

79, 81, and 93 Ontario Street – 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: 13 - Toronto Centre

Planning Application Number: 26 100746 STE 13 OZ

SUMMARY

This report recommends approval of the application to amend the Zoning By-law, with a holding provision, to permit a 16-storey (64 metres), including the mechanical penthouse) building containing 98 dwelling units and 78 square metres of non-residential gross floor area at 79, 81, and 93 Ontario Street.

RECOMMENDATIONS

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

1. City Council amend City of Toronto Zoning By-law 569-2013 for the lands municipally known as 79, 81, and 93 Ontario Street substantially in accordance with the draft Zoning By-law Amendment included as Attachment 6 to this Report.
2. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required.
3. City Council direct the owner to provide and implement an acceptable Tenant Assistance Plan for eligible tenants of the three existing rental dwelling units proposed to be demolished, to the satisfaction of the Chief Planner and Executive Director, City Planning.
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 79, 81, and 93 Ontario Street.

FINANCIAL IMPACT

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

THE SITE AND SURROUNDING LANDS

Description

The site is located on the northeast corner of the intersection of Richmond Street East and Ontario Street. The L-shaped site has an area of approximately 913 square metres, and frontages of approximately 18 metres along Richmond Street East and 38 metres along Ontario Street, and a depth of approximately 40 metres extending along the north property line. See Attachment 2 for the Location Map.

Existing Use

A surface parking lot (93 Ontario Street) and a 2-storey residential building containing three rental dwelling units (79 and 81 Ontario Street).

THE APPLICATION

Description

A 16-storey (64 metres, including the mechanical penthouse) mixed-use building.

Density

The proposal has a density of 8.6 times the area of the lot.

Residential Component

The proposal includes 98 dwelling units, consisting of 57 one-bedroom (58%), 31 two-bedroom (32%), and 10 three-bedroom units (10%).

Non-Residential Component

The proposal includes 78 square metres of retail gross floor area at grade fronting Ontario Street and Richmond Street East.

Amenity Space

The proposal includes 372 square metres of amenity space (3.8 square metres per unit), consisting of 216 square metres of indoor amenity space (2.2 square metres per unit) and 157 square metres of outdoor amenity space (1.6 square metres per unit).

Access, Parking and Loading

Pedestrian access to the retail space and residential lobby is proposed from Richmond Street East. The proposal includes 2 vehicular parking spaces for shared residential visitors and commercial use, 1 Type G loading space that is located on the ground floor and accessed from Ontario Street, and 110 bicycle parking spaces (72 long-term spaces and 20 short-term spaces).

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/93OntarioSt

Reasons for Application

The Zoning By-law Amendment is required to amend Zoning By-law 569-2013 to provide relief from various performance standards, including density, building height and setbacks.

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 amendment.

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 site is within the Downtown and Central Waterfront area and is also within the Regeneration Areas land use designation. See Attachment 3 of this report for the Land Use Map. The Official Plan should be read as a whole to understand its comprehensive and integrative intent as a policy framework for priority setting and decision making.

Downtown Secondary Plan

The site is designated Mixed Use Areas 2 – Intermediate, which specifies that development will include buildings typologies that respond to their site context, including mid-rise and some tall buildings. See Attachment 4 of this report for the Downtown Plan Land Use Map.

King-Parliament Secondary Plan

The site is within Regeneration Area 'A' (Jarvis-Parliament) of the King-Parliament Secondary Plan, which is intended to accommodate significant growth, having a mix of compatible land uses within new and existing buildings.

In May, 2021, City Council adopted a new King-Parliament Secondary Plan. However, it has been appealed to the Ontario Land Tribunal in its entirety and is therefore not in-force.

Protected/Major Transit Station Area

The site is within two delineated Protected Major Transit Station Areas (PMTSA). Specifically, the site is within 500 metres of the centre point of the delineated Moss Park and Corktown planned transit stations, associated with Site and Specific Area Policy (SASP) 763 and 764, respectively, in Chapter 8 of the Official Plan. Map 2 of SASP 763 and 764 identifies this site as having a minimum of 2.5 Floor Space Index (FSI).

The area is planned for a minimum population and employment target of 400 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 sites designated Regeneration Areas located between 200 and 500 metres of an existing or planned transit station will have City-initiated zoning that permits an FSI of 6 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 P/MTSAs and a report with recommendations will be brought to the Planning and Housing Committee when the work is finalized.

Downtown Tall Buildings (Site and Area Specific Policy 517)

SASP 517 provides updated criteria for all tall building development proposals within the Downtown. In addition to considerations for tall buildings, SASP 517 notes that the proposal shall have regard for a comfortable pedestrian realm; consideration for development proposals on other sites within the block; access to sunlight; views between towers; and consideration of wind conditions on and around the subject site.

Zoning

The site is zoned Commercial Residential Employment (CRE (x41)) in Zoning By-law 569-2013, as amended, which permits a range of residential, commercial, institutional, and industrial uses. 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 and are therefore not in-force. See Attachment 5 of this report for the existing Zoning By-law map.

Airport Zoning Regulation – St Michael's Hospital Helicopter Flight Path

The site is subject to the Airport Zoning Regulation for St. Michael's Hospital. Development of the site is required to be below and outside the Obstacle Limitation Surface identified in By-law 1432-2017 and the Minister's Zoning Order (MZO) O.Reg 10/24, to preserve a flight path for air ambulance and medical transport helicopters accessing the hospital. The proposal and implementing Zoning By-law amendment have been reviewed by the hospital's representatives and determined to be in conformity with MZO O.Reg 10/24 which ensures there are no intrusions into the helicopter flight paths.

Design Guidelines

The following design guidelines have been used in the evaluation of this application:

- Mid-Rise Building Performance Standards
- King-Parliament Urban Design Guidelines
- Growing Up: Planning for Children in New Vertical Communities
- Retail Design Manual

The City's design guidelines can be found here: [Design Guidelines – City of Toronto](#)

Toronto Green Standard

The Toronto Green Standard is a set of performance measures for green development. In place since 2010, the Toronto Green Standard has contributed to building resilient communities and advanced matters related to public health, safety, sustainability and energy efficiency. Development proposals address the updated Toronto Green Standard Tier 1 as part of application materials. Development achieving higher levels of performance (Tier 2 and above) are eligible for a partial refund of development charges. Information on the Toronto Green Standard may be found at <https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/toronto-green-standard/>

PUBLIC ENGAGEMENT

Community Consultation

On March 5, 2026, a community consultation meeting was hosted by City staff. Four people attended, as well as a staff member from the Ward Councillor's office. City staff and the applicant's consultants gave presentations on the site and surrounding area, the existing planning framework, and the proposed development, followed by a facilitated discussion about the application.

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

- desire to include affordable housing units;
- support for the proposed rental tenure of the development; and
- support for the provision of housing near existing and planned transit stations.

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 retail land uses are permitted in Regeneration Areas and Mixed Use Areas and support key objectives of the Official Plan and Downtown Plan.

Unit Mix

The proposed unit mix conforms with the minimum two- and three-bedroom requirements of the Downtown Secondary Plan and Growing Up Guidelines, and will be secured in the Zoning By-law.

Housing

The Official Plan directs that a full range of housing in terms of form, tenure and affordability be provided to meet the current and future needs of residents. This proposal would result in 98 dwelling units, with a unit mix that includes 32% two-bedroom units and 10% three-bedroom units. The Zoning By-law amendment secures a minimum of 15% two-bedroom units, and 10% three-bedroom units which meets the unit mix identified in the Growing Up Guidelines. The Zoning By-law Amendment also secures the additional 15% of units proposed to be 2-bedroom units, which conforms to the unit mix requirements of the Downtown Plan.

Rental Housing Demolition and Tenant Assistance

The proposed development includes the demolition of three occupied rental dwelling units. Official Plan policy 3.2.1.12 requires a Tenant Assistance Plan to be provided to lessen hardship for existing tenants. The accepted Tenant Assistance Plan includes extended notice periods before move out, either rent gap assistance or the provision of alternative accommodation, moving allowances and the services of a leasing agent.

This report includes a recommendation that City Council require the owner provide a lawyer's undertaking to the City, or alternatively to enter into an agreement and register a Section 118 restriction on title to ensure assumption of the agreement by subsequent owners, to secure the implementation of the required Tenant Assistance Plan, prior to the removal of the proposed holding provisions in the proposed Zoning By-law.

Built Form

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 and massing are appropriate for the site and are compatible with the existing and planned context of the area.

Along Richmond Street East, a 4-storey (17.5 metres) streetwall is proposed with retail at grade. The streetwall height aligns with the streetwall condition of the planned context in the immediate area. A 3.0-metre deep stepback is proposed above the 4th storey, reducing the perception of scale at grade. The 4-storey streetwall continues around the southwest corner of the building to Ontario Street with the stepback depth transitioning to 1.5 metres above the 4th storey on this elevation.

Along Ontario Street, the building is proposed with no setback from the property line other than a 1.5-metre deep setback area along the northern portion of the site, which extends up the full height of the building to accommodate a Toronto Hydro easement. North of this setback area along Ontario Street, the streetwall transitions to 6 storeys (24.0 metres) to align with the height of the building at 101 Ontario Street to the north.

At the north side of the site, a 5.5-metre-deep lightwell is proposed from the second to 6th storeys, matching the condition of the building to the north at 101 Ontario Street. An additional 5.5-metre stepback is proposed above the 6th storey along the full extent of the north property line, creating further separation from the building to the north.

The northeast portion of the building is one storey in height where the property extends behind the adjacent site to the south at 442-452 Richmond Street East, limiting any impacts on this adjacent site and the site to the north at 101 Ontario Street. The 16-storey building component is proposed with no setback from the east property line. To mitigate potential privacy impacts, should the neighbouring site be redeveloped in the future, windows are not permitted on the elevations of the building that wrap around the adjacent property to the east and south of the site and where the base building extends to the north property line.

The proposed building height of 16 storeys (64 metres including the mechanical penthouse) is consistent with the context of the block. Recent approvals in the immediate area include a 19-storey mixed-use building located at 301-317 Queen Street East to the northeast, and a development consisting of a 45-storey and 12-storey building at 494-526 Richmond Street East and 156-162 Parliament Street to the east of the site.

The site is located between 200 and 500 metres of the future Moss Park and Corktown subway stations and the associated PMTSAs, where floor areas of 6 times the area of the lot are permitted. The proposal exceeds the minimum density permission with a Floor Space Index of 8.6.

Public Realm

Staff are satisfied that the proposal conforms with the applicable public realm policies of the Official Plan. The public realm includes a minimum pedestrian clearway width of 2.1 metres and an overall distance of 6.0 metres from the curb to the building face on all frontages, providing space for street trees and other landscaping as well as patios or retail spill out space.

Heritage Conservation

A Heritage Impact Assessment (HIA) was submitted in support of the application to evaluate the impacts on the cultural heritage value of adjacent heritage-designated properties at 78 and 90 Ontario Street and 411 Richmond Street East. Heritage Planning staff find that the proposal will not adversely impact the integrity of the adjacent cultural heritage resources.

Archaeological Assessment

The site is identified as having archaeological potential in the City of Toronto's Archaeological Management Plan. Accordingly, a Stage 1 Archaeological Assessment was submitted as part of the application, which determined that a portion of the site retains archaeological potential and a Stage 2 archaeological assessment is required for all of the undisturbed lands. This Stage 2 archaeological assessment has not been submitted to staff for review. To ensure no adverse impacts to potential archaeological resources on the site, staff are recommending that the Zoning By-law be subject to a Holding (H) provision.

Prior to realizing the development permissions in the Zoning By-law Amendment, an application to lift the holding provision must be approved. In alignment with the recommendations of the Stage 1 archaeological assessment report, the applicant must submit the required Stage 2 report, and follow through on any recommendations to mitigate adverse impacts to any significant archaeological resources through Stage 3 and Stage 4 archaeological assessment, to the satisfaction of the Senior Manager, Heritage Planning.

Shadow Impact

The proposal conforms with the policy direction of the Official Plan by ensuring that the development will limit shadow impacts on the public realm, particularly during the spring and fall equinoxes (March 21 and September 21) and the summer solstice (June 21). The building location, massing, and height have been designed to minimize shadow impacts on the public realm and adjacent sites.

Wind Impact

The Pedestrian Level Wind Study submitted in support of the application indicates that areas on and around the site, including the public realm, building entrances, and amenity areas will generally be suitable for their intended uses throughout the year and that wind conditions are not expected to be altered with the addition of the proposal. Wind speeds at the rooftop outdoor amenity space will be comfortable in the summer but higher wind speeds are expected in other seasons. Wind control strategies have been recommended to improve conditions throughout the year and for the shoulder seasons in particular, and include a combination of landscaping and perimeter guard rails. Staff are satisfied with the assessment, conclusions and recommendations of the study. Mitigation measures will be assessed during the Site Plan Control stage.

Servicing

Development Engineering staff have reviewed the submitted materials and have identified outstanding items for review. Staff are recommending that the Zoning By-law be subject to holding provisions pending the revision, review, and acceptance of a revised Functional Servicing and Stormwater Management Report and all necessary approvals or permits pertaining to new infrastructure improvements identified in the Functional Servicing and Stormwater Management Report to the satisfaction of the Director, Engineering Review, Development Review.

Traffic Impact, Access, Parking and Loading

A Transportation Impact Study and Addendum was submitted to assess the traffic impact, access, parking, and loading arrangements for the development and determined that the site is well-serviced by the surrounding transportation network, including dedicated cycling infrastructure and TTC transit services. Transportation Review staff have reviewed the study and are satisfied with the parking supply and loading configuration.

The Planning Act prohibits minimum parking requirements in PMTSAs. Nonetheless, any parking that is provided by the applicant is subject to zoning and accessibility standards for parking spaces.

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.

Tree Preservation

The Arborist Report submitted in support of the application indicates that eight trees (seven on and adjacent to the site and one City-owned street tree) are proposed to be removed to accommodate the development. Five trees are proposed to be planted along the street frontages of the 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.

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 conditions to be met prior to the removal of the proposed holding provisions in the proposed By-law include:

Engineering Review

- the owner or applicant, at their sole cost and expense, has submitted Functional Servicing Report, Stormwater Management Report, and Hydrogeological Review, including the Foundation Drainage Report or addendums ("Engineering Reports"), to demonstrate that the existing municipal infrastructure and any required improvements to it, has adequate capacity to accommodate the development of the lands, to the satisfaction of the Director, Engineering Review, Development Review; and
- if the Engineering Reports accepted and satisfactory from above require any new municipal infrastructure or upgrades to existing municipal infrastructure to support the development, then either:
- the owner or applicant has secured the design, construction and provision of financial securities for any new municipal infrastructure, or any upgrades or required improvements to the existing municipal infrastructure identified in the accepted Engineering Reports, to support the development, in a financial secured agreement, all to the satisfaction of the Director, Engineering Review, Development Review; or
- the required new municipal infrastructure or upgrades to existing municipal infrastructure to support the development in the accepted and satisfactory Engineering Reports are constructed and operational, all to the satisfaction to the Director, Engineering Review, Development Review.

Heritage Planning (Archaeology)

- the owner has submitted a Stage 2 Archaeological Assessment, prepared by a consultant archaeologist, licensed by the Ministry of Citizenship and Multiculturalism, under the provisions of the Ontario Heritage Act, and followed through on recommendations to mitigate, through preservation on-site or resource removal and documentation, adverse impacts to any significant archaeological resources found through applicable Stage 3 and Stage 4 Archaeological Assessment, all satisfactory and as approved by the Senior Manager, Heritage Planning.

Tenant Assistance

- the owner shall provide a lawyer's undertaking to the City, or alternatively, enter into an agreement with the City and register a Section 118 restriction on title to ensure assumption of the agreement by subsequent owners, to secure the implementation of the required Tenant Assistance Plan, to the satisfaction of the City Solicitor and Chief Planner and Executive Director, City 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

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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: Downtown Plan Land Use Map
- Attachment 5: Zoning By-law Map
- Attachment 6: Draft Zoning By-law Amendment

Applicant Submitted Drawings

- Attachment 7: Site Plan
- Attachment 8: North Elevation
- Attachment 9: West Elevation
- Attachment 10: East Elevation
- Attachment 11: South Elevation
- Attachment 12: 3D Massing Model
- Attachment 13: 3D Massing Model

Attachment 1: Application Data Sheet

Municipal Address: 79, 81, and 93 Ontario Street
Date Received: January 5, 2026
Application Number: 26 100746 STE 13 OZ
Application Type: Zoning By-law Amendment
Project Description: A 16-storey mixed-use building.

Applicant	Agent	Architect	Owner
The Planning Partnership	Arthur Grabowski	Sweeny&Co Architects	2258155 Ontario Limited

EXISTING PLANNING CONTROLS

Official Plan Designation:	Regeneration Areas	Site Specific Provision:	SASP 763 and 764
Zoning:	CR SS1 (x339)	Heritage Designation:	N
Height Limit (m):	90	Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq m): 913 Frontage (m): 18 Depth (m): 38

Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):	126		823	823
Residential GFA (sq m):	252		7,738	7,738
Non-Residential GFA (sq m):			78	78
Total GFA (sq m):	252		7,816	7,816
Height - Storeys:	2		16	16
Height - Metres:	6		64	64

Lot Coverage Ratio (%): 90.2 Floor Space Index: 8.6

Floor Area Breakdown	Above Grade (sq m)	Below Grade (sq m)
Residential GFA:	7,467	271
Retail GFA:	78	
Office GFA:		
Industrial GFA:		

Institutional/Other GFA:

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:			98	98
Freehold:				
Condominium:				
Other:				
Total Units:			98	98

Total Residential Units by Size

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:					
Proposed:			57	31	10
Total Units:			57	31	10

Parking and Loading

Parking Spaces:	2	Bicycle Parking Spaces:	110	Loading Docks:	1
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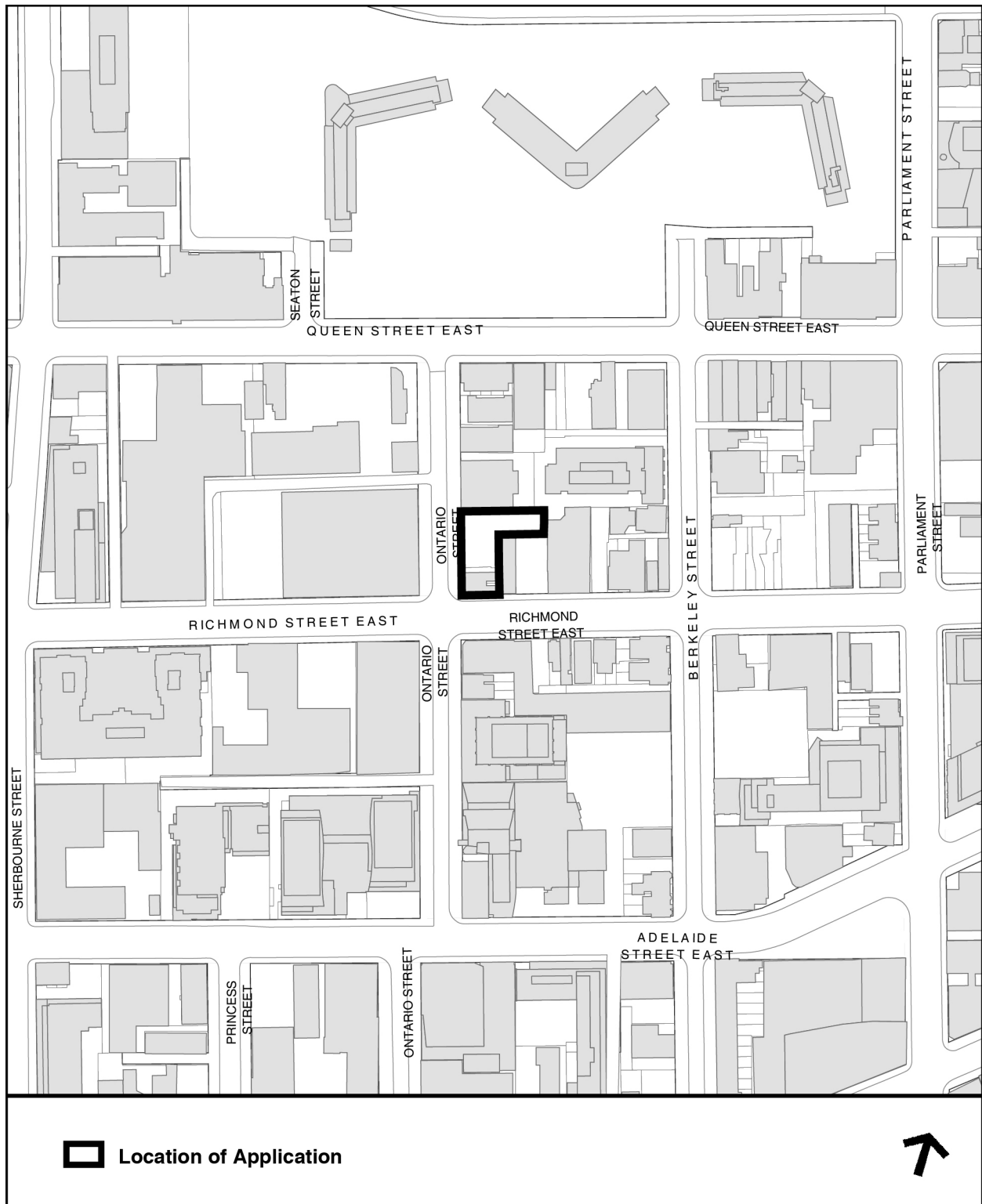
CONTACT:

Allsun Campbell, Assistant Planner

416-392-9941

allsun.campbell@toronto.ca

Attachment 2: Location Map



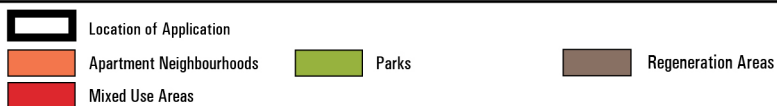
Attachment 3: Official Plan Land Use Map



Official Plan Land Use Map #18

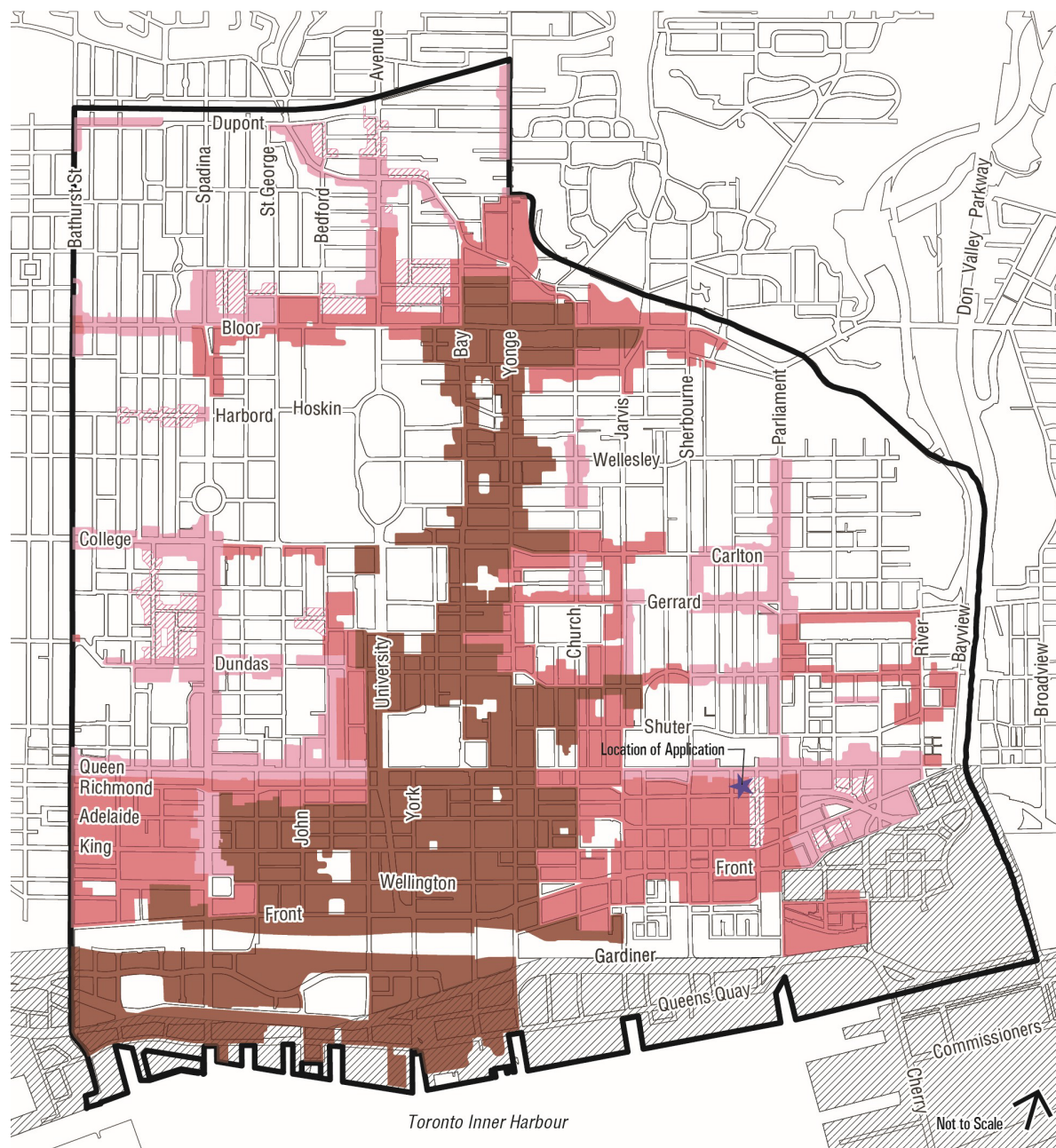
93 Ontario Street

File # 26 100746 STE 13 0Z



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Attachment 4: Downtown Plan Land Use Map



Downtown Plan

MAP 41-3 Mixed Use Areas

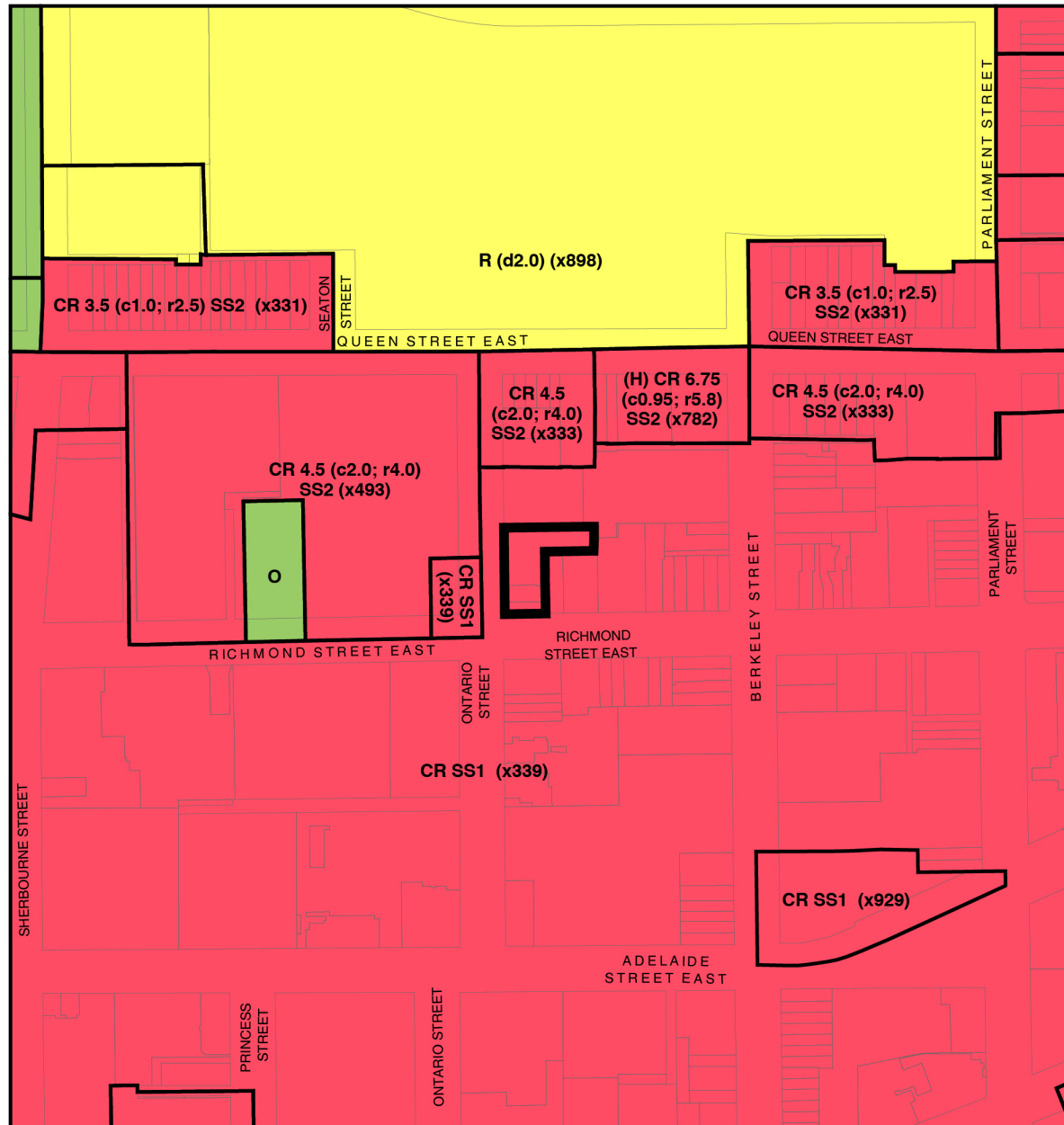
79, 81, and 93 Ontario Street

File # 26 100746 STE 13 02

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

04/20/2026

Attachment 5: Zoning By-law Map



Zoning By-law 569-2013

93 Ontario Street

File # 26 100746 STE 13 0Z

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

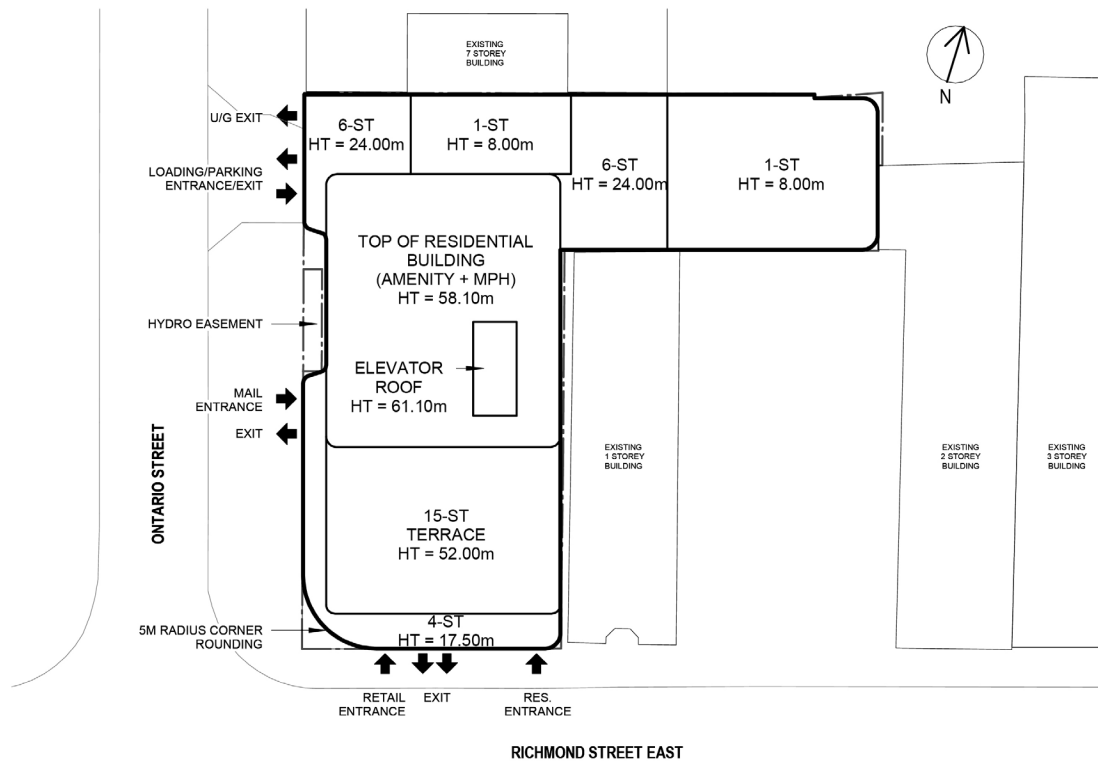


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Attachment 6: Draft Zoning By-law Amendment

The Draft Zoning By-law Amendment will be made available before July 8, 2026.

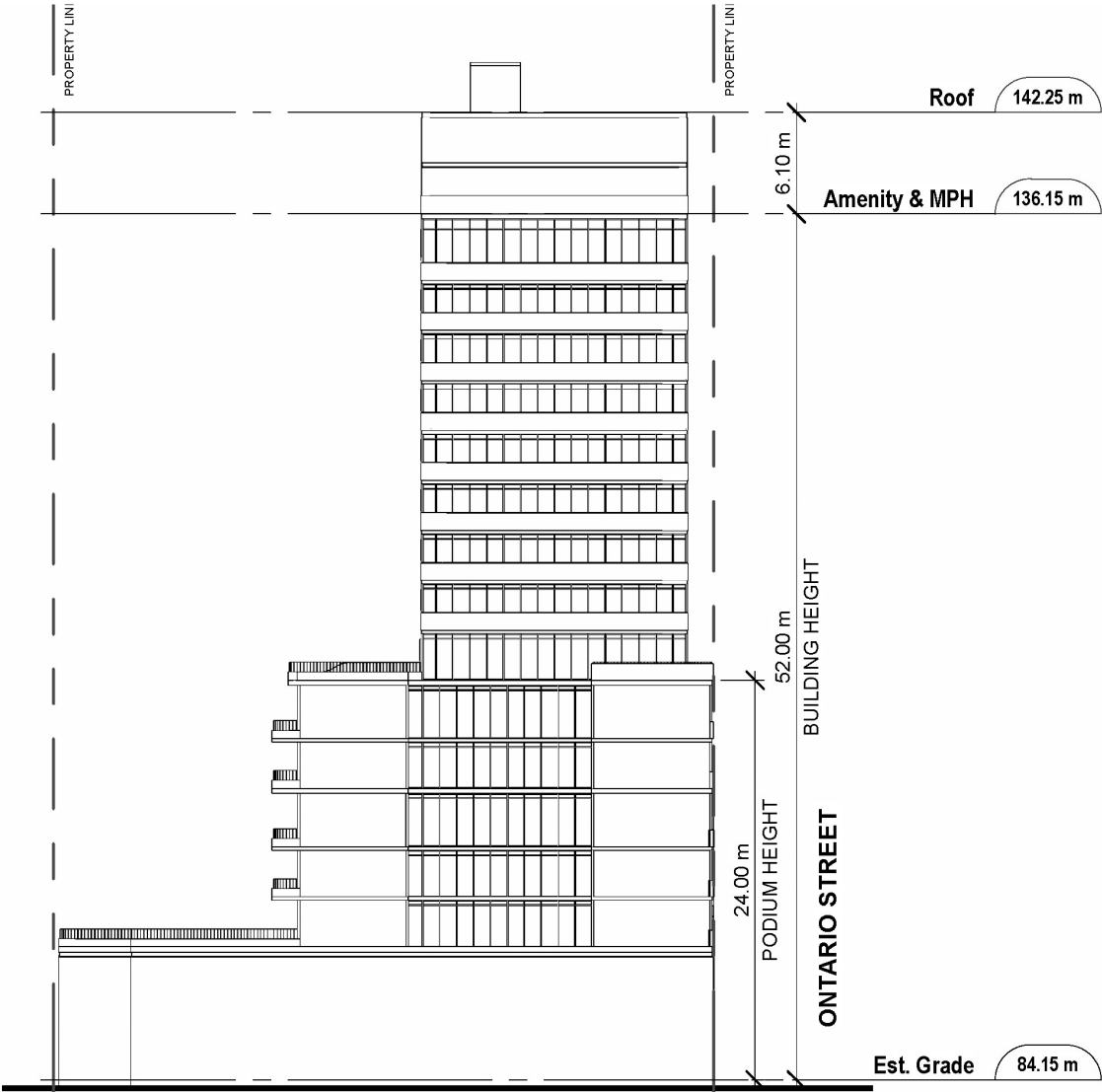
Attachment 7: Site Plan



Site Plan



Attachment 8: North Elevation

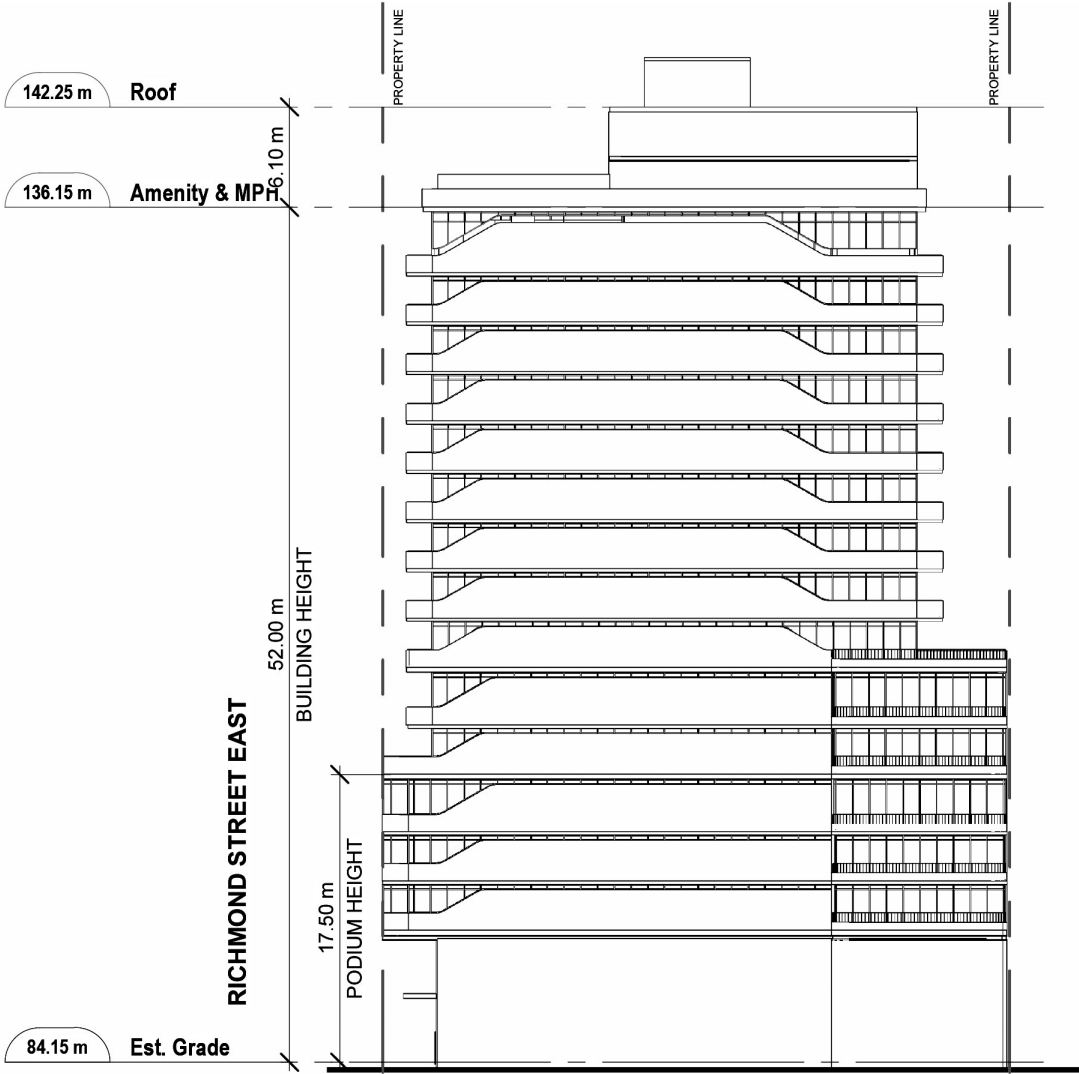


North Elevation

Attachment 9: West Elevation

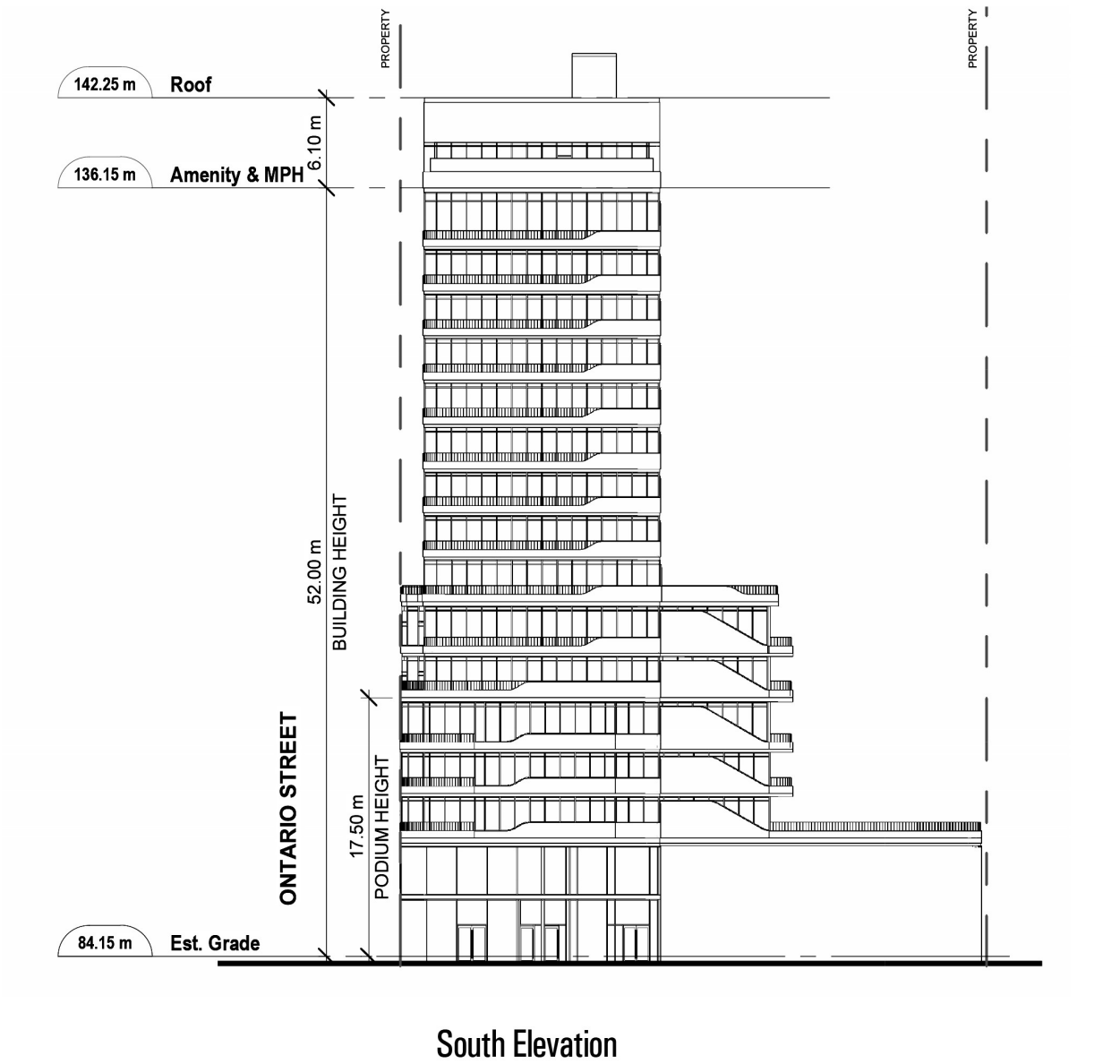


Attachment 10: East Elevation

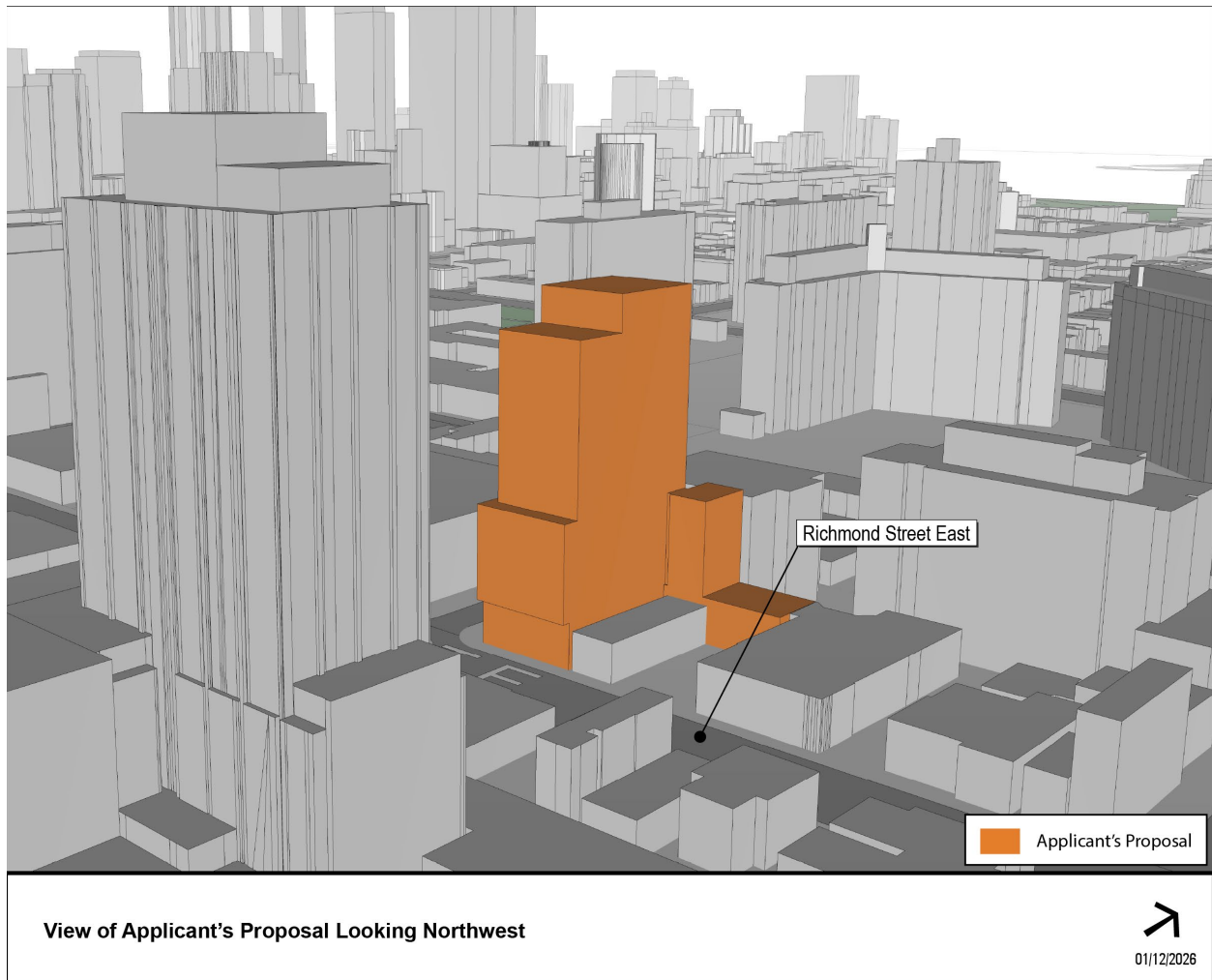


East Elevation

Attachment 11: South Elevation



Attachment 12: 3D Massing Model



Attachment 13: 3D Massing Model

