

5 Huntley Street and 2-8 Earl Street and a Portion of 10 Earl Street – Official Plan and Zoning By-law Amendment Application – Decision Report – Approval

Date: December 18, 2025

To: Toronto and East York Community Council

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

Ward: 13 - Toronto Centre

Planning Application Number: 24 140234 STE 13 OZ

Related Planning Application Number: 24 140255 STE 13 RH

SUMMARY

This Report recommends approval of an application to amend the Official Plan and Zoning By-law to permit a 63-storey (207-metres, excluding the mechanical penthouse) building containing 709 dwelling units. The development site includes the “air space” above the existing building at 10 Earl Street beginning at height of 16 metres, approximate 1-metre widenings for the laneways to the north and east, and a 6-metre public right-of-way easement to improve future laneway connectivity. An Official Plan Amendment is required to redesignate 5 Huntley Street and 2-8 Earl Street from Neighbourhoods to Apartment Neighbourhoods.

The application proposes the demolition of seven rental dwelling units that will be replaced by 9 rental dwelling units as part of the new development. The applicant has agreed to provide a Tenant Assistance Plan that is consistent with the City's current practices.

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 5 Huntley Street and 2-8 Earl 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 5 Huntley Street and 2-8 Earl Street and a portion of 10 Earl 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 draft Zoning By-law Amendments as may be required.

4. City Council request the General Manager, Transportation Services, to review and report back on the feasibility of amending City of Toronto Municipal Code Chapter 925, Permit Parking, to exclude the development located at 5-9 Huntley Street and 2-10 Earl Street from Permit Parking.

5. City Council request the Executive Director, Development Review, in consultation with the General Manager, Transportation Services, to explore opportunities to improve the road configuration and public realm at Huntley Street and Earl Street through the Upper Jarvis Study, including the potential reconfiguration of the existing hammerhead intersection.

6. Authorize the Executive Director, Development Review, to enter into necessary agreement(s) to secure the tower separation to the satisfaction of the City Solicitor.

7. Before introducing the necessary Bill pertaining to the Zoning By-law Amendment application to City Council for enactment, City Council require:

- a. The applicant satisfy the City Solicitor that the appropriate legal mechanism is in place to secure the tower separation;
- b. the applicant provide a moving allowance for tenants of the 3 rental dwelling units that were located at 8 Earl Street to the satisfaction of the Chief Planner and Executive Director, City Planning;
- c. the approval of the Rental Housing Demolition Application 24 140255 STE 13 RH under Chapter 667 of the Toronto Municipal Code pursuant to Section 111 of the City of Toronto Act, 2006, to permit the demolition of 7 existing rental dwelling units;
- d. the applicant submit a revised Functional Servicing and Stormwater Management Report, ("Engineering Reports"), and supporting plans, to the satisfaction of the Director, Engineering Review, Development Review, in consultation with the General Manager, Toronto Water;
- e. the applicant enter into a financially secured agreement with the City to secure the construction of any upgrades or required improvements to the existing municipal infrastructure identified in the accepted Engineering Reports to support the development, if any, all to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services and the General Manager, Toronto Water.

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.

DECISION HISTORY

On March 3, 2025, Planning and Housing Committee received a report from the Chief Planner and Executive Director, City Planning, informing the Committee that 5 Huntley Street, 2-4 Earl Street, and 6-8 Earl Street were “listed” on the Heritage Register under Section 27 of the Ontario Heritage Act. [Agenda Item History - 2025.PH19.9](#)

THE SITE AND SURROUNDING LANDS

Description

The site is located in the Upper Jarvis Neighbourhood, south of Bloor Street East between Jarvis Street and Sherbourne Street. It includes a 1,360-square-metre lot at the northeast corner of Earl Street and Huntley Street, as well as “air space” above a 240-square-metre lot at 10 Earl Street. The “air space” begins at a height of approximately 16 metres. The two lots are separated by an existing 4-metre public lane that runs north-south between the two lots.

The site is generally flat and rectangular in shape. It has a frontage of approximately 45 metres on Huntley Street and 40 metres on Earl Street, including the public lane. See Attachment 1 for the Location Map.

Existing Use and Dwelling Units

The site is currently occupied by five semi-detached dwellings located at 2, 4, 6, 8 and 10 Earl Street and a duplex at 5 Huntley Street. The existing semi-detached house at 10 Earl Street will not be altered as a result of this development and is not part of the application.

At the time the application was submitted, the subject site contained a total of 7 rental dwelling units. Those rental units are comprised of four remaining units at 6 Earl Street and three at 8 Earl Street (two of which were demolished).

Heritage

The properties at 5 Huntley and 2-10 Earl Street are “listed” on the City of Toronto’s Heritage Register as properties of cultural heritage value or interest under Section 27 of the Ontario Heritage Act.

Transportation and Access

In 1989 the intersection at Huntley Street and Earl Street was altered restricting vehicular movement. The alteration prevents through-traffic from Jarvis Street or Sherbourne Street along Earl Street and results in the intersection of three dead-end streets at the site.

There is an existing east-west laneway that serves the properties at 10-24 Earl Street adjacent to the site as well as a short public lane immediately north of the site accessed from Huntley Street that does not connect with the laneway to the east.

The site is well-served by public transit, as it is located within 500 metres of Sherbourne Station, and is approximately 750 metres from Wellesley Station.

THE APPLICATION

Description

A 63-storey (207-metre, excluding the mechanical penthouse) building containing 709 dwelling units, including 9 rental replacement units. While there is no proposed change to the existing building at 10 Earl Street, the proposal includes “air space” beginning at a height of approximately 16 metres to provide an adequate tower setback.

Density: 37.3 times the area of the lot.

Residential Component

The proposal includes 709 residential dwelling units, comprised of 3 studio (1%), 412 one-bedroom (58%), 212 two-bedroom (30%), and 82 three-bedroom units (11%). There are 9 replacement rental units proposed to replace 7 existing rental units. A Tenant Assistance Plan that addresses tenants' right to return to a replacement unit and assistance to lessen hardship will be provided to all eligible tenants who currently or previously resided in the 7 rental dwelling units.

Amenity Space

A total of 1,446 square metres of amenity space is proposed (2 square metres per unit), consisting of 1,232 square metres of indoor amenity (1.7 square metres per unit), and 213 square metres of outdoor amenity (0.3 square metres per unit).

Access, Parking and Loading

Vehicular and pedestrian access to the site is provided from Huntley Street. The application also includes a 6-metre public right-of-way easement over the driveway, which preserves the option of connecting the existing east-west laneway adjacent to the site to Huntley Street.

A total of 12 vehicle parking spaces (9 residential and 3 accessible) and 404 bicycle parking spaces (82 short term and 322 long term) are proposed. The application also includes one Type-C and one Type-G loading space internal to the building.

Additional Information

See the attachments of this Report for the Application Data Sheet, Location Map, site plan, elevations, and 3D massing views of the proposal. Detailed project information including all plans and reports submitted as part of the application can be found on the City's Application Information Centre at: www.toronto.ca/5HuntleySt.

Reasons for Application

An Official Plan Amendment is required to redesignate 5 Huntley Street and 2-8 Earl Street from Neighbourhoods to Apartment Neighbourhoods.

A Zoning By-law Amendment for 5 Huntley Street, 2-8 Earl Street, and a portion of 10 Earl Street is required to rezone the lands from Residential (R) to Residential Apartment Commercial (RAC) and to amend the building height, density, setbacks, and other performance standards to accommodate the proposal.

Agency Circulation Outcomes

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

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 Urban Structure Map 2 identifies the site as Downtown and Central Waterfront and designates the site as Neighbourhoods. 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 Areas (Site and Area Specific Policies 600 and 601)

The site is within two delineated Protected Major Transit Station Areas (PMTSAs). Specifically, it is within 500 metres of Sherbourne Station and 700 metres of Bloor-

Yonge Station and has a minimum floor space index of 0.9. Should the Official Plan amendment redesignating the site from Neighbourhoods to Apartment Neighbourhoods come into force, the site would have a permitted density of 6.0 times the area of the lot.

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 subject to the policies of the Downtown Plan. The Downtown Plan reinforces that policies applicable to lands designated Neighbourhoods continue to apply to this site. The Downtown Secondary Plan can be found here: <https://www.toronto.ca/wp-content/uploads/2022/06/962d-cityplanning-official-plan-41-secondary-plan-downtown-plan.pdf>

Downtown Tall Buildings (Site and Area Specific Policy 517)

SASP 517 provides updated criteria for all tall building development proposals within the Downtown. In addition to considerations for tall buildings, SASP 517 notes that the proposal shall have regard for a comfortable pedestrian realm; consideration for development proposals on other sites within the block; access to sunlight; views between towers; and consideration of wind conditions on and around the subject site.

Upper Jarvis Study

Recognizing that Neighbourhoods and Apartment Neighbourhoods in the Upper Jarvis Neighbourhood are experiencing development pressure, Toronto and East York Community Council directed staff to undertake a study of the neighbourhood and to develop a planning framework to assist in the evaluation of development applications in the area. While the study is still underway, the vision for the area is to create a vibrant walkable community with a mix of uses and building types that is connected through a high quality and comfortable public realm.

Zoning

The site is zoned R (d1.0) (x871) under Zoning By-law 569-2013. The Residential zoning category permits low-rise developments, including detached, semi-detached, townhouse, duplex, triplex, and fourplex dwellings, as well as apartment buildings, with a height limit of 13 metres and a maximum permitted density of two times the lot area. 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; and
- Growing Up Guidelines for Children in Vertical Communities.

Toronto Green Standard

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

PUBLIC ENGAGEMENT

Community Consultation

On June 4, 2024, a virtual community consultation meeting was hosted by City staff. Approximately 69 people participated, as well as the Ward Councillor. City Staff and the applicant's consultants gave presentations on the site and surrounding area, the existing planning framework, and the proposed development.

Issues raised by attendees at the meeting and through other correspondence included:

- Concern that the proposed massing is out of scale with the surrounding context;
- Shadow impacts and loss of sky view resulting from the height and massing of the proposal;
- Concern that the proposal would exacerbate existing traffic issues at the hammerhead intersection at Earl Street and Huntley Street, including frequent three-point turns and insufficient turn-around space;
- Desire to avoid cut-through traffic from Huntley Street through the laneway network via the proposed driveway;
- Concern over the limited amount of proposed parking and the potential for delivery and pick-up and drop-off activity to create challenges;
- Desire to have the listed heritage buildings designated and conserved;
- Desire for a greater proportion of 2- and 3-bedroom dwelling units;
- Concern over the amount of proposed landscaped open space; and
- Interest in improving pedestrian connectivity between other development proposals in the area.

A separate tenant consultation meeting was held regarding the associated rental housing demolition application with the existing tenants of the building. The details of the consultation will be discussed in the related Rental Housing Demolition Application - Decision Report to be considered at the January 13, 2026, Toronto and East York Community Council meeting.

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

Statutory Public Meeting Comments

In making their decision with regard to this application, Council members have an opportunity to hear the oral submissions made at the statutory public meeting held by the Toronto and East York Community Council, 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 find the proposal to be consistent with the Provincial Planning Statement (2024).

Official Plan Policies and Design Guidelines

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

Land Use

The proposed Official Plan Amendment to redesignate 5 Huntley Street and 2-8 Earl Street from Neighbourhoods to Apartment Neighbourhoods and to introduce Residential Apartment Commercial zoning on the lands is acceptable in this instance. The block is already characterized by a mix of lands designated Neighbourhoods and Apartment Neighbourhoods and the emerging context is one that includes a denser residential character in proximity to major transit infrastructure.

The proposed land use designation and zoning would permit a limited range of small-scale retail, service, and office uses that would serve the needs of area residents. Consistent with the intent of the RAC zoning framework, these uses would be restricted in size and overall floor area, relative to the number of residential units on the site, ensuring that the overall character of the area would remain predominantly residential.

Rental Housing Demolition and Replacement

A related Rental Housing Demolition application will be considered at the January 13, 2026, Toronto and East York Community Council meeting. That Report includes review and analysis of the rental housing demolition and replacement matters, including assistance to impacted tenants.

Density, Height, Massing

Staff are satisfied that the proposed built form and massing are compatible with the existing and planned context of the area and meet the intent of the Tall Building Design Guidelines.

The proposed height of 63 storeys (207 metres, excluding the mechanical penthouse) is appropriate and within the emerging context of the block. Recent approvals in the immediate vicinity include two 69-storey towers to the immediate north of the site at 135 Isabella Street and 137-141 Isabella Street, as well as buildings of 45 and 58-storeys to the west of the site at 10 Huntley Street and 561 Jarvis Street.

On Earl Street the base building responds to the low-rise residential buildings to the east, providing an 11.5 metre curb-to-building-face setback and a two-storey (9-metre) streetwall generally in line with the adjacent built form. This two-storey element wraps around the eastern face of the building and continues for approximately 20 metres along the public laneway. The streetwall steps up to four-storeys at the southwest and northeast corners of the building, and continues along the Huntley Street frontage and the north face of the building. A 6-metre curb-to-building-face setback is provided on Huntley Street and a 10 to 12-metre setback from the centreline of the existing public lane to the north further contributes to appropriate separation and transition.

Between the streetwall and the sixth story, there is a building reveal with a recess between two to three metres. Above this reveal, the tower cantilevers outward and aligns with the footprint of the base building below. At the 25th storey, the tower steps out and additional 1-metre along Earl Street and Huntley Street. The reveal design element reduces the perceived height of the building at the pedestrian level, creates a datum line that responds to the adjacent low-rise context, and reinforces the distinction between the base building and the tower element above.

At the upper levels, the tower is set back from the property lines to minimize the impact of the proposal on adjacent properties. The proposal includes a 10-metre tower separation to the centreline of the public lane to the north and a 10-metre separation to the east, measured over the public lane to the east and above the existing building at 10 Earl Street. To secure the tower setback to the east, the applicant will be required to secure the “air space” above 10 Earl Street using an appropriate legal mechanism.

Heritage Conservation

Heritage staff have reviewed the architectural plans and drawings associated with this application and the Heritage Impact Assessment (HIA) Addendum prepared by ERA Architects Inc. dated November 20, 2025, and find it satisfactory, which includes the demolition of 5 Huntley and 2-8 Earl Street.

Staff will continue to work with the applicant to ensure compatibility of materials on the new construction to integrate with and conserve the cultural heritage values of the adjacent heritage properties to the east of the Site.

Public Realm

Staff are satisfied that the proposed public realm conforms with the applicable policies of the Official Plan, the Downtown Plan, and meets the intent of the Tall Buildings Guidelines.

The proposal recognizes that Earl Street is a low-rise residential street characterized by soft landscaping and mature trees in the front yards and responds to this context through an 11.5-metre curb-to-building setback. This setback will enhance the streetscape through widened sidewalks, increased soft landscaping, tree planting, seating, and bicycle parking, reinforcing the residential character of the street. The three street trees along Earl Street are all proposed to be preserved and incorporated into continuous planting beds along the southern frontage.

On Huntley Street, the proposal includes a 6-metre curb-to-building-face setback with soft landscaping and an entrance to the residential lobby, four new street trees, as well as bicycle parking and a widened sidewalk. A driveway is proposed on the north side of the property to provide off-street pick-up and drop-off for the building. A 6-metre public right-of-way easement will be secured to allow for the option of connecting the adjacent laneway serving 10-24 Earl Street to Huntley Street over the development site. The existing lanes to the north and east of the site will be widened by approximately 1 metre through the redevelopment of the site.

Beyond these streetscape improvements, the ground floor of the proposal is animated by an amenity/workshare space and the zoning amendment allows for the introduction of some non-residential space at grade should the applicant choose to include it.

Shadow Impact

The shadow impact resulting from the proposal is acceptable. The proposal indicates that the shadows impacts resulting from the development would be minimal during the spring and fall equinoxes, as they largely fall within existing shadows or within areas that would already be shadowed by approved developments in the vicinity.

Wind Impact

Staff are satisfied with the assessment, conclusions and recommendations of the Pedestrian Level Wind Study prepared by Theakston Environmental and dated August 1, 2025, as well as the addendum letter dated October 29, 2025. The study concludes that wind conditions will remain generally comfortable and suitable for their intended use year-round with no unsafe conditions. Further mitigation to improve thermal comfort in the public realm will be explored through the site plan process.

Servicing

Staff have identified several outstanding items to be resolved respecting the Functional Servicing and Stormwater Management Report. Staff are recommending that the Bills be withheld until such time as the applicant submits a revised Functional Servicing and Stormwater Management Report and enters into any required financially secured agreements for any municipal infrastructure improvements to the satisfaction of the Director, Engineering Review.

Lane Widening

To satisfy the Official Plan laneway width requirements, a 0.9-metre lane widening dedication along the public lane to the north of the site and a 0.96-metre lane widening along the public lane between 8 and 10 Earl Street will be conveyed to the City.

Traffic Impact, Access, Vehicular and Bicycle Parking and Loading

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

At City Council's direction, staff recommend the subject development be reviewed for the exclusion from on-street permit parking. A separate report will be submitted, and a Public Notice will be placed on the City's website to allow deputations at a future Toronto and East York Community Council meeting.

Staff are also recommending that opportunities to improve the road configuration and public realm at Huntley Street and Earl Street be explore in consultation with Transportation Services staff through the Upper Jarvis Study.

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 application is subject to the provisions of the City of Toronto Municipal Code, Chapter 813, Articles II (Street Trees By-law) and III (Private Tree By-law). An arborist report prepared by The Planning Partnership and dated July 16, 2025, indicates that of the 12 trees on the site subject to the Tree By-laws, the development would require the removal of 7 trees (2 private and 5 street trees), as well as a permit to injure 2 street trees. The applicant will be required to obtain the necessary permits and submit a satisfactory replanting plan prior to the removal of any protected trees.

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.

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

Corinna Prior, Manager (Acting), Community Planning, Tel. No. 416-392-5651, E-mail: Corinna.Prior@toronto.ca

SIGNATURE

Oren Tamir
Director, Community Planning
Toronto and East York District

ATTACHMENTS

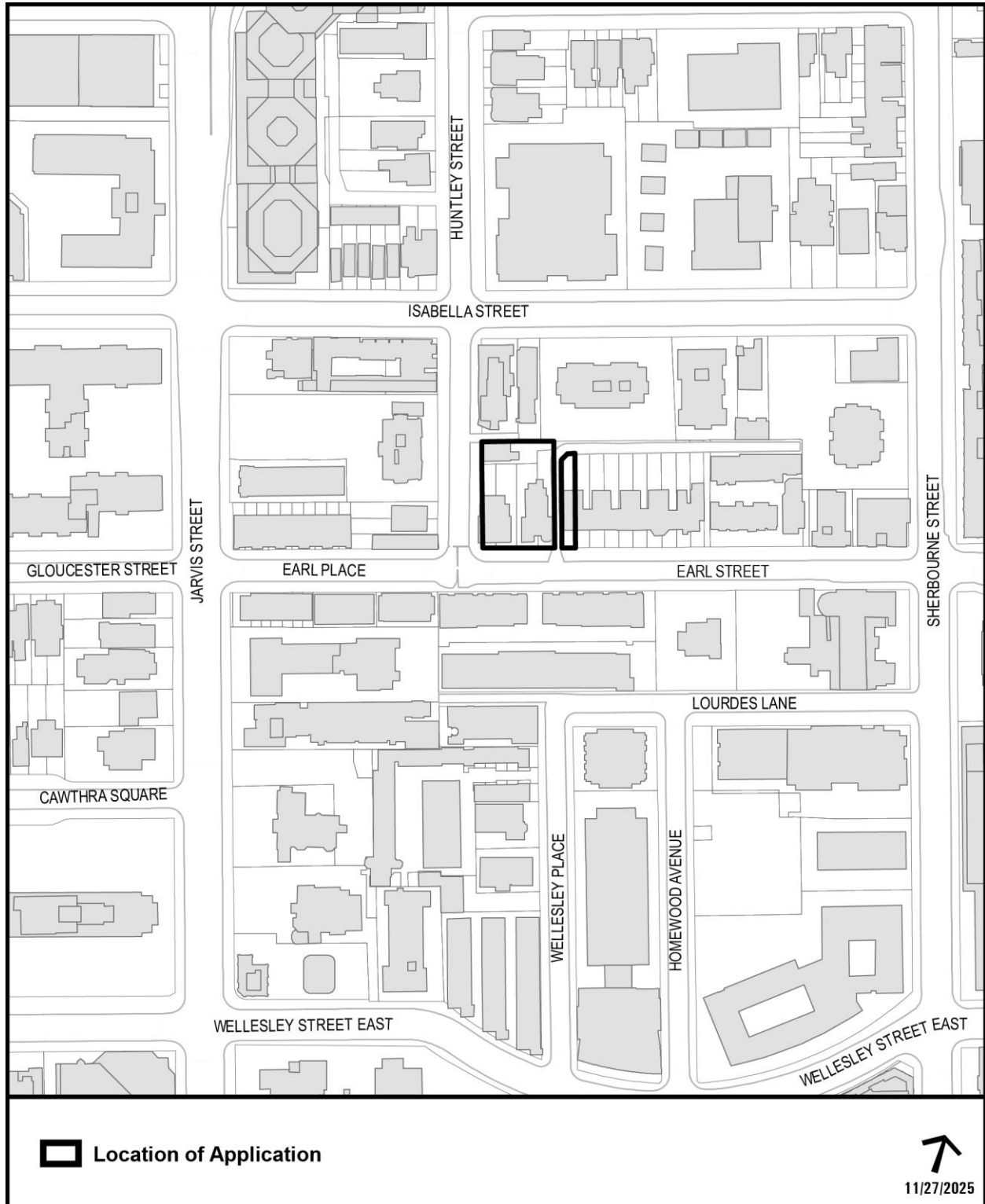
City of Toronto Information/Drawings

- Attachment 1: Location Map
- Attachment 2: Application Data Sheet
- 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

Applicant Submitted Drawings

- Attachment 7: Site Plan
- Attachment 8: South Elevation
- Attachment 9: West Elevation
- Attachment 10: North Elevation
- Attachment 11: East Elevation
- Attachment 12: 3D Massing Model

Attachment 1: Location Map



Attachment 2: Application Data Sheet

Municipal Address: 5 Huntley Street, 2-8 Earl Street and a portion of 10 Earl Street
Date Received: April 24, 2024

Application Number: 24 140234 STE 13 OZ

Application Type: OPA & Rezoning

Project Description: Official Plan and Zoning By-law Amendment to permit a 63-storey (207-metre, excluding mechanical penthouse) building, containing 709 total dwelling units (including 9 replacement rental units). An Official Plan Amendment is required to redesignate the lands from Neighbourhoods to Apartment Neighbourhoods.

Applicant

Sherman Brown

Architect

Turner Fleischer
Architects Inc.

Owner

Mohmed
El Shafei

PROJECT INFORMATION

Site Area (sq m): 1,350 Frontage (m): 30 Depth (m): 45

Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):	631		805	805
Residential GFA (sq m):	1,894		48,755	48,755
Non-Residential GFA (sq m):				
Total GFA (sq m):	1,894		48,755	48,755
Height - Storeys:	3		63	63
Height - Metres:	10		207	207

Lot Coverage Ratio (%): 59.64 Floor Space Index: 36.12

Floor Area Breakdown	Above Grade (sq m)	Below Grade (sq m)
Residential GFA:	48,596	159
Retail GFA:		
Office GFA:		
Industrial GFA:		

Institutional/Other GFA:

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:	7		9	9
Freehold:	4			
Condominium:			700	700
Other:				
Total Units:	11		709	709

Total Residential Units by Size

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:					
Proposed:		3	412	212	82
Total Units:		3	412	212	82

Parking and Loading

Parking Spaces: 7 Bicycle Parking Spaces: 404 Loading Docks: 2

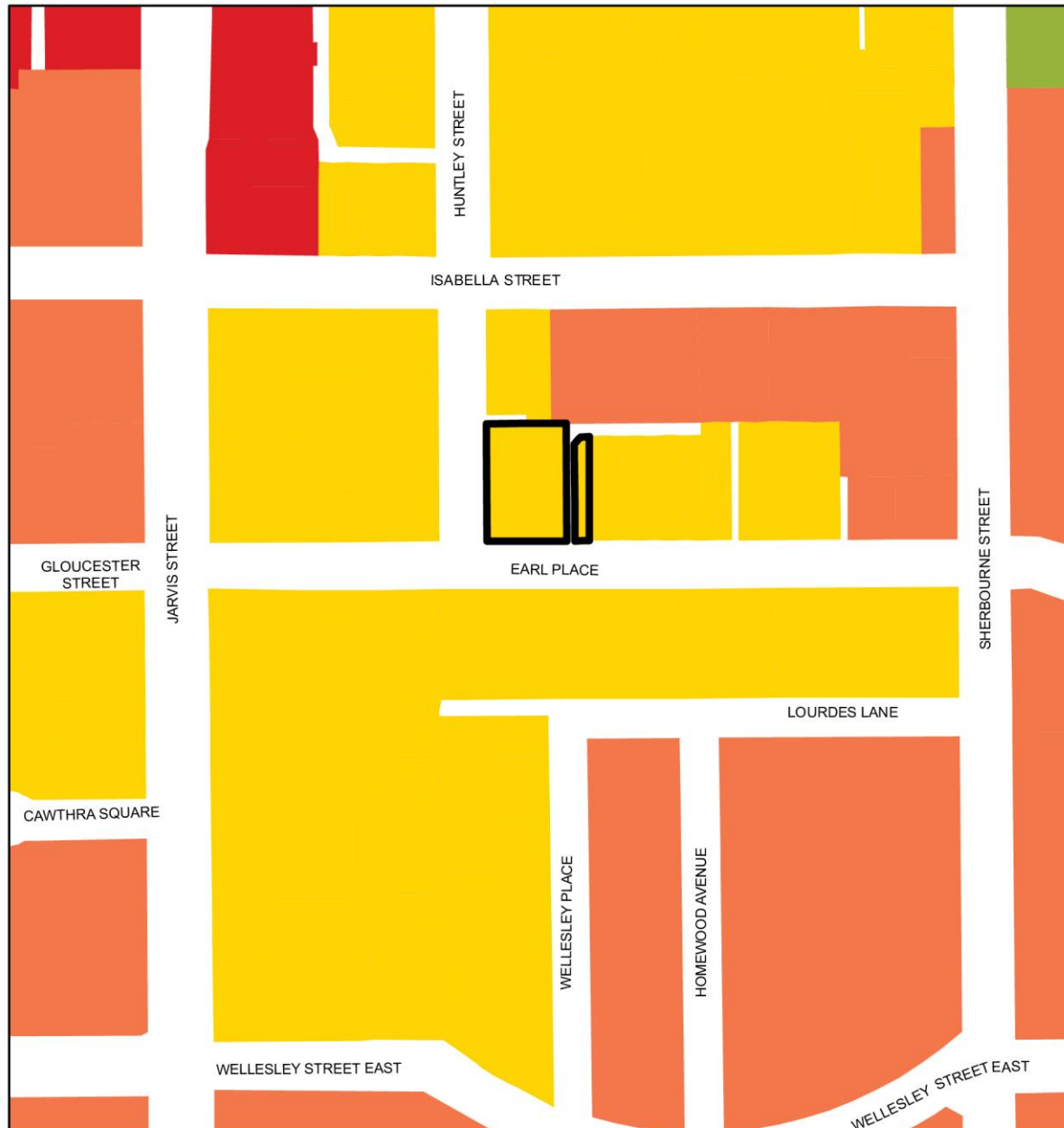
CONTACT:

Corinna Prior, Manager (Acting), Community Planning

416-392-5651

Corinna.Prior@toronto.ca

Attachment 3: Official Plan Land Use Map



Official Plan Land Use Map # 18

5 Huntley Street and 2-10 Earl Street

File # 24 140234 STE 13 0Z



Location of Application



Neighbourhoods



Mixed Use Areas



Apartment Neighbourhoods

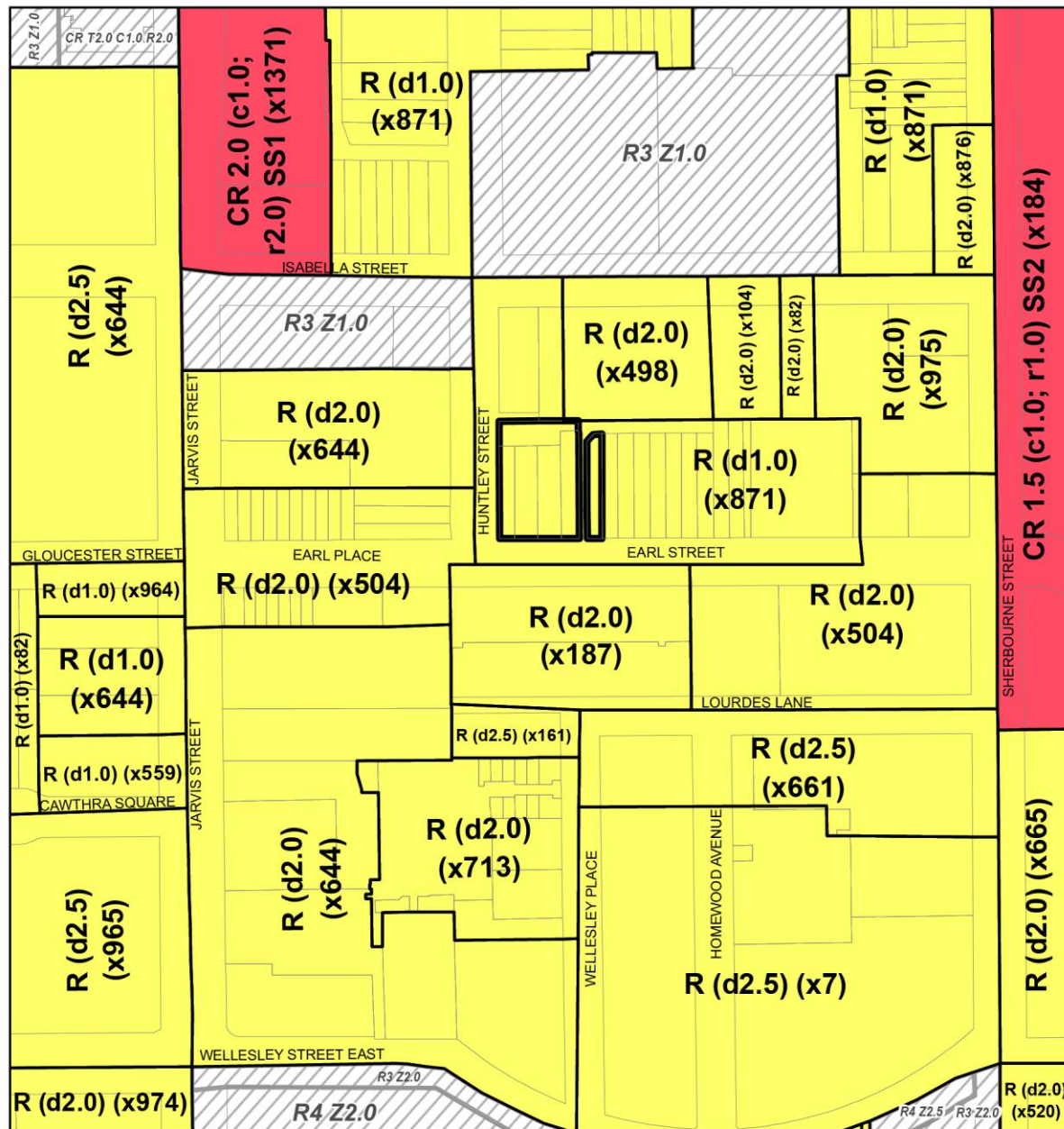


Parks



Not to Scale
Extracted: 11/27/2025

Attachment 4: Existing Zoning By-law Map



Zoning By-law 569-2013

5 Huntley Street and 2-10 Earl Street

File # 24 140234 STE 13 0Z

Location of Application

R Residential
CR Commercial Residential

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

R3 Residential District
R4 Residential District
CR Mixed-Use District



Not to Scale
Extracted: 11/27/2025

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 878 for the City of Toronto respecting the
lands known municipally in the year 2025, as 5 Huntley Street and 2-8 Earl 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 the Minister of Municipal Affairs and Housing has approved the Sherbourne
Station Protected Major Transit Station Area pursuant to the Planning Act;

Whereas authority is given to the Minister of Municipal Affairs and Housing under the
Planning Act, to approve amendments to authorized uses of land in a Protected Major
Transit Station Area pursuant to the Planning Act;

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. 878 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,
Elvidge,
Speaker

John D.
City Clerk

(Seal of the City)

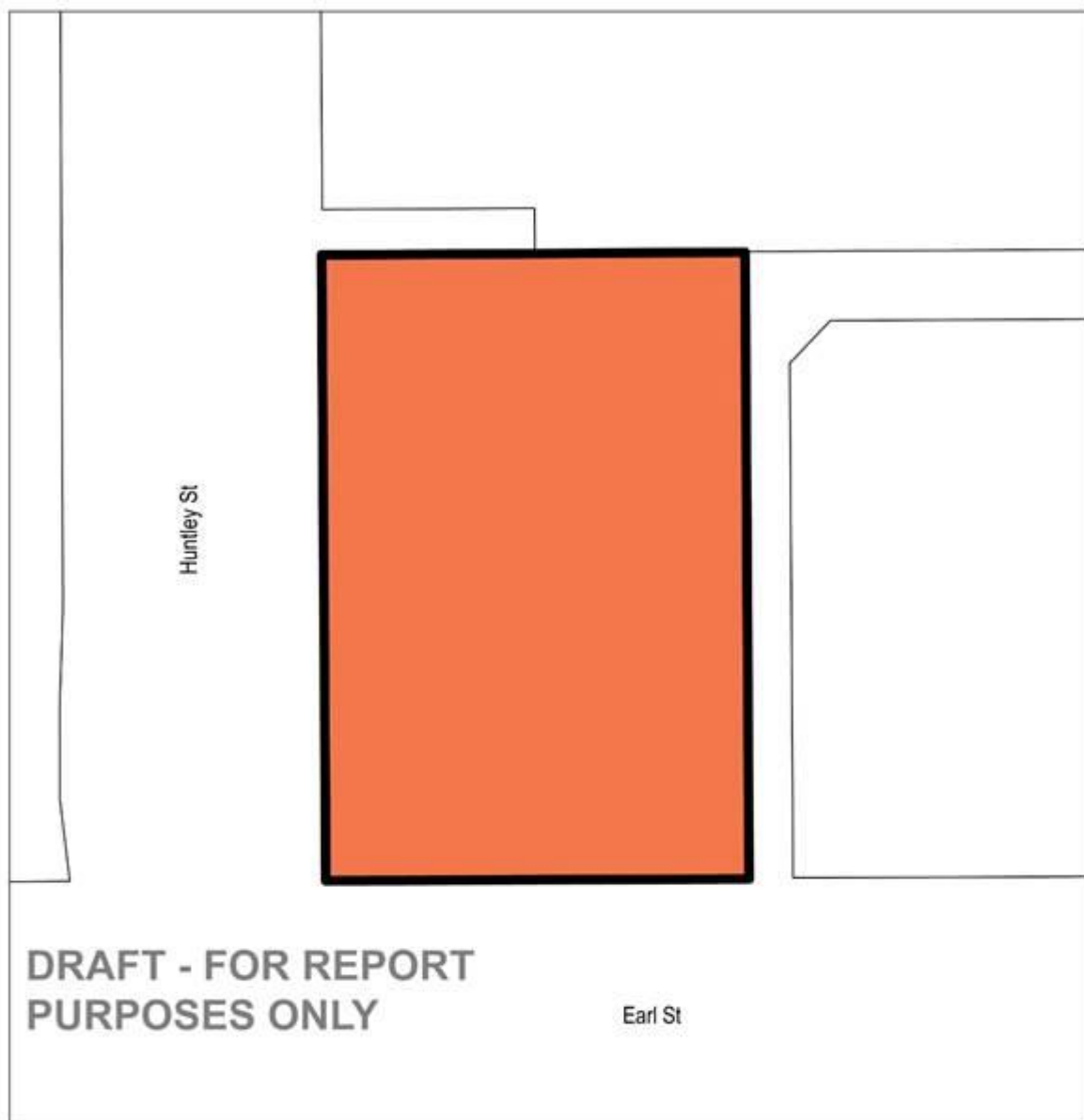
AMENDMENT NO. 878 TO THE OFFICIAL PLAN

**LANDS MUNICIPALLY KNOWN IN THE YEAR 2024 AS
5 Huntley Street and 2-8 Earl Street**

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

1. Map 18, Land Use Plan, is amended by re-designating the lands known municipally in the year 2025 as 5 Huntley Street and 2-8 Earl Street from *Neighbourhoods* to *Apartment Neighbourhoods*, as shown on the attached Appendix 1.

Appendix 1



5 Huntley Street and 2-10 Earl Street

Official Plan Amendment #878

Proposed changes to redesignate lands from Neighborhoods to Apartment Neighborhoods

File # 24 140234 STE 13 0Z



Apartment Neighbourhoods

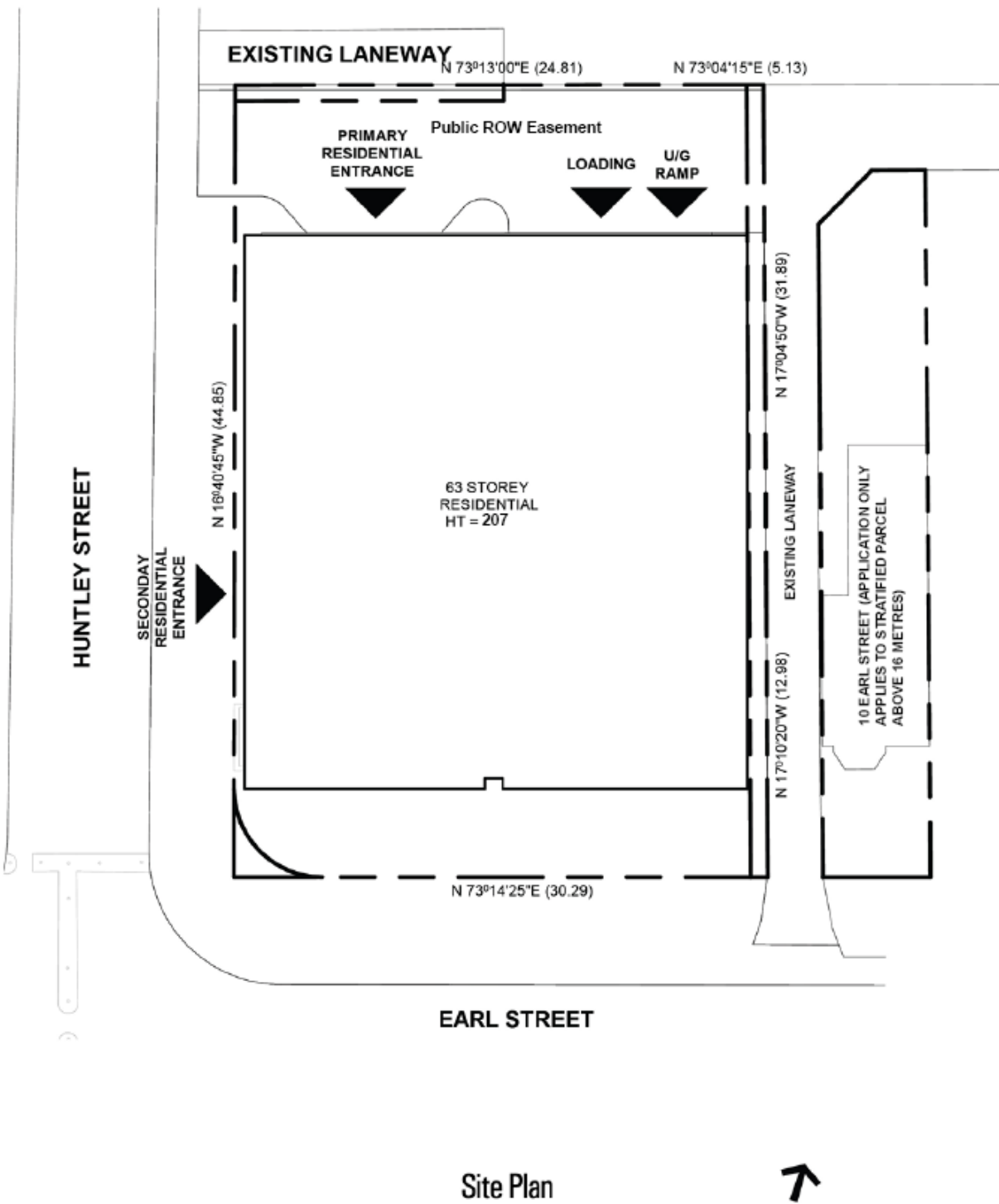


Not to Scale
12/17/2025

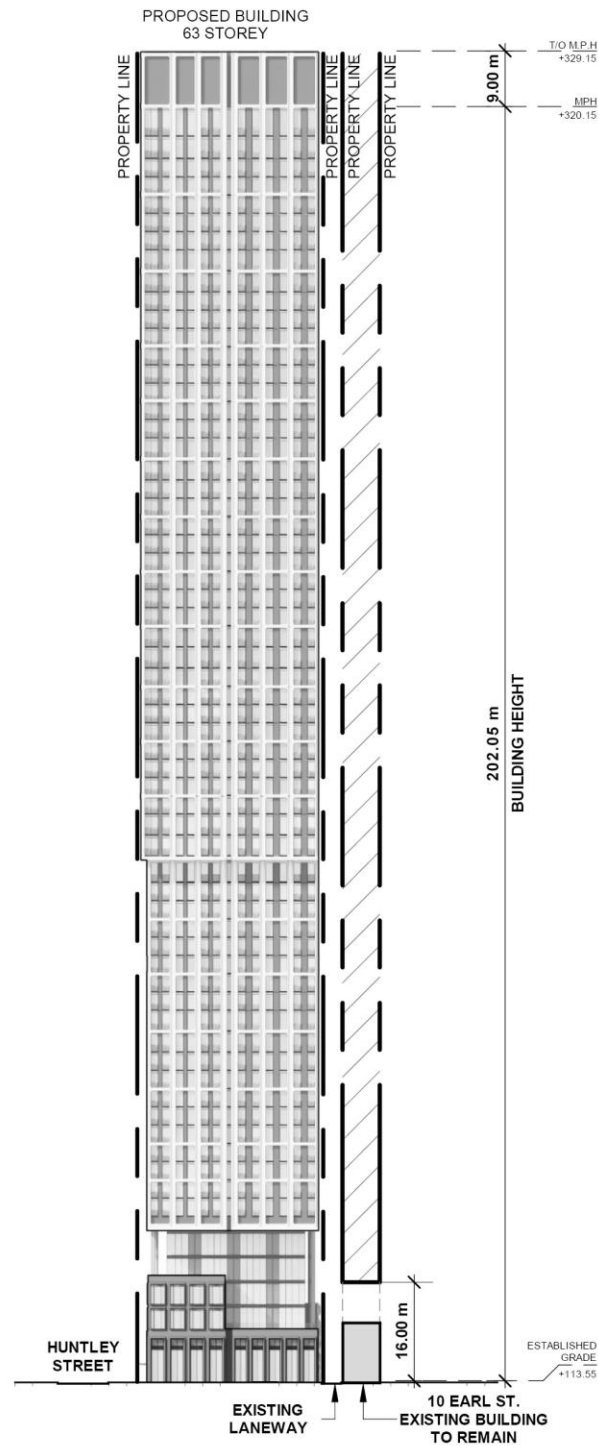
Attachment 6: Draft Zoning By-law Amendment

To be made available prior to the January 13, 2026, Toronto and East York Community Council Meeting.

Attachment 7: Site Plan

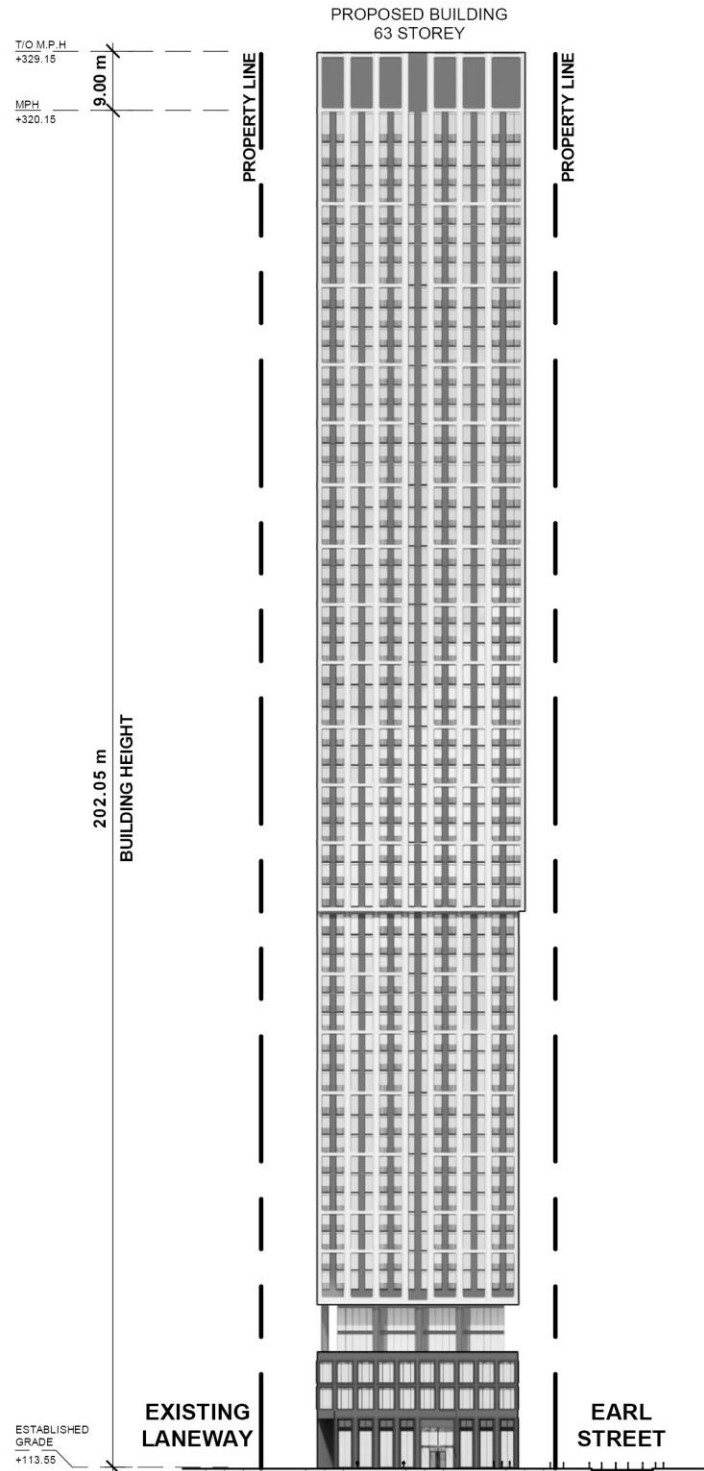


Attachment 8: South Elevation



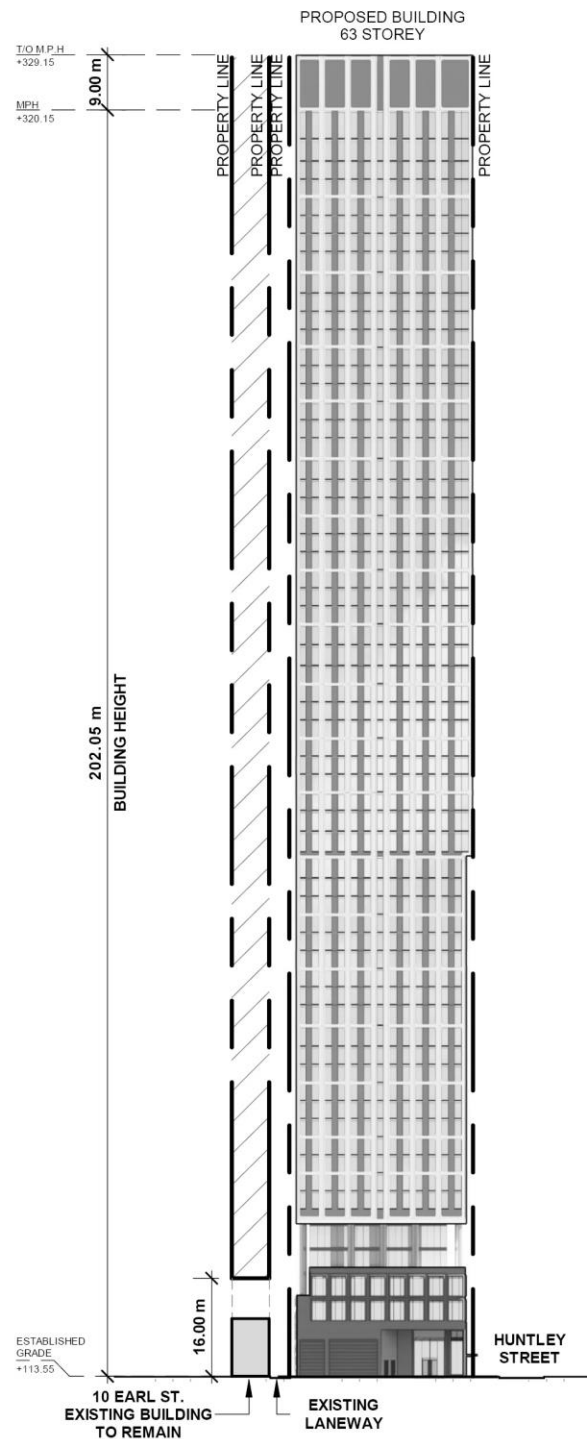
South Elevation

Attachment 9: West Elevation



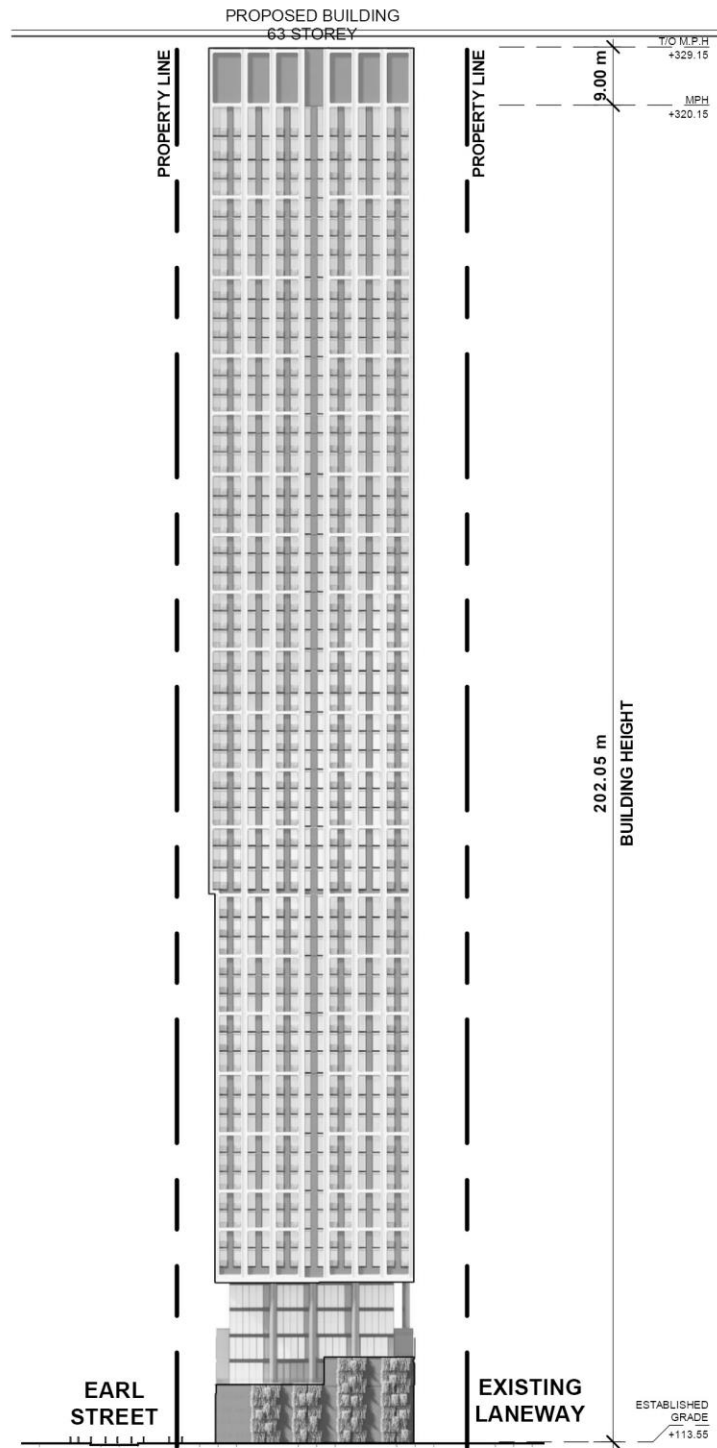
West Elevation

Attachment 10: North Elevation



North Elevation

Attachment 11: East Elevation



East Elevation

Attachment 12: 3D Massing Model

