

1464 King Street West and 10 to 12 Maynard Avenue – Official Plan and Zoning By-law Amendment Applications – Decision Report – Approval

Date: June 18, 2026

To: Toronto and East York Community Council

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

Ward: 4 - Parkdale-High Park

Planning Application Number: 24 253913 STE 04 OZ

Related Planning Application Number: 26 122478 STE 04 RH

SUMMARY

This report recommends approval of the application to amend the Official Plan and Zoning By-law to permit a 13-storey mixed-use building at 1464 King Street West and 10 to 12 Maynard Avenue. The building includes ground-floor retail and daycare uses, and a temple above the ninth floor. There are 80 residential units proposed, of which 19 are rental replacement units. There are also 15 residential units proposed for the use of temple visitors. The proposed total Gross Floor Area (GFA) is 8,015 square metres, including 4,115 square metres of non-residential GFA for temple, daycare and retail uses.

This report reviews and recommends approval of the application to amend the Official Plan and Zoning By-law. The proposal is consistent with the Provincial Planning Statement (2024) and conforms to the City's Official Plan.

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 1464 King Street West and 10 to 12 Maynard Avenue substantially in accordance with the draft Official Plan Amendment included as Attachment 5 to this report.
2. City Council amend City of Toronto Zoning By-law 569-2013 for the lands municipally known as 1464 King Street West and 10 to 12 Maynard Avenue substantially in accordance with the draft Zoning By-law Amendment included as Attachment 6 to this report.

3. City Council amend former City of Toronto Zoning By-law 438-86, as amended, for the lands at 1464 King Street West, 10 to 12 Maynard Avenue substantially in accordance with the draft Zoning By-law Amendment included as Attachment 7 to this report.

4. City Council direct the City Solicitor to withhold the necessary Bills for enactment, until City Council has approved the Rental Housing Demolition Application Number 26 122478 STE 04 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 the existing rental dwelling units at 1464 King Street West and 10 to 12 Maynard Avenue.

5. City Council require the owner to provide a Tenant Assistance Plan for tenants of the 3 existing rental dwelling rooms proposed to be demolished to the satisfaction of the Chief Planner and Executive Director, City Planning to be secured in one or more agreements with the City to the satisfaction of the City Solicitor.

6. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Official Plan and Zoning By-law Amendments as may be required.

7. City Council direct 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 1464 King Street West and 10 to 12 Maynard Avenue from Permit Parking.

FINANCIAL IMPACT

There are no financial implications resulting from the recommendations included in this report in the current budget year or in future years.

DECISION HISTORY

In February 5, 2025, City Council adopted Official Plan Amendment (OPA) 778, as amended, that introduced 283 kilometres of new Avenues and updated Official Plan policies relating to Avenues, to align growth and, in particular, opportunities for a diverse range and mix of housing along major streets that are supported by transit. The decision document can be found here: <https://secure.toronto.ca/council/agenda-item.do?item=2025.PH18.5>

THE SITE AND SURROUNDING LANDS

Description

The site is located at the northwest corner of King Street West and Maynard Avenue. The site is rectangular in shape with an approximate frontage of 37 metres along

Maynard Avenue and 45 metres along King Street West with a total lot area of 1,583 square metres. It includes an existing unoccupied single detached dwelling, a low-rise residential building with 19 rental dwelling units, and a temple with 3 rental dwelling rooms. See Attachment 2 for the Location Map.

Surrounding Uses

North: detached residential dwellings with some fourplexes and mid-rise apartment buildings further north, south of Leopold Street.

East and West: detached dwellings and mid-rise apartment buildings facing King Street West.

South: Immediately south of King Street West are multiple low and mid-rise apartment buildings, commercial buildings and several detached dwellings.

THE APPLICATION

Description

The proposal is for a 13-storey mixed-use building that includes two mezzanine levels (43.49 metres) and excludes an architectural spire of 10 metres. A total gross floor area (GFA) of 8,015 square metres is proposed, of which 4,115 square metres are non-residential GFA which includes a temple, private daycare and retail, and 369 square metres of amenity space for tenants. The proposal includes 26 parking spaces and 88 bicycle parking spaces. The building would provide 80 residential dwelling units, of which 19 are rental replacement units.

The proposed retail and daycare uses are located on the ground and second floors. The 15 temple visitor units are on the third floor mezzanine level. The 80 residential dwelling units are located on storeys 4 to 8, and the temple uses are located on storeys 9 to 13.

Density

The proposal has a density of 4.76 times the area of the lot.

Residential Component

The proposal includes the replacement of 19 rental units plus 61 new dwelling units for a total of 80 units. The rental replacement units consist of 9 bachelor units, 5 one-bedroom units, 4 two-bedroom units, 2 three-bedroom units and 1 4-bedroom unit. The 61 new residential units include 33 studio units (41%), 27 one-bedroom units (34%), 12 two-bedroom units (15%) and 8 three-bedroom units (10%).

Non-Residential Component

The proposal includes 4,115 square metres of non-residential GFA for temple, daycare and retail uses.

Access, Parking and Loading

The proposal includes 26 vehicular parking spaces in one level of underground parking, including 13 spaces for the temple, 2 spaces for residents, and 11 spaces for visitors. 88 bike parking spaces are proposed, including 72 long term spaces located on the second storey and 16 short term spaces located at ground level. One Type G loading space is proposed, which would be internalized within the building. Parking and loading are proposed to be accessed via a private driveway on Maynard Avenue.

Additional Information

See the attachments of this report for the Application Data Sheet, Location Map, site plan, elevations, and 3D massing views of the proposal. Detailed project information including all plans and reports submitted as part of the application can be found on the City's Application Information Centre at: www.toronto.ca/1464KingStW.

Reasons for Application

An Official Plan Amendment application is required to redesignate the site from Neighbourhoods to Mixed Use Areas to permit the proposed 13-storey mixed use building.

The Zoning By-law Amendment application is required to amend City-wide Zoning By-law 569-2013 and former City of Toronto Zoning By-law 438-86, to permit the site specific zoning provisions including proposed building uses, height, density, and building setbacks.

APPLICATION BACKGROUND

A pre-application consultation (PAC) meeting was held on March 5, 2024. The Planning Application Checklist Package resulting from the PAC meeting is available on the Application Information Centre.

The current application was submitted on January 7, 2026, and deemed complete on January 20, 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: www.toronto.ca/1464KingStW.

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 an Avenue, and designates the site as Neighbourhoods. See Attachment 3 of this report for the Land Use Map. The Official Plan should be read as a whole to understand its comprehensive and integrative intent as a policy framework for priority setting and decision making.

Protected/Major Transit Station Area

The site is not within a delineated Protected Major Transit Station Area/Major Transit Station Area.

Zoning

The site is zoned R (d1.0)(x812) under Zoning By-law 569-2013. The R zone category includes a range of residential building types in detached and semi-detached dwellings, townhouses, multiplexes with up to four or six dwelling units, and small apartment buildings, among others. Small-scale retail, service and office uses are permitted in certain locations, as well as home occupations. The zones within this category also include permission for parks and local institutions. 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:

- Mid-Rise Building Performance Standards
- Growing Up: Planning for Children in New Vertical Communities
- Pet Friendly Design Guidelines and Best Practices for New Multi-Unit Buildings
- Retail Design Manual
- Toronto Accessibility Design Guidelines

Toronto Green Standard

The Toronto Green Standard is a set of performance measures for green development. In place since 2010, the Toronto Green Standard has contributed to building resilient communities and advanced matters related to public health, safety, sustainability and energy efficiency. Development proposals address the updated Toronto Green Standard Tier 1 as part of application materials. Development achieving higher levels of performance (Tier 2 and above) are eligible for a partial refund of development charges. Information on the Toronto Green Standard may be found at <https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/toronto-green-standard/>

PUBLIC ENGAGEMENT

Community Consultation

On March 3, 2026, an in-person community consultation meeting took place. Approximately 200 community members attended the meeting. At the meeting, City staff and the applicant team gave presentations on the site and surrounding area, explaining the existing planning policy framework and proposed development. Following the presentations, City staff led a question-and-answer format discussion. Comments and questions noted the following matters:

- Strong community support for temple and daycare use for the Tibetan community;
- Concerns with height and built form transition to adjacent neighbourhood sites;
- Consider impacts on existing transportation infrastructure including parking;
- Requests to include a Privately Owned Publicly-accessible Space (POPS) or an informal open space to replace the existing informal gathering space in the backyard of 12 Maynard Avenue;
- Concerns regarding tree preservation;
- The provision of affordable units/diverse tenure of housing; and
- Address tenant concerns and issues, including capacity of elevators to service both temple and residential units, if the laundry room is available to all residents or if it is just for temple related activities; if parking is available to resident and resident visitors; and access to amenity space for residents during temple events.

The issues 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 has reviewed the current proposal for consistency with the PPS (2024). Staff find the proposal consistent with the PPS (2024).

Land Use

The proposed development is located along King Street West which is identified in the Official Plan as an Avenue, where growth and intensification should be directed. The proposed development also introduces at grade retail to activate the ground floor and

Decision Report - Approval - 1464 King Street West, 10 to 12 Maynard Avenue

facilitate sustainable and complete communities through streetscape improvements and a private open space that will be publicly accessible to the public.

The proposal supports a balance of diverse residential, commercial and institutional uses consistent with the Mixed Use Areas designation. The temple replaces the existing temple that is currently on site, which is strongly supported by the Tibetan community. The application further proposes a new private daycare, which meets an identified need in the community. The proposed units, including the rental replacement units, support a range and mix of housing that is consistent with the Official Plan and the Growing Up Guidelines. The proposed land use is appropriate.

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 total of 80 dwelling units, including the 19 rental replacement units, with a unit mix of 12 two bedroom (15%) and 8 three bedroom units (10%). The proposed unit mix meets the Growing Up Guidelines: Planning for Children in Vertical Communities Urban Design Guidelines, and will be secured as a minimum requirement in the zoning by-law amendment of this application.

Rental Housing Demolition and Replacement

A related Rental Housing Demolition application will be considered at the same Toronto and East York Community Council meeting. That report includes review and analysis of the rental housing demolition and replacement matters, including replacement of the 19 existing rental dwelling units and assistance to impacted tenants.

The 19 existing rental dwelling units are proposed to be replaced as part of the new development. The proposal includes a Tenant Assistance Plan that addresses the right of tenants of the existing rental dwelling units to return to replacement rental units at similar rents and provides financial compensation to mitigate hardship.

The proposal also includes the demolition of 3 occupied rental dwelling rooms. Official Plan policy 3.2.1.12 requires a Tenant Assistance Plan be provided to lessen hardship for existing tenants. The accepted tenant assistance plan includes extended notice to move out, alternative accommodation or rent gap assistance, moving allowances and the services of a leasing agent. Replacement of the rental dwelling rooms is not required as there are fewer than 6 existing rental dwelling rooms proposed to be demolished. This report includes a recommendation that Council require the owner to enter into one or more agreements to the satisfaction of the City Solicitor to secure the implementation of the required Tenant Assistance Plan for the dwelling room tenants. The owner has agreed to secure this Tenant Assistance Plan in an agreement pursuant to Section 111 of the City of Toronto Act, 2006 as part of the related Rental Housing Demolition application 26 122478 STE 04 RH.

Density, Height, Massing

The proposed development is a mixed-use, mid-rise building with a height of 13 storeys (43.5 metres building including 2 mezzanine levels and an additional 10 metre decorative architectural feature associated with the temple). The proposed development is along an Avenue where mid-rise buildings are considered appropriate. The metric height for the development has remained consistent since the initial submission, however, the number of storeys has increased from 11 to 13 as the interior mezzanine levels at the 3rd and 10th floor were not initially included in the total number of storeys.

The massing is generally consistent with the direction of the Mid-rise Design Guidelines and provides a good contextual fit with existing and evolving planned context. The proposal differs from a typical mid-rise built form, with a temple sitting on top a 9-storey mid-rise massing. The proposal provides a 4-storey base building street wall, with 2 metre stepbacks above both public street facing frontages. Above the ninth storey, the 4-storey temple provides setbacks on all sides. While the temple form extends the height of the building, the additional stepbacks, articulation and massing will limit visual and shadow impacts to the surrounding area.

Based on the above, the proposed development of the site meets the policies of the Official Plan and the Mid-Rise Building Design Guidelines.

Public Realm and Streetscape

The proposed development is located at the corner of King Street West and Maynard Avenue with retail units fronting King Street West and along Maynard Avenue to activate the ground floor. The building is set back 5.5 metres from the curb on King Street West to the south building face, and 9.3 metres from the curb on Maynard Avenue to the eastern building face, providing opportunities for unobstructed pedestrian clearways, tree planting and other public realm enhancements like soft landscaping and seating.

An informal private open space is proposed along Maynard Avenue. Staff consider the proposed open space to be a positive element of the proposal. It will create additional seating and opportunities for informal social gathering along Maynard Avenue and will be an opportunity to support the corner retail at the site.

The informal private open space, improved streetscape, setbacks and stepbacks along both King Street West and Maynard Avenue provide an improved public realm experience. The addition of street trees and other landscaping and commercial-retail activation along King Street West will support a vibrant and active pedestrian environment.

Shadow Impact

The shadow impact study submitted by the applicant shows the extent of the shadow from the proposed buildings during the spring and fall equinoxes (March 21 and September 21) and the summer and winter Solstices (June 21 and December 21). The proposed design provides for a fast moving shadow during the summer and winter

solstices. During the spring and fall equinoxes, shadow impacts are limiting to only buildings to the north and limited impacts to buildings to the west and east.

Wind Impact

The Pedestrian Level Wind Study submitted as part of the application notes that the wind conditions on the site, including entrances, at grade private daycare playground, sidewalks and the informal garden along Maynard Avenue are generally suitable for their intended use year-round, with uncomfortable conditions on the open spaces on the temple floors at the ninth and eleventh floors in the winter time. Conditions on these spaces are generally windier, and the applicant advised that these spaces will be closed off during the winter time without public access.

Servicing

Development Engineering staff have reviewed and accepted the submitted materials including a Functional Servicing and Stormwater Management Report in support of the proposal.

Traffic Impact, Access, Vehicular and Bicycle Parking and Loading

A Transportation Impact Study was submitted to assess traffic impact and parking arrangements for the proposal. Transportation Review has reviewed the Transportation Impact Study and accepts the conclusions that the traffic generated by the proposal can be accommodated on the adjacent road network.

Vehicular access to the site is proposed off Maynard Avenue. A total of 26 vehicular parking spaces are proposed in one level of underground parking, including 13 spaces for the temple, 2 spaces for residents, and 11 spaces for visitors. The proposal includes 88 bike parking spaces, of which 72 spaces are long term located on the second storey that can be accessed from the main floor through a ramp via the elevators, and 16 are short term spaces located at ground level. One Type G loading space is proposed, which would be internalized within the building.

Parkland

In accordance with [Section 42 of the Planning Act](#), the owner is required to satisfy the parkland dedication requirement through cash-in-lieu. As per [Toronto Municipal Code Chapter 415-29](#), the appraisal of the cash-in-lieu will be determined under the direction of the Executive Director, Corporate Real Estate Management. Additionally, the [Toronto Municipal Code Chapter 415-28](#), requires that the payment be made prior to the issuance of the first above-ground building permit for the land to be developed.

Tree Preservation

The Arborist report for this application identifies 10 existing By-law protected trees on or surrounding the site that require a permit to injure or remove under the City of Toronto Municipal Code, Chapter 813, the Tree Protection By-law. Four of those trees are privately owned trees on the site, three of which are healthy and one is in poor

condition. In addition, three trees are located on the property line and mutually owned, and three are City owned and are in conflict with the proposed grading/service installation. A total of six of the By-law protected trees are proposed to be removed, and four of the mutually owned trees will be retained and not be disturbed during construction. Staff require the planting of three new trees within the City road allowance in compensation for the three existing street trees. The applicant is proposing to plant two trees along King Street and three trees along Maynard Avenue.

Conclusion

The proposal is consistent with Provincial Planning Statement (2024). The proposal also conforms with the Official Plan, particularly as it relates to directing growth and development towards an Avenue supported by transit and proposes an appropriate mix of residential, commercial and institutional uses. The proposal would provide the temple and daycare use desired by the community. Staff worked with the applicant to address and resolve the following key concerns for this development: provision of a diverse mix of housing types and tenures, transportation impacts, improved public realm and appropriate built form and massing. Staff recommend that Council approve the Official Plan and Zoning By-law Amendment application.

CONTACT

Liliana da Silva, Senior Planner, Community Planning, Tel. No. 416-392-1821, E-mail: liliana.dasilva@toronto.ca

SIGNATURE



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

ATTACHMENTS

City of Toronto Information/Drawings

Attachment 1: Application Data Sheet

Attachment 2: Location Map

Attachment 3: Official Plan Land Use Map

Attachment 4: Existing Zoning By-law Map

Attachment 5: Draft Official Plan Amendment

Attachment 6: Draft Zoning By-law Amendment (By-law 569-2013)

Attachment 7: Draft Zoning By-law Amendment (By-law 438-86)

Applicant Submitted Drawings

Attachment 8: Simplified Site Plan

Attachment 9: Ground Floor

Attachment 10: Elevations

Attachment 11: 3D Massing Models

Attachment 1: Application Data Sheet

APPLICATION DATA SHEET

Municipal Address: 1464 KING ST W, 10 to 12 MYNARD AVE Date Received: December 27, 2024

Application Number: 24 253913 STE 04 OZ

Application Type: OPA and Rezoning

Project Description: Official Plan and Zoning by-law amendment to permit the development of a 13 storey mixed use building with ground-floor retail, daycare uses, residential uses including 19 rental replacement units and a proposed temple above the 9th floor.

Applicant	Agent	Architect	Owner
FRANCESCO FIORANI		HIGH PARK ARCHITECTS	1000655704 ONTARIO INC.

EXISTING PLANNING CONTROLS

Official Plan Designation: Neighbourhoods Site Specific Provision: N

Zoning: R (d1.0) (x812) Heritage Designation: N

Height Limit (m): 11 Site Plan Control Area: Y

PROJECT INFORMATION

Site Area (sq m): 1,683 Frontage (m): 37 Depth (m): 45

Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):	397		1,201	1,201
Residential GFA (sq m):	1,016		3,900	3,900
Non-Residential GFA (sq m):	365		4,115	4,115
Total GFA (sq m):	1,382		8,015	8,015
Height - Storeys:	4		13	13
Height - Metres:	10		43	43

Lot Coverage Ratio (%): 71.38 Floor Space Index: 4.76

Floor Area Breakdown Above Grade (sq m) Below Grade (sq m)

Residential GFA: 3,900

Retail GFA: 361
Office GFA:
Industrial GFA:
Institutional/Other GFA: 3,768

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:	19		80	80
Freehold:				
Condominium:				
Other:				
Total Units:	19		80	80

Total Residential Units by Size

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:					
Proposed:		33	27	12	8
Total Units:		33	27	12	8

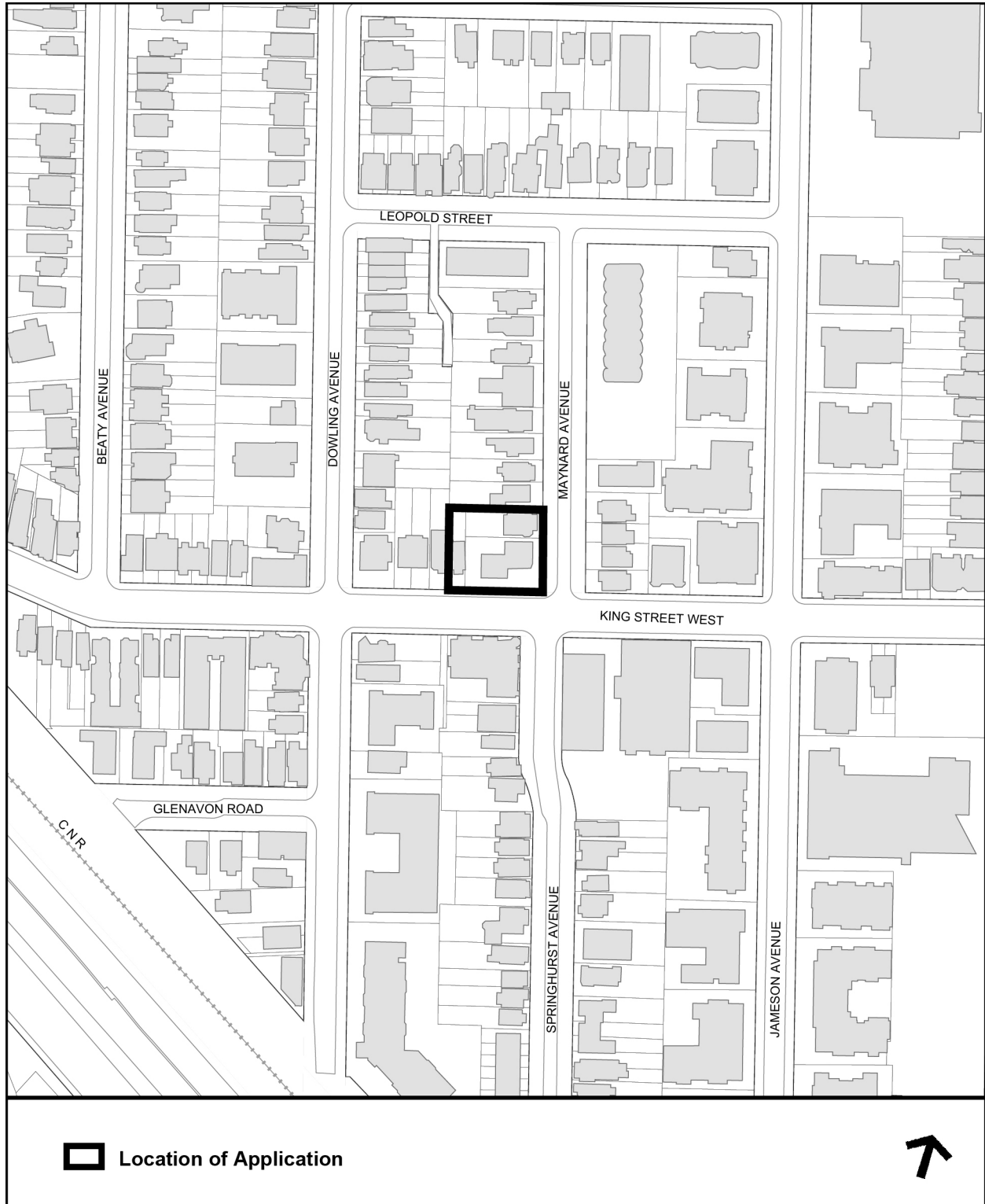
Parking and Loading

Parking Spaces:	26	Bicycle Parking Spaces:	88	Loading Docks:	1
-----------------	----	-------------------------	----	----------------	---

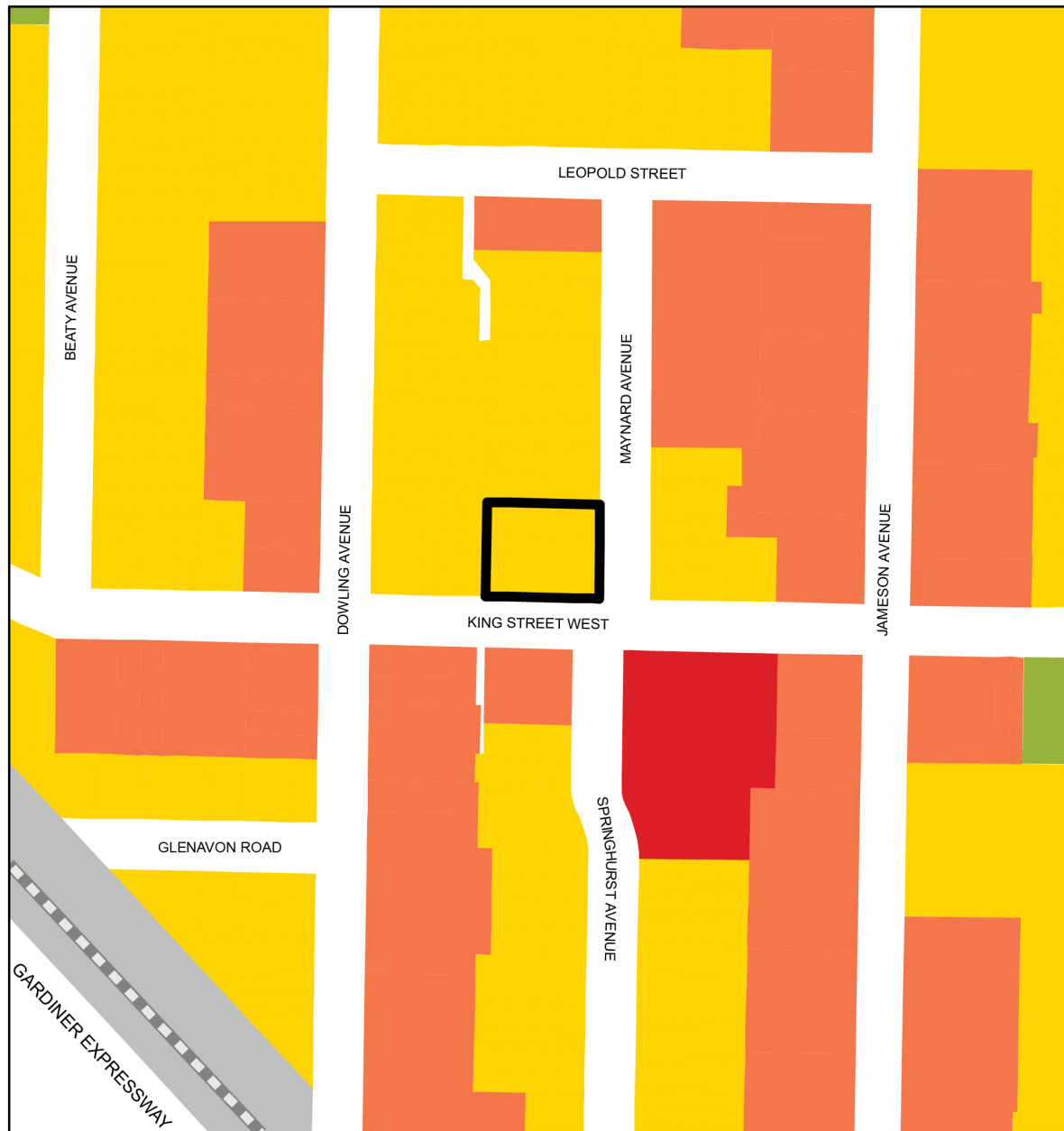
CONTACT:

Liliana da Silva, Senior Planner, Community Planning
416-392-1821
liliana.dasilva@toronto.ca

Attachment 2: Location Map



Attachment 3: Official Plan Land Use Map



Official Plan Land Use Map # 18

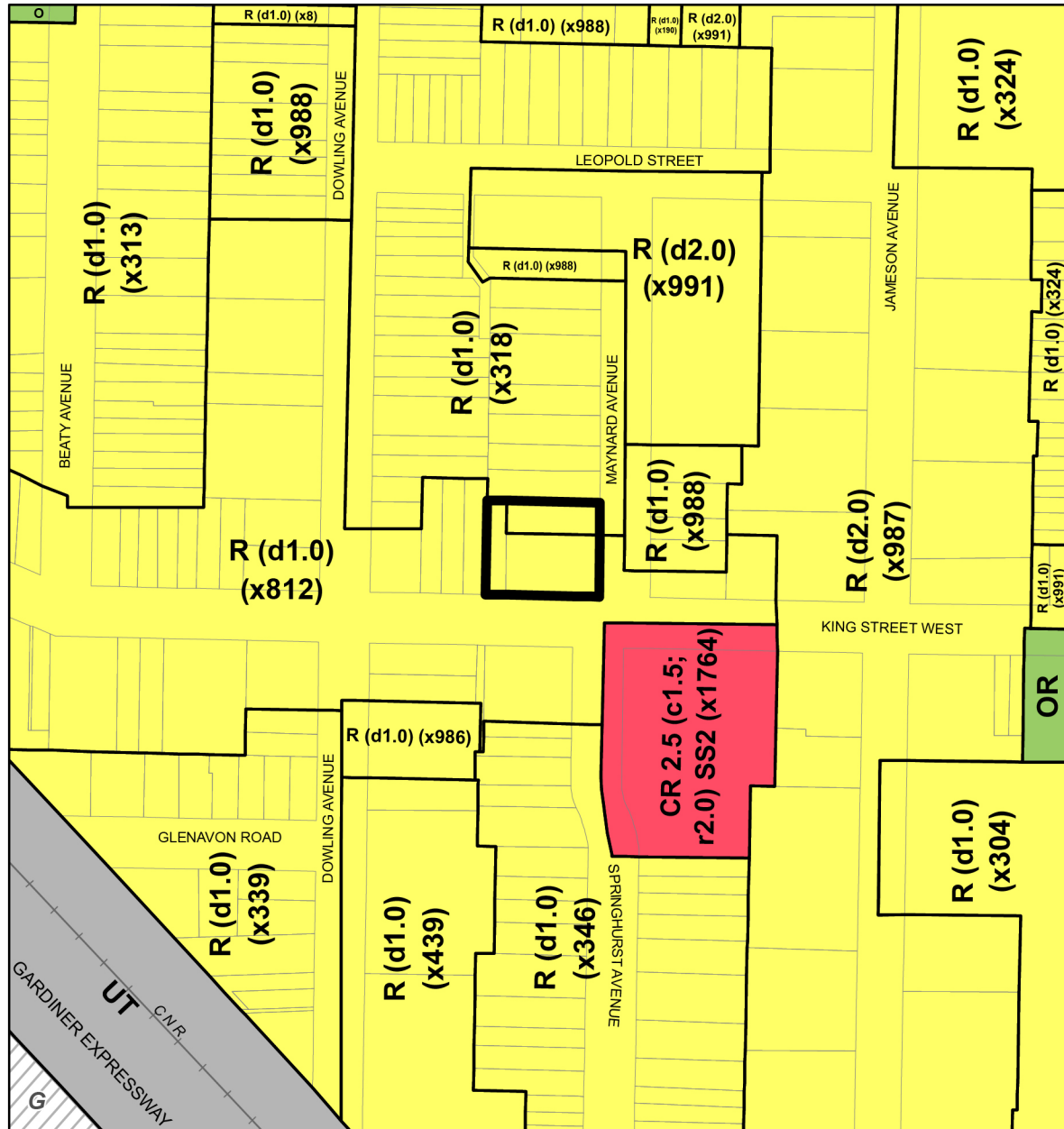
1464 King St W, 10-12 Maynard

File # 24 253913 STE 04 0Z



↑
Not to Scale
Extracted: 05/05/2026

Attachment 4: Existing Zoning By-law Map



Zoning By-law 569-2013

1464 King St W, 10-12 Maynard

File # 25 253913 STE 04 02

- Location of Application
- R Residential
- CR Commercial Residential
- O Open Space
- OR Open Space Recreation
- UT Utility and Transportation

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



Not to Scale
Extracted: 05/05/2026

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 ###

**To adopt Official Plan Amendment 929
for the City of Toronto
respecting the lands known municipally in the year 2025 as
1464 King Street West, 10 to 12 Maynard Avenue**

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. 929 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. 929 TO THE OFFICIAL PLAN

LANDS MUNICIPALLY KNOWN IN THE YEAR 2025 AS

1464 King Street West, 10 to 12 Maynard Avenue

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 1464 King Street West, 10 to 12 Maynard Avenue from *Neighbourhoods to Mixed Use Areas*, as shown on the attached Appendix A.

Appendix A



Official Plan Amendment #929

1464 King Street West, 10-12 Maynard Avenue

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

File # 24 253913 STE 04 02



Mixed Use Areas



Not to Scale
05/11/2026

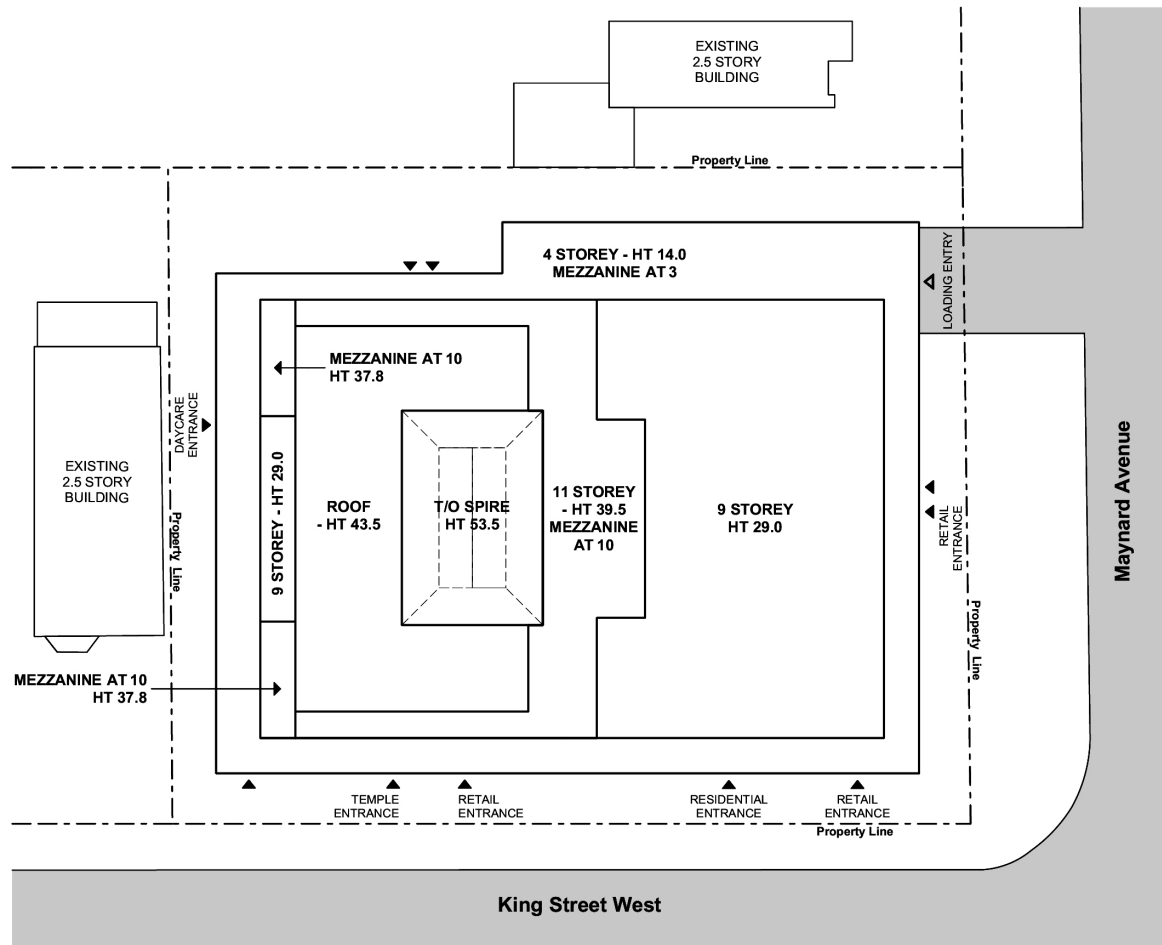
Attachment 6: Draft Zoning By-law Amendment (By-law 569-2013)

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

Attachment 7: Draft Zoning By-law Amendment (By-law 438-86)

Attached separately to this report as a PDF.

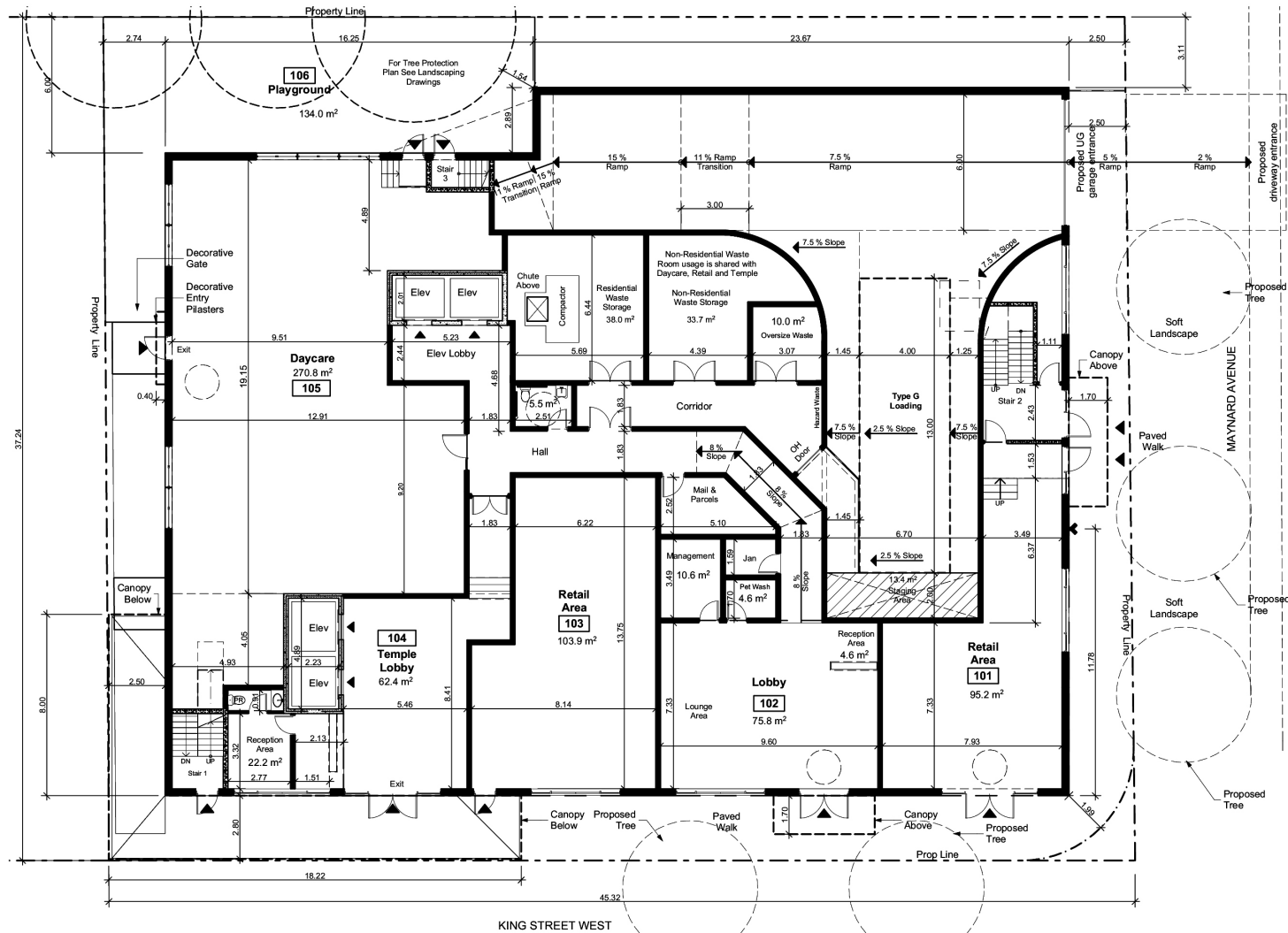
Attachment 8: Simplified Site Plan



Site Plan

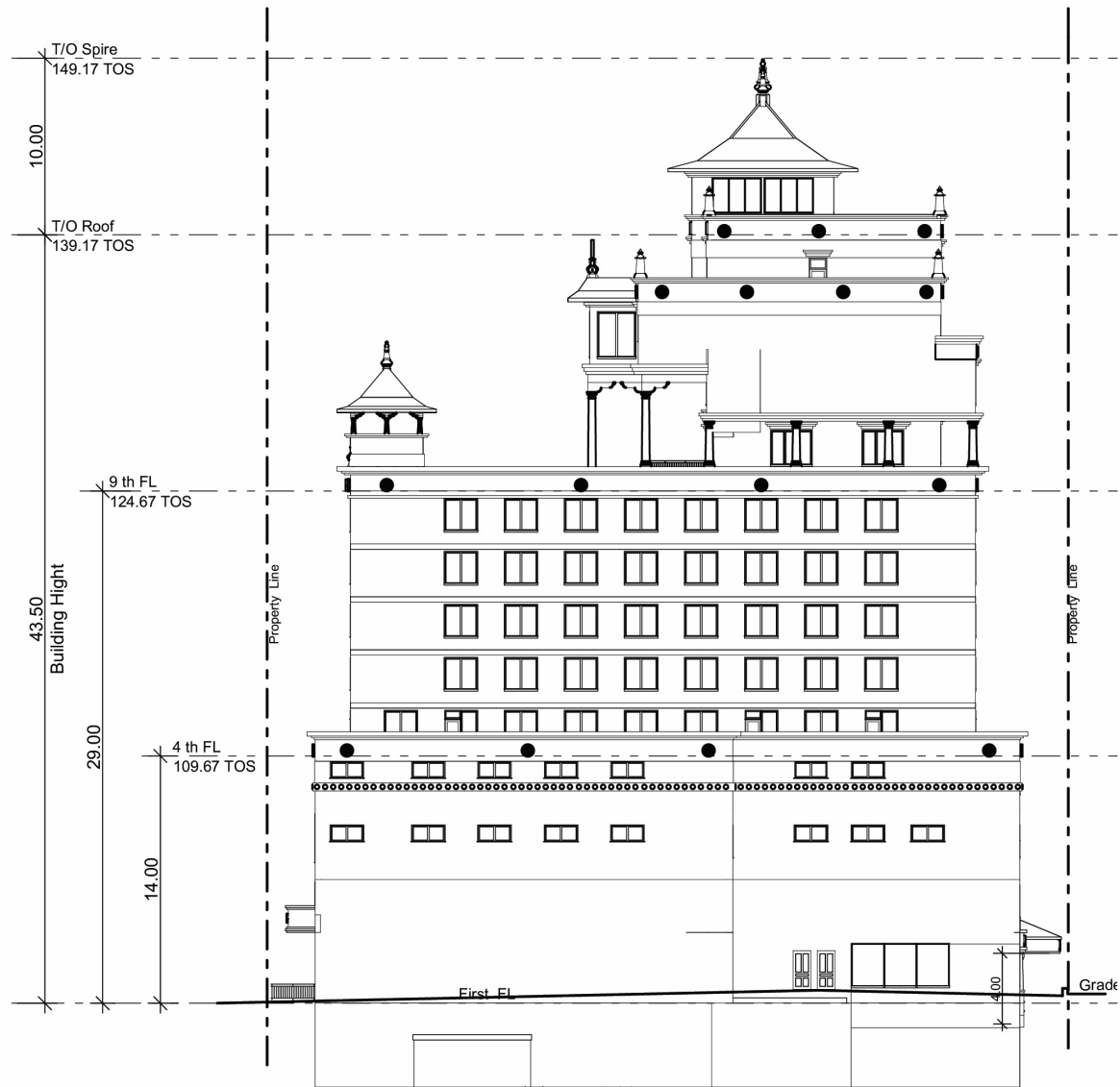


Attachment 9: Ground Floor Plan

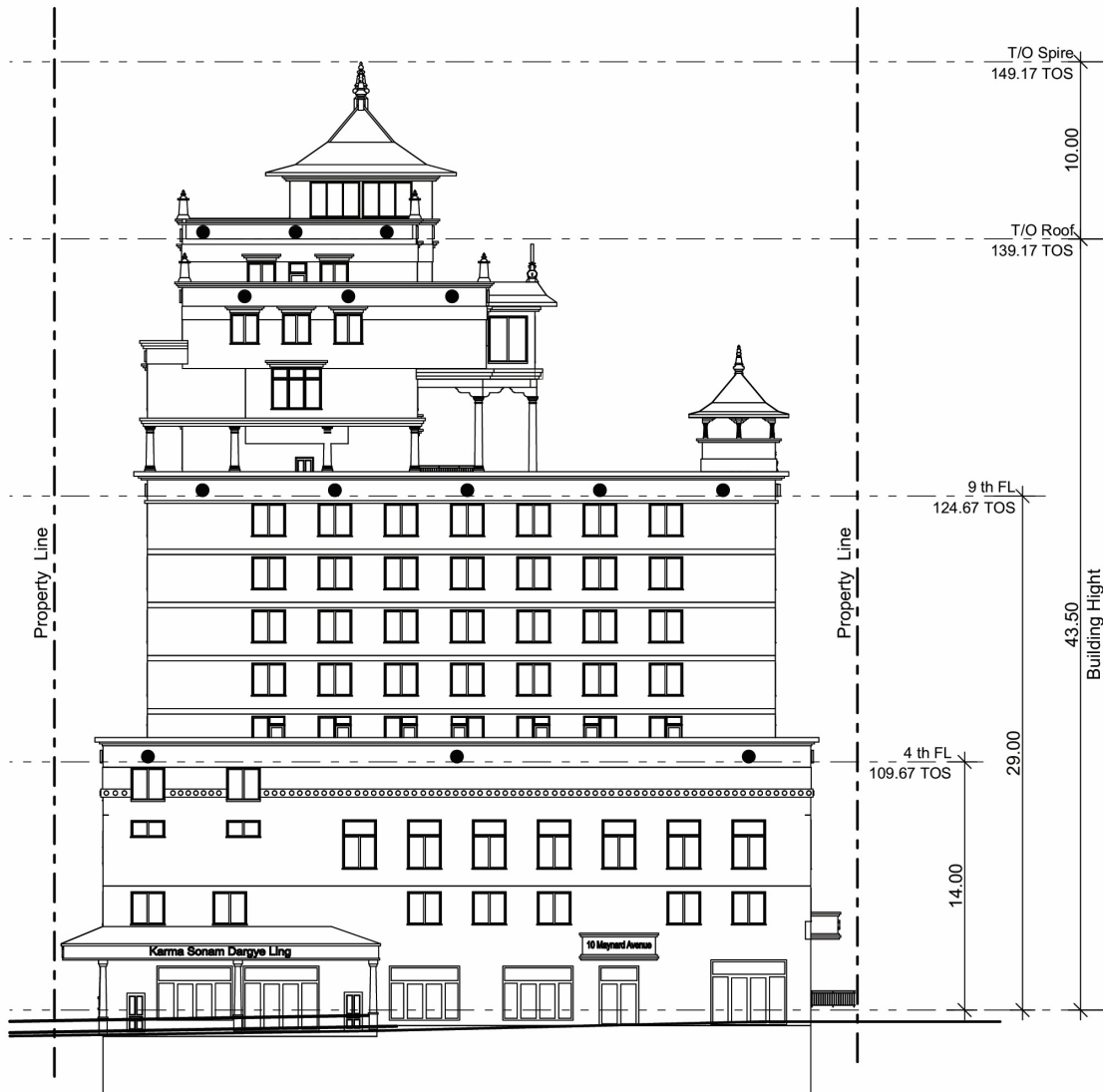


Ground Floor Plan

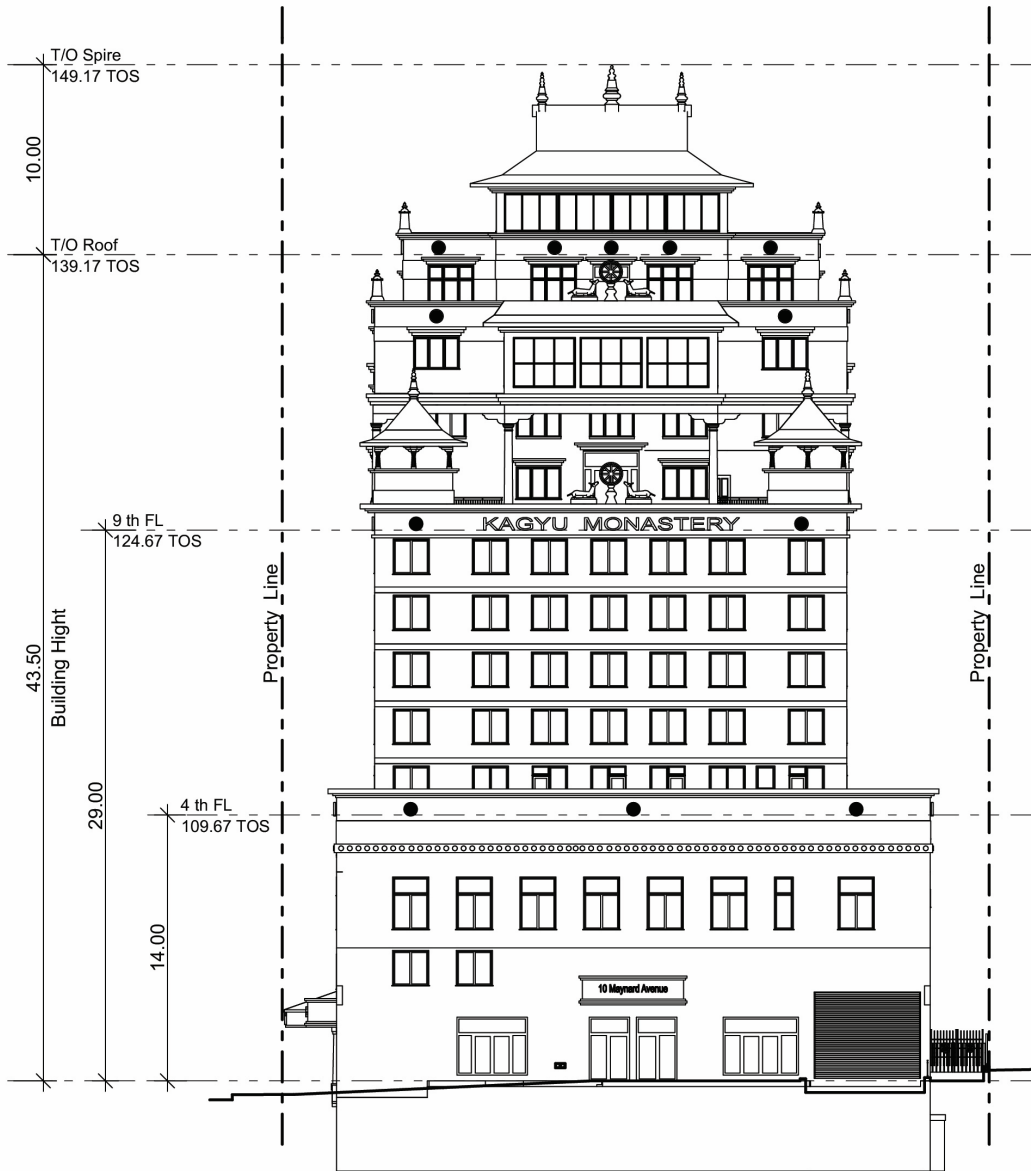
Attachment 10: Elevations



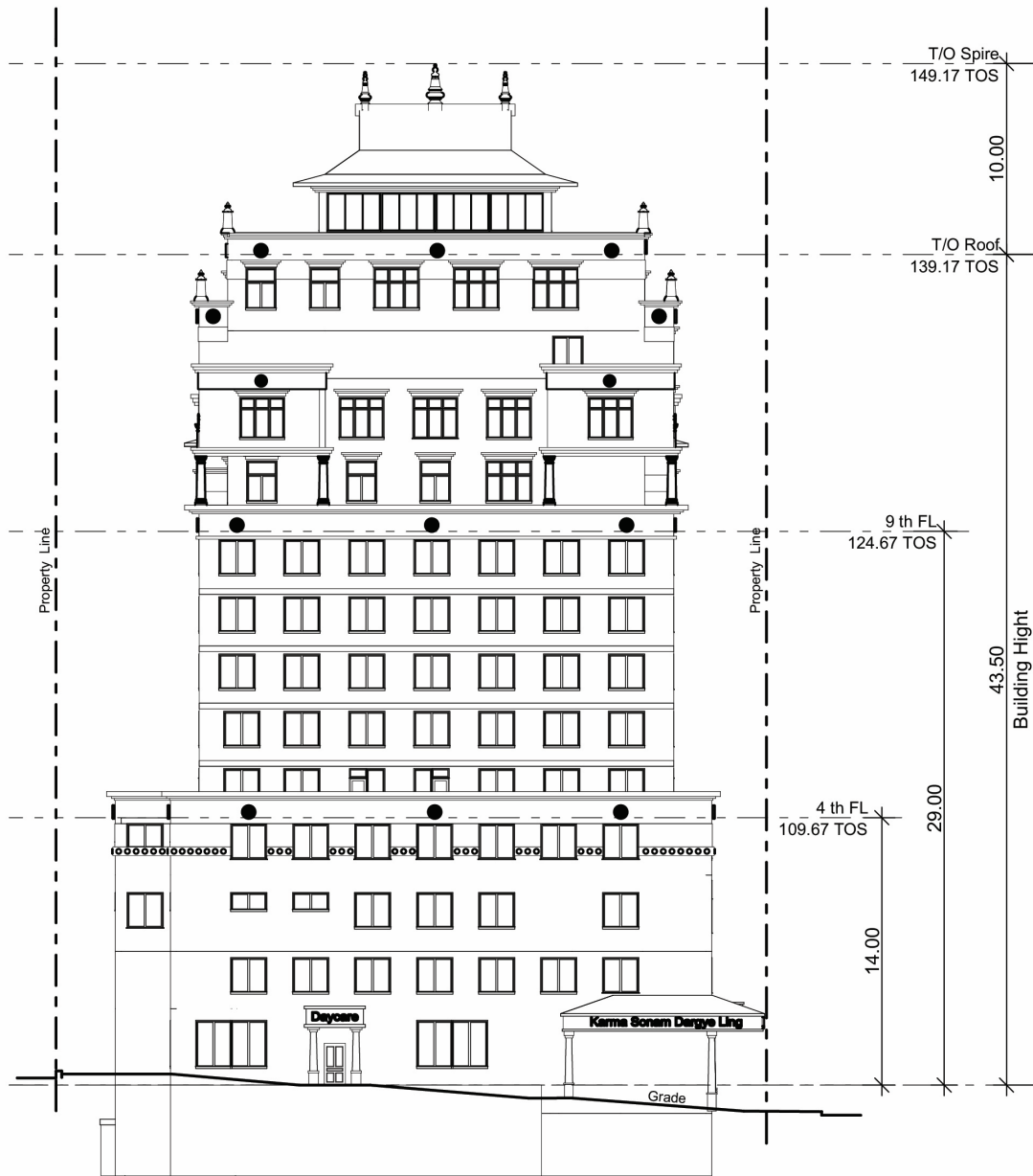
North Elevation



South Elevation

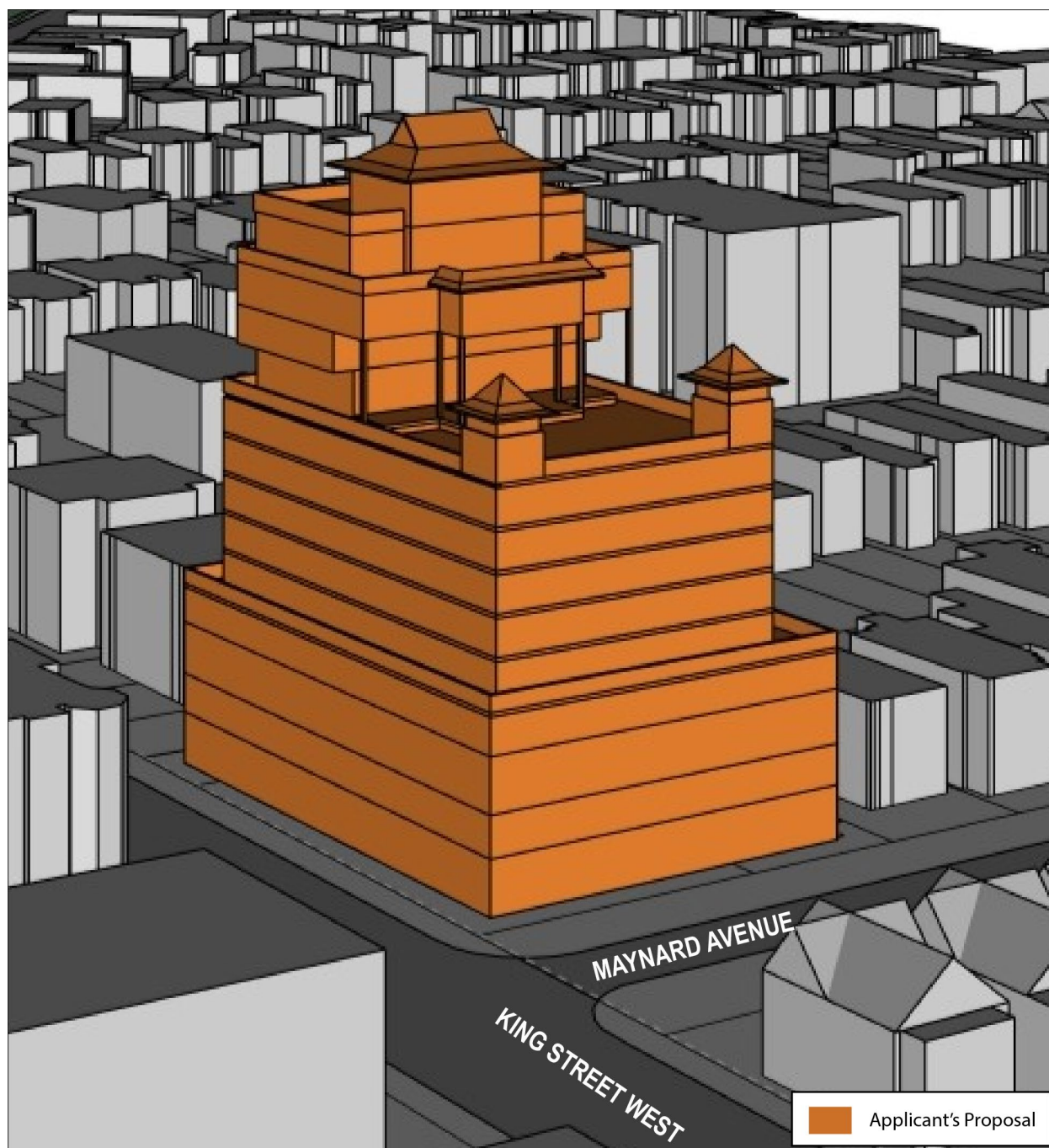


East Elevation



West Elevation

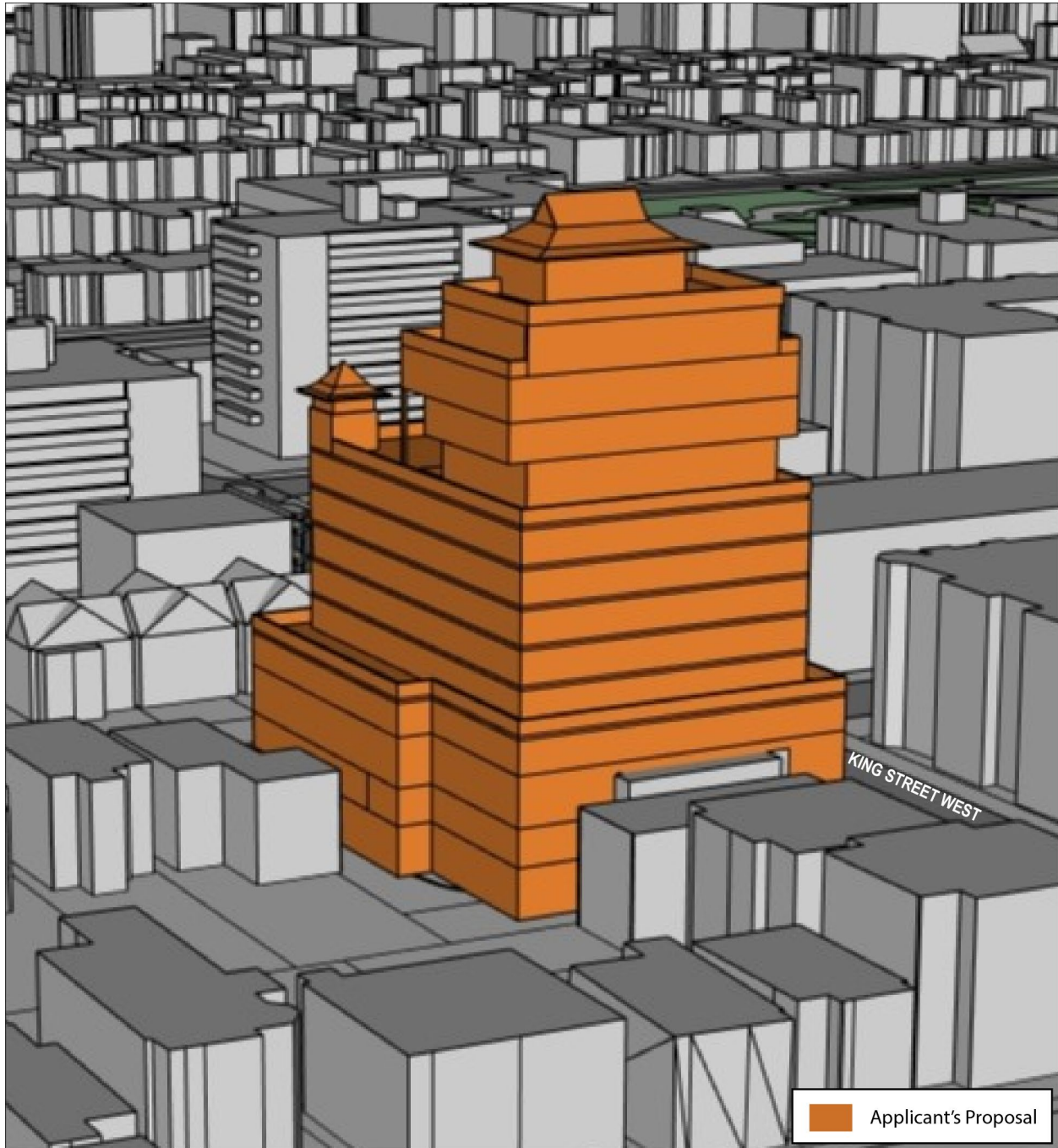
Attachment 11: 3D Massing Models



View of Applicant's Proposal Looking North west



05/05/2026



View of Applicant's Proposal Looking South east



05/05/2026