

1, 2A and 4-16 Sumach Street and 90 Eastern Avenue – Official Plan and Zoning By-law Amendment Application – Decision Report – Approval

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: 21 204556 STE 13 OZ

Related Planning Application Number: 21 204561 STE 13 RH

SUMMARY

This report recommends approval of the application to amend the Official Plan and Zoning By-law, with a holding provision, to permit a 59-storey mixed use building and a 55-storey residential building (204 and 191 metres, including mechanical penthouse), containing 1,276 dwelling units and a minimum of 1,200 square metres of non-residential gross floor area at 1, 2A and 4-16 Sumach Street and 90 Eastern Avenue.

The application to amend the Official Plan is required to permit the proposed scale of development in the Mixed Use Areas 'A' (Corktown) part of the King-Parliament Secondary Plan area.

A separate report from the Senior Manager, Heritage Planning, on the proposed alterations to the designated heritage properties located at 6-8 and 10-12 Sumach Street will be considered by City Council in conjunction with this report.

A related Rental Housing Demolition application has also been submitted as the proposal includes the demolition of 11 residential dwelling units, three of which (at 1, 4 and 16 Sumach Street) are rental units. A decision on the Rental Housing Demolition application is delegated to the Chief Planner or their designate, as less than six rental units are proposed to be demolished.

RECOMMENDATIONS

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

1. City Council amend the Official Plan for the lands municipally known as 1, 2A and 4-16 Sumach Street and 90 Eastern Avenue substantially in accordance with the draft Official Plan Amendment included as Attachment 5 to this Report.
2. City Council amend City of Toronto Zoning By-law 569-2013 for the lands municipally known as 1, 2A and 4-16 Sumach Street and 90 Eastern Avenue substantially in accordance with the draft Zoning By-law Amendment included as Attachment 6 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 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 1, 2A and 4-16 Sumach Street and 90 Eastern Avenue.

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 November 24, 2021, Toronto and East York Community Council adopted a Preliminary Report related to the original application for a 35-storey mixed use building. The Toronto and East York Community Council decision is available here:
<https://secure.toronto.ca/council/agenda-item.do?item=2021.TE29.31>

On December 16, 2020, the properties at 1, 6-8, and 10-12 Sumach Street were listed on the City's Heritage Register.

On December 16 and 17, 2025, City Council stated its intention to designate the properties at 6-8 and 10-12 Sumach Street under Part IV, Section 29 of the Ontario Heritage Act. City Council's decision can be found here:

<https://secure.toronto.ca/council/agenda-item.do?item=2025.PH26.15>

The properties were designated on February 4, 2026.

THE SITE AND SURROUNDING LANDS

Description

The site is located north of Eastern Avenue, east of Cherry Street, and south of the Adelaide Street East overpass, and consists of two parcels bisected by Sumach Street, which runs one block north from Eastern Avenue and terminates south of the Adelaide Street East overpass.

The portion on the west side of Sumach Street ("Block A": 2A and 4-16 Sumach Street and 90 Eastern Avenue) is an irregularly-shaped site with an area of 1,730 square metres and frontages of 44 metres along Sumach Street, 25 metres along Eastern Avenue, 69 metres along Cherry Street, and 10 metres along the Adelaide Street East overpass.

The portion on the east side of Sumach Street ("Block B": 1 Sumach Street) is a triangular property with an area of 800 square metres and frontages of 31 metres along Sumach Street, 41 metres along Eastern Avenue, and 48 metres along the Adelaide Street East overpass.

The property at 2 Sumach Street, at the northwest corner of Sumach Street and Eastern Avenue, is not part of the site.

See Attachment 2 for the Location Map.

Existing Uses

The site is currently occupied by a residential building known as the "Cube House," six two-storey row houses, two one-storey houses, and a one-storey commercial building.

Existing Rental Dwelling Units

There are three existing rental dwelling units on the site, which are proposed to be demolished. The rental units are located at 1 (Cube House), 4 and 16 Sumach Street. Only the rental unit at 1 Sumach Street is occupied. All other residential properties are vacant.

Heritage

The site includes five heritage properties, consisting of 1 Sumach Street, which is listed on the City's Heritage Register, and 6-8 and 10-12 Sumach Street, which are designated under Part IV of the Ontario Heritage Act.

THE APPLICATION

Description

A 59-storey mixed use building and a 55-storey residential building (204 and 191 metres, including mechanical penthouse), referred to as Blocks A and B, respectively.

Revisions

The application was first submitted as a proposal for a 35-storey (120 metres, including the mechanical penthouse) mixed use building, containing 443 residential units (including 119 affordable rental housing units). The original proposal involved a building that bridged over the Sumach Street right-of-way.

A revised proposal for two buildings was submitted in July 2025. The proposal has undergone revisions since that time, including:

- changes to the shape of the Block A building from a rectangular to a rounded shape with stepped massing;
- modifications to the on-site heritage conservation and the relationship with the new buildings;
- additional stepbacks between the base building and tower for both buildings; and
- reduced extent of several canopy elements.

Heritage

The designated heritage buildings at 6-8 and 10-12 Sumach Street are proposed to be relocated approximately 14 metres to the south of their current location on Sumach Street and incorporated into the base building of the Block A building.

The listed building at 1 Sumach Street is proposed to be demolished. The applicant has retained an artist who intends to use reclaimed materials from the Cube House to create a commemorative installation.

Density

The proposal has a density of 31.9 times the area of the lot on Block A and 49.5 times the area of the lot on Block B.

Residential Component

The proposal includes 1,276 dwelling units.

Block A includes 760 dwelling units, consisting of 164 studio (22%), 386 one-bedroom (51%), 133 two-bedroom (18%), and 77 three-bedroom units (10%).

Block B includes 516 dwelling units, consisting of 309 one-bedroom (60%), 155 two-bedroom (30%), and 52 three-bedroom units (10%).

A portion of the studio and one-bedroom units would be located and designed so that they could be converted to provide a total of 40% two- and three- bedroom units across the overall site.

Non-Residential Component

A minimum of 1,200 square metres of non-residential space is required in the Block A building.

Amenity Space

The proposal includes a minimum of 2.48 square metres of amenity space per unit for Block A, consisting of 2.00 square metres of indoor amenity space and 0.48 square metres of outdoor amenity space, and 1.93 square metres per unit for Building B, consisting of 1.70 square metres of indoor amenity space and 0.23 square metres of outdoor amenity space.

Access, Parking and Loading

The proposal includes 39 vehicular parking spaces for Block A, 1,412 bike parking spaces (260 short-term and 1,152 long-term spaces), and 4 loading spaces (1 Type "C" and 1 Type "G" for each building). The parking and loading spaces are proposed to be accessed from Sumach Street.

Additional Information

See Attachments 1, 2 and 6 to 8 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/1SumachSt

Reasons for Application

The Official Plan Amendment is required to permit the proposed scale of development in the Mixed Use Areas 'A' (Corktown) part of the King-Parliament Secondary Plan area.

The Zoning By-law Amendment application proposes to amend Zoning By-law 569-2013 to include the entire site and to permit the proposed buildings, including building height, density, and setbacks.

A Rental Housing Demolition application is required because the development site contains six or more residential units, of which at least one unit is rental housing. Chapter 667 of the City of Toronto Municipal Code requires an applicant to obtain a permit from the City allowing the demolition of the existing rental housing units. The City may impose conditions that must be satisfied before a demolition permit is issued.

Agency Circulation Outcomes

The application has been circulated to all appropriate agencies and City Divisions. Responses have been used to assist in evaluating the application and drafting the 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 part of the Downtown and Central Waterfront. The site is designated Mixed Use Areas on Land Use Map 18. 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 Plan

The site is designated Mixed Use Areas 3 - Main Street in the Downtown Plan. Development in Mixed Use Areas 3 will be in the form of mid-rise buildings, with some low-rise and tall buildings permitted based on compatibility.

King-Parliament Secondary Plan

The site is designated Mixed Use Areas 'A' (Corktown) on Map 15-1 of the in-force [King-Parliament Secondary Plan](#). Lands in Mixed Use Area 'A' are considered stable and gradual change is encouraged. New development will consist primarily of small scale infill development and building conversions that are sensitive to the existing character and form of the community.

A new King-Parliament Secondary Plan was adopted by City Council in May 2021; however, it has been appealed to the Ontario Land Tribunal in its entirety and is therefore not in-force.

Protected/Major Transit Station Area (PMTSA)

The site is located within the boundary of SASP 688, which will require development in the East Harbour Station Protected Major Transit Station Area (PMTSA) to achieve a minimum of 300 jobs and residents per hectare and a minimum density of 2.0 Floor Space Index on the site. The portion of the Official Plan Amendment bringing this into effect (OPA 570) is awaiting approval from the Ministry of Municipal Affairs and Housing under the Planning Act, and is not yet in force.

Downtown Tall Buildings (SASP 517)

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

Zoning

Block A is zoned Residential (R (d(1.0) (x4)) with a height limit of 12 metres under Zoning By-law 569-2013 and Industrial (I3 D3) with a height limit of 12 metres under Zoning By-law 438-86.

Block B is zoned Industrial (I3 D3) with a height limit of 12 metres under Zoning By-law 438-86.

Zoning By-law Amendments for the King-Parliament Secondary Plan area were adopted by City Council in May 2021; however, these amendments are under appeal.

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
- Growing Up: Planning for Children in New Vertical Communities
- Retail Design Manual

Toronto Green Standard

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

PUBLIC ENGAGEMENT

Community Consultation

Two Community Consultation Meetings were hosted by City staff: an open house on November 6, 2025, and a virtual townhall meeting on February 3, 2026. At the open house, approximately 30 people attended, including the Ward Councillor. At the meeting, City staff and the applicant's consultants provided information panels and spoke with attendees. At the virtual meeting, approximately 27 people attended, including the Ward Councillor. At the meeting, City staff and the applicant's consultants gave presentations on the site and surrounding area, the existing planning framework,

and the proposed development. Following the presentations, City staff led a question and answer session.

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

- Opposition to the proposed height and density based on the generally lower scale of buildings in the area, the character of the area, the size and shape of the site, and the scale exceeding heights permitted by the Province for sites near future Ontario Line stations;
- Preference for a mid-rise scale building on the site, or one smaller tower;
- Wind impacts and uncomfortable pedestrian-level wind conditions;
- Shadow impacts on the public realm, including parks, open spaces and streets, prominent buildings and institutions in the area, and on trees;
- Consistency with City guidelines for tall buildings, including tower separation, floorplate sizes, stepping down of heights, and sky view;
- Concern about the proposed demolition of the Cube House, including requests to relocate the building;
- Support for commemoration of the Cube House either on-site or in the public realm;
- Heritage conservation, including:
 - desire for building interiors to be retained and made accessible to the public as commercial or non-profit space;
 - concern about the relationship between the new construction and the heritage buildings and the new development overwhelming the heritage resources; and
 - concern about the relocation of heritage buildings;
- Desire for the proposal to include affordable housing and more family-sized, larger units;
- Desire for non-residential uses in the lower level of the buildings;
- Impacts to traffic, pedestrian safety, and vehicular parking, including lack of on-site parking, management of pick-up and drop-off activity and any removal of on-street parking for the development;
- Whether Sumach Street could be closed to vehicles and pedestrianized as part of the proposal, or if the proposal could bridge over the street;
- Concerns about the adequacy of public transit;
- Support for the implementation of public spaces under the adjacent overpasses and for the design of the public realm on Sumach Street to be harmonious;
- Desire for more tree planting, green space, and soft landscaping;
- Concerns about lack of proposed community benefits;
- Concerns about sufficiency of the public realm and public services in the area, including public transit, community services, and capacity of servicing and utilities;
- Development potential of the neighbouring 2 Sumach Street property;
- Concerns about construction management, including road closures and noise, vibration and dust;

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

Land Use

The proposed residential and non-residential uses are appropriate within the Mixed Use Areas land use designation.

Heritage Conservation

The proposal involves the relocation of the heritage buildings at 6-8 and 10-12 Sumach Street approximately 14 metres to the south of their current location. The full east (primary) elevations, south elevations, north elevations, and portions of the west (rear) elevations are proposed to be retained, rehabilitated, and incorporated into the base building of the Block A building.

The new construction is primarily positioned behind and adjacent to the retained heritage buildings. The new massing is set behind the rear roof slope, and is set back on the north and south sides to reveal the side walls of the heritage buildings. The height and scale of both base buildings are compatible with the height of the heritage buildings.

Heritage Planning staff are satisfied that the proposed alterations conserve the subject heritage properties and are consistent with the existing policy framework. The heritage impacts of the proposal are appropriately mitigated through the overall conservation strategy.

A separate report from the Senior Manager, Heritage Planning, on the proposed alterations to the designated properties located at 6-8 and 10-12 Sumach Street will be considered by City Council in conjunction with this report.

Archaeological Assessment

A Stage 1 Archeological Assessment was submitted for the site, which determined that there are no further archaeological concerns regarding the properties. Heritage Planning staff have reviewed and accepted this determination.

Height and Massing

This application has been reviewed against the Official Plan policies and design guidelines described in the Policy Considerations section of this report. Planning staff find that the proposed built form, including the overall building heights, setbacks, and tower separation, is appropriate given the existing and planned context for the site and surrounding area.

The Mixed Use Areas 3 - Main Street land use designation in the Downtown Plan permits some tall buildings based on compatibility. While the King-Parliament Secondary Plan places the site in the same land use designation as the rest of Corktown, the site is separated from these areas by the Adelaide Street East and Richmond Street East overpasses to the north and the wide right-of-way of Cherry Street (including the dedicated streetcar right-of-way). Planning staff find that these large transportation corridors provide a buffer from the rest of Corktown and that tall buildings, more similar to the planned context in the adjacent West Don Lands area, are appropriate.

The revisions to the proposal since July 2025 have resulted in revised massing that is more responsive to the shapes of the two blocks, their relationship to each other, the surrounding context, and the visibility of the site. The massing of the Block A building is now a rounded shape within the irregular site area and the Block B building is triangular. The two buildings are separated by the Sumach Street right-of-way. The minimum separation distance between the typical tower floors is 20.9 metres, which is acceptable. Due to the orientation of Block A and Block B, most dwelling units would be angled so they are not facing the opposite building.

The Block A building consists of an irregularly-shaped base building which follows the shape of the property and integrates the relocated heritage buildings along the Sumach Street frontage. Stepbacks to the tower are located at Level 2 on the Sumach Street frontage and Level 3 on the Eastern Avenue and Cherry Street frontages, providing pedestrian-scale streetwall heights. Due to the shape of the site, the depth of the stepbacks are variable but are approximately 4.0 metres on Sumach Street, 2.8 metres on Cherry Street, and 5.0 metres on Eastern Avenue. The massing of the tower steps back out at Level 6, then progressively steps back on the west side at Levels 19 and 35, resulting in a typical tower floorplate of approximately 821-865 square metres. The tower is setback 1.7 metres from Sumach Street, 3.4-5.0 metres from Cherry Street, and 5.3 metres from Eastern Avenue.

The Block B building follows the triangular shape of the property and provides a setback of 2.7 metres from Eastern Avenue up to Level 3 before the tower above steps back out at Level 4. A 3.0 metre stepback at Levels 2-3 on the Sumach Street frontage reinforces the scale of the heritage buildings on the opposite side of Sumach Street. The typical tower floorplate is approximately 676 square metres. The tower is proposed with no setback from the property lines on Sumach Street and Eastern Avenue.

The property at 2 Sumach Street, which is the only property on the block that is not part of the development site, is located next to the relocated heritage buildings and the podium portions of the Block A building, which provides a suitable transition in scale to the existing one-storey building.

The Cube House

At its meeting in November 2021, Toronto and East York Community Council directed that staff consult with the community about the preferred future of the Cube House and the feasibility of repurposing or relocating the building, and include the findings in this report.

Transportation Services staff have considered requests from community members to relocate the building to a nearby location between Eastern Avenue and the Adelaide Street East and Richmond Street East overpasses and determined that the Cube House is not an encroachment that would be considered within this right-of-way area.

Community members have expressed support for commemoration of the Cube House through the proposed development. The applicant has retained an artist who intends to use reclaimed materials from the Cube House to create a commemorative installation.

Public Realm

Staff are satisfied that the proposal conforms with the applicable public realm policies of the Official Plan and the Downtown Plan.

The public realm includes a minimum pedestrian clearway width of 2.1 metres and an overall distance of approximately 6.0 metres from the curb to the building face on all frontages.

On Cherry Street, the existing public realm including the planters and street trees separating the sidewalk from the streetcar right-of-way will remain in place. On Eastern Avenue, two new private trees and three new street trees are proposed.

Adjacent to the site, the area underneath the Adelaide Street East and Richmond Street East overpasses is currently vacant, but is expected to become new publicly accessible open space in the future, as envisioned in the Council-adopted King-Parliament Secondary Plan. Sumach Street will provide an important connection as part of this planned public realm network, and is proposed as a multi-use street providing future pedestrian and cycling access to the public realm network as well as vehicular access for the development.

Shadow Impact

The Shadow Study submitted in support of the application shows the proposal casting new shadows on Sackville Playground and Orphan's Green at 9:18 a.m. on March 21 and September 21, and on Sackville Playground from 9:18 to 10:18 a.m. on June 21; Bright Street Playground at 11:18 a.m. on March 21; Percy Park from 12:18 to 4:18 p.m. on March 21 and September 21; and Underpass Park and Lawren Harris Square from 5:18 to 6:18 p.m. on March 21 and September 21. Only Lawren Harris Square is identified as one of the Sun Protected Parks and Open Spaces in the Downtown Plan where net new shadows should be limited between 10:18 a.m. and 4:18 p.m. The new shadows on Lawren Harris Square are outside of this time period.

The extent and duration of new shadows on the parks and surrounding area is limited, and will preserve the utility of the parks in the surrounding area. The shadow impact resulting from the proposal conforms with the policy direction of the Official Plan and the Downtown Plan and is acceptable.

Wind Impact

The proposal has undergone revisions since the July 2025 proposal to address the expected wind impacts. The shape of the Block A building has been revised to a more rounded shape with stepped massing and increased setbacks at Level 3 to mitigate wind impacts. A larger setback from Levels 2-3 was also added to the west side of the Block B building to further deflect wind. Several large wind canopies, screens and fins that were initially proposed have also been modified to improve the building and public realm design, including providing room for trees.

With the changes listed above, there are no longer any uncomfortable wind conditions expected in the spring. In the winter, the extent of the areas where uncomfortable wind conditions are predicted has been reduced and is now limited to an area on Sumach Street in front of Block B, the triangular area of public sidewalk at the corner of Eastern Avenue and Cherry Street, and parts of the area below and above the Adelaide Street East and Richmond Street East overpasses. The Pedestrian Level Wind Study submitted in support of the application also notes that the magnitude of the uncomfortable conditions has decreased and that the areas identified above are expected to be comfortable for walking at least 71-75% of the time in the winter season (the threshold to be considered "comfortable" is 80% of the time).

Wind conditions at the amenity levels are predicted to be suitable for a mix of sitting and standing during the typical use period.

Staff have reviewed the Pedestrian Level Wind Study and are satisfied with the assessment, conclusions, and recommendations contained within the study for the purpose of this application. The proposed mitigation measures will be reviewed further and secured through the Site Plan Control application.

Where the canopies for Block B are proposed to encroach within the Sumach Street and Eastern Avenue rights-of-way, these encroachments are subject to separate review and acceptance by Transportation Services and an encroachment agreement may be required.

Housing

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 unit mix secured in the site-specific zoning by-law conforms with the policy direction of the Downtown Plan.

Rental Housing Demolition and Tenant Assistance

This application involves the demolition of 11 dwelling units, three of which are rental units. Accordingly, the applicant submitted a Rental Housing Demolition application on August 16, 2021. Replacement of the demolished rental units is not required and approval of the Rental Housing Demolition application is delegated to the Chief Planner, or their designate, because the proposed redevelopment will result in the demolition of less than six rental units.

In accordance with Policy 3.2.1.12 of the Official Plan, the applicant has agreed to provide a Tenant Assistance Plan to lessen hardship for existing tenants. Approval of the Rental Housing Demolition application by the Chief Planner or their designate will be conditional on the owner securing the Tenant Assistance Plan before the rental housing demolition permit is issued, to the satisfaction of the Chief Planner.

Amenity Space

The minimum amount of amenity space proposed is acceptable given the characteristics and constraints of this site. The available area for rooftop outdoor amenity space is limited due to the heritage conservation on Block A and the limited size of Block B.

Traffic Impact, Access, Vehicular and Bicycle Parking and Loading

The Urban Transportation Considerations report submitted in support of the application concludes that the proposal can be adequately serviced from a transportation perspective. Transportation Review staff have accepted the proposal with respect to the proposed vehicular access, parking, loading, and the traffic impact generated by the proposal.

The site-specific zoning by-law includes minimum requirements for bicycle parking, loading spaces, and accessibility for users of the automated parking stacker system. There is no minimum number of vehicular parking spaces required as Zoning By-law 569-2013 no longer includes minimum parking requirements.

City Bridges, Overpasses and Structures

The proximity of the proposal to the Adelaide Street East overpass has been reviewed by Engineering and Construction Services. A minimum clearance of 5.0 metres is required between the proposed buildings and the bridge structure, including the footings, foundations, and the dripline of the Adelaide Street East overpass. The site-specific zoning by-law includes the required setback for the 2.0 metre on-site portion of this minimum clearance distance. Through the Site Plan Control application, Engineering and Construction Services will also require a 2.0 metre wide easement along the north side of the property for access, operation, and maintenance purposes by the City.

Noise and Air Quality

An Environmental Noise Feasibility Study and an Air Quality Assessment were submitted in support of the application. The reports conclude that the proposal can meet the applicable guideline limits for transportation noise through standard architectural and ventilation measures in the building design, and that the impact of traffic emissions on the development beyond the current background air quality levels is negligible.

In April 2026, Atura Power, the operator of the Portlands Energy Centre, submitted new technical material in connection with the proposed development, indicating that buildings above 79.5 metres may require mitigation for potential air quality impacts.

The site-specific zoning by-law includes a holding provision, which may be removed once the owner has provided a revised and peer-reviewed air quality study, to the satisfaction of the Director, Community Planning, Development Review.

Servicing Capacity

A Functional Servicing and Stormwater Management Report was submitted in support of the application to demonstrate that sufficient capacity is available in existing City infrastructure to provide servicing to the proposed development. Development Engineering staff have reviewed the submitted materials and have accepted the Functional Servicing Report with respect to the municipal engineering requirements for this application.

Tree Preservation

A Tree Protection and Removals Plan and Arborist Report were submitted in support of the application. Ten existing City-owned trees located adjacent to the site on Cherry Street will be retained. Eighteen City-owned trees and eight private by-law protected trees are proposed for removal to accommodate the development.

On Eastern Avenue, two new private trees and three new street trees are proposed. No new trees are proposed on Sumach Street.

Through the Site Plan Control application, Urban Forestry staff will require further review of the location of existing and proposed utilities within the right-of-way and the exact location and extent of projecting wind mitigation canopies to maximize the opportunity for tree planting on the site and surrounding rights-of-way.

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.

Community Services and Facilities

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

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 condition to be met prior to the removal of the proposed holding provisions in the proposed By-law is:

1. The owner shall provide a revised air quality study, that has been peer reviewed at the owner's expense, to the satisfaction of the Director, Community Planning, Development Review.

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.

CONTACT

Katherine Bailey, Senior Planner, Community Planning, Tel. No. 416-397-1761, E-mail: Katherine.Bailey@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: Draft Official Plan Amendment
- Attachment 6: Draft Zoning By-law Amendment

Applicant Submitted Drawings

- Attachment 7: Site Plan
- Attachment 8: Elevations
- Attachment 9: 3D Massing Model

Attachment 1: Application Data Sheet

Municipal Address: 1, 2A and 4-16 Sumach Street and 90 Eastern Avenue Date Received: August 26, 2021

Application Number: 21 204556 STE 13 OZ

Application Type: Official Plan and Zoning By-law Amendment

Project Description: A 59-storey mixed use building and a 55-storey residential building (204 and 191 metres, including mechanical penthouse)

Applicant	Agent	Architect	Owner
MHBC Planning Urban Design and Landscape Architecture	MHBC Planning Urban Design and Landscape Architecture	RAW Design Inc.	Block (Sumach) Developments Limited

EXISTING PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:	Downtown and King-Parliament Secondary Plan Areas
Zoning:	R (d(1.0) (x4) and I3 D3	Heritage Designation:	Y
Height Limit (m):	12	Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq m): 2,530 Frontage (m): Irregular Depth (m): Irregular

Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):	Unknown	146	1,768	1,914
Residential GFA (sq m):	967	146	79,018	79,164
Non-Residential GFA (sq m):	441		1,485	1,485
Total GFA (sq m):	1408	146	80,503	80,649
Height - Storeys:	2		55 and 59	55 and 59
Height - Metres:	Unknown		191 and 204	191 and 204

Lot Coverage Ratio (%): 75.65 Floor Space Index: 31.88

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

Residential GFA: 78,626 538
 Retail GFA: 1,485
 Office GFA:
 Industrial GFA:
 Institutional/Other GFA:

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:	3			
Freehold:	8			
Condominium:			1,276	1,276
Other:				
Total Units:	11		1,276	1,276

Total Residential Units by Size

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:					
Proposed:		164	695	288	129
Total Units:		164	695	288	129

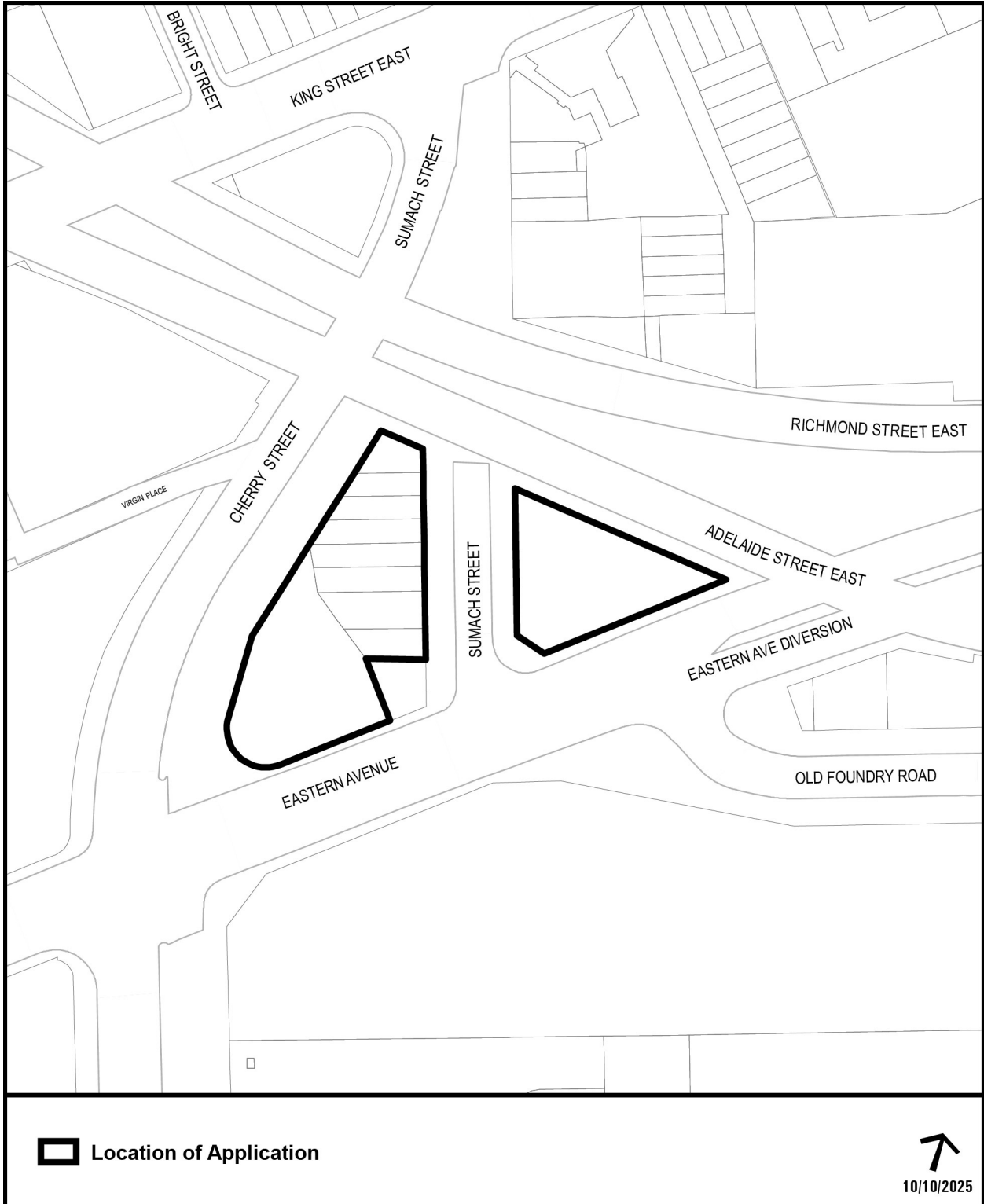
Parking and Loading

Parking Spaces: 39 Bicycle Parking Spaces: 1,412 Loading Docks: 4

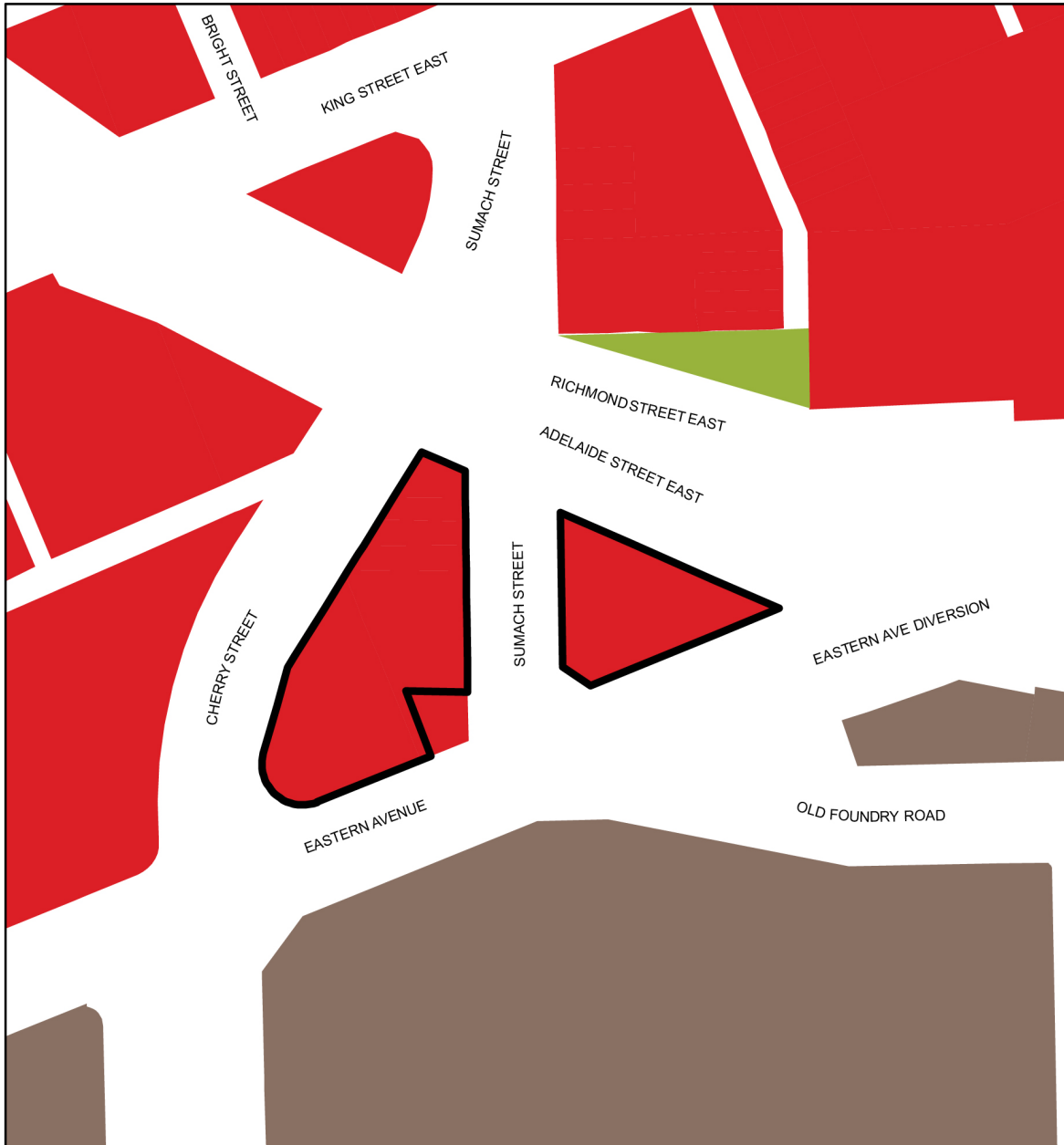
CONTACT:

Katherine Bailey, Senior Planner, Community Planning
 416-397-1761
Katherine.Bailey@toronto.ca

Attachment 2: Location Map



Attachment 3: Official Plan Land Use Map



Official Plan Land Use Map # 18

1, 2A and 4-16 Sumach Street and 90 Eastern Avenue

File # 21 204556 STE 13 OZ

Location of Application

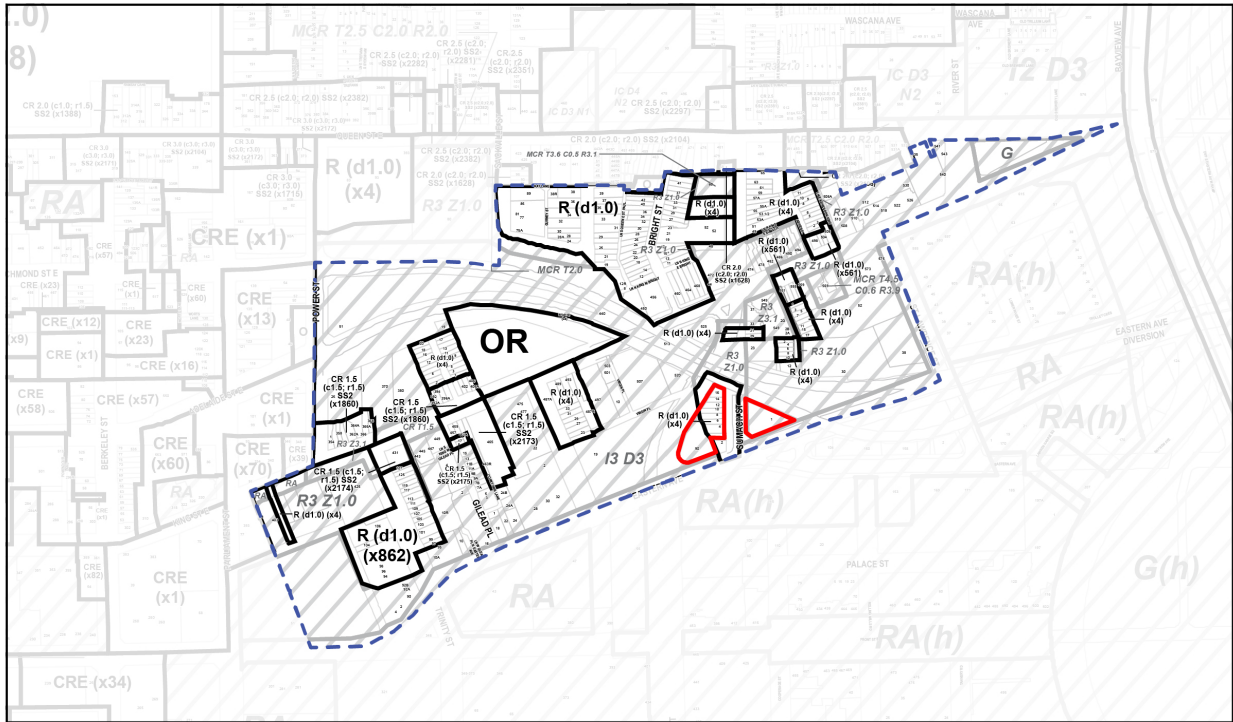
Mixed Use Areas

Regeneration Areas

Parks

Not to Scale
Extracted: 04/09/2026

Attachment 4: Existing Zoning By-law Map



In-Force Zoning – Corktown Policy Area

Policy Area	Location of Application	See Former City of Toronto By-law No. 438-86
R Residential	O Open Space	I2 Industrial District
CR Commercial Residential	OR Open Space Recreation	I3 Industrial District
CRE Commercial Residential Employment		IC Industrial District
		G Parks District
		R3 Residential District
		CR Mixed Use District
		MCR Mixed Use District
		RA Mixed Use District



Not to scale
04/22/2026

Attachment 5: Draft Official Plan Amendment

Authority: Toronto and East York Community Council Item ~ as adopted by City of Toronto Council on ~, 2026

Enacted by Council: ~, 2026

CITY OF TORONTO

Bill ###

BY-LAW ###

To adopt Official Plan Amendment 920 for the City of Toronto respecting the lands known municipally in the year 2025, as 1, 2A, 4, 6, 8, 10, 12, 14 and 16 Sumach Street and 90 Eastern Avenue

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. 920 to the Official Plan is hereby adopted pursuant to the Planning Act, as amended.

Enacted and Passed this ~ day of ~, A.D. 2026.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)

AMENDMENT NO. 920 TO THE OFFICIAL PLAN

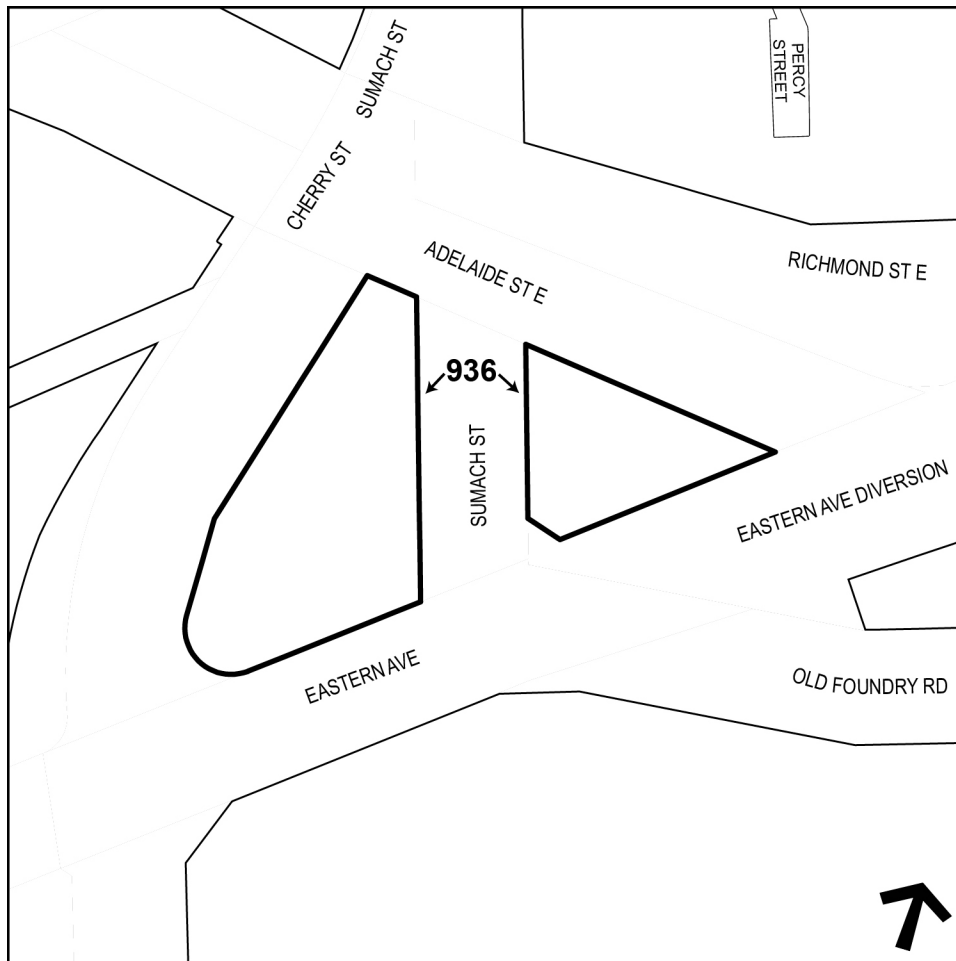
LANDS MUNICIPALLY KNOWN IN THE YEAR 2025 AS 1, 2A, 4, 6, 8, 10, 12, 14 AND 16 SUMACH STREET AND 90 EASTERN AVENUE

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

1. Chapter 7, Site and Area Specific Policies, is amended by adding Site and Area Specific Policy No. 936 for the lands known municipally in 2025 as 1, 2A, 4, 6, 8, 10, 12, 14 and 16 Sumach Street and 90 Eastern Avenue, as follows:

936. 1, 2A, 4, 6, 8, 10, 12, 14 and 16 Sumach Street and 90 Eastern Avenue

Two tall buildings with maximum heights of 59 storeys and 55 storeys are permitted on the lands.



2. Chapter 7, Map 29, Site and Area Specific Policies, is revised to add the lands known municipally in 2025 as 1, 2A, 4, 6, 8, 10, 12, 14 and 16 Sumach Street and 90 Eastern Avenue shown on the map above as Site and Area Specific Policy No. 936.

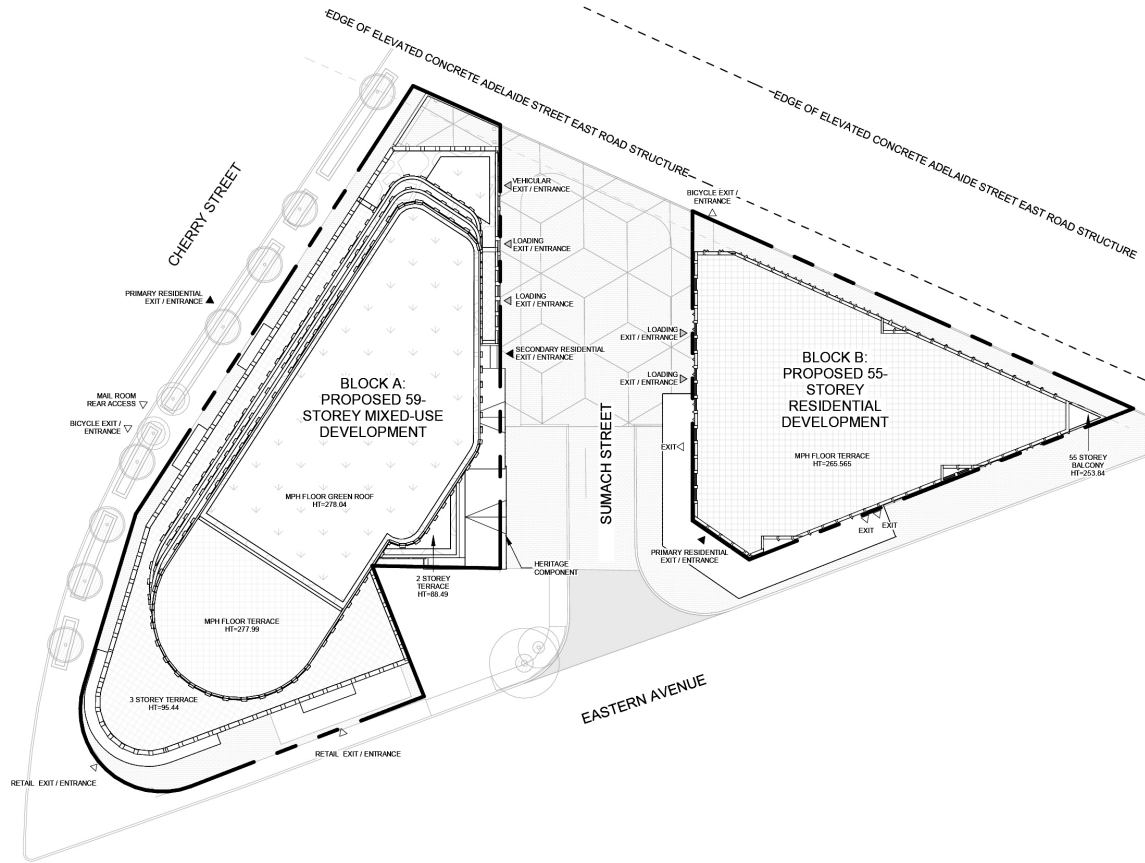
3. Chapter 6, Section 41, Downtown Plan, is amended by adding the following subsection to Section 17, Site and Area Specific Policies:

- 1, 2A, 4, 6, 8, 10, 12, 14 and 16 Sumach Street and 90 Eastern Avenue

Attachment 6: Draft Zoning By-law Amendment

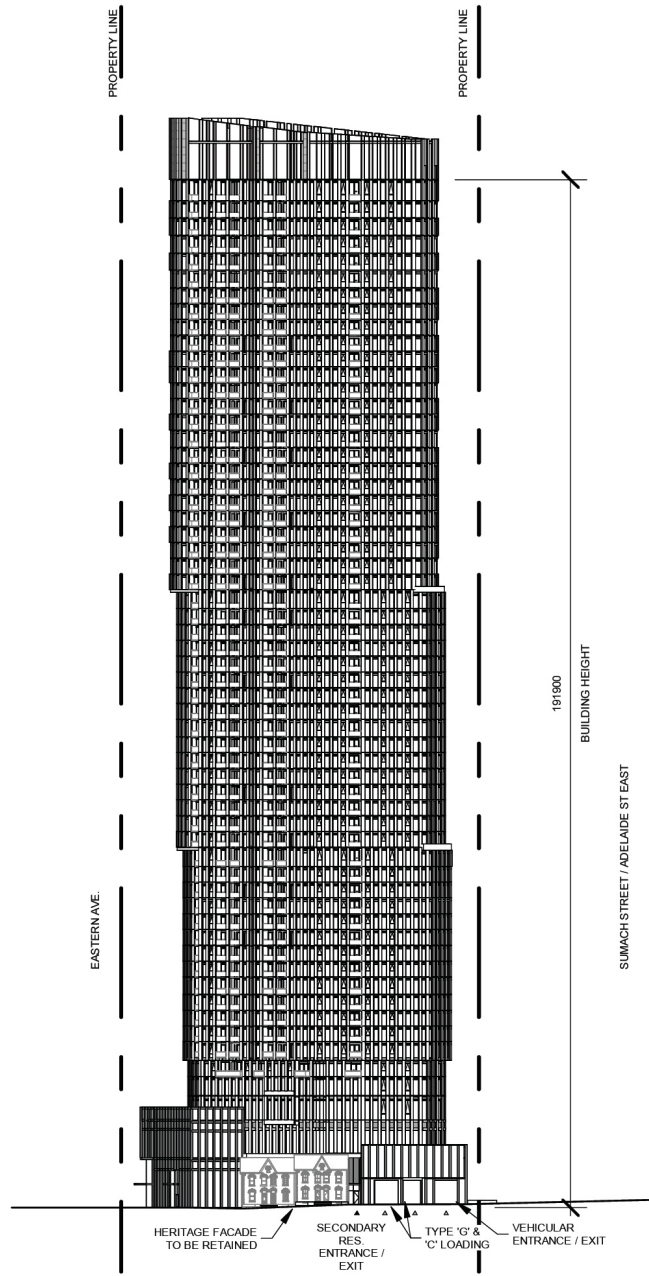
The Draft Zoning By-law Amendment is attached to this report under separate cover.

Attachment 7: Site Plan

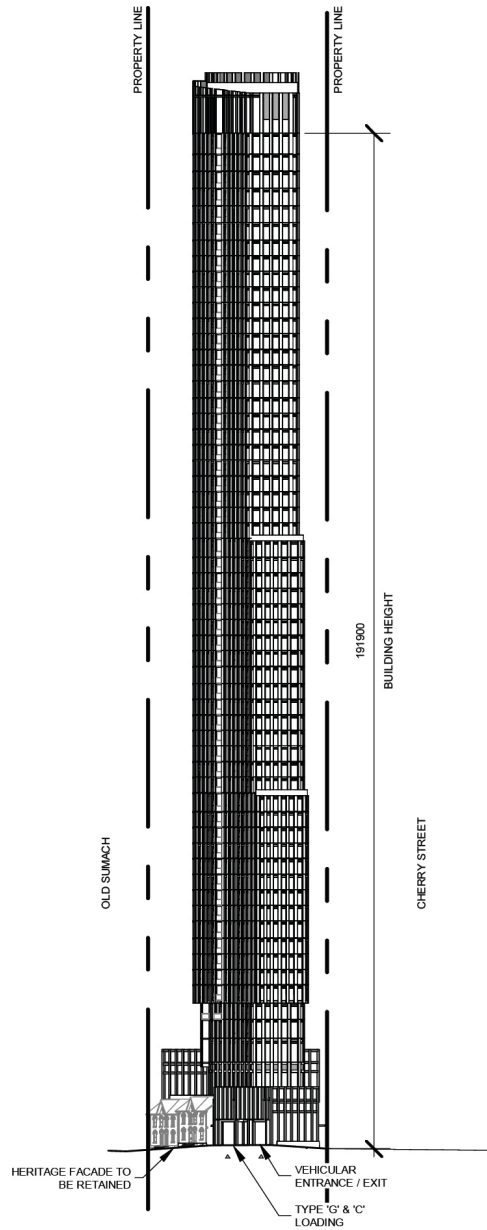


Site Plan 

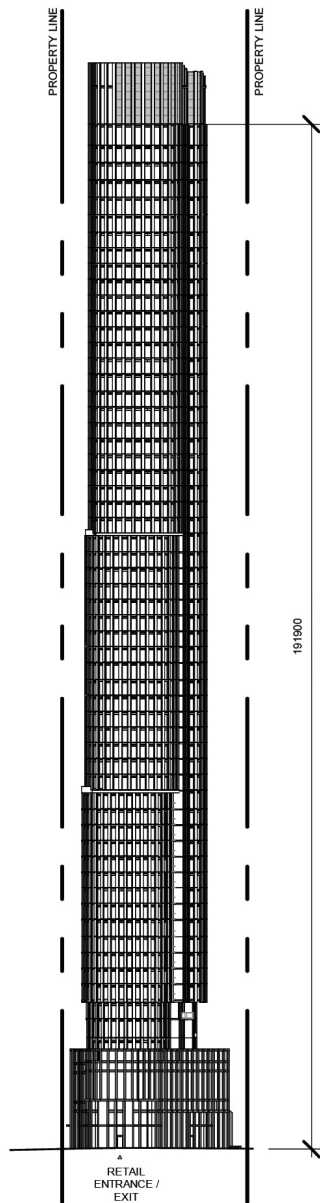
Attachment 8: Elevations



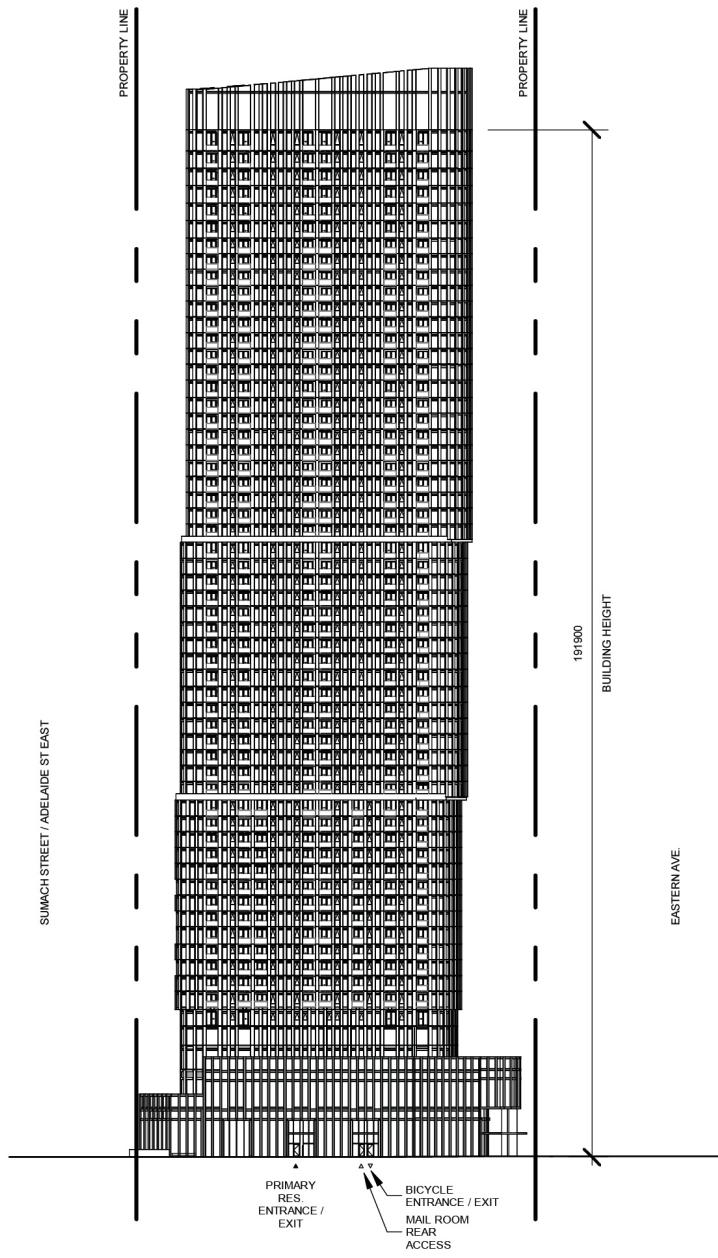
East Elevation



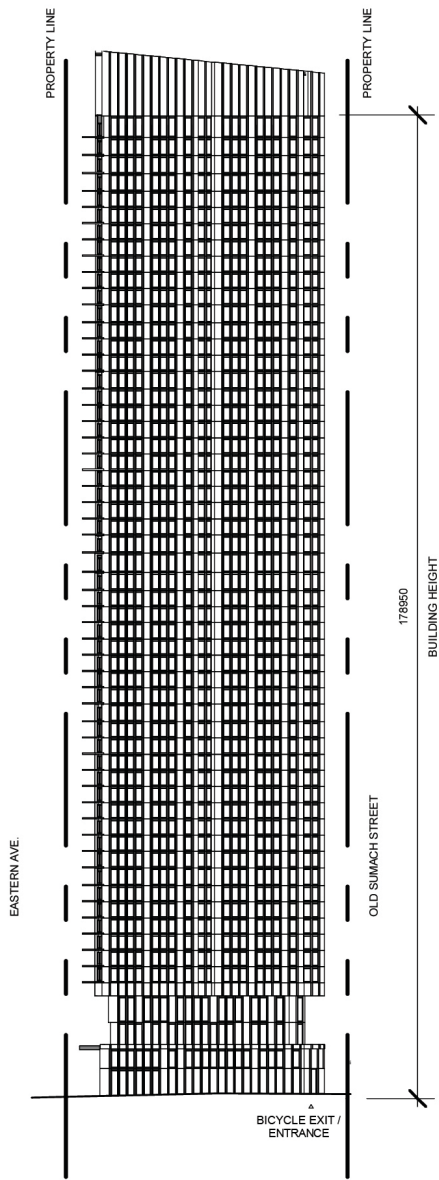
North Elevation



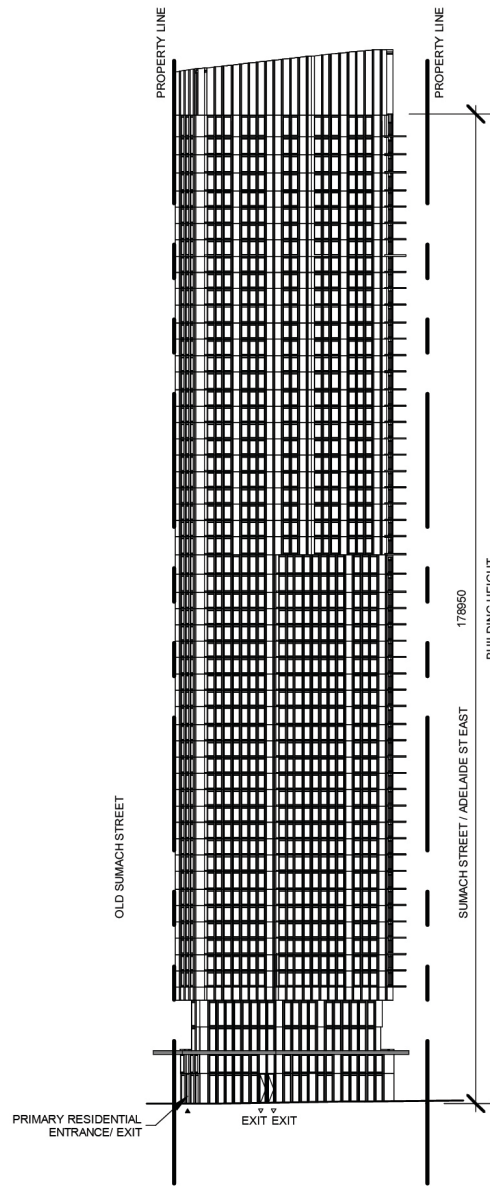
South Elevation



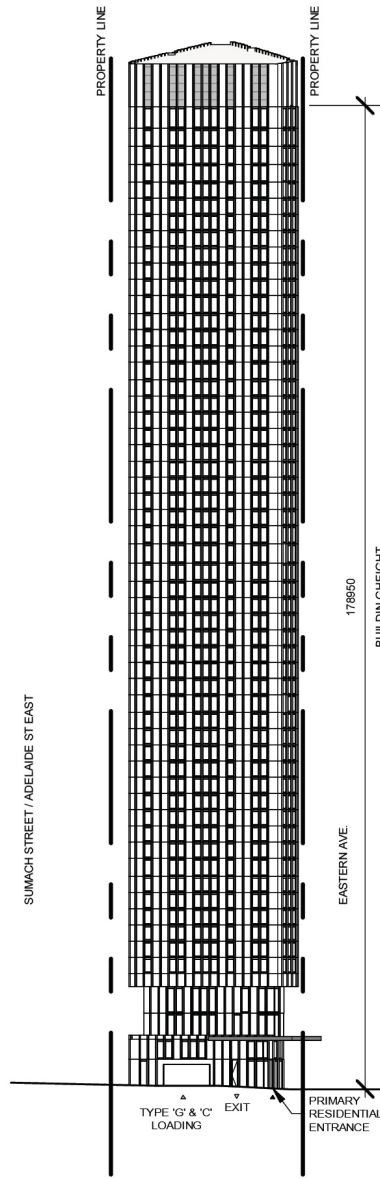
West Elevation



North Elevation

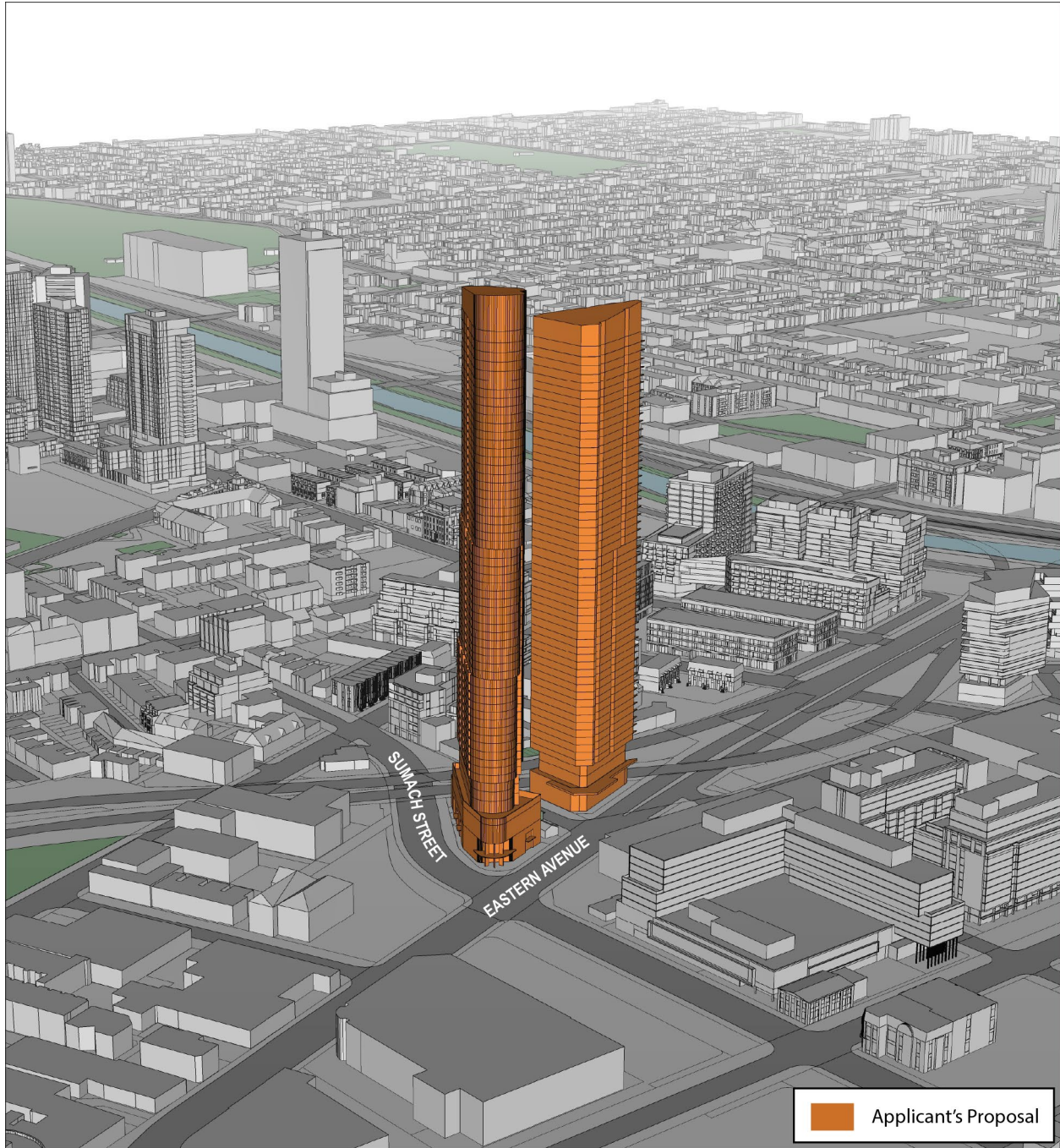


South Elevation



West Elevation

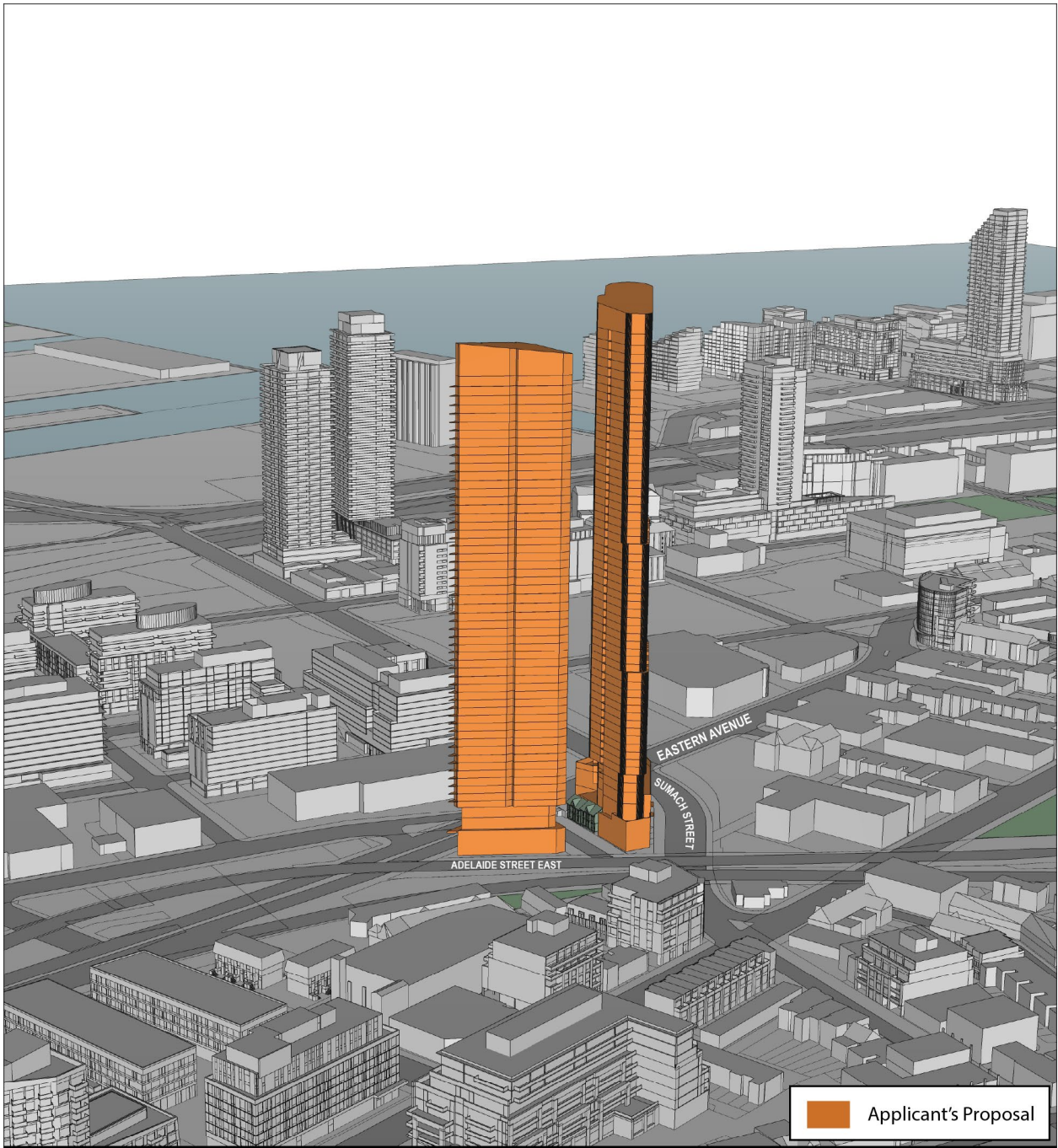
Attachment 9: 3D Massing Model



View of Applicant's Proposal Looking North east



04/09/2026



View of Applicant's Proposal Looking South west



04/09/2026