

701 Fleet Street – Official Plan and Zoning By-law Amendment Application – Decision Report – Approval

Date: June 18, 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: 26 146061 STE 10 OZ

SUMMARY

This report recommends approval of the application to amend the Official Plan and Zoning By-law to permit a three-storey athletic training facility proposed by the Tempo Basketball Club Inc. (the "Toronto Tempo"), Canada's first team in the Women's National Basketball Association, at 701 Fleet Street. This proposal is located on land that is owned by the City and will be subject to a long-term lease between the City and the Toronto Tempo to develop the training facility as well as new public parkland. The proposed lease provides for public access to the Tempo training facility during the team's off-season and periodically during the WNBA season. The proposed lease will be subject to a separate report from Corporate Real Estate Services and Parks and Recreation, to be brought to the July 21, 2026 Executive Committee meeting.

The proposed amendments to the Official Plan and Zoning By-law are consistent with the Provincial Planning Statement (2024) and conform to the City's Official Plan, representing good planning.

RECOMMENDATIONS

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

1. City Council amend the Official Plan for the lands municipally known as 701 Fleet Street substantially in accordance with the draft Official Plan Amendment included as Attachment 12 to this report.
2. City Council amend Zoning By-law 438-86 for the lands municipally known as 701 Fleet Street substantially in accordance with the draft Zoning By-law Amendment included as Attachment 13 to this report.
3. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Official Plan Amendment and draft Zoning By-law Amendment as may be required.

4. City Council direct the City Solicitor to withhold the Bill necessary to enact the draft Official Plan Amendment included as Attachment 12 to this report and the draft Zoning By-law Amendment included as Attachment 13 to this report until City Council has approved the recommendations of the report to the July 21, 2026 Executive Committee authorizing the City to enter into a long-term lease and community access agreement with Tempo Basketball Club Inc.

FINANCIAL IMPACT

While there are no financial implications resulting from the recommendations included in this report, the July 21, 2026 Executive Committee report from Corporate Real Estate Management and Parks and Recreation will outline the financial impacts of the proposed lease.

THE SITE AND SURROUNDING LANDS

Description

The site has frontages on Fleet Street to the north (143 metres), Fort York Boulevard to the east (75 metres), and Lake Shore Boulevard West to the south (123 metres). It has an overall area of 11,546 square metres. The site is part of a larger City-owned property with a total area of 1.986 hectares that stretches west to Strachan Avenue.

At present, the site is used as a surface parking managed by Exhibition Place. The larger property also contains the heritage listed Gore Park Pumping Station operated by Toronto Water, and the Fred Victor Respite Centre, operated by St. Felix Centre on behalf of Toronto Shelter and Support Services. The site is within the Fort York-Liberty Village neighbourhood.

See Attachment 2 for the Location Map.

Surrounding Uses

North: across Fleet Street, is the 2- to 3-storey Fort York Armory and surface parking. The property is listed on the Heritage Register.

South: across Lake Shore Boulevard West, is Coronation Park.

East: is the triangular portion of Gore Park. At its east end is the Queen's Wharf Lighthouse, a listed heritage building built in 1861.

West: of the Gore Park Pumping Station and Fred Victor Respite Centre, on the west side of Strachan Avenue, is the Princes' Gates and Exhibition Place.

THE APPLICATION

Description

The proposal is for a three-storey athletic training facility to be developed by the Toronto Tempo Women's National Basketball Association (WNBA) team. East of the building approximately 3,470 square metres of new parkland is proposed which includes outdoor recreational amenities such as basketball and soccer facilities. Along with retention of most of the existing mature trees, public realm improvements are proposed across the site.

Density

The proposal has a density of 0.76 times the area of the lot.

Non-Residential Component

8,810 square metres of non-residential gross floor area is proposed, attributed to athletic training facilities, including two basketball courts that would be available to the public during the off-season and at different times during the WNBA season. Publicly accessible washrooms and change rooms are also proposed inside the building.

Access, Parking and Loading

Public access into the building is proposed on the eastern façade of the building through the park space situated on the eastern side of the site. Vehicular access would be through an existing north-south driveway.

The proposal includes 24 vehicular parking spaces located on the ground floor, interior to the building, and dedicated to the Tempo players and staff. 20 bike parking spaces are proposed, 10 short-term and 10 long-term spaces. One Type "G" loading space is also proposed.

Additional Information

See the attachments of this report for the Application Data Sheet, Location Map, 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:

<https://www.toronto.ca/701FleetSt>

Reasons for Application

The application to amend the Official Plan is required to allow for the athletic training facility on lands designated Parks and Open Spaces, as well as to permit a long-term lease of the lands.

The proposed Zoning By-law amendment is required to secure the building footprint including setbacks, stepbacks, and height, as well as performance standards such as parking and loading.

APPLICATION BACKGROUND

Pre-application consultations (PAC) took place with the applicant prior to the application submission with the intent of ensuring three key principles were maintained:

- The delivery of public community recreation space and programming;
- The achievement of new and improved parkland, a substantially improved public realm, and excellent design; and
- Mitigation of impacts to the surrounding community during construction and operation.

The current application was submitted and deemed complete on April 22, 2026, satisfying the City's minimum application requirements. The reports and studies submitted in support of this application are available on the Application Information Centre at <https://www.toronto.ca/701FleetSt>.

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 appropriate 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 [Official Plan](#) Urban Structure Map 2 identifies the site as Downtown and Central Waterfront, and designates the site as Parks and Open Spaces. The site is not within an approved delineated Protected Major Transit Station Area or a Major Transit Station Area. 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.

Central Waterfront Secondary Plan

The [Central Waterfront Secondary Plan](#) ("CWSP") was passed as Official Plan Amendment 257 by City Council on April 16, 2003 as an amendment to Part II of the

Former Official Plan. The CWSP is a policy document that sets out policies, designations and mapping specific to Toronto's waterfront, spanning from approximately Roncesvalles Avenue in the west to the Port Lands in the east. The general intention of the CWSP is to create a framework for waterfront renewal that will assist the on-going revitalization and redevelopment process. There are four key principles in the CWSP which include:

- Removing Barriers/Making Connections: Connecting the city to the lake.
- Building a Network of Spectacular Waterfront Parks and Public Spaces: Creating a continuous, high-quality, and accessible public realm.
- Promoting a Clean and Green Environment: Enhancing environmental sustainability, including naturalized water's edges.
- Creating Dynamic and Diverse New Communities: Fostering mixed-use, inclusive neighborhoods with diverse housing.

Fort York Neighbourhood Secondary Plan

The [Fort York Neighbourhood Secondary Plan](#) identifies the site as Parks. In addition to policies related to appropriate built form and a mix of uses including residential and community facilities, the Secondary Plan speaks to the creation of an integrated and linked system of public spaces.

Fort York Heritage Conservation District

Fort York, together with the Garrison Common, was designated as a Heritage Conservation District (HCD) under Part V of the Ontario Heritage Act by By-law 420-85, which was enacted by Council on May 21, 1985. The by-law was repealed and replaced with By-law 541-2004, which expanded the Fort York HCD to include the lands located north of Fleet Street and Fort York Boulevard. The site is located immediately south of the Fort York HCD, across Fleet Street.

Heritage

On March 31, 1980, the site was listed on the City's Heritage Register. The listing is for the Gore Vale Pumping Station that was designed by and built for the City Engineers' Department in 1924. This building is constructed in buff brick with decorative stone and brick detailing and a hipped copper roof.

Zoning

The site is zoned G under the former City of Toronto Zoning By-law 438-86. The G zoning category permits a range of public uses including park, playground, day nursery in a community centre, golf course and accessory parking uses. See Attachment 4 of this report for the existing Zoning By-law Map.

Design Guidelines

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

- Fort York Neighbourhood Public Realm Master Plan & Architectural Design Guidelines;
- Exhibition Place Urban Design Guidelines; and
- 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/>

ENGAGEMENT

Design Review Panel

The proposal was brought to the City of Toronto's [Design Review Panel](#) on May 6, 2026. The panel of architects, landscape architects, urban designers and engineers were supportive of the building's design, particularly as it related to its surrounding context, such as the Princes' Gates and modernist architecture of Exhibition Place as a whole. The panel encouraged a greater emphasis on the community entrance into the building as well as a more cohesive public realm plan that included more greening and provided for passive usage alongside the proposed active recreation spaces.

Community Consultation

On May 26, 2026, a virtual community consultation meeting took place. The meeting was attended by approximately 45 members of the local community, as well as the Ward Councillor and the applicant's team. At the meeting, City staff and the applicant's consultants gave presentations and answered questions from participants. Parks and Recreation staff also attended to begin public engagement on the public park design. The comments raised are summarized below:

- Traffic issues generally, and more specifically related to managing surrounding area traffic flow during events;
- Concerns around the heritage attributes in the area and ensuring the design of the building and public realm connects to and respects those heritage attributes;
- Ensuring the park design emphasizes safety given its location in a busy part of the City;
- Questions on access through the driveway and to the parking on site;
- Ensuring proper construction management and mitigation measures; and

- Addressing light and noise pollution, ensuring these matters of design meet current standards of practice.

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

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 (PPS) 2024 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 PPS (2024) and find the proposal consistent with the PPS (2024).

Land Use

The draft Official Plan Amendment amends Site and Area Specific Policy 265 in Chapter 7 of the Official Plan, adding the site to the list of forty other sites where the provisions of the Official Plan prohibiting the disposal of City owned land in the Parks and Open Space Areas do not apply. The amendment to this policy is required in order to facilitate the proposed development on the site and recognizes the long-term lease to be entered into between the City and Toronto Tempo. The underlying Official Plan land use designation (as designated in the parent Official Plan and the Secondary Plans that apply to the site) will remain as Parks and Open Space Areas. In addition to the Toronto Tempo athletic training facility, the site will also consist of significant public open space and public recreational facilities.

The draft Official Plan and Zoning By-law Amendment also allows for the proposed use on site, defined as an athletic training facility and its associated uses (medical offices, business operations, media areas, retail). These instruments enable the appropriate use of land, showcasing the City's desire to invest in women's athletics and sports in general while at the same time securing recreational space and parkland that benefit the surrounding communities and visitors to the site.

Built Form

The draft zoning by-law permits a building 17 metres in height with a massing that is generally rectangular in shape, with 8,810 square metres of gross floor area. The land use as an athletic training facility with its operational and programmable requirements has dictated the size and footprint of the building. Through pre-application consultation with the applicant, the building footprint has been reduced to the greatest extent possible, resulting in a 39 to 52 metre building setback from Fort York Boulevard (as it

bends), allowing for a 3,425 square metre public park as shown on the site plan in Attachment 5.

The applicant submitted a wind study in support of their application. The wind study illustrates that the site's wind conditions will be comfortable throughout the year for the proposed uses.

Development Review staff consider the proposal's built form acceptable.

Heritage Conservation

The site is a listed property on the City's Heritage Register; however, the listing relates to the Gore Vale Pumping Station, west of where the proposed building is situated (separated by approximately 31 metres). Because no alteration is proposed for the Gore Vale Pumping Station and the building is being conserved in its entirety, the need for a Heritage Impact Assessment was considered and it was determined not to be required. Regardless, Heritage Planning staff reviewed the application, and found that the proposal complies with the heritage policies of the Official Plan and with policy 8.10 of the Fort York Neighbourhood Secondary Plan, and does not impact any of the views protected in the Official Plan.

Archaeological Assessment

As part of the application, the applicant submitted a Stage 1 Archaeological Assessment from a qualified archaeologist. The report determined that the site exhibits archaeological potential in the northern and western portions related to the predicted location of structural remains of the circa 1850-1870 Commissariat Fuel Yard, the associated wharf, elements of the shoreline bluffs that may still be present, and any additional unexpected significant archaeological resources that may be encountered. As such, the report recommends that a program of archaeological monitoring during construction excavation be undertaken to document any deeply-buried archaeological resources associated with the historical development of the subject property.

Additionally, an Archaeological Monitoring and Mitigation Strategy has been submitted for the proposed development, which applies to all subgrade disturbance for the current application. Heritage Planning concurs with the archaeological assessment report as well as the proposed monitoring and mitigation strategy.

Parkland and Community Amenities

The proposal includes 3,425 square metres of public park space, currently proposed to include outdoor recreational amenities such as basketball and soccer facilities, as well as various pathways and areas of soft landscaping. Parks and Recreation staff will further refine the park design, together with the applicant, through its own process that includes public consultation. The park is intended to have both public recreational facilities and opportunities for passive use. Public washrooms and changerooms will be available, housed in the proposed building and facing the park. Additionally, the lease between the City and Toronto Tempo will secure public access to the Tempo's indoor

basketball courts and training facility during the team's off-season and periodically during the WNBA season.

In accordance with Section 42 of the Planning Act, Toronto Tempo will have to satisfy a parkland dedication requirement through cash-in-lieu related to the area (in square metres) of space in the athletic training facility, which comprise the lands to be leased to Toronto Tempo.

Public Realm

In addition to the 3,425 square metres of public park space, the proposal provides wide sidewalks that can accommodate both the minimum required 2.1 metre pedestrian clearway and space for street trees. The proposal maintains many of the mature street trees, incorporating these trees into the overall design of the building and park.

Road Widening

The Official Plan requires a 9.55 metre road widening along the Lake Shore Boulevard West frontage of the property to satisfy the requirement of a 45 metre wide right-of-way. Because the City owns the lands, the widening does not formally need to be conveyed; however, the proposed building must provide adequate setback and not encroach into this 9.55 metre road widening. The proposal meets this requirement.

Access

Vehicular access to the site is proposed via a north-south driveway through the site between Fleet Street and Lake Shore Boulevard West. It is anticipated that this driveway would be restricted to Toronto Tempo and City of Toronto vehicles only, not available to through traffic. This access arrangement is appropriate.

Vehicular and Bicycle Parking

The proposal provides 24 vehicular parking spaces allocated for Toronto Tempo athletes and staff only. Under Zoning By-law 438-86, no parking spaces are required for an athletic training facility. The proposal also provides 20 bicycling parking spaces, consisting of 10 long-term bicycling parking spaces and 10 short-term bicycle parking spaces. As with vehicular parking, no bicycle parking spaces are required for an athletic training facility. Proposed vehicular and bicycle parking levels are acceptable.

Traffic Impact

The applicant's transportation consultant submitted a report dated March 27, 2026. The report notes that the proposed development results in an overall net reduction in on-site parking and that any site-generated vehicular traffic would be primarily associated with limited team access and loading activities. The proposal represents a significant reduction in parking compared to the existing condition, and the anticipated vehicular activity is not expected to materially impact the adjacent road network. As such, staff are satisfied that the proposed development can be appropriately accommodated on the surrounding street network.

Loading

The proposal provides one Type G loading space and one informal loading space. This provision of loading spaces is acceptable.

Servicing

Staff reviewed the submitted materials and identified outstanding items for review. The applicant is required to address any outstanding items through the submission and acceptance of a revised Functional Servicing and Stormwater Management Report, to the satisfaction of the Director, Engineering Review, Development Review. The Zoning By-law Amendment may be enacted with a Holding symbol to secure completion of the necessary servicing requirements, but if these requirements are satisfied prior to Council enacting the bill in this matter, then the Holding provision will not be included.

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 of lifting the holding provision, as set out in the site specific Zoning 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. As mentioned above, the holding provision would be included in order to adequately address site servicing matters.

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.

Construction Management

The site is within a Construction Hub and, therefore, the applicant is required to submit a construction management plan as part of a building permit application and to adhere to the City's various municipal codes and by-laws that govern construction, such as noise, traffic mitigation and dust control. The construction of the proposal is also subject to right-of-way management requirements.

Toronto Green Standard

As the proposal is on City-owned land, the applicant is required to achieve Tier 2 or higher, in order to advance the City's objectives for resilience and to achieve net-zero emissions by 2040 or sooner.

CONTACT

George Pantazis, Senior Planner, Community Planning, Tel. No. 416-392-3566, E-mail: George.Pantazis@toronto.ca

SIGNATURE



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

ATTACHMENTS

- Attachment 1: Application Data Sheet
- Attachment 2: Location Map
- Attachment 3: Official Plan Land Use Map
- Attachment 4: Existing Zoning By-law Map
- Attachment 5: Site Plan
- Attachment 6: East Elevation
- Attachment 7: North Elevation
- Attachment 8: South Elevation
- Attachment 9: West Elevation
- Attachment 10: 3D Massing Model (looking northwest)
- Attachment 11: 3D Massing Model (looking southeast)
- Attachment 12: Draft Official Plan Amendment
- Attachment 13: Draft Zoning By-law Amendment

Attachment 1: Application Data Sheet

Municipal Address: 701 FLEET ST Date Received: April 17, 2026

Application Number: 26 146061 STE 10 OZ

Application Type: OPA and Rezoning

Project Description: Proposed Official Plan and Zoning By-law Amendment to permit the development of the site with a 3-storey athletic training facility for the Toronto Tempo Women's National Basketball Association (WNBA) team.

Applicant	Agent	Architect	Owner
TORONTO TEMPO	BOUSFIELDS INC.	HOK ARCHITECTS	CITY OF TORONTO

EXISTING PLANNING CONTROLS

Official Plan Designation:	Institutional Areas	Site Specific Provision:	Y
Zoning:	Former By-Law No. 438-86	Heritage Designation:	Listed
Height Limit (m):	N/A	Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq m): 11,575 Frontage (m): 86 Depth (m): 132

Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):			2,010	2,010
Residential GFA (sq m):				
Non-Residential GFA (sq m):			8,810	8,810
Total GFA (sq m):			8,810	8,810
Height - Storeys:			3	3
Height - Metres:			16	16

Lot Coverage Ratio (%)	17.37	Floor Space Index:	0.64
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Floor Area Breakdown Above Grade (sq m) Below Grade (sq m)

Residential GFA:

Retail GFA:

Office GFA:

Industrial GFA:

Institutional/Other GFA: 8,810

Parking and Loading

Parking 24 Bicycle Parking Spaces: 20 Loading Docks: 1
Spaces:

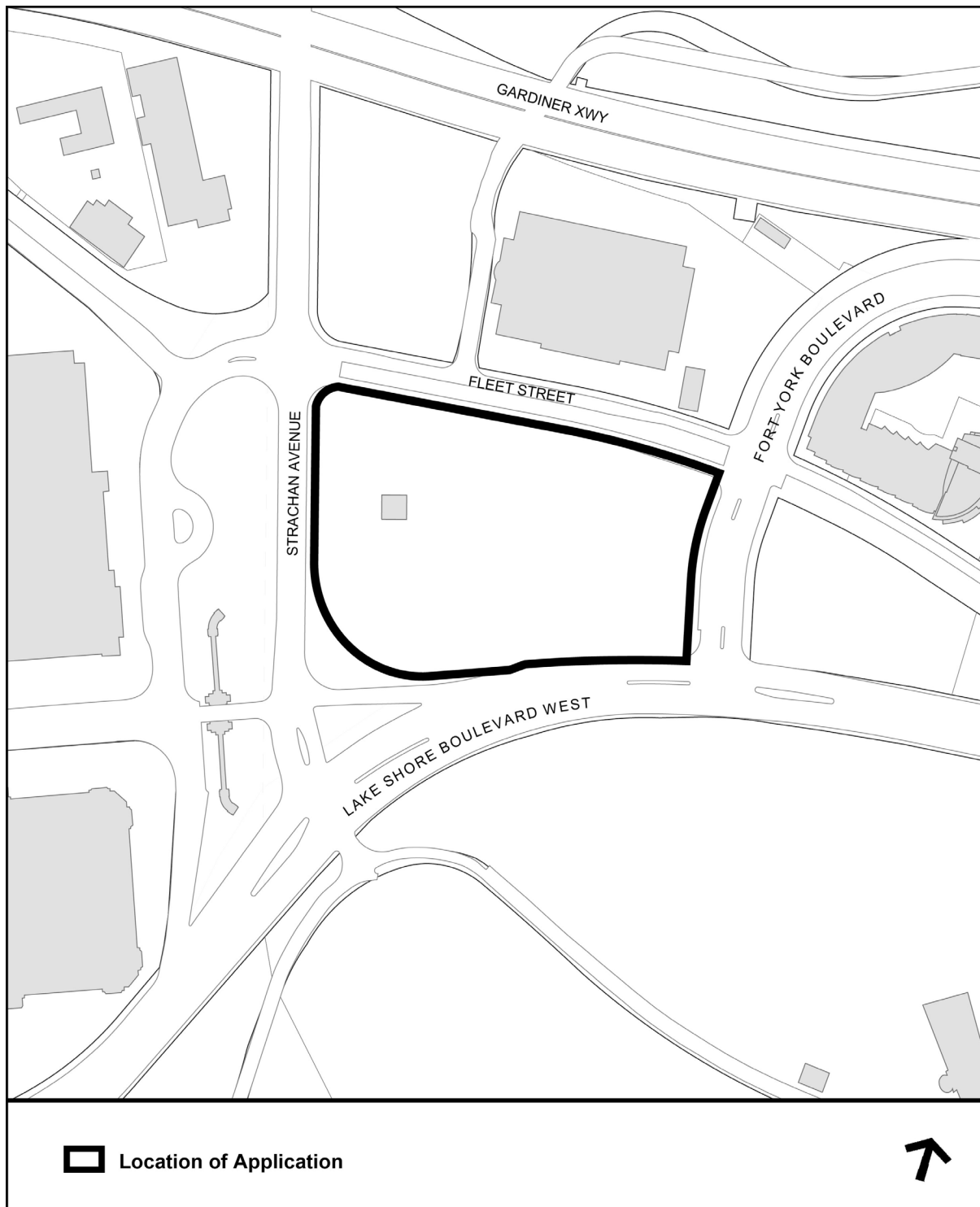
CONTACT:

George Pantazis, Senior Planner, Community Planning

416-392-3566

George.Pantazis@toronto.ca

Attachment 2: Location Map



Attachment 3: Official Plan Land Use Map



Official Plan Land Use Map #18

701 Fleet Street

File # 26 146061 STE 10 02



Location of Application

Apartment Neighbourhoods



Parks



Other Open Space Areas



Institutional Areas



Regeneration Areas



Not to Scale
Extracted: 04/20/2026

Attachment 4: Existing Zoning By-law Map



Zoning By-law 438-86

701 Fleet Street

File # 26 146061 STE 10 02



Location of Application

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

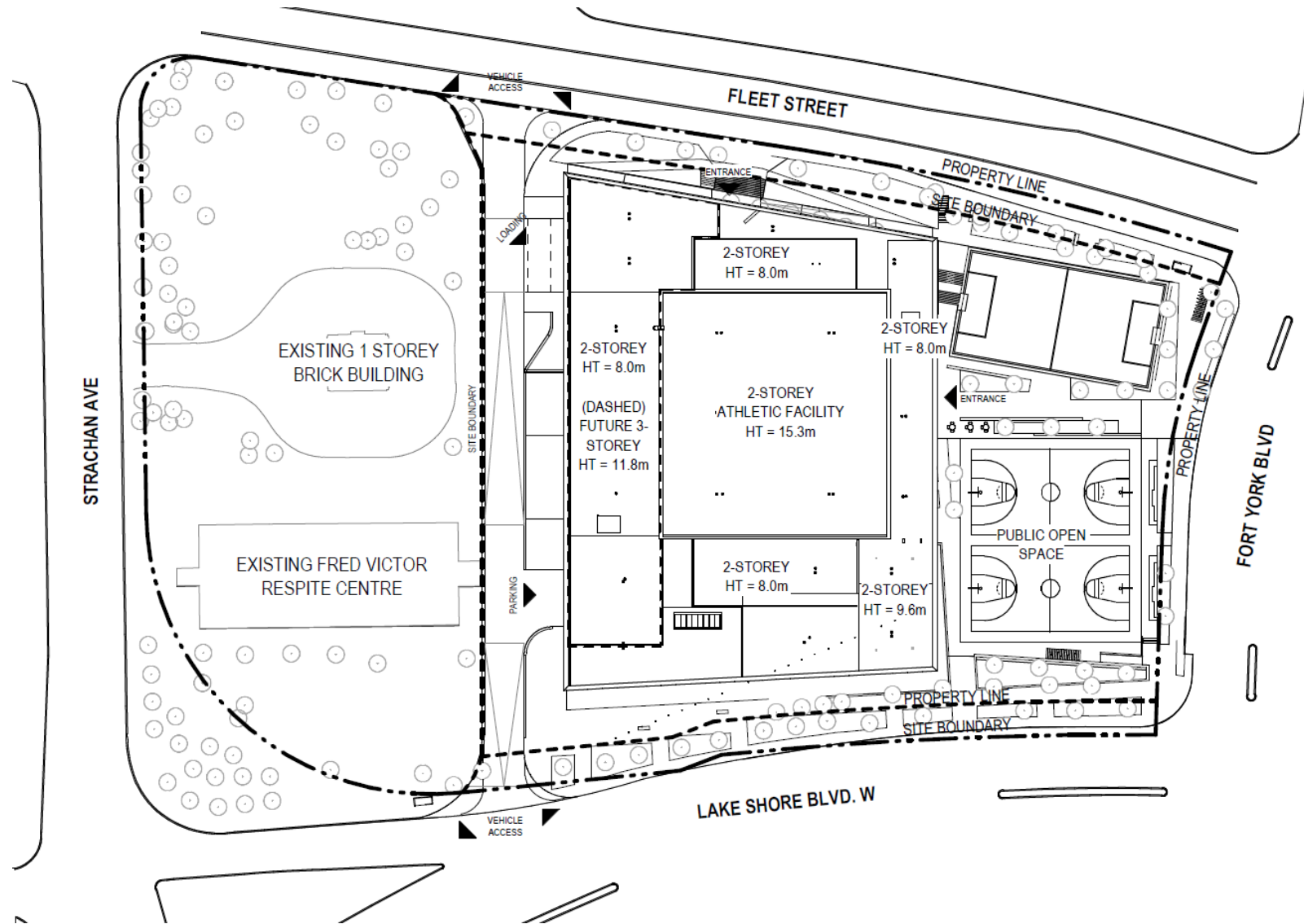
R4 Residential District
Q Mixed-Use District

IC Industrial District
G Parks District
Gh Parks District

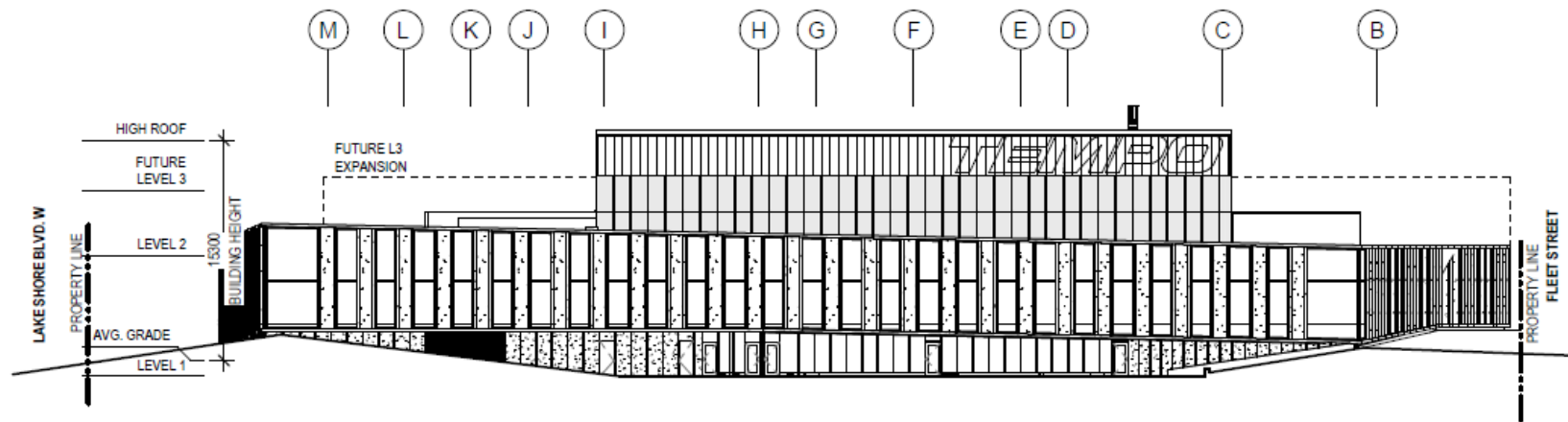


Not to Scale
Extracted: 04/21/2026

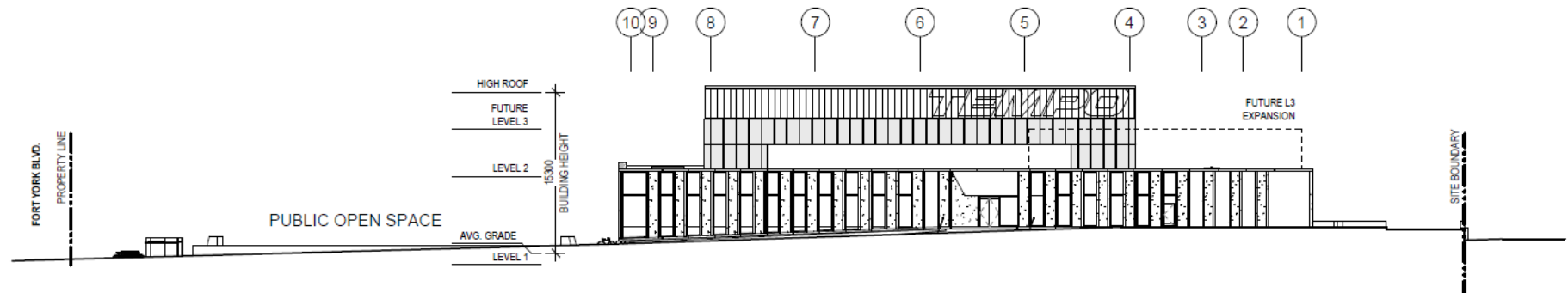
Attachment 5: Site Plan



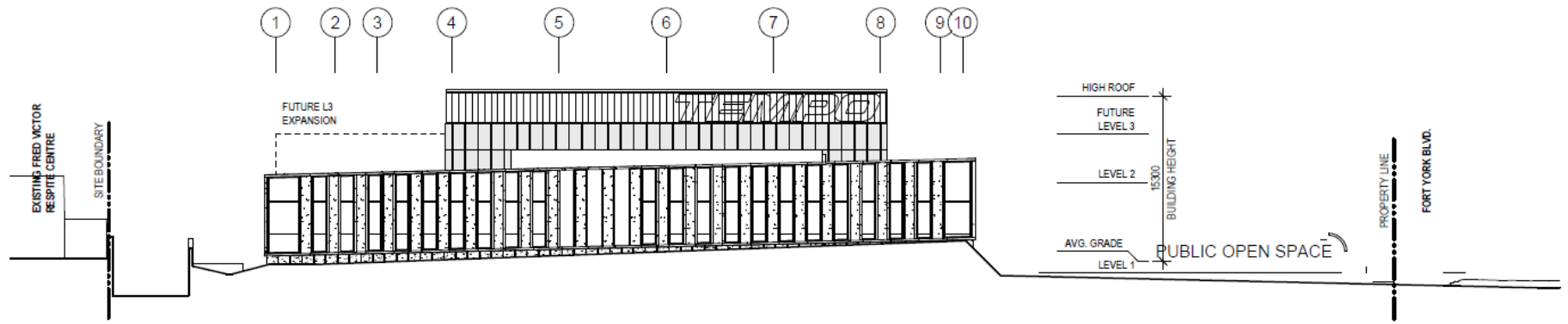
Attachment 6: East Elevation



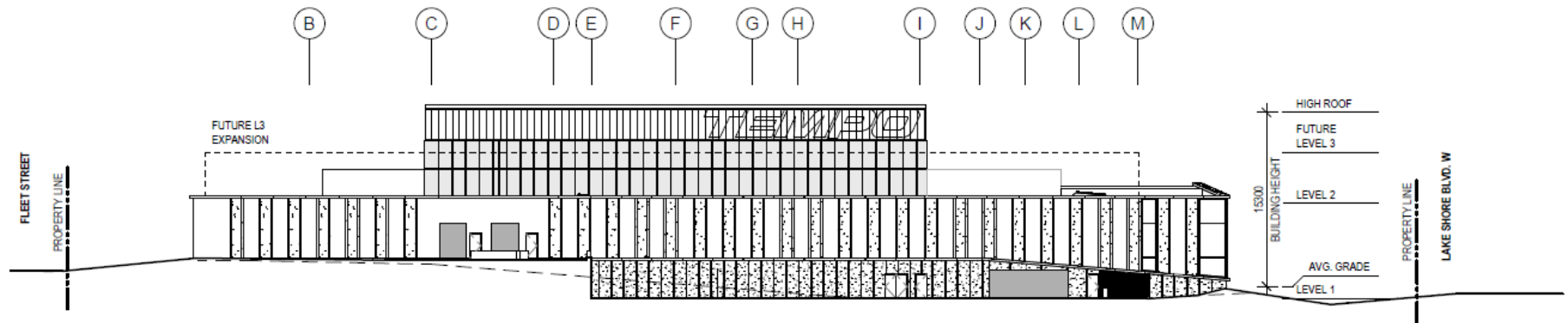
Attachment 7: North Elevation



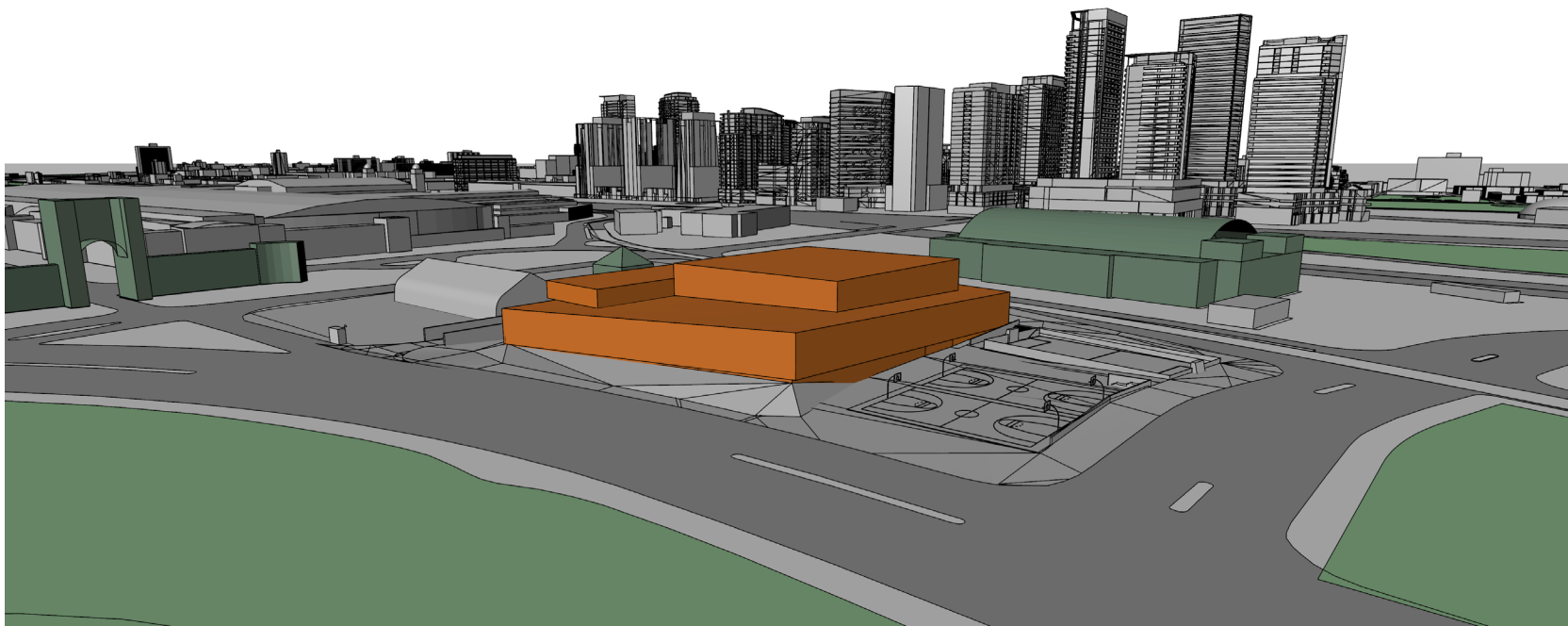
Attachment 8: South Elevation



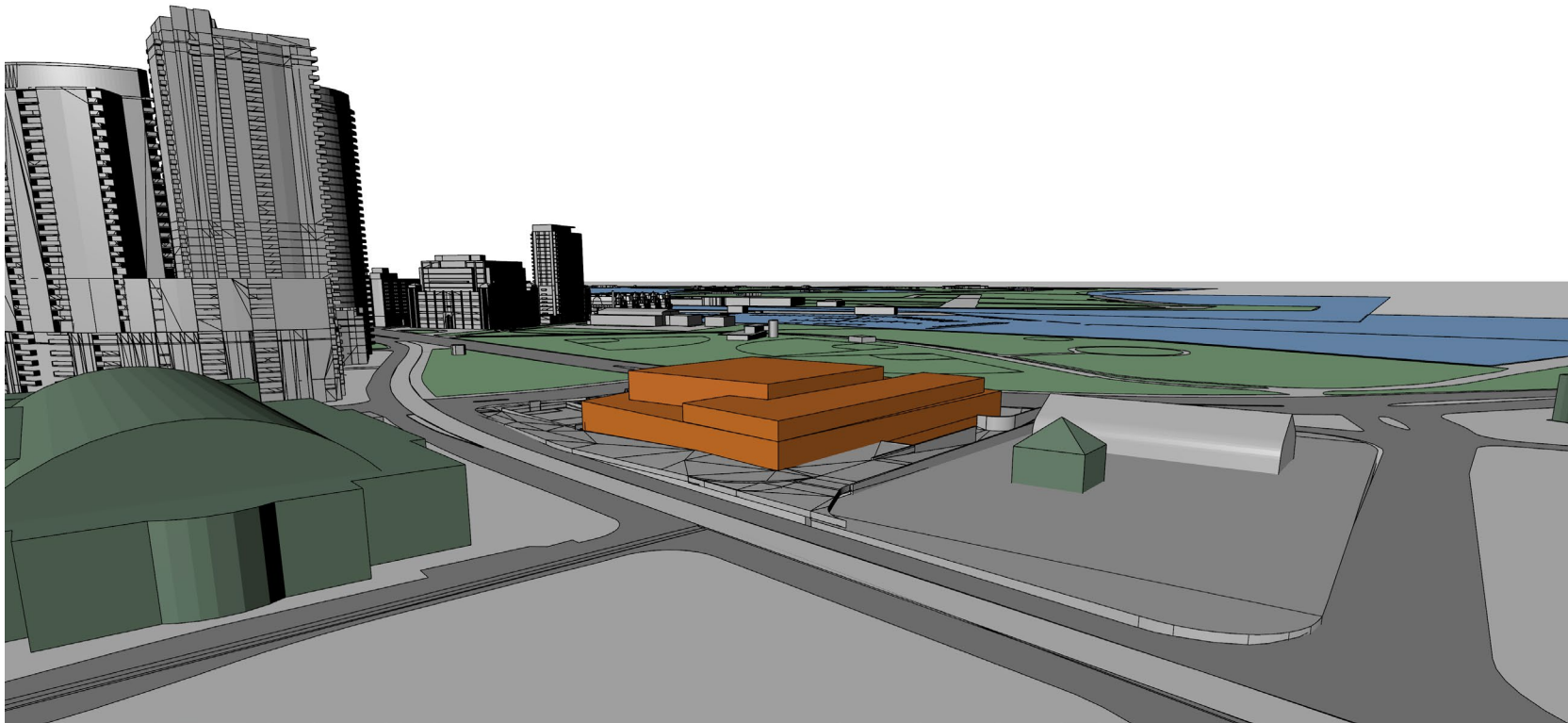
Attachment 9: West Elevation



Attachment 10: 3D Massing Model (looking northwest)



Attachment 11: 3D Massing Model (looking southeast)



Attachment 12: Draft Official Plan Amendment

Attached separately to this report as a PDF.

Attachment 13: Draft Zoning By-law Amendment

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