

30-34 and 38-40 Huntley Street, 112-124 Isabella Street, and a Portion of 1 Mount Pleasant Road – Official Plan and Zoning By-law 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: 25 265180 STE 13 OZ

Related Planning Application Number: 25 265192 STE 13 RH, 25 265168 STE 13 SA

SUMMARY

This report recommends approval of an application to amend the Official Plan and Zoning By-law to permit a residential development consisting of two towers 60- and 56-storeys (206 metres and 196 metres, including mechanical penthouse) in height, containing approximately 1,419 dwelling units, including 32 rental replacement units. The development site includes the “air space” above the existing office building at 1 Mount Pleasant Road beginning at a height of 61.4 metres. The proposal includes the demolition of 34 Huntley Street, in-situ conservation of 122-124 Isabella Street, and relocation and conservation of 30-32 and 38-40 Huntley Street.

An Official Plan Amendment is required to redesignate 30-34 and 38-40 Huntley Street and 112-124 Isabella Street from *Neighbourhoods* to *Mixed Use Areas*, and to designate the lands as Mixed Use Areas 2 – Intermediate in the Downtown Plan.

A Rental Housing Demolition Report will also be considered by City Council in conjunction with this Report as the proposal includes the demolition of 32 existing rental housing units. A Tenant Assistance Plan is proposed that addresses the right of existing tenants to return to replacement rental units at similar rents and provides financial compensation to mitigate hardship.

RECOMMENDATIONS

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

1. City Council amend the Official Plan for the lands municipally known as 30-34 and 38-40 Huntley Street and 112-124 Isabella Street substantially in accordance with the draft Official Plan Amendment included as Attachment 6 to this Report.
2. City Council amend City of Toronto Zoning By-law 569-2013 for the lands municipally known as 30-34 and 38-40 Huntley Street, 112-124 Isabella Street and 1 Mount Pleasant Road 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. Before introducing the necessary Bills pertaining to the Official Plan and Zoning By-law Amendment application to City Council for enactment, City Council require approval of the Rental Housing Demolition Application 25 265192 STE 13 RH under Chapter 667 of the Toronto Municipal Code pursuant to Section 111 of the City of Toronto Act, 2006, to permit the demolition of 32 existing rental dwelling units at 30-34 and 38-40 Huntley Street and 112-124 Isabella Street.
5. City Council request that the owner make reasonable commercial efforts to identify, in consultation with the Executive Director, Development Review, a suitable off-site parkland dedication as a substitution for an on-site parkland dedication that:
 - a. Is accessible to the area where the subject site is located;
 - b. Is a good physical substitute for any on-site parkland dedication;
 - c. Is free and clear, above and below grade, of all easements, encumbrances, and encroachments;
 - d. Is in an acceptable environmental condition; and
 - e. The value of the off-site dedication shall not exceed the estimated value of the on-site dedication that would otherwise be required, which value may include the cost of acquiring the land, land transfer tax, typical closing cost and reasonable real estate commissions of up to 5 percent, all to the satisfaction of the Executive Director, Development Review.
6. Should the Executive Director, Development Review, and the owner agree to a property as a substitution for an on-site dedication, City Council accept the off-site parkland dedication, in full or partial fulfilment of the parkland dedication requirements, pursuant to Section 42 of the *Planning Act*, with conveyance to the City to occur prior to the issuance of the first above grade building permit in accordance with the following:
 - a. In the event the value of the off-site parkland dedication is less than the value of an on-site parkland dedication, the owner shall provide a cash-in-lieu payment for the shortfall in parkland dedication in accordance with Chapter 415 Article III of the Municipal Code; and
 - b. In the event the owner is unable to provide a substituted off-site parkland dedication to the City, the owner will be required to satisfy the parkland dedication requirement through a cash-in-lieu of parkland payment prior to the issuance of first above grade building permit in accordance with Chapter 415

Article III of the Municipal Code, all to the satisfaction of the Executive Director, Development Review, and the City Solicitor.

7. Should the off-site parkland dedication be accepted by the Executive Director, Development Review, City Council approve a development charge credit against the Parks and Recreation component of the Development Charges for the design and construction by the owner of the Above Base Park Improvements to the satisfaction of the General Manager, Parks and Recreation. The development charge credit shall be in an amount that is the lesser of the cost to the owner of designing and constructing the Above Base Park Improvements, as approved by the General Manager, Parks and Recreation, and the Parks and Recreation component of development charges payable for the development in accordance with the City's Development Charges By-law, as may be amended from time to time.

8. 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 30-34 and 38-40 Huntley Street and 112-124 Isabella Street from Permit Parking.

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 May 20 and 21, 2026, City Council stated its intention designate the properties at 30 and 32 Huntley Street, 38 and 40 Huntley Street and 122-124 Isabella Street under Part IV, Section 29 of the Ontario Heritage Act. [City Council Decision](#)

THE SITE AND SURROUNDING LANDS

Description

The site is in the Upper Jarvis Neighbourhood, south of Bloor Street East between Mount Pleasant Road and Sherbourne Street on the west side of Huntley Street. The site consists of two parcels municipally known as 30-34 and 38-40 Huntley Street and 112-124 Isabella Street, which are bisected by a public laneway (Lane N Isabella W Huntley). The “L” shaped public laneway runs east-west through the center of the site and north-south along the rear of the north portion of the site, and terminates at the rear of 1 Mount Pleasant Road. The site also includes the “air space” above a portion of the property at 1 Mount Pleasant Road, which is owned by the applicant. The air space begins at a height of 61.4 metres.

The 30-34 and 38-40 Huntley Street portion of the site is located north of the public laneway. It is an irregular shape, with an area of 2,232 square metres, a frontage of 55 metres along Huntley Street, and a depth ranging from 37.2 to 40 metres.

The 112-124 Isabella Street portion of the site is located south of the public laneway. It is rectangular, with an area of 1,598 square metres, a frontage of 45 metres along Isabella Street, and a frontage of 35.7 metres along Huntley Street.

See Attachment 2 for the Location Map.

Existing Uses

The site currently includes nine two- to three-storey house-form buildings that contain a mix of 32 rental and four owner-occupied dwelling units and commercial space. All existing units are vacant except for three rental dwelling units and six commercial units.

Heritage

The site contains properties at 30-32 and 38-40 Huntley Street and 122-124 Isabella Street, which are the subject of a Notice of Intention to Designate under Part IV of the Ontario Heritage Act. The site is adjacent to two heritage properties at 571 Jarvis Street, which is designated under Part IV of the Ontario Heritage Act, and 119 Isabella Street, which is listed on the City's Heritage Register but demolished.

THE APPLICATION

Description

A residential development consisting of two towers, a 60-storey (206-metre, including mechanical penthouse) building referred to as the North Tower, and a 56-storey (196-metre, including mechanical penthouse) building referred to as South Tower. While no changes are proposed to the existing building at 1 Mount Pleasant Road, the proposal includes securing of the "air space" beginning at a height of approximately 61.4 metres to provide an adequate tower setback for 30-34 and 38-40 Huntley Street and 112-124 Isabella Street.

Density

The proposal has a density of 23.0 times the area of the lot.

Residential Component

The proposal includes 1,419 dwelling units, of which 32 are rental replacement units. The overall unit mix consists of 252 studio (18%), 736 one-bedroom (52%), 289 two-bedroom (20%), and 142 three-bedroom (10%) units. A portion of the studio and one-bedroom units would be located and designed so that they could be converted to provide a total of 40% two- and three-bedroom units across the overall site. The existing

32 rental units are to be replaced in the North Tower as 7 studio, 22 one-bedroom, 2 two-bedroom, and 1 three-bedroom units.

Heritage

The proposal includes the in-situ retention of the front elevations of 122-124 Isabella Street and the relocation and retention of 30-32 and 38-40 Huntley Street with selective removal of rear additions. A glazed, double height lobby is proposed to enclose a portion of the relocated heritage buildings.

Amenity Space

The proposal includes 2,618 square metres of amenity space (2.0 square metres per unit), consisting of 2,011 square metres of indoor amenity (1.4 square metres per unit), and 607 square metres of outdoor amenity (0.4 square metres per unit).

Publicly Accessible Open Space

The proposal includes approximately 433 square metres of publicly accessible space in the form of midblock connections along the north and east sides of the site, and an open space along Isabella Street between the base of the building and the public sidewalk at the southwest corner of the site.

Access, Parking and Loading

The proposal includes 212 vehicular parking spaces, consisting of 196 residential spaces and 16 visitor spaces, and three pick-up and drop-off spaces. A total of 791 bike parking spaces are proposed, including 639 long-term and 152 short-term spaces. Four loading spaces are proposed (two Type 'G' and two Type 'C').

Vehicular access to the site is provided from the existing public laneway via Huntley Street. Pedestrian access is provided from Huntley and Isabella Streets. The application also includes publicly accessible midblock walkways that wrap along the north and west sides of the site connecting to Huntley and Isabella Streets and the public laneway and add to an existing connection through the adjacent office site to Mount Pleasant Road and Jarvis Street.

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: <https://www.toronto.ca/30HuntleySt>

Reasons for Application

An Official Plan Amendment is required to redesignate 30-34 and 38-40 Huntley Street and 112-124 Isabella Street from *Neighbourhoods* to *Mixed Use Areas*. The Official Plan Amendment is also needed to add the lands to the Mixed Use Areas 2 – Intermediate designation of the Downtown Plan.

A Zoning By-law Amendment for 30-34 and 38-40 Huntley Street and 112-124 Isabella Street, and a portion of 1 Mount Pleasant Street is required to rezone the lands from Residential (R) to Commercial Residential (CR), to amend the building height, density, setbacks, and other performance standards to accommodate the proposal, and to restrict the air space above a portion of 1 Mount Pleasant Road.

Agency Circulation

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 Official Plan 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).

Official Plan

The site is in Downtown and Central Waterfront and is designated *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 Area

The site is within two delineated Protected Major Transit Station Areas (PMTSAs). Specifically, the site is within 500 metres of the centre point of the delineated Bloor-Yonge Station and Sherbourne Station PMTSAs associated with Site and Area Specific Policies (SASPs) 600 and 601 in Chapter 8 of the Official Plan, respectively. Map 2 of SASPs 600 and 601 identifies minimum Floor Space Index (FSI) requirements. The site has a minimum floor space index (FSI) of 0.9.

Chapter 8 states that lands 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.

City Planning is undertaking required zoning updates for PMTSAs and MTSAAs and a final report is anticipated at Planning and Housing Committee when the work is finalized.

Secondary Plan

The Downtown Plan reinforces that policies applicable to lands designated *Neighbourhoods* continue to apply to this site. The Downtown Secondary Plan can be found here: [41 - Downtown Secondary Plan](#)

Site and Area Specific Policy

SASP 517 provides development criteria for tall building development proposals within 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.

Upper Jarvis Study

Recognizing that *Neighbourhoods* and *Apartment Neighbourhoods* in the Upper Jarvis Neighbourhood are experiencing development pressure, Toronto and East York Community Council directed staff to undertake a study of the neighbourhood and to develop a planning framework to assist in the evaluation of development applications in the area. While the study is still underway, the vision for the area is to create a vibrant walkable community with a mix of uses and building types that is connected through a high quality and comfortable public realm. Information about the study is available at: [Upper Jarvis Neighbourhoods Study - City of Toronto](#)

Zoning

The site is zoned Residential (R (d1.0) (x871)) under Zoning By-law 569-2013. The Residential zoning category permits a range of low-rise built forms, including detached, semi-detached, townhouse, duplex, triplex, and fourplex dwellings, as well as apartment buildings, with a height limit of 13 metres and a maximum permitted density of two times the lot area. See Attachment 5 of this report for the existing Zoning By-law Map.

Design Guidelines

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

- Tall Building Design Guidelines
- Growing Up: Planning for Children in New Vertical Communities
- Design Guidelines for Privately Owned Publicly- Accessible Spaces (POPS)

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: [TGS Information](#)

PUBLIC ENGAGEMENT

Community Consultation

On February 24, 2026, a virtual community consultation meeting was hosted by City staff. Approximately 40 people participated, as well as the Ward Councillor. City Staff and the applicant's consultants gave presentations on the site and surrounding area, the existing planning framework, and the proposed development.

Issues raised by attendees at the meeting and through other correspondence included:

- Concern that the proposal is incompatible with the existing neighbourhood character, the massing is out of scale with the surrounding context, and it does not provide adequate transition to low-rise *Neighbourhoods*, particularly 44 Huntley Street to the north;
- Shadow impacts and loss of sky view from the proposal;
- Desire to improve pedestrian connectivity and add more placemaking opportunities;
- Interest in providing pick-up and drop-off spaces on the site;
- Desire to conserve the listed heritage properties;
- Concern about policy and zoning that does not require residential parking spaces, and Potential traffic impacts on Huntley Street;
- Desire for a greater proportion of 2- and 3-bedroom dwelling units; and
- Concern over the construction impacts and length of construction.

A separate tenant consultation meeting was held regarding the associated rental housing demolition application with tenants of the existing rental dwelling units. The details of the consultation will be outlined in the related Rental Housing Demolition Application Decision Report to be considered at the July 9, 2026, Toronto and East York Community Council meeting.

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, 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 find the proposal to be consistent with the Provincial Planning Statement (2024).

Official Plan Policies and Design Guidelines

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

Land Use

The proposed Official Plan Amendment to redesignate 30-34 and 38-40 Huntley Street and 112-124 Isabella Street from *Neighbourhoods* to *Mixed Use Areas* and to introduce Commercial Residential zoning on the lands is acceptable in this instance. The block is characterized by a mix of land use designations, including *Neighbourhoods*, *Apartment Neighbourhoods*, and *Mixed Use Areas*. The emerging context is one that includes a denser residential and mixed use character in proximity to major transit infrastructure. Lands in the area that are designated *Mixed Use Areas* are within the *Mixed Use Areas 2 – Intermediate* designation of the Downtown Plan. The proposed redesignation of the site to *Mixed Use Areas 2 – Intermediate* would be consistent with and extend this existing character and direction from the surrounding area to the site.

The proposed land use designation and zoning would permit a range of residential as well as non-residential uses such as retail, service, and office uses that would increase housing opportunities in the area and serve the needs of area residents. Although the current proposal is only for residential, the Site-specific Zoning By-law will allow for potential for non-residential uses, particularly at-grade and with adjacency to the proposed open spaces, which would serve the community.

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 a unit mix that meets the requirements of the Downtown Plan and the recommendations of the Growing Up Guidelines. The Downtown Plan requires a minimum of 10% three-bedroom units, 15% two-bedroom units and an additional 15% two- or three-bedroom units or units that can be converted to two- and three-bedroom units through the use of accessible or adaptable design measures. The unit mix secured in the site-specific Zoning By-law conforms with the policy direction of the Downtown Plan.

Rental Housing Demolition and Replacement

A related Rental Housing Demolition application will be considered in conjunction with this report. That related report includes review and analysis of the rental housing

demolition and replacement matters, including replacement of the existing rental housing and the provision of assistance to impacted tenants.

The 32 existing rental units are proposed to be replaced as part of the new development. The proposal includes a Tenant Assistance Plan that addresses the right of existing tenants to return to replacement rental units at similar rents and provides financial compensation to mitigate hardship.

Density, Height, Massing

The proposed *Mixed Use Areas* designation and the built form, including the overall building heights, massing, and setbacks, are appropriate for the site and are consistent with the existing and planned context of the surrounding area. The site abuts the Mixed Use Areas 2 – Intermediate growth area within the Downtown Plan and is located within two PMTSAs. Staff are satisfied that the proposal conforms with the applicable policies of the Official Plan, including the Downtown Plan and SASP 517, and meets the intent of the Tall Building Guidelines.

The base building of both towers integrates the partial retention of the heritage buildings and have been massed to provide additional landscaping and reinforce the prevailing streetscape. Along Huntley Street a 10- to 13-metre curb-to-building-face setback would be provided where new construction is proposed. Along Isabella Street, a 13- to 16-metre curb-to-building face setback would be provided where new construction is proposed. The proposed setbacks from the streets provide sufficient space to allow for enhanced planting, including trees, and accessible open space along the frontages and at the southwest corner of the site.

Setbacks of 3.5 to 5.4 metres from curb-to-building-face are proposed to the base buildings along the public laneway. The base of the North Tower is proposed to be set back between 10 and 2.4 metres from the north and west property lines, respectively, to allow for a continuous midblock connection and adjacent open spaces and amenity spaces. The base of the South Tower is proposed to be setback 6.6 metres from the west property line, which includes tree planting and an extension of the midblock connection from the north and connects to an open space along Isabella Street. The building setbacks would achieve safe and accessible space for pedestrians and positively contribute to an enhanced and expanded public realm, which is consistent for the context of the neighbourhood.

The base buildings and streetwall are defined by the retained heritage properties at 30-32 and 38-40 Huntley Street and 112-124 Isabella Street. The North Tower is proposed to be set back 14.6 metres from the east property line along Huntley Street and includes a stepback of 12.6 metres from the front facade of the three-storey Huntley Street heritage buildings, which gives prominence to the conserved properties, and establishes a defined base building with a streetwall height that matches the existing low-rise context and generally aligns with the height of the existing apartment building to the north. The setback from the Huntley Street frontage continues for the full height of the North Tower, with an additional 5.2-metre stepback from Huntley Street to the mechanical penthouse above.

The South Tower is proposed to be stepped back approximately 4.5 metres from the front facade of the retained heritage building along the Huntley Street frontage. Along Isabella Street, the tower is proposed to be stepped back 2.5 to 5.7 metres to the front façade of the Isabella Street heritage building, due to the irregular footprint of the existing building. Beginning at the sixth floor, the South Tower cantilevers out toward the front facades of the three-storey heritage building up to minimum setbacks of 2.5 metres from the Huntley Street frontage and 7.5 metres from the Isabella Street frontage. This reinforces the prominence of the conserved heritage property at the corner of Huntley and Isabella Streets and defines a low-rise base building scale. Further west of the heritage building, the building setback from the Isabella Street frontage continues for the full height of the North Tower, with an additional 7-metre stepback from Isabella Street to the mechanical penthouse above.

The overall heights of 56 and 60 storeys and massing in terms of setbacks from property lines and stepbacks from conserved heritage buildings and base building, tower floorplates and the resulting separation distances from adjacent properties and tall buildings fit the emerging context of the area and are consistent with recent approvals in the area for tall buildings with similar heights and densities. The proposed towers have a separation distance of 20 metres, and the North Tower is set back 10 metres from the north property line. Through the review process, the owner incorporated the 1 Mount Pleasant Road into the application to include the “air space” above the eastern portion of the 1 Mount Pleasant Road property in the Site-specific Zoning By-law. The effect of this is to restrict tower development from occurring within 20 metres of the west side of the two proposed towers. The proposed setbacks from the north and west, and between the towers within the site, combined with tower floorplates of approximately 825 square metres, provide adequate separation from surrounding properties and meet the intent of the relevant policies, by-laws and guidelines regarding separation distances from shared property lines.

Heritage Conservation

The proposal includes the demolition of 34 Huntley Street, in-situ conservation of 122-124 Isabella Street, and relocation and conservation of 30-32 and 38-40 Huntley Street. Heritage Planning staff are satisfied that the proposed alterations conserve the subject heritage properties and are consistent with the existing policy framework. The heritage impacts of the proposal are appropriately mitigated through the overall conservation strategy. Staff will continue to work with the applicant to ensure compatibility of materials on the new construction to integrate with and conserve the cultural heritage value of the heritage properties. A holding provision will be used in the Site-specific Zoning By-law to ensure an acceptable heritage conservation plan is secured.

A separate report from the Senior Manager, Heritage Planning, on the proposed alterations to the designated properties located at 30-32 and 38-40 Huntley Street and 122-124 Isabella Street will be considered by City Council in conjunction with this report.

Streetscape and Public Realm

Staff are satisfied that the proposed public realm conforms with the applicable policies of the Official Plan and the Downtown Plan and meets the intent of the Tall Building Guidelines.

Approximately 433 square metres of publicly accessible open space is proposed through a combination of midblock connections along the north and west sides of the site and a prominent open space at the southwest corner of the site along the Isabella Street frontage, in addition to the setback areas along both street frontages, which act as an extension to the existing public realm. These areas provide opportunities for pedestrian amenities, including seating, landscaping, and the potential for spillover retail should commercial spaces be incorporated into the site. The midblock connections and public laneway through and along the edges of the site maintain existing prominent desire lines and connections across the site to the adjacent 1 Mount Pleasant Road site and surrounding streets.

The significant setbacks along Huntley and Isabella Streets provide space for tree planting, wider sidewalks, cycling infrastructure, seating, and placemaking. This is consistent with the generously landscaped streetscape character and mature tree canopy in the area. The final design and programming of the open spaces and connections will be determined and secured through the future Site Plan Approval process.

The applicant is exploring the opportunity of purchasing the existing public laneway, or a portion of the laneway, that bisects the site. The purchase and closure of the laneway by the owner presents opportunities for further expansion of the pedestrian realm and connectivity. However, this does not affect the subject application as the proposal is fully functional from a pedestrian and vehicular perspective without the purchase and closure of the laneway.

Shadow Impact

The Shadow Study submitted in support of the application indicates that the shadow impacts resulting from the development would be minimal during the spring and fall equinoxes, as they largely fall within existing shadows or areas that would be shadowed by approved developments in the vicinity. The shadow impact resulting from the proposal is acceptable.

Wind Impact

The Pedestrian Level Wind Study submitted in support of the application indicates that all areas at and above grade would be suitable for their intended uses throughout the year and no pedestrian areas surrounding the subject site would experience unsafe or uncomfortable conditions. Staff are satisfied with the assessment, conclusions and recommendations of the study.

Traffic Impact, Access, Vehicular and Bicycle Parking and Loading

A Transportation Impact Study was submitted to assess the traffic impact, access, parking and loading arrangements for this development. Transportation Review has reviewed the study and accepted its conclusions.

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.

At City Council's direction, staff recommend the subject development be reviewed for the exclusion from on-street permit parking. A separate report will be submitted, and a Public Notice will be placed on the City's website to allow deputations at a future Toronto and East York Community Council meeting.

Parkland

In accordance with Toronto Municipal Code Chapter 415-26, Parks Development staff may accept the conveyance of lands off-site that expand an existing park to satisfy the parkland dedication requirement. The value of the off-site parkland dedication will be determined under the direction of the Executive Director, Corporate Real Estate Management.

Parks Development staff will work with the applicant to identify suitable off-site properties for conveyance to the City as parkland. Any off-site dedication shall comply with Section 3.2.3, Policy 8 of the Toronto Official Plan. The size and location of the proposed dedication would be subject to the approval of the Executive Director, Development Review, and must satisfy the Division's conditions for parkland conveyance prior to the issuance of the first above grade building permit.

If no such property can be secured, cash-in-lieu will be accepted. 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. The [Toronto Municipal Code Chapter 415-28](#) would require that the payment be made prior to the issuance of the first above-grade building permit.

Tree Preservation

The Arborist Report submitted in support of the application indicates that the development would require the removal of 20 trees, comprised of 9 City-owned trees in the rights-of-way, 11 privately-owned trees, and 6 trees on adjacent sites, as well as a permit to injure two City-owned trees. The applicant will be required to obtain the necessary permits and submit a satisfactory replanting plan prior to the removal of any protected trees.

Servicing

Development Engineering staff have reviewed the Functional Servicing and Stormwater Management reports and revisions are required to demonstrate whether the existing infrastructure can adequately support the development and to determine whether any municipal infrastructure upgrades are required. Development Engineering recommends that the zoning by-law for the lands include a holding provision and that an amending By-law to remove the holding symbol be enacted when conditions set out in the By-law are satisfied.

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. To lift the Holding Provision (H) in the by-law and allow for the development of the site, the applicant is required to:

- submit a revised Functional Servicing and Stormwater Management Report to the satisfaction of the Director, Engineering Review, Development Review;
- secure the design, construction and provision of financial securities for new development-related infrastructure or upgrades to existing municipal infrastructure to the satisfaction of the Director, Engineering Review, Development Review and/or the General Manager, Toronto Water;
- provide a detailed Conservation Plan, prepared by a qualified heritage consultant for the property at 30-32 and 38-40 Huntley Street and 112-124 Isabella Street that is substantially in accordance with the conservation strategy set out in the Heritage Impact Assessment prepared by ERA Architects Inc, to the satisfaction of the Senior Manager, Heritage Planning; and
- have entered into and registered on title to the lands a Heritage Easement Agreement for the property at 30-32 and 38-40 Huntley Street and 112-124 Isabella Street pursuant to Section 37 of the Ontario Heritage Act, to the satisfaction of the Executive Director, Development Review, in consultation with the Senior Manager, Heritage Planning and the City Solicitor

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.

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.

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
Attachment 5: Existing Zoning By-law Map
Attachment 6: Draft Official Plan Amendment
Attachment 7: Draft Zoning By-law Amendment

Applicant Submitted Drawings

Attachment 8: Site Plan
Attachment 9: Elevations
Attachment 10: 3D Massing Model

Attachment 1: Application Data Sheet

Municipal Address: 30 Huntley Street Date Received: December 11, 2025

Application Number: 25 265180 STE 13 OZ

Application Type: Official Plan and Zoning By-law Amendment

Project Description: To permit two buildings, 56 and 60 storeys.

Applicant	Agent	Architect	Owner
Osmington Gerofsky Development Corporation	Bousfields Inc.	Diamond Schmitt Architects	Rogers Communications Inc.

EXISTING PLANNING CONTROLS

Official Plan Designation: Neighbourhoods Site Specific Provision: SASP 601, SASP 600

Zoning: R (d1.0) (x871) Heritage Designation: Y

Height Limit (m): 12 Site Plan Control Area: Y

PROJECT INFORMATION

Site Area (sq m): 3,831 Frontage (m): 97 Depth (m): 45

Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):	767		2,090	2,090
Residential GFA (sq m):	2,719		88,359	88,359
Non-Residential GFA (sq m):	519			
Total GFA (sq m):	3,238		88,359	88,359
Height - Storeys:	3		56, 60	56, 60
Height - Metres:			196, 206	196, 206

Lot Coverage Ratio (%): 55

Floor Space Index: 23.0

Floor Area Breakdown	Above Grade (sq m)	Below Grade (sq m)
Residential GFA:	88,359	0
Retail GFA:	0	0
Office GFA:	0	0
Industrial GFA:	0	0
Institutional/Other GFA:	0	0

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:	32	32	1,419	1,419
Freehold:	0	0	0	0
Condominium:	0	0	0	0
Other:	0	0	0	0
Total Units:	32	32	1,419	1,419

Total Residential Units by Size

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:					
Proposed:		252	736	289	142
Total Units:		252	736	289	142

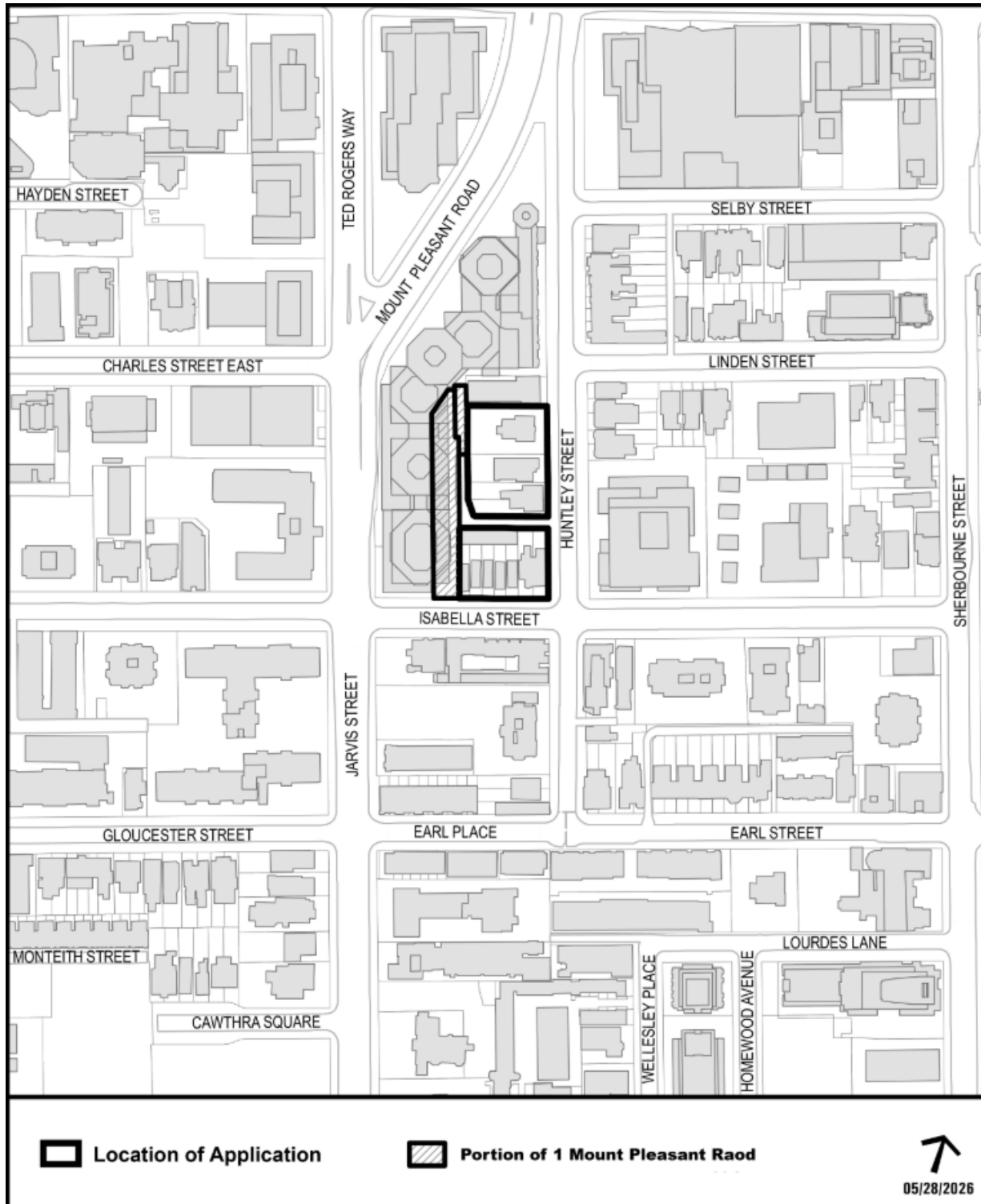
Parking and Loading

Parking Spaces: 212 Bicycle Parking Spaces: 791 Loading Docks: 4

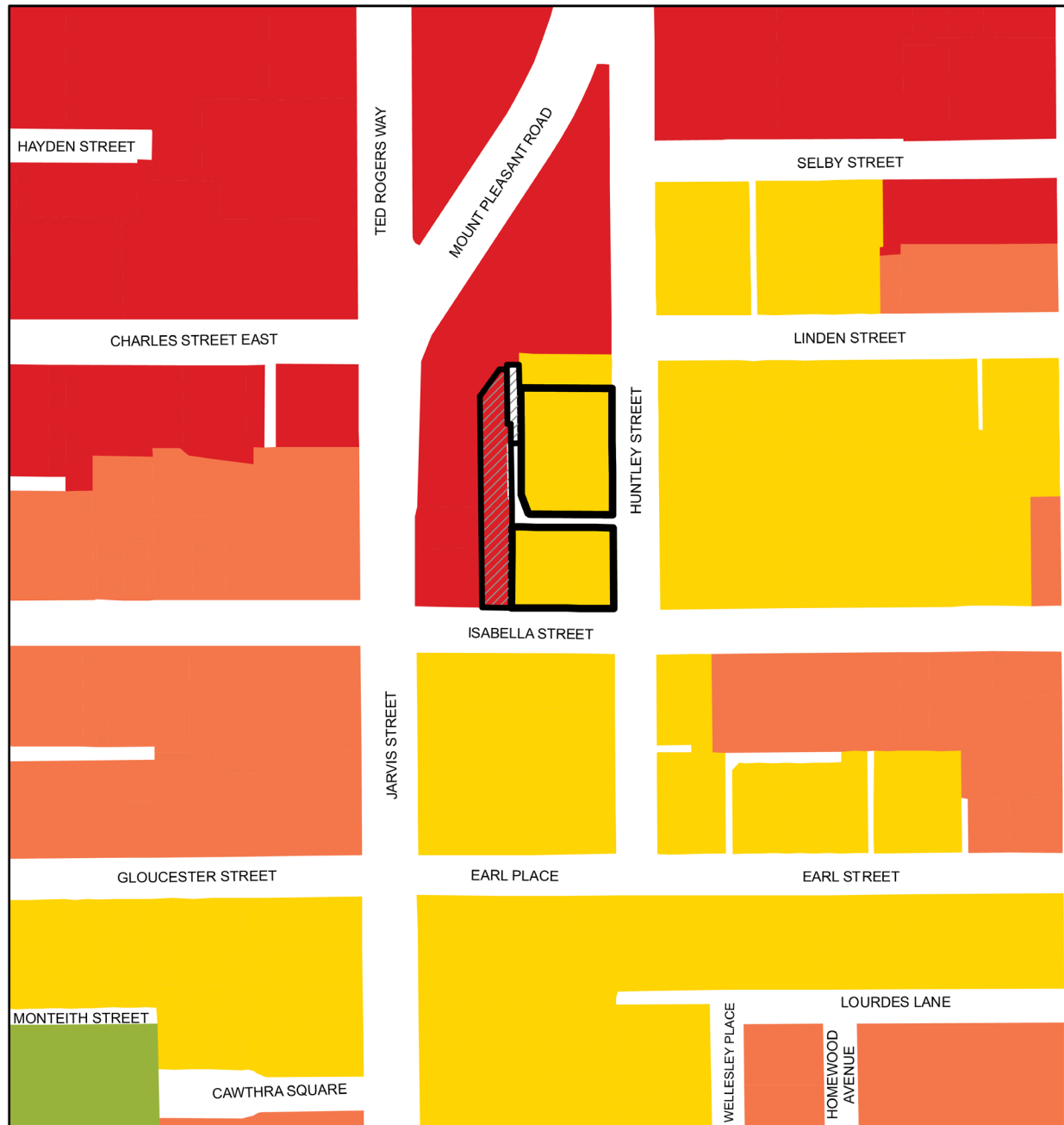
CONTACT:

Daniel Kolominsky, Senior Planner
416-394-5462
Daniel.Kolominsky@toronto.ca

Attachment 2: Location Map



Attachment 3: Official Plan Land Use Map



Official Plan Land Use Map # 18

112, 114, 116, 118, 120, 122 and 124 Isabella Street, 30, 32, 34, 38 and 40 Huntley Street, and 1 Mount Pleasant Road

File # 25 265180 STE 13 0Z



Location of Application

Portion of 1 Mount Pleasant Road



Neighbourhoods

Apartment Neighbourhoods

Mixed Use Areas

Parks



Not to Scale
Extracted: 05/28/2026

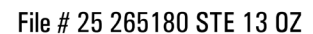
Attachment 4: Downtown Plan



Downtown Plan
MAP 41-1 Downtown Plan Boundary

- Downtown Plan Boundary
- Central Waterfront Secondary Plan
- Subject Site

April 2018

[illegible]

- Not to Scale
Extracted: 05/28/2026

Attachment 6: Draft Official Plan Amendment

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

Enacted by Council: ~, 20~

CITY OF TORONTO

Bill XXX

BY-LAW ###

To adopt Official Plan Amendment 942 for the City of Toronto respecting the lands known municipally in the year 2025, as 30, 32, 34, 38 and 40 Huntley Street and 112, 114, 116, 118, 120, 122, and-124 Isabella 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:

The attached Amendment No. 942 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,
Speaker

John D. Elvidge
City Clerk

(Seal of the City)

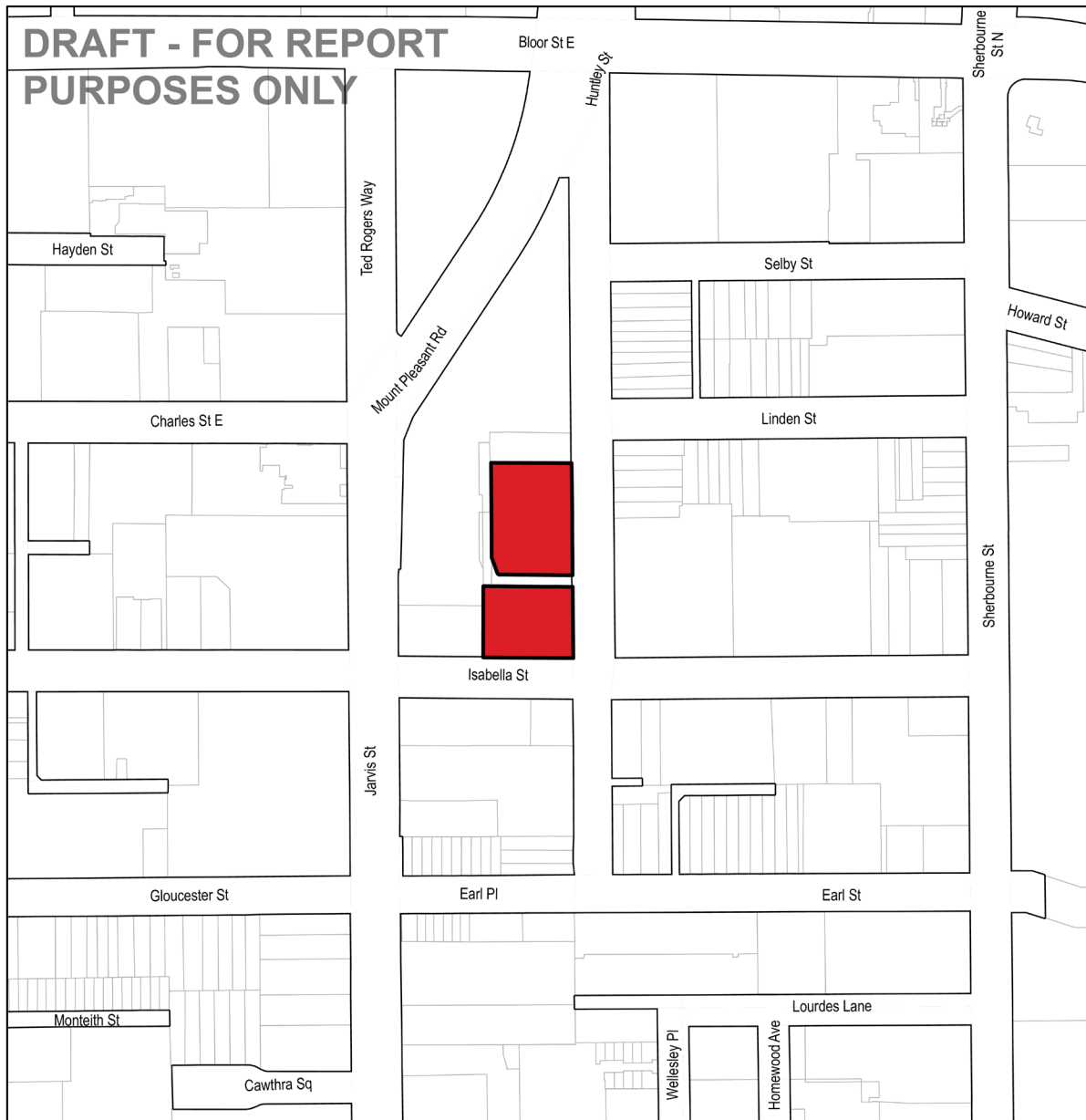
AMENDMENT NO. 942 TO THE OFFICIAL PLAN

LANDS MUNICIPALLY KNOWN IN THE YEAR 2025 AS 30, 32, 34, 38 AND 40 HUNTLEY STREET AND 112, 114, 116, 118, 120, 122, AND-124 ISABELLA 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 30, 32, 34, 38 and 40 Huntley Street and 112, 114, 116, 118, 120, 122, and 124 Isabella Street from *Neighbourhoods* to *Mixed Use Areas*, as shown in Appendix A.
2. Chapter 6, Section 41, Downtown Plan, Map 41-3, *Mixed Use Areas* is amended by designating the lands known municipally in 2025 as 30, 32, 34, 38 and 40 Huntley Street and 112, 114, 116, 118, 120, 122, and 124 Isabella Street as Mixed Use Areas 2 – Intermediate, as shown in Appendix B.
3. Chapter 6, Section 41, Downtown Plan, Map 41-3-B, Mixed Use Areas 2 – Intermediate, is amended by adding the lands known municipally in 2025 as 30, 32, 34, 38 and 40 Huntley Street and 112, 114, 116, 118, 120, 122, and 124 Isabella Street, as shown in Appendix C.

Appendix A



Official Plan Amendment # 942

Proposed changes to redesignate lands from Neighbourhoods to Mixed Use Areas

30, 32, 34, 38 and 40 Huntley Street and
112, 114, 116, 118, 120, 122, and 124 Isabella Street

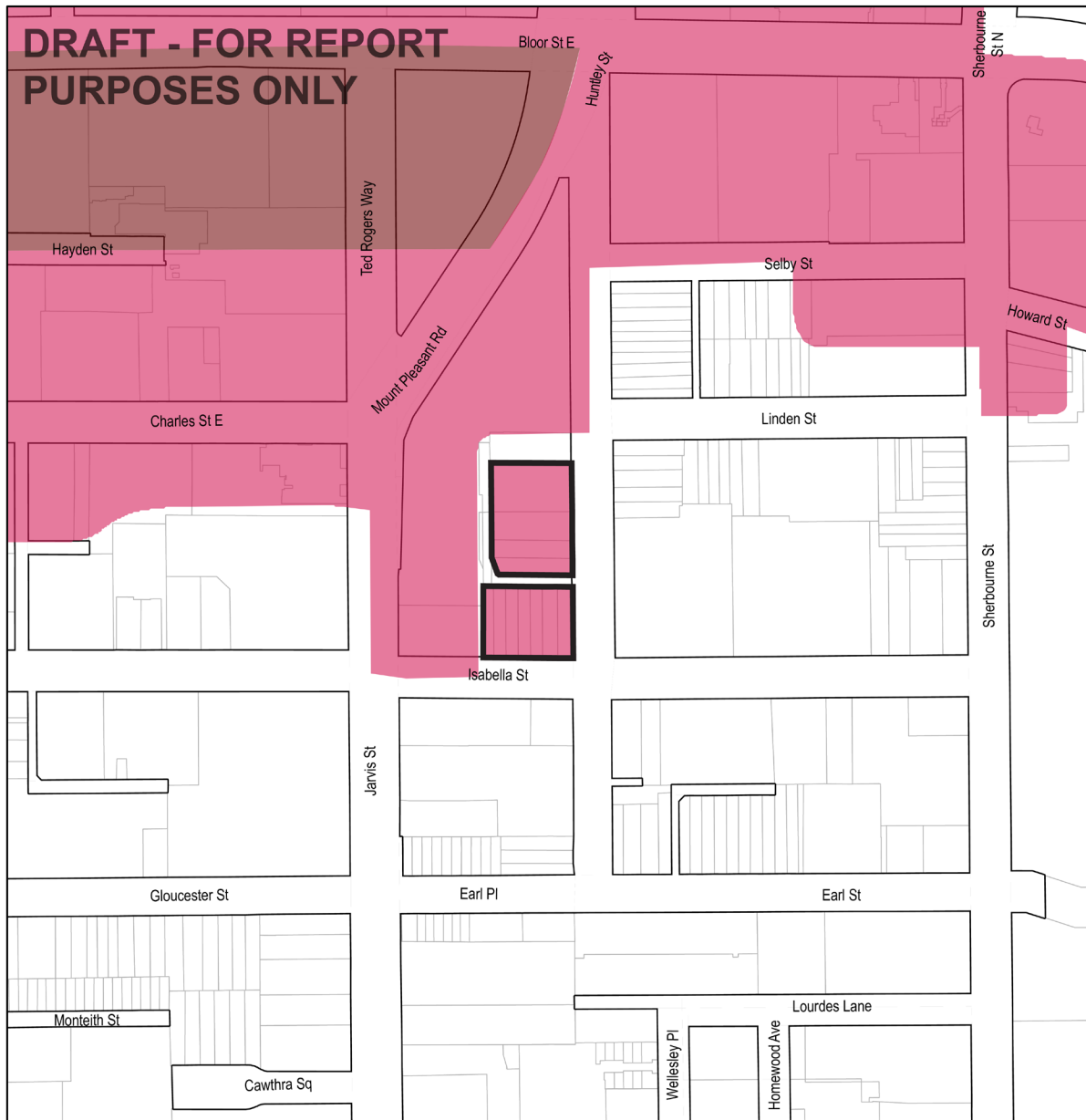
File # 25 265180 STE 13 0Z

 Mixed Use Areas



Not to Scale
05/28/2026

Appendix B



30, 32, 34, 38 and 40 Huntley Street and
112, 114, 116, 118, 120, 122, and 124 Isabella Street

Official Plan Amendment - Downtown Plan Map 41-3

Mixed Use Areas

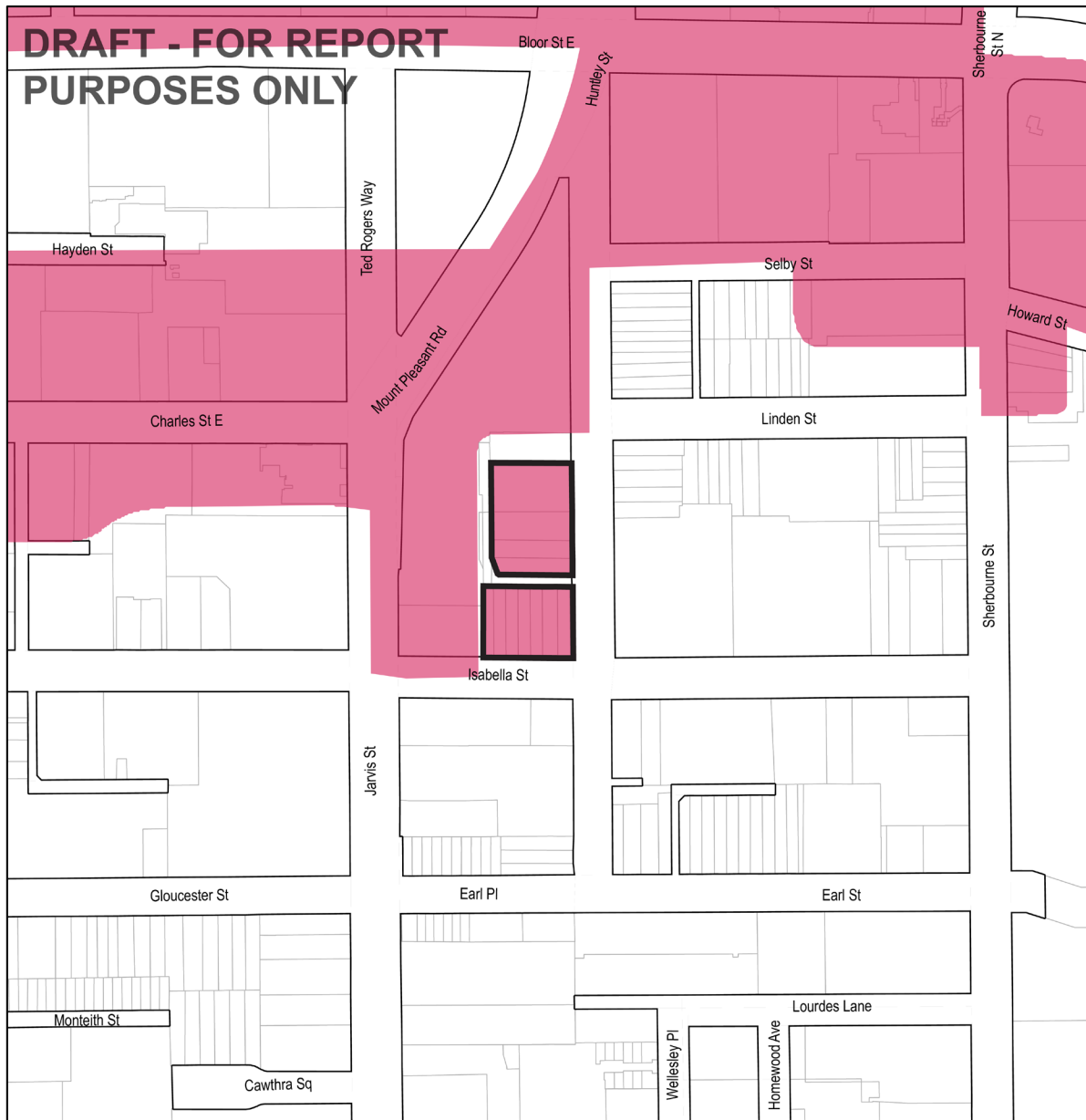
File # 25 265180 STE 13 0Z

- To be designated to Mixed Use Areas 2 - Intermediate
- Mixed Use Areas 1 - Growth
- Mixed Use Areas 2 - Intermediate



Not to Scale
05/28/2026

Appendix C



30, 32, 34, 38 and 40 Huntley Street and
112, 114, 116, 118, 120, 122, and 124 Isabella Street

Official Plan Amendment - Downtown Plan Map 41-3B

Mixed Use Areas 2 - Intermediate

File # 25 265180 STE 13 0Z

- To be designated to Mixed Use Areas 2 - Intermediate
- Mixed Use Areas 2 - Intermediate

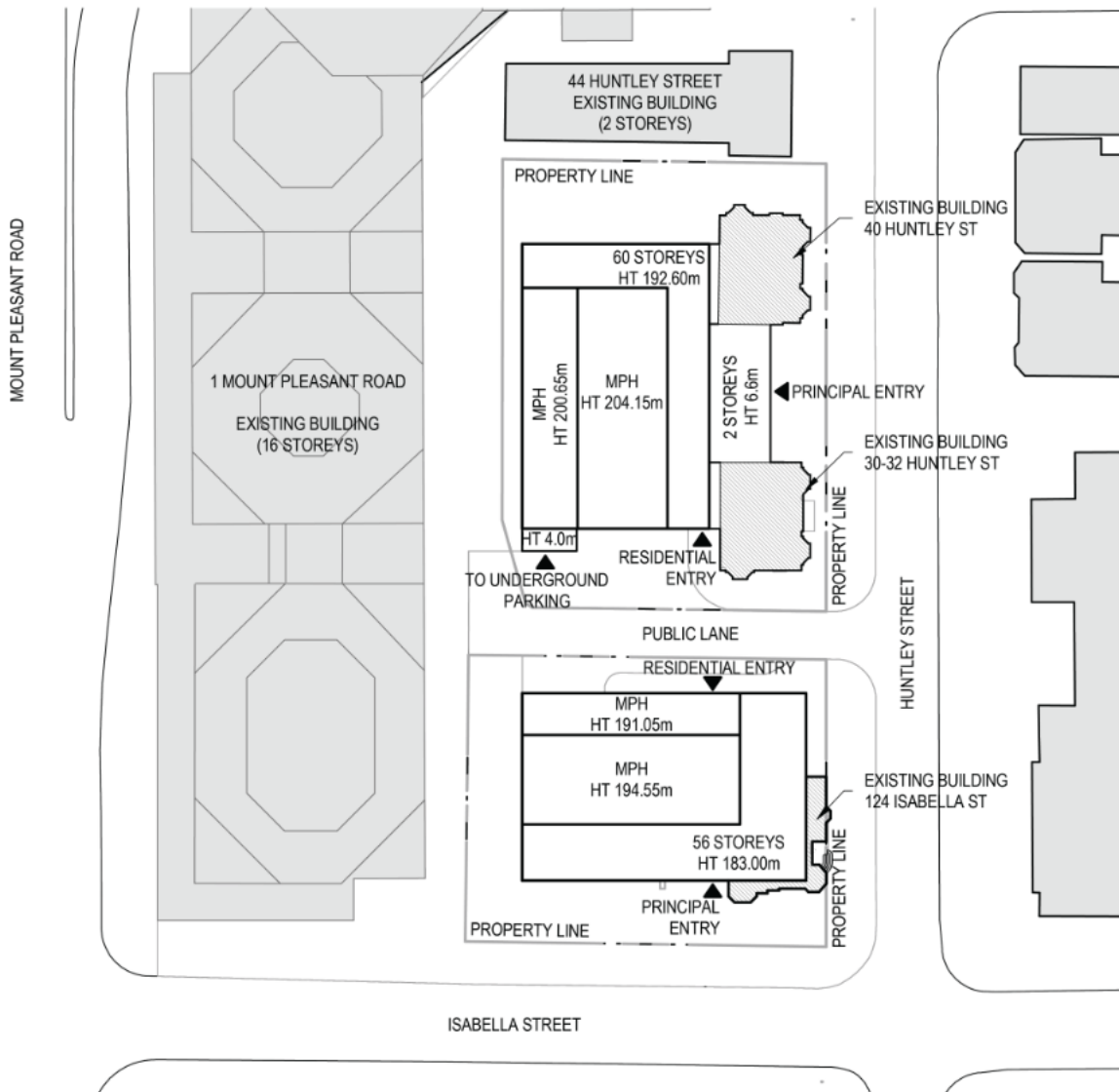


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05/28/2026

Attachment 7: Draft Zoning By-law

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

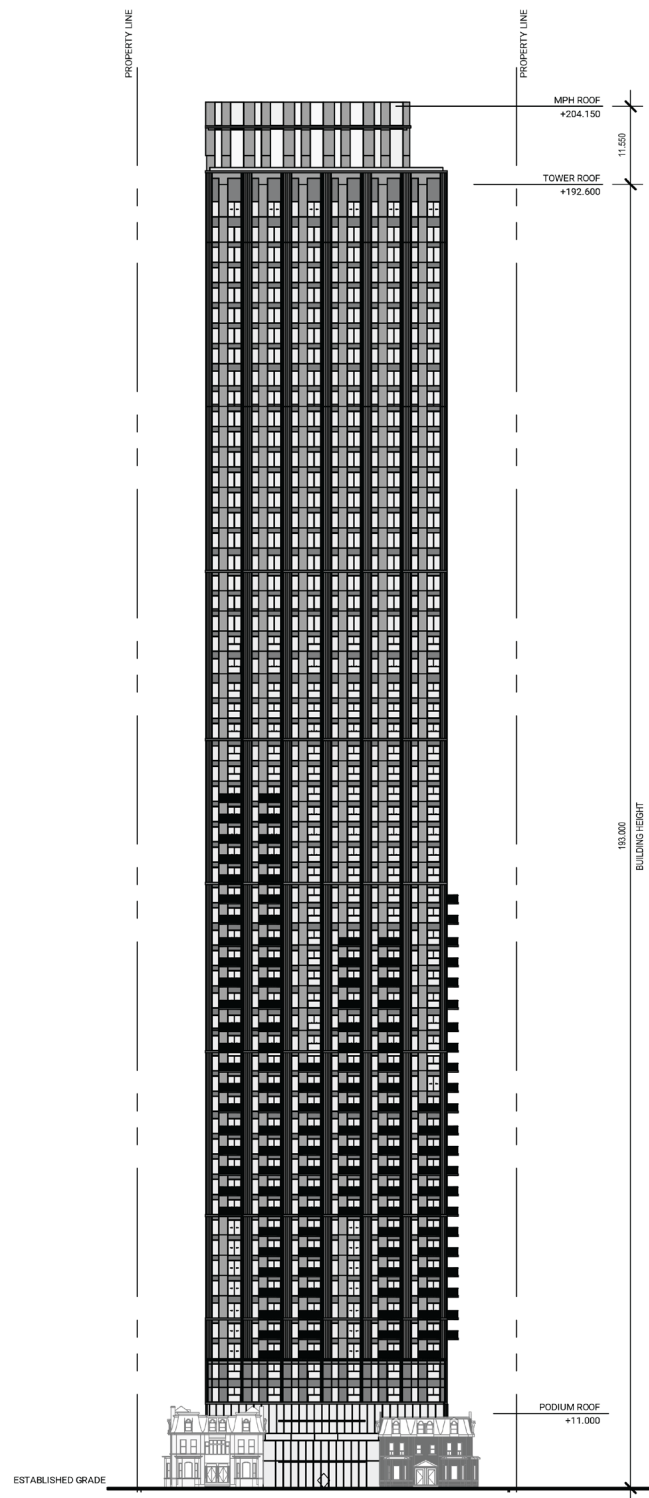
Attachment 8: Site Plan



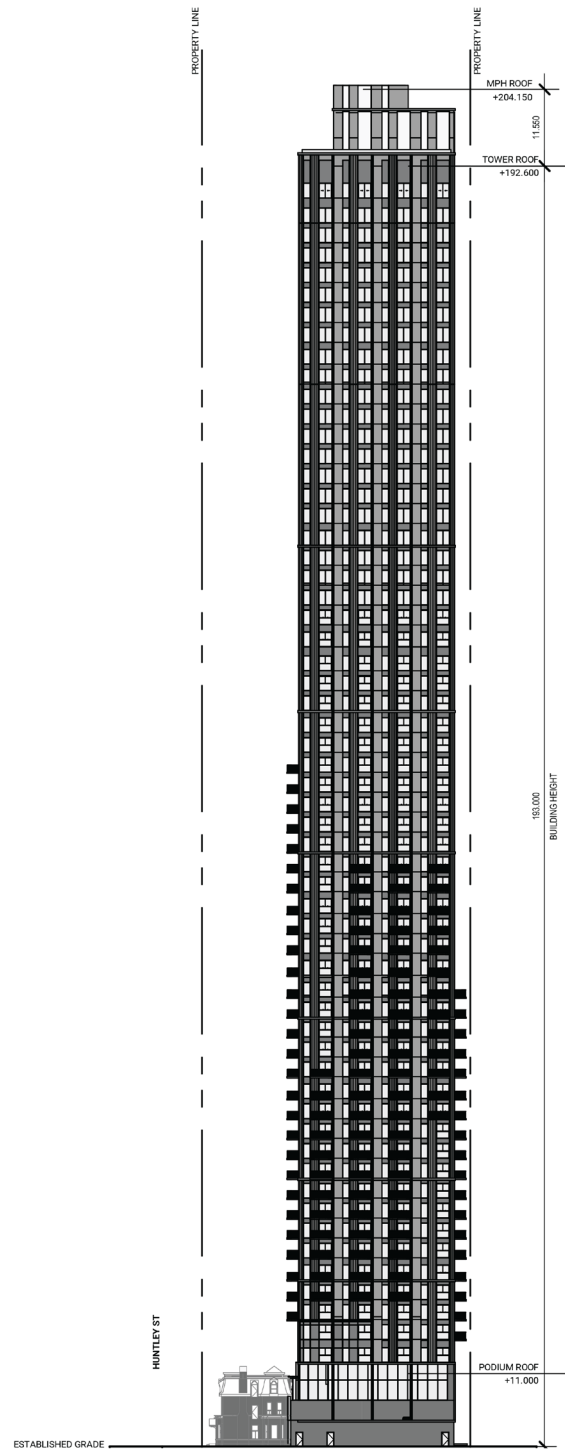
Site Plan



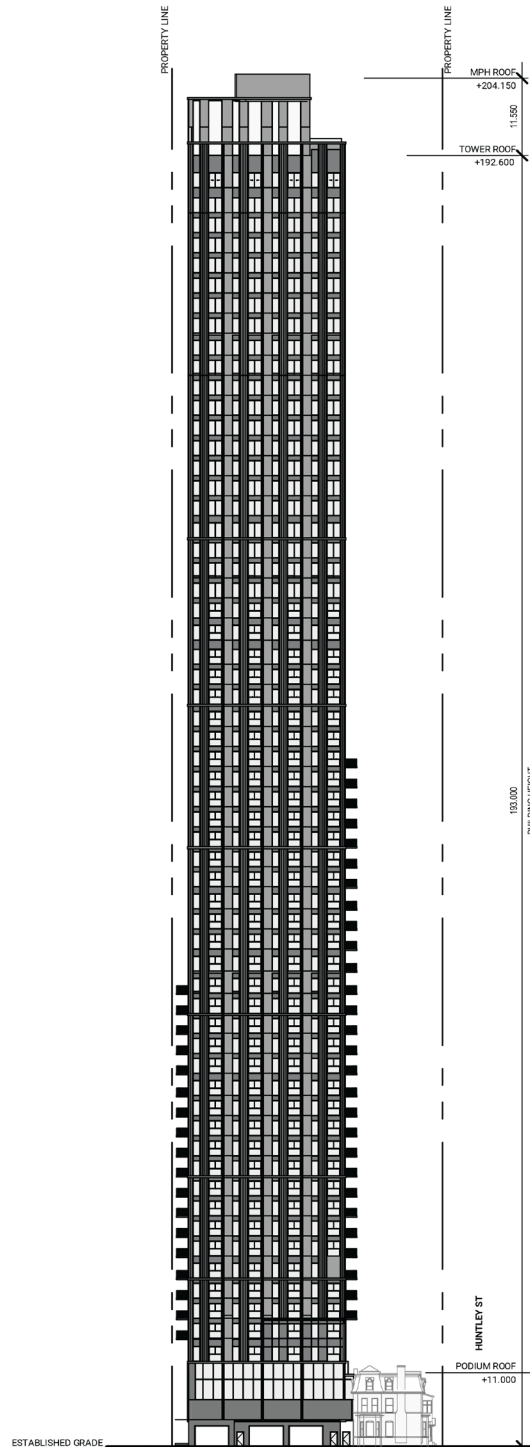
Attachment 9: Elevations



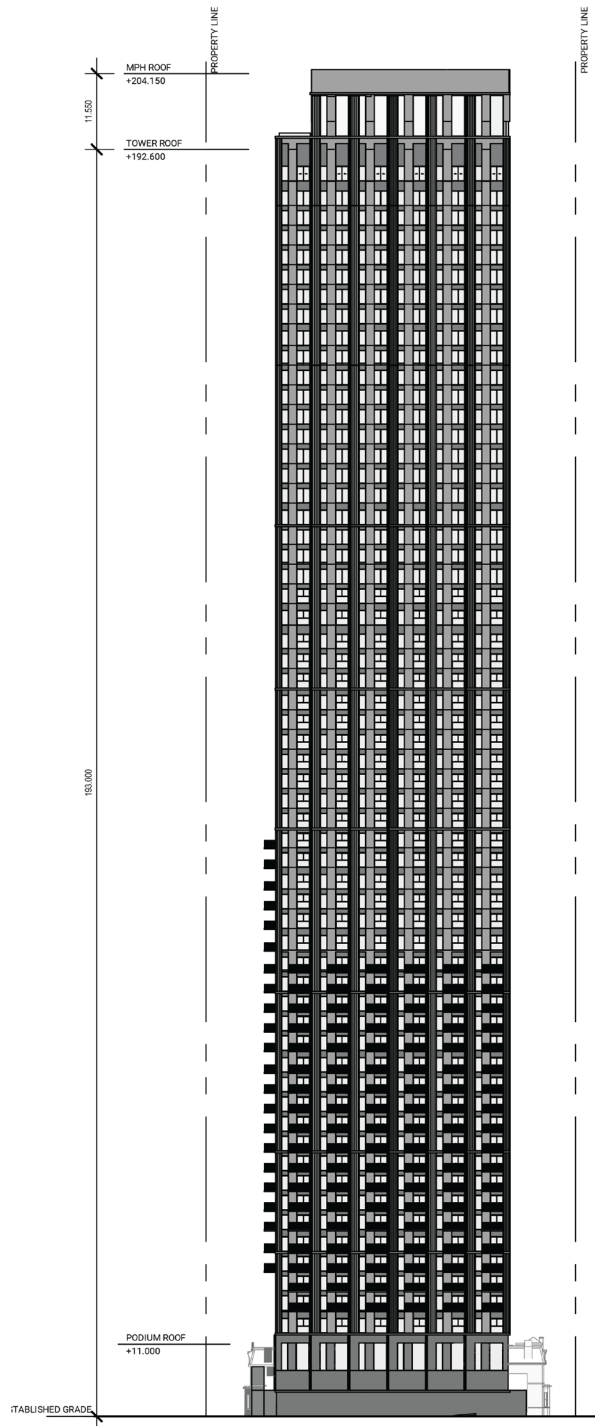
North Tower: East Elevation



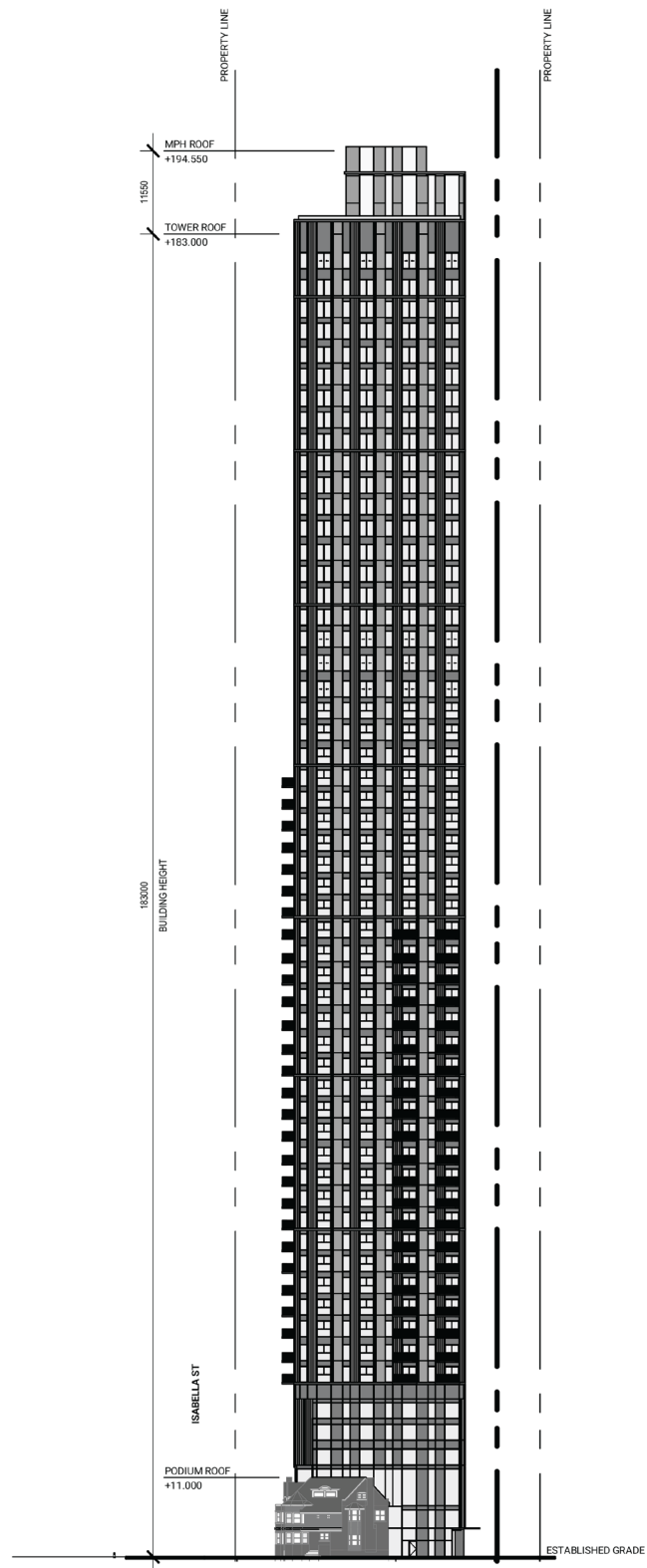
North Tower: North Elevation



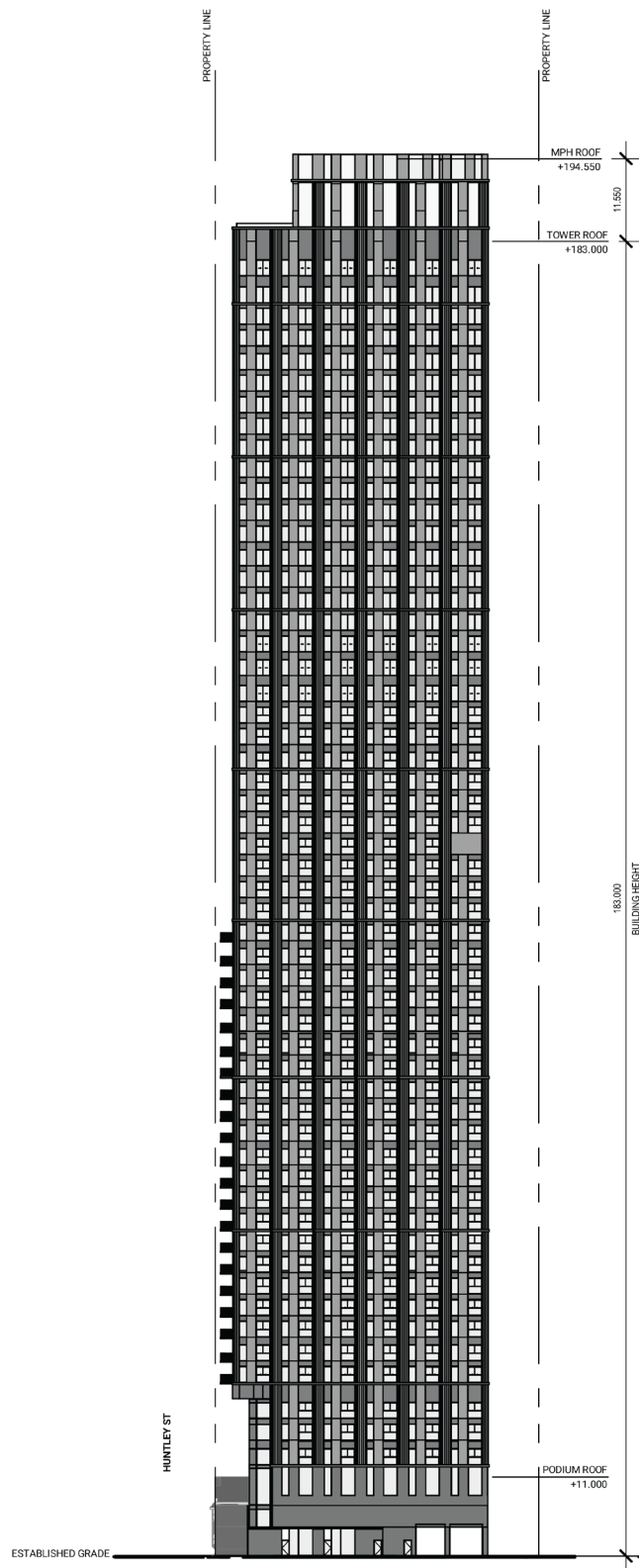
North Tower: South Elevation



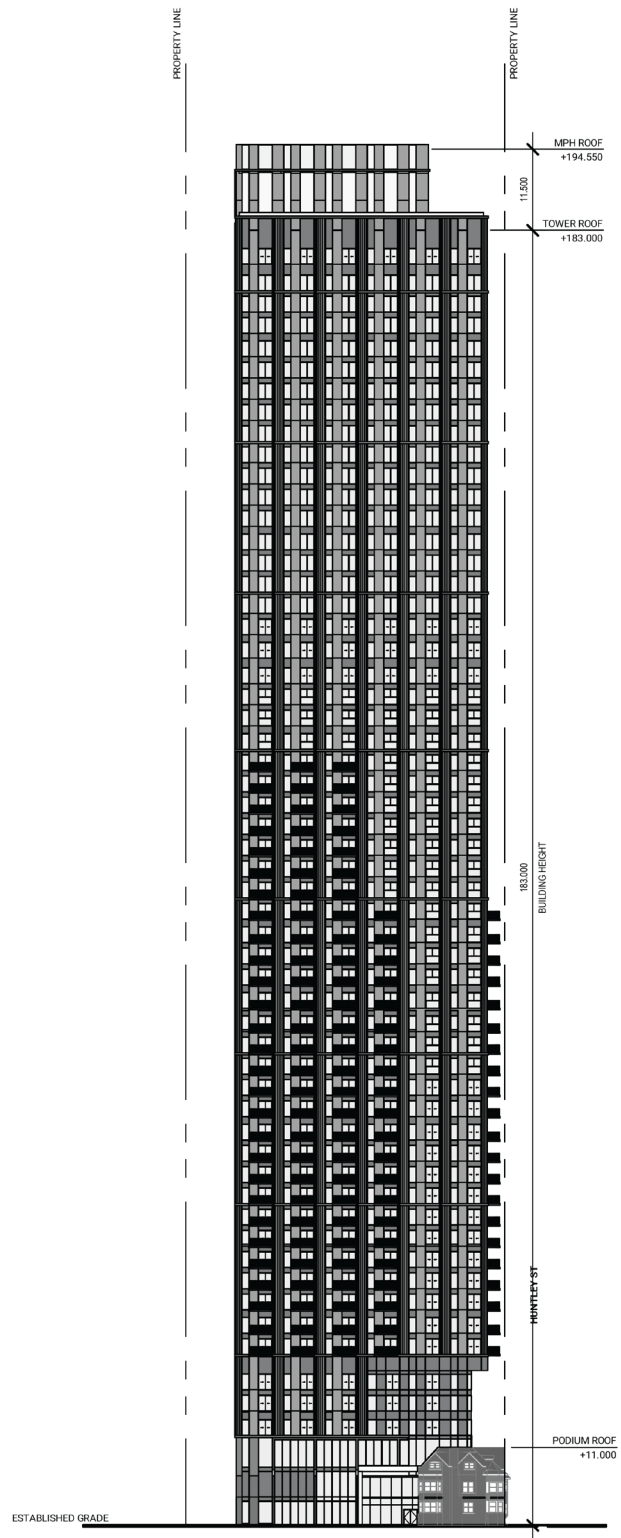
North Tower: West Elevation



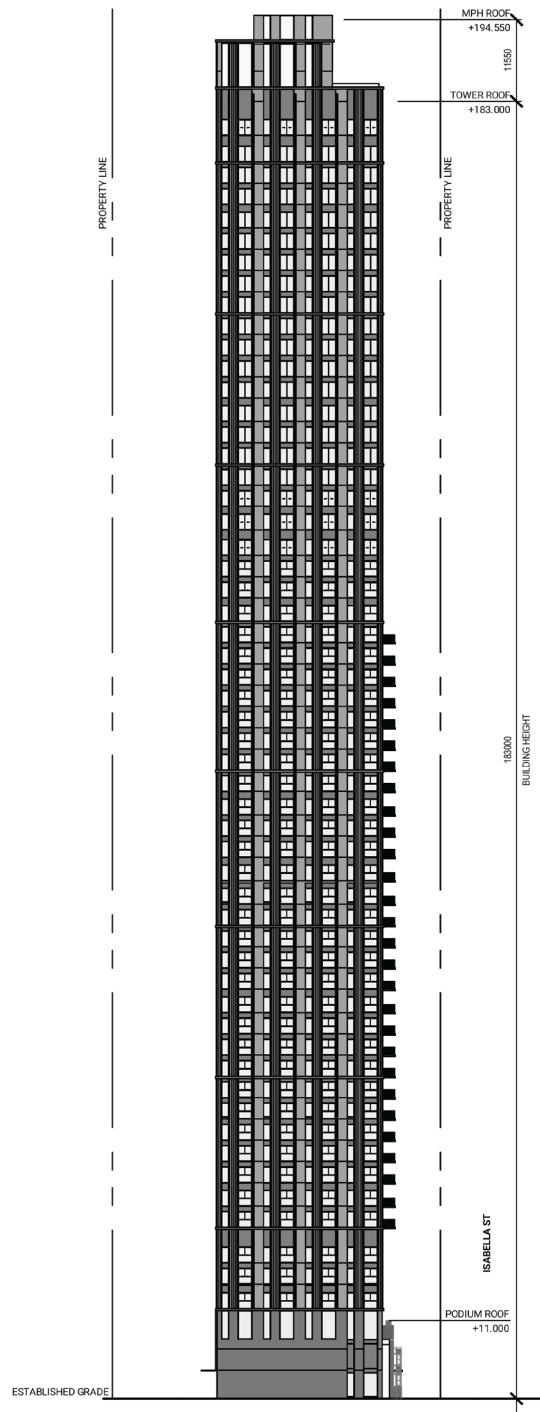
South Tower: East Elevation



South Tower: North Elevation

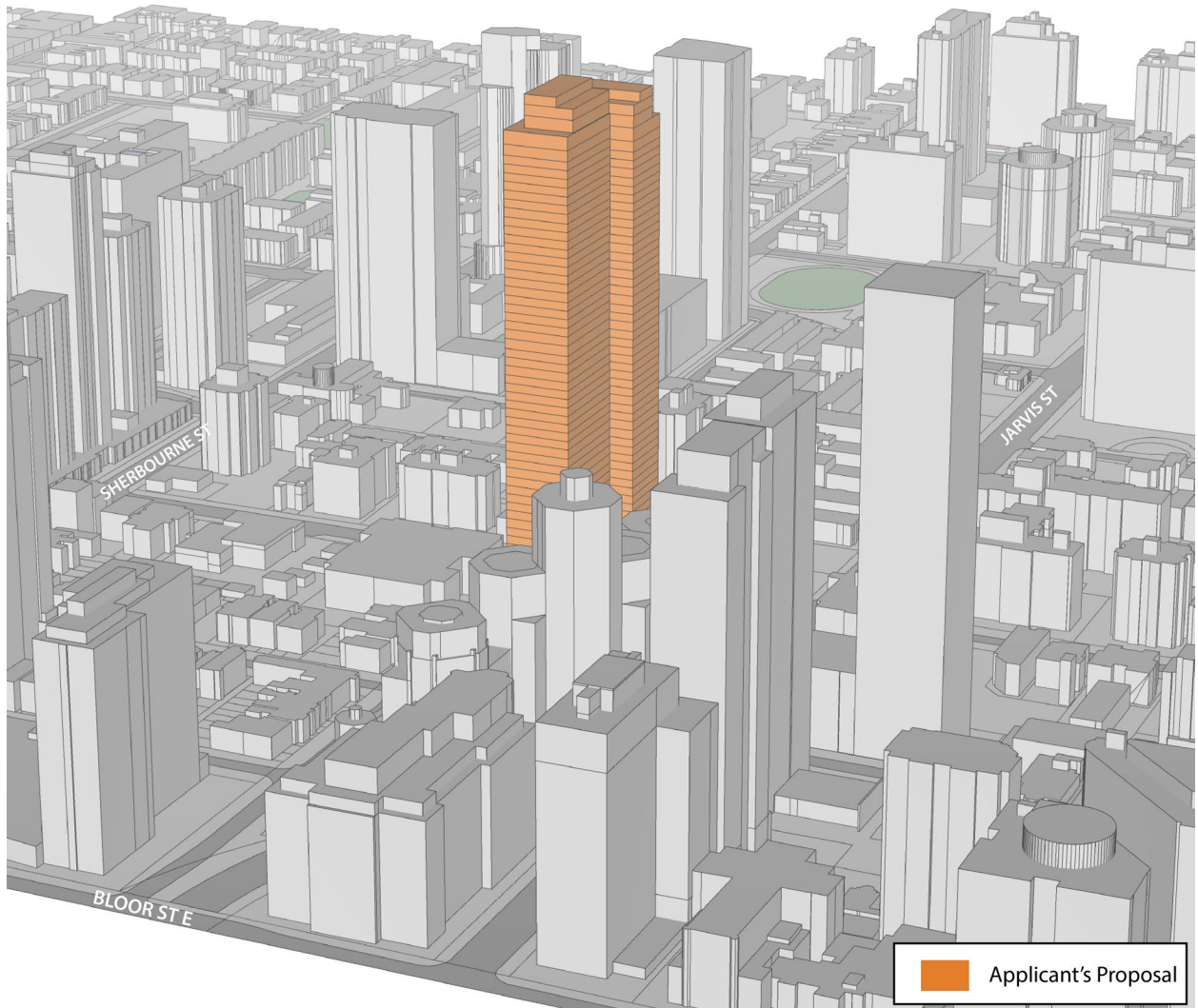


South Tower: South Elevation



South Tower: West Elevation

Attachment 10: 3D Massing Model



View of Applicant's Proposal Looking Southeast



06/15/2026