

170 and 180 Merton Street – Official Plan and Zoning By-law Amendment – Decision Report – Approval

Date: November 10, 2025

To: Toronto and East York Community Council

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

Ward: 12 - Toronto-St. Paul's

Planning Application Number: 25 129087 STE 12 OZ

SUMMARY

This report recommends approval of the application to amend the Official Plan to secure non-residential uses in lieu of office replacement. This report also recommends approval of the application to amend the Zoning By-law to permit a 141.3-metre (45-storey), excluding mechanical penthouse, mixed-use building with 531 dwelling units and 198.3 square metres of ground floor retail space at 170 and 180 Merton Street.

A separate report from Heritage Planning on the proposed alterations to of the existing heritage-designated building at 170 Merton 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 the Official Plan for the lands municipally known as 170 and 180 Merton Street substantially in accordance with the draft Official Plan Amendment included as Attachment 5 to this report.
2. City Council amend City of Toronto Zoning By-law 569-2013 for the lands municipally known as 170 and 180 Merton Street substantially in accordance with the draft Zoning By-law Amendment included as Attachment 6 to this report.
3. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Official Plan and Zoning By-law Amendments as may be required.

4. City Council request that the owner make reasonable commercial efforts to identify, in consultation with the General Manager, Parks and Recreation, a suitable off-site parkland dedication as a substitution for an on-site parkland dedication that:

- a. is accessible to the area where the subject site is located;
- b. is a good physical substitute for any on-site parkland dedication;
- c. is free and clear, above and below grade, of all easements, encumbrances, and encroachments;
- d. is in an acceptable environmental condition; and
- e. the value of the off-site parkland dedication shall not exceed the estimated value of the cash-in-lieu parkland dedication that would otherwise be required, which value may include the cost of acquiring the land, land transfer tax, typical closing cost and reasonable real estate commissions of up to 5 percent,

all to the satisfaction of the General Manager, Parks and Recreation.

5. Should the General Manager, Parks and Recreation, and the owner agree to a property as a substitution for an on-site parkland dedication, City Council accept the off-site parkland dedication, in full or partial fulfilment of the parkland dedication requirements, pursuant to Section 42 of the Planning Act, with conveyance to the City to occur prior to the issuance of the first above grade building permit in accordance with the following:

- a. in the event the value of the off-site parkland dedication is less than the value of an on-site parkland dedication, the owner shall provide a cash-in-lieu payment for the shortfall in parkland dedication in accordance with Chapter 415 Article III of the Municipal Code; and
- b. in the event the owner is unable to provide a substituted off-site parkland dedication to the satisfaction of the General Manager, Parks and Recreation, the owner will be required to satisfy the parkland dedication requirement through a cash-in-lieu of parkland payment prior to the issuance of the first above grade building permit in accordance with Chapter 415 Article III of the Municipal Code,

all to the satisfaction of the General Manager, Parks and Recreation.

6. Should a substituted off-site parkland dedication be accepted by the General Manager, Parks and Recreation, City Council approve a development charge credit against the Parks and Recreation component of the Development Charges for the design and construction by the owner of the Above Base Park Improvements to the satisfaction of the General Manager, Parks and Recreation. The development charge credit shall be in an amount that is the lesser of the cost to the owner of designing and constructing the Above Base Park Improvements, as approved by the General

Manager, Parks and Recreation, and the Parks and Recreation component of development charges payable for the development in accordance with the City's Development Charges By-law, as may be amended from time to time.

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 north side of Merton Street, between Yonge Street and Pailton Crescent. The site is square in shape with an approximate frontage of 44 metres along Merton Street and a total lot area of 2,572 square metres.

City Council approved the heritage designation for 170 Merton Street on November 7, 2017, under Part IV, Section 29 of the Ontario Heritage Act.

The site at 170 Merton Street is occupied by the 2-storey, heritage designated, former Visiting Homemakers Association (VHA) building, which is currently being used as office space. The site at 180 Merton Street is occupied by a 3-storey townhouse building with 12 vacant condominium units. The townhouse building will be demolished as part of the proposal.

The surrounding area has a mix of uses, including a 4-storey apartment building at 165 Balliol Street and the Toronto Tennis Club at 185 Balliol Street to the north, a 12-storey residential apartment building to the south at 195 Merton Street, a 5-storey residential apartment building to the east at 194 Merton Street, and a 3-storey institutional building to the west at 164 Merton Street.

See Attachment 2 for the Location Map.

THE APPLICATION

Description

A 141.3-metre (45 storeys), excluding mechanical penthouse, mixed-use building.

Density

The proposal has a density of 14 times the area of the lot.

Residential Component

531 dwelling units: 319 one-bedroom (60%), 158 two-bedroom (29.8%), and 54 three-bedroom units (10.2%).

Amenity Space

1,176.2 square metres of indoor amenity space (2.2 square metres per unit) and 582.2 square metres of outdoor amenity space (1.1 square metres per unit).

Connected indoor and outdoor amenities are located on the ground level and level 6, with additional indoor amenity at level 2 and level 45. A pet relief area is proposed near the secondary entrance on the ground level.

Non-Residential Component

The proposal includes 198.3 square metres of retail gross floor area on the ground level. This represents a replacement of approximately 29% of the existing office gross floor area on the site.

Access, Parking and Loading

The pedestrian accesses for the residential and retail uses are proposed from the Merton Street frontage, with an accessible entrance on the west side of the building. Vehicular ingress and egress would also be from Merton Street.

29 vehicular spaces, including 8 visitor spaces and 11 accessible spaces, are proposed on the lower ground floor and underground parking level 1. Two loading spaces (a Type 'G' and 'C') are also proposed on the ground level.

A total of 585 residential and visitor bike parking spaces are proposed, with 478 long-term spaces and seven short-term spaces located on underground parking level 1, lower ground level, and ground level. Ten publicly-accessible bicycle spaces are proposed on the ground level fronting the Merton Street sidewalk.

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/170MertonSt.

Reasons for Application

The Official Plan Amendment application is required to secure non-residential uses in lieu of office replacement.

The Zoning By-law Amendment is required to permit the building form, height, density, setbacks, and other performance standards.

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 designates the site as Mixed Use Areas. See Attachment 3 of this report for the Land Use Map. 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.

Protected/Major Transit Station Area

The site is within a delineated Protected Major Transit Station Area. Specifically, the site is within 500 metres of the delineated Davisville subway station associated with SASP 722 in Chapter 8 of the Official Plan. The site has a minimum 6 FSI.

Secondary Plan

The [Yonge-Eglinton Secondary Plan](#) identifies the site as Mixed Use Areas 'B'. This designation plans for a mix of residential, commercial, office, and institutional uses. It also requires that tall buildings and large redevelopment sites capable of accommodating multiple buildings will provide 100 per cent replacement of any existing office gross floor area located on the site. The site is located within the Merton Street Special Places Character Area, the Merton Street Public Realm Move, the Secondary Zone of the Transit Node associated with the Davisville Subway Station, and on a Secondary Retail Street.

Office Space Needs Study

On July 11, 2024, Planning and Housing Committee endorsed proposed policy directions in [PH14.9 - Official Plan Review - Office Replacement Policies - Proposal Report](#) resulting from the Office Space Needs Study. The proposed policy directions are as follows:

- Reduce office replacement from 100% to 25%; and
- Allow for the replaced 25% to be comprised of any non-residential use and/or affordable/supportive housing.

On December 5, 2024, Planning and Housing Committee requested additional analysis and directions for policy implementation in [PH17.13 - Official Plan Review Office Replacement Policies Status Report](#). Until new policies for office replacement are endorsed by City Council, applications may consider the proposed policy direction in place for existing office replacement policies in the following locations:

- Financial District, Health Sciences District, Bloor-Bay Office Corridor of the Downtown Plan; and
- Mixed Use Areas 'A' and 'B' of the Yonge-Eglinton Secondary Plan.

Zoning

The site is zoned CR 2.0 (c2.0; r2.0) SS2 (x2495) under Zoning By-law 569-2013. This zoning category permits a wide array of uses including commercial, residential, and institutional uses. See Attachment 4 of this report for the existing Zoning By-law Map.

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
- 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 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

Community Consultation

On May 20, 2025, a virtual community consultation meeting took place. Following a presentation by City staff and the applicant, the following comments were raised:

- Additional height and density and general growth in the area.
- Proposed height and potential privacy impacts on neighbouring properties.
- Lack of vehicular parking spaces and traffic impact.
- Construction impacts, including noise and dust.
- Absence of affordable housing units in the proposal.

Additional Public Engagement

On April 16, 2025, Community Planning staff attended a walking tour, hosted by residents from a neighbouring residential building, to better understand the impact of the proposal.

On July 21, 2025, the Ward Councillor held an additional consultation meeting between local residents, the applicant team, and Community Planning.

The issues raised through the community consultation process have been considered through the review of the application.

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 has reviewed the current proposal for consistency with the PPS (2024). Staff find the proposal consistent with the PPS (2024).

Official Plan Policies and Design Guidelines

This application has been reviewed against the Official Plan policies, Secondary Plan policies, and design guidelines described in the Policy and Regulation Considerations Section of this report.

Land Use

The Yonge-Eglinton Secondary Plan allows for a mix of uses within Mixed Use Areas 'B', including residential, retail and service, office, institutional, entertainment and cultural uses. The proposed residential and retail uses on this site are acceptable as

they are consistent with the Official Plan and the Yonge-Eglinton Secondary Plan land use designations.

The Secondary Plan also provides that tall buildings and large redevelopment sites capable of accommodating multiple buildings will provide 100% replacement of any existing office gross floor area located on the site.

In line with the Office Space Needs Study, this site proposes a 198.3-square-metre retail unit to replace greater than 25% of the existing office gross floor area. The proposed reduction in required office space replacement is acceptable, when considered comprehensively in the context of the issues that are unique to the site and proposal, such as heritage retention and access.

Density, Height, Massing

The proposal conforms with the Yonge-Eglinton Secondary Plan and applicable Official Plan policies with respect to built form and massing and generally meets the intent of the Tall Building Guidelines.

Height

The proposed height of 141.3 metres (45 storeys), excluding the mechanical penthouse, is acceptable and conforms with applicable Official Plan policies with respect to built form, fit, and massing. The area and configuration of the site allow for appropriate tower separation distances from surrounding tall buildings and neighbouring properties with redevelopment potential.

The site is located within Mixed Use Areas 'B' in the Yonge-Eglinton Secondary Plan and is approximately 455 metres from Davisville subway station, within the City-delineated Davisville Protected Major Transit Station Area. It is also located along the Merton Street Special Place in the Yonge-Eglinton Secondary Plan, which envisions tall buildings on the site.

The proposed height falls within the range of recently approved building heights in Mixed Use Areas 'B' in the Yonge-Eglinton Secondary Plan. Recent approvals in Mixed Use Areas 'B' include:

- 206-metre (65-storey) mixed-use building at 2323-2329 and 2345 Yonge Street;
- 129.7-metre (40-storey) mixed-use building at 214-224 Merton Street; and
- 119.6-metre (35-storey) mixed-use building at 185 Balliol Street and 8 Pailton Crescent.

Additionally, a 128-metre (40-storey) mixed-use building was recently approved within Mixed Use Areas 'C' at 267-275 Merton Street.

The proposed height is consistent with the emerging context of Merton Street and represents an appropriate intensification of the site.

Base building

The proposed 19.5-metre (5-storey) base building is an appropriate street wall on Merton Street, aligning with the existing and planned context for the area, and meeting the vision of the Merton Street Character Area. The existing heritage portion of the base building is setback between 7.0 and 8.3 metres from the curb. The retail portion of the base building is setback a minimum of approximately 11.0 metres. The base building has also been organized to highlight the conserved heritage building on site.

The base building has been massed and setback along the east lot line to create a 4.3-metre landscaped buffer which replicates the existing tree planting space currently on site. The landscaping strip extends northwards, then narrows at the 6.6-metre (1-storey) enclosed garage and loading entrance near the rear of the lot. This enclosed garage is setback 28.4 metres from the southern lot line.

Tower Component

The tower portion of the proposed development begins at level 6. The tower floor plate varies at the lower levels of the building to provide a visual separation between the base building and the tower, before increasing to approximately 864 square metres and remaining consistent for the remainder of the residential tower. While this floor plate size exceeds the 750 square metres recommended in the Tall Building Design Guidelines, it is generally consistent with other approvals in proximity to the site and provides acceptable setbacks and separation distances.

The application proposes a 10.0-metre setback to the north, 10.0-metre setback to the west, and 12.5-metre setback to the east. The proposed tower setbacks have been reviewed by staff and are acceptable as they align with the intent of the Tall Building Design Guidelines.

Lastly, the tower element is set back approximately 9.1 metres from the south property line to improve the visual prominence of the conserved heritage building. This setback gradually decreases between level 3 to level 5 to 4.0 metres for the remainder of the tower.

Public Realm and Streetscape

City staff are satisfied that the proposal conforms with the applicable public realm direction of the Official Plan, the Yonge-Eglinton Secondary Plan, and the Midtown Public Realm Implementation Strategy.

The proposal provides a 2.5-metre public sidewalk on Merton Street, in addition to a 1.47-metre pedestrian easement on the site, which combined provides an approximate 4.0-metre sidewalk. The proposed public realm would support pedestrian movement, street animation, and streetscaping.

As mentioned above, along the eastern property line, the proposal has provided a 4.3-metre-wide landscaping buffer which will replace 3 of the existing 10 boundary trees

proposed for removal. This will extend the visual presence of the public realm and provide better privacy and noise mitigation for the adjacent building to the east.

The proposed ground floor will have active uses such as commercial-retail space, and a residential lobby with an attached ground floor amenity terrace, contributing to the envisioned vibrant Merton Street Character Area.

The applicant has offered to direct the site's Community Benefits Charge towards improvements to streetscaping and pedestrian improvements along the north and south sides of Merton Street between Yonge Street and Mount Pleasant Road, compatible with direction in the Midtown Public Realm Implementation Strategy, in consultation with the Ward Councillor.

Heritage Conservation

The property at 170 Merton Street is designated under Part IV of the Ontario Heritage Act and contains the former Visiting Homemakers Association (VHA) building, constructed in 1969. It is a representative example of a distinctive Late Modern style office building designed as the headquarters for the VHA featuring octagonal towers and bays, ribbon windows, concrete brick with distinctive interlocking corners and an integrated exterior space with landscaping. The property is the first purpose-built headquarters for the VHA, an important social-welfare agency founded in Toronto in 1925.

The subject development application involves the retention of a substantial portion of the VHA Building and a full conservation scope. The new construction has been designed to be compatible with the heritage building. The proposal conserves the heritage property and is consistent with the policy framework. The heritage impacts of the development proposal are appropriately mitigated through the overall conservation strategy. A related report recommends that City Council approve the proposed alterations to the heritage property at 170 Merton Street under the Ontario Heritage Act.

Shadow Impact

Staff have reviewed the Shadow Impact Study and determined the shadow impact from the proposed development is acceptable. The proposed building is massed to limit shadow impacts on shadow-sensitive areas such as sidewalks and June Rowlands Park, and is in accordance with the intent of the Official Plan Built Form policies and Tall Building Design Guidelines.

The proposed development will cast limited shadows on properties east of Pailton Crescent and Mount Pleasant Road during the spring and fall equinox, and on Merton Street and Pailton Crescent on June 21st at 5:18 p.m. for one hour. The proposal will also cast shadow on the approved park at the southwest corner of Pailton Crescent and Balliol Street between 2:18 and 4:18 p.m. on March, June and September 21st.

Properties to the northwest will experience limited new shadowing between 10:18 a.m. and 12:18 p.m. on March 21st and between 9:18 a.m. and 11:18 a.m. on September 21st.

At Mount Pleasant Cemetery, the proposal will cast limited shadows on June and September 21st after 6:18 p.m.

Wind Impact

Staff have reviewed the Pedestrian Level Wind Study and addendum letter and have assessed that the wind impact resulting from the proposed building is acceptable.

All grade-level areas within and surrounding the site, including public sidewalks, laneways, surface parking, and building access points have suitable wind conditions for pedestrian usage year-round. The outdoor-amenity terrace on the heritage building at 170 Merton Street was determined to be safe for sitting or sedentary activity, which suits the intended use of this public realm asset. No areas were found to experience unsafe conditions.

Amenity Space

Given similar amenity space ratios approved in the area, the proximity to the Kay Gardener Trail, Mount Pleasant Cemetery, Oriole Park, June Rowlands Park, the future parkland dedication secured as part of recent approvals in proximity to the site, and site restrictions due to preservation of the designated heritage building, the proposed amenity space is acceptable to staff.

Unit Mix

The Yonge-Eglinton Secondary Plan requires the provision of 10% of all units as three-bedroom units, 15% as two-bedroom units, and an additional 15% of units as a combination of two- and three-bedroom units or units that can be converted to larger units.

The proposed unit mix will be secured as a minimum in the site-specific Zoning By-law Amendment and meets the policy direction of the Official Plan and the Yonge-Eglinton Secondary Plan to provide a full range of housing, and the unit mix objectives of the Growing Up: Planning for Children in New Vertical Communities Urban Design Guidelines.

Servicing

Engineering Review staff have reviewed the submitted materials and have identified several outstanding items. Staff are recommending that the Zoning By-law be subject to holding provisions pending the revision, review, and acceptance of the Functional Servicing and Stormwater Management Report to the satisfaction of the Executive Director, Development Review.

Traffic Impact, Access, Parking and Loading

Transportation Services staff has reviewed the Transportation Impact Study and accepts its conclusions

Parkland

In accordance with Section 42 of the Planning Act, the applicable alternative rate for on-site parkland dedication is 1 hectare per 600 net residential units to a cap of 10 percent of the development site (as the site is less than five hectares), with the non-residential uses subject to a 2% parkland dedication. The total parkland dedication requirement is the equivalent to 256 square metres.

Parks and Recreation staff will work with the applicant to identify suitable off-site properties for conveyance to the City as parkland. The size and location of the off-site conveyance would be subject to the approval of the General Manager, Parks and Recreation, prior to the issuance of the first above grade building permit. This is the preferred option to satisfy the parkland dedication requirement for this proposal.

If no such property can be secured, cash-in-lieu will be accepted. 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. The Toronto Municipal Code Chapter 415-28 would require that the payment be made prior to the issuance of the first above-grade building permit.

This report seeks direction from City Council on authorizing a credit of the Parks and Recreation component of the Development Charges in exchange for Above Base Park Improvement to be provided by the owner upon agreement with the City. The development charge credit shall be in an amount that is the lesser of the cost to the owner of installing the Above Base Park Improvements, as approved by the General Manager, Parks and Recreation, and the Parks and Recreation component of Development Charges payable for the development in accordance with the City's Development Charges By-law, as may be amended from time to time. The owner will be required to enter into an agreement with the City to provide for the design and construction of the improvements and will be required to provide financial security to ensure completion of the works.

Tree Preservation

An arborist report was submitted indicating that two City-owned street trees located along Merton Street will be impacted by the proposal, requiring a permit to injure or remove under the City of Toronto Municipal Code, Chapter 813, the Tree Protection By-law. If not physically possible to plant all required replacement trees, the payment of cash-in-lieu will be required.

Staff require the planting of two new trees to replace the two City trees proposed for removal. The tree replacement planting and tree protection measures will be secured through the tree permit process to the satisfaction of Urban Forestry, Tree Protection and Plan Review, Environment, Climate and Forestry. To ensure the planting and survival of the two proposed new City street trees, the applicant will be required to submit a tree planting security deposit.

Holding Provision

This report recommends the adoption of a Zoning By-law Amendment that is subject to a Holding Provision under Section 36 of the Planning Act, restricting the use of the lands until the conditions to lifting the holding provisions, as set out in the By-law are satisfied. Section 5.1.2 of the Official Plan contemplates the use of a Holding Provision and outlines the types of conditions that may have to be satisfied prior to the removal of a Holding Provision. The specific conditions to be met prior to the removal of the proposed holding provisions in the proposed By-law include:

- a. The owner or applicant, at their sole cost and expense, has submitted a revised Functional Servicing and Stormwater Management Report to demonstrate that the existing sanitary sewer system and watermain and any required improvements to them, have adequate capacity and supply to accommodate the development of the lands to the satisfaction of the Executive Director, Development Review;
- b. If the Functional Servicing and Stormwater Management Report accepted and satisfactory from (a) above requires any new municipal infrastructure or upgrades to existing municipal infrastructure to support the development, then either:
 - i. the owner or applicant has secured the design, construction, and provision of financial securities for any new municipal infrastructure, or any upgrades or required improvements to the existing municipal infrastructure identified in the accepted Functional Servicing and Stormwater Management Report, to support the development, in a financial secured agreement, all to the satisfaction of the Executive Director, Development Review or,
 - ii. the required new municipal infrastructure or upgrades to existing municipal infrastructure to support the development in the accepted and satisfactory Functional Servicing and Stormwater Management Report in (a) above are constructed and operational, all to the satisfaction to the Executive Director, Development Review.
- c. All necessary approvals or permits arising from (b)(i) or (b)(ii) above are obtained, where required all to the satisfaction to the Executive Director, Development Review.

- d. The owner has provided a detailed Conservation Plan, prepared by a qualified heritage consultant for 170 Merton Street, to the satisfaction of the Senior Manager, Heritage Planning; and
- e. The owner has entered into and registered on title to the lands a Heritage Easement Agreement for 170 Merton Street pursuant to Section 37 of the Ontario Heritage Act acceptable and satisfactory to the Chief Planner and Executive Director, City Planning, the Senior Manager, Heritage Planning and the City Solicitor.

The Executive Director, Development Review and their designate have the authority to make decisions on applications to remove holding provisions, which do not contain financial implications not previously authorized by Council.

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.

CONTACT

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holli.butrimas2@toronto.ca

SIGNATURE

Oren Tamir
Director, Community Planning
Toronto and East York District

ATTACHMENTS

Attachment 1: Application Data Sheet
Attachment 2: Location Map

Attachment 3: Official Plan Land Use Map
Attachment 4: Existing Zoning By-law Map
Attachment 5: Draft Official Plan Amendment
Attachment 6: Draft Zoning By-law Amendment
Attachment 7: Site Plan
Attachment 8: Ground Floor Plan
Attachment 9: Elevations
Attachment 10: 3D Massing Model

Attachment 1: Application Data Sheet

Municipal Address: 170 and 180 Merton St. Date Received: March 14, 2025

Application Number: 25 129087 STE 12 OZ

Application Type: OPA and Rezoning

Project Description: A 45-storey mixed-use residential building.

Applicant

Michael Bisset,
Bousfields Inc.

Architect

Turner Fleischer

Owner

Churchill Lands
United Inc.

EXISTING PLANNING CONTROLS

Official Plan Designation: Mixed Use Areas Site Specific Provision: N

Zoning: CR 2.0 (c2.0;
r2.0) SS2 (x2495) Heritage Designation: Y

Height Limit (m): 21 Site Plan Control Area: Y

PROJECT INFORMATION

Site Area (sq m): 2,572 Frontage (m): 43 Depth (m): 59

Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):	1,028		1,052.7	1,052.7
Residential GFA (sq m):	2,221		35,786.1	35,786.1
Non-Residential GFA (sq m):	276		211.6	211.6
Total GFA (sq m):	2,497		35,997.7	35,997.7
Height - Storeys:	3		45	45
Height - Metres:			141.3	141.3

Lot Coverage Ratio (%) 41 Floor Space Index: 14

Floor Area Breakdown Above Grade (sq m)

Residential GFA: 35,786.1

Retail GFA: 198.3

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:			531	531
Freehold:				
Condominium:	12	0		
Other:				
Total Units:			531	531

	1 Bedroom	2 Bedroom	3+ Bedroom
Proposed:	319	158	54
Total Units:	319	158	54

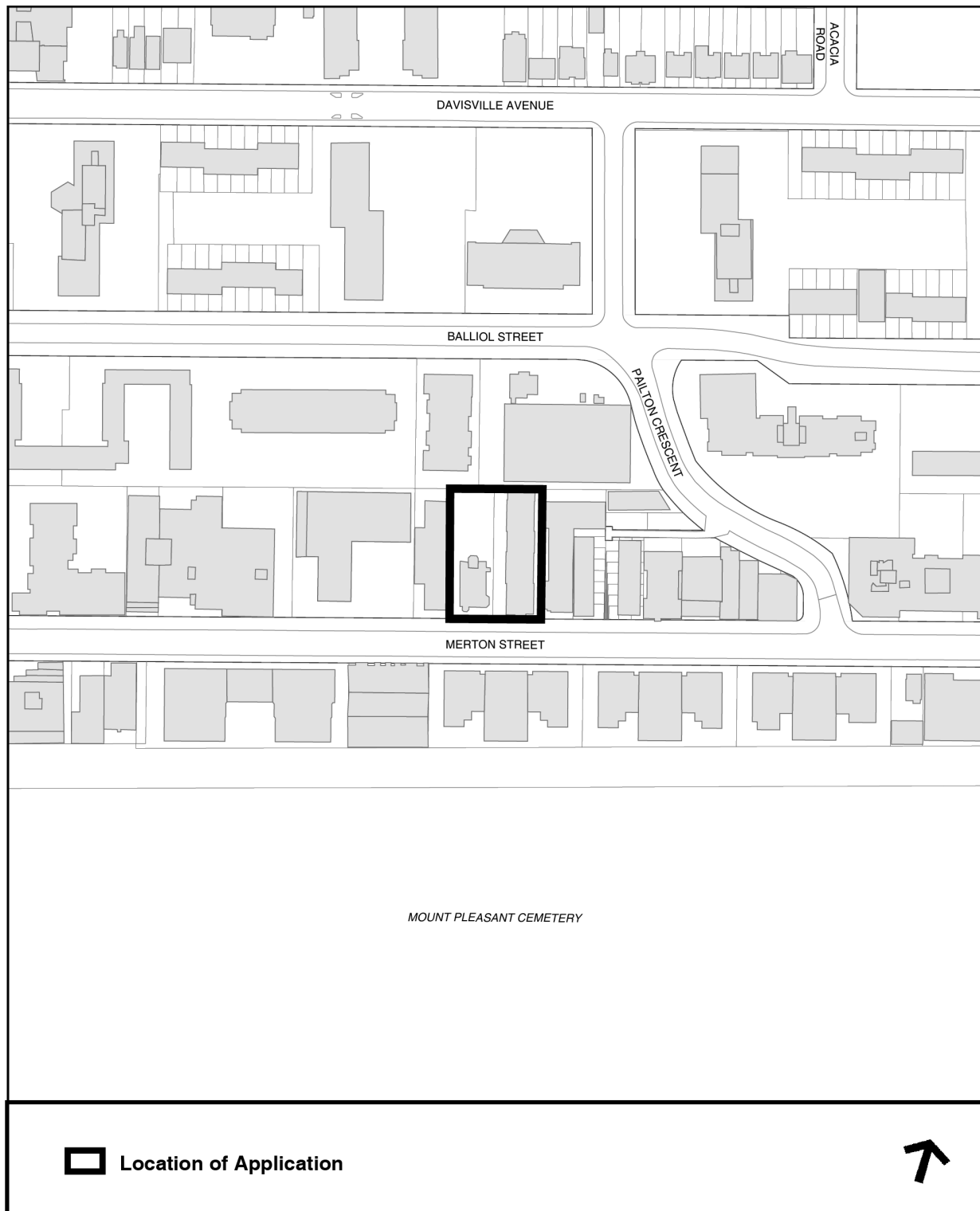
Parking and Loading

Parking Spaces:	29	Bicycle Parking Spaces:	585	Loading Docks:	2
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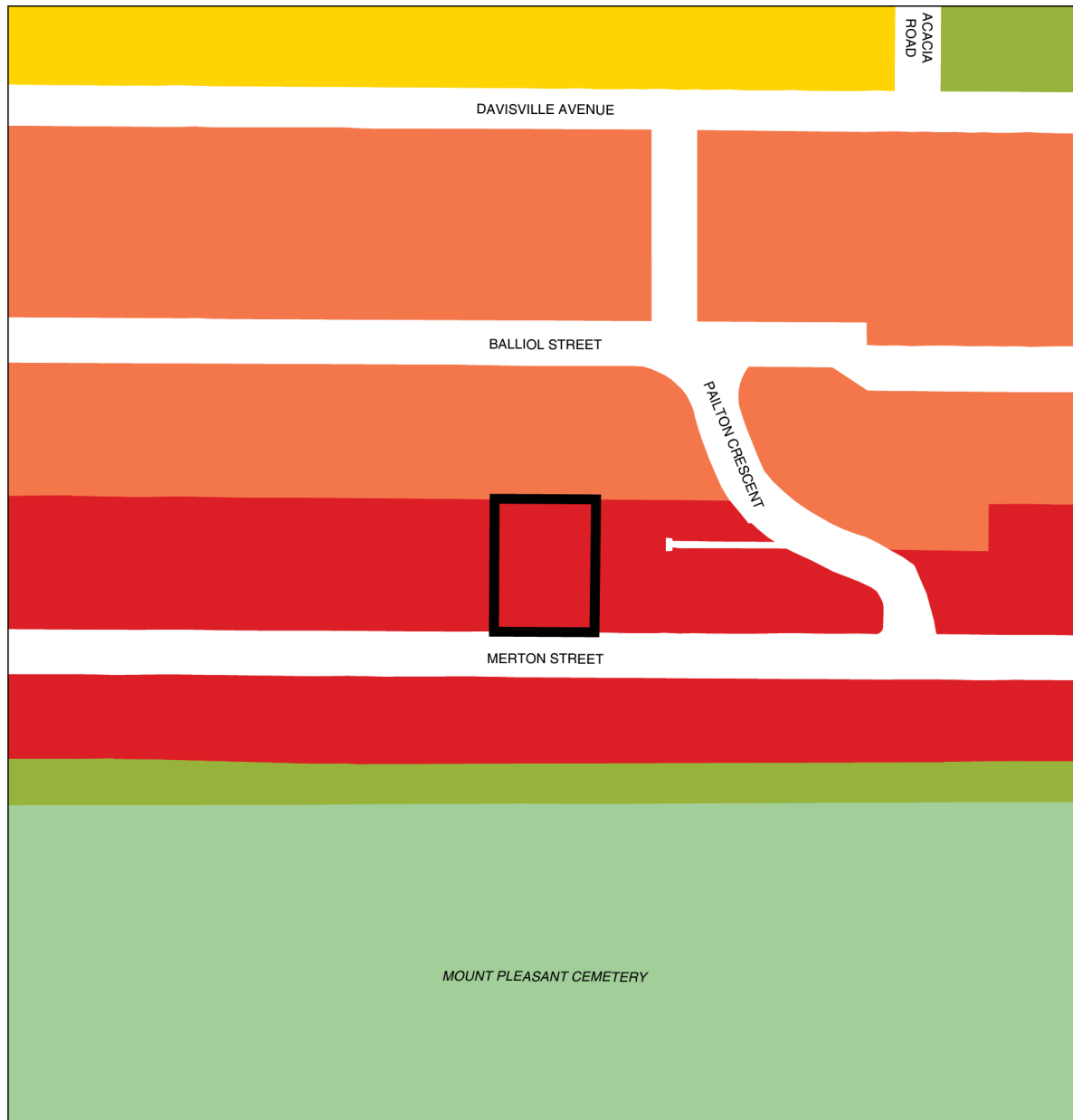
CONTACT:

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416-338-3939
holli.butrimas2@toronto.ca

Attachment 2: Location Map



Attachment 3: Official Plan Land Use Map



Official Plan Land Use Map 17

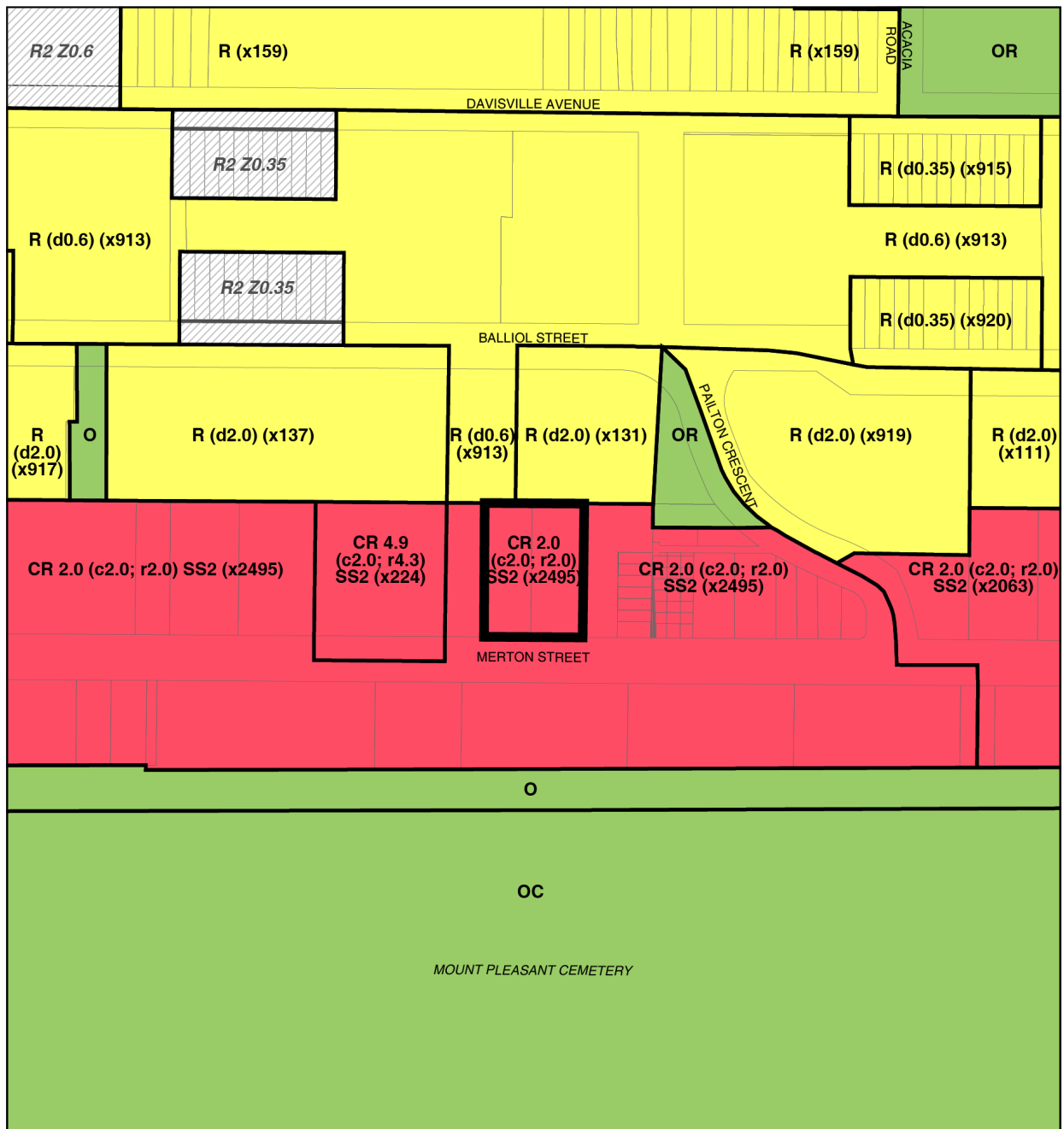
170 & 180 Merton Street

File # 25 129087 STE 12 02



Not to Scale
Extracted: 03/17/2025

Attachment 4: Existing Zoning By-law Map



Zoning By-law 569-2013

170 & 180 Merton Street

File # 25 129087 STE 12 0Z

Location of Application

R Residential
CR Commercial Residential
O Open Space
OR Open Space Recreation

OC Open Space Cemetery

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

R2 Residential District



Not to Scale
 Extracted: 03/17/2025

Attachment 5: Draft Official Plan Amendment

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

Enacted by Council: ~, 20~

CITY OF TORONTO

Bill XXX

BY-LAW ###

To adopt Official Plan Amendment No. 870 for the City of Toronto respecting the lands known municipally in the year 2024, as 170 and 180 Merton Street.

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

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. 870 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, John D. Elvidge,
Speaker City Clerk

(Seal of the City)

AMENDMENT NO. 870 TO THE OFFICIAL PLAN

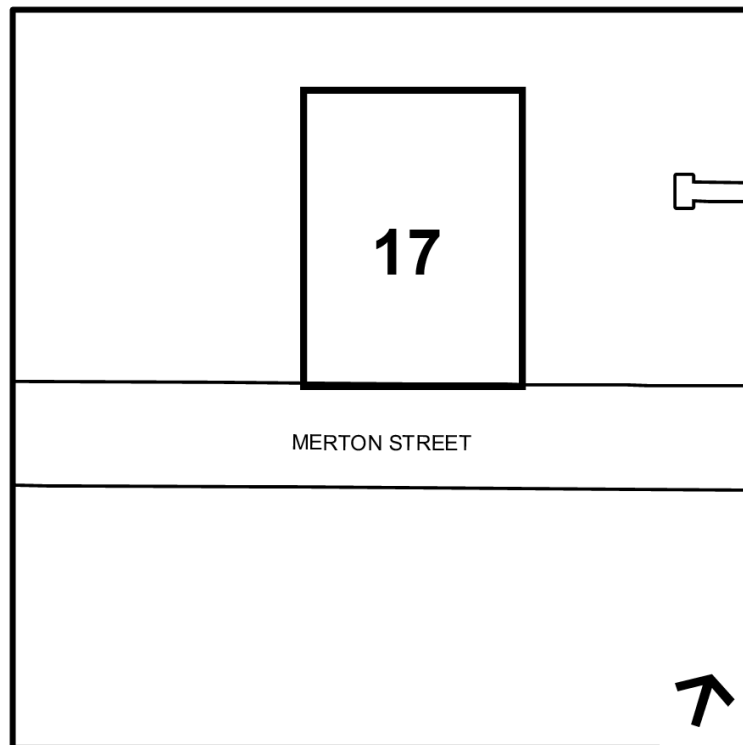
LANDS MUNICIPALLY KNOWN IN THE YEAR 2024 AS 170 AND 180 MERTON STREET

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

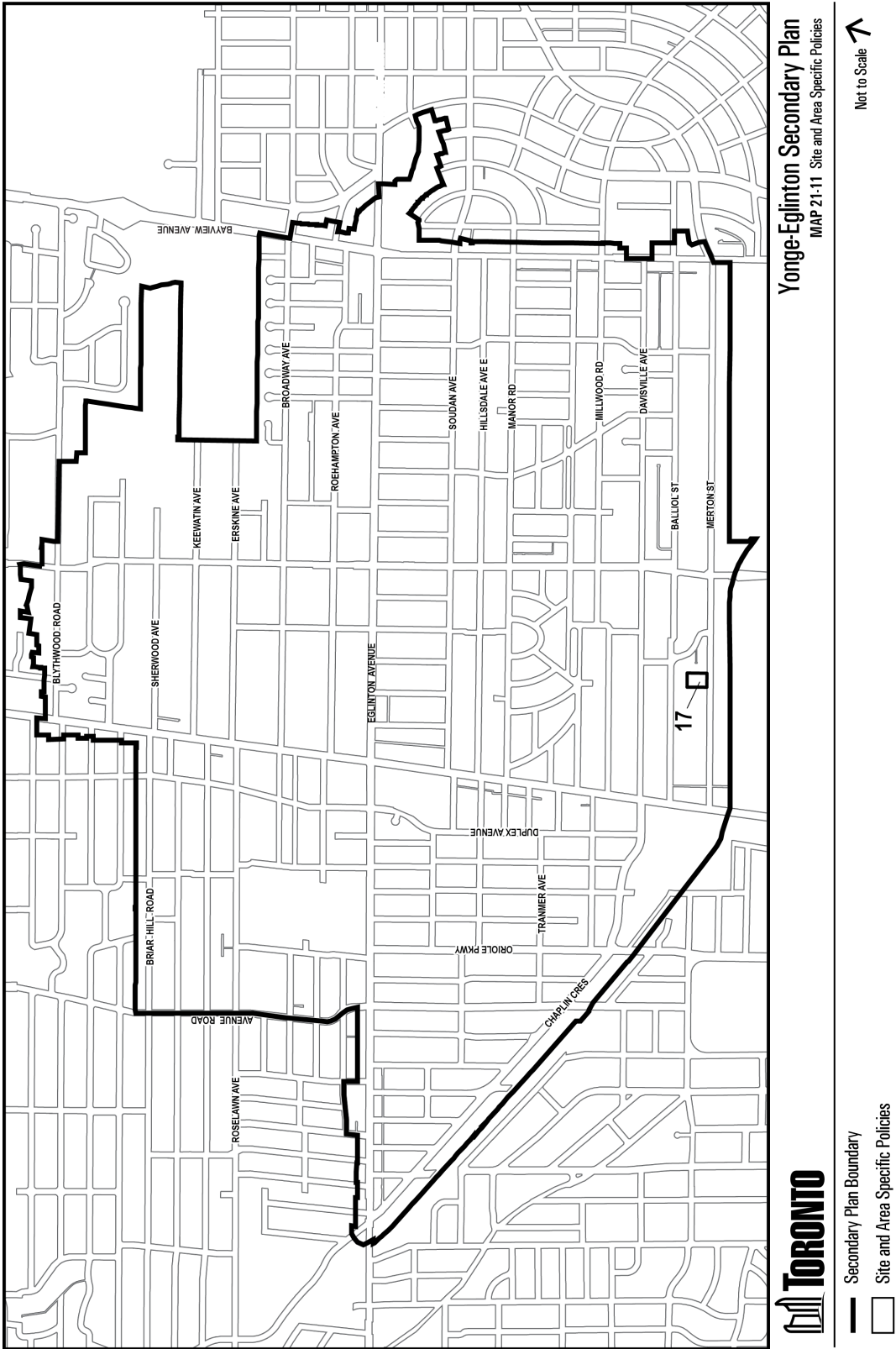
1. Chapter 6, Section 21, Yonge-Eglinton Secondary Plan, Site and Area Specific Policies is amended by adding Site and Area Specific Policy 870 for the lands municipally known as 170 and 180 Merton Street:

17. 170 and 180 Merton Street

a. A minimum of 198 square metres of non-residential gross floor area shall be provided, representing approximately 29% replacement of 695 square metres of existing office gross floor area.



2. Chapter 6, Section 21, Yonge-Eglinton Secondary Plan, Map 21-11, Site and Area Specific Policies, is amended to show the lands known municipally in 2024 as 170 and 180 Merton Street as Site and Area Specific Policy Area Number 17, as shown on the attached Appendix A.

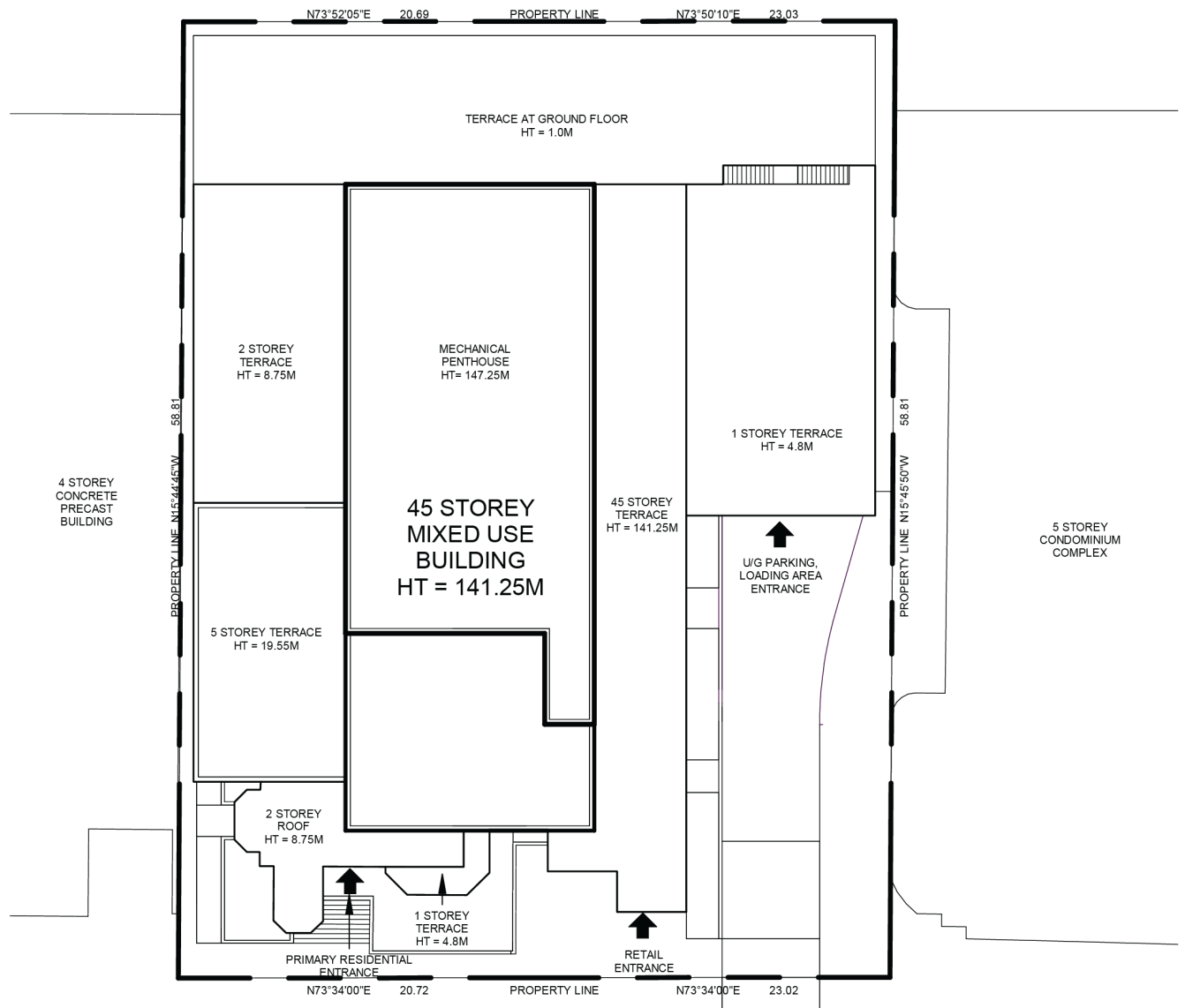


08/08/2025

Attachment 6: Draft Zoning By-law Amendment

Draft Zoning By-law Amendment to be made available on or before November 27, 2025.

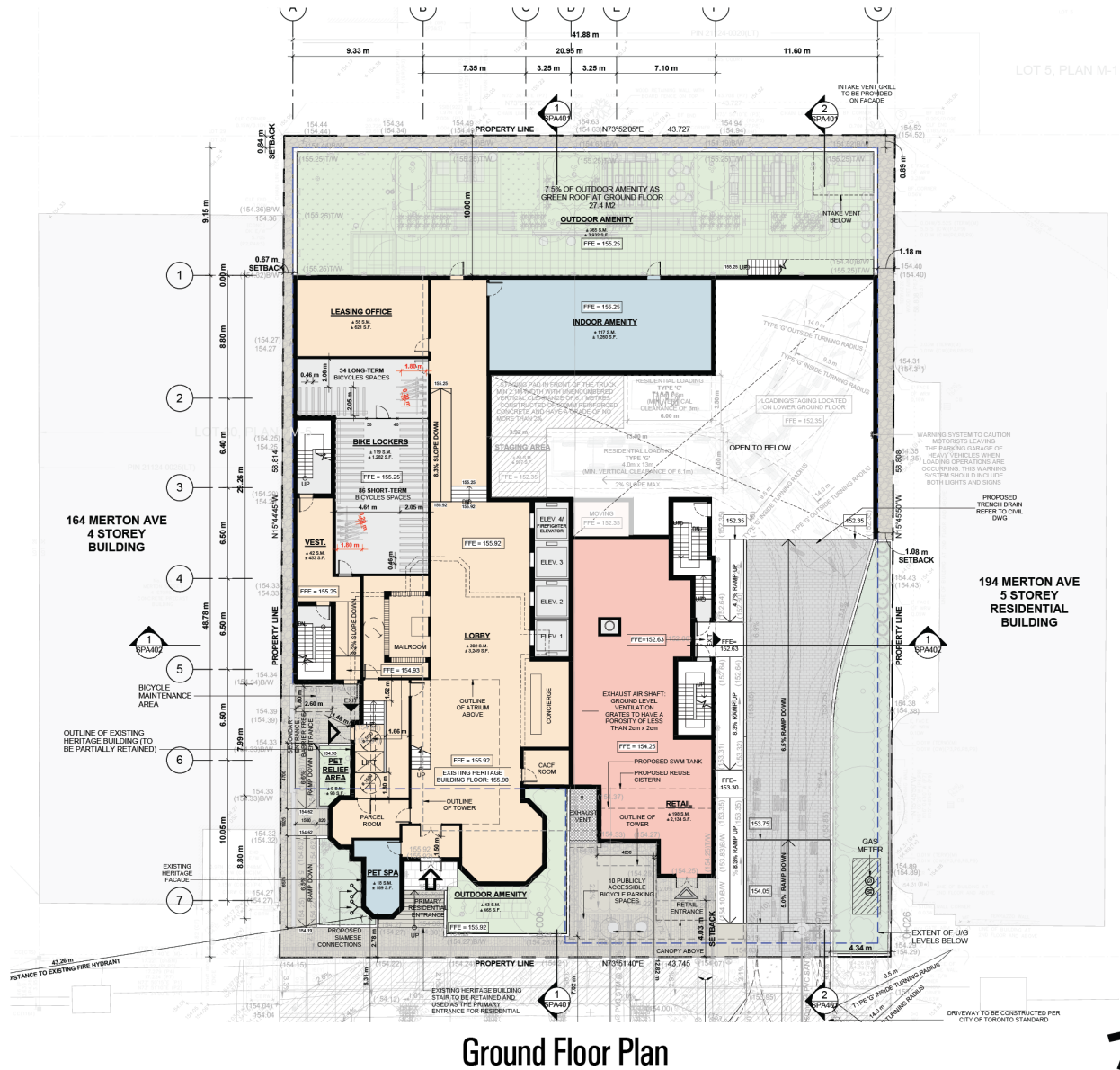
Attachment 7: Site Plan



Site Plan



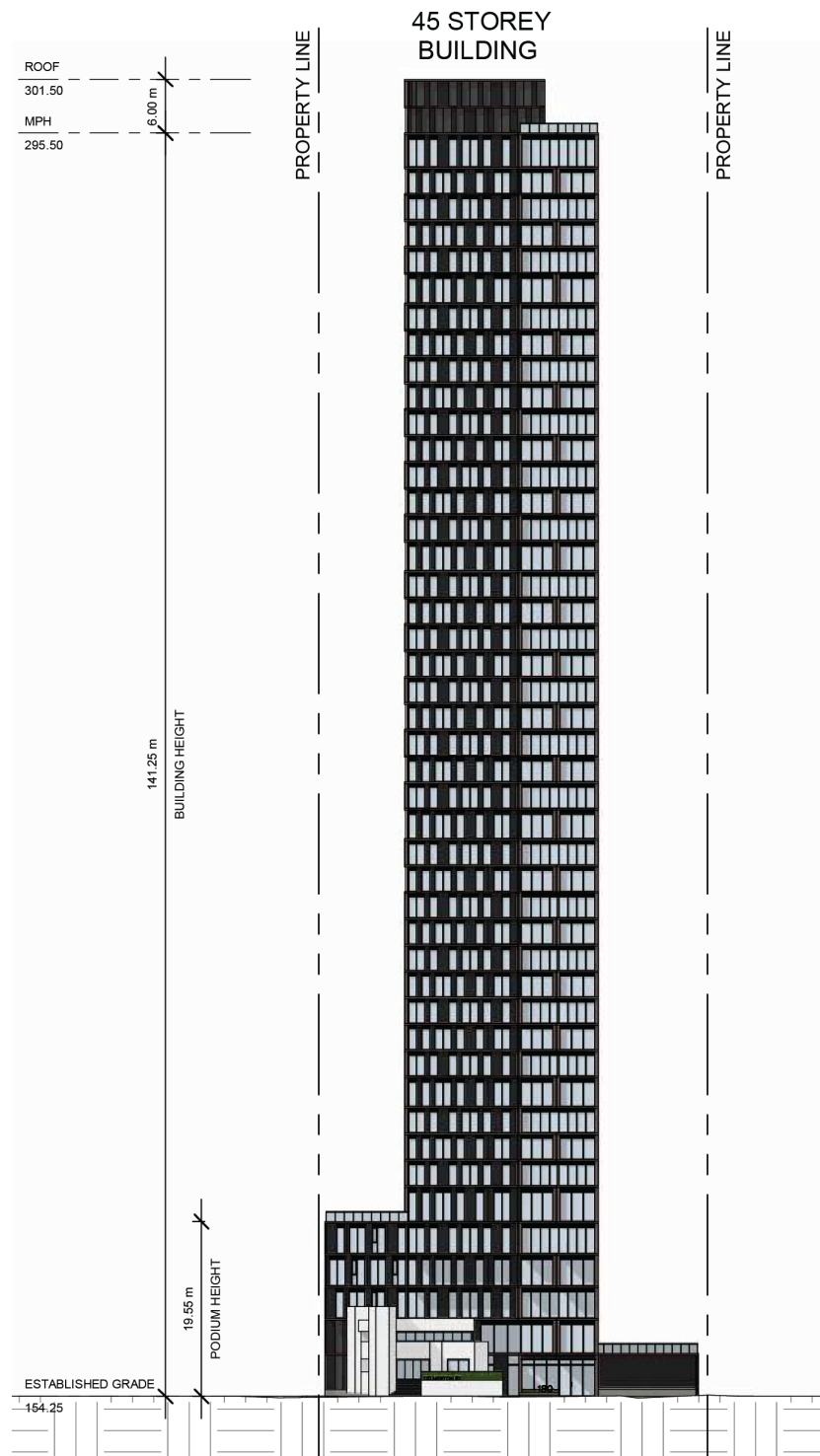
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Attachment 9: Elevations

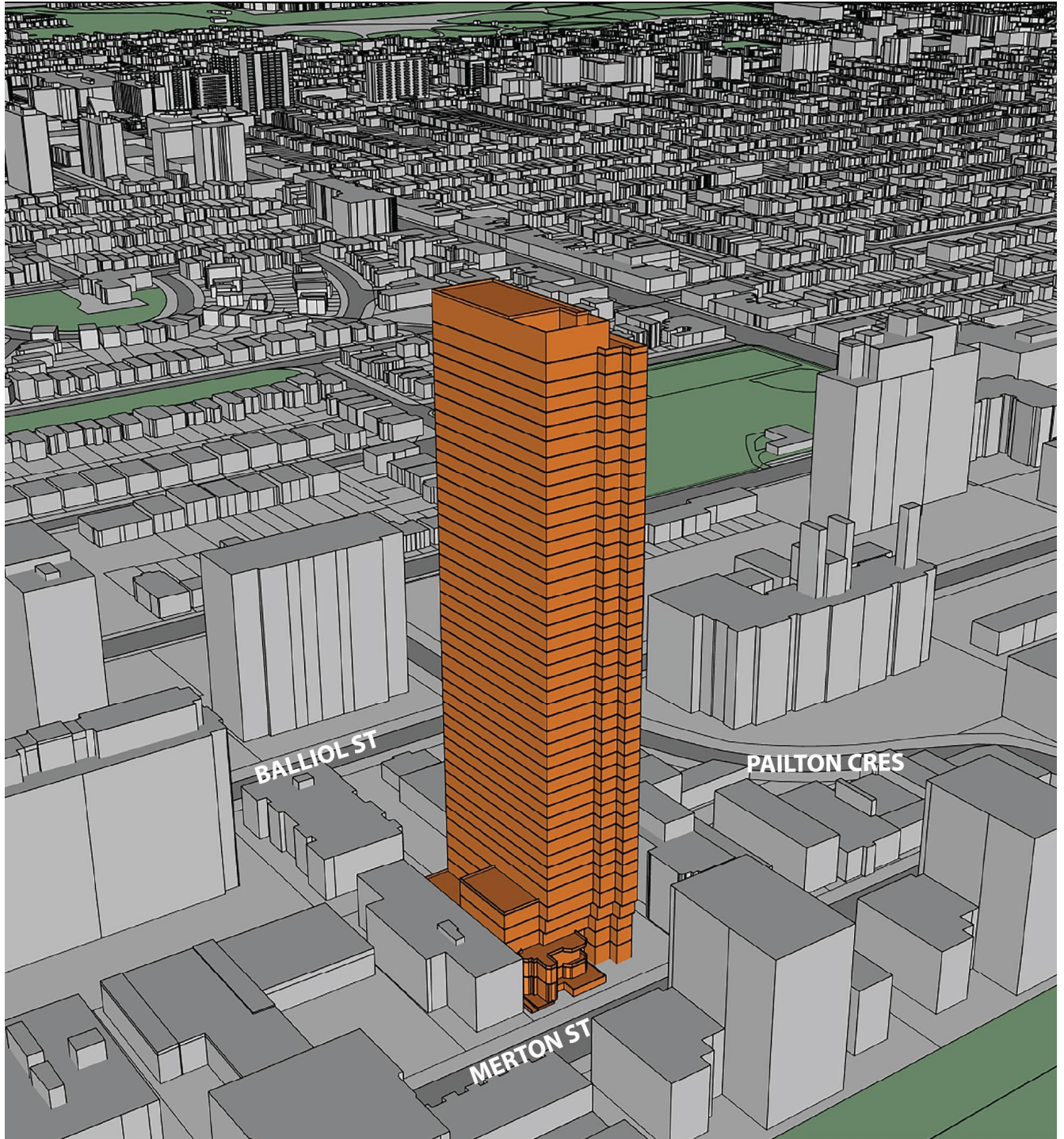


North Elevation



South Elevation

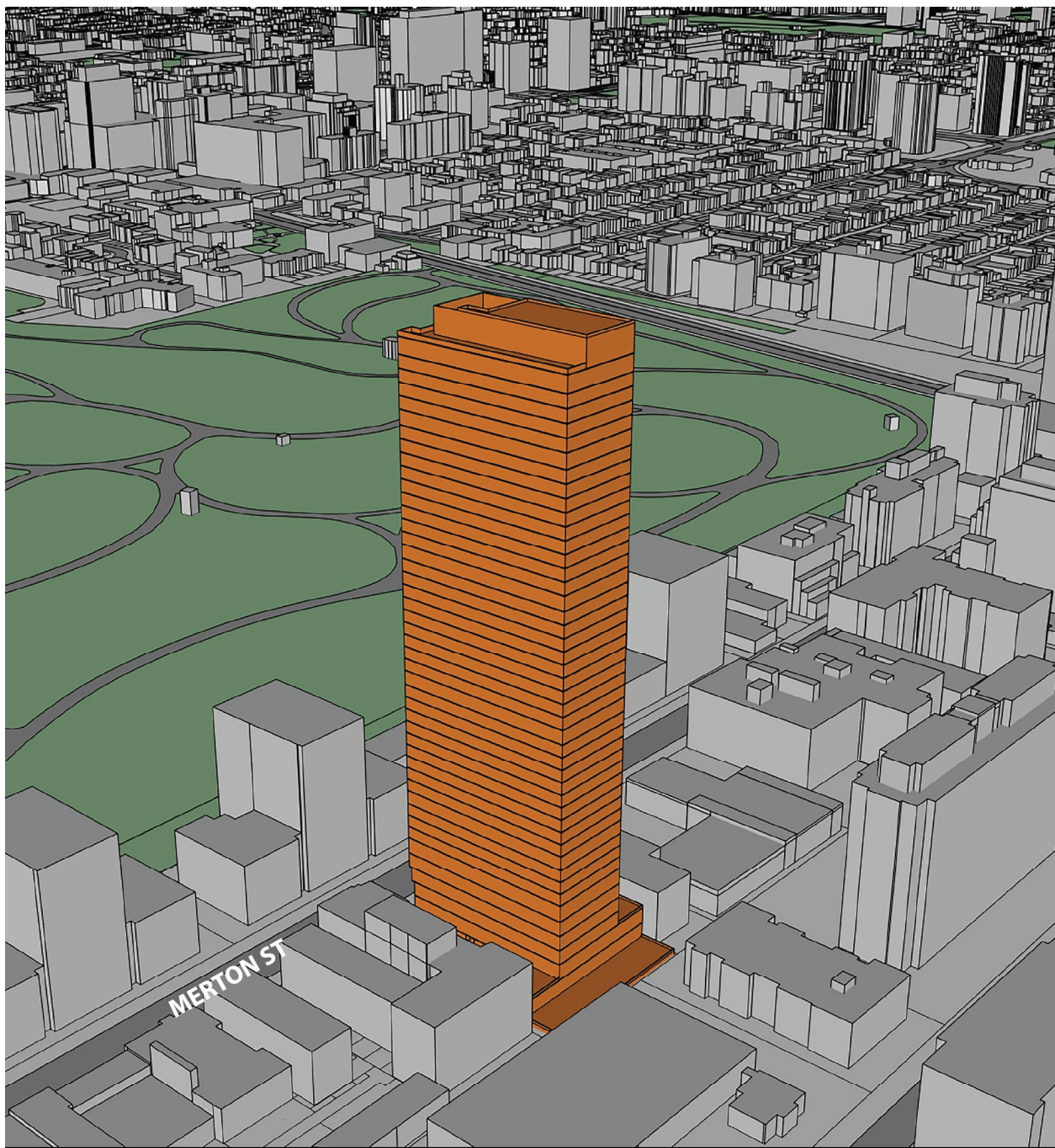
Attachment 10: 3D Massing Model



View of Applicant's Proposal Looking Northeast



04/09/2025



View of Applicant's Proposal Looking Southwest



04/09/2025