

From: [Francesco Fiorani](#)
To: [Toronto East York Community Council](#)
Cc: [Julia Spagnuolo](#)
Subject: [External Sender] RE: Communications for Council item TE34.10 - 1464 King Street West and 10 to 12 Maynard Avenue
Date: July 7, 2026 12:09:09 PM
Attachments: [image001.png](#)
[1464 King West and 10-12 Maynard Ave Presentation.pdf](#)
[1464 King West and 10-12 Maynard Ave Presentation.pptx](#)
Importance: High

Good Morning Ana,

Please find attached our presentation for tomorrow's meeting. We will be presenting on behalf of our client for Items TE34.10 TE34.11

Please confirm receipt.

Regards,

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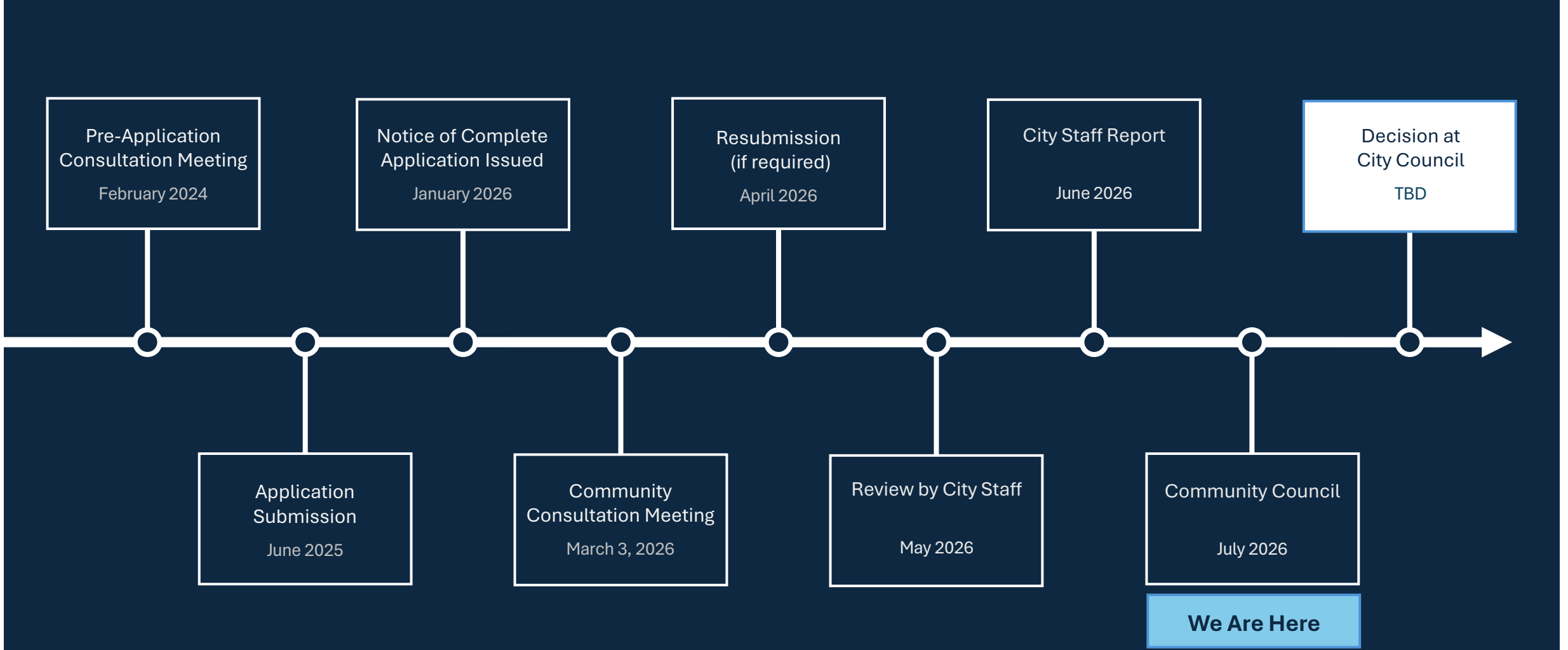
**TORONTO AND EAST YORK COMMUNITY
COUNCIL ITEMS - 2026.TE34.10 TE34.11**

1464 King Street W and 10-12 Maynard Avenue

July 8, 2026

Brutto Consulting

PROJECT TIMELINE



PROPOSAL SUMMARY



1 mid-rise building
with a podium of 4
storeys and a total height
of 13 storeys



**80 New Rental
Residential Units**



**199.1 m² Ground
Floor Retail Space**



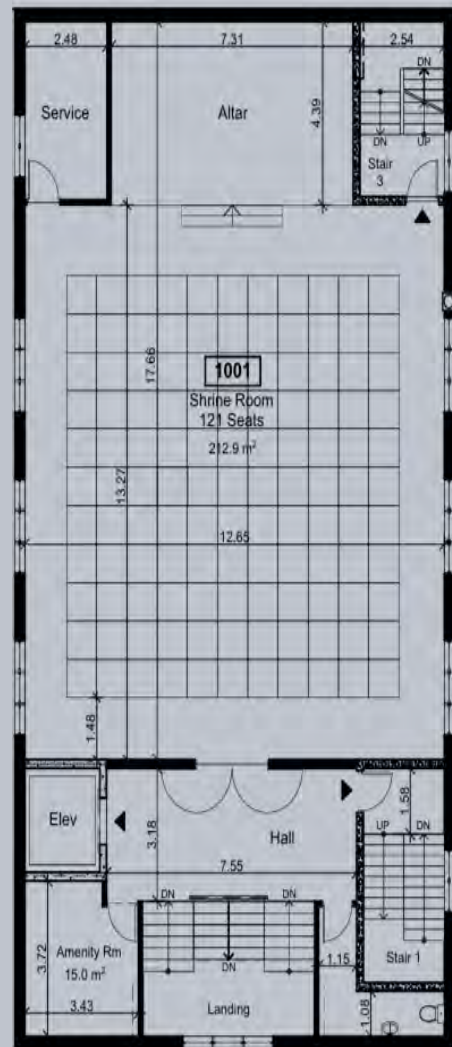
**26 Vehicular
Parking Spaces**



**88 Bicycle
Parking Spaces**

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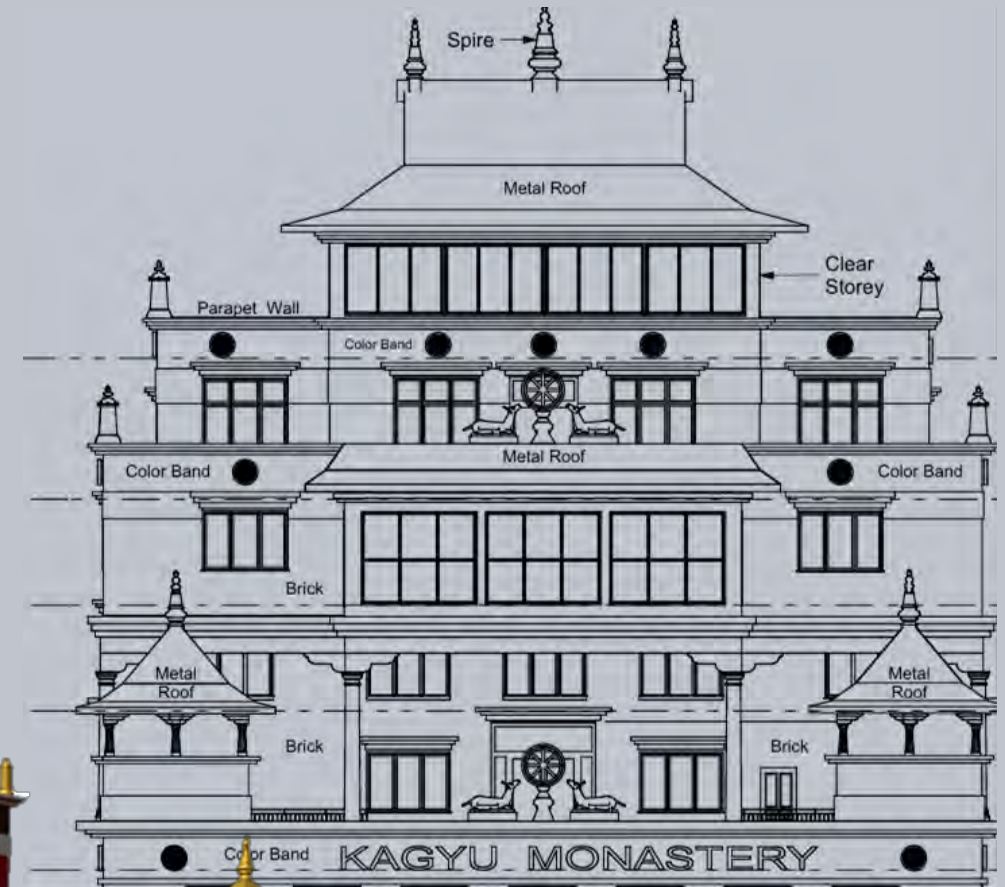
PROPOSAL | TEMPLE COMPONENT



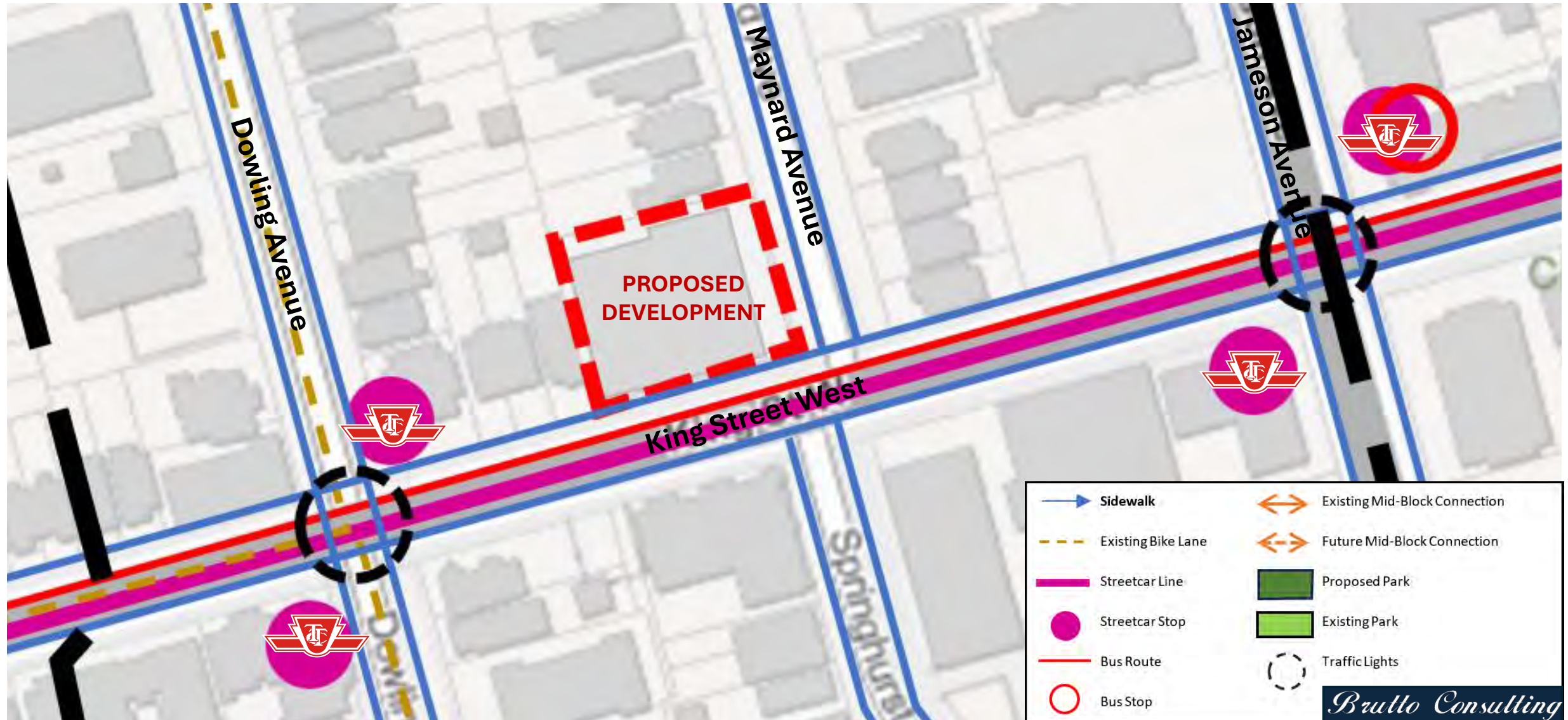
10th Floor Plan

Shrine Room

The temple program includes; shrine and administrative spaces, monks and guest rooms, common areas, library and VIP unit.



PROXIMITY TO TRANSIT



PLANNING & POLICY CONTEXT



- **Provincial Planning Statement (2024):**
 - Encourages densities that efficiently use land, infrastructure, and support active transportation.
 - Promotes compact, mixed-use, transit-supportive development.
- **Toronto Official Plan:**
 - The Official Plan promotes a full range of housing forms and encourages new housing supply through intensification and infill, with a **strong emphasis on expanding purpose-built rental housing**.
 - The Site is designated Neighbourhood and an Official Plan Amendment has been requested as a part of this application to redesignate the Site to Mixed Use.

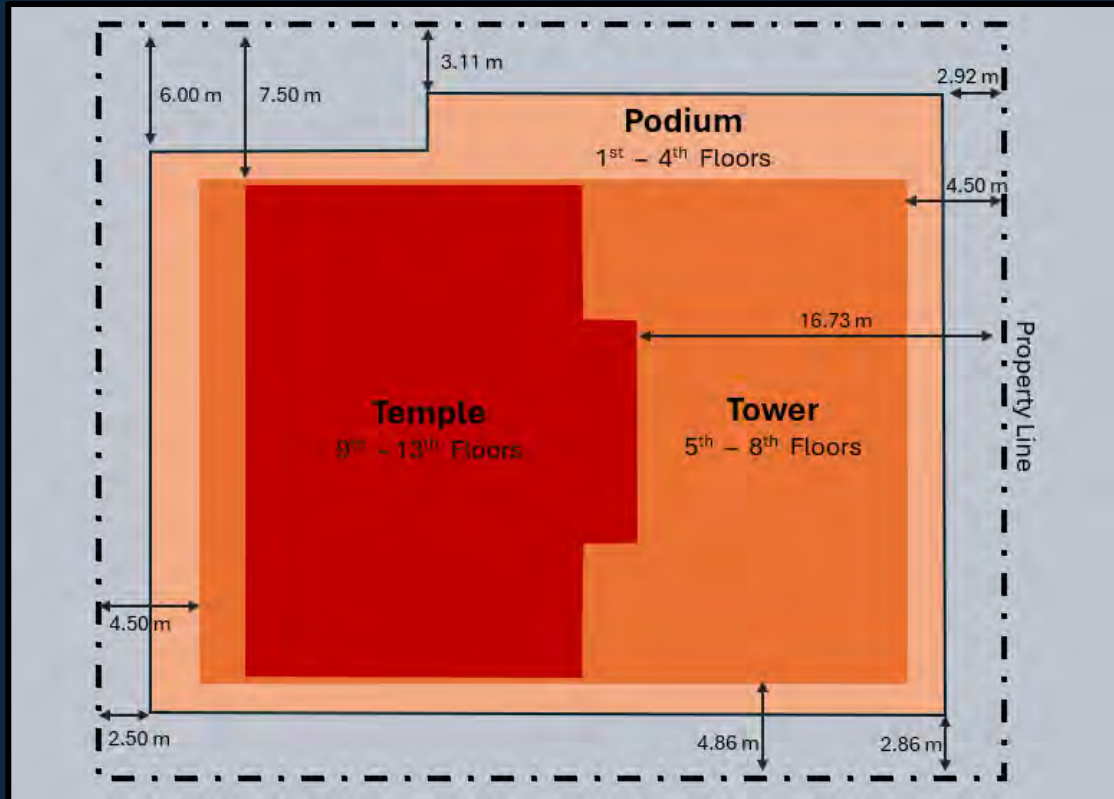
PLANNING & POLICY CONTEXT



Avenues are intended to accommodate growth

- Avenues are identified as important corridors where growth and intensification are encouraged.
- New development is intended to support transit use, improve the public realm, and create complete communities.
- Growth is expected to occur through context-sensitive redevelopment.
- Mixed-use buildings, active ground-floor uses, and high-quality urban design are encouraged to create vibrant, walkable streets.

MID-RISE DESIGN GUIDELINES



The proposal satisfies the intent of the Mid-Rise Guidelines through thoughtful urban design.

- The proposed design conforms to the rear transition guidelines by providing appropriate setbacks.
- Four storey podium creates an appropriate transition to surrounding residential uses.
- Temple massing incorporates significant upper-storey setbacks and has a significantly reduced footprint which minimizes visual impacts.
- Active ground-floor uses enhance the pedestrian environment
- High-quality architectural design reflects the cultural significance of the Temple.

RENDERS



***Renders not to scale**

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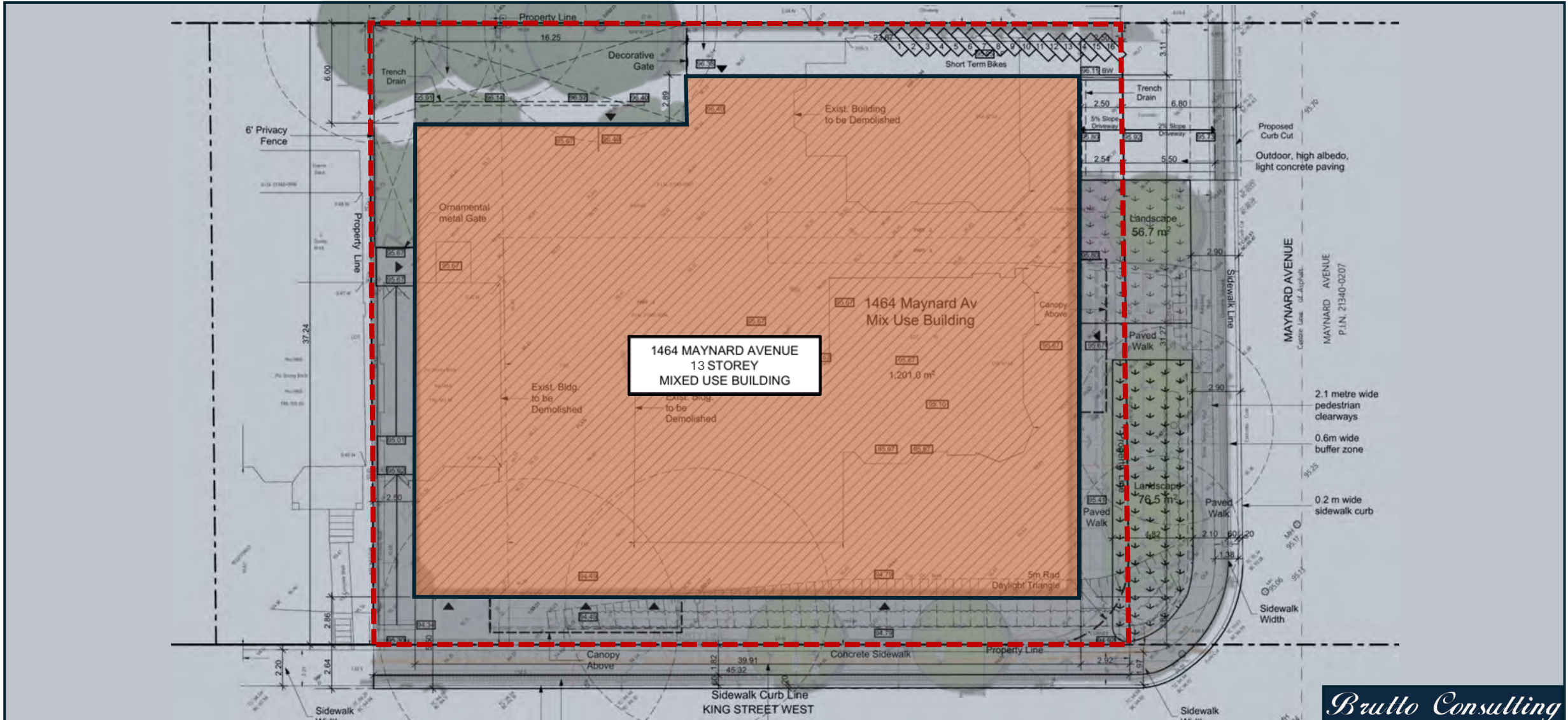
RENDERS



***Renders not to scale**

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PUBLIC REALM | SITE PLAN



PUBLIC REALM | PEDESTRIAN EXPERIENCE



OVERVIEW



The proposal advances the City's planning objectives while delivering meaningful community benefits.

- Provides much-needed purpose-built rental housing
- Preserves and expands an important cultural institution of Parkdale.
- Supports complete communities through mixed-use development.
- Encourages transit use and active transportation.
- Improves the public realm and streetscape.
- Conforms to the intent of the Official Plan and responds to the Mid-Rise Design Guidelines.
- Represents an appropriate form of intensification on a designated Avenue (King Street West).

THANK YOU!

QUESTIONS / COMMENTS?