

## **56-60 Yonge Street – Official Plan and Zoning By-law Amendment Application – Decision Report - Approval**

**Date:** February 2, 2026

**To:** Toronto and East York Community Council

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

**Ward:** 13 - Toronto Centre

**Planning Application Number:** 25 140803 STE 13 OZ

### **SUMMARY**

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This report recommends approval of the application to amend the Official Plan and Zoning By-law to permit a 65-storey (243.5-metres, including mechanical penthouse) mixed-use building, containing 648 residential units and 68 square metres of non-residential space.

The proposed tower partially cantilevers over an existing 8-storey designated heritage building containing a hotel at 56 Yonge Street, which will be retained. The Official Plan Amendment is required to amend the Downtown Plan to not require the replacement of the existing office space and reduce the overall non-residential gross floor area provided on site.

A separate report from Heritage Planning, on the proposed conservation of the designated heritage property at 56 Yonge Street will be considered by City Council in conjunction with this report.

### **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 at 56-60 Yonge Street substantially in accordance with the draft Official Plan Amendment included as Attachment 6 to this report.
2. City Council amend Zoning By-law 569-2013 for the lands municipally known as 56-60 Yonge Street substantially in accordance with the draft Zoning By-law Amendment included as Attachment 7 to this Report.
3. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Official Plan Amendment and Zoning By-law Amendments as may be required.

## **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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On October 3, 2019, City Council approved a Zoning By-law Amendment application at 56 Yonge Street, 21 Melinda Street, 18 to 30 Wellington Street West, 187 to 199 Bay Street, and 25 King Street West to allow for the construction of a 65-storey office building on the lands commonly known as Commerce Court. The application included the retention in-situ of the existing 8-storey hotel at 56 Yonge Street. Additional information is available at:

<https://secure.toronto.ca/council/agenda-item.do?item=2019.TE8.11>.

## **THE SITE AND SURROUNDING LANDS**

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### **Description**

The site is located on the southwest corner of Yonge and Melinda Streets. It is rectangular, with a frontage of approximately 37 metres along Yonge Street and 35 metres along Melinda Street. The site is on the Yonge Street subway line with a TTC subway station entrance located within the existing sidewalk on Yonge Street. To the west is a public laneway (West Yonge North Wellington Lane). See Attachment 2 of this report for the Location Map.

### **Existing Use**

The site contains a 12-storey office building on 60 Yonge Street and an 8-storey hotel on 56 Yonge Street.

### **Heritage**

The property at 56 Yonge Street (constructed in 1908) is designated under Part IV of the Ontario Heritage Act.

## **THE APPLICATION**

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### **Description**

A 65-storey (243.5 metres, including mechanical penthouse) mixed-use building at 60 Yonge Street which is proposed to partially cantilever over the existing 8-storey hotel on 56 Yonge Street, which will be retained.

## **Density**

The proposal has a density of 35 times the area of the lot.

## **Non-Residential Uses**

The proposal includes 68 square metres of ground floor commercial space along the Yonge Street frontage within the proposed tower and the retention of the existing 3,465 square metre hotel located at 56 Yonge Street.

## **Dwelling Units**

The proposal includes 648 dwelling units, comprised of 440 studio units (68.0%), 45 one-bedroom units (6.9%), 98 two-bedroom units (15.1%), and 65 three-bedroom units (10.0%), of which a portion of the studio and one-bedroom units would be located and designed so that they can be converted to provide an additional 15% two- and three-bedroom units.

## **Amenity Space**

The proposal provides 2.0 square metres of indoor amenity space per unit and 0.76 square metres of outdoor amenity space per unit.

## **Access, Parking and Loading**

Pedestrian access is proposed from both Yonge and Melinda Streets. One Type-C and one Type-G loading spaces are proposed with access from the rear lane to the west. No vehicle parking spaces and 527 bicycle parking spaces (455 long-term spaces for residents and 72 short term spaces for visitors) are proposed. A 0.2-0.25 metre widening along Yonge Street, and a 1.4 metre laneway widening will be conveyed to the City.

## **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/60YongeSt](http://www.toronto.ca/60YongeSt)

## **Reasons for Application**

The Official Plan Amendment is required to amend the Downtown Plan to not require the replacement of the existing office space and reduce the overall non-residential gross floor area provided on site.

The Zoning By-law Amendment is required to amend performance standards for the site, including gross floor area, building height, setbacks and stepbacks, and to establish appropriate standards to regulate the built form on the site. The land uses are permitted under the existing zoning provisions.

## **Agency Circulation Outcomes**

The application has been circulated to all appropriate agencies and City Divisions. Responses received have been used to assist in evaluating the application and to formulate the draft 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 located in the Downtown and Central Waterfront Area and is designated Mixed Use Areas. See Attachment 3 of this report for the Land Use Map.

### **Downtown Secondary Plan**

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

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

The site is within 5 delineated Protected Major Transit Station Areas (PMTSA). Site and Area Specific Policies (SASP) 606, 607, 605, 608, and 609 delineate the King, Union, Queen, St. Andrew, and Osgoode PMTSAs, respectively. Specifically the site is located within 200 metres of King Station. Within a PMTSA, for lands designated Apartment Neighbourhoods, Mixed Use Areas, or Regeneration Areas, zoning will permit a Floor Space Index (FSI) of 8 or more when the lands are located within 200 metres of a transit station. The site has a minimum Floor Space Index (FSI) of 3.0. Development is not required to provide vehicle parking within a PMTSA.

### **Downtown Tall Buildings (Site and Area Specific Policy 517)**

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

### **Zoning**

The property at 60 Yonge Street is zoned Commercial Residential (CR 12.0 (c8.0; r11.7) SS1 (x2325)) in Zoning By-law 569-2013. This zoning category permits a range

of commercial and residential uses, a maximum height of 76 metres and a density of 12.0 times the area of the lot. The property at 56 Yonge Street is separately zoned Commercial Residential (CR 12.0 (c8.0; r11.7) SS1 (x197)). Exception 197 is specific to a development approval at Commerce Court to the west for an office tower development which envisions no massing or use changes to the property at 56 Yonge Street. See Attachment 5 of this report for the Zoning By-law Map.

## **Design Guidelines**

The following design guidelines have been used in the evaluation of this application:

- Tall Building Design Guidelines;
- Downtown Tall Buildings Vision and Supplementary Design Guidelines;
- Growing Up Guidelines for Children in Vertical Communities; and
- Retail Design Manual.

## **Toronto Green Standard**

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

## **PUBLIC ENGAGEMENT**

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### **Community Consultation**

On July 8, 2025, an in-person community consultation meeting was hosted by City staff at 8 King Street East. Approximately 10 members of the public attended along with the applicant and Ward Councillor. Following presentations by City staff and the applicant about the planning framework, development review process and details of the proposal, City staff facilitated a discussion about the application. Issues raised by attendees at the meeting and through other correspondence included:

- How to connect to the TTC subway station
- Support for a PATH connection
- Desire to address the existing sidewalk pinch point at the TTC stairs on Yonge Street
- Desire to widen the sidewalks along both street frontages
- Concern about traffic congestion
- Desire to improve and animate the lane
- Desire for dedicated pick-up and drop-off area and bike parking
- Concern about potential impacts to the loading for 1 King Street West north of the site
- Ensure the proposal casts no net new shadow on St. James Cathedral and Park
- Concern about tower height
- Request for retail at grade to animate the public realm

- Concern about the unit mix, with many studio and small units proposed

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

### **Statutory Public Meeting Comments**

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

## **COMMENTS**

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### **Provincial Planning Statement and Provincial Plans**

Staff's review of this application has had regard for the relevant matters of provincial interest set out in the Planning Act. Staff have reviewed the current proposal and have determined that it is consistent with the Provincial Planning Statement (2024).

### **Official Plan Policies**

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

### **Land Use**

The proposed Official Plan Amendment to not require the replacement of the existing office space and permit a reduction in the amount of non-residential floor space on the site is acceptable. The proposed residential, retail and hotel land uses are permitted in the Mixed Use Areas designation and support key objectives of the Official Plan and Downtown Plan. The proposed development will retain approximately 3,465 square metres of non-residential floor area in the form of a hotel in the existing building at 56 Yonge Street and will provide a minimum of 68 square metres of non-residential floor area at 60 Yonge Street, which allows for flexibility to further expand non-residential uses on the site. The proposal provides an appropriate mix of residential and non-residential uses on the site.

### **Density, Height, Massing**

Staff are satisfied that the proposal conforms with the applicable Official Plan and Downtown Plan policies with respect to built form, and meets the intent of the Tall Buildings Design Guidelines.

The proposed development has been massed to respect the existing and planned context and conserve the existing heritage building. The proposed tower cantilevers over the existing 8-storey hotel at 56 Yonge Street, retaining that structure in its entirety.

### *Base Building Design*

The proposed building includes a 5-storey (32 metres) base building with a reveal from levels 6 to 12 on all four sides. The reveal ranges in depth from 2.7 to 6.3 metres. The base building is designed to complement the height of the retained heritage building at 56 Yonge Street and create a clear streetwall on Yonge Street, while the reveal creates visual differentiation between tower and base.

### *Tower Design*

The tower, including the base building, is proposed with a height of 65-storeys and 243.5-metres, including the mechanical penthouse. The proposed height is appropriate within the existing and planned context and is consistent with policy direction that Mixed Use Areas 1 is intended to accommodate the tallest buildings and highest development intensity in the Downtown Plan area.

The tower is proposed to cantilever to the south above the retained heritage base building at 56 Yonge Street by 1.7 metres beginning at level 12. This results in a setback of 10 metres from the south lot line to the proposed tower. To the east, a 10-metre setback to the mid-point of Yonge Street is proposed. The proposed 10-metre setbacks to the tower will result in adequate separation between existing and planned tall buildings around the site, meet the intent of SASP 517 and the Tall Buildings Design Guidelines, and is consistent with recent approvals in the area.

To the north, the tower is set back 8.8 metres from the midpoint of Melinda Street which results in a separation ranging from 17.1 to 23.6 metres between the proposed tower and the existing tower at 1 King Street West. The tower at 1 King Street West has a north-south orientation with an oval form that narrows to a point opposite the proposed tower on the north side of Melinda Street. The 17.1 metre dimension is to the narrowest part of the 1 King Street West tower where it forms a point, and the 23.6 metres dimension is where the 1 King Street tower widens almost to its full extent. In this instance, the separation achieves the intent of addressing light, view and privacy issues given the elongated form of the building at 1 King Street.

To the west, the tower is proposed to be separated by 20 metres from the approved tower at Commerce Court (25 King Street West, 199 Bay Street, 30 Wellington Street and 21 Melinda Street). Although approved for a tower, there is an existing 13-storey office building to the west. On the west side of the proposed tower from levels 6 to 12 a 6.3 metre reveal is provided to address this interim condition, resulting in a residential-to-office separation distance of 12.3 metres. In addition, units have been designed to face north and south to allow for privacy and avoid direct views between the buildings. This separation distance along with the proposed unit orientation is acceptable.

These proposed setbacks and the resulting separation distances between towers are consistent with the applicable policy and design guidelines regarding setbacks from property lines, streets and lanes, as well as the context of the area, which includes tall building approvals with similar tower setbacks.

## **Heritage Conservation**

The property at 56 Yonge Street is subject to an existing Heritage Easement Agreement associated with the development of the adjacent Commerce Court site (25 King Street West, 199 Bay Street, 30 Wellington Street and 21 Melinda Street). The existing Heritage Easement Agreement requires the conservation of the existing 56 Yonge Street property in its present form. An amended Heritage Easement Agreement and Conservation Plan is required to permit the proposed tower to cantilever above a small portion of the 56 Yonge Street property. This is subject of a separate report to City Council from Heritage Planning.

Staff are satisfied that the proposed tower, which cantilevers over the existing heritage designated 56 Yonge Street, as described in the preceding section, will not impact the heritage attributes of 56 Yonge Street and as such is acceptable.

## **Public Realm**

A minimum 3.4 metre sidewalk zone, measured from curb to building face, is proposed along Yonge Street. This reflects both the existing setback to the heritage building at 56 Yonge Street that is being retained in-situ and the prevailing character along this segment of Yonge Street. At the northeast corner of the site, fronting Yonge Street, there is an existing TTC egress stairwell located within the sidewalk. Adjacent to this stairwell, the setback has been increased from an existing width of 1.3 metres to 2.1 metres to provide for an accessible pedestrian clearway around this stairwell. A 4.3 metre sidewalk zone is proposed along Melinda Street, which reflects the prevailing character along this street and is acceptable.

## **PATH Connection**

The Official Plan and Downtown Plan encourage development to connect to the PATH network. The proposal includes a below grade connection to the PATH system which will be accessed from inside the proposed building. This connection also provides access to the adjoining TTC King Street subway station. Staff will continue to work with the applicant through the Site Plan Approval process to ensure this connection is accessible to the and future residents of the proposed development.

## **Shadow Impact**

The Downtown Plan identifies St. James Park as a sun protected park where development will adequately limit net-new shadow between the hours of 10:18 a.m. to 4:18 p.m. from March 21 to September 21. The Shadow Studies submitted in support of the application show that there would be no net-new shadows within the identified times, meaning that any shadows on the park would fall within existing shadows cast by other developments.

## **Wind Impact**

The Pedestrian Level Wind Study submitted in support of the application indicates that the wind conditions for all ground level areas will be acceptable for their intended uses throughout the year. Additionally, the outdoor amenity terraces will be suitable for their



intended use with the provision of windscreens. Staff are satisfied with the assessment, conclusions and recommendations of the study.

### **Noise Impact**

The Noise and Vibration Impact Study submitted in support of the application identified one of the exhaust fans on 56 Yonge Street as having a potential noise impact to the residential uses within the proposed tower. The study includes a range of mitigation strategies to reduce noise from the exhaust fan to the proposed building including realigning the existing duct work or fan and/or installing noise controls. Appropriate mitigation measures will be determined and secured through the future Site Plan Approval process.

### **Servicing**

The Functional Servicing and Stormwater Management Report submitted in support of this application demonstrates that the proposal can be adequately serviced from existing storm, water, and sanitary infrastructure. Engineering Review staff have reviewed the report and agree with its conclusions.

### **Traffic Impact, Access, and Parking**

A Transportation Impact Study was submitted to assess the traffic impact, access, parking and loading arrangements for this development. Transportation Review staff have reviewed the study and accept its conclusions that the existing road network and laneway widening is sufficient to accommodate the proposed development.

### **Road Widening**

To satisfy the Official Plan road and laneway widening requirements, a 0.2-0.25 metre widening along Yonge Street and a 1.4 metre laneway widening will be conveyed to the City. This is identified in the Zoning By-law for the site and will be conveyed through the Site Plan Approval process.

### **Parkland**

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

### **Tree Preservation**

The application is subject to the provisions of the City of Toronto Municipal Code, Chapter 813, Articles II (Street Trees By-law) and III (Private Tree By-law). There are no existing street or private trees on or adjacent to the site and no trees are proposed. The sidewalks along both street frontages include extensive below grade utilities that restrict

the potential to provide for appropriate planting conditions to allow for the long-term growth of trees.

### **Community Services and Facilities**

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

### **CONTACT**

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Senior Planner, Community Planning,  
Tel. No. 416-392-0412, E-mail: [Derek.Waltho@toronto.ca](mailto:Derek.Waltho@toronto.ca)

### **SIGNATURE**

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Oren Tamir  
Director, Community Planning  
Toronto and East York District

### **ATTACHMENTS**

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#### **City of Toronto Data/Drawings**

Attachment 1: Application Data Sheet  
Attachment 2: Location Map  
Attachment 3: Official Plan Land Use Map  
Attachment 4: Downtown Plan  
Attachment 5: Existing Zoning By-law Map  
Attachment 6: Draft Official Plan Amendment  
Attachment 7: Draft Zoning By-law Amendment

#### **Applicant Submitted Drawings**

Attachment 8: Site Plan  
Attachment 9: Elevations and/or Ground Floor Plan  
Attachment 10: 3D Massing Model

## Attachment 1: Application Data Sheet

**Municipal Address:** 56-60 Yonge Street **Date Received:** April 7, 2025

**Application Number:** 25 140803 STE 13 OZ

**Application Type:** Official Plan and Zoning By-law Amendment

**Project Description:** A proposed 65-storey mixed-use building and the retention of an existing 8-storey hotel.

<b>Applicant</b>	<b>Agent</b>	<b>Architect</b>	<b>Owner</b>
Bousfields Inc.	Bousfields Inc	AS+GC Canada Partnership	Yonge Melinda Realty Inc.

### EXISTING PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:
Zoning:	CR 12.0 (c8.0; r11.7) SS1 (x2325), (x197)	Heritage: Y
Height Limit (m):	76	Site Plan Control Area: Y

### PROJECT INFORMATION

Site Area (sq m):	1,265	Frontage (m):	34	Depth (m):	37
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<b>Building Data</b>	<b>Existing</b>	<b>Retained</b>	<b>Proposed</b>	<b>Total</b>
Ground Floor Area (sq m):		421	581	958
Residential GFA (sq m):			40,579	40,579
Non-Residential GFA (sq m):	11,292	3,465	68	3,533
Total GFA (sq m):	11,292	3,465	40,647	44,112
Height - Storeys:	8		65	65
Height - Metres:	32		243.5	243.5

Lot Coverage Ratio (%)	76	Floor Space Index:	35
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<b>Floor Area Breakdown</b>	<b>Above Grade (sq m)</b>	<b>Below Grade (sq m)</b>
Residential GFA:	40,579	

Retail GFA: 68  
Office GFA:  
Industrial GFA:  
Institutional/Other GFA: 3,465

<b>Residential Units by Tenure</b>	<b>Existing</b>	<b>Retained</b>	<b>Proposed</b>	<b>Total</b>
Rental:				
Freehold:				
Condominium:			648	648
Other:				
Total Units:			648	648

#### **Total Residential Units by Size**

	<b>Rooms</b>	<b>Bachelor</b>	<b>1 Bedroom</b>	<b>2 Bedroom</b>	<b>3+ Bedroom</b>
Retained:					
Proposed:	440	45	98	65	
Total Units:	440	45	98	65	

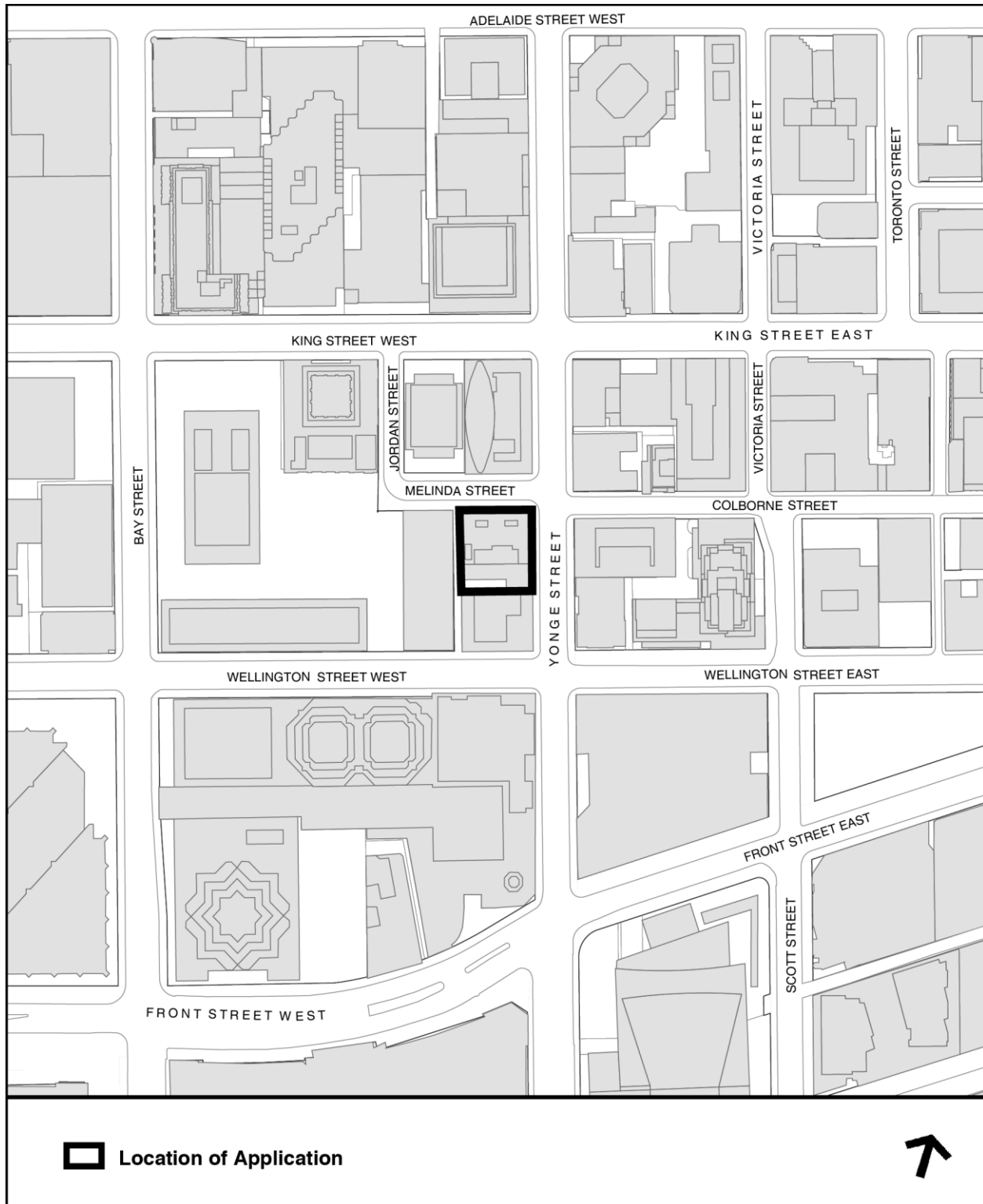
#### **Parking and Loading**

Parking Spaces: 0      Bicycle Parking Spaces: 527      Loading Docks: 2

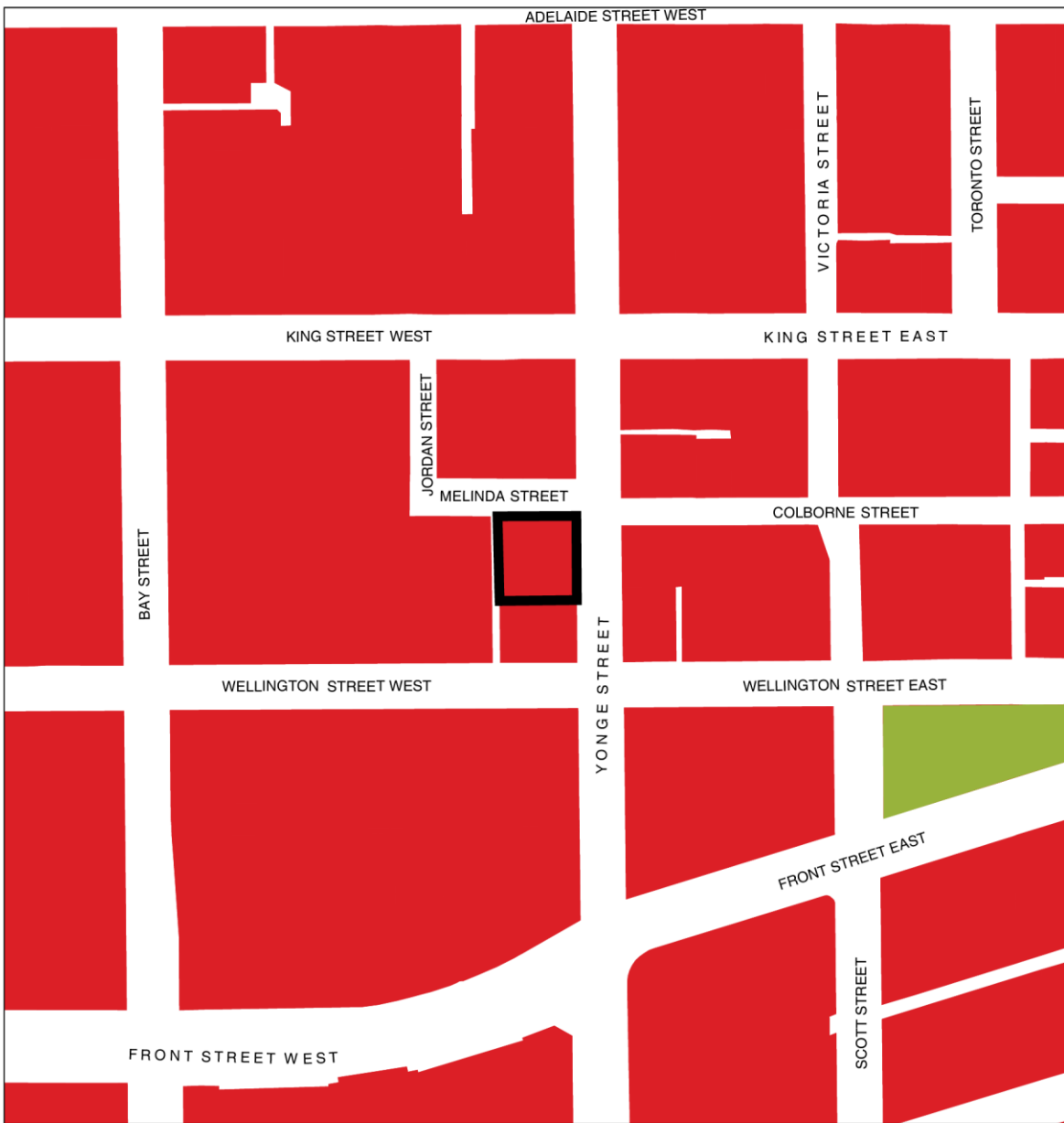
#### **CONTACT:**

Derek Waltho, Senior Planner, Community Planning  
416-392-0412  
Derek.Waltho@toronto.ca

## Attachment 2: Location Map



## Attachment 3: Official Plan Land Use Map



Official Plan Land Use Map #18

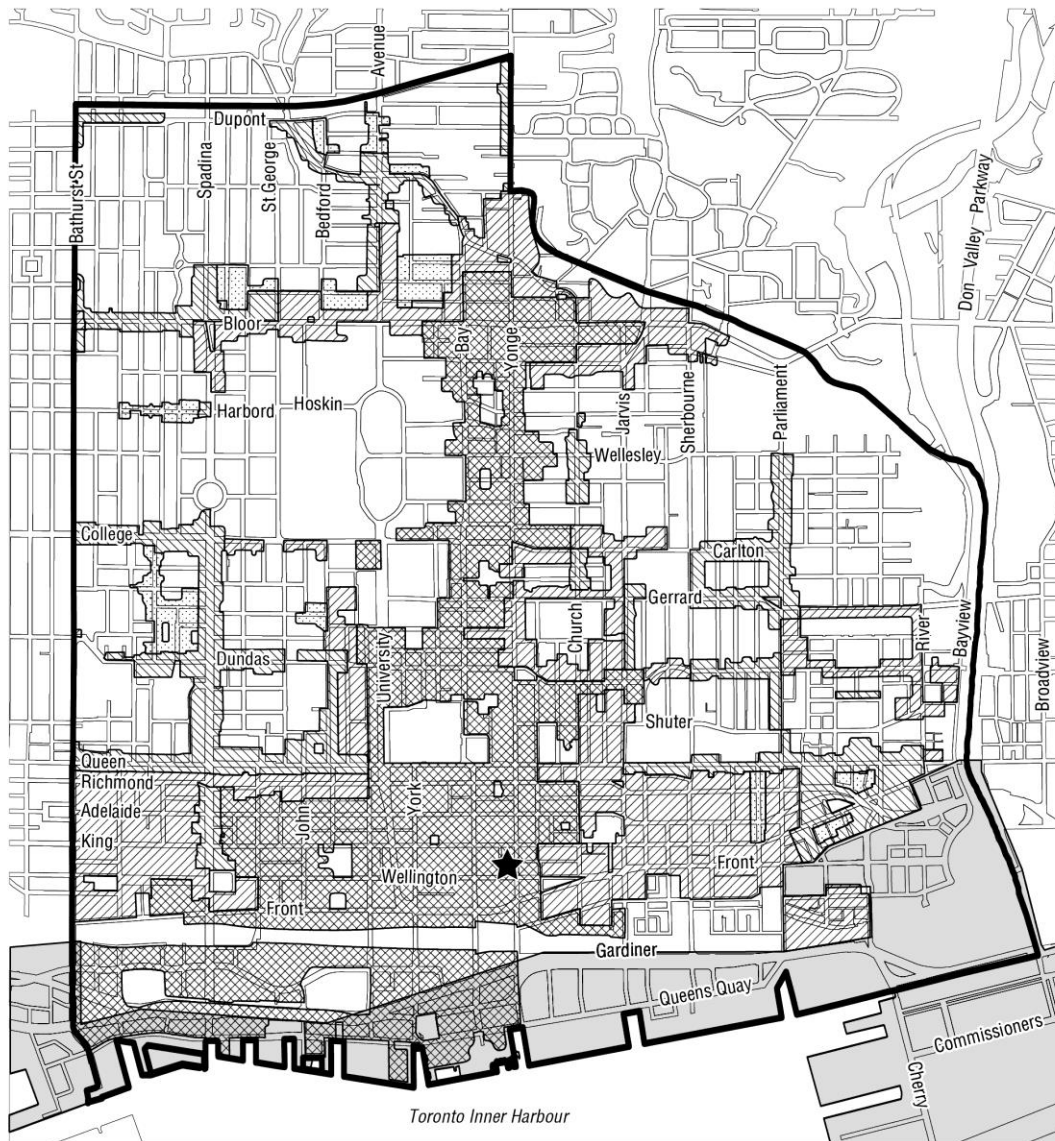
56-60 Yonge Street

File # 25 140803 STE 13 0Z



Not to Scale  
Extracted: 04/14/2025

## Attachment 4: Downtown Plan



**TORONTO**  
**Downtown Plan**  
 MAP 41-3 Mixed Use Areas

**56-60 Yonge Street**

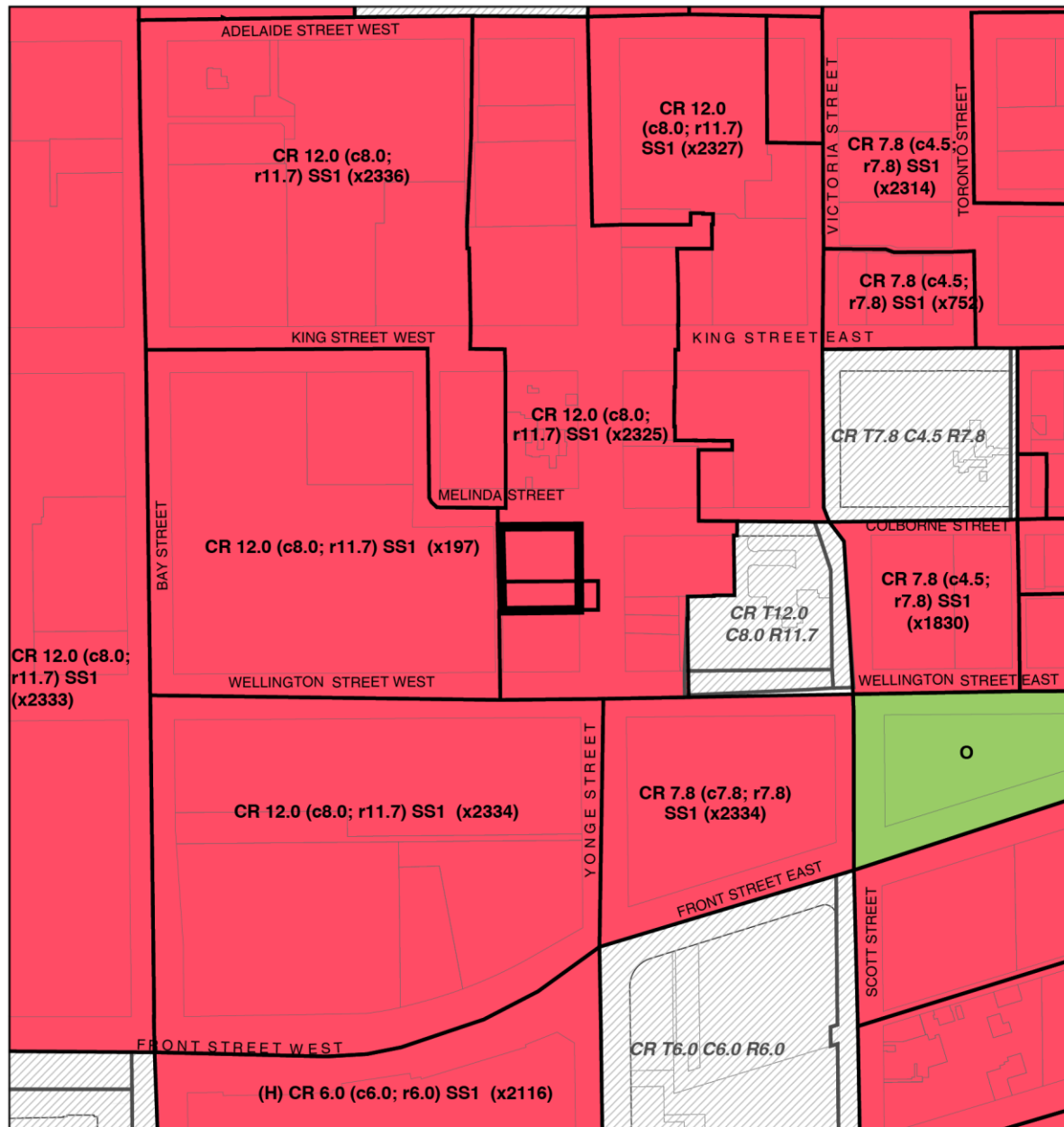
**File # 25 140803 STE 13 0Z**

- ★ Location of Application
- Downtown Plan Boundary
- ▨ Mixed Use Areas 1 - Growth
- ▧ Mixed Use Areas 2 - Intermediate
- ▩ Mixed Use Areas 3 - Main Street
- ▤ Mixed Use Areas 4 - Local
- Central Waterfront Secondary Plan



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 Extracted: 11/20/2024

## Attachment 5: Existing Zoning By-law Map



Zoning By-law 569-2013

56-60 Yonge Street

File # 25 140803 STE 13 0Z

Location of Application

CR Commercial Residential

O Open Space

See Former City of Toronto By-law No. 438-86  
CR Mixed-Use District



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Extracted: 04/14/2025



Attachment 6: 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 XXX**

**To adopt Official Plan Amendment 880 for the City of Toronto  
respecting the lands known municipally in the year 2025, as 56-60 Yonge 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;

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. 880 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. 880 TO THE OFFICIAL PLAN**

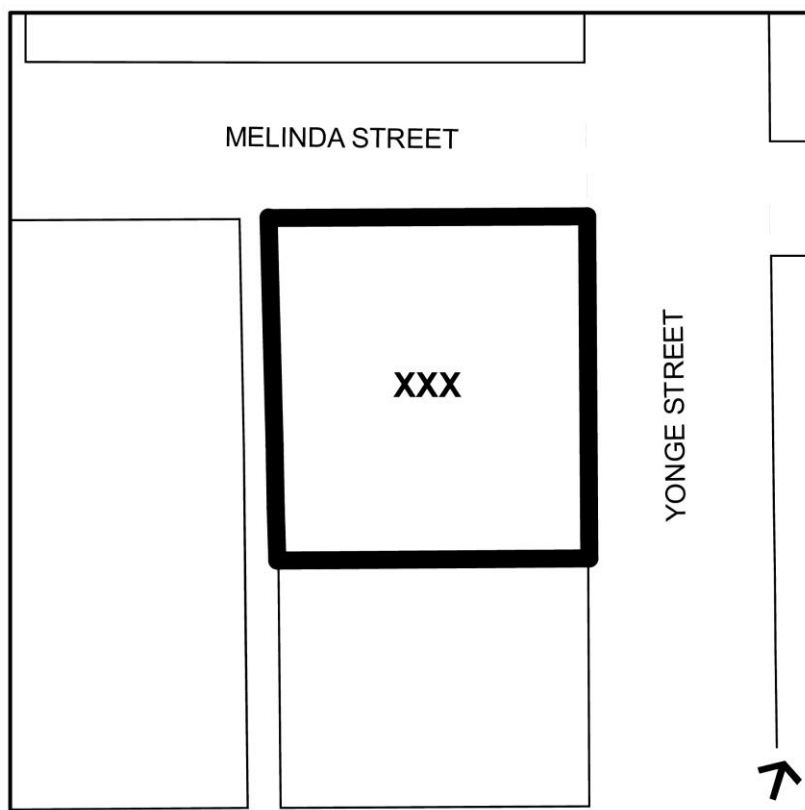
**LANDS MUNICIPALLY KNOWN IN THE YEAR 2025 AS  
56 AND 60 YONGE STREET**

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

1. Chapter 6, Section 41, Downtown Plan, Section 17, Site and Area Specific Policies, is amended by adding:
  - 56-60 Yonge Street
2. Chapter 7, Site and Area Specific Policies, is amended by adding Site and Area Specific Policy No. 926 for lands known municipally in 2025 as 56 and 60 Yonge Street, as follows:

**926. 56 and 60 Yonge Street**



a) The existing non-residential gross floor area within the existing building at 56 Yonge Street will be retained.

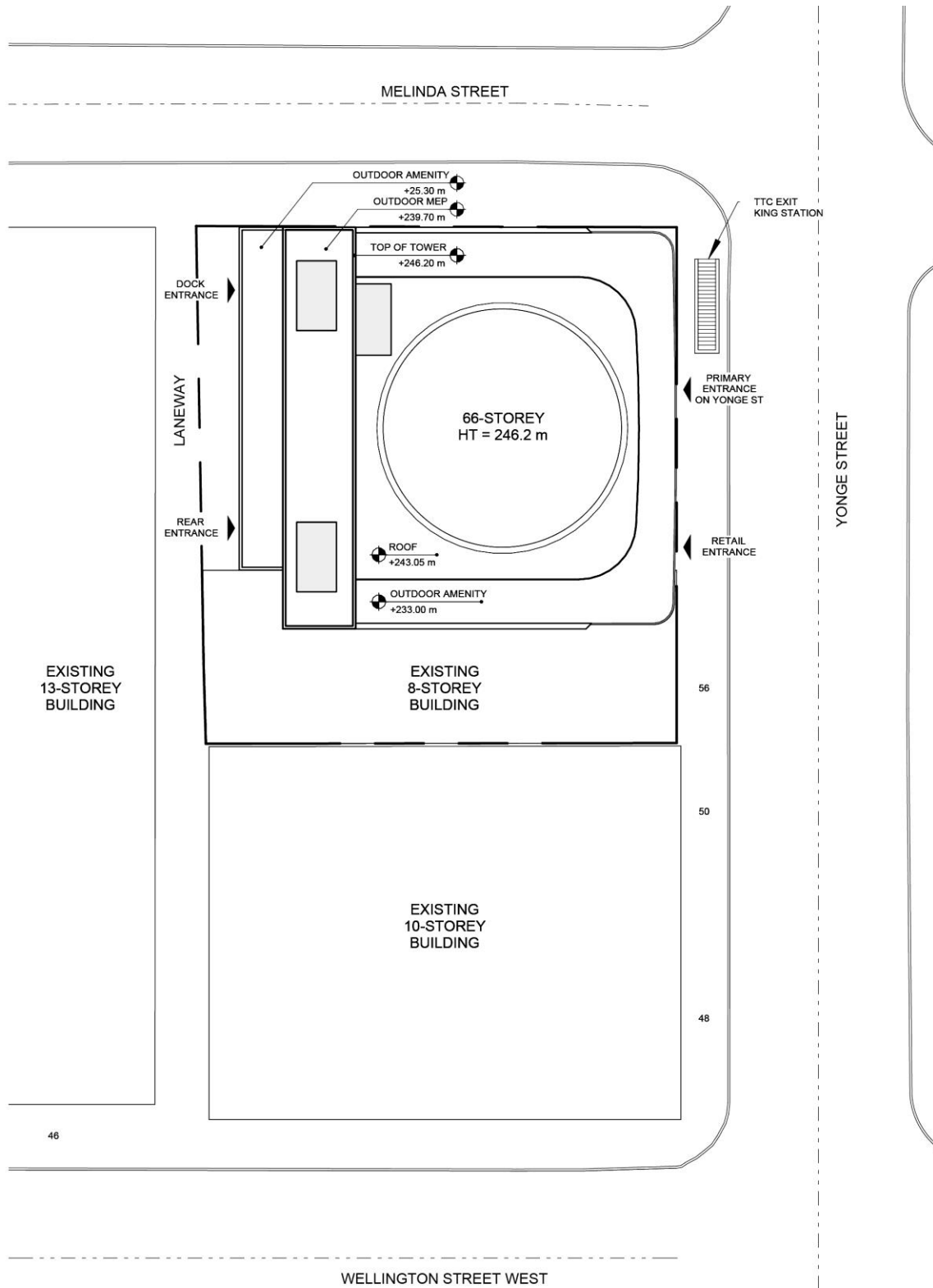
b) The replacement of the existing non-residential gross floor area at 60 Yonge Street is not required to be retained.

2. Chapter 7, Map 29, Site and Area Specific Policies, is revised to add the lands known municipally in 2025 as 56 and 60 Yonge Street shown on the map above as Site and Area Specific Policy No. 926.

## Attachment 7: Draft Zoning By-law Amendment

Draft Zoning By-law Amendment will be available prior to the February 19, 2026,  
Toronto and East York Community Council Meeting

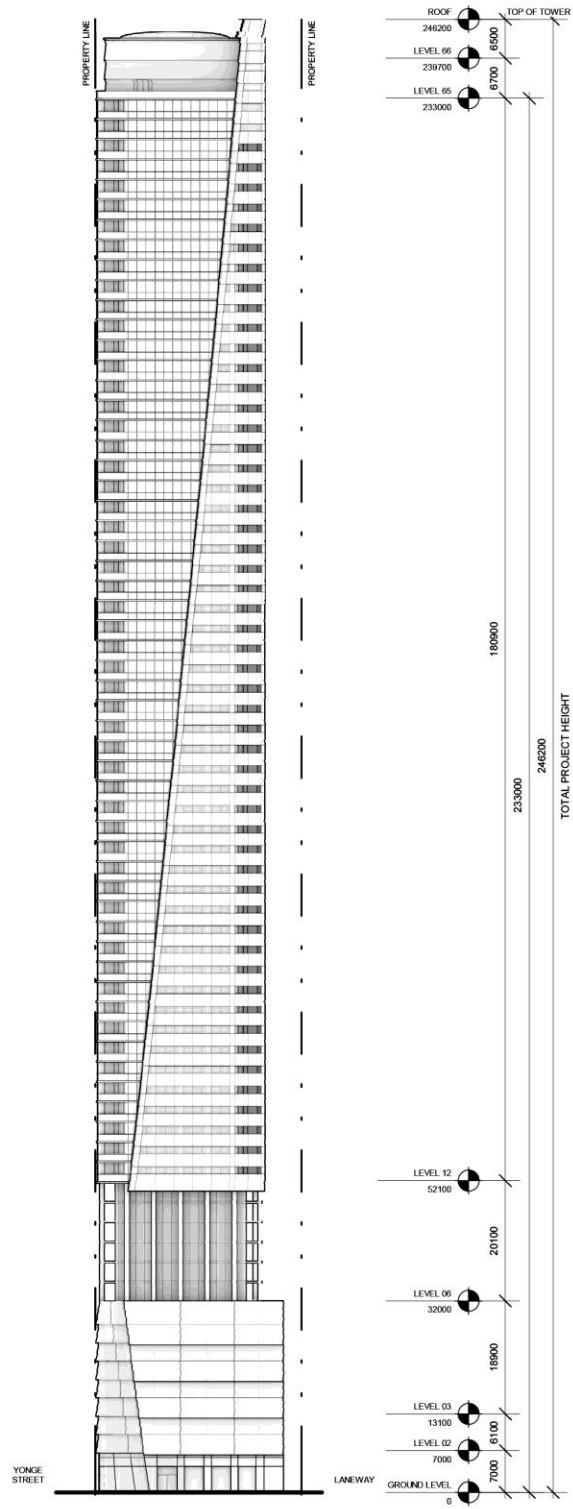
## Attachment 8: Site Plan



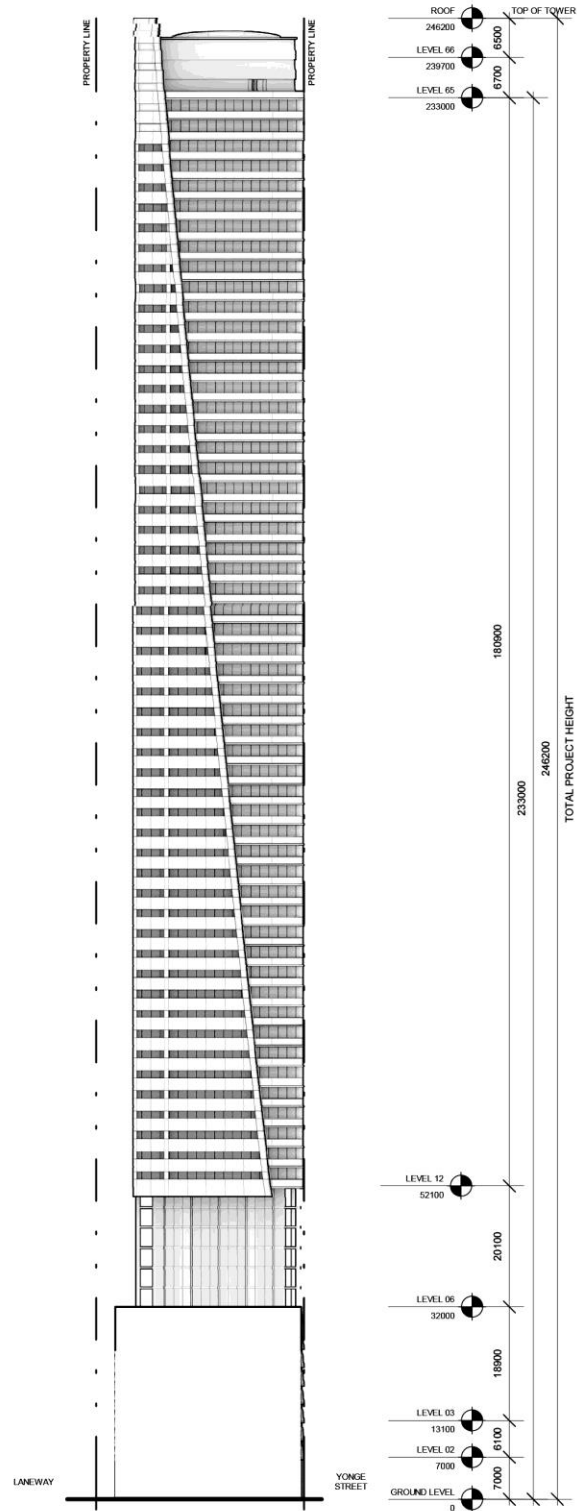
Site Plan



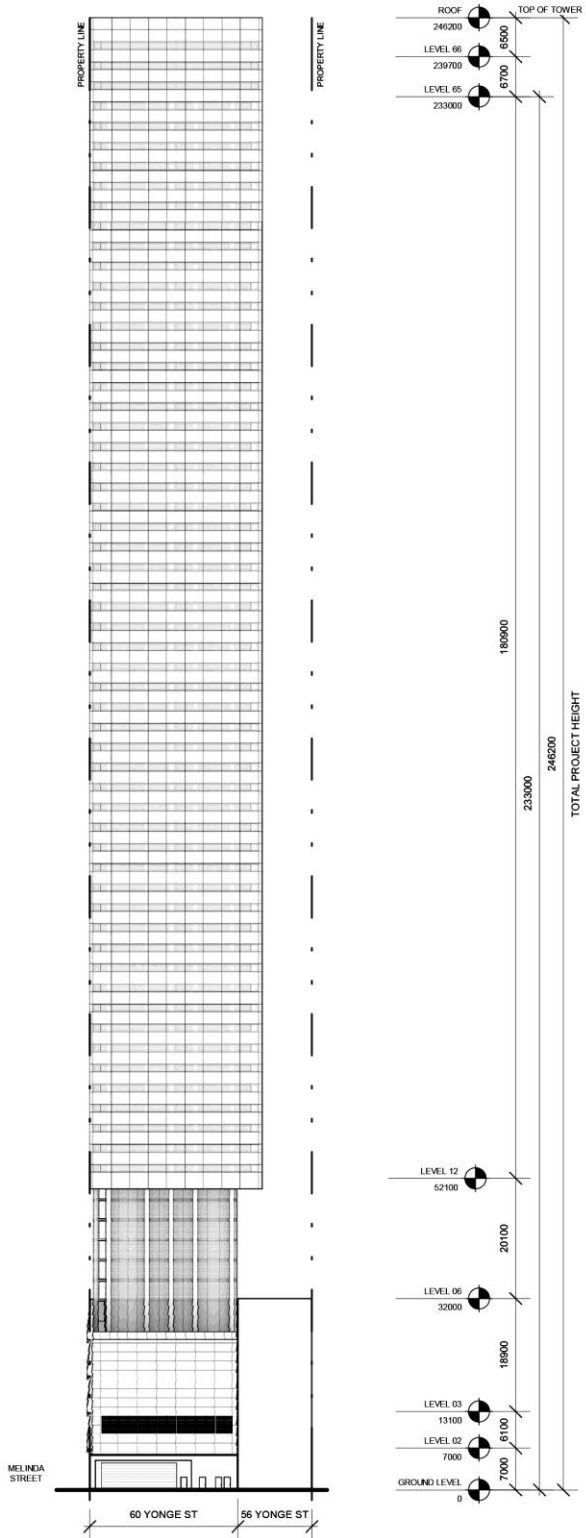
## Attachment 9: Elevations



North Elevation

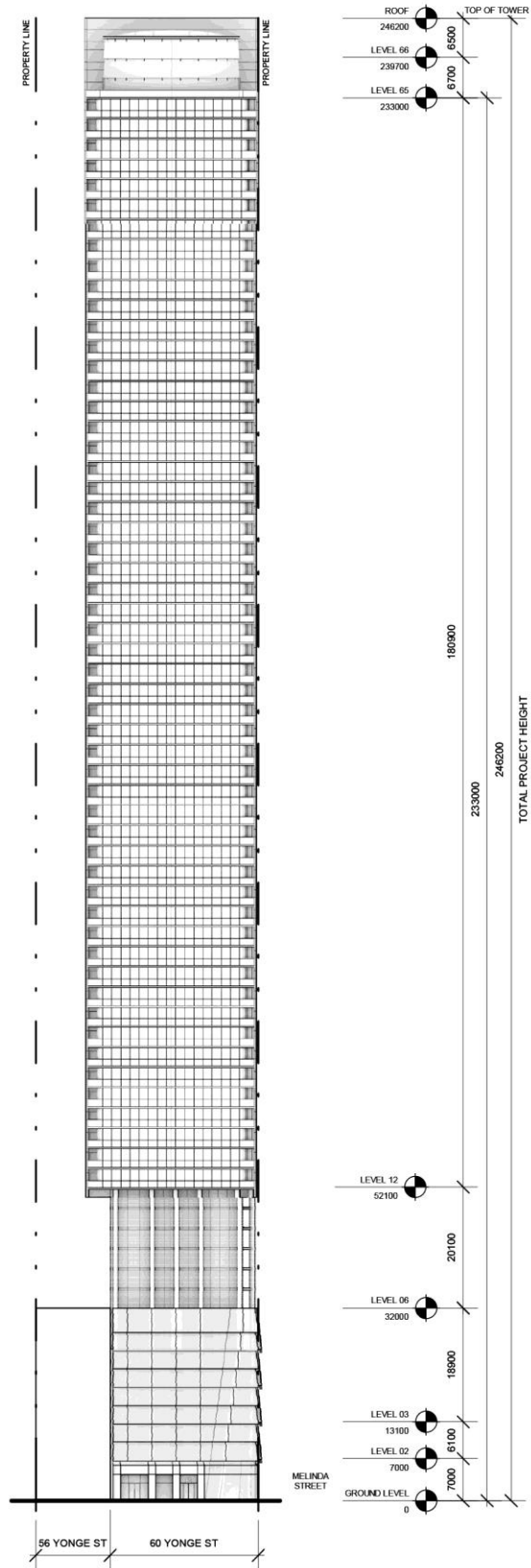


South Elevation



West Elevation





East Elevation

## Attachment 10: 3D Massing Model

