

445 to 451 Adelaide Street West – Zoning By-law Amendment – Appeal Report

Date: June 17, 2026

To: Toronto and East York Community Council

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

Ward: 10 - Spadina-Fort York

Planning Application Number: 25 152956 STE 10 OZ

SUMMARY

On May 2, 2025, a Zoning By-law Amendment application was submitted seeking permission for a 17-storey non-residential building containing 144 hotel suites at 445 to 451 Adelaide Street West. The proposal seeks the complete demolition of the existing four heritage properties on site including 445, 447, 449, and 451 Adelaide Street West.

On May 15, 2026, the applicant appealed the application to the Ontario Land Tribunal ("OLT") due to Council not making a decision on the application within the timeframe prescribed by the Planning Act.

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

RECOMMENDATIONS

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

1. City Council direct the City Solicitor and appropriate City Staff to attend the Ontario Land Tribunal in opposition to the current application regarding the Zoning By-law Amendment Application appeal for the lands municipally known as 445 to 451 Adelaide Street West and to continue discussions with the applicant in an attempt to resolve outstanding issues.
2. City Council authorize the City Solicitor and City Staff to take any necessary steps to implement City Council's decision, including requesting any conditions of approval that would be in the City's interest, in the event the Ontario Land Tribunal allows the appeal, in whole or in part.

FINANCIAL IMPACT

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 April 24, 2018, City Council adopted a Request for Direction Report regarding a Zoning By-law Amendment application appeal for 445 to 451 Adelaide Street West. The proposal was to demolish the existing buildings and develop the site with an 11-storey office building. City Council directed the City Solicitor and appropriate staff to attend and oppose the application at the Local Planning Appeal Tribunal. City Council's Decision can be found here:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2018.TE31.10>.

On December 17 and 18, 2019, City Council stated its intention to designate the properties at 445 to 453 Adelaide Street West, pursuant to Section 29 of the Ontario Heritage Act. On January 29, 2020, the City received no objections in respect of those notices of intention to designate and therefore:

- By-law 114-2020 was passed, designating 445 Adelaide Street West a property of cultural heritage value under section 29 of the Ontario Heritage Act:
<https://www.toronto.ca/legdocs/bylaws/2020/law0114.pdf>
- By-law 115-2020 was passed, designating 447-453 Adelaide Street West as a property of cultural heritage value under section 29 of the Ontario Heritage Act:
<https://www.toronto.ca/legdocs/bylaws/2020/law0115.pdf>.

On April 14, 2020, the Ontario Land Tribunal approved the Zoning By-law Amendment Application (OLT File No.: PL171452). However, the decision was challenged and overruled by Divisional Court: [2022 ONSC 1471 \(CanLII\) | Toronto \(City of\) v. 445 Adelaide Street West Inc. | CanLII](#).

On February 28, 2024, the Ontario Land Tribunal brought into effect the designation of the King-Spadina Heritage Conservation District under Part V of the Ontario Heritage Act and approved the King-Spadina HCD Plan, as modified.
<https://www.toronto.ca/wp-content/uploads/2024/04/8f30-city-planning-hcd-king-spadina.pdf>

On July 24, 2025, City Council adopted the refusal report for the demolition and new construction of a 17-storey hotel building on designated heritage properties under Part V, Section 42 of the Ontario Heritage Act at 445 to 451 Adelaide Street West. City Council's decision can be found here: <https://secure.toronto.ca/council/agenda-item.do?item=2025.TE24.20>.

The applicant appealed City Council's decision on the heritage matters to the Ontario Land Tribunal (Case No.: OLT-25-000676). A Case Management Conference has not yet been scheduled.

THE SITE AND SURROUNDING LANDS

Description

The site is generally rectangular in shape and has an area of approximately 552 square metres, with frontages of 20 metres along Adelaide Street West and 27 metres along Morrison Street, and a general depth of approximately 26 metres. The site is bounded by a public lane, approximately 4.4 metres in width, to the south which runs west from Morrison Street. See Attachment 2 for the Location Map.

Surrounding Uses

North: On the north side of Adelaide Street West is St. Andrew's Playground, a recently revitalized park which contains an open green space, children's play area and off-leash dog area.

West: To the immediate west of the site is a two-storey row-house building at 453 Adelaide Street West which shares a party-wall with the adjacent unit at 451 Adelaide Street West that forms part of this application. Beside it is a L-shaped residential building (Fashion District Lofts) with an eight-storey component fronting Adelaide Street West. Farther west is a 12-storey residential building (Fashion House), followed by a one-storey and four-storey commercial building.

South: To the immediate south of the site is a public laneway. South of the laneway is the 10-storey component of the L-shaped residential building (Fashion District Lofts) fronting Morrison Street.

East: On the east side of Morrison Street, at the southeast corner of Adelaide Street West and Morrison Street, is a two-storey commercial building, followed by the playground for Brant Street School.

THE APPLICATION

Description

The proposal is for a 17-storey hotel building (59.65 metres including mechanical penthouse), containing 144 suites. The proposal includes two restaurants, one on the ground floor and the other on level 17, three levels of underground space designated for ancillary hotel and restaurant uses, and a total of 8,342 square metres of hotel and restaurant uses.

Access, Parking and Loading

No vehicular parking spaces, eight (six short term and two long term) bicycle parking spaces, and one type-b loading space are proposed. Access to the internalized loading space is proposed off of Morrison Street. A pick-up and drop-off zone is proposed along the south side of Adelaide Street West.

Additional Information

See the attachments of this report for the Application Data Sheet, Location Map, a site plan, ground floor 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/445AdelaideStW.

Reasons for Application

The Zoning By-law Amendment is required to amend performance standards in the Commercial Residential Zone to permit the proposed height and building setbacks, among other matters.

APPLICATION BACKGROUND

A pre-application consultation (PAC) meeting was held on October 1, 2024. The current application was submitted on May 2, 2025, and deemed complete on December 15, 2025. The Planning Application Checklist Package resulting from the PAC meeting and the reports and studies submitted in support of this application are available on the Application Information Centre: www.toronto.ca/445AdelaideStW.

Agency Circulation Outcomes

The application has been circulated to all appropriate agencies and City Divisions. Responses received have been used to assist in evaluating the application.

POLICY AND REGULATION CONSIDERATIONS

Provincial Land-Use Policies

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

Official Plan

The Official Plan Urban Structure Map 2 identifies the site as within the Downtown and Central Waterfront, and designates the site as Regeneration Areas. 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 Area

The site is within three delineated Protected Major Transit Station Areas (PMTSA). It is within 500 metres of the centre point of the delineated King-Bathurst (SASP 761),

Queen-Spadina (SASP 762), and Front-Spadina (SASP 691) PMTSAs in Chapter 8 of the Official Plan. Map 2 of each SASP identifies this site as having a minimum required Floor Space Index (FSI) of 2.5.

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 lands designated Regeneration Areas located within 200 to 500 metres of an existing or planned transit station will have City-initiated zoning that permits an FSI of 6 times the area of the lots, 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 MTSA's and a report with recommendations will be brought to the Planning and Housing Committee when the work is finalized.

Downtown Plan

The site is designated Mixed Use Areas 2 - Intermediate in the Downtown Plan. The Downtown Plan sets out a goal of creating complete communities. To help achieve this objective, the Plan requires that new development should fit within its existing and planned context, conserve identified heritage attributes and expand and improve the public realm.

King-Spadina Secondary Plan

The King-Spadina Secondary Plan identifies the site as being within the West Precinct and Mixed Use Areas 2. One objective of the King-Spadina Secondary Plan is to conserve cultural heritage resources to enhance the heritage character of the area.

King-Spadina Heritage Conservation District

The site contains four properties at 445, 447, 449, and 451 Adelaide Street West, all of which are identified as contributing properties within the King-Spadina Heritage Conservation District. All properties within the King-Spadina Heritage Conservation District are designated under Part V of the Ontario Heritage Act.

Zoning

The site is zoned Commercial Residential Employment (CRE x77) under Zoning By-law 569-2013. The CRE zoning category permits a mix of residential and non-residential uses. Please see Attachment 4 of this report for the Zoning By-law map for the site.

Design Guidelines

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

- Mid-Rise Building Performance Standards
- King-Spadina Public Realm Strategy
- Retail Design Manual
- Pedestrian Level Wind Terms of Reference
- Toronto Accessibility Design Guidelines

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

A virtual community consultation meeting was held on March 25, 2026. Approximately 43 members of the public attended the meeting, as well as representation from the local Councillor's office, applicant team and City staff. City staff provided a presentation on the planning process and policy and site context, and the applicant presented the development proposal in detail.

The following concerns were raised by members of the public at the meeting, as well as through written correspondence:

- demolition of existing heritage buildings;
- separation distance to the adjacent property to the west;
- traffic impact on Morrison Street;
- impact on the serviceability of the loading zone on the east lane of Morrison Street; and,
- shadow and access to light for the adjacent property to the south.

The issues raised through the community consultation process have been considered through the review of the application.

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 for consistency with the Provincial Planning Statement (2024) (PPS). In the opinion of staff, the proposed Zoning By-law Amendment is not consistent with the PPS. Among other matters described in this report, the application does not demonstrate that the heritage properties at 445, 447, 449, and 451 Adelaide Street West will be conserved and incorporated into the development, fails to mitigate adverse impacts on the heritage attributes of the adjacent protected heritage property at 453 Adelaide Street West, and fails to conserve the cultural heritage value of the King-Spadina Heritage Conservation District.

Heritage Conservation

The site contains four properties at 445, 447, 449, and 451 Adelaide Street West, designated under Part V of the Ontario Heritage Act (OHA) and all of the properties are identified as contributing properties within the King-Spadina Heritage Conservation District. The properties are also individually designated under Part IV of the OHA. The site is adjacent to 453 Adelaide Street West, a contributing property that is also designated under Part IV of the OHA. Located to the north is St. Andrew's Playground, which is designated as an Area of Special Identity and situated within the St. Andrew's Character Sub-Area.

The proposal seeks the complete demolition of all four contributing properties on the site, resulting in the permanent and irreversible loss of identified cultural heritage resources. As such, the proposal does not comply with the in-effect King-Spadina Heritage Conservation District Plan and does meet the objectives of the Heritage Conservation District Plan, including the conservation of contributing properties.

On May 1, 2025, the City of Toronto received an application under Section 42 of the OHA to demolish the four heritage-designated properties and replace them with the proposed development. On July 24, 2025, City Council refused the heritage permit application under Part V, Section 42 of the OHA, which has been appealed to the Ontario Land Tribunal by the owner.

The proposal does not conserve any of the existing heritage buildings on the site and does not appear to be complementary to adjacent properties' cultural heritage value. It fails to conform to the policies of the City's Official Plan, the Downtown Plan, the King-Spadina Secondary Plan, and King-Spadina Heritage Conservation District.

In the event that the Ontario Land Tribunal approves the Zoning By-law Amendment in part or in full, prior to issuance of the Final Order, the City requests that the owner provide a detailed Conservation Plan, prepared by a qualified heritage consultant, for the retention of the heritage buildings on the properties at 445 to 451 Adelaide Street West.

Built Form

The proposed commercial use complies with the use permissions in the Regeneration Areas designation in the Official Plan. While the commercial use may be appropriate for this site, the application has not demonstrated that the proposed massing is appropriate for the site in conformity with the policies of the Official Plan, the Downtown Plan King-Spadina Secondary Plan and King-Spadina Heritage Conservation District.

The proposed building contains a streetwall height of fifteen storeys. The proposed development does not include a defined base building that responds to the existing streetwall condition along Adelaide Street West or Morrison Street, comprised of low to mid-rise scale buildings. Additionally, the proposal does not integrate the existing designated heritage buildings, which should form the appropriate streetwall and act as the base building for a new addition above.

In the current proposal, the proposed setbacks consist of:

- **North:** ranges from 2.3 metres at the northeast corner to 2.7 metres on the northwest corner to the north property line
- **East:** zero setback
- **South:** zero setback at the southwest corner to 1.5 metres at the southeast corner
- **West:** zero setback at the north side to 0.78 metres at the south side

The proposed setback from the centreline of the laneway to the building face at the rear ranges from 3.0 metres on the west side to 3.3 metres on the east side. A 5.5 metre setback will need to be provided as per the policy in the King-Spadina Secondary Plan.

Starting on level 2, a setback of 0.8 metres is shown at the southwest corner to 1.3 metres at the northwest corner from the west property line. The building façade on the east and west sides does not provide any upper level stepbacks and extends to the full height of the building to 17 storeys. The required minimum side yard stepback as generally set out in the King-Spadina Secondary Plan for development in the West Precinct above the base building height is generally 5.5 metres from the property line. The building elevation on the west shows primary windows which does not provide sufficient separation distance from the property line to the west. To the rear side, in addition to the 5.5m setback from the centreline of the laneway, an additional 2.5m stepback is required starting above level 6.

Stepbacks above the existing designated heritage buildings would also be required in accordance with the policies in the King-Spadina Heritage Conservation District Plan and the King Spadina Secondary Plan policies. The proposed height and building massing also does not achieve an appropriate transition downward in scale towards St. Andrew's Playground, identified as a Sun Protected Park and Open Space in the Downtown Secondary Plan.

The current massing of the proposed building is not acceptable. Additional setbacks and stepbacks are required on all sides of the building to conform with the policies that direct that development will achieve appropriate building transition, separation, address overlook and overall compatibility with the surrounding context.

Shadow Impact

The Shadow Study submitted with the application indicates that the proposed development would cast net new shadow on St. Andrew's Playground on March 21st and September 21st between 10:18am and 4:18pm. The affected portions of the park include the off-leash area, playground, and passive greenspace, which are actively used for recreation, passive enjoyment and programmed activities. This does not conform with the Official Plan or King-Spadina Secondary Plan policies as the development does not adequately limit shadow impacts on St. Andrew's Playground.

Wind Impact

A pedestrian level wind study was submitted as part of the application. The study states that all areas surrounding the proposed building, including St. Andrew's Playground to the north, will have similar wind conditions during all seasons. Additionally, the findings show that considering the comfort criteria, all areas are comfortable for seating. Staff have reviewed the study and require further confirmation about the accuracy of these findings from the wind consultant, and as such, the application has not demonstrated that wind conditions are acceptable.

Public Realm

The proposed building will be located 2.3 metres to 2.7 metres from the north property line, resulting in a minimum distance of 5.7 metres to 6.1 metres from building face to the curb along Adelaide Street West. To the east, the proposed minimum distance between building face and curb is 2.6 metres along Morrison Street. The proposal includes a minimum pedestrian clearway width of 2.1 metres. Bicycle rings are proposed along Adelaide Street West and Morrison Street. A larger setback is encouraged along Morrison Street for safe and comfortable conditions to accommodate pedestrian movement, including the pedestrian clearway, and to incorporate a landscape/tree planting zone. Further improvements to the public realm should be proposed including street trees along Adelaide Street West.

Access, Vehicular and Bicycle Parking, Loading

Zero vehicular parking spaces and eight bicycle parking spaces (six long-term and two short-term) are proposed as part of the development. Transportation Review staff have reviewed the submitted plans and note that the vehicular and bicycle parking spaces proposed are acceptable.

At present, the applicant has not demonstrated appropriate vehicular site access. Access to the internalized Type B loading space is proposed off Morrison Street. In addition, the proposal includes a potential pick-up and drop-off zone along the south side of Adelaide Street West, which currently provides on-street parking spaces operated by the Toronto Parking Authority. Staff request vehicular access be provided from the east-west public laneway at the rear of the site and remove any proposed new site driveway from Morrison Street.

In the event the proposal is approved in principle, the applicant would be required to demonstrate an acceptable vehicular access configuration, to the satisfaction of the

General Manager, Transportation Services and Director, Development Engineering, Development Review.

Laneway Widening

In order to satisfy the Official Plan requirement of a 6-metre right-of-way for the public laneway to the south of the site, a 1.48 metre laneway widening dedication along the south frontage of the site is required. Given the context, Transportation Review will accept a stratified laneway conveyance to a minimum depth of 1.2 metres below the finished grade, as is proposed.

Rental Housing Demolition and Tenant Assistance

The proposed development includes the demolition of two occupied rental dwelling units. Official Plan Policy 3.2.1.12 requires that a Tenant Assistance Plan be provided to lessen hardship for existing tenants. The details of the Tenant Assistance Plan remain outstanding. If the Zoning By-law Amendment is approved by the Ontario Land Tribunal, the City requests that the Final Order be withheld until the owner has entered into an agreement and registered a Section 118 restriction to secure a Tenant Assistance Plan that is consistent with the City's current practices and will support tenants to access alternative accommodation within the neighbourhood.

Servicing

Engineering Review Staff have reviewed the Functional Servicing and Stormwater Management Report and associated plans and require further revisions to the reports and drawings. At present, the applicant has not demonstrated that sufficient capacity is available to support the development.

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

Tree Preservation

An arborist report was submitted indicating that two City trees along Morrison Street and three private trees on the subject site will be impacted by the proposed development. The proposed plans do not include any replacement trees. A minimum of two replacement trees will be required to satisfy the planting requirement for the City trees. Otherwise, the owner must provide new plans showing full tree protection of the existing City trees. Urban Forestry staff also request City trees to be planted along Adelaide Street West. For replacement of private trees, the owner is required to plant trees at a three to one ratio. The current planting plan is not acceptable. A soil volume plan will be required as well to verify sufficient soil volumes to support tree planting.

Parkland

In accordance with Section 42 of the Planning Act, the Owner is required to satisfy the parkland dedication requirement through cash-in-lieu. As per Toronto Municipal Code

Chapter 415-29, the appraisal of the cash-in-lieu will be determined under the direction of the Executive Director, Corporate Real Estate Management. Additionally, the Toronto Municipal Code Chapter 415-28, requires that the payment be made prior to the issuance of the first above-ground building permit for the land to be developed.

Further Issues

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

Conditions to Any Tribunal Order

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

- The final form and content of the draft Zoning By-law Amendment is to the satisfaction of the Executive Director, Development Review and the City Solicitor;
- The Owner has provided a detailed Conservation Plan, prepared by a qualified heritage consultant, for the retention of the heritage buildings on the properties at 445 to 451 Adelaide Street West, to the satisfaction of the Senior Manager, Heritage Planning, City Planning Division;
- The Owner has entered into and registered on title to the lands a Heritage Easement Agreement for retention of the heritage buildings on the properties at 445 to 451 Adelaide Street West pursuant to Section 37 of the Ontario Heritage Act acceptable and satisfactory to the Chief Planner and Executive Director, City Planning, the Senior Manager, Heritage Planning, and the City Solicitor;
- The Owner has entered into a legal agreement and registered a Section 118 restriction on title to ensure assumption of the agreement by subsequent owners, to the satisfaction of the City Solicitor and the Chief Planner and Executive Director, City Planning, securing the implementation of the required Tenant Assistance Plan for eligible tenants of the two existing rental dwelling units proposed to be demolished;
- The Owner has at its sole expense:
 - Submitted a revised Functional Servicing Report and Stormwater Management Report, Hydrogeological Review, including the Foundation Drainage Report ("Engineering Reports") to the satisfaction of the Director, Engineering Review, Development Review, in consultation with the General Manager, Toronto Water;

- Secured the design and provided financial securities in respect of any upgrades or required improvements to the existing municipal infrastructure identified in the accepted Engineering Reports, to support the development, all to the satisfaction of the Director, Engineering Review, Development Review and the General Manager, Toronto Water, should it be determined that improvements or upgrades are required to support the development, according to the Engineering Reports accepted by the Director, Engineering Review, Development Review and the General Manager, Toronto Water;
- Ensured that implementation of the accepted Engineering Reports does not require changes to the proposed amending By-law or that any required changes have been made to the proposed amending By-law to the satisfaction of the Executive Director, Development Review, and the City Solicitor, including the use of a Holding ("H") By-law symbol regarding any new municipal servicing infrastructure or upgrades to existing municipal servicing infrastructure, as may be required;
- The Owner has addressed all outstanding issues raised by Transportation Review, as they relate to the Zoning By-law Amendment application, to the satisfaction of the Manager, Transportation Review, Development Review;
- The Owner has addressed all outstanding issues raised by Urban Forestry, Tree Protection and Plan Review, as they relate to the Zoning By-law Amendment application, to the satisfaction of the Supervisor, Tree Protection and Plan Review;
- The Owner has provided a detailed Pedestrian Level Wind Study, prepared by a qualified wind consultant, to the satisfaction of the Chief Planner and Executive Director, City Planning; and,
- The owner has satisfied any other conditions as may be deemed necessary and in the interest of the City.

CONTACT

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SIGNATURE



Carly Bowman, M.Sc.Pl., MCIP, RPP
Director, Community Planning
Toronto and East York District

ATTACHMENTS

City of Toronto Data/Drawings

Attachment 1: Application Data Sheet

Attachment 2: Location Map

Attachment 3: Official Plan Land Use Map

Attachment 4: Existing Zoning By-law Map

Applicant Submitted Drawings

Attachment 5: Site Plan

Attachment 6: Ground Floor Plan

Attachment 7: North Elevation

Attachment 8: East Elevation

Attachment 9: South Elevation

Attachment 10: West Elevation

Attachment 11: 3D Massing Model - Southwest

Attachment 12: 3D Massing Model - Northwest

Attachment 1: Application Data Sheet

Municipal Address: 445, 447, 449, AND 451 ADELAIDE ST W Date Received: May 2, 2025

Application Number: 25 152956 STE 10 OZ

Application Type: Rezoning

Project Description: Zoning By-law Amendment for a 17-storey (59.65m including mechanical penthouse) hotel containing 144 suites.

Applicant	Agent	Architect	Owner
EILEEN COSTELLO	BOUSFIELDS	ARCHITECTS ALLIANCE	445 ADELAIDE ST W INC.

EXISTING PLANNING CONTROLS

Official Plan Designation:	Regeneration Areas	Site Specific Provision:	Y (PMTSAs, Downtown Secondary Plan, King- Spadina Secondary Plan, King- Spadina Public Realm Strategy)
Zoning:	RA	Heritage Designation:	Y (KSHCD)
Height Limit (m):	23	Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq m):	552	Frontage (m):	20	Depth (m):	27
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Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):	306		435	435
Residential GFA (sq m):	157			
Non-Residential GFA (sq m):	780		8,342	8,342
Total GFA (sq m):	937		8,342	8,342
Height - Storeys:	3		17	17
Height - Metres:			55	55

Lot Coverage Ratio (%):	78.79	Floor Space Index:	15.12
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Floor Area Breakdown	Above Grade (sq m)	Below Grade (sq m)
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Residential GFA:

Retail GFA:

Office GFA:

Industrial GFA:

Institutional/Other GFA:	6,745	1,597
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Residential Units by Tenure	Existing	Retained	Proposed	Total
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Rental:	2			
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Freehold:

Condominium:

Other:

Total Units:	2			
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Total Residential Units by Size

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
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Retained:

Proposed:

Total Units:

Parking and Loading

Parking Spaces:	Bicycle Parking Spaces: 8	Loading Docks: 1
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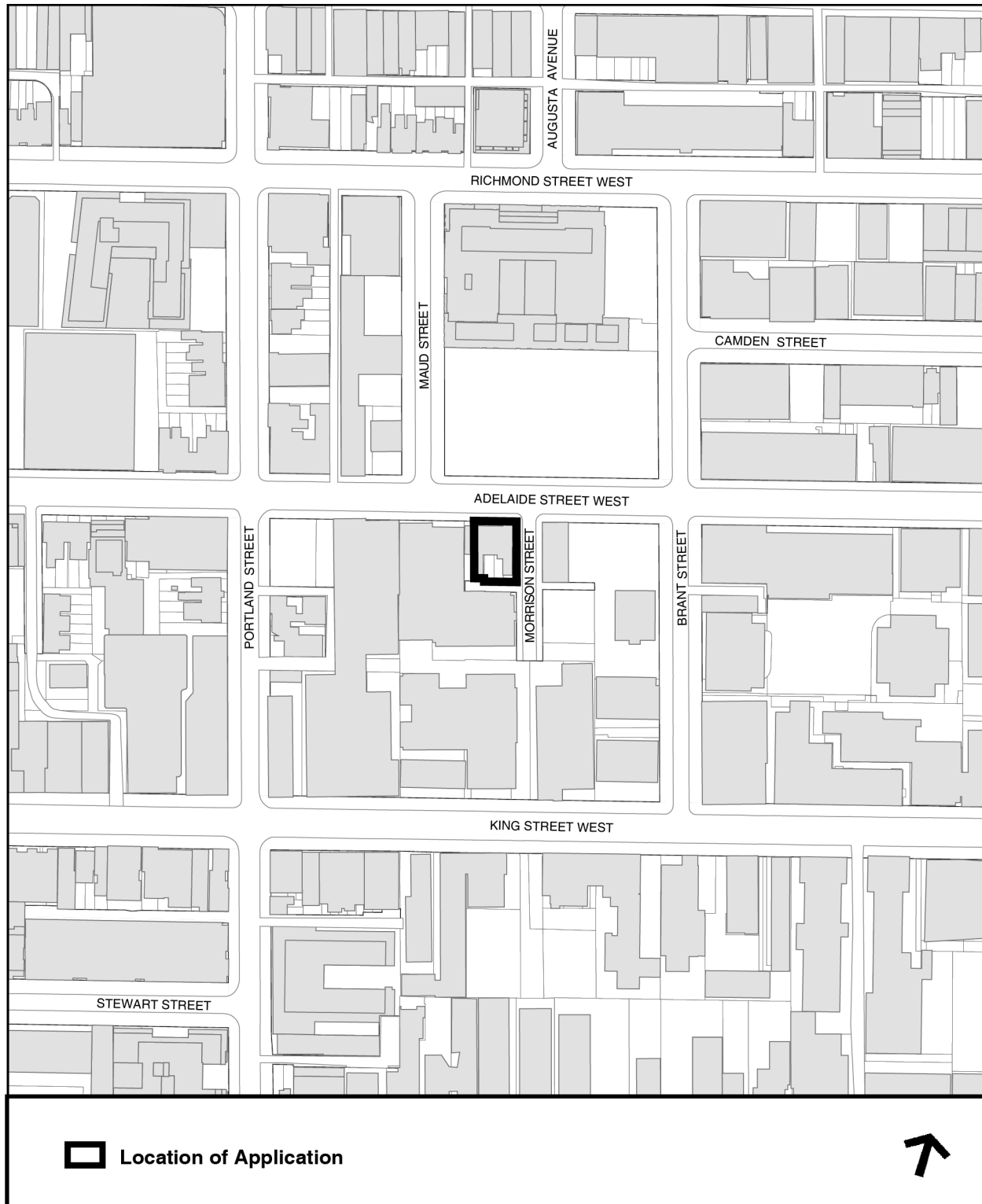
CONTACT:

Patricia Cho, Community Planner

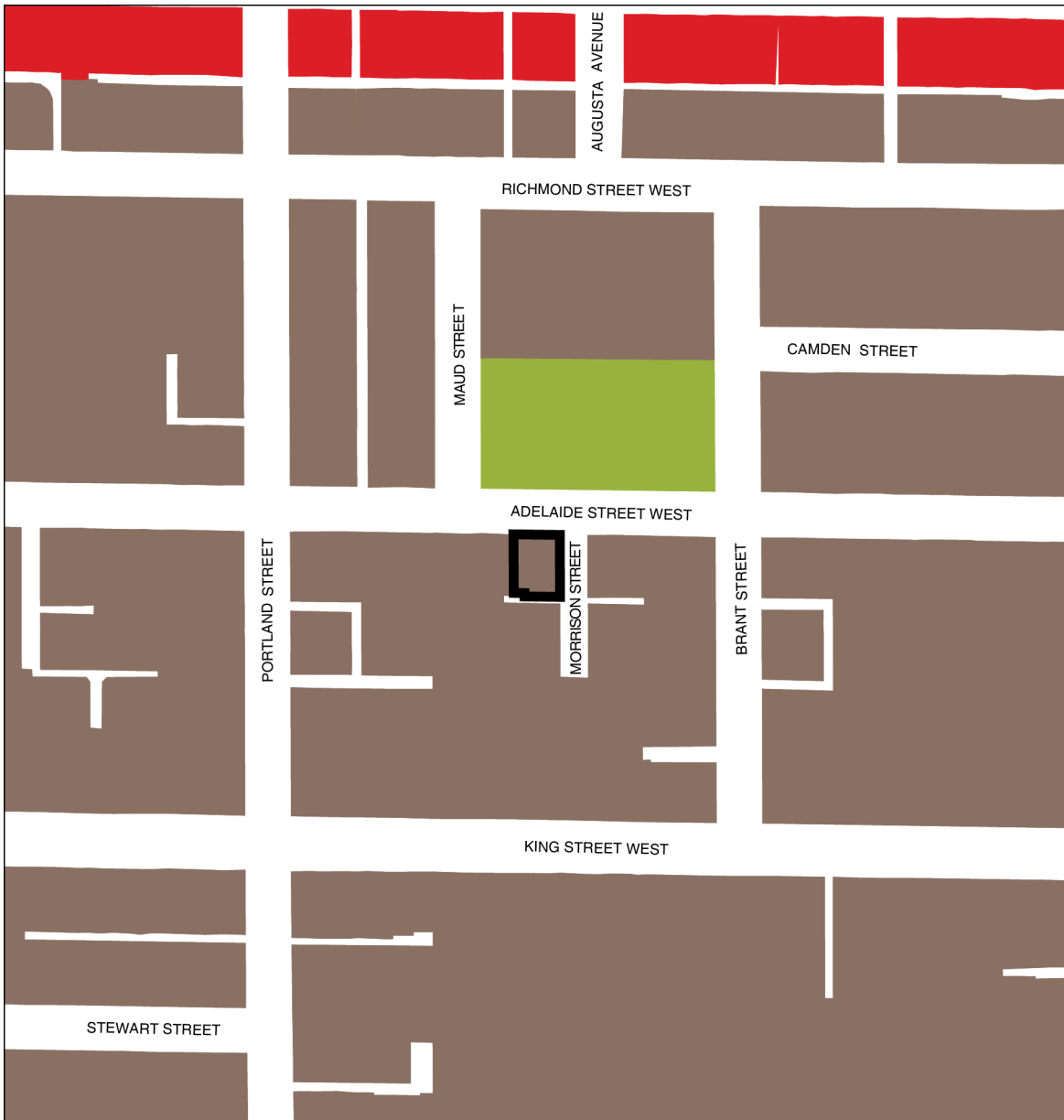
416-338-6697

Patricia.Cho2@toronto.ca

Attachment 2: Location Map



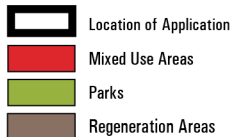
Attachment 3: Official Plan Land Use Map



Official Plan Land Use Map 18

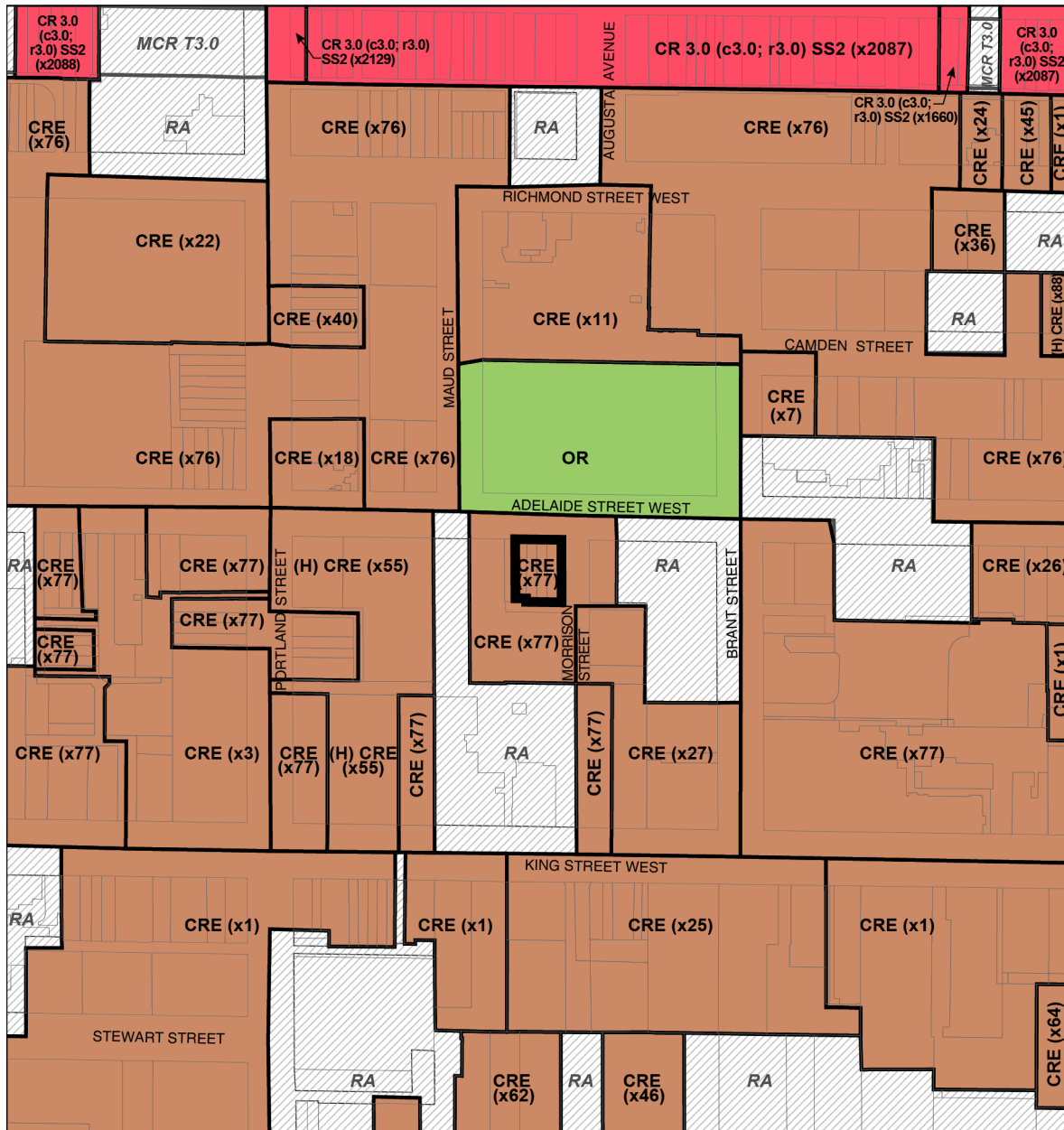
445 - 451 Adelaide Street West

File # 25 152956 STE 10 02




 Not to Scale
 Extracted: 05/01/2026

Attachment 4: Existing Zoning By-law Map



Zoning By-law 569-2013

445 - 451 Adelaide Street West

File # 25 152956 STE 10 0Z

Location of Application

See Former City of Toronto By-law No. 438-86

CRE Commercial Residential Employment

RA Mixed-Use District

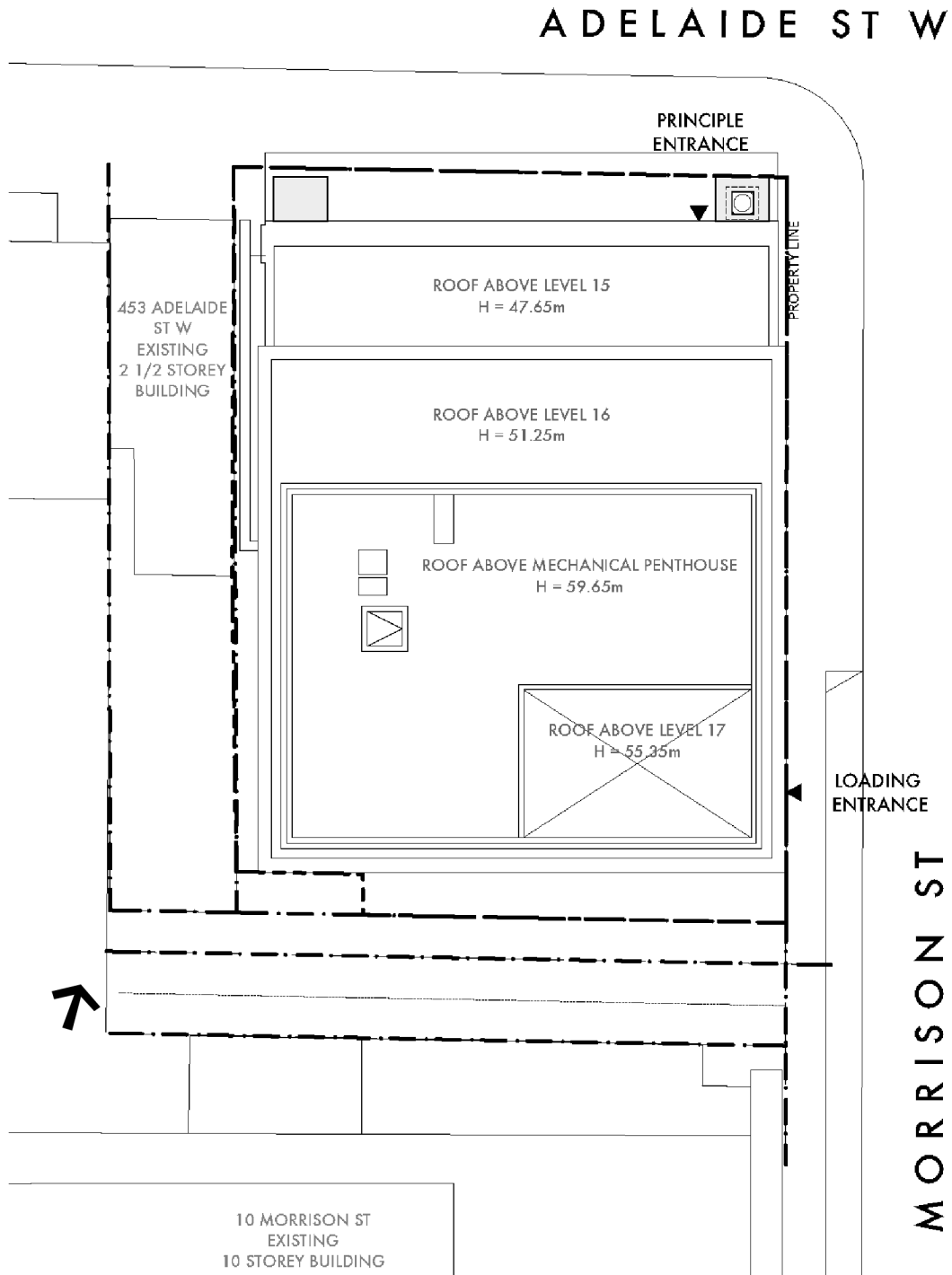
CR Commercial Residential

MCR Mixed-Use District

OR Open Space Recreation

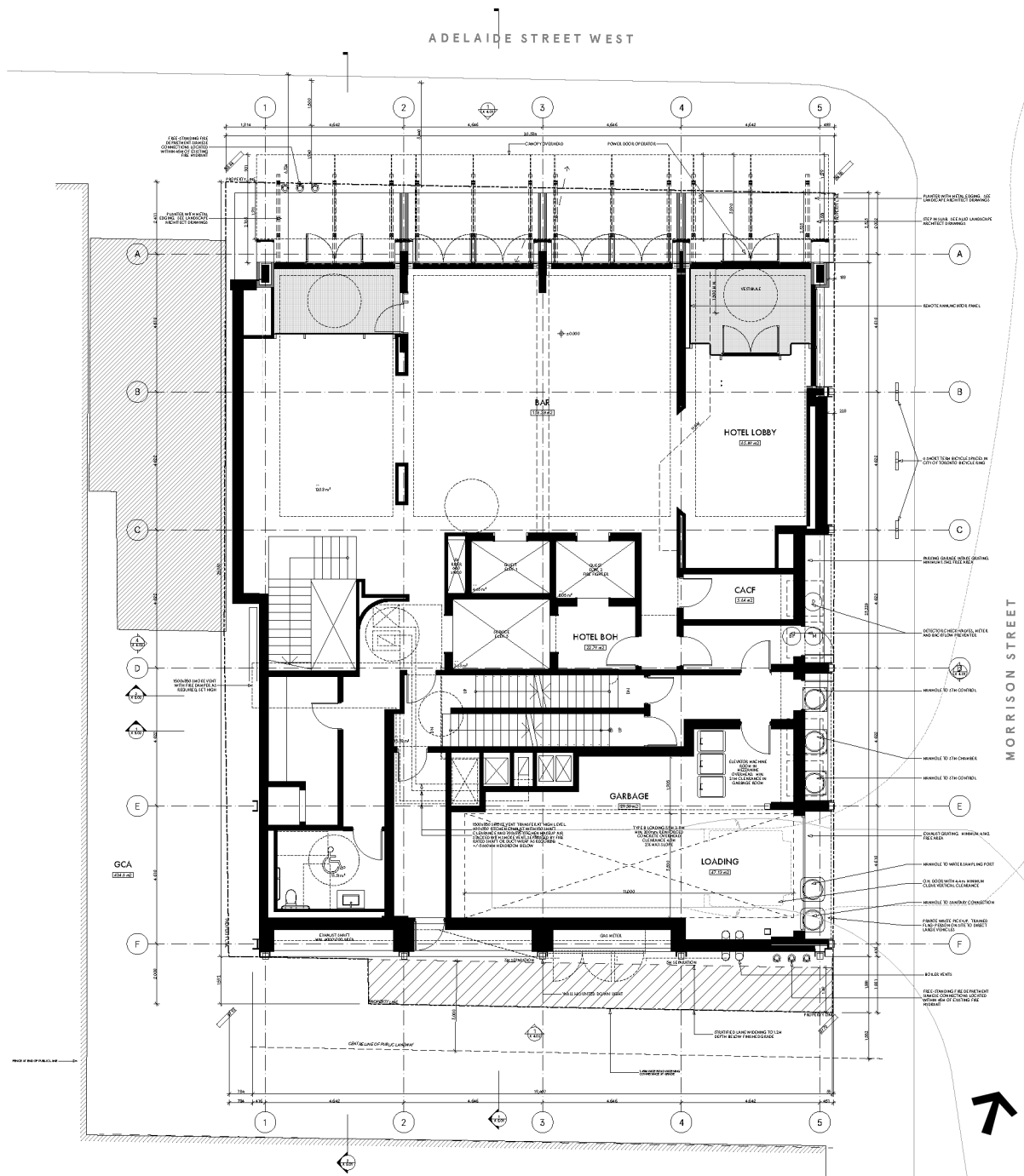
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Extracted: 05/01/2026

Attachment 5: Site Plan



Site Plan

Attachment 6: Ground Floor Plan



Ground Floor Plan

Attachment 7: North Elevation

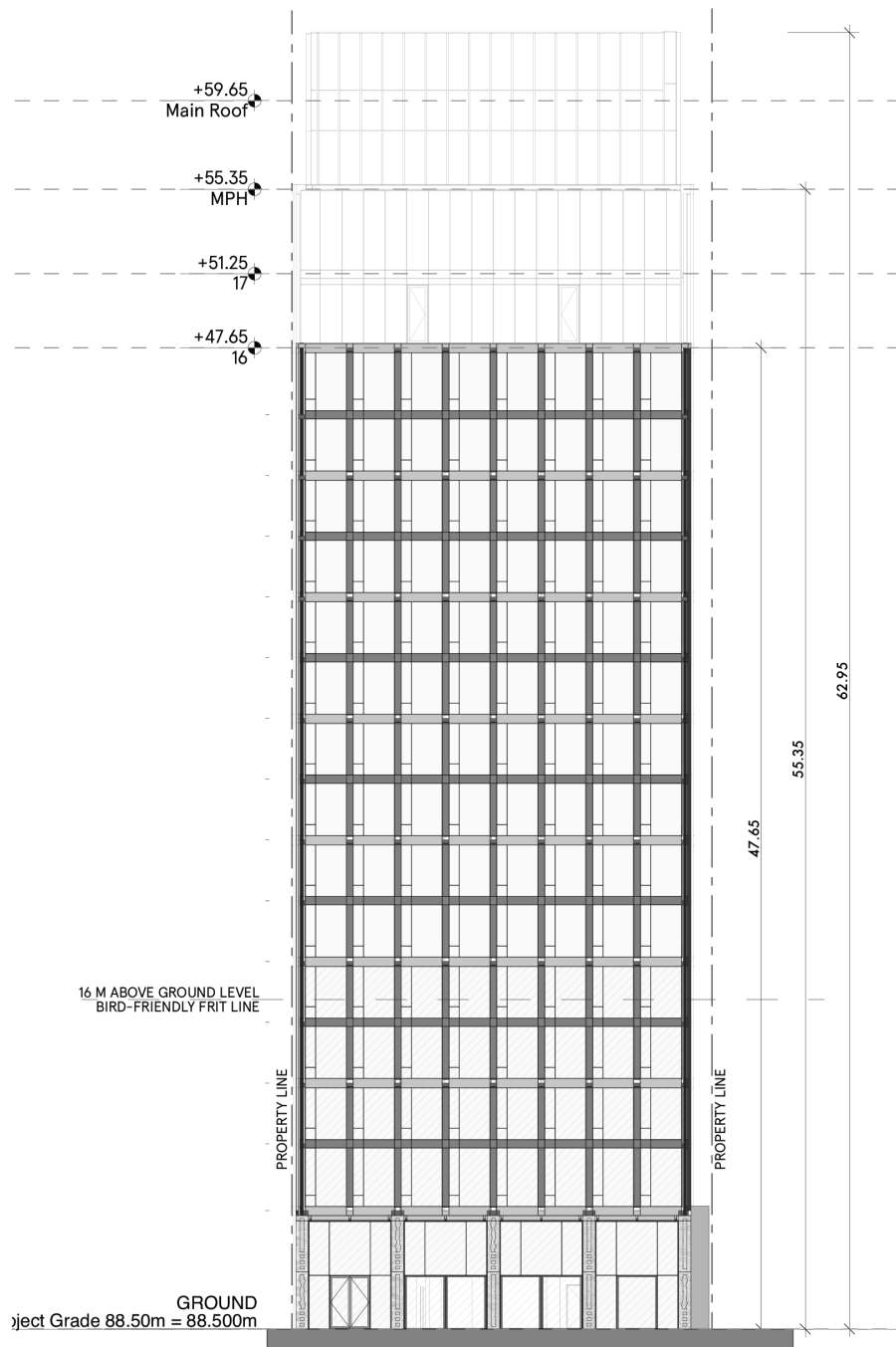
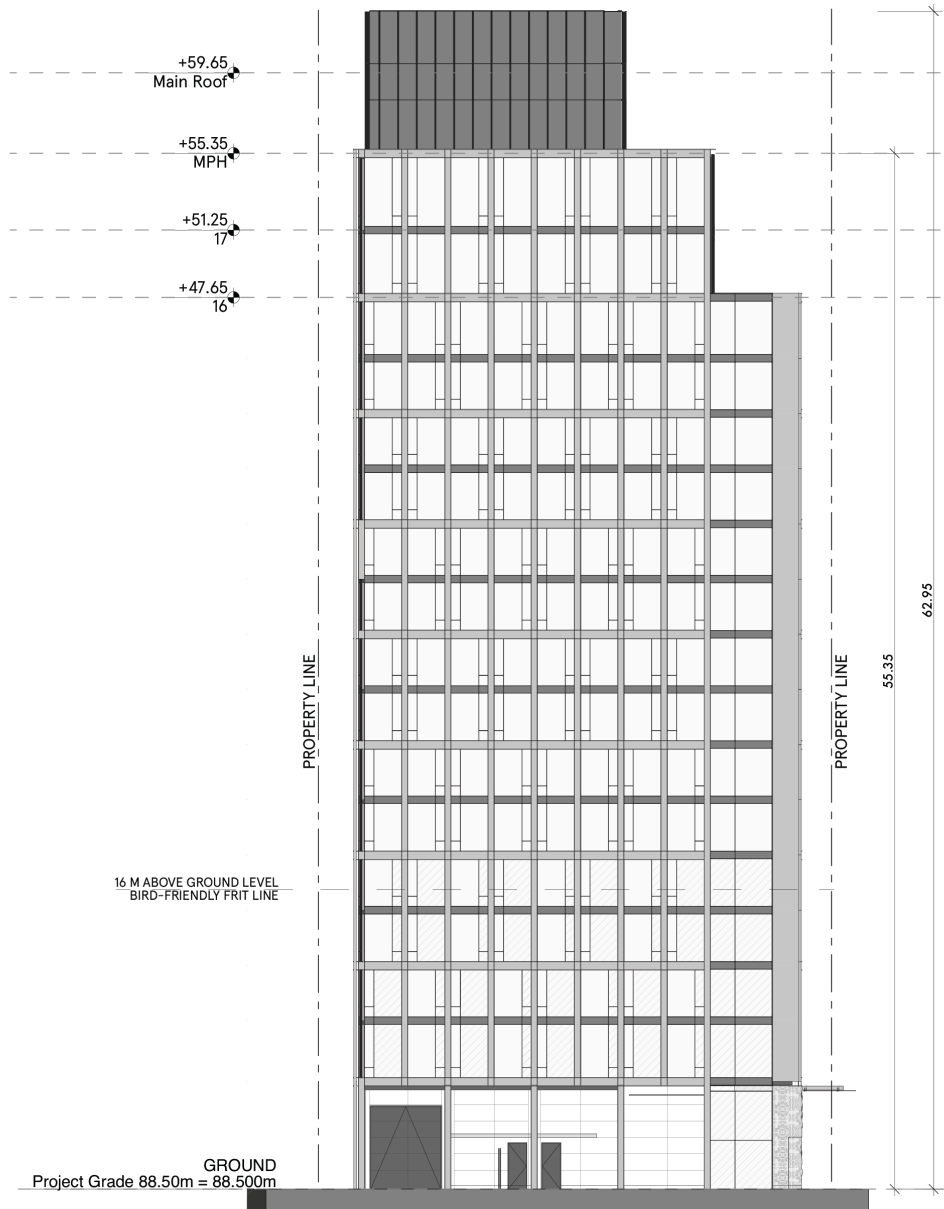


FIGURE 2 : NORTH ELEVATION

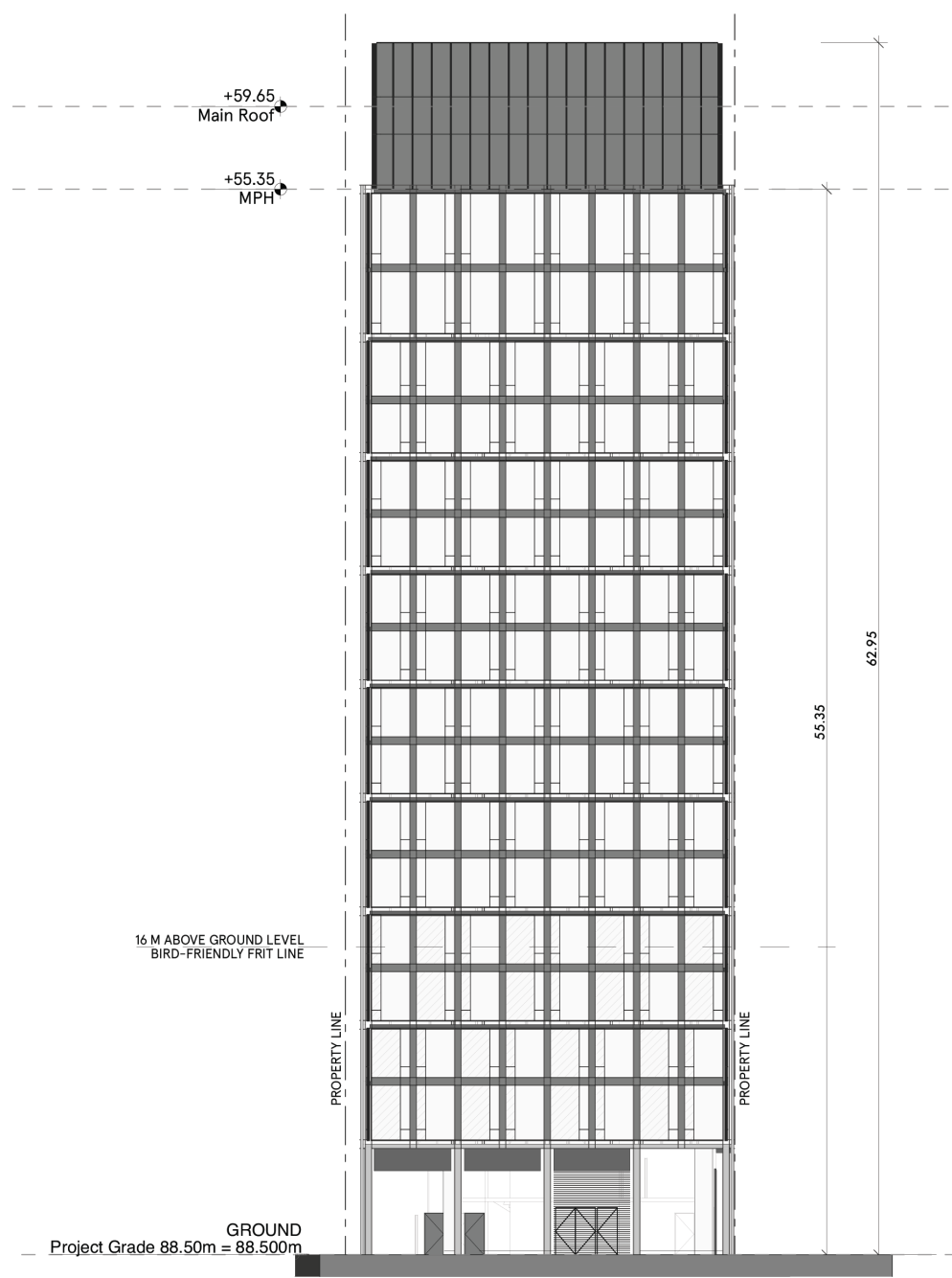
North Elevation

Attachment 8: East Elevation



East Elevation

Attachment 9: South Elevation



South Elevation

Attachment 10: West Elevation

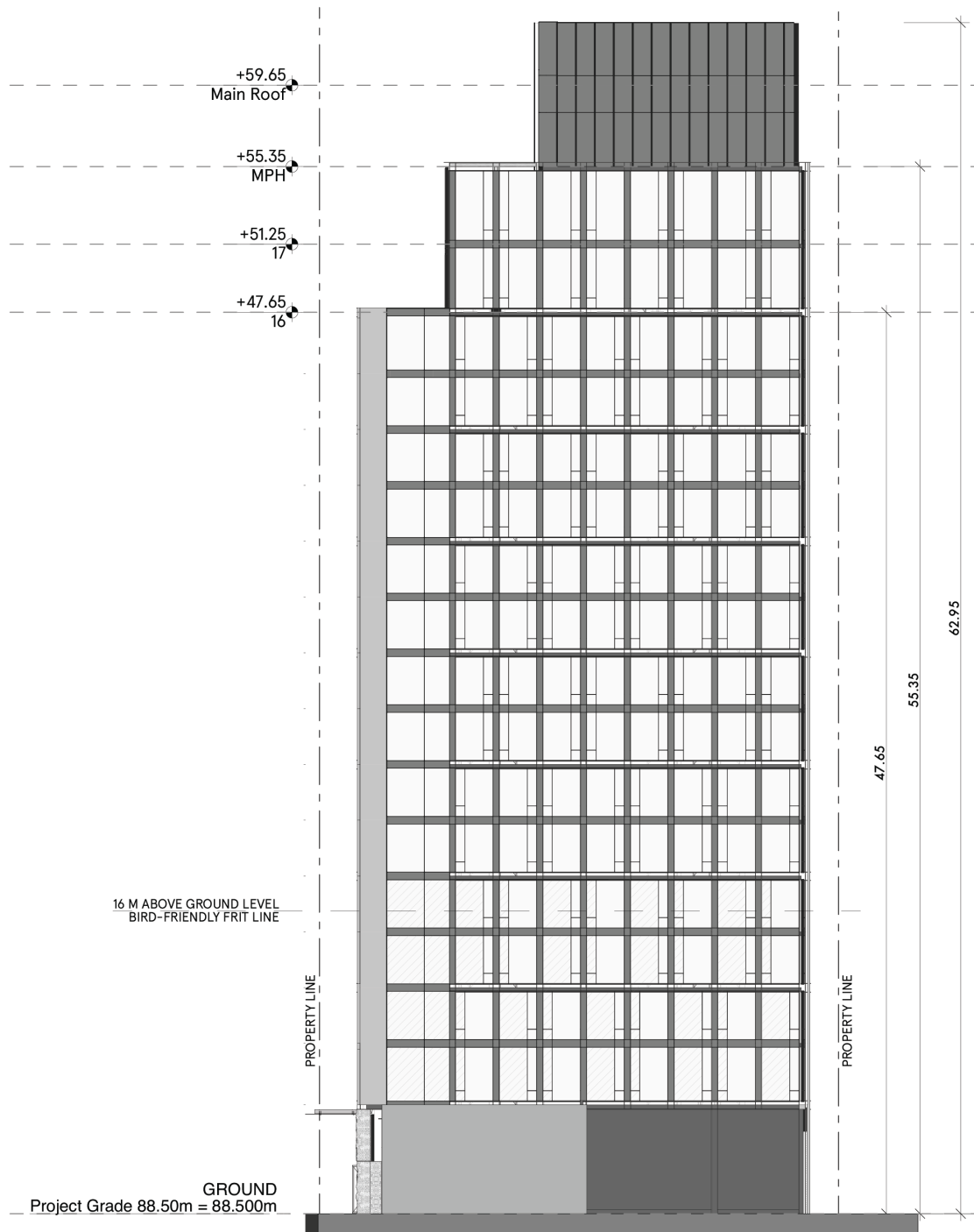
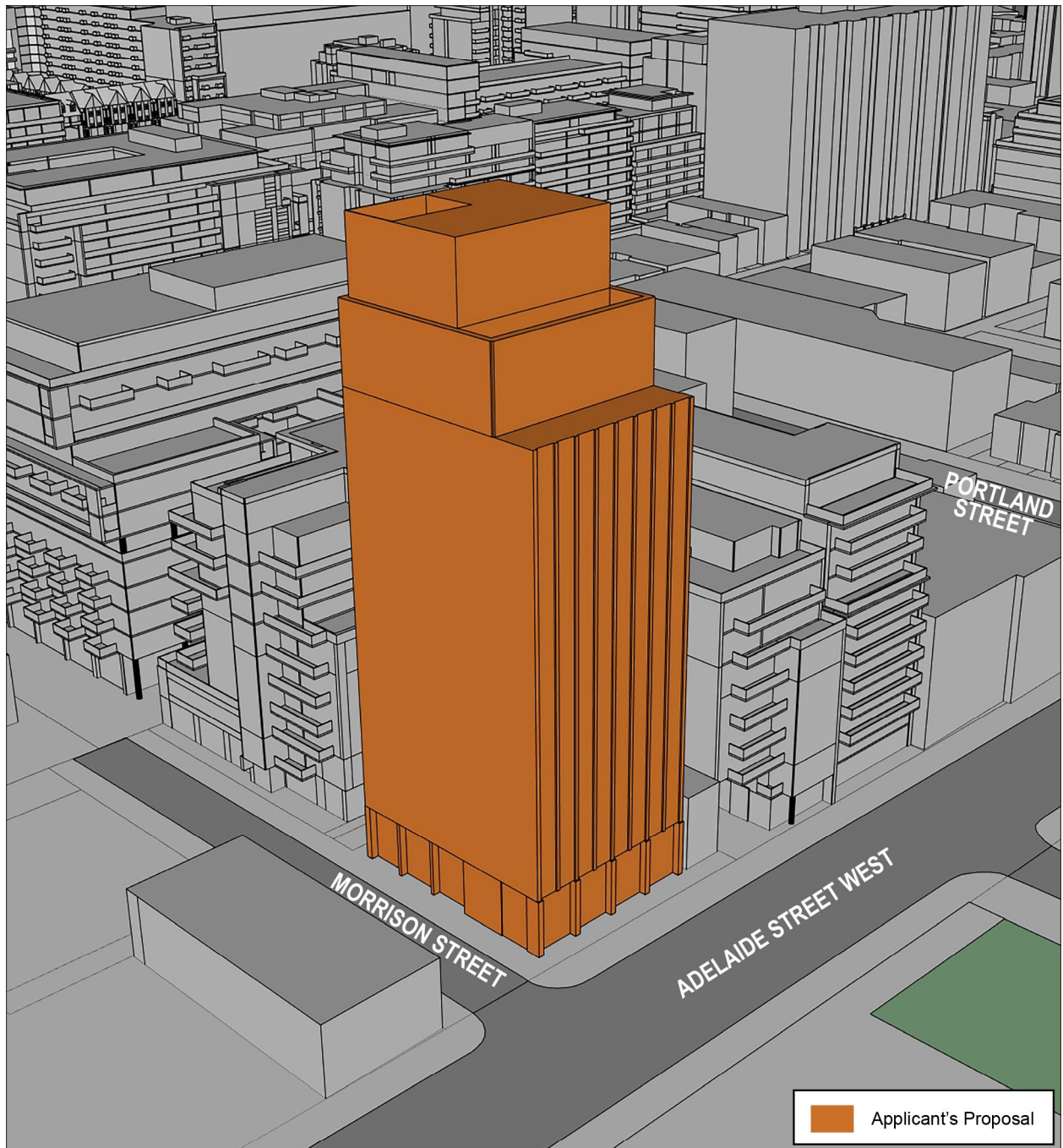


FIGURE 5 : WEST ELEVATION

West Elevation

Attachment 11: 3D Massing Model - Southwest

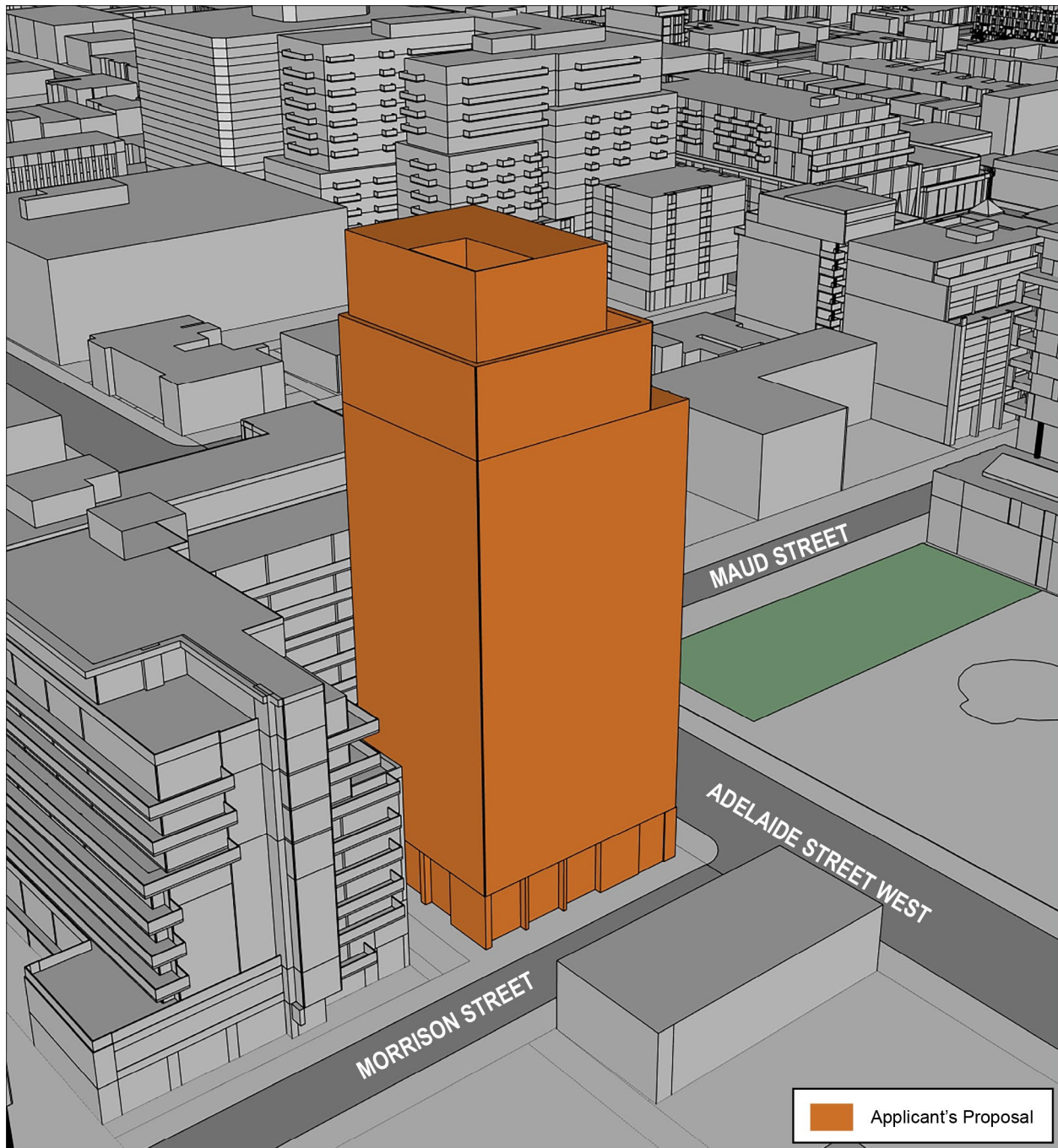


View of Applicant's Proposal Looking Southwest



05/01/2026

Attachment 12: 3D Massing Model - Northwest



View of Applicant's Proposal Looking Northwest



05/01/2026