

38-50 Park Road – Official Plan and Zoning By-law Amendment Application – Decision Report – Refusal

Date: November 10, 2025

To: Toronto and East York Community Council

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

Ward: 11 - University-Rosedale

Planning Application Number: 25 209063 STE 11 OZ

Related Planning Application Number: 25 209069 STE 11 RH

SUMMARY

This Report recommends refusal of the application to amend the Official Plan and Zoning By-law to permit a 31-storey (107.9 metres, mechanical penthouse not included) mixed-use building containing 289 units (including 40 replacement rental dwelling units) and 700 square metres of non-residential gross floor area at 38-50 Park Road. The existing buildings at 38 and 40 Park road, will be demolished, and a corresponding Rental Housing Demolition application has been submitted. The application includes the retention of the designated building at 50 Park Road.

The proposed development does not fit the existing or planned context of the site and surrounding low-rise area. The proposed building massing, including setback to Neighbourhoods designated properties and parkland, lack of a base building, and height of 31-storeys, are not acceptable, and does not provide appropriate transition to the surrounding low-rise areas in the Rosedale Valley.

An Official Plan Amendment is required to allow for the proposed height, to redesignate the lands from Neighbourhoods to Mixed Use Areas, to designate the lands as Mixed Use Area 2 - Intermediate in the Downtown Secondary Plan, and to reduce the right of way widening along Park Road.

RECOMMENDATIONS

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

1. City Council refuse the application for the Official Plan Amendment and Zoning By-law Amendment (Application No. 25 209063 STE 11 OZ) for the lands municipally known as 38-50 Park Road for the reasons identified in this Report.

2. City Council authorize the City Solicitor, together with appropriate City Staff, to appear before the Ontario Land Tribunal in support of City Council's decision to refuse the application, in the event that the decision is appealed to the Ontario Land Tribunal.

3. City Council authorize the City Solicitor and other appropriate City Staff to take any necessary steps to implement City Council's decision, including requesting any conditions of approval that would be in the City's interest, in the event an appeal of Council's decision is allowed by the Ontario Land Tribunal, in whole or in part.

FINANCIAL IMPACT

The Development Review Division confirms that there are no financial implications resulting from the recommendations included in this Report in the current budget year or in future years.

THE SITE AND SURROUNDING LANDS

Description

The 1,764 square metre site is irregularly shaped and is bounded by Park Road to the east, Lawren Harris Park to the north, 3-storey semi-detached houses to the south, and public lane to the west. The site is located on a portion of Park Road that slopes downhill into Rosedale Valley, with the south lot line approximately 6 metres higher than the north property line.

The site is within the Rosedale Valley, identified as a Natural Heritage System in the Official Plan and is within the Toronto and Region Conservation Area (TRCA) regulated area. See Attachment 2 for the Location Map.

Heritage

The property at 50 Park Road is individually designated under Part IV of the Ontario Heritage Act and is also designated under Part V as it is within the South Rosedale Heritage Conservation District (SRHCD).

The building at 50 Park Road was constructed in 1954 as the headquarters of the Ontario Association of Architects (OAA) by the Toronto firm of John B. Parkin with John C. Parkin as the project architect. The building reflects the mid-twentieth Miesian International Style with its simple low form and integration with the adjacent landscape. It was one of the first modern buildings in Toronto to be included on the City's Heritage Register and it was recognised as an OAA Landmark Building in 2004.

Existing Use

The site is occupied by a:

- 2-storey heritage-designated building (50 Park Road) containing commercial uses that abuts Rosedale Valley and Lawren Harris Park at the north end of the site;
- 7-storey apartment building (40 Park Road) with 39 occupied rental units in the middle of the site; and,
- 3-storey semi-detached house (38 Park Road) at the south end of the site with two owner-occupied units and one rental unit.

Surrounding Uses

North: Park/open space

South: Low-rise residential area

East: Low-rise residential area

West: 15-storey residential building

THE APPLICATION

Description

A 31-storey (107.9 metres, mechanical penthouse not included) mixed use building.

Heritage

The application includes the retention of the designated building at 50 Park Road.

Density

The proposal has a density of 14.2 times the area of the lot.

Residential Component

The proposal includes 289 dwelling units, 12 studio (4%), 170 one-bedroom (59%), 77 two-bedroom (27%), and 30 three-bedroom units (10%). A total of 40 of the proposed units are dedicated to rental replacement.

Non-Residential Component

The proposal includes 700 square metres of non-residential floor area located in the retained heritage property at 50 Park Road.

Access, Parking and Loading

The proposal includes a total of 31 vehicular parking spaces including 4 visitor spaces, a total of 329 bike parking spaces, and 1 Type-G loading space. Access is proposed from Park Road.

Additional Information

See the attachments of this Report for the Application Data Sheet, Location Map, a 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/40ParkRd

Reasons for Application

An Official Plan Amendment (OPA) is required to enable the proposed height. The OPA proposes to redesignate the lands from Neighbourhoods to Mixed Use Areas, to designate the lands as Mixed Use Area 2 - Intermediate in the Downtown Secondary Plan, and to redesignate the portion of Park Road between Church Street and Rosedale Valley Road from 20 metres in right-of-way width to non-uniform width.

The Zoning By-law amendment is required to allow the proposed built form including height and setbacks, proposed density, and to vary parking requirements related to size and accessibility.

Rental Housing Demolition and Replacement

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

APPLICATION BACKGROUND

A pre-application consultation (PAC) meeting was held on November 12, 2024. The Planning Application Checklist Package resulting from the PAC meeting is available on the Application Information Centre.

The current application was submitted and deemed complete on August 12, 2025, 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/40ParkRd

Agency Circulation Outcomes

The application together with the applicable reports noted above, have been circulated to all appropriate agencies and City Divisions. Responses received have been used to assist in evaluating the application.

POLICY & 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 should be read as a whole to understand its comprehensive and integrative intent as a policy framework for priority setting and decision making.

The Official Plan Urban Structure Map 2 identifies the subject site as Downtown and Central Waterfront, and designates the subject site as Neighbourhoods. See Attachment 3 of this Report for the Land Use Map.

The site is in a Natural Heritage area as identified on Map 9 of the Official Plan.

Official Plan policy 3.2.1.6 requires new development that would result in the loss of six or more rental dwelling units, to replace at least the same number, size, and type of rental units at similar rents to those in effect at the time of application. The policy also requires the provision of an acceptable tenant relocation and assistance plan, addressing the right of existing tenants to return to the replacement units at similar rents and other assistance to lessen hardship.

Protected Major Transit Station Area (PMTSA)

The site is within 3 delineated PMTSAs. Site and Area Specific Policies (SASP) 599, 600 and 719 delineate the Bay, Bloor-Yonge, and Rosedale Protected Major Transit Station Areas (PMTSA). The site is within 200 metres of Bloor-Yonge Station. The Bloor-Yonge PMTSA identifies a minimum population and employment target of 900 people and jobs per hectare and minimum density of 0.9 floor space index (FSI) for the subject site within Neighbourhoods.

The Minister of Municipal Affairs and Housing is the approval authority for amendments to authorized uses of land within Protected Major Transit Station Areas. If Council refuses the requested amendment, the Official Plan Amendment would be forwarded to the Minister for a decision under the Planning Act.

Secondary Plan

The site is within the Downtown Secondary Plan but is not identified as a Mixed Use Area, where growth is directed and anticipated. The Downtown Secondary Plan requires a modest and measured approach to intensification in areas where the existing and planned context is low in scale, such as the Asquith-Collier Neighbourhood, Lawren Harris Park and Rosedale Valley.

Site and Area Specific Policy (SASP) 211

The site is located within the Low Rise Areas on Map 2 of SASP 211, specifically within the Asquith-Collier Neighbourhood where development is required to respect and reinforce the stability and the established character of the area. Developments will be designed with sufficient setbacks and transitions in scale to adequately limit shadow, wind, and privacy impacts. See Attachment 4 of this report for a map of the Height Peaks and Height Ridges in relation to the subject site.

Site and Area Specific Policy (SASP) 517 – Downtown Tall Building Setback Area

SASP 517 applies to the site and establishes the policy context for tall building setbacks and separation distances to ensure appropriate tower separation distances will contribute to building strong healthy communities and will fit in with the existing and/or planned context. Implementing area specific Zoning By-law 1106-2016 and 1107-2016 provide for detailed performance standards to implement SASP 517.

Rental Housing Demolition and Conversion By-law

This application involves the demolition of rental housing. Since the development site contains six or more residential units, of which at least one unit is rental housing, an application is required under Chapter 667 of the City's Municipal Code, the Rental Housing Demolition and Conversion By-law. The by-law requires that an applicant obtain a permit from the City allowing the demolition of the existing rental housing units. The City may impose conditions that must be satisfied before a demolition permit for the 40-unit apartment building at 40 Park Road is issued.

Zoning

The subject site is zoned R (f5.0; d1.0)(x863) under Zoning By-law 569-2013. The R zoning category permits residential uses in a variety of building types varying from a detached house to apartment buildings. A maximum building height of 13 metres is allowed. See Attachment 5 of this Report for the existing Zoning By-law Map.

Ravine Protection

The site is located within the Don River watershed and is regulated by the Toronto and Region Conservation Area (TRCA). It is situated within the broader valley corridor as defined in TRCA's Living City Policies (2014). TRCA's Living City Policies typically require that new development and site alteration be setback a minimum distance of 10 metres from the limit of a valley corridor, being the long-term stable top of slope for this site.

Design Guidelines

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

- Tall Building Design Guidelines
- Growing Up Guidelines for Children in Vertical Communities

Toronto Green Standard

The Toronto Green Standard (TGS) is a set of performance measures for green development. Applications for Zoning By-law Amendments, Draft Plans of Subdivision and Site Plan Control are required to meet and demonstrate compliance with Tier 1 of the TGS. Tiers 2 and above are voluntary, higher levels of performance with financial incentives (partial development charges refund). Tier 1 performance measures are secured on site plan drawings and through a Site Plan Agreement or Registered Plan of Subdivision.

PUBLIC ENGAGEMENT

Community Consultation

A virtual community consultation meeting took place on October 23, 2025. Approximately 135 people participated, as well as the Ward Councillor. Following a presentation by City staff and the applicant, the following comments and issues were raised:

- The proposed height and impact on the ravine;
- Lack of transition to the low-rise areas surrounding the site;
- Access and loading on Park Road and the impact to traffic on the narrow street;
- Impact to views from units in 66 Collier Street;
- Impact this development would have on heritage attributes of 50 Park Road and the South Rosedale HCD;
- Size and layouts of replacement rental units, and impact on existing tenants of 40 Park Road;
- Shadow impact on Neighbourhoods and Lawren Harris Park;
- Construction impacts on Park Road; and
- Appreciation of the building design.

Additional meetings were held by City Planning Staff and the Ward Councillor with the condominium board of 66 Collier Street, the tenants group at 40 Park Road, and the South Rosedale Residents Association. The comments above reflect the concerns voiced through these meetings.

The issues raised through the community consultation process have been considered through the review of the application and commented on as necessary in the body of this Report.

Tenant Meeting

City staff will hold a separate consultation meeting with affected tenants prior to any future City Council consideration of the Rental Housing Demolition and Conversion application.

COMMENTS

Provincial Planning Statement and Provincial Plans

Staff's review of this application has had regard for the relevant matters of provincial interest set out in the Planning Act. Staff have reviewed the current proposal for consistency with the Provincial Planning Statement (2024). Staff find the proposal to be inconsistent with the PPS (2024). The application does not demonstrate that the heritage attributes of 50 Park Road are conserved, nor has it been demonstrated that there will be no negative impacts to natural heritage adjacent to the site.

Official Plan Policies and Design Guidelines

This application has been reviewed against the Official Plan policies including the Downtown Secondary Plan, SASP 211, 517, 599, 600, and 719, and the Tall Building Design Guidelines described in the Policy and Regulation Considerations Section of this Report.

Land Use

The proposed Official Plan Amendment to redesignate the site from Neighbourhoods to Mixed Use Areas 2 - Intermediate is not appropriate and should be refused. The Downtown Plan states that Mixed Use Area 2 will generally form an intermediate, transitional scale between the taller buildings anticipated on some sites in Mixed Use Areas 1 and the predominantly mid-rise character anticipated in Mixed Use Areas 3. The existing and planned context of the site, surrounded by low-rise Neighbourhoods and Parks and Open Space, within a low-rise area identified in SASP 211, and located in a Natural Heritage area, is not appropriate for redesignation to Mixed Use Areas 2, as proposed.

Density, Height, Massing

The proposed building massing, including setbacks, step backs, separation distance, height, and transition to adjacent areas, is not acceptable and does not conform to the policies of the Official Plan, Downtown Plan, SASP 211, SASP 517, or the Tall Building Design Guidelines.

Density

The proposed density of 14.2 FSI meets the minimum density requirement of 0.9 FSI as required by SASP 600 in Chapter 8 of the City's Official Plan. The PMTSA policies require that Mixed Use Areas will have zoning by-law permissions for a density of 8.0 times the area of the lot if located within 200 metres of a transit station. The proposed density meets and exceeds the FSI permissions required by the PMTSA policies for Mixed Use Areas and the height permission of 6-storeys for properties in Neighbourhoods or on Major Streets

Height

The proposed height of 107.9 metres (31-storeys), excluding the mechanical penthouse, is not appropriate given the site context and its location in the low-rise areas

delineated in SASP 211. The proposed height is taller than the approved height of 717 Church Street and 85-97 Collier Street at 95.3 metres (27-storeys) to the south, which is closer to the height peak at Yonge Street and Bloor Street, and located outside of the Rosedale Valley Ravine. The proposed height is significantly taller than the 3-storey buildings to the immediate south and east of the site, and the 15-storey building at 66 Collier Street to the west. The proposed height does not provide transition to the Rosedale Valley, Lawren Harris Park, or the 9-storey residential buildings currently located within the Rosedale Valley further to the north.

The site is not appropriate for a building of this scale, and the proposed height does not achieve the policies of the Official Plan, Downtown Plan, and SASP 211. The proposed development does not provide appropriate transition to the adjacent Parks and Open Space Areas, Neighbourhoods, and lower scale areas that surround the site.

Massing

The proposed tower setbacks, step backs, and separation distances are not sufficient, and do not provide adequate transition to the adjacent low-rise Neighbourhood, Lawren Harris Park, and the Rosedale Valley Ravine. The 5.5-metre setback to the south should be increased to mitigate the impact to the adjacent low rise properties. The 0 to 2-metre setback to the adjacent park is also insufficient. The lack of a base building does not fit with the existing and planned character of the Asquith-Collier neighbourhood as required by SASP 211, or in keeping with the Tall Building Design Guidelines.

Rental Housing Demolition and Tenant Relocation and Assistance Plan

A related Rental Housing Demolition Application (25 209069 STE 11 RH) has been submitted as this application involves the demolition of 40 rental housing units. The applicant has proposed to replace the existing rental units; however, further detail is outstanding related to the replacement unit floor plans and a proposed Tenant Relocation and Assistance Plan.

Heritage Conservation

The impact of the proposed alterations on the cultural heritage values and attributes of the former OAA building at 50 Park Road and on the South Rosedale Heritage Conservation District has not been addressed. Further analysis of how the proposal complies with the provisions of the South Rosedale HCD Plan, and changes to the built form and massing are required. The proposal has not demonstrated that this protected heritage property is being appropriately conserved.

Of particular concern is the impact of the weight and structure of the proposed green roof on 50 Park Road and the impact alterations would have on the simple architectural form and character of the heritage building. The proposed massing is too close to the designated building and undermines its form, character and identity. Visual separation should be provided and no new massing should cantilever over the heritage building.

Public Realm

The proposed 3.45-metre road widening along Park Road is not sufficient to support the required tree planting and soil volume requirements for this site. Park Road is identified as a Major Street in the Official Plan, with a planned right-of-way of 20 metres. The applicant's Official Plan Amendment to reduce the width of the planned right-of-way is unacceptable and does not provide an opportunity to widen the Park Road right-of-way or enhance the public realm along Park Road.

Servicing

A Functional Servicing and Stormwater Management Report and associated plans have been submitted for the site and are currently under review by Engineering and Construction Services.

In the event that the OLT allows the Official Plan and Zoning By-law Amendment appeal in whole or in part, the final Order should be withheld pending the confirmation of water, sanitary and stormwater capacity from the Director, Engineering Review, Development Review, or the determination of whether holding provisions are required in the Zoning By-law amendment.

Parking

The proposed development includes 31 parking spaces, consisting of 27 spaces for residents and 4 for visitors accessed from Park Road. Two accessible parking spaces are required, with none proposed.

Parkland

The owner is required to satisfy the parkland dedication requirement through a cash-in-lieu of parkland payment.

Staff have identified concerns related to the proposed building massing and setbacks and their impact on the adjacent Lawren Harris Park and Rosedale Ravine lands. The proposed setbacks at the northwest corner of the site adjacent to Lawren Harris Park range from 0 to 2 metres and are insufficient.

Ravine Protection

The applicant has not established the long-term stable top of slope, and the TRCA recommends the refusal of the application based on the submitted information.

Natural Heritage Protection

An evaluation of the proposal could not be completed by Ravine and Natural Feature Protection staff as the applicant has not delineated and identified all staked natural features and their applicable setbacks on all pertinent plans. The proposed plans show building envelope within the dripline of adjacent trees, with no setback provided.

Archaeological Assessment

Heritage Planning staff have reviewed the Stage 1 Archaeological Assessment for the proposed development and concur with the findings. The report has determined that a portion of the property continues to exhibit archaeological potential at 50 Park Road and a Stage 2 archaeological assessment in the form of archaeological monitoring of construction activities and sub-grade excavation is recommended beneath the hardscaped surfaces of 50 Park Road.

CONTACT

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SIGNATURE

Oren Tamir
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: Downtown Secondary Plan - Built Form Height Peaks & Ridges

Attachment 5: Existing Zoning By-law Map

Applicant Submitted Drawings

Attachment 6: Site Plan

Attachment 7: Elevations and/or Ground Floor Plan

Attachment 8: 3D Massing Model

Attachment 1: Application Data Sheet

Municipal Address: 38-50 Park Road Date Received: August 12, 2025

Application Number: 25 209063 STE 11 OZ

Application Type: OPA and Rezoning

Project Description: A 31-storey (107.9 metres) mixed-use building.

Applicant	Agent	Architect	Owner
Helberg Properties Limited	Bousfields Inc	BDPQ	Helberg Properties Limited

EXISTING PLANNING CONTROLS

Official Plan Designation: Neighbourhoods Site Specific Provision: SASP 211, SASP 225, SASP 517

Zoning: R (f5.0; d1.0) (x863) & ON Heritage Designation: Y

Height Limit (m): 13 Site Plan Control Area:

PROJECT INFORMATION

Site Area (sq m): 1,764 Frontage (m): 48 Depth (m): 40

Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):			1,185	1,185
Residential GFA (sq m):	3,624		24,409	24,409
Non-Residential GFA (sq m):	633	633		633
Total GFA (sq m):	4,257	633	24,409	25,042
Height - Storeys:	8		31	31
Height - Metres:	24		102	102

Lot Coverage Ratio (%): 67.18 Floor Space Index: 14.2

Floor Area Breakdown Above Grade (sq m) Below Grade (sq m)

Residential GFA: 24,409

Retail GFA:

Office GFA: 633

Industrial GFA:

Institutional/Other GFA:

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:	40		289	289
Freehold:				
Condominium:				
Other:	2			
Total Units:	42		289	289

Total Residential Units by Size

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:					
Proposed:		12	170	77	30
Total Units:		12	170	77	30

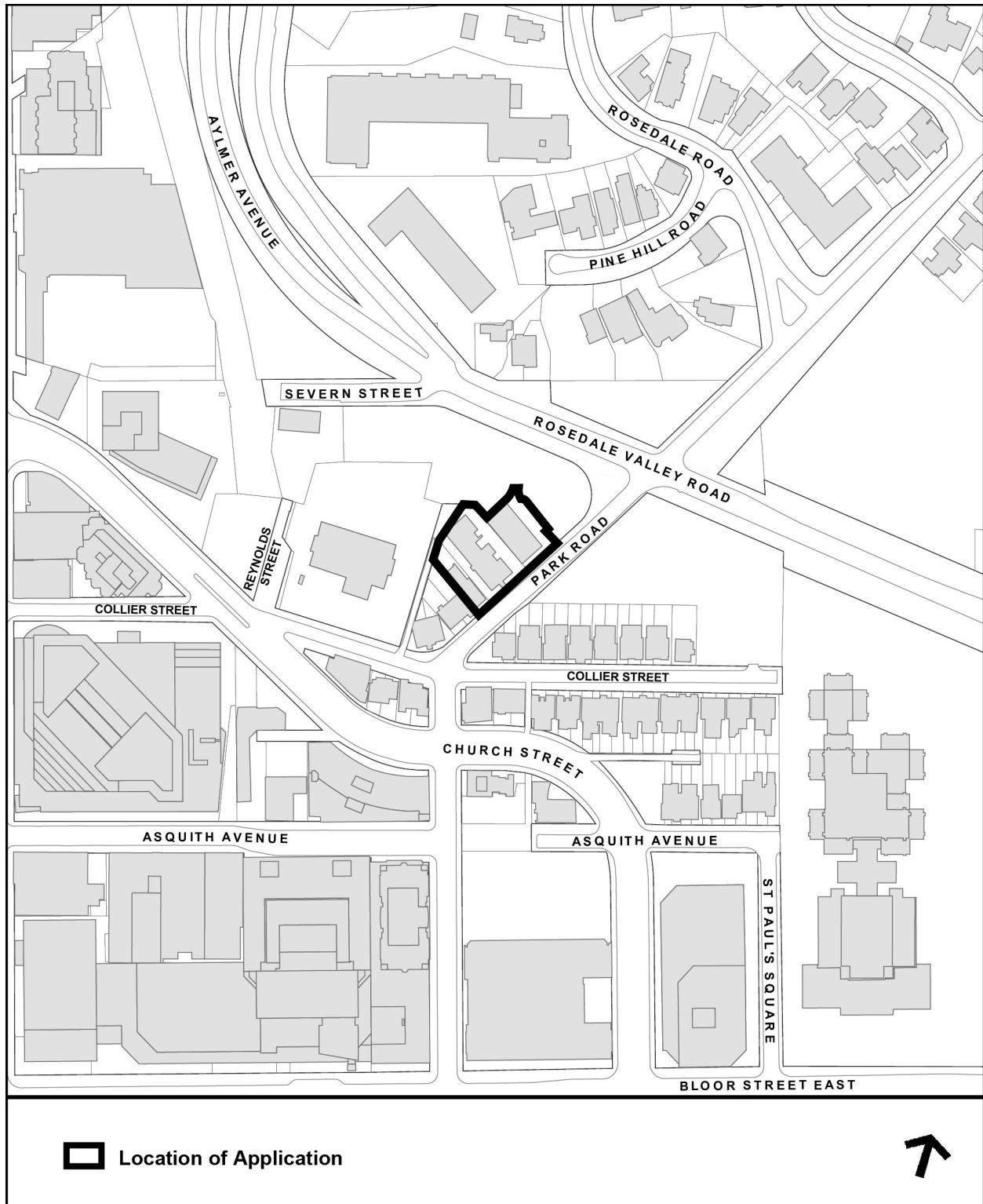
Parking and Loading

Parking Spaces:	31	Bicycle Parking Spaces:	329	Loading Docks:	1
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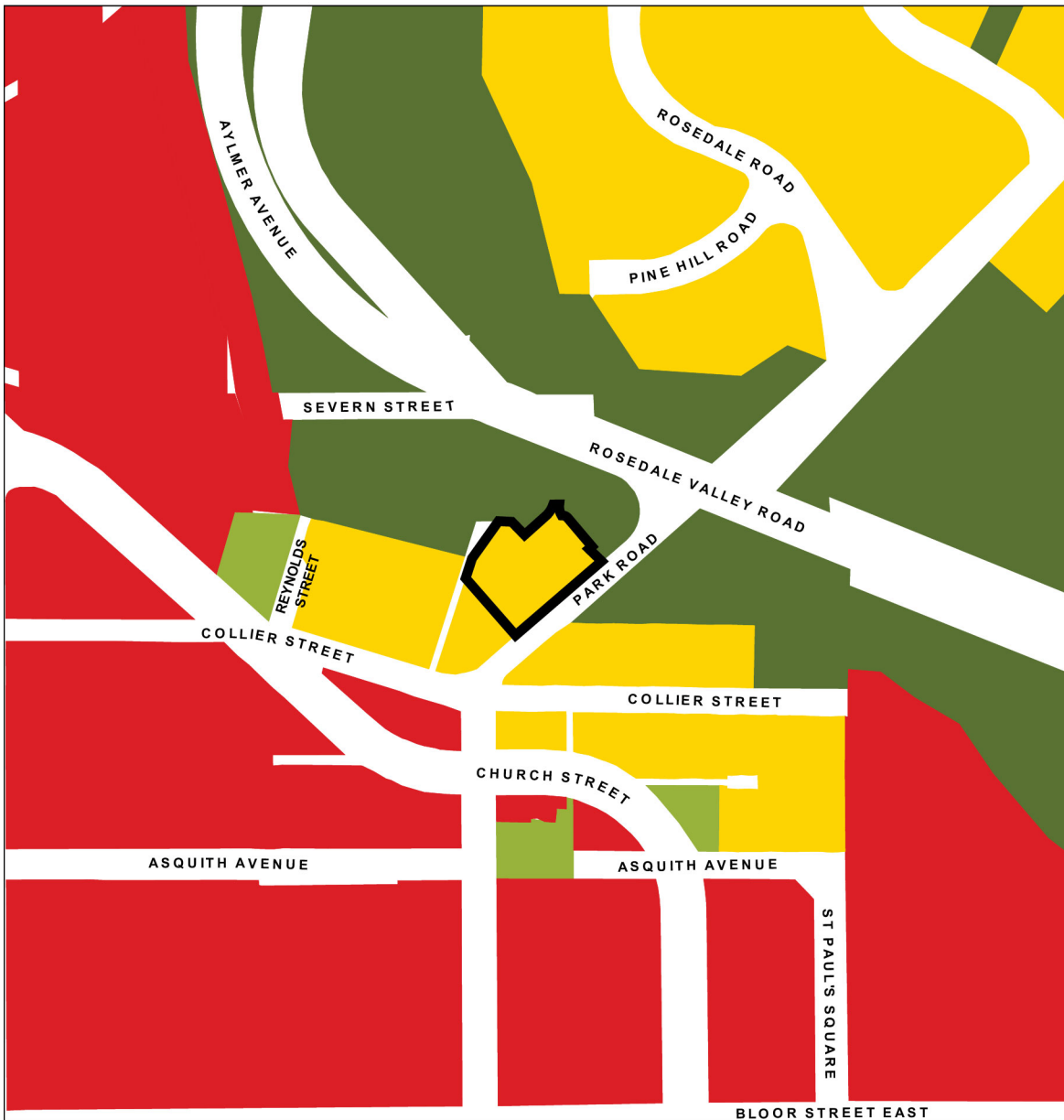
CONTACT:

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Attachment 2: Location Map



Attachment 3: Official Plan Land Use Map



Official Plan Land Use Map #17

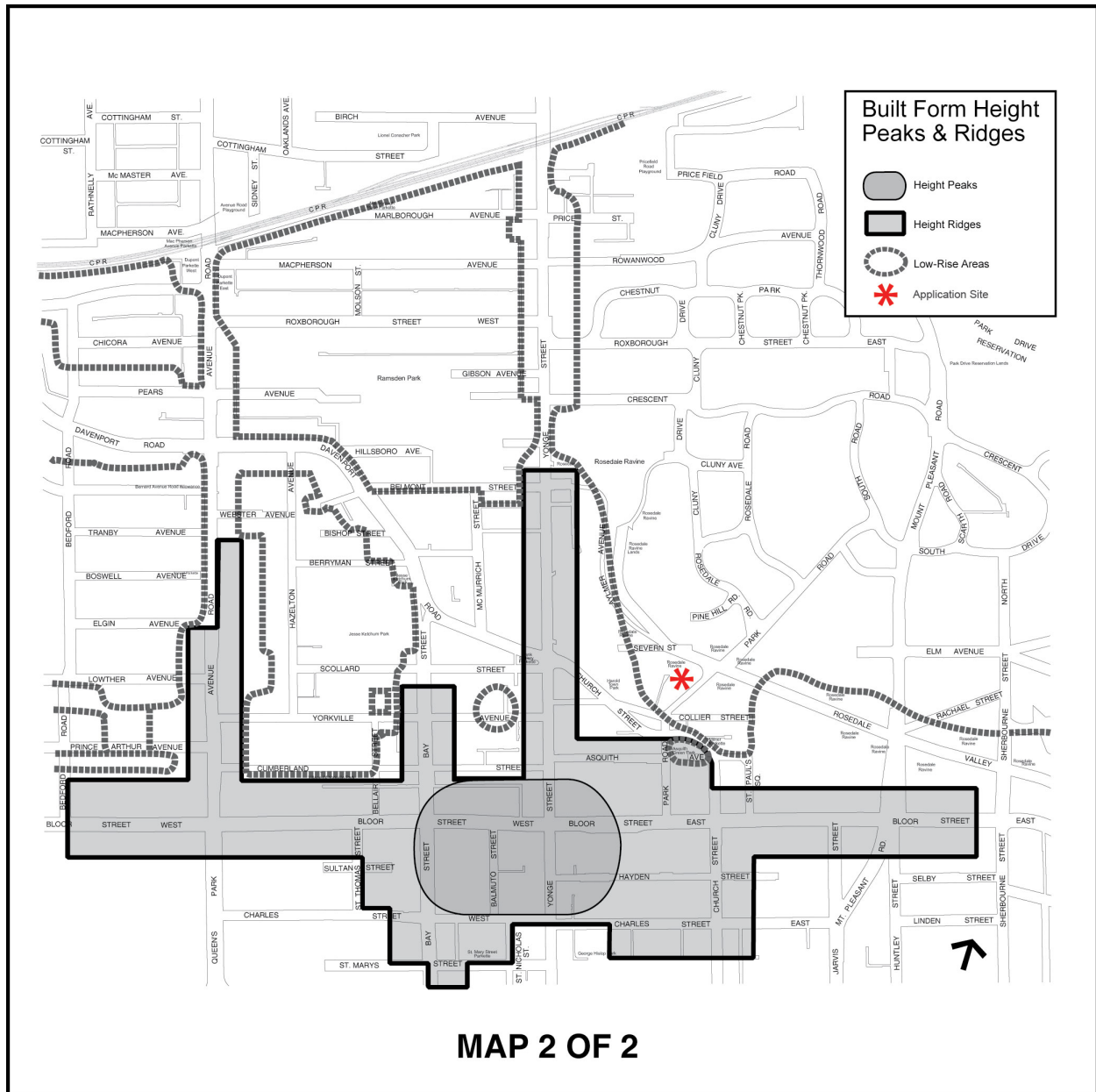
38-50 Park Road

File # 25 209063 STE 11 0Z

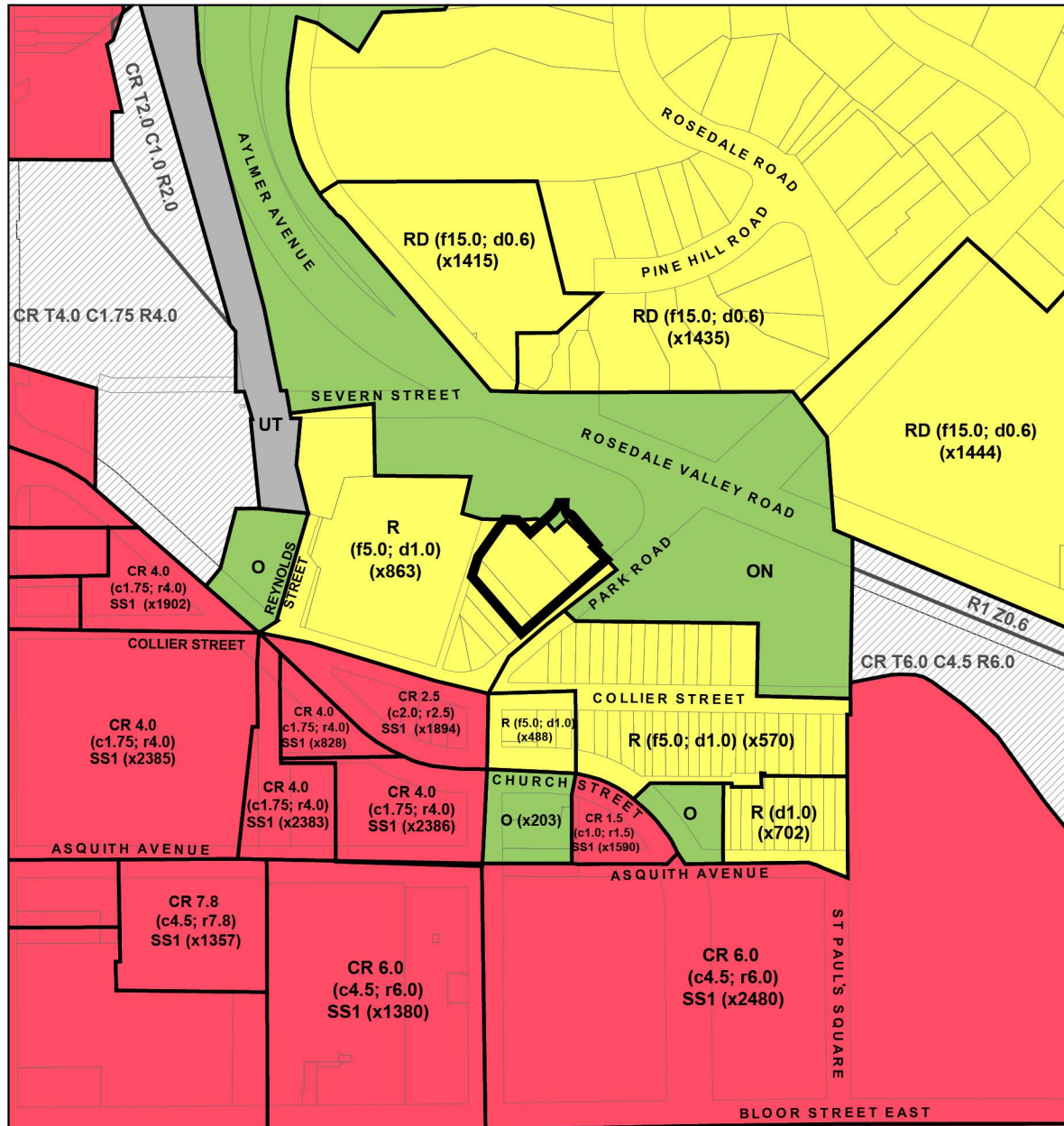


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Extracted: 08/18/2025

Attachment 4: SASP 211 - Built Form Height Peaks & Ridges



Attachment 5: Existing Zoning By-law Map



Zoning By-law 569-2013

38-50 Park Road

File # 25 209063 STE 11 0Z

Location of Application

See Former City of Toronto By-law No. 438-86

R Residential
RD Residential Detached
CR Commercial Residential
O Open Space

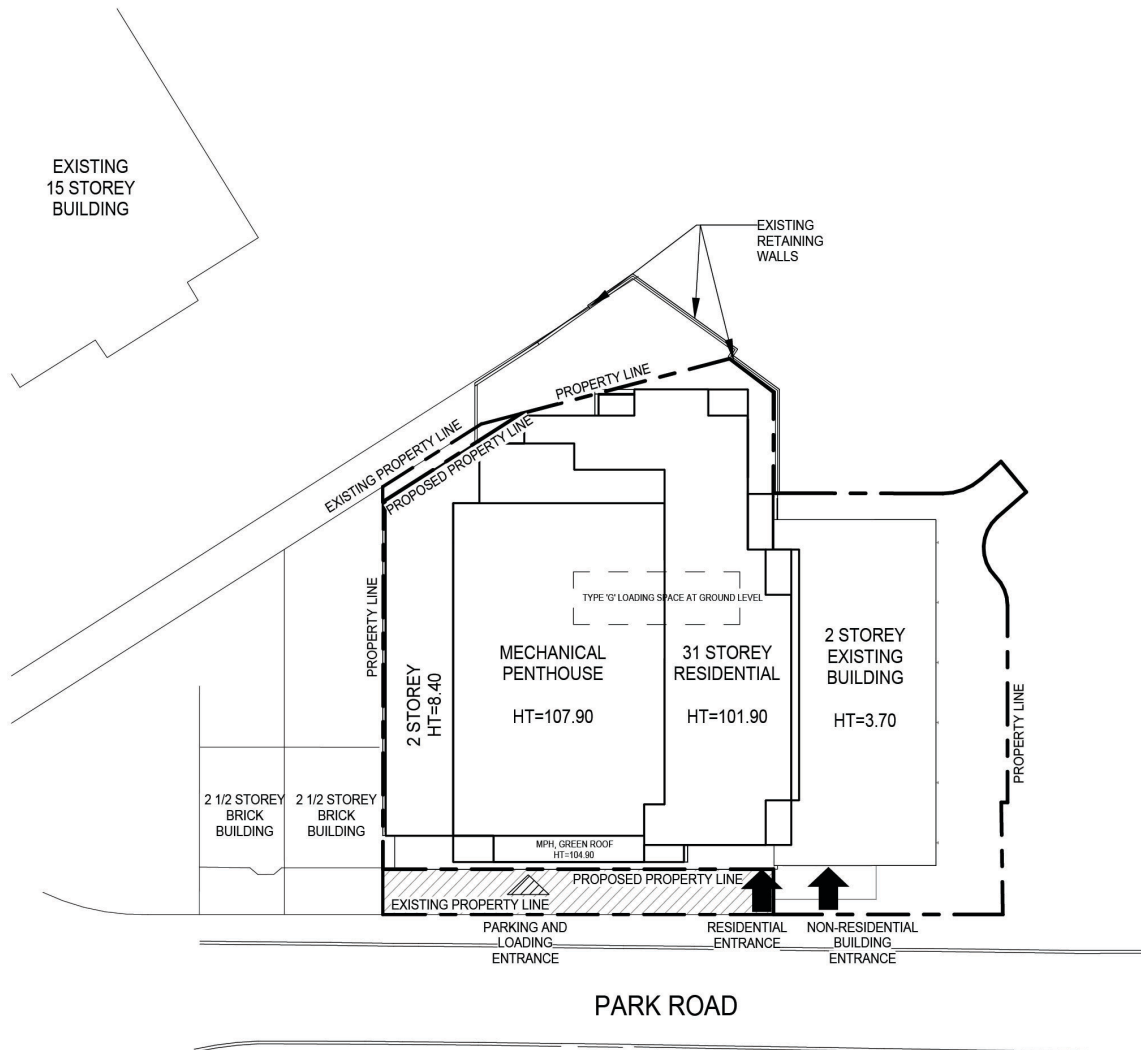
ON Open Space Natural
UT Utility and Transportation

R1 Residential District
CR Mixed-Use District



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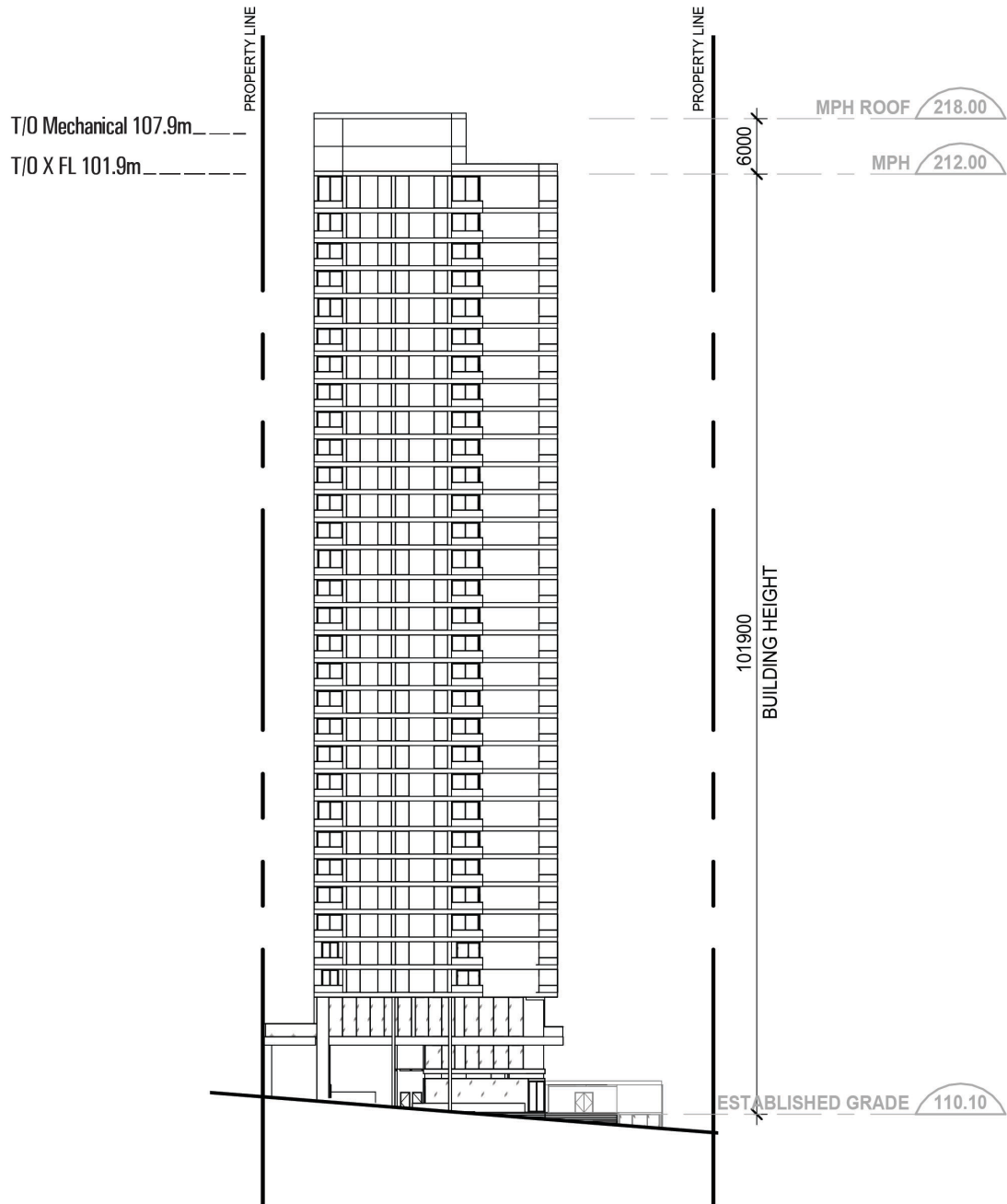
Attachment 6: Site Plan



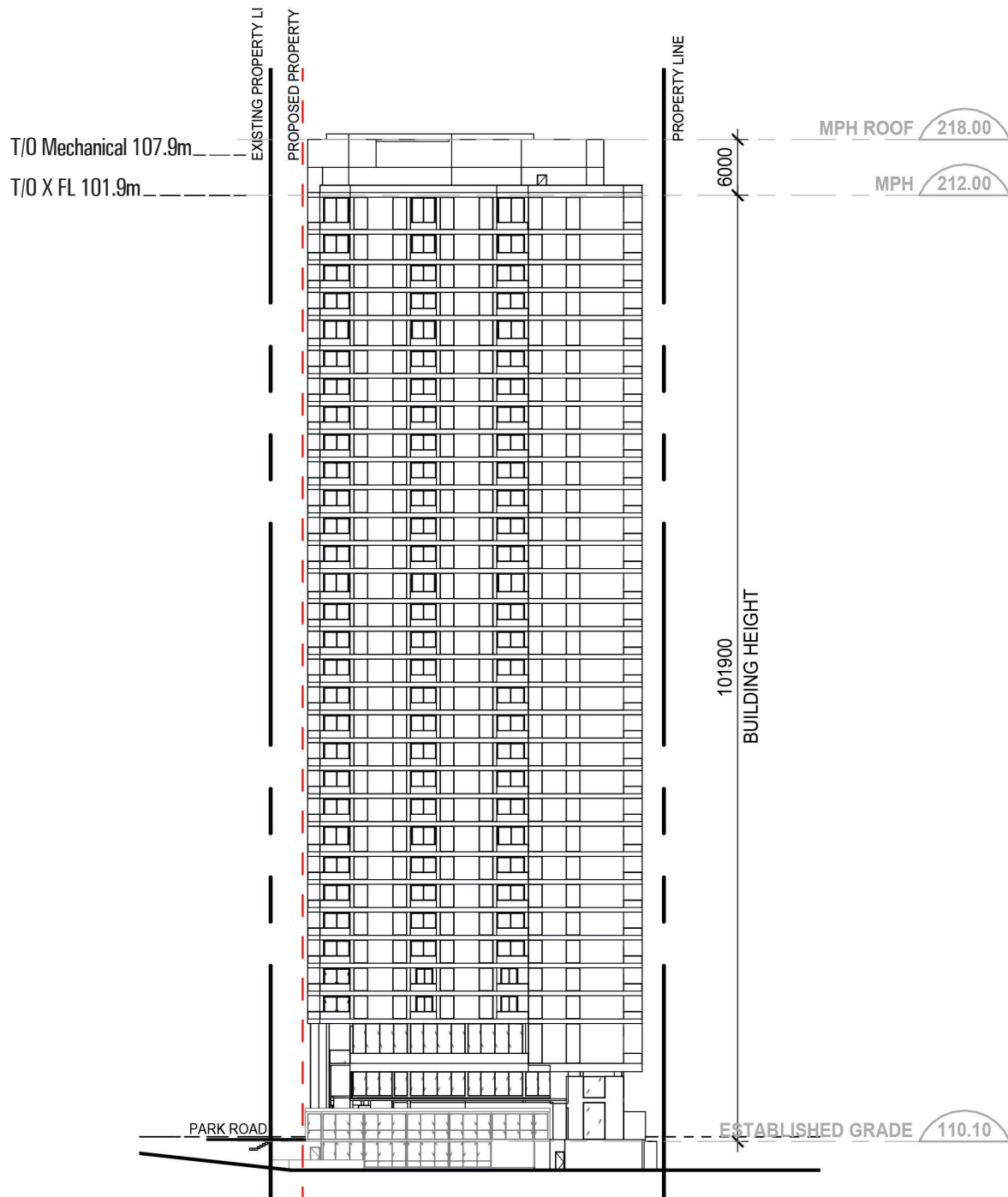
Site Plan



Attachment 7: Elevations and/or Ground Floor Plan



East Elevation



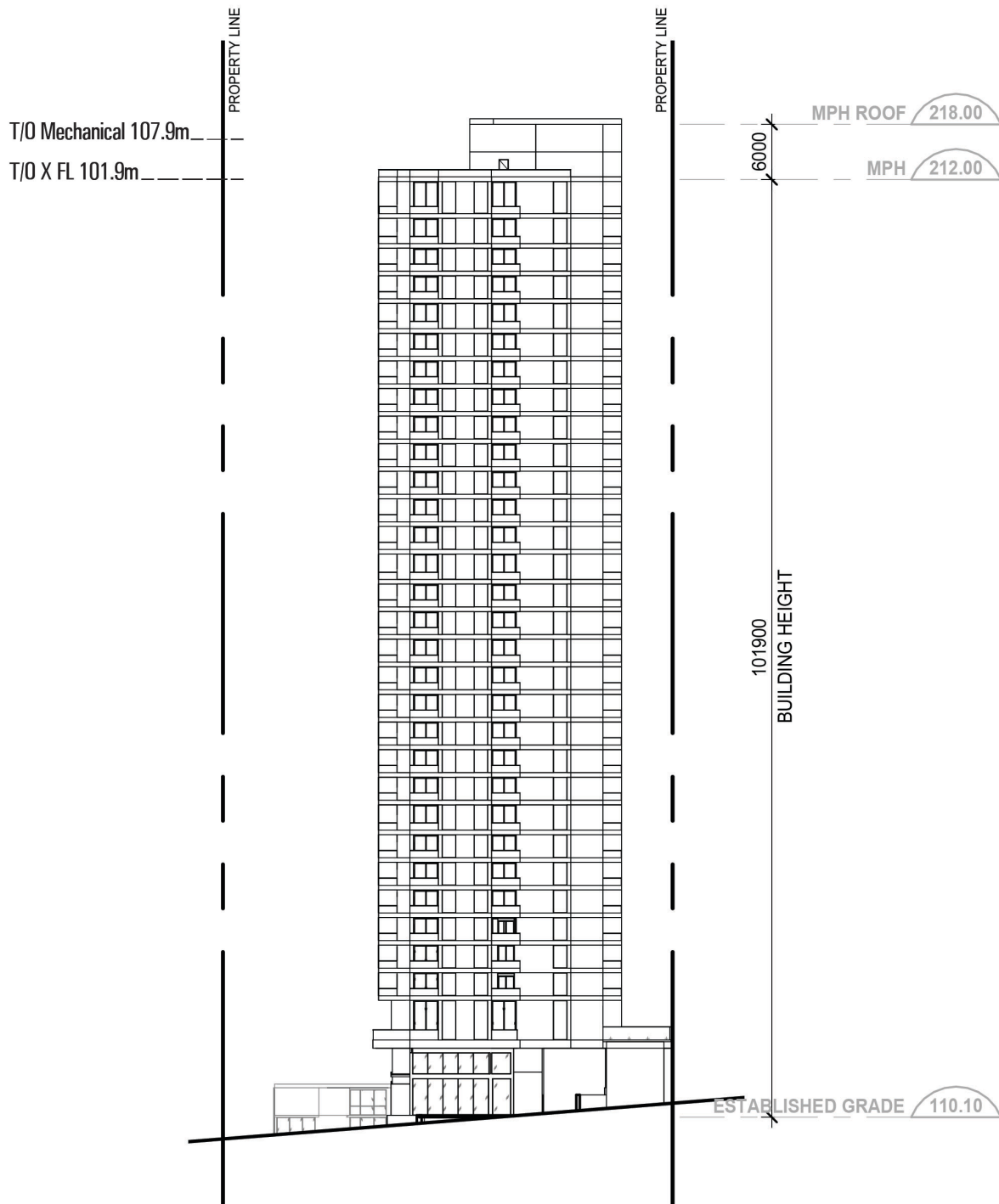
North Elevation

T/O Mechanical 107.9m_____

T/O X FL 101.9m_____



South Elevation



West Elevation

Attachment 8: 3D Massing Model

