

530-550 Yonge Street, 145 St. Luke Lane and 6-8 Breadalbane Street – Zoning By-law Amendment Application – Decision Report – Approval

Date: November 10, 2025

To: Toronto and East York Community Council

From: Director, Community Planning, Toronto and East York

Ward: 13 - Toronto Centre

Planning Application Number: 24 237044 STE 13 OZ

SUMMARY

This report recommends approval of the application to amend the Zoning By-law to permit the development of a 67-storey (213.5-metre, excluding mechanical penthouse) mixed-use building, containing 822 residential units and 1,012 square metres of non-residential space along the Yonge Street frontage. A 168 square metre Privately Owned Publicly Accessible Space (POPS) is proposed facing Dr. Lillian McGregor Park.

The application proposes the demolition of one rental dwelling unit. The applicant has agreed to provide a Tenant Assistance Plan that is consistent with the City's current practices.

A separate report from Heritage Planning, on the proposed conservation of the designated heritage properties at 530-550 Yonge Street, 145 St. Luke Lane and 6-8 Breadalbane Street will be considered by City Council in conjunction with this report.

RECOMMENDATIONS

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

1. City Council amend City of Toronto Zoning By-law 569-2013 for the lands municipally known as 530-550 Yonge Street, 145 St. Luke Lane and 6-8 Breadalbane Street substantially in accordance with the draft Zoning By-law Amendment included as Attachment 6 to this Report.
2. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required.
3. City Council require the owner to provide and implement an acceptable Tenant Assistance Plan to the satisfaction of the Chief Planner and Executive Director, City

Planning for Eligible Tenants of the existing rental dwelling unit proposed to be demolished, addressing financial compensation and other assistance to lessen hardship, including the provision of rent gap payments.

4. Before introducing the necessary Bills to City Council for enactment, City Council require the owner to provide a legal undertaking with the City to the satisfaction of the City Solicitor and the Chief Planner and Executive Director, City Planning, securing the implementation of the Tenant Assistance Plan required by Recommendation 3 above.

5. City Council request the General Manager, Transportation Services, to review and report back on the feasibility of amending City of Toronto Municipal Code Chapter 925, Permit Parking, to exclude the development located at 530-550 Yonge Street, 145 St. Luke Lane and 6-8 Breadalbane Street from Permit Parking.

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 site is located on the northwest corner of Yonge Street and Breadalbane Street. It is rectangular in shape, with a notch at the northwest corner of the site, and has a frontage of approximately 53 metres along Yonge Street, 38 metres along Breadalbane Street and 42 metres along the adjacent St. Luke Lane. See Attachment 2 for the Location Map.

Existing Use: Eight two- to three-storey commercial buildings containing one rental dwelling unit at 548A Yonge Street.

Heritage: Site includes the following contributing properties under Part V of the Ontario Heritage Act: 530-536 Yonge Street (constructed in 1948), 538-544 Yonge Street (constructed in 1873), 546-550 Yonge Street (constructed in 1889), 145 St. Luke Lane (constructed in 1915) and 546-550 Yonge Street (constructed at the turn of the 20th century).

Site Access and Public Transit: Vehicular access is from St. Luke Lane. The site is on the Yonge Street subway line.

THE APPLICATION

Description: A 67-storey (213.5 metres, excluding the mechanical penthouse) mixed-use building, with 822 dwelling units and 1,012 square metres of commercial space. A 168 square metre POPS is also proposed.

Heritage: The property is designated under Part IV of the Ontario Heritage Act and is identified as a contributing property in the Historic Yonge Street Heritage Conservation District, which is designated under Part V of the Ontario Heritage Act.

The proposal is to alter the storefront of 538 Yonge Street and retain the principal east facades of 544 Yonge Street and 546-550 Yonge Street in-situ. The south façade of the existing two-storey commercial building at 530-536 Yonge Street and 6-8 Breadalbane Street will be partially retained and incorporated into a new corner building. The east portion of the existing building at 530-536 Yonge Street is proposed to be demolished. 145 St. Luke Lane is also proposed to be demolished.

Density: 27.13 times the area of the lot.

Non-Residential Uses: The proposal includes 1,012 square metres of commercial space fronting Yonge Street on the ground and portions of the second floor.

Dwelling Units: 822 dwelling units, comprised of 62 studio units (7.5%), 554 one-bedroom units (67.3%), 125 two-bedroom units (15.2%), and 81 three-bedroom units (10.0%).

Amenity Space: 2.0 square metres of indoor amenity space per unit and 0.6 square metres of outdoor amenity space per unit are proposed.

Access, Parking and Loading: Pedestrian access is provided from Yonge and Breadalbane Streets and vehicular access is proposed from St. Luke Lane. Type-C and Type-G loading spaces, four vehicle parking spaces and 824 bicycle parking spaces are proposed internal to the building.

Additional Information

See the attachments of this report for the Application Data Sheet, Location Map, 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/530YongeSt

Reasons for Application

The Zoning By-law Amendment is required to amend the site-specific performance standards including building height, setbacks, stepbacks and other performance standards.

Agency Circulation Outcomes

The application has been circulated to all appropriate agencies and City Divisions. Responses received have been used to assist in evaluating the application and to formulate the draft Zoning By-law amendment.

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 site is located in the Downtown and Central Waterfront Area and is designated Mixed Use Areas. See Attachment 3 of this report for the Official Plan Land Use Map.

Downtown Secondary Plan

The site is designated Mixed Use Areas 1 – Growth. Yonge Street is identified as a Priority Retail Street, Great Street and Cultural Corridor. See Attachment 4 of this report for the Official Plan Land Use Map.

Protected Major Transit Station Area (Site and Area Specific Policy 602)

The site is within a Protected Major Transit Station Area (PMTSA), which was approved by the Minister of Municipal Affairs and Housing on August 15, 2025. The approved policy specifies that lands designated Mixed Use Areas that are within 200 metres of an existing transit station will permit a density of 8.0 times the area of the site.

North Downtown Yonge (Site and Area Specific Policy 382)

The site is in the Yonge Street Character Area and Height Core Area of Site and Area Specific Policy (SASP) 382. The Yonge Street Character Area policies include performance standards related to building setbacks, stepbacks and building heights.

Downtown Tall Buildings (Site and Area Specific Policy 517)

SASP 517 provides development criteria for tall building development proposals in the downtown; identifies that proposals shall have regard for a comfortable pedestrian realm; and provides for consideration of development proposals on other sites within the block, access to sunlight, views between towers and wind conditions on and around the site.

Zoning

The site is zoned Commercial Residential (CR 3.0 (c2.0; r3.0) SS1 (x2546)) in City of Toronto Zoning By-law 569-2013. This zoning category permits a range of commercial and residential uses, and a maximum height limit of 18 metres and a density of 3.0 times the area of the lot. See Attachment 4 of this report for the Zoning By-law Map.

City staff are currently undertaking a review of the Zoning By-law to bring it into conformity with the requirement that Mixed Use Areas designated sites with 200 metres

of an existing transit station in a delineated PMTSA will permit a density of 8.0 times the area of the lot.

Historic Yonge Street Heritage Conservation District Plan

The site is designated under Part V of the Ontario Heritage Act as part of the Historic Yonge Street Heritage Conservation District (HCD). The property is identified as a contributing property in the HCD.

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;
- Design Guidelines for Privately Owned Publicly- Accessible Spaces (POPS); and
- Retail Design Manual.

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.

PUBLIC ENGAGEMENT

Community Consultation

On March 11, 2025, an in-person community consultation meeting was hosted by City staff at 577 Yonge Street. Approximately 23 members of the public attended along with the applicant and Ward Councillor. Following presentations by City staff and the applicant about the planning framework, development review process and details of the proposal, City staff facilitated a discussion about the application. Issues raised by attendees at the meeting and through other correspondence included:

- The proposal's height and density and potential overcrowding on the streets;
- Increased tower separation to improve views, privacy, access to sunlight, and environment;
- Inadequate setbacks from St. Luke Lane;
- Base building height and potential shadow impacts on Dr. Lillian McGregor Park;
- Desire for affordable housing;
- The potential to rebuild and retain the heritage buildings;
- Traffic impacts from rideshare and deliveries on St. Luke Lane; and
- The proposals interface with the adjacent park and lane.

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.

Statutory Public Meeting Comments

In making their decision with regard to this application, Council members have an opportunity to hear the oral submissions made at the statutory public meeting held by the Toronto and East York Community Council for this application, as these submissions are broadcast live over the internet and recorded for review.

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 and have determined that it is consistent with the Provincial Planning Statement (2024).

Official Plan Policies and Design Guidelines

This application has been reviewed against the Official Plan policies, including the Downtown Plan and SASPs, and design guidelines described in the Policy and Regulation Considerations Section of this Report.

Land Use

The proposed residential and retail uses are permitted in the Mixed Use Areas designation and support key objectives of the Official Plan and Downtown Plan.

Housing

The application proposes the demolition of one rental dwelling unit impacting an existing tenant. The applicant has agreed to provide a Tenant Assistance Plan that is consistent with the City's current practices.

Official Plan policy 3.2.1.12 requires a Tenant Relocation and Assistance Plan be provided to lessen hardship for existing tenants. This report includes a recommendation to require the owner to provide a lawyer's undertaking to the City, to secure the implementation of the required Tenant Relocation and Assistance Plan.

Density, Height, Massing

Staff are satisfied that the proposal conforms with the applicable Official Plan, Downtown Plan and SASP 382 policies with respect to built form and is in keeping with the Tall Buildings Design Guidelines.

The proposed development has been massed to respect the context and conserve key attributes of the existing heritage buildings on the site and provide an appropriate setback to the adjacent Dr. Lillian McGregor Park.

Base Building Design

The proposed 3-storey base building includes the conserved portions of the heritage buildings, which are being retained in situ, as well as a new three-storey building component that is designed to complement and be compatible with the conserved heritage buildings. Massing of the tower above the base building is stepped back 10 metres from both the conserved heritage facades and new base building component along the Yonge Street frontage and 1.4 metres from the new base building along the Breadalbane Street frontage, to create space and visual definition between the tower and the heritage buildings that form part of the base building.

Tower Design

The tower, including the base building, is proposed at 67-storeys (213.5 metres excluding the mechanical penthouse). The proposed height fits appropriately within the existing and planned context and is consistent with policy direction that *Mixed Use Areas 1* are intended to accommodate the tallest buildings and highest development intensity in the Downtown Plan area.

Above the base building, the tower is set back 9.5 to 10.7 metres from the north lot line, 9.6 to 11.2 metres from the midpoint of St. Luke lane, 11 metres from the midpoint of Breadalbane Street, and 10 metres from the east property line (Yonge Street). These setbacks are consistent with the applicable policy and by-law provisions and design guidelines regarding setbacks from property lines, streets and lanes, as well as the context of the area, which includes tall building approvals with similar tower setbacks.

The separation distance between the proposed tower and the existing tower to the northwest at 11 Wellesley Street West exceeds 25 metres, which is the standard separation distance between towers outlined in the relevant policies, by-laws and guidelines for the site.

Heritage Conservation

Staff are satisfied that the proposed alterations conserve the attributes of the contributing buildings within the Heritage Conservation District and are consistent with the applicable policy framework. The heritage impacts of the development proposal are appropriately mitigated through the heritage conservation strategy.

Mitigation measures will include an Interpretation Plan that commemorates the LGBTQ2S history of the site and surrounding area, including signage on the retained south façade referencing the Parkside Tavern, a significant establishment within the community will be provided.

The site's heritage buildings will continue to contribute to the continuous street wall and rhythm of the historic main street character in this area of Yonge Street. The setback, placement and low-scale form will be maintained and incorporated into the base building of the new development.

Public Realm

A 3.7-metre sidewalk zone, measured from the curb to the building face, is proposed along Yonge Street, which reflects the setback to the existing heritage facades being retained in situ. A 6.4-metre sidewalk zone is proposed along Breadalbane Street, which reflects the setback to portions of the existing façade and provides for the preservation of three existing trees.

A 168-square-metre POPS is proposed on the southwest corner of the property, opposite Dr. Lillian McGregor Park. The POPS will anchor the corner of Breadalbane Street and St. Luke Lane and will provide covered seating with an arched overhang/canopy from the second floor and art wall. This landscaped area will provide an appropriate transition to the park.

Shadow Impact

The Downtown Plan identifies Dr. Lillian McGregor Park as a sun protected park where development will adequately limit net-new shadow between the hours of 10:18 a.m. to 4:18 p.m. from March 21 to September 21. Similarly, the North Downtown Yonge SASP 382 states that Dr. Lillian McGregor Park should be protected from net new shadows between 10 a.m. and 4 p.m. on March and September 21.

The Shadow Studies submitted in support of the application show that the proposed building would cast a net-new shadow on the park from 9:18 to 11:18 a.m. on June 21 and no net-new shadows on March or September 21. The shadow impacts resulting from the proposal have been reviewed by staff and are acceptable in this instance because the proposal does not shadow the park during the key spring and fall equinoxes on March and September 21.

Wind Impact

The Pedestrian Level Wind Study submitted in support of the application indicates that the wind conditions for all areas at grade will be acceptable for their intended uses throughout the year. Additionally, the third floor outdoor amenity terrace will be suitable for its intended use with the provision of windscreens. Staff are satisfied with the assessment, conclusions and recommendations of the study.

Servicing

Engineering Review staff have reviewed the submitted materials and have accepted the proposed functional servicing design for the proposed development.

Traffic Impact, Access, and Parking

A Transportation Impact Study and Addendum was submitted to assess the traffic impact, access, parking and loading arrangements for this development. Transportation Review staff have reviewed the study and accept its conclusions.

At City Council's direction, staff recommend the subject development be reviewed for exclusion from on-street permit parking should it be implemented in this area in the

future. A separate report will be submitted, and a Public Notice will be placed on the City's website to allow deputations at a future Toronto and East York Community Council meeting.

Parkland

The owner is required to satisfy the parkland dedication requirement through cash-in-lieu. As per Toronto Municipal Code Chapter 415-29, the appraisal of the cash-in-lieu will be determined under the direction of the Executive Director, Corporate Real Estate Management. Additionally, the Toronto Municipal Code Chapter 415-28, requires that the payment be made prior to the issuance of the first above-ground building permit for the land to be developed.

Tree Preservation

The application is subject to the provisions of the City of Toronto Municipal Code, Chapter 813, Articles II (Street Trees By-law) and III (Private Tree By-law). As proposed, this project would require the preservation of three City trees, as well as the removal of three private trees and two private boundary trees. An Application to Injure or Remove Trees will be required. The applicant has provided a Landscape Plan indicating the retention of three existing street trees within the City's Right of Way. The applicant will be required to obtain the necessary permits and submit a satisfactory replanting plan prior to the removal of any protected trees.

Community Services and Facilities

The Official Plan establishes and recognizes that the provision of and investment in community services and facilities supports healthy, safe, liveable, and accessible communities. Community services and facilities are the building blocks of our neighbourhoods, foundational to creating complete communities and include matters such as recreation, libraries, childcare, schools, public health, and human and cultural services. Providing for a full range of community services and facilities in areas that are inadequately serviced or experiencing growth is a shared responsibility.

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 Plan
- Attachment 5: Existing Zoning By-law Map
- Attachment 6: Draft Zoning By-law Amendment

Applicant Submitted Drawings

- Attachment 7: Site Plan
- Attachment 8: Elevations and/or Ground Floor Plan
- Attachment 9: 3D Massing Model

Attachment 1: Application Data Sheet

Municipal Address: 530-550 Yonge St **Date Received:** November 8, 2024

Application Number: 24 237044 STE 13 OZ

Application Type: Rezoning

Project Description: A proposed 67-storey mixed use building with at grade commercial uses.

Applicant	Agent	Architect	Owner
Aird & Berlis LLP	Bousfields	Giannone Petricone Assoc	2470324 Ontario

EXISTING PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:	Downtown Plan
Zoning:	CR 3.0 (c2.0; r3.0) SS1 (x2546)	Heritage Designation:	Y
Height Limit (m):	18	Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq m):	1,930	Frontage (m):	53	Depth (m):	38
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Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):	1,299		1,593	1,593
Residential GFA (sq m):	449		51,351	51,351
Non-Residential GFA (sq m):	2,696		1,012	1,012
Total GFA (sq m):	3,145		52,364	52,364
Height - Storeys:	3		67	67
Height - Metres:	13		213	213

Lot Coverage Ratio (%):	82.53	Floor Space Index:	27.13
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Floor Area Breakdown	Above Grade (sq m)	Below Grade (sq m)
Residential GFA:	51,351	
Retail GFA:	1,012	
Office GFA:		
Industrial GFA:		
Institutional/Other GFA:		

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:	1			
Freehold:				
Condominium:			822	822
Other:				
Total Units:	1		822	822

Total Residential Units by Size

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:					
Proposed:		62	554	125	81
Total Units:		62	554	125	81

Parking and Loading

Parking Spaces: 4 Bicycle Parking Spaces: 824 Loading Docks: 2

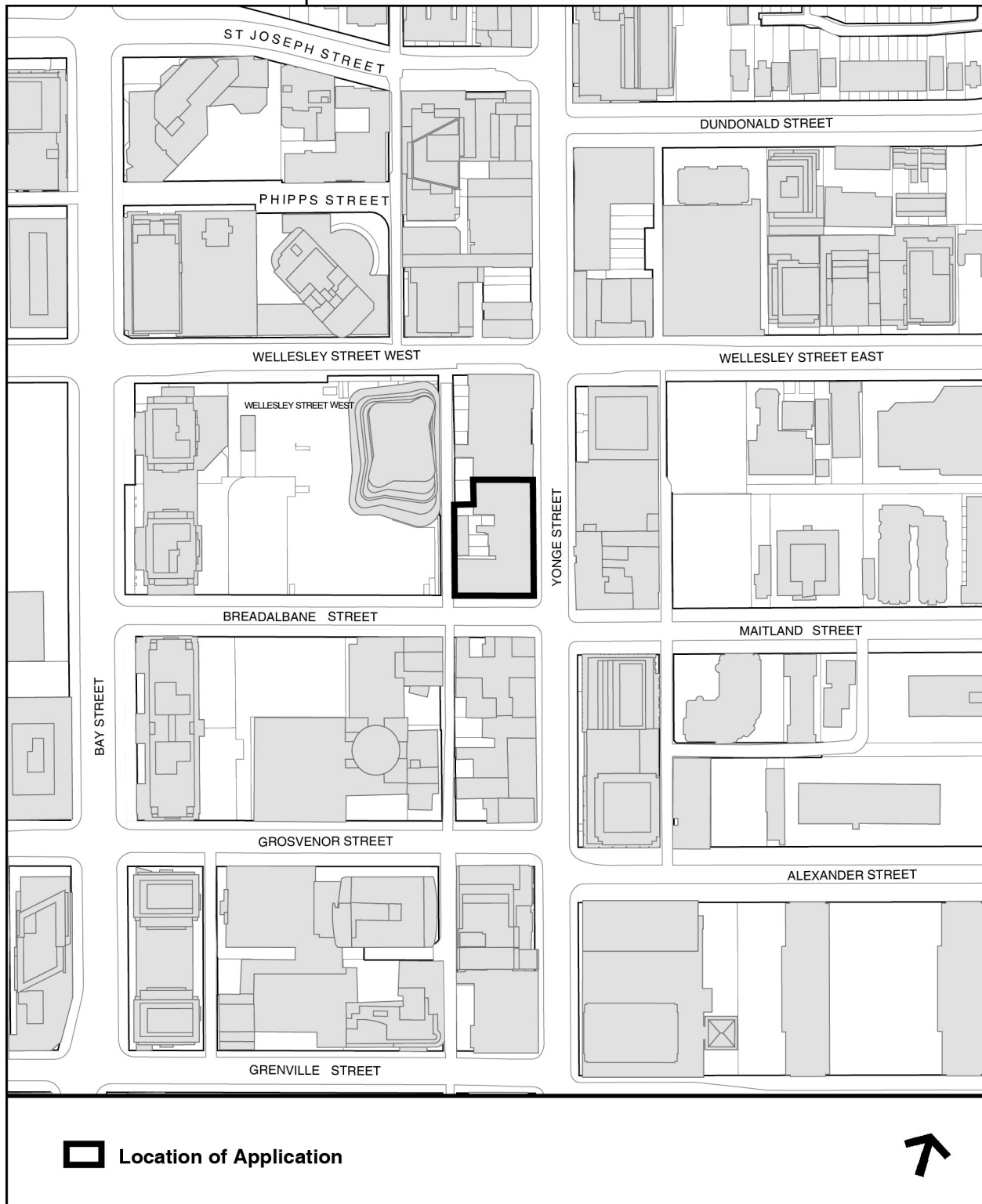
CONTACT:

Derek Waltho, Senior Planner, Community Planning

416-392-0412

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Attachment 2: Location Map



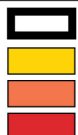
Attachment 3: Official Plan Land Use Map



530- 550 Yonge St & 145 St Luke Lane (6-8 Breadalbane St)

Official Plan Land Use Map #18

File # 24 237044 STE 13 OZ



Location of Application

Neighbourhoods

Apartment Neighbourhoods

Mixed Use Areas

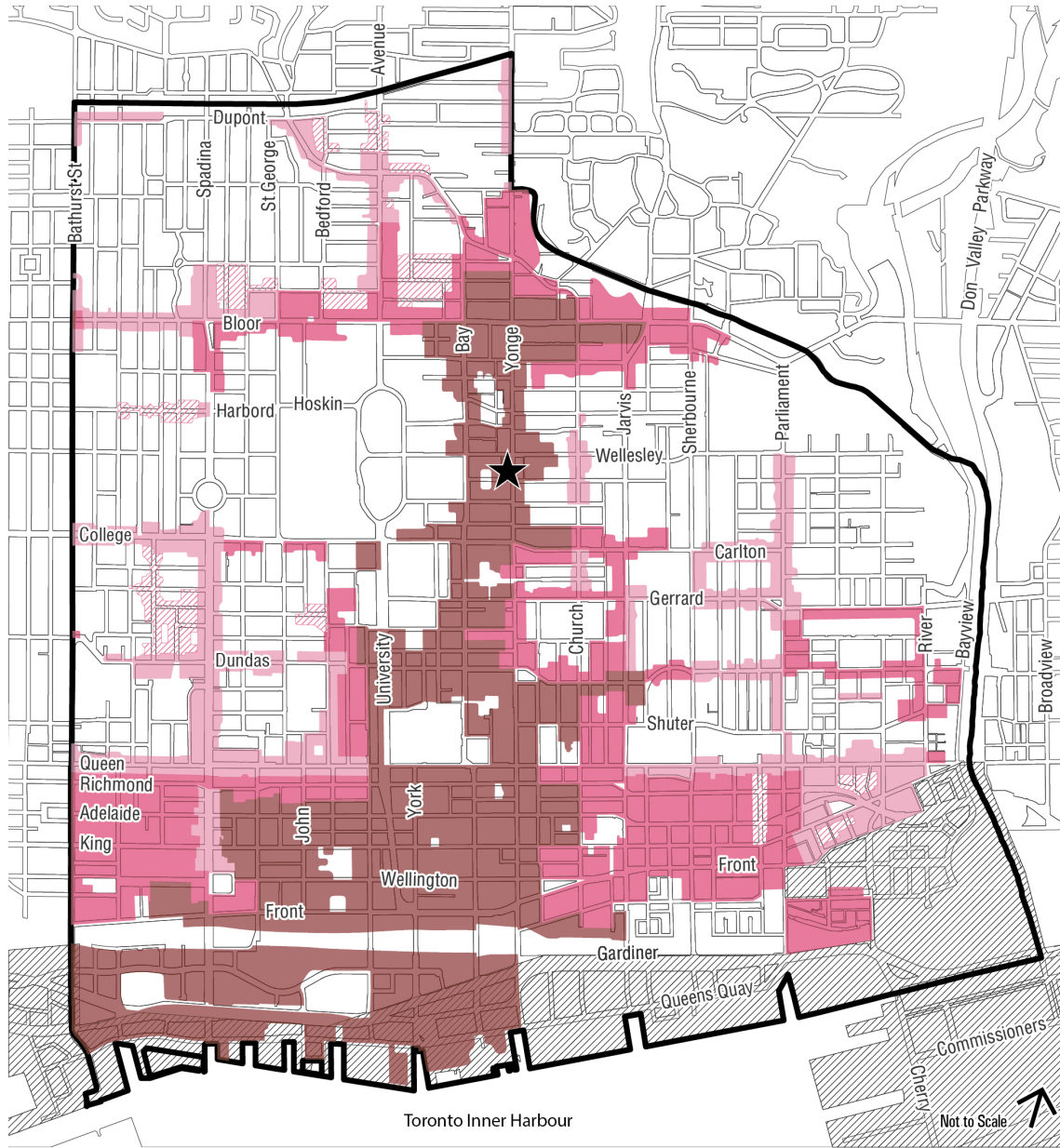
Parks

Institutional Areas



Not to Scale
Extracted: 11/12/2024

Attachment 4: Downtown Plan



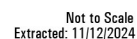
Downtown Plan MAP 41-3 Mixed Use Areas



The map displays a grid of streets and lots. Key streets include St. Joseph Street, Dundonald Street, Phipps Street, Wellesley Street West, Wellesley Street East, Yonge Street, Maitland Street, Alexander Street, Grenville Street, and Wood Street. Zoning codes are indicated by text labels within the lot boundaries. For example, CR 6.0 (c1.0; r6.0) SS1 (x1883) is shown in the top left, while R (d2.5) (x874) is in the top right. The map also shows building footprints and lot boundaries.



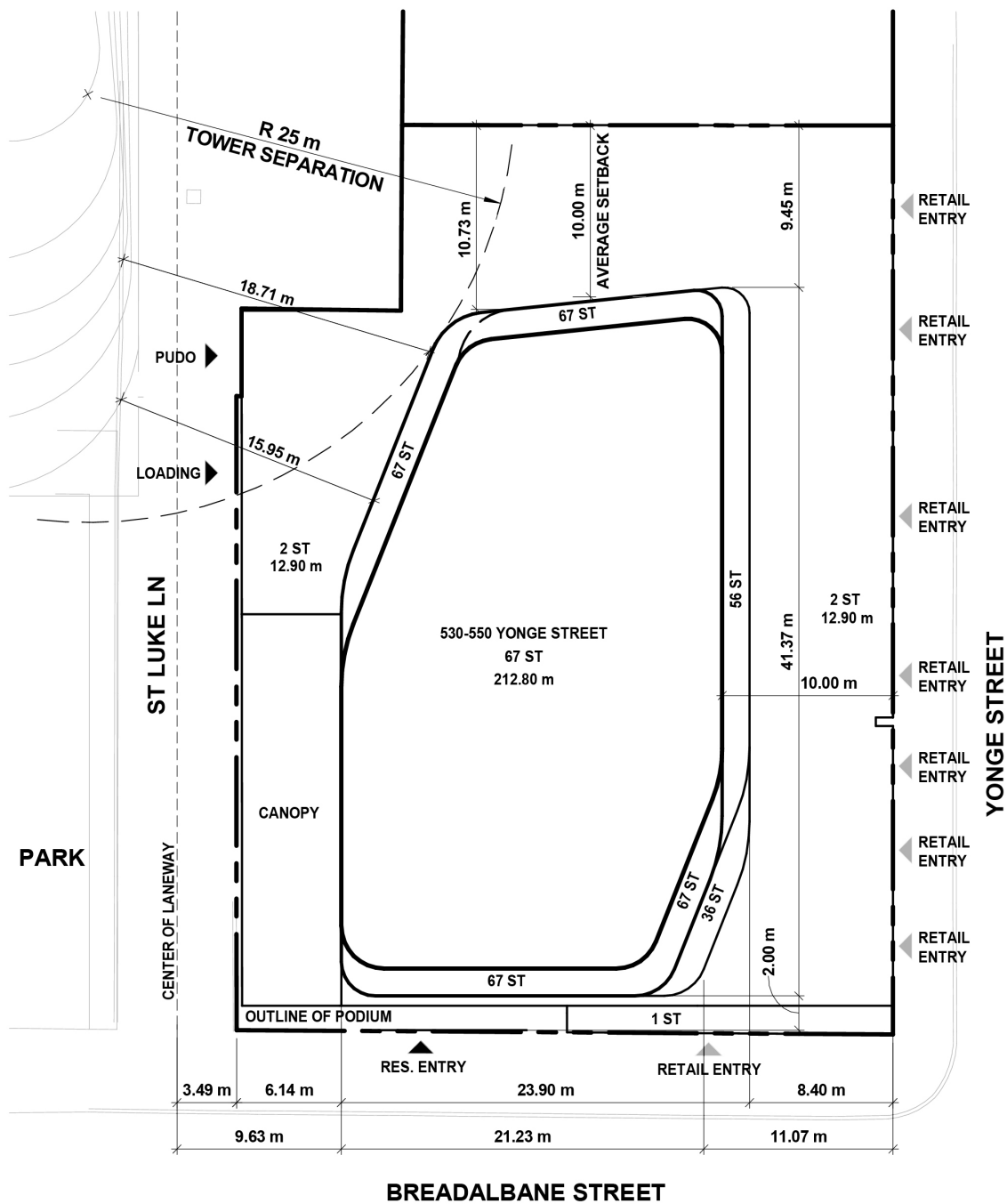
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Attachment 6: Draft Zoning By-law Amendment

Draft Zoning By-law Amendment will be available prior to the November 27, 2025
Toronto and East York Community Council Meeting

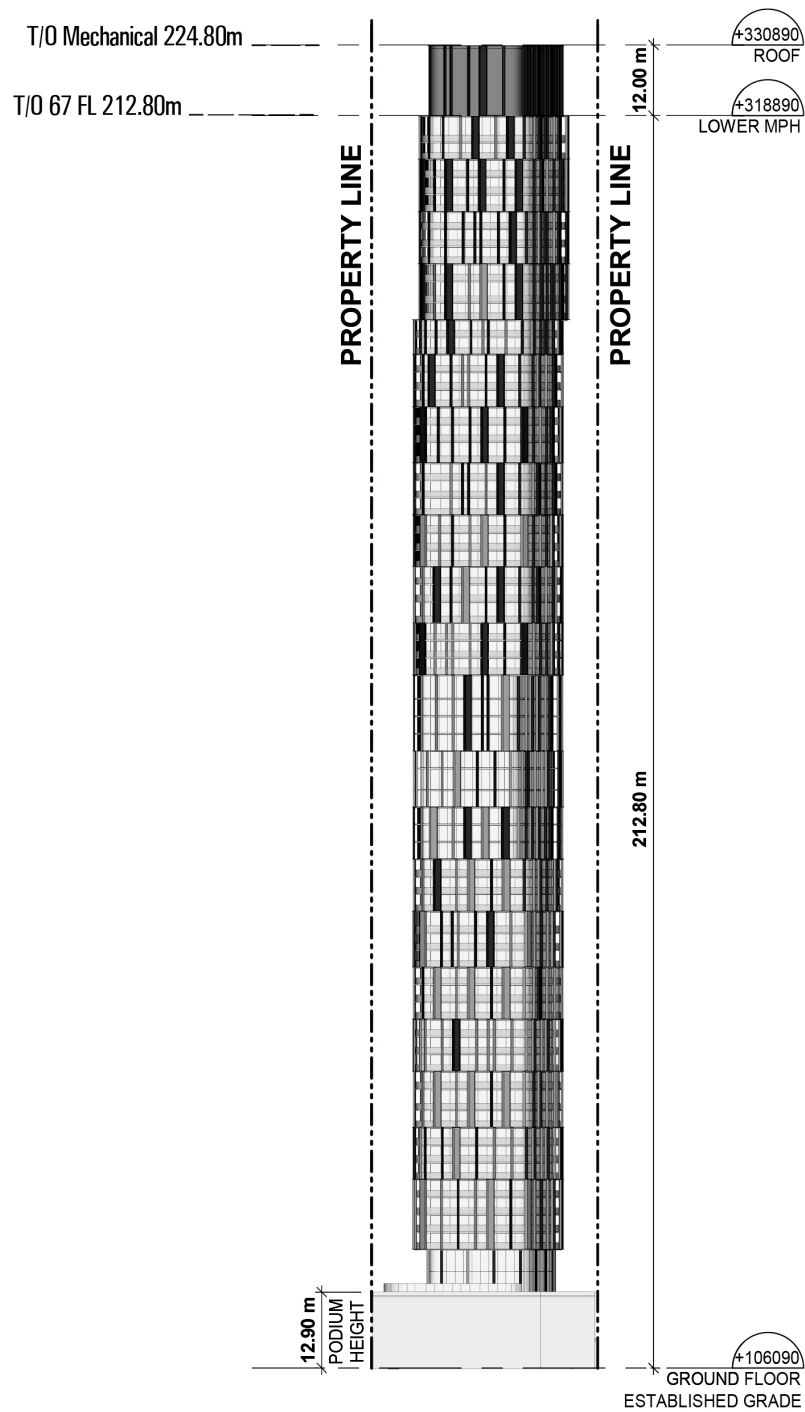
Attachment 7: Site Plan



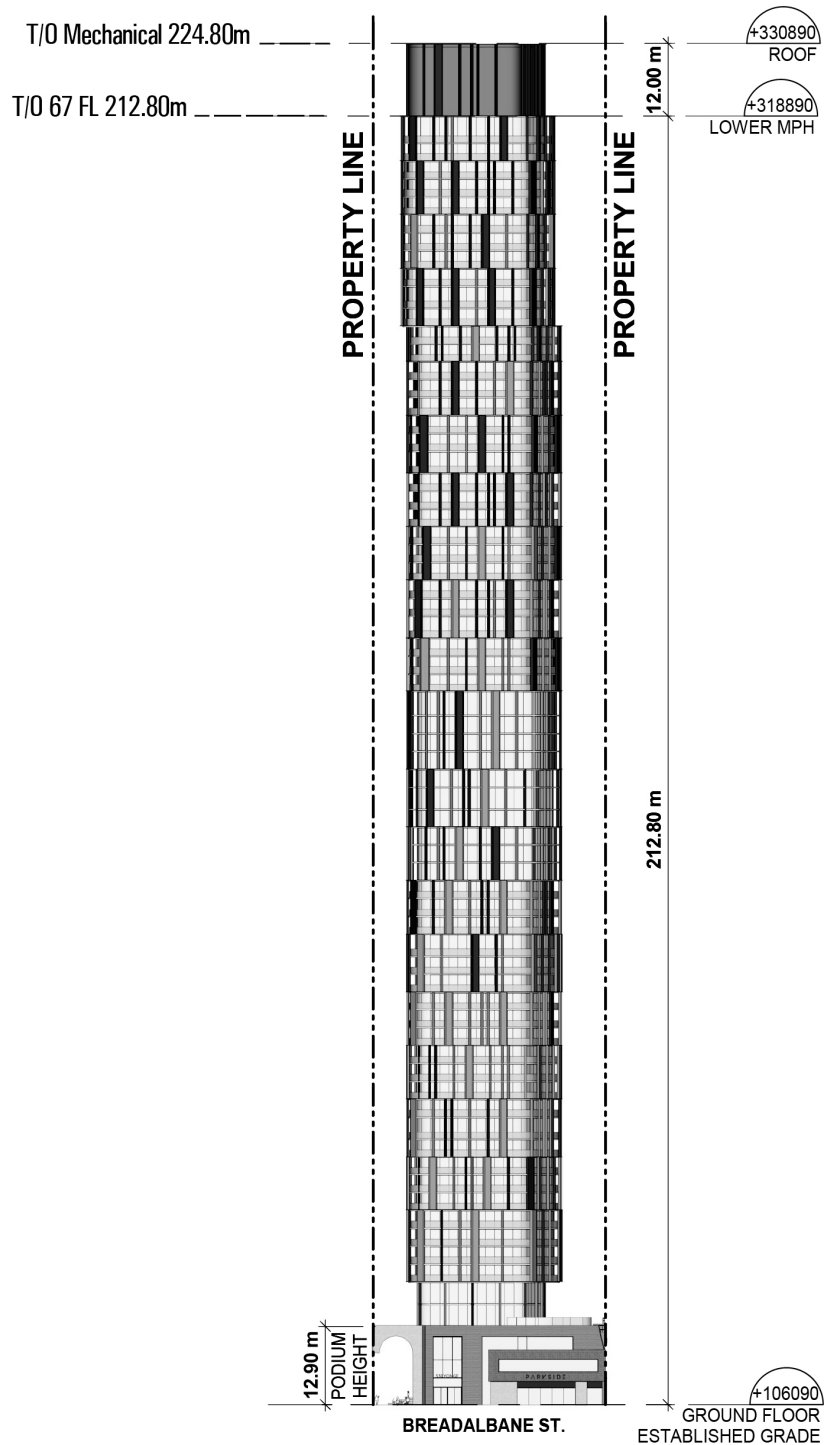
Site Plan



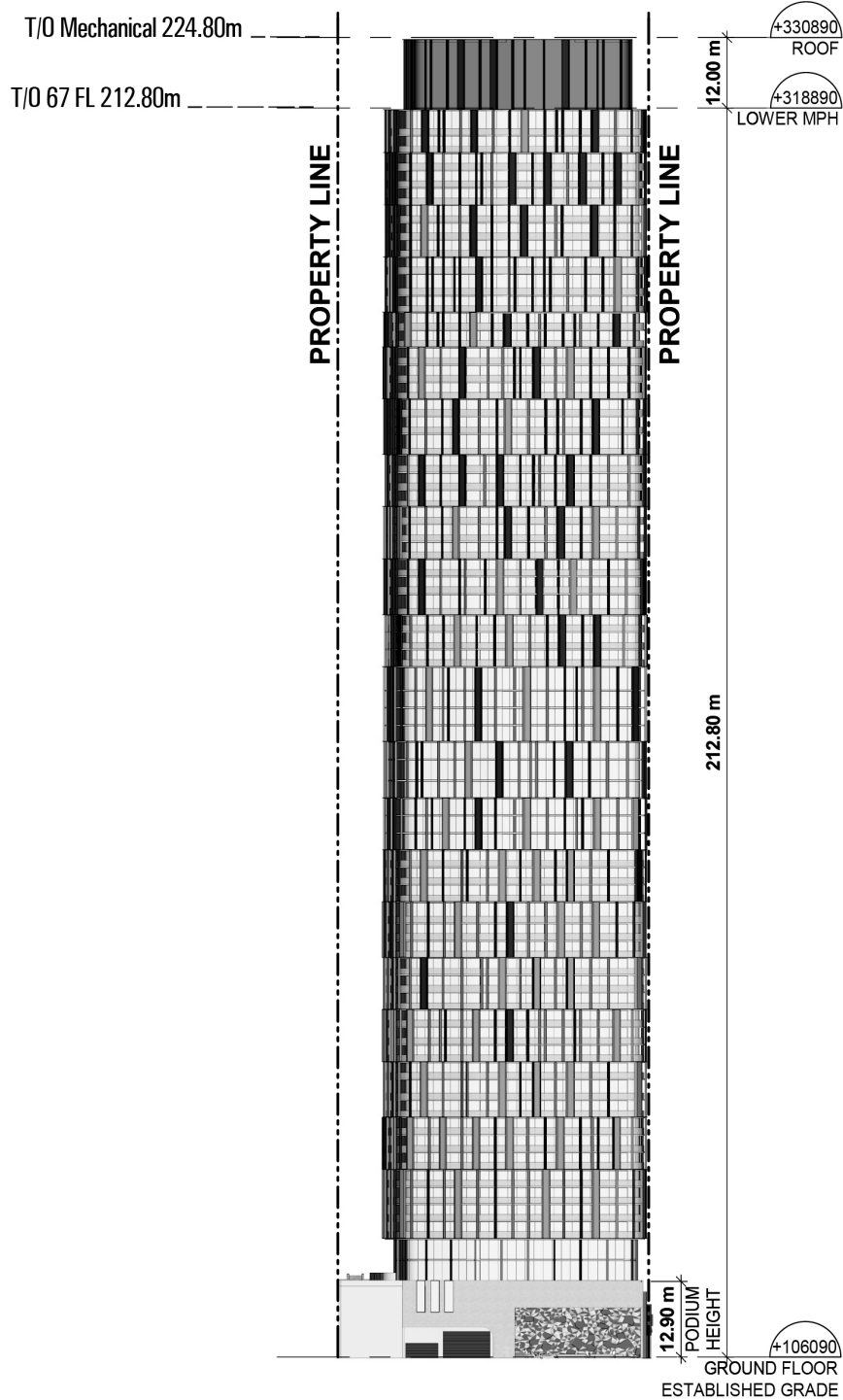
Attachment 8: Elevations



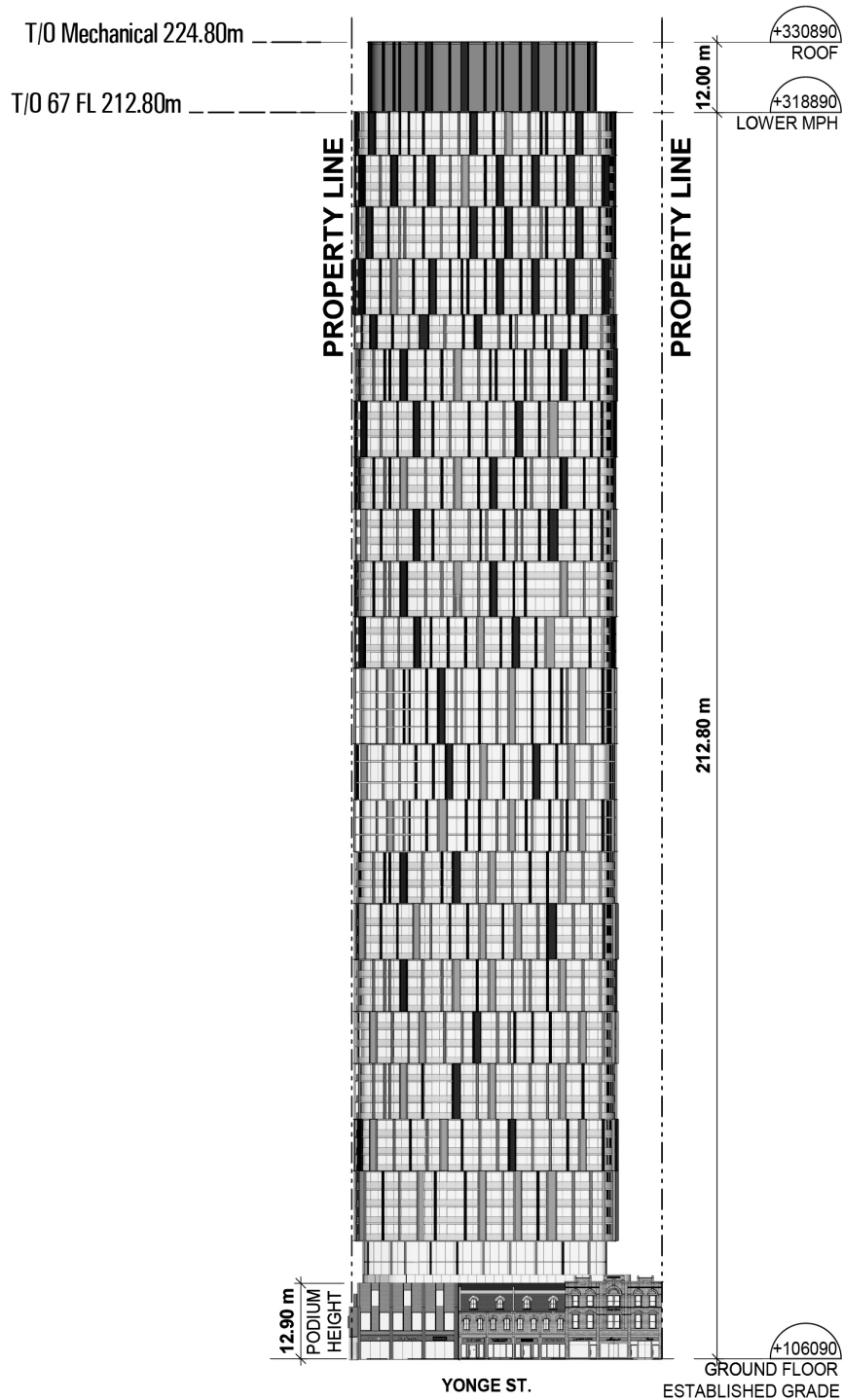
North Elevation



South Elevation



West Elevation



East Elevation

Attachment 9: 3D Massing Model

