

1 FRONT STREET WEST

November 27, 2025

Toronto & East York Community Council



Two towers were approved by the Ontario Land Tribunal in 2022.

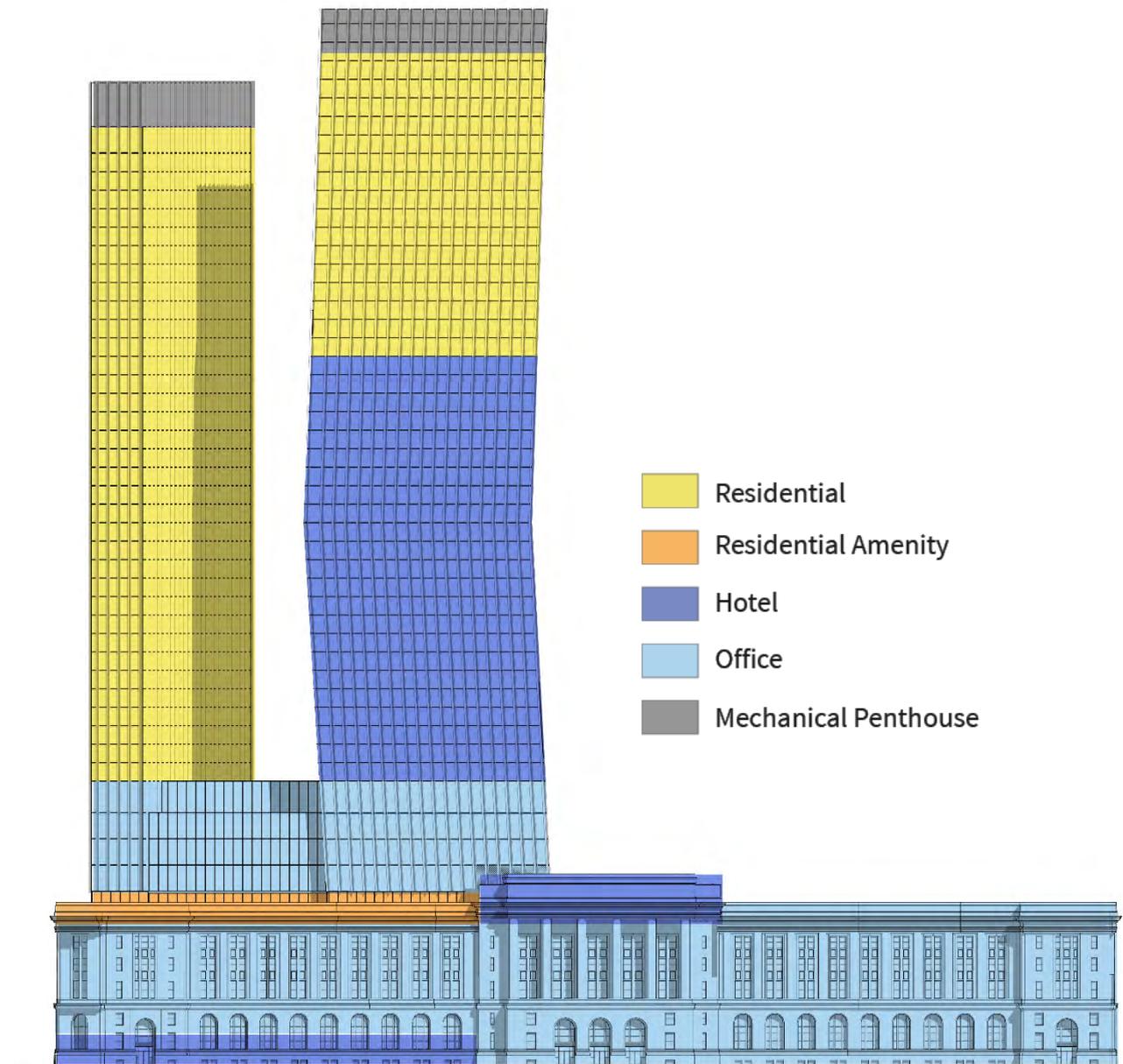
This proposal seeks to rebalance land uses within the same, approved built form, and to modify to building's façade to support new retail uses.

This proposal also adds new community space.

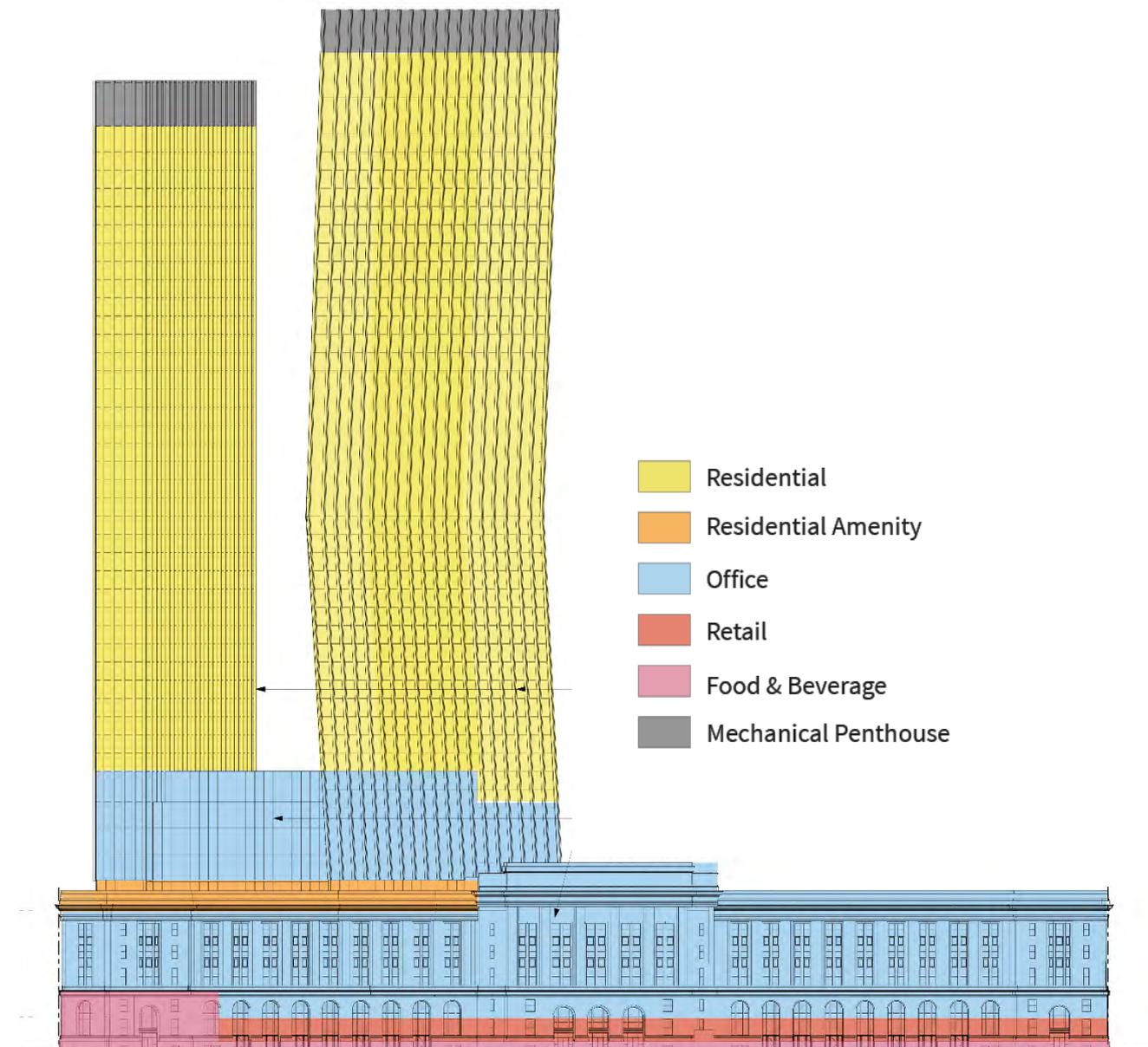
The proposal rebalances permitted land uses within the approved built form.

A mix of uses is still provided, including residential, office, retail, food & beverage, and community space.

Permitted uses within the approved built form (2022)



Proposed uses within the approved built form (2025)

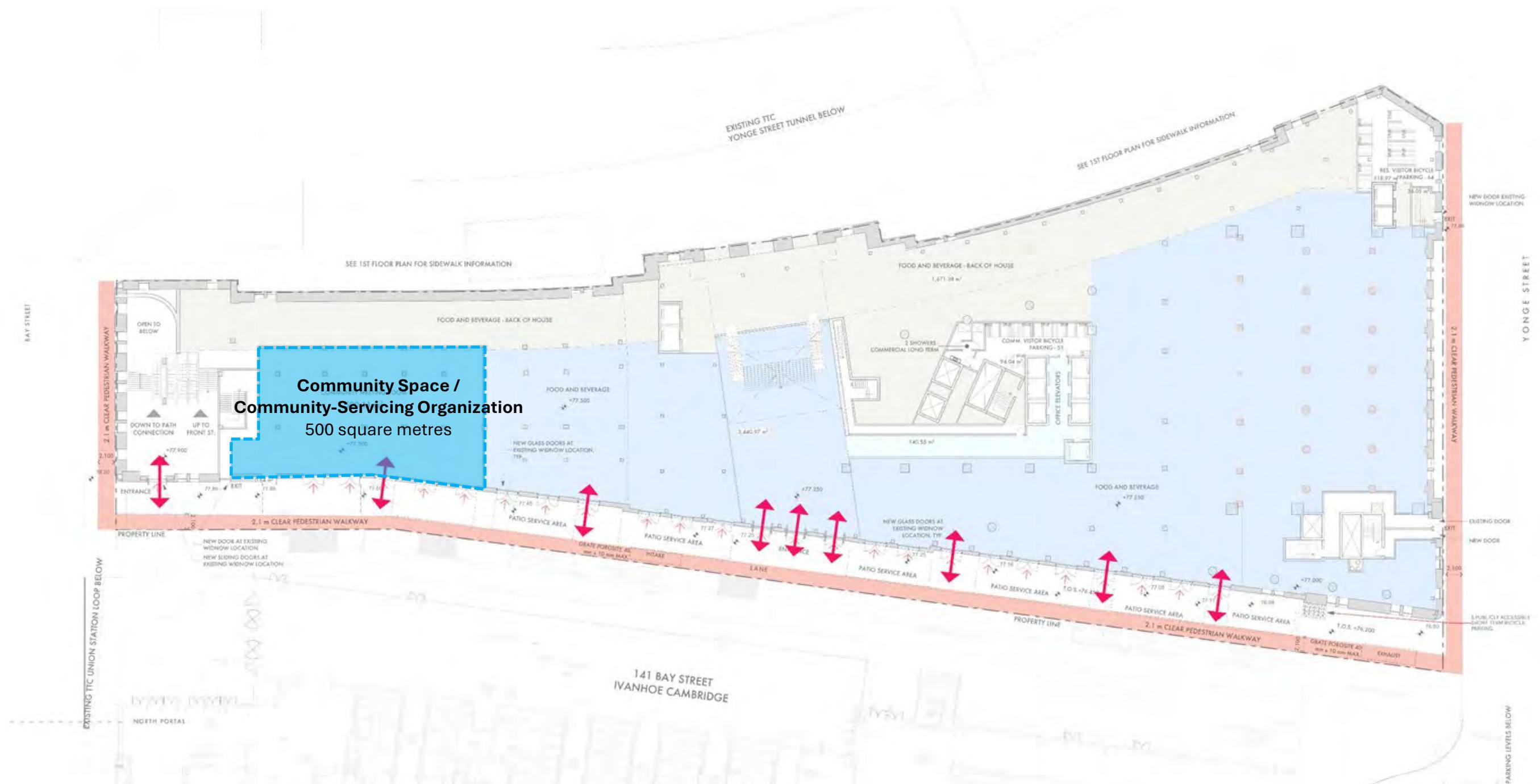


Rebalancing uses within the approved built form

Comparison of gross floor area by use in the existing building, the 2022 approval, and the current proposal.

	Existing Building	Approved Zoning (2022)	Proposed (2025)
Maximum Gross Floor Area (GFA)		90,000 sm	90,000 sm
Maximum Residential GFA		32,000 sm	43,500 sm
Minimum Non-Residential GFA	31,055 sm	58,000 sm	46,000 sm
Minimum Office		36,000 sm	35,000 sm
Other Non-Res GFA		22,000 sm	11,000 sm
Community Space			500 sm

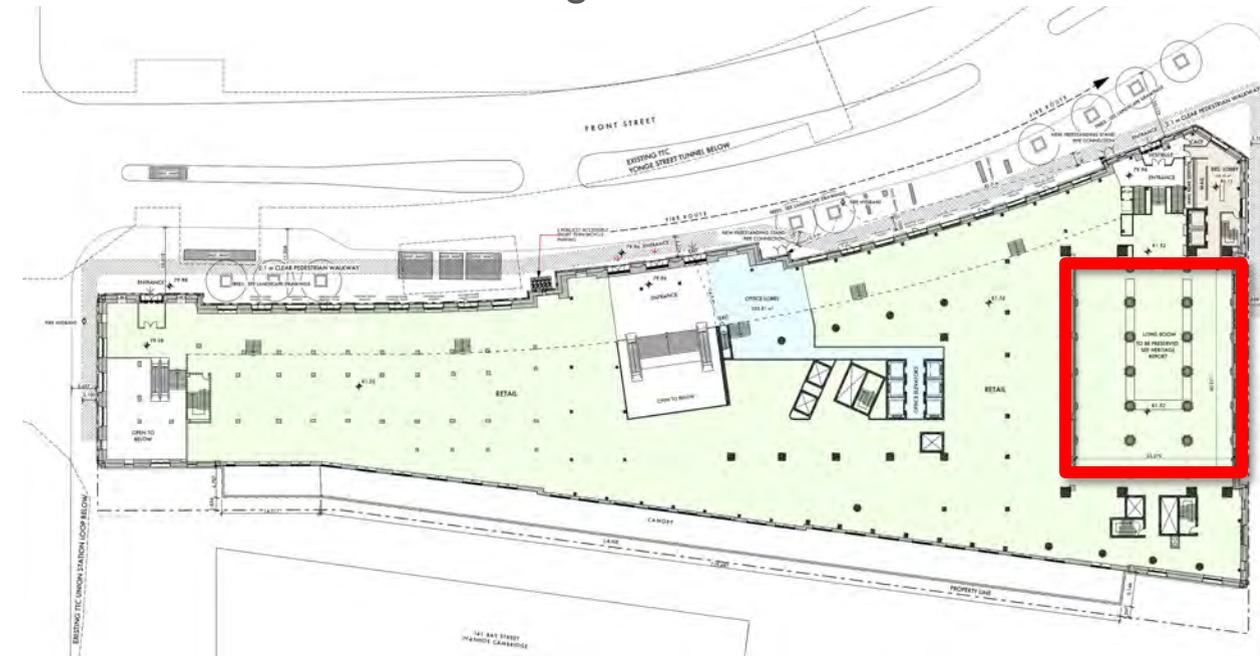
Space has been allocated along the pedestrian mews for a community use or community servicing organization. The applicant and the City will work to identify a potential tenant that would benefit from this amount and type of space at this location.



The historic Long Room will be retained for more public-facing uses.

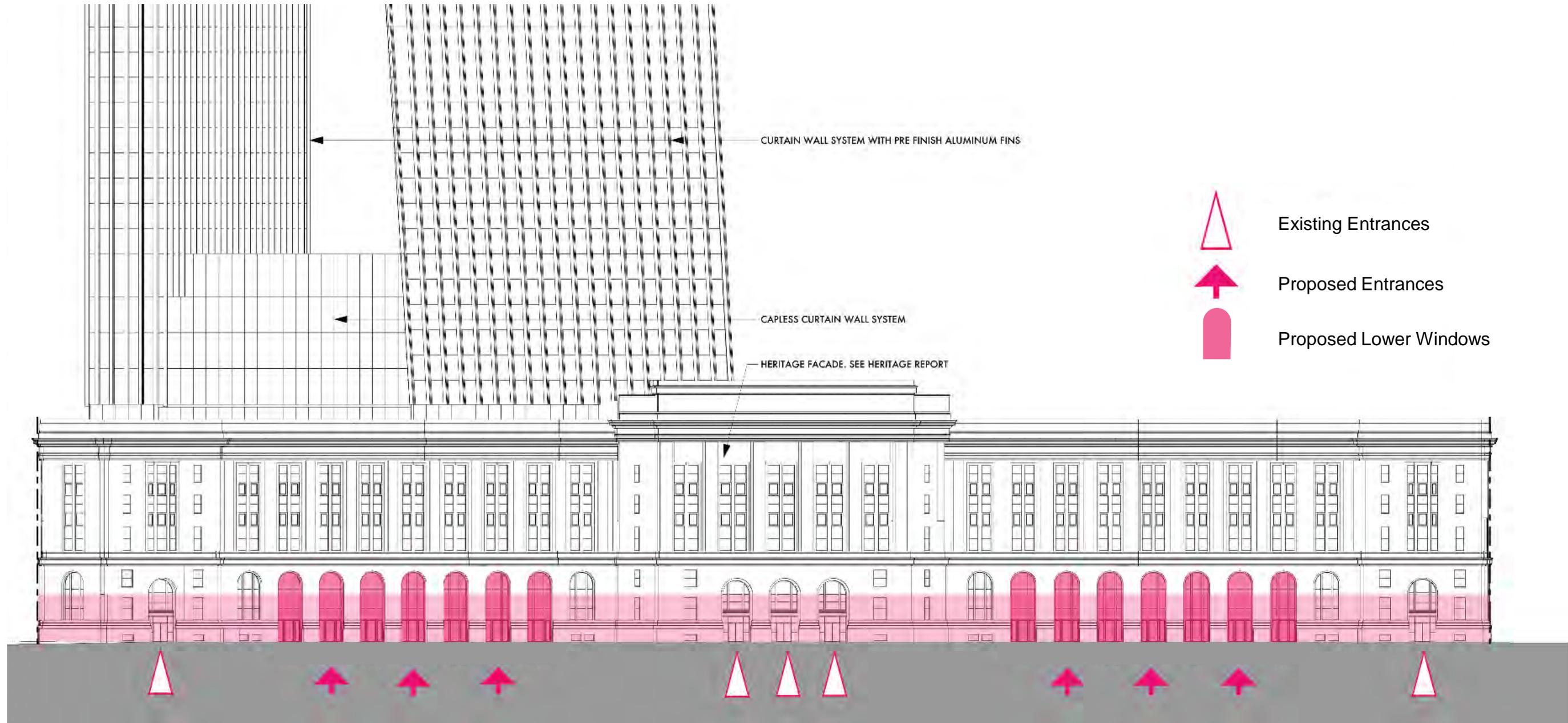


Level 1 – Location of Long Room



Sensitive modifications to the heritage building's façade, developed in partnership with City staff.

Fourteen select windows are proposed to be lowered to the ground plane, with the base condition preserved at key locations. Toronto Preservation Board adopted Heritage Preservation Staff's recommendations at their November 18 meeting.



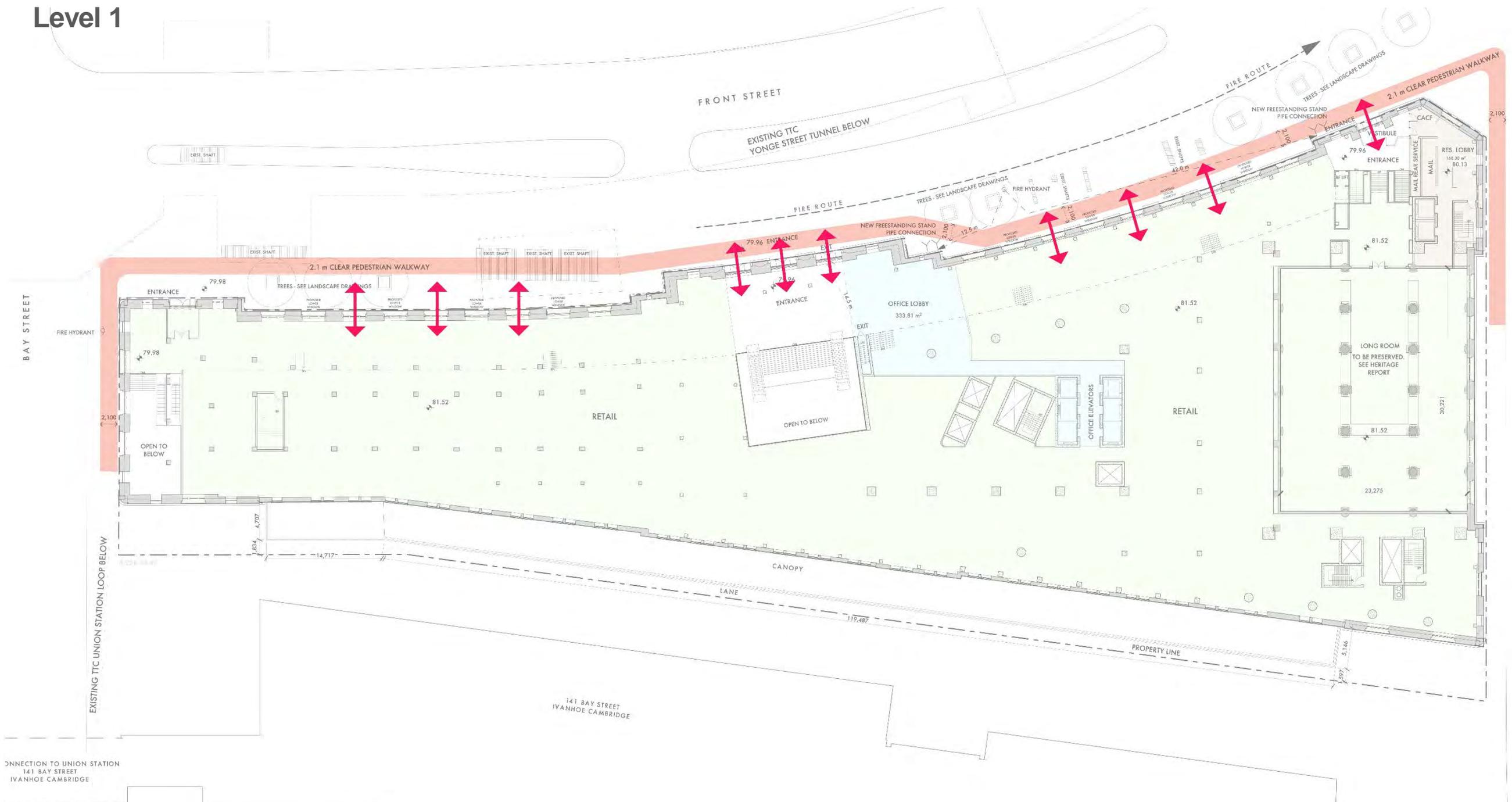
The proposed modifications aim to support the proposed retail uses, which in turn will animate the Front Street streetscape and create permeability through the block.



Connections to and through the Site

New retail entrances will create connectivity through the large, impermeable block.

Level 1



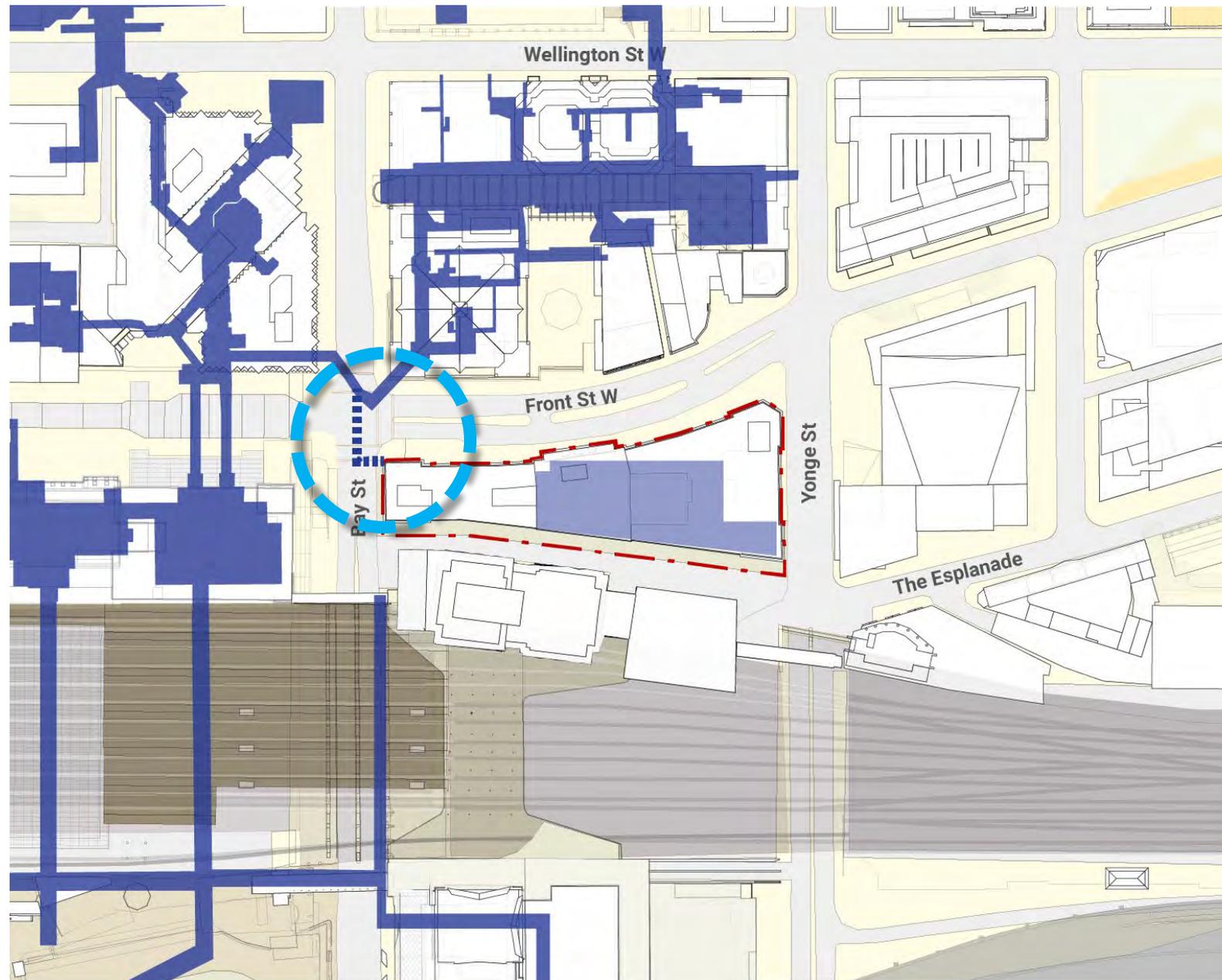
CONNECTION TO UNION STATION
141 BAY STREET
IVANHOE CAMBRIDGE

The pedestrian mews is envisioned as an attractive, publicly accessible connection through the Site, and a destination in and of itself.



Looking west from Yonge Street along the pedestrian mews.

A direct connection to the PATH network is provided, which can be accessed from Front Street and the pedestrian mews.



Other Project Benefits

The proposal will still deliver the community benefits that were secured through Section 37 as part of the previous rezoning process. The 500-square metre community space will be included in the revised agreement.

\$4,600,000 to be allocated as follows within the local Ward:

- \$460,000 for the provision of affordable housing.
- \$460,000 for capital repairs to existing TCH buildings.
- \$3,680,000 towards local parkland improvement and/or public realm improvements, and community services and facilities in the local Ward.

Key Development Statistics

Floor Area by Use	
Total Gross Floor Area (Approved)	90,000 sm
Max Residential Gross Floor Area	43,500 sm
Min Office Gross Floor Area	35,000 sm
Other Non-Res (e.g., Retail)	11,000
Community Space	500 sm

Building Height (Approved)	
Maximum Height in storeys	West Tower - 49 storeys East Tower – 45 storeys
Maximum Height in metres	West Tower – 168.68 m East Tower – 156.88 m

Units	
Unit County & Type	Total Units: 592 1-BRM: 300 (50%) 2-BRM: 222 (38%) 3-BRM: 70 (12%)



Key Development Statistics

Parking	
Total Vehicle Parking	81 spaces
Visitor Parking	66 spaces
Car Share	15 spaces

Bicycle Parking	
Total Bicycle Parking (short- and long-term for residents and commercial)	812 spaces

