

## **835-839 Yonge Street – 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:** 11 - University-Rosedale

**Planning Application Number:** 22 204662 STE 11 OZ

### **SUMMARY**

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This Report recommends approval of the application to amend the Zoning By-law, with a holding provision, to permit a mixed-use building with two tower elements of 49 and 41-storeys in height (162 and 139 metres respectively, excluding mechanical penthouses), containing 922 dwelling units and a minimum 750 square metres of non-residential gross floor area. The proposal includes a 460 square metre Privately-Owned Publicly Accessible Space (POPS) at the north-east corner of Yonge and Church Streets and the retention of the heritage designated façade at 835 Yonge Street.

A separate report from Heritage Planning, regarding the proposed alterations to the designated heritage property will be considered by City Council in conjunction with this report.

### **RECOMMENDATIONS**

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The Acting 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 835-839 Yonge 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 Official Plan Amendment and/or draft Zoning By-law Amendment as may be required.

3. 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 835-839 Yonge Street from Permit Parking.

4. City Council request that the owner make reasonable commercial efforts to identify, in consultation with the Executive Director, Development Review, a suitable off-site parkland dedication as a substitution for an on-site parkland dedication that:

- a. is accessible to the area where the subject site is located;
- b. is a good physical substitute for any on-site parkland dedication;
- c. is free and clear, above and below grade, of all easements, encumbrances, and encroachments;
- d. is in an acceptable environmental condition; and
- e. the value of the off-site dedication shall not exceed the estimated value of the on-site dedication that would otherwise be required, which value may include the cost of acquiring the land, land transfer tax, typical closing cost and reasonable real estate commissions of up to 5 percent,

all to the satisfaction of the Executive Director, Development Review.

5. Should the Executive Director, Development Review, and the owner agree to a property as a substitution for an on-site dedication, City Council accept the off-site parkland dedication, in full or partial fulfilment of the parkland dedication requirements, pursuant to Section 42 of the Planning Act, with conveyance to the City to occur prior to the issuance of the first above grade building permit in accordance with the following:

- a. in the event the value of the off-site parkland dedication is less than the value of an on-site parkland dedication, the owner shall provide a cash-in-lieu payment for the shortfall in parkland dedication in accordance with Chapter 415 Article III of the Municipal Code; and
- b. in the event the owner is unable to provide a substituted off-site parkland dedication to the City, the owner will be required to satisfy the parkland dedication requirement through a cash-in-lieu of parkland payment prior to the issuance of first above grade building permit in accordance with Chapter 415 Article III of the Municipal Code,

all to the satisfaction of the Executive Director, Development Review, and the City Solicitor.

6. Should the off-site parkland dedication be accepted by the Executive Director, Development Review, 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.

## **FINANCIAL IMPACT**

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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.

## **THE SITE AND SURROUNDING LANDS**

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### **Description**

The site is located at the northeast corner of Yonge Street and Church Street and is adjacent to the TTC's Line 1 corridor. The site is irregular in shape with a total area of 10,916 square metres, and frontages of approximately 112 metres along Yonge Street, and 37 metres along Church Street. See Attachment 2 for the Location Map.

### **Existing Use**

The subject site is currently occupied by a 2-storey commercial building, surface parking lot, and gas station operated by Canadian Tire.

### **Surrounding Uses**

North: 15-storey mixed-use building

South: Future park and existing 37-storey residential building

East: TTC Line 1 corridor and Rosedale Ravine

West: 15-storey mixed-use building and 3-4 storey commercial buildings

### **Heritage**

835 Yonge Street was designated under Part IV of the Ontario Heritage Act by City Council in May 2023 under By-law 440-2023. Although owned by Canadian Tire since 1936 the site includes portions of the Grand Central Market, a two-storey commercial

market building designed in the Spanish Colonial Revival style in 1929. It is these remnants of the former Grand Central Market building that contain the properties heritage values and attributes.

### **Access**

Loading for the site is accessed from Yonge Street, along the north edge of the site. Parking is accessed from Yonge Street, with an additional entry-only driveway from Church Street. The gas station at the south-west corner of the site is accessed from additional driveways on Yonge Street and Church Street.

### **Transit**

The site is within 500 metres of Bloor-Yonge Station with access to both Line 1 and 2, and to Rosedale Station on Line 1. The site is also served by the 97B Yonge bus with a stop just north of the property, as well as on the south side of the intersection of Yonge Street and Church Street.

## **THE APPLICATION**

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### **Description**

The proposal is for a mixed-use building with 41-storey and 49-storey tower elements (139 and 162 metres respectively, mechanical penthouses not included). The proposal includes heritage conservation on the site and a 460 square metre open space at the corner of Yonge Street and Church Street.

### **Density**

The proposal has a density of 8.6 times the area of the lot.

### **Residential Component**

The proposal includes 922 dwelling units, 0 studio (0%), 553 one-bedroom (60%), 272 two-bedroom (30%), and 97 three-bedroom units (10%).

### **Non-Residential Component**

The proposal includes a minimum of 750 square metres of commercial use at grade and within the base building.

### **Amenity Space**

Amenity space is proposed at a rate of 4.0 metres per unit, with 2.0 metres per unit of indoor amenity space and 2.0 metres per unit of outdoor amenity space.

### **Privately-Owned Publicly Accessible Spaces (POPS)**

The proposal includes 460 square metres of privately-owned publicly accessible space at the south west corner of the site, on the site of the existing gas station.

### **Access, Parking and Loading**

The proposal includes a total of 274 vehicular parking spaces with 147 spaces for residential units and the remainder for commercial use. A total of 1,020 bike parking spaces (160 spaces intended for short-term use), and 7 loading spaces (3 Type A, 2 Type B, and 2 Type G) are also proposed.

Loading and parking is proposed to be accessed from a new signalized intersection at the north end of the site from Yonge Street. A secondary entrance for parking and pickup and drop-off is proposed at the south end of the site from Church Street.

### **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/835YongeSt](http://www.Toronto.ca/835YongeSt)

### **Reasons for Application**

The Zoning By-law Amendment application proposes to amend Zoning By-law 569-2013 to vary performance standards including height, massing, and density, among other standards.

## **APPLICATION BACKGROUND**

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A pre-application consultation (PAC) meeting was held on August 6, 2021. The Planning Application Checklist Package resulting from the PAC meeting is available on the Application Information Centre.

The current application was submitted on October 28, 2022, and deemed complete on November 23, 2022, 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/835YongeSt](http://www.Toronto.ca/835YongeSt).

### **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 AND REGULATION CONSIDERATIONS**

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### **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, including the Greenbelt Plan (2017), and others.

### **Official Plan**

The [Official Plan](#) Urban Structure Map 2 identifies the site as Downtown and Central Waterfront, and designates it as Mixed Use Areas on Land Use Map 18. The Planned right-of-way width of 20 metres is already achieved for both Yonge Street and Church Street. 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 three delineated Protected Major Transit Station Areas (PMTSAs). Specifically, the site is within 500 metres of the delineated Bloor-Yonge, Rosedale, and Bay PMTSAs associated with SASP 600, 719 and 599 in Chapter 8 of the Official Plan. The site has a minimum 2.5 FSI.

The area is planned for a minimum population and employment target of 900 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 between 200 to 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 Plan**

The Downtown Secondary Plan identifies the site as Mixed Use Areas 2 - Intermediate, which specifies that development provide for a diverse range of uses, and that building typologies include mid-rise and tall buildings that respond to their site context. Yonge Street is also designated as a Great Street and a Priority Retail Street.

## **Site and Area Specific Policy 210**

Site and Area Specific Policy 210 (SASP 210) applies to the site and requires that development have regard for shadowing of the Rosedale Ravine, building scale and form as seen from the ravine, provision of pedestrian routes from Yonge Street to the ravine, preserving views into and out of the ravine, and the 2-3-storey traditional scale of Yonge Street.

## **Site and Area Specific Policy 211**

Site and Area Specific Policy 211 (SASP 211) applies to the site and places the portion of the site fronting onto Yonge Street within the Height Ridge on Map 2 - Built Form and Height Peaks & Ridges. The Height Ridge provides a transition down in scale from the Height Peak around Bloor and Yonge Streets.

New development will provide high quality, co-ordinated streetscape and open space improvements to promote pedestrian amenity, orientation, access, greening and confidence in public safety. Designated views of the Rosedale Ravine will be retained.

## **Zoning**

The subject site is zoned CR T4.0 C1.75 R4.0, CR T2.0 C1.0 R2.0, and CR 4.0 (c1.75 r4.0 SS1 (x1902) with a height limit of 30 metres under Zoning By-law 569-2013. The CR zoning category permits a mix of commercial and residential uses. See Attachment 4 of this Report for the existing Zoning By-law Map.

## **Design Guidelines**

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

- Bloor-Yorkville/North Midtown Guidelines;
- Tall Building Design Guidelines;
- Growing Up: Planning for Children in New Vertical Communities; and
- Retail Design Guidelines.

## **Toronto Green Standard**

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

## **PUBLIC ENGAGEMENT**

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### **Community Consultation**

A virtual community consultation meeting took place on March 2, 2023. Issues raised through the consultation meeting and through other correspondence included:

- Impact of the massing as viewed from Rosedale Valley;
- Impact of height and shadowing on Rosedale Ravine;
- Concern over the number of vehicular access points to the site;
- Concern about how the massing overpowers the heritage façade;
- Short-term impact of losing the existing retail during construction of the development;
- Concerns related to pick-up and drop-off;
- Comments related to preservation and enhancement of tree canopy along Yonge Street;
- Support for the accommodation of Canadian Tire in the new development and general comments related to additional retail units to further animate Yonge Street;
- Support for a connection between Yonge Street and the Rosedale Valley through the site;
- Support for the open space at corner southwest corner of the site; and
- Support for the retention of the existing heritage façade on Yonge Street.

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**

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### **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.

### **Housing**

The Official Plan directs that a full range of housing in terms of form, tenure and affordability be provided to meet the current and future needs of residents. The proposal delivers a mixed-use development with a unit mix that meets the intent of the Growing Up Guidelines and the Downtown Plan, including a minimum of 15% two-bedroom units and 10% three-bedroom units, as well as an additional 15% of units as two- and three-bedroom or convertible units designed to accommodate future household needs through adaptable or accessible design measures. In the event the proposal is built in phases, each phase will be required to comply with the Growing Up Guidelines and Downtown Plan policies regarding unit makeup to achieve the minimum unit mix within each phase.

### **Built Form**

Staff are satisfied that the proposed built form conforms with the Official Plan, the Downtown Plan, and SASPs 210 and 211, and meets the intent of all applicable design guidelines.

### ***Height and Density***

The proposed tower heights of 49 and 41 Storeys (162 and 139 metres respectively, excluding mechanical penthouses) and density of 8.6 times the area of the lot are appropriate given the location of the site partially within the Height Ridge of SASP 211 and given the site's location within 500 metres of three PMTSAs, where growth is

directed and tall buildings are anticipated. The proposed heights represent a stepping down of height from the approved heights in the Height Peak at Yonge Street and Bloor Street and are consistent with the Downtown Plan which allows for tall buildings where they are compatible with the existing and planned context. The planned context surrounding the site includes an approved 50-storey building at Yonge Street and Scollard Street (874 Yonge Street), an approved 40-storey building across the street (906 Yonge Street), and a 32-storey building approved at 931 Yonge Street to the north which support the proposed heights of 49 and 41 storeys on this site.

#### *Massing - Base Building*

The base building includes the retention of the existing 2-storey heritage façade, maintaining the main street character and reinforcing the 2-3 storey built form along Yonge Street in alignment with the Bloor-Yorkville/North Midtown Guidelines. The base building extends above the heritage façade up to 24 metres in height, with an 11.5 metre setback for the floor above the heritage façade, reduced to 6.5 metres for the levels above. Along the east property line, the base building has been broken up into smaller volumes of massing to provide transition towards the Rosedale Ravine and low rise areas to the east of the site, with heights varying from 9 metres to 48 metres to comply with building scale and built form policies in SASP 210.

#### *Massing - Towers*

The proposed towers are arranged in a north-south configuration, with 25-metres of separation between them, aligning with recommendations in the Tall Building Design Guidelines. The south tower is set back 20 metres from the south property line, with the north tower set back 12 metres from the north property line, providing for adequate separation to the existing 15-storey building to the north, and the existing 37-storey building to the south. The north tower is also set back 4.5 metres above the podium along the Yonge Street frontage, while the south tower is positioned closer to the east property line, approximately 50 metres from the Yonge Street frontage, reducing the visual impact of the building from Yonge Street and adjacent to the proposed open space at the corner of Yonge and Church Streets.

### **Heritage Conservation**

Heritage Planning staff have reviewed the Heritage Impact Assessment that was submitted with the application and are satisfied with the conservation strategy for the alteration of the remnants of the former Grand Central Market building. The works include comprehensive restoration including the reinstatement of a bay that was removed in the 1980s.

The new construction is primarily positioned behind the retained portions of the heritage building with a reveal that will maintain visual separation between the roof of the heritage building and the new massing. A series of arches within the new building continues the rhythm of the stone arched openings on the heritage building.

A separate report from the Senior Manager, Heritage Planning, on the proposed alterations to the designated property will be considered by City Council in conjunction with this report.

## **Public Realm**

Staff are satisfied that the proposal conforms with the applicable public realm policies in the Official Plan, Downtown Plan, and SASPs 210 and 211 and that it meets the intent of all applicable design guidelines.

The proposed development supports the Downtown Plan's goals for this portion of Yonge Street as a Great Street by providing a ground floor setback that varies from 4.0 metres along the retained heritage façade, to 7.3 metres along the north edge of the base building on Yonge Street. This provides a 9.7 metre curb to building face setback along the south end of the site, and a 12.9 metre curb to building face setback along the north end of the site along Yonge Street.

The proposed setbacks allow for new street trees and planters along the Yonge Street frontage, a widened pedestrian clearway, and a small retail space intended for a café with patio zone at the north end of the proposal to animate Yonge Street. The existing curb cuts for the gas station and retail parking garage access from Yonge Street will be removed as a result of the consolidation of site access, and a signalized intersection will be added for the access from Yonge Street, further enhancing the pedestrian experience along Yonge Street and Church Street.

In accordance with the Official Plan, Privately Owned Publicly-Accessible Spaces (POPS) are spaces that contribute to the public realm but remain privately owned and maintained. A POPS of approximately 460 square metres is being proposed at the southern end of the site at the intersection of Yonge Street and Church Street where a gas station is presently located. This part of the site is identified in the Bloor-Yorkville/North Midtown Guidelines as a potential Gateway for the Bloor-Yonge precinct. The location of the POPS will also allow for the Masonic Temple building at the north west corner of the intersection to serve as a terminus view when approaching from Church Street. Staff have also worked with the applicant to ensure adequate soil volume to support large growth shade trees within the POPS. Staff consider the proposed POPS to be a positive element of the proposal and recognize its contribution to implementing the public realm vision of the Bloor-Yorkville/North Midtown Guidelines.

In addition to the proposed POPS, a 6 metre landscaped setback is provided along the south edge of the building, providing pedestrian access to the residential lobby for the south tower and access to the site for emergency services. This setback also protects for a potential future connection through the site and across the TTC Line 1 corridor into the Rosedale Ravine and preserves views into the ravine from Yonge Street as encouraged by the policies in SASP 210 and 211. This path will have retail frontage, providing additional opportunities to animate the space and the POPS in the future.

## **Shadow Impact**

The shadow impacts resulting from the proposal are acceptable. The proposal adequately limits shadow impacts during the spring and fall equinoxes.

The applicant submitted shadow studies show the extent of shadow from the proposed buildings on the spring and fall equinoxes (March 21 and September 21) and the summer solstice (June 21). The shadow avoids Frank Stollery Park, Severn Creek Park and Ramsden Park and is adequately limited on the ravine lands and low rise areas to the east of the subject site.

## **Wind Impact**

Staff have reviewed the Pedestrian Level Wind Study and are satisfied with the assessment, conclusions, and recommendations contained in the study.

The study indicates that areas at grade, including the planned POPS, will be suitable for their intended uses throughout the year, with no dangerous conditions predicted. Conditions on neighbouring amenity terraces are expected to remain unchanged or improved with the introduction of the proposed development.

## **Servicing**

Engineering Review staff have reviewed the submitted materials and have identified several outstanding items for review. Staff are recommending that the Zoning By-law be subject to holding provisions pending the revision, review, and acceptance of the Functional Servicing and Stormwater Management Report to the satisfaction of the Director, Engineering Review, Development Review, in consultation with the General Manager, Toronto Water.

## **Access, Vehicular and Bicycle Parking and Loading**

A Transportation Impact Study was submitted to assess the traffic impact, access, bicycle parking, and loading arrangements for this development. Transportation Services staff have reviewed the Transportation Impact Study and accept its conclusions.

The study concludes that the development can be accommodated by the existing road network with no mitigation measures required. The site is well serviced by transit and is connected to the City's cycling network with protected bike lanes along Yonge Street. An internal pick up and drop off area and loading area is planned to keep these activities off Yonge Street and Church Street and will be accessed from a new signalized intersection on Yonge Street. Transportation Staff will continue to work with the applicant through the Site Plan Approval process on details regarding the proposed signalized intersection at the north end of the site.

## **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 equivalent to the value of 930 square metres.

The off-site dedication shall comply with Policy 3.2.3.8 of the Toronto Official Plan. The size and location of the off-site conveyance would be subject to the approval of the Executive Director, Development Review and would be subject to this Division's conditions for conveyance of parkland prior to the issuance of the First Above Grade Building Permit.

If the owner has demonstrated, to the satisfaction of the Executive Director, Development Review, that the pursuit of an off-site parkland dedication has not been successful, a cash-in-lieu of parkland payment will be required. 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. Should the value of the off-site dedication not fulfill the value of the on-site dedication, the remaining value shall be provided in cash-in-lieu, prior to the issuance of the First Above Grade Building Permit.

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, P&R, 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**

A total of 1 private tree is proposed to be removed, and 9 new City trees are proposed. The applicant is to submit a tree planting deposit to ensure the planting and survival of 9 new City trees. In addition, Staff require the planting of 1 new tree to replace the 1 private tree proposed for removal.

## **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:

- Submit a revised Functional Servicing Report and Stormwater Management Report, Hydrogeological Review to the satisfaction of the Director, Engineering Review, Development Review, in consultation with the General Manager, Toronto Water; and
- Secure the design and provided financial securities for any upgrades or required improvements to the existing municipal infrastructure identified in the accepted Engineering Reports, to support the development, all to the satisfaction of the Director, Engineering Review, Development Review and the General Manager, Toronto Water, should it be determined that improvements or upgrades are required to support the development, according to the accepted Engineering Reports, accepted by the Director, Engineering Review, Development Review and the General Manager, Toronto Water; and
- Revision, review, and acceptance of a Conservation Plan and Heritage Easement Agreement to the satisfaction of the Chief Planner and Executive Director, City Planning.

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**

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

## **ATTACHMENTS**

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### **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
- Attachment 8: 3D Massing Model

## Attachment 1: Application Data Sheet

**Municipal Address:** 835-839 Yonge Street    **Date Received:** September 16, 2022

**Application Number:** 22 204662 STE 11 OZ

**Application Type:** Zoning By-law Amendment

**Project Description:** A mixed-use building with 41-storey and 49-storey tower elements. The proposal includes heritage conservation on the site.

**Applicant**

Bousfields Inc

**Architect**

Adamson  
Associates

**Owner**

Canadian Tire  
Corporation Limited

### EXISTING PLANNING CONTROLS

Official Plan Designation: Mixed Use Areas    Site Specific Provision: SASP 210 and 211

Zoning: CR T4.0 C1.75 R4.0    Heritage Designation: Y

Height Limit (m): 30    Site Plan Control Area: Y

### PROJECT INFORMATION

Site Area (sq m): 10,911    Frontage (m): 112    Depth (m): 73

| Building Data               | Existing      | Retained | Proposed      | Total         |
|-----------------------------|---------------|----------|---------------|---------------|
| Ground Floor Area (sq m):   | 4,042         |          | 5,127         | 5,127         |
| Residential GFA (sq m):     |               |          | 69,724        | 69,724        |
| Non-Residential GFA (sq m): | 12,955        |          | 16,957        | 16,957        |
| <b>Total GFA (sq m):</b>    | <b>12,955</b> |          | <b>95,537</b> | <b>95,537</b> |
| Height - Storeys:           | 2             |          | 49            | 49            |
| Height - Metres:            | 6             |          | 162           | 162           |

Lot Coverage Ratio (%): 46.98    Floor Space Index: 8.64

| <b>Floor Area Breakdown</b> | <b>Above Grade (sq m)</b> | <b>Below Grade (sq m)</b> |
|-----------------------------|---------------------------|---------------------------|
| Residential GFA:            | 68,655                    | 1,070                     |
| Retail GFA:                 | 14,564                    | 2,394                     |
| Office GFA:                 |                           |                           |
| Industrial GFA:             |                           |                           |
| Institutional/Other GFA:    |                           |                           |

| <b>Residential Units<br/>by Tenure</b> | <b>Existing</b> | <b>Retained</b> | <b>Proposed</b> | <b>Total</b> |
|----------------------------------------|-----------------|-----------------|-----------------|--------------|
| Rental:                                |                 |                 |                 |              |
| Freehold:                              |                 |                 |                 |              |
| Condominium:                           |                 |                 | 922             | <b>922</b>   |
| Other:                                 |                 |                 |                 |              |
| <b>Total Units:</b>                    |                 |                 | <b>922</b>      | <b>922</b>   |

#### **Total Residential Units by Size**

|                     | <b>Rooms</b> | <b>Bachelor</b> | <b>1 Bedroom</b> | <b>2 Bedroom</b> | <b>3+ Bedroom</b> |
|---------------------|--------------|-----------------|------------------|------------------|-------------------|
| Retained:           |              |                 |                  |                  |                   |
| Proposed:           |              |                 | 553              | 272              | 97                |
| <b>Total Units:</b> |              |                 | <b>553</b>       | <b>272</b>       | <b>97</b>         |

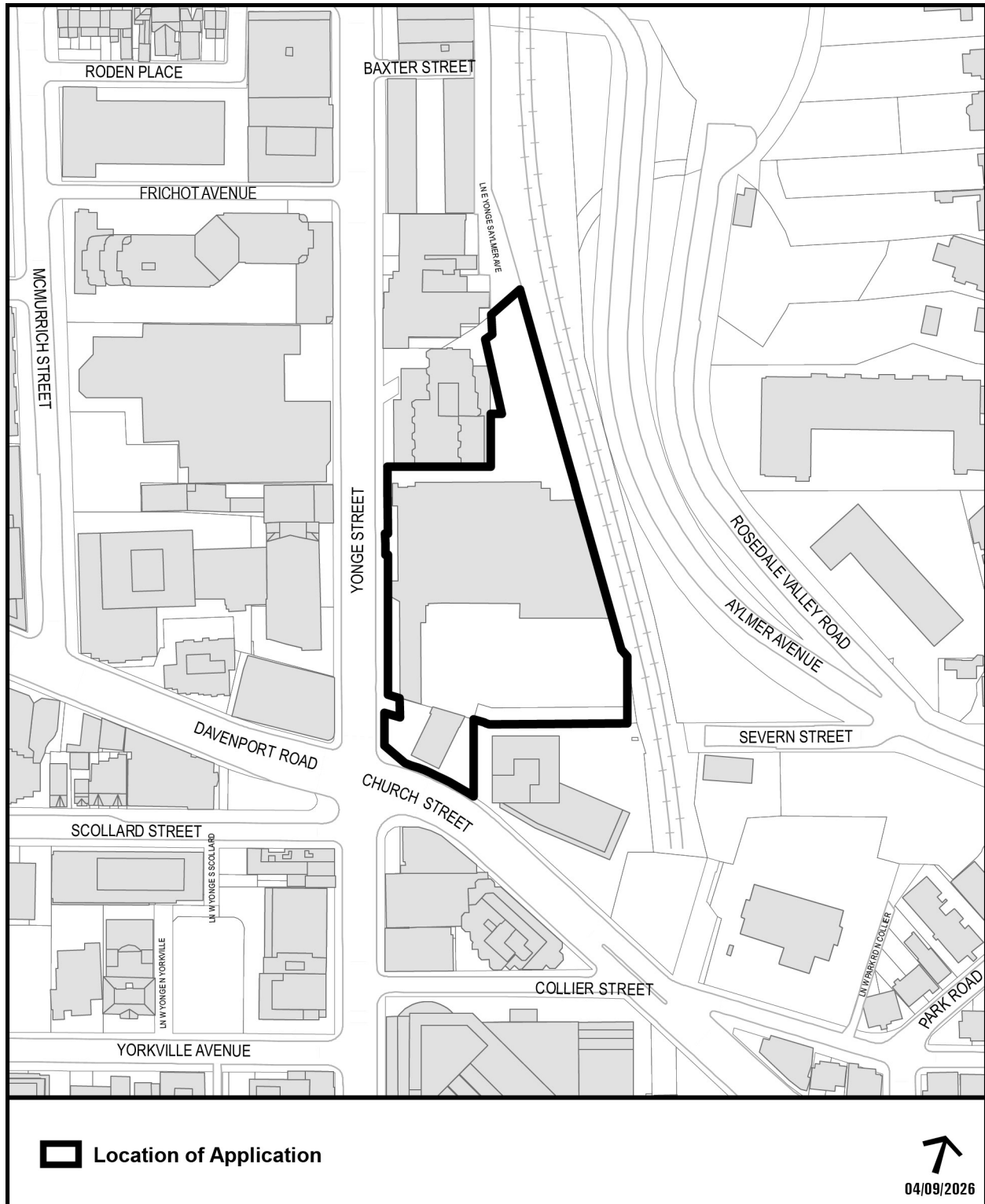
#### **Parking and Loading**

|                 |     |                         |       |                |   |
|-----------------|-----|-------------------------|-------|----------------|---|
| Parking Spaces: | 274 | Bicycle Parking Spaces: | 1,020 | Loading Docks: | 7 |
|-----------------|-----|-------------------------|-------|----------------|---|

#### **CONTACT:**

Chris Pereira, Planner, Community Planning  
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Chris.Pereira@toronto.ca

## Attachment 2: Location Map



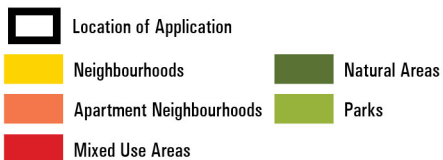
## Attachment 3: Official Plan Land Use Map



Official Plan Land Use Map # 17

835-839 Yonge Street

File # 22 204662 STE 11 0Z



Not to Scale  
 Extracted: 04/09/2026

**835-839 Yonge Street**  
**File # 22 204662 STE 11 02**

**Legend:**

- R** Residential
- RD** Residential Detached
- CR** Commercial Residential
- O** Open Space
- ON** Open Space Natural
- UT** Utility and Transportation

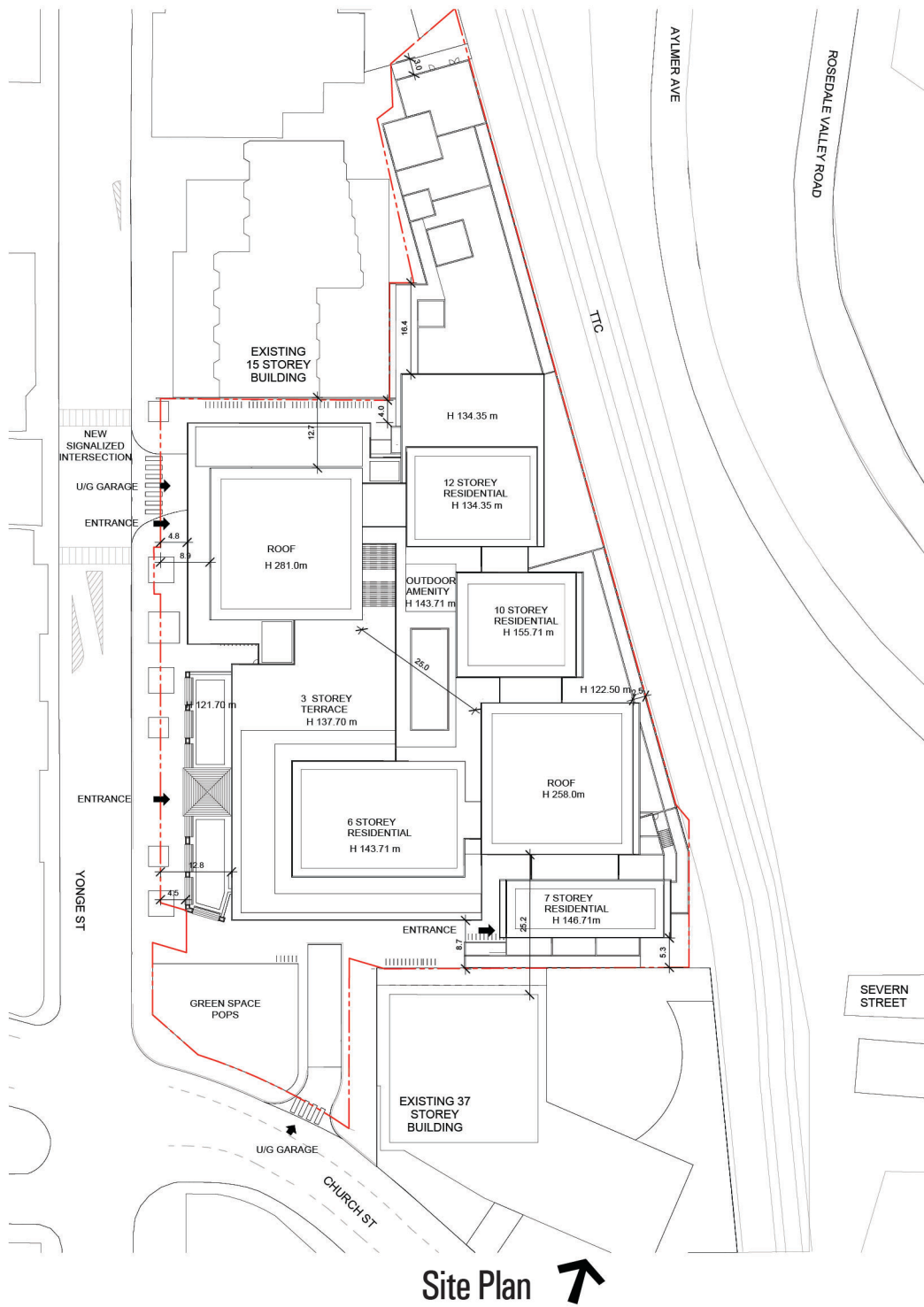
**Map Details:**

- Streets:** RICHOT AVENUE, YONGE STREET, AYLMER AVENUE, ROSEDALE VALLEY ROAD, SEVERN STREET, COLLIER STREET, CHURCH STREET, DAVENPORT ROAD, SCOLLARD STREET.
- Zoning Districts:** CR 4.0 (c1.74; r4.0) SS1 (x996), CR 4.0 (c1.75; r4.0) SS1 (x2403), CR 4.0 (c1.75; r4.0) SS1 (x2243), CR 4.0 (c1.75; r4.0) SS1 (x2403), CR 4.0 (c1.75; r4.0) SS1 (x1943), CR 3.0 (c1.75; r3.0) SS1 (x1937), CR 3.0 (c1.75; r3.0) SS1 (x2206), CR 3.0 (c2.5; r3.0) SS1 (x324), CR 3.0 (c2.5; r3.0) SS1 (x1901), CR 3.0 (c2.5; r3.0) SS1 (x1382), CR 3.0 (c2.5; r3.0) SS1 (x1901), CR 4.0 (c1.75; r4.0) SS1 (x1902), CR 4.0 (c1.75; r4.0) SS1 (x2385), CR 4.0 (c1.75; r4.0) SS1 (x2383), CR 2.5 (c2.0; r2.5) SS1 (x1894), RD (f15.0; d0.6) (x1435), RD (f15.0; d0.6) (x1435), RD (f15.0; d0.6) (x1435), R (f5.0; d1.0) (x863), R (f5.0; d1.0) (x570).
- Other:** O (x135), ON, UT.

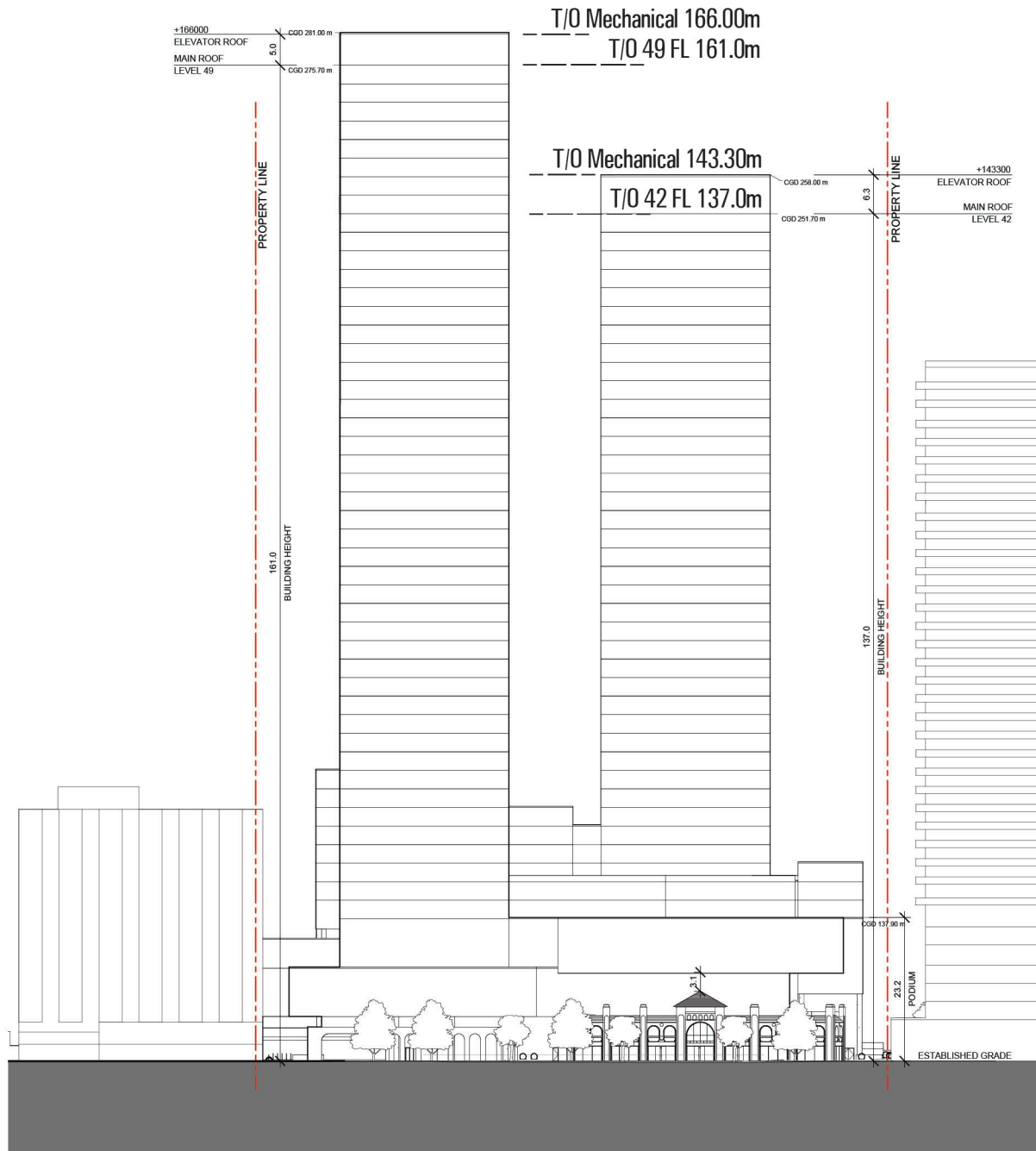
## **Attachment 5: Draft Zoning By-law Amendment**

The Draft Zoning By-law is available under separate cover.

## Attachment 6: Site Plan

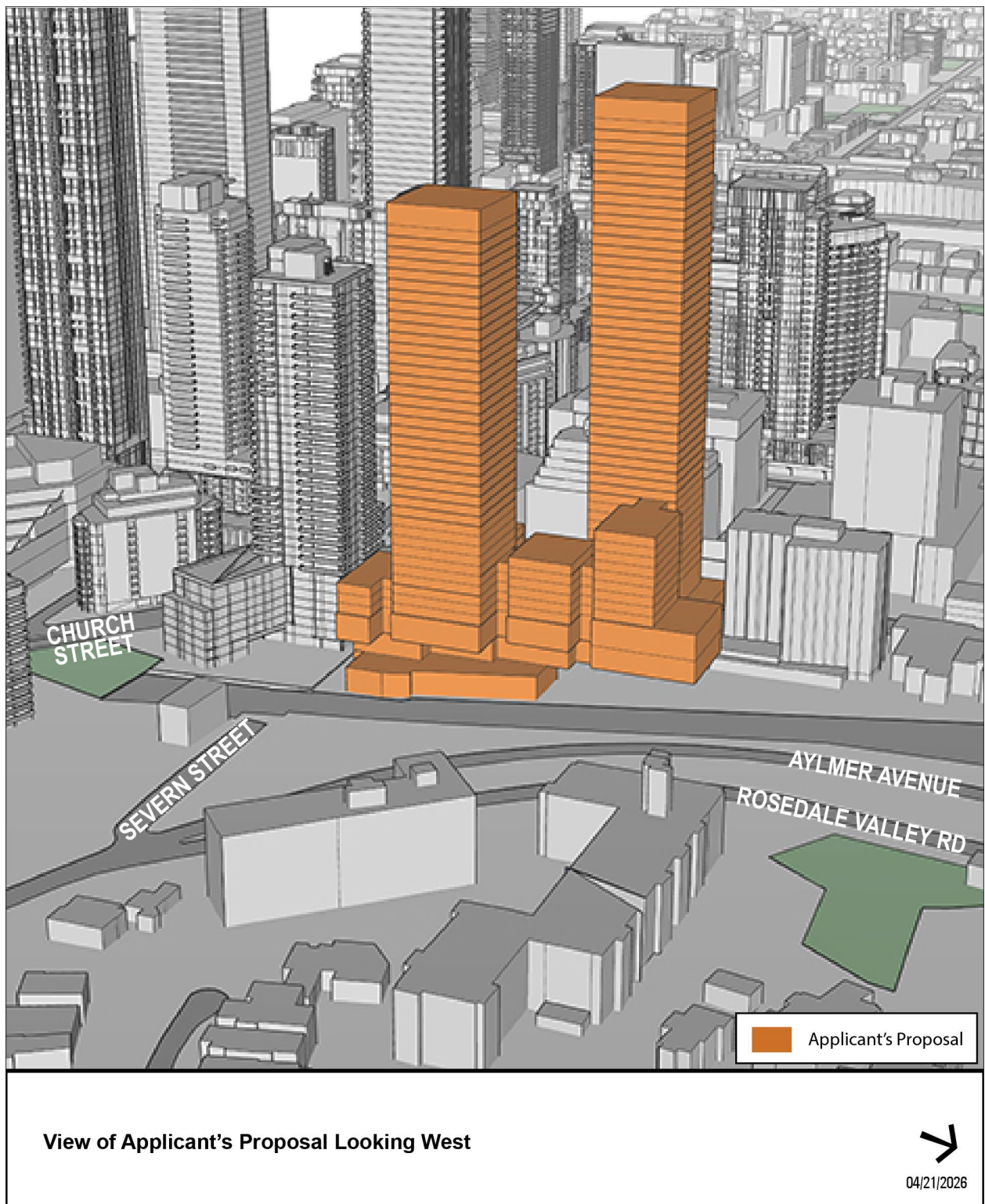


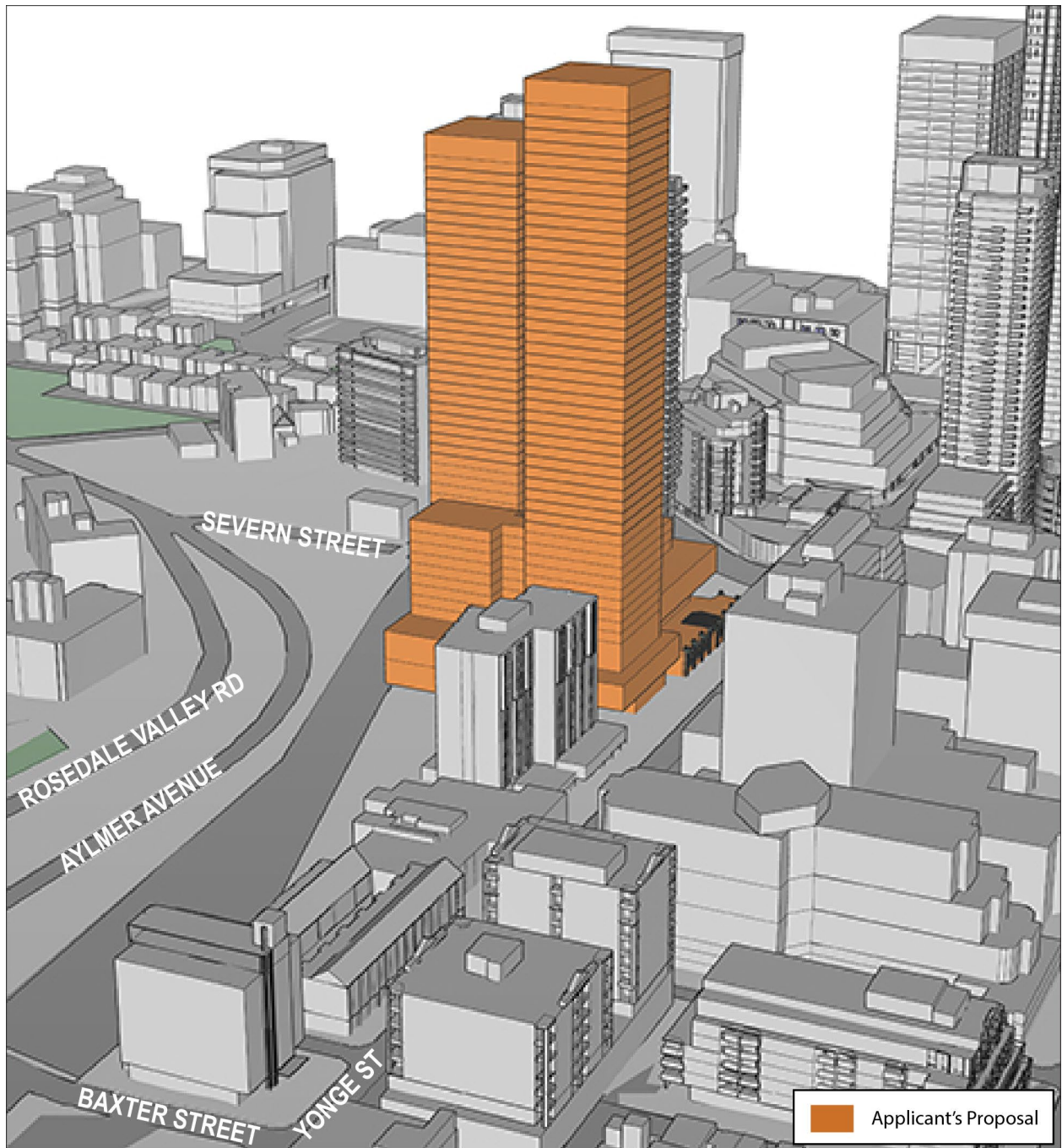
## Attachment 7: Elevations



West Elevation

## Attachment 8: 3D Massing Model





**View of Applicant's Proposal Looking Southeast**



04/21/2026