

420-444 Yonge Street and 1-23 College Street – Official Plan and Zoning By-law Amendment Application – Decision Report – Approval

Date: June 17, 2026

To: Toronto and East York Community Council

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

Ward: 11 - University-Rosedale

Planning Application Number: 25 191175 STE 11 OZ

Related Planning Application Number: 25 191186 STE 11 RH

SUMMARY

This Report recommends approval of an application to amend the Official Plan and Zoning By-law to permit a mixed-use development consisting of three towers of 65, 75, and 96-storeys (227, 247, and 320 metres, excluding the mechanical penthouses) above the existing heritage designated building at 420-444 Yonge Street and 1-23 College Street.

The application is proposed in three phases and includes the following:

- A total of 2,342 residential dwelling units, including 216 replacement rental units;
- 6,000 square metres of event space (The Carlu);
- A minimum of 23,500 square-metres of non-residential gross floor area including hotel, commercial, and retail space;
- Conservation of the existing heritage designated 7-storey College Park building and completion of the base building consistent with the original design intent; and
- A 600 square metre on-site parkland dedication to expand the adjacent College Park.

An Official Plan Amendment is required to permit the development within the protected view corridor of City Hall and Old City Hall.

A separate report from the Senior Manager, Heritage Planning, on the proposed alterations to the designated heritage property will be considered by City Council in conjunction with this Report.

A Rental Housing Demolition Report will also be considered by City Council in conjunction with this Report as the proposal includes the demolition of 210 existing rental housing units. 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 Acting Director, Community Planning Toronto and East York District recommends that:

1. City Council amend the Official Plan for the lands municipally known as 420-444 Yonge Street and 1-23 College Street 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 420-444 Yonge Street and 1-23 College Street 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 direct the City Solicitor to withhold the necessary Bills for enactment until City Council has approved the Rental Housing Demolition Application Number 25 191175 STE 11 OZ under Chapter 667 of the Toronto Municipal Code pursuant to Section 111 of the City of Toronto Act, 2006 to permit the demolition of 210 existing rental dwelling units at 420-444 Yonge Street and 1-23 College Street.
5. City Council approve in accordance with Section 42 of the Planning Act, the acceptance of a 600 square metre on-site parkland dedication, subject to the owner transferring the parkland to the City free and clear, above and below grade, of all easements, encumbrances and encroachments, in an acceptable environmental condition; the owner may propose the exception of an underground parking garage, where such encumbrances are deemed acceptable by the Executive Director, Development Review, in consultation with the City Solicitor; and such encumbrances will be subject to the payment of compensation to the City, in an amount as determined by the Executive Director, Development Review and the Executive Director, Corporate Real Estate Management and subject to the following:
 - a. prior to the issuance of the first above grade building permit for the tower construction in Phase 1, the owner shall convey the 600 square metre parkland, located in the southwest portion of the development site, and as shown in

drawing L1-200 of the architectural submission, to the satisfaction of the Executive Director, Development Review;

b. prior to the issuance of the first above grade building permit for each subsequent Phase, the owner shall satisfy in cash-in-lieu the remaining portions of Section 42 parkland dedication value pertaining to each respective development phase and corresponding building permit, the value of which to be appraised by Corporate Real Estate Management, to the satisfaction of the Executive Director, Development Review, and the Executive Director, Corporate Real Estate Management.

6. 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, if the owner elects to design and construct 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 authorize the General Manager, Parks and Recreation, to negotiate and execute any agreements necessary with the owner to use the on-site parkland dedication lands at 420-444 Yonge Street for the stockpiling of any soils or materials, and for construction staging and construction access for nominal consideration, following the conveyance of the on-site parkland dedication lands to the City for a term of up to 6 years, commencing when the parkland dedication is conveyed to the City, on terms and conditions acceptable to the General Manager, Parks and Recreation, and in a form satisfactory to the City Solicitor.

8. City Council direct the Executive Director, Development Review, in consultation with the local Ward Councillor and the City Solicitor, to continue to work with the applicant to explore an in-kind community benefit package pursuant to 37(6) of the Planning Act and to report back to City Council for further instruction on any offer of in-kind community benefits made by the applicant.

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

THE SITE AND SURROUNDING LANDS

Description

The site is located at the southwest corner of the intersection of College and Yonge Streets, and is adjacent to College Park (Barbara Ann Scott Ice Trail). The site has an approximate area of 11,284 square metres, with a frontage of 77 metres along College street and 153 metres along Yonge Street. The site is located on a portion of Yonge Street that slopes downhill to the south. See Attachment 2 for the Location Map.

Existing Use and Dwelling Units

The site contains a seven-storey heritage designated commercial building constructed in 1930 known as College Park and includes six floors of retail uses and a seventh-floor auditorium and restaurant, known as The Carlu. It also includes a 10-storey addition called the College Park Apartments built in 1978 that contains 210 rental dwelling units.

Surrounding Uses

North: 4-storey commercial building at 450 Yonge Street, 10-storey Toronto Police Services building at 40 College Street, and 4-storey Native Child and Family Services of Ontario building at 30 College Street.

South: 78-storey mixed-use building known as Aura at 386 Yonge Street, 19-storey commercial building at 415 Yonge Street, the Chelsea Hotel at 33 Gerrard Street, and further south is Toronto Metropolitan University.

East: 17-storey residential building at 7 Carlton Street, 20-storey supportive housing building at 423 Yonge Street, McGill Parkette and Joseph Sheard Parkette, and a mix of low-rise and high-rise buildings.

West: 30-storey commercial building at 777 Bay Street which is also connected to the site, 18-storey residential building at 801 Bay Street, and the public park known as College Park and Barbara Ann Scott Ice Trail. Further west are institutional buildings including the Health Sciences District, University of Toronto, and MaRS Discovery District.

Access

Existing vehicular access to the site is provided from Gerrard Street south of the site through a shared-below grade parking and loading facility that serves the site, 777 Bay Street, and the Aura Condominiums at 386 Yonge Street.

Transit Infrastructure

The site is located directly above and provides immediate access to College Station on Line 1 Yonge-University. In addition, the site is served by the 506 Carlton streetcar, which operates along College Street with a stop directly adjacent. The 97B Yonge bus route operates north-south along Yonge Street, also with a stop directly adjacent. The 19 Bay bus route runs north-south between Queens Quay East and Lower Sherbourne Street, with a stop located approximately 100 metres from the site.

THE APPLICATION

Description

The proposal is for a mixed-use development with three towers 65, 75, and 96-storeys in height (227 metres, 247 metres, and 320 metres, excluding mechanical penthouses). The base building integrates the existing seven-storey heritage designated College Park building and steps up from 7 to 12 storeys, from north to south. The proposal also includes a 600 square metre on-site parkland dedication.

Phasing Plan

The development is proposed in three phases. Phase 1 includes early site works including renovation and restoration of heritage features, demolition of the existing College Park Apartments, construction of the north tower, extension of the new base building reconstruction along the south façade, and underground excavation. The 216 replacement units are proposed within the first residential tower, the north tower. Phase 2 and 3 includes construction of the central and south towers.

Density

The proposal has a density of 21.89 times the area of the lot.

Residential Component

The proposal includes 2,342 residential units, including 216 rental replacement units. A portion of the studio and one-bedroom units are designed with convertible layouts to allow reconfiguration into larger two- and three-bedroom units.

Table 1: Unit breakdown by tower

Unit Type	North Tower	Central Tower	South Tower	Total Units
Studio	22	152	73	247 (12%)
1 Bedroom	218	577	374	1,169 (55%)
2 Bedroom	96	234	168	498 (23%)
3 Bedroom	39	106	67	212 (10%)
Rental Replacement	216	-	-	216
Total	591	1069	682	2,342

Non-Residential Component

The proposal includes a minimum of 23,500 square-metres and a maximum of 77,000 square-metres of non-residential gross floor area, comprised of approximately 6,000 square metres of the Carlu, a 1,500 square metre daycare facility, 20,500 square metres of hotel space, 25,000 square metres retail space, and 20,500 square metres of flexible commercial space.

Amenity Space

The proposal includes 12,465 square metres of amenity space with 7,083 square metres of indoor amenity space (3.0 square metres per unit) and 5,382 square metres of outdoor amenity space (2.3 square metres per unit).

Access, Parking and Loading

The proposal includes a total of 76 vehicular parking spaces (including 25 non-residential/visitors spaces and 3 accessible spaces), 3,189 bike parking spaces, and 2 Type-A, 6 Type-B, 5 Type-C loading spaces. Vehicular parking and the loading spaces will be provided as part of Phase 1 of the development.

A dedicated below-grade hotel pick-up and drop-off area is provided, with additional pick-up and drop-off activity supported by on-street lay-bys along Yonge Street, as identified through the [yongeTOMorrow](#) streetscape study.

Parking and loading are accessed from Gerrard Street through a below-grade loading facility which services the site, 777 Bay Street, and the Aura Condominiums at 386 Yonge Street.

The application proposes locating the non-residential bicycle parking on the Level 1 mezzanine, accessed from the commercial lobby. Bicycle parking for the north tower is located in the base building within the north tower with access from College Street and will be provided in Phase 1. Residential bicycle parking for the central tower and south tower is distributed across Levels 4 to 8, with access from the lower ground floor through elevators from Hayter Street and will be delivered in later phases.

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/444YongeSt

Reasons for Application

An Official Plan Amendment is required to permit the intrusion of the development into the view above and behind the silhouette of the roofline and clock tower of Old City Hall from the southwest corner of Bay and Temperance Street and to be visible behind the silhouette of City Hall, as protected in the City's Official Plan view policies.

The Zoning By-law Amendment is required to establish site-specific performance standards including building height, density, setbacks, maximum projections, amenity space, loading, and parking requirements among other standards to implement the development.

APPLICATION BACKGROUND

A pre-application consultation (PAC) meeting was held on January 16, 2025. An additional pre-consultation took place with the applicant on May 12, 2025. The Planning Application Checklist Package resulting from the PAC meeting is available on the Application Information Centre.

The current application was submitted on July 21, 2025, and deemed complete on August 12, 2025, satisfying the City's minimum application requirements. The reports and studies submitted in support of the application are available on the Application Information Centre at: www.toronto.ca/444YongeSt

Agency Circulation Outcomes

The application has been circulated to all appropriate agencies and City Divisions. Responses received have been used to assist in evaluating the application and to formulate appropriate Official Plan amendments and Zoning By-law amendments including associated conditions of approval.

POLICY AND REGULATION CONSIDERATIONS

Provincial Land-Use Policies

All decisions of Council in respect of the exercise of any authority that affects a planning matter shall be consistent with the Provincial Planning Statement (2024), and shall conform to provincial plans.

Official Plan

The [Official Plan](#) Urban Structure Map 2 identifies the site as Downtown and Central Waterfront, and designates it as Mixed-Use Areas on Land Use Map 18. See Attachment 3 of this Report for the Land Use Map.

The Official Plan protects the view of Old City hall from the southwest corner at Bay Street and Temperance Street and City Hall when viewed from the north side of Queen Street West along the edge of the eastern half of Nathan Phillips Square as shown on Map 7B of the City's Official Plan.

The Official Plan should be read as a whole to understand its comprehensive and integrative intent as a policy framework for priority setting and decision making.

Protected Major Transit Station Areas

The site is within five delineated Protected Major Transit Station Areas (PMTSA). Site and Area Specific Policies (SASPs) 602, 603, 604, 610, and 611 delineate the Wellesley, College, Dundas, St. Patrick, and Queen's Park PMTSAs, respectively, in Chapter 8 of the Official Plan. Specifically, the site is within 200 metres of College Station, within 500 metres of Queens Park, Wellesley and Dundas Station and greater than 500 metres of St. Patrick Station. Map 2 of SASP 603 identifies the site as having a minimum of 3.0 FSI across the majority of the site and 2.5 across the southern portion of the site.

The area is planned for a minimum population and employment target of 1200 residents and jobs combined per hectare. The planned targets for population and jobs per hectare were established using a Council-approved development framework, taking into account in-effect Official Plan land use designations, as-of-right zoning by-law permissions, density permissions included in Secondary Plans, and approved developments that have not yet been built. Minimum population and employment targets are intended to apply across the entire delineated area for each P/MTSA. Population and employment targets are intended to be achieved through the build out of the area over time.

Chapter 8 states that lands designated Mixed Use Areas located within 200 metres of an existing or planned transit station will have City-initiated zoning that permits an FSI of 8 or more. The permitted FSI is not a minimum requirement. Appropriate density for the site will be determined in the context of the site and by reading the Official Plan as a whole.

City Planning is undertaking required zoning updates for PMTSAs and MTSAAs and a report with recommendations will be brought to Planning and Housing Committee when the work is finalized.

Downtown Plan

The [Downtown Secondary Plan](#) identifies the majority of the site as Mixed Use Areas 1 - Growth (MUA1) with the southern portion of the site designated as Mixed Use Areas 2 - Intermediate (MUA2). MUA1 are areas with the highest intensity of development intended to accommodate a diverse range of building typologies. MUA2 are areas intended to include building typologies that respond to their site context including mid-rise and some tall buildings. See Attachment 4 of this Report for the Downtown Plan Map.

College Street and Yonge Street are both identified as Great Streets, Priority Retail Streets, with Yonge Street also identified as a Cultural Corridor. The site is also located within the Bay Cloverhill Loop Park District.

Zoning

The subject site is zoned Commercial Residential (CR) under Zoning By-law 569-2013. The CR 7.8 (c2.0; r7.8) SS1 (x2321) zoning category permits a mix of commercial and residential uses, a maximum building height of 61 metres, and a maximum density of 7.8 times the area of the lot. See Attachment 5 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; and
- 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, 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 virtual Community Consultation Meeting was hosted by City staff on September 17, 2025, with approximately 68 people in attendance. The following comments and issues were raised at the meeting and through other correspondence:

- Concern regarding the proposed development's height, massing, density, and overall compatibility with the surrounding context, including cumulative impacts of nearby high-rise development;
- Concern regarding population growth and impacts on neighbourhood livability, including overcrowding and reduced sky views;
- Impacts on existing and planned infrastructure, including capacity constraints at College subway station and increased pressure on transit;
- Need for adequate social infrastructure (schools, daycares, community and recreational facilities) to support growth;
- Need for affordable housing and more family-sized units;
- Concerns regarding shadowing, wind, and broader environmental impacts on College Park, surrounding streets, and nearby residential buildings, including reduced sunlight and comfort at grade;
- Impacts on the public realm and open space, including limited provision of new green space and overuse of existing parkland;
- Concerns regarding privacy, views, and impacts on surrounding buildings;
- Concerns regarding mobility, pedestrian safety, and increased vehicular and foot traffic, including potential disruptions to TTC access and operations during construction;
- Need for additional parking and concerns regarding existing deficiencies in shared parking, loading, and servicing within the block;
- Concern regarding the loss or relocation of the existing grocery store, lack of clarity on retail programming, and viability of additional retail space;
- Need for community benefits to support the neighbourhood, including community space, recreational uses, and PATH connectivity improvements; and
- Impacts of construction, including noise, dust, traffic disruption, access limitations, construction phasing, and uncertainty regarding project completion.

The proposal was also presented to the Design Review Panel in September, 2025. While the Design Review Panel generally supported the proposal, the following additional comments were raised:

- Further refinement of the public realm to strengthen connections to the park and subway and enhance the design and family-oriented and inclusive programming of open spaces (including indoor publicly accessible areas);

- Simplification of tower expressions through materiality and articulation, and strengthening the expression and integration of heritage elements throughout the podium and tower design;
- Opportunities to enhance functionality and accessibility, including consideration of a second subway entrance, improved loading and pick-up/drop-off arrangements, bicycle access, and full accessibility within the arcade and public spaces; and
- Improved sustainability strategy, and detailed design elements, including materials, landscaping, and streetscape integration.

The issues raised through the community consultation process and the Design Review Panel 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

The College Park redevelopment conserves and integrates key heritage elements, and proposes a base building that reflects the original design intent for the site. The proposal introduces transit-supportive density, replaces rental units, and provides a diversified mix of uses that contribute to a complete, mixed-use urban block. The proposal expands and enhances College Park through new on-site parkland and improved public realm connections. Collectively, the proposal reinforces the long-term significance of the College Park neighbourhood within Toronto's Downtown.

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 for consistency with the PPS (2024). Staff find the proposal 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. The proposal delivers a mixed-use and mixed-tenure development with a unit mix that meets the intent of the Growing Up Guidelines and the Downtown Plan, including a minimum of 15% two-bedroom units and 10% three-bedroom units, as well as an additional 15% of units as two- and three-bedroom or convertible units designed to accommodate future household needs through adaptable or accessible design measures..

Rental Housing Demolition and Replacement

A related Rental Housing Demolition application will be considered in conjunction with this Report. That report includes review and analysis of the rental housing demolition and replacement matters, including assistance to impacted tenants.

The 210 existing rental units will be replaced with 216 replacement rental units in the north tower, as part of the first phase of development on the site. The proposal includes a Tenant Assistance Plan that addresses the right of existing tenants to return to replacement rental units at similar rents and provides financial compensation to mitigate hardship.

Official Plan Amendment

An Official Plan Amendment is required to allow the proposal to intrude into the protected views of both Old City Hall and City Hall. The proposal is visible above and behind the silhouette of the roofline and clock tower of Old City Hall from the southwest corner of Bay and Temperance Street and when viewed from the north side of Queen Street West along the edge of the eastern half of Nathan Phillips Square for City Hall.

The proposal has been revised to reduce these impacts, including lowering the North Tower from 75 to 65 storeys, which increases sky views between the Old City Hall clock tower and the proposed North Tower. Impacts on the City Hall view corridor are further mitigated through the separation maintained between the proposed towers and the east tower of City Hall.

Through the articulation and materiality of the portions of the towers visible within the view corridor, staff consider that the visual prominence of Old City Hall and City Hall will be maintained.

Built Form

Staff are satisfied that the proposed built form (including heights and setbacks) is appropriate and is compatible with the existing and planned context of the area and that it meets the intent of the Tall Building Design Guidelines.

Height and Density

The proposed density of 21.89 times the area of the lot and heights of 65 for the south tower, 75 for the north tower, and 96 storeys for the central tower are appropriate for the site as it is located within Mixed Use Areas 1 and 2 and within a PMTSA directly atop College Station, where the highest intensity of development is anticipated. The tallest tower is located in the centre of the development establishing the height peak for the College Station area, with the remaining towers stepping down in height to provide transition in all directions. The surrounding area includes comparable tall buildings, including Aura at 386 Yonge Street (78 storeys), 2 Carlton Street (80 storeys), and 475 Yonge Street (75 and 78 storeys).

Massing

The base building is designed to address all four public-facing frontages of the site, including Yonge and College Streets and the park edges along the west and south sides of the property. The heritage designated building is retained and integrated into the base building and the architectural expression of the heritage building is extended across the site, establishing a consistent streetwall height ranging from 7-storeys to 12-storeys (approximately 51 metres) due to the change in topography along Yonge Street.

Above the streetwall, the tall building elements step back 7 metres for the south tower, 13 metres for the central tower, and 35 metres for the north tower from Yonge Street. Along College Street, the north tower is set back 6 metres. Along the west property line, the north tower is set back 10 to 11 metres and the central tower is set back 20 metres, while the south tower is set back 0.4 to 0.8 metres from the lot line. These step backs from the base building maintain and reinforce the legibility and prominence of the heritage building.

All tower elements are stepped back from the base building edges to distinguish the towers from the base building and reinforce a pedestrian-scaled public realm. The proposal meets or exceeds the minimum 25-metre tower separation guideline with internal tower separation ranging from 27 to 28 metres. Within the block, wider separations of approximately 28 to 35 metres are provided to surrounding tall building. A separation distance of approximately 28 metres is maintained between the south tower and the existing 78-storey Aura tower across Hayter Street, and approximately 35 metres between the north tower and the existing 30-storey building at 777 Bay Street. Overall, the towers are appropriately sited and setback in relation to the existing and planned context and surrounding future development sites.

Heritage Conservation

Heritage Planning staff are satisfied that the proposed alterations appropriately integrate and conserve the retained heritage building. The existing College Park building will be retained and rehabilitated for continued commercial use. Key heritage elements, including the Arcade and seventh-floor Carlu space, will be conserved and restored,

with select elements reconstructed based on archival documentation. The non-designated ground floor will be reconfigured to improve the retail environment and its integration with the Arcade, and the roof will be converted to an outdoor amenity space.

The existing 1970s residential building will be demolished, and a new base building addition will be constructed reflecting the original design intent of the architects George Allen Ross and Robert Henry Macdonald, with three residential towers above. The tower additions incorporate appropriate stepbacks above the retained heritage building and reconstructed base building to maintain their prominence and visibility.

Overall, the proposal conserves the on-site heritage building, aligns with the applicable policy framework, and appropriately mitigates heritage impacts through the proposed conservation strategy. Staff are of the opinion that the development conserves the cultural heritage value, attributes, and character of the property.

As there is an existing Heritage Easement Agreement (HEA) registered on the property, the proposed alterations would require an amendment to the HEA, if approved by Council. A revised detailed Conservation Plan will also be required to support the requested changes.

A separate report from Heritage Planning, regarding the proposed alterations to the designated heritage property, in accordance with Part IV, Section 33 of the Ontario Heritage Act will be considered by City Council in conjunction with this report. A Heritage Easement Agreement will be secured through a Holding provision in the draft Zoning By-law.

Public Realm

Staff are satisfied that the proposal conforms with the applicable public realm policies of the Official Plan and the Downtown Secondary Plan and will improve the overall public realm with the contribution of appropriate building setbacks, extended base building and enhanced landscaping opportunities.

The existing 7-storey heritage building will be retained in situ, maintaining the established Yonge Street streetwall with a setback of approximately 4.3-7.9 metres from curb to building face. Tower elements are set back from the base building with a minimum setback of 6.0 metres. Along College Street, the proposal similarly maintains the existing streetwall condition with an approximate 5.0 metre setback from curb to building face.

The base building accommodates a range of non-residential uses, including retail, cultural, hotel, daycare, and commercial space, with active frontages along Yonge Street, College Street, Hayter Street, and the expanded park edge.

The proposal includes 13 new tree plantings along Yonge and College Streets, with additional opportunities to be secured through Site Plan Control. The public realm is

further enhanced through a 600 square metre on-site parkland dedication, expanding College Park and supporting passive and active recreation.

Direct access to College Subway Station is provided through the below-grade concourse, with at-grade access points along Yonge Street and at the southwest corner of Yonge and College Streets. Retail frontages are provided along all street edges and the park interface. Residential entrances for the north tower are located on College Street, while entrances for the central and south towers are located on Yonge Street. The hotel entrance is also located on Yonge Street, and the proposed daycare entrance is provided from Hayter Street, supporting clear wayfinding and efficient pedestrian circulation. The proposal enhances the public realm through improved streetscape conditions, active frontages, and expanded open space.

Shadow Impact

The shadow impacts resulting from the proposal are acceptable. Queen's Park and Allen Gardens are identified as a Sun Protected Park in the Downtown Plan.

The shadow study indicates limited early-morning net-new shadows on Queen's Park on the spring and fall equinoxes, clearing by approximately 10:18 a.m., with adequate sunlight for the remainder of the day.

Net new shadows on Allan Gardens, including the conservatory building, are confined to brief late-afternoon periods on the spring and fall equinoxes (approximately 5:18 p.m. September and 6:18 p.m. in March). The shadows are appropriately limited in duration and extent.

Wind Impact

A Pedestrian Level Wind Study, dated January 23, 2026, indicates that all areas at grade will be suitable for their intended uses throughout the year, and no pedestrian areas surrounding the site are expected to experience conditions that could be considered dangerous.

The study demonstrates that refinements to the proposed massing have generally improved pedestrian comfort within the public realm, with localized improvements to existing uncomfortable wind conditions around the College Park block.

The study identifies uncomfortable winter wind conditions at the pedestrian level along the College Park entrance at Hayter Street. These conditions are slightly above preferred thresholds for pedestrian comfort. Through wind mitigation measures such as canopies, screens, or architectural features, uncomfortable wind conditions are expected to be eliminated along portions of Hayter Street and reduced to more localized areas. Detailed design for the proposed wind mitigation measures would also be required and secured through the Site Plan application.

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. Further technical review will take place through the Site Plan Control Application process.

Road Widening

In order to satisfy the Official Plan requirement of a 27 metre right-of-way for this segment of College Street, a 0.4 metre road widening dedication along the College Street frontage of the site would be required. Due to the heritage conservation approach and the ground floor remaining unaltered, Transportation Services staff does not require any road widening or corner rounding to be conveyed through the proposal.

Traffic Impact, Access, Vehicular and Bicycle Parking and Loading

A Transportation Impact Study (TIS) was submitted to assess the traffic impact, access, parking and loading arrangements for this development. Transportation Services staff have reviewed the Transportation Impact Study and accepted its conclusions.

The study concludes that the development will have a negligible impact on the surrounding transportation network given the limited number of proposed parking spaces, the resulting minimal vehicular activity, as well as the site's proximity to higher-order transit including five nearby subway stations (College, Wellesley Dundas, St. Patrick Subway, and Queen's Park), bus routes (19 Bay, 94 Wellesley, and 97B Yonge), and streetcar lines (506-Carlton, 501 Queen Street, and 505 Dundas).

The site is also well supported by active transportation infrastructure, including dedicated cycling facilities on College Street, Bay Street, and Wellesley Street, nearby Bike Share Toronto stations, and a highly walkable public realm. Planned cycling infrastructure on Yonge Street through yongeTOMorrow will further enhance connectivity.

In addition, the proposal includes 2 Type A, 6 Type B, and 5 Type C loading spaces provided as part of the first phase. Due to existing heritage constraints and vertical clearance limitations within the retained building, the provision of a Type G loading space is not feasible. As such, the existing loading and servicing strategy will be maintained, including the use of private collection for refuse and recycling.

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 853 square metres.

The owner is required to satisfy the parkland dedication requirement through an on-site dedication prior to the issuance of the first above grade building permit for the tower construction in Phase 1. The proposal demonstrated an on-site parkland dedication of 600 square metres, which is acceptable to Parks Development. The proposed parkland dedication will expand the existing public park at the northeastern portion of College Park. The proposed parkland dedication is encumbered below ground with an existing parking garage. The owner is required to compensate the City for the value differential from the encumbrances on the proposed parkland, which will be determined by Corporate Real Estate Management.

The remaining parkland dedication requirement is to be satisfied 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.

The owner has agreed to provide interim programming in College Park for the duration of the Phase 1 construction in exchange for the ability to stage on the parkland dedication for nominal consideration. The extent and type of programming will be determined in consultation with the General Manager, Parks and Recreation.

This Report seeks direction from City Council on authorizing a credit of the Parks and Recreation component of the Development Charges in exchange for Above Base Park Improvement to be provided by the owner upon agreement with the City. The development charge credit shall be in an amount that is the lesser of the cost to the owner of installing 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. The owner will be required to enter into an agreement with the City to provide for the design and construction of the improvements and will be required to provide financial security to ensure completion of the works.

Tree Preservation

The Tree Inventory and Preservation Plan indicates that the development proposes to remove a total of 21 trees on and within six metres of the subject property. Of these trees, all 12 are regulated under [Toronto Municipal Code, Chapter 813](#), 2 are growing in the existing park and 10 trees are growing on the City road allowance. A total of 13 new street trees are proposed to be planted within the Yonge Street and College Street right-of-way.

Forestry staff have advised that the applicant is required to explore feasible options to increase the soil volume and create planting areas along the perimeter of the site that can support large growing trees. Staff will continue to work with the applicant through

the Site Plan Approval process to maximize the planting of new trees on site. The applicant will be required to obtain the necessary permits and submit a satisfactory replanting plan prior to the removal of any protected trees

Holding Provision

This Report recommends the adoption of a Zoning By-law Amendment that is subject to a holding provision under Section 36 of the Planning Act, restricting the proposed use of the lands until the conditions to lifting the holding provision, as set out in the By-law, are satisfied. Section 5.1.2 of the Official Plan contemplates the use of a holding provision and outlines the types of conditions that may have to be satisfied prior to the removal of a holding provision. The specific conditions to be met prior to the removal of the proposed holding provisions in the proposed By-law include:

- i. The owner shall enter into an amended, or amended and restated, Heritage Easement Agreement with the City for the entire property at 420-444 Yonge Street and 1-23 College Street, in accordance with plans and drawings dated January 23, 2026, prepared by Hariri Pontarini Architects and on file with the Senior Manager, Heritage Planning, and the Heritage Impact Assessment prepared by ERA Architects Inc., dated July 4, 2025 as revised on April 17, 2026 and on file with the Senior Manager, Heritage Planning, subject to and in accordance with the approved Conservation Plan, to the satisfaction of the Senior Manager, Heritage Planning, including execution and registration of such agreement to the satisfaction of the City Solicitor;
- ii. The owner shall provide a detailed Conservation Plan, prepared by a qualified heritage consultant that is substantially in accordance with the conservation strategy set out in the Heritage Impact Assessment prepared by ERA Architects Inc., dated July 4, 2025 as revised on April 17, 2026 for the property at 420-444 Yonge Street and 1-23 College Street, to the satisfaction of the Senior Manager, Heritage Planning;

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

Konain Edhi, Planner, Community Planning, Tel. No. 416-396-4254, E-mail: konain.edhi2@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: Secondary Plan Map
- Attachment 5: Existing Zoning By-law Map
- Attachment 6: Draft Official Plan Amendment
- Attachment 7: Draft Zoning By-law Amendment

Applicant Submitted Drawings

- Attachment 8: Site Plan
- Attachment 9: Ground Floor Plan
- Attachment 10: Elevations
- Attachment 11: 3D Massing Models

Attachment 1: Application Data Sheet

Municipal Address: 420-444 YONGE STREET & 1-23 COLLEGE STREET
Application Number: 25 191175 STE 11 OZ
Application Type: Official Plan and Zoning By-Law Amendment

Date Received: July 9, 2025

Project Description: A mixed-use building with three towers of 65, 75, 96-storeys.

Applicant	Agent	Architect	Owner
Toronto College Park Ltd.	Urban Strategies Inc.	Hariri Pontarini Architects	RA Investment 13 Holdings GP Inc.

EXISTING PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:	SASP 382 & OPA 199
Zoning:	CR 7.8 (c2.0; r7.8) SS1 (x2321)	Heritage Designation:	Y
Height Limit (m):	61	Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq m): 11,284 Frontage (m): 153 Depth (m): 97

Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):	8,265	7,373		7,373
Residential GFA (sq m):	14,576		172,428	172,428
Non-Residential GFA (sq m):	49,732	36,106	73,777	73,777
Total GFA (sq m):	64,308	36,106	246,205	246,205
Height - Storeys:	10	10	96	96
Height - Metres:	54	54	339	339

Lot Coverage Ratio (%): 75 Floor Space Index: 21.89

Floor Area Breakdown	Above Grade (sq m)	Below Grade (sq m)
Residential GFA:	171,913	515
Retail GFA:	23,745	1,325
Office GFA:		
Industrial GFA:		
Institutional/Other GFA:	48,491	216

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:	210		591	591
Freehold:				
Condominium:			1,751	1,751
Other:				
Total Units:	210		2,342	2,342

Total Residential Units by Size

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:					
Proposed:		323	1,257	549	213
Total Units:		323	1,257	549	213

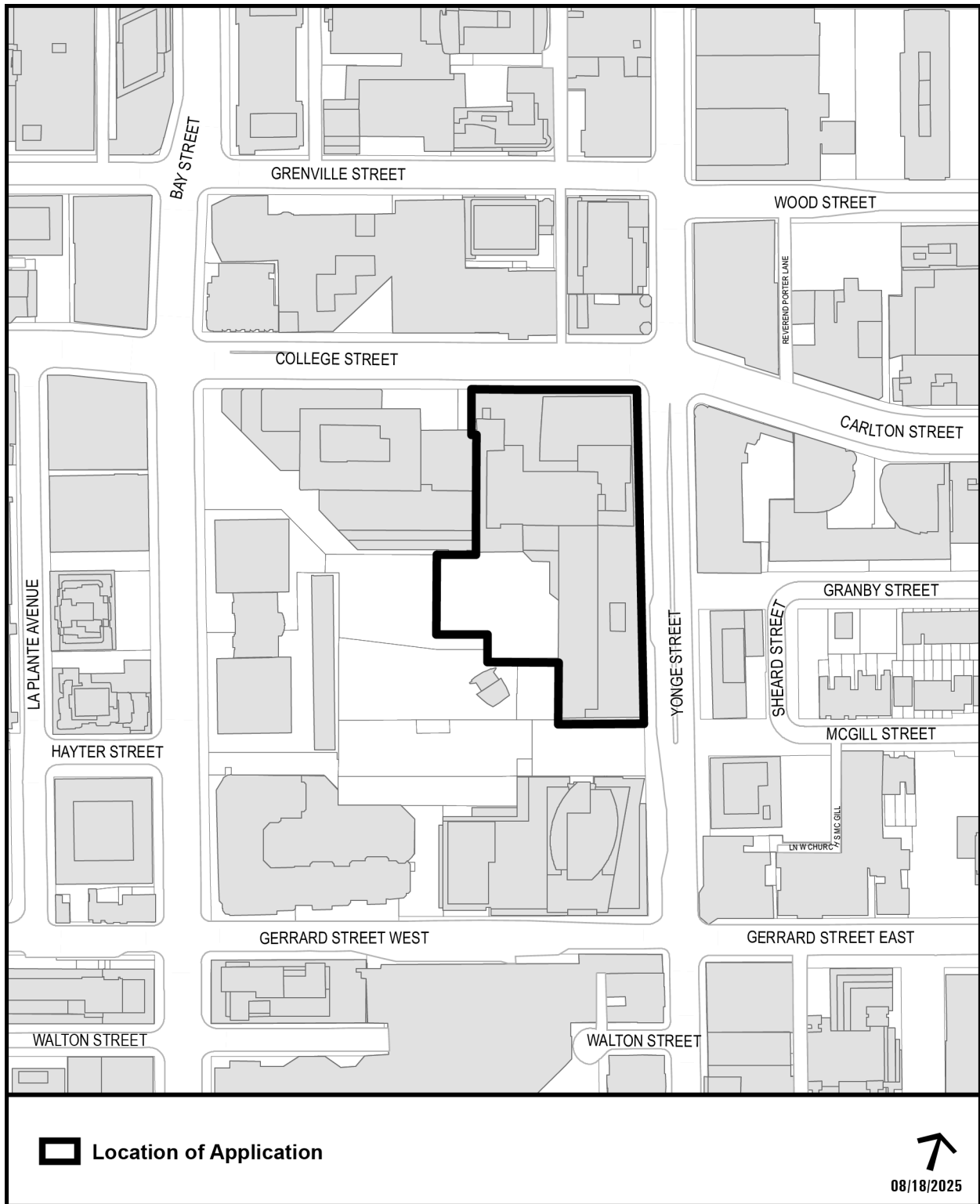
Parking and Loading

Parking Spaces:	76	Bicycle Parking Spaces:	3,189	Loading Docks:	13
-----------------	----	-------------------------	-------	----------------	----

CONTACT:

Konain Edhi, Planner, Community Planning
416-396-4254
konain.edhi2@toronto.ca

Attachment 2: Location Map



Attachment 3: Official Plan Land Use Map




Official Plan Land Use Map #18

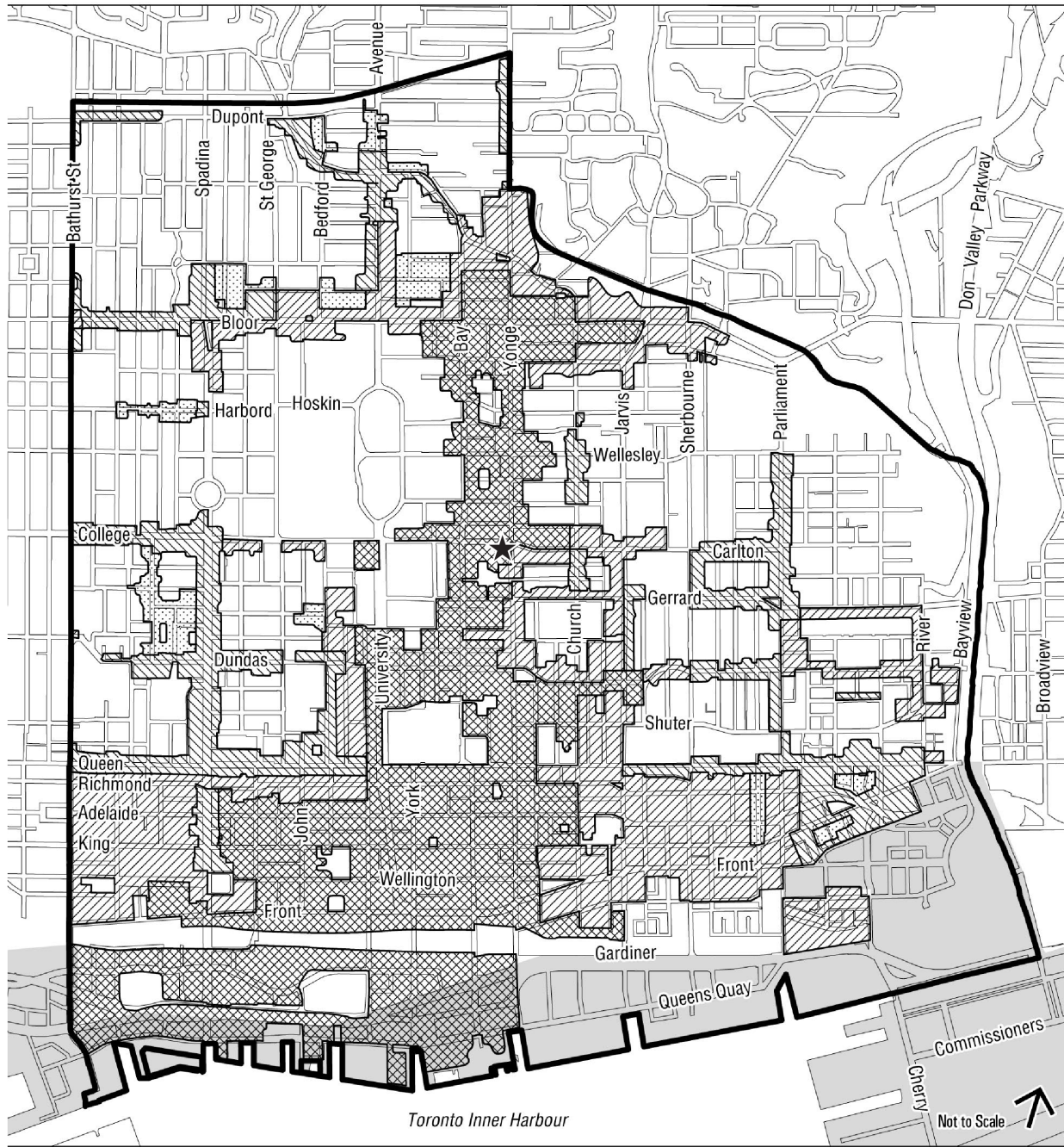
444 Yonge Street

File # 25 191175 STE 11 0Z

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


 Not to Scale
 Extracted: 08/18/2025

Attachment 4: Secondary Plan Map



Downtown Plan MAP 41-3 Mixed Use Areas

- Downtown Plan Boundary
- Location of Application
- Central Waterfront Secondary Plan
- Mixed Use Areas 1 - Growth
- Mixed Use Areas 2 - Intermediate
- Mixed Use Areas 3 - Main Street
- Mixed Use Areas 4 - Local

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 932 for the City of Toronto respecting the lands known municipally in the year 2025, as 420, 444 Yonge Street and 1, 5, 7, 11, 17, 19, 21, 23 College Street

Whereas authority is given to Council under the Planning Act, R.S.O. 1990, c. P.13, as amended, to delineate and establish Protected Major Transit Station Areas; and

Whereas the Minister of Municipal Affairs and Housing has approved the Wellesley, College, Dundas, St. Patrick and Queen's Park Protected Major Transit Station Area pursuant to the Planning Act;

Whereas authority is given to the Minister of Municipal Affairs and Housing under the Planning Act, to approve amendments to authorized uses of land in a Protected Major Transit Station Area pursuant to the Planning Act;

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. 932 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. 932 TO THE OFFICIAL PLAN

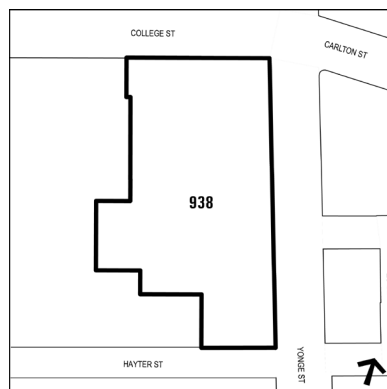
LANDS MUNICIPALLY KNOWN IN THE YEAR 2025 AS 420, 444 YONGE STREET AND 1, 5, 7, 11, 17, 19, 21, 23 COLLEGE STREET

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. 938 for lands known municipally in 2025 as 420-444 Yonge Street and 1-23 College Street as follows:

938. 420, 444 Yonge Street and 1, 5, 7, 11, 17, 19, 21, 23 College Street

1. Development may be visible behind the silhouette of Old City Hall, provided:
 - a. This further intrusion is limited to the view from the southwest corner of Bay and Temperance Street;
 - b. the legibility of the silhouette of the roofline and clock tower remains visually prominent as part of the Old City Hall view; and
 - c. visual impacts are mitigated through design measures, including articulation of the building and material selection, to ensure the development appears distinct from and subordinate to Old City Hall.
2. Development may be visible behind the silhouette of City Hall, provided:
 - a. This further intrusion is limited to the view from the eastern portion of Nathan Phillips Square along the north side of Queen Street West;
 - b. the legibility of the East Tower silhouette remains visually prominent as part of the City Hall view; and
 - c. visual impacts are mitigated through design measures, including articulation of the building and material selection, to ensure the development appears distinct from and subordinate to City Hall.



2. Map 29, Site and Area Specific Policies, is revised to add the lands known municipally in 2025 as 420-444 Yonge Street and 1-23 College Street shown on the map above as Site and Area Specific Policy No. 938.

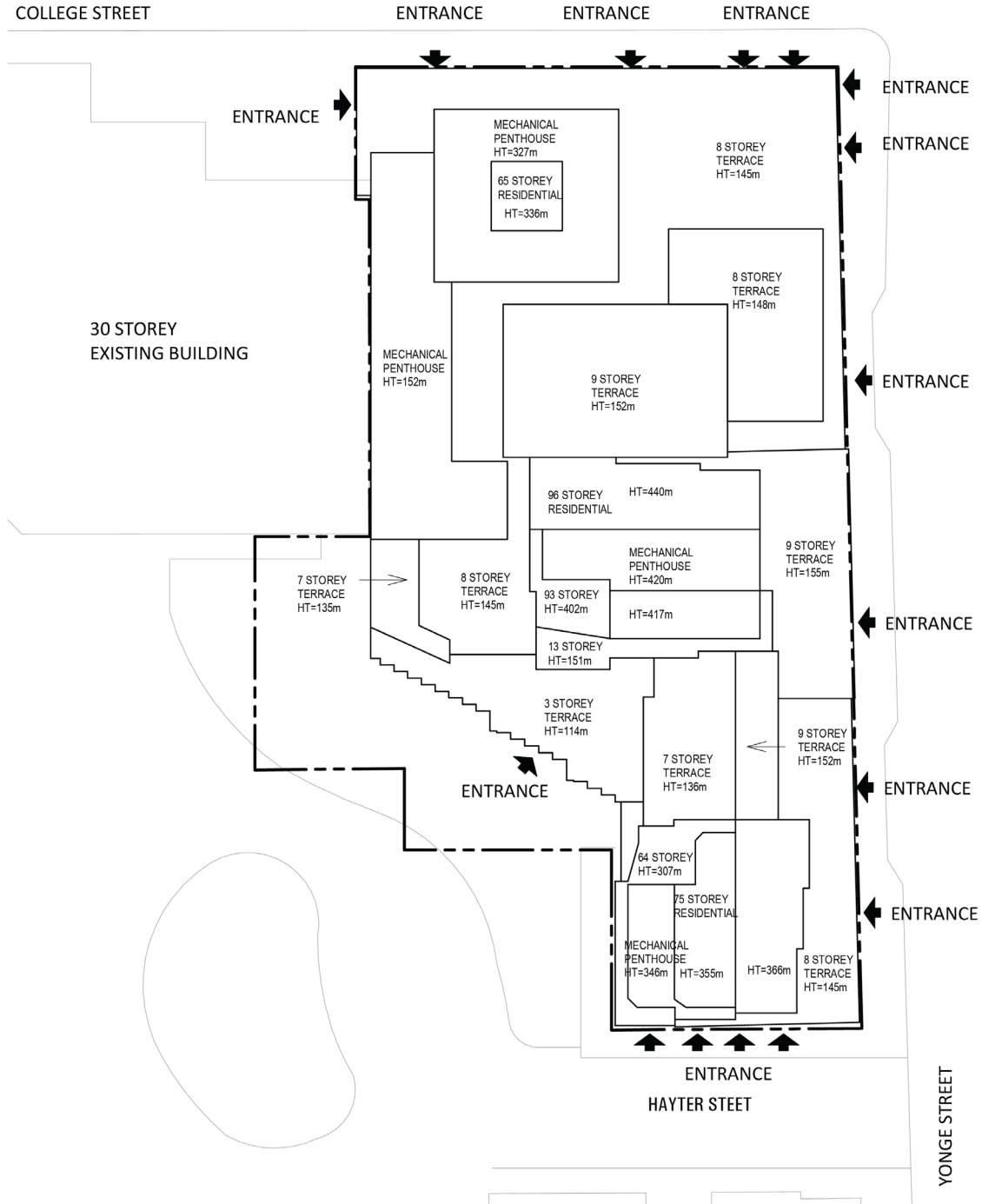
3. Chapter 6, Section 41, Downtown Plan, is amended by adding the following subsection to Section 17, Site and Area Specific Policies:

420-444 Yonge Street and 1-23 College Street

Attachment 7: Draft Zoning By-law Amendment

To be available prior to the July 8, 2026 Toronto and East York Community Council Meeting.

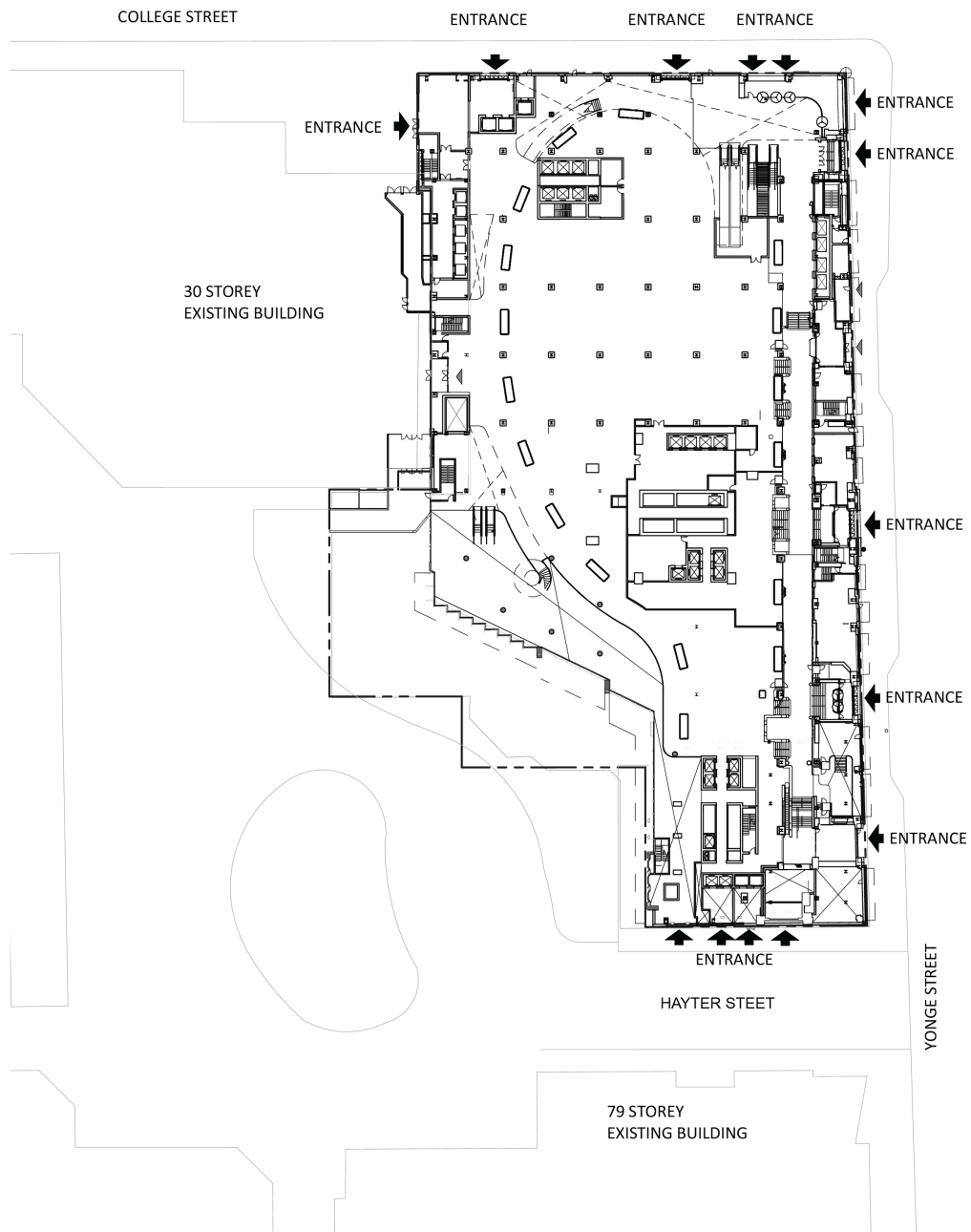
Attachment 8: Site Plan



Site Plan

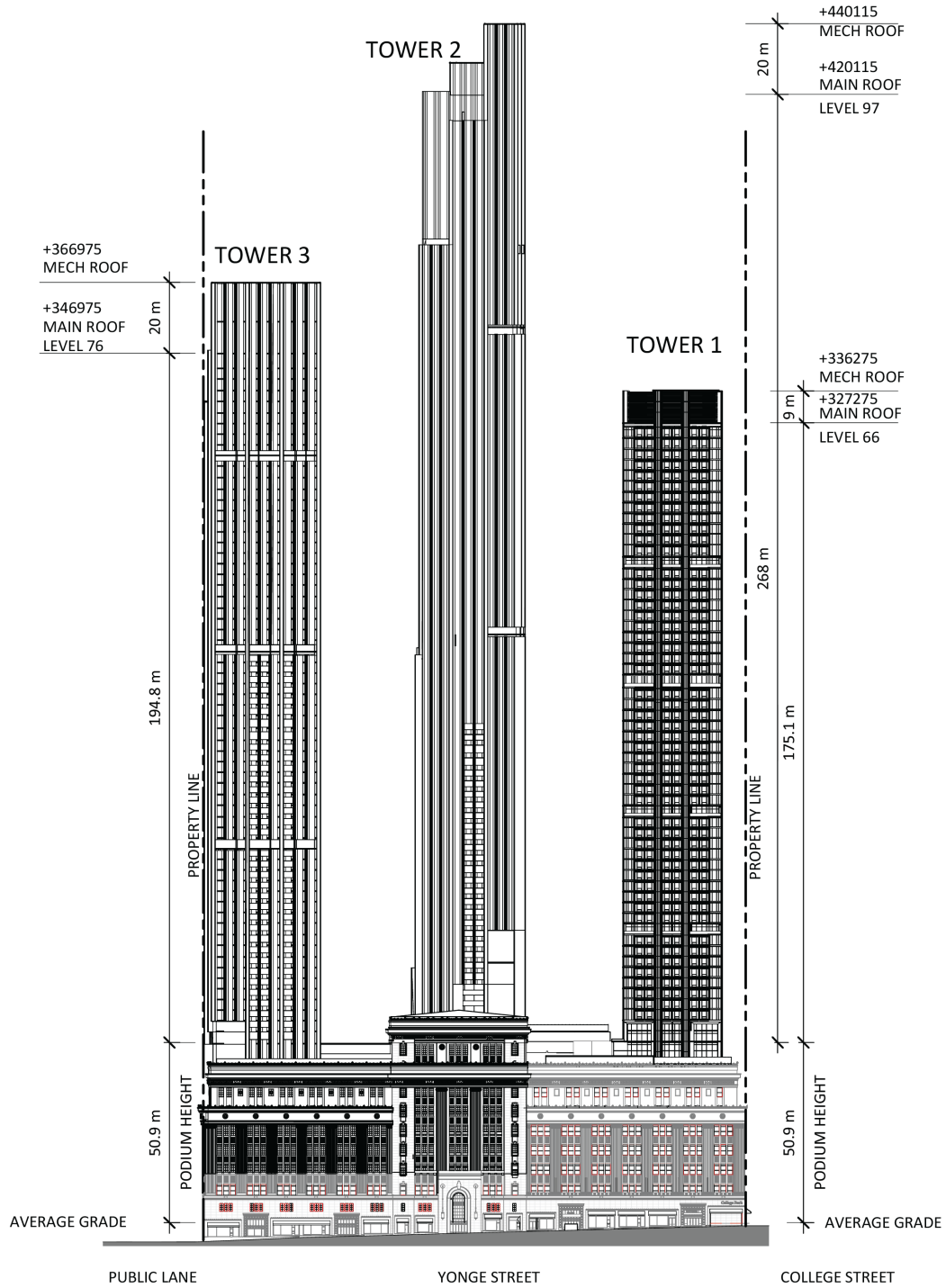


Attachment 9: Ground Floor Plan

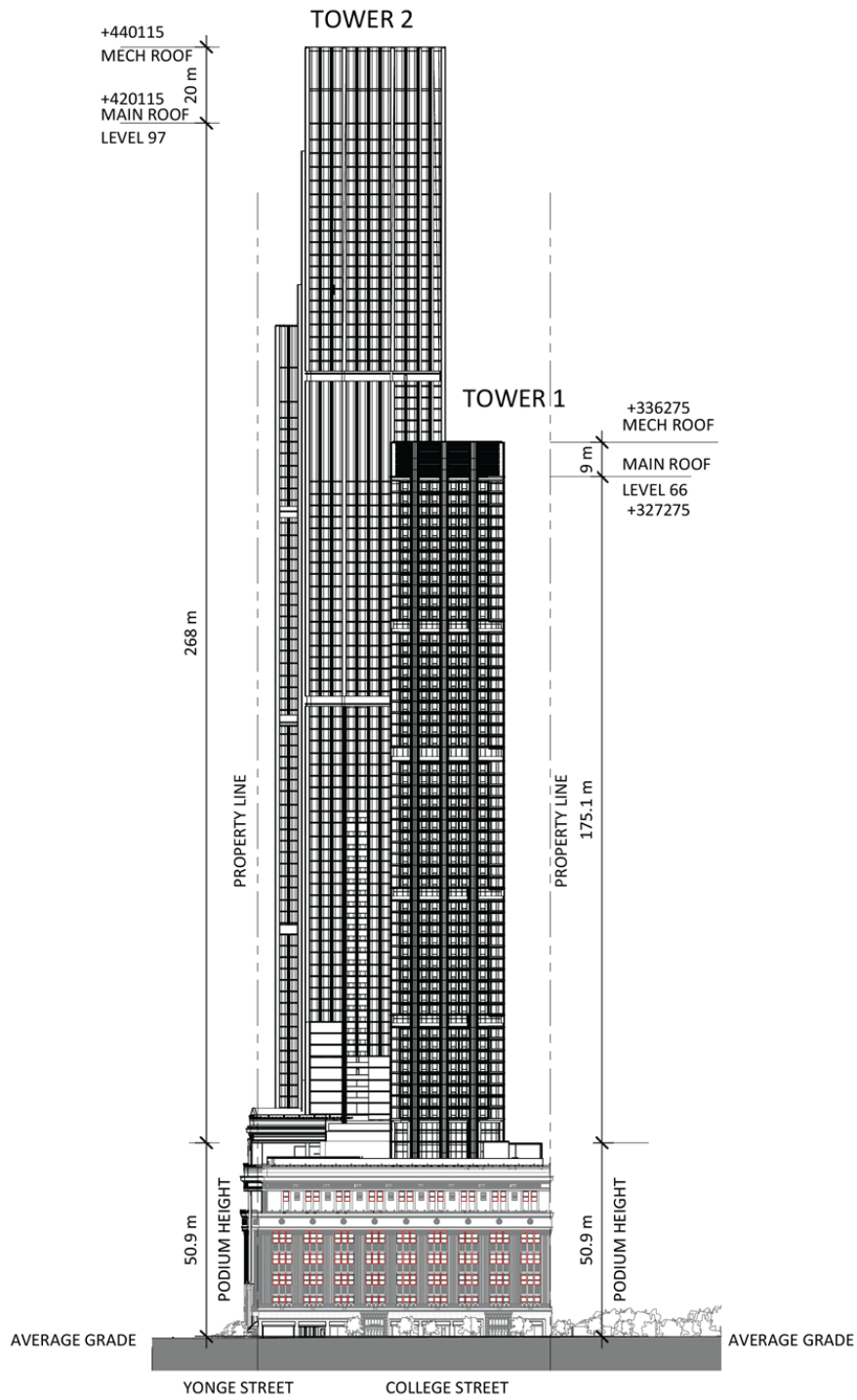


Ground Floor Plan 

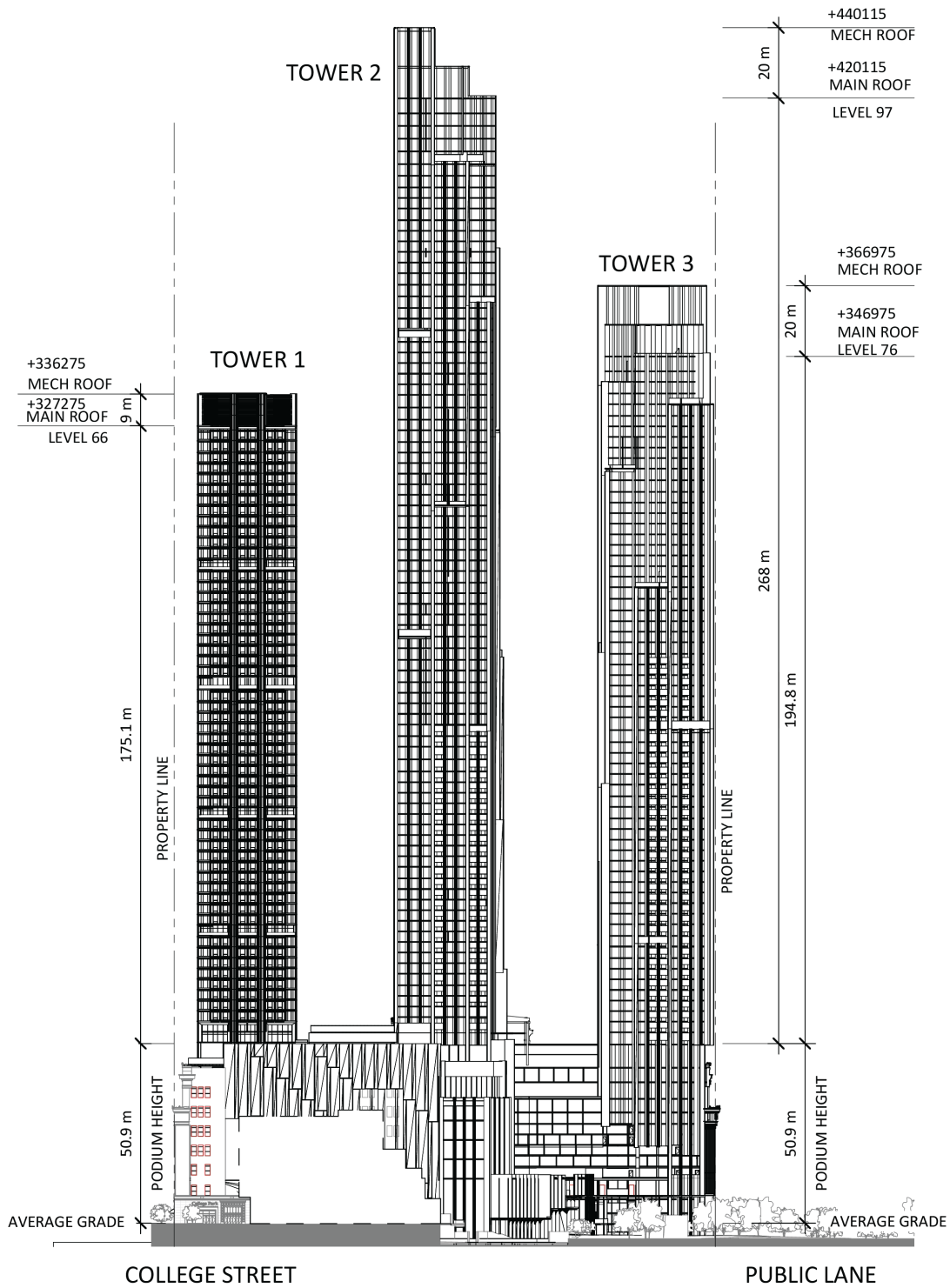
Attachment 10: Elevations



East Elevation

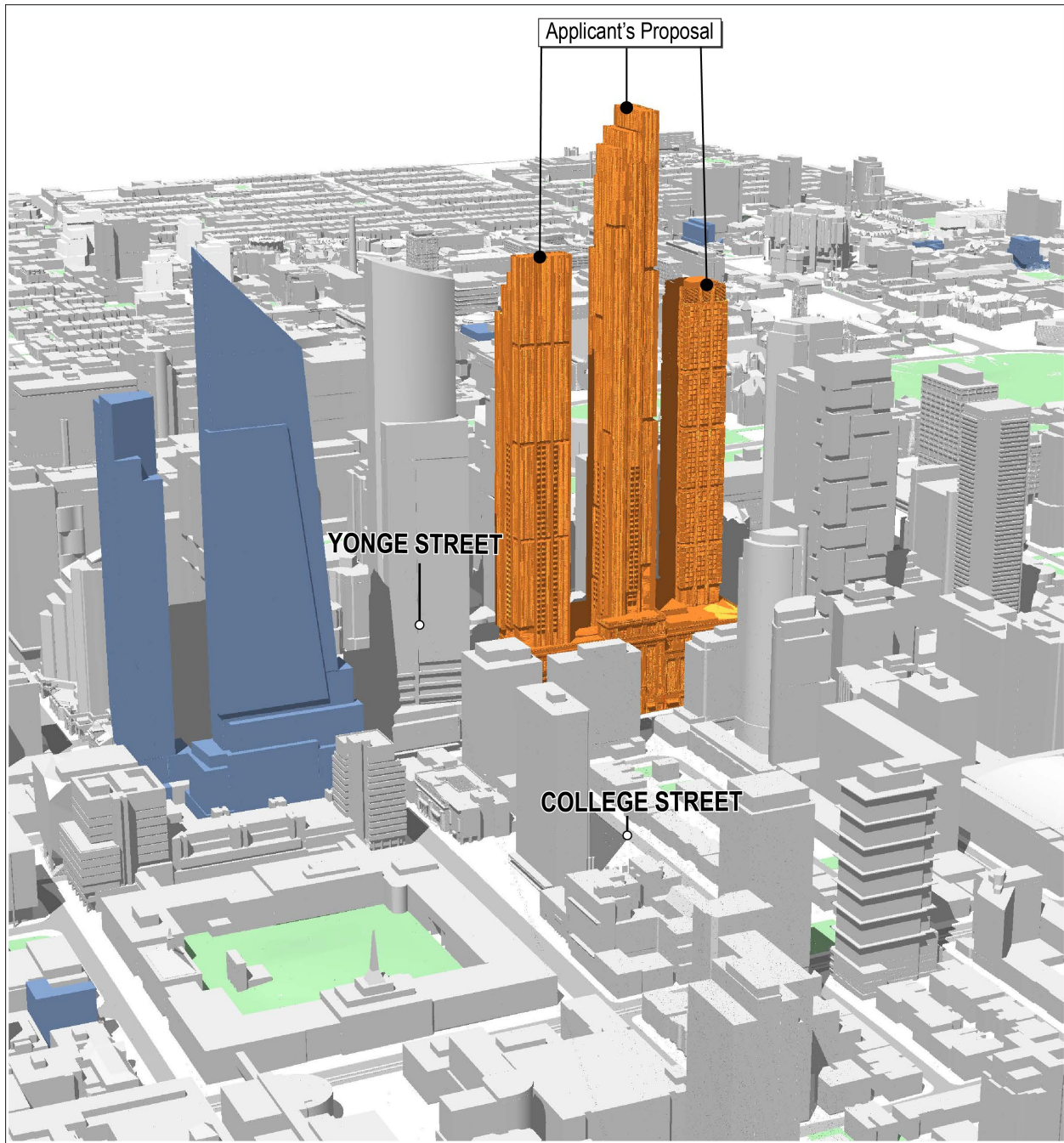


North Elevation





West Elevation

Attachment 11: 3D Massing Model

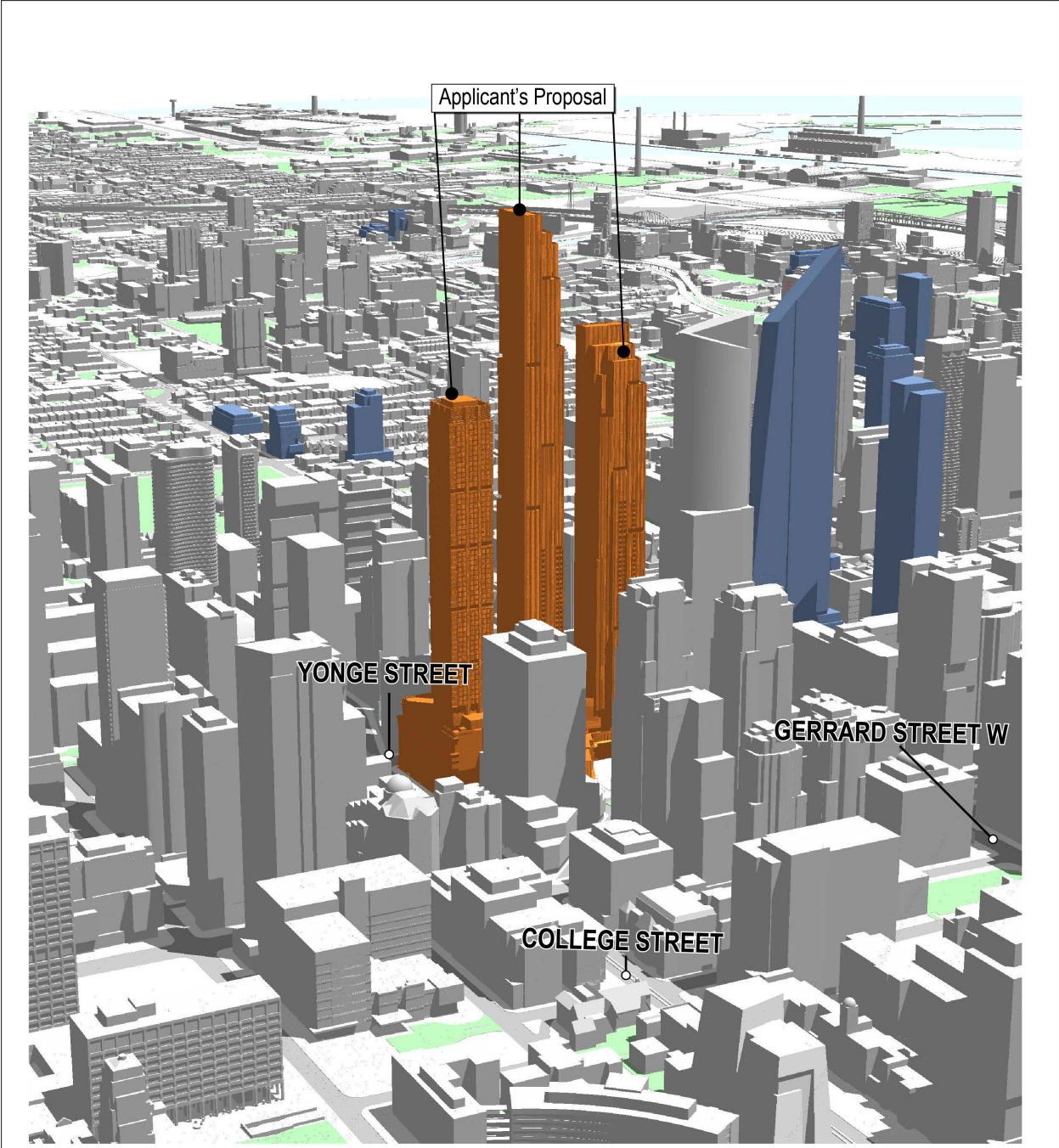


View of Applicant's Proposal Looking Northwest

	Applicant's Proposal
	Under Construction



05/26/2026



View of Applicant's Proposal Looking Southeast

	Applicant's Proposal
	Under Construction



05/26/2026