

1075 Bay Street – Official Plan and 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: 13 - Toronto Centre

Planning Application Number: 25 213516 STE 13 OZ

SUMMARY

This report recommends approval of the application to amend the Official Plan and Site Specific Zoning By-law 833-2021 to permit a reduction in the non-residential gross floor area from 12,100 square metres to a minimum of 1,815 square metres of non-residential and/or affordable housing gross floor area, and an increase in height from 59 storeys (210.1 metres including mechanical penthouse) to 62 storeys (222 metres including the mechanical penthouse) at 1075 Bay Street. An open space of approximately 265 square metres is proposed at the southeast corner of the site with frontage along Inkerman Street.

An Official Plan Amendment is required to amend the Downtown Plan to permit a reduction to the required non-residential gross floor area to a minimum of 1,815 square metres of non-residential gross floor area or a combination of non-residential uses and/or affordable housing.

RECOMMENDATIONS

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

1. City Council amend the Official Plan for the lands municipally known as 1075 Bay Street substantially in accordance with the draft Official Plan Amendment included as Attachment 6 to this Report.
2. City Council amend City of Toronto Zoning By-law 569-2013 for the lands municipally known as 1075 Bay Street substantially in accordance with the draft Zoning By-law Amendment included as Attachment 7 to this Report.

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

4. If the Owner elects to provide affordable housing as part of the development, City Council require the owner to enter into, and register on title, an amending Section 37 Agreement pursuant to Section 37 of the Planning Act, as it read the day before the date section 1 of Schedule 17 of the COVID-19 Economic Recovery Act, 2020 came into force securing the following matters of legal convenience to implement the requirements of the recommended Official Plan Amendment, to the satisfaction of the Executive Director, Development Review and the City Solicitor as follows:

a. In accordance with draft Official Plan Amendment, included as Attachment 6 to this report, the owner shall be required to provide a minimum a minimum of 1,815 square metres of non-residential gross floor area or a combination of non-residential uses and/or affordable rental housing. The affordable rental housing shall be provided in accordance with the terms and conditions outlined in Attachment 8 of the report.

5. City Council authorize the City Solicitor to submit the necessary bill(s) to implement City Council's decision, and if affordable housing units are provided as part of this development, the City Solicitor is satisfied that the appropriate legal mechanisms are in place to ensure that no building permit will be issued until such time as the Amending Section 37 Agreement is executed and registered.

6. 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 1075 Bay Street.

FINANCIAL IMPACT

The Development Review Division confirms that there are no financial implications resulting from the recommendations included in this Report in the current budget year or in future years.

DECISION HISTORY

On July 16, 2021 and by way of subsequent Member Motion on October 4, 2021, City Council approved a Zoning By-law Amendment application at 1075 Bay Street to allow for the construction of a 59-storey mixed-use building on 1075 Bay Street. Additional information is available at: [Item - 2021.TE26.8](#) and [Item - 2021.MM36.43](#)

THE SITE AND SURROUNDING LANDS

Description

The site is located on the southeast corner of Bay Street and St. Mary Street. An "L" shaped City-owned lane is adjacent to the eastern property boundary. The site has an area of approximately 2,395 square metres, with a frontage of 61.3 metres along Bay Street, 46.8 metres along Inkerman Street, and 34.0 metres along St. Mary Street. See Attachment 2 of this report for the Location Map.

Existing Use

The site contains a 13-storey office building. On the southeast side of the site there is a landscaped open space and separately three surface parking spaces. A pedestrian walkway on the east side of the building links St. Mary Street with Inkerman Street.

THE APPLICATION

Description

To permit a reduction in the non-residential gross floor area from 12,100 square metres to a minimum 1,815 square metres of non-residential and/or affordable housing gross floor area. The height would increase from 59 storeys (210.25 metres including mechanical penthouse) to 62 storeys (222 metres including mechanical penthouse). An open space of approximately 265 square metres is proposed at the southeast corner of the site with frontage along Inkerman Street

Density

The proposal has a density of 22 times the area of the lot.

Non-Residential Uses

A minimum of 1,815 square metres of non-residential and/or affordable housing gross floor area. If affordable housing is provided, then a minimum of 704.5 square metres of non-residential space will be provided. If the development were to proceed without the provision of affordable housing, then there would be a minimum 1,815 square metres of non-residential gross floor area.

Dwelling Units

The final number of dwelling units has not yet been determined. However, the draft Zoning By-law Amendment includes a provision that would secure a unit mix of 25% as two-bedroom units, 10% as three-bedroom units and an additional 5% as two- or three-bedroom units or convertible units.

Amenity Space

The draft Zoning By-law Amendment provides for 4.0 square metres of amenity space per unit of which at least 0.91 square metres per unit will be provided as outdoor amenity space.

Access, Parking and Loading

Pedestrian access for the retail units is proposed from Bay Street, and from the corner of Bay and St. Mary Streets for the residential entrance. One Type-G and two Type-C loading spaces are proposed with access from Inkerman Street. Additionally, 170 vehicle parking spaces and 747 bicycle parking spaces (667 long-term spaces for residents and 80 short term spaces for visitors) are proposed.

A 0.4 metre widening along Bay Street and a 6.0 metre corner rounding at the corners of Bay and St Mary Streets and Bay and Inkerman Streets will be conveyed to the City.

Additional Information

See the attachments of this report for the Application Data Sheet, Location Map, site plan and 3D massing views of the proposal. Finalized architectural plans for the proposed massing have not yet been submitted. However, project information including plans and reports submitted as part of the application can be found on the City's Application Information Centre at: www.toronto.ca/1075BaySt

Reasons for Application

The Official Plan Amendment is required to amend the Downtown Plan to reduce the required office space and non-residential gross floor area provided on site.

The Zoning By-law Amendment is required to amend performance standards, including gross floor area, minimum non-residential gross floor area requirements with or without affordable housing, building height, setbacks and stepbacks, and to establish appropriate standards to regulate the built form on the site.

APPLICATION BACKGROUND

A pre-application consultation (PAC) meeting was held on November 5, 2024. 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 August 20, 2025. The reports and studies submitted in support of this application are available on the Application Information Centre www.toronto.ca/1075BaySt

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 draft 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), and shall conform to provincial plans.

Official Plan

The site is located in the Downtown and Central Waterfront Area and is designated Mixed Use Areas. See Attachment 3 of this report for the Land Use Map.

Downtown Secondary Plan

The site is designated Mixed Use Areas 1 – Growth. Bay Street is identified as a Priority Retail Street. Policy 6.7 requires that development within the Bloor-Bay Office Corridor replace existing office and non-residential gross floor area either on-site or off-site. See Attachment 4 of this report for the Downtown Plan Land Use Map.

Protected Major Transit Station Area (Site and Area Specific Policy 599, 600, 602 and 612)

The site is within four delineated Protected Major Transit Station Areas (PMTSAs). It is within 500 metres of the centre point of the delineated Bay, Bloor-Yonge, Wellesley and Museum subway stations associated with Site and Area Specific Policies (SASP) 599, 600, 602 and 612 in Chapter 8 of the Official Plan. Map 2 of the SASPs identify this site as having a minimum of Floor Space Index (FSI) of 3.0.

The area is planned for a minimum population and employment target of 1,000 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 Mixed Use Areas 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 development criteria for tall building development proposals in the Downtown; identifies that proposals shall have regard for a comfortable pedestrian realm; and provides for consideration of development proposals on other sites within the block, access to sunlight, views between towers and wind conditions on and around the site.

Site and Area Specific Policy 382 - North Downtown Yonge

The site is in the Bay Street Character Area of SASP 382. The Bay Street Character Area policies include performance standards related to building setbacks.

Zoning

The site is zoned Commercial Residential (CR 6.0 (c1.0; r6.0) SS1 (x410)) in Zoning By-law 569-2013. This zoning category permits a range of commercial and residential uses, a maximum height of 46 metres and a density of 6.0 times the area of the lot.

Exception 410 (Site Specific By-law 833-2021) permits a mixed-use development with a maximum of 36,220 square metres of residential space, a minimum 12,100 square metres of office space and a maximum height of 210.25 metres. See Attachment 5 of this report for the 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
- Retail Design Manual

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 [Toronto Green Standard Information](#)

PUBLIC ENGAGEMENT

Community Consultation

On December 11, 2025, an in-person community consultation meeting was hosted by City staff. Seven members of the public attended along with the applicant and representatives from the Councillor's Office. Following presentations by City staff and the applicant about the planning framework, development review process and details of the proposal, City staff facilitated a discussion about the application.

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

- Desire for rental units to have access to amenity area
- Desire for vehicle, electric vehicle and pick-up and drop-off parking spaces
- Safety concerns for children attending the nearby daycare
- Concern the proposed rental component could be changed to condominium
- Enquiry concerning the rationale for the entry point at northwest corner of the site
- Concern the proposal would set a precedent for not preserving office space
- Concern with construction impacts including excessive sounds, length of construction, potential health risks and truck access

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 Downtown Secondary Plan requires that development within the Bloor-Bay Office Corridor replace existing office and non-residential gross floor area either on-site or off-site. The Official Plan Amendment application proposes to permit a reduction in non-residential gross floor area to a minimum of 1,815 square metres of non-residential space and/or affordable housing.

The proposed land uses and non-residential replacement strategies are acceptable. The proposed residential including affordable housing units and retail and other non-residential land uses are permitted in the Mixed Use Areas designation and support key objectives of the Official Plan and Downtown Plan. The retail uses proposed along the ground floor of the Bay Street frontage meets the intent of the Priority Retail Street policies in the Downtown Plan, which encourage retail, services, restaurants, and small shops at grade with other uses above.

This approach of partial replacement with the provision of non-residential gross floor area and/or affordable housing is consistent with Planning and Housing Committee direction which provides for alternative replacement strategies. Similar approaches to replacement of non-residential gross floor area have been approved in other applications within the Downtown. The proposal provides an appropriate mix of residential and non-residential uses on the site.

Density, Height, Massing

The proposed development has been massed similarly to the prior development approval and it's implementing Site Specific Zoning By-law 833-2021. The massing changes are a response to the proposed change in use from the approved office space to residential space in the lower portions of the development. This change necessitates a smaller floor plate and greater setbacks from adjacent property lines for those floors which previously had an approved office use and are now proposed with a residential use.

Alternative Massing Option

With residential uses above the ground floor, the original 11-storey (53.6 metres) base building would decrease to 2-storeys (11.3 metres) for most of its form. The height along the street frontages would also decrease to 2-storeys (11.3 metres). In addition the south setback along Inkerman Street would increase from 1.8 metres to 4.2 metres.

The tower, originally approved with a height of 59 storeys (210.25 metres including mechanical penthouse) would increase to 62 storeys (222 metres, including the mechanical penthouse).

This massing is consistent with the original approval and is appropriate within the existing and planned context.

Original Approved Massing

Should additional non-residential uses be provided in the base building component, the base building would increase in height by 1 additional floor to 12 storeys (59 metres) but would otherwise retain the same setbacks and stepbacks as originally approved.

The tower height would increase to 62 storeys (222 metres), including the mechanical penthouse. The increase includes one additional storey to the base building and two additional storeys in the tower. The tower floor plate and setbacks would otherwise remain unchanged.

The changes to the original approval massing are relatively minor and are consistent with the existing and planned context.

Staff are satisfied that the proposed massing conforms with the applicable Official Plan and Downtown Plan policies with respect to built form, and meets the intent of the Tall Buildings Design Guidelines, as well as the context of the area.

Public Realm

The proposal provides a minimum 6.2 metre sidewalk zone, measured from the curb to the building face along Bay Street and 6.5 to 8.0 metres along St. Mary Street. In addition, the previous approval included a north-south pathway on the east side of the site, providing a pedestrian linkage between Inkerman Street with St. Mary Street. This linkage has been retained. The proposed development would widen the Inkerman Street pedestrian realm from 1.8 metres to 4.2 metres.

An open space of approximately 265 square metres is proposed at the southeast corner of the site with frontage along Inkerman Street, which maintains the open space from the original approval. The proposed open space would be accessible to the public. Staff consider the proposed open space to be a positive element of the proposal. Staff will address and secure the open space, including its final design, through the Site Plan Control process.

Shadow Impact

The shadow impacts resulting from the proposal are acceptable. There would be a minor increase in height from the previously approved 210.1 metres to 222 metres. There are no additional shadows on sun protected parks with the additional height.

Wind Impact

The Pedestrian Level Wind Study submitted in support of the application indicates uncomfortable wind conditions in the winter months along portions of the St. Mary and Inkerman Street frontages. In the other seasons the wind impacts are within an acceptable range for their intended use. Mitigation plans are recommended to achieve conditions that are appropriate for the intended uses throughout the year. Along Inkerman Street, mitigation is proposed through the use of vertical fins on the building façade to partially deflect winds. These mitigation strategies would be secured through the Site Plan Control process and, in the case of the architectural details and projects, as permitted projections in the draft Zoning By-law Amendment. Outdoor amenity terraces will be suitable for their intended use with the provision of windscreens.

Housing

Should affordable housing be proposed in lieu of non-residential space or as a partial replacement of that non-residential space, then a minimum of 10 affordable rental housing units would be required.

The proposed affordable housing units would generally match the overall building unit mix and average unit size. The affordable rental housing units would be maintained at or below the City's Official Plan income-based affordable rent definition for a minimum of 40 years. During this period, increases to initial rents charged to tenants occupying any of the affordable rental housing units would not exceed the Provincial rent guideline. The owner would use the City's Centralized Affordable Housing Access System to advertise and select tenants for the affordable units. Tenants of the affordable rental housing units would have full access to all residential amenities in the building.

The unit mix and allocation of 1,815 square metres of non-residential gross floor area will be determined through the Site Plan Control application. A summary of the proposed terms and conditions for the affordable rental housing units to be provided at 1075 Bay Street can be found in Attachment 8 to this report.

Staff recommend that the City enter into an amending Section 37 Agreement that amends the Section 37 Agreement registered on title to the lands, registered as Instrument Number AT5916171, securing the above noted matters as a legal convenience to implement the requirements of the recommended Official Plan Amendment.

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. Engineering Review staff have reviewed the report and agree with its conclusions.

Traffic Impact, Access, and Parking

The Transportation Impact Study submitted in support of the proposal 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 PMTSAs. Nonetheless, any parking that is provided is subject to zoning and accessibility standards for parking spaces.

Road Widening

To satisfy the Official Plan road and laneway widening requirements, a 0.4 metre widening along Bay Street will be conveyed to the City. This is identified in the draft Zoning By-law Amendment for the site and will be conveyed through the Site Plan Control process. Additionally, 6.0 metre corner roundings at the corner of Bay and St. Mary Streets and Bay and Inkerman Streets will be conveyed to the City.

The existing East Bay North Inkerman laneway on the east side of the site is an "L" shaped City-owned lane. Typically a laneway widening would be required, however, given the laneway no longer serves a vehicular access purpose, Transportation Review have confirmed that a laneway widening may not be required at the Site Plan Control stage subject to a final decision on its use. If a laneway widening were to be required it would not impact the proposed massing. The laneway, adjacent to the proposed open space, presents an opportunity to expand the open space given that the laneway is not used by vehicles and serves no purpose in its current state.

Parkland

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 application is subject to the provisions of the City of Toronto Municipal Code, Chapter 813, Articles II (Street Trees By-law) and III (Private Tree By-law). As proposed, this project would require the replacement of one City-owned tree. The owner will be required to make a cash-in-lieu payment and obtain the necessary permits in compensation for the proposed removal of this City-owned tree. The applicant has provided a landscape plan showing six new trees to be located within the proposed open space.

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 original application included a Section 37 Agreement. The draft By-law submitted with this application proposed no changes to the Section 37 community benefit. However, the report recommends securing the above noted Affordable Housing matters as a legal convenience to implement the requirements of the recommended Official Plan Amendment.

CONTACT

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SIGNATURE

David Driedger
Acting Director, Community Planning
Toronto and East York District

ATTACHMENTS

City of Toronto Information/Drawings

Attachment 1: Application Data Sheet
Attachment 2: Location Map
Attachment 3: Official Plan Land Use Map
Attachment 4: Downtown Plan
Attachment 5: Existing Zoning By-law Map
Attachment 6: Draft Official Plan Amendment
Attachment 7: Draft Zoning By-law Amendment
Attachment 8: Affordable Housing terms of Reference

Applicant Submitted Drawings

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

Attachment 1: Application Data Sheet

Municipal Address: 1075 Bay Street **Date Received:** August 20, 2025

Application Number: 25 213516 STE 13 OZ

Application Type: Official Plan and Zoning By-law Amendment

Project Description: A proposed 62-storey mixed-use building.

Applicant	Agent	Architect	Owner
Elevate Planning & Project Mgmt	Elevate Planning & Project Mgmt	Hariri Pontari Architects	1075 Bay Enterprises Ltd.

EXISTING PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:	By-law 833-2021
Zoning:	CR 6 (c1.0; r6.0) SS1 (x410)	Heritage:	N
Height Limit (m):	210.25	Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq m):	2,395	Frontage (m):	34	Depth (m):	61
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Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):	1,490			
Residential GFA (sq m):				
Non-Residential GFA (sq m):	22,415			
Total GFA (sq m):	22,415			
Height - Storeys:	13			
Height - Metres:				
Lot Coverage Ratio (%)	65			
		Floor Space Index:	22	

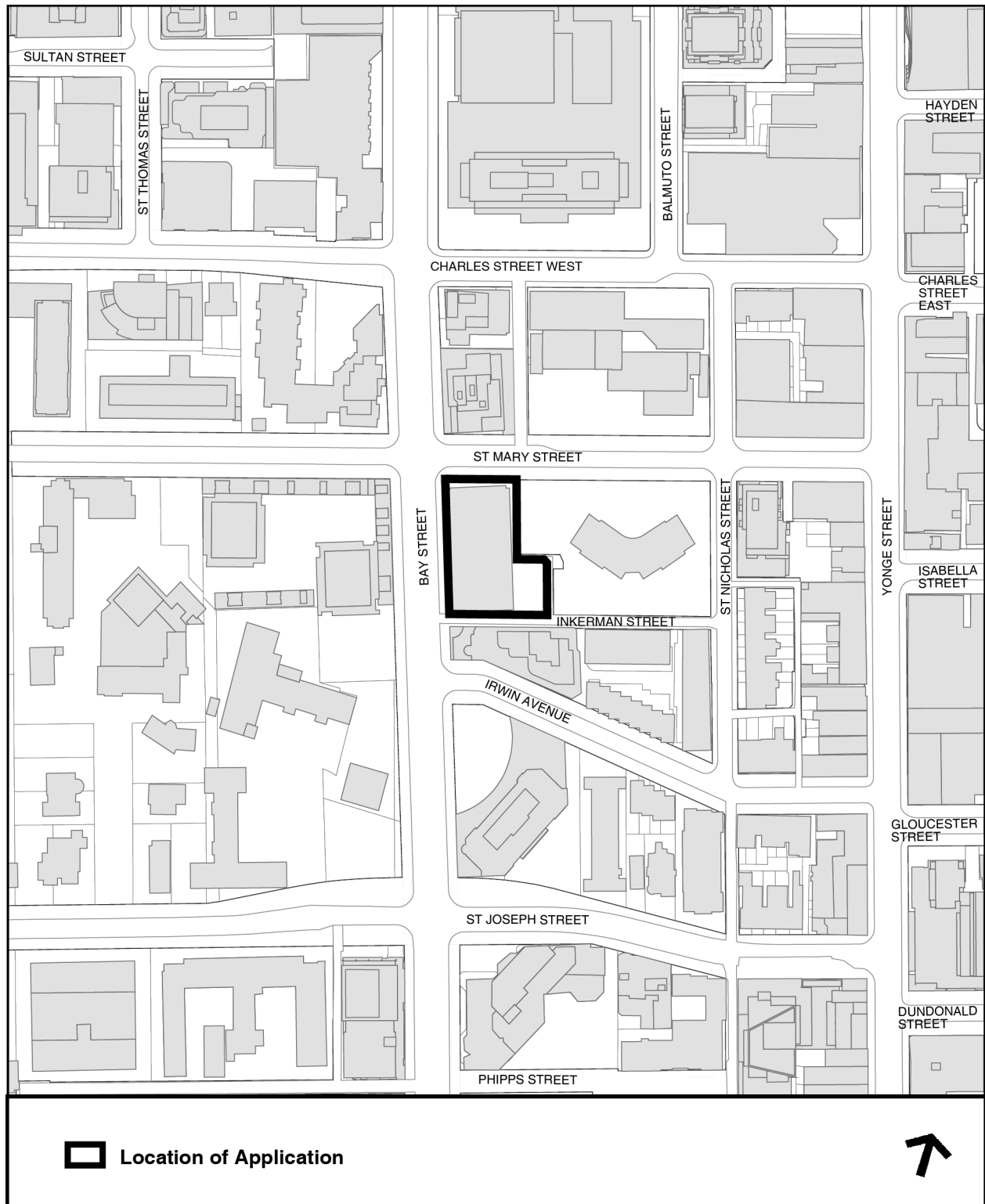
Parking and Loading

Parking Spaces: 170 Bicycle Parking Spaces: 747 Loading Docks: 3

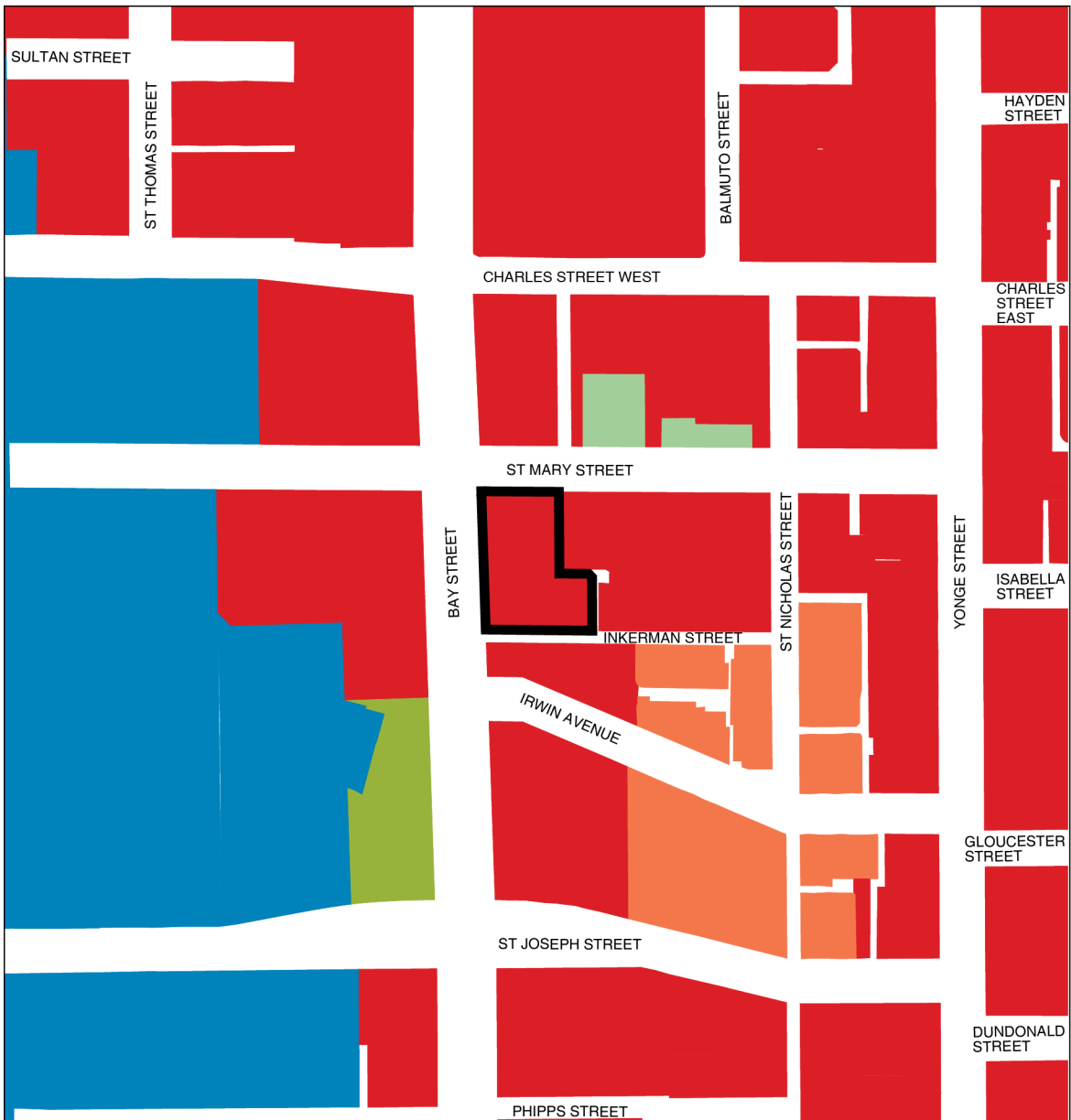
CONTACT:

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Attachment 2: Location Map



Attachment 3: Official Plan Land Use Map



Official Plan Land Use Map 18

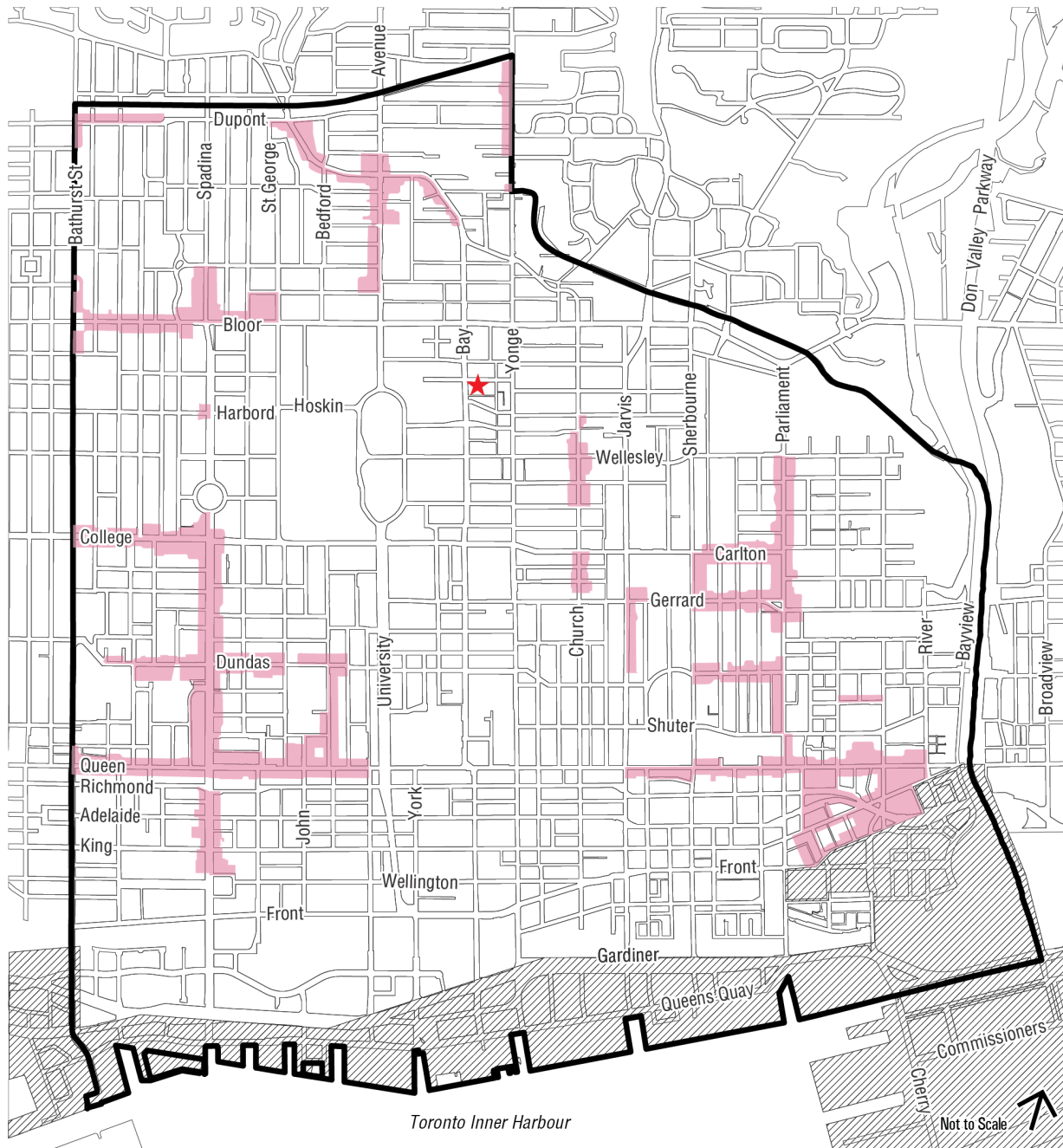
1075 Bay Street

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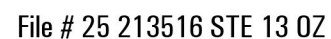
Attachment 4: Downtown Plan Land Use Map



Downtown Plan

MAP 41-3-C Mixed Use Areas 3 - Main Street

- Downtown Plan Boundary
- Mixed Use Areas 3 - Main Street
- Subject Site
- Central Waterfront Secondary Plan



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Attachment 6: Draft Official Plan Amendment

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

Enacted by Council: ~, 20~

CITY OF TORONTO

Bill XXX

BY-LAW XXX

**To adopt Official Plan Amendment 926 for the City of Toronto
respecting the lands known municipally in the year 2026, as 1075 Bay Street.**

Whereas authority is given to Council under the Planning Act, R.S.O. 1990, c.P. 13, as amended, to pass this By-law;

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. 926 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, John D. Elvidge,
Speaker City Clerk

(Seal of the City)

AMENDMENT NO. 926 TO THE OFFICIAL PLAN

LANDS MUNICIPALLY KNOWN IN THE YEAR 2025 AS 1075 BAY STREET

The Official Plan of the City of Toronto is amended as follows:

1. Chapter 7, Site and Area Specific Policies, is amended by adding Site and Area Specific Policy No. 937 for the lands known municipally in 2025 as 1075 Bay Street, as follows:

Policy No. 937. 1075 Bay Street

1) Development of the lands may be permitted without replacing existing office gross floor area provided a minimum of 1,815 square metres of non-residential gross floor area or a combination of non-residential uses and Affordable Rental Housing is provided as part of a new mixed-use building on site.

2) If affordable rental housing is elected in accordance with Policy 1 above, the owner shall enter into an agreement with the City of Toronto to secure the provision of the affordable rental housing and the unit mix of the affordable rental housing shall match the overall building unit mix, unless otherwise specified, to the satisfaction of the Chief Planner and Executive Director, City Planning.



3) Map 29, Site and Area Specific Policies, is amended to add the lands known municipally in 2025 as 1075 Bay Street shown on the map above as Site and Area Specific Policy No. 937.

4) Chapter 6, Section 41, Downtown Plan, is amended by adding the following subsection to Section 17, Site and Area Specific Policies:

- **1075 Bay Street**

Attachment 7: Draft Zoning By-law Amendment

The Draft Zoning By-law Amendment is attached to this report under separate cover.

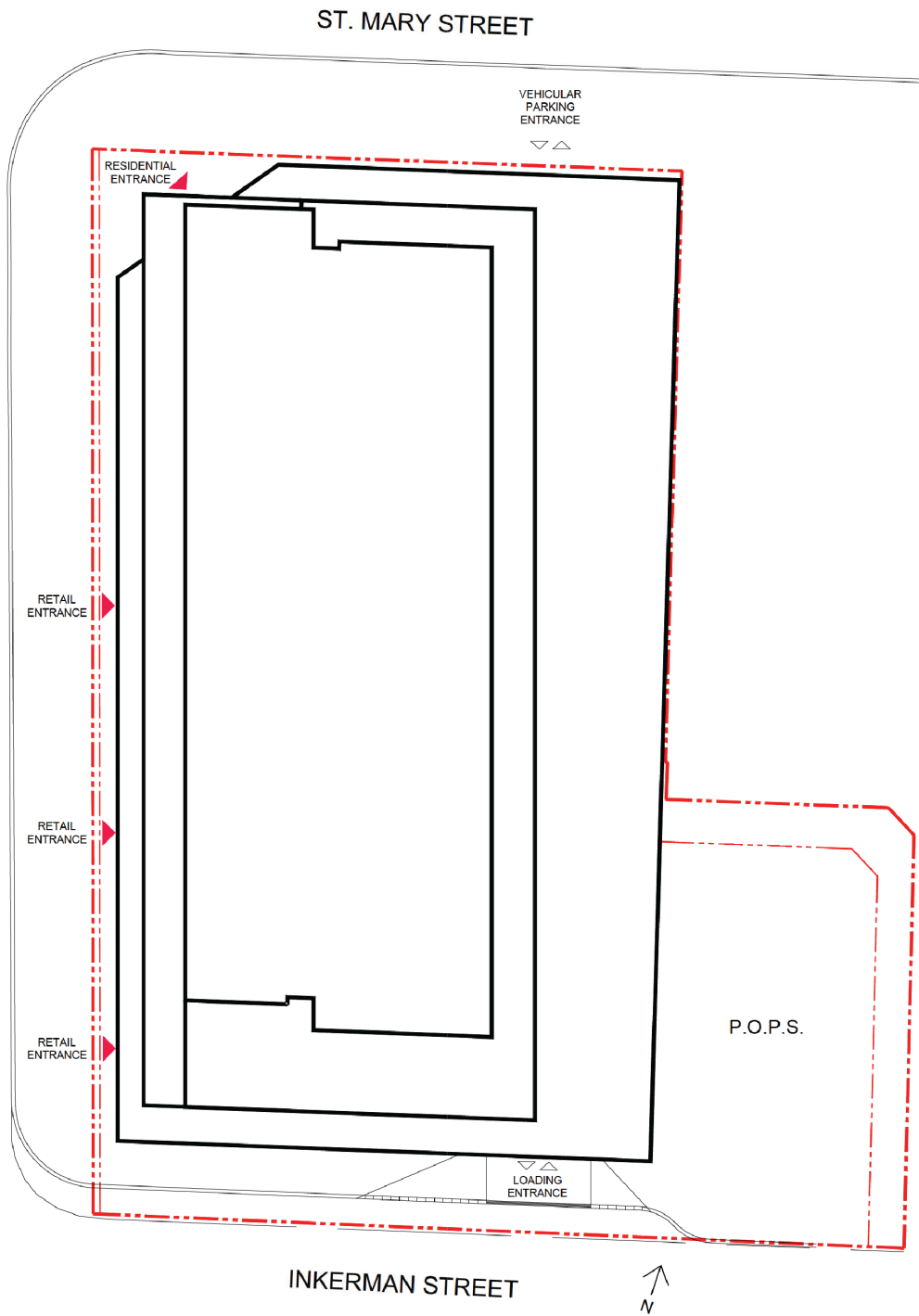
Attachment 8: Affordable Housing Terms of Reference

1. The Affordable Rental Housing Units shall be provided in accordance with the terms outlined below, to the satisfaction of the Chief Planner:

- a. If the Owner of 1075 Bay Street elects to provide a portion of the 1,815 square metres of gross floor area as affordable housing, a minimum of ten (10) Affordable Rental Housing Units shall be designed, constructed, finished, maintained and provided by the Owner of 1075 Bay Street on the lands known in 2025 as 1075 Bay Street, in consultation with, and to the satisfaction of, the Chief Planner and Executive Director, City Planning and as generally reflected in the terms and conditions outlined below.
- b. The unit mix of the Affordable Rental Housing Units shall be consistent with the overall unit mix in the development to the satisfaction of the Chief Planner and Executive Director, City Planning
- c. The affordable housing units shall be provided in contiguous groups of at least six (6) rental dwelling units;
- d. The average unit size of the Affordable Rental Housing Units shall be no less than the average unit size of the market units in the development, by unit type;
- e. The minimum unit size of the Affordable Rental Housing Units shall be no less than the minimum unit sizes of the market units in the development, by unit type;
- f. The size, location and layout of the Affordable Rental Housing Units shall be indicated in the approved drawings for the Site Plan Control application for the site, subject to minor modifications at the detailed design stage prior to the issuance of the first Above Grade Building Permit for the lands;
- g. The Affordable Rental Housing Units shall be constructed to a fully finished condition, to a similar standard as the market units located in the remainder of the development;
- h. Tenants of the Affordable Rental Housing Units shall be provided with access to, and use of, all indoor and outdoor amenities in the development at no extra charge, with access to, and use of, these amenities on the same terms and conditions as any other resident of the building without the need to pre-book or a pay a fee, unless specifically required as a customary practice for private bookings;

- i. Rent for the Affordable Rental Housing Units shall not exceed the City of Toronto Official Plan income-based affordable rental housing definition. During the Affordability Period, increases to initial rents charged to tenants occupying any of the affordable rental housing units shall be in accordance with the Residential Tenancies Act and shall not exceed the Provincial rent guideline, regardless of whether the Provincial rent guideline applies to the affordable rental housing units under the Residential Tenancies Act;
- j. The Affordable Rental Housing Units shall be maintained as affordable rental housing for a 40-year affordability period.
- k. The Owner will use the City's Centralized Affordable Housing Access System to advertise and select tenants for the Affordable Rental Housing Units, or, in the event the Centralized Affordable Housing Access System is not available, through a fair and transparent advertising and selection process to the satisfaction of the Executive Director, Housing Secretariat; and at least six (6) months in advance of any Affordable Rental Housing Unit being made available for rent, the owner shall develop and implement an Access Plan which will outline how the Affordable Rental Housing Units will be rented to eligible households in consultation with, and to the satisfaction of, the Executive Director, Housing Secretariat;
- l. All Affordable Rental Housing Units will be provided with ensuite laundry facilities and central air conditioning at no extra charge;
- m. Tenants of the Affordable Rental Housing Units will be provided with access to permanent and visitor bicycle parking/bicycle lockers in accordance with the Zoning By-law and on the same basis as other units within the development;
- n. The Affordable Rental Housing Units shall be made ready and available for occupancy no later than the date by which seventy percent (70%) of the new dwelling units erected on the site as are available and ready for occupancy.
- o. The Owner agrees to submit a table of the Affordable Rental Housing Units at the time of initial occupancy which designates the Affordable Rental Housing Units by building address and unit number, identifies each unit's bedroom type and floor area, and specifies the Initial Rent and any vehicle parking and/or storage charges, if any.
- p. The Owner agrees to update the table required in p. annually illustrating the rent increase calculations applied to the Initial Rents charged to the Affordable Rental Housing Units, and provide a list of the unit addresses, including tenants names (subject to receiving tenant consent to provide such information), and submit it to the Chief Planner and Executive Director, Housing Secretariat.
- q. At the request of the Chief Planner from time to time, the Owner agrees to update the table in p. as appropriate and submit it to the Chief Planner and Executive Director, Housing Secretariat.

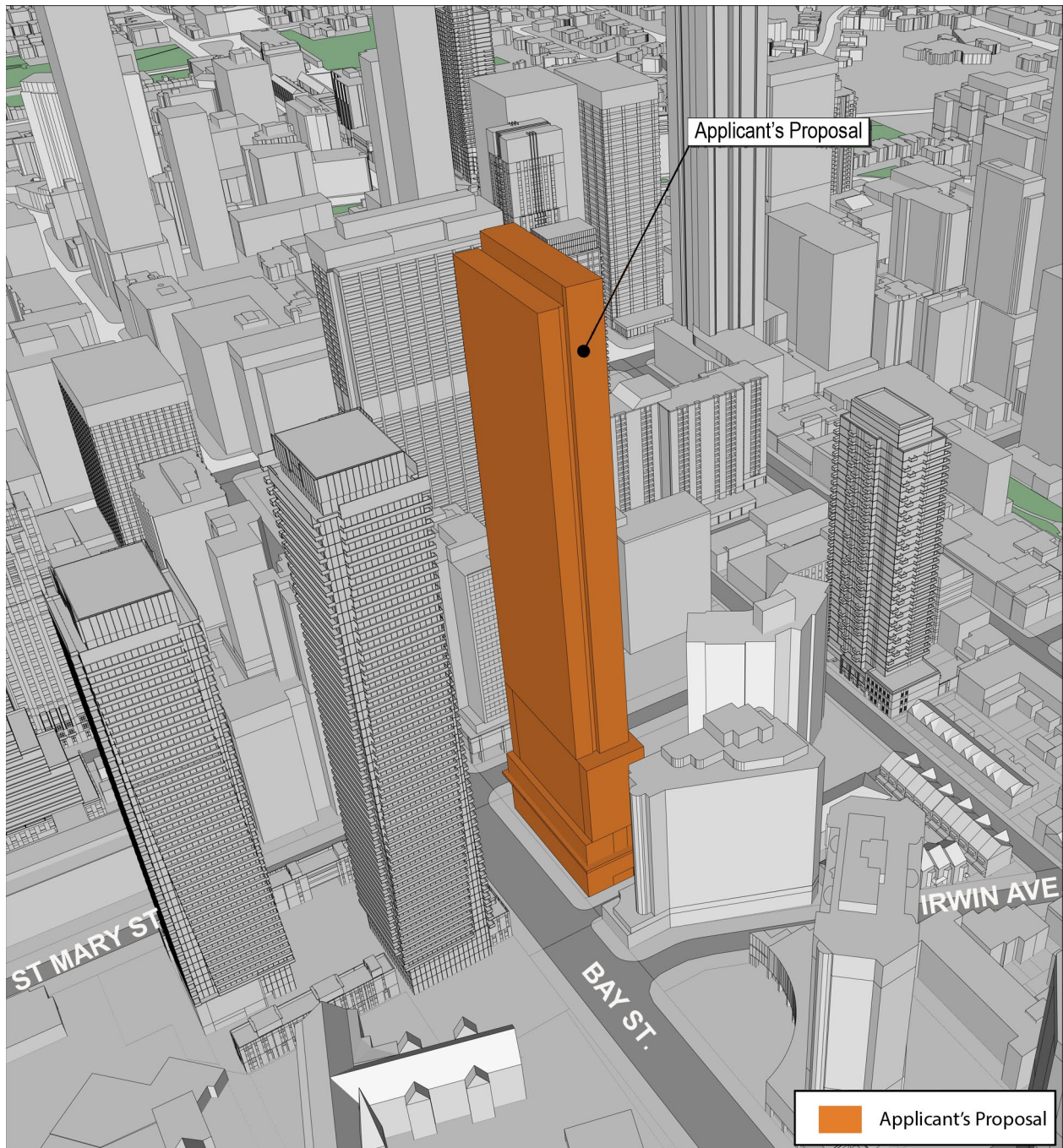
Attachment 9: Site Plan



Site Plan



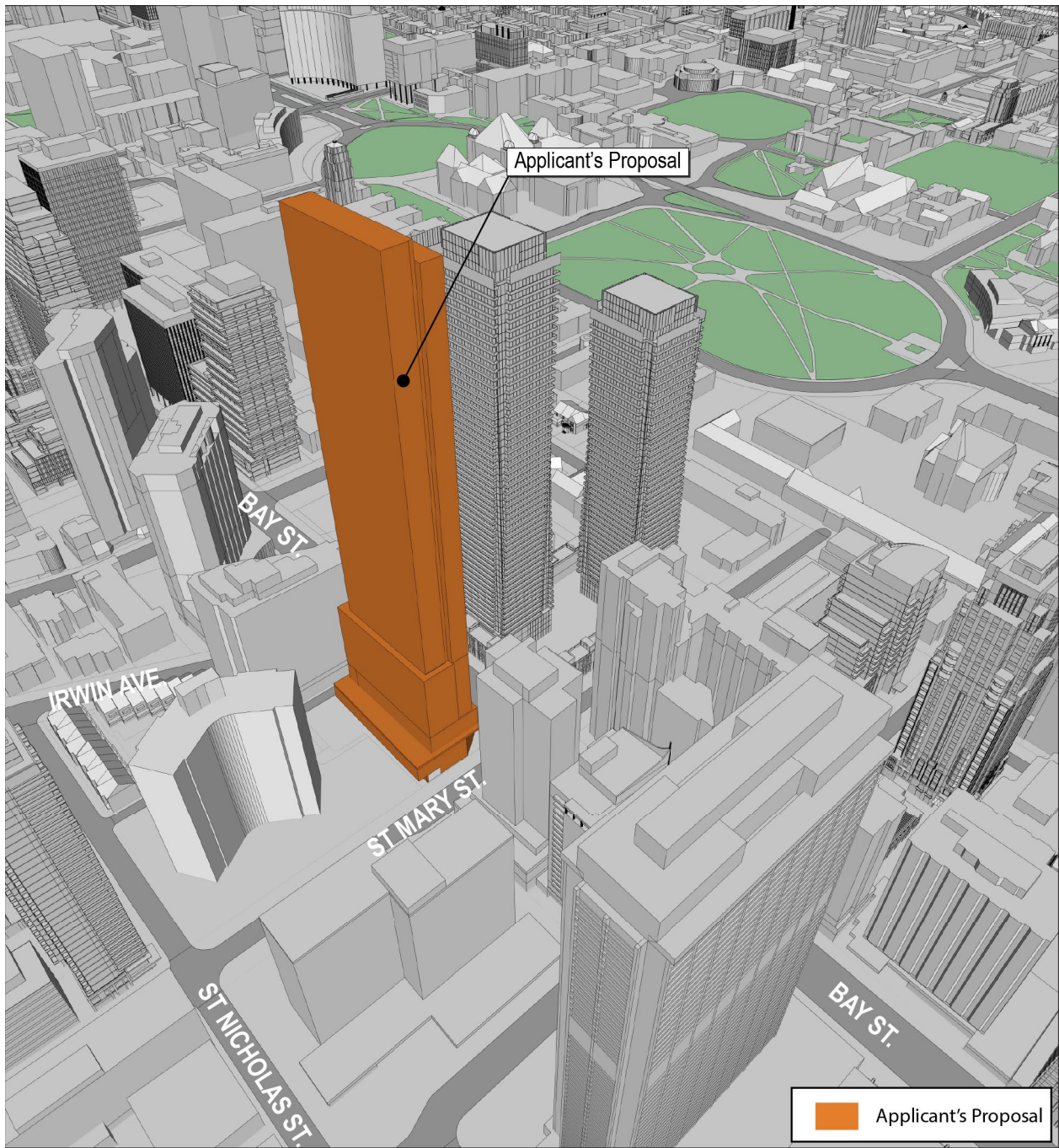
Attachment 10: 3D Massing Model



View of Applicant's Proposal Looking Northeast



10/21/2025



View of Applicant's Proposal Looking Southwest



10/21/2025