

237, 249 and 251-253 Victoria Street – Official Plan Amendment Application – Decision Report – Approval

Date: June 19, 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 127817 STE 13 OZ

Related Planning Application Number: 22 198781 STE 13 OZ

SUMMARY

On September 1, 2022, an application to amend the Official Plan and Zoning By-law (File Number 22 198781 STE 11 OZ) was submitted to permit a 24-storey mixed-use building with 416 square metres of non-residential gross floor area and 256 dwelling units for the property at 237 Victoria Street. This Official Plan Amendment applied only to 237 Victoria Street. On June 19, 2023, the owner appealed the application to the Ontario Land Tribunal (OLT) due to Council not making a decision within the time frame in the Planning Act.

On March 11, 2026, a new Official Plan Amendment application (File Number 26 127817 STE 13 OZ), which is the subject of this report, was submitted to secure a block plan through a Site and Area Specific Policy for 237 Victoria Street, as well as the properties to the north at 249 and 251-253 Victoria Street. The policy would permit a tower to be located along the north property line of the property at 237 Victoria Street, with a maximum 30-metre height limit for the portions of the properties at 249 and 251-253 Victoria Street within 10 metres of the north property line of 237 Victoria Street. Additionally, the Official Plan Amendment would secure minimum setbacks of 10 metres to a tower from both the south property line of 237 Victoria Street and the midpoint of the laneway along the east side of 237 Victoria Street.

This report recommends approval of this application (File Number 26 127817 STE 13 OZ), to amend the Official Plan which applies to the properties 237-253 Victoria Street.

A separate Request for Direction Report from the City Solicitor related to the appeal before the Ontario Land Tribunal for the application submitted in September 2022 for only 237 Victoria Street (File Number 22 198781 STE 11 OZ) is anticipated to be considered by City Council at the same meeting with this report.

RECOMMENDATIONS

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

1. City Council amend the Official Plan for the lands at 237, 249 and 251-253 Victoria Street substantially in accordance with the draft Official Plan Amendment included as Attachment 5 to this report.
2. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Official Plan Amendment as may be required.

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 October 11, 2023, City Council adopted the recommendations of the Appeal Report for the Official Plan and Zoning By-law Amendment Application for the property at 237 Victoria Street (File Number 22 198781 STE 11 OZ). Additional information is available at: <https://secure.toronto.ca/council/agenda-item.do?item=2023.TE7.16>

THE SITE AND SURROUNDING LANDS

Description

The rectangular site is located midblock on the east side of Victoria Street between Dundas Street East and Shuter Street. It is composed of three separate parcels, being 237 Victoria Street, 249 Victoria Street and 251-253 Victoria Street. The three parcels have a combined site area of 1,750 square metres with 49 metres of frontage on Victoria Street and a depth of 36 metres. Victoria Street lane is located to the east (rear) of the site.

Existing Use

The site includes a surface parking lot at 237 Victoria Street, a 2-storey commercial building (Senator restaurant) at 249 Victoria Street, and a 3-storey commercial building (Jazz Bistro) at 251-253 Victoria Street.

THE APPLICATION

Description

The Official Plan Amendment application proposes to secure a block plan through a Site and Area Specific Policy. The policy would permit a tower on 237 Victoria Street with no setback from the north property line of 237 Victoria Street, and a maximum height of 30 metres for 249 Victoria Street and a portion of 251-253 Victoria Street within 10 metres of the north property line (and north tower wall) of 237 Victoria Street.

The proposal would facilitate the development of 237 Victoria Street with a tall building by ensuring that the adjacent lands to the north would not exceed the existing as-of-right height permissions in Zoning By-law 569-2013 for those adjacent lands to prevent those lands from potentially redeveloping with tall building(s). The proposed development at 237 Victoria Street is subject to an existing application (File Number 22 198781 STE 13 OZ), which is under appeal; a separate Request for Direction Report from the City Solicitor is anticipated to be considered by City Council at the same meeting with this report.

Additional Information

See the attachments of this report for the Location Map and Block Plan. 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/237to253VictoriaSt

Reasons for Application

The Official Plan Amendment is required to secure a block plan through a Site and Area Specific Policy.

Agency Circulation Outcomes

The application has been circulated to all appropriate agencies and City Divisions. Responses received have been used to assist in evaluating the application and to formulate the Official Plan 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 located in the Downtown and Central Waterfront Area and is designated Mixed Use Areas. See Attachment 3 of this report for the Land Use Map.

Downtown Secondary Plan

The site is designated Mixed Use Areas 1 – Growth. See Attachment 3 of this report for the Downtown Plan Land Use Map.

Protected Major Transit Station Area (Site and Area Specific Policy 604 and 605)

The site is within two delineated Protected Major Transit Station Areas (PMTSAs). It is within 200 metres of the centre point of the delineated TMU Station and within 500 metres of Queen Station associated with Site and Area Specific Policies (SASPs) 604 and 605 in Chapter 8 of the Official Plan. Map 2 of SASPs 604 and 605 identify this site as having a minimum Floor Space Index (FSI) of 3.

The area is planned for a minimum population and employment target of 2,000 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 lands designated Mixed Use Areas located within 200 metres of an existing or planned transit station will have City-initiated zoning that permits an FSI of 8 or more. The permitted FSI is not a minimum requirement. Appropriate density for the site will be determined in the context of the site and by reading the Official Plan as a whole.

City Planning is undertaking required zoning updates for PMTSAs and MTSA's 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)

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

Zoning

The site is zoned Commercial Residential (CR 4.0 (c2.0; r4.0) SS1 (x1320)) in Zoning By-law 569-2013. This zoning category permits a range of commercial and residential

uses, a maximum height of 30 metres and a density of 4.0 times the area of the lot. See Attachment 4 of this report for the 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.

Design Guidelines

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

- Tall Building Design Guidelines.
- Downtown Tall Buildings Vision and Supplementary Design Guidelines.

PUBLIC ENGAGEMENT

Community Consultation

On April 21, 2026, an in-person community consultation meeting was hosted by City staff. Two members of the public attended along with the applicant and representatives of the Councillor's office. Following presentations by City staff and the applicant about the planning framework, development review process and details of the proposal, City staff facilitated a discussion about the application. Issues raised by attendees at the meeting and through other correspondence included:

- Support for more housing
- Question about how the public can get involved in the related under appeal Zoning By-law Amendment Application for 237 Victoria Street
- Questions about mechanisms and appropriateness of Limiting Distance Agreements versus Official Plan Amendments to secure tower setbacks
- Receipt of a letter of support from 227 Victoria Street
- Opposition to that component of the application that would impact 249 Victoria 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 have determined that it is consistent with the Provincial Planning Statement (2024).

Official Plan Policies and Design Guidelines

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

Block Plan, Tower Setbacks

The proposed Official Plan Amendment supports appropriate coordinated development across several individual parcels of land as secured through the Site and Area Specific Policy and is acceptable. Staff are satisfied that the proposal conforms with the applicable Official Plan, Downtown Plan and SASP 517 policies with respect to tower setbacks and meets the intent of the Tall Buildings Design Guidelines.

The property owners at 249 Victoria Street and 251-253 Victoria Street, which are impacted by this application, are aware of the subject application. Owners of both of these properties are parties to the appeal of the related Zoning By-law Amendment application for 237 Victoria Street and as such, are aware of the development proposal for that property. The subject proposal would facilitate tower development at 237 Victoria Street with a 0 metre north setback by ensuring that any development on the adjacent lands at 249 and 251-253 Victoria Street would not exceed a height of 30 metres within 10 metres of the north building wall of 237 Victoria Street, which reflects the existing as-of-right height permissions for those adjacent lands in Zoning By-law 569-2013.

The effect of the Official Plan Amendment would be to allow a tall building form on 237 Victoria and to allow a mid-rise form with a maximum height of 30 metres (or approximately nine-storeys) on the adjacent lands at 249 and 251-253 Victoria Street. The property at 249 Victoria Street has a frontage of approximately 4.6 metres and 251-253 Victoria Street has a frontage of approximately 9.2 metres, which results in a combined frontage of approximately 13.8 metres. This property frontage, on both an individual as well as combined basis, would limit any redevelopment potential above a height of 30 metres. Technical issues, such as the provision of functional loading and adequate elevators, with the provision of appropriate building setbacks and resulting separation distances from adjacent sites, would restrict redevelopment potential of those lands.

The Official Plan Amendment would also secure a minimum setback of 10 metres to a tower from both the south property line of 237 Victoria Street and the midpoint of the adjacent lane to the east.

The proposed Official Plan Amendment would secure tower setbacks for the portion of the block at 237, 249 and 251-253 Victoria Street. This would allow for development of 237 Victoria Street with a tall building and potential intensification of the adjacent properties at 249 and 251-253 Victoria Street while providing appropriate building setbacks, that would conform with SASP 517, and being compatible with the context of the area and consistent with recent approvals for similar built forms in the area.

CONTACT

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SIGNATURE

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Toronto and East York District

ATTACHMENTS

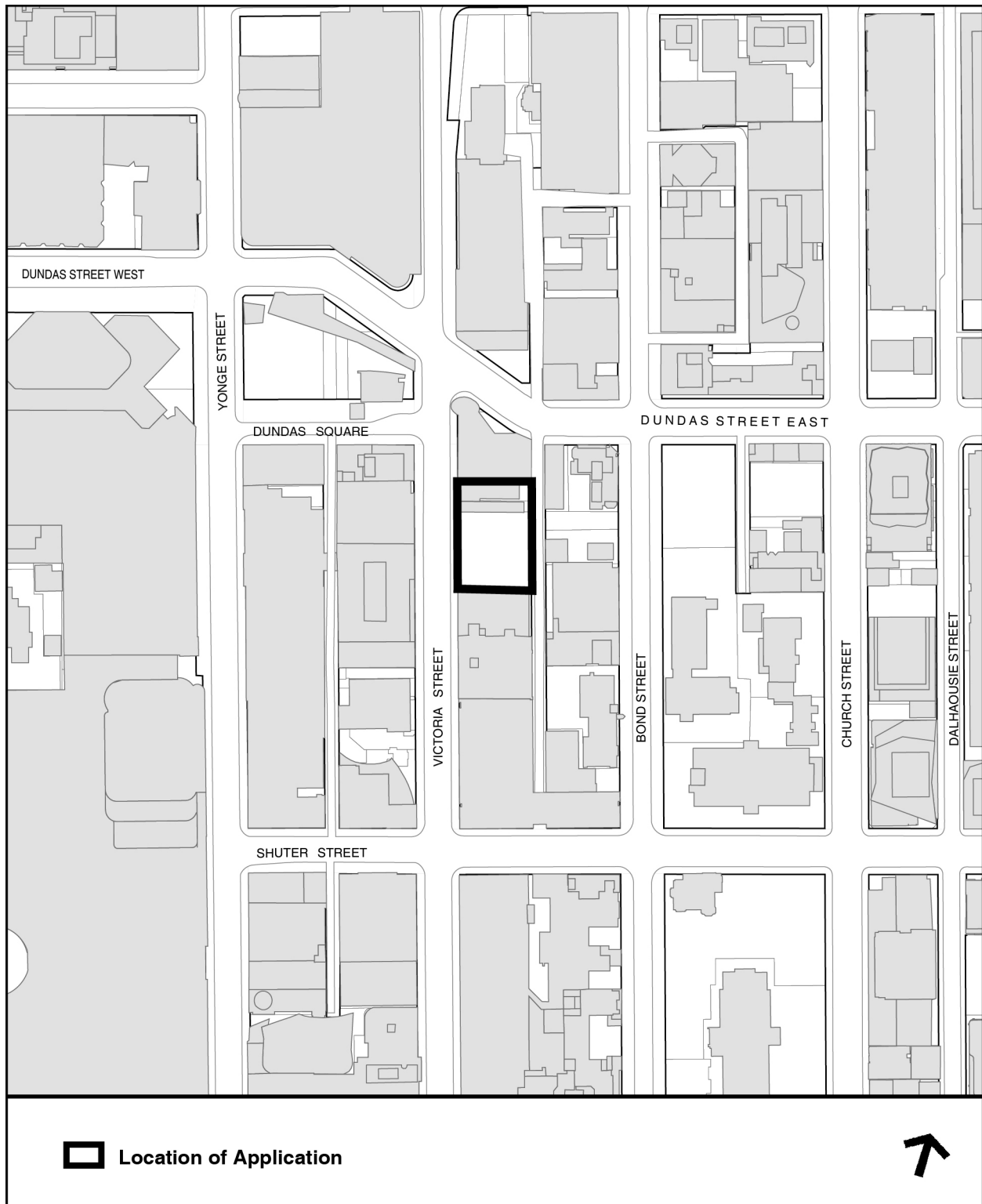
City of Toronto Information/Drawings

Attachment 1: Location Map
Attachment 2: Official Plan Land Use Map
Attachment 3: Downtown Plan
Attachment 4: Existing Zoning By-law Map
Attachment 5: Draft Official Plan Amendment

Applicant Submitted Drawings

Attachment 6: Applicant's Block Plan

Attachment 1: Location Map



Attachment 2: Official Plan Land Use Map



Official Plan Land Use Map # 18

237-253 Victoria Street

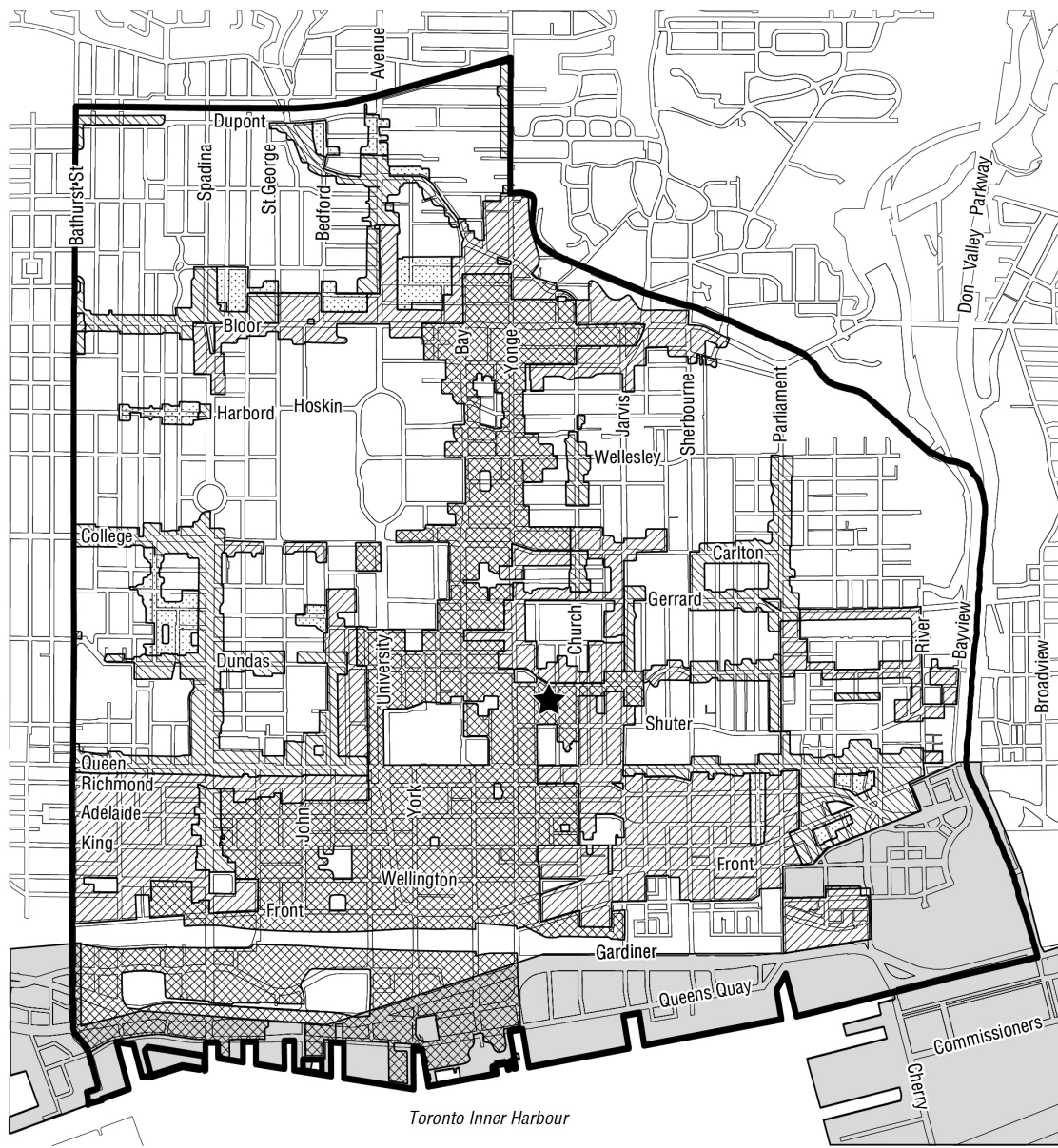
File # 26 127817 STE 13 0Z

 Location of Application

 Mixed Use Areas
  Other Open Space Areas
 Parks
  Institutional Areas


 Not to Scale
 Extracted: 03/16/2026

Attachment 3: Downtown Plan



Downtown Plan

MAP 41-3 Mixed Use Areas

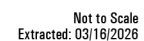
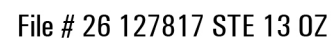
237-253 Victoria Street

File # 26 127817 STE 13 0Z

- ★ Location of Application
- 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



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Attachment 5: Draft Official Plan Amendment

Authority: Toronto and East York Community Council Item ~ as adopted by City of Toronto Council on ~, 20~

Enacted by Council: ~, 20~

CITY OF TORONTO

Bill XXX

BY-LAW XXX

**To adopt Official Plan Amendment 910
for the City of Toronto respecting the lands municipally known in the year 2025,
as 237, 249, 251 and 253 Victoria 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; and

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

The Council of the City of Toronto enacts:

1. The attached Amendment No. 910 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. 910 TO THE OFFICIAL PLAN

LANDS MUNICIPALLY KNOWN IN THE YEAR 2025 AS 237, 249, 251 AND 253 VICTORIA STREET

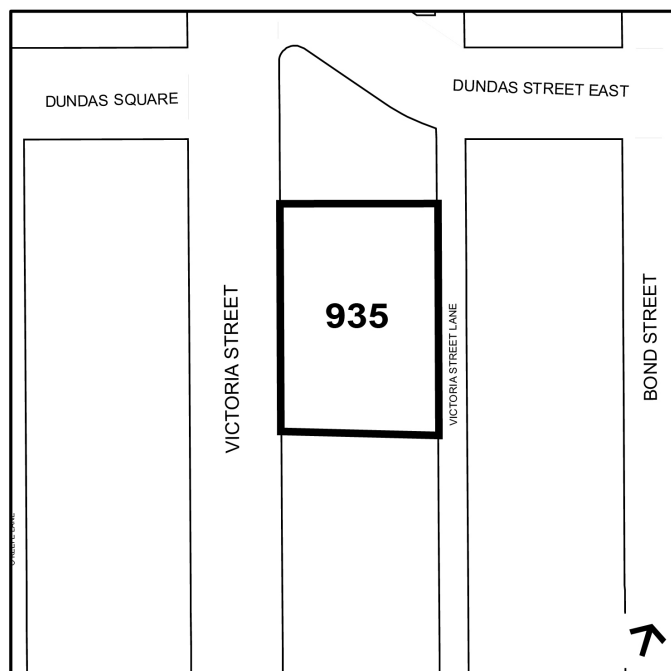
The Official Plan of the City of Toronto is amended as follows:

1. Chapter 7, Site and Area Specific Policies, is amended by adding Site and Area Specific Policy No. 935 for lands municipally known in 2025 as 237, 249, 251 and 253 Victoria Street, as follows:

935. 237, 249, 251, 253 Victoria Street

1) A residential or mixed-use building with a 0-metre setback from the north property line of 237 Victoria Street is permitted provided that the maximum building height for 249, 251 and 253 Victoria Street within 10 metres of the north building wall of 237 Victoria shall not exceed 30 metres.

2) For 237 Victoria Street, a minimum 10-metre tower setback for a residential mixed-use building from the centreline of the public laneway to the east and the south property line will be required.

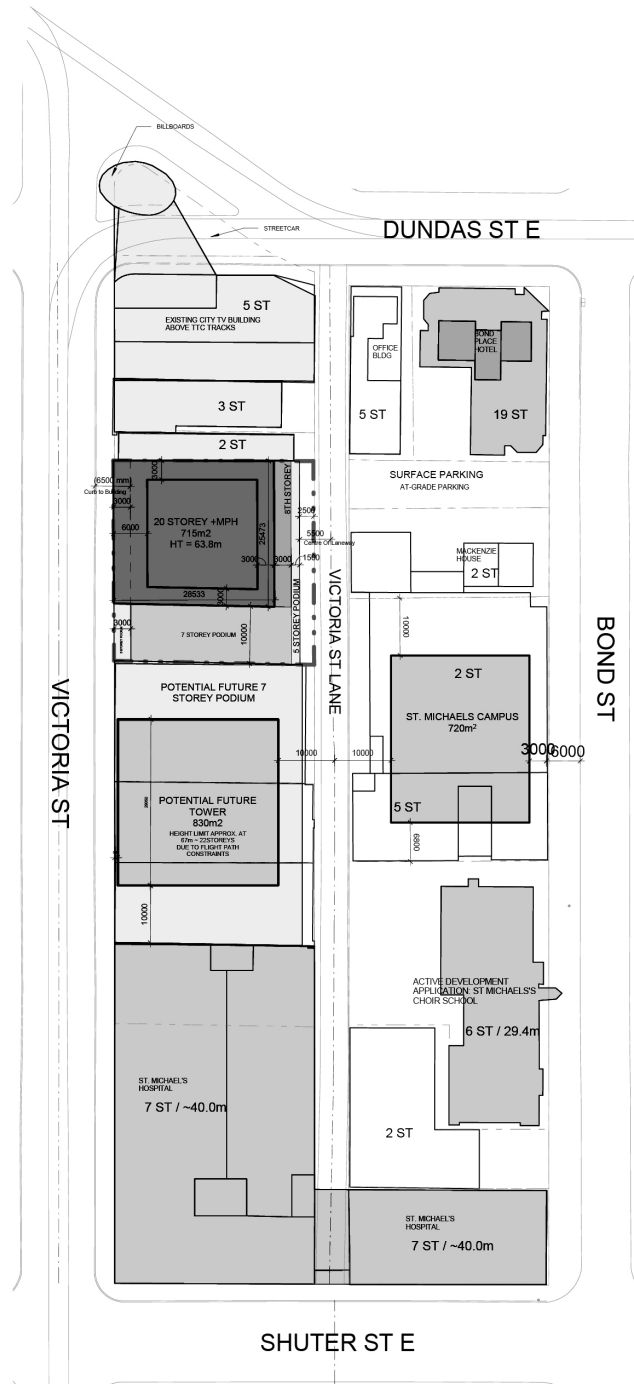


2. Map 29, Site and Area Specific Policies, is amended to add the lands known municipally in 2025 as 237, 249, 251 and 253 Victoria Street shown on the map above as Site and Area Specific Policy No. 935.

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

- 237, 249, 251, 253 Victoria Street

Attachment 6: Applicant's Block Plan



Block Context Plan

