

1 to 7 Yonge Street, South Block – Zoning By-law Amendment Application – Decision Report – Approval

Date: March 13, 2026

To: Toronto and East York Community Council

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

Ward: 10 - Spadina-Fort York

Planning Application Number: 25 258901 STE 10 OZ

SUMMARY

This report recommends approval of the application to amend the Zoning By-law to convert the existing 25-storey office building into a hotel with 487 suites on the south block of the property at 1 to 7 Yonge Street.

The proposed Zoning By-law Amendment application is consistent with the Provincial Planning Statement (2024) and conforms to the City's Official Plan. The adaptive reuse of an existing building is an appropriate and efficient use of land.

RECOMMENDATIONS

The Director, Community Planning Toronto and East York District recommends that:

1. City Council amend Zoning By-law 249-2020 for the lands municipally known as 1 to 7 Yonge Street substantially in accordance with the draft Zoning By-law Amendment included as Attachment 10 to this Report.
2. City Council authorize the City Solicitor to make such stylistic and technical changes to the as may be required.

FINANCIAL IMPACT

There are no financial implications resulting from the recommendations included in this Report in the current budget year or in future years.

DECISION HISTORY

In July 2018, the OLT approved a settlement (PL140008) between the applicant and the City of Toronto with respect to the 1-7 Yonge Street Official Plan and Zoning By-law Amendment applications, and subsequently issued an order in April 2019 authorizing same. The settlement included permissions for a mixed-use residential and commercial development to include buildings with heights of 65 storeys (204.2 metres), 80 storeys (250.8 metres) and 95 storeys (294.2 metres) for the mixed-use residential buildings on the north block, and 22 storeys (92.2 metres) to 35 storeys (144 metres) for the commercial development on the south block.

The settlement included a number of community benefits including: the provision of a Community Centre within the Phase 1 mixed-use building; 10% affordable housing units to be located within the Phase 1 and Phase 3 mixed-use buildings; the development of a corner plaza on a piece of City-owned right-of-way at the northwest corner of the site; a financial contribution to the new park at 50 Queens Quay East; and a financial contribution to the Jack Layton Ferry Terminal. The settlement also included a number of holding provisions within the approved By-law to address technical matters.

In July 2018, City Council endorsed the Lower Yonge Public Realm Concept Plan, which provides streetscape and public realm details for the Lower Yonge Precinct.

1-7 Yonge Street has subsequently been granted amendments to its area-specific Official Plan and Zoning By-law, including for additional height to the towers on the north block, resulting in tower heights of 65, 92, and 106 storeys, and making adjustments to the south block, such as permitting a hotel use under by-laws 753-2023 and 754-2023. The applicant has also submitted an application to the south block that seeks to introduce residential towers at 80 and 85 storeys. This application is currently under review under file no. 25 239794 STE 10 OZ.

THE SITE AND SURROUNDING LANDS

Description

The proposed development is located on the south block of 1-7 Yonge Street. The site has zoning approval for a non-residential development consisting of 25 and 40 storey buildings with a total gross floor area (GFA) of 147,602 square metres. This site is rectangular in shape and has a frontage of 117 metres on Yonge Street, 131 metres on Freeland Street, and 121 metres on Queens Quay East. The site area is approximately 11,237 square metres.

See Attachment 2 for the Location Map.

Surrounding Uses

North: The north block of the 1-7 Yonge Street development which consists of Phases 1-3. More immediate, a surface parking lot and construction staging area associated

with Phase 2 of the 1-7 Yonge Street development is north of the site. This parking lot forms part of the planned Harbour Street Extension (the future Downes Street).

South: Queens Quay East and the Pier 27 mixed use development consisting of mid-rise buildings and one tall building of 35 storeys. This site is also subject to a development application for a 10 storey building and a 45 storey building as part of Phase 3 of the development.

East: Freeland Street, a north-south public street, runs from Lake Shore Boulevard East to Queens Quay East. Further east is the new public park at 50 Queens Quay East.

West: Yonge Street, and beyond Yonge Street is a site with an open space at the southeast corner of Yonge Street and Queens Quay East and two mixed use tall buildings.

THE APPLICATION

Description

The application proposes to convert the existing 25-storey office tower (formerly known as the Toronto Star building) into a hotel with 487 suites. No building additions are proposed.

Density

The proposal has a density of 3.67 times the area of the lot.

Non-Residential Component

The application proposes a total of 41,255 square metres of non-residential space, of which 296 square metres is allocated towards retail and 40,959 square metres is allocated towards hotel uses.

Access, Parking and Loading

The proposal includes a total of 20 vehicular parking spaces in the existing parking garage. The site also includes 5 loading spaces, all of which are existing, and consist of 3 Type A and 2 Type B spaces.

Additional Information

See the attachments of this report for the Application Data Sheet, Location Map, site plan, ground floor plan, and elevations 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: <https://www.toronto.ca/1YongeSt>

Reasons for Application

The Zoning By-law Amendment proposes to amend area-specific Zoning By-law 249-2020 that applies to 1-7 Yonge Street. While the Zoning By-law already permits hotel uses in the south block, it has a holding provision. The proposed amendment would exclude this specific conversion of an existing building from the holding provision, allowing the conversion without needing to lift the holding provision.

APPLICATION BACKGROUND

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 appropriate Zoning By-law standards.

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.

Official Plan

The [Official Plan](#) Urban Structure Map 2 identifies the site as Downtown and Central Waterfront, and designates the site as Regeneration Areas. See Attachment 3 of this report for the Land Use Map. The Official Plan should be read as a whole to understand its comprehensive and integrative intent as a policy framework for priority setting and decision making.

Protected/Major Transit Station Area

The site is within a delineated Protected Major Transit Station Area (PMTSA). Specifically, the site is 500 metres of the delineated PMTSA at Union Station, associated with SASP 607 in Chapter 8 of the Official Plan. The site has a minimum 3.0 FSI.

Secondary Plan and Official Plan Amendment 487

The [Central Waterfront Secondary Plan](#) applies to the site. As well, the application is subject to Official Plan Amendment (OPA) 487 which amends the Central Waterfront Secondary Plan and the Lower Yonge Precinct Plan to accommodate the 1-7 Yonge Street development, and is the outcome of an OLT settlement (OLT file no. PL140008). See Attachments 5 and 6 of this report for relevant maps.

Zoning

The site is subject to Zoning By-law 249-2020, which amends former City of Toronto Zoning By-law 438-86, and is the outcome of the OLT settlement noted above. The site is zoned Commercial Residential (CR) with a Holding symbol (H), which addresses various technical matters. Zoning By-law 249-2020 has been amended numerous times to permit modifications to the original application, including to land use, gross floor area, building height, and setbacks and stepbacks.

PUBLIC ENGAGEMENT

Community Consultation

On December 8, 2025, a virtual community consultation meeting took place. This community consultation also included the application for a new, larger mixed-use development consisting of 80 and 85 storey towers on the subject site under application No. 25 239794 STE 10 OZ. Approximately 25 members of the local community, as well as the Ward Councillor and the applicant's team attended the meeting. City staff and the applicant's team gave presentations and answered questions from participants. The majority of the comments raised were related to the larger, future mixed-use development, with regards to density, building height, traffic congestion, and land use. The comments raised for this interim hotel conversion development related to timelines and clarifications on construction.

Additionally, Staff held a consultation with members of the Waterfront Business Improvement Area, the East Waterfront Community Association, and the York Quay Neighbourhood Association on February 25, 2026. Most of the comments received during that meeting related to the new proposal for 80 and 85 storey towers; however, residents did raise concerns with existing mobility issues along Queens Quay East for safe pedestrian travel.

Statutory Public Meeting Comments

In making their decision regarding this application, Council members have an opportunity to consider submissions made at the statutory public meeting held by the Toronto and East York Community Council for this application. The Community Council meeting is broadcasted 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 have reviewed the current proposal and consider it consistent with provincial policy and provincial plans.

Land Use

The proposed hotel use is permitted on the south block of 1-7 Yonge Street. This permission was granted on July 19, 2023 through By-laws 753-2023 and 754-2023. As such, this hotel conversion is an appropriate use for the site.

Built Form

The proposal does not include any physical change to the existing building. The majority of changes proposed are to the interior of the building. The physical change proposed is a rooftop pool that will be enclosed with a removable glass encasement. There are no additional storeys being added. As such, there are no concerns from a built form perspective. Eventually the south block is proposed to undergo a more substantive change as part of the approved south block development comprised of the 22 to 45 storey or through the Official Plan and Zoning By-law Amendment application under review for 80 and 85 storey mixed use buildings.

Mobility

Transportation Review staff reviewed the Transportation Impact Study submitted with the application. Staff consider the proposal appropriate from the perspective of traffic impact, site circulation, and the provision of parking and loading.

Concern was raised by members of the public regarding the existing sidewalk condition along Queens Quay East, specifically in regards to a pinched-point where traversal, particularly during snowy days, can be difficult. Transportation staff are reviewing and considering opportunities to improve this condition on an interim basis.

Servicing

Staff reviewed the submitted materials and identified outstanding items for review. The applicant is required to address any outstanding items through the submission and acceptance of a revised Functional Servicing and Stormwater Management Report, to the satisfaction of the Director, Engineering Review, Development Review. The Zoning By-law Amendment may be enacted with a Holding symbol to secure completion of the necessary servicing requirements, but if these requirements are satisfied prior to Council enacting the bill in this matter, then the Holding provision will not be included.

Site Specific Zoning By-law Amendment

The recommended Zoning By-law Amendment allows the applicant to convert the existing building into a hotel use without needing to lift the Holding symbol on the south block, provided that the hotel use is within the existing building. The Holding provision will remain on the south block and would require being lifted for any future, substantive development. This Holding provision relates to various technical requirements that are the subject of a subdivision application (no. 16 126393 STE 28 SB) on this site. These technical requirements include road improvements, the new Harbour Street Extension (the future Downes Street), and servicing needs for two separate blocks (the north and south blocks). These matters are required prior to any substantive, high-density redevelopment; however, the current proposal to convert an existing office building into

a hotel is not considered substantive, and will have adequate services for the appropriate functionality of the proposed hotel use.

CONTACT

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SIGNATURE



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

ATTACHMENTS

Attachment 1: Application Data Sheet
Attachment 2: Location Map
Attachment 3: Official Plan Land Use Map
Attachment 4: Existing Zoning By-law Map
Attachment 5: Central Waterfront Area Secondary Plan - Map E - Land Use Plan
Attachment 6: Official Plan Amendment - Map J4
Attachment 7: Site Plan
Attachment 8: South Elevation
Attachment 9: West Elevation
Attachment 10: Draft Zoning By-law Amendment

Attachment 1: Application Data Sheet

Municipal Address: 1-7 YONGE STREET Date Received: November 26, 2025

Application Number: 25 258901 STE 10 OZ

Application Type: Rezoning

Project Description: Zoning By-law Amendment for the conversion of the existing 25-storey office building into a 487-suite hotel.

Applicant	Agent	Architect	Owner
Bousfields Inc.	Bousfields Inc.	Harriri Pontarini Architects	Pinnacle International

EXISTING PLANNING CONTROLS

Official Plan Designation: Regeneration Areas

Zoning: By-law 249-2020 Heritage Designation: N

Height Limit (m): 102 metres Site Plan Control Area: Y

PROJECT INFORMATION

Site Area (sq m): 11,237 Frontage (m): 122 Depth (m): 90

Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):	2,539	2,539		2,539
Residential GFA (sq m):				
Non-Residential GFA (sq m):	41,255	41,255		41,255
Total GFA (sq m):	41,255	41,255		41,255
Height - Storeys:	25	25		25
Height - Metres:	98	98		98

Lot Coverage Ratio (%): 22.59 Floor Space Index: 3.67

Floor Area Breakdown Above Grade (sq m) Below Grade (sq m)

Residential GFA:

Retail GFA: 296

Office GFA:

Industrial GFA:

Institutional/Other GFA: 40,380 579

Residential Units by Tenure	Existing	Retained	Proposed	Total
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Rental:

Freehold:

Condominium:

Other:

Total Units:

Total Residential Units by Size

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
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Retained:

Proposed:

Total Units:

Parking and Loading

Parking Spaces:	20	Bicycle Parking Spaces:	Loading Docks:	5
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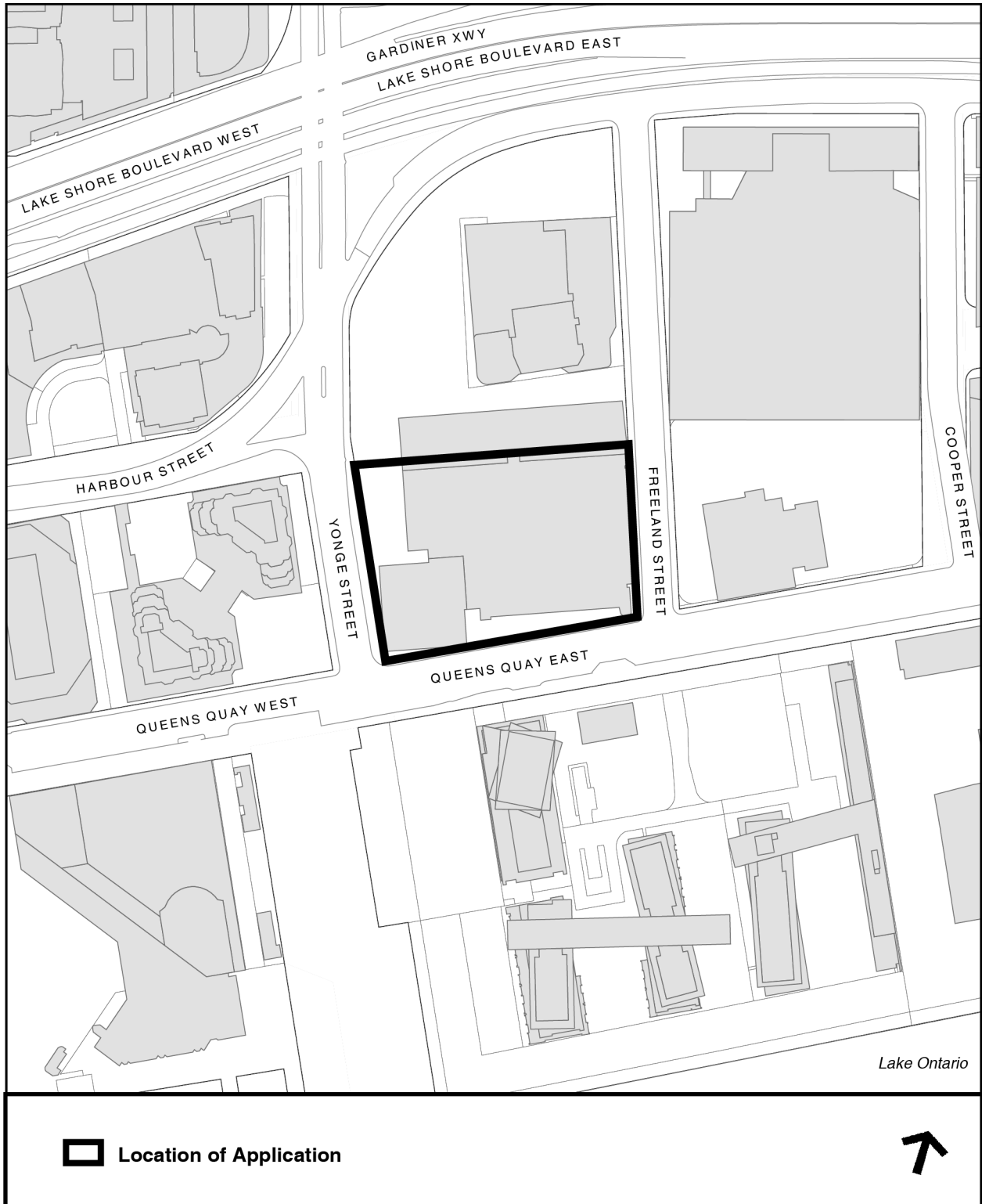
CONTACT:

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Attachment 2: Location Map



Attachment 3: Official Plan Land Use Map



Official Plan Land Use Map 18

1 Yonge Street
File # 25 258901 STE 10 0Z

- Location of Application
- Mixed Use Areas
- Parks
- Regeneration Areas
- Core Employment Areas

Not to Scale
 Extracted: 12/01/2025

Attachment 4: Existing Zoning By-law Map



Zoning By-law 569-2013

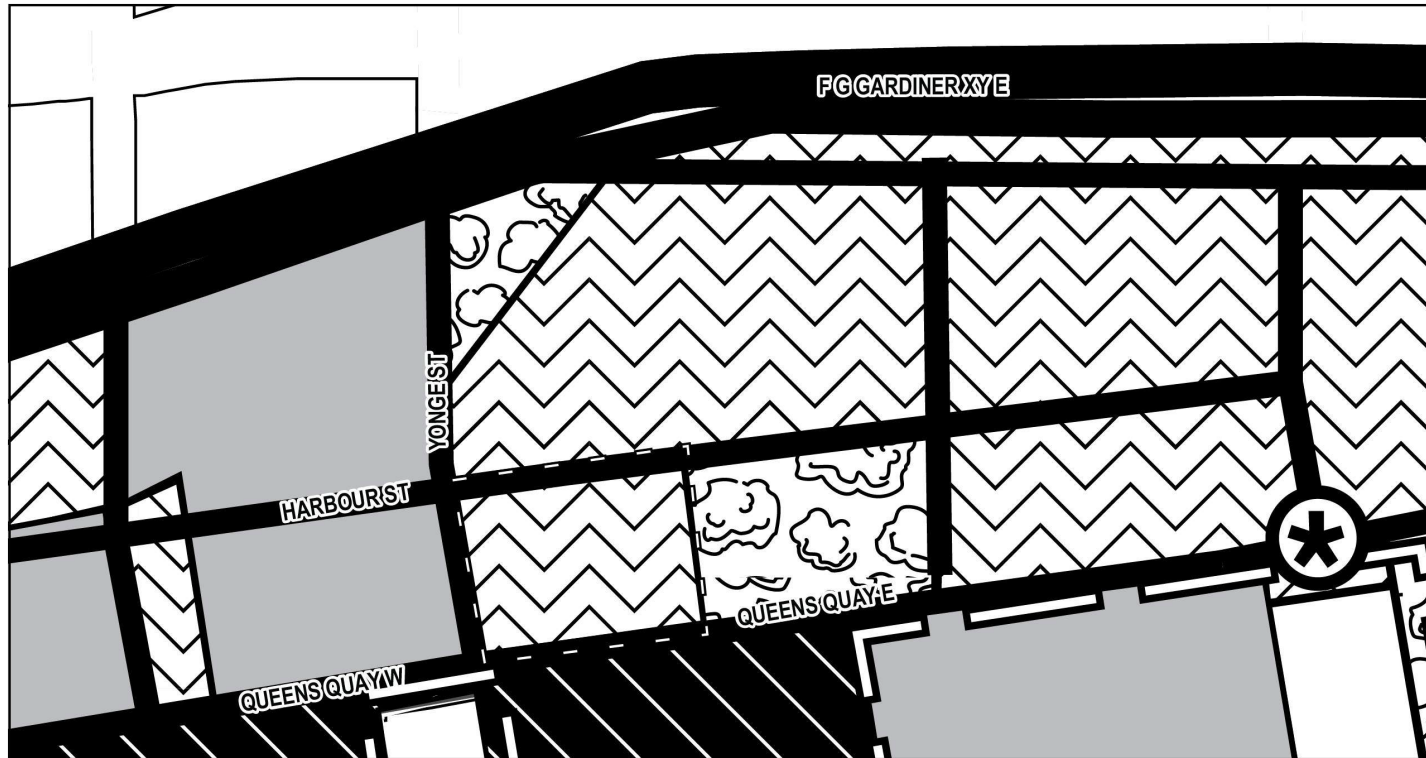
1 Yonge Street

File # 25 258901 STE 10 OZ

- Location of Application
- See Former City of Toronto By-law No. 438-86
- IC* Industrial District
- G* Parks District
- CR* Mixed-Use District

Not to Scale
 Extracted: 12/01/2025

Attachment 5: Central Waterfront Area Secondary Plan - Map E - Land Use Plan



1-7 Yonge Street

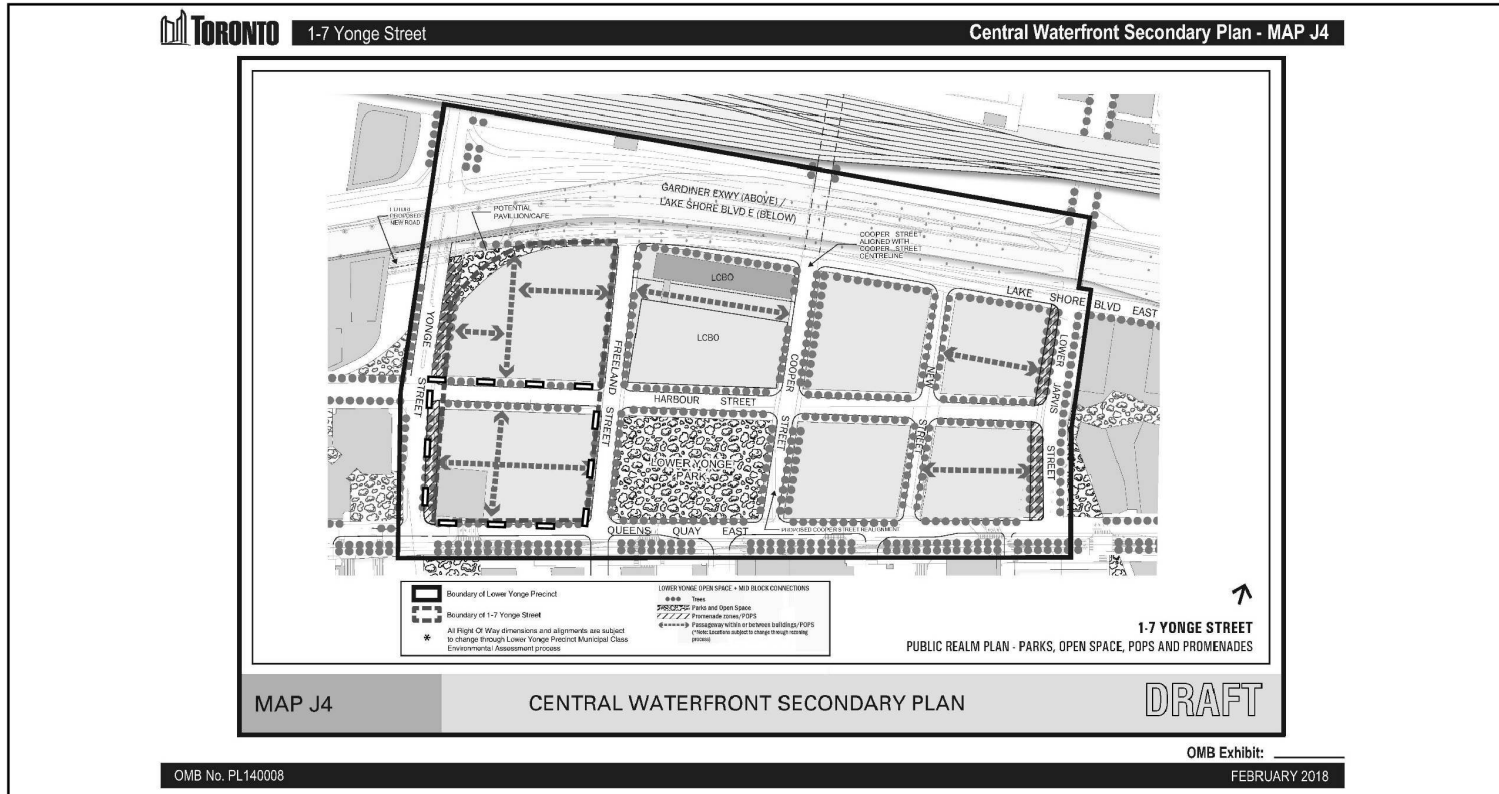
Central Waterfront Area Secondary Plan - MAP E - Land Use Plan

File # 20 152435 STE 10 0Z

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|----------------------------|----------------------------------|------------------------------|--|
| Location of Application | Secondary Plan Boundary | Existing Use Areas | Public Promenade (Dockwall/Water's Edge) |
| Parks and Open Space Areas | Foot of Yonge Special Study Area | Inner Harbour Special Places | |
| Regeneration Areas | | | |

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Not to Scale
08/06/2020

Attachment 6: Official Plan Amendment - Map J4



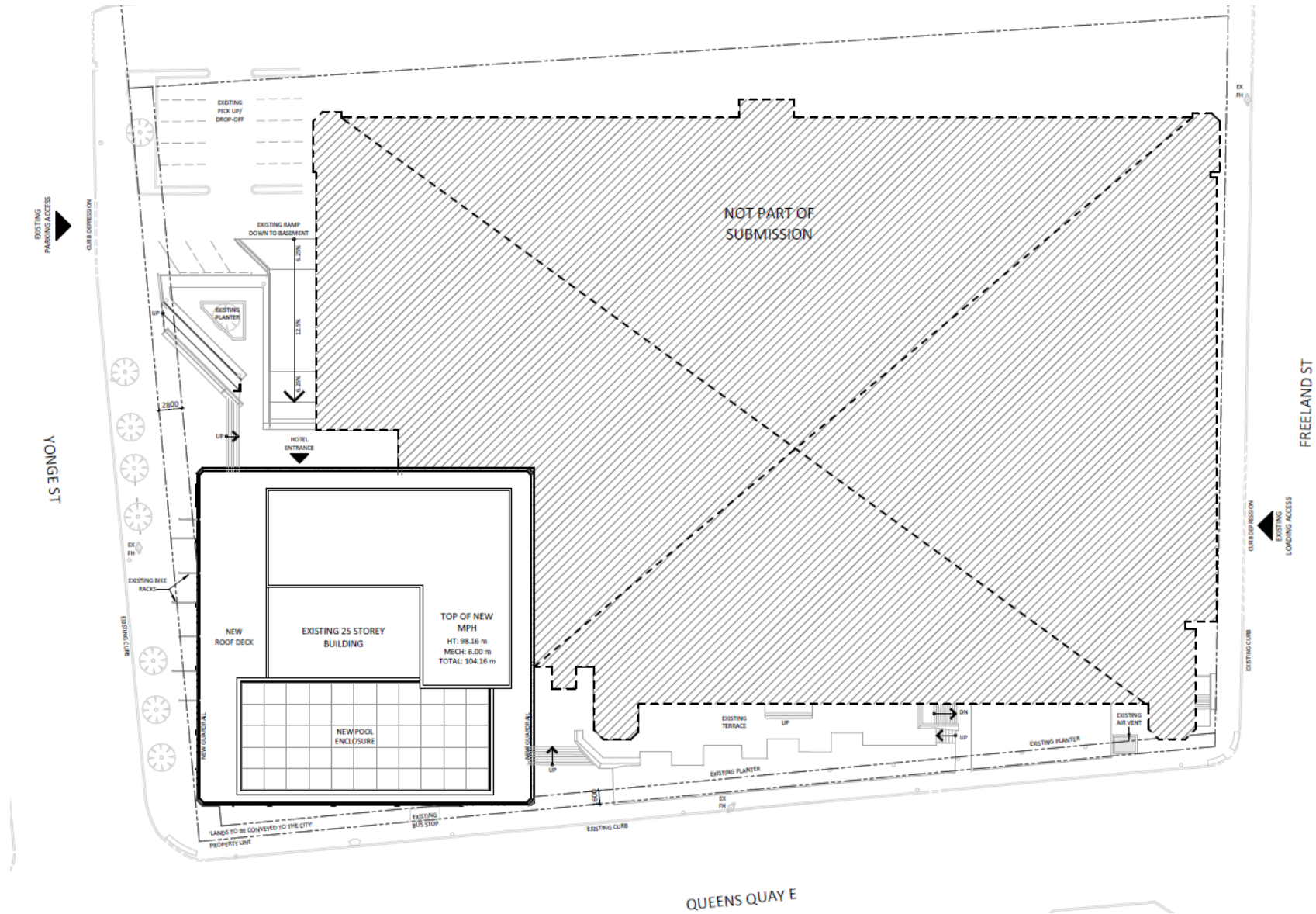
OPA 487 - Map J4

1-7 Yonge Street

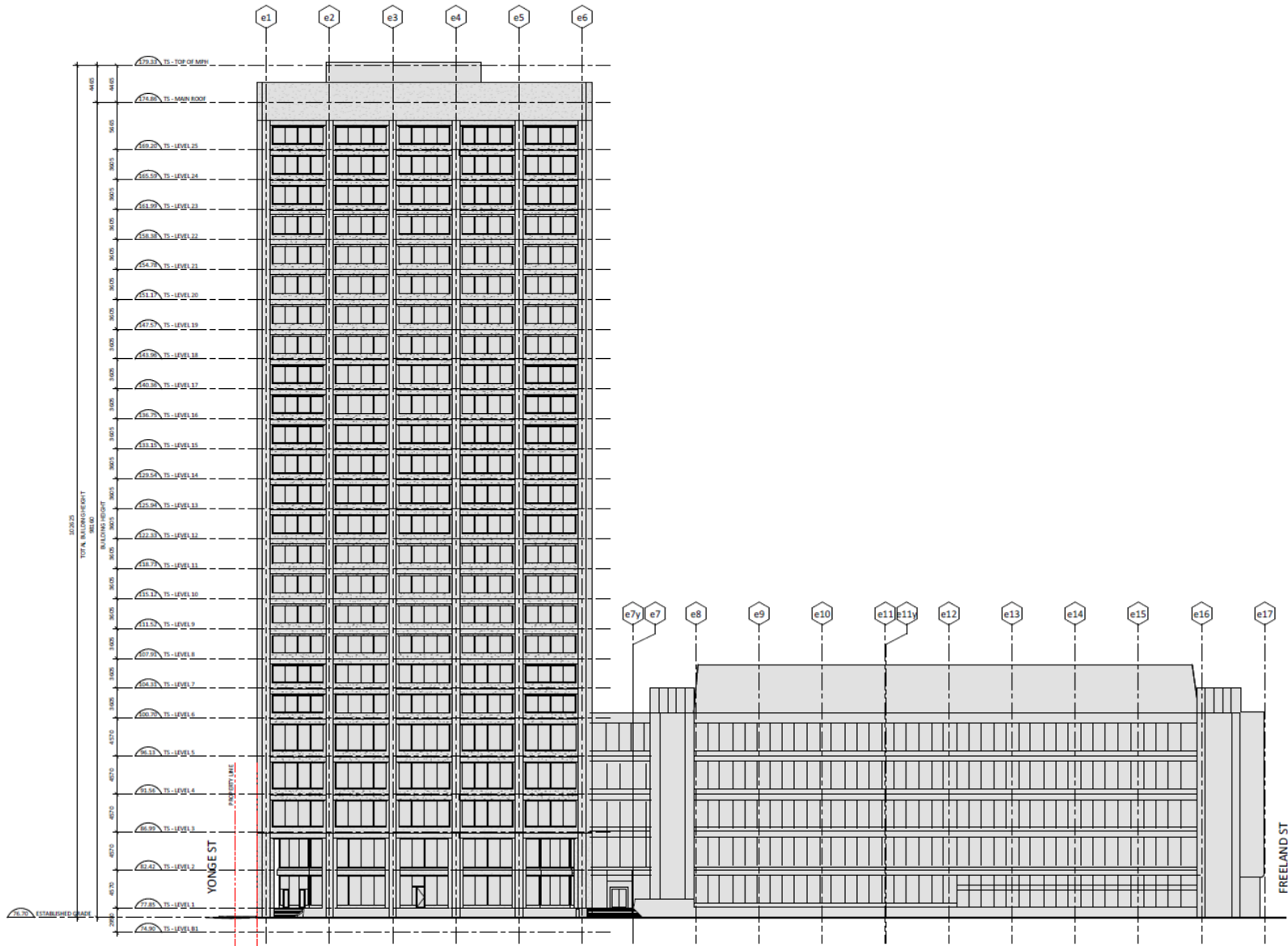
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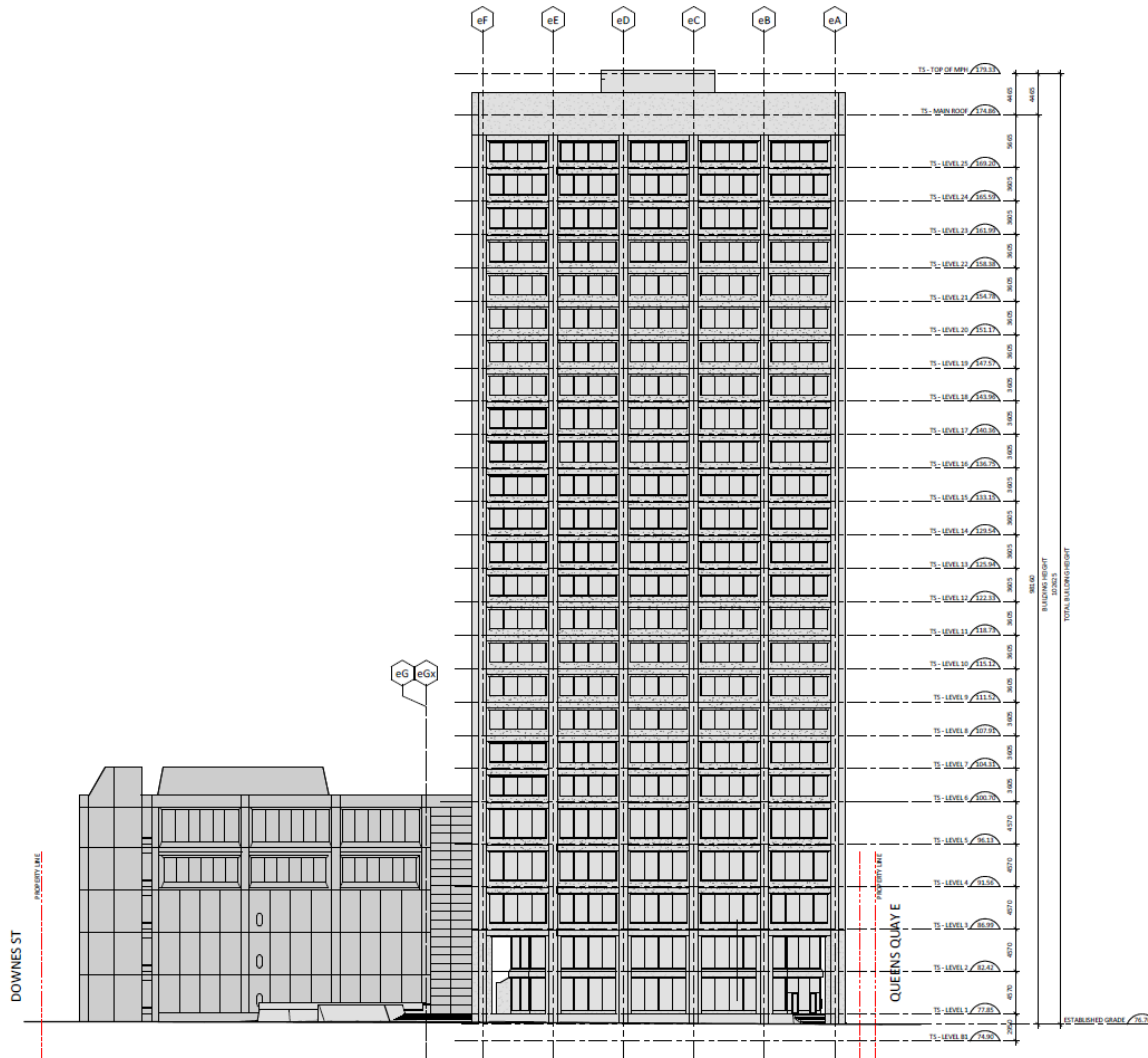
Attachment 7: Site Plan



Attachment 8: South Elevation



Attachment 9: West Elevation



Attachment 10: Draft Zoning By-law Amendment

Provided as a separate attachment.