

From: [Taylor MacDonald-Plummer](#)
To: [Toronto East York Community Council](#)
Cc: [Tiffany Singh](#); [Konain Edhi](#); [Melanie Hare](#); [Christine Fang-Denissov](#)
Subject: [External Sender] Re: TEYCC Presentation - College Park Items TEYCC 34.24, .25, and .26 - July 8th 2026
Date: July 8, 2026 12:00:58 AM
Attachments: [image001.png](#)
[College Park TEYCC July 8, 2026.pdf](#)

Hi Ana,

Please find attached our presentation for Items 34.24, .25., and .26 for the July 8 TEYCC meeting for College Park's ZBL and OPA application.

Melanie Hare (cc'd) will be presenting for this application.

Please let me know if you require anything else.

Thank you kindly,
Taylor

Taylor MacDonald-Plummer (she/her)

Urban Planner, M.Pl, M.Ud

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From: Taylor MacDonald-Plummer
Sent: July 7, 2026 10:38 AM
To: Toronto East York Community Council <teycc@toronto.ca>
Cc: Tiffany Singh; Konain Edhi

Subject: [External Sender] TEYCC Presentation - College Park

Good morning,

We have a rezoning and official plan amendment application being heard at TEYCC on July 8th for College park, and I wanted to confirm if you need us to submit our presentation ahead of the meeting?

Please let me know and I am happy to send it over.

Thank you kindly,
Taylor

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Written with gratitude from the traditional territory of the Anishinaabe, including the Mississaugas of the Credit, Haudenosaunee, and Huron-Wendat (Wyandot), who have stewarded these lands with care since time out of mind.

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College Park Redevelopment

420-444 Yonge Street, 1-11, 17-23 College Street

Official Plan Amendment/
Zoning By-law Amendment

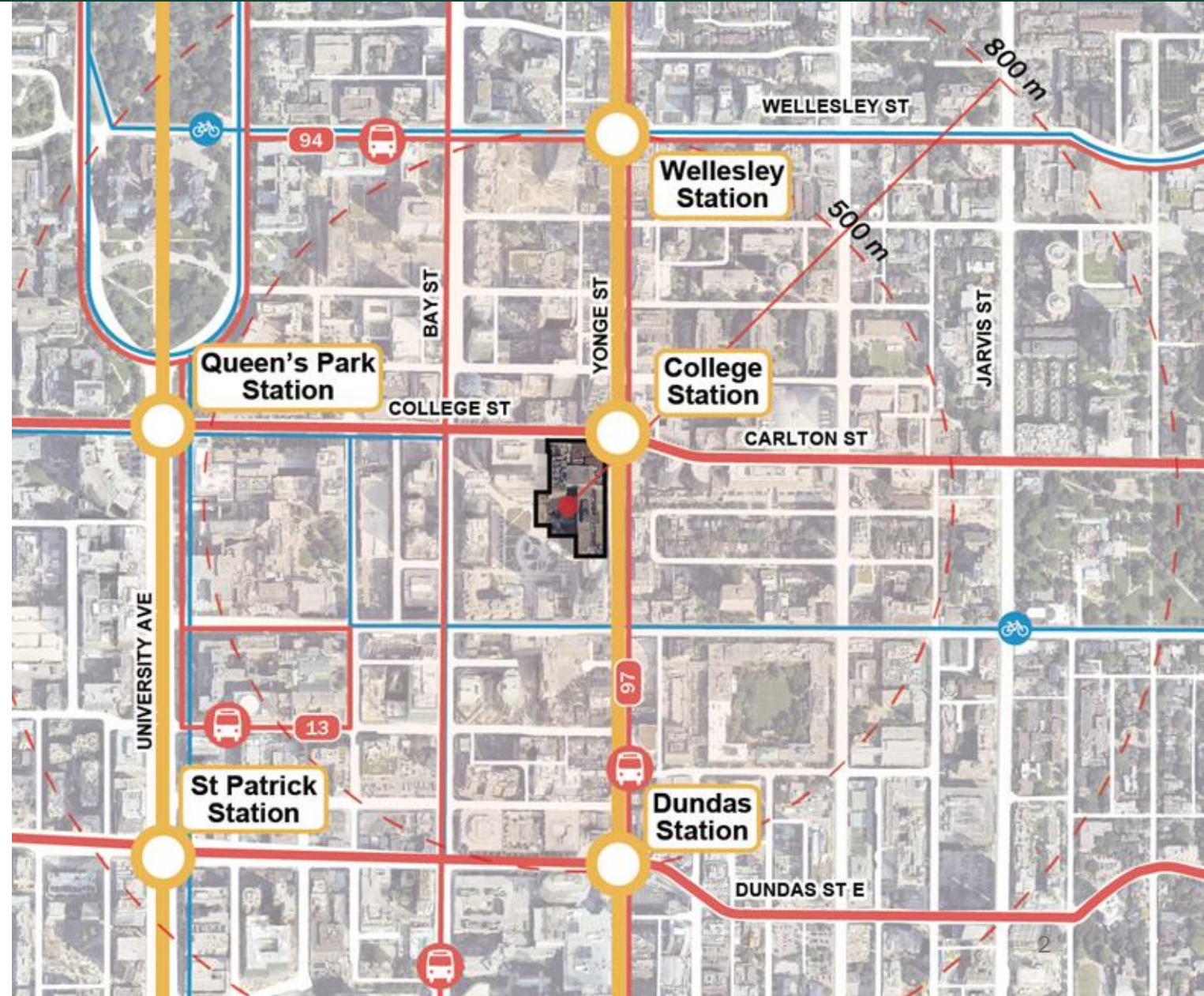
**Toronto and East York
Community Council**

July 8, 2026



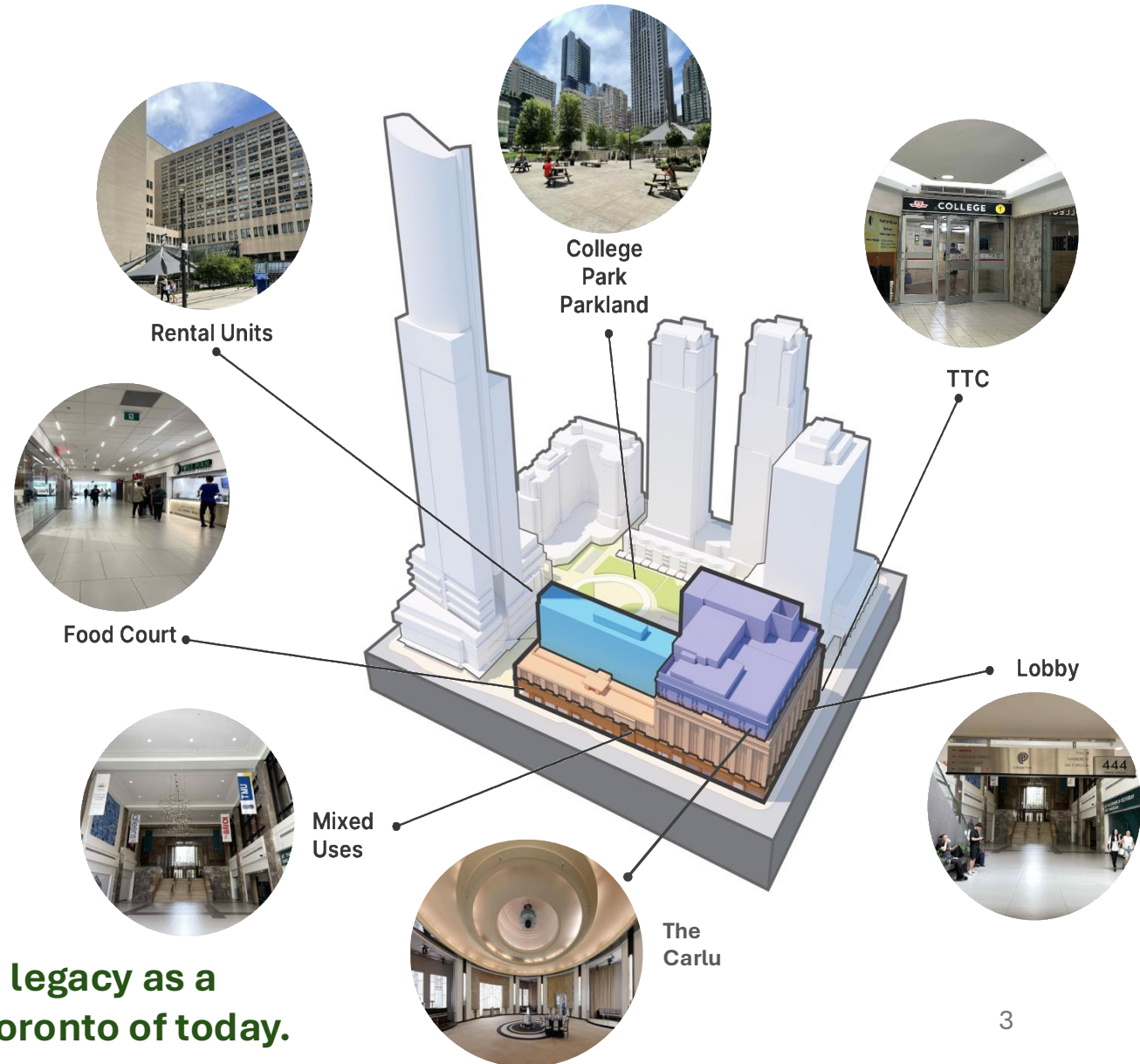
The Site: At The Centre of Downtown

- Located within the **Downtown Yonge Area** – one of Toronto's most densely populated mixed-use Areas
- **Directly connected to the College Station** and within a 10-minute walk of **4 TTC subways stations**
- Within close proximity to **major institutions** (i.e. TMU and UofT), and **major employment areas** (i.e. Hospital Row, Queens Park, etc.)



The Site Today: A Long History of Mixed Use and Amenity

- As part of a bold master plan for the block **with a vision to create an “urban experience”**, the iconic **Eatons College Street store** was constructed in the 1930’s in the NE portion of the block –, including shopping, food and culture. The store closed in 1977.
- In the 1970s, 210 **rental apartment units** were introduced.
- In the early 2000s, **the Carlu was restored and reopened to the public**.
- Today the site contains **a range of uses and amenities** including: the Carlu, retail and commercial, food court and rental units.
- The site includes a hard surface, **sunken open space plaza** adjacent to College Parkland



The College Park Redevelopment builds on the Site’s legacy as a cultural destination while meeting the needs of the Toronto of today.

Delivering Key City Building Opportunities



**Creating a Destination and Epicentre of
'Urban Experience' and amenities**



**Celebrates the Site's
Heritage Legacy**



**Delivers New Housing While
Improving Existing Rental Stock**



**Expands and Improves
the Public Realm**



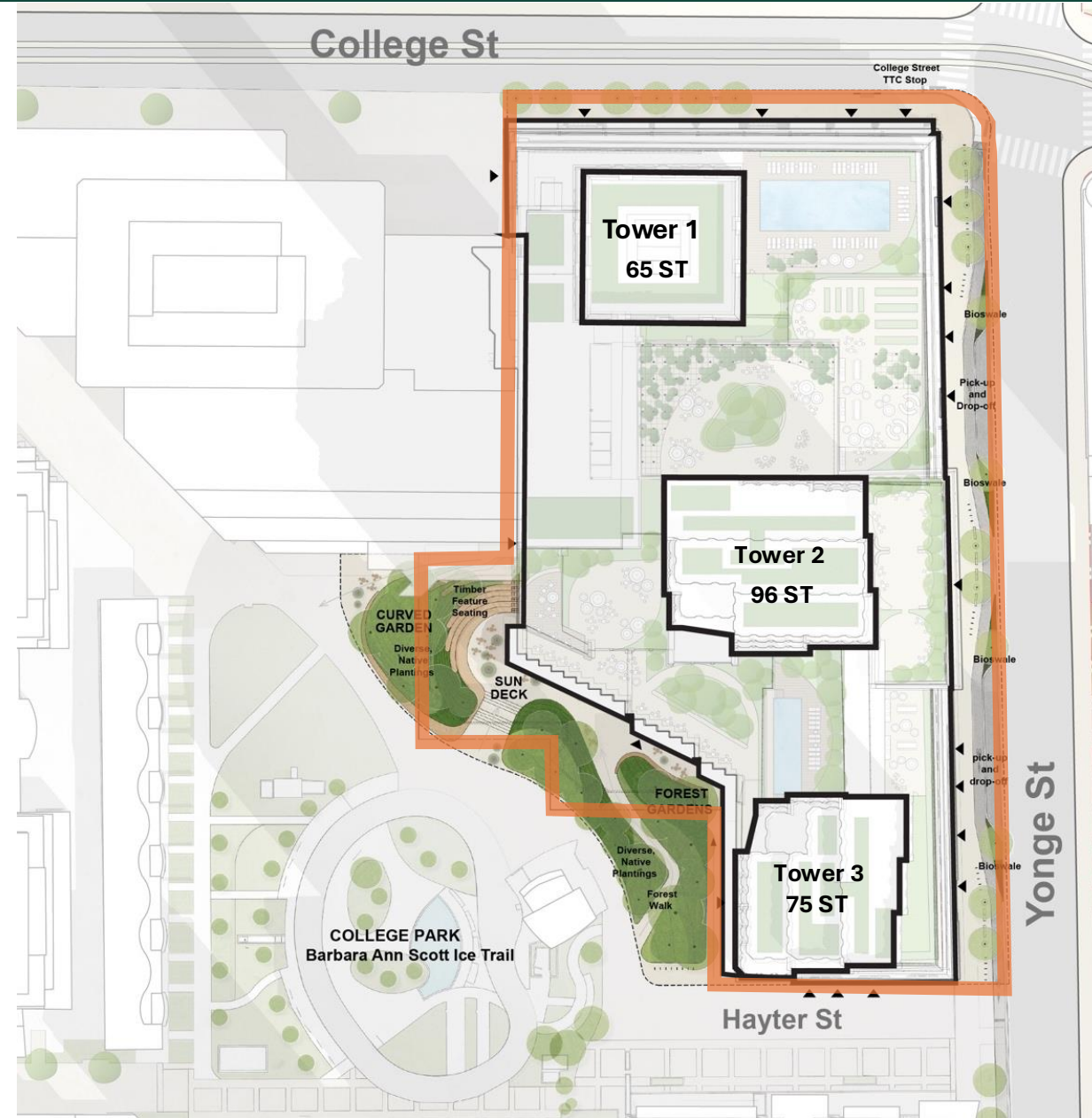
**Enhances Multi-Modal Mobility in a
Connected Downtown Block**



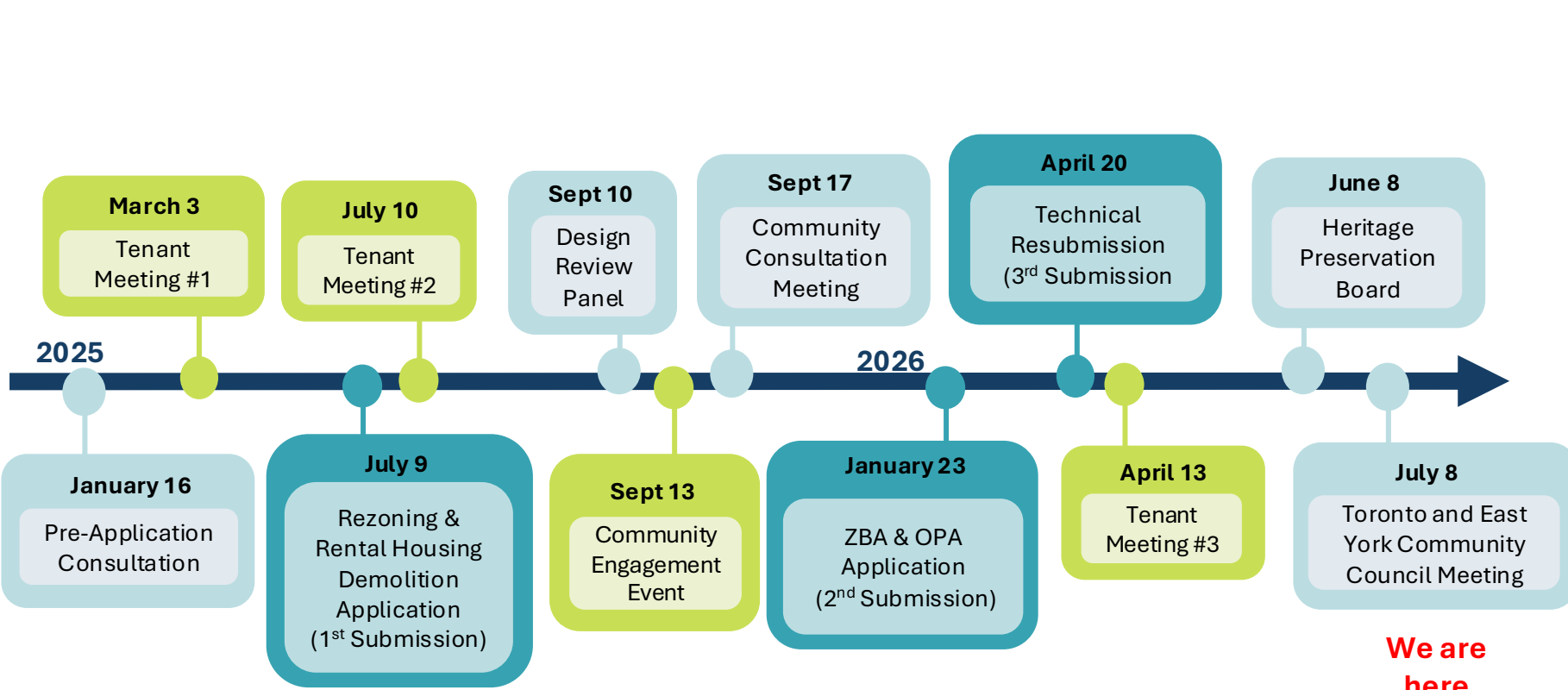
**Achieves Design Excellence and
Advances Sustainability Goals**

The Proposal

- **Conservation** of the existing heritage Designated 7-storey building and expansion of the Carlu facility
- **Vertically integrated mixed use development** with three towers including:
 - **2,342 residential units** including 100% rental replacement floor area in the first phase
 - **45,562 m² of flexible retail** and commercial space
 - **62-space daycare**
 - **250-room boutique hotel**
- **600 m² of on-site parkland** to expand College Park

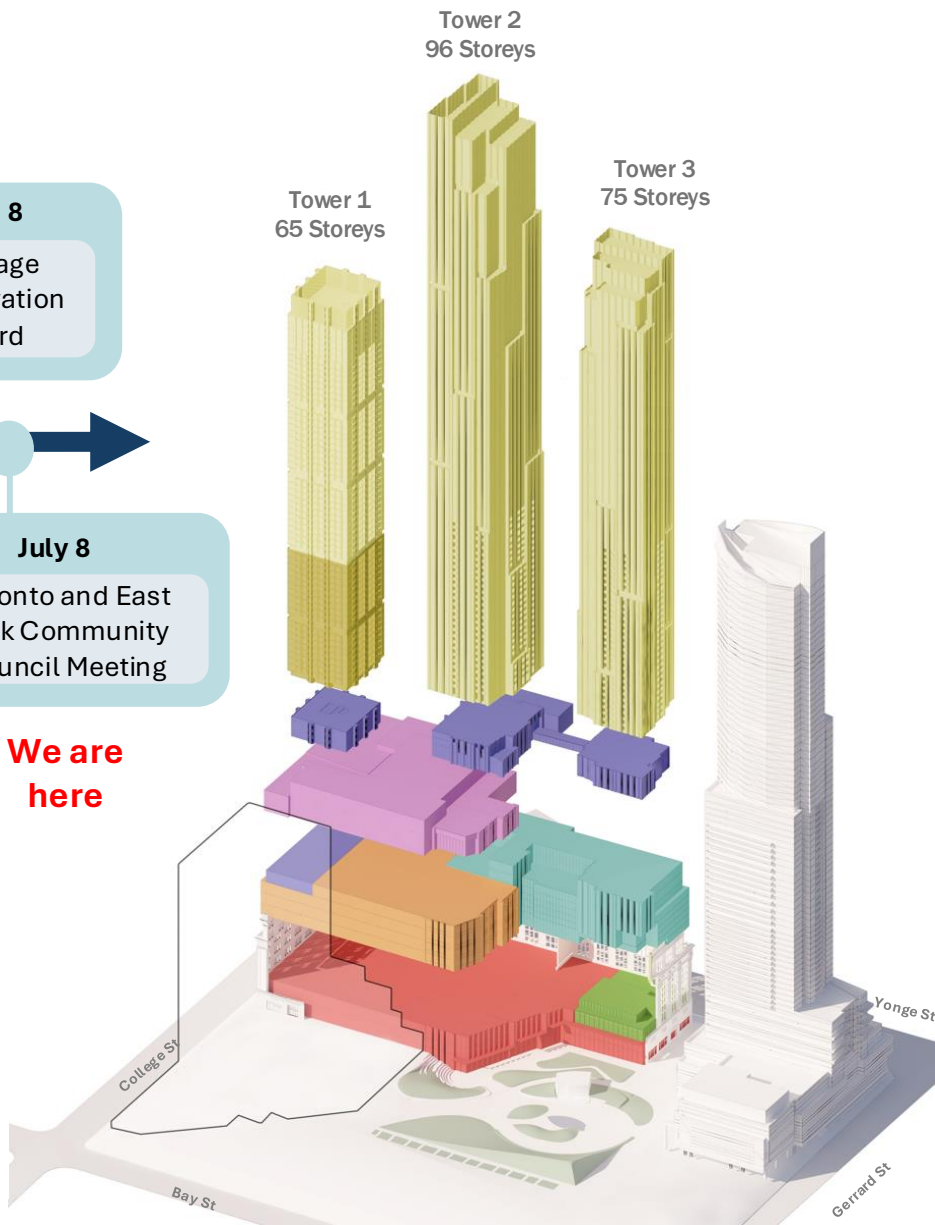


The Process: Early and Ongoing Engagement



We are here

- Rental Replacement
- Residential
- Residential Amenities
- The Carlu
- Hotel
- Flexible Commercial
- Commercial
- Daycare



Thank you!
Any questions?