

1233 Yonge Street and 9 Woodlawn Avenue East – Official Plan and Zoning By-law Amendment Application – Decision Report – Approval

Date: March 16, 2026

To: Toronto and East York Community Council

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

Ward: 11 - University-Rosedale

Planning Application Number: 21 251886 STE 11 OZ

Related Planning Application Number: 21 251890 STE 11 RH

SUMMARY

This Report recommends approval of the application to amend the Official Plan and Zoning By-law to permit a 47-storey mixed-use building (155 metres, excluding mechanical penthouse), containing 730 dwelling units (including 40 replacement rental units) and 250 square metres of non-residential gross floor area.

The Official Plan Amendment is required to permit the proposed height on the site.

A Rental Housing Demolition Report will be considered in conjunction with this Report at the April 1, 2026, Toronto and East York Community Council meeting. The proposal includes the demolition of 40 rental housing units, to be replaced by a total of 40 rental units as part of the new development of the site. A Tenant Assistance Plan is proposed that addresses the right of existing tenants to return to replacement rental units at similar rents and provides financial compensation to mitigate hardship.

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 1233 Yonge Street and 9 Woodlawn Avenue East substantially in accordance with the draft Official Plan Amendment included as Attachment 6 to this Report.
2. City Council amend City of Toronto Zoning By-law 569-2013 for the lands municipally known as 1233 Yonge Street and 9 Woodlawn Avenue East 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 draft Zoning By-law Amendment as may be required.

4. City Council request that the owner make reasonable commercial efforts to identify, in consultation with the Executive Director, Development Review, a suitable off-site parkland dedication as a substitution for an on-site parkland dedication that:

- a. is accessible to the area where the subject site is located;
- b. is a good physical substitute for any on-site parkland dedication;
- c. is in an acceptable environmental condition; and
- d. the value of the off-site dedication shall not exceed the estimated value of the on-site dedication that would otherwise be required, which value may include the cost of acquiring the land, land transfer tax, typical closing cost and reasonable real estate commissions of up to 5 percent,

all to the satisfaction of the Executive Director, Development Review.

5. Should the Executive Director, Development Review, in consultation and agreement with the Chief Executive Officer, CreateTO and the owner agree to a property as a substitution for an on-site dedication, City Council accept the off-site parkland dedication, in full or partial fulfilment of the parkland dedication requirements, pursuant to Section 42 of the Planning Act, with conveyance or release to the City to occur prior to the issuance of the first above grade building permit in accordance with the following:

- a. in the event the value of the off-site parkland dedication is less than the value of an on-site parkland dedication, the owner shall provide a cash-in-lieu payment for the shortfall in parkland dedication in accordance with Chapter 415 Article III of the Municipal Code; and
- b. in the event the owner is unable to provide a substituted off-site parkland dedication or release of City-owned lands for park purposes to the City, the owner will be required to satisfy the parkland dedication requirement through a cash-in-lieu of parkland payment prior to the issuance of first above grade building permit in accordance with Chapter 415 Article III of the Municipal Code.

all to the satisfaction of the Executive Director, Development Review, and the City Solicitor.

6. Should the off-site parkland dedication be accepted by the Executive Director, Development Review, City Council approve a development charge credit against the Parks and Recreation component of the Development Charges for the design and construction by the Owner of the Above Base Park Improvements to the satisfaction of the General Manager, Parks and Recreation. The development charge credit shall be in an amount that is the lesser of the cost to the Owner of designing and constructing the

Above Base Park Improvements, as approved by the General Manager, Parks and Recreation, and the Parks and Recreation component of development charges payable for the development in accordance with the City's Development Charges By-law, as may be amended from time to time.

7. City Council direct the City Solicitor to withhold the necessary Bills for enactment, until City Council has approved the Rental Housing Demolition Application Number 21 251890 STE 11 RH under Chapter 667 of the Toronto Municipal Code pursuant to Section 111 of the City of Toronto Act, 2006 to permit the demolition of existing rental dwelling units.

8. City Council request the General Manager, Transportation Services, to review and report back on the feasibility of amending Schedule B of the City of Toronto Municipal Code Chapter 925, Permit Parking, to exclude the development located at 1233 Yonge Street and 9 Woodlawn Avenue East from Permit Parking.

FINANCIAL IMPACT

The Development Review Division confirms that there are no financial implications resulting from the recommendations included in this Report in the current budget year or in future years.

DECISION HISTORY

On May 9, 2006, Toronto and East York Community Council received a Preliminary Report on an Official Plan and Zoning By-law Amendment application to permit a 9-storey (28-metre) mixed-use building, containing 103 dwelling units (14 replacement rental units) and 402 square metres of grade-related retail space. Community Council's decision can be found here:

<https://www.toronto.ca/legdocs/2006/agendas/committees/te/te060509/te060509.tedd.pdf>

On July 11, 2006, Toronto and East York Community Council considered a report recommending both the inclusion of the property at 1233 Yonge Street (Aeneas Court Apartments) on the City of Toronto Inventory of Heritage Properties and that City Council state its intention to designate the property under Part IV of the Ontario Heritage Act. Toronto and East York Community Council amended the recommendations to only include the property on the Inventory of Heritage Properties. Community Council's decision can be found here:

<https://www.toronto.ca/legdocs/2006/agendas/committees/te/te060711/te060711.tedd.pdf>

On July 25, 2006, City Council adopted the recommendations of the Toronto and East York Community Council. However, the decision of City Council, as recorded, did not note the amendment to the recommendation. City Council's decision can be found here:

<https://www.toronto.ca/legdocs/2006/agendas/council/cc060725/cc060725.cofa.pdf>

On November 11, 2007, By-law 2007-1229 designating 1233 Yonge Street under Part IV of the Ontario Heritage Act was enacted. A copy of By-law 2007-1229 can be found here: <https://www.toronto.ca/legdocs/bylaws/2007/law1229.pdf>

On January 30, 2008, By-law 2008-0072 repealed By-law 2007-1229 on the basis that City Council had only granted authority for the listing of the property on the City's Inventory of Heritage Properties and not for the designation of the property. A copy of By-law 2008-0072 can be found here: <https://www.toronto.ca/legdocs/bylaws/2008/law0072.pdf>

On January 20, 2010, the Official Plan and Zoning By-law Amendment application was withdrawn and the file closed.

On March 29, 2021, Toronto and East York Community Council received a Preliminary Report on an Official Plan and Zoning By-law Amendment application to permit a 13-storey (45.5-metre excluding the mechanical penthouse) mixed-use building, containing 110 dwelling units (including 40 replacement rental units) and 600 square metres of grade-related retail space.

<https://www.toronto.ca/legdocs/mmis/2022/te/bgrd/backgroundfile-223899.pdf>

THE SITE AND SURROUNDING LANDS

Description

The site is located on the southeast corner of the intersection of Yonge Street and Woodlawn Avenue East, in the Yonge-St. Clair area. The site is rectangular in shape with a total lot area of 1,913 square metres, a 40-metre frontage on Yonge Street, and a 48-metre frontage on Woodlawn Avenue East. The site topography is generally flat with a 3-metre downward slope from the northwest to the southeast. See Attachment 2 for the Location Map.

Existing Use and Dwelling Units

The subject development site contains a four-storey apartment building at 1233 Yonge Street which contains 40 rental dwelling units, as well as a detached house form building at 9 Woodlawn Avenue East containing three commercial units.

Surrounding Uses

North: 2- and 3-storey commercial office buildings. A mixed-use development consisting of two towers, 43 and 47-storeys in height, is approved for 1251-1311 Yonge Street (File no. 22 133670 STE 11 OZ).

South: 4-storey residential building with ground floor retail.

East: Landscaped open space over the Line 1 TTC corridor, under long term lease and currently inaccessible to the public

West: 2- and 3-storey mixed-use, main street retail

THE APPLICATION

Description

Proposed is a 47-storey (155 metres, excluding mechanical penthouse) mixed use building.

Density

The proposal has a density of 24 times the area of the lot.

Residential Component

The proposal includes 690 new dwelling units, 92 studio (13%), 418 one-bedroom (61%), 112 two-bedroom (16%), and 68 three-bedroom units (10%). An additional 40 units are proposed to replace the existing rental units.

Non-Residential Component

The proposal includes 250 square metres of retail at grade fronting Yonge Street.

Access, Parking and Loading

The proposal includes a total of 17 vehicular parking spaces with 8 allocated for residential use and 9 for visitors, a total of 732 bike parking spaces, and 1 Type-G and 1 Type-C loading space. A total of 3 short-term pick-up and drop-off spaces are proposed.

Parking and loading will be accessed from Woodlawn Avenue.

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/1233YongeSt

Reasons for Application

The application to amend the Official Plan is required to allow for the proposed height.

The application to amend the Zoning By-law is required to allow for increased density, height, minimum amenity space requirements and parking rates in addition to other performance standards.

A Rental Housing Demolition application is required as the proposal involves the demolition of six or more residential units, including at least one rental unit.

APPLICATION BACKGROUND

The application was initially submitted as a 13-storey mixed-use building on December 29, 2021, and deemed complete on January 28, 2022, satisfying the City's minimum application requirements. A revised submission was received on May 11, 2023, reenvisioning the proposal as a 49-storey mixed-use building. Further revisions in October 2024 resulted in a 52-storey mixed-use proposal, followed by the current submission of a 47-storey mixed-use proposal, which is the subject of this Report.

The reports and studies submitted in support of this application are available on the Application Information Centre: www.toronto.ca/1233YongeSt

Agency Circulation Outcomes

The application together with the applicable reports noted above, have been circulated to all appropriate agencies and City Divisions. Responses received have been used to assist in evaluating the application and to formulate appropriate Official Plan amendments 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.

Official Plan

The [Official Plan](#) Urban Structure Map 2 identifies the site as Avenues, and designates the site as Mixed Use Areas. See Attachment 3 of this Report for the Land Use Map.

Protected Major Transit Station Area (SASP 720)

The site is within a delineated Protected Major Transit Station Area. Specifically, the site is within 200 metres of the delineated Summerhill Station PMTSA associated with Site and Area Specific Policy (SASP) 720 in Chapter 8 of the Official Plan. The site allows for a density of 8.0 FSI or more and the area is planned for a minimum population and employment target of 200 residents and jobs combined per hectare. Development is not required to provide vehicle parking within a PMTSA.

Yonge-St. Clair Secondary Plan

The Yonge-St. Clair Secondary Plan identifies the site as Mixed Use Areas C, which requires buildings transition down in height from Mixed Use Areas A and B.

Zoning

The site is zoned CR 3.0 (c2.0; r2.5) SS2 (x2536) and CR 3.0 (c2.0; r2.5) SS2 (x2419) in City of Toronto Zoning By-law 569-2013 with a maximum height of 16 metres. See Attachment 4 of this Report for the existing Zoning By-law Map.

Design Guidelines

The following [design guidelines](#) have been used in the evaluation of this application:

- Tall Building Design Guidelines; and
- Growing Up Guidelines for Children in Vertical Communities.

Toronto Green Standard

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

A community consultation meeting took place on April 26, 2022, based on the original 13-storey application. The following comments and issues were raised during the consultation:

- Concerns related to the proposed height of 13-storeys;
- Concern over the setback of the building on the Yonge Street frontage; and
- Concern over the possibility of separate entrances for the condo and rental replacement units.

A second community consultation meeting took place on September 27, 2023, based on the 49-storey building proposal, with approximately 93 people in attendance. The following comments and issues were raised during the consultation:

- Concern over the proposed height and density of the development;
- Concern related to traffic on this portion of Yonge Street and the impact this development would have on permit parking;
- Concern over the loss of affordable housing units in the existing rental building;
- Concern over the impact of cumulative development in the area on existing transit infrastructure;
- Comments related to the need to accommodate short-term pick-up and drop-off and deliveries on site so as to not impact Woodlawn Avenue traffic;

- Concern over the shadow impact of the proposal on the neighbourhood to the east;
- Concern over the impact of the development on existing north-facing windows of the existing building to the south and the impact to their outdoor amenity area;
- Comments related to the need for green space with density of this scale; and
- Some support for new housing at this location, in proximity to transit.

An additional meeting was held by Community Planning on September 22, 2023, at 1233 Yonge Street, as a drop-in for interested residents and was attended by the Ward Councillor. Community Planning staff also hosted a community walk on October 5, 2023, and held additional meetings with the Summerhill Residents Association and other interested residents to discuss concerns and address questions related to the application. These meetings and discussions presented similar concerns and themes related to those mentioned above.

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

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 find it consistent with the PPS (2024).

Official Plan Policies and Design Guidelines

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

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, with a unit mix that meets the intent of the Growing Up Guidelines.

Rental Housing Demolition and Replacement

A related Rental Housing Demolition application will be considered at the April 1, 2026, Toronto and East York Community Council meeting. That report includes review and analysis of the rental housing demolition and replacement matters, including assistance to impacted tenants.

Density, Height, Massing

Staff find the proposed Official Plan Amendment to permit the proposed height to be acceptable. Staff are satisfied that the proposed height is acceptable and fits within the planned and emerging context of the Yonge-St. Clair Secondary Plan, aligns with Provincial direction targeting growth to PMTSA's, and is aligned with recent approvals in Mixed Use Area C.

Density

The site is within the 200-metre radius of the Summerhill PMTSA. The proposed density of 24 times the area of the lot meets and exceeds the density permission of 8.0 FSI for this site within the Summerhill PMTSA. The proposed density is appropriate given the planned context along this portion of Yonge Street, and is similar to other recent approvals. The Official Plan directs growth to delineated PMTSA's and on Higher Order Transit Corridors with a variety of transit and active transportation options.

Height

The site is located within Mixed Use Area C of the Yonge-St. Clair Secondary Plan. Mixed Use Area C is intended to step down in height from Mixed Use Areas A and B. Recently approved buildings in Mixed Use Area B are 49 to 51-storeys, and range from 155 to 164.8 metres in height. Immediately north of the site at 1251-1311 Yonge Street, within Mixed Use Area C, is a recent approval for 43 and 47-storeys (147 and 155 metres). The proposed height of 47-storeys (155 metres) will appear lower in height overall compared to the approved development at 1251-1311 Yonge Street, as a result of the elevation of the subject site being approximately 6 metres lower than the site to the north, reinforcing the decrease in building heights from the planned height peak at the intersection of Yonge Street and St. Clair Avenue.

Streetwall

The proposed 5-storey street wall along Yonge Street fits with the height and massing of the surrounding streetwall context along Yonge Street, including the adjacent 4-storey residential building to the south, and an 8-storey commercial building to the north west of the site. The podium is built up to the south property line, providing a continuous street wall along the Yonge Street frontage, while set back further than the adjacent building at 1231 Yonge Street, preserving the utility of north facing windows on that building. On Woodlawn Avenue East, the 5-storey podium in combination with the landscaped open space at 16 Summerhill provides adequate transition to the neighbourhood to the east, consisting of 3-storey single family dwellings along the south side of Woodlawn Avenue East, and 4-5-storey apartment buildings along the north side of Woodlawn Avenue East.

Tower

The proposed building provides appropriate transition in scale to the low-rise neighbourhood to the east, and appropriate building separation to the adjacent property to the south.

The tower is set back 10 metres from the south property line, providing adequate separation between the proposed development and the existing midrise building at 1231 Yonge Street. The tower is stepped back 3 metres from the podium along Yonge Street as per the Tall Building Design Guidelines, and 2.7 metres from the podium along Woodlawn Avenue. To the east, the tower is set back 6 metres from the property line and the adjacent landscaped open space above the TTC Line 1 corridor, resulting in a total of 48 metres of separation to the low-rise neighbourhood to the east. Given existing and planned use of the land to the east as landscaped open space, staff are satisfied with the proposed setback.

Public Realm

Staff are satisfied that the proposal conforms with the applicable public realm policies of the Official Plan and the Yonge-St. Clair Secondary Plan.

The proposed building will be setback 6 metres from curb to building face on Yonge Street, achieving the public realm objectives of the Yonge-St. Clair Secondary Plan. A minimum of 250 square metres of commercial space is being introduced to the site along with, 3 new street trees and planters to animate and activate this stretch of Yonge Street. A wider pedestrian clearway will also improve the pedestrian experience around the existing TTC bus shelter on Yonge Street at Woodlawn Avenue, where the existing sidewalk narrows to approximately 1.4 metres in width.

The proposed 3-metre ground floor setback along the Woodlawn Avenue frontage creates a 9.7 metre sidewalk from curb-to-building face and allows for the addition of planters and 3 new street trees.

The applicant has discussed the potential to provide an off-site parkland dedication for this development on the adjacent property to the east (16 Summerhill Avenue). The property was zoned as landscaped open space as part of the development at 7 Jackes Avenue and continues to be maintained as part of the lease agreement for that development. The property sits above the TTC Line 1 subway corridor and is not currently publicly accessible. The potential release of the current lease would open the opportunity for the property to be redeveloped as a future public park, further enhancing the public realm around the development site.

Parkland

In accordance with Section 42 of the Planning Act, the applicable alternative rate for on-site parkland dedication is 1 hectare per 600 net residential units to a cap of 10 percent of the development site (as the site is less than five hectares), with the non-residential uses subject to a 2% parkland dedication. The total parkland dedication requirement is the equivalent to 189.7 square metres.

The owner has expressed an interest in exploring converting the open space adjacent to the subject site to potentially fulfill the Section 42 requirements for the development. The release of these lands for park purposes would require consultation and agreement from CreateTO. These lands are encumbered with an existing TTC tunnel, therefore the value of the proposed parkland would need to be determined by the City's Corporate Real Estate Management (CREM).

However, if the adjacent lands cannot become 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.

Shadow Impact

The proposal conforms with the policy direction of the Official Plan and Yonge-St. Clair Secondary Plan by ensuring that the development limits shadow impacts on the public realm, particularly during the spring and fall equinoxes. The shadow impact resulting from the proposal is acceptable.

The proposed height minimizes the shadow impact on David Balfour Park, limiting the shadow to the south-west corner of the park during the spring and fall equinoxes, aligning it with existing shadows from the low-rise buildings and homes adjacent to the park and avoiding sensitive areas such as the rose garden and ravine lands to the east of David Balfour Park.

Wind Impact

A Pedestrian Level Wind Study reflecting the proposed building indicates that all areas at grade will be suitable for their intended uses throughout the year and no pedestrian areas surrounding the subject site at grade level will experience conditions that could be considered dangerous.

Staff have reviewed the Pedestrian Level Wind Study and are satisfied with the assessment, conclusions, and recommendations contained within the study.

Servicing

The applicant has submitted a Functional Servicing and Stormwater Management Report in support of the proposal. Engineering staff have reviewed the findings and have accepted the conclusions as it relates to the subject proposal.

Traffic Impact, Access, Vehicular and Bicycle Parking and Loading

A Transportation Impact Study was submitted to assess the traffic impact, access, and parking arrangements for the proposal.

Vehicular access to the site is from Woodlawn Avenue East. A driveway with 3 short-term pick-up and drop-off spaces is proposed to accommodate deliveries and ride-share pick-ups without impeding traffic on Woodlawn Avenue East. The Type-G and Type-C loading area, as well as the 9 residential parking spaces and 8 visitor spaces, are also accessed through this driveway ensuring all vehicular maneuvering is done within the site to minimize traffic impacts on the surrounding community.

Transportation Review has reviewed the Transportation Impact Study and accepts the conclusions.

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

Tree Preservation

An arborist report was submitted indicating that there are 3 existing City-owned trees impacted by the development. A total of 6 new City street trees are proposed to be planted. Tree protection measures and replacement planting will be secured through the tree permit process to the satisfaction of Urban Forestry, Tree Protection and Plan Review, Environment, Climate and Forestry. If not physically possible to plant all required replacement trees, the payment of cash-in-lieu will be required.

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.

CONTACT

Chris Pereira, Planner, Community Planning, Tel. No. 416-338-7418, E-mail:
Chris.Pereira@toronto.ca

SIGNATURE

David Driedger
Acting 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: Existing Zoning By-law Map

Attachment 5: Yonge-St. Clair Secondary Plan Mixed Use Areas

Attachment 6: Draft Official Plan Amendment

Attachment 7: Draft Zoning By-law Amendment

Applicant Submitted Drawings

Attachment 8: Site Plan

Attachment 9: Elevations

Attachment 10: 3D Massing Model

Attachment 1: Application Data Sheet

Municipal Address: 1233 Yonge Street and 9 Woodlawn Avenue East Date Received: December 29, 2021
 Application Number: 21 251886 STE 11 OZ
 Application Type: Official Plan and Zoning By-law Amendment
 Project Description: A 47-storey mixed-use building. The Official Plan Amendment is required to permit the proposed height on the site.

Applicant	Architect	Owner
BOUSFIELDS INC	ARCADIS	WOODLAWN RESIDENCES CORP.

EXISTING PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:
Zoning:	CR 3.0 (c2, r2.5) SS2	Heritage Designation:
Height Limit (m):	16	Site Plan Control Area: Y

PROJECT INFORMATION

Site Area (sq m): 1,908 Frontage (m): 40 Depth (m): 48

Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):	902		1,766	1,766
Residential GFA (sq m):	902		47,697	47,697
Non-Residential GFA (sq m):			344	344
Total GFA (sq m):	902		48,041	48,041
Height - Storeys:	3		47	47
Height - Metres:			154	154

Lot Coverage Ratio (%)	92.56	Floor Space Index:	24
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Floor Area Breakdown	Above Grade (sq m)	Below Grade (sq m)
Residential GFA:	46,003	24

Retail GFA: 332
 Office GFA:
 Industrial GFA:
 Institutional/Other GFA:

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:	40		40	40
Freehold:				
Condominium:			690	690
Other:				
Total Units:	40		730	730

Total Residential Units by Size

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:					
Proposed:		92	418	112	68
Total Units:		92	418	112	68

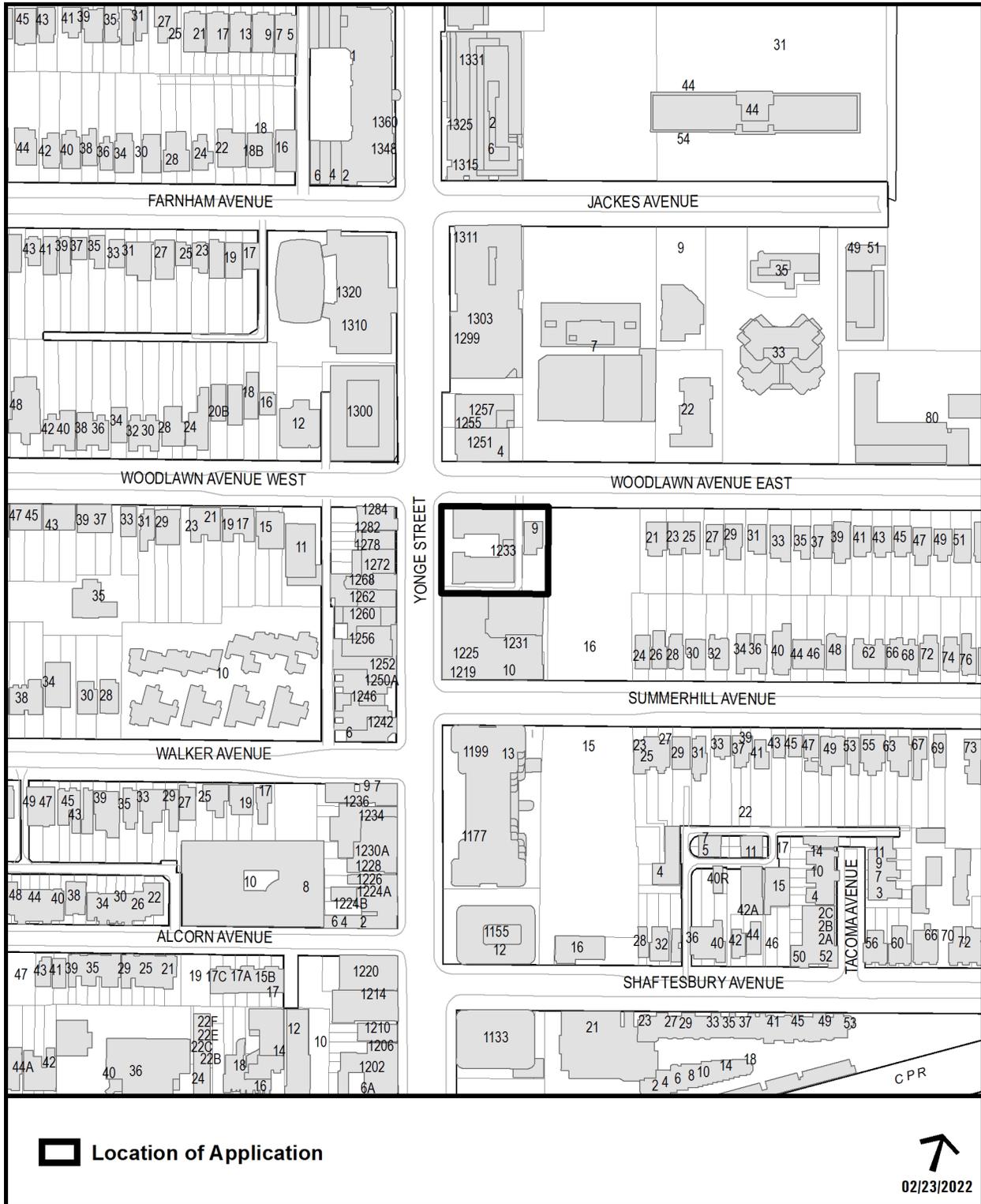
Parking and Loading

Parking Spaces: 17 Bicycle Parking Spaces: 732 Loading Docks: 2

CONTACT:

Chris Pereira, Planner, Community Planning
 416-338-7418
 Chris.Pereira@toronto.ca

Attachment 2: Location Map



Attachment 3: Official Plan Land Use Map



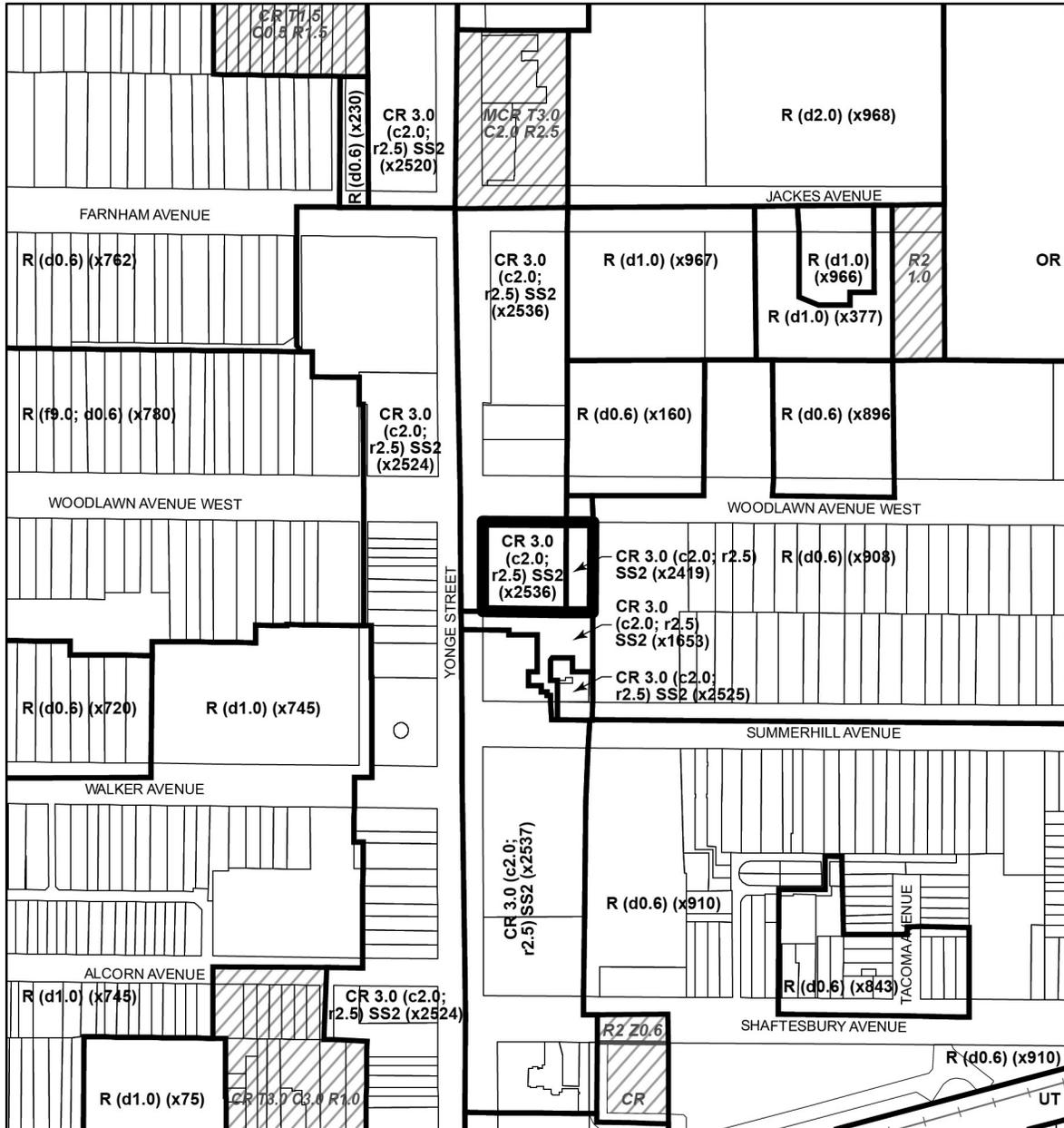
Official Plan Land Use Map 17

1233 Yonge Street and
9 Woodlawn Avenue East
File # 21 251886 STE 11 0Z

-  Location of Application
-  Neighbourhoods
-  Apartment Neighbourhoods
-  Mixed Use Areas
-  Parks
-  Other Open Space Areas
-  Utility Corridors


Not to Scale
Extracted: 02/24/2022

Attachment 4: Existing Zoning By-law Map



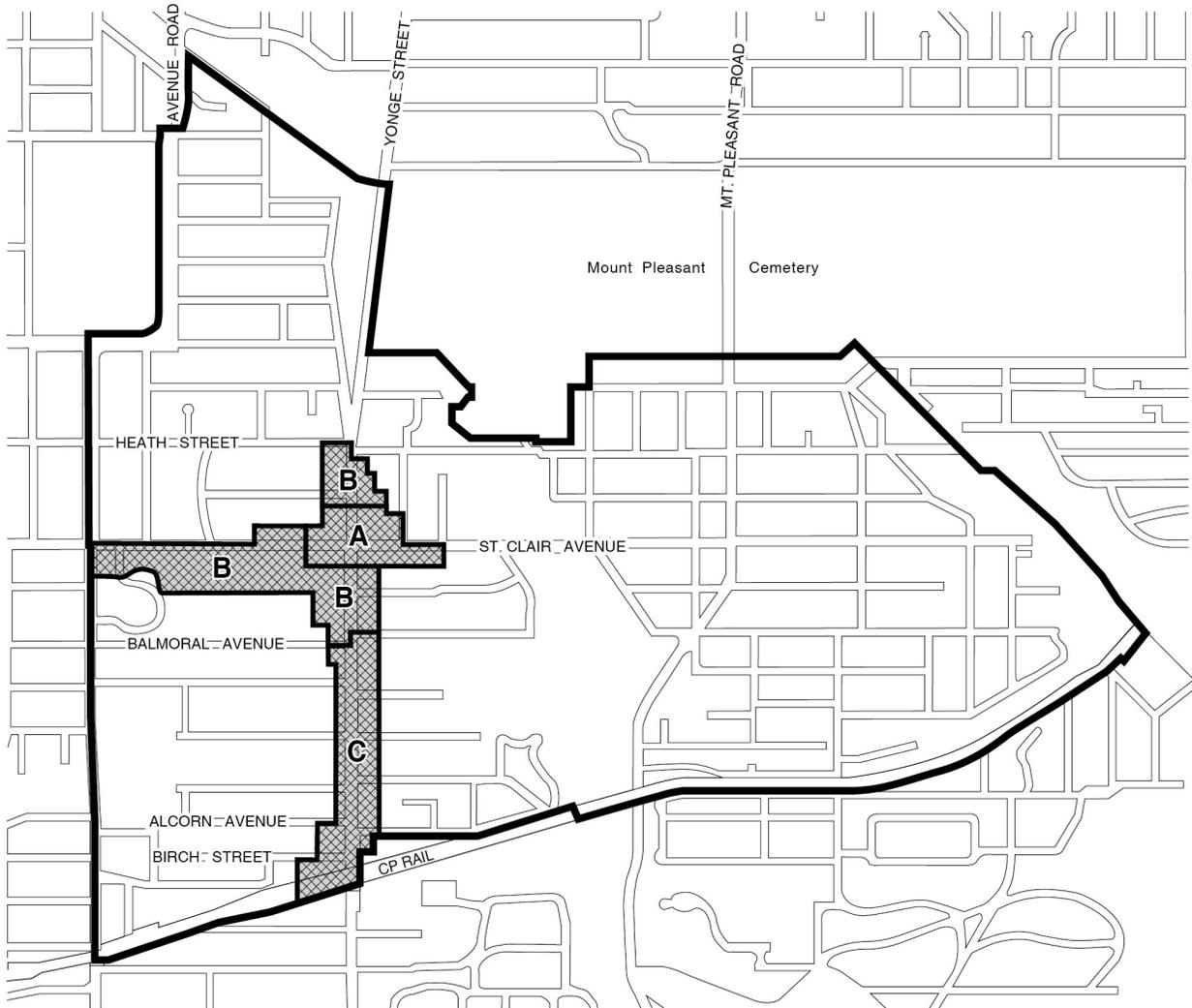
Zoning By-law 569-2013

1233 Yonge Street and
9 Woodlawn Avenue East
File # 21 251886 STE 11 OZ

- Location of Application
- See Former City of Toronto By-law No. 438-86
- R** Residential
- RD** Residential Detached
- CR** Commercial Residential
- O** Open Space
- OR** Open Space Recreation
- UT** Utility and Transportation
- R2** Residential District
- CR** Mixed-Use District
- MCR** Mixed-Use District

Not to Scale
 Extracted: 02/24/2022

Attachment 5: Yonge-St. Clair Secondary Plan Mixed Use Areas



Not to Scale 



Yonge-St. Clair Secondary Plan

MAP 6-3 Mixed Use Areas

-  Secondary Plan Boundary
-  Mixed Use Areas

June 2006

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 ###

To adopt Official Plan Amendment ### for the City of Toronto respecting the lands known municipally in the year 2025, as 1233 Yonge Street and 9 Woodlawn Avenue East.

Whereas authority is given to Council under the Planning Act, R.S.O. 1990, c. P.13, as amended, to pass this By-law; and

Whereas 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. ### 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. ### TO THE OFFICIAL PLAN

LANDS MUNICIPALLY KNOWN IN THE YEAR 2025 AS
1233 YONGE STREET AND 9 WOODLAWN AVENUE EAST

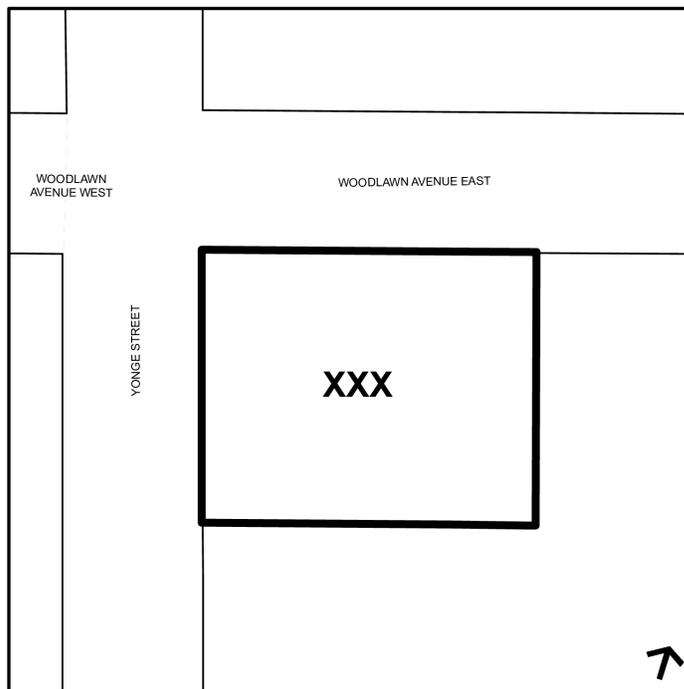
The Official Plan of the City of Toronto is amended as follows:

1. Chapter 6, Section 6, Yonge-St. Clair Secondary Plan is amended by adding the following subsection to Section 8, Site and Area Specific Policies:

[]. 1233 Yonge Street and 9 Woodlawn Avenue East

For the lands shown as [xxx] on Map 6-2:

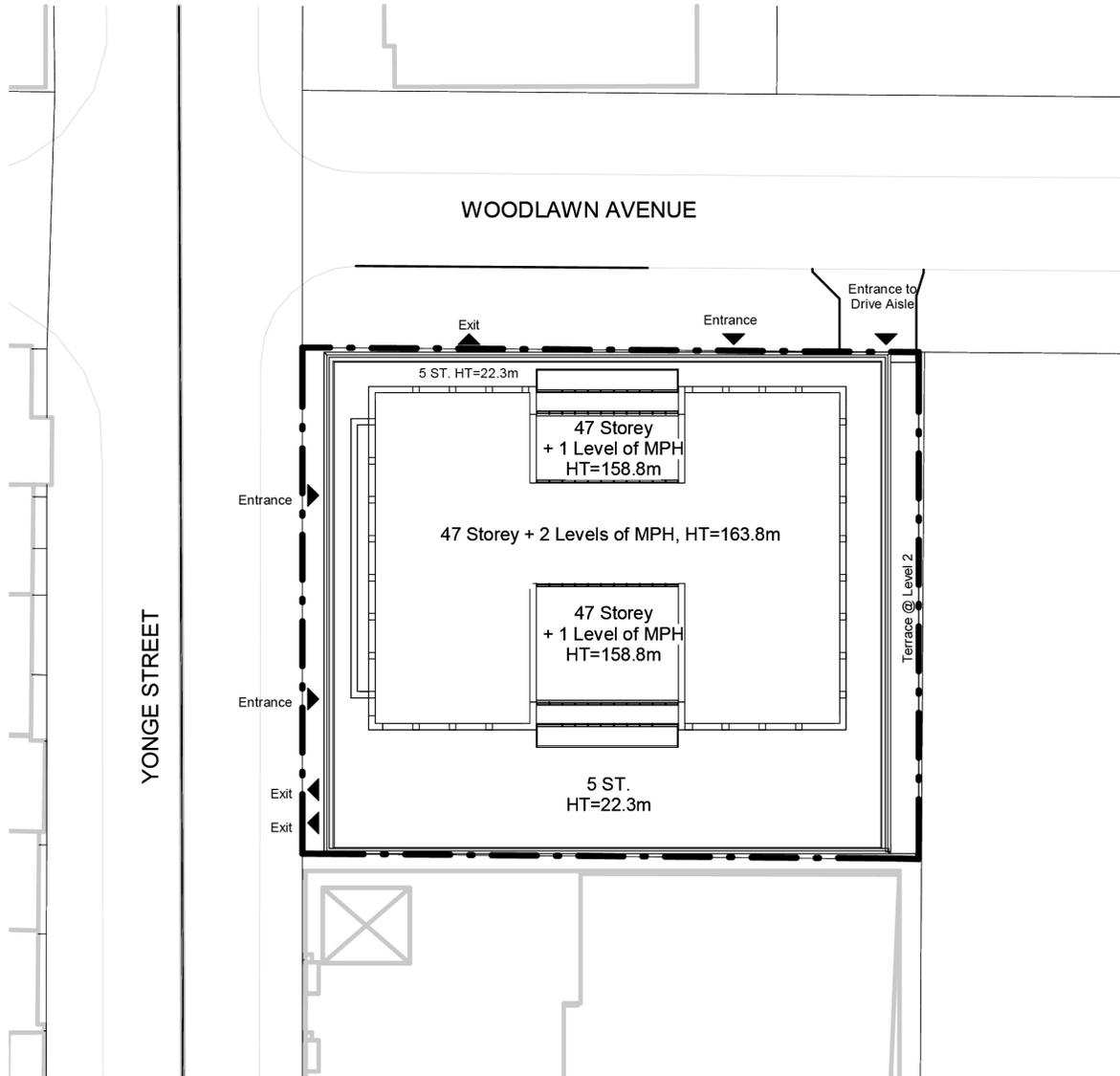
A maximum building height of 155 metres excluding mechanical penthouse with a minimum setback of 2.5 metres from the Yonge Street property line is permitted.



Attachment 7: Draft Zoning By-law Amendment

To be available prior to the April 1, 2026 Toronto and East York Community Council Meeting

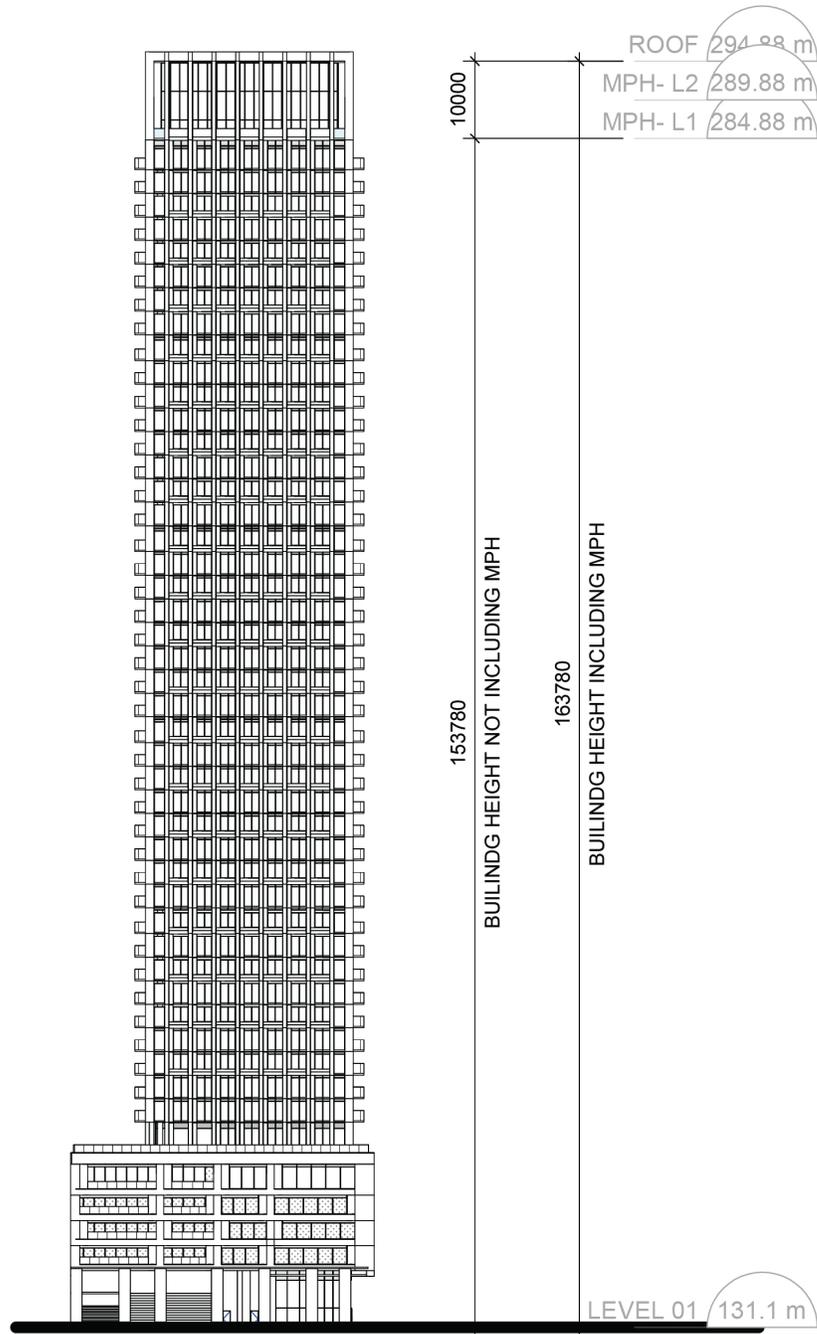
Attachment 8: Site Plan



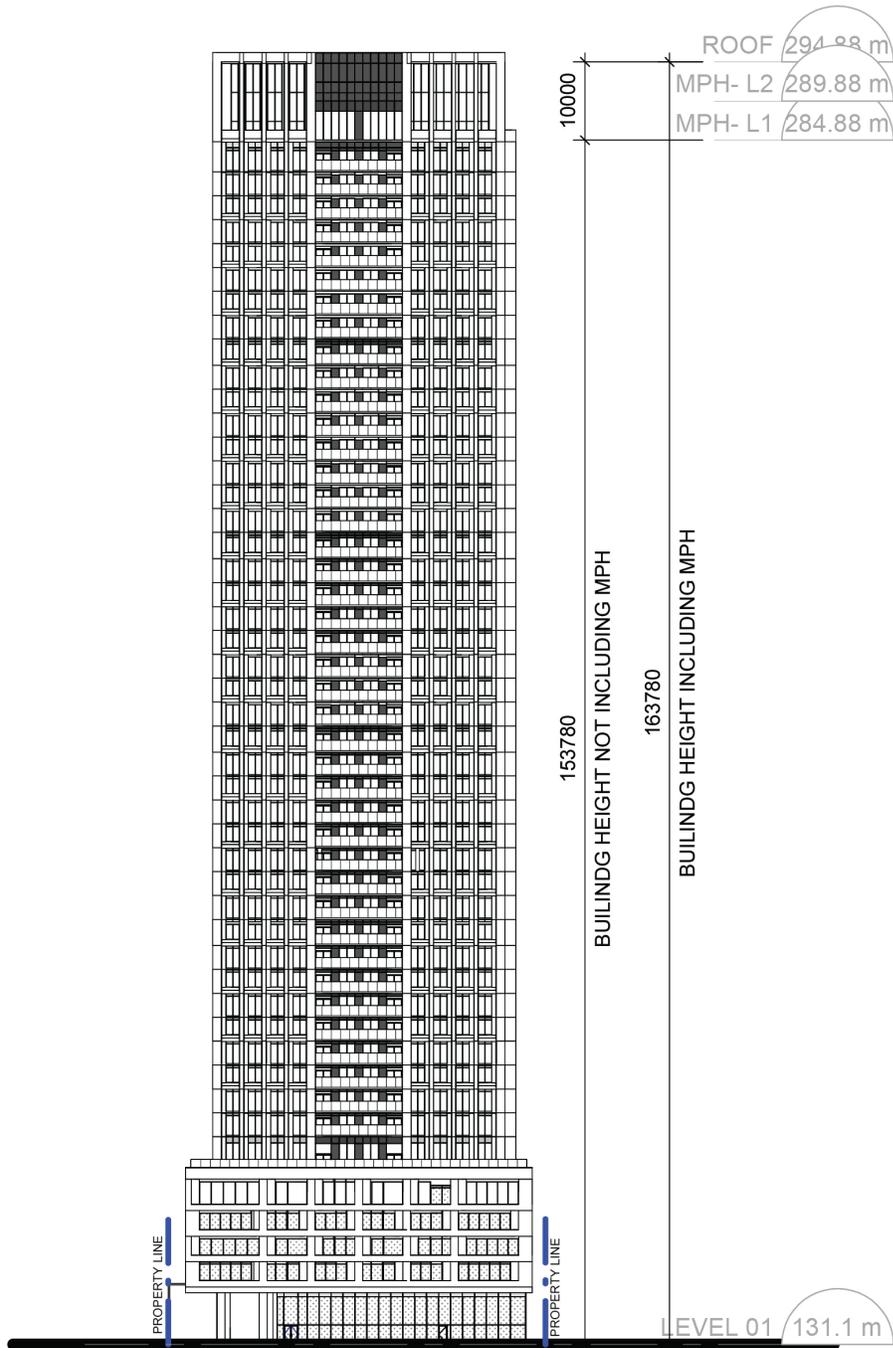
SITE PLAN



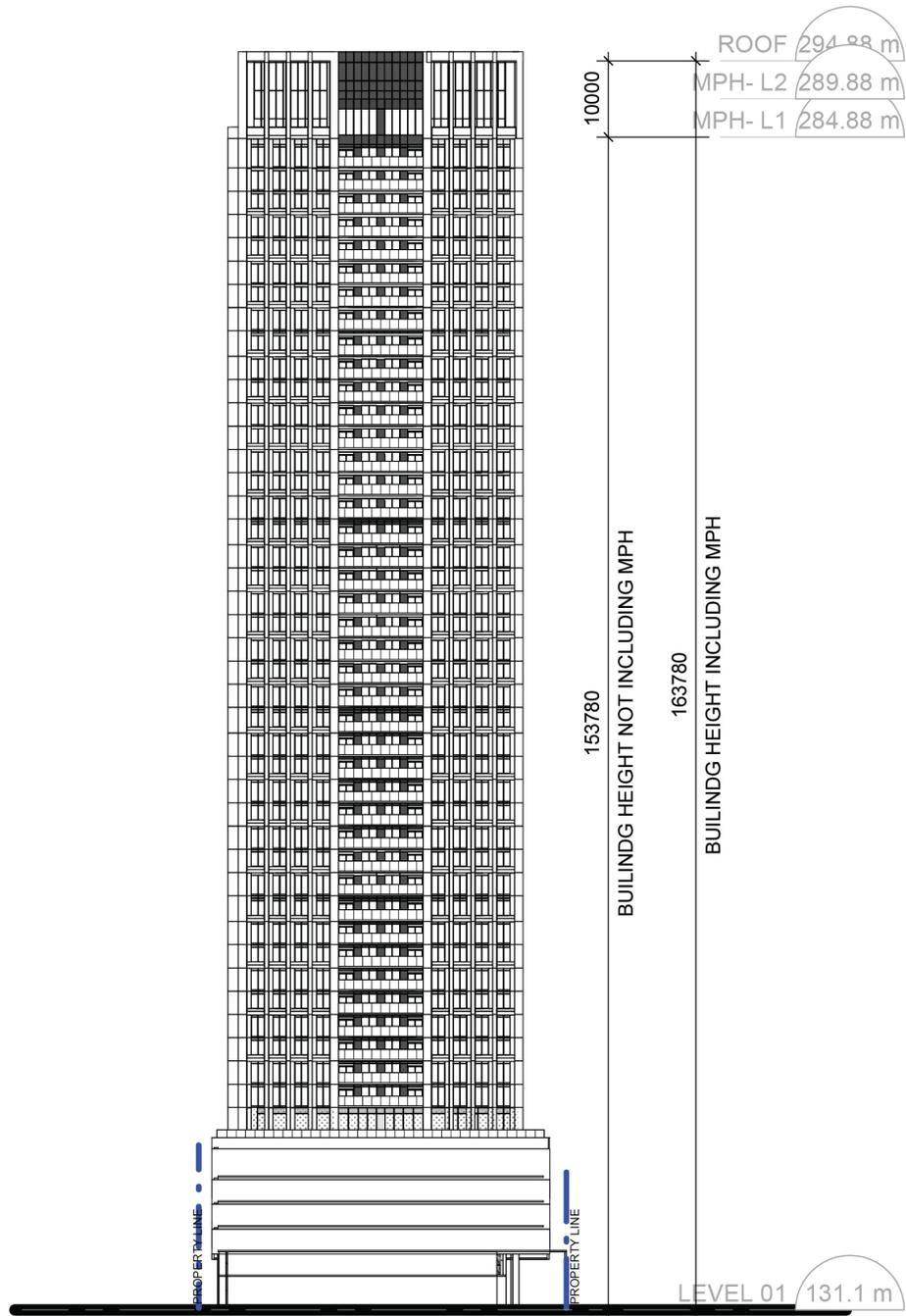
Attachment 9: Elevations



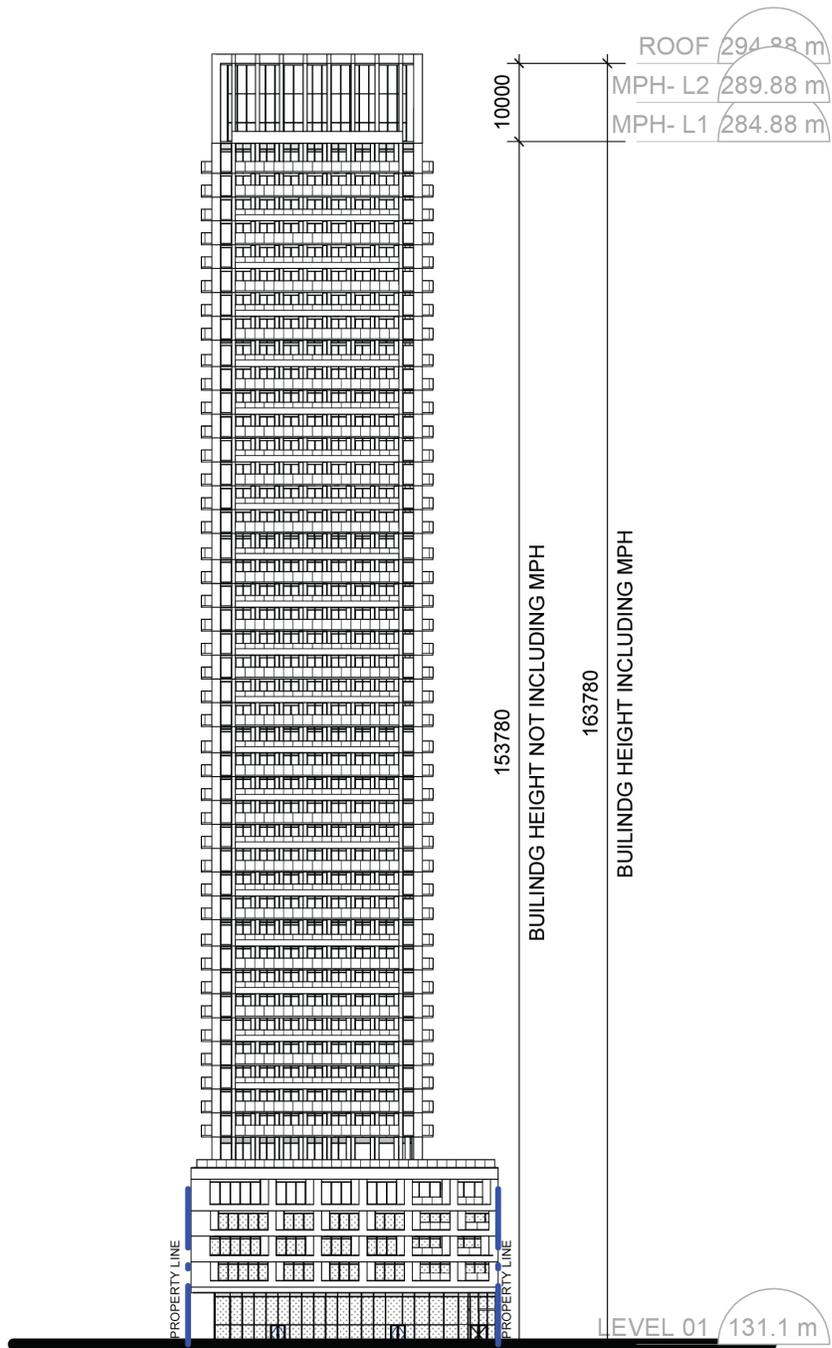
East Elevation



North Elevation

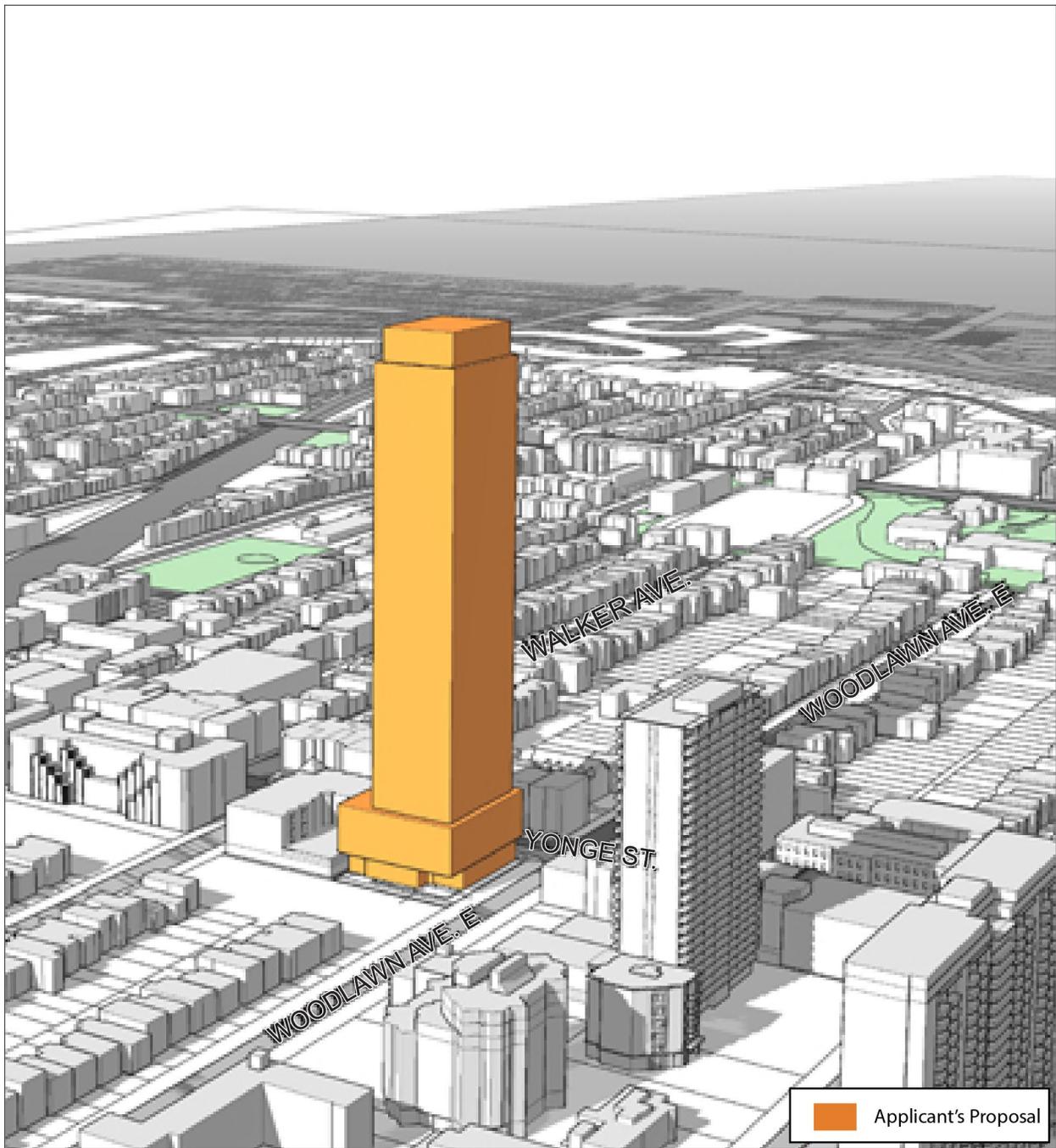


South Elevation



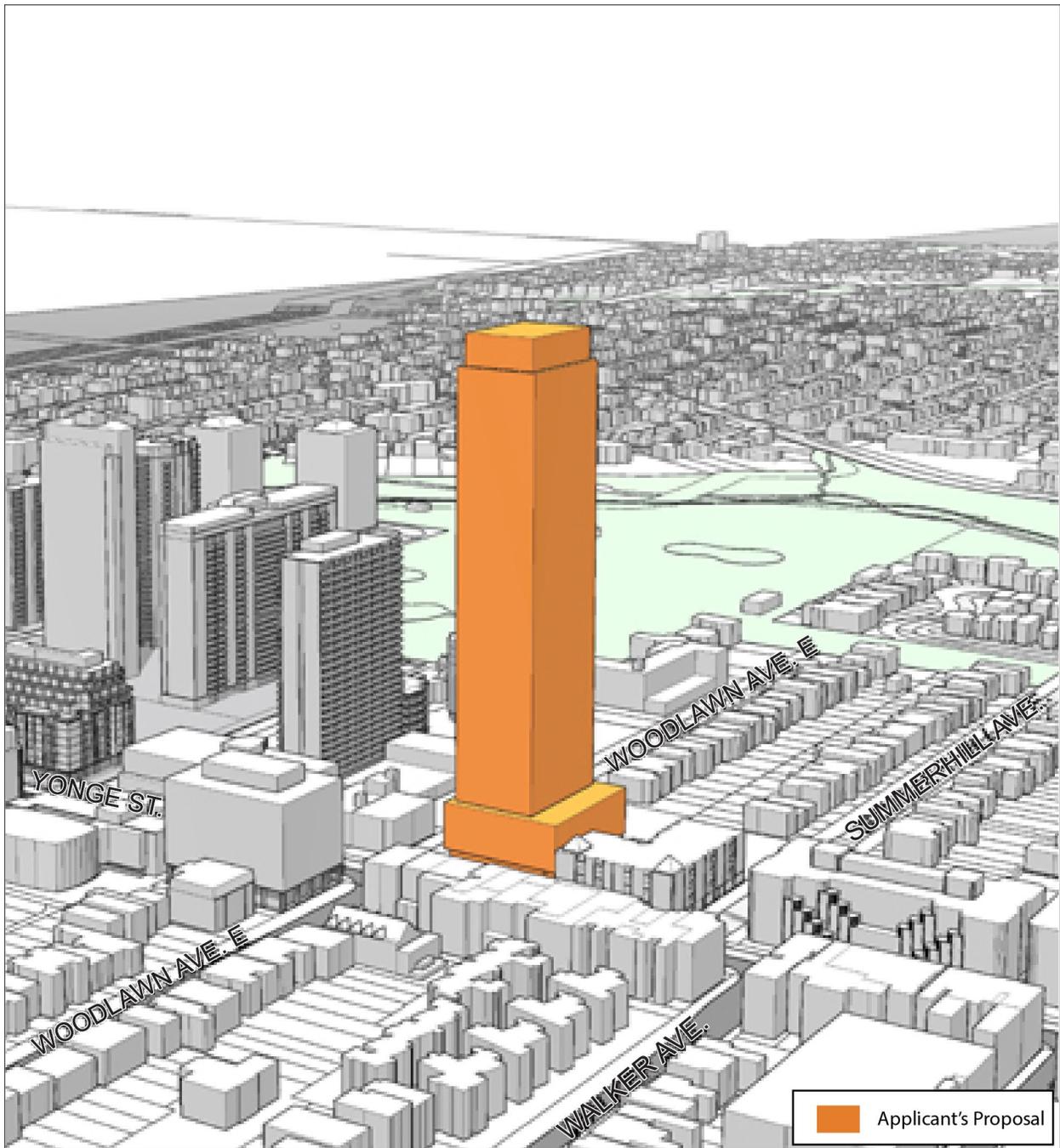
West Elevation

Attachment 10: 3D Massing Model



View of Applicant's Proposal Looking Southwest

02/27/2026



View of Applicant's Proposal Looking Northeast



02/27/2026