

City Clerk's Office

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Ref.: 24-PH13.3**

(Sent by Email)

July 31, 2024

Mr. Ron Carinci  
Chair, Board of Directors  
CreateTO  
Union Station East Wing  
61 Front Street West, 3rd Floor  
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Dear Mr. Carinci:

**Subject: Planning and Housing Committee Item 13.3  
2444 Eglinton Avenue East - Zoning Amendment - Decision Report -  
Approval (Ward 21 - Statutory: Planning Act, RSO 1990)**

City Council on June 26 and 27, 2024, adopted [Item PH13.3](#) as amended and, in so doing, has requested the Board of Directors of CreateTO to direct the Chief Executive Officer, CreateTO, in consultation with the President, Toronto Parking Authority, to work with the developer partners for the 2444 Eglinton Avenue East Housing Now site to undertake an analysis to explore feasible options to maximize the amount of public parking that could be made available either on site or within the surrounding area to offset the loss of the existing commuter parking lot due to this development.

Yours truly,

  
for City Clerk

J. Canchela/wg

Attachment

Sent to: Chair, Board of Directors, CreateTO  
Chief Executive Officer, CreateTO  
President, Toronto Parking Authority

c. City Manager

## City Council

### Planning and Housing Committee - Meeting 13

PH13.3	ACTION	Amended		Ward: 21
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### 2444 Eglinton Avenue East - Zoning Amendment - Decision Report - Approval

#### City Council Decision

City Council on June 26 and 27, 2024, adopted the following:

1. City Council amend Zoning By-law 569-2013, as amended, substantially in accordance with the draft Zoning By-law Amendment attached as Attachment 1 to the supplementary report (June 24, 2024) from the Interim Chief Planner and Executive Director, City Planning.
2. City Council determine that pursuant to Subsection 34(17) of the Planning Act no further notice is required in respect of Part 1 above.
3. City Council authorize the City Solicitor to make such stylistic and technical changes to the Zoning By-law Amendment as may be required.
4. City Council request the Board of Directors of CreateTO to direct the Chief Executive Officer, CreateTO, in consultation with the President, Toronto Parking Authority, to work with the developer partners for the 2444 Eglinton Avenue East Housing Now site to undertake an analysis to explore feasible options to maximize the amount of public parking that could be made available either on site or within the surrounding area to offset the loss of the existing commuter parking lot due to this development.

#### Summary

This application proposes to amend the Zoning By-law for the lands at 2444 Eglinton Avenue East to permit the construction of a mixed use building consisting of 3 towers above a base building containing above grade parking and non-residential uses at grade.

The development would include a 31-storey condominium building above a 4 storey podium, along with two co-op buildings of 19 and 41-storeys atop a 5-storey podium. The two co-op buildings consist of 612 co-op housing units and the condominium building consists of 307 units. The tenure of the units includes, market condominium units (307), market co-op units (306) and affordable co-op units (306). The total gross floor area of the proposal is 64,143 square metres, inclusive of 1871 square meters of non-residential uses.

The proposed development is consistent with the Provincial Policy Statement (2020) and conforms with A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020). The proposed development also conforms to the City's Official Plan. The development is part of the City's Housing Now Initiative to deliver affordable housing and mixed-income, mixed-use, transit-oriented communities on City-owned properties. This proposed development intensifies

an underutilized site with a range of housing options in terms of tenure and affordability, while providing a mix of at-grade non-residential uses that will support and enhance the public realm. It is immediately adjacent to a multi-modal transit station with convenient connections to multiple transit lines and surface transit routes.

This report recommends approval of the application to amend the Zoning By-law subject to a Holding Provision required to address servicing matters.

### **Background Information (Committee)**

(May 29, 2024) Report and Attachments 1 to 4 and 6 to 9 from the Interim Chief Planner and Executive Director, City Planning on 2444 Eglinton Avenue East - Zoning Amendment - Decision Report - Approval

(<https://www.toronto.ca/legdocs/mmis/2024/ph/bgrd/backgroundfile-246231.pdf>)

Attachment 5: Draft Zoning By-law Amendment

(<https://www.toronto.ca/legdocs/mmis/2024/ph/bgrd/backgroundfile-246232.pdf>)

(May 21, 2024) Notice of Public Meeting

(<https://www.toronto.ca/legdocs/mmis/2024/ph/bgrd/backgroundfile-245922.pdf>)

### **Background Information (City Council)**

(June 24, 2024) Supplementary report from the Interim Chief Planner and Executive Director, City Planning on 2444 Eglinton Avenue East - Zoning Amendment - Supplementary Report (PH13.3a)

(<https://www.toronto.ca/legdocs/mmis/2024/cc/bgrd/backgroundfile-247198.pdf>)

Attachment 1: Recommended Draft Zoning By-law Amendment

(<https://www.toronto.ca/legdocs/mmis/2024/cc/bgrd/backgroundfile-247183.pdf>)

### **Communications (Committee)**

(May 23, 2024) E-mail from Mukesh Trivedi (PH.Main)

(June 11, 2024) Letter from Tom Clement, Executive Director, Co-operative Housing Federation of Toronto (CHFT) (PH.New)

(<https://www.toronto.ca/legdocs/mmis/2024/ph/comm/communicationfile-180563.pdf>)

(June 12, 2024) Letter from Delta Sween, More Neighbours Toronto (PH.New)

(<https://www.toronto.ca/legdocs/mmis/2024/ph/comm/communicationfile-180583.pdf>)

(June 12, 2024) Letter from Amina Dibe, Senior Manager, Co-operative Housing Federation of Canada (PH.New)

(<https://www.toronto.ca/legdocs/mmis/2024/ph/comm/communicationfile-180604.pdf>)

(June 12, 2024) E-mail from Alex Sobolewski (PH.New)

(June 13, 2024) Letter from Mark J. Richardson, Technical Lead, HousingNowTO.com (PH.New)

(<https://www.toronto.ca/legdocs/mmis/2024/ph/comm/communicationfile-180589.pdf>)