

77 Howard Street – Zoning By-law Amendment Application – Decision Report – Approval

Date: June 29, 2026

To: Toronto and East York Community Council

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

Ward: 13 - Toronto Centre

Planning Application Number: 25 215767 STE 13 OZ

Related Planning Application Number: 24 220078 STE 13 SB

SUMMARY

This report recommends approval of the application to amend the Zoning By-law, with a holding provision, to permit a 139.5-metre (41-storey excluding mechanical penthouse) infill mixed-use building with 460 residential units and 420 square metres of non-residential space on the ground floor at 77 Howard Street. The existing 24-storey rental apartment building on the subject site will be retained. A 713 square metre on-site parkland dedication is proposed at the northeast corner of the site.

RECOMMENDATIONS

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

1. City Council amend City of Toronto Zoning By-law 569-2013 for the lands municipally known as 77 Howard Street 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 approve that in accordance with Section 42 of the Planning Act prior to the issuance of the first above grade building permit, the owner shall convey to the City, an on-site parkland dedication, having a minimum size of 604 square metres, to the satisfaction of the Executive Director, Development Review, and the City Solicitor.

4. City Council approve the acceptance of on-site parkland dedication, subject to the owner transferring the parkland to the City free and clear, above and below grade, of all easements, encumbrances, and encroachments, in an acceptable environmental condition; the owner may propose the exception of encumbrances of tiebacks, where such an encumbrance is deemed acceptable by the Executive Director, Development Review, in consultation with the City Solicitor; and such an encumbrance will be subject to the payment of compensation to the City, in an amount as determined by the Executive Director, Development Review, and the Executive Director, Corporate Real Estate Management.

5. City Council accept the owner's offer of an in-kind contribution (Attachment 9 to this Report) pursuant to subsection 37(6) of the Planning Act and allow the owner to convey 109 square metres of additional open space as part of the development free and clear, above and below grade, of all easements, encumbrances, encroachments, in an acceptable environmental condition, prior to the first above grade building permit, to the satisfaction of the Executive Director, Development Review, and in consultation with the General Manager, Parks and Recreation (the "In-kind Contribution").

6. City Council attribute a value to the In-kind Contribution, equal to 37 percent of 4 percent of the value of the land for the development permissions granted through the draft Zoning By-law Amendment included as Attachment 5 to this Report (net of any exclusions or exemptions authorized under the Community Benefits Charge By-law), as determined the day before the day the first building permit is issued in respect of the development.

7. City Council authorize the Executive Director, Development Review, to enter into an Agreement pursuant to subsection 37(7.1) of the Planning Act (the "In-kind Contribution Agreement") to address the provision of the In-kind Contribution on terms satisfactory to the Executive Director, Development Review, in consultation with the General Manager, Parks and Recreation, Executive Director, Corporate Real Estate Management and in a form satisfactory to the City Solicitor.

8. City Council determine that the execution and registration of the In-kind Contribution Agreement constitute satisfactory arrangements for the provision of the In-Kind Contribution for the purpose of Applicable Law as defined in the Building Code.

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

10. City Council direct the Executive Director, Development Review, to request the owner to develop a Construction Mitigation and Tenant Communication Plan to mitigate

the impacts of construction of the development on tenants of the existing rental apartment building prior to Site Plan Approval, including a Parking Plan that provides at least 1 parking space on-site for each tenant of 77 Howard who had a parking space at the time of the Zoning By-law Amendment application, dated April 25, 2025, and indicates the access to, and location of the parking spaces during and after construction of the new building, all to the satisfaction of the Executive Director, Development Review.

11. City Council direct the Executive Director, Development Review, to request the owner to undertake, through the Site Plan Control process, improvements to the existing rental apartment building, at its sole expense and at no cost to tenants, at 77 Howard, as follows:

- a. Accessible door improvements to the lobby;
- b. Upgrades to the heating control systems, including a new generator;
- c. Upgrades to the main electrical room and electrical components;
- d. A minimum of 16 e-bike parking spaces (with an area of 40 square meters) added to the underground parking garage;
- e. A new fob system for residential access to building (for all entrance points, including the underground garage)
- f. A new roof;
- g. Façade improvements including exterior brick replacement; and
- h. Two new outdoor amenity spaces at-grade and accessible to all current residents of the existing rental dwelling units.

12. City Council request the General Manager, Transportation Services to review and report back on the feasibility of amending Schedule B of the City of Toronto Municipal Code Chapter 925, Permit Parking, to exclude the development located at 77 Howard Street.

FINANCIAL IMPACT

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

Community Benefits Charge

This report recommends that Council accept the owner's offer (Attachment 9 of this Report) and allow the owner to provide a Community Benefits Charge (CBC) in-kind contribution of the conveyance of 109 square metres of additional open space as part of the development free and clear, above and below grade, of all easements, encumbrances, and encroachments, in an acceptable environmental condition. The attributed value of the proposed CBC in-kind contribution is 37% of the 4% value of the land. The owner is required to enter into an agreement to secure the in-kind contribution prior to the issuance of the first building permit in respect of the development. The remaining CBC will be paid as a cash contribution at the time of the first building permit.

The Chief Financial Officer and Treasurer has reviewed this report and agrees with the information as presented in the Financial Impact Section.

THE SITE AND SURROUNDING LANDS

Description

The site is located on the south side of Howard Street, between Ontario Street and Rose Avenue, within the St. James Town neighbourhood. The site has a lot frontage of approximately 106 metres on Howard Street, 63 metres on Rose Avenue and 91 metres on Ontario Street, with a lot area of approximately 8,143 square metres. See Attachment 2 for the Location Map.

Existing Use

The site is currently occupied by a 24-storey rental apartment building containing 383 rental units. On the south side of the building, there is surface parking and the entrance to an underground parking garage. Vehicular access is provided from both Ontario Street and Rose Avenue. The northern portion of the site, fronting Howard Street, is predominantly open space.

THE APPLICATION

Description

A 139.5-metre (41-storey excluding mechanical penthouse) mixed-use infill building, and a new 713 square metre park. The existing 24-storey residential building will be maintained.

Density

The proposal has a density of 7.96 times the area of the lot.

Residential Component

The proposal includes 460 new dwelling units, comprised of 12 studio (2.6%), 318 one-bedroom (69.1%), 81 two-bedroom (17.6%), and 49 three-bedroom units (10.7%). A portion of the studio and one-bedroom units would be located and designed so that they could be converted to provide a total of 40% two-and three-bedroom units.

The existing building includes 384 rental dwelling units, which will be maintained.

Non-Residential Component

The proposal includes 420 square metres of retail space in two units on the ground floor of the new building.

Public Park

The proposal includes a 713 square metre public park at the northeast corner of the site, which will be dedicated to the City.

Amenity Space

The proposal provides 2,230 square metres of amenity space (4.8 square metres per dwelling unit), comprised of 920 square metres of indoor amenity space (2.0 square metres per dwelling unit) and 1,310 square metres of outdoor amenity space (0.8 square metres per dwelling unit). The outdoor amenity spaces would be shared between the new and existing buildings.

Access, Parking and Loading

Pedestrian access is provided from Howard Street and vehicle access is proposed through the garage ramp servicing the existing building from Ontario Street. The proposal includes 51 new vehicle parking spaces and maintenance of 118 existing vehicle parking spaces. The proposal includes 470 bicycle parking spaces (368 long-term resident spaces, 92 short-term visitor spaces and 10 publicly accessible spaces). Two loading spaces (one Type 'C' and one Type 'G') are proposed.

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/77HowardSt

Reasons for Application

The proposed development requires an amendment to Zoning By-law 569-2013 to increase the permitted height and density, and modify other performance standards.

A Draft Plan of Subdivision application, to advance the comprehensive redevelopment of the subject lands along with the lands at 238, 240, 260, and 280 Wellesley Street East, 650 Parliament Street, has also been submitted and is currently under review.

APPLICATION BACKGROUND

Pre-application consultation (PAC) meetings were held on September 14, 2023, and July 11 and October 16, 2024. The Planning Application Checklist Package resulting from the PAC meeting is available on the Application Information Centre.

The current application was submitted on and deemed complete on August 25, 2025, satisfying the City's minimum application requirements. The reports and studies submitted in support of this application are available on the Application Information Centre.

Agency Circulation Outcomes

The application together with the applicable reports noted above, have been circulated to all appropriate agencies and City Divisions. Responses received have been used to assist in evaluating the application and to formulate appropriate Zoning By-law amendments.

POLICY CONSIDERATIONS

Provincial Land-Use Policies

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

Official Plan

The site is in the Downtown and Central Waterfront Area and is designated Apartment Neighbourhoods. See Attachment 3 of this report for the Official Plan 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.

Downtown Plan

The Downtown Plan reinforces that policies applicable to lands designated Apartment Neighbourhoods continue to apply.

Protected/Major Transit Station Area

The site is within two delineated Protected Major Transit Station Areas (PMTSAs). It is within 500 metres of the centre point of the delineated Castle Frank and Sherbourne subway stations associated with Site and Area Specific Policies (SASPs) 649 and 601, respectively, in Chapter 8 of the Official Plan. Map 2 of SASPs 649 and 601 identify this site as having a minimum Floor Space Index (FSI) of 1.5.

The area is planned for a minimum population and employment target of 500 residents and jobs combined per hectare. The planned targets for population and jobs per hectare were established using a Council-approved development framework, taking into account in-effect Official Plan land use designations, as-of-right zoning by-law permissions, density permissions included in Secondary Plans, and approved developments that have not yet been built. Minimum population and employment targets are intended to apply across the entire delineated area for each PMTSA. Population and employment targets are intended to be achieved through the build out of the area over time.

Chapter 8 states that lands designated Apartment Neighbourhoods located between 200 and 500 metres of an existing or planned transit station will have City-initiated zoning that permits an FSI of 6 or more. The permitted FSI is not a minimum

requirement. Appropriate density for the site will be determined in the context of the site and by reading the Official Plan as a whole.

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

Downtown Tall Buildings (Site and Area Specific Policy 517)

SASP 517 provides updated criteria for all tall building development proposals within the downtown. In addition to considerations for tall buildings, SASP 517 notes that the proposal shall have regard for a comfortable pedestrian realm; consideration for development proposals on other sites within the block; access to sunlight; views between towers; and consideration of wind conditions on and around the subject site.

Zoning

The subject site is zoned Residential (R (d1.0) (x523)) under Zoning By-law 569-2013. This zoning category permits residential uses with a density of 3.5 times the area of the lot. See Attachment 4 of this report for the existing Zoning By-law Map.

City staff are currently undertaking a review of the Zoning By-law to bring it into conformity with the requirement that Apartment Neighbourhoods designated sites within 200-500 metres of an existing transit station in a delineated PMTSA will permit a density of 6.0 times the area of the lot.

St. James Town Connects

In July 2018, City Council approved the St. James Town Connects Framework, which aims to improve St. James Town's public realm by creating safer, greener and more usable open spaces and pedestrian connections. The Framework outlines ten key projects to accomplish these aims including enhancing streetscapes and improving midblock connections. The City Council decision and staff report are available at: [Agenda Item History - 2018.TE34.90](#)

Design Guidelines

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

- Tall Building Design Guidelines; and
- Growing Up: Planning for Children in New Vertical Communities.

Toronto Green Standard

The Toronto Green Standard (TGS) is a set of performance measures for green development. In place since 2010, the TGS has contributed to building resilient communities and advanced matters related to public health, safety, sustainability and energy efficiency. Development proposals address the updated Toronto Green Standard Tier 1 as part of application materials. Development achieving higher levels of performance (Tier 2 and above) are eligible for a partial refund of development charges.

Information on the Toronto Green Standard may be found at <https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/toronto-green-standard/>

PUBLIC ENGAGEMENT

Community Consultation

On December 9, 2025, an in-person community consultation meeting was hosted by City staff. Approximately 80 members of the public participated, as well as the Ward Councillor and the applicant. At the meeting, City staff and the applicant's consultants gave presentations on the site and surrounding area, the existing planning framework, and the proposed development.

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

- Concerns regarding the state of the existing residential rental building, including electrical failures, past flooding and prolonged loss of services;
- Opposition to further intensification in St. James Town;
- Impacts of new shadows leading to reduced access to natural light;
- Increased down-drafts and localized wind tunneling;
- Loss of private open space in the northern portion of the site;
- The lack of adequate amenities for the existing site that does not meet the needs of a community with limited recreational space for children;
- Fire safety concerns as residents noted the existing open space making up the parkland dedication currently serves as a primary muster point during fire alarms;
- Increased traffic congestion on Howard Street;
- Concerns with strain on City services; and
- Construction mitigation concerns regarding dust, noise and vibrations affecting the current residents.

Tenant Consultation Meeting

On April 16, 2026, the applicant hosted a meeting for the current residents of the 24-storey apartment building at 77 Howard Street. Approximately 19 tenants attended, along with City staff. The applicant provided information on the development, proposed improvements to the existing building at 77 Howard Street, and addressed more specific questions about impacts to tenants.

During the meeting, the following items were raised by tenants:

- Requests for immediate upgrades to laundry and elevators, with future improvements to the intercom, building exterior, including windows, accessible front entrance and electric vehicle chargers;
- Concerns regarding the current garbage/recycling configuration, including the lack of a recycling chute, and fire safety concerns;
- The potential loss of resident and visitor parking and wheel-trans access with changes proposed to the parking and access;
- Separation distance between the existing and proposed building;

- Requested access to new amenity spaces by existing tenants;
- Request for ongoing updates to tenants about the status of the application, timelines and construction management, and requested opportunities for tenant input after approval.

The issues raised through the community consultation process and applicant lead tenant meeting have been considered through the review of the application and commented on as necessary in the body of this report.

Statutory Public Meeting Comments

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

COMMENTS

Provincial Planning Statement and Provincial Plans

Staff's review of this application has had regard for the relevant matters of provincial interest set out in the Planning Act. Staff have reviewed the current proposal and have determined that it is consistent with the Provincial Planning Statement (2024).

Official Plan Policies and Design Guidelines

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

Land Use

The proposed uses are permitted in the Apartment Neighbourhoods designation of the Official Plan and are acceptable. The proposed addition of non-residential uses will help animate Howard Street and the future park.

Housing

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

Improvements for Existing Rental Housing

The existing rental apartment building containing 383 rental units is proposed to be maintained. In accordance with Policy 3.2.1.5(a) of the Official Plan, the proposal includes improvements to the existing rental building and associated outdoor spaces, as follows:

- Accessible door improvements to lobby;
- Upgrades to heating control systems, including a new generator;
- Upgrades to the main electrical room and electrical components;
- 16 e-bike parking spaces (with an area of 40 square meters) added to the underground parking garage;
- A new fob system for residential access to building (for all entrance points, including the underground garage);
- A new roof;
- Façade improvements including exterior brick replacement; and
- Two new outdoor amenity spaces at-grade and accessible to all current residents of the existing rental dwelling units.

The owner has confirmed that costs of all the above-mentioned improvements will not be passed on to tenants of the existing building in any form, including by way of an application to the Landlord and Tenant Board for the purpose of obtaining an increase in residential rent above the applicable guideline.

Tenants of existing rental units that currently rent a vehicular parking spot will continue to have access to parking during and after construction of the new development. Prior to Site Plan Approval, the owner will be required to develop a Construction Mitigation and Tenant Communications Plan to mitigate the impacts of construction of the proposed development on existing and future residents. The Plan will address access to parking for existing tenants.

Built Form

City staff find that the proposed development conforms with the applicable Official Plan policies with respect to built form and massing, and meets the intent of the Downtown Secondary Plan, SASP 517, and the Protected Major Transit Station Area Policies (SASP 601 and 649).

Streetwall

The proposal establishes a 4-storey (15.0 metre) street wall along Howard Street that is compatible with the low-rise residential buildings on the north side of Howard Street and the low-rise base building of the 38-storey mixed use building at 575 Bloor Street East.

Massing

At ground level, the proposed building is located along the north and west property lines, which achieves a curb to the building face distance of 6.4 metres on Howard Street, and 6.0 metres from the curb to building face on Ontario Street. To the east, the building is set back 7.1 metres from the proposed on-site park. To the south, the building is set back 16.5 metres from the existing apartment building, with the internal driveway access and outdoor amenity space separating the two buildings.

Above the 4-storey street wall, the building is stepped back 2.0 metres from Howard Street, 2.18 metres from Ontario Street, 3.0 metres from the east and 4.0 metres from the south, resulting in a separation distance of 20.5 metres between the existing and proposed buildings on the site up to the 8th storey. Above the 8th storey, the building is stepped back an additional 5.5 metres from the east and 4.5 metres from the south, resulting in a separation distance of 25.0 metres between the existing and proposed buildings.

The site is large enough to allow for the appropriate setbacks and stepbacks that implement the Tall Building Guidelines and the Downtown Building Setback Area Specific Policy (SASP 517). The 4-storey streetwall and stepbacks above the fourth and eighth storeys mitigate pedestrian perception of the building massing. The 20.5 metre separation distance to the existing apartment building up until the 8th storey, and the 25.0 metre separation distance above, provide adequate separation distance between the two towers, creating an appropriate tall building design that limits impacts to the public realm and potential light, view and privacy concerns between buildings.

Height and Density

The proposed height of 139.5 metres (41 storeys including mechanical penthouse) is acceptable in this context. The height is consistent with recent approvals in the area. The proposed building is massed to mitigate the impact on the public realm, and the neighbouring properties and in this case the existing apartment building on site to the south. The development has an FSI of 7.96, where an FSI of 6.0 or more, is permitted.

Public Realm

City staff are satisfied that the proposed development conforms with the applicable public realm policies of the Official Plan and the Downtown Plan.

While the building is proposed in an area of existing private open space in the form of a lawn, the proposal provides a new 713 square metre public park at the northeast corner of the site and a connected outdoor amenity area, and new landscaping and outdoor amenity through a reduction in surface parking on the site and removal of the driveway connection to Rose Avenue south of the existing apartment building. These changes will create safer pedestrian conditions across the site by consolidating vehicular access and driveway connections on the ground level. The landscaped areas will include a mix of programming and passive space, the outdoor amenity areas will be shared by existing and future residents of the site and the park will expand public space in the area.

On Howard Street, the curb-to-building face setback of 6.4 metres will accommodate a minimum 2.5-metre pedestrian clearway and street trees. On the east side of the Howard Street frontage, additional setbacks are proposed to a retail unit and a retail terrace will abut the proposed park. On Ontario Street, the curb-to-building face setback of 6.0 metres will accommodate a 2.1 metre pedestrian clearway and street trees. Active retail uses on Howard and Ontario Streets and space for streetscape improvements will contribute to a vibrant and comfortable pedestrian environment.

Rose Avenue, within the subject site, is proposed to be redesigned as a two-lane multimodal public street with 2.1 metre sidewalks (and pedestrian clearways) on both sides of the street. This will connect to a redesigned and enhanced public pedestrian walkway to the south of the existing building as a continuation of Rose Avenue, and then to a two-lane multimodal street will continue as a public street to Wellesley Street East. This will achieve a continuous public connection from Howard Street to Wellesley Street East that will be dedicated to the City and is subject to Draft Plan of Subdivision Application No. 24 220078 STE 13 SB.

Shadow Impact

The Shadow Study submitted in support of the application shows the extent of the shadow from the proposed building on the spring and fall equinoxes (March and September 21) and the summer (June 21). Staff have assessed the incremental impact that would result from the proposed development, particularly on shadow-sensitive areas. The study demonstrates that the resulting shadows track from west to east through the day and fall predominantly on the road allowance and adjacent built-up parcels, with limited net new shadowing of the parkland dedication and surrounding open space. Given the site's location and context, the shadow impacts are considered acceptable and consistent with the planned context for the area.

Wind Impact

The Pedestrian-Level Wind Study submitted in support of the application indicates that the areas on and around the site will be suitable for their intended uses throughout the year. No areas on or surrounding the site will experience conditions that are considered unsafe.

Most public sidewalks, walkways, laneways, landscaped areas and parking areas on and around the site will be comfortable for walking or better throughout the year. Dr. Gordon Chong Park to the north will be comfortable for sitting in the summer and standing or better during the remainder of the year, while the nearby Rose Avenue Junior Public School yard and playground will continue to experience conditions appropriate for sitting year-round.

The study identifies several areas where additional mitigation is required, including portions of the Howard Street frontage, the proposed grade-level outdoor amenity, and the Level 9 amenity terrace. Recommended mitigation measures include wind barriers and canopies. Staff are satisfied with the assessment, conclusions, and recommendations contained within the study. The proposed mitigation measures will be reviewed further and secured through the Site Plan Control application.

Where the canopies are proposed to encroach within the Howard and Ontario Streets rights-of-way, these encroachments are subject to separate review and acceptance by Transportation Services and an encroachment agreement may be required.

Servicing

Development Engineering staff have reviewed the Functional Servicing and Stormwater Management reports and revisions are required to confirm that adequate servicing capacity is available within the existing municipal infrastructure. Development Engineering recommends that the Zoning By-law for the lands include a holding provision pending the revision, review and acceptance of the Functional Servicing and Stormwater Management Report to the satisfaction of the Director, Engineering Review, Development Review.

Traffic Impact, Access, Vehicular and Bicycle Parking and Loading

The Transportation Impact Study submitted in support of the application concludes that the traffic impact, access, parking and loading arrangements for this development are acceptable. Transportation Review staff have reviewed the report and accept its conclusions.

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

Parkland

In accordance with Section 42(3) of the Planning Act, the applicable alternative rate for on-site parkland dedication is 1 hectare per 600 residential units to a cap of 10% of the development site as the site is less than five (5) hectares, with the non-residential uses subject to a 2% parkland dedication rate. In total, the parkland dedication requirement is 604 square metres.

The parkland dedication of 713 square metres is proposed to be provided at the northeast corner of the site, with frontage on Howard Street, and complies with Policy 3.2.3.8 of the Official Plan. In accordance with Section 42 of the Planning Act, the owner will convey the on-site parkland to the City prior to the first above grade building permit. A total of 109 square metres of the proposed park would be a Community Benefits Charge in-kind contribution.

This report seeks direction from City Council to authorize a credit of the Parks and Recreation component of the Development Charges in exchange for Above Base Park Improvement to be provided by the owner upon agreement with the City. The development charge credit shall be in an amount that is the lesser of the cost to the owner of installing the Above Base Park Improvements, as approved by the General Manager, Parks and Recreation, and the Parks and Recreation component of Development Charges payable for the development in accordance with the City's Development Charges By-law, as may be amended from time to time. The owner will be required to enter into an agreement with the City to provide for the design and construction of the improvements and will be required to provide financial security to ensure completion of the works.

Tree Preservation

The Tree Preservation Plan and Arborist Report submitted in support of the application indicate that 20 private by-law protected trees and 1 City-owned tree are proposed for removal to accommodate the development. Eight new street trees are proposed along Howard Street, 6 new street trees are proposed along Ontario Street, and 20 new trees are proposed internal to the site. Any required permits to injure or remove trees under Chapter 813 will be secured and replacement planting provided to meet compensation requirements. Tree protection measures will be secured through the applicable permit process. Further review of tree planting will be accessed through the site plan approval process.

Draft Plan of Subdivision

The eastern portion of the subject site at 77 Howard Street together with lands to the south of the site are the subject of a Draft Plan of Subdivision application (24 220078 STE 13 SB). The application applies to 238, 240, 260, and 280 Wellesley Street East, 650 Parliament Street and a portion of 77 Howard Street, and seeks to establish new blocks (to accommodate three new buildings and maintenance of the existing buildings), together with a new public street (Rose Avenue) and a new public park at the northwest corner of Wellesley Street East and Parliament Street.

The Draft Plan of Subdivision will establish Rose Avenue as a continuous public connection from Howard Street to Wellesley Street East. The eastern portion of the subject site that currently contains the driveway connecting to Howard Street, being the Rose Avenue lands, is included within the Draft Plan of Subdivision. The portion of Rose Avenue located within the subject site will be designed in a manner that maintains its current multimodal function. This connection will be secured as a publicly owned street and will be conveyed to the City as part of the subdivision process.

Staff recommend that the Zoning By-law for the subject site include a holding provision, with the removal of the holding symbol conditional on the approval of the Draft Plan of Subdivision application.

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.

Community Benefit Charge

This Report recommends that Council accept the Owner's offer (Attachment 9 of this Report) and allow the Owner to provide a Community Benefits Charge (CBC) in-kind contribution to convey 109 square metres of additional open space as part of the development free and clear, above and below grade, of all easements, encumbrances, encroachments, in an acceptable environmental condition. The attributed value of the proposed CBC in-kind contribution is 37 of the 4% value of the land . The Owner is required to enter into an agreement to secure the in-kind contribution prior to the issuance of the first building permit in respect of the development. The remaining CBC charge will be paid at the time of the first building permit.

Holding Provision

This report recommends the adoption of a Zoning By-law Amendment that is subject to a holding provision under Section 36 of the Planning Act, restricting the proposed use of the lands until the conditions to lifting the holding provision, as set out in the By-law, are satisfied. Section 5.1.2 of the Official Plan contemplates the use of a holding provision and outlines the types of conditions that may have to be satisfied prior to the removal of a holding provision. The specific conditions to be met prior to the removal of the proposed holding provisions in the proposed By-law include:

- (i). Approval is given for of a Draft Plan of Subdivision under subsections 51(31) or 51(56) of the Planning Act and entered into a Subdivision Agreement pursuant to subsections 51(25) or 51(26) of the Planning Act for all the lands municipally known as 238, 240, 260, and 280 Wellesley Street East, 650 Parliament Street and a portion of 77 Howard Street, all satisfactory to the Executive Director, Development Review, and the City Solicitor;
- (ii). The owner has submitted, at their sole cost and expense, a Servicing Report, a Stormwater Management Report, and a Hydrogeological Review, including the Foundation Drainage Report or addendums and any required materials and analysis to address stormwater, sanitary and water capacity matters and infrastructure improvements and/or new municipal infrastructure, including the design of such infrastructure, determined to be required to support the development of a building and/or block to which the amending by-law to remove the "(H)" symbol applied ("Engineering Reports"), satisfactory and acceptable to the Director, Engineering Review and the General Manager, Toronto Water; and
- (iii). Arising from the accepted and satisfactory Engineering Reports from (ii) above regarding any new municipal infrastructure or upgrades to existing municipal infrastructure to support the development, then either:
 - a. The owner, at their sole cost and expense, has secured the design, construction and provision of financial securities for any new municipal infrastructure, or any upgrades or required improvements to the existing municipal infrastructure identified in the accepted Engineering Reports, to support the development, in a financial secured agreement, including a Subdivision Agreement required in (ii) above, all to the satisfaction of the

Director, Engineering Review, and the General Manager, Toronto Water;
or

b. One or more of the required new municipal infrastructure or upgrades to existing municipal infrastructure to support the development in the accepted and satisfactory Engineering Reports in (ii) above are constructed and operational, all to the satisfaction to the Director, Engineering Review, and the General Manager, Toronto Water.

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.

CONTACT

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SIGNATURE

David Driedger
Acting 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: Draft Zoning By-law Amendment
Attachment 6: Site Plan
Attachment 7: Elevations
Attachment 8: 3D Massing Model
Attachment 9: In-kind Community Benefit Charge Offer Letter

Attachment 1: Application Data Sheet

Municipal Address: 77 Howard Street Date Received: August 25, 2025

Application Number: 25 215767 STE 13 OZ

Application Type: Zoning By-law Amendment

Project Description: New 41-storey infill mixed-use building while maintaining the existing 24-storey rental apartment building.

Applicant	Agent	Architect	Owner
Greatwise Developments Corporation	Bousfields Inc.	Arcadis	Parwell Investments Inc.

EXISTING PLANNING CONTROLS

Official Plan Designation:	Apartment Neighbourhood	Site Specific Provision:	SASP 517, SASP 601 & SASP 649
Zoning:	R (d1.0) (x523)	Heritage Designation:	N
Height Limit (m):	10	Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq m):	8,143	Frontage (m):	109	Depth (m):
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Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):	1,204	1,204	1,331	2,535
Residential GFA (sq m):	29,466	28,466	29,080	57,546
Non-Residential GFA (sq m):			420	420
Total GFA (sq m):	28,466	28,466	29,500	57,966
Height - Storeys:	24	24	41	41
Height - Metres:			132	132

Lot Coverage Ratio (%)	33.21	Floor Space Index:	7.96
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Floor Area Breakdown	Above Grade (sq m)	Below Grade (sq m)
Residential GFA:	57,546	
Retail GFA:	420	
Office GFA:		
Industrial GFA:		

Institutional/Other GFA:

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:	383	383		383
Freehold:				
Condominium:			460	460
Other:				
Total Units:	383	383	460	843

Total Residential Units by Size

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:		1	288	94	
Proposed:		12	318	81	49
Total Units:		13	606	175	49

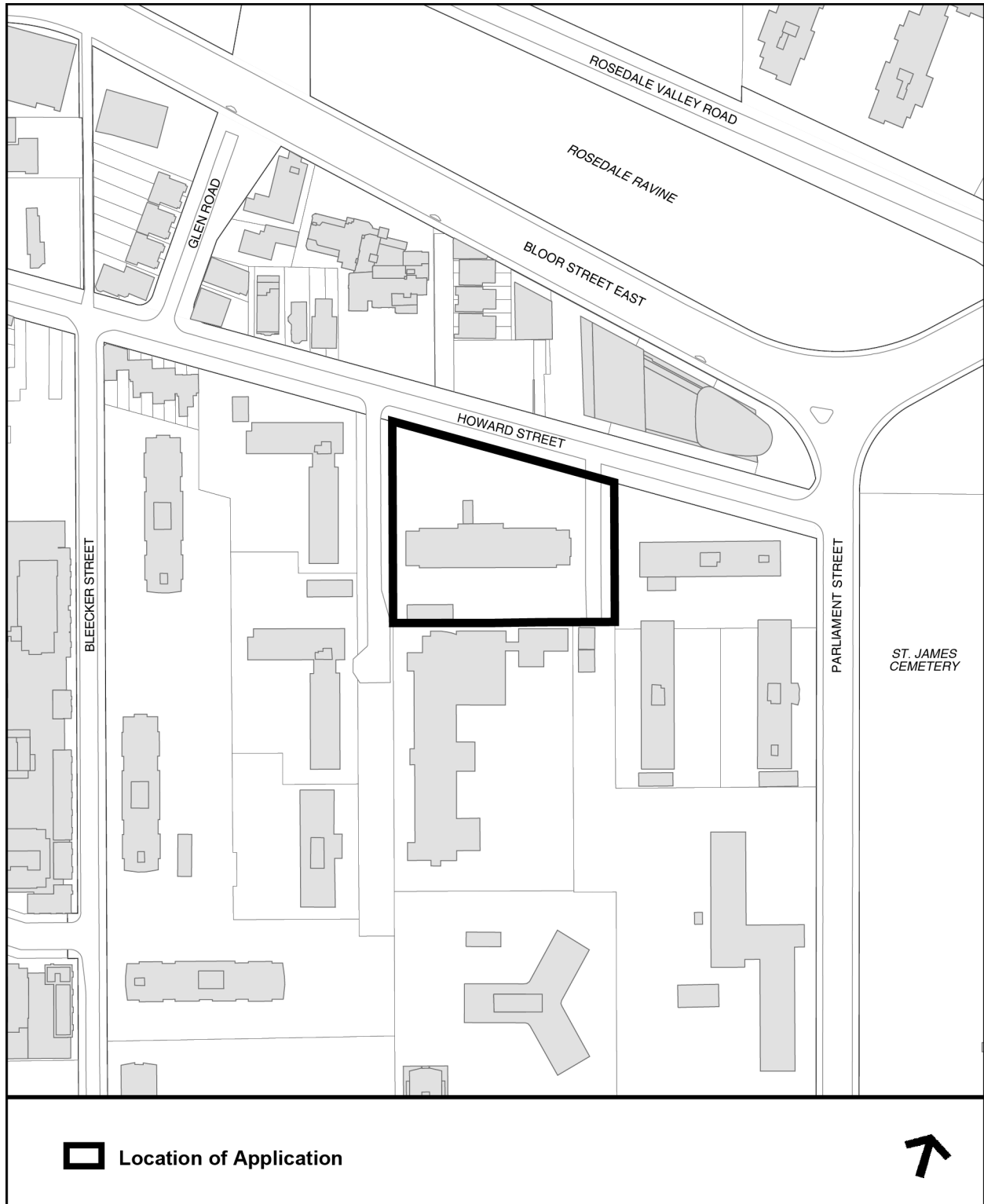
Parking and Loading

Parking Spaces:	169	Bicycle Parking Spaces:	470	Loading Docks:	2
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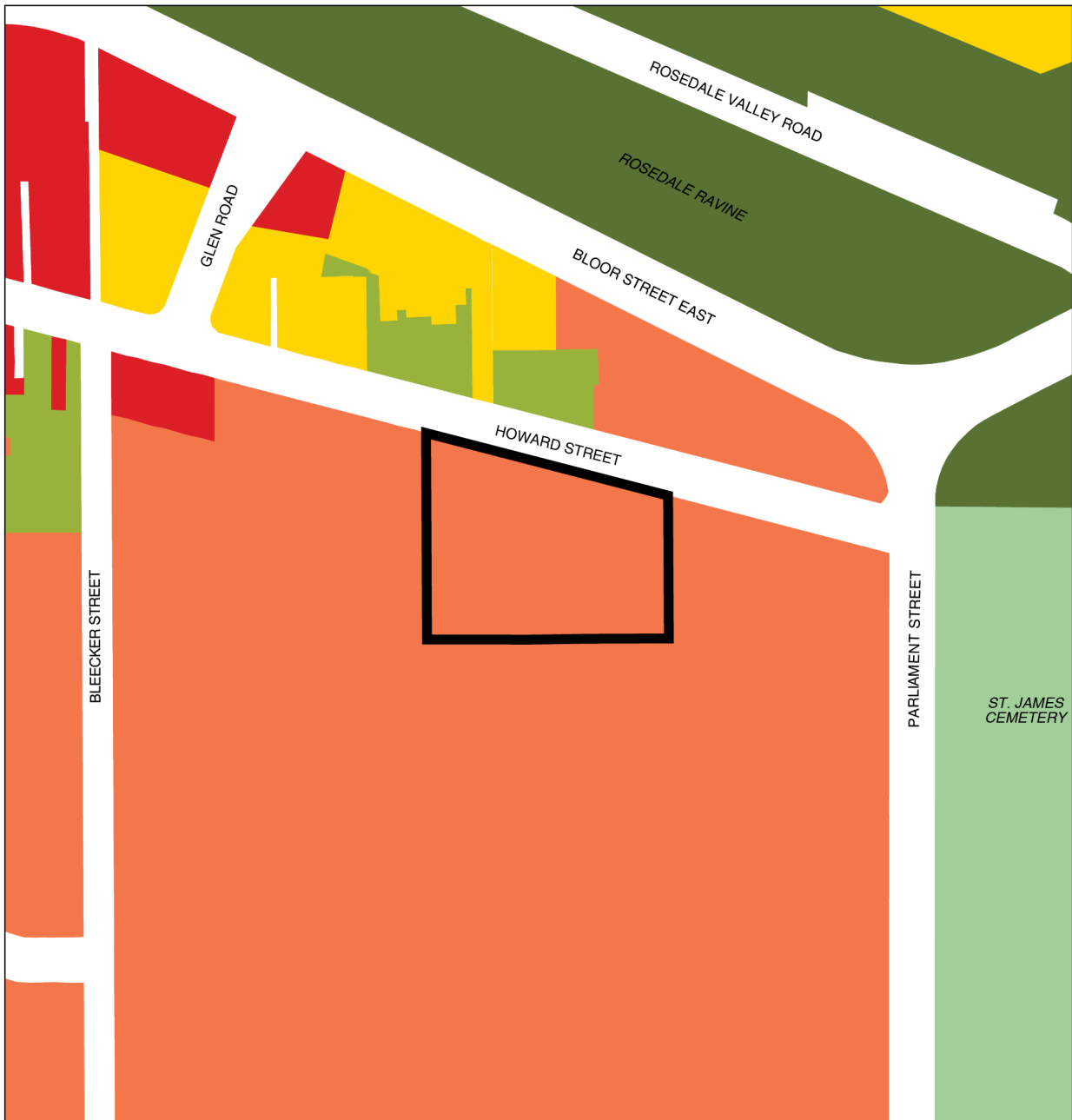
CONTACT:

Stephan Posikira, Planner, Community Planning
416-396-7824
stephan.posikira@toronto.ca

Attachment 2: Location Map



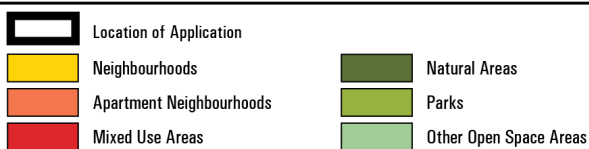
Attachment 3: Official Plan Land Use Map



Official Plan Land Use Map 18

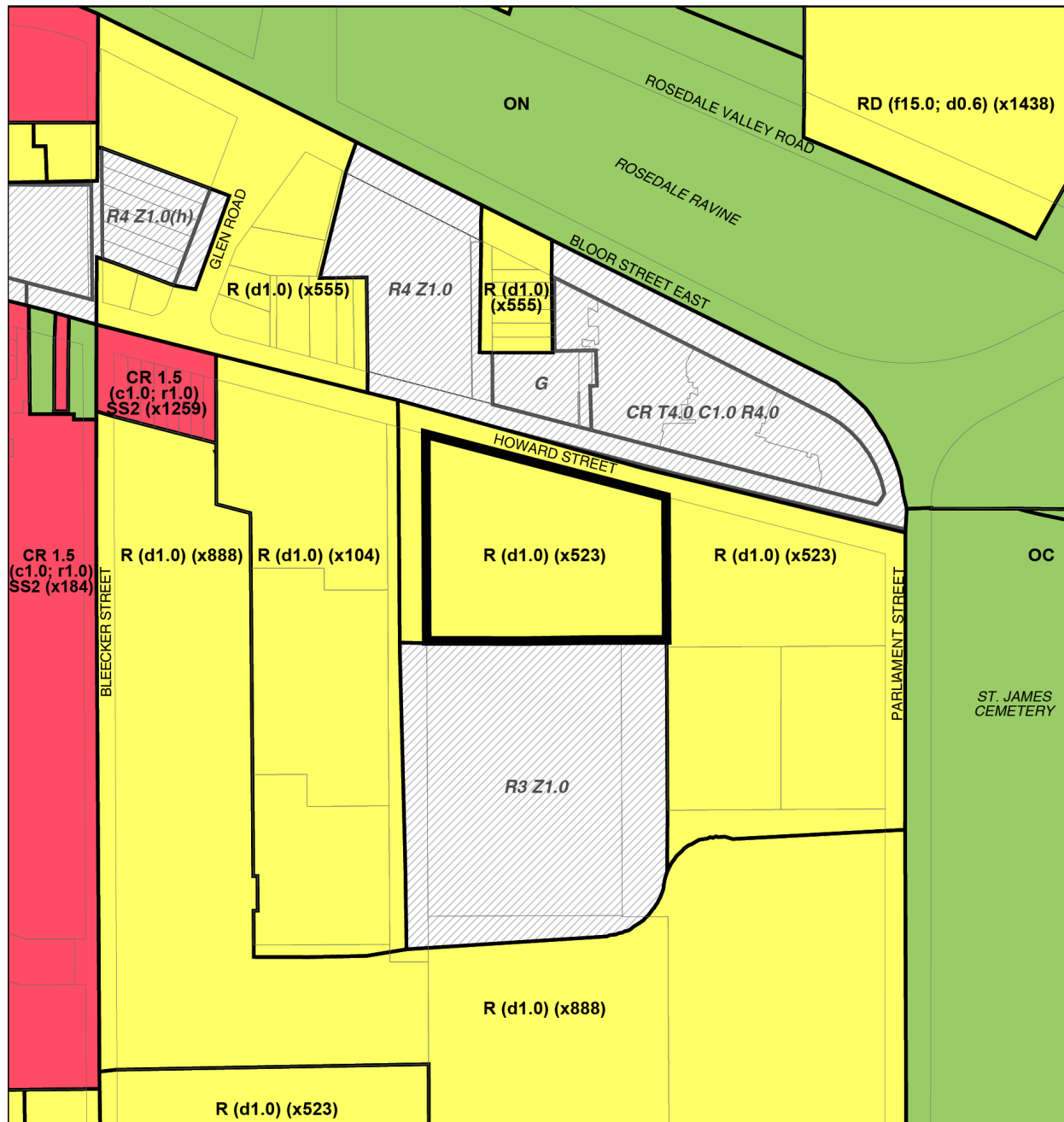
77 Howard Street

File # 25 215767 STE 13 0Z



Not to Scale
Extracted: 09/02/2025

Attachment 4: Existing Zoning By-law Map



Zoning By-law 569-2013

77 Howard Street

File # 25 215767 STE 13 OZ

Location of Application

R Residential
RD Residential Detached
CR Commercial Residential
ON Open Space Natural

OC Open Space Cemetery

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

R3 Residential District
R4 Residential District
CR Mixed-Use District
G Parks District

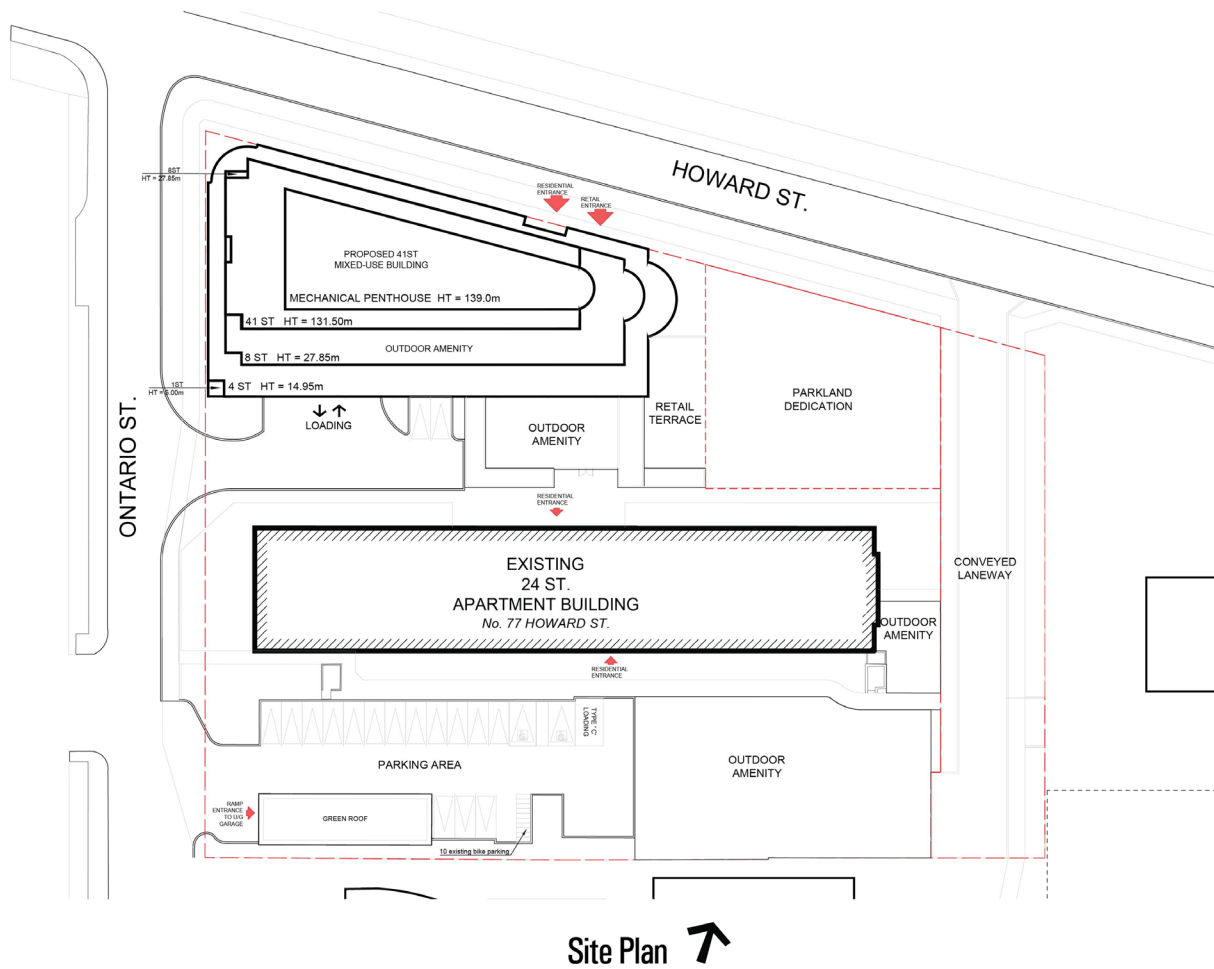


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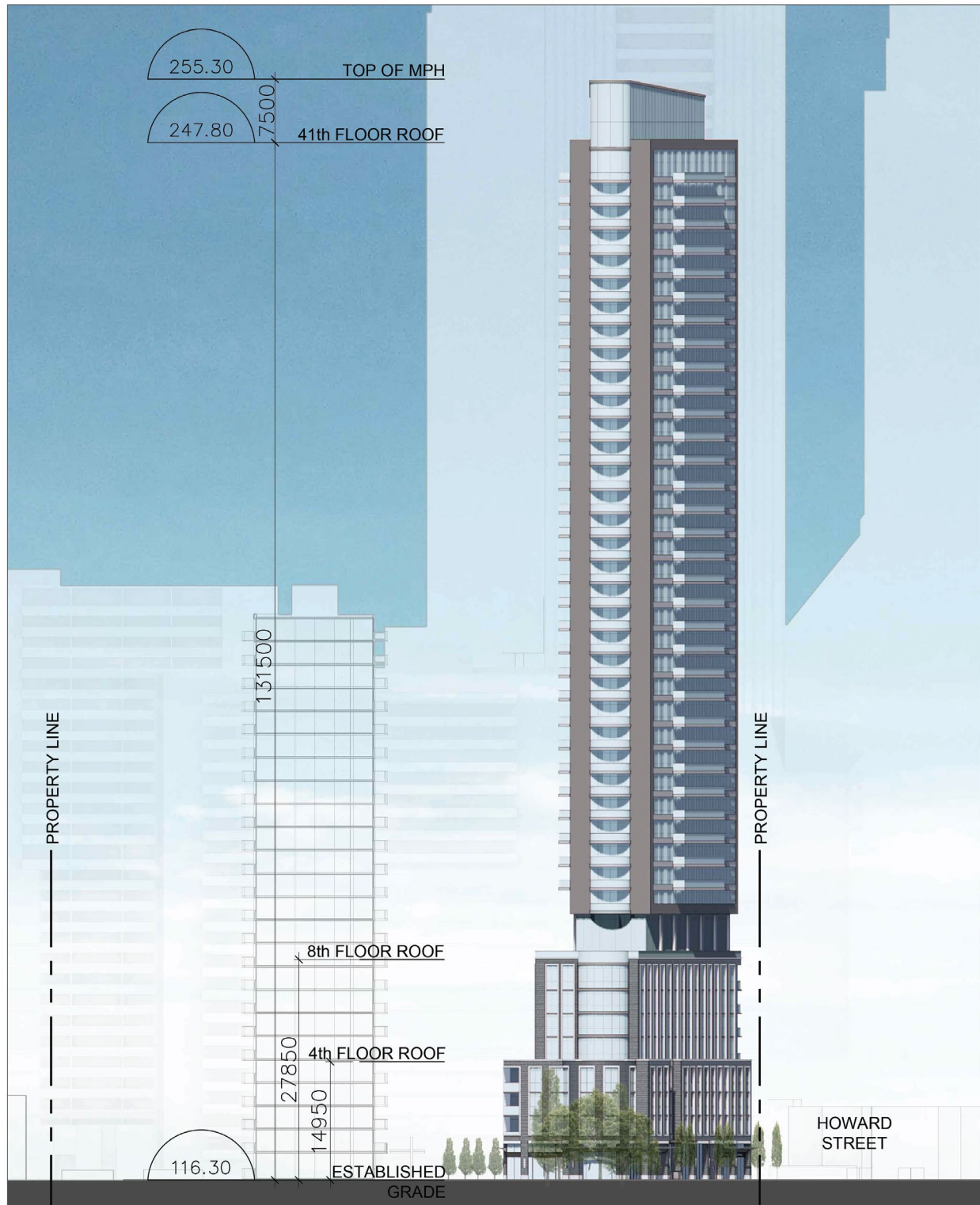
Attachment 5: Draft Zoning By-law Amendment

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

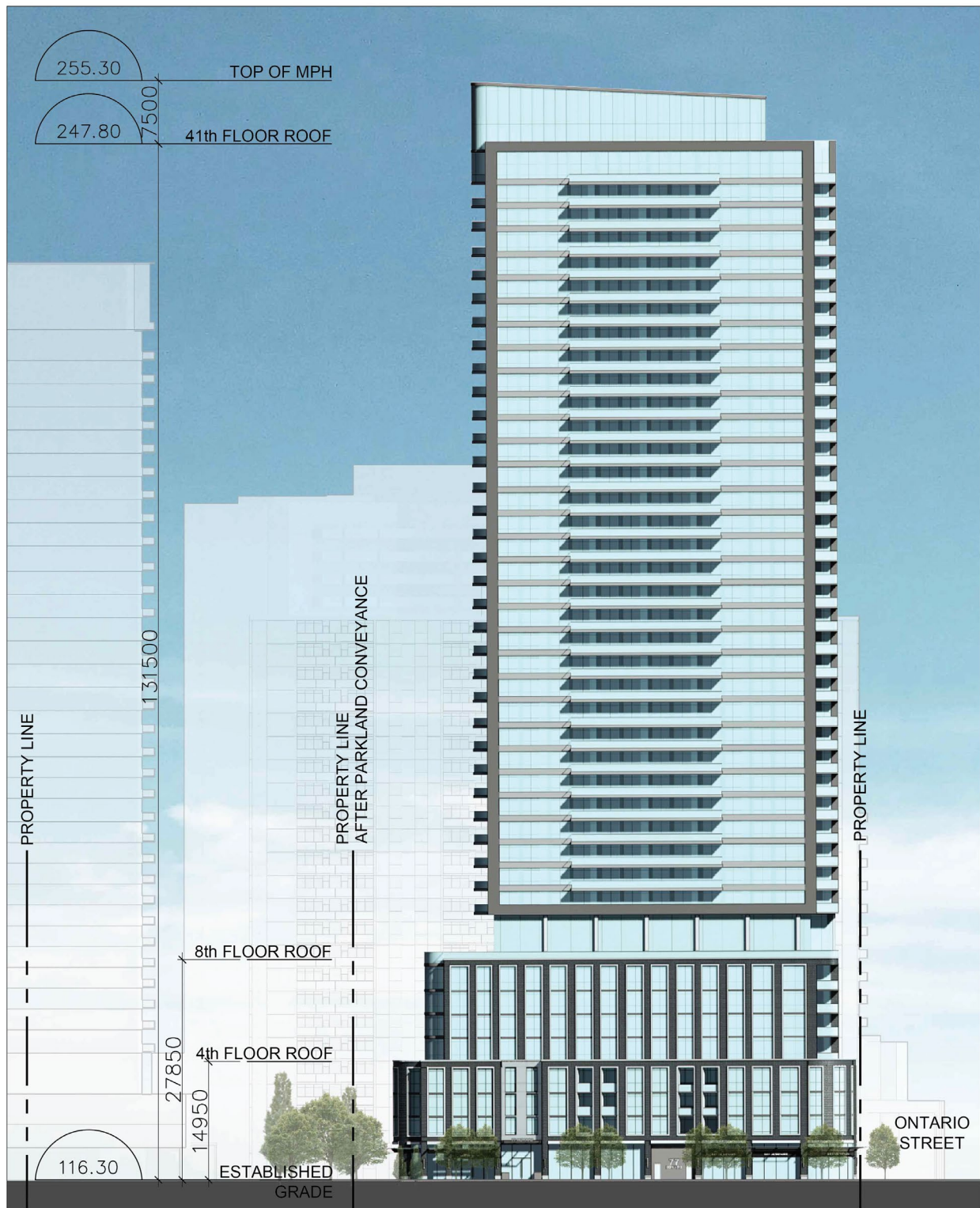
Attachment 6: Site Plan



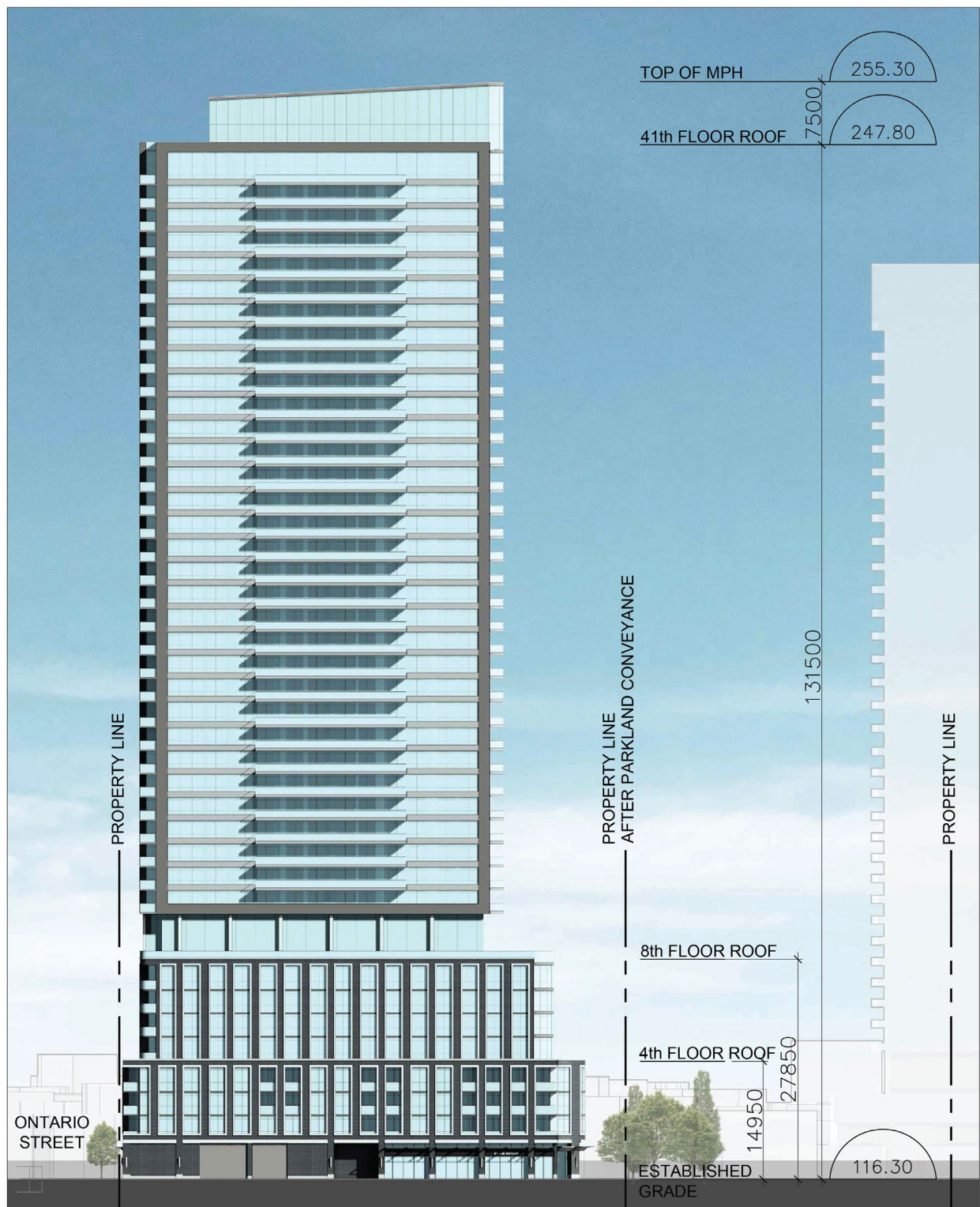
Attachment 7: Elevations



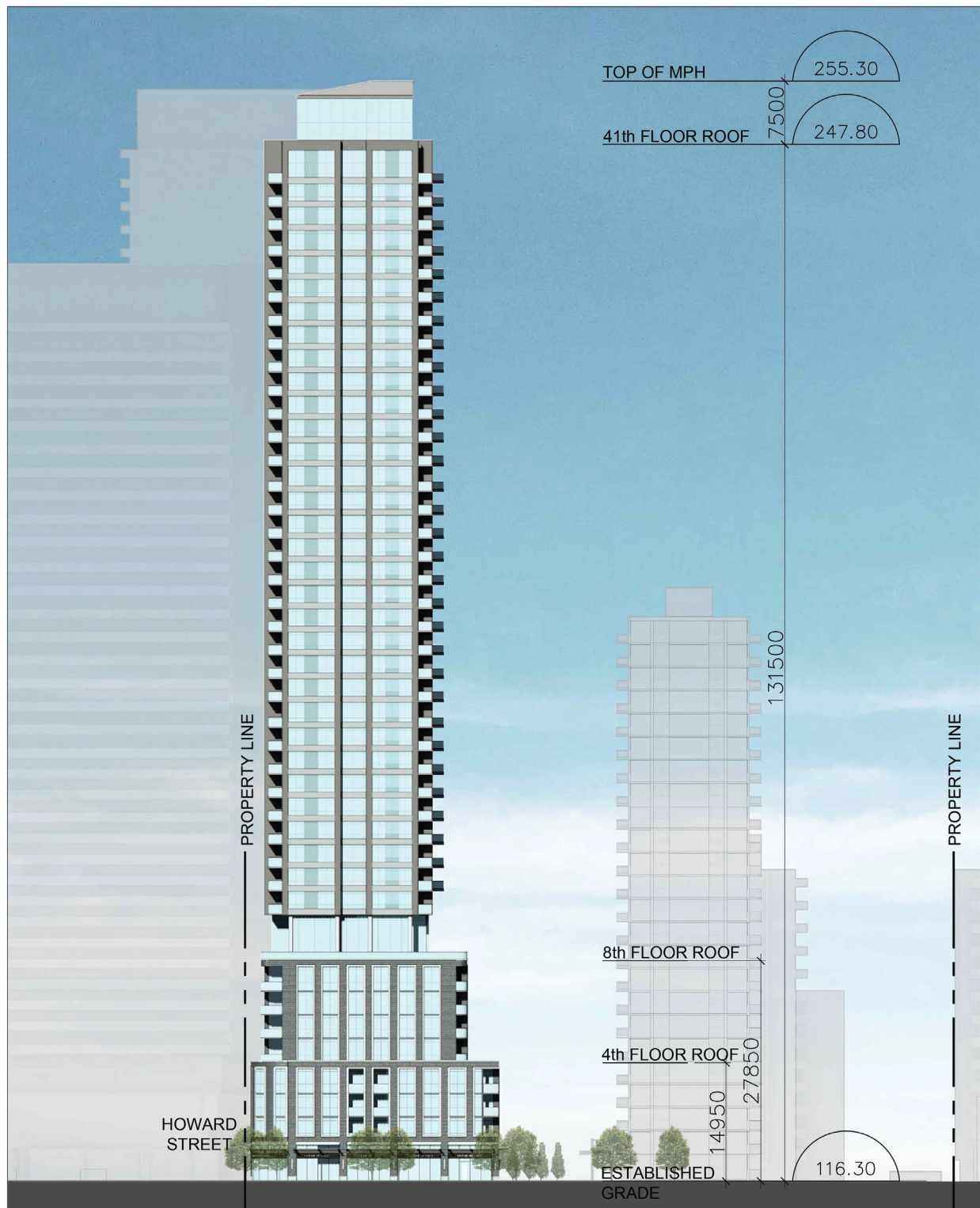
East Elevation



North Elevation

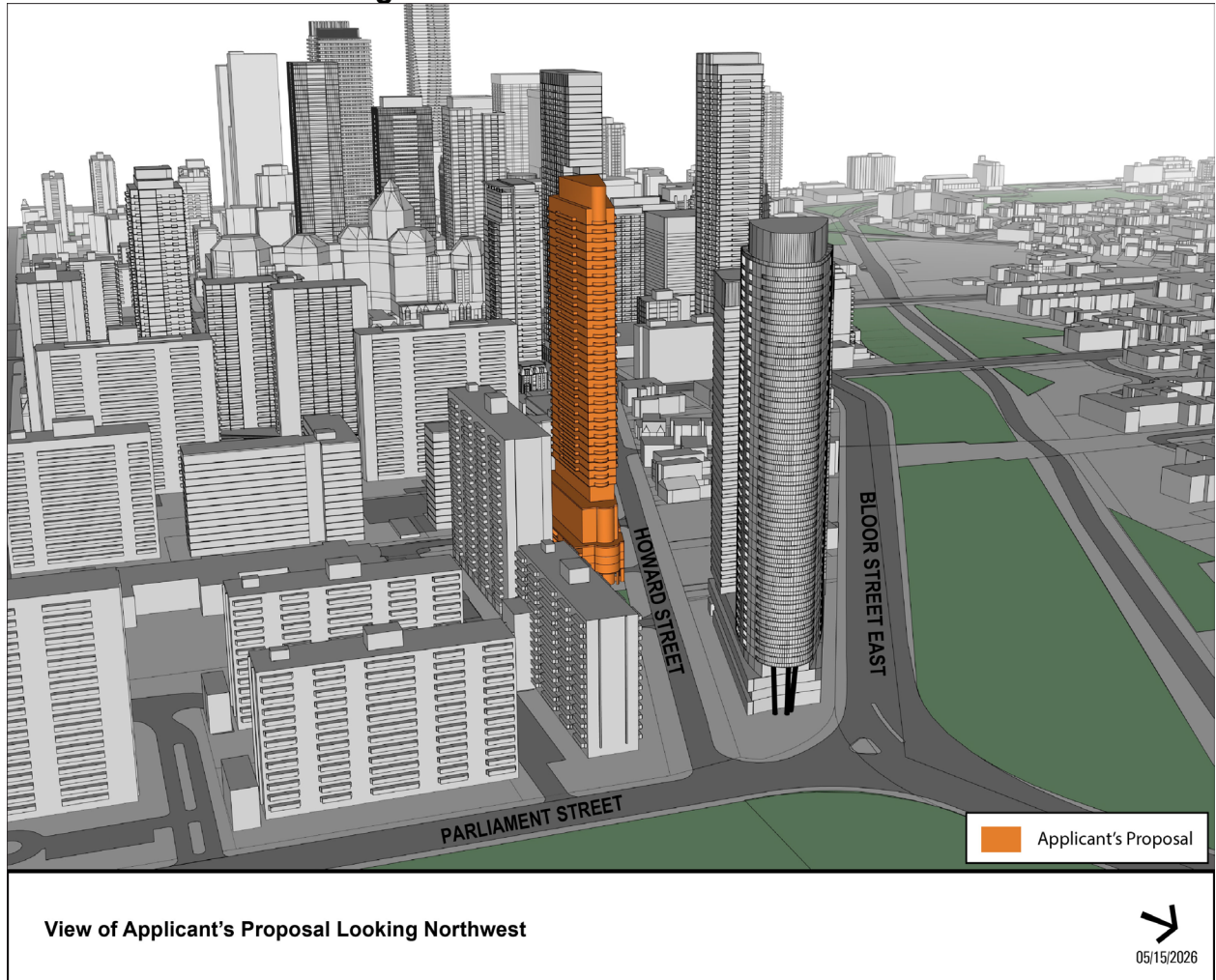


South Elevation



West Elevation

Attachment 8: 3D Massing Model





Attachment 9: In-kind Community Benefit Charge Offer Letter



Barristers & Solicitors

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Toronto, Ontario M5H 2S7

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Direct Line: 416.849.6938
mlaskin@goodmans.ca

June 18, 2026

Our File No.: 141618

Via E-mail

City of Toronto
Community Planning, Toronto & East York District
Toronto City Hall
100 Queen Street West, 18th Fl. E.
Toronto, ON M5H 2N2

Attention: Stephan Posikira, Senior Planner

Dear Mr. Posikira:

**Re: Proposed In-Kind Community Benefits Contribution
77 Howard Street, Toronto**

We are counsel to the owners of the lands municipally known as 77 Howard Street, in the City of Toronto (the “**Site**”). Further to our clients’ discussions with City staff, we are pleased to provide this letter confirming our clients’ offer to provide an in-kind contribution towards community benefits charges pursuant to subsection 37(6) of the *Planning Act* for the Site in the form of an over-dedication of on-site parkland.

Background

On August 19, 2025, a Zoning By-law Amendment application (the “**ZBA Application**”) was filed on behalf of our clients to facilitate the infill development of the Site with a residential building with ground floor retail, while maintaining the existing 24-storey residential rental building. The Application was deemed complete on August 25, 2025.

A resubmission of the ZBA Application was filed on May 1, 2026, addressing feedback from City staff and, among other things, revising the proposed building height to 41-storeys. Our understanding is that a staff report recommending approval of the ZBA Application is intended to be presented to Toronto and East York Community Council at its meeting commencing on July 8, 2026.

In-Kind Community Benefits Contribution

As our clients advanced the ZBA Application, they have also had the opportunity to coordinate with City staff on the provision of on-site parkland in excess of the amount required under



Section 42 of the *Planning Act*, as an in-kind contribution towards community benefits charges otherwise payable under the *Planning Act*. In accordance with those discussions, our clients are prepared to dedicate 109 square metres of parkland (the “**Excess Parkland Dedication**”), above the 604 square metres of parkland required to be provided under Section 42 of the *Planning Act*, as an in-kind contribution pursuant to subsection 37(6) of the *Planning Act*, provided that the Excess Parkland Dedication is attributed a value equal to 37 percent of the 4 percent of the value of the land, as determined the day before the day the first building permit is issued in respect of the development.

If this offer is accepted by City Council, our clients would work to enter into an agreement with the City pursuant to subsection 37(7.1) of the *Planning Act* to secure the in-kind contribution noted above prior to the issuance of the first building permit for any development on the Site subject to community benefits charges, with such agreement to be registered on title to the Site.

Our clients appreciate City staff’s ongoing collaboration and look forward to City Council considering this offer along with the ZBA Application.

Yours truly,

GOODMANS LLP

A handwritten signature in blue ink, appearing to read "Max Laskin".

Max Laskin