

115 Saulters Street South – Official Plan and Zoning By-law Amendment Applications – Decision Report – Approval

Date: February 2, 2026

To: Toronto and East York Community Council

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

Ward: 14 - Toronto-Danforth

Planning Application Number: 25 151703 STE 14 OZ

Related Planning Application Number: 24 150052 STE 14 OZ

SUMMARY

This report recommends approval of the application to amend the Official Plan and Zoning By-law to permit the development of two connected bar buildings of five and six storeys, with towers of 51- and 47-storeys respectively. The proposed total residential gross floor area is 68,288 square metres. Residential uses, including a proportion of affordable rental units, are located within the podiums and towers.

The non-residential gross floor area is 6,123 square metres, of which 1,489 square metres is intended for ground floor retail. A combination of Production, Interactive and Creative (“PIC”) non-residential uses will be dedicated to the remaining 4,643 square metres. The total gross floor area of the proposal is 74,734 square metres.

This report reviews and recommends approval of the applications to amend the Official Plan and Zoning By-law. The proposed applications are consistent with the Provincial Planning Statement (2024) and conform to the City's Official Plan, including the Central Waterfront Secondary Plan. This proposal was also reviewed concurrent with ongoing publicly-led precinct planning for the McCleary District, where this property is located.

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 115 Saulters Street South substantially in accordance with the draft Official Plan Amendment included as Attachment 7 to this report.

2. City Council amend City of Toronto Zoning By-law 569-2013 for the lands municipally known as 115 Saulters Street South substantially in accordance with the draft Zoning By-law Amendment included as Attachment 8 to this report.

3. City Council authorize the City Solicitor to make such stylistic and technical changes to the the draft Official Plan and Zoning By-law Amendment as may be required.

4. City Council allow the owner to design, construct, finish, provide and maintain on the site at least 6.5% of the total residential gross floor area as affordable rental housing units for a minimum 99 year period or 10% of the total residential gross floor area as affordable rental housing units for a minimum 25 year period as part of the development, to the satisfaction of the Chief Planner and Executive Director, City Planning, and the Executive Director, Housing Secretariat, as an in-kind contribution pursuant to subsection 37(6) of the Planning Act; all in accordance with the following terms (the "in-kind contribution"):

a. the Affordable Rental Housing Units shall be comprised of the same unit mix as the proposed market residential units;

b. the average unit size of the Affordable Rental Housing Units shall be no less than the average unit size of all the market units, by unit type within each building;

c. the minimum unit size of the Affordable Rental Housing Units shall be no less than the minimum unit sizes of all market units, by unit type;

d. the Affordable Rental Housing Units shall be provided in contiguous groups of at least 6 rental dwelling units;

e. the general configuration, location and layout of the Affordable Rental Housing Units in the development shall be to the satisfaction of the Chief Planner and Executive Director, City Planning;

f. tenants of the Affordable Rental Housing Units shall be provided with access to, and use of all indoor and outdoor amenities in the development at no extra charge; access to, and use of, these amenities shall be on the same terms and conditions as any other resident of the building without the need to pre-book or pay a fee, unless specifically required as a customary practice for private bookings;

g. all Affordable Rental Housing Units will be provided with ensuite laundry facilities and central air conditioning at no extra charge;

h. tenants of the Affordable Rental Housing Units will be provided with access to permanent and visitor bicycle parking/bicycle lockers in accordance with the Zoning By-law and on the same basis as other units within the development;

i. the initial rent (inclusive of utilities) charged to the first tenants of and upon turnover of the Affordable Rental Housing Units shall not exceed Affordable Rent as defined in the Official Plan for a minimum 25-year or 99-year period, as outlined in Recommendation 4 above, beginning with the date each such unit is first occupied (the "Affordability Period"); during the Affordability Period, increases to initial rents charged to tenants occupying any of the Affordable Rental Housing Units shall be in accordance with the Residential Tenancies Act and shall not exceed the provincial rent guideline, regardless of whether the provincial rent guideline applies to the Affordable Rental Housing Units under the Residential Tenancies Act;

j. the Owner shall provide and maintain the Affordable Rental Housing Units as rental dwelling units at the rents identified in 4.i above for the duration of the Affordability Period. The Affordable Rental Housing Units shall not be registered as a condominium or any other form of ownership, such as life lease or co-ownership, which provide a right to exclusive possession of a dwelling unit, and no application for conversion for non-rental housing purposes, or application to demolish any Affordable Rental Housing Unit shall be made for the duration of the Affordability Period; upon the expiration of the Affordability Period, the owner shall continue to provide and maintain the Affordable Rental Housing Units as rental dwelling units, unless and until such time as the owner has applied for and obtained all approvals necessary to do otherwise;

k. the Owner will use the City's Centralized Affordable Housing Access System to advertise and select tenants for the Affordable Rental Housing Units, provided it is in place, unless otherwise agreed to by the Executive Director, Housing Secretariat; and at least six (6) months in advance of any Affordable Rental Housing Unit being made available for rent, the owner shall develop and implement an Access Plan which will outline how the Affordable Rental Housing Units will be rented to eligible households in consultation with, and to the satisfaction of, the Executive Director, Housing Secretariat; and

l. the Affordable Rental Housing Units shall be made ready and available for occupancy no later than the date by which seventy percent (70%) of the new dwelling units erected on the site as are available and ready for occupancy.

5. City Council attribute a value to the in-kind contribution set out in Recommendation 4 above, equal to 100 percent of 4 percent of the value of the land (net of any exclusions or exemptions authorized under the Community Benefits Charge By-law), as determined the day before the day the first building permit is issued in respect of the development.

6. City Council authorize the Executive Director, Development Review to enter into an Agreement pursuant to subsection 37(7.1) of the Planning Act (the "In-kind Contribution Agreement") to address the provision of the in-kind contribution identified in Recommendation 4 above to the satisfaction of the Executive Director, Development Review, and the City Solicitor.

7. Prior to the enactment of Bills, City Council direct the Executive Director, Development Review to obtain the joint approval of the Minister of Municipal Affairs and Housing and the Minister of Natural Resources and Forestry pursuant to the Natural Hazards policies of the Provincial Planning Statement, 2024, and the Protocol for the Lower Don Special Policy Area as it applies to Priority Projects.

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.

Community Benefits Charge

This report requests Council approval of a Community Benefits Charge (CBC) in-kind contribution of affordable rental housing units. Two options are provided for delivering affordable housing, either 6.5% of the total residential gross floor area secured at affordable rents for a 99 year period or 10% of the total residential gross floor area secured at affordable rents for a 25 year period. The estimated value of the proposed CBC in-kind contribution is 100% of the 4% value of the land that is the subject of the development or redevelopment in accordance with the CBC By-law. The percentage ascribed to the in-kind contribution will not be a direct CBC payment to the City.

This report does not recommend providing City financial incentives for the affordable rental housing units beyond those required by provincial legislation.

The Chief Financial Officer and Treasurer has reviewed this report and agrees with the information as presented in the Financial Impact Section.

DECISION HISTORY

At its meeting on December 8, 2017, City Council adopted the staff report from the Deputy City Manager, Cluster B, entitled "Port Lands Planning Initiatives – Final Report". This comprehensive effort is the result of analysis and consultation beginning in 2013 and culminating in the Port Lands Planning Framework (PLPF) and the Port Lands Official Plan Modification (OPM). The report recommended a work program to implement Council direction that included a Zoning Review for Port and Industrial Districts, a Precinct Plan for McCleary District, and Urban Design Guidelines for the Production, Interactive and Creative (PIC) Core District. This report can be found at the following link:

<https://www.toronto.ca/legdocs/mmis/2017/pg/bgrd/backgroundfile107844.pdf>

The Port Lands OPM was appealed to the Ontario Land Tribunal and the City worked with the various appellants to resolve land use, compatibility and transportation issues. Following two phases of settlement hearings commencing on April 16, 2021, an OLT

Decision was issued on July 11, 2022 bringing the OPM into effect as the Port Lands Areas Specific Policies (PLASP), with the exception of a few site-specific issues. This OLT Decision can be found at the following link:

<https://www.omb.gov.on.ca/edecisions/OLT-22-002109-JUL-11-2022.PDF>

On September 18, 2024, the Economic and Community Development Committee considered a report entitled 'McCleary District Precinct Plan and the Business and Implementation Plan - Requests from the Film, Television, and Digital Media Advisory Board', which, among other matters, recommended a built height peak along Lake Shore Boulevard East and lower peak alongside Commissioners Street in McCleary District; support for film workers as preferred residents for new affordable housing in the McCleary area; and support for film-friendly features throughout the area (including access to grid power, parking areas and laybys, removable street furniture). The report can be found at the following link: <https://secure.toronto.ca/council/agenda-item.do?item=2024.EC15.7>

On October 30, 2024, the Planning and Housing Committee considered a report entitled McCleary District Precinct Plan Study Update. This report provided an overview of the study led by CreateTO, working closely with the City of Toronto and Waterfront Toronto, to produce a Precinct Plan in 2025. The report can be found at the following link:

<https://secure.toronto.ca/council/agenda-item.do?item=2024.PH16.8>

On February 4, 2026, City Council moved in response to the 280 Commissioners Street – Official Plan Amendment – Appeal Report that the direction for affordable housing units secured in the developments at 280 Commissioners Street and the entire McCleary District be devoted to sector housing from the film and creative industries. Council's Decision can be found at the following link:

<https://secure.toronto.ca/council/agenda-item.do?item=2026.TE28.15>

THE SITE AND SURROUNDING LANDS

Description

The site is located midblock on the east side of Saulter Street South between Lake Shore Boulevard East and Commissioners Street. The site is square and has a total area of approximately 6,270 square metres with a frontage of approximately 69 metres on Saulter Street South. The site is currently occupied by a low-rise light industrial building with some surface parking. See Attachment 2 for the Location Map.

Surrounding Uses

North: A film equipment rental service located at 685 Lake Shore Boulevard East Station are located further to the east. A mixed-use development is planned on this site with a 55- and 54-storey residential tower and a mix of non-residential uses in the base building, including 5,000 square metres of PIC uses.

South: A self-storage facility is located directly to the south of the site at 280 Commissioners Street. A mixed-use development is planned on this site with a 45- and 40-storey residential tower and a mix of non-residential uses in the base building, including a minimum of 5,000 square metres of PIC uses.

East: A vacant lot directly abuts the site to the east, which will accommodate the future Broadview Extension. Further to the east are McCleary Park and the 400 Commissioners Street Waste Transfer Station.

West: Vacant land in public ownership, which is planned as a PIC Mixed Use community, including a school.

THE APPLICATION

Description

Proposal is for two residential towers, 51 (170.4 metres) and 47 (158.3 metres) storeys in height, with a shared base building. The development contains 1,030 residential units and 6,123 square metres of non-residential gross floor area.

Density

The proposal has a density of 12.67 times the area of the lot.

Residential Component

The proposal includes 1,030 market condominium dwelling units, 46 studio (4%), 600 one-bedroom (58%), 269 two-bedroom (27%), 108 three-bedroom units (10%); and 7 live-Work units (1%).

Non-Residential Component

The proposal includes 6,123 square metres of non-residential uses with 4,634 square metres dedicated to Productions, Interactive and Creative Mixed non-residential uses, including hotel, and 1,489 square metres allocated to retail and service uses.

Access, Parking and Loading

The proposal includes 204 vehicular parking spaces; 164 of these spaces will be for residential uses and 40 spaces will be for visitors. Parking is accessed from Saulter Street South to below-grade parking located on levels P1 and P2.

A total of 1,202 bike parking spaces are proposed: 960 long-term spaces and 242 short-term spaces. Bicycle parking is located on the mezzanine and below-grade, with a ramp and elevator proposed to facilitate entry to bicycle parking on levels P1 and P2.

Three loading spaces are proposed: one Type G, one Type B and two Type C space. These are internalized to the centre of the podium building at ground level.

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/115SaulterStS

Reasons for Application

An Official Plan Amendment is required for this proposal to address a number of policies within the Central Waterfront Secondary Plan. These include policies related to tower heights; tower separation; floorplates; the distribution of Production, Interactive and Creative ("PIC") uses; and the provision of affordable housing.

A Zoning By-law Amendment is necessary to bring the site into the City-wide Zoning By-law 569-2013 and to permit the land uses, height, setbacks, and form of the proposed development.

APPLICATION BACKGROUND

A pre-application consultation (PAC) meeting was held on February 27, 2024 for an Official Plan Amendment application at 115 Saulter Street South, which was subsequently received and declared complete on June 12, 2024. A resubmission of this application and a new application for Zoning By-law amendment was received by the City and declared complete on April 30, 2025, satisfying the City's minimum application requirements. The reports and studies submitted in support of this application are available on the Application Information Centre www.Toronto.ca/115SaulterStS

Agency Circulation Outcomes

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

POLICY AND 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.

Toronto Official Plan

Although the Official Plan is not in force for the Port Lands due to outstanding resolution of appeals to the Central Waterfront Secondary Plan, which was adopted under the former City of Toronto Official Plan, it represents City Council's strategic direction for the development of the City. The site is designated Regeneration Areas on Map 18: Land Use Plan. In addition, Map 2: Urban Structure specifies that the site is within the Downtown and Central Waterfront Area.

Toronto Official Plan policies can be found here: <https://www.toronto.ca/city-government/planning-development/official-planguidelines/official-plan/>.

Former City of Toronto Official Plan

The former City of Toronto Official Plan is the in-force Official Plan for the site. The former City of Toronto Official Plan supports a waterfront Precinct Planning approach and sets out a policy framework, including goals and objectives for the waterfront in Chapter 14. The primary goal for the waterfront, as set out in Policy 14.2., is to promote increased and sustainable public enjoyment and use of the area by ensuring that future developments and actions by both the public and private sectors help to achieve objectives such as improving public access to the waterfront, increasing the amount of public parkland, and enhancing the quality of the waterfront as a place.

Central Waterfront Secondary Plan

The Central Waterfront Secondary Plan (CWSP) has four core principles to guide waterfront renewal:

- (A) Removing barriers/making connections
- (B) Building a network of spectacular waterfront parks and public spaces
- (C) Promoting a clean and green environment
- (D) Creating dynamic and diverse new communities

The site is designated Regeneration Areas in the CWSP. These lands may be used for a wide variety of both public and private development ranging from industries to residential to community services and parks, offices, stores, hotels and restaurants. These areas are expected to be designed at ground floor level to complement the activities anticipated in adjacent public spaces and deliver the highest quality of design excellence.

The CWSP has an overall goal that affordable rental housing and low-end-of-market housing will make up (25%) of all housing units within the Central Waterfront, of which 20% will be affordable rental housing. The CWSP also states that at least one-quarter (25%) of the affordable rental units will be two-bedroom units or larger.

Port Lands Area Specific Policy

The Port Lands Planning Framework guides the revitalization of the Port Lands. The Framework outlines a detailed long-term vision for the Port Lands and provides the

planning rationale for the Port Lands Area Specific Policies (PLASP). The Framework envisions transforming the Port Lands into new, vibrant districts with unique and memorable local identities that promote social interaction, cultural enrichment, ecological health, a low-carbon future and a prosperous local economy. It establishes a resilient urban structure, connecting the Port Lands to the city and providing a robust legacy of fine-grained streets and blocks to allow the area to evolve and transform over time.

The Framework provides careful consideration to the introduction of sensitive uses in the area, recognizing that portions of the Port Lands will continue to have port and industrial uses. The McCleary District, where the site is located, has a land use typology of Productions, Interactive and Creative Mixed Use, which include a broad range of uses in a compact urban form, including residential uses, commercial uses (office, retail, service, and hotels), and PIC Core uses. The PLASP also includes direction regarding McCleary District built form, community infrastructure, and parks and open space.

The PLASP has policies on land use compatibility, environmental performance, heritage, public realm and provides numerous built form performance standards, including those for tower height, floorplates and separation. Other key performance standards are included related to the delivery of PIC Core uses and affordable housing.

The PLASP also notes that the City will encourage and facilitate affordable rental housing that caters specifically to creative sector employees/entrepreneurs to attract creative practitioners to live in the new communities.

Protected/Major Transit Station Area - Site and Area Specific Policy No. 688

The site is within a delineated Protected Major Transit Station Area (PMTSA), for lands within 800 metres of the planned East Harbour transit station associated with Site and Area Specific Policy No. 688 in Chapter 8 of the Official Plan. This PMTSA has not yet been approved by the Ministry of Municipal Affairs and Housing. Once approved, the East Harbour Station is planned for a minimum population and employment target of 300 residents and jobs combined per hectare.

Zoning

The subject site is zoned I3 D2 by By-law 438-86, as amended by By-law 1305-2019. The I3-D2 zoning category permits a wide range of non-residential uses with a density equal to two times the lot area. There is no height limit in the zoning applicable to the property. The site is not currently subject to City-wide Zoning By-law 569-2013. See Attachment 6 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
- Design Guidelines for Privately Owned Publicly- Accessible Spaces (POPS)

- Pet Friendly Design Guidelines for High Density Communities
- Toronto Accessibility Design Guidelines

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

An extensive consultation process supported the Port Lands Planning Framework, including six Stakeholder Advisory Committee meetings, five Land Owner and User Advisory Committee meetings, industry-specific meetings, and outreach to First Nations. There were also five broad community consultation meetings, a two-day Vision Workshop, and multiple presentations to Waterfront Toronto's Design Review Panel.

On September 18, 2024, a public open house was held at the Ralph Thornton Community Centre to review progress on the McCleary District Precinct Plan, which included consideration of planned development for 115 Saulters Street South as well as the other adjacent private properties. The event was well attended with approximately 60 members of the public. Key points raised by members of the public included:

- A desire for as much residential density as possible to meet housing needs;
- Interest in the role of housing providers and how the range of housing affordability needs could be met;
- Concerns around air and noise impacts and land use compatibility related to the Portlands Energy Centre;
- Support for the approach to parks with a desire to see more innovation in the public realm;
- Questions around the implementation of higher order transit and major road extensions to serve the area; and
- General interest in the transformative potential of the Precinct for the Eastern Waterfront.

City staff subsequently hosted an additional in-person community consultation on December 10, 2024, specifically respecting this proposal. City staff and representatives from the application team and four members of the public participated. Participants raised concerns related to air quality, in particular impacts from the nearby Portlands Energy Centre; and asked questions regarding the adequate provision of community services and facilities.

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).

Land Use

The application seeks permission for high density residential, retail and Productions, Interactive and Creative (PIC) Mixed Use non-residential uses. The land use mix for this concept was developed concurrent with the advancement of planning work for the McCleary District and aligns with the that emerging direction as well as the planning vision established in the Port Lands Planning Framework and the Central Waterfront Secondary Plan. The proposed land use is appropriate subject to addressing the balance of the comments of this report.

Natural Hazards

The site is within an identified floodplain associated with the Don River and is subject to the Protocol for the Lower Don Special Policy Area, a joint agreement between the City of Toronto, and the Ministries of Municipal Affairs and Housing and Natural Resources and Forestry, to enable development on lands in the vicinity of the Lower Don River.

In accordance with the Provincial Planning Statement, 2024, approval of changes to Official Plan policies within this Special Policy Area require joint approval from both Ministers of municipally endorsed policy changes. Staff recommend Council adopt the recommendations of this report and withhold enactment of Bills for the Official Plan and Zoning By-law amendments until such time as the Ministries provide the requisite

approvals. Holding provisions have also been included in the draft Zoning By-law to address any construction that will take place on the site prior to the completion of vicinity flood protection works.

Land Use Compatibility

An Air Quality and Compatibility Study was completed by RWDI in support of this application, which, consistent with direction in the Central Waterfront Secondary Plan, was subject to a third-party peer-review. The peer reviewer, Arcadis, was retained by the City and produced a number of recommendations for updates to the applicant's study.

The peer review recommended a number of additional data points be included in an updated study, including emissions information for the 400 Commissioners Street waste transfer station and the Portlands Energy Centre. The peer review also noted the need for a revised study to assess mitigation measures to be implemented through future detailed design.

A holding provision has been included in the draft Zoning By-law to ensure the applicant's Air Quality and Compatibility study has been updated to address the peer reviewer comments, in particular as they concern outstanding emissions information and recommended mitigation measures.

Housing

The Official Plan directs that a full range of housing in terms of form, tenure and affordability be provided to meet the current and future needs of residents. This proposal would result in a mixed-use development containing 1,030 predominantly market condominium units with a unit mix that meets the Growing Up Guidelines.

The Housing Issues Report (October 23, 2025) and draft Official Plan Amendment identify the affordable rental housing proposal as one of two options: 6.5% of the total residential gross floor area for a period of 99 years or 10% of the total residential gross floor area for a period of 25 years. The proposal also notes that affordable rental housing will meet the City's Official Plan definition. This meets the requirements of the Central Waterfront Secondary Plan and Port Lands Area Specific Policy with regard to affordable rental housing.

The Housing Issues Report also states that at least 15% of the affordable rental housing units will have two or more bedrooms and at least 10% will have three or more bedrooms. Similarly, the draft Zoning By-law amendment states that at least 25% of the total number of dwelling units will have at least two or more bedrooms, of which 10% will be three or more bedrooms. This meets the unit mix requirements of the Port Lands Area Specific Policy of the Central Waterfront Secondary Plan, Growing Up guidelines, and Official Plan housing policies to accommodate a broad range of households, including families with children, within new developments.

As the design advances, the applicant is asked to provide architectural plans to show the location, unit mix, and functional layouts of the affordable rental housing units proposed to be delivered, and to consider the PLASP objective to facilitate affordable rental housing that caters specifically to creative sector employees/entrepreneurs to attract creative practitioners to live in the new communities.

In-Kind CBC Contribution

Staff are of the opinion that the proposed in-kind CBC contribution is appropriate. The CBC in-kind Contribution Agreement will secure the offer to provide 6.5% of the total residential gross floor area as affordable rental housing units for a period of at least 99 years or 10% for a period of 25 years. The Agreement would require that all the affordable rental units be the same average size by unit type, design and finish as the proposed market units and include ensuite laundry and air conditioning; and that amenities, bicycle parking, and vehicular visitor parking are accessible to tenants of the affordable units on the same terms and conditions as other residents of the building. This provision represents 100% of the required CBC contribution.

Density, Height, Massing

The architectural design for this proposal, conceived by Cobe architects, consists of two mid-rise bar buildings between 5- and 6-storeys in height (27.5 to 32 metres) framing a square lot with tall towers of 51- and 47-storeys (158.3 to 170.4 metres) meeting the ground at the southwest and northeast corners and incorporating a taper along the elevation. The proposal at 115 Saulter Street South has been coordinated with the planned development on 685 Lake Shore Boulevard East as well as the broader McCleary District to ensure a consistent separation of 40 metres for buildings over 20 storeys, within and between sites, and to provide transitions in height descending from the north to the south. Feedback from the Waterfront Design Review Panel for this proposal encouraged the location of loading and services away from Villiers Street to support a more pedestrian character on this future street, which the design has now implemented.

The proposed height, density and massing is consistent with the evolving built form within McCleary District, Ookwemin Minising to the west, and East Harbour to the north and is consistent with Council housing and development objectives for the City's waterfront. Overall, the proposed building density, height and massing on the site fit within the planned context of the McCleary District and the surrounding communities.

Heritage Conservation

In compliance with Policy 6.2.5 in the PLASP, an updated view study was prepared by SvN Architects + Planners, dated March 13, 2025. The outcomes of the view analysis are detailed in a memorandum from ERA Architects Inc., dated March 21, 2025. The study analyzed views to cultural heritage landmarks that have been identified in the CWSP as 'Protected Views'. These landmarks include the Commissioners Street Transfer Station smokestack and The Hearn Generating Station. Views to the Port Lands skyline is also identified as a 'Protected View' in need of assessment. Overall,

the proposal maintains consistent and unobstructed view corridors on each of these landmarks.

Public Realm

Broadview Avenue is envisioned as a Primary Retail Street meant to serve as a transit-oriented spine within the McCleary District. Retail uses on 115 Saulter Street South are proposed along Saulter Street, Broadview Avenue, and the new East-West Street, which are all envisioned as high-activity streets with a significant amount of foot traffic. Open spaces on the site, lobbies and other active frontages have been strategically located to maximize interaction with the public realm and, in particular, the planned public plaza on the east frontage, adjacent to Broadview Avenue. The proposal also responds to the planned pedestrian-oriented character of Villiers Street, to maximize pedestrian flows around the site.

Ground floor setbacks on all sides and soil volumes sufficiently meet staff expectations to support plantings along the frontages, consistent with Toronto Green Standard objectives, which is discussed further below.

Shadow Impact

Tower orientation and 40 metre separation in this proposal ensure that the development does not create significant adverse shadow impacts on the surrounding properties, including McCleary Park. The shadows that fall onto the park in March, September, and June are largely eclipsed by shadows from other proposed buildings in the surrounding context, resulting in a minor additional shadow impact from the proposal. Overall, shadow impacts from the proposed development on the site are minor and protect for comfortable conditions in McCleary Park throughout all seasons.

Wind Impact

Wind analysis completed by RWDI has identified two instances where wind safety criterion could potentially be exceeded following full build-out of the surrounding private and publicly owned parcels planned for development within the McCleary District. It is the opinion of RWDI that the unfavourable wind conditions identified through their modelling could not be attributed to 115 Saulter Street South, and RWDI recommended additional measures be explored through detailed design on adjacent sites as planning advances over the coming years for the District as a whole.

Scenario modelling where 115 Saulter Street South was developed in advance of the majority of the surrounding parcels also identified additional instances with potential wind concerns. The applicant has committed to identifying a strategy for wind mitigation to address various potential interim block development scenarios. A holding provision, pending detailed design providing a satisfactory wind mitigation solution, has been included in the draft Zoning By-law amendment.

Servicing

Engineering Review has recommended a holding provision be included in the draft Zoning By-law amendment to ensure servicing and infrastructure development planned for this area has been sufficiently completed to support the proposed development. This holding provision will require the submission of a future addendum to the Functional Servicing Report provided by the applicant to ensure the available capacity of upgraded wastewater services supporting high density development in McCleary District.

Road Widening

In order to satisfy the requirement of a 16 metre right-of-way for the future extension of Villiers Street, a 4.0 metre dedication along the north frontage of the site is required and is proposed to be conveyed to the City.

Traffic Impact

The City's Transportation Review staff accept the general methodology of the Transportation Consideration Report submitted in support of this application, dated May 13, 2024, prepared by BA Group. Various roadway and transit improvements (e.g., the Queens Quay East LRT and Ontario Line) will be constructed for use by this site and those adjacent. Following build out of these improvements, the estimated traffic impacts from the proposal are acceptable. Recommended Transportation Demand Management (TDM) measures include:

- An on-site Bike-Share station capable of charging e-bikes;
- A minimum of 4 to 6 on-site publicly accessible car-share spaces;
- One annual car-share membership per unit, offered for the first year of occupancy;
- One annual bike-share membership per unit, offered for the first year of occupancy;
- One Presto card per unit (pre-loaded with the value of a monthly pass), offered at the time of occupancy;
- Secure bicycle parking and shower/change facilities; and
- A minimum of three on-site bike repair stations, with acceptable dimensions.

Access, Vehicular and Bicycle Parking and Loading

Vehicular Parking

Based on the application of Zoning By-law No. 569-2013 for Parking Zone A, a maximum of 852 parking spaces are permitted for the overall site, including 654 residential spaces, 109 visitor spaces, and 89 non-resident spaces. The proposed parking supply of 204 spaces satisfies the overall requirements of Zoning By-law No. 569-2013.

Bicycle Parking

A total of 1,186 bicycle parking spaces are required on-site, including 955 long-term spaces and 231 short-term spaces, for use by both the residential and PIC/retail uses.

1,202 bicycle parking spaces are proposed for the site, including 960 long-term spaces and 242 short-term spaces. The proposal also satisfies Zoning by-law requirements to provide shower and change facilities on-site, as well as bicycle repair stations.

Loading

The proposed development will provide a total of one Type G, one Type B, and two Type C loading spaces on-site, to be accessed via the proposed site driveway on the west frontage. The proposed loading spaces satisfy the minimum requirements of Zoning By-law No. 569-2013.

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 proposes 3 new City trees. In addition, 13 new trees are required to replace the private trees proposed for removal. In total 33 new tree plantings are proposed on public lands and 2 are proposed within the site, inclusive of the required replacement of the public and private trees being removed. Soil volumes are adequate to support these plantings.

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 proposed use of the lands until the conditions to lifting the holding provision, 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 Functional Servicing Report demonstrating satisfactory arrangements to secure the provision of local municipal infrastructure, and/or acceptable interim arrangements and infrastructure including sewer, water, and stormwater networks to service the proposed development, has been submitted to the satisfaction of the General Manager, Toronto Water and the Executive Director, Development Review;
- Sanitary servicing capacity issues have been addressed through completion of any necessary capital improvements, or through any interim improvements and arrangements as detailed by the owner, to the satisfaction of the General Manager, Toronto Water and the Executive Director, Development Review;

- A revised noise study, air quality study, and a detailed design plan for any sensitive land use which demonstrate that appropriate noise and/or air quality mitigation works will be implemented and the noise and air quality studies have been peer review at the owner's expense. The owner may be requested to provide a copy to industrial operators within the Port Lands;
- The owner has provided a revised Pedestrian Level Wind Study including a Wind Tunnel Study, with recommendations implemented to address the findings of the studies, to the satisfaction of the Executive Director, Development Review; and
- The owner has provided written confirmation that:
 1. The Toronto and Region Conservation Authority has confirmed that any necessary flood protection infrastructure is complete and functional, and the Special Policy Area designation is removed; or
 2. That the requirements of the public authorities referred to in the Protocol Regarding the Lower Don Specific Policy Area have been satisfied, which may include terms of indemnification and the development of an emergency management plan.

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.

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.

The Zoning By-law Amendment will secure the following performance measures:

- Transportation Demand Management measures reducing the need for single occupant vehicle trips such as the inclusion of 174 parking spaces equipped with an Energized Outlet and a total of 1,202 bicycle parking spaces; and
- 1,219 cubic metres of soil volume is proposed, in excess of the 1,073 cubic metres required, as indicated in TGS Statistics Template. In addition to the setbacks and site organization, the soil proposed soil volumes will support enhancement and longevity of the urban tree canopy on the site and along the street frontages.

Conclusion

The proposal is consistent with Provincial Planning Statement (2024) and conforms with the City's Official Plan. The proposal provides a significant amount of housing and

affordable housing consistent with the emerging vision for the City's waterfront and the Port Lands and McCleary District. Staff recommend that Council approve the Official Plan and Zoning By-law Amendment applications.

CONTACT

Steven Barber, Senior Planner, Community Planning, Tel. No. 416-338-8567, E-mail: Steven.Barber@toronto.ca

SIGNATURE



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

ATTACHMENTS

City of Toronto Information/Drawings

- Attachment 1: Application Data Sheet
- Attachment 2: Location Map
- Attachment 3: Official Plan Land Use Map
- Attachment 4: Central Waterfront Secondary Plan Map
- Attachment 5: Port Lands Area Specific Policy Map
- Attachment 6: Existing Zoning By-law Map
- Attachment 7: Draft Official Plan Amendment No.891
- Attachment 8: Draft Zoning By-law Amendment

Applicant Submitted Drawings

- Attachment 9: North Elevation
- Attachment 10: 3D Massing Model – View Northeast
- Attachment 11 3D Massing Model – View Southwest

Attachment 1: Application Data Sheet

Municipal Address: 115 SAULTER ST S **Date Received:** April 30, 2025

Application Number: 25 151703 STE 14 OZ

Application Type: OPA and Rezoning

Project Description: Proposed two connected bar buildings of five and six storeys are proposed, each containing a tower element of 51 and 47 storeys respectively. The proposed total residential gross floor area is 68,288 square metres. Residential uses are located within the podiums and towers. The non-residential gross floor area is 6,123 square metres, of which 1,489 square metres is for ground floor retail and 4,643 square metres is for PIC uses located on Level 2.

Applicant	Agent	Architect	Owner
SVN ARCHITECTS + PLANNERS		COBE	115 SAULTER SOUTH INC.

EXISTING PLANNING CONTROLS

Official Plan Designation:	Regeneration Areas	Site Specific Provision:	Central Waterfront Secondary Plan; Port Lands Area Specific Policy
Zoning:	I3 D2	Heritage Designation:	N
Height Limit (m):	N	Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq m): 6,270 Frontage (m): 69 Depth (m): 92

Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):	1,935		4,792	4,792
Residential GFA (sq m):			68,288	68,288
Non-Residential GFA (sq m):	3,099		6,123	6,123
Total GFA (sq m):	3,099		74,734	74,734
Height - Storeys:	3		51	51

Height - Metres: 170.45 **170.45**

Lot Coverage Ratio (%) 76.43 Floor Space Index: 12.67

Floor Area Breakdown	Above Grade (sq m)	Below Grade (sq m)
Residential GFA:	68,288	
Retail GFA:	1,489	
Office GFA:		
Industrial GFA:		
Institutional/Other GFA:	4,634	

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:				
Freehold:				
Condominium:				
Other: TBD			1,030	1,030
Total Units:			1,030	1,030

Total Residential Units by Size

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:					
Proposed:		46	600	269	108
Total Units:		46	600	269	108

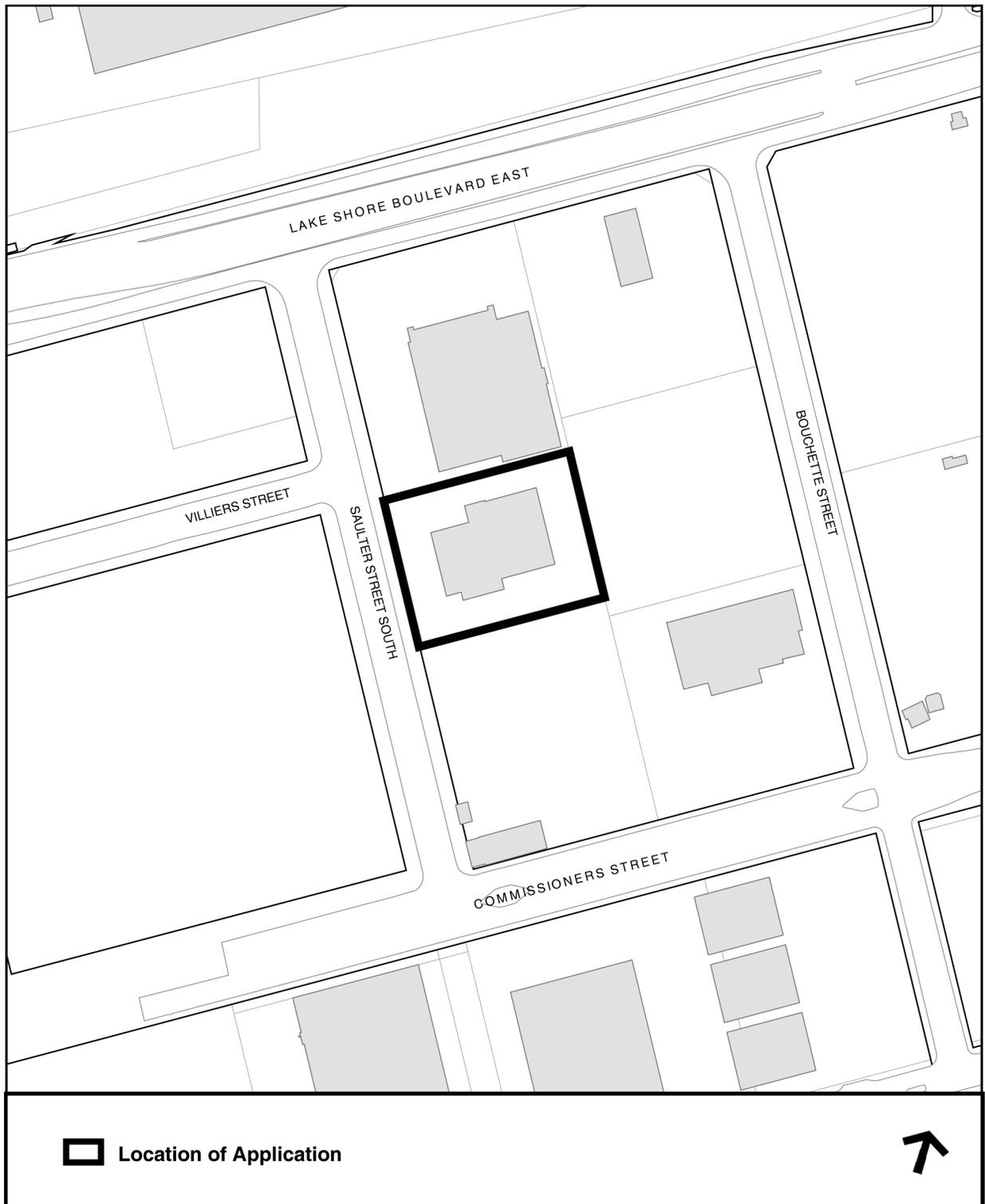
Parking and Loading

Parking Spaces: 204 Bicycle Parking Spaces: 1,202 Loading Docks: 4

CONTACT:

Steven Barber, Senior Planner, Community Planning
 416-338-8567
 Steven.Barber@toronto.ca

Attachment 2: Location Map



Attachment 3: Official Plan Land Use Map



Official Plan Land Use Map 18

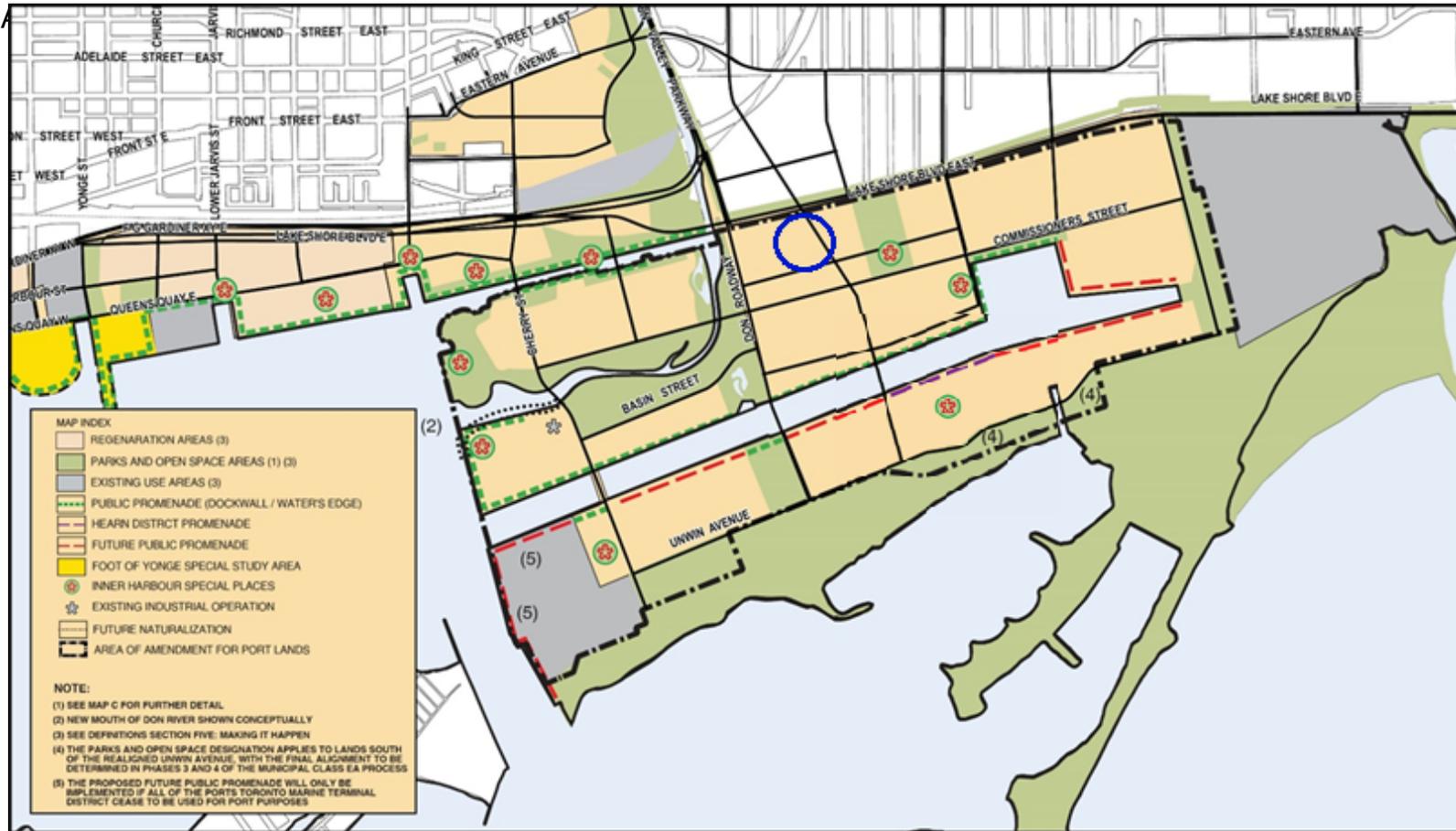
115 Saulter Street South

File # 24 150052 STE 14 0Z

-  Location of Application
-  Regeneration Areas
-  General Employment Areas
-  Core Employment Areas
-  Parks


 Not to Scale
 Extracted: 05/21/2024

Attachment 4: Central Waterfront Secondary Plan



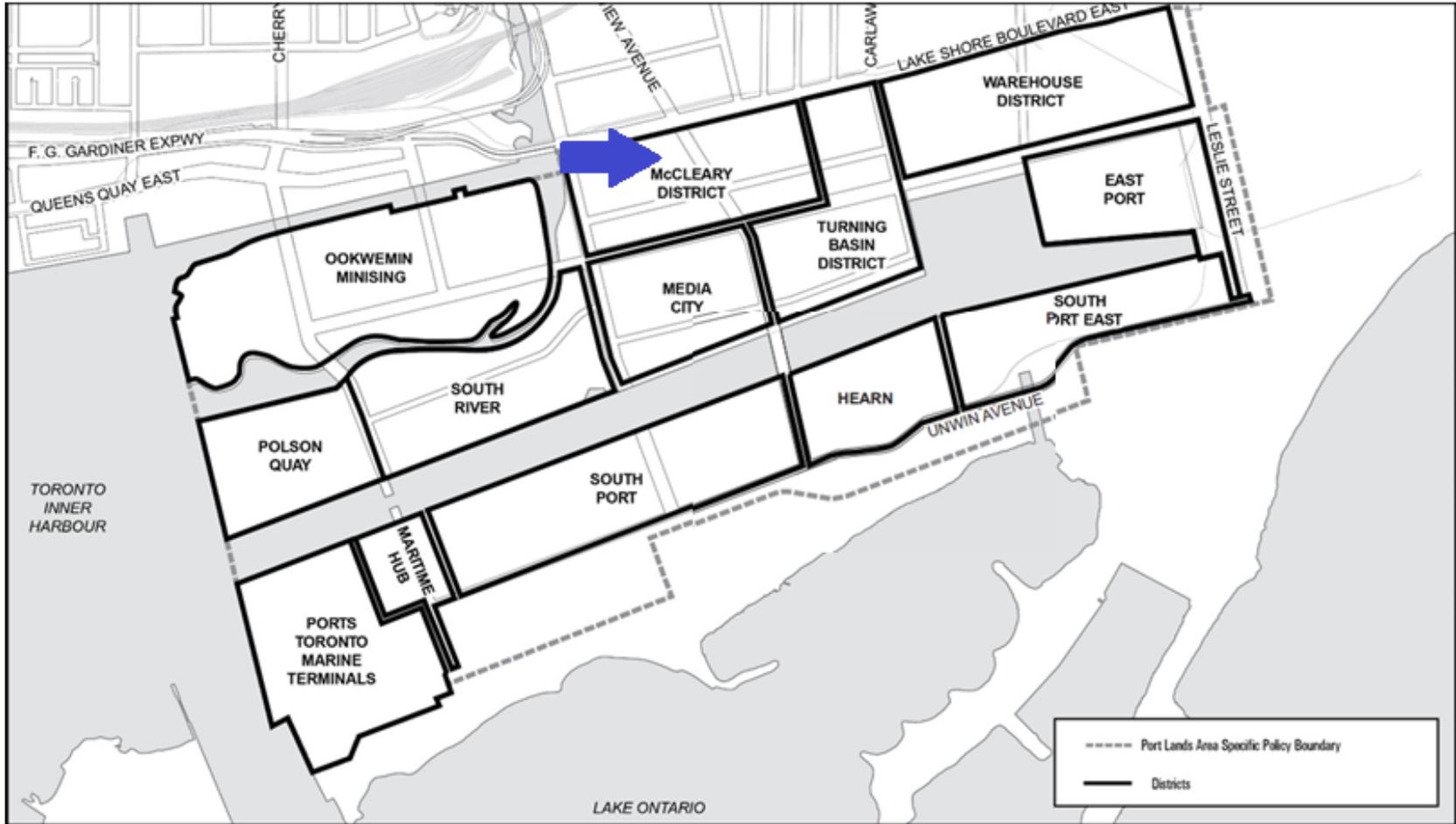
TORONTO
Central Waterfront Secondary Plan
 MAP E Land Use Plan

115 Saulter Street
 File # 25 151703 STE 14 OZ

Location of Application

Not to Scale
 01/09/2026

Attachment 5: Port Lands Area Specific Policy Map



 **TORONTO**
Port Lands Area Specific Policy
MAP 3B Port Lands Districts

115 Saulters Street South
File # 25 151703 STE 14 OZ

 Location of Application

Not to Scale 
01/08/2026

Attachment 6: Existing Zoning By-law Map



Zoning By-law 569-2013

115 Saulters Street South

File # 24 150052 STE 14 0Z



Location of Application

EO
UT

Employment Industrial Office
Utility and Transportation



I4

Industrial District

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



Not to Scale
Extracted: 05/21/2024

Attachment 7: Draft Official Plan Amendment No. 891

RESPECTING THE CENTRAL WATERFRONT SECONDARY PLAN (OFFICIAL PLAN AMENDMENT 257) FOR LANDS KNOWN MUNICIPALLY IN THE YEAR 2025 AS 115 SAULTER STREET SOUTH

The following text and maps constitute Amendment No. 891 to the Official Plan of the City of

Toronto: The Central Waterfront Secondary Plan (Official Plan Amendment 257) is amended as

follows:

- a) SCHEDULE C - PORT LANDS AREA SPECIFIC POLICY is amended by adding the following:

16. 115 Saulter Street South - Site and Area Specific Policy

16.1 This area-specific policy applies to the lands shown on Map 1 and known municipally as 115 Saulter Street South which form part of the McCleary District.

16.2 Development on the lands shown on Map 1 will comply with the following provisions:

- a. Notwithstanding Policy 4.2.3, a minimum non-residential gross floor area of 4,000 square metres will consist of *PIC Core* land uses.
- b. Tower floorplates will be prescribed in the zoning by-law amendment.
- c. Notwithstanding Policy 8.7, affordable rental housing shall be provided and maintained as follows:
 - i. 6.5% of the total residential gross floor area shall be provided as affordable rental housing for a period of 99 years; or
 - ii. 10% of the total residential gross floor area shall be provided as affordable rental housing for a period of 25 years.
- d. For the purposes of Policy 16.2.c, affordable rental housing means housing where the total monthly housing where the total monthly shelter cost (gross monthly rent, inclusive of utilities for heat, hydro, hot water and water) is at

or below the lesser of one times the average City of Toronto rent, by dwelling unit type, as reported annually by the Canada Mortgage and Housing Corporation, or 30 per cent of the before-tax monthly income of renter households in the City of Toronto as follows:

- i. Studio units: one-person households at or below the 50th percentile income;
 - ii. One-bedroom units: one-person households at or below the 60th percentile income;
 - iii. Two-bedroom units: two-person households at or below the 60th percentile income;
 - iv. Three-bedroom units: three-person households at or below the 60th percentile income.
- e. For the purposes of Policy 16.2.c, at least 15% of the affordable rental housing units will have two or more bedrooms and at least 10% of the affordable rental housing units have three or more bedrooms.
- f. Notwithstanding Policy 10.4 (d), buildings shall provide an urban street-edge relationship to help frame the public right-of-way but will not be required to be built to the lot line adjacent to public streets. Building setbacks will be identified in the site-specific zoning by-law.
- g. Notwithstanding Policy 10.7.5, no tower setbacks from the base building frontage are required along Broadview Avenue, Saulter Street, and portions of Villiers Street and the new East-West Street.
- h. Notwithstanding Policy 10.9.1 and 10.9.3, two tall buildings are permitted on the site.
- i. Notwithstanding Policy 10.9.4, the maximum height of the two tall buildings on the site shall be 178.5 metres (west tower) and 160.5 metres (east tower), excluding the mechanical penthouses; and despite Policy 10.9.5, mid-rise building elements and the base of tall buildings will be permitted up to 34 metres.
- j. Notwithstanding Policy 10.9.5., the height of base buildings shall be prescribed in the zoning by-law amendment.

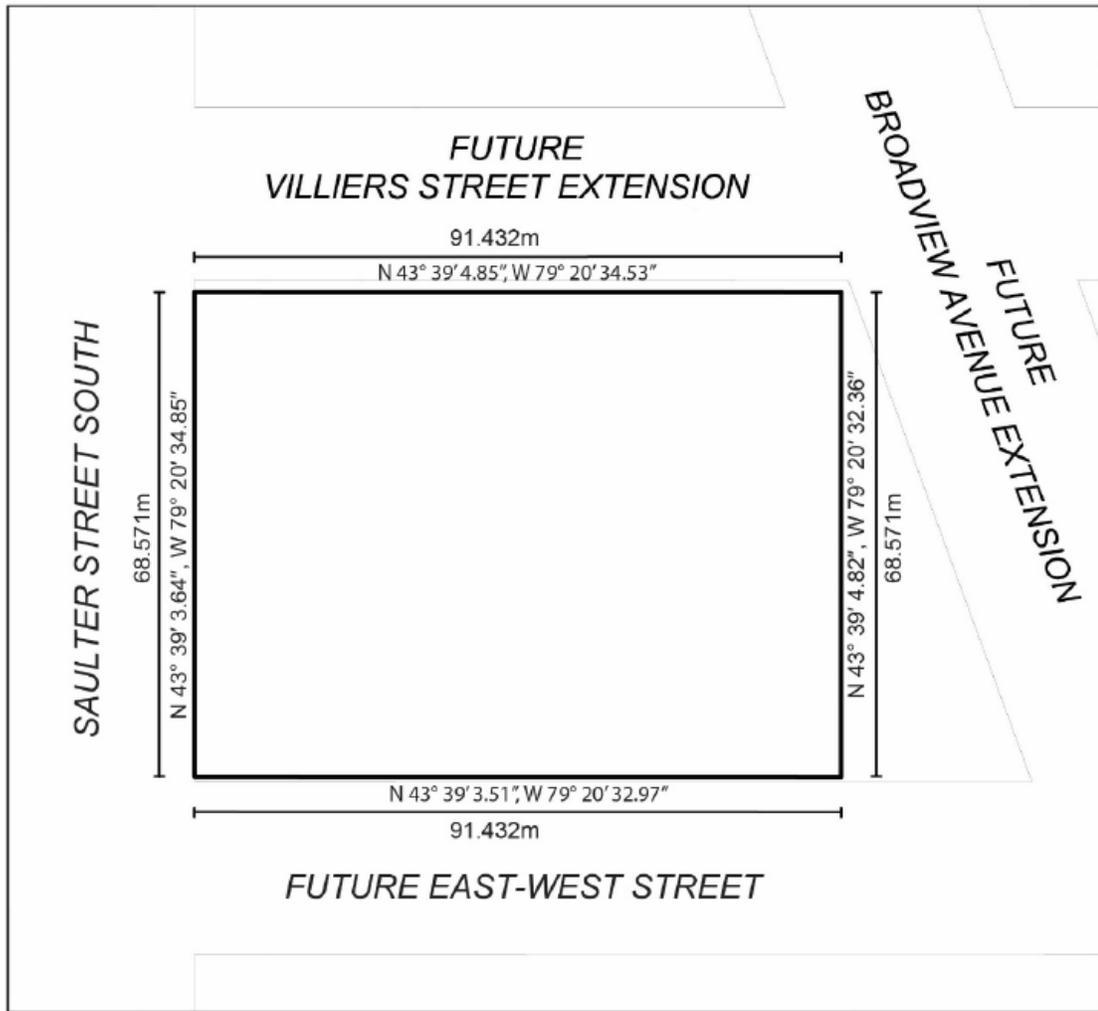



Diagram 1

115 Saunter Street S, Toronto

File #12 131809 STE 30 OZ

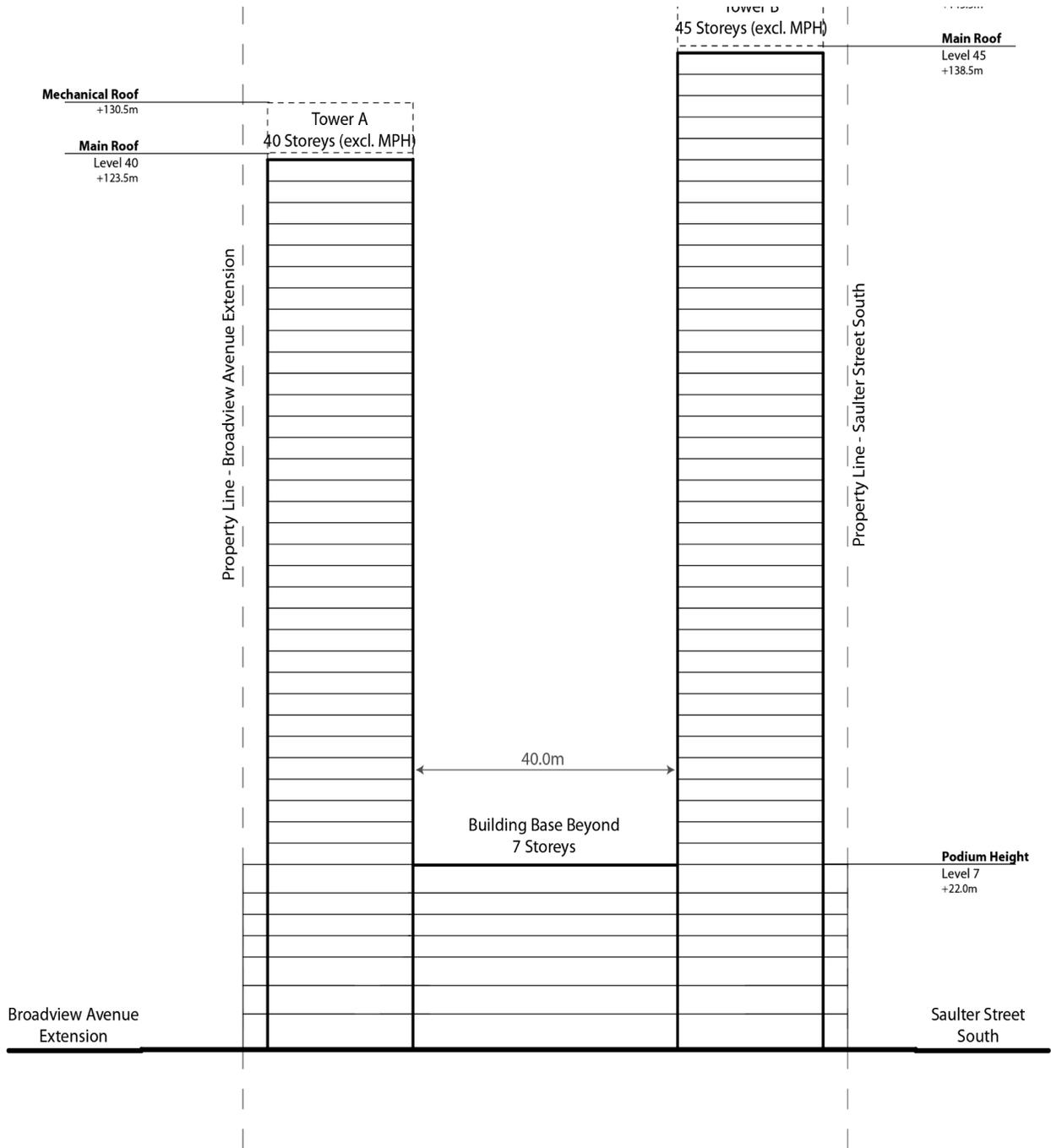


Not to Scale

Attachment 8: Draft Zoning By-law Amendment

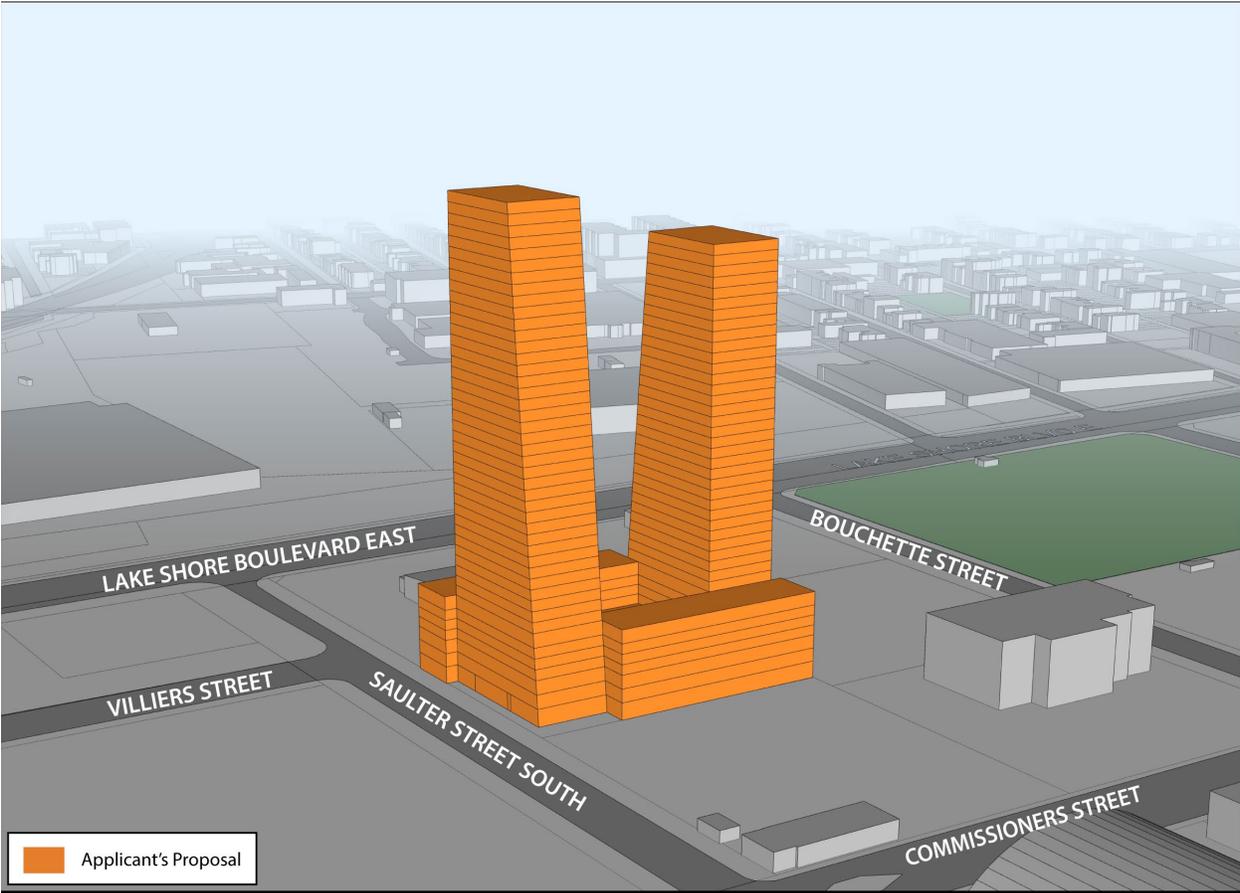
To be provided in advance of Toronto and East York Community Council on
February 19, 2026

Attachment 9: North Elevation



North Elevation

Attachment 10: 3D Massing Model - View Northeast



View of Applicant's Proposal Looking Northeast



05/23/2024

Attachment 11: 3D Massing Model - View Southwest

