

240 McCaul Street – Official Plan and Zoning Amendment Application – Decision Report - Approval

Date: June 18, 2026

To: Toronto and East York Community Council

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

Wards: Ward 11 - University-Rosedale

Planning Application Number: 22 155555 STE 11 OZ

SUMMARY

This report recommends approval of an application by Ronald McDonald House Charities (“RMHC”) Toronto, to amend the Official Plan and Zoning By-law to permit a 19-storey building (61.2 metres tall, excluding mechanical penthouse), containing 200 hotel suites for short-term accommodation for families receiving treatment at nearby hospitals.

An Official Plan Amendment is required to redesignate the site from Neighbourhoods to Mixed Use Areas.

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 240 McCaul Street 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 240 McCaul 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 classify the lands municipally known as 240 McCaul Street which are subject to the Official Plan and Zoning Amendment Application (City File 22 155555 STE 11 OZ) as a Class 4 Noise Area pursuant to Publication NPC-300 (Ministry of Environment, Conservation and Parks Environmental Noise Guideline - Stationary and Transportation Sources - Approval and Planning).

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 September 10, 2008, a Minor Variance application (A0531/08TEY) was approved on the subject lands granting permission to construct a four-storey multi-residential building to provide short-term accommodations for the families of the Ronald McDonald House.

THE SITE AND SURROUNDING LANDS

Description

The site is located on an irregular shaped through-lot that fronts onto McCaul Street and Henry Street, south of College Street. The total lot area is 4,286 square meters. The McCaul and Henry Street frontages are approximately 33.2-metres and 75.5-metres wide respectively.

See Attachment 2 for the Location Map.

Existing Use and Dwelling Units

The site currently contains a 4-storey building occupied by the Ronald McDonald House Charities - Toronto. The existing building has a total of 81 bed-sitting rooms. The property contains two internal courtyards providing outdoor amenity space.

One surface parking lot is located on the south portion of the lot.

Surrounding Uses

North: A 5-storey institutional building with a surface parking lot. A public lane connecting Henry and McCaul Streets with a portion extending south in the centre of the block. Fronting onto Henry and College Streets are 2 to 3-storey house form buildings.

South: An "L" shaped public lane running from McCaul Street and behind residential dwellings to the south; and 2 to 2.5-storey residential dwellings fronting onto McCaul and Henry Streets.

East: On the east side of McCaul Street are a number of institutional buildings including the University of Toronto Exam Centre and Health Sciences Building, as well as McCaul-Orde Parkette and a 20-storey mixed-use building further south.

West: Low-rise residential buildings fronting onto Henry Street.

Access

Existing vehicular access to the site is from the east-west public laneway to the south of the site, which can be accessed from McCaul Street.

Transit Infrastructure

The site is located approximately 300 metres from Queen's Park Subway Station and approximately 140 metres away from the 506 Carlton streetcar line transit stops.

Surrounding Applications

An application to construct a 45-storey mixed-use building at 191-199 College Street and 74-76 Henry Street, will be considered at the July meeting of the Toronto East York Community Council in a separate report.

THE APPLICATION

Description

A development consisting of a 19-storey (61.2-metres tall, excluding mechanical penthouse) component fronting on McCaul Street, a 4-storey component fronting Henry Street, and a 2-storey linking component in the centre of the lot.

Density

The proposal has a density of 4.8 times the area of the lot.

Non-Residential Component

The proposal includes a maximum of 21,000 square metres of non-residential uses comprised of 200 hotel suites that provide short-term accommodation for families receiving treatment at nearby hospitals.

Access, Parking and Loading

The proposal includes a total of 10 vehicular parking spaces, 14 bicycle parking spaces, one Type "G" and two Type "C" loading spaces.

Parking will be accessed from the existing public lane to the south accessed via McCaul Street. Loading will be accessed via the existing public lane located to the north.

Lane Widening

An area of approximately 2.25 square metres located at the northeast corner of the site (the southwest corner of the north-south/east-west public laneway intersection), is to be conveyed to the City, provided free and clear of all obstructions and encumbrances, for a nominal sum. The conveyance of these lands will be delivered via the Site Plan approval process.

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/240McCaulSt

Reasons for Application

An amendment to the Official Plan, including the Downtown Secondary Plan, is required to redesignate the site from Neighbourhoods to Mixed Use Areas within the Official Plan and Mixed Use Areas 2 and 4 within the Downtown Plan.

The Zoning By-law amendment is required to allow for increased density, height, uses and parking rates, in addition to other performance standards.

APPLICATION BACKGROUND

Application Submission Requirements

The application was deemed complete on July 21, 2022, satisfying the City's minimum application requirements. The reports and studies submitted in support of this application are available on the Application Information Centre: www.toronto.ca/240McCaulSt

Agency Circulation Outcomes

The application together with the applicable reports noted above, have been circulated to all appropriate agencies and City Divisions. Responses received have been used to

assist in evaluating the application and to formulate appropriate Official Plan amendments and Zoning By-law amendments.

POLICY AND REGULATION CONSIDERATIONS

Provincial Land-Use Policies

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

Official Plan

The Official Plan Urban Structure Map 2 identifies the site in the Downtown and Central Waterfront and Land Use Map 18 designates the subject lands as Neighbourhoods. 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.

Protected Major Transit Station Areas (SASP 610 & SASP 611)

The site is within two delineated Protected Major Transit Station Areas (PMTSA). It is within 500 metres of the centre point of the delineated St. Patrick Station and Queen's Park Station associated with SASPs 610 and 611 respectively in Chapter 8 of the Official Plan. Map 2 of SASP 611 identifies this site as requiring a minimum of 0.9 FSI.

The area is planned for a minimum population and employment target of 1500 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 PMTSA. Population and employment targets are intended to be achieved through the build out of the area over time.

Chapter 8 states that land designated Mixed Use Areas located between 200 to 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.

Multiplexes and apartment building with heights up to four storeys are permitted on sites designated Neighbourhoods.

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

Downtown Secondary Plan

The [Downtown Secondary Plan](#) identifies the site as Neighbourhoods which specifies that the policies applicable to Neighbourhoods will continue to apply to sites in the Downtown Plan, unless such policies are in conflict with an applicable Secondary Plan, or Site and Area Specific Policy.

Zoning

The site is zoned R (f4.5; d1.0) (x835) under Zoning By-law 569-2013, with a maximum height of 13 metres. The Residential zoning category permits a range of residential uses including dwelling units in detached, semi-detached, townhouse, duplex, triplex, fourplex and apartment buildings, as well as a range of institutional uses and parks. See Attachment 4 of this Report for the existing Zoning By-law Map.

Design Guidelines

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

- Tall Building Design Guidelines; and
- Townhouse and Low-Rise Apartment Guidelines.

Toronto Green Standard

The Toronto Green Standard (TGS) is a set of performance measures for green development. In place since 2010, the TGS 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

A virtual Community Consultation Meeting was hosted by City staff on May 18th, 2023, with approximately 20 participants in attendance. The following comments and issues were raised during the consultation and through other correspondence:

- Concern over the proposed height and massing, particularly with respect to the component fronting onto Henry Street;
- Shadow impacts on and privacy concerns around surrounding properties;
- Interest in retaining the existing building in a modified/expanded form;
- Temporary displacement and interruption of operations and services during construction;
- Request for additional parking spaces; and
- Concern regarding setting a precedent for future intensification of Neighbourhoods designated lands along Henry Street.

The issues raised through the community consultation process have been considered through the review of the application and commented on as necessary in the body of this Report.

Statutory Public Meeting Comments

In making their decision with regard to this application, Council members have an opportunity to hear the oral submissions made at the statutory public meeting held by the Toronto and East York Community Council for this application, as these submissions are broadcast live over the internet and recorded for review.

COMMENTS

Provincial Planning Statement and Provincial Plans

Staff's review of this application has had regard for the relevant matters of provincial interest set out in the Planning Act. Staff have reviewed the current proposal and find it consistent with the PPS (2024).

Official Plan Policies and Design Guidelines

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

Land Use and Redesignation

The proposed Official Plan Amendment to redesignate the site from Neighbourhoods to Mixed Use Areas in the Official Plan, and Mixed Use Areas 2 on the McCaul frontage and Mixed Use Areas 4 on the Henry Street frontage in the Downtown Plan, is acceptable.

McCaul Street has a varied planning context in terms of land use and built form, with residential, commercial and institutional uses deployed in a variety of scales and building typologies. It includes lands that are designated Institutional, Parks, Mixed Use

Areas, and Neighbourhoods. The redesignation of the portion of the site fronting onto McCaul to Mixed Use Areas 2 is consistent with the land use designation immediately north of the site and fits within the planning context for the street. Mixed Use Areas 2 generally form an intermediate transitional scale between the taller buildings anticipated along University Avenue and the lower scale development to the west of the site.

On Henry Street, the existing and planned context is generally residential with lands south of College Street designated Neighbourhoods and some instances of Mixed Use Areas 4 to the south. The proposed redesignation of the portion of the site fronting onto Henry Street as Mixed Use Areas 4 provides further transition on the site from the McCaul Street context to the low-rise context to the west.

The proposed designations interface appropriately with adjacent land uses and will designate lands that will allow for the development of an appropriately scaled building containing a mix of uses that are desirable given the site's context.

Built Form

Staff find the proposed built form to be appropriate given the existing and planned context for the site and surrounding area. The property straddles two different built form contexts with a low-rise, residential character on the western edge of the site along the Henry Street frontage, and a diversity of building types, densities and heights along the McCaul Street frontage.

The development proposal is comprised of three elements. The proposed 19-storey building sits on top of a three storey base building located towards the McCaul Street frontage, while the Henry Street frontage features a 4-storey, low-rise building. These two elements are connected by a 2-storey link at the centre of the lot. The built form reflects the irregular configuration of the lot and the two frontages condition. This design scheme ensures appropriate integration with the existing residential character found along Henry Street while serving as a transition zone for the built and planned contexts along McCaul Street and the Health Sciences District.

Along the McCaul Street frontage, a three-storey base building is proposed which respects the existing setbacks and heights of the low-rise dwellings to the immediate south of the site and the four-storey academic building to the north of the site. At grade, the three-storey base building is setback 2.5 metres from the street frontage, creating a consistent streetwall alignment, while allowing space for a 6-metre sidewalk zone for pedestrian movements and tree planting. Above the third level, a 2-storey reveal is proposed, which breaks up the massing of the building and delineates the taller element of the building from the base portion.

Above the 5th storey, the building cantilevers back out to the base building setback along McCaul Street to the top of the building. This taller portion of the building has been setback 9.5 metres to the north; and to the south it is setback 9 metres, resulting in a minimum separation distance of 14.8 metres from adjacent Neighbourhoods

designated lands, including the public laneway. The site organization and the placement of the taller element of the building towards the east section of the site provides sufficient horizontal separation towards the low-rise context along Henry and McCaul Streets.

Along Henry Street, the 4-storey building is set back 4.4 metres from the western property line, which reinforces the existing residential character and existing front yard setbacks together with landscaped yards and tree planting. The proposed rear courtyards will also mimic the existing rear yards of the residential properties found south of the site.

The proposed built form conforms with Official Plan direction that development be massed to fit within the existing and planned context, and frame the public realm with good street proportions. Moreover, the development reflects the Downtown Plan's built form direction for Mixed Use Areas 2 and 4, where the scale and massing of buildings will be compatible with the existing and planned context of the neighbourhood. Staff are satisfied that the proposed height and massing are appropriate for the site.

Streetscape and Public Realm

Staff are satisfied that the proposal conforms with the applicable public realm policies of the Official Plan and will support the overall public realm along McCaul and Henry Streets by providing appropriate building setbacks, resulting in improved sidewalk mobility and enhanced landscaping and tree planting opportunities.

Along McCaul Street, a setback of 2.5 metres has been provided in accordance with the existing condition along the street. This provides for a sidewalk and pedestrian zone of approximately 6 metres. The pedestrian zone can provide additional space for pedestrian movement, landscaping, street furniture and bicycle parking.

Along Henry Street, the residential character of the existing condition is maintained and enhanced through the creation of a consistent streetwall and soft landscaping in the front and rear yards. The four-storey streetwall mirrors the existing condition on site today and provides for appropriate setbacks that continues to maintain the residential character. This is desirable as the Henry Street frontage is residential and comprised of low-rise dwellings and soft landscaping areas.

Shadow Impact

Staff have reviewed the Sun/Shadow Study submitted with this application and are satisfied that the proposed shadow impact is acceptable.

The shadow cast by the proposed building is off of the sidewalk on the north side of College Street by 10:18 am during the March equinox and has no impact on College Street at the September equinox. There are no impacts to McCaul-Orde Park between 9:18 am and 5:18 pm at any point in the year.

Wind Impact

A Pedestrian Level Wind Study submitted with the application indicates that all areas at grade will be suitable for their intended uses throughout the year and that no pedestrian areas surrounding the site at grade level will experience dangerous wind impact conditions. The report provides evidence that future wind impacts are generally expected to remain comparable to existing conditions around the majority of the site.

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.

Traffic Impact, Access, Vehicular and Bicycle Parking and Loading

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

Vehicular access to the site is proposed from the public laneways that can connect to McCaul and Henry streets. Access to the Type-G loading area is proposed from the public laneway that can be accessed from Henry Street. Access to the surface parking, where ten vehicular parking and two Type-C loading spaces are proposed, will be from McCaul Street. The proposed access configuration reflects the existing conditions and is acceptable to staff.

Parkland

Section 42(1.2) of the Planning Act provides an exception to parkland dedication for non-profit housing development. The Ronald McDonald House Charities – Toronto has provided adequate documentation that demonstrates they qualify for this exception, as they are a corporation to which the Non-for-Profit Corporation Act, 2010 applies.

This proposal is also exempt from the parkland dedication requirement under Chapter 415, Article III, Section 415-30 of the Toronto Municipal Code which provides exemptions for Non-profit housing.

Tree Preservation

An arborist report was submitted indicating that all the existing City-owned trees will be protected through development. If the applicant cannot provide full Tree protection measures tree permits may be required, if needed any replacement planting will be secured through the tree permit process to the satisfaction of Urban Forestry, Tree Protection and Plan Review, Environment, Climate and Forestry.

Class 4 Designation and Noise Impact

At the request of the applicant, staff are recommending the reclassification of the site from Class 1 to Class 4 under the MECP Guidelines.

The applicant has expressed concerns regarding the impact of potential noise impacts from the adjacent University of Toronto Wallberg building (184-200 College Street) and other buildings in the immediate area, including medical facilities along University Avenue. Due to these concerns, the applicant voluntarily provided an Environmental Noise Study, prepared by SLR Consulting Canada LTD, in order to examine the potential for stationary source noise impacts on the development proposal.

A Class 4 Noise Area designation would allow for higher daytime and night-time noise level limits than would otherwise be permitted in relation to a noise sensitive land use. Class 4 designation permits nearby industrial buildings and major facilities to continue operating, supporting the protection of those lands for their uses. The impact of such higher noise levels can be mitigated by specified noise control measures.

The Environmental Noise Study determined that stationary source sound levels from the University of Toronto facilities, Princess Margaret Hospital, Mount Sinai Hospital and 700 University Avenue are anticipated to exceed the Class 1 limits on the subject site. A Class 4 area designation is recommended for the site under the applicable MECP Publication NPC-300 noise guidelines. Within the applicable Class 4 designation, the SLR analysis concludes that sound levels would meet applicable guidelines without the need for any receptor or source based noise mitigation. Mandatory central air conditioning and warning clauses are recommended for any potential future residential units as a mechanism for mitigating any potential sound impacts.

More detailed mitigation requirements, including final location of sound barrier walls, will be secured through the Site Plan Control stage.

CONTACT

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E-mail: hector.alonso2@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: Downtown Secondary Plan
- Attachment 6: Draft Official Plan Amendment
- Attachment 7: Draft Zoning By-law Amendment

Applicant Submitted Drawings

- Attachment 8: Site Plan
- Attachment 9: North Elevation
- Attachment 10: South Elevation
- Attachment 11: East Elevation
- Attachment 12: West Elevation
- Attachment 13: 3D Model in Context – Looking Southeast
- Attachment 14: 3D Model in Context – Looking Northwest

Attachment 1: Application Data Sheet

APPLICATION DATA SHEET

Municipal Address: 240 McCaul Street Date Received: June 1, 2022

Application Number: 22 155555 STE 11 OZ

Application Type: Official Plan and Zoning By-law Amendment

Project Description: To permit a development consisting of a 19-storey component on McCaul Street and a 4-storey component on Henry Street. The Official Plan Amendment is required to redesignate the site from Neighbourhoods to Mixed Use Areas.

Applicant	Agent	Architect	Owner
TARA PIURKO			TORONTO CHILDREN'S CARE INC

EXISTING PLANNING CONTROLS

Official Plan Designation:	Neighbourhoods	Site Specific Provision:	Downtown Secondary Plan
Zoning:	R (f4.5; d1.0) (x835)	Heritage Designation:	
Height Limit (m):	12	Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq m): 4,286 Frontage (m): 34 Depth (m): 78

Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):			2,548	2,548
Residential GFA (sq m):				
Non-Residential GFA (sq m):	9,250		20,719	20,719
Total GFA (sq m):	9,250		20,719	20,719
Height - Storeys:	4		19	19
Height - Metres:			61	61

Lot Coverage Ratio (%)	59.45	Floor Space Index:	4.83
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Floor Area Breakdown	Above Grade (sq m)	Below Grade (sq m)
Residential GFA:		
Retail GFA:		
Office GFA:	1,197	
Industrial GFA:		
Institutional/Other GFA:	17,196	2,326

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

Total Residential Units by Size

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

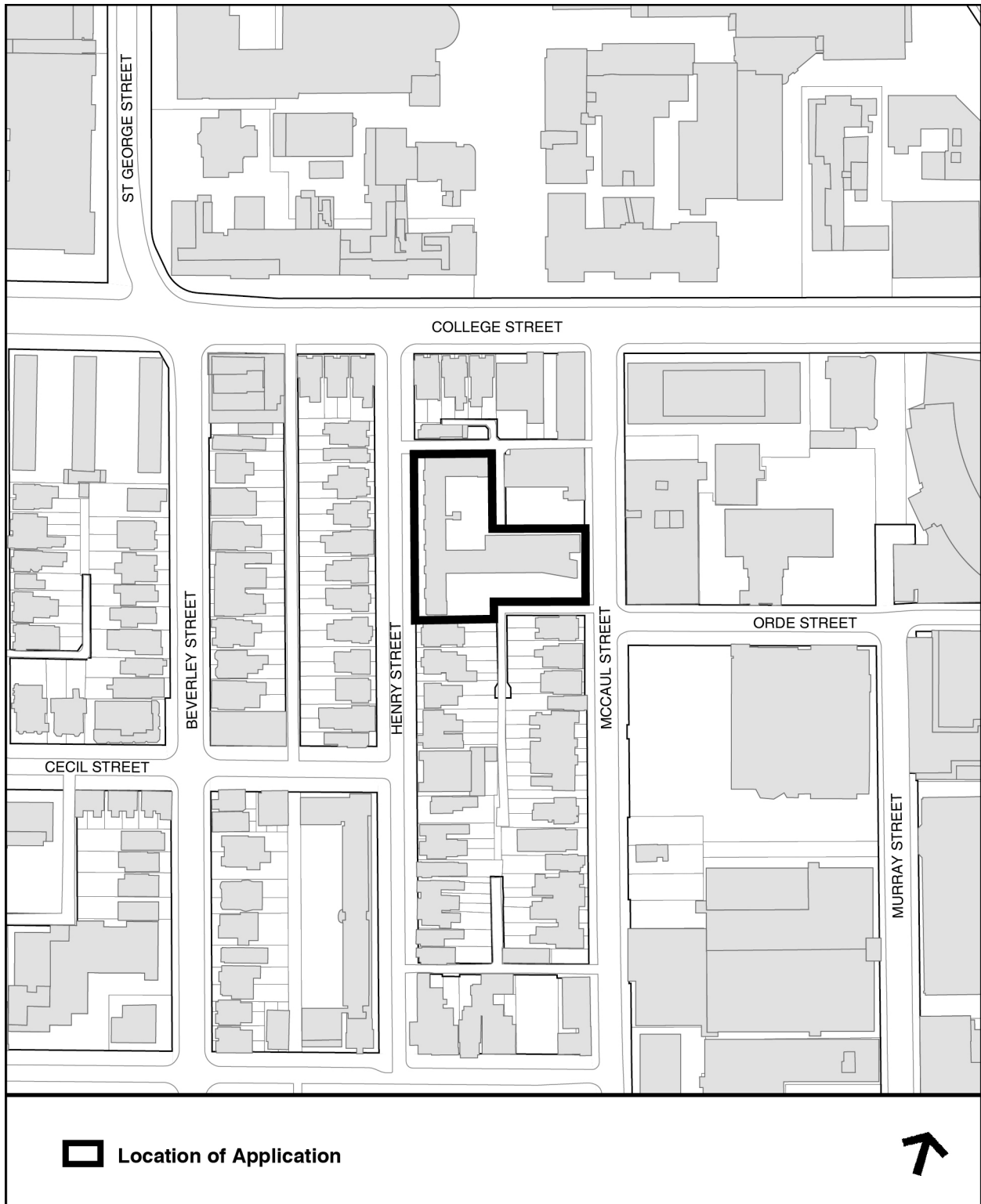
Parking and Loading

Parking Spaces:	10	Bicycle Parking Spaces:	14	Loading Docks:	3
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CONTACT:

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Attachment 2: Location Map




Attachment 3: Official Plan Land Use Map



Official Plan Land Use Map # 18

240 McCaul Street

File # 22 155555 STE 11 0Z

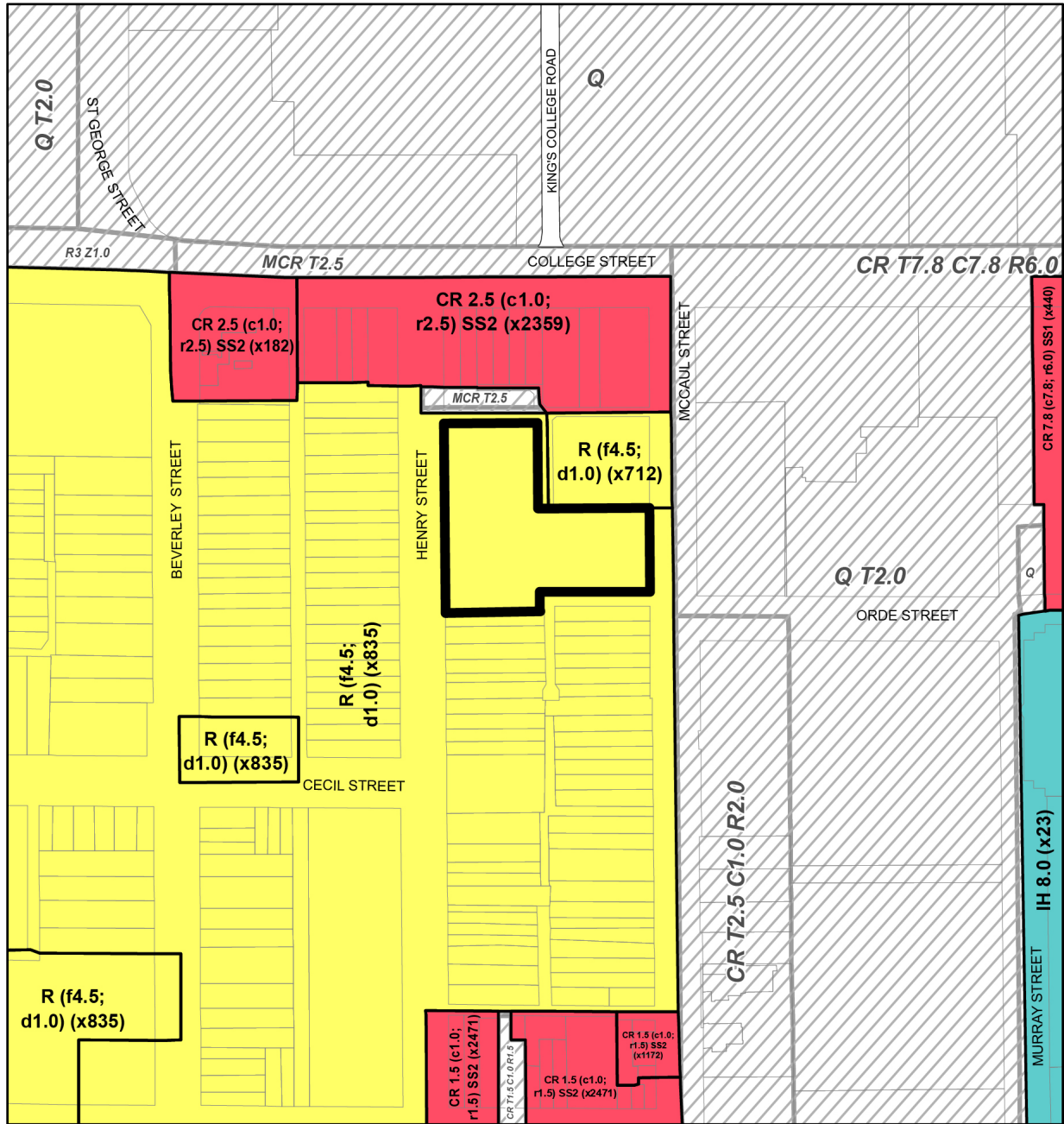
 Location of Application

-  Neighbourhoods
-  Mixed Use Areas
-  Parks
-  Institutional Areas



Not to Scale
Extracted: 05/25/2026

Attachment 4: Existing Zoning By-law Map



Zoning By-law 569-2013

240 McCaul Street

File # 22 155555 STE 11 OZ

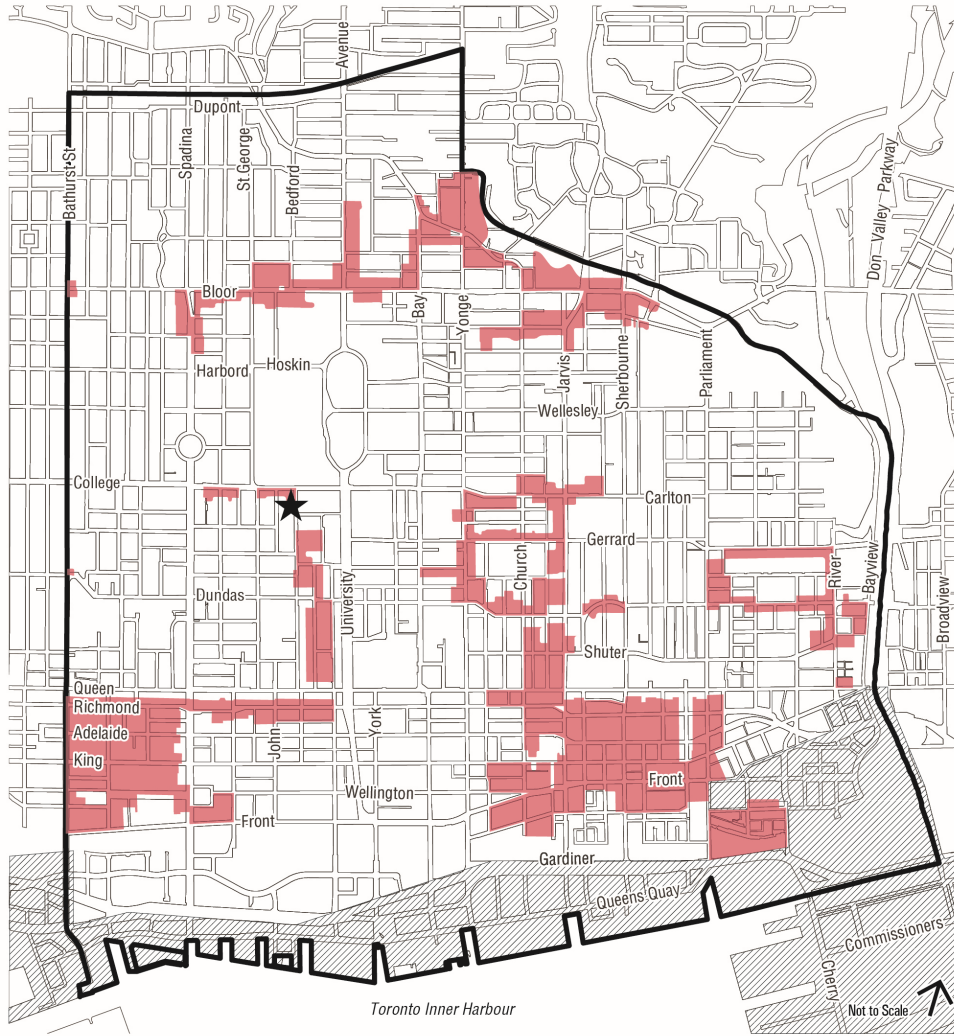
-  Location of Application
-  R Residential
-  CR Commercial Residential
-  IH Institutional Hospital

-  See Former City of Toronto By-law No. 438-86
- R3** Residential District
- CR** Mixed-Use District
- MCR** Mixed-Use District
- Q** Mixed-Use District



Not to Scale
Extracted: 05/25/2026

Attachment 5: Downtown Secondary Plan



Downtown Plan

MAP 41-3-B Mixed Use Areas 2 - Intermediate

- Downtown Plan Boundary
- Central Waterfront Secondary Plan
- Mixed Use Areas 2 - Intermediate
- ★ Location of Application

Attachment 6: Draft Official Plan Amendment

Authority: «PlanningDistrict» Community Council Item ~ as adopted by City of Toronto Council on ~, 20~

Enacted by Council: ~, 20~

CITY OF TORONTO
Bill XXX
BY-LAW XXX

To adopt Official Plan Amendment 941
for the City of Toronto
respecting the lands known municipally in the year 2025, as 240 McCaul Street

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

Whereas Council of the City of Toronto has provided adequate information to the public and has held at least one public meeting in accordance with the Planning Act;

The Council of the City of Toronto enacts:

1. The attached Amendment No. ~~~ to the Official Plan is hereby adopted pursuant to the Planning Act, as amended.

Enacted and Passed this ~ day of ~, A.D. 20~.

Frances Nunziata, John D. Elvidge,
Speaker City Clerk

(Seal of the City)

AMENDMENT NO. 941 TO THE OFFICIAL PLAN

LANDS MUNICIPALLY KNOWN IN THE YEAR 2025 AS 240 MCCAUL STREET

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

1. Map 18, Land Use Plan, is amended by re-designating the lands known municipally in 2025 as 240 McCaul Street from Neighbourhoods to Mixed Use Areas, as shown on the attached Appendix 1.
2. Chapter 6, Section 41, Downtown Plan, Map 41-3: Mixed Used Areas, is amended by re-designating the lands known municipally in 2025 as 240 McCaul Street from Neighbourhoods to Mixed Use Areas 2 - Intermediate and Mixed Use Areas 4 - Local, as shown on the attached Appendix 2.
3. Chapter 6, Section 41, Downtown Plan, Map 41-3-B: Mixed Use Areas 2 – Intermediate, is amended by re-designating a portion of the lands known municipally in 2025 as 240 McCaul Street from Neighbourhoods to Mixed Use Areas 2 - Intermediate, as shown on the attached Appendix 3.
4. Chapter 6, Section 41, Downtown Plan, Map 41-3-D: Mixed Use Areas 4 – Local, is amended by re-designating a portion of the lands known municipally in 2025 as 240 McCaul Street from Neighbourhoods to Mixed Use Areas 4 - Local, as shown on the attached Appendix 4

APPENDIX 1



Official Plan Amendment #XXX

Revisions to Land Use Map 18 to redesignate lands from Neighbourhoods Use to Mixed Use Areas

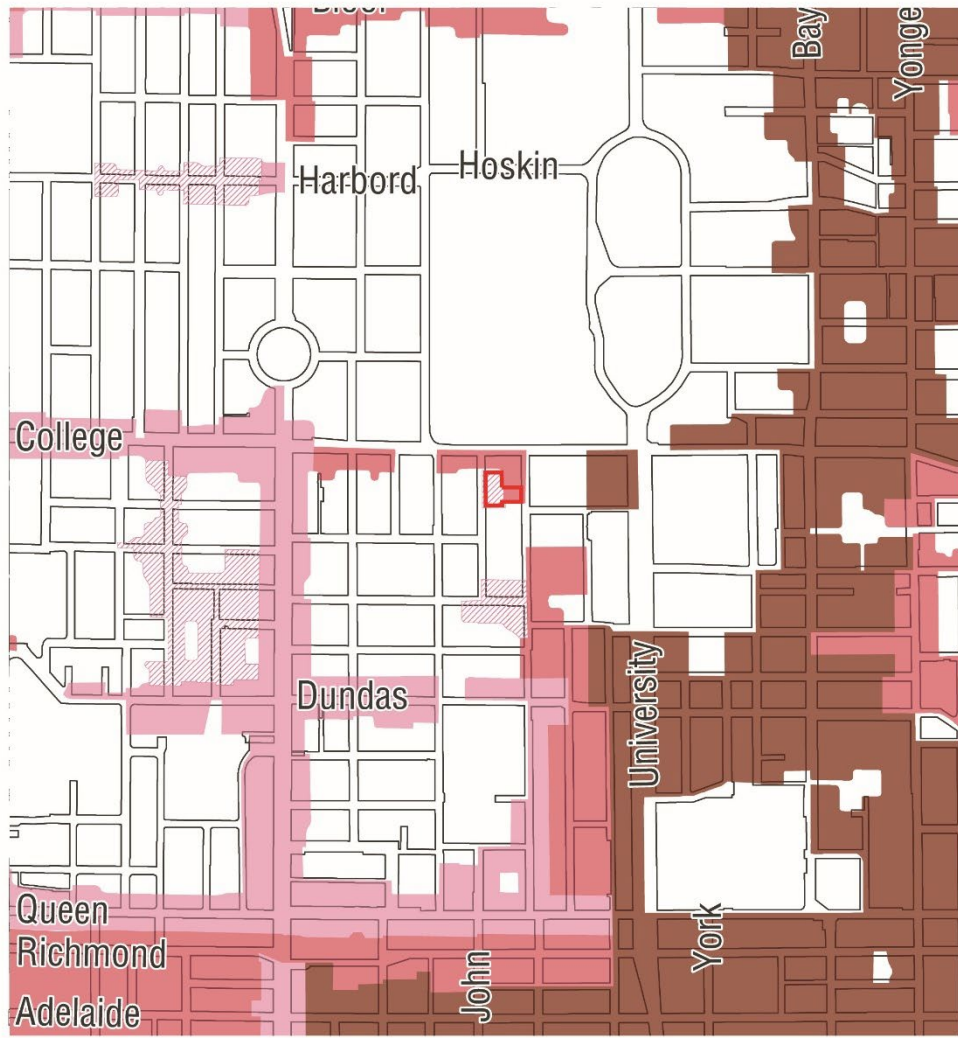
240 McCaul Street

File # 22 155555 STE 11 0Z



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05/25/2026

APPENDIX 2

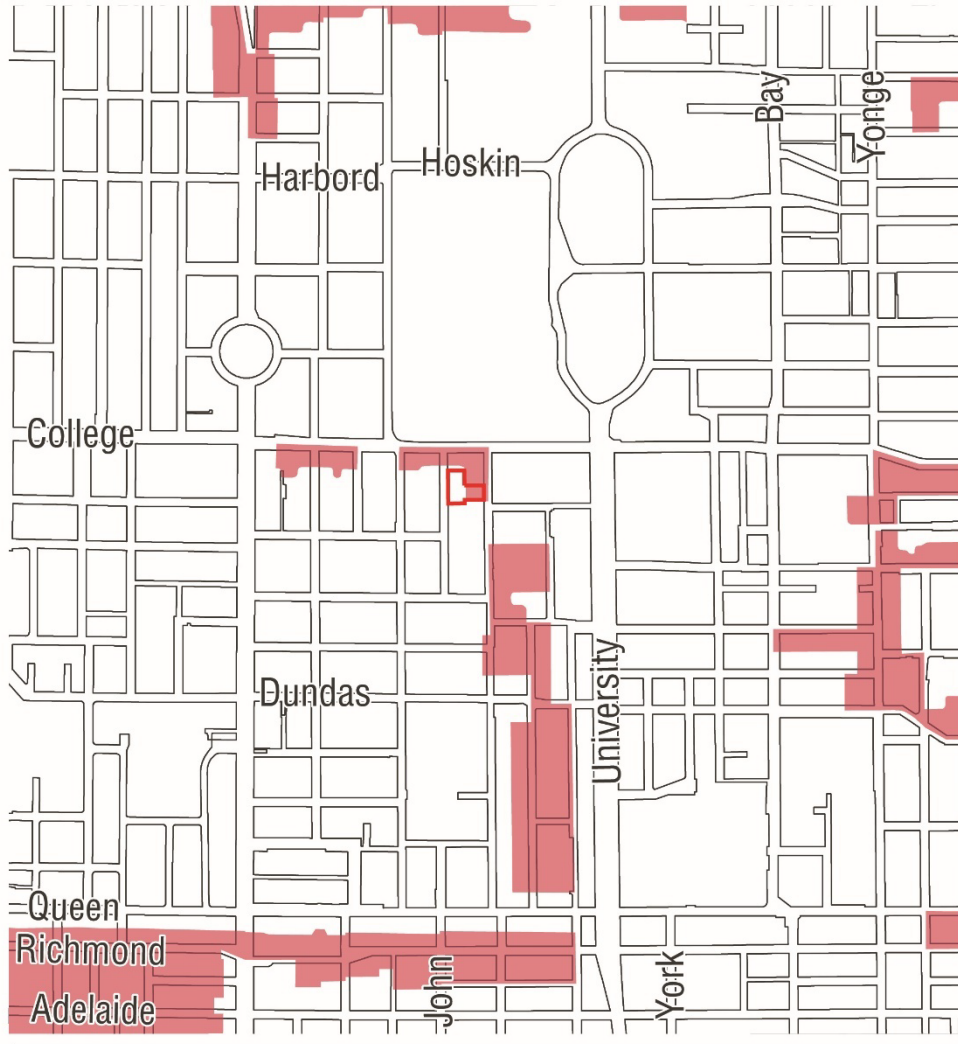


Downtown Plan

MAP 41-3 Mixed Use Areas

-  Mixed Use Areas 1 - Growth
-  Mixed Use Areas 2 - Intermediate
-  Mixed Use Areas 3 - Main Street
-  Mixed Use Areas 4 - Local
-  Location of Application

APPENDIX 3



Downtown Plan

MAP 41-3-B Mixed Use Areas 2 - Intermediate

-  Mixed Use Areas 2 - Intermediate
-  Location of Application

APPENDIX 4



Downtown Plan

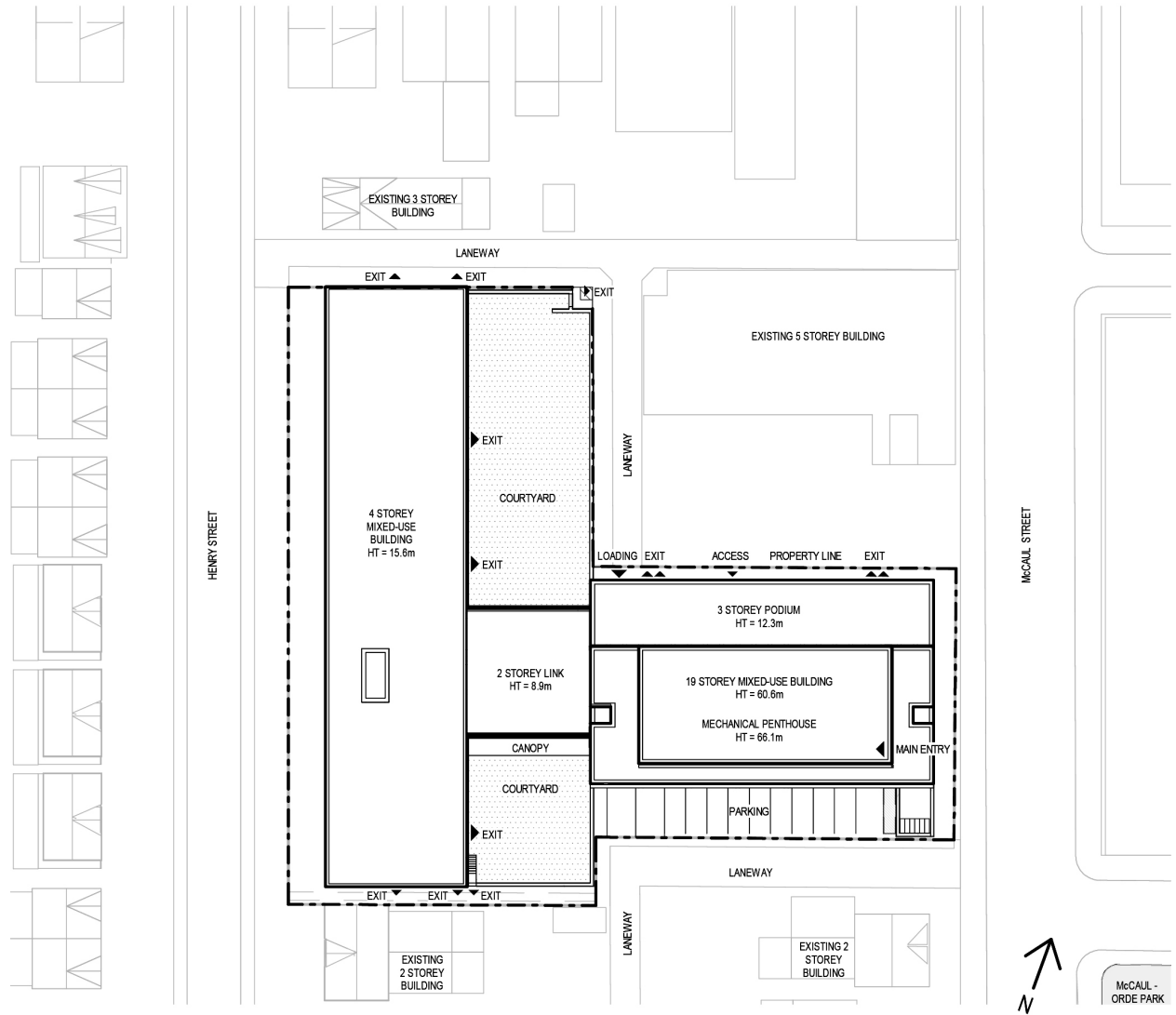
MAP 41-3-D Mixed Use Areas 4 - Local

-  Mixed Use Areas 4 - Local
-  Location of Application

Attachment 7: Draft Zoning By-law Amendment

This attachment will be provided prior to the July 8, 2026 Toronto and East York Community Council Meeting

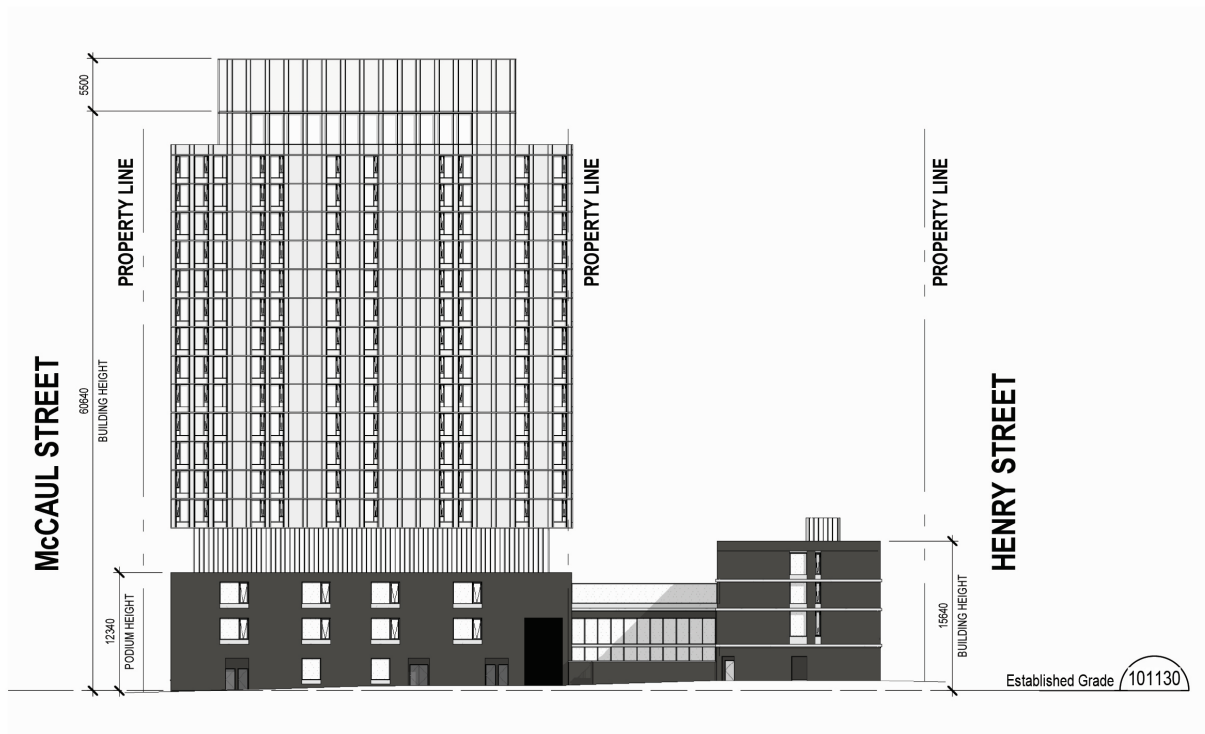
Attachment 8: Site Plan



Site Plan

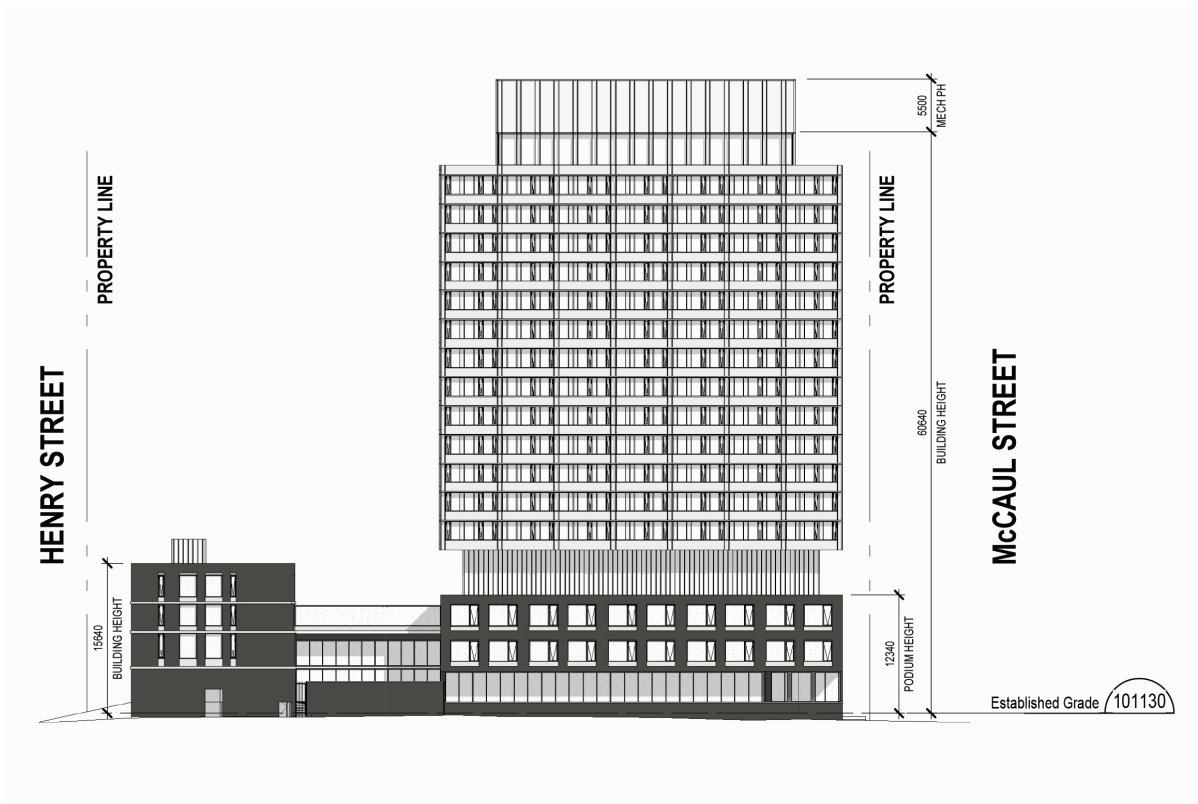


Attachment 9: Elevation



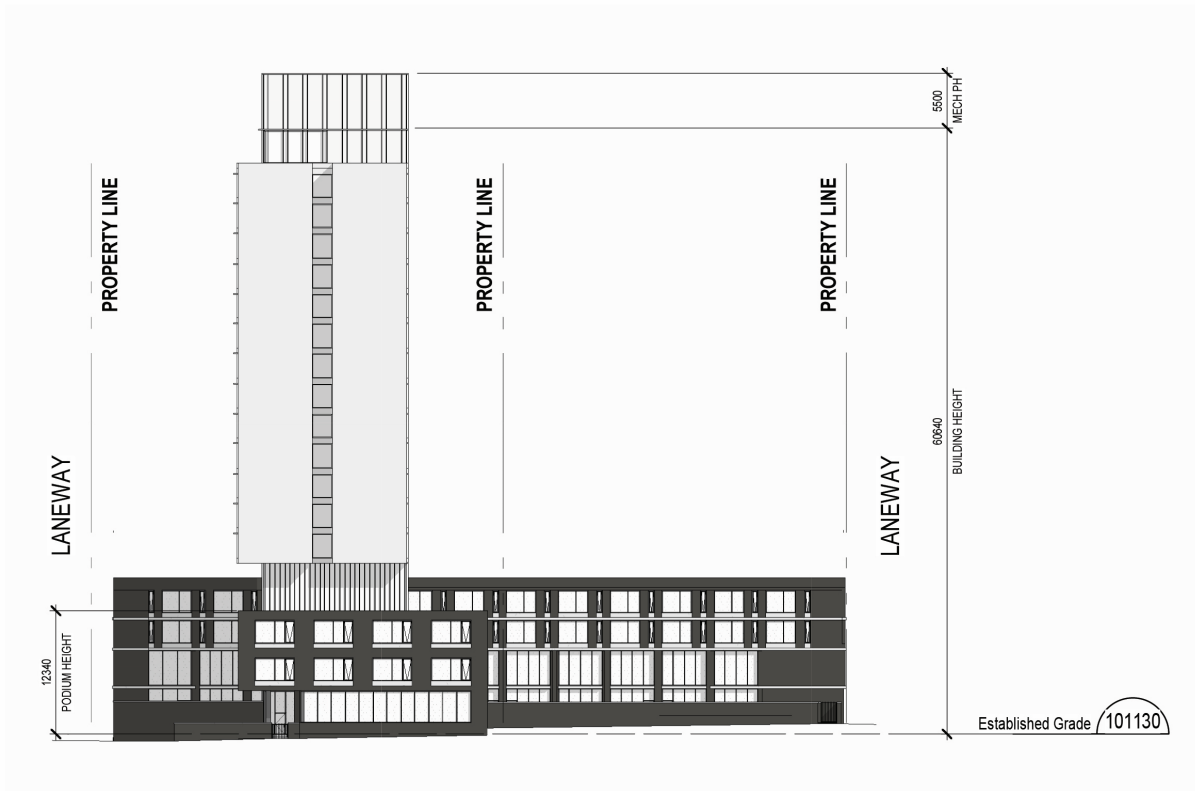
North Elevation

Attachment 10: South Elevation



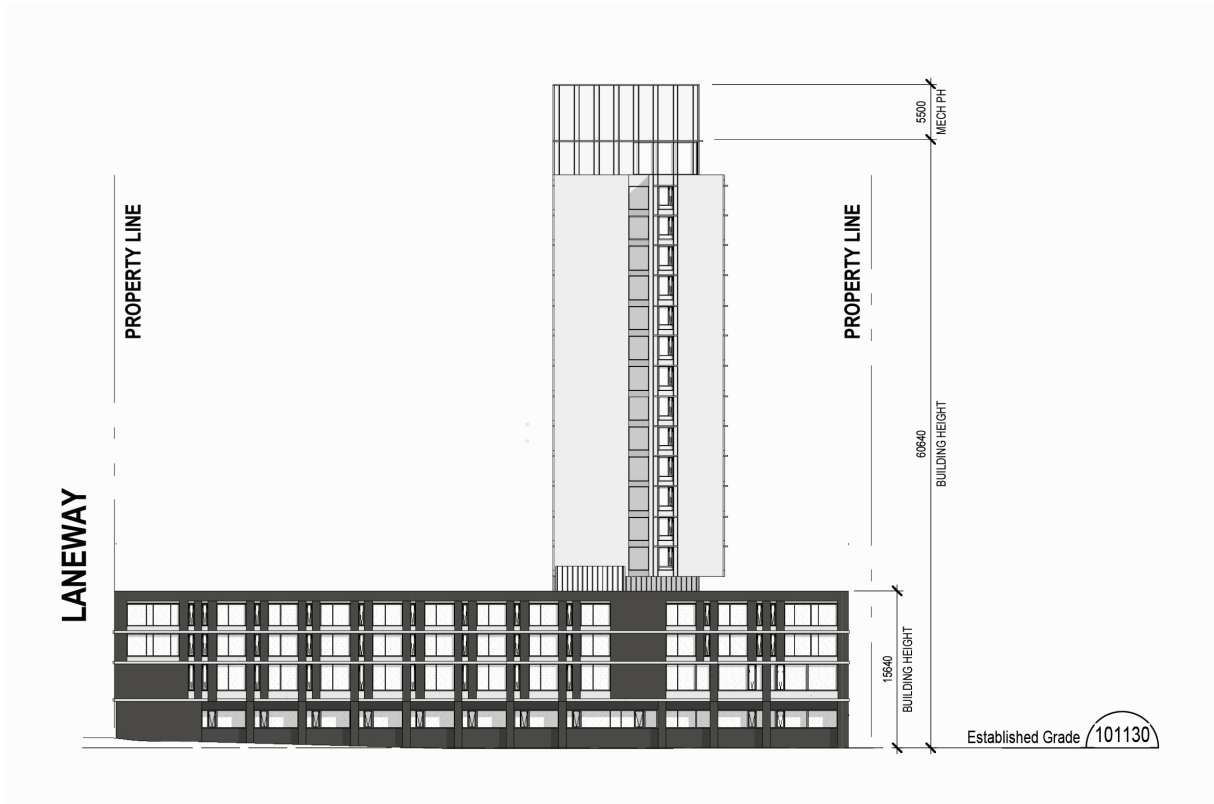
South Elevation

Attachment 11: East Elevation



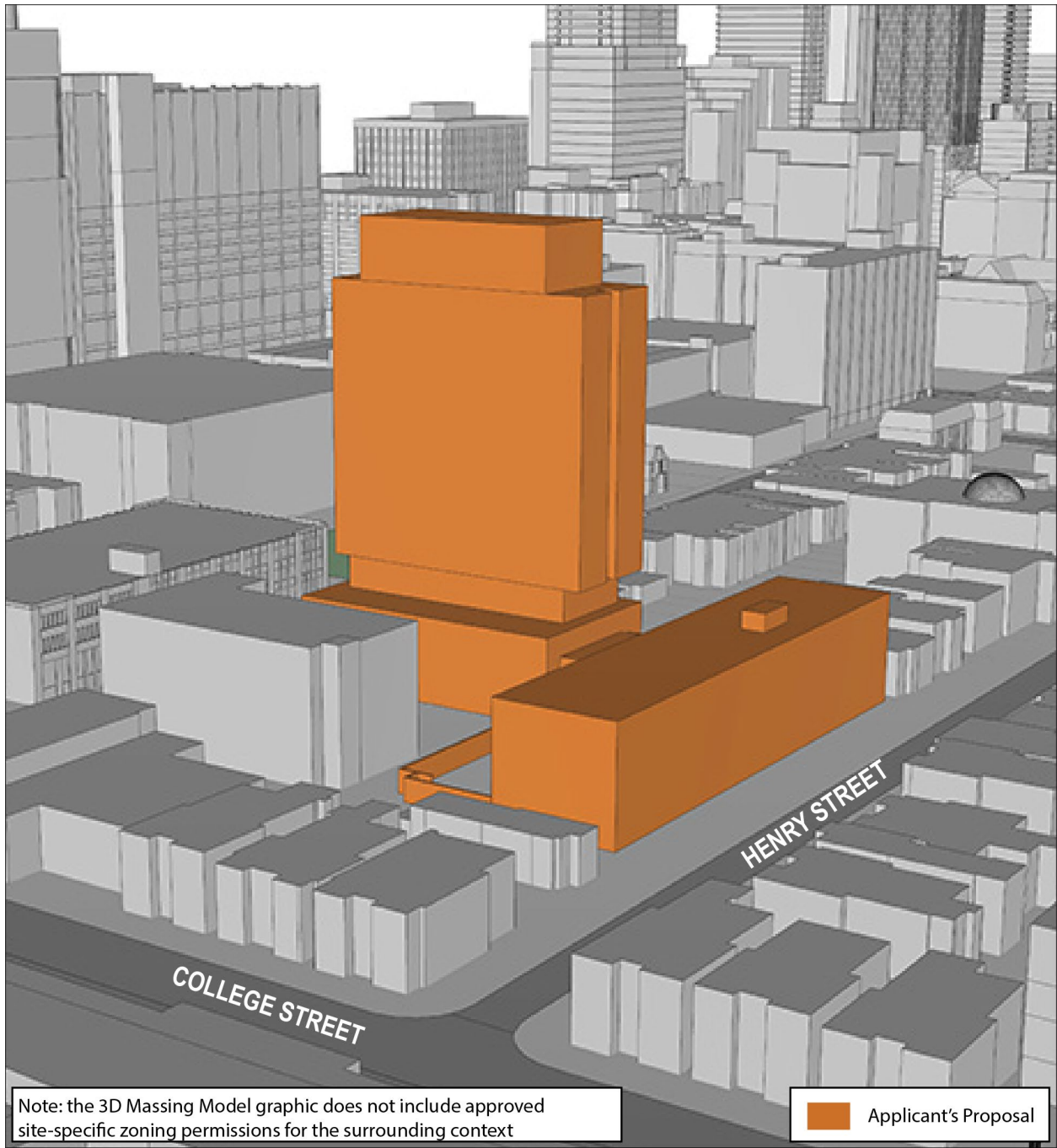
East Elevation

Attachment 12: West Elevation



West Elevation

Attachment 13: 3D Model in Context - Looking Southeast



Note: the 3D Massing Model graphic does not include approved site-specific zoning permissions for the surrounding context

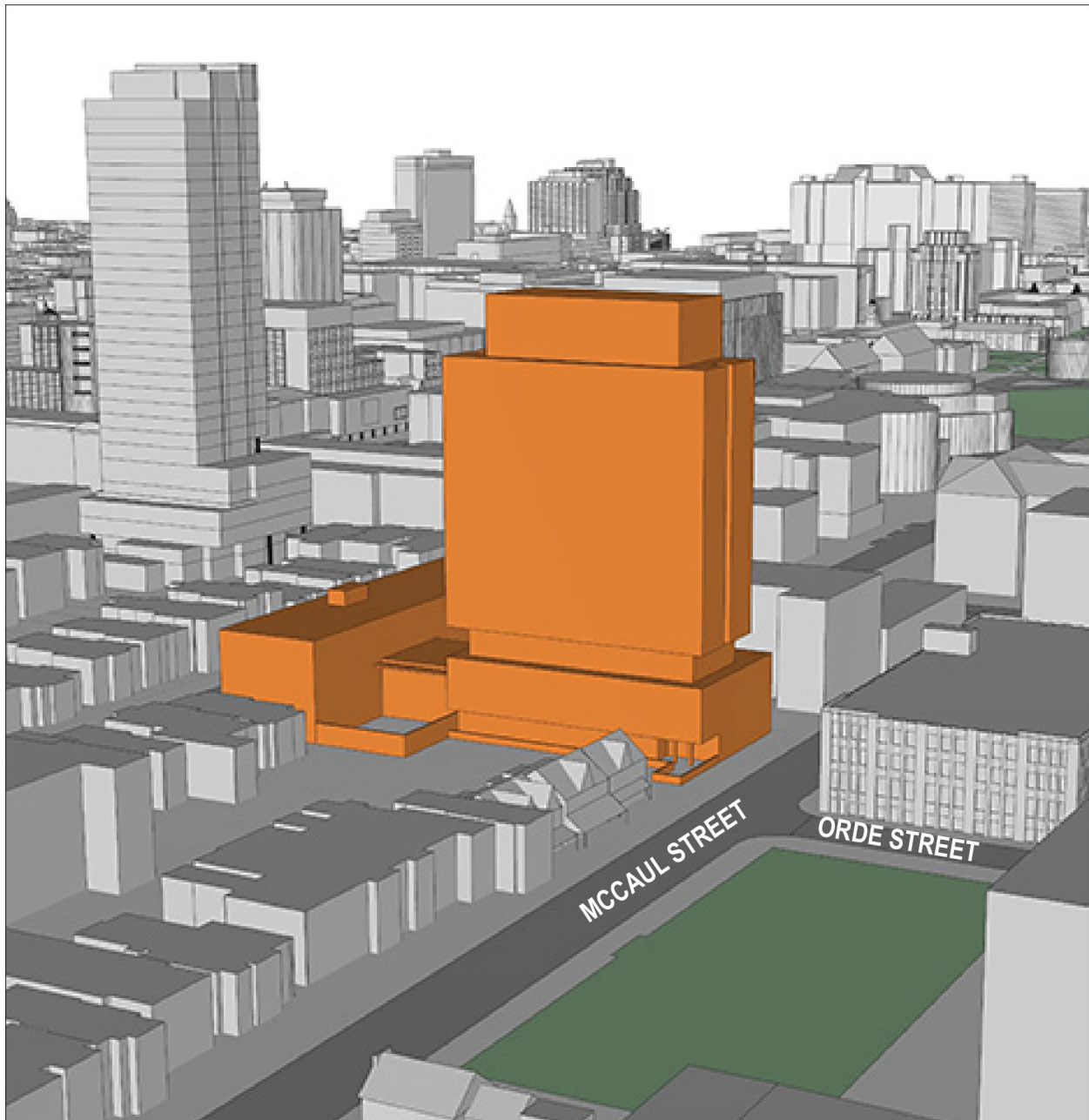
Applicant's Proposal

View of Applicant's Proposal Looking South east



06/01/2026

Attachment 14: 3D Model in Context - Looking Northwest



Note: the 3D Massing Model graphic does not include approved site-specific zoning permissions for the surrounding context

 Applicant's Proposal

View of Applicant's Proposal Looking North west



06/01/2026