

1913-1951 Yonge Street, 10-22 Davisville Avenue, and 17-21 Millwood Road – Zoning By-law Amendment Application – Decision Report – Approval

Date: June 29, 2026

To: Toronto and East York Community Council

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

Ward: 12 - Toronto-St. Paul's

Planning Application Number: 26 144461 STE 12 OZ

SUMMARY

This report recommends approval of the application to amend Zoning By-law 907-2024(OLT) to increase the height and density of a mixed-use development consisting of two towers at 1913-1951 Yonge Street, 10-22 Davisville Avenue, and 17-21 Millwood Road. The proposal increases the northern tower to 48-storeys (158.3 metres) from 38-storeys, and the southern tower to 55-storeys (179.3 metres) from 45-storeys.

Elements of the original approval that are maintained include: 5,783 square metres of commercial retail space; the preservation of the existing heritage building at 1913 Yonge Street; the dedicated space for a grocery store; a Privately-Owned Publicly Accessible Open Space; a north-south publicly-accessible mid-block connection; and off-site parkland dedication. Additional community benefits are proposed.

The proposed Zoning By-law Amendment is consistent with the Provincial Planning Statement (2024) and conforms to the City's Official Plan and Yonge-Eglinton Secondary Plan.

RECOMMENDATIONS

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

1. City Council amend City of Toronto Zoning By-law 569-2013, as amended by Zoning By-law 907-2024(OLT) for the lands municipally known as 1913-1951 Yonge Street, 10-22 Davisville Avenue, and 17-21 Millwood Road substantially in accordance with the draft Zoning By-law Amendment included as Attachment 5 to this Report.

2. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required.

3. City Council require the owner of the lands at 1913-1951 Yonge Street, 10-22 Davisville Avenue, and 17-21 Millwood Road, at their sole cost and expense, to enter into, and register on title, an Amending Section 37 Agreement which would amend the Section 37 Agreement registered on title for 1913-1951 Yonge Street, 10-22 Davisville Avenue, and 17-21 Millwood Road as Instrument Number AT6642275, to the satisfaction of the City Solicitor and the Executive Director, Development Review, in consultation with the Ward Councillor.

4. City Council require the owner to provide additional community benefits, at the owner's expense, in addition to those already secured in registered Instrument Number AT6642275, and to be secured through the Zoning By-law Amendment and the required Amending Section 37 Agreement, as follows.

The owner of 1913-1951 Yonge Street, 10-22 Davisville Avenue, and 17-21 Millwood Road is required:

a. to design and construct an off-site 3.0-metre-wide midblock connection along the west lot line of the adjacent lands owned by the Toronto District School Board (TDSB) located at 43 Millwood Road and 50 Davisville Avenue. The 3.0-metre-wide off-site midblock connection on the TDSB lands will run north-south connecting Davisville Avenue and Millwood Road, and must be designed and constructed prior to the issuance of the first occupancy permit for the lands at 1913-1951 Yonge Street, 10-22 Davisville Avenue, and 17-21 Millwood Road, and designed and constructed in conjunction with the 3.0-metre wide north-south midblock connection previously secured on the subject site in Instrument Number AT6642275, and in accordance with Schedule A included in Attachment 5 of the report (dated June 19, 2026) from the Acting Director, Community Planning, Toronto and East York District. The owner is required to obtain all the necessary authorizations from the TDSB and enter into any required agreements regarding access and maintenance, to the satisfaction of the City Solicitor and the Executive Director, Development Review. All design and construction work on the midblock connection shall be to the satisfaction of the Executive Director, Development Review, and the General Manager, Parks and Recreation; and

b. to make a financial contribution of two hundred thousand dollars (\$200,000.00) to the City, to be paid by the owner prior to the issuance of the first above-grade building permit for the subject site, to be allocated towards public realm improvements in the vicinity of the subject site, to the satisfaction of the Executive Director, Development Review, in consultation with the Ward Councillor;

i) the payment identified in Part 4.b above shall be indexed upwardly in accordance with the Statistics Canada Construction Price Index for the Toronto Census Metropolitan area, reported quarterly by Statistics Canada in Building Construction Price Indexes Table: 18-10-0135-01, or its successor, calculated from the date of the execution of the Amending Section 37 Agreement to the date of payment; and

ii) in the event the financial contribution referred to in Part 4.b above has not been used for the intended purpose set out above within three (3) years of the Zoning By-law Amendment coming into full force and effect, the financial contribution may be redirected for another purpose, at the discretion of the Executive Director, Development Review, in consultation with the Ward Councillor, provided that the purpose(s) is/are identified in the Toronto Official Plan and will benefit the community in the vicinity of the subject site;

c. Prior to the issuance of the first above-grade building permit for the subject site, if the Executive Director, Development Review, determines that Part 4.a. cannot be adequately satisfied, then the owner will make a financial contribution of four hundred thousand dollars (\$400,000.00) to the City, to be paid prior to the issuance of the first above-grade building permit for the subject site, to be allocated towards public realm improvements in the vicinity of the subject site, to the satisfaction of the Executive Director, Development Review, in consultation with the Ward Councillor;

i) the payment identified in Part 4.c above shall be indexed upwardly in accordance with the Statistics Canada Construction Price Index for the Toronto Census Metropolitan area, reported quarterly by Statistics Canada in Building Construction Price Indexes Table: 18-10-0135-01, or its successor, calculated from the date of the execution of the Amending Section 37 Agreement to the date of payment; and

ii) in the event the financial contribution referred to in Part 4.c above has not been used for the intended purpose set out above within three (3) years of the Zoning By-law Amendment coming into full force and effect, the financial contribution may be redirected for another purpose, at the discretion of the Executive Director, Development Review, in consultation with the Ward Councillor, provided that the purpose(s) is/are identified in the Toronto Official Plan and will benefit the community in the vicinity of the subject site.

5. City Council require the owner of the lands at 1913-1951 Yonge Street, 10-22 Davisville Avenue, and 17-21 Millwood Road, to enter into, and register on title, the Amending Section 37 Agreement described above in Parts 3 and 4 prior to the revised site plan approval for the revised proposal, to the satisfaction of the Executive Director, Development Review and the City Solicitor.

FINANCIAL IMPACT

The Development Review Division confirms 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 March 2017, an application to amend the Official Plan and Zoning By-law (Application 17 136251 STE 22 OZ) was submitted to permit the redevelopment of the site with a two-tower development at 24 and 34 storeys for 1925-1951 Yonge Street, 17-21 Millwood Road, and 22 Davisville Avenue.

On November 2, 2017, the applicant appealed the Zoning By-law Amendment application to the Ontario Land Tribunal citing Council's failure to make a decision on the application within the timeframe prescribed by the Planning Act.

On April 24, 2018, City Council adopted the recommendations of the Request for Directions Report directing the City Solicitor and appropriate City Staff to attend the Ontario Land Tribunal, to oppose the Zoning By-law Amendment Application. The decision document can be found here: [City Council Decision](#)

On September 23, 2019, the Zoning By-law Amendment application was withdrawn by the applicant. However, the Official Plan Amendment which accompanied the initial Zoning By-law Amendment Application, was appealed by the applicant to the Local Planning Appeal Tribunal (now the Ontario Land Tribunal).

On September 8, 2020, a new Zoning By-law Amendment application was submitted to permit two mixed-use towers at 30 and 45-storeys.

On December 16, 2020, the applicant appealed its Zoning By-law Amendment application to the Ontario Land Tribunal, citing Council's failure to make a decision on the application within the timeframe prescribed by the Planning Act.

On June 8 and 9, 2021, City Council adopted the recommendations of the Request for Directions Report directing the City Solicitor and appropriate City Staff to attend the Ontario Land Tribunal to oppose the Zoning By-law Amendment Application. The decision document can be found here: [Request for Directions Report](#)

On January 25, 2022, City Council adopted the recommendations of the Request for Further Directions Report requesting further instructions for a hearing scheduled on March 28, 2022. The decision document can be found here: [Request for Further Directions Report](#)

On July 7, 2022, the Ontario Land Tribunal approved in principle the Zoning By-law Amendment for two mixed-use towers at 38 and 45 storeys subject to conditions. The applicant withdrew the appeal of the Official Plan Amendment.

On August 15, 2022, the Ontario Land Tribunal approved the Zoning By-law Amendment for two mixed-use towers at 38 and 45 storeys as By-law 907-2024(OLT). The by-law contained a hold with respect to the subject site.

On October 11 and 12, 2023, City Council adopted a member's motion to amend Item 2022.CC39.14, which amends confidential instructions on Section 37 Benefits for off-

site parkland dedication at 66 and 68 Soudan Avenue. The decision document can be found here: [Agenda Item History - 2023.MM11.42](#).

On September 12, 2025, the City by way of delegated authority to the Executive Director, Development Review, or designate, passed [By-law 865-2025\(PLN\)](#) to remove the Holding By-law Symbol "(H)" with respect to the subject site.

THE SITE

Description

The site is located on the northeast corner of Yonge Street between Millwood Road and Davisville Avenue. It is immediately west of the Davisville Junior/Spectrum Public School and east of the Davisville Subway Station. See Attachment 2 for the Location Map.

The subject site is rectangular in shape and is an assembly of eleven properties currently occupied by vacant low-rise buildings and surface parking lots.

Surrounding Uses

- North: 9-storey mixed-use building at 1955-1985 Yonge Street and 3 Belsize Drive
- South: 10-storey commercial office buildings
- East: Davisville Aquatic Centre and Davisville Junior/Spectrum Public School
- West: Mid-rise commercial office building. A mixed-use development consisting of two towers, 48 and 53 storeys in height, is approved for 1910, 1920 and 1944 Yonge Street (File no. 21 234923 STE 12 OZ).

THE APPLICATION

Description

To amend Zoning By-law 907-2024(OLT) to permit a mixed-use development consisting of two towers with heights of 48-storeys (158.3 metres) and 55-storeys (179.3 metres).

Some of the modifications from the previous approval include:

- An increase in tower heights from 38 and 45-storeys to 48 and 55-storeys; and
- An increase in gross floor area of approximately 12,500 square metres.

Density

The proposal has a density of 13.71 times the area of the lot.

Residential Component

The proposal includes 1,014 dwelling units including 5 studio (0.5%), 440 one-bedroom (43%), 465 two-bedroom (46%), and 104 three-bedroom units (10%).

Non-Residential Component

The proposal includes 5,783 square metres of retail and commercial gross floor area. There is no proposed increase to the non-residential gross floor area.

Heritage Conservation

The proposal maintains the conservation of the heritage building within the site area at 1913 Yonge Street, designated under the Ontario Heritage Act through [By-law 260-2022](#).

Privately-Owned Publicly Accessible Spaces (POPS)

The proposal includes 101 square metres of privately-owned publicly accessible space, secured in the previous approval. The POPS space runs between the proposed building and retained heritage building on-site with municipal address 1913 Yonge Street, providing a pedestrian connection between Davisville Avenue and Yonge Street.

Amenity Space

A total of 3,193 square metres of residential amenity space (3.2 square metres per unit) is proposed, consisting of 2,028 square metres of indoor amenity space (2.0 square metres per unit) and 1,165 square metres of outdoor amenity space (1.2 square metres per unit).

Midblock Connection

The proposal includes a previously secured 3.0-metre-wide north-south pedestrian and cycling connection along the east property boundary, between Millwood Road and Davisville Avenue.

As an additional community benefit, the owner of 1913-1951 Yonge Street, 10-22 Davisville Avenue, and 17-21 Millwood Road is required to design and construct an off-site 3.0-metre-wide midblock connection along the west lot line of the adjacent lands owned by the Toronto District School Board (TDSB) located at 43 Millwood Road and 50 Davisville Avenue. This 3.0-metre-wide off-site midblock connection on the TDSB lands, running north-south and connecting Davisville Avenue and Millwood Road, must be designed and constructed in conjunction with the 3.0-metre wide north-south midblock connection previously secured on the subject site. The owner is required to obtain all the necessary authorizations from the TDSB.

Public Realm

The proposal maintains the previously approved public realm improvements including the provision of 7.0-metre, 4.7-metre and 6.5-metre sidewalks measured from building face to the curb along Yonge Street, Davisville Avenue and Millwood Road, respectively. Seven new street trees are proposed.

Access, Parking and Loading

The primary residential entrance is located on Davisville Avenue, with retail access located along Yonge Street and Millwood Road.

Vehicular and loading access will be from a new publicly accessible 6.0-metre-wide private driveway at the rear of the site from Davisville Avenue through to Millwood Road. A total of 338 parking spaces are proposed in a 3-level underground parking garage. Four loading spaces, including a Type 'G', two Type 'B', and a Type 'A' space, are proposed for the development, along with 752 bicycle spaces, including 217 short term and 482 long term spaces for residents.

A 0.86-metre strip of land along the south property line abutting Davisville Avenue is proposed to be conveyed to the City to satisfy the Official Plan requirement for a 23.0-metre-wide right-of-way. A 1.9-metre-wide pedestrian clearway easement along the west limit of the site along Yonge Street is also being maintained, adjacent to a 0.40-metre-wide conveyance.

The proposal also includes restrictions on southbound left-turns from the site onto Davisville 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/1913Yonge

Reasons for Application

The Zoning By-law Amendment proposes to amend Zoning By-law 569-2013, as amended by Zoning By-law [907-2024\(OLT\)](#) to permit the building form, height, density, setbacks, and other performance standards.

APPLICATION BACKGROUND

A pre-application consultation (PAC) meeting was held on February 17, 2026. The Planning Application Checklist Package resulting from the PAC meeting is available on the Application Information Centre.

The current application was submitted and deemed complete on April 15, 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/1913Yonge.

Agency Circulation Outcomes

The application has been circulated to all appropriate agencies and City Divisions. Responses received have been used to assist in evaluating the application and to formulate the appropriate Zoning Bylaw amendments, including associated conditions of approval.

POLICY AND REGULATION CONSIDERATIONS

Provincial Land-Use Policies

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

Official Plan

The Official Plan Urban Structure Map 2 identifies the site as Avenues, and designates the site as *Mixed Use Areas*. See Attachment 3 of this Report for the Land Use Map. The Official Plan should be read as a whole to understand its comprehensive and integrative intent as a policy framework for priority setting and decision making.

Protected/Major Transit Station Area

The site is within a delineated Protected Major Transit Station Area. Specifically, the site is within 200 metres of the centre point of the delineated Davisville PMTSA associated with SASP 722 in Chapter 8 of the Official Plan. Map 2 of SASP 722 identifies this site as having a minimum of 3 FSI.

The area is planned for a minimum population and employment target of 350 residents and jobs combined per hectare. The planned targets for population and jobs per hectare were established using a Council-approved development framework, taking into account in-effect Official Plan land use designations, as-of-right zoning by-law permissions, density permissions included in Secondary Plans, and approved developments that have not yet been built. Minimum population and employment targets are intended to apply across the entire delineated area for each P/MTSA. Population and employment targets are intended to be achieved through the build out of the area over time.

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

City Planning is undertaking required zoning updates for PMTSAs and MTSA's and a report with recommendations will be brought to the Planning and Housing Committee when the work is finalized.

Yonge-Eglinton Secondary Plan

The Yonge-Eglinton Secondary Plan identifies the site as Mixed Use Areas "A" which specifies that lands within this designation are prime locations for intensification and will include a broad mix of residential, retail and service, major office, institutional, entertainment and cultural uses, and other employment uses. Parks and open spaces are also permitted. It is also located within the Davisville Station Core Character Area which also anticipates buildings heights of 30-45 storeys, and transit-supportive residential intensification at a greater density than the neighbouring Secondary Zone, with new and improved squares and plazas along Yonge street.

Zoning

The subject site is zoned CR 3.0 (C2.0; R2.5) SS2 (X817) under Zoning By-law 569-2013, as amended by By-law 907-2024 (OLT). Generally, the CR zone permits a wide range of commercial and residential uses, including dwelling units in apartment buildings, mixed-use buildings, retail stores, service shops, and offices. 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:

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

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 May 19, 2026, a community consultation meeting took place. The meeting was hosted by Development Review staff where presentations were given by Development Review and the Applicant. Approximately 7 members of the public participated along with the applicant team. Members of the public also provided comments to City staff via emails and phone calls.

Comments and issues raised include:

- Construction impacts and construction timing;
- Concern for the additional density proposed;
- Concern regarding additional height; and
- Impact to neighbourhood character.

The issues raised through the community consultation process have been considered through the review of the application and commented on as necessary in the body of this Report.

Statutory Public Meeting Comments

In making their decision with regard to this application, Council members have an opportunity to hear the oral submissions made at the statutory public meeting held by the Toronto and East York Community Council for this application, as these submissions are broadcast live over the internet and recorded for review.

COMMENTS

Provincial Planning Statement and Provincial Plans

Staff's review of this application has had regard for the relevant matters of provincial interest set out in the Planning Act. Staff has reviewed the current proposal for consistency with the PPS (2024). Staff find the proposal consistent with the PPS (2024).

Official Plan Policies and Design Guidelines

This application has been reviewed against the Official Plan policies, SASPs, Secondary Plan policies, and design guidelines described in the Policy and Regulation Considerations Section of this Report.

Land Use

The proposed mix of uses is acceptable as it is consistent with the *Mixed-Use Areas* and *Mixed-Use Areas 'A'* designation within the Official Plan and the Yonge-Eglinton Secondary Plan.

Built Form

Staff are satisfied that the proposed additional height and density conform with the applicable built form policies of the Official Plan, applicable Site and Area Specific Policies and the Yonge-Eglinton Secondary Plan and meets the intent of the Tall Building Design Guidelines. The site is also within the Davisville Protected Major Transit Station Area. The surrounding existing and planned context includes multiple tall buildings to the east, west, north and south of the site.

Towers

The 48-storey north tower (158.3 metres, excluding mechanical penthouse) and the 55-storey south tower (179.3 metres, excluding mechanical penthouse) maintain the tower setbacks and separation from neighbouring sites as secured in the previous rezoning approval and continue to be acceptable.

Base Building

The proposed base building maintains the previously approved ranges in height between 5-storeys (26.7 metres on Millwood Road) and 8-storeys (33.9 metres on Davisville Avenue) and provides an appropriate street wall height on Yonge Street and proportioned massing in response to the existing and planned context.

Public Realm

Staff are satisfied that the proposal conforms with the applicable public realm policies of the Official Plan and the Midtown Public Realm Implementation Strategy. The previously approved public realm has been maintained.

The previously approved midblock connection would create a new pedestrian connection between Davisville Avenue and Millwood Road. Opportunities to expand this midblock connection on the adjacent TDSB site are being discussed.

The previously approved POPS would be approximately 101 square metres and located within the southwest portion creating a new pedestrian connection linking Yonge Street and Davisville Avenue. It will provide opportunity for significant public realm enhancements and space for a plaque designed in collaboration with Heritage Planning.

Shadow Impact

The shadow impact resulting from the proposal is acceptable. The proposal adequately limits shadow impacts on shadow-sensitive areas, parks, and sidewalks, particularly during the spring and fall equinoxes.

To the east, the Davisville Junior/Spectrum Public School will experience no new shadow during the spring and fall equinox, except for the summer equinox where limited shadow will be cast for one hour at 2:18pm on the playfield and on the remainder of the school yard between 3:18 to 4:18pm. Limited new shadowing would be experienced by neighbourhoods to the east in the spring and fall equinox between 16:18 to 17:18 p.m. and after 18:18pm on the southern portion of the June Rowlands Park.

Wind Impact

A Pedestrian Level Wind Study was submitted in support of the application. The study indicates that the increased tower heights will result in a marginal increase in at-grade wind conditions. The original report has been updated as part of the related site plan application to adopt staff recommendations. The recommendations incorporate wind mitigation measures that will provide a comfortable sitting experience in outdoor amenity areas during the summer, and reduce wind impact at residential and retail entrances. The report identifies a small section of the 3.0-metre midblock connection along the east property line with marginally uncomfortable walking conditions during winter.

Staff find the conclusions of the Wind Study, including the proposed mitigation measures, acceptable.

Servicing

The Functional Servicing and Stormwater Management Report submitted in support of this application demonstrates that the proposal can be adequately serviced from existing storm, water, and sanitary infrastructure. Development Engineering staff have reviewed the report and agree with its conclusions.

Road Widening

In order to satisfy the Official Plan requirement of a 23.0 metre right-of-way for this segment of Davisville Avenue, a 0.86 metre road widening dedication along the Davisville Avenue frontage of the site is required and is proposed to be conveyed to the City. A 0.40-metre-wide conveyance along the west limit of the site along the Yonge Street frontage is also required to achieve a 27.0 metre right of way, save and except for the existing heritage building on-site at 1913 Yonge Street.

Traffic Impact, Parking, Access, and Loading

A Transportation Impact Study was submitted to assess the traffic impact, vehicular access, and parking arrangements for the proposal. The study included a traffic signal warrant analysis to determine the justification for a traffic signal to be located at Yonge Street/Millwood Road. The study finds that a signal is warranted.

The Planning Act prohibits minimum parking requirements in the Davisville Protected Major Transit Station Area. Nonetheless, any parking that is provided by the applicant is subject to zoning and accessibility standards for parking spaces.

Transportation Review has reviewed the Transportation Impact Study and accepts the conclusions.

Parkland

In accordance with Section 42 of the Planning Act, the owner is required to satisfy parkland dedication requirements that result from the proposed additional density 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.

The applicant has fulfilled their statutory Section 42 requirements as per the previous approval.

Tree Preservation

An arborist report was submitted indicating that four street trees along Millwood Road and six street trees along Yonge Street, and one private tree will be impacted by the development. Seven new street trees along Millwood Road and nine new private trees are proposed to be planted. To ensure the planting and survival of the proposed new street trees, the applicant will be required to submit a tree planting security deposit. The tree protection measures will be secured through the tree permit process to the satisfaction of Urban Forestry, Tree Protection and Plan Review, Environment, Climate and Forestry.

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.

Section 37

The existing Section 37 Agreement, registered on title for 1913-1951 Yonge Street, 10-22 Davisville Avenue, and 17-21 Millwood Road as Instrument AT6642275, will be amended at the expense of the owner to secure the following additional community benefits, in addition to those already secured:

1. The owner of 1913-1951 Yonge Street, 10-22 Davisville Avenue, and 17-21 Millwood Road is required:

- a. to design and construct an off-site 3.0-metre-wide midblock connection along the west lot line of the adjacent lands owned by the Toronto District School Board (TDSB) located at 43 Millwood Road and 50 Davisville Avenue. The 3.0-metre-wide off-site midblock connection on the TDSB lands will run north-south connecting Davisville Avenue and Millwood Road, and must be designed and constructed prior to the issuance of the first occupancy permit for the lands at

1913-1951 Yonge Street, 10-22 Davisville Avenue, and 17-21 Millwood Road, and designed and constructed in conjunction with the 3.0-metre wide north-south midblock connection previously secured on the subject site in Instrument Number AT6642275, and in accordance with Schedule A included in Attachment 5 of the report (dated June 19, 2026) from the Acting Director, Community Planning, Toronto and East York District. The owner is required to obtain all the necessary authorizations from the TDSB and enter into any required agreements regarding access and maintenance, to the satisfaction of the City Solicitor and the Executive Director, Development Review. All design and construction work on the midblock connection shall be to the satisfaction of the Executive Director, Development Review, and the General Manager, Parks and Recreation; and

b. to make a financial contribution of two hundred thousand dollars (\$200,000.00) to the City, to be paid by the owner prior to the issuance of the first above-grade building permit for the subject site, to be allocated towards public realm improvements in the vicinity of the subject site, to the satisfaction of the Executive Director, Development Review, in consultation with the Ward Councillor;

i) the payment identified in Part 1.b above shall be indexed upwardly in accordance with the Statistics Canada Construction Price Index for the Toronto Census Metropolitan area, reported quarterly by Statistics Canada in Building Construction Price Indexes Table: 18-10-0135-01, or its successor, calculated from the date of the execution of the Amending Section 37 Agreement to the date of payment; and

ii) in the event the financial contribution referred to in Part 1.b above has not been used for the intended purpose set out above within three (3) years of the Zoning By-law Amendment coming into full force and effect, the financial contribution may be redirected for another purpose, at the discretion of the Executive Director, Development Review, in consultation with the Ward Councillor, provided that the purpose(s) is/are identified in the Toronto Official Plan and will benefit the community in the vicinity of the subject site;

c. Prior to the issuance of the first above-grade building permit for the subject site, if the Executive Director, Development Review, determines that Part 1.a. cannot be adequately satisfied, then the owner will make a financial contribution of four hundred thousand dollars (\$400,000.00) to the City to be paid prior to the issuance of the first above-grade building permit for the subject site, to be allocated towards public realm improvements in the vicinity of the subject site, to the satisfaction of the Executive Director, Development Review, in consultation with the Ward Councillor;

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its successor, calculated from the date of the execution of the Amending Section 37 Agreement to the date of payment; and

ii) in the event the financial contribution referred to in Part 1.c above has not been used for the intended purpose set out above within three (3) years of the Zoning By-law Amendment coming into full force and effect, the financial contribution may be redirected for another purpose, at the discretion of the Executive Director, Development Review, in consultation with the Ward Councillor, provided that the purpose(s) is/are identified in the Toronto Official Plan and will benefit the community in the vicinity of the subject site.

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: Existing Zoning By-law Map
- Attachment 5: Draft Zoning By-law Amendment

Applicant Submitted Drawings

- Attachment 6: Site Plan
- Attachment 7: Elevations and/or Ground Floor Plan
- Attachment 8: 3D Massing Model

Attachment 1: Application Data Sheet

Municipal Address: 1913-1951 Yonge Street, 10-22 Davisville Avenue, and 17-21 Millwood Road
Date Received: April 15, 2026

Application Number: 26 144461 STE 12 OZ

Application Type: Zoning By-law Amendment

Project Description: A mixed-use development consisting of two towers of 48-storesys and 55-storesys.

Applicant
Times Group

Architect
Core Architects

Owner
Times Group

EXISTING PLANNING CONTROLS

Official Plan Designation: *Mixed Use Areas*
Site Specific Provision: SASP 722

Zoning: Commercial Residential 3.0 (C2.0; R2.5) SS2 (X817)
Heritage Designation: N

Height Limit (m): 38
Site Plan Control Area: Y

PROJECT INFORMATION

Site Area (sq m): 5,743
Frontage (m): 84.8m+26.3m+64.7m
Depth (m): 64.7m

Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):		2,846	0	2,846
Residential GFA (sq m):		61,000	11,942	72,942
Total GFA (sq m):		66,000+350	12,374	78,725
Height - Storeys:	2	38+45	10+10	48+55
Height - Metres:		130.5+151.5	54.6+54.6	157.8+178.8
Lot Coverage Ratio (%): 69.8		Floor Space Index:		13.71

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

Residential GFA: 72,941.7

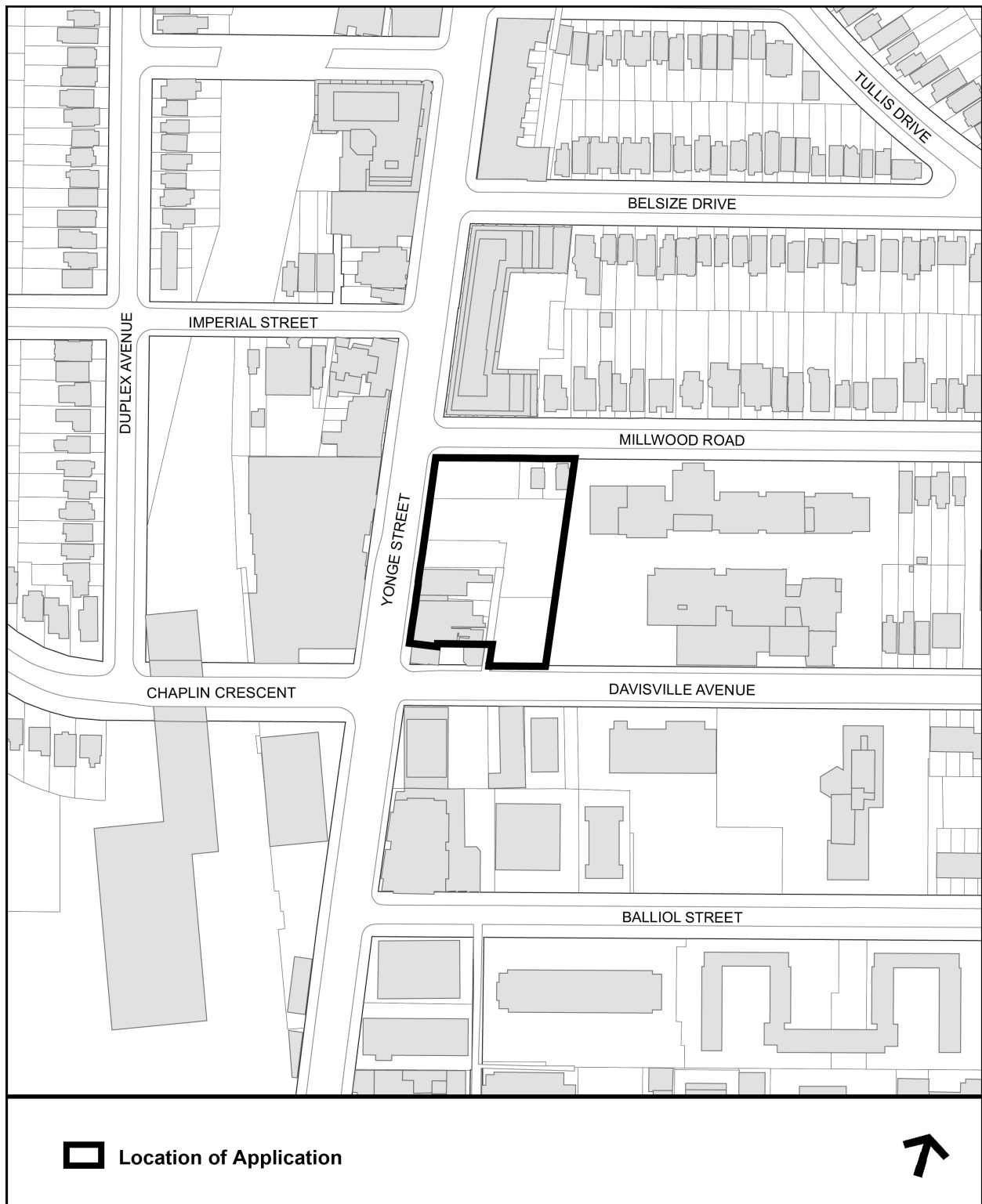
Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:	0	802	212	1,014
Condominium:				

Total Units: 1,014

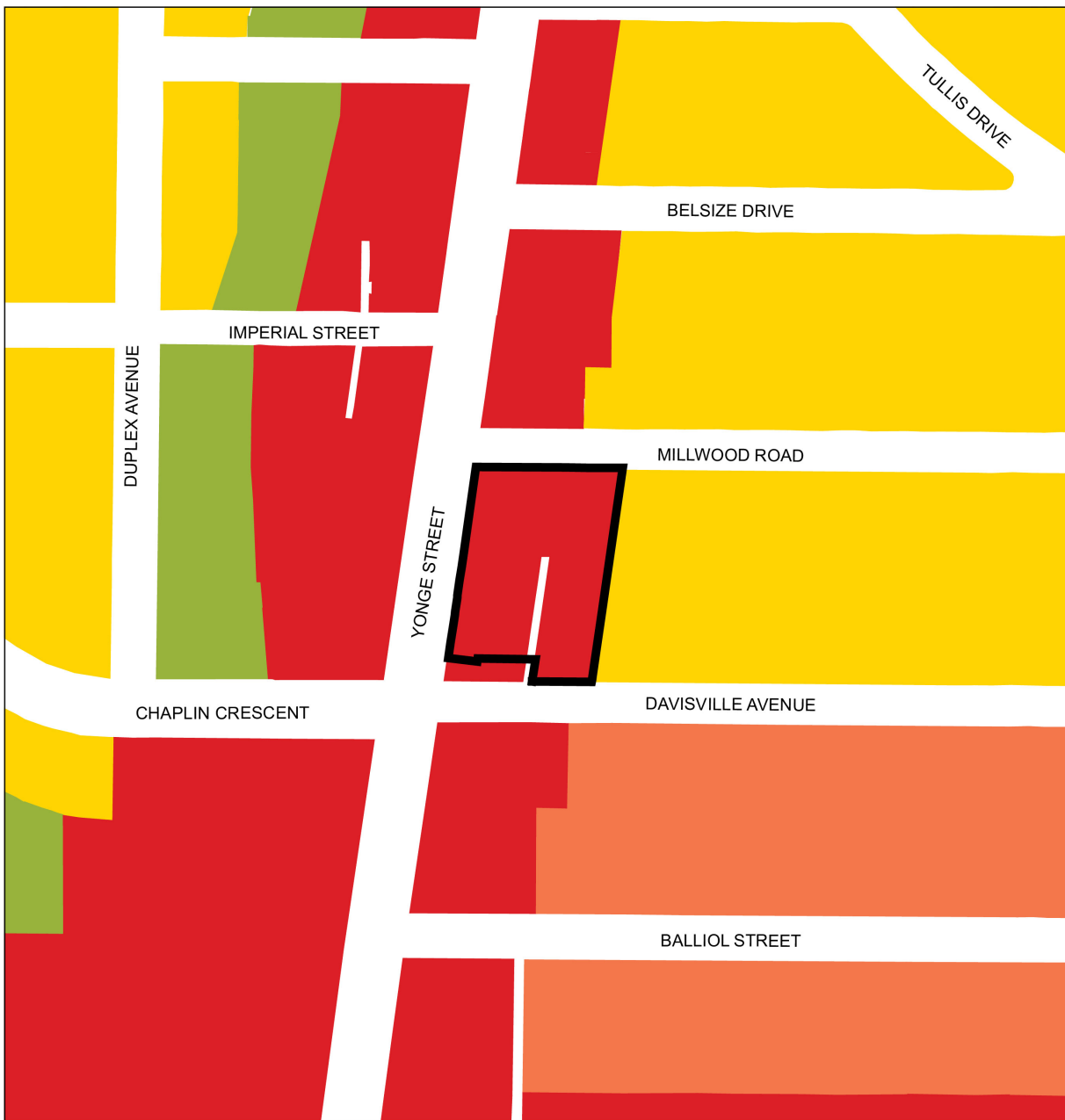
Total Residential Units by Size

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:					
Proposed:		5	440	465	104
Total Units:		5	440	465	104

Attachment 2: Location Map



Attachment 3: Official Plan Land Use Map



Official Plan Land Use Map #17

1913, 1915, 1917, 1919, 1925, 1927, 1941, 1951 Yonge Street,
17 & 21 Millwood Road & 22 Davisville Avenue

File # 26 144461 STE 12 0Z

 Location of Application

 Neighbourhoods

 Apartment Neighbourhoods

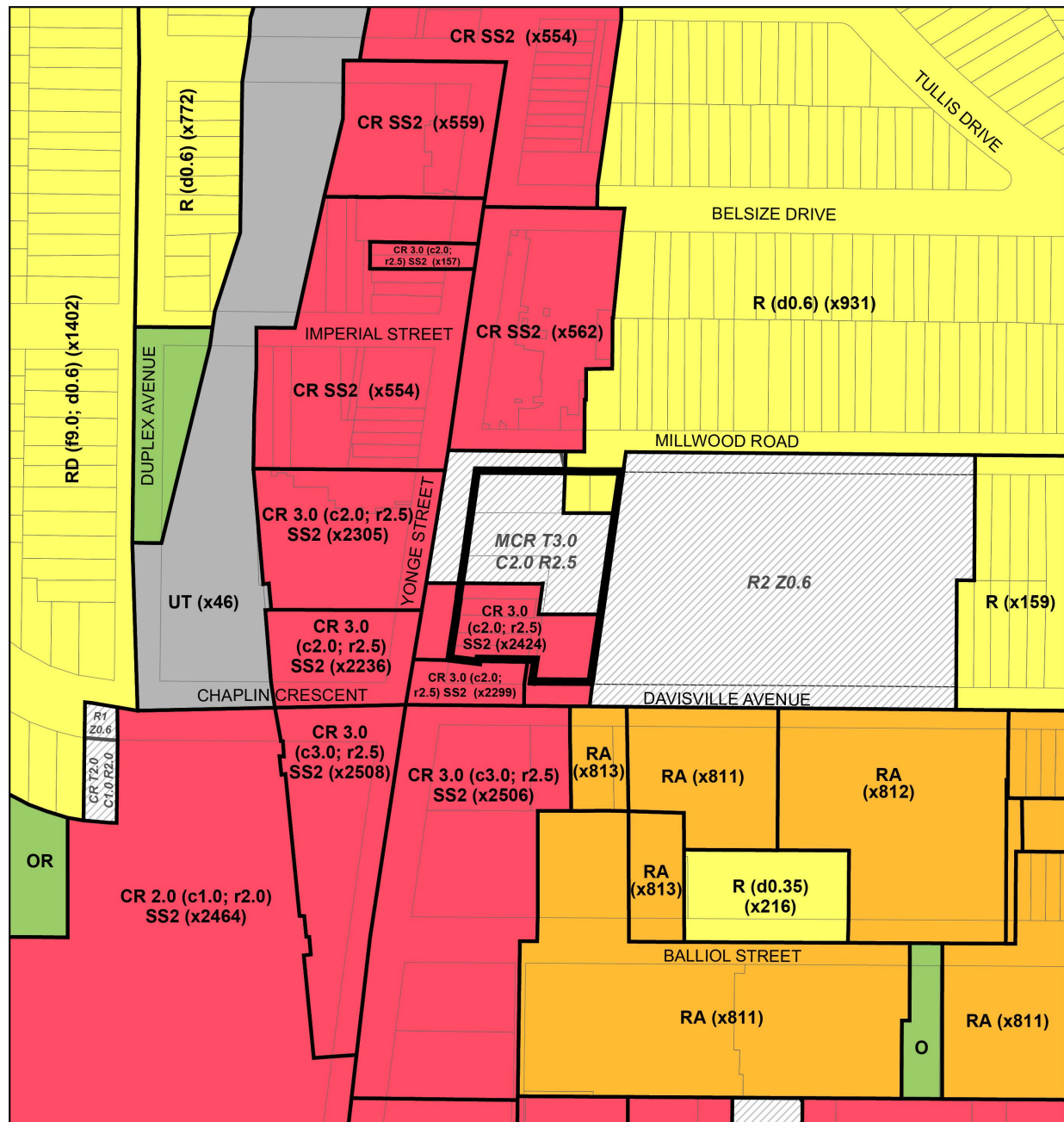
 Mixed Use Areas

 Parks



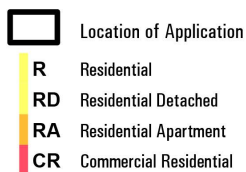
Not to Scale
Extracted: 04/20/2026

Attachment 4: Existing Zoning By-law Map+



Zoning By-law 569-2013

1913, 1915, 1917, 1919, 1925, 1927, 1941, 1951 Yonge Street,
17 & 21 Millwood Road & 22 Davisville Avenue
File # 26 144461 STE 12 0Z

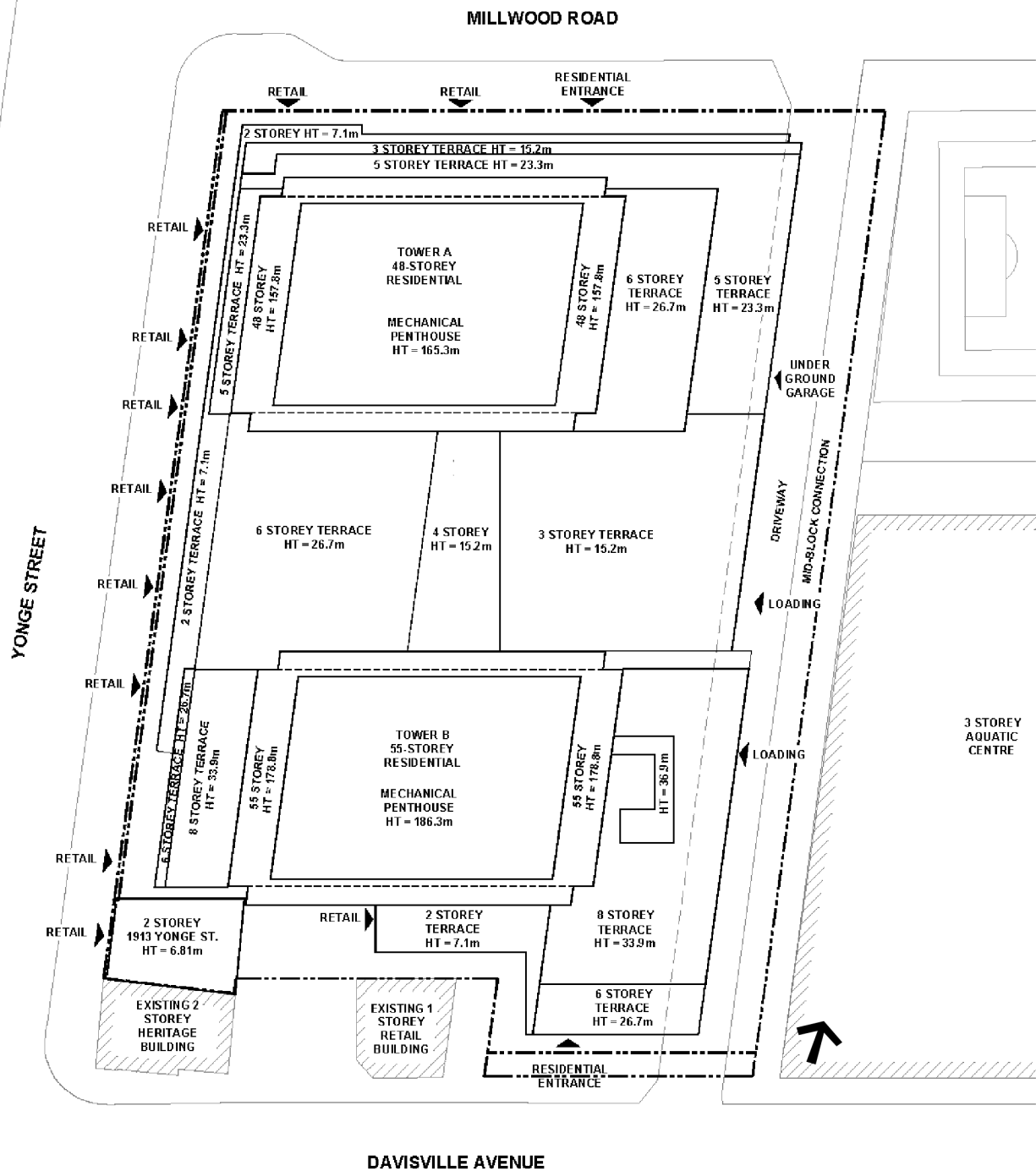


Not to Scale
Extracted: 04/20/2026

Attachment 5: Draft Zoning By-law Amendment

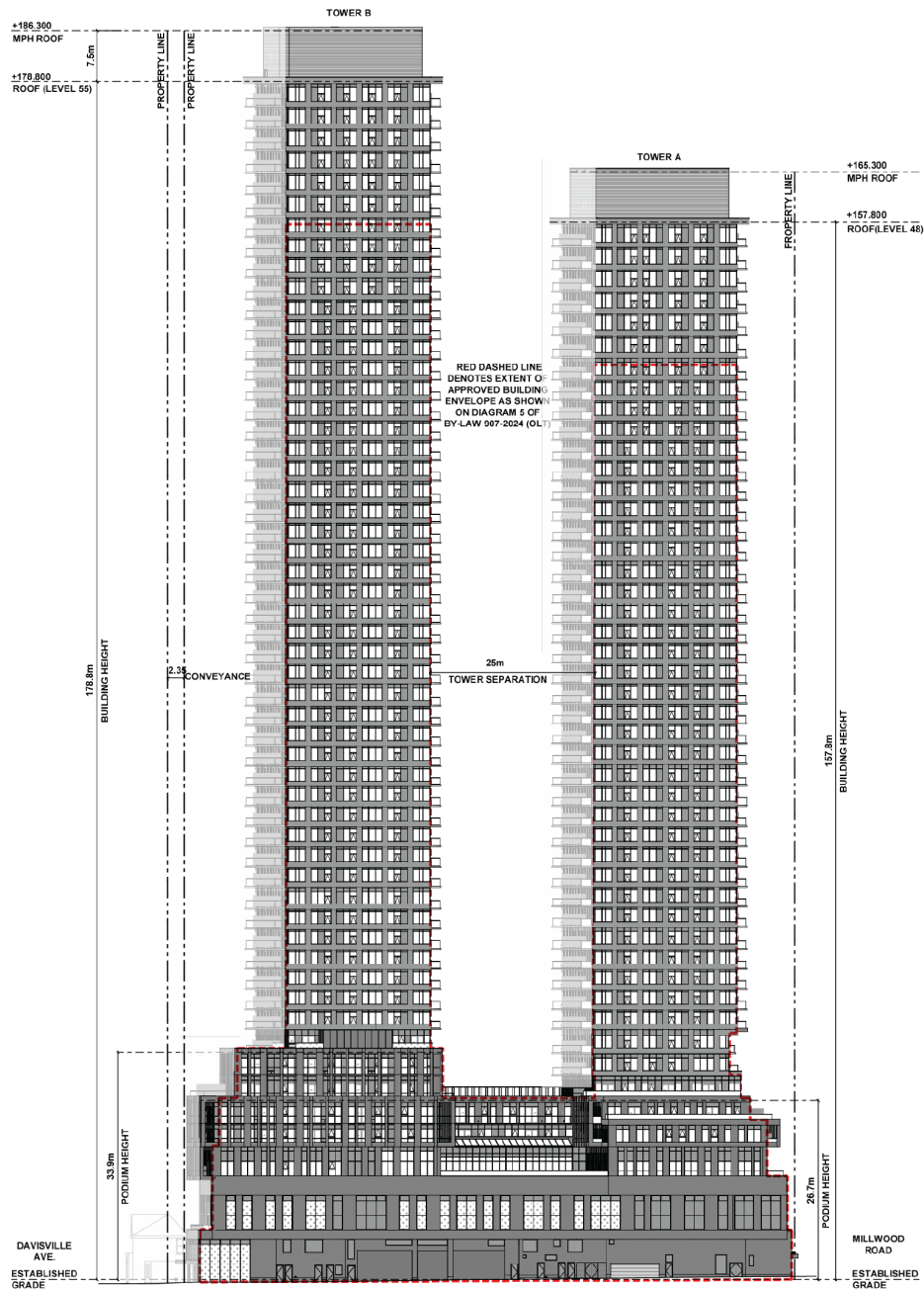
This attachment will be provided prior to the July 8, 2026, Toronto and East York Community Council Meeting

Attachment 6: Site Plan

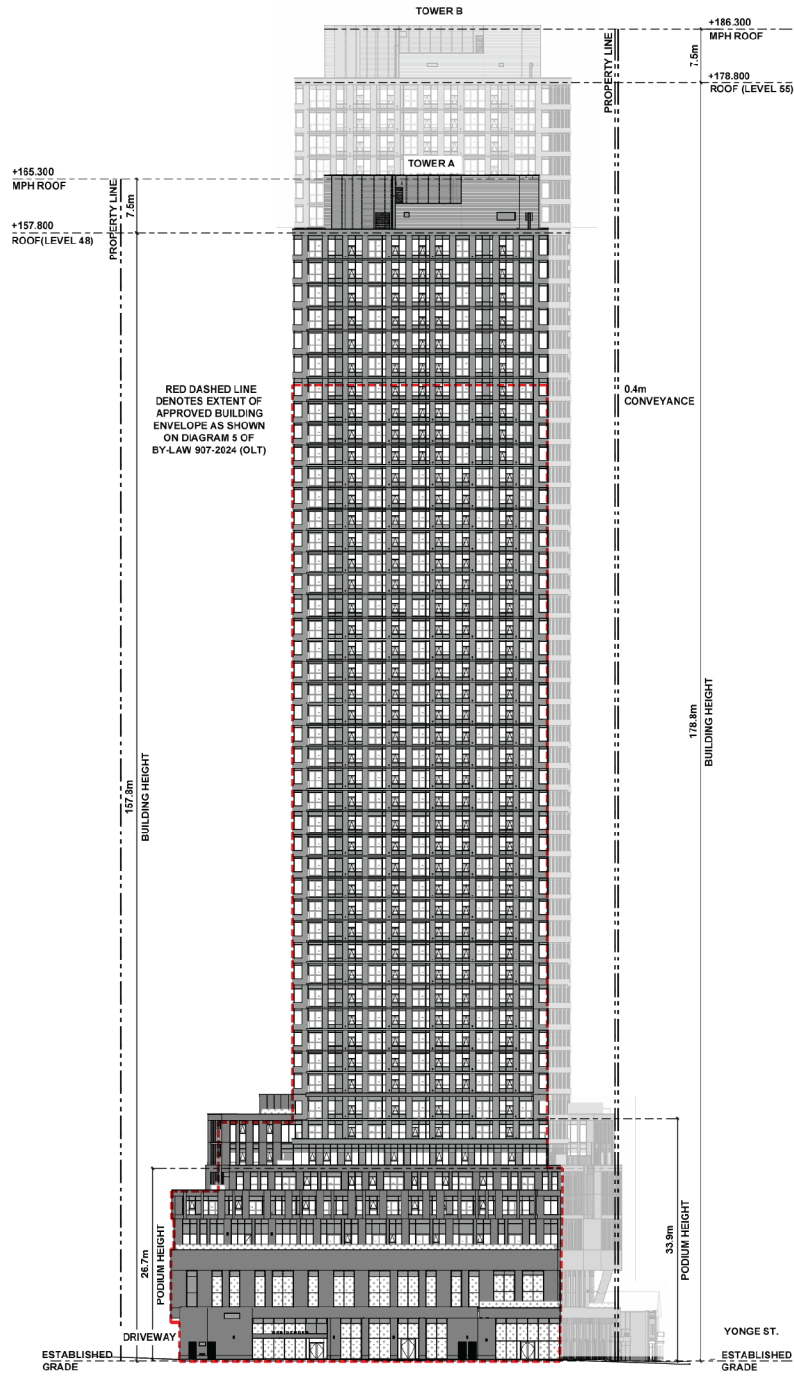


Site Plan

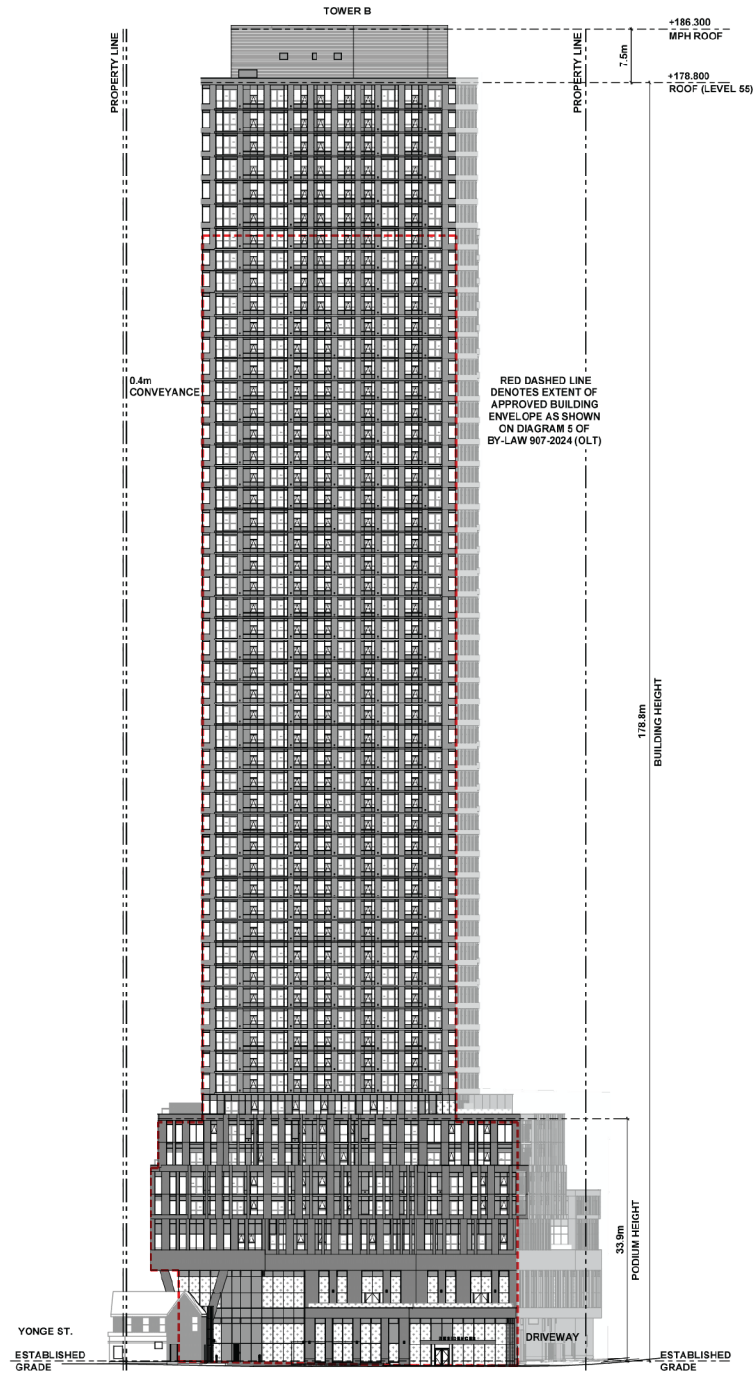
Attachment 7: Elevations



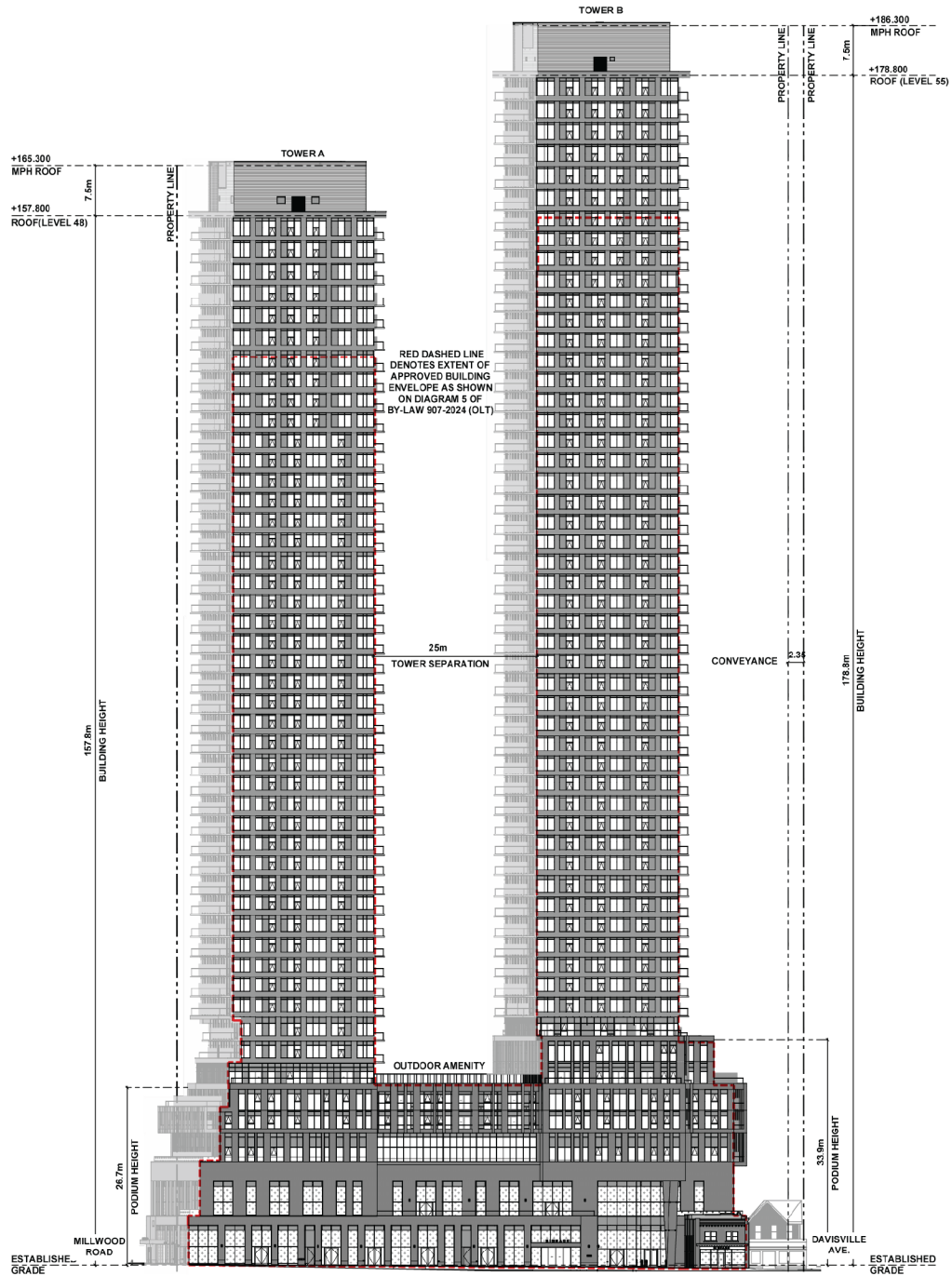
East Elevation



North Elevation

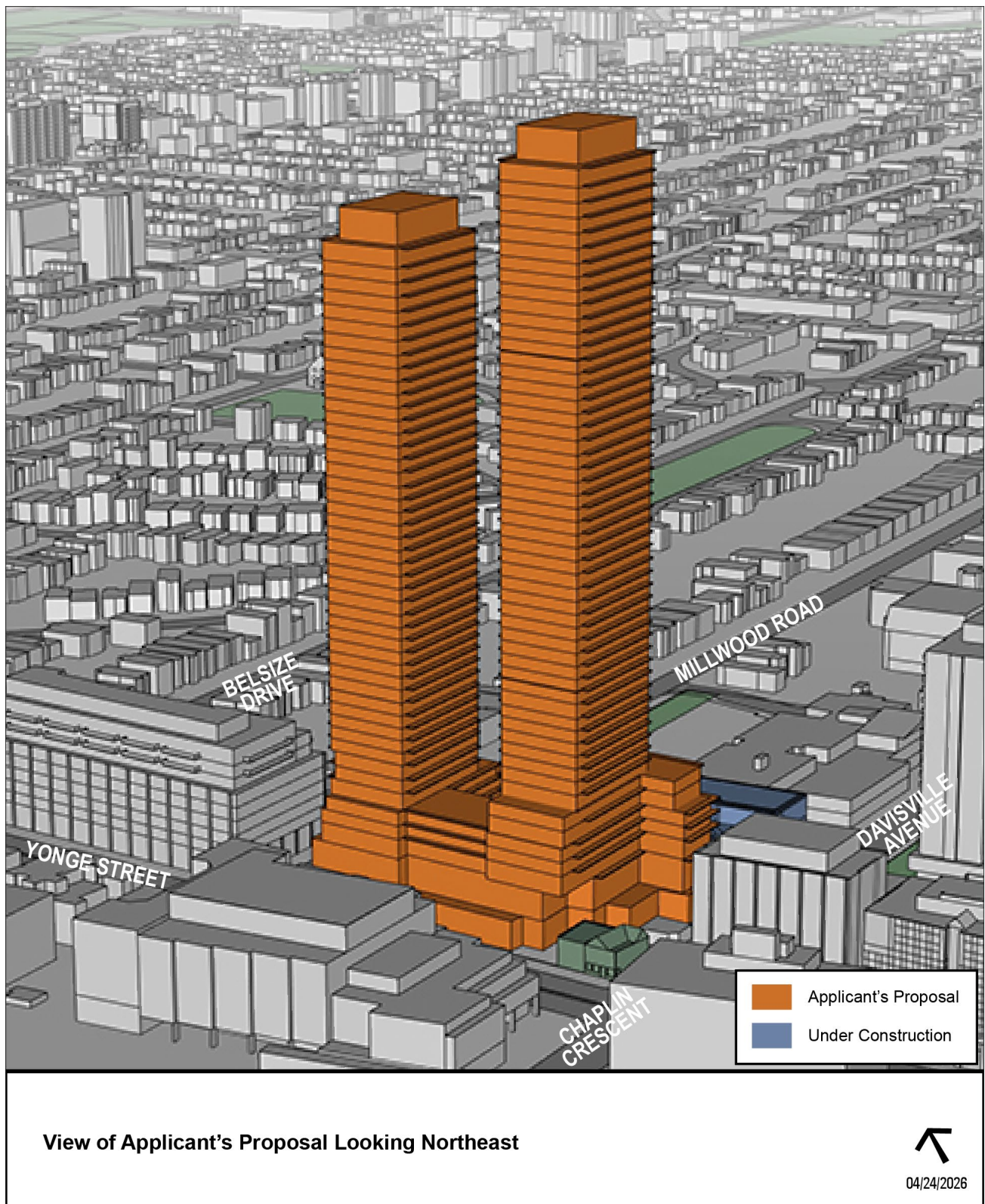


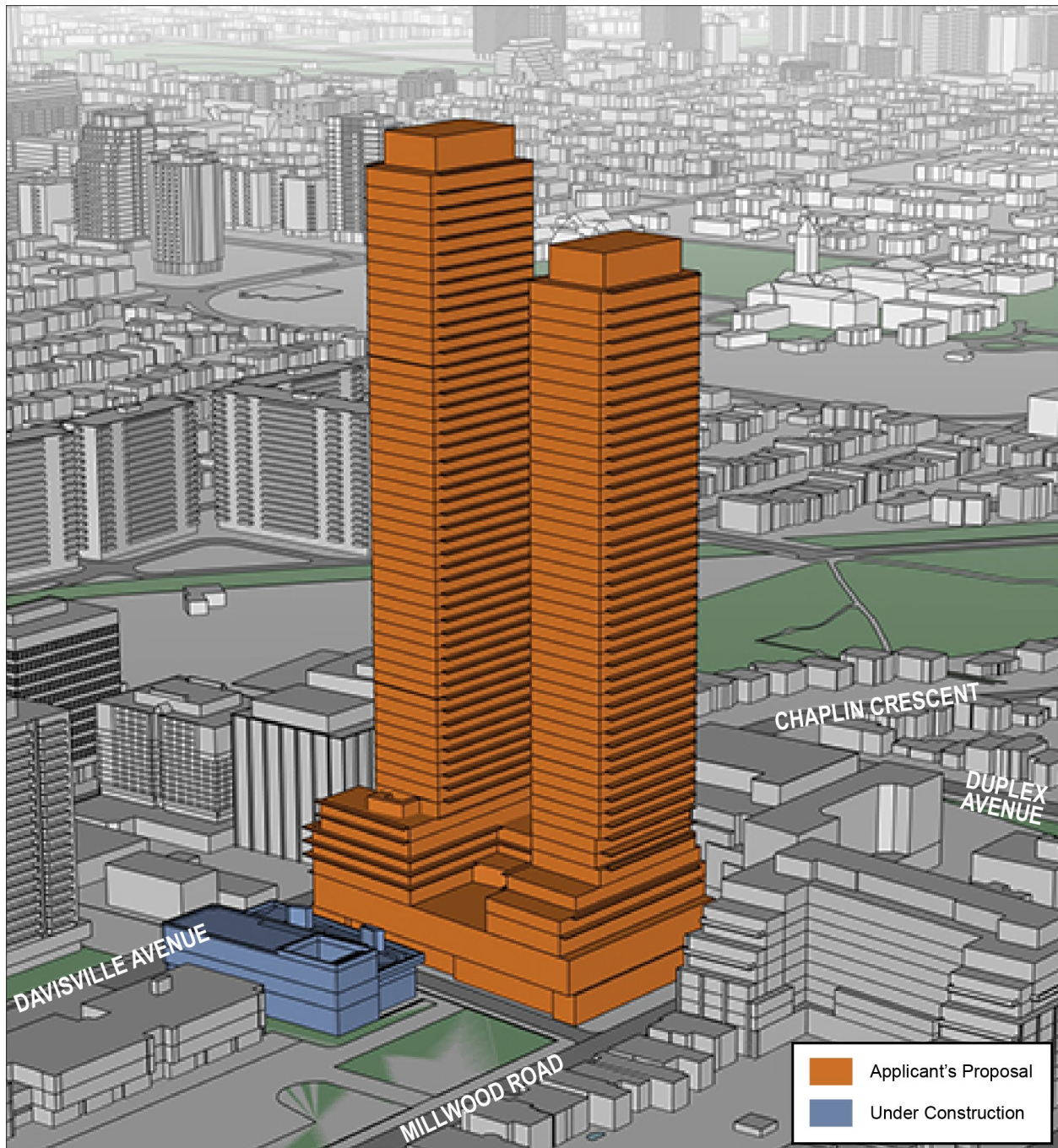
South Elevation



West Elevation

Attachment 8: 3D Massing Model





View of Applicant's Proposal Looking Southwest



04/24/2026