

110-114 Maitland Street and 440 Jarvis Street – Official Plan and Zoning By-law Amendment Application – Appeal Report

Date: May 11, 2026

To: Toronto and East York Community Council

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

Ward: 13 - Toronto Centre

Planning Application Number: 25 187527 STE 13 OZ

Related Planning Application Numbers: 25 228933 STE 13 SA & 26 137037 STE 13 RH

SUMMARY

On July 11, 2025, an application to amend the Official Plan and Zoning By-law was submitted and was deemed complete on August 11, 2025, satisfying the City's minimum application requirements.

The Official Plan Amendment proposes to permit institutional uses at 110-114 Maitland Street and 440 Jarvis Street. The Zoning By-law Amendment proposes a 56-storey (184.5 metres, including mechanical penthouse) mixed-use building with 579 dwelling units, of which 36 are replacement rental units, and approximately 4,739 square metres of non-residential space.

A Rental Housing Demolition Application has also been submitted to address rental replacement obligations for the 36 existing rental units on site in conjunction with the Official Plan and Zoning By-law Amendment application.

On March 30, 2026, the applicant appealed the Official Plan and Zoning By-law Amendment Application to the Ontario Land Tribunal ("OLT") due to Council's failure to make a decision within the time frame in the Planning Act.

This Report recommends that the City Solicitor with the appropriate City Staff attend the OLT hearing to oppose the application in its current form and to continue discussions with the applicant to resolve any outstanding issues.

RECOMMENDATIONS

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

1. City Council direct the City Solicitor and appropriate City Staff to attend the Ontario Land Tribunal in opposition to the current application regarding the Official Plan and Zoning By-law Amendment Application appeal for the lands municipally known as 110-114 Maitland Street and 440 Jarvis Street.
2. City Council direct the City Solicitor and appropriate City staff to continue discussions with the applicant in an attempt to resolve outstanding issues.
3. City Council authorize the City Solicitor and City Staff to take any necessary steps to implement City Council's decision, including requesting any conditions of approval that would be in the City's interest, in the event the Ontario Land Tribunal allows the appeal, in whole or in part.

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.

THE SITE

Description

The site is an "L"-shaped parcel, located on the north side of Maitland Street and the west side of Jarvis Street, with frontages on both streets. The site wraps around an abutting property located at the northwest corner of Jarvis and Maitland Streets, which is not included in this application. Wellspring Lane is a public lane that runs through the block and terminates at the northwest corner of the site. See Attachment 2 for the Location Map.

Existing Uses

The site is currently occupied by a 3-storey vacant apartment building at 110 Maitland Street and a 4- to 5-storey office building at 114 Maitland Street and 440 Jarvis Street.

THE APPLICATION

Description

A 56-storey (184.5 metres, including mechanical penthouse) mixed-use building.

The proposed development includes the demolition of the existing 3-storey apartment building at 110 Maitland Street and the 5-storey wing of the SickKids Centre for Community Mental Health at 114 Maitland Street. The existing 4-storey wing at 440 Jarvis Street will be retained, with no alterations proposed to this portion of the site.

Density

The proposal has a density of 13.3 times the area of the lot.

Residential Component

The proposal includes 579 dwelling units, consisting of 74 studio (14%), 244 one-bedroom (45%), 166 two-bedroom (30%), and 59 three-bedroom units (10%), and 36 rental replacement units, consisting of 1 studio, and 35 one-bedroom units described below.

Non-Residential Component

The proposal includes approximately 2,262 square metres of institutional use in the new building and 2,477 square metres of office/institutional use in the retained building at 440 Jarvis Street.

Amenity Space

The proposal includes 1,621 square metres of amenity space (2.8 square metres per dwelling unit), consisting of 1,158 square metres of indoor amenity space and 463 square metres of outdoor amenity space.

Access, Parking and Loading

The proposal includes 9 vehicular parking spaces, 653 bike parking spaces (116 residential short-term, 522 residential long-term, 5 non-residential short-term, and 10 non-residential long-term), and 3 loading spaces (a Type 'G', Type 'B' and Type 'C'). The primary access is proposed from Maitland Street, and a secondary exit-only access is proposed along Wellspring Lane.

Rental Housing Demolition and Replacement

A related Rental Housing Demolition application has been submitted for this site. A report on the Rental Housing Demolition application will be advanced to Council should the Ontario Land Tribunal allow the appeal.

Additional Information

See the attachments of this report for the Application Data Sheet, Location Map, a 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/110MaitlandSt

Reasons for Application

The Official Plan Amendment proposes to permit additional institutional uses on the Apartment Neighbourhoods-designated site, in addition to the existing residential and institutional uses.

The Zoning By-law Amendment is required to amend Zoning By-law 569-2013 to provide relief from various performance standards, including land uses, density, building height and setbacks. Additional amendments to the Zoning By-law may be identified as part of the appeal process.

Site Plan Control

A Site Plan Control application was submitted on September 30, 2025. The Site Plan Control application has not been referred to the Ontario Land Tribunal.

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.

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).

Official Plan and Design Guidelines

The site is in the Downtown and Central Waterfront area and is designated Apartment Neighbourhoods. See Attachment 3 of this report for the Official Plan 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.

Downtown Secondary Plan

The Downtown Plan encourages the protection and expansion of institutional uses Downtown. Jarvis Street is identified as a Great Street and a Cultural Corridor.

Protected/Major Transit Station Area

The site is within two delineated Protected Major Transit Station Areas (PMTSAs), associated with Site and Area Specific Policies (SASPs) 602 and 603. Specifically, the site is within 500 metres of Wellesley and College Stations. Within a PMTSA, for lands designated Apartment Neighbourhoods, Mixed Use Areas, or Regeneration Areas, zoning will permit a Floor Space Index (FSI) of 6 or more when the lands are located within 500 metres of a transit station. Development is not required to provide vehicle parking within a PMTSA.

Zoning

The site is zoned Residential (R (d2.5) (x513)) under Zoning By-law 569-2013. The zone category permits a range of residential building types, including apartment buildings. 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;
- Downtown Tall Building Design Guidelines; and
- Growing Up: Planning for Children in New 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 that apply at the time of writing.

COMMUNITY ENGAGEMENT

An in-person community consultation meeting was hosted by City staff on December 10, 2025. Approximately 60 people participated, as well as the Ward Councillor and the applicant team. At the meeting, City staff and the applicant's team gave presentations and answered questions from participants.

Issues raised at the meeting and through written comments and phone calls include:

- concern about increased traffic on Maitland Street, insufficient vehicle parking for residential and non-residential uses, rideshare and delivery activity, and potential for future residents using private parking spaces at adjacent sites;
- desire for improvements to the streetscape such as benches, soft landscaping and tree planting;
- loss of soft landscaping and removal of existing trees;
- desire for a second driveway off Jarvis Street in addition to the one proposed on Maitland Street;
- support for additional housing on the site;

- both opposition and support as it relates to the proposed height and density;
- questions about the proposed tenure of the residential portion of the building;
- shadow impacts on the public realm, including Barbara Hall Park and the AIDS memorial in particular;
- displacement of existing office tenants due to the redevelopment;
- concern about construction impacts; and
- desire for bicycle lanes on Maitland Street.

The issues raised through the community consultation process have been noted and will be considered as part of any future discussions on the application.

COMMENTS

Provincial Policy 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 determined that it is consistent with the Provincial Planning Statement (2024).

Official Plan Policies and Design Guidelines

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

Official Plan Amendment

The Official Plan Amendment application seeks to recognize the existing institutional use on the site, to permit its continued operation at 440 Jarvis Street, and to allow for its expansion within the proposed development. Staff have determined that the proposed mix of uses is appropriate for the site and area, including new residential uses and expanded institutional uses.

Built Form

The proposed building massing and height are not acceptable in their current form, as they do not conform to the policies of the Official Plan and do not meet the intent of the Tall Building Design Guidelines and Downtown Tall Building Design Guidelines.

Modifications are required to the proposed building to appropriately limit shadows on the public realm and Barbara Hall Park in particular, which is identified as a sun protected park in the Downtown Plan. These modifications should include a reduction in the overall height and revisions to the setbacks and articulation of the upper storeys to reduce the duration and extent of the shadowing.

The tower floorplate should be sculpted to reduce its visual impact, improve sky view, and better integrate the building within the existing and planned context. In addition, a setback above the base building along Maitland Street is required to distinguish the

base building from the tower, to reduce the perceived massing of the building and to establish a pedestrian-scaled streetwall.

Shadow Impact

The Shadow Study demonstrates that the proposed building will result in net new shadows on Barbara Hall Park at 11:18 a.m. and 12:18 p.m. on March 21st and September 21st. Shadow impacts on the park should be mitigated based on the Official Plan and Downtown Plan policies. An updated Shadow study will be required with built form changes to the proposal to assess the extent and duration of the shadow impacts on the park in greater detail.

Public Realm and Tree Preservation

Along Maitland Street, the proposed building is set back 3 metres from the property line, resulting in a minimum curb-to-building distance of 8.6 metres. This will accommodate a 2.1 metre pedestrian clearway, street trees, and benches, which is acceptable.

The application is also subject to the provisions of City of Toronto Municipal Code, Chapter 813, Articles II (Street Trees By-law) and III (Private Tree By-law). The Arborist Report and Tree Preservation Plan submitted in support of the application identify the removal of six City-owned trees, and the planting of four new replacement trees within the public right-of-way along Maitland Street. Nine new trees on private property within the development are proposed, including two along the Maitland Street frontage.

Urban Forestry staff have requested the preservation of two mature City-owned trees on Maitland Street. Revisions to the landscape plans are required to demonstrate the preservation of these trees and demonstrate that the additional trees within the City right-of-way can be accommodated in accordance with City standards. Given the site is designated Apartment Neighbourhoods, which is characterized by landscaped open spaces, staff will seek additional soft landscaping elements within the public realm and front yard of the proposed development.

Unit Mix

The Downtown Plan requires a minimum of 10% three-bedroom units, 15% two-bedroom units and an additional 15% two- or three-bedroom units or units that can be converted to two- and three-bedroom units through the use of accessible or adaptable design measures. The proposed development includes 30% two-bedroom units and 10% three-bedroom units. The proposed unit mix conforms to the policies of the Downtown Plan.

Rental Housing and Demolition and Tenant Relocation and Assistance Plan

The Official Plan requires development that would result in the loss of six or more rental dwelling units to replace at least the same number, size, and type of rental units at similar rents to those in effect at the time of application. The policy also requires the provision of an acceptable tenant assistance plan, addressing the right of existing tenants to return to the replacement units at similar rents and other assistance to lessen hardship.

The applicant submitted a related Rental Housing Demolition application on March 31, 2026. The current application proposes the demolition and replacement of the 36 vacant rental dwelling units within the proposed development. The rental replacement proposal, including the rental replacement unit layouts, requires resolution and Council endorsement in the event the development proceeds.

Wind Impact

The Pedestrian Level Wind Assessment indicates that wind conditions throughout the year will be comfortable in the public realm on and around the site, including building entrances and sidewalks/walkways, which will be suitable for walking or sitting and are acceptable for their intended use.

The proposed above-grade outdoor amenity areas will experience wind conditions that will require additional review and potential wind mitigation measures to improve conditions and ensure the spaces function as intended.

A revised Pedestrian Level Wind Study will be required to assess any changes to the proposed massing and to confirm any required mitigation measures.

Servicing

Development Engineering staff have reviewed the Functional Servicing and Stormwater Management Report and associated plans and require further revisions to the reports and drawings to demonstrate that sufficient capacity is available to support the proposed development.

In the event the proposal is approved in principle, the applicant would be required to demonstrate to the satisfaction of the Director, Engineering Review, Development Review, that there is sufficient capacity for the proposal to be adequately serviced, and would be responsible for any related upgrades required to support the development which may be secured through the use of holding provisions.

Access, Vehicular and Bicycle Parking, Loading

Transportation Review staff have reviewed the Transportation Impact Study and generally accepts its conclusions with respect to traffic, parking, and loading, subject to the implementation of Transportation Demand Management measures.

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.

Further Issues

Development Review staff may be required to evaluate supplementary or revised plans and supporting materials submitted by the applicant after the date of this Report. As a result, staff may continue to refine or identify further issues or supplement the reasons provided in this report. Where substantive changes to the proposal are made by the applicant, staff may report back to City Council as necessary.

Conditions to Any Tribunal Order

Should the Ontario Land Tribunal allow the appeal, in whole or in part, the following preliminary list of conditions should be imposed on the issuance of any final order of the Tribunal on the Official Plan and Zoning By-law Amendment to the satisfaction of the appropriate City Officials:

- the final form and content of the draft Official Plan Amendment is to the satisfaction of the Executive Director, Development Review and the City Solicitor;
- the final form and content of the draft Zoning By-law Amendment is to the satisfaction of the Executive Director, Development Review and the City Solicitor;
- City Council has approved the Rental Housing Demolition Application (26 137037 STE 13 RH) under Chapter 667 of the Toronto Municipal Code, pursuant to Section 111 of the City of Toronto Act, 2006, to permit the demolition of the existing rental dwelling units, and the owner has entered into, and registered on title to the lands, an agreement pursuant to Section 111 of the City of Toronto Act, 2006 to the satisfaction of the Chief Planner and Executive Director, City Planning, and the City Solicitor, securing all rental housing-related matters, including tenant relocation assistance, necessary to implement City Council's decision;
- the owner has at its sole expense:
 - Submitted a revised Functional Servicing Report and Stormwater Management Report, Hydrogeological Review, including the Foundation Drainage Report ("Engineering Reports") to the satisfaction of the Director, Engineering Review, Development Review, in consultation with the General Manager, Toronto Water;
 - Secured the design and provided financial securities in respect of any upgrades or required improvements to the existing municipal infrastructure identified in the accepted Engineering Reports, to support the development, all to the satisfaction of the Director, Engineering Review, Development Review, and the General Manager, Toronto Water, should it be determined that improvements or upgrades are required to support the development, according to the Engineering Reports accepted by the Director, Engineering Review, Development Review, and the General Manager, Toronto Water;
 - Ensured that implementation of the accepted Engineering Reports does not require changes to the proposed amending By-law or that any required changes have been made to the proposed amending By-law to the satisfaction of the

Executive Director, Development Review, and the City Solicitor, including the use of a Holding ("H") By-law symbol regarding any new municipal servicing infrastructure or upgrades to existing municipal servicing infrastructure, as may be required.

- the owner has satisfied any other conditions as may be deemed necessary and in the interest of the City.

CONTACT

Tiffany Ly, Planner, Community Planning, Tel. No. 416-338-4788, E-mail:
Tiffany.Ly@toronto.ca

SIGNATURE

David Driedger
Acting Director, Community Planning
Toronto and East York District

ATTACHMENTS

City of Toronto Data/Drawings

Attachment 1: Application Data Sheet
Attachment 2: Location Map
Attachment 3: Official Plan Land Use Map
Attachment 4: Existing Zoning By-law Map

Applicant Submitted Drawings

Attachment 5: Site Plan
Attachment 6: Elevations
Attachment 7: 3D Massing Model

Attachment 1: Application Data Sheet

Municipal Address: 110-114 Maitland Street & 440 Jarvis Street Date Received: July 11, 2025

Application Number: 25 187527 STE 13 OZ

Application Type: Official Plan and Zoning By-law Amendment

Project Description: A 56-storey mixed-use building.

Applicant	Agent	Architect	Owner
Minto Group c/o Chris Black	Bousfields Inc.	Diamond Schmitt	Minto (110 Maitland) LP

EXISTING PLANNING CONTROLS

Official Plan Designation:	Apartment Neighbourhood	Site Specific Provision:	SASP 517, SASP 602, SASP 603
Zoning:	R (d2.5)(x513)	Heritage Designation:	Y
Height Limit (m):	30	Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq m): 3,276 Frontage (m): 40 Depth (m): 54

Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):	1,315	519	695	1,214
Residential GFA (sq m):	2,032		37,188	37,188
Non-Residential GFA (sq m):	3,656	3,656	2,262	5,918
Total GFA (sq m):	5,688	3,656	39,450	43,106
Height - Storeys:	5	5	56	56
Height - Metres:			174	174

Lot Coverage Ratio (%): 37.06 Floor Space Index: 13.16

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

Residential GFA: 37,188
Retail GFA:
Office GFA:

Industrial GFA:

Institutional/Other GFA: 5,918

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:	36		36	36
Freehold:				
Condominium:				
Other:			543	543
Total Units:	36		579	579

Total Residential Units by Size

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:					
Proposed:		77	273	170	59
Total Units:		77	273	170	59

Parking and Loading

Parking Spaces: 9 Bicycle Parking Spaces: 663 Loading Docks: 3

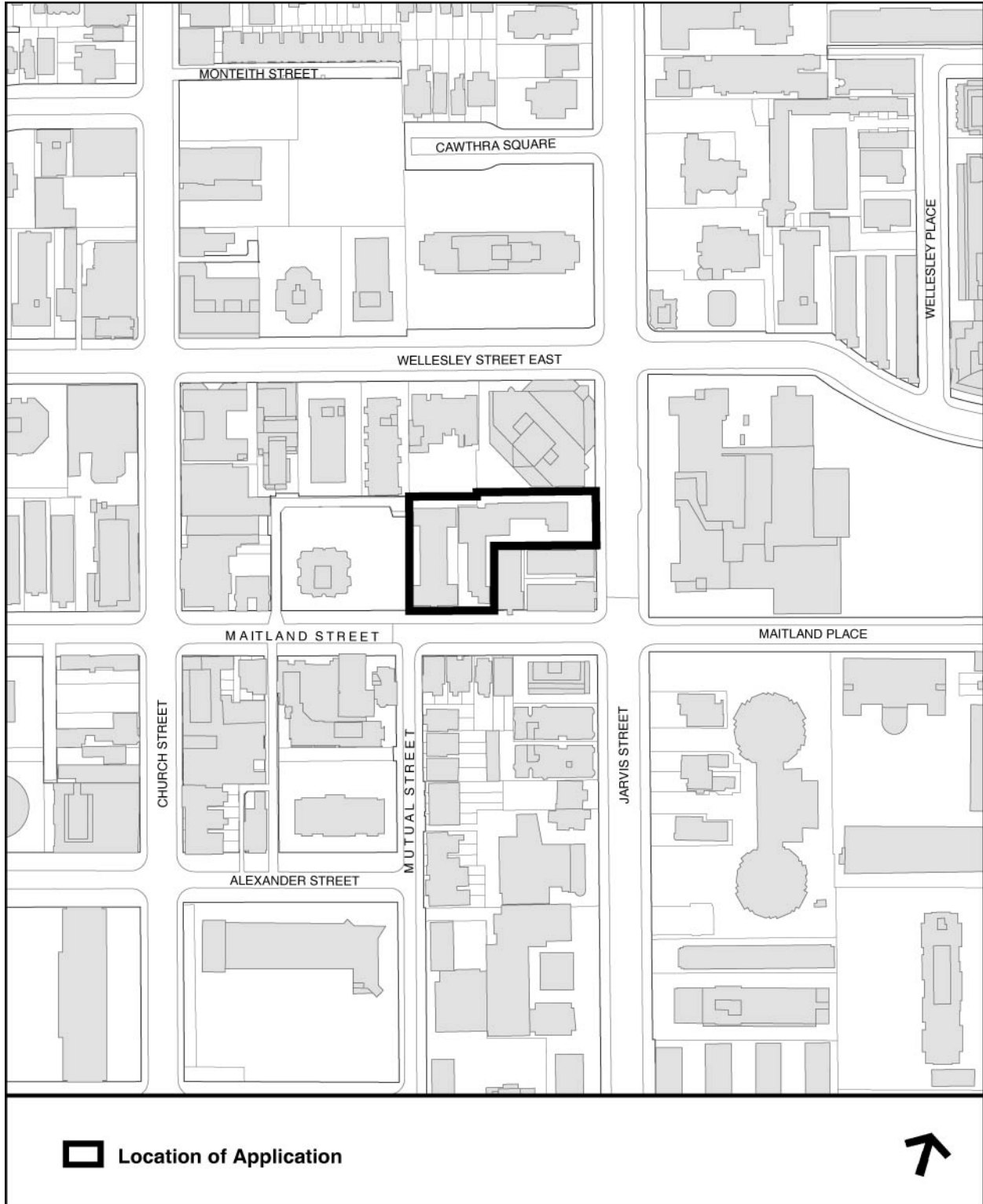
CONTACT:

Tiffany Ly, Planner, Community Planning

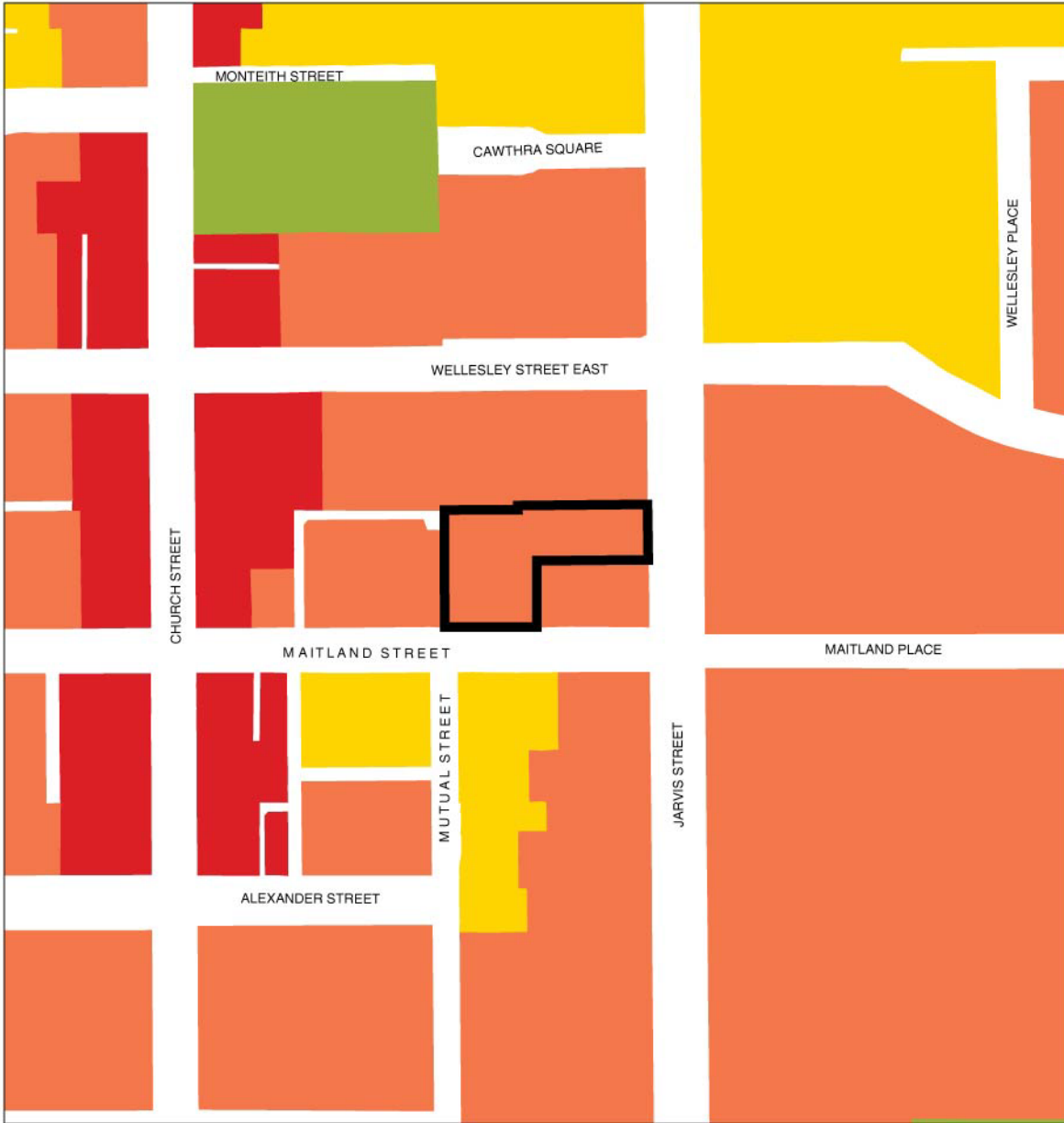
416-338-4788

Tiffany.Ly@toronto.ca

Attachment 2: Location Map



Attachment 3: Official Plan Land Use Map



Official Plan Land Use Map #18

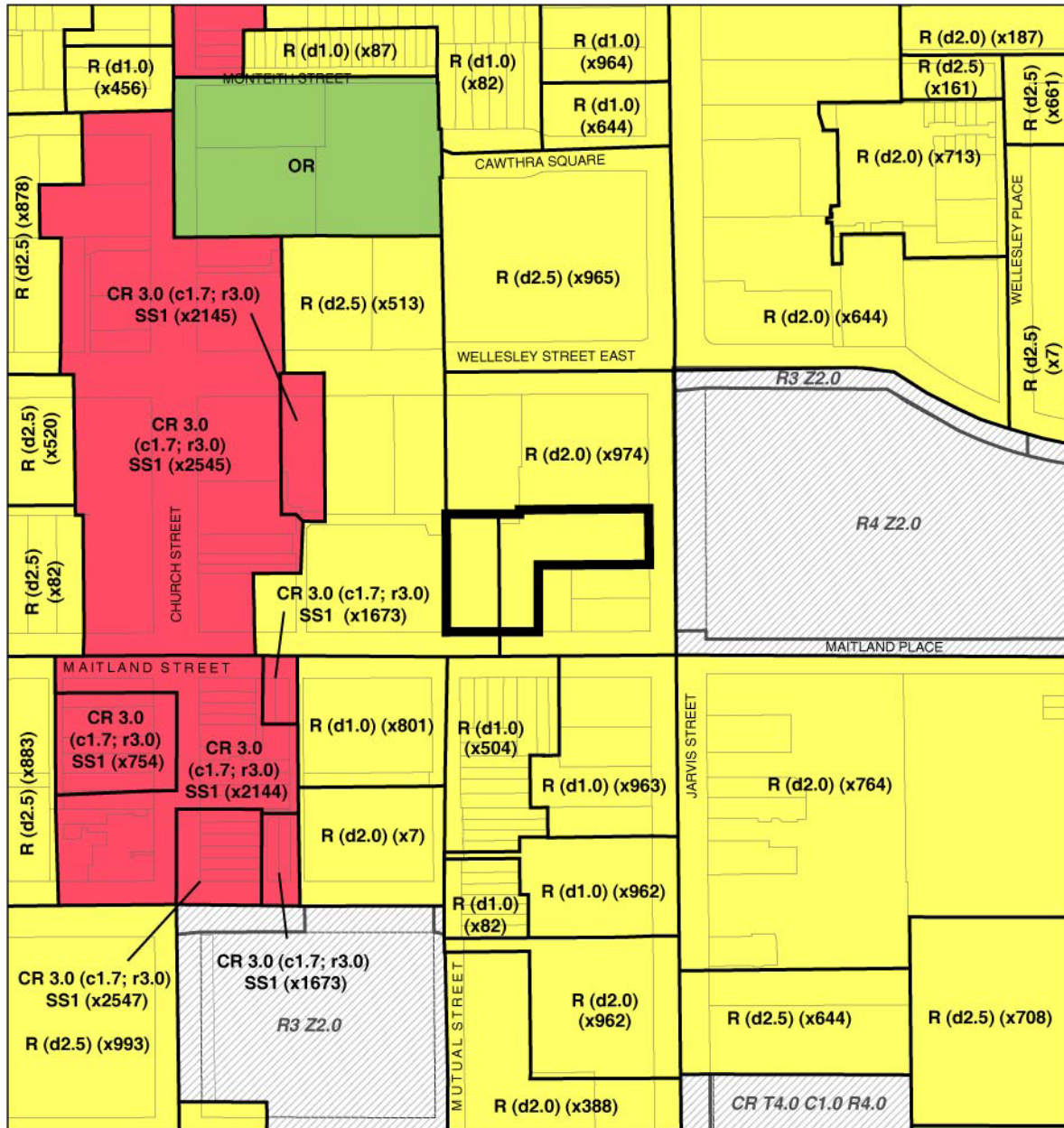
110 - 114 Maitland St & 440 Jarvis Street

File # 25 187527 STE 13 0Z

-  Location of Application
-  Neighbourhoods
-  Apartment Neighbourhoods
-  Mixed Use Areas
-  Parks


 Not to Scale
 Extracted: 07/07/2025

Attachment 4: Existing Zoning By-law Map



110 - 114 Maitland St & 440 Jarvis Street

Zoning By-law 569-2013

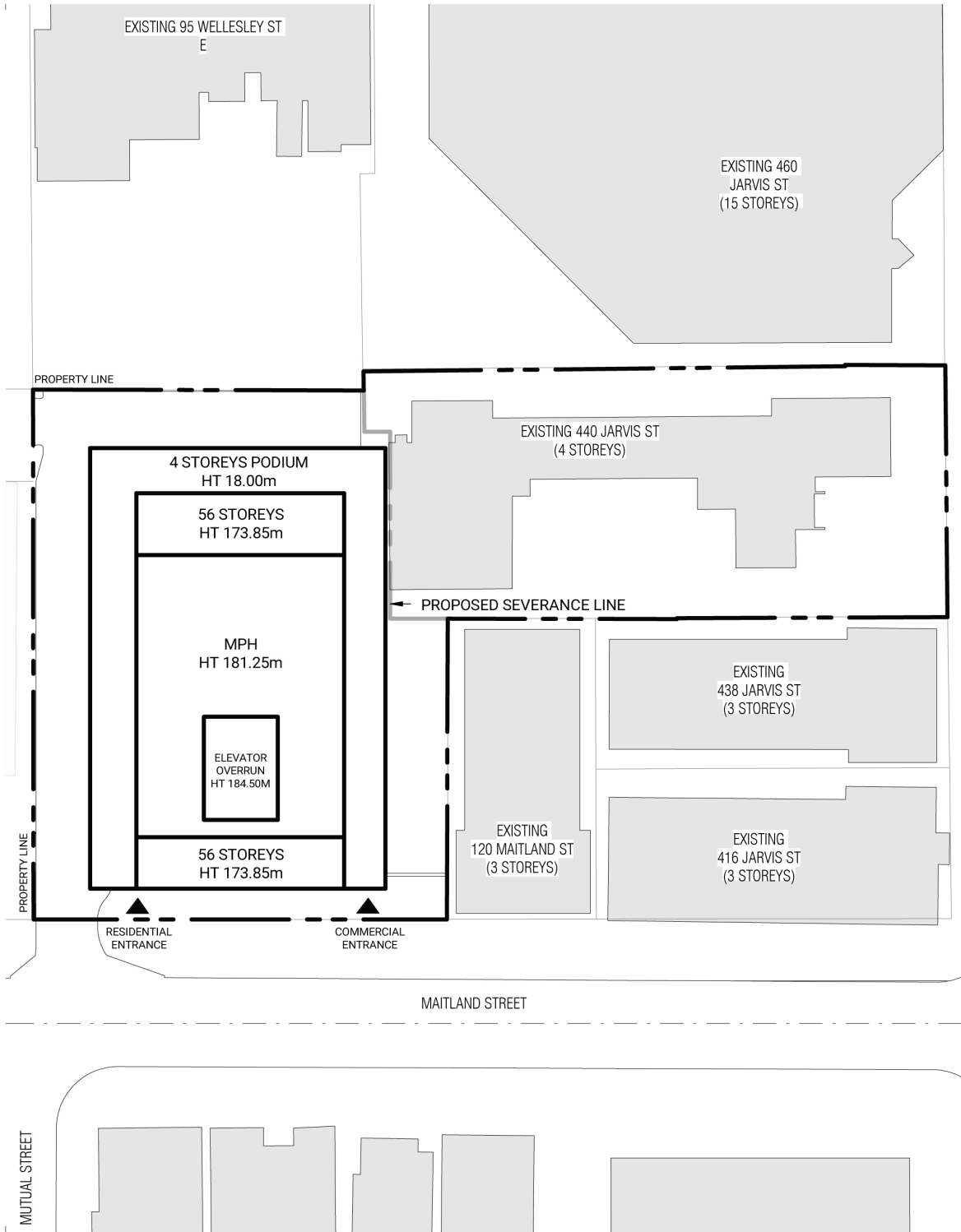
File # 25 187527 STE 13 0Z

- Location of Application
- R Residential
- CR Commercial Residential
- O Open Space
- OR Open Space Recreation

- See Former City of Toronto By-law No. 438-86
- R4** Residential District
- CR** Mixed-Use District

↑
Not to Scale
Extracted: 07/07/2025

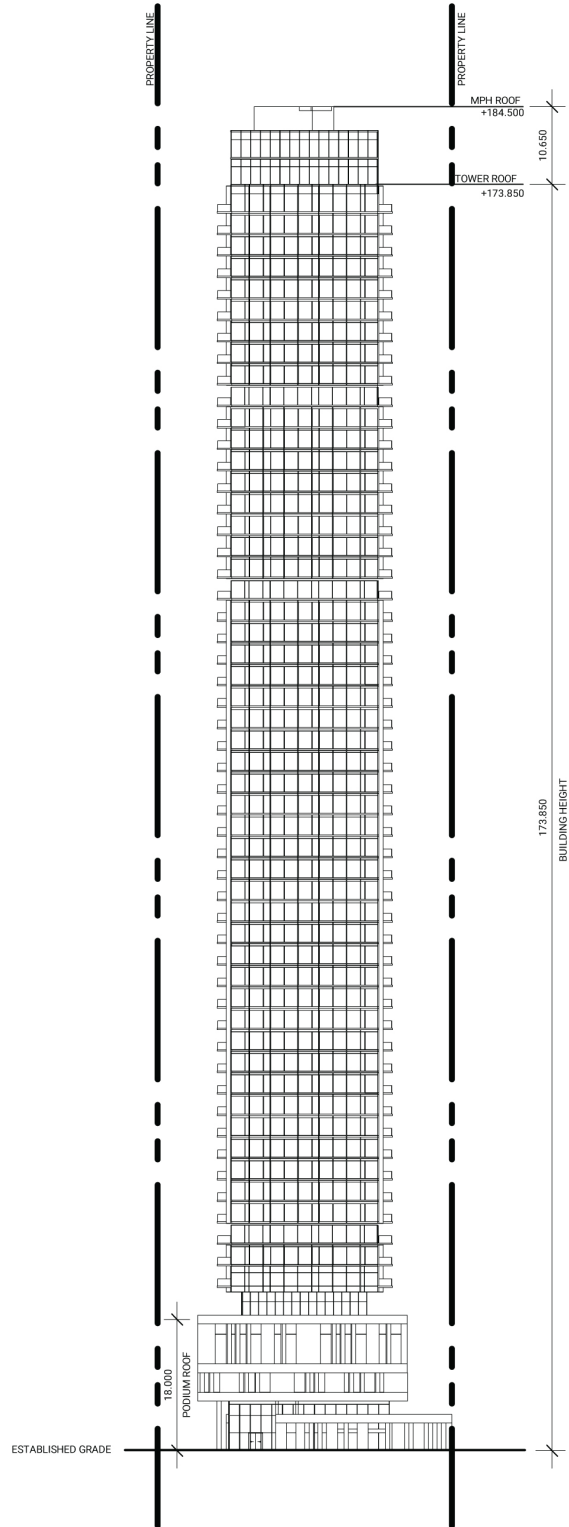
Attachment 5: Site Plan



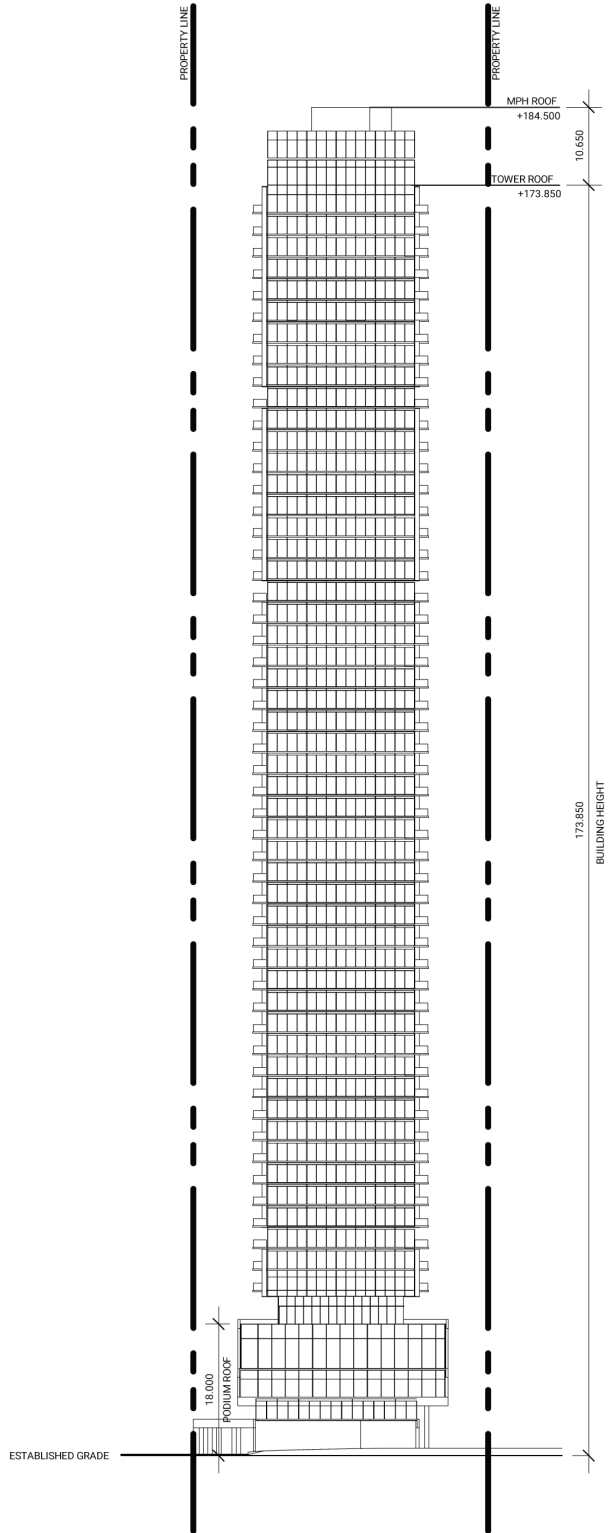
Site Plan



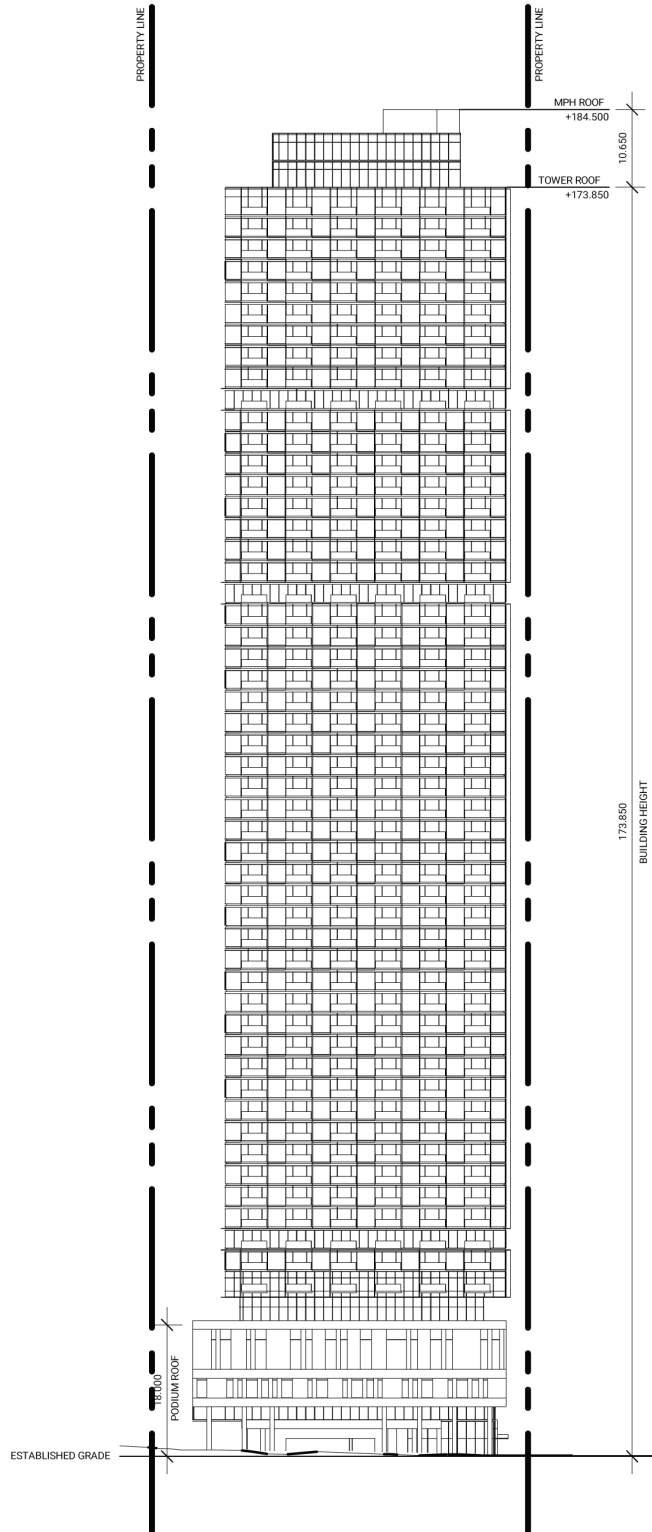
Attachment 6: Elevations



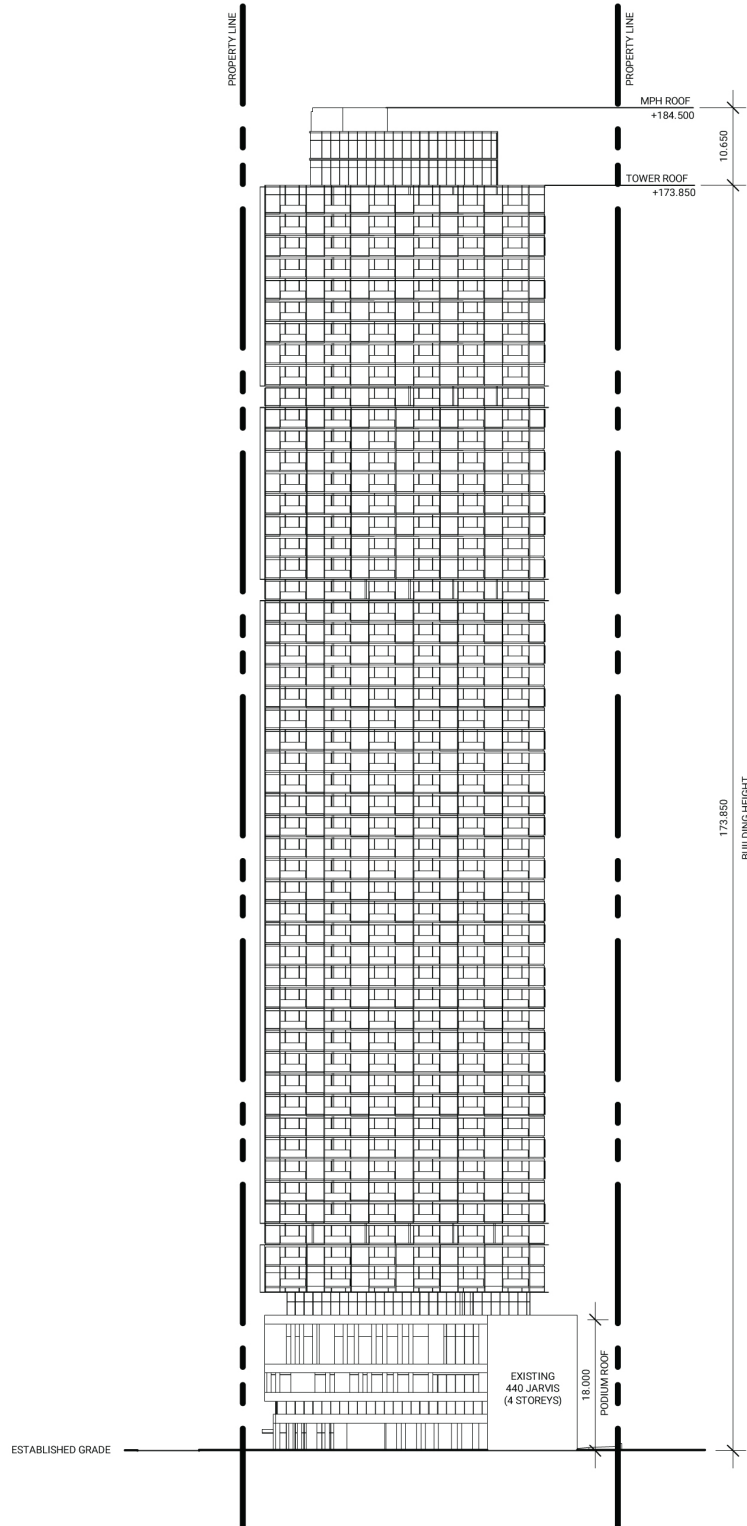
South Elevation



North Elevation

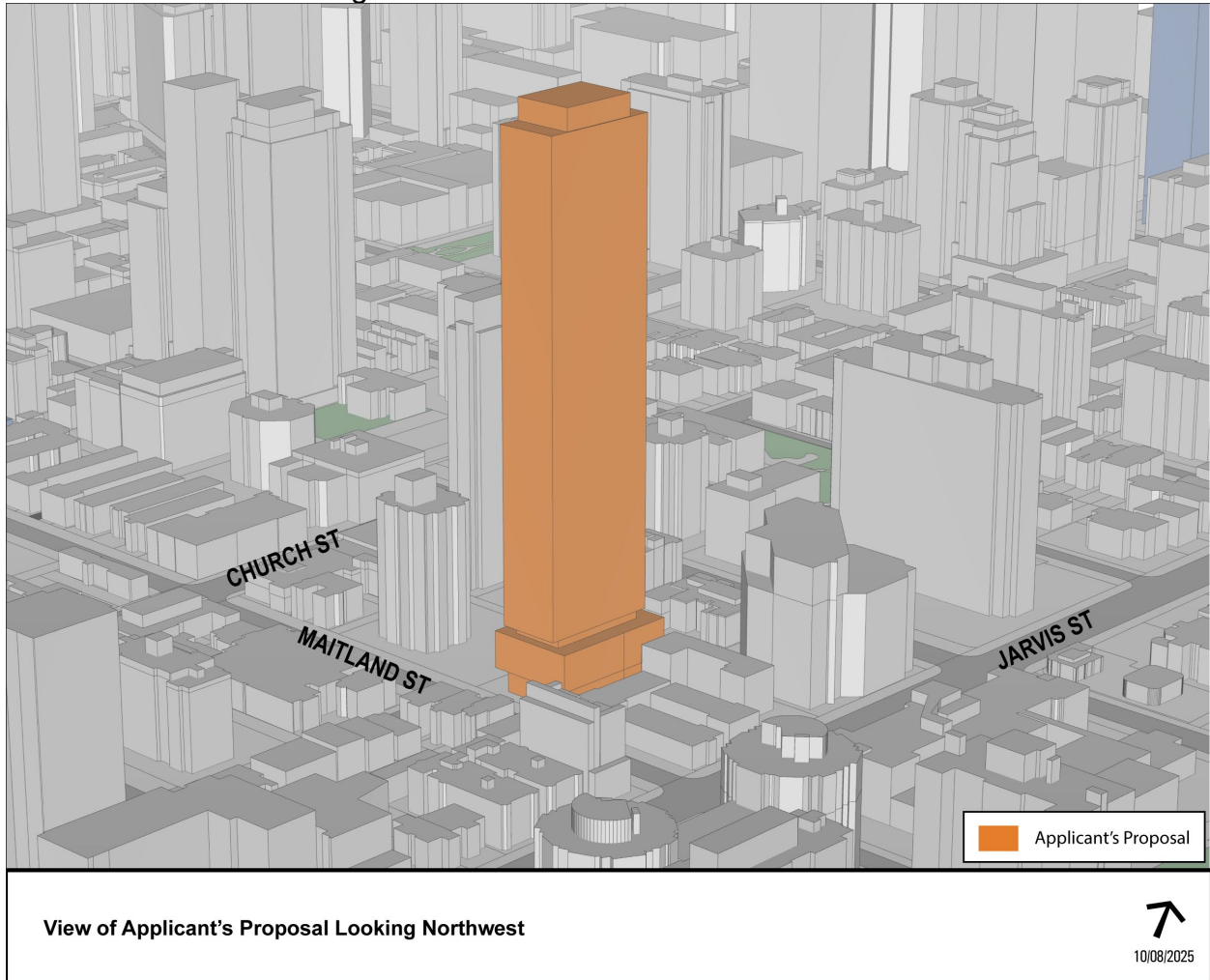


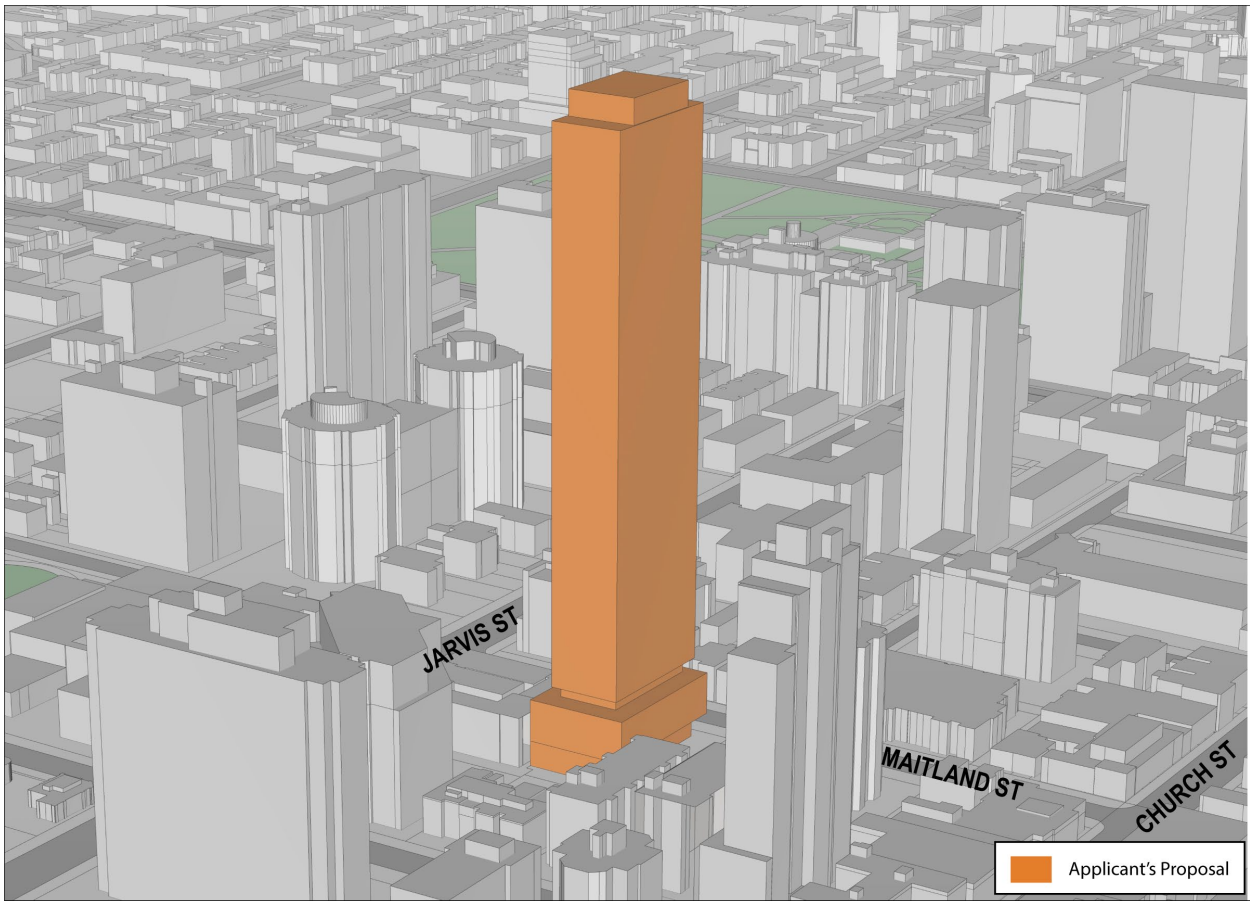
West Elevation



East Elevation

Attachment 7: 3D Massing Model





View of Applicant's Proposal Looking Southeast



10/08/2025