

## **2422, 2428 and 2434 Islington Avenue – Official Plan Amendment and Zoning By-law Amendment Application – Decision Report – Approval**

**Date:** November 14, 2024

**To:** Etobicoke York Community Council

**From:** Director, Community Planning, Etobicoke York

**Wards:** Ward 1 – Etobicoke North

**Planning Application Number:** 22 168994 WET 01 OZ

### **SUMMARY**

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An application to amend the Official Plan, Zoning By-law 569-2013 and former City of Etobicoke By-law 11,737 has been submitted for the lands at 2422, 2428 and 2434 Islington Avenue, the current site of a multi-unit commercial building (Elmhurst Plaza), a drive-through restaurant (Tim Hortons) and a detached dwelling. The existing commercial plaza and detached dwelling are proposed to be demolished.

The Official Plan Amendment (OPA) proposes to redesignate the site from *Neighbourhoods* to *Mixed Use Areas*.

The Zoning By-law amendment (ZBA) would permit the development of a mid-rise, mixed-use, building accompanied by two blocks of stacked townhouse units on the north-west corner of Islington Avenue and Elmhurst Drive. The L-shaped mid-rise building would be 11 storeys with a four- to five-storey street-wall expression and the townhouse units would be four storeys in height. The 449-unit proposal includes 421 units in the mid-rise building and 28 stacked townhouse units for a residential Gross Floor Area (GFA) of 27,147 square metres. Additionally, 617 square metres of non-residential GFA is proposed.

### **RECOMMENDATIONS**

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

1. City Council amend the Official Plan for the lands at 2422, 2428 and 2434 Islington Avenue substantially-in-accordance with the draft Official Plan Amendment attached as Attachment 5 to this report.

2. City Council amend Zoning By-law 569-2013 for the lands at 2422, 2428 and 2434 Islington Avenue substantially-in-accordance with the draft Zoning By-law Amendment, provided in Attachment 6 to this report.

3. City Council authorizes 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 direct that the owner shall provide an acceptable Tenant Relocation and Assistance Plan for the tenants of the existing one rental dwelling unit at 2423 Islington Avenue, addressing financial compensation and other assistance to lessen hardship. The Tenant Relocation and Assistance Plan shall be to the satisfaction of the Chief Planner and Executive Director, City Planning.

5. Before introducing the necessary Bills to City Council for enactment, City Council require the owner to provide a legal undertaking to the City, to the satisfaction of the City Solicitor and the Chief Planner and Executive Director, City Planning, securing the implementation of the Tenant Relocation and Assistance Plan required by Recommendation 4 above.

## **FINANCIAL IMPACT**

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

## **DECISION HISTORY**

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Three pre-application consultation (PAC) meetings were held between 2021 and 2022. The combined OPA and ZBA application was submitted on July 12, 2022 and deemed complete on August 10, 2022.

The Community Consultation Meeting (CCM) involving the applicant, City staff, the Ward Councillor and area residents was held on March 22, 2023. The community consultation is summarized in the Comments section of this report.

## **PROPOSAL**

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The original application, submitted in June 2022, proposed to amend the Official Plan, Zoning By-law 569-2013 and former City of Etobicoke By-law 11,737, to permit an 11-storey residential building, approximately 40 metres in height (including the mechanical penthouse), with a four- to five-storey street-wall expression and two rows of four-storey stacked townhouses at the rear of the site.

The 2022 proposal had a total GFA of 28,262 square metres, resulting in a Floor Space Index of 3.24 times the area of the lot. The applicant proposed a total of 404 dwelling units, one Type G and one Type B loading areas and 420 vehicular parking spaces in

an underground parking garage. The proposal would use the existing access from Elmhurst Drive, while removing the existing curb-cut along Islington Avenue. The 2022 Official Plan Amendment application sought to redesignate the subject site from *Neighbourhoods* to *Apartment Neighbourhoods*.

Revised proposals, based on feedback from the community and comments from staff, were submitted in December 2023, July 2024 and August 2024. Key revisions to the original proposal include:

- The provision of non-residential commercial space and, therefore, modification to the Official Plan designation being sought.
- More three-bedroom units to support the Growing Up Guidelines.
- More housing, with an increase of 45 units.
- A Privately-Owned Publicly Accessible Space.
- A mid-block pedestrian connection through the base of the building.

The table below provides a comparison of the original and revised proposal:

Category	Original Submission: June 2022	Revised Proposal: August 2024
Height in storeys / metres	11 / 35.2	11 / 40.4
Residential units	404 378 in mid-rise 26 in stacked towns	449 421 in mid-rise 28 in stacked towns
Mid-rise unit mix	One-bedroom: 56 (15%) One-bedroom + Den: 133 (35%) Two-bedroom: 157 (41%) Two-bedroom + Den: 14 (4%) Three-bedroom: 18 (5%)	One-bedroom: 79 (19%) One-bedroom + Den: 151 (36%) Two-bedroom: 151 (36%) Two-bedroom + Den: 6 (1%) Three-bedroom: 34 (8%)
Stacked towns unit mix	Undefined	Two-bedroom + Den: 10 (36%) Three-bedroom: 18 (64%)
Parking	420	427
Gross Floor Area (GFA) in square metres (new)	Residential: 25,125 Non-Residential: 0	Residential: 27,147 Non-Residential: 617
Floor Space Index	3.24	3.54
POPS in square metres	0	439

## Site and Surrounding Area

The 8,717 square metre site is irregularly shaped with frontage on both Islington Avenue and Elmhurst Drive. (See Attachment 2: Location Map.)

The site is occupied by commercial buildings including Elmhurst Plaza at 2428 Islington Avenue, comprising a two-storey multi-unit retail complex, and a single-storey commercial building currently occupied by Tim Hortons at 2422 Islington Avenue. The site also includes a single-storey detached dwelling located at 2434 Islington Avenue. The remainder of the plaza is primarily surface parking. A service laneway is located at the rear of the commercial buildings.

Surrounding land uses include:

North: Low-rise residential uses.

East: A six-storey mid-rise residential building. North of this site is a complex of three-storey townhouses.

South: The Ti Agia Maria & St Demiana Coptic Church and a large surface parking lot. South of this site is the utility corridor. Further south are apartment buildings ranging from three to 11 storeys.

West: Predominantly containing low-rise dwellings. Northwest of the site is Rexdale Park, which connects to nearby green spaces via the Berry Creek green corridor.

## Reasons for Application

The OPA proposes to redesignate the site from *Neighbourhoods* to *Mixed Use Areas*. The proposal requires amendments to the Official Plan to permit commercial and residential uses, at a greater density than permitted in *Neighbourhoods*. The ZBA is required to vary several performance standards including, but not limited to height and setbacks.

## APPLICATION BACKGROUND

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### Application Requirements

See the attachments of this report for the Application Data Sheet, Location Map, site plan, elevations, and 3D massing views of the proposal. The reports/studies submitted in support of the OPA and ZBA are available on the City's Application Information Centre at (AIC): [toronto.ca/2422IslingtonAve](https://toronto.ca/2422IslingtonAve).

### Agency Circulation Outcomes

The OPA and ZBA application, has been circulated to all appropriate agencies and City Divisions. Responses received have been used in evaluating the application and formulating appropriate Official Plan policies and Zoning By-law standards.

## **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, as applicable.

### **Official Plan**

The Official Plan Land Use Map 13 identifies the site as *Neighbourhoods*. See Attachment 3 of this report for the existing Land Use Map.

*Neighbourhoods* are considered physically stable areas made up of lower scale residential buildings. Development in established *Neighbourhoods* shall respect and reinforce the existing physical character of each geographic neighbourhood, including, but not limited to heights, massing, and scale of nearby residential properties.

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: <https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/official-plan/>.

### **Zoning**

The majority of the site is zoned CR 0.5 (Commercial Local) in Zoning By-law 569-2013, as amended. The remainder of the site is zoned CPL (Local Planned Commercial Zone) under former City of Etobicoke By-law 11,737. The by-laws do not overlap.

CR 0.5 permits a range of uses, including, education uses, financial institutions, fire halls, libraries, personal services, medical offices, municipal shelters, offices, and parks. The permitted maximum floor space index is 0.5.

CPL permits residential uses, businesses, recreational, institutional, and public uses.

As part of this rezoning application, the entire site would be brought into city-wide Zoning By-law 569-2013.

See Attachment 4 of this report for the existing Zoning By-law Map.

### **Design Guidelines**

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

- Mid-Rise Building Performance Standards and Addendum.
- Townhouse and Low-Rise Apartment Guidelines.
- Growing Up: Planning for Children in New Vertical Communities.

- Design Guidelines for Privately-Owned Publicly Accessible Space (POPS).
- Pet Friendly Design Guidelines and Best Practices for New Multi-Unit Buildings.

The City's Design Guidelines may be found here: <https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/design-guidelines/>.

### **Toronto Green Standard**

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, which has not been submitted to date.

## **COMMENTS**

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### **Provincial Policy Statement and Provincial Plans**

Staff have reviewed the current proposal for consistency with the PPS. The proposal is consistent with the PPS.

### **Land Use**

The combined OPA and ZBA application has been reviewed against the policies of the Official Plan. The Official Plan states that *Mixed Use Areas* shall 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, providing 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 proposal conforms with the land use envisioned in the *Mixed Use Areas* designation. The proposal is compatible with the neighbouring land uses, fits within the existing and planned context of the neighbourhood, contributes to housing options in the community and does not create any potential undue impacts. Further, proposed improvements to the landscaped open spaces will improve the public realm, consistent with the objectives of the Official Plan.

The Elmhurst Plaza is a valued commercial destination in the neighbourhood. Although the plans before City Council contemplate its demolition, staff are satisfied that the recommended policy and zoning controls will improve the site conditions, creating a greener, more pedestrian-friendly streetscape with a mix of new retail and residential spaces. The land uses proposed are appropriate and will benefit the local community. Through zoning regulations, staff will secure the:

- Total amount of non-residential GFA.
- Total unit count and unit mix to be delivered.
- Delivery of a public mid-block pedestrian connection.
- Delivery of a POPS.

### **Building Height and Massing**

The proposal would result in a Floor Space Index of 3.5 times the site area, with the heights and massing stepping down towards the *Neighbourhoods* to the north and west, and the stacked townhouses organized along the western property line. The proposed density, height, and massing of the application comply with the Official Plan policies as well as the design guidelines referenced in the Policy and Regulations Considerations Section of the report.

The proposed development is an acceptable infill development and an appropriate redevelopment of the site for housing, commercial, and green space. The proposed 11-storey building (35 metres plus an additional five-metre mechanical penthouse) has appropriate regard for the Official Plan's built form policies and Mid-Rise Guidelines, which states that the height of a mid-rise building should be no taller than the street's right-of-way width. The Islington Avenue right-of-way (ROW) is 36 metres on Map 3 of the Official Plan. Furthermore, the existing built environment along Islington Avenue is characterized by apartment buildings ranging from six to 11 storeys.

The proposed two rows of four-storey stacked townhouses respect the Official Plan's built form policies and the Townhouse and Low-Rise Apartment Guidelines, which states that through angular plane measures, minimum horizontal separation distances, and other building envelope controls shall be applied to transition down to lower-scale buildings.

Overall, the proposed heights are appropriate in relation to the surrounding urban structure and the buildings have incorporated appropriate massing through setbacks, façade articulation, and step-backs of height to achieve appropriate built forms within the site and surrounding context. The proposed design features, including articulation of the street-wall and upper-level step-backs 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 and adjacent residences in the *Neighbourhoods* designation. (See 3D Massings, Attachment 16 and 17.)

## Built Form and Public Realm

Key development features include:

**An urban edge:** The mid-rise building footprint has been designed to frame the corner of Islington Avenue and Elmhurst Drive to support an attractive, comfortable pedestrian environment within a historically suburban context built around automobile use. The urban edge features space for trees lining both sides of the sidewalk along Islington Avenue and both ground-floor retail and residential units with clear windows and walk-out patios. This is anticipated to contribute to a vibrant street environment and a range of activities, such as gardening, relaxation, and passive surveillance. Additional streetscape features, such as street furniture and ground floor design details will be secured through a future Site Plan Control review process.

**Building articulation:** The proposed mid-rise building has a long street frontage along Islington Avenue (greater than 100 metres). As per the Mid-Rise Guidelines, where mid-rise building frontages are more than 60 metres in length, building façades should be articulated to ensure that the façades are not overwhelmingly long. The proposed mid-rise is visually articulated by vertical breaks. Changing the building materiality in certain areas creates the sense of distinct building parts within the street-wall. Physically, the mid-rise building is also improved through the inclusion of an enclosed pedestrian walkway between Islington Avenue and the outdoor amenity area, creating a physical and visual connection between Islington Avenue and the landscaped interior and townhouse unit entrances within the site.

The buildings are well-articulated, transition down in height towards the *Neighbourhoods* designation to the west and north and are scaled and massed to reinforce a fine-grained pattern of storefronts and residences. Horizontal and vertical variations in the façade will reduce the perceived scale and mass of buildings while reinforcing a more fine-grained pattern of distinct storefronts and residential uses.

**Public realm improvements:** The proposed development has been designed to incorporate appropriate setbacks, step-backs and heights with a street-wall that will frame the public realm at good proportion and reinforce a pedestrian scale. The proposed building design will help to frame the street along the Islington Avenue and Elmhurst Drive to ensure an attractive, comfortable pedestrian environment with adequate site access, ground floor animation, weather protection, and opportunities for comfortable pedestrian circulation. The planting of 22 new trees within the road allowance, and many more throughout the site, planters for landscaping, and the protection of existing deciduous trees will contribute to the quality of the public realm. The 439 square metre POPS located along the southwestern edge of the site is appropriately located in relation to a new 2.1-metre-wide sidewalk along Elmhurst Drive. This proposal implements Section 3.1, Policy 1.15c by minimizing block lengths, providing new and enhanced connections, and integrating development with the local pedestrian network. The POPS will connect to a proposed mid-block pedestrian easement, which will allow pedestrians to walk through a landscaped courtyard to

Islington Avenue via a covered path in the base building. (See Attachment 8 for the POPS and Mid-Block Connection drawing.)

### **Mechanical Penthouses and Roof Level**

The mechanical penthouse has been sculpted and limited in height with appropriate regard to the Mid-rise Guidelines. Performance Standard 13 seeks to limit the visual and solar impacts of mechanical penthouses by controlling their height, location on the roof, and design. Detailed elevations were submitted with the application, demonstrating that the height and siting of the mechanical penthouse falls within the angular plane taken from Islington Avenue. To support the implementation of the Mid-Rise Guidelines, the recommended site-specific zoning will permit a maximum height of five metres for the mechanical penthouse, which would be appropriately scaled.

### **Housing**

Section 3.2, Policy 1.12, of the Official Plan states that new development resulting in the loss of one or more rental units or dwelling rooms shall secure an acceptable Tenant Relocation and Assistance Plan to lessen hardship for existing tenants. The demolition of the detached dwelling at 2434 Islington Avenue will result in the loss of one rental unit. Should the development application be approved, the applicant has agreed to submit an acceptable Tenant Relocation and Assistance Plan including financial compensation, as specified in Recommendation 4.

### **Amenity Space**

The application proposes 2,076 square metres of amenity space (731 square metres indoor and 1,345 square metres outdoor), or approximately 4.5 square metres per unit, which exceeds the minimum by-law standard of four square metres per unit. The amenity space would be located on the ground, second, eighth and ninth floors. Programming details for pets, children and resident needs have been proposed; the specifics will be advanced further via the Site Plan Control process.

### **Sun, Shadow, Wind**

Official Plan policies and Mid-Rise Building Performance Standards require that new development minimize shadow and wind impacts on adjacent *Neighbourhoods* and the public realm.

The applicant submitted a Sun/Shadow Study prepared by STUDIO JCI, dated November 13, 2023 and a Pedestrian Level Wind Study prepared by Gradient Wind Engineering Inc., dated May 15, 2024, to support the proposal.

The applicant's Sun/Shadow Study illustrates that during the spring and fall equinoxes, morning shadows extend across Pakenham Drive until around 10:18 am while late afternoon shadows extend across Islington Avenue around 4:18 pm. In June, during the

summer solstice, morning shadows do not extend across Pakenham Drive; late-afternoon shadows extend across Islington Avenue after 5:18 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.

The Pedestrian Level Wind Study submitted concludes that most grade-level areas within and surrounding the subject site are predicted to experience conditions that are considered acceptable for the intended pedestrian uses throughout the year. 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**

The applicant submitted a Transportation Impact Study prepared by HDR Inc., dated July 17, 2022, and supplementary letters by HDR dated November 14, 2023, and May 6, 2024. Section 3.1, Policy 3.4 has been captured with this proposal. Vehicle parking, access and ramps have been located and organized to minimize their impact and improve the safety and attractiveness of the public realm. Vehicular access would be provided via the site's existing entrance on Elmhurst Drive while the existing access along Islington Avenue will be closed.

The proposed development is estimated to generate a total of 61 and 81 two-way vehicle trips during the weekday AM and PM peak hours, respectively. Auto driver trips were reduced by 25% to account for Toronto Green Standards Version 4 requirements. Overall, the redevelopment of the existing plaza is expected to reduce the number of trips generated by the site. With the reduction in trips and accesses associated with the proposed redevelopment of the plaza, it is expected that the collision rate at the intersection will improve.

Loading areas for one Type G and one Type B spaces would be accessed by the site's internal drive aisle that runs along the west side of the building. The vast majority of the proposed 427 vehicular parking spaces would be provided in two levels of underground parking. A total of seven visitor parking spaces would be provided at grade. A total of 346 bicycle parking spaces are proposed.

Transportation Review 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.

## **Servicing**

Development Engineering 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 the Site Plan Control review process.

## **Unit Mix and Size**

Of the total 449 residential dwelling units proposed, 230 (51 percent) would be one-bedroom/one-bedroom plus den units, 167 (37 percent) would be two-bedroom/two-bedroom plus den units, and 52 (12 percent) would be three-bedroom units. The proposed unit mix exceeds the unit mix objectives of the Growing Up Guidelines and the Official Plan housing policies to accommodate within new development a broad range of households, including families with children. The average size of a two-bedroom unit would be 60.8 square metres, and the average size of two-bedroom plus den units would be 75 square metres. The average unit size of a three-bedroom unit would be 82.4 square metres. The average unit sizes fall below the guidance set out in the Growing Up Guidelines for larger units.

Staff will continue to work 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 recommended minimum sizes set out in the guidelines.

## **Parkland**

In accordance with Section 42 of the Planning Act, the owner is required to satisfy the parkland dedication requirement through a cash-in-lieu contribution. As per Toronto Municipal Code Chapter 415-29, the appraisal of the cash-in-lieu contribution will be determined under the direction of the Executive Director, Corporate Real Estate Management. Additionally, the [Toronto Municipal Code Chapter 415-28](#), requires that the payment be made prior to the issuance of the first above grade building permit for the land to be developed.

## **Tree Preservation**

The application is subject to the provisions of the City of Toronto Municipal Code, Chapter 813, Articles II (Street Trees By-law) and III (Private Tree By-law).

The applicant submitted an Arborist Report and Tree Preservation Plan prepared by Cohen & Master Tree and Shrub Services, dated November 13, 2023. The Arborist Report indicates that the development proposes to preserve 15 protected privately-owned trees and two City-owned trees, with risks of injury to all 15 privately-owned trees. The plan also indicates that the development proposes to remove four protected privately-owned trees and one City-owned tree.

The proposed Landscape Plan and Planting Plan, both prepared by Brook McIlroy, dated June 12, 2024, show the locations of 44 new trees on the private property and 22 new trees in the City's road allowance.

The submitted documentation has been reviewed and found to be acceptable by Urban Forestry staff. Final technical details related to tree preservation, new tree planting and measures to minimize injuries to trees are to be addressed through the Site Plan Control review process.

### **Toronto Green Standard**

Council has adopted the four-tier TGS. The TGS is a set of performance measures for green development. Applications for Zoning By-law Amendments and Site Plan Control are required to meet and demonstrate compliance with Tier 1 of the TGS. Tiers 2, 3 and 4 are voluntary, higher levels of performance with financial incentives.

The applicant is required to meet Tier 1 of Version 4 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 on site plan drawings and through a Site Plan Agreement.

### **Schools**

The 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.

The TDSB indicated that they have assigned future students from the proposed development to Rivercrest Junior School, West Humber Junior Middle School and Thistletown Collegiate Institute. 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.

The TCDSB indicated that they have assigned future students from the proposed development to St. Benedict Catholic School, Father Henry Carr Catholic Secondary School and Monsignor Percy Johnson Catholic Secondary School. Despite the best efforts of the TCDSB, sufficient accommodation may not be available for all anticipated students at local schools.

At the Site Plan Control approval stage, TDSB and TCDSB 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.

### **Noise Study**

The applicant submitted a Noise Impact Study prepared by Valcoustics Canada Limited, dated June 17, 2022, along with a supplementary letter, dated May 15, 2024. The Noise Study is to be peer reviewed by a third-party consultant retained by the City at the owner's expense to ensure 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 process.

### **Community Consultation**

On March 28, 2024, Development Review staff hosted a virtual Community Consultation Meeting (CCM). Notice of the CCM was sent to properties within an expanded radius of 300 metres from the site. City staff, the Ward Councillor, the applicant's team and approximately 40 members of the public were in attendance. Key comments and concerns raised by the public included:

- The loss of existing commercial and retail uses because of the proposed development.
- Increased traffic and heightened parking demand in the area generated by the proposed development.
- Maintaining privacy in surrounding properties.
- Population density and demographics because of the proposed development.
- The strain on public services, (including schools, hospitals, and the TTC) due to the proposed development.
- Questions related on how the proposed development will impact taxes.
- Questions related to the tenure of the proposed development.
- Questions about the construction timeline for the proposed development.

This meeting provided an 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 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**

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The proposal is consistent with the PPS (2024) and conforms to the City's Official Plan. Development Review staff recommend that Council support the approval of this application and the draft Official Plan and Zoning By-law Amendments to implement the

proposed development, subject to the conditions identified in the recommendations of this report.

## **CONTACTS**

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Tyler Marr, Planner, Community Planning  
Tel. No.: 416-392-7591  
E-mail: [Tyler.Marr@toronto.ca](mailto:Tyler.Marr@toronto.ca)

## **SIGNATURE**

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

## **ATTACHMENTS**

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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 Official Plan Amendment  
Attachment 6: Draft Zoning By-law Amendment  
Attachment 7: Site Plan  
Attachment 8: POPS and Mid-Block Connection  
Attachment 9: North Elevations – Mid-Rise  
Attachment 10: North Elevations – Stacked Townhouses  
Attachment 11: South Elevation – Mid-Rise  
Attachment 12: South Elevations – Stacked Townhouses  
Attachment 13: East Elevations – Mid-Rise  
Attachment 14: East Elevation – Stacked Townhouses  
Attachment 15: West Elevation – Mid-Rise  
Attachment 16: West Elevation – Stacked Townhouses  
Attachment 17: 3D Massing Model Looking Southeast  
Attachment 18: 3D Massing Model Looking Northwest

## Attachment 1: Application Data Sheet

**Municipal Address:** 2422, 2428 and 2434 Islington Avenue **Date Received:** June 28, 2022

**Application Number:** 22 168994 WET 01 OZ

**Application Type:** OPA and Rezoning

**Project Description:** Official Plan and Zoning By-law Amendment application to facilitate the development of an 11-storey residential building and two rows of stacked townhouses at the northwest corner of Islington Avenue and Elmhurst Drive.

<b>Applicant</b>	<b>Agent</b>	<b>Architect</b>	<b>Owner</b>
Elmhurst Plaza Development	Siqi Liu	Studio JCI	2424355 Ontario Limited 245 Yorkland Boulevard, Suite 300, Toronto, ON M2J 4W9

### EXISTING PLANNING CONTROLS

Official Plan Designation:	Neighbourhoods	Site Specific Provision:	N
Zoning:	CR 0.5 (Commercial Local) in Zoning By-law 569-2013 and CPL (Local Planned Commercial Zone) under former City of Etobicoke By-law 11,737	Heritage Designation:	N
Height Limit (m):	CR 0.5: 8 metres CPL: Maximum two storeys above finished grade	Site Plan Control Area:	Yes

### PROJECT INFORMATION

Site Area (sq m): 8,717      Frontage (m): 114      Depth (m): 110

<b>Building Data</b>	<b>Existing</b>	<b>Retained</b>	<b>Proposed</b>	<b>Total</b>
Ground Floor Area (sq m):	2,163	0	4,265	<b>4,265</b>
Residential GFA (sq m):	111	0	27,147	<b>27,147</b>
Non-Residential GFA (sq m):	3,881	0	617	<b>617</b>
<b>Total GFA (sq m):</b>	<b>3,992</b>	<b>0</b>	<b>27,764</b>	<b>27,764</b>
Height - Storeys:	2	0	11	<b>11</b>
Height - Metres:	7	0	35	<b>35</b>

Lot Coverage Ratio (%): 40.2

Floor Space Index: 3.54

<b>Floor Area Breakdown</b>	<b>Above Grade (sq m)</b>	<b>Below Grade (sq m)</b>
Residential GFA:	27,147	0
Retail GFA:	617	0
Office GFA:	-	-
Industrial GFA:	-	-
Institutional/Other GFA:	-	-

<b>Residential Units by Tenure</b>	<b>Existing</b>	<b>Retained</b>	<b>Proposed</b>	<b>Total</b>
Rental:	0	0	0	<b>0</b>
Freehold:	0	0	0	<b>0</b>
Condominium:	0	0	449	<b>449</b>
Other:	0	0	0	<b>0</b>
<b>Total Units:</b>			<b>449</b>	<b>449</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:			230	167	52
<b>Total Units:</b>			<b>230</b>	<b>167</b>	<b>52</b>

#### **Parking and Loading**

Parking Spaces: 427      Bicycle Parking Spaces: 346      Loading Docks: 2

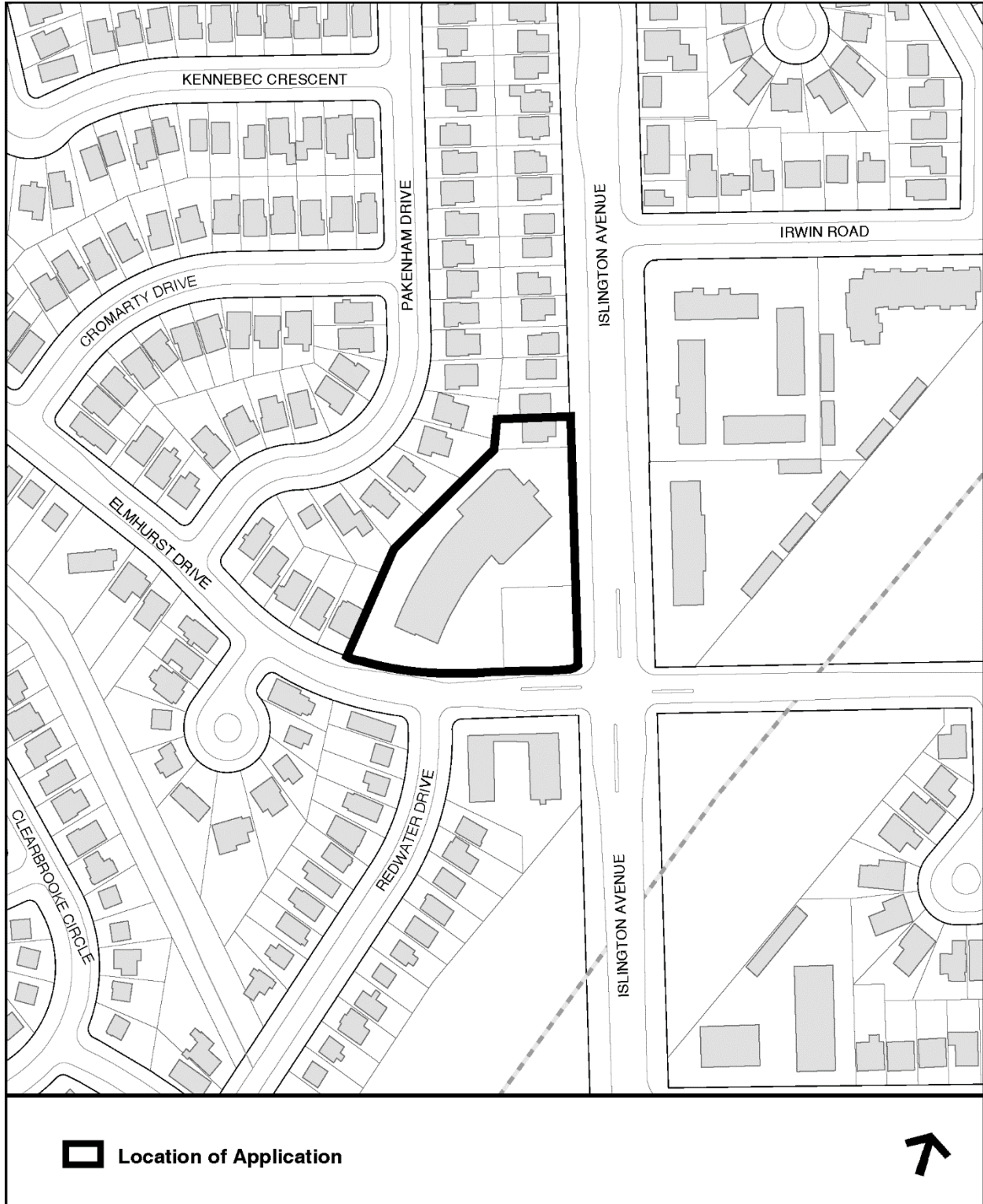
#### **CONTACT:**

Tyler Marr, Planner

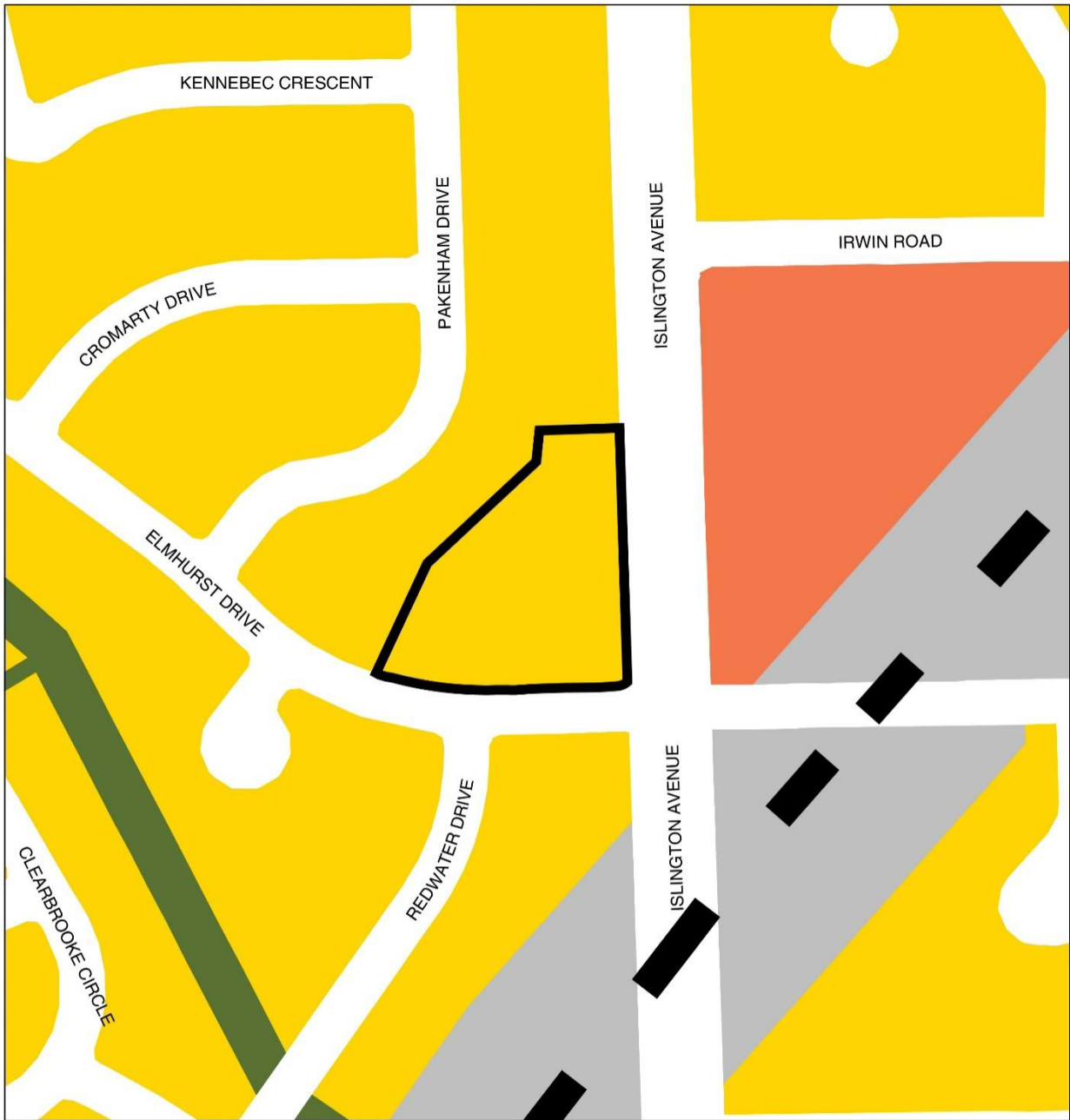
416-392-7591

[Tyler.Marr@toronto.ca](mailto:Tyler.Marr@toronto.ca)

## Attachment 2: Location Map



**Attachment 3: Official Plan Land Use Map**



**Official Plan Land Use Map #13**

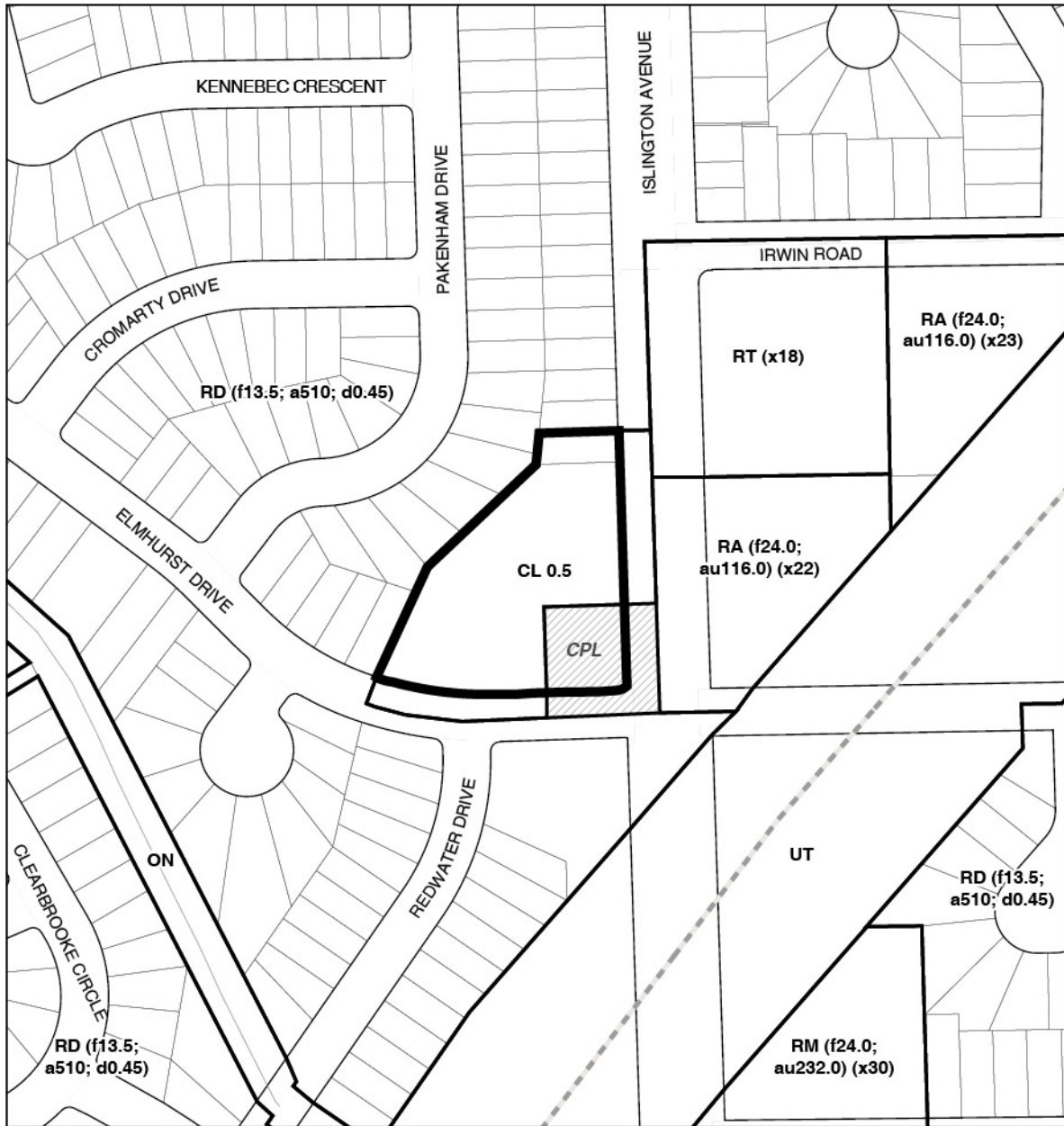
**2422, 2428 & 2434 Islington Avenue**

File # 22 168994 WET 01 0Z



Not to Scale  
Extracted: 07/13/2022

# Attachment 4: Existing Zoning By-law Map



Zoning By-law 569-2013

2422, 2428 & 2434 Islington Avenue

File # 22 168994 WET 01 0Z

-  Location of Application
- RD** Residential Detached
- RT** Residential Townhouse
- RM** Residential Multiple
- RA** Residential Apartment
- CL** Commercial Local
- ON** Open Space Natural

**UT** Utility and Transportation

-  See Former City of Etobicoke By-Law No. 11,737
- CPL** Local Planned Commercial Zone



Not to Scale  
Extracted: 09/01/2022

## Attachment 5: Draft Official Plan Amendment

---

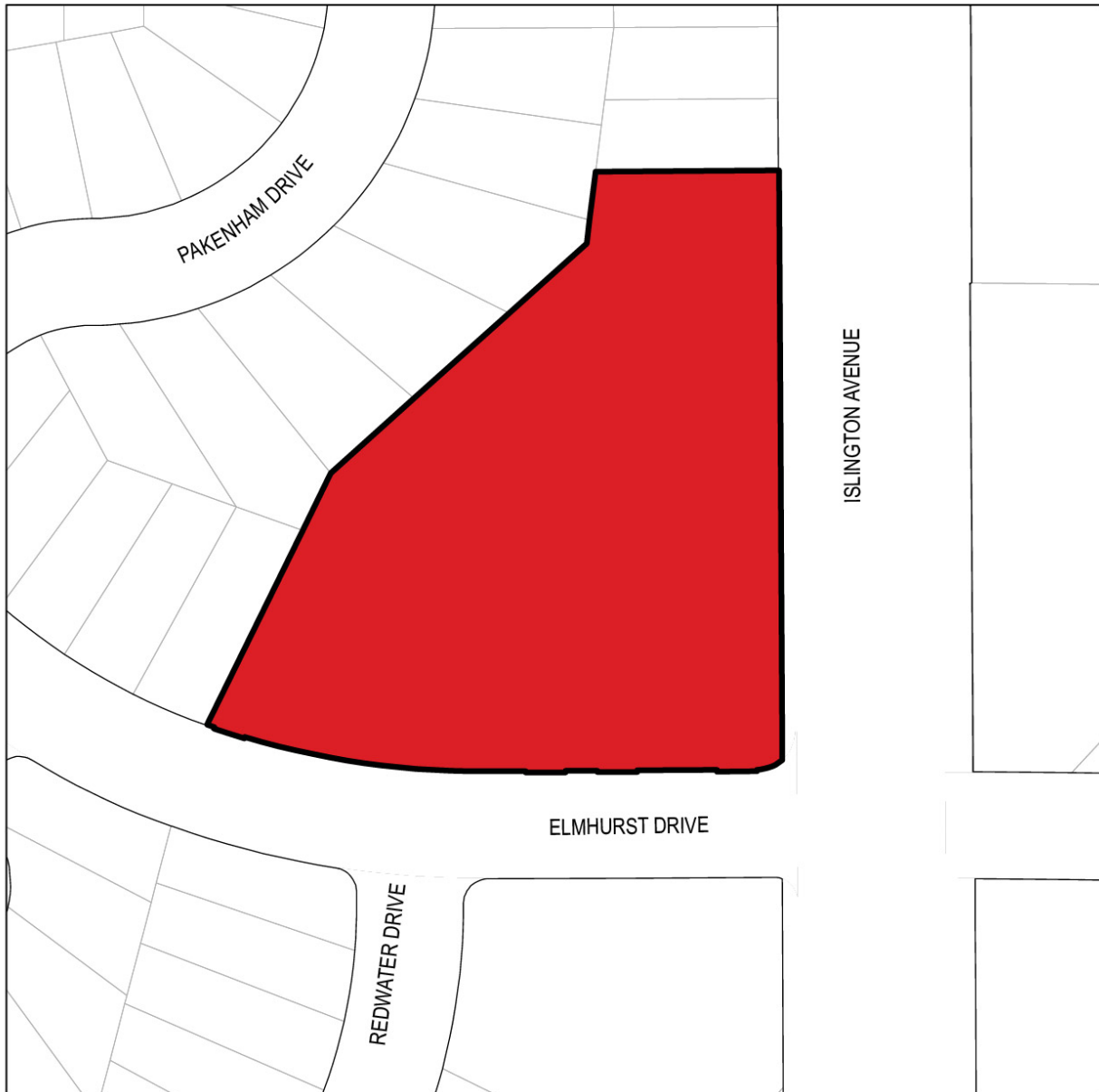
**AMENDMENT NO. 771 TO THE OFFICIAL PLAN  
For  
LANDS MUNICIPALLY KNOWN IN THE YEAR 2023 AS  
2422, 2428 and 2434 Islington Avenue**

---

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

1. Map 13, Land Use Plan, is amended by re-designating the lands known municipally in the year 2023 as 2422, 2428 and 2434 Islington Avenue from *Neighbourhoods* to *Mixed Use Areas*, as shown on the attached Appendix 1.

# Appendix 1



## Official Plan Amendment # 771

Revisions to Land Use Map 13 to redesignate lands from *Neighbourhoods* to *Mixed Use Areas*

2422, 2428, and 2434 Islington Ave

File # 22 168994 WET 01 0Z

-  Subject Site
-  Mixed Use Areas

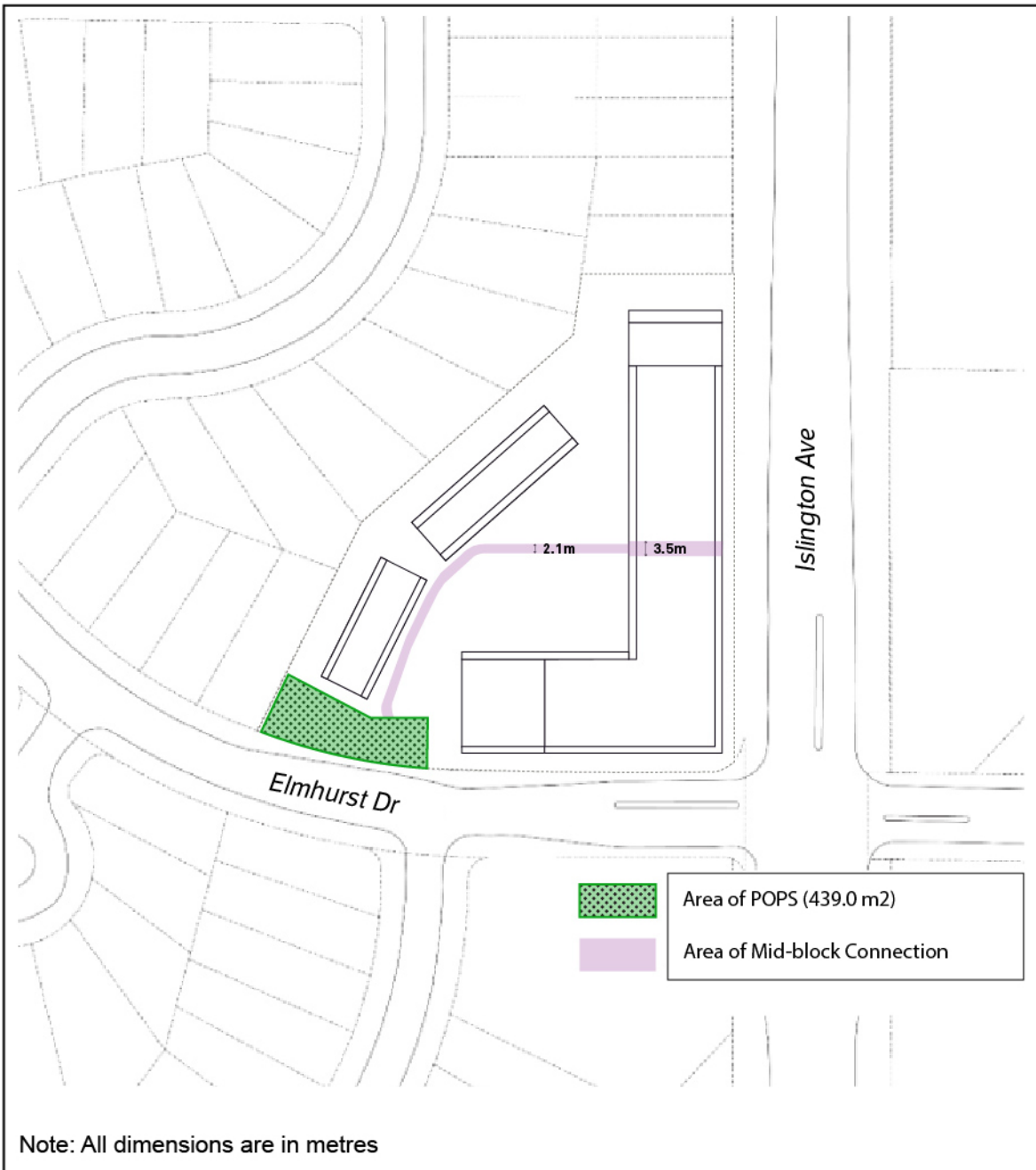


09/05/2024

**Attachment 6: Draft Zoning By-law Amendment**  
**(Attached under separate cover.)**



# Attachment 8: Public Mid-Block Pedestrian Connection and POPS



2422, 2428, 2434 Islington Ave

Public Mid-Block Pedestrian Connection and  
- POPS

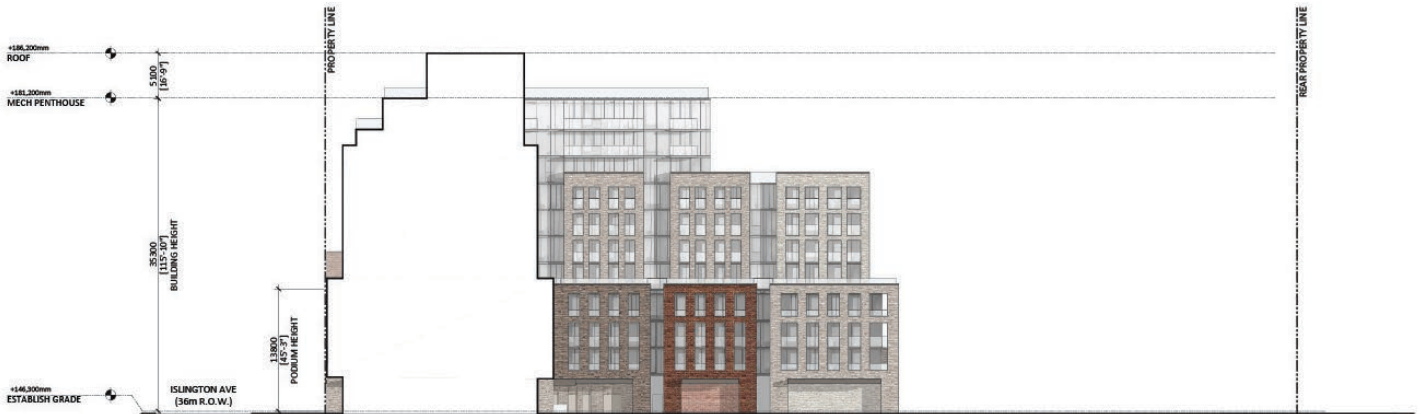
File # 22 168994 WET 01 0Z

↗  
Not to Scale  
10/03/2024

# Attachment 9: North Elevations – Mid-Rise

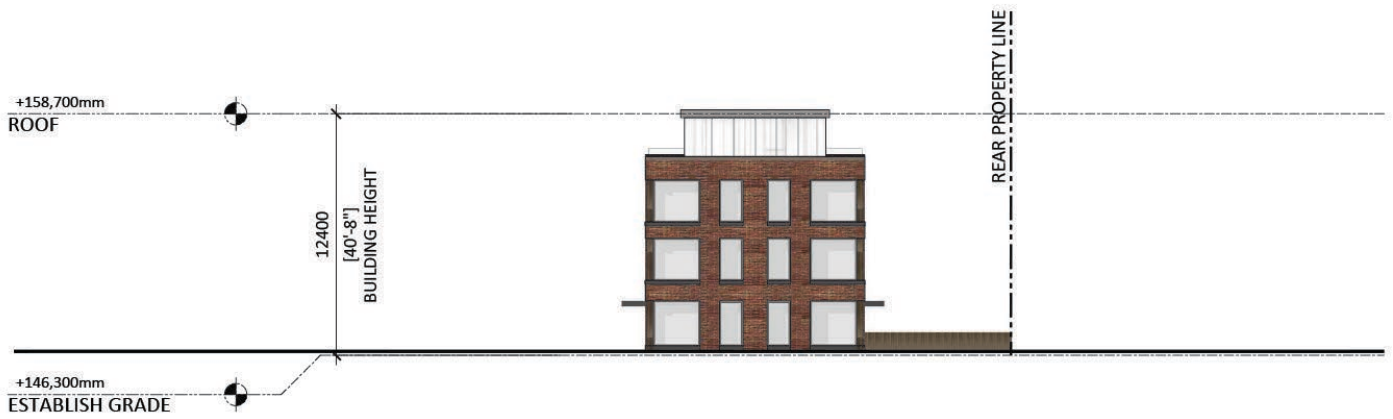


North Elevation (Front Portion)



North Elevation (Rear Portion)

# Attachment 10: North Elevations – Stacked Townhouses



North Elevation (Townhouses 1)



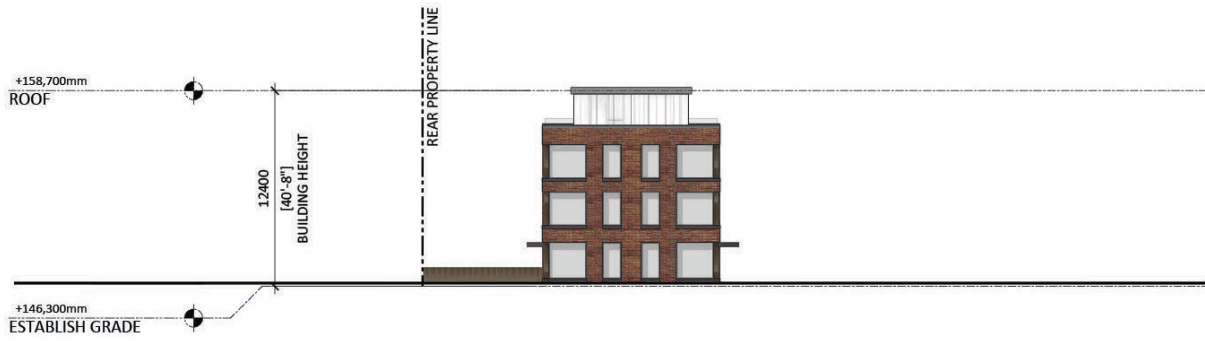
North Elevation (Townhouses 2)

# Attachment 11: South Elevation – Mid-Rise



South Elevation

## Attachment 12: South Elevations – Stacked Townhouses



South Elevation (Townhouses 1)



South Elevation (Townhouses 2)

# Attachment 13: East Elevation – Mid-Rise



East Elevation

## Attachment 14: East Elevations – Stacked Townhouses



East Elevation (Townhouses 1)



East Elevation (Townhouses 2)

# Attachment 15: West Elevation – Mid-Rise



West Elevation

## Attachment 16: West Elevations – Stacked Townhouses

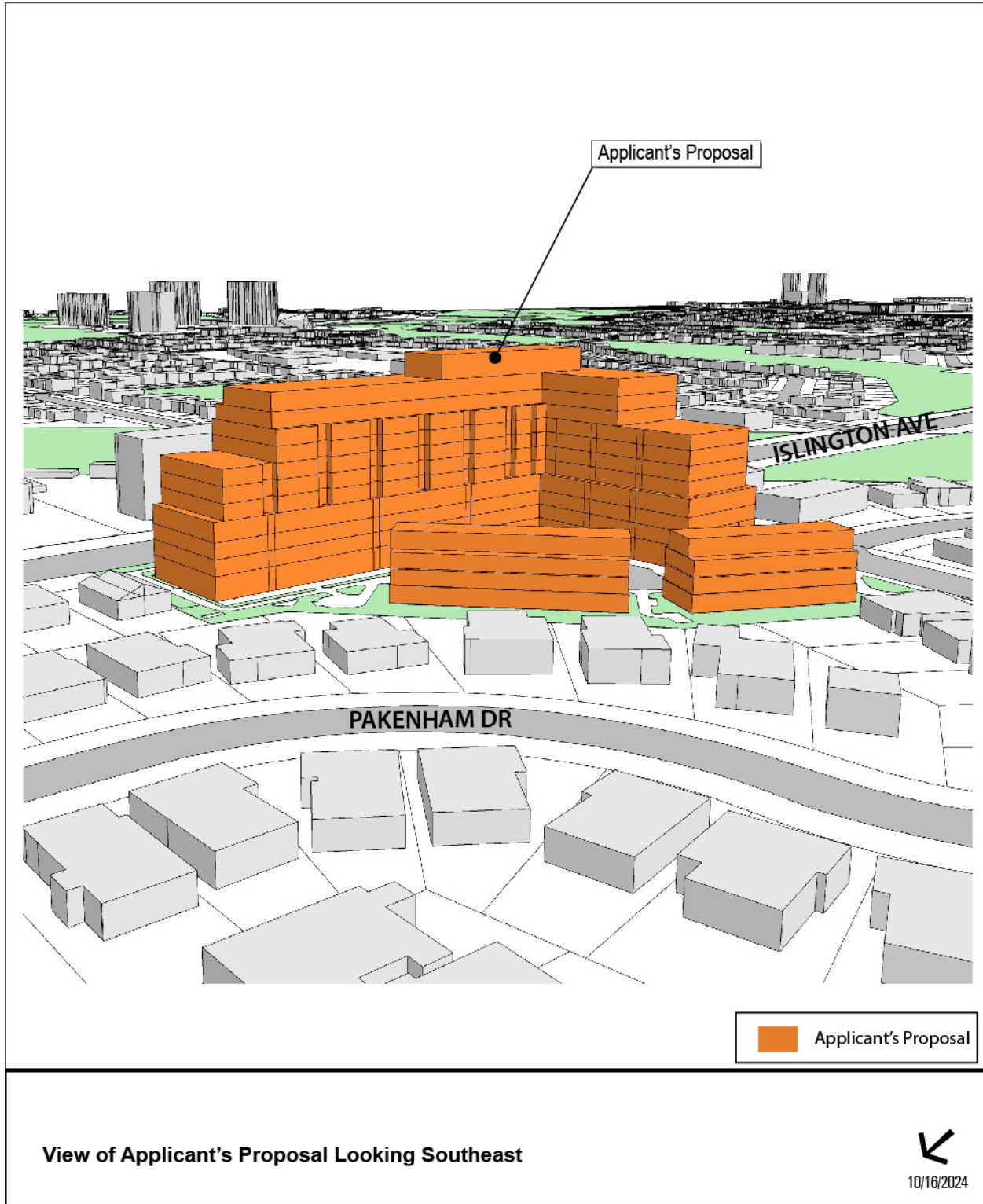


West Elevation (Townhouses 1)



West Elevation (Townhouses 2)

# Attachment 17: 3D Massing Model Looking Southeast



**Attachment 18: 3D Massing Model Looking Northwest**

