

## **1 Front Street West – Official Plan Amendment and 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 District

**Ward:** 10 - Spadina-Fort York

**Planning Application Number:** 25 183122 STE 10 OZ

### **SUMMARY**

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This report recommends approval of the application to amend the Official Plan and Zoning By-law to permit an increase in residential gross floor area and a reduction in non-residential gross floor area including office floor area within the development previously approved at 1 Front Street West. The proposal is to permit residential uses within a portion of the west tower currently approved for non-residential uses. The application also proposes modifications to the north façade of the Dominion Public Building, a heritage building, with fourteen of the windows proposed to be lowered to provide additional views and access to the retail spaces proposed within the building.

The site was the subject of a previous Official Plan and Zoning By-law amendment application approved by the Ontario Land Tribunal (OLT) in 2020. The final order was issued by the OLT in 2022 bringing OPA 507 (By-law 1250-2022 (OLT)) and the amending Zoning By-laws into force and effect (By-law 1251-2022 (OLT) and By-law 1252-2022 (OLT)), and subject to the former Section 37 of the Planning Act.

No changes are proposed to the previously approved heights, building envelopes or setbacks of the two towers and no change is proposed to the overall gross floor area permitted on the site.

The proposed changes to the development are consistent with the Provincial Planning Statement (2024) and conform to the Official Plan. The proposal conserves a significant heritage building, continues to provide for a contextually appropriate built form, includes public realm enhancements, proposes a mix of uses that supports housing and employment objectives, including the replacement of office and non-residential uses, and provides for a new community agency space as an additional benefit pursuant to

former Section 37 of the Planning Act. Staff recommend that Council approve the application.

## **RECOMMENDATIONS**

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

1. City Council amend the Official Plan for the lands municipally known as 1 Front Street West substantially in accordance with the draft Official Plan Amendment included as Attachment 15 to this Report.
2. City Council amend Zoning By-law 569-2013 for the lands municipally known as 1 Front Street West substantially in accordance with the draft Zoning By-law Amendment included as Attachment 16 to this Report.
3. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Official Plan Amendment and draft Zoning By-law Amendment as may be required.
4. Before introducing the necessary Bills to City Council for enactment, City Council require the owner to enter into and register on title to the lands, a Section 37 Agreement amending the existing Section 37 Agreement registered as Instrument AT6152661, to secure the following, in addition to the previously required services, facilities and matters, to the satisfaction of the Executive Director, Development Review, in consultation with the Ward Councillor, and with the execution and registration to the satisfaction of the City Solicitor:
  - a. the Owner shall design, construct, commission, finish and convey to the City in an acceptable environmental condition, for nominal consideration and at no cost to the City, a minimum 500 square metres of Community Agency Space as measured from the interior walls, located on the ground level in the southwest portion of the Dominion Public Building as shown on drawing A.1.3 Ground Level (Lane) prepared by Architects Alliance, dated April 29, 2025, Revision 5, with access from the south side of the existing building, and all subject to the following:
    1. The Community Agency Space shall be conveyed to the City, in accordance with the City's Community Space Tenancy Policy and finished to Base Building Condition, with the terms and specifications to be secured in the amended Section 37 Agreement, to the satisfaction of the Executive Director, Development Review, the Chief Planner and Executive Director, City Planning, the Executive Director, Corporate Real Estate Management, the General Manager Economic Development and Culture and the City Solicitor;
    2. the Community Agency Space shall be conveyed to the City prior to the earlier of any condominium registration for any part of the development the lands and any residential occupancy of the lands;

3. concurrent with or prior to, the conveyance of the Community Agency Space to the City, the owner and the City shall enter into, and register on title to the appropriate lands, an Easement and Cost Sharing Agreement at no cost to the City, that is in a form satisfactory to the City Solicitor; the Easement and Cost Sharing Agreement shall address and/or provide for the integrated support, use, operation, maintenance, repair, replacement, and reconstruction of certain shared facilities, and the sharing of costs, in respect thereof, of portions of the subject lands to be owned by the City and the owner as they pertain to the Community Agency Space;

4. prior to the issuance of the first above grade building permit for any part of the lands, the owner shall provide a letter of credit in the amount sufficient to guarantee 120 percent of the estimated cost of the design, construction, commissioning, finishing and handover of the Community Agency Space complying with the specifications and requirements of the amended Section 37 Agreement, to the satisfaction of the Executive Director, Corporate Real Estate Management, the Executive Director, Social Development, Finance and Administration, the Chief Planner and Executive Director, City Planning and the City Solicitor;

5. prior to the conveyance of the Community Agency Space to the City, the owner shall provide a one-time cash contribution in the amount of \$300,000 for the total finishing costs of the Community Agency Space; and,

6. the financial contribution referenced to Recommendation 4.a.2. shall be indexed upwardly in accordance with the Statistics Canada Construction Price Index for Toronto calculated from the date of execution of the amended Section 37 Agreement to the date the payment is made to the City.

5. City Council authorize the City Solicitor and necessary City staff to take such necessary steps, as required, to implement City Council's decision.

## **FINANCIAL IMPACT**

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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.

## **DECISION HISTORY**

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At its meeting of February 3 and 4, 2016, City Council stated its intention to designate the Dominion Public Building under Part IV, Section 29 of the Ontario Heritage Act, to be effective upon the transfer of the property by the federal government and that notice

of intention to designate be served on the new owner following the transfer of the property (Designation By-law 423-2017). The decision document can be found here: <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2016.TE13.18>

At its meeting of September 30, October 1 and 2, 2020 City Council directed the City Solicitor and appropriate City staff to attend the Local Planning Appeal Tribunal (LPAT) in support of a revised proposal at 1 Front Street West. The decision document can be found here: <https://secure.toronto.ca/council/agenda-item.do?item=2020.TE18.11>

At its meeting September 30, October 1 and 2, 2020 Council approved alterations to the designated property at 1 Front Street West and enacted By-law 427-2022 providing for the City to enter into Heritage Easement Agreement with the owner of the property at 1 Front Street West. The decision document can be found here: <https://secure.toronto.ca/council/agenda-item.do?item=2020.TE18.13>

On October 27, 2020, the Ontario Land Tribunal (OLT) approved an Official Plan Amendment (OPA) and a Zoning By-law Amendment for the lands. On August 9, 2022, the OLT issued its final order on the Official Plan and Zoning By-law Amendment bringing OPA 507 (By-law 1250-2022) and the Zoning By-laws (By-law 1251-2022 and 1252-2022) into full force and effect.

Schedule A of site specific Zoning By-law 1251-2022(OLT) secured services, facilities and matters pursuant to the former Section 37 of the Planning Act, including:

Financial contribution of \$4,600,000 towards affordable housing and capital improvements to affordable housing, local parkland and/or public realm improvements and community services and facilities in the local Ward.

The following matters were also secured in the Section 37 Agreement as a legal convenience to support the development:

- A privately owned publicly-accessible open space (POPS) of 1,000 square metres;
- Requirements in relation to future site plan applications including technical reviews by the TTC and Metrolinx, a potential PATH connection, improvements to the transportation network, shared access and loading arrangements with 141 Bay Street, site servicing, amenity spaces, a wind study and requirements of the Toronto District School Board and the Toronto Catholic District School Board; and
- Requirements in relation to future building permit applications including a construction management plan and matters in relation to conservation of heritage resources.

## **THE SITE AND SURROUNDING LANDS**

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### **Description**

The site is situated on the south side of Front Street West and extends the full block between Bay Street and Yonge Street. The site has an area of 7,741 square metres,

and is irregularly shaped with frontages of 163 metres along Front Street West, 68 metres along Yonge Street and 30 metres along Bay Street.

The site is occupied by the Dominion Public Building, designated under Part IV of the Ontario Heritage Act through designation by-law 423-2017. The 5-storey building was constructed between 1929 and 1935 for the Federal Government as a Customs House, under the direction of T.W.Fuller who served as Chief Architect of the Federal Department of Public Works from 1927 to 1936.

The building has a floor area of approximately 31,055 square metres. The building is currently vacant, but was most recently used as office space. See Attachment 1 for the Location Map.

## **Surrounding Uses**

**North:** The Brookfield office complex which includes two towers (49 and 53 storeys) linked by the Allen Lambert Galleria, the Hockey Hall of Fame and a 14-storey commercial building at 20 Front Street West. In 2024 Council approved an application to permit a 52-storey tower atop this 14-storey commercial building.

**South:** A 50-storey office building under construction at 141 Bay Street (CIBC Square Phase 2). 141 Bay Street will connect to the recently completed office building at 81 Bay Street (CIBC Square Phase 1) via the CIBC Square elevated open space over the rail corridor.

**East:** Meridian Hall and the 56-storey L-Tower condominium. Farther east is Berczy Park and the St. Lawrence neighbourhood.

**West:** Union Station, the Royal Bank Plaza, the Fairmont Royal York and other commercial buildings.

## **THE APPLICATION**

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### **Description**

The application proposes changes to the mix of uses within the previously approved development that permitted two towers (45 and 49-storeys) atop the Dominion Public Building. The application proposes to permit residential uses within Levels 11 to 33 of the west tower, where a hotel was previously proposed. The application also proposes modifications to windows on the north façade of the existing building. No changes are proposed to the tower heights or locations and no change is proposed to the density or total gross floor area permissions for the site.

**Table 1: Summary of Application Revisions**

|                                                                                | Approved Proposal      | Proposed Revisions     |
|--------------------------------------------------------------------------------|------------------------|------------------------|
| Heritage                                                                       | Retained               | Retained               |
| Tower Heights - Storeys (metres)<br>- West Tower<br>- East Tower               | 49 (169.5)<br>45 (158) | 49 (168.7)<br>45 (157) |
| Total Gross Floor Area (GFA) (m <sup>2</sup> )<br>(SASP 589 and ZBL 1251-2022) | 90,000                 | 90,000                 |
| Maximum Residential GFA (m <sup>2</sup> )<br>(ZBL 1251-2022)                   | 32,000                 | 43,500                 |
| Minimum Non-Residential GFA (m <sup>2</sup> )<br>(SASP 589)<br>(ZBL 1251-2022) | 51,000<br>58,000       | 46,500                 |
| Minimum Office GFA (m <sup>2</sup> )<br>(SASP 589)<br>(ZBL 1251-2022)          | 35,000<br>36,000       | 35,000                 |
| Dwelling Units                                                                 | 408                    | 592                    |
| Hotel Suites                                                                   | 253                    | 0                      |
| Vehicle Parking                                                                | 184                    | 81                     |
| Bicycle Parking                                                                | 602                    | 823                    |
| Loading Spaces                                                                 | 10                     | 9                      |

**Density**

The proposal has a density of 11.62 times the area of the lot.

**Residential Component**

The proposal includes 592 dwelling units, comprised of 300 one-bedroom (50%), 222 two-bedroom (38%), and 70 three-bedroom units (12%).

**Non-Residential Component**

The proposal includes approximately 46,747 square metres of non-residential floor area consisting of approximately 35,079 square metres of office floor area, 11,168 square metres of retail floor area and 500 square metres proposed as community space.

## **Access, Parking and Loading**

The proposal includes a total of 81 vehicular parking spaces, all of which are visitor parking spaces and includes 13 accessible parking spaces, 812 bike parking spaces including 634 long-term and 178 short-term spaces, and 9 loading spaces. Access to loading and parking is proposed from Yonge Street via a shared laneway located on the site to the south at 141 Bay Street (CIBC Square). Loading spaces will also be shared with 141 Bay Street.

## **Additional Information**

See Attachments 1-10 of this report for the Location Map, Application Data Sheet, site plan, ground floor plan, building 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/1FrontStW](http://www.toronto.ca/1FrontStW)

## **Reasons for Application**

Official Plan and Zoning By-law amendments are required to permit an increase in the residential gross floor area and a reduction in the required minimum non-residential gross floor area and minimum office floor area. The application also proposes to correct technical errors and inconsistencies in some development standards between SASP 589 and Zoning By-law 1251-2022 approved by the OLT, with respect to tower heights and the west tower floor plate area.

## **Site Plan Application**

A site plan application (File No.: 20 144978 STE 10 SA) was submitted in May of 2020. A revised site plan submission will be needed to address the changes proposed in this Official Plan and Zoning By-law amendment application.

## **APPLICATION BACKGROUND**

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A pre-application consultation (PAC) meeting was held on October 3, 2024. The current application was submitted on June 24, 2025 and deemed complete on August 1, 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 [www.toronto.ca/1FrontStW](http://www.toronto.ca/1FrontStW).

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## **Agency Circulation Outcomes**

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

## **POLICY & REGULATION CONSIDERATIONS**

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### **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 situated with the Downtown and Central Waterfront Area on Urban Structure Map 2 of the Official Plan and is designated Mixed Use Areas on Land use Map 18 of the Official Plan. Mixed Use Areas permit a broad range of commercial, residential, and institutional uses in single-use or mixed-use buildings. See Attachment 11 for the [Official Plan](#) Land Use Map.

### **Protected/Major Transit Station Area**

The site is within a delineated Protected Major Transit Station Area. Specifically, the site is within 200 metres of the delineated Union Station PMTSA existing transit station associated with SASP 607 in Chapter 8 of the Official Plan. The proposal exceeds the minimum PMTSA density of 3 times the lot area.

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 adopted by Council, the Official Plan Amendment would be forwarded to the Minister for approval under sections 17(22) and 17(34) of the Planning Act.

### **Downtown Secondary Plan**

The site is also situated within the Downtown Secondary Plan area. The site is designated Mixed Use Areas 1 – Growth. A range of residential, commercial, institutional and parks and open space uses are permitted within Mixed Use Areas 1 - Growth. The policies permit a variety of building types in Mixed Use Areas 1 including tall buildings. See Attachment 12 for the Downtown Secondary Plan Mixed Use Areas Land Use Map.

The site is also situated with the Financial District in the Downtown Plan. Policies of the Downtown Plan require the replacement of office and non-residential uses either on-site or off-site with new development within the Financial District. See Attachment 13 for the Downtown Secondary Plan Financial District Map.

Front Street and Yonge Street are identified as Great Streets and Cultural Corridors in the Downtown Plan. The Plan encourages public realm improvements that enhance the civic role and setting for public life along the City's Great Streets. The public realm within Cultural Corridors will be designed to create a coherent visual identity including public art and interpretive resources. The site is also located within the Shoreline Stitch within the Downtown Plan. The policies of the Plan provide that the Shoreline Stitch, will among other matters, increase and improve physical and visual, north to south and east



to west, connections for pedestrians and cyclists across and along the Union Station Rail Corridor.

### **Site and Area Specific Policy (SASP 589)**

Site and Area Specific Policy 589 (SASP 589) applies to the site. The policies of the SASP permit two tall buildings above the existing Dominion Public Building, the west tower having a maximum height of 168.7 metres and a maximum floorplate area of 545 square metres, and the east tower having a maximum height of 156.9 metres and a maximum floor plate area of 700 square metres. The policies also require a minimum separation distance of 24 to 26 metres between the two towers. SASP 589 also permits a maximum gross floor area of 90,000 square metres of with a minimum of 51,000 square metres of non-residential uses of which a minimum of 35,000 square metres shall be for office uses.

### **Zoning**

The subject site is zoned Commercial Residential with a Holding Symbol (CR (H)) under Zoning By-law 569-2013. A range of commercial and residential uses are permitted. Under the site-specific Zoning By-law for the site (By-law 1251-2022), two towers are permitted above the existing building, with the west tower having a maximum height of 169.5 metres and the east tower having a maximum height of 158 metres. A total gross floor area of 90,000 square metres is permitted, including a maximum of 32,000 square metres of residential gross floor area and a minimum of 58,000 square metres of non-residential gross floor area, of which a minimum of 36,000 square metres must be for office uses. Conditions for the removal of the Holding Symbol include requirements for servicing and forestry matters. Zoning By-law 1252-2022 for the lands adjacent to the south at 141 Bay Street was approved by the OLT together with site-specific By-law 1251-2022 and permits loading spaces at 141 Bay Street to be shared with 1 Front Street West. See Attachment 14 for the existing Zoning By-law Map.

### **Union Station Heritage Conservation District (HCD)**

The site is located within the Union Station Heritage Conservation District (HCD) and is therefore also designated under Part V of the Ontario Heritage Act. The Statement of Cultural Heritage Value for Union Station in the Heritage Conservation District Plan states in part that "A strong Beaux-Arts presence around Union Station creates one of the most stylistically cohesive areas in the City of Toronto. This civic minded architecture speaks strongly to the prominence of Union Station as a centre of urban activity."

The Dominion Public Building is identified as a contributing building within the Plan. It is valued as a rare and exceptional example in Canada of Beaux-Arts Classicism. The Dominion Public Building has the hallmarks of the style with its imposing scale, the symmetrical organization of the facades, the hierarchy of spaces from grand to utilitarian, the decorative detailing inspired by classical precedents, and its placement in a highly visible and prominent setting. In combination with the neighbouring Union Station, the Dominion Public Building establishes the character of the area along Front Street, west of Yonge Street. As a monumental federal government building in a

prominent location beside and complementing Union Station, the Dominion Public Building is a local landmark in Toronto.

The Plan sets out guidelines for new development. Designers of new buildings should look to surrounding buildings for context, and especially consider the relationship of the building to Union Station. In the case of additions, critical significant features on existing buildings are not obscured, damaged or destroyed.

The Plan also provides for the following objectives in terms of the Public Realm: "The connective function of the Union Station District strongly defines the nature of its historical development. Enhancements in permeability, porosity and amenity of the streetscapes in the district provide a real opportunity to promote a physical dialogue with the district's historical past. Enhancing connectivity and maintaining open spaces through public realm improvements promote the heritage character of the district and contribute to providing distinguished public spaces.

The Union Station HCD Plan can be found here:

[Appdx4-H.C.D.P-Letter\(Apr21\).indd](#)

## **Design Guidelines**

The following [design guidelines](#) have been used in the evaluation of this application:

- Retail Design Manual
- Toronto Accessibility Design Guidelines

## **Standards and Guidelines for the Conservation of Historic Places in Canada**

The Standards and Guidelines for the Conservation of Historic Places in Canada (the "Standards and Guidelines") is the official document guiding planning, stewardship and the conservation approach for all listed and designated heritage resources within the City of Toronto. The Standards and Guidelines can be accessed here:

<http://www.historicplaces.ca/media/18072/81468-parks-s+g-eng-web2.pdf>

## **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 in provisions of the zoning by-law, on site plan drawings and through a Site Plan Agreement or the approval of a Plan of Subdivision.

## **PUBLIC ENGAGEMENT**

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### **Community Consultation**

On October 15, 2025 a virtual community consultation meeting was hosted by Community Planning staff. The applicant and a representative from the Ward Councillor's office attended. No members of the public attended the meeting.

### **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**

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### **Provincial Planning Statement (PPS) 2023 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 PPS (2024) and find the proposal consistent with the PPS (2024).

### **Land Use**

The proposed residential, office, retail and institutional uses are permitted uses within the Mixed Use Area designations and support key objectives of the Official Plan and Downtown Secondary Plan. The application proposed 46,747 square metres of non-residential floor area within the development, including 35,079 square metres of office floor area which exceeds the amount of non-residential and office floor area within the existing building. The proposal is consistent with the policies of the Downtown Plan that require the replacement of non-residential and office uses with new development in the Financial District.

### **Heritage Conservation**

A Heritage Impact Assessment with a conservation strategy was submitted in support of the proposed alterations to the north façade of the Dominion Canada Public Building. The alterations proposed include lowering 14 of the 18 Front Street window openings on either side of the central entry to grade level, with half of the modified windows converted to entrances. The intent of the change is to enhance accessibility and visual permeability between the exterior and interior of the building from Front Street West.

All other aspects of the previously approved conservation strategy will remain including: the retention of the building and the interior Long Room in-situ; the setbacks of 10 metres for the towers from the Front Street West building face; and the restoration of the canopy that once ran the length of the south façade of the building.

Heritage Planning staff worked closely with the applicant in considering changes to the window openings to ensure that the majority of the original building base was retained in the central, east and west pavilions along Front Street West, and that lowered windows continue to conserve the symmetry of the façade. Heritage Planning staff have advised that they support the retention strategy and alterations as set out in the conservation strategy and the mitigation measures proposed for the site. Staff are satisfied that the proposal has been designed to conserve the cultural heritage values, attributes, and character of the heritage property. Finally, Heritage Planning staff also reviewed the proposed alterations in the context of the Union Station Heritage Conservation District Plan and found that the proposal is consistent with the Union Station HCD Plan. The improvement of connectivity and interface between the public realm and the interior of the building is a stated objective of the HCD Plan and would be improved by the proposal.

As there is an existing Heritage Easement Agreement (HEA) registered on the property, the proposed alterations to the windows require an amendment to the HEA, if approved by Council. A revised detailed Conservation Plan will also be required to support the requested changes.

Heritage Planning staff have prepared an Alterations to a Designated Heritage Property in the Union Station Conservation District under Section 42 of the Ontario Heritage Act and Authority to Amend a Heritage Easement Agreement Report for the consideration of Council that assesses the proposed alterations to windows on the Front Street West façade of the heritage building on the site. The Report will be considered at the November 27, 2025 meeting of Toronto and East York Community Council.

The Alterations Report recommends that Council approve the alterations proposed to the windows on the Front Street West façade of the Dominion Public Building, in conjunction with previously approved construction of two towers atop the building, under S. 33 of the Ontario Heritage Act and grant authority for the City to enter into an amended HEA with the owner of the property. It also recommends that the bills be withheld until such time as the amended HEA and associated Conservation plan have been finalized to the satisfaction of Heritage Planning.

## **Housing**

The Official Plan directs that a full range of housing in terms of form, tenure and affordability be provided to meet the current and future needs of residents. This proposal would permit a total of 592 dwelling units with a unit mix that meets the requirements of the Downtown Secondary Plan and the Growing Up Guidelines.

## **Public Realm**

Staff are satisfied that the proposal conforms to applicable public realm policies of the Official Plan and supports the policies of the Downtown Plan, including Yonge Street and Front Street West as Great Streets and Cultural Corridors and the site's location within the Shoreline Stitch. The streetscapes surrounding the site are not currently well activated as windows are situated above pedestrian level limiting views into the building, and there are relatively few entrances into the large building that extends the full block between Bay Street and Yonge Street.

The application proposes a number of strategies to address these challenges and better activate the public realm surrounding the building. The application proposes improvements to Front Street West, including additional street trees and enhanced paving treatments. The existing building setback results in a generous sidewalk zone of seven metres or more along much of the block east and west of the central entry to the building, providing opportunity for additional enhancements along Front Street West such as seating, lighting and other pedestrian amenities to activate the street. The larger setbacks at the northeast and northwest corners of the buildings also provide opportunity to create larger plaza spaces along Front Street West at Bay Street and Yonge Street. The additional entrances and the lowered windows will enhance accessibility and visual permeability between the street and the proposed retail uses on the ground floor within the building, enlivening and supporting the role of Front Street as a Great Street and Cultural Corridor.

Along Bay Street and Yonge Street the setbacks of the existing building result in insufficient space for street tree planting along these street frontages. However, enhanced paving treatments are proposed to improve these streetscapes. Transportation Review staff have advised that improvements are contemplated for Yonge Street that may result in a widened sidewalk providing opportunity for additional amenities along this important street frontage. The existing Section 37 agreement requires an updated streetscape plan for Yonge Street should changes to the boulevard be approved prior to site plan approval for the proposed development.

The application also proposes improvements to the private lane south of the building that extends between Bay Street and Yonge Street. Retail uses are proposed within the building fronting on the lane. The public realm strategy envisions this lane as a highly animated and pedestrian focused area, with enhanced paving treatments, seating and spill out areas for retail activity. The improvements to the lane are a positive aspect of the proposal improving the east to west connections through the block consistent with the objectives of the Downtown Plan for sites located within the Shoreline Stitch. The existing Section 37 Agreement secures a POPS space of 1000 square metres within the lane ensuring that this space will be available for public use.

## **Community Services and Facilities**

The Official Plan establishes and recognizes that the provision of and investment in community services and facilities supports healthy, safe, livable, 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.

The applicant is proposing a community space within the development, as well as a contribution of \$300,000 toward above-base condition improvements to the community space, as additional Section 37 benefits. The community space is proposed to be located on the ground floor in the southwest portion of Dominion Public Building, fronting on the laneway along the south side of the site that will be activated with retail uses and the POPS. The community space would have a gross floor area of 500 square

metres and would be accessed via the laneway and a PATH connection within the building, which is proposed to be extended to the southwest corner of the site.

The community space would be conveyed to the City and tenanted to an eligible community agency under the City's Community Space Tenancy Policy. It would be finished to base building condition with an additional \$300,000 cash contribution towards above-base condition finishes for the space. Staff from Development Review, City Planning, Corporate Real Estate Management and Economic Development and Culture support the inclusion of a community space as part of the proposed development.

## **Servicing**

Engineering Review staff have evaluated the Functional Servicing and Stormwater Management Reports submitted in support of the application and have advised that there is sufficient storm water, sanitary and water servicing capacity for the increase in residential uses and decrease in non-residential uses proposed. As there is sufficient servicing capacity, the draft zoning by-law proposes that the holding symbol be removed from the site specific Zoning By-law 1251-2022.

## **Traffic Impact**

Transportation Review staff accept the conclusions of the Transportation Impact Study submitted in support of the application to evaluate traffic impacts of the proposal. The Study anticipates a reduction in traffic generated from the current proposal with additional residential uses as compared with the previously approved hotel. Staff concur that the anticipated traffic from the development can continue to be accommodated within the existing area road network.

## **Access, Vehicular and Bicycle Parking and Loading**

Vehicular access to the site is proposed via a shared private lane from Yonge Street situated on the property to the south at 141 Bay Street, where a 52-storey office building is currently under construction (CIBC Square Phase 2). Transportation Review staff have advised that, as previously approved, this shared driveway is acceptable. Loading for the site is also proposed through a shared arrangement with 141 Bay Street to the south. Transportation Review staff accept the proposed supply of nine loading spaces, including three Type B, five Type C and one Type G loading space and the shared loading arrangement with the property to the south. The shared access and loading arrangements are secured in the existing Section 37 Agreement.

Transportation Review staff also accept the proposed supply of 81 visitor parking spaces, including 13 accessible parking spaces; and 823 bicycle parking spaces, including 644 long-term and 179 short-term spaces.

## **Parkland**

In accordance with Section 42 of the Planning Act, 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 Arborist Report submitted in support of the application identifies seven street trees along the Front Street West frontage of the site. The application proposes the protection of all of the street trees, and notes that encroachment within tree protection zones is required to replace the sidewalk. Forestry staff have advised that permits and tree protection securities may be required depending on the nature of work that is proposed within the tree protection zones during the replacement of the sidewalk along Front Street West. As the application proposes the protection of the street trees along Front Street West, the draft by-law proposes that the holding symbol be removed from the site specific Zoning By-law 1251-2022.

### **Toronto Green Standard**

The applicant is required to meet Tier 1 of the TGS version in force at the time of a complete application for Site Plan Control. The applicant is encouraged to achieve Tier 2 or higher to advance the City's objectives for resilience and to achieve net-zero emissions by 2040 or sooner.

## CONCLUSION

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The proposal has been reviewed in relation to the policies of the PPS (2024), the Official Plan and the Downtown Secondary Plan. Staff are of the opinion that the proposal is consistent with the PPS (2024). The proposal conforms to the Official Plan and Downtown Plan, particularly as it relates to the conservation of the historic Dominion Public Building, a mix of uses that supports housing and employment objectives, a built form that is contextually appropriate, proposed public realm enhancements that will add to the system of parks and open spaces within the Downtown and a community agency space supporting complete communities. Staff recommend that Council approve the application.

## CONTACT

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## SIGNATURE

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Carly Bowman, M.Sc.Pl., MCIP, RPP  
Director, Community Planning  
Toronto and East York District

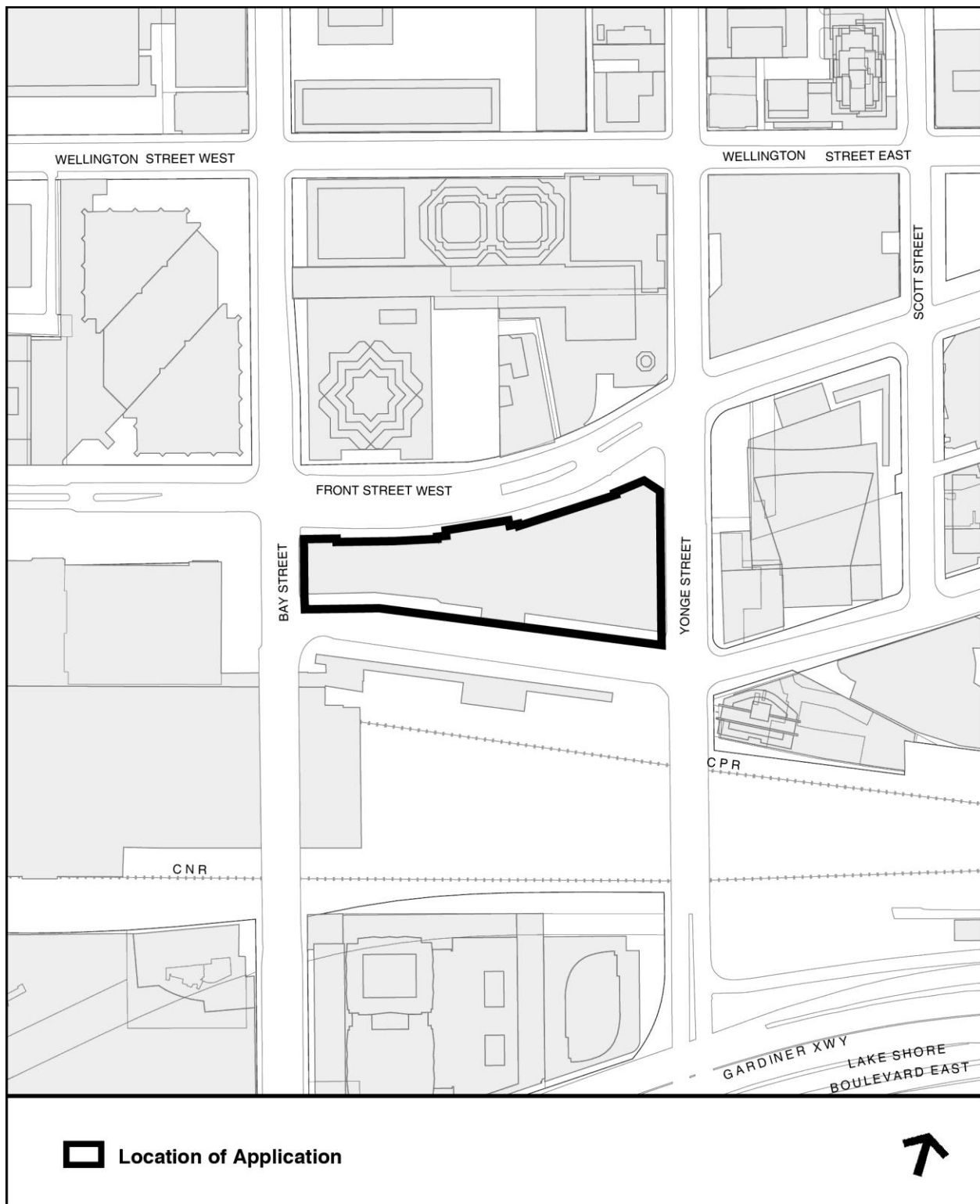
## ATTACHMENTS

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- Attachment 1: Location Map
- Attachment 2: Application Data Sheet
- Attachment 3: Site Plan
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- Attachment 5: North Elevation
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## Attachment 1: Location Map



## Attachment 2: Application Data Sheet

Municipal Address: 1 Front Street West Date Received: June 24, 2025

Application Number: 25 183122 STE 10 OZ

Application Type: OPA and Rezoning

Project Description: A mixed-use development with 2 towers (45 and 49 storeys) atop the Dominion Public Building.

|                       |                       |                     |                   |
|-----------------------|-----------------------|---------------------|-------------------|
| Applicant             | Agent                 | Architect           | Owner             |
| Urban Strategies Inc. | Urban Strategies Inc. | Architects Alliance | Larco Investments |

### EXISTING PLANNING CONTROLS

|                            |                 |                                                  |
|----------------------------|-----------------|--------------------------------------------------|
| Official Plan Designation: | Mixed Use Areas | Site Specific Provision: Y<br>(By-law 1251-2022) |
| Zoning:                    | (H) CR          | Heritage Designation: Y<br>(Union Station HCD)   |
| Height Limit (m):          | 169.5           | Site Plan Control Area: Y                        |

### PROJECT INFORMATION

Site Area (sq m): 7,741 Frontage (m): 163 Depth (m): 78

| Building Data               | Existing | Retained | Proposed  | Total     |
|-----------------------------|----------|----------|-----------|-----------|
| Ground Floor Area (sq m):   |          |          | 6,250     | 6,250     |
| Residential GFA (sq m):     |          |          | 43,234    | 43,234    |
| Non-Residential GFA (sq m): | 35,011   | 35,011   | 11,736    | 46,747    |
| Total GFA (sq m):           |          |          | 89,981    | 89,981    |
| Height - Storeys:           |          |          | 45 & 49   | 45 & 49   |
| Height - Metres:            |          |          | 169 & 158 | 169 & 158 |

Lot Coverage Ratio (%) : 81 Floor Space Index: 11.62

| Floor Area Breakdown     | Above Grade (sq m) | Below Grade (sq m) |
|--------------------------|--------------------|--------------------|
| Residential GFA:         | 43,234             |                    |
| Retail GFA:              | 11,168             |                    |
| Office GFA:              | 35,079             |                    |
| Industrial GFA:          |                    |                    |
| Institutional/Other GFA: | 500                |                    |

| Residential Units by Tenure | Existing | Retained | Proposed | Total |
|-----------------------------|----------|----------|----------|-------|
|-----------------------------|----------|----------|----------|-------|

|              |     |     |
|--------------|-----|-----|
| Rental:      |     |     |
| Freehold:    |     |     |
| Condominium: | 592 | 592 |
| Other:       |     |     |
| Total Units: | 592 | 592 |

#### Total Residential Units by Size

|              | Rooms | Bachelor | 1 Bedroom | 2 Bedroom | 3+ Bedroom |
|--------------|-------|----------|-----------|-----------|------------|
| Retained:    |       |          |           |           |            |
| Proposed:    |       |          | 300       | 222       | 70         |
| Total Units: |       |          | 300       | 222       | 70         |

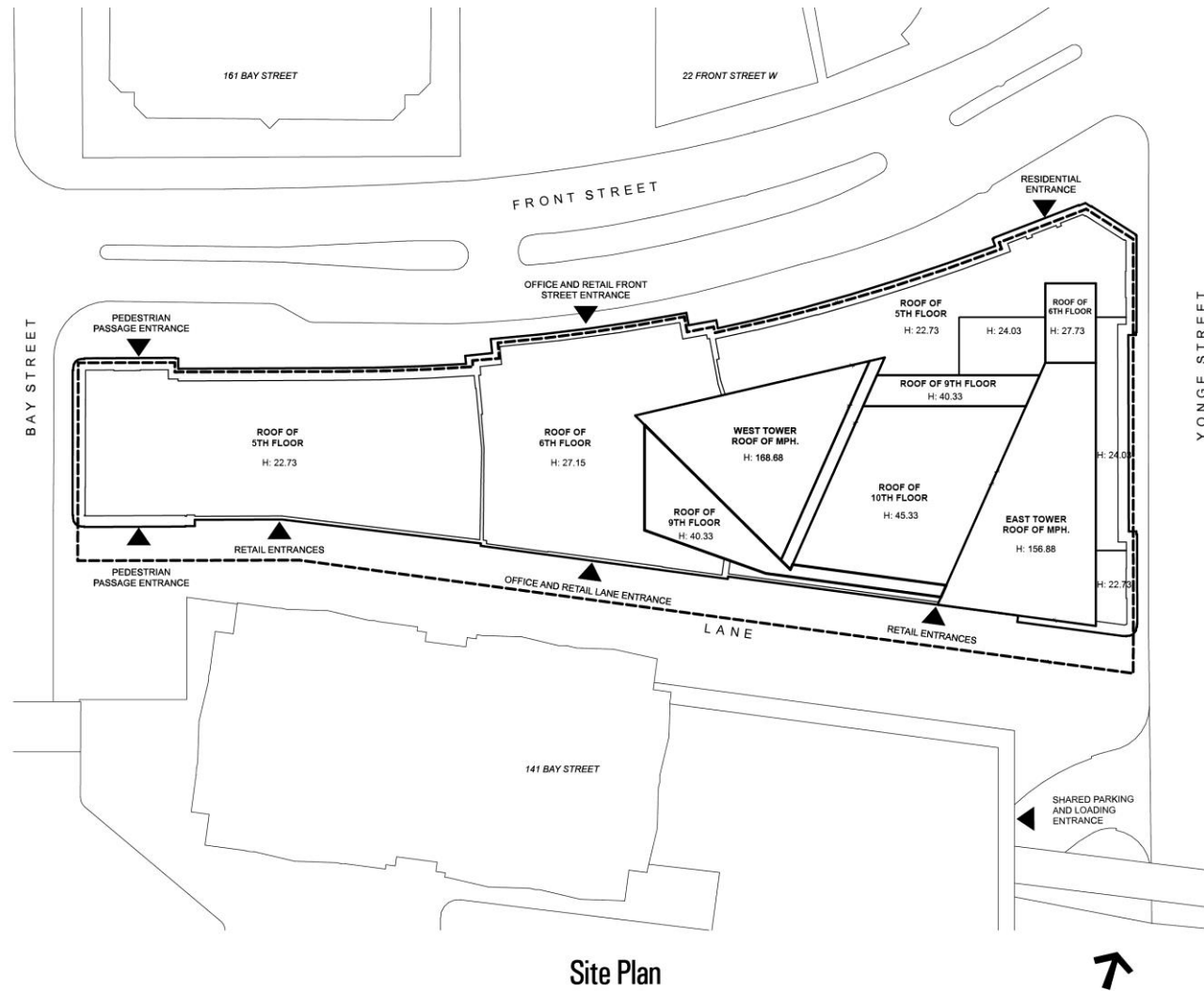
#### Parking and Loading

|                 |    |                         |     |                |   |
|-----------------|----|-------------------------|-----|----------------|---|
| Parking Spaces: | 81 | Bicycle Parking Spaces: | 823 | Loading Docks: | 9 |
|-----------------|----|-------------------------|-----|----------------|---|

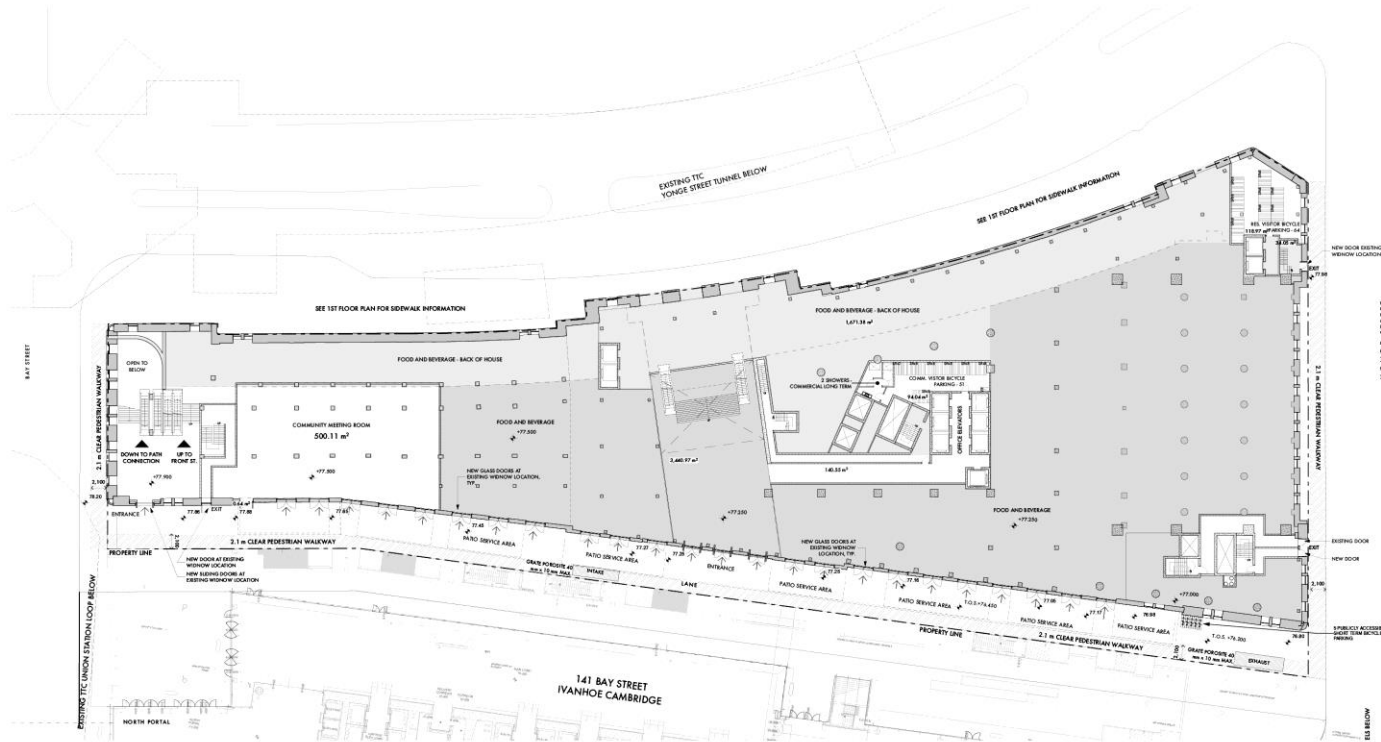
#### CONTACT:

Sue McAlpine, Senior Planner, Community Planning  
(416) 392-7622  
Susan.Mcalpine@toronto.ca

## Attachment 3: Site Plan



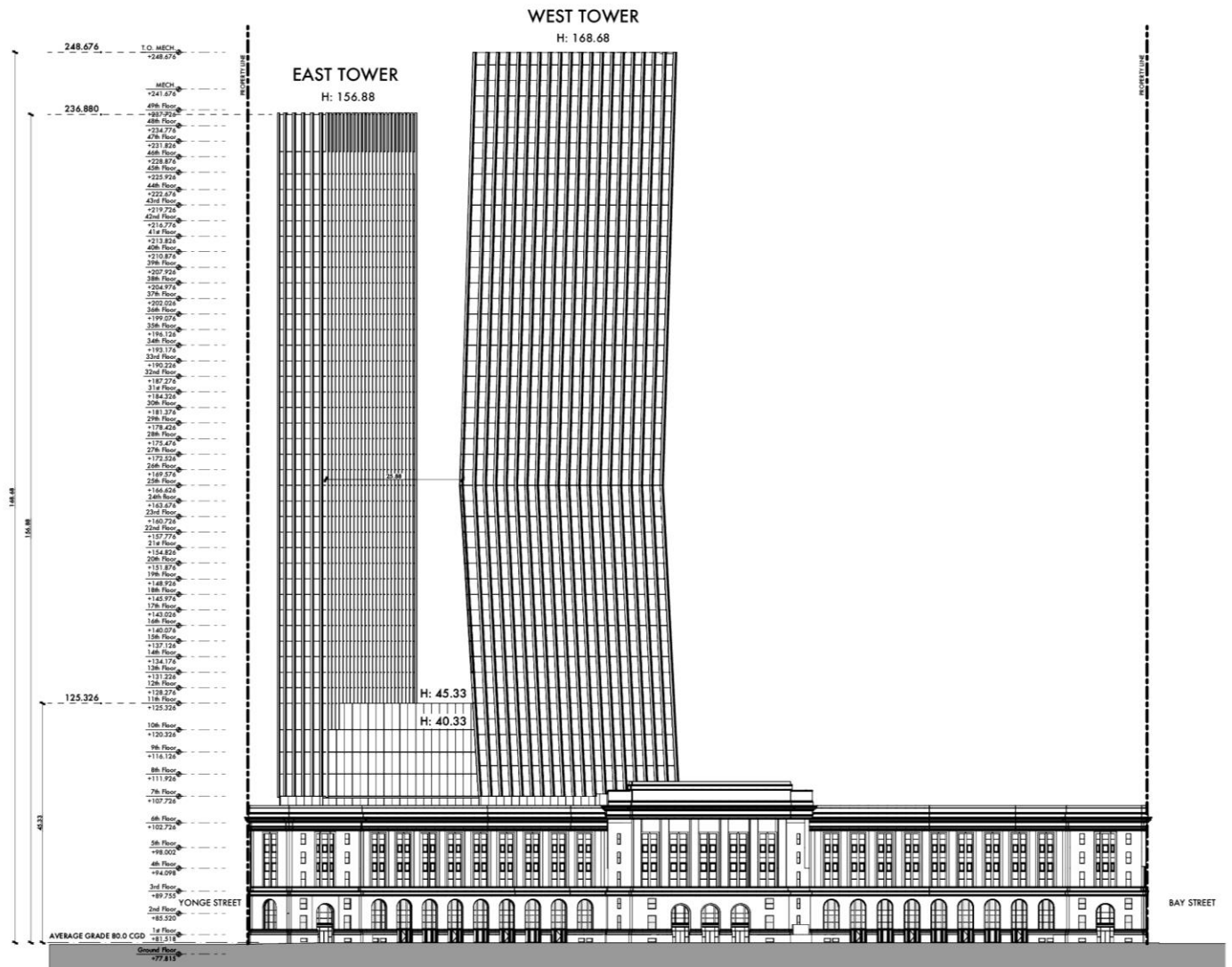
## Attachment 4: Ground Floor Plan



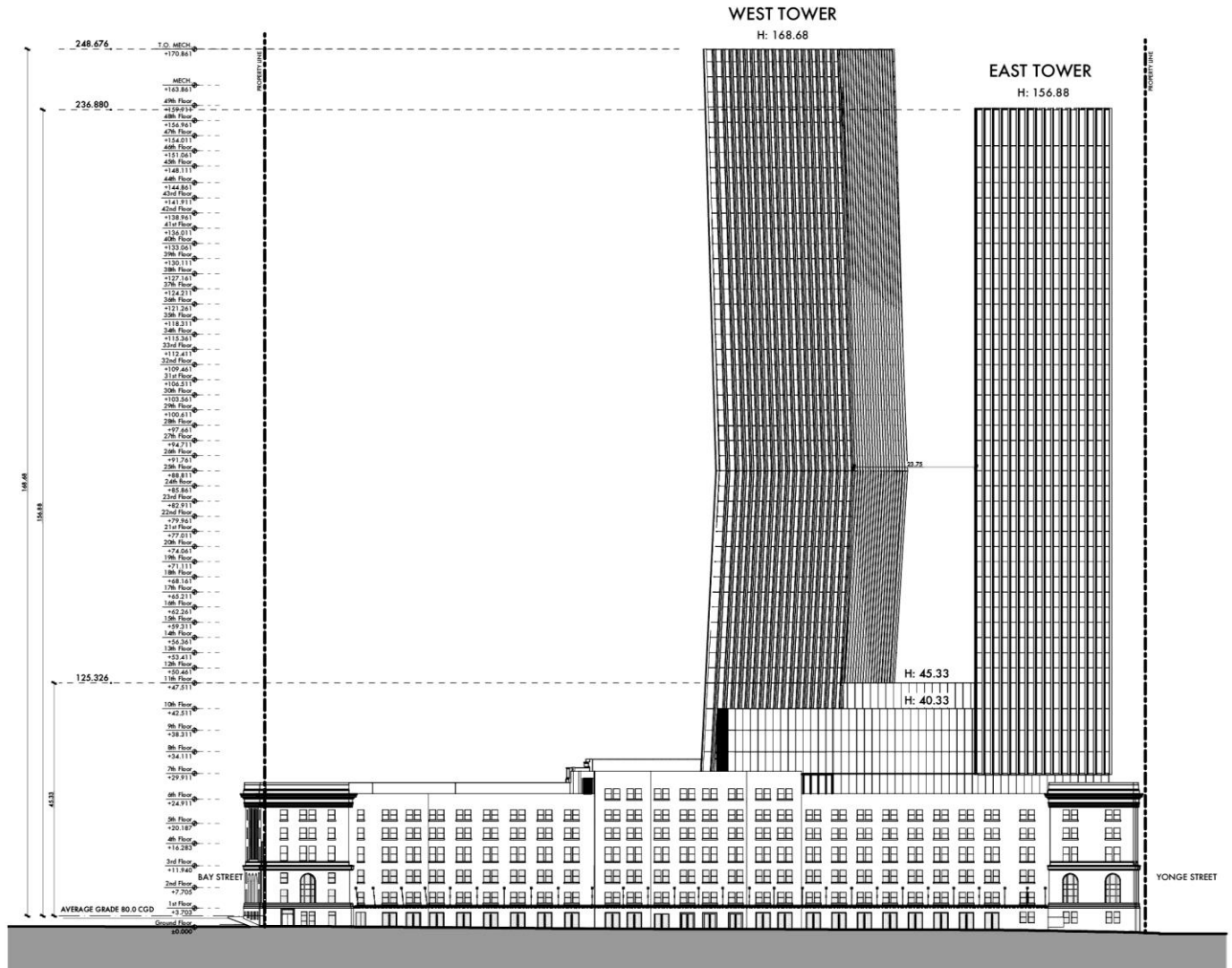
Ground Floor Plan



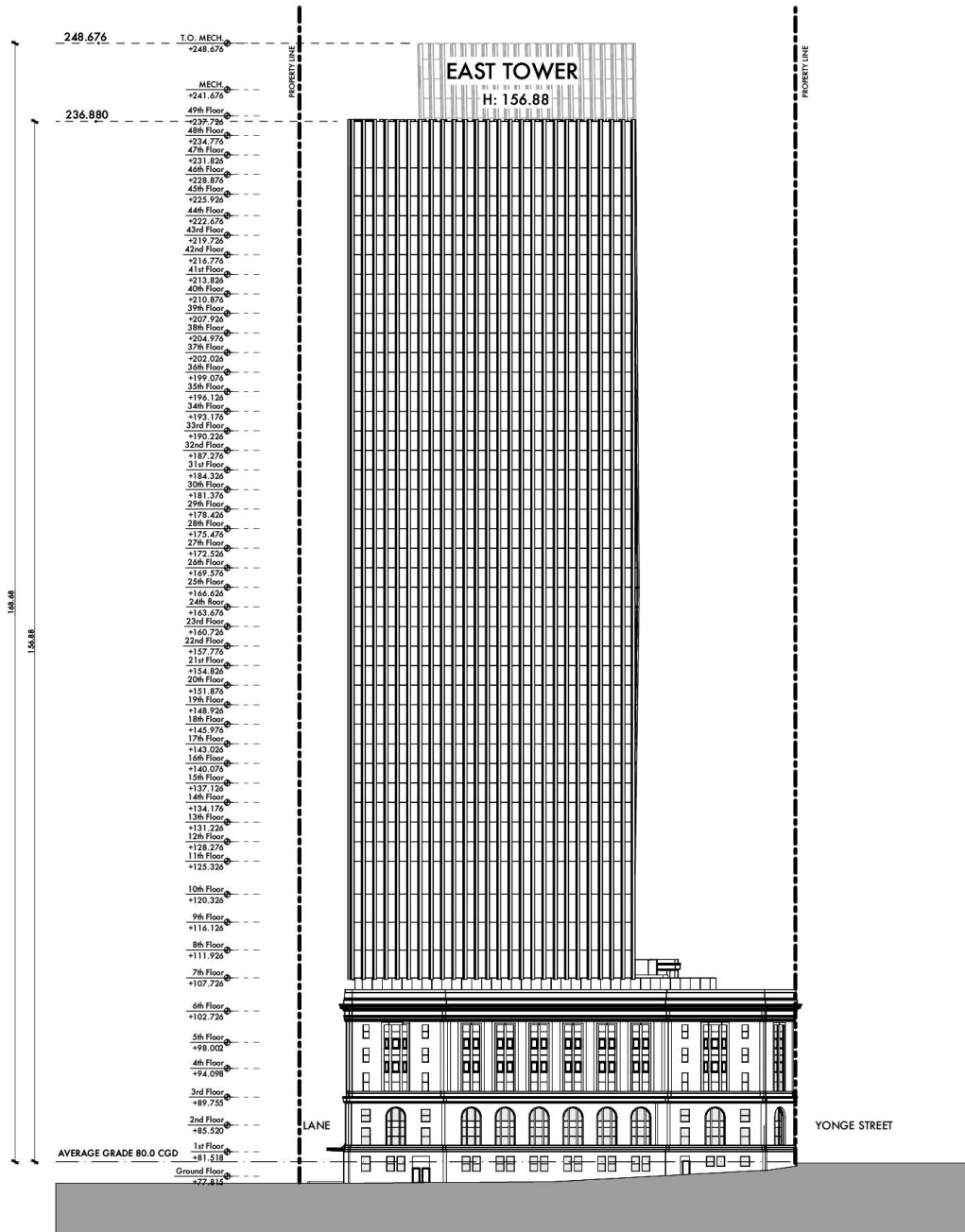
## Attachment 5: North Elevation



## Attachment 6: South Elevation



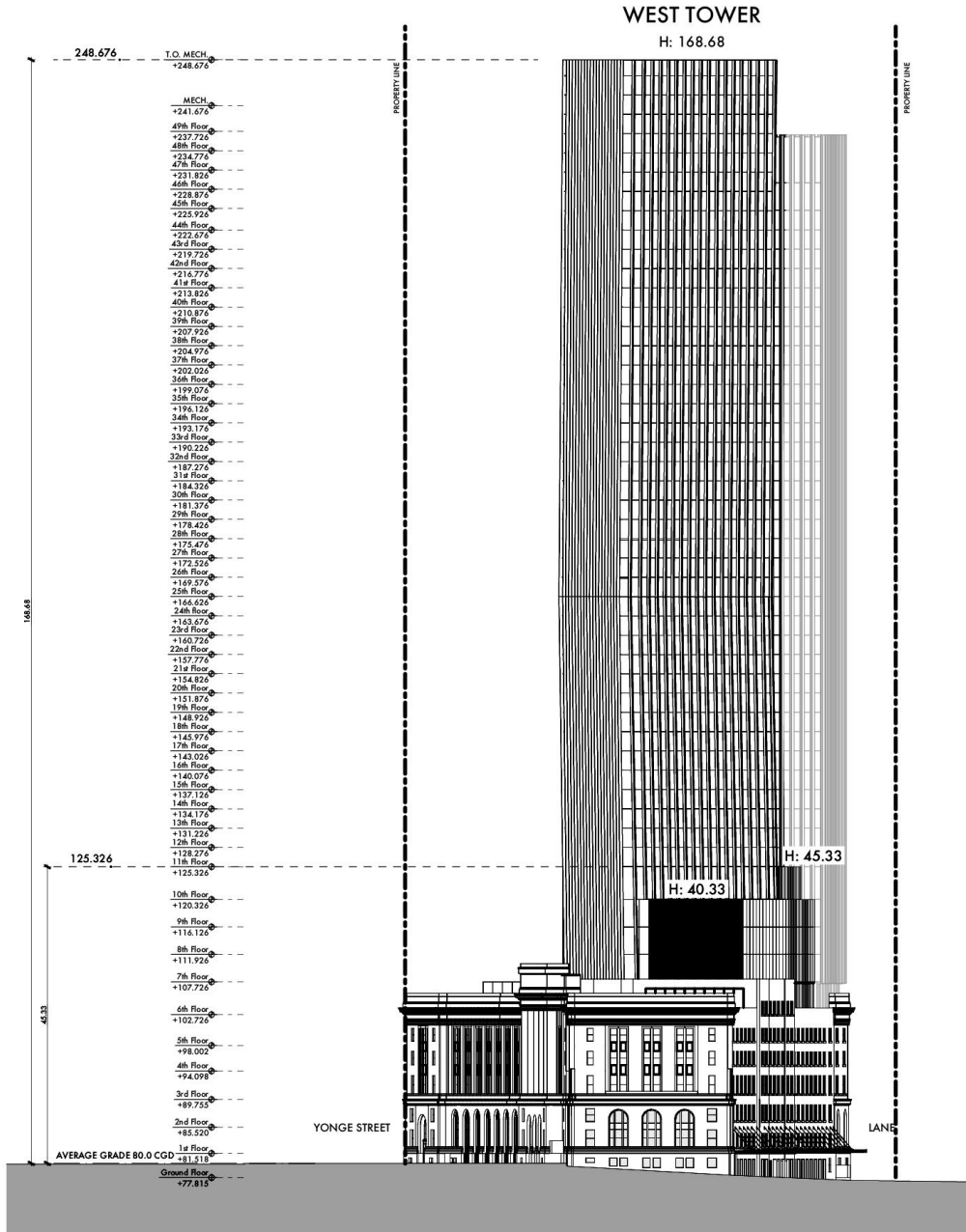
## Attachment 7: East Elevation



East Elevation

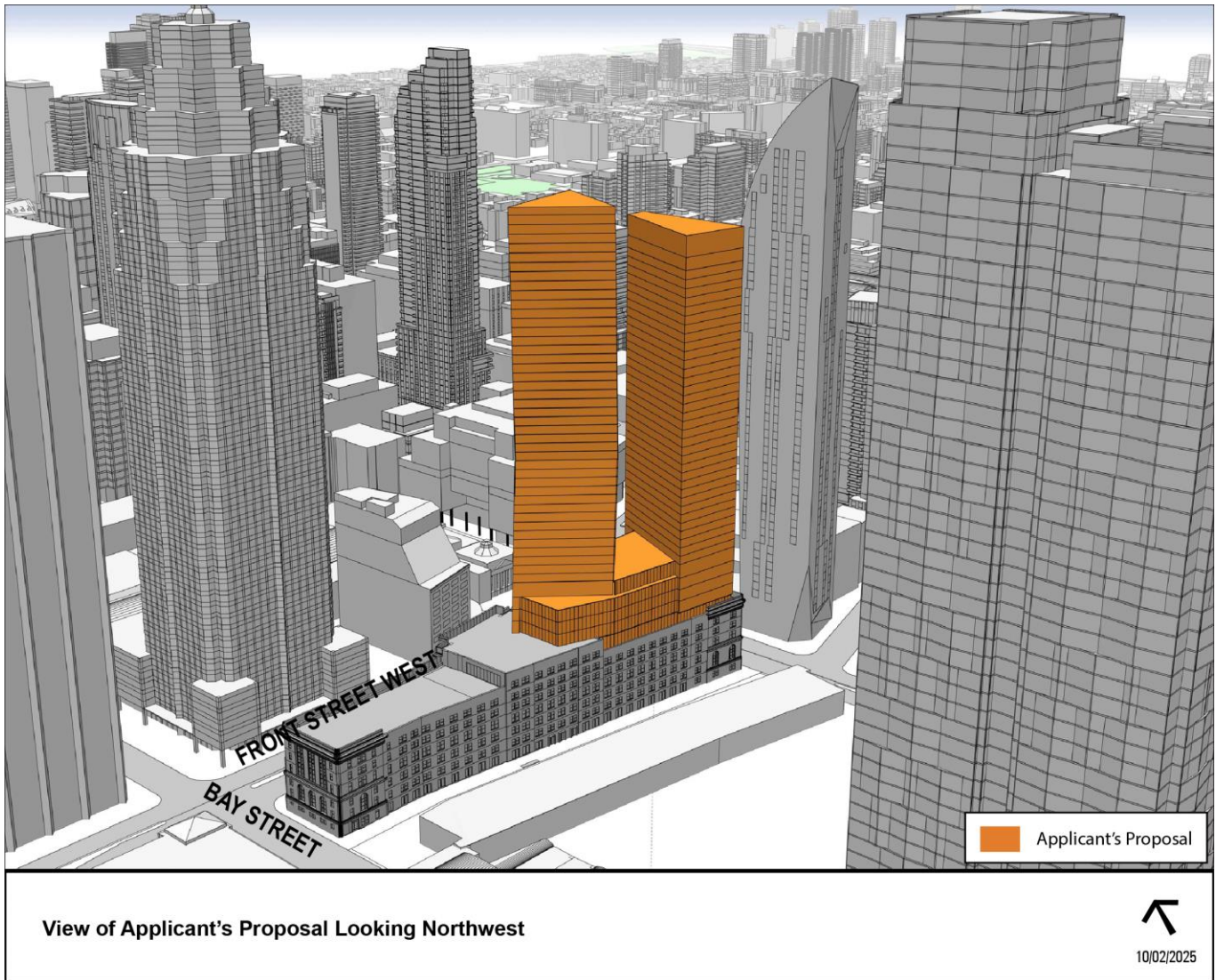


## Attachment 8: West Elevation

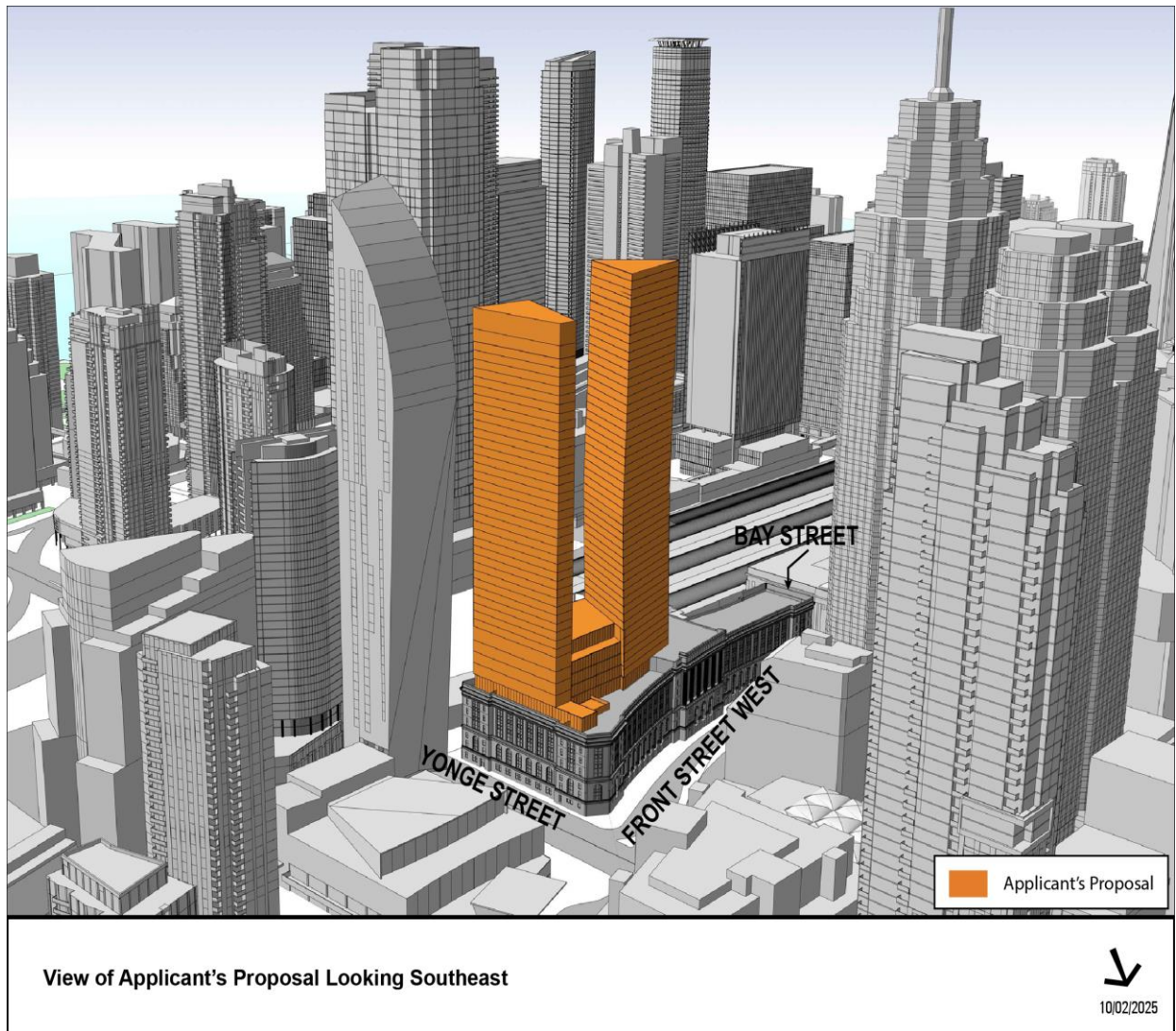


West Elevation

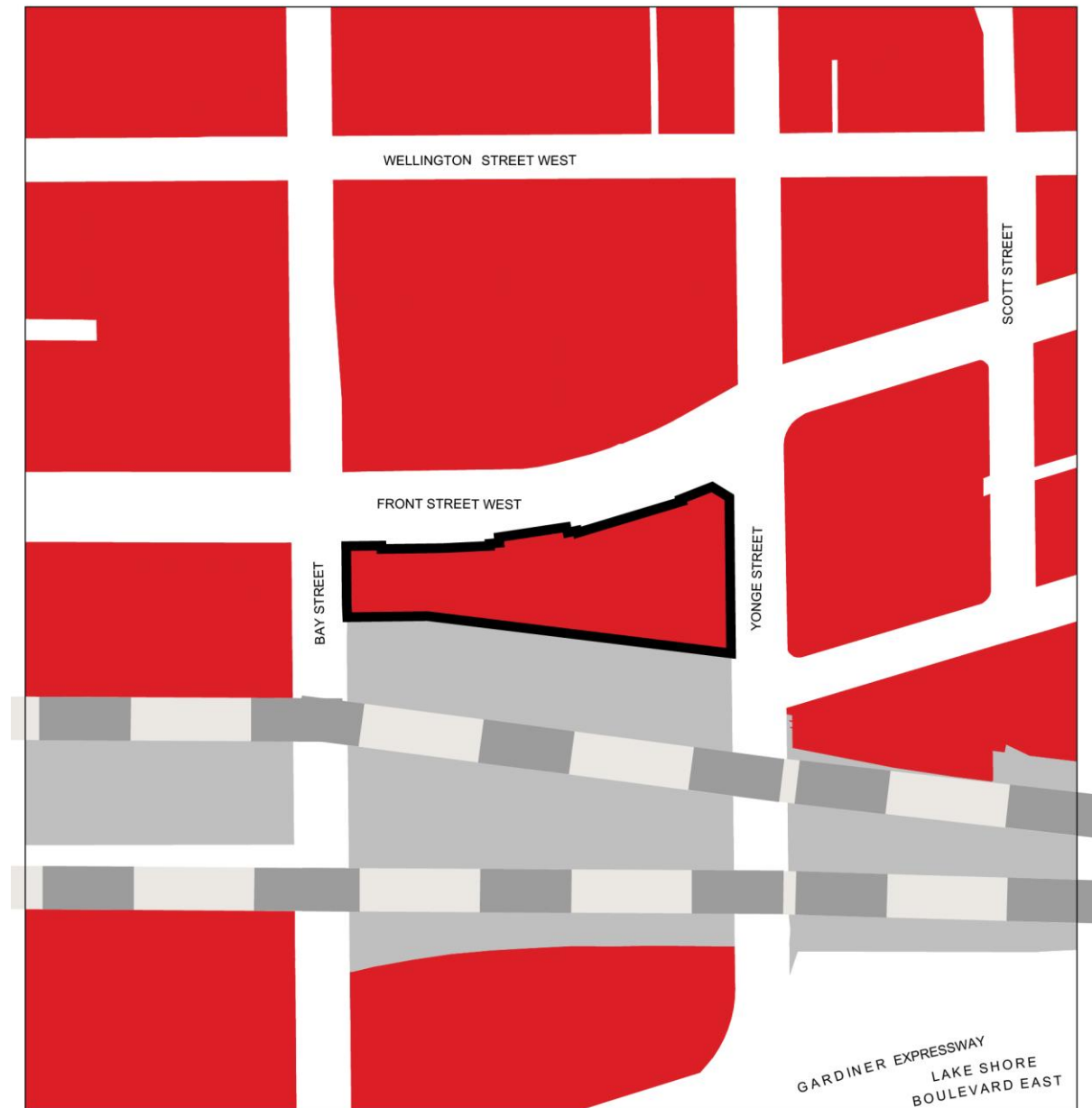
## Attachment 9: 3D Massing Model Looking Northwest



## Attachment 10: 3D Massing Model Looking Southeast



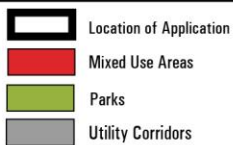
## Attachment 11: Official Plan Land Use Map 18



Official Plan Land Use Map #18

1 Front Street West

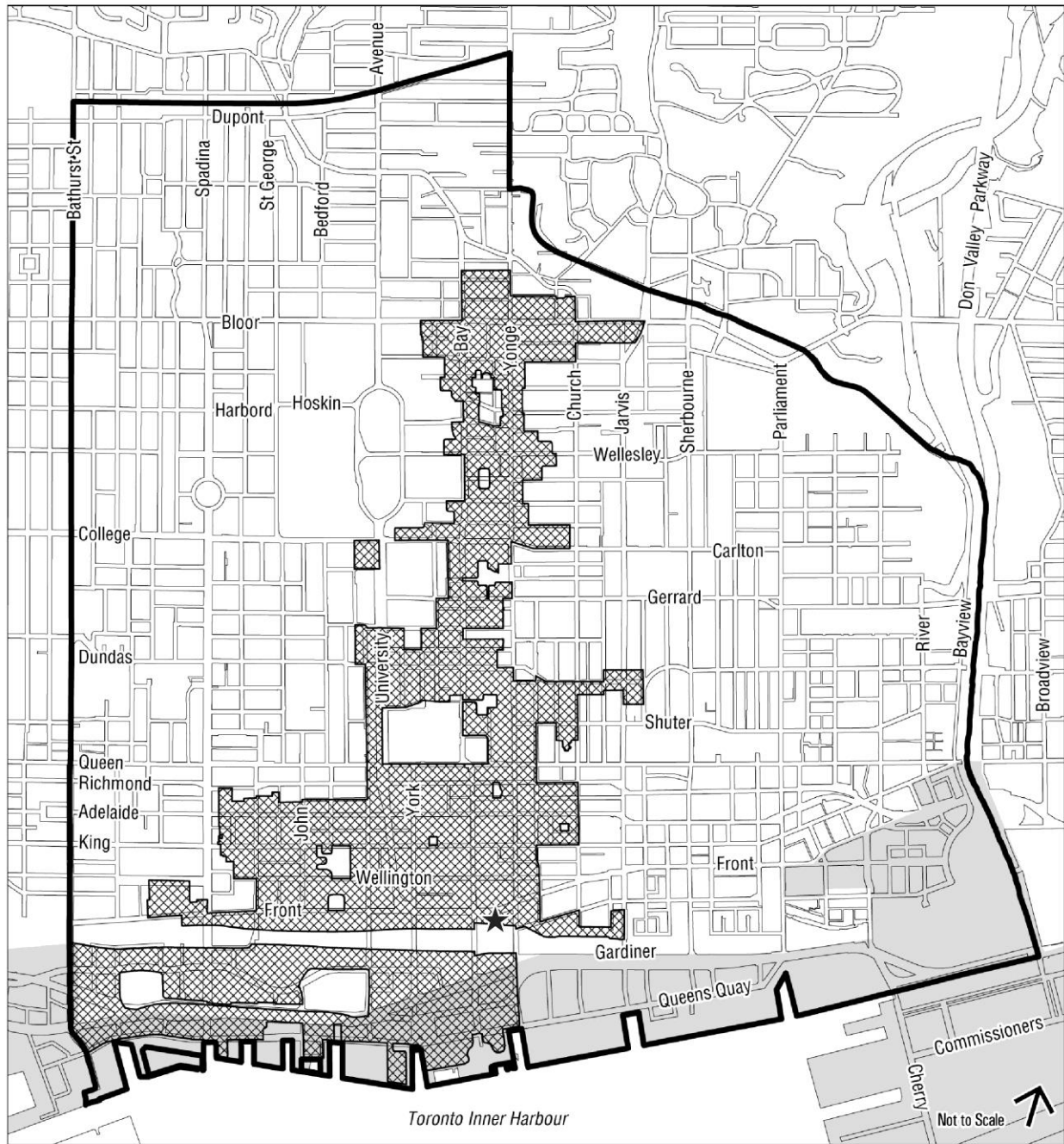
File # 25 183122 STE 10 02



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## Attachment 12: Downtown Secondary Plan Mixed Use Areas 1- Growth Map 41-3A



### Downtown Plan

MAP 41-3-A Mixed Use Areas 1 - Growth

- Downtown Plan Boundary
- Central Waterfront Secondary Plan
- Mixed Use Areas 1 - Growth
- Location of Application

## Attachment 13: Downtown Secondary Plan Financial District, Health Sciences District and Bloor Bay Office Corridor Map 41-2



### Downtown Plan

**MAP 41-2** Financial District, Health Sciences District, and Bloor-Bay Office Corridor

- |                         |                                   |                          |                           |
|-------------------------|-----------------------------------|--------------------------|---------------------------|
| Downtown Plan Boundary  | Central Waterfront Secondary Plan | Financial District       | Bloor-Bay Office Corridor |
| Location of Application |                                   | Health Sciences District |                           |

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## Attachment 15: Draft Official Plan Amendment

Authority: Toronto and East York District Community Council Item ~ as adopted by  
City of Toronto Council on ~, 20~

Enacted by Council: ~, 20~

### CITY OF TORONTO

Bill XXX

### BY-LAW XXX

**To adopt Official Plan Amendment 866  
for the City of Toronto  
respecting the lands known municipally in the year 2024 as  
1 Front Street West**

Whereas authority is given to Council under the *Planning Act*, R.S.O. 1990, c.P. 13, as amended,  
to pass this By-law;

Whereas Council of the City of Toronto has provided adequate information to the public and has  
held at least one public meeting in accordance with the *Planning Act*;

The Council of the City of Toronto enacts:

1. The attached Amendment No. 866 to the Official Plan is hereby adopted pursuant to  
the *Planning Act*, as amended.

Enacted and Passed this ~ day of ~, A.D. 20~.

Frances Nunziata,  
Speaker

John D. Elvidge,  
City Clerk

(Seal of the City)



**AMENDMENT NO. 866 TO THE OFFICIAL PLAN**  
**LANDS MUNICIPALLY KNOWN IN THE YEAR 2024 AS**  
**1 FRONT STREET WEST**

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The Official Plan of the City of Toronto is amended as follows:

1. Chapter 7, Site and Area Specific Policy 589 for “1 Front Street West” is amended as follows:
  - a. Policy a) is amended by replacing the number “51,000” with “46,500”;
  - b. Deleting and replacing Policy b) with the following:

“The West Tower will have a maximum height of 168.7 metres and a maximum floor plate area of 545.2 square metres.”

## **Attachment 16: Draft Zoning By-law Amendment**

Draft Zoning By-law Amendment will be made available on or before the November 27, 2025 Toronto and East York Community Council Meeting.