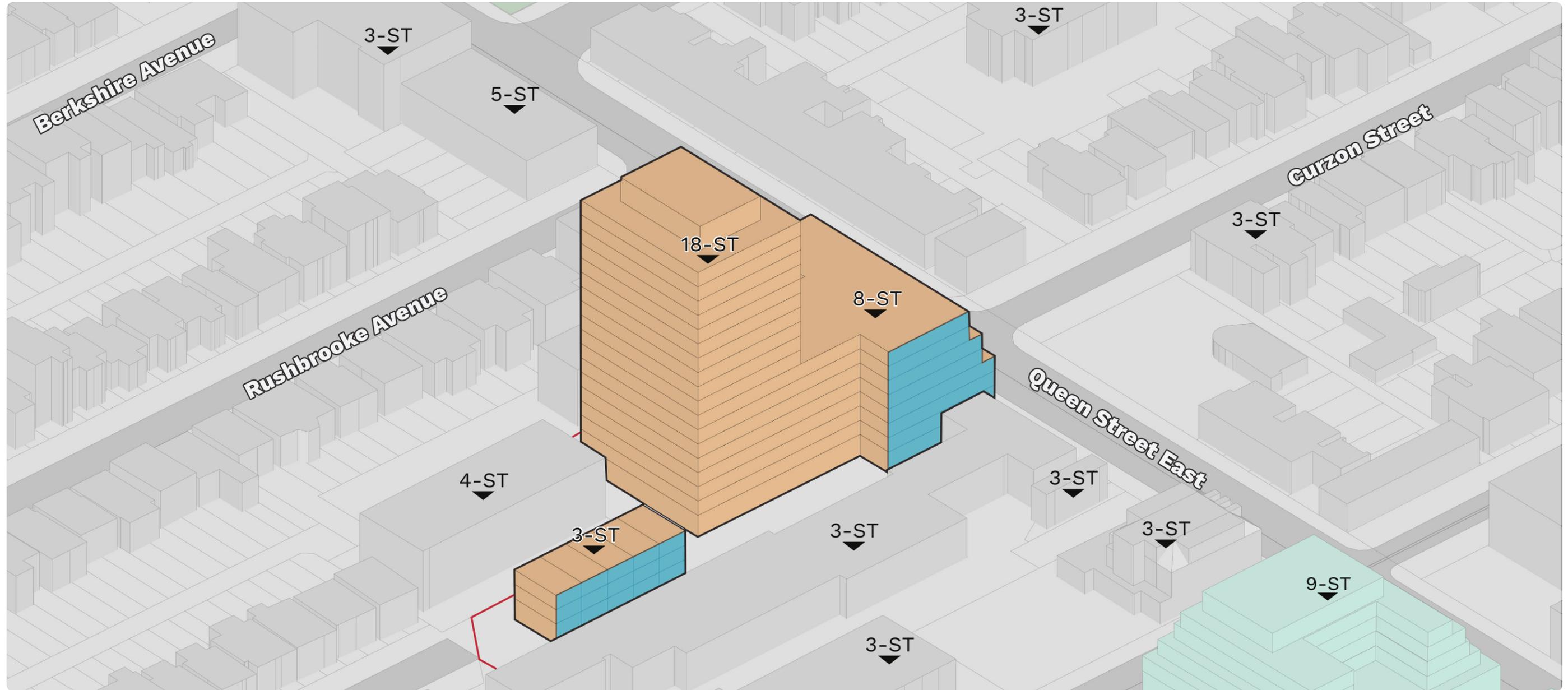


Legend

-  Subject Site
-  Conceptual Massing
-  Existing Building
-  Approved Development

Massing Concept

View Looking Northwest



Legend

- Subject Site
- Conceptual Massing
- Blank Wall (No Openings)
- Existing Building
- Approved Development

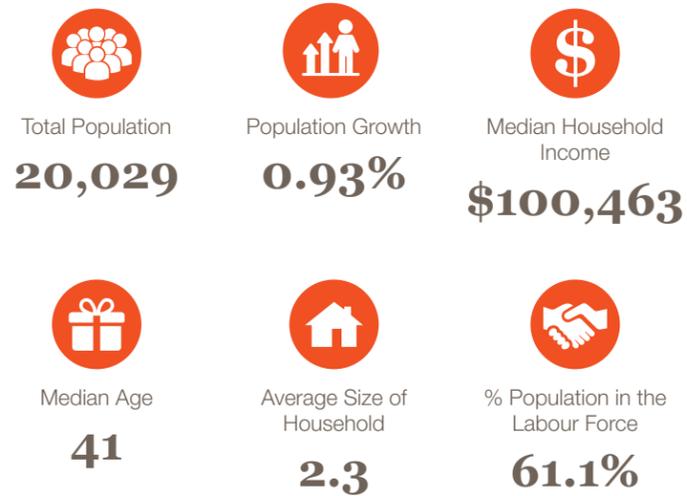
Amenities Map & Location Review

Legend

- Subject Property
- Public Green Space
- Future Ontario Line Stations
- Don Valley Parkway
- TTC Streetcar Lines
- Future Ontario Line

Demographics

Within a 1KM Radius



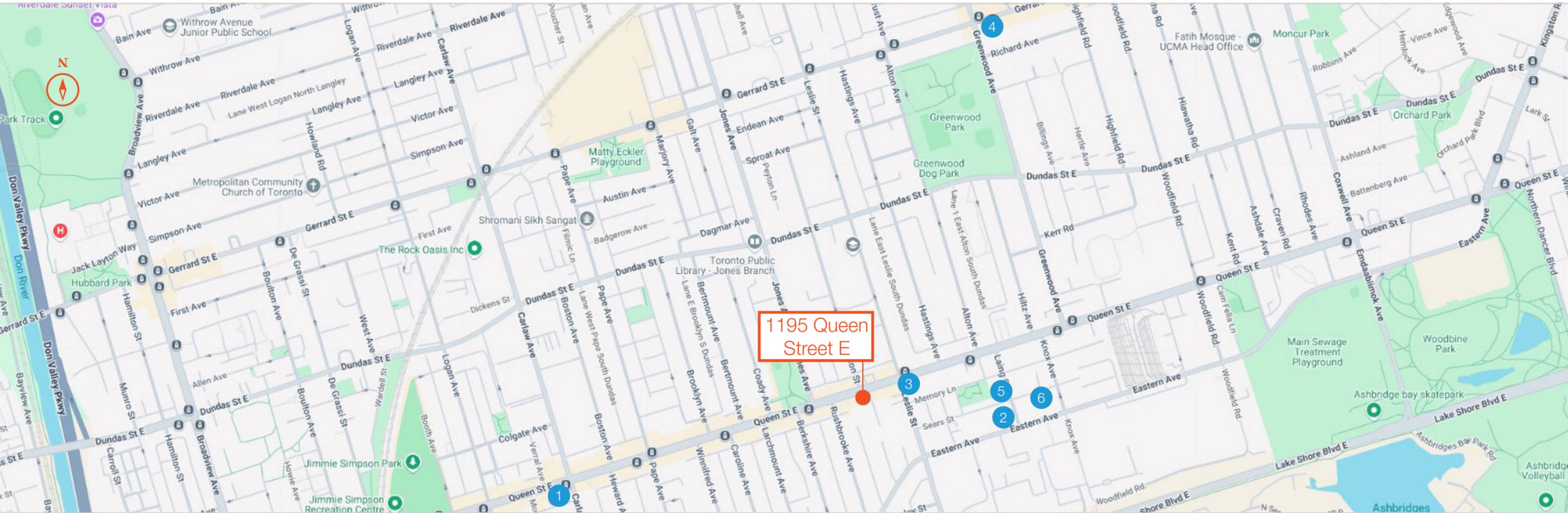
Walk & Transit Scores



Developments Comparables

Development Comps

Map Pin	Address	Developer	Land Size (SF)	RESUBMITTED APPLICATION			
				Year Submitted	FSI	#Storeys	GFA (Proposed)
1	929 Queen Street E	Core Dev Group	13,347	2023	4.65	10	61,242
2	26 Laing Street	SUD Group	17,384	2024	6.61	14	118,192
3	1233 Queen Street E	Core Dev Group	23,000	2024	4.88	8	112,536
4	1291 Gerrard Street E	SUD Group	35,022	2025	6.00	11	209,532
5	46 - 52 Laing Street	SUD Group / Percy Ellis	24,394	2023	4.40	7	145,237
6	880 Eastern Avenue	TAS	33,541	2022	4.99	9	145,732



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