

2400 Eglinton Avenue West – Official Plan Amendment and Zoning By-law Amendment Applications – Decision Report – Approval

Date: May 14, 2024

To: Etobicoke York Community Council

From: Director, Community Planning, Etobicoke York

Wards: Ward 5 – York South-Weston

Planning Application Number: 23 210768 WET 05 OZ and 21 111665 WET 05 OZ

SUMMARY

In 2021, the applicant submitted a Zoning By-law Amendment (ZBA) application for the development of a 35-storey mixed-use building in the southwest corner of the property in isolation, without specifying how the remainder of the site would develop over time. City Planning staff required a higher level planning framework to ensure a good fit and to ensure proper integration between the 2021 proposal and future developments on the site. In response to this, the applicant submitted an Official Plan Amendment (OPA) application in 2023.

The OPA application (23 210768 WET 05 OZ) proposes to amend Site and Area Specific Policy (SASP) 31 for the entire property at 2400 Eglinton Avenue West (Block A of SASP 31) in line with the goals of OPA 253, to provide further definition for the location of development blocks, public and private streets, a park, and phasing for the orderly development of the existing Westside Mall site over time. Phase 1 of the redevelopment includes the lands on the southwest corner of the site.

The ZBA application (21 111665 WET 05 OZ) proposes to amend city-wide Zoning By-law 569-2013 for only the southwest corner of the property at 2400 Eglinton Avenue West (to realize Phase 1 of the SASP). The proposed zoning would permit a 35-storey mixed-use building with a residential Gross Floor Area (GFA) of 29,135 square metres, commercial GFA of 1,300 square metres, and a total of 397 dwelling units. The overall height of the building would be 111 metres plus an additional five-metre mechanical penthouse. The proposal would include 73 vehicular parking spaces located in one level of underground parking, 798 square metres of indoor amenity space, 1,418 square metres of outdoor amenity space, and a 379 square metre Privately-Owned Publicly Accessible Space (POPS) located along the eastern side of the proposed building.

Aside from the southwest corner of 2400 Eglinton Avenue West where this redevelopment would occur, the remainder of the Westside Mall including the existing commercial buildings, surface parking lot, drive aisles, and vehicular access from Eglinton Avenue West and Gabian Way are not changed with this ZBA application.

The OPA and ZBA will result in compatible redevelopment within the *Mixed Use Areas* designation with supportable building height, articulation, frontage, and setbacks in relation to the adjacent Eglinton Avenue West and Gabian Way rights-of-way. The redevelopment and intensification of the Westside Mall site is appropriate in view of the higher-order transit and related infrastructure that is currently under construction along the site's southern frontage associated with the Eglinton Crosstown. The proposed development will also support public investment in the nearby Caledonia Station and associated transit arrivals plaza.

RECOMMENDATIONS

The Director, Community Planning, Etobicoke York District recommends that:

1. City Council amend the Official Plan for the lands at 2400 Eglinton Avenue West substantially-in-accordance with the draft Official Plan Amendment attached as Attachment 7 to this report.
2. City Council amend Zoning By-law 569-2013 for the lands at 2400 Eglinton Avenue West substantially-in-accordance with the draft Zoning By-law Amendment attached as Attachment 8 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 Amendment as may be required.
4. City Council approve that, in accordance with Section 42 of the Planning Act, prior to the issuance of the first above grade building permit for the first building within Phase 5, the owner shall convey to the City, an on-site parkland dedication, having a minimum size of 3,208 square metres, to the satisfaction of the General Manager, Parks, Forestry and Recreation and the City Solicitor.
5. City Council approve the acceptance of the 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 in accordance with Official Plan policies in force and effect at the time of parkland conveyance to the satisfaction of the General Manager, Parks, Forestry and Recreation.
6. City Council approve that in accordance with Section 42 of the Planning Act, prior to the issuance of the first above grade building permit for the mixed-use building for Phase 1 and that is the subject of the Zoning By-law Amendment, the owner shall post

Financial Security in the amount of the value of the parkland dedication owed for Phase 1 as appraised by the Executive Director, Corporate and Real Estate Management in the form of a Letter of Credit and such security shall not be released until the parkland is conveyed to the City in a manner satisfactory to the General Manager, Parks, Forestry and Recreation, or, the General Manager, Parks, Forestry and Recreation may elect, in 15 years' time following the issuance of the first above grade building permit for Phase 1, to draw on the Letter of Credit or to extend it; the Financial Security shall be paid in a form satisfactory to the City, and from the date the Financial Security is first paid to the City to such time as the parkland is conveyed to the City, be indexed annually in accordance with the appropriate Statistics Canada index, as secured through the Registration of Plan of Subdivision and all to the satisfaction of the General Manager, Parks, Forestry and Recreation and the City Solicitor.

7. Before introducing the necessary Bill to City Council for the enactment of the Zoning By-law Amendment, City Council require the applicant to ensure that the submitted Noise and Vibration Impact Study prepared by RWDI, dated January 28, 2021 along with a supplementary letter dated September 20, 2023, have been peer reviewed by a third-party consultant retained by the City at the owner's expense, and the owner agrees to implement any necessary control measures and recommendations identified by the peer reviewer, with the control measures to be secured through the Site Plan Control process, to the satisfaction of the Chief Planner and Executive Director, City Planning.

FINANCIAL IMPACT

The City Planning 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 May 6, 2014, City Council adopted the Final Directions Report for the Eglinton Connects Planning Study, a study to respond to planning opportunities presented by the Crosstown Light Rail Transit project. Council adopted 21 recommendations under the themes of Travelling, Greening, and Building Eglinton, and directed staff to report back to Council on implementation measures. Council's decision document be found here: <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2014.PG32.4>.

On July 11, 2014, City Council adopted Official Plan Amendment No. 253 ("OPA 253"), an amendment to implement policy directions based on the Eglinton Connects Planning Study to provide development standards for areas surrounding the future Crosstown Light Rail Transit stations. In regards to 2400 Eglinton Avenue West, OPA 253 amends Site and Area Specific Policy 31 for Block A to include high-level policy direction for a new public street, pedestrian and cycling connectivity, and provisions for open spaces and enhanced community services. Council's decision document of OPA 253 can be found here: <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2014.PG34.1>.

On August 25, 2014, City Council adopted amending zoning to reduce vehicular parking and mid-rise building standards, along with the Urban Design Guidelines for Eglinton Avenue to implement the directions of the Eglinton Connects Planning Study which are applicable to 2400 Eglinton Avenue West. Council's decision document can be found here: <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2014.PG35.3>.

The application to amend city-wide Zoning By-law 569-2013 was submitted on February 18, 2021 and deemed complete on April 8, 2021. A Preliminary Report was adopted by Etobicoke York Community Council on June 22, 2021. The preliminary report can be found here: <https://www.toronto.ca/legdocs/mmis/2021/ey/bgrd/backgroundfile-167650.pdf>. The application was considered by the Design Review Panel on October 7, 2021. Staff conducted a Community Consultation Meeting for the application on October 20, 2021, the details of which are summarized in the Comments section of this report.

The application to amend the Official Plan was submitted on October 11, 2023 and deemed complete upon submission. Staff conducted a Community Consultation Meeting for the application on March 28, 2024, the details of which are summarized in the Comments section of this report.

PROPOSAL

The Official Plan Amendment application (23 210768 WET 05 OZ) proposes to amend Site and Area Specific Policy (SASP) 31 for the entire existing Westside Mall property at 2400 Eglinton Avenue West (Block A of SASP 31) in line with the goals of OPA 253, by providing further definition for the location of development blocks, public and private streets, a park, and phasing to ensure the orderly development of the site over time. Areas of the site that are appropriate for tall and mid-rise building forms are defined in the SASP for high-level deployment of massing across the site. The park block would be secured through a future Draft Plan of Subdivision application for the site.

The Zoning By-law Amendment application (21 111665 WET 05 OZ) proposes to amend city-wide Zoning By-law 569-2013 for only the southwest corner of the property at 2400 Eglinton Avenue West (to realize Phase 1 of the SASP). The proposed zoning would permit a 35-storey mixed-use building with a residential Gross Floor Area (GFA) of 29,135 square metres, commercial GFA of 1,300 square metres, and a total of 397 dwelling units. The overall height of the building would be 111 metres plus an additional five-metre mechanical penthouse. A 379 square metre Privately-Owned Publicly Accessible Space (POPS) would be located along the eastern side of the building. Aside from the southwest corner of 2400 Eglinton Avenue West where this redevelopment would occur, the remainder of the Westside Mall including the existing commercial buildings, surface parking lot, drive aisles, and vehicular access from Eglinton Avenue West and Gabian Way are not changed by this application. The Floor Space Index (FSI) of the site with the proposed mixed-use building constructed on the southwest corner of the property and retention of the remainder of the Westside Mall's existing buildings would be 0.93. When the future Draft Plan of Subdivision is processed for the site to establish the location of further development blocks, public streets, and

the park, the exterior boundaries of a newly separated Phase 1 parcel will be established. The FSI within the newly created Phase 1 parcel is estimated to be approximately 8.0 upon approval of the future Draft Plan of Subdivision, pending the final location and alignment of abutting streets and parcel widths.

Of the 397 residential dwelling units proposed, 237 (59.7 percent) would be one-bedroom units, 120 (30.2 percent) would be two-bedroom units, and 40 (10.1 percent) would be three-bedroom units. A total of 798 square metres of indoor amenity space and 1,418 square metres of outdoor amenity space would be located on the rooftop of the base building.

Vehicular access would be provided via the site's existing entrance from Gabian Way and the existing internal drive aisle that runs on the north side of the building. An additional loading access would be provided via the site's existing entrance from Eglinton Avenue West and the existing internal drive aisle that runs on the east side of the building. The proposed 73 vehicular parking spaces would be located in one level of underground parking. One Type G and one Type B loading spaces are provided to serve the building. A total of 435 bicycle parking spaces are proposed.

See Attachments 9, 10, and 11 for the Site Plan, Elevations, and 3D Models of the proposal development relevant to the Zoning By-law Amendment application.

Site and Surrounding Area

The entire property at 2400 Eglinton Avenue West is approximately 4.5 hectares in size and contains the Westside Mall, a one-storey commercial plaza with various retail units and associated surface parking.

Surrounding land uses include:

North: Detached residential buildings.

East: The future Caledonia Station of the Eglinton Crosstown Light Rail Transit Line and transit arrivals plaza, currently under construction, are located to the southeast. Further to the east are the Canadian National Railway line and future GO Transit Caledonia train station, terminus of the York Beltline Park and Trail, and detached and semi-detached residential buildings.

South: Across Eglinton Avenue West are a series of one-storey commercial buildings with surface parking. Further south are detached residential buildings and Venn Crescent. For the property at 2421 Eglinton Avenue West there is a proposal for a four-storey townhouse building containing seven residential units (file nos. 19 109790 WET 05 SA and 19 109784 WET 05 OZ). For the property at 2485 Eglinton Avenue West there is a proposal for a 45-storey mixed-use building containing 500 residential units, and a residential Gross Floor Area of 31,327 square metres (file no. 24 121747 WET 05 OZ).

West: Across Gabian Way are two apartment buildings of 16 and 19 storeys, and two rows of townhouse buildings that front onto Gabian Way. At the northwest corner of Eglinton Avenue West and Gabian Way is a 21-storey mixed-use building. Further west along Eglinton Avenue West is an eight-storey supportive housing building.

Reasons for Application

The proposed development requires amendment to the Official Plan to amend SASP 31, Block A, for the entire 2400 Eglinton Avenue West property. In 2021, the applicant originally submitted a Zoning By-law Amendment application for the development of a 35-storey mixed-use building in the southwest corner of the property in isolation, without specifying how the remainder of the site would develop over time. City Planning staff required a higher level planning framework to ensure a good fit and to ensure proper integration between the 2021 proposal and the future development on the site. In response to this, the proposed OPA is intended to define the location of development blocks, public and private streets, the park, and phasing to ensure the orderly development of the site over time, to be implemented through a future Draft Plan of Subdivision application and subsequent site-specific Zoning By-law Amendments for each phase.

Amendments to city-wide Zoning By-law 569-2013 are required to permit the proposed 35-storey mixed-use building on the southwest portion of the property (Phase 1 of the SASP) and vary several performance standards including, but not limited to, density, height, setbacks, unit types, and parking spaces in that area.

APPLICATION BACKGROUND

Application Requirements

The reports/studies submitted in support of the OPA and ZBA are available on the City's Application Information Centre at (AIC): toronto.ca/2400EglintonAveW.

Agency Circulation Outcomes

The OPA and ZBA applications, together with the applicable reports noted above, have been circulated to all appropriate agencies and City Divisions. Responses received have been used in evaluating the application and to formulate appropriate Official Plan policies and Zoning By-law standards.

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 Policy Statement (2020), and shall conform to Provincial plans, including the Growth Plan (2020) for the Greater Golden Horseshoe. The PPS provides policy direction province-wide on land use planning and

development. The Growth Plan builds upon the policy foundation provided by the PPS and provides more specific land use planning policies to address issues facing the Greater Golden Horseshoe region.

Official Plan

The site is designated as *Mixed Use Areas* on Map 17 of the Official Plan (see Attachment 4 - Official Plan Land Use Map) and the lands are within the *Avenues* overlay of the Official Plan. The site is within the Council-adopted Protected Major Transit Station Area (PMTSA) for the Caledonia Station, however, the associated Site and Area Specific Policy for the PMTSA has yet to be approved by the Ministry of Municipal Affairs and Housing (MMAH).

The site is part of the Eglinton Connects Study, a comprehensive planning review of Eglinton Avenue that was conducted in 2014 to respond to the opportunities presented by the Crosstown Light Rail Transit project. The Westside Mall lands and surrounding properties were identified as the West Side Focus Area, one of six focus areas identified to accommodate growth. Key planning directions for the West Side Focus Area include: the introduction of east-west and north-south streets toward Caledonia Station, creation of green open spaces within the Westside Mall lands, and incorporation of a variety of building types that provide appropriate transition to the existing neighbouring building fabric. The directions of the Eglinton Connects Study were implemented into policy as OPA 253 (which amended the previous Site and Area Specific Policy 31). The Westside Mall lands are designated as Block A within SASP 31 under OPA 253.

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. The Official Plan can be found here: [Official Plan](#).

Zoning

The site is zoned MCR or "Main Street Commercial/Residential" and is subject to general exception No. 400 in Section 16 of the former City of York By-law No. 1-83, as amended. This zone permits a range of commercial and residential uses including retail stores, offices, restaurants, hotels, townhouses, and apartment buildings. A maximum height of the lesser of 24 metres or eight storeys is permitted, with a maximum Floor Space Index of 2.5 times the area of the lot. Section 16 general exception No. 400 that applies to the subject site and the rest of Westside Mall lands permits a maximum commercial building height of up to two storeys, a maximum building height that is equal to 85 percent of the horizontal distance to a residential zone, and a maximum gross floor area of 14,990 square metres, among other area specific standards.

The site is zoned CR 2.5 (c2.5; r2.5) SS2 (x913) or "Commercial Residential" in city-wide Zoning By-law 569-2013, as amended. The standards of By-law No.1-83 are carried forward into Zoning By-law 569-2013. Portions of the subject site are within the

Policy 3 Overlay, which permits a reduced vehicular parking ratio for various land uses.

Design Guidelines

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

- Tall Building Design Guidelines;
- Growing Up Guidelines: Planning for Children in New Vertical Communities;
- Design Guidelines for Privately-Owned Publicly Accessible Space (POPS); and
- Pet Friendly Design Guidelines for High Density Communities.

The City's Design Guidelines may be found here: [Design Guidelines](#).

Toronto Green Standard (TGS)

The Toronto Green Standard (TGS) is a set of performance measures for green development. Applications for Zoning By-law Amendments are required to meet and demonstrate compliance with Tier 1 of the Toronto Green Standard. The TGS can be found here: <https://www.toronto.ca/citygovernment/planning-development/official-plan-guidelines/toronto-green-standard/>.

Site Plan Control

The application is subject to Site Plan Control. An associated Site Plan Control application has not been submitted to the City to date.

COMMENTS

Provincial Policy Statement and Provincial Plans

Review of the OPA and ZBA applications has had regard for the relevant matters of Provincial Interest set out in the Planning Act. Staff have reviewed the proposal for consistency with the Provincial Policy Statement (PPS), and conformity with the Growth Plan and have determined that the proposal is consistent with the PPS and conforms with the Growth Plan.

Land Use

The OPA and ZBA applications have been reviewed against the policies of the Official Plan. The Official Plan states that *Mixed Use Areas* consist of a broad range of residential, commercial, and institutional uses, in single-use or mixed-use buildings, as well as parks and open spaces and utilities, to meet the needs of the local community. *Mixed Use Areas* will provide for new jobs and homes on underutilized lands. In doing so, Official Plan policy 4.5.2 requires development to locate and mass new buildings to create a good transition between areas of different development intensity and scale by providing appropriate setbacks and/or stepping down of heights, locating and massing new buildings to frame the edges of streets with good proportion, to maintain sunlight

and comfortable wind conditions for pedestrians on adjacent streets, parks and open spaces, as well as limit shadow impact on *Neighbourhoods* areas.

The OPA and ZBA proposals conform with the land use envisioned in the *Mixed Use Areas* designation.

Density, Height, Massing

The amended SASP 31, Block A, defines areas of the site that are appropriate for tall and mid-rise building forms. This high-level deployment of massing across the site has been reviewed against the Official Plan policies as well as the design guidelines referenced in the Policy and Regulations Considerations Section of the report and is acceptable. When each phase of the SASP progresses with associated site-specific Zoning By-law Amendments, the City will conduct an in-depth review and confirm the specific density, height, and massing for buildings in each phase at that time.

The proposed density, height, and massing of the ZBA application have been reviewed by City Planning staff against the Official Plan policies as well as the design guidelines referenced in the Policy and Regulations Considerations Section of the report. The ZBA proposal would result in a Floor Space Index of 0.93 times the site area, with the proposed mixed-use building constructed in the southwest corner of the site and retention of the remainder of the Westside Mall buildings. This would be the site condition upon approval of the ZBA at this time. When the future Draft Plan of Subdivision is processed for the site to establish the location of further development blocks, public streets, and a park, the exterior boundaries of a newly separated Phase 1 parcel will be established. The FSI within the newly created Phase 1 parcel is estimated to be 8.0 upon approval of the future Draft Plan of Subdivision, pending the final location and alignment of abutting streets and parcel widths.

In the context of this interim and ultimate condition, the proposal is an acceptable infill development within the *Mixed Use Areas* and an appropriate way of redeveloping the site's southwest corner for housing, commercial, and amenity space. At 35 storeys (111 metres plus an additional five-metre mechanical penthouse), the height of the proposed building is appropriate in relation to the existing built environment along Eglinton Avenue West, characterized by towers ranging from 16 to 21 storeys to the west, to low-rise residential and commercial buildings to the east. The proposal fits with the existing and planned context and is appropriate at this location in relation to the Caledonia Station PMTSA, and within other PMTSAs associated with the Eglinton Crosstown.

Overall, the proposed height is appropriate in relation to the surrounding urban structure and the building has incorporated appropriate massing through setbacks, façade articulation, and stepbacks of height to achieve an appropriate built form within the site and surrounding context. The proposed design features, including articulation of the streetwall and upper level stepbacks help to frame the street, achieve good fit and transition in scale with the existing and planned context, while limiting possible negative impacts on the public realm. (See Attachments 10 and 11.)

Sun, Shadow, Wind

The Official Plan policies and Tall Building Design Guidelines require that new development minimize shadow and wind impacts on adjacent sensitive land uses and the public realm.

The amended SASP 31, Block A, defines areas of the site that are appropriate for tall and mid-rise building forms in relation to the new public streets and parkland. When each Phase of the SASP progresses with associated site-specific Zoning By-law Amendments, the City will conduct an in-depth review of sun, shadow, and wind impacts for buildings in each phase at that time.

The proposed sun, shadow, and wind impacts of the ZBA application have been reviewed by City Planning staff. The applicant submitted a Sun/Shadow Study prepared by Turner Fleischer Architects Inc., dated September 14, 2023 and a Pedestrian Level Wind Study prepared by RWDI, dated February 14, 2024 and supplementary letter by RWDI dated March 12, 2024, to support the proposal.

The applicant's Sun/Shadow Study illustrates that during the spring and fall equinoxes, morning shadows extend across Gabian Way until around 11:18 am. Late afternoon shadows extend across Croham Road around 6:18 pm. In June, during the summer solstice, morning shadows extend across Gabian Way until around 11:18 am. Late-afternoon shadows extend across Eglinton Avenue West after 6:18 pm. In December, during the winter solstice, morning shadows extend across Gabian Way until around 10:18 am. Late afternoon shadows extend across Croham Road around 3:18 pm. Overall, the resulting sun and shadow conditions on nearby streets and open space are acceptable. It has been determined through this review that the sun/shadow conditions generated by the mixed-use building would not adversely impact the proposed amenity spaces, pedestrian environment, or the surrounding public realm.

Additional analysis of wind conditions will also be evaluated through the Site Plan Control review process at which time any additional required mitigation measures will be identified and secured.

Transportation Impact, Access, Parking, and Loading

When each phase of the SASP progresses with associated Zoning By-law Amendments, the City will conduct an in-depth review of the transportation impact, access, parking, and loading for buildings in each phase at that time.

The applicant submitted a Transportation Impact Study prepared by HDR Inc., dated February 2, 2024, for the ZBA application (Phase 1 of the SASP). Vehicular access would be provided via the site's existing entrance from Gabian Way and the existing internal drive aisle that runs along the north side of the building. The existing internal drive aisle that provides vehicular access in Phase 1 would become a public street that

provides the same access at full buildout. An additional loading access for one Type G space and one Type B space would be provided via the site's existing entrance from Eglinton Avenue West and the existing internal drive aisle that runs along the east side of the building. The existing internal drive aisle that provides access to these loading spaces in Phase 1 would become a private street that provides the same access at full buildout. The proposed 73 vehicular parking spaces would be in one level of underground parking. A total of 435 bicycle parking spaces are proposed.

Transportation Services and Transportation Planning staff have reviewed the study and supportive material, and determined that transportation impacts, vehicular access, and the parking and loading proposed are acceptable. The specific layout and design of the vehicular and bicycle parking will be further reviewed and secured through the Site Plan Control review process.

Streetscape

When each phase of the SASP progresses with associated site-specific Zoning By-law Amendments, the City will conduct an in-depth review of the streetscape and ensure that the buildings in each phase are appropriately integrated with the public realm at that time.

The proposed ZBA development has been designed to incorporate appropriate setbacks and heights as the tower component is pushed to the north and the base building is emphasized along the public rights-of-way. The proposed building design will help to frame the street along the Eglinton Avenue West and Gabian Way to ensure an attractive, comfortable pedestrian environment with adequate site access, ground floor animation, weather protection, and opportunities for comfortable pedestrian circulation. The 379 square metre POPS located along the eastern side of the building is appropriately located in relation to the Eglinton Avenue West sidewalk, future public park, and transit arrivals plaza associated with Caledonia Station currently under construction.

Servicing

When each phase of the SASP progresses with associated site-specific Zoning By-law Amendments, the City will conduct an in-depth review of the servicing for buildings in each phase at that time.

The applicant submitted a Functional Servicing and Stormwater Management Report prepared by Counterpoint Engineering, dated February 2, 2024, a Geotechnical Investigation prepared by EXP, dated January 27, 2021, and a Hydrogeological Investigation prepared by EXP, dated January 28, 2021, in support of the ZBA application (Phase 1 of the SASP). These reports evaluated existing subsurface conditions and the effects of the development on the City's municipal servicing infrastructure and watercourses and provided rationale for any possible new

infrastructure or upgrades to existing infrastructure necessary to adequately service the proposed development.

Engineering and Construction Services staff have reviewed the servicing reports and determined that there is sufficient infrastructure capacity to service the proposed development. Site-specific improvements and connections to municipal infrastructure will be further reviewed and refined through Site Plan Control application review process.

Unit Mix and Size

When each phase of the SASP progresses with associated site-specific Zoning By-law Amendments, the City will conduct an in-depth review of the unit mix and size proposed for buildings in each phase at that time.

Of the total 397 residential dwelling units proposed in the ZBA application, 237 (59.7 percent) would be one-bedroom units, 120 (30.2 percent) would be two-bedroom units, and 40 (10.1 percent) would be three-bedroom units. The average size of two-bedroom units is 76.6 square metres, and the average size of three-bedroom units is 93.8 square metres. The proposed unit mix adequately supports the unit mix objectives of the Growing Up Guidelines, the Official Plan housing policies, and the Growth Plan's growth management and housing policies to accommodate within new development a broad range of households, including families with children. The proposed unit sizes do fall below the ideal average minimums set out in the Growing Up Guidelines for two- and three-bedroom units. Staff will continue to collaborate with the applicant through the Site Plan Control review process to explore opportunities to find efficiencies in the interior configuration and floor plans to determine if any of the two- and three-bedroom units proposed can be increased in size to align with the ideals set out in the guidelines.

Amenity Space

The Official Plan policies, Growing Up Guidelines, and Pet Friendly Guidelines provide guidance for the provision of amenity areas. Two square metres of indoor and two square metres of outdoor amenity space are required per unit, and these areas should be high quality and well-designed spaces that are comfortable in all seasons, providing a variety of programming, with pet-friendly spaces.

When each phase of the SASP progresses with associated site-specific Zoning By-law Amendments, the City will conduct an in-depth review of the amenity space proposed for buildings in each phase at that time.

A total of 798 square metres of indoor amenity space and 1,418 square metres of outdoor amenity space are included in the in the ZBA application to be located on the ground floor and the rooftop of the base building. This provides more than the minimum requirement of two square metres of indoor amenity space and two square metres of outdoor amenity space per unit. The amenity spaces included in the proposal are

functional and well-designed, and outdoor spaces are usable year-round given the assessed sun, shadow, and wind conditions. Through the Site Plan Control review process, details on the specific location, layout and programming of the amenity space will be reviewed further, including with respect to design that supports pet and child-friendly features.

Parkland

In accordance with Section 42 of the Planning Act, the applicable rate for on-site parkland dedication is one hectare per 600 net residential units to a cap of 10 percent of the development site as the site is less than five hectares, with the non-residential use being subject to a 2% parkland dedication. The total parkland dedication requirement for the Official Plan Amendment is approximately 3,208 square metres, and will be confirmed once the road network has been established through a plan of subdivision and as determined through future planning applications for Phases 2-6.

The owner is required to satisfy the parkland requirement through an on-site dedication. The amended SASP 31 Block A, defines the location of a new 3,784 square metre park block in relation to the development blocks, public, and private streets. The park is located on the south-central portion of the property with public road frontage to the north, building from the greenspace already provided by the Caledonia Station's arrivals plaza that fronts Eglinton Avenue West. It complies with Policy 3.2.3.8 of the Official Plan. Further, the design, ground floor animation, location of the POPS, and park-facing frontage of the proposed mixed-use building that is the subject of this ZBA application have been reviewed by City Planning staff and are acceptable with respect to the park.

Conveyance of the on-site parkland dedication for 2400 Eglinton Avenue West would occur in Phase 5 of the SASP due to the need to retain the grocery store as functionally operational in all phases of site development, which directly impacts an earlier park delivery. As such, Phases 1-4 would satisfy their parkland requirement through the posting of an irrevocable Letter of Credit in the amount of 100% of the value of the parkland dedication owed in each phase, which will be indexed annually in accordance with the appropriate Statistics Canada index, from the date the Letter of Credit is first paid to the City until such time the park is conveyed to the City in Phase 5 and the Letter of Credit is released. If the park block has not been conveyed to the City 15 years following the issuance of the first above grade building permit for Phase 1, the General Manager, Parks, Forestry and Recreation may elect to draw on the Letter of Credits for the previous phases or extend it. Parkland dedication for Phase 6 may be satisfied through the previous dedication in Phase 5. Should the parkland dedication requirement for future Phases (2-6) exceed what is provided on-site, the remainder will be provided through cash-in-lieu.

The parkland dedication requirement of 358 square metres applicable to the ZBA application (Phase 1 of the SASP) will be fulfilled through the above-mentioned Letter of Credit.

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).

When each phase of the SASP progresses with associated site-specific Zoning By-law Amendments, the City will conduct an in-depth review of tree preservation and urban forestry concerns for each phase at that time.

The applicant submitted an Arborist Report and Tree Preservation Plan prepared by MEP Design, dated February 1, 2024, for the ZBA application (Phase 1 of the SASP). The Arborist Report indicates that the proposal would result in the retention all of four City-owned trees located on site. The submitted documentation has been reviewed and found to be acceptable by Urban Forestry staff. Final technical details related to tree preservation and new tree planting locations will be further reviewed by City staff through the Site Plan Control process.

Toronto Green Standard

Council has adopted the four-tier Toronto Green Standard (TGS). The TGS is a set of performance measures for green development. Applications for Zoning By-law Amendments, Draft Plans of Subdivision and Site Plan Control are required to meet and demonstrate compliance with Tier 1 of the Toronto Green Standard. Tiers 2, 3 and 4 are voluntary, higher levels of performance with financial incentives. Tier 1 performance measures are secured on site plan drawings and through a Site Plan Agreement.

The applicant is required to meet Tier 1 of Version 3 of the TGS for zoning matters. The applicant is encouraged to achieve Tier 2 or higher to advance the City's objectives for resilience and to achieve net-zero emissions by 2040 or sooner. Performance measures for the Tier 1 development features will be secured through the site-specific Zoning By-law including: cycling infrastructure, vehicle parking and bird friendly design. Other applicable TGS performance measures, including the possibility of achieving Tier 2 or higher levels of sustainability, will be secured through the Site Plan Control process.

Metrolinx

The OPA and ZBA applications have been reviewed by Metrolinx. With respect to the OPA, Metrolinx indicated the need to ensure that all phases of development include pedestrian connections to Caledonia Station, passenger pick-up and drop-off areas, and adequate bike parking. With respect to the ZBA, Metrolinx indicated that the proposed development is near the Tunnelling Alignment and Caledonia Station aspects of their ongoing Eglinton Crosstown LRT work. They have requested additional coordination and consultation with the applicant at the detailed design stage once on items such as construction scheduling, demolition, excavation, and shoring plans are available, as well as the need for continued Metrolinx review of the proposed development's servicing,

landscape, civil, and utility plans to avoid construction-related conflicts. GO Heavy Rail will require warning clauses to be included within offers of purchase and sale/lease/rental/tenancy agreements to inform new residents that the units are located within 300 metres of the rail right-of-way, and prior to Site Plan Control approval, the owner will be required to grant Metrolinx an Environmental Easement for operations emissions, registered on title. Metrolinx also issued various other standard pre- and post-approval Notice of Approval Conditions (NOAC) to be implemented at the Site Plan Control approval stage for the proposed development.

Schools

The OPA and ZBA applications have been reviewed by the school boards including the Toronto District School Board (TDSB) and the Toronto Catholic District School Board (TCDSB). Neither of the school boards had specific concerns for the OPA.

With respect to the ZBA, the TDSB indicated that they have assigned residents of the proposed development to Charles E. Webster Public School and York Memorial Collegiate Institute. However, there may be insufficient capacity to accommodate students at local schools by the time the proposed development is expected to be occupied. To address accommodation challenges that may arise in the future, the TDSB will explore options including using portables, changing school boundaries, moving programs, or bussing new students to other schools as part of the TDSB's Long-Term Program and Accommodation Strategy. At the Site Plan Control approval stage, TDSB may request the applicant to erect signs on the development site and include warning clauses in all offers of purchase and sale/lease/rental/tenancy agreements to inform new residents of the student accommodation situation. Similarly, TCDSB requests the applicant to erect signs and include appropriate clauses within any agreements of purchase and sale for units within the proposed development.

Land Use Compatibility/Mitigation - Noise and Vibration Study

When each phase of the SASP progresses with associated site-specific Zoning By-law Amendments, the City will conduct an in-depth review of each building with respect to land use compatibility and secure appropriate mitigation, if necessary, for each phase at that time.

The applicant submitted a Noise and Vibration Impact Study prepared by RWDI, dated January 28, 2021, along with a supplementary letter, dated September 20, 2023, for the ZBA application. The proposed mixed-use building located in the southwest corner of the site is located more than 180 metres away from the rail line to the east, however, it is located immediately adjacent to the Eglinton Crosstown underground LRT route and near Caledonia Station and associated transit-related venting. The Noise and Vibration Study is to be peer reviewed by a third-party consultant retained by the City at the owner's expense to ensure there are no land use compatibility issues, and so that appropriate mitigation measures can be determined and included in the proposed

development, as necessary. Final technical details related to this will be further reviewed by City staff through the Site Plan Control approval process.

Community Consultation

On March 28, 2024, City Planning staff hosted an in-person community consultation meeting for the Official Plan Amendment application at Greenborough Community Church on Keele Street. On October 20, 2021, City Planning staff hosted a virtual community consultation for the Zoning By-law Amendment application.

Notice of the in-person community consultation was sent to properties within an expanded radius extending 500 metres from the subject site to capture neighbourhoods located west of Keele Street bordering on Keelesdale Park, and extending north towards Greenbrook Drive, south towards Trowell Avenue, and east towards Gilbert Avenue. Notice of the virtual community consultation was sent within the standard 120 metre radius. Both meetings were attended by the Ward Councillor, the proponent, and members of the public. At both meetings, City Planning staff presented the planning policy framework and an overview of the application review process, while the applicant presented details of their development proposal.

The following concerns were discussed at the public meetings:

- The pace of development within the city, including demolition of local shopping opportunities and loss of grocery stores, banks, and clinics that serve long-term residents and local seniors in the area.
- Parkland, that both too much and too little parkland are proposed.
- Increased traffic in the area due to construction and new residents.
- The proposed height and density.
- The impacts on residents during construction, including noise, dust, sidewalk, and street disruptions.
- Whether existing public facilities can accommodate the addition of residential population to the area.

These meetings provided opportunity for residents and interested parties to be involved in the application review process. Comments provided have been used to refine and improve the application and formulate appropriate policies and standards. Staff have worked with the applicant to revise the proposal to adequately address the relevant community concerns with the submission of technical studies, plans, and reports with recommendations for improvement to the proposed development.

CONCLUSION

Staff recommend that Council support the approval of these applications and the Draft Official Plan Amendment and Zoning By-law Amendment to implement the proposed development, subject to the conditions identified in the recommendations of this report.

CONTACT

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E-mail: lisa.hosale@toronto.ca

SIGNATURE

Michael Mizzi, MCIP, RPP
Director, Community Planning
Etobicoke York District

ATTACHMENTS

Attachment 1: Zoning By-law Amendment Application Data Sheet
Attachment 2: Location Map Official Plan Amendment Application
Attachment 3: Location Map Zoning By-law Amendment Application
Attachment 4: Official Plan Land Use Map
Attachment 5: OPA 253, Block A Map
Attachment 6: Existing Zoning By-law 569-2013 Map
Attachment 7: Draft Official Plan Amendment
Attachment 8: Draft Zoning By-law Amendment
Attachment 9: Site Plan, Zoning By-law Amendment Application
Attachment 10a: North Elevation, Zoning By-law Amendment Application
Attachment 10b: South Elevation, Zoning By-law Amendment Application
Attachment 10c: East Elevation, Zoning By-law Amendment Application
Attachment 10d: West Elevation, Zoning By-law Amendment Application
Attachment 11a: 3D Model of ZBA Proposal in Context (Looking northeast)
Attachment 11b: 3D Model of ZBA Proposal in Context (Looking northwest)

Attachment 1: Zoning By-law Amendment Application Data Sheet

Municipal Address: 2400 Eglinton Avenue West Date Received: February 17, 2021

Application Number: 21 111665 WET 05 OZ

Application Type: Rezoning

Project Description: Proposed development of a 35-storey mixed use building on the southwest portion of the site containing 397 residential units and 1,300 square metres of commercial space. The remainder of the Westside Mall's existing commercial buildings and surface parking lot would be retained. Parking for the proposed development would be in one level of underground parking.

Applicant	Agent	Architect	Owner
Smart LP Inc. II, 3200 Highway 7, Concord, ON, L4K 5Z5	MHBC Ltd., 7050 Weston Road, Suite 230, Woodbridge, ON, L4L 8G7	Turner Fleischer, 67 Lesmill Road, Toronto, ON, M3B 2T8	Smart LP Inc. II, 3200 Highway 7, Concord, ON, L4K 5Z5

EXISTING PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:	Yes
Zoning:	CR 2.5; MCR	Heritage Designation:	No
Height Limit (m):	Variable	Site Plan Control Area:	Yes

PROJECT INFORMATION

Site Area (sq m): 45,485 Frontage (m): 220 Depth (m): 207

Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):	11,768	11,768	2,346	14,114
Residential GFA (sq m):	-	-	29,135	29,135
Non-Residential GFA (sq m):	11,768	11,768	1,300	13,068
Total GFA (sq m):	11,768	11,768	30,435	42,203
Height - Storeys:	1	1	35	35
Height - Metres:	-	-	111	111

Floor Space Index: 0.93

Floor Area Breakdown	Above Grade (sq m)	Below Grade (sq m)
Residential GFA:	29,135	-
Retail GFA:	1,300	-
Office GFA:	-	-
Industrial GFA:	-	-
Institutional/Other GFA:	-	-

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:	-	-	-	-
Freehold:	-	-	-	-
Condominium:	-	-	397	397
Other:	-	-	-	-
Total Units:	-	-	397	397

Total Residential Units by Size

	Rooms	Studio	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:	-	-	-	-	-
Proposed:	-	-	237	120	40
Total Units:	-	-	237	120	40

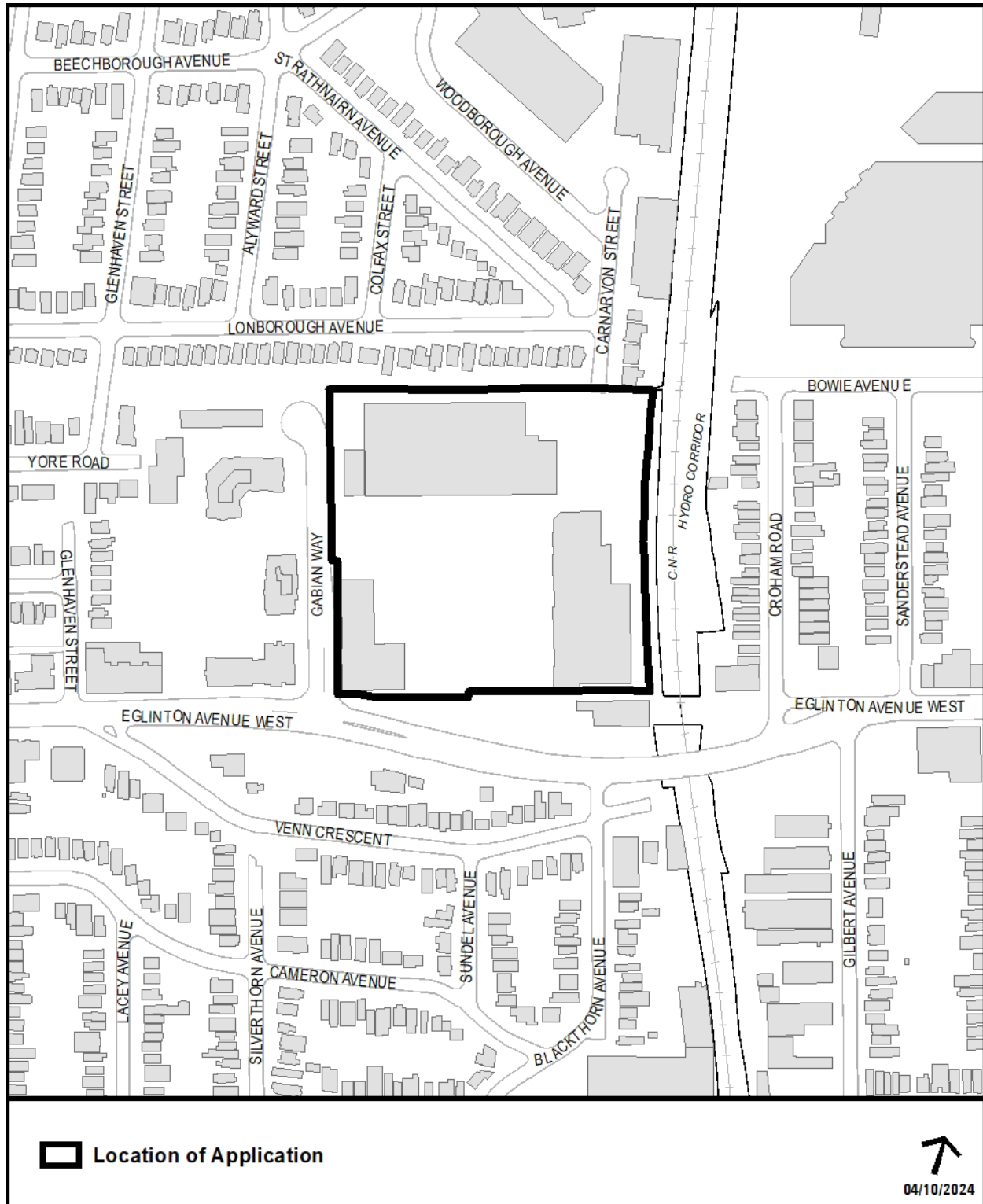
Parking and Loading

Parking Spaces:	73	Bicycle Parking Spaces:	435	Loading Docks:	2
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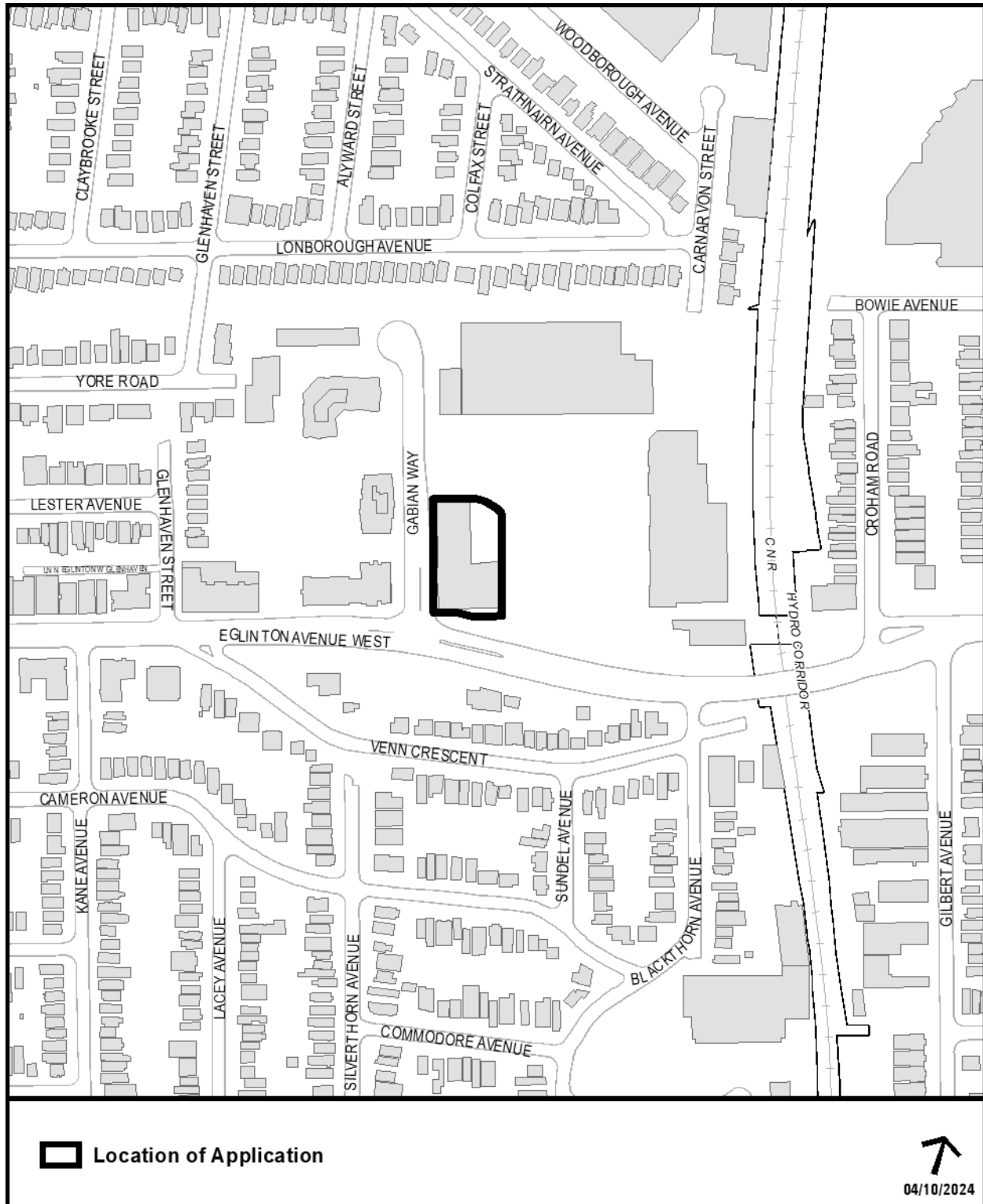
CONTACT:

Lisa Hosale, Senior Planner, Community Planning
Tel.: 416-396-5793
E-mail: lisa.hosale@toronto.ca

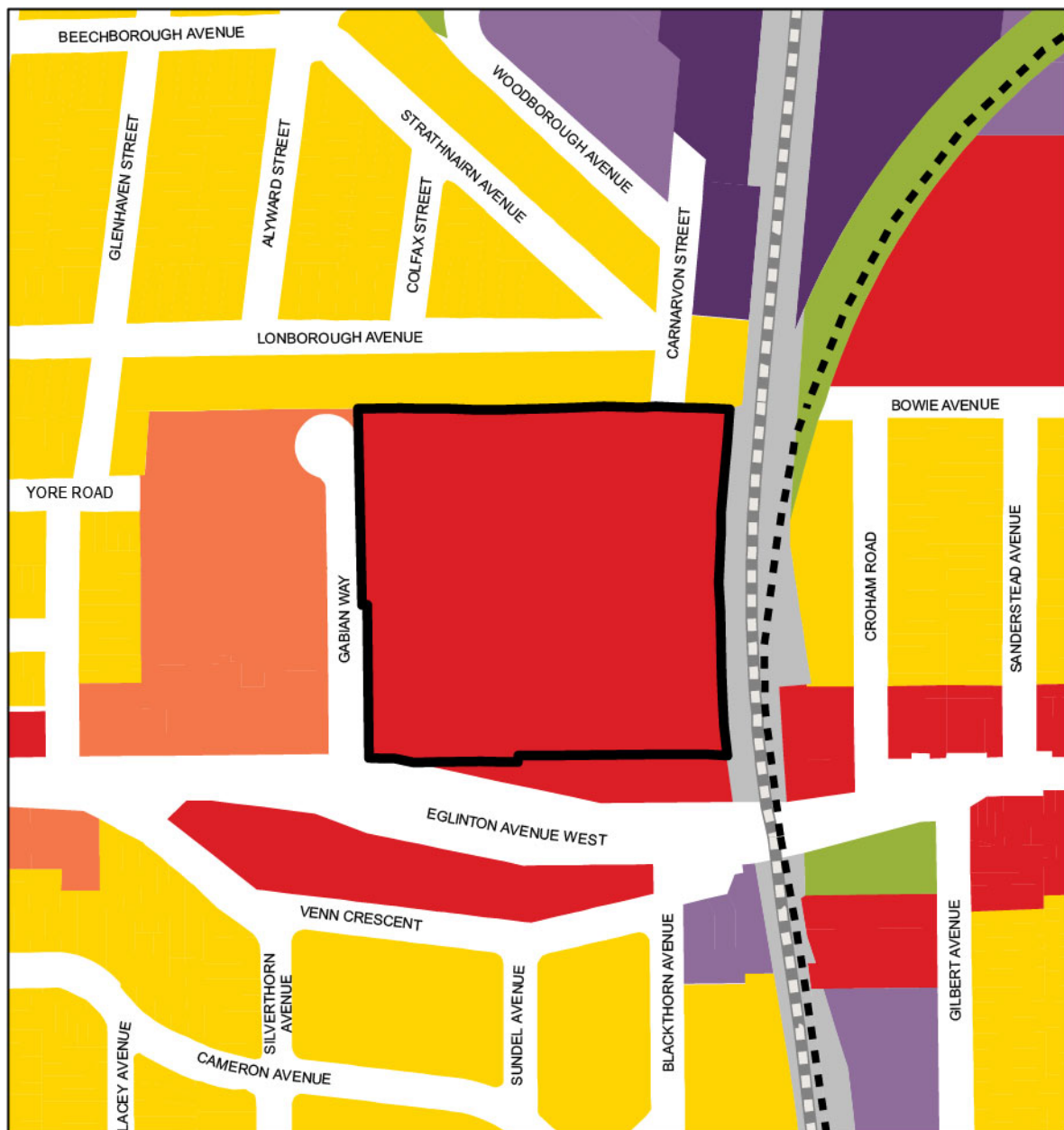
Attachment 2: Location Map Official Plan Amendment Application



Attachment 3: Location Map Zoning By-law Amendment Application



Attachment 4: Official Plan Land Use Map



Official Plan Land Use Map # 17

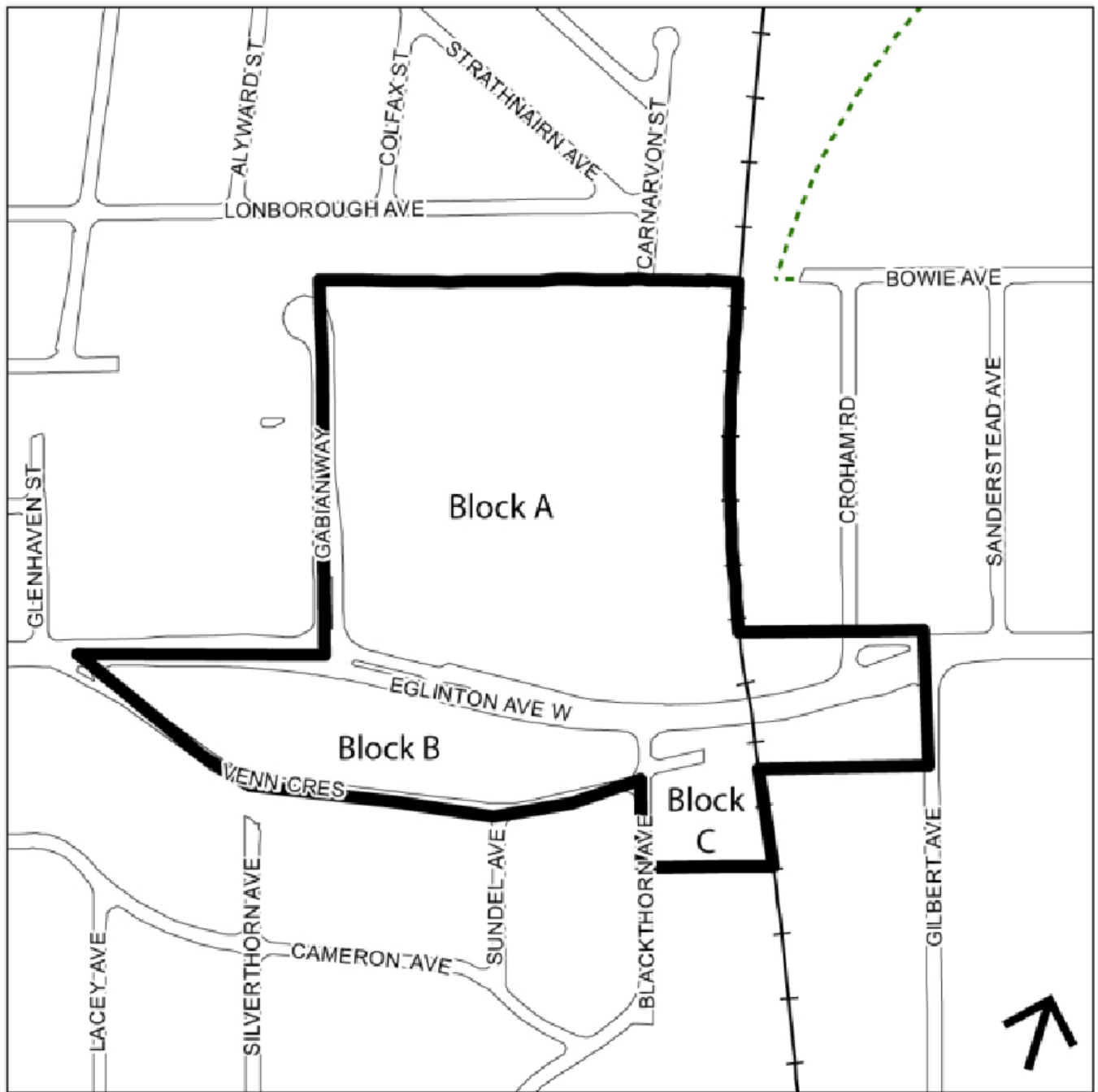
2400 Eglinton Avenue West

File # 21 111665 WET 05 0Z

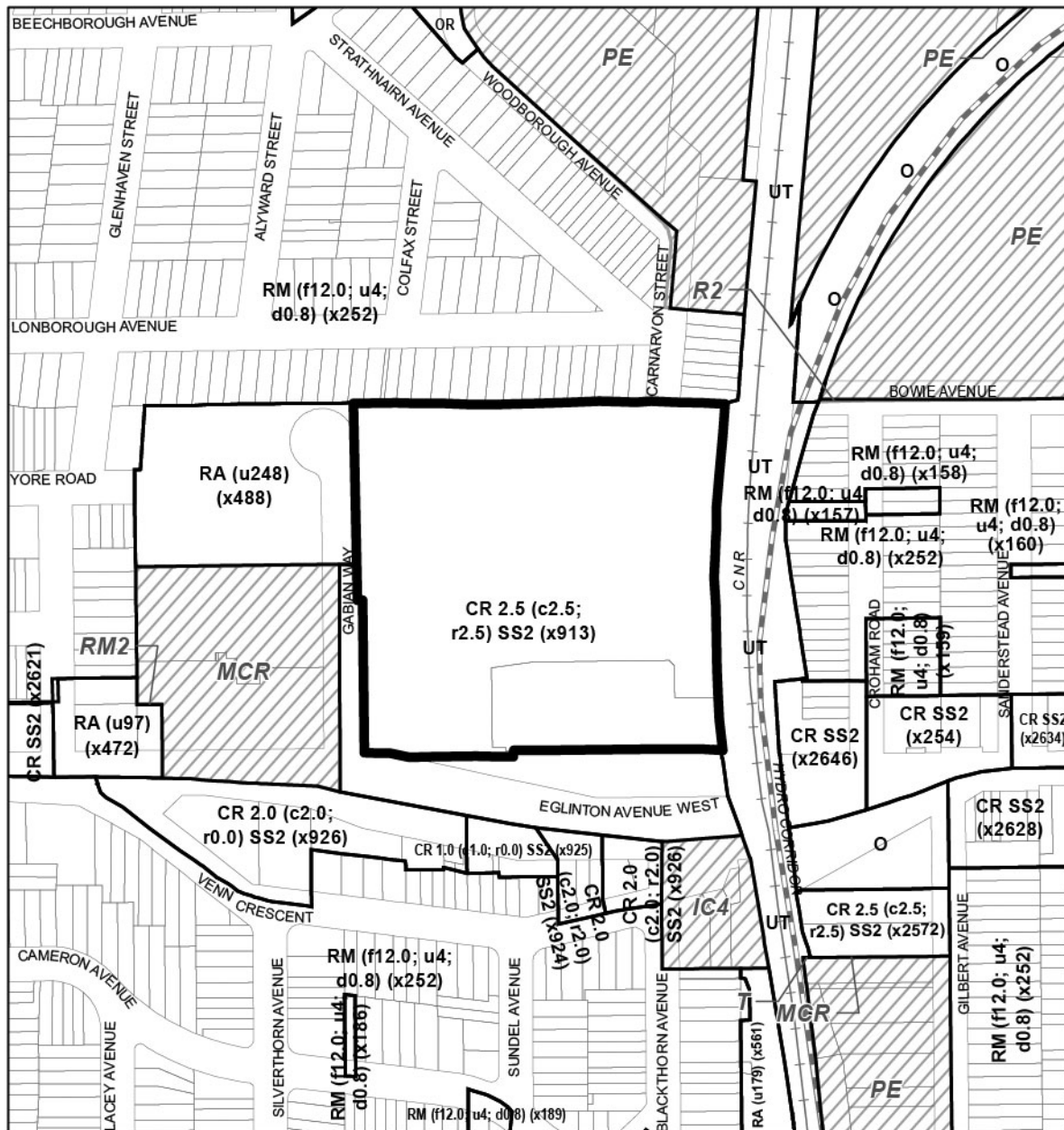


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Not to Scale
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Attachment 5: OPA 253, SASP 31, Block A Map



Attachment 6: Existing Zoning By-law 569-2013 Map



Zoning By-law 569-2013

2400 Eglinton Avenue West

File # 21 111665 WET 05 02



Location of Application

RD
RM
RA

Residential Detached
Residential Multiple
Residential Apartment

CR
O
OR
UT

Commercial Residential
Open Space
Open Space Recreation
Utility and Transportation



See Former City of York By-law No. 1-83

R2

Residential Zone

RM2

Residential Multiple Zone

MCR

Mixed Commercial Residential Zone

PE

Prestige Employment Zone

T

Transportation & Utilities Zone

IC4

Industrial/Commercial District 4 Zone



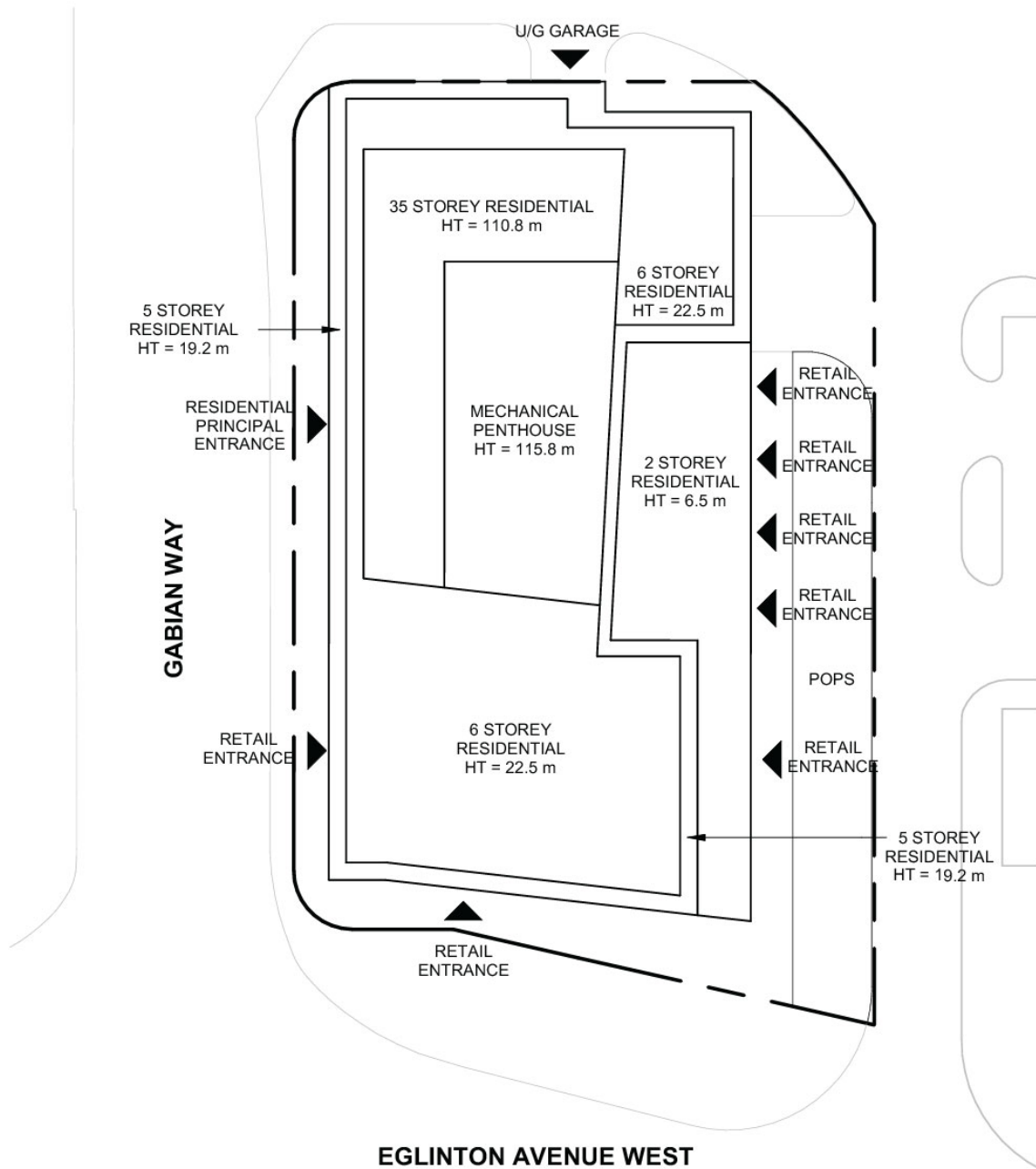
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Attachment 7: Draft Official Plan Amendment

(Attached under separate cover.)

Attachment 8: Draft Zoning By-law Amendment
(Attached under separate cover.)

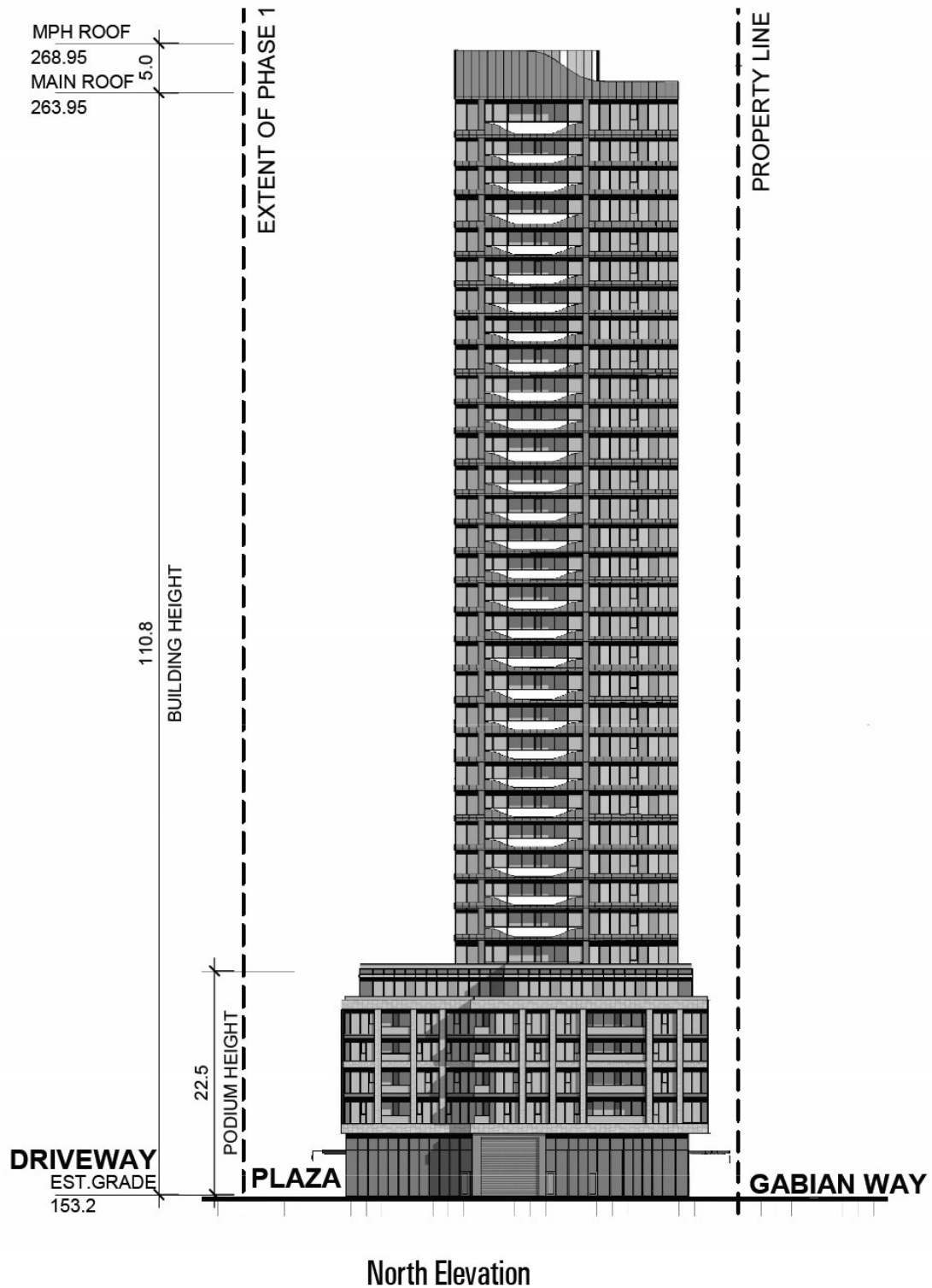
Attachment 9: Site Plan, Zoning By-law Amendment Application



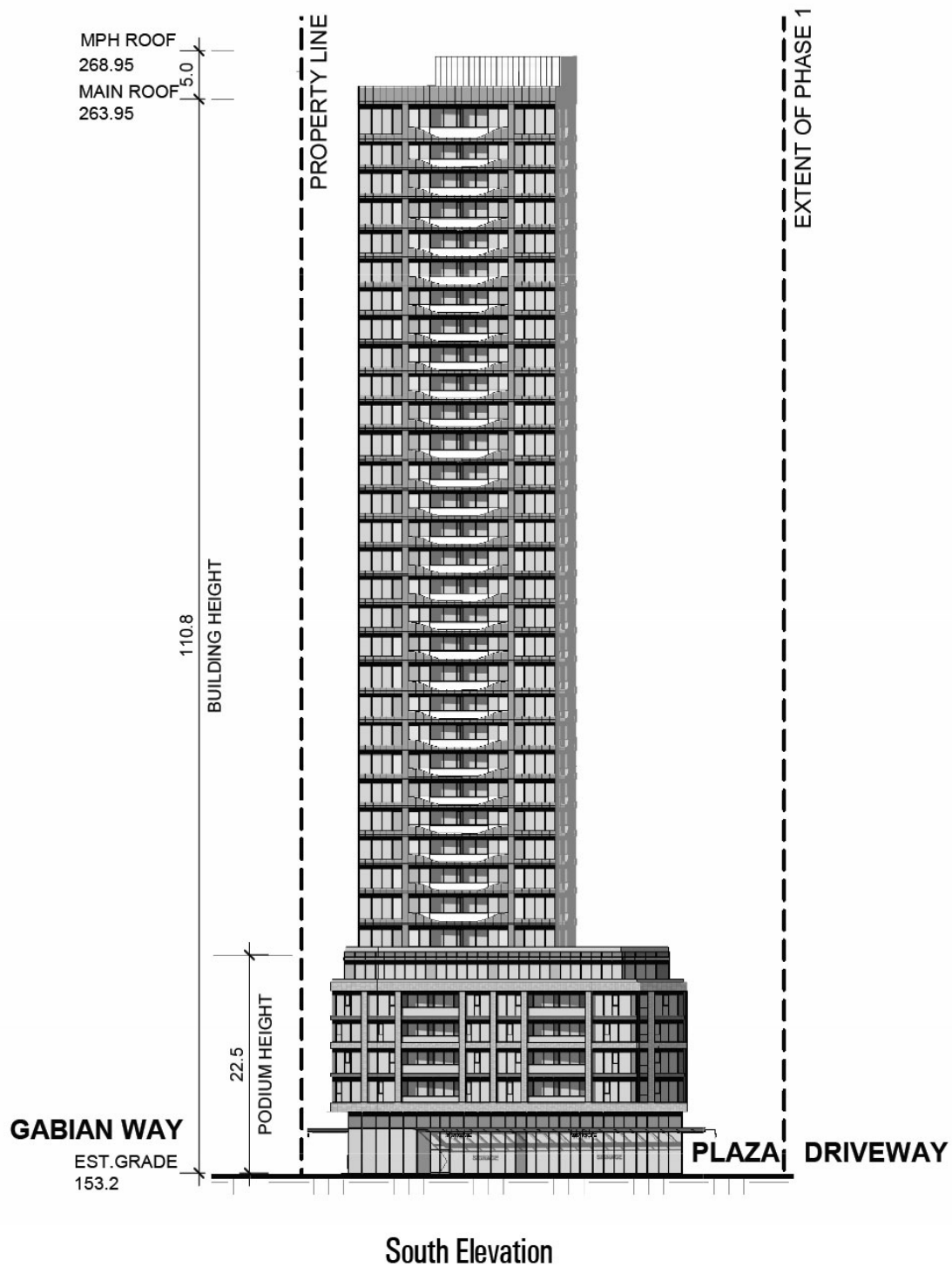
Site Plan



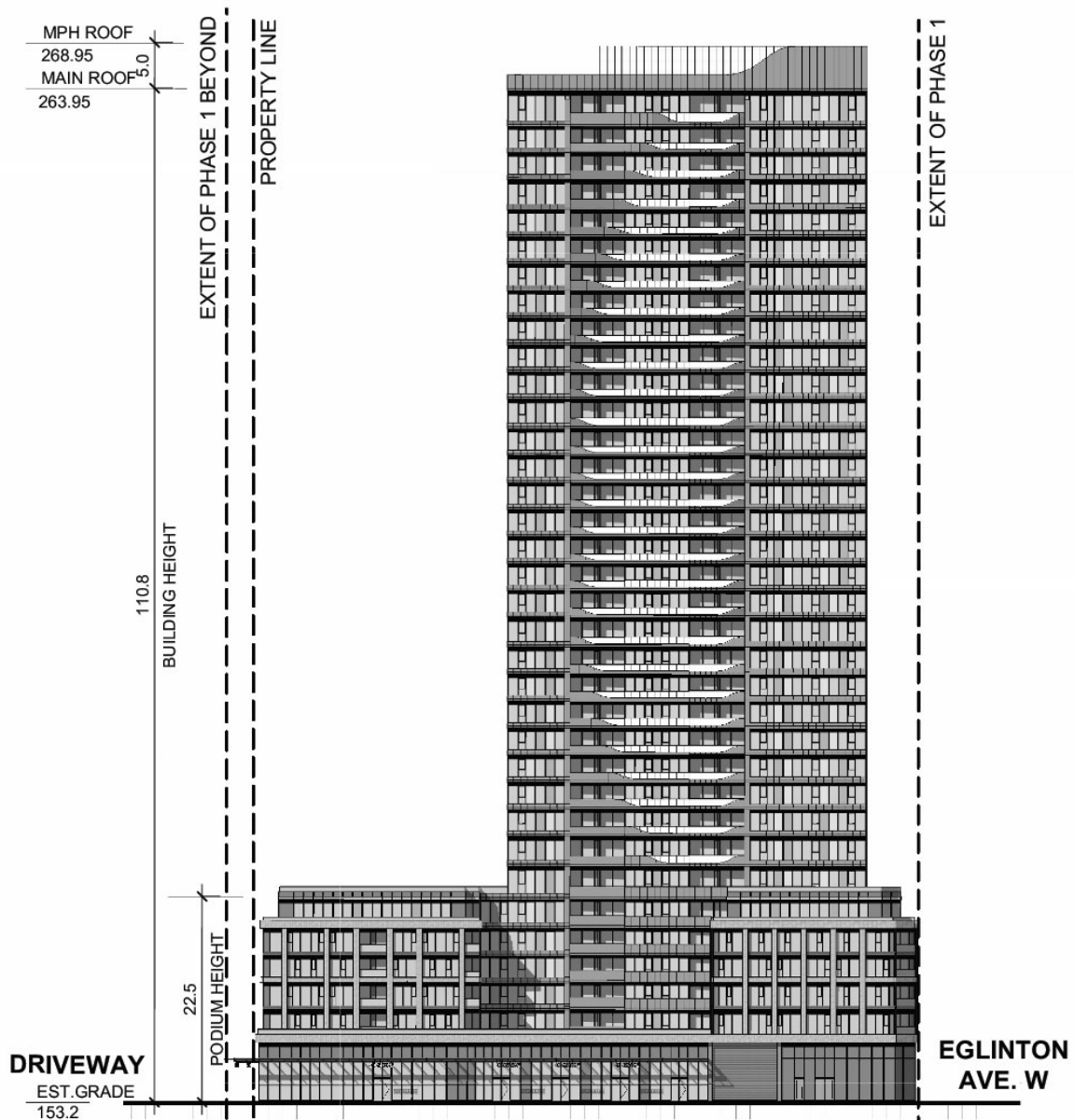
Attachment 10a: North Elevation, Zoning By-law Amendment Application



Attachment 10b: South Elevation, Zoning By-law Amendment Application

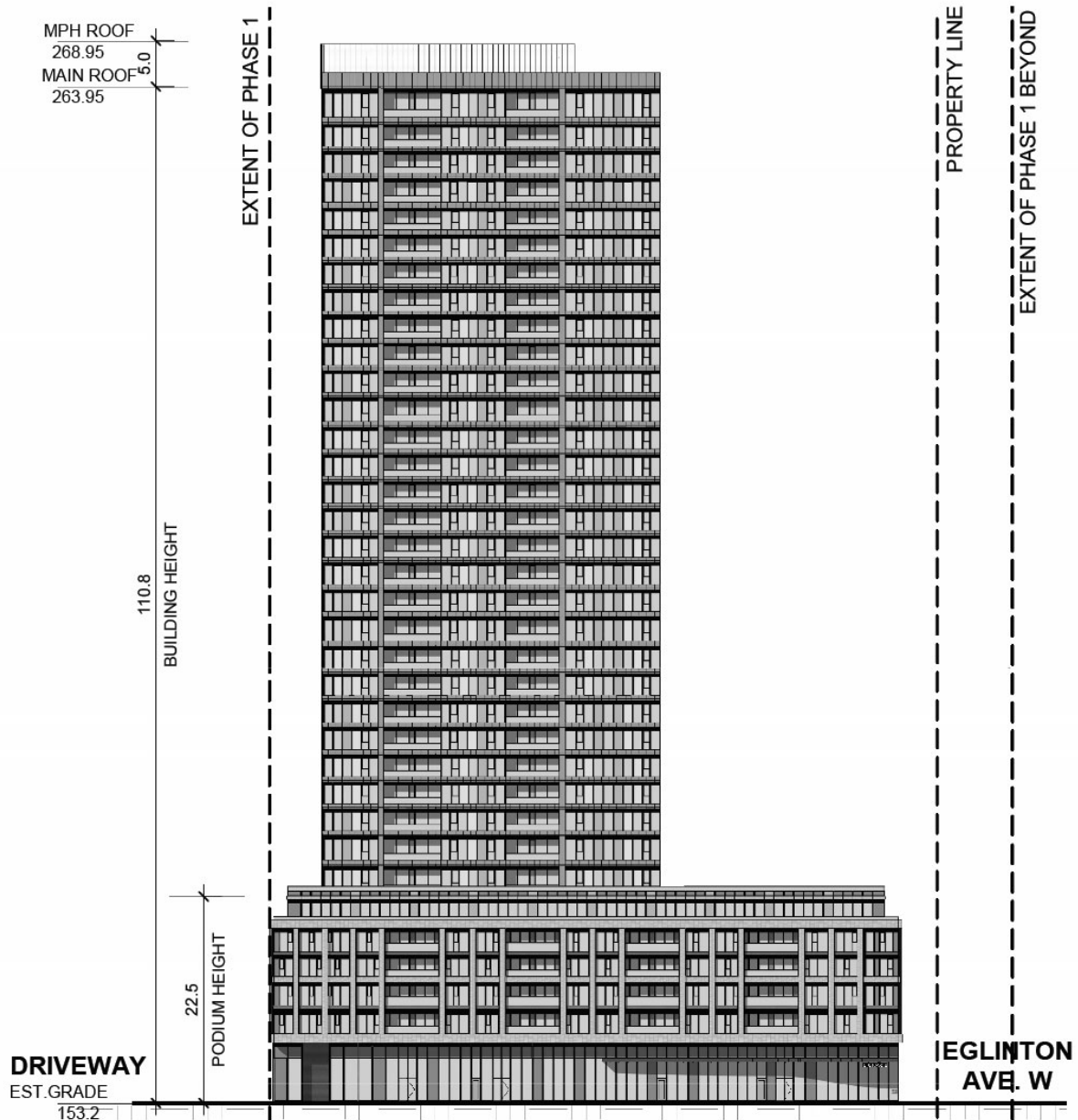


Attachment 10c: East Elevation, Zoning By-law Amendment Application



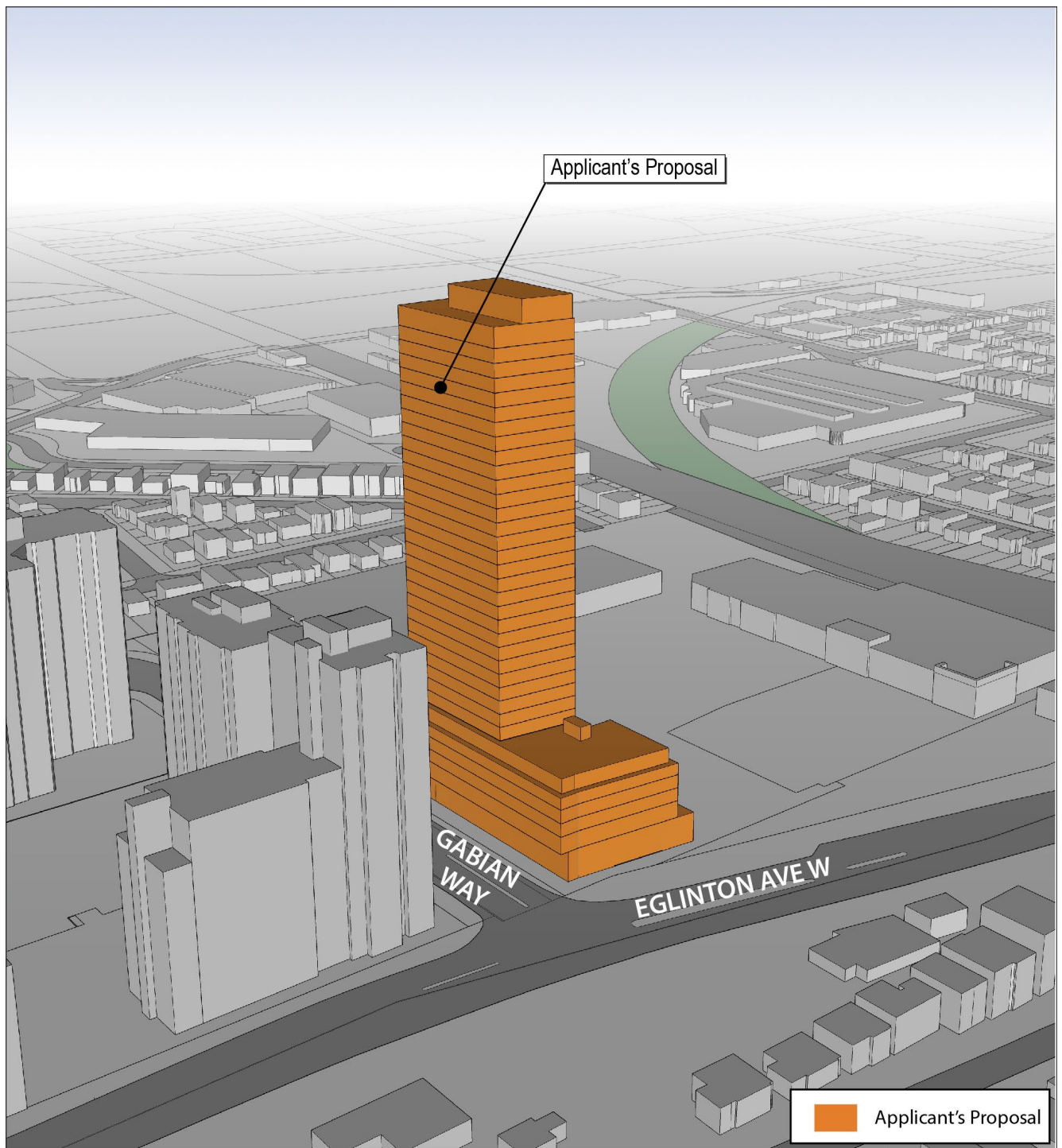
East Elevation

Attachment 10d: West Elevation, Zoning By-law Amendment Application



West Elevation

**Attachment 11a: 3D Model of Zoning By-law Amendment Proposal in Context
(Looking northeast)**

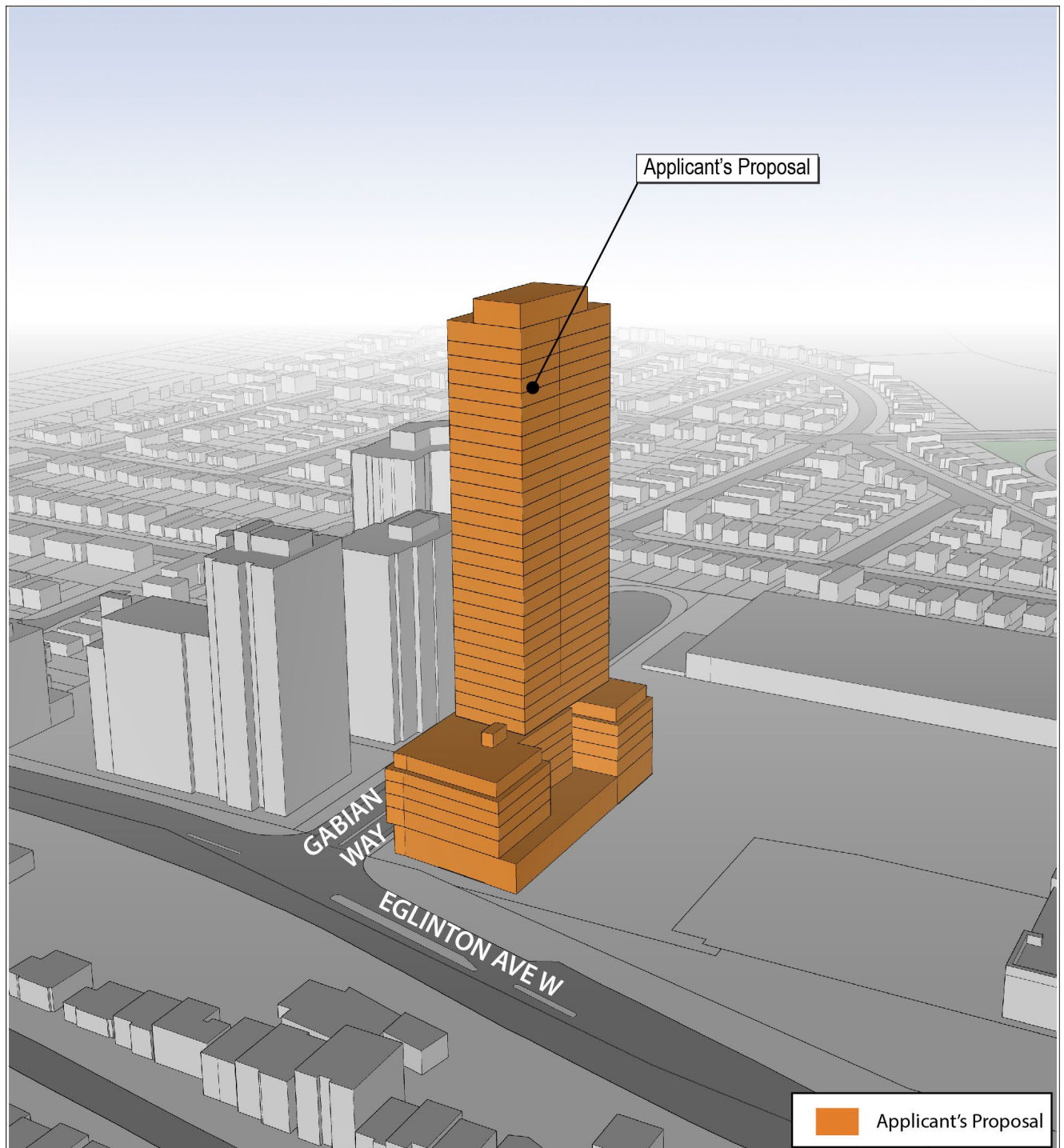


View of Applicant's Proposal Looking Northeast



04/23/2024

**Attachment 11b: 3D Model of Zoning By-law Amendment Proposal in Context
(Looking northwest)**



View of Applicant's Proposal Looking Northwest

04/23/2024