

21-25 Windsor Street, 18 Buckingham Street, 60 Newcastle Street and 95 Portland Street – Official Plan and Zoning By-law Amendment Application – Supplementary Report

Date: May 20, 2025

To: City Council

From: Executive Director, Development Review Division

Ward: 3 – Etobicoke-Lakeshore

Planning Application Number: 23 167119 WET 03 OZ

SUMMARY

This Supplementary Report provides an update to the report titled 21-25 Windsor Street, 18 Buckingham Street, 60 Newcastle Street and 95 Portland Street - Official Plan and Zoning By-law Amendment Application – Decision Report - Approval, April 11, 2025, from the Director, Etobicoke York Community Council (Item 22.1), which was considered by Etobicoke York Community Council at the statutory public meeting on April 30, 2025. This report seeks to make minor modifications to the Official Plan Amendment and Zoning By-law Amendment. There is no change to the proposed built form.

RECOMMENDATIONS

The Executive Director, Development Review Division recommends that:

1. City Council delete Etobicoke York Community Council Recommendation 1 and replace with the following:

City Council amend the Official Plan, substantially in accordance with the draft Official Plan Amendment included as Attachment 1 in the Supplementary Report (May 20, 2025) from the Executive Director, Development Review Division.

2. City Council delete Etobicoke York Community Council Recommendation 2 and replace with the following:

City Council amend Zoning By-law 569-2013, as amended, substantially in accordance with the draft Zoning By-law Amendment included as Attachment 2 in the Supplementary Report (May 20, 2025) from the Executive Director, Development Review Division.

3. City Council determine that the changes contained within the revised By-law are reflective of the original proposal and plans considered by Etobicoke York Community Council, and, pursuant to subsection 34(17) of the Planning Act, no further public notice is required in respect of the proposed amendment to the Zoning By-law.

FINANCIAL IMPACT

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.

COMMENTS

Staff are recommending a technical correction to the draft Official Plan Amendment (OPA) to correct the non-residential floor space index requirement. The Floor Space Index (FSI) figure of 0.58 cited in the original report that went to Community Council on April 30, 2025, was based on the assumption that employment-generating uses in Block C could be counted as non-residential gross floor area. However, the employment-generating uses of the development will be classified as a residential use in association with the shelter. As such, the non-residential gross floor area is lower. Staff are recommending a 0.35 non-residential FSI, to be consistent with the amount of non-residential gross floor area being provided.

The revised OPA is also providing clarity with respect to the location of sidewalks and extent of shadow of the proposal. The revised OPA carries forward the compatibility and mitigation policies of the Secondary Plan. The OPA also speaks to truck movement in favour of the neighbouring use in consultation with the Portuguese Cheese Company.

Staff revised the draft Zoning By-law Amendment to better reflect the proposal that was approved. These changes are as follows:

- Reduced allowance for minimum vertical clearance to the top of the floor slab of the cantilever from 15 to 13.5 metres to account for the floor slab, insulation, structural requirements.
- Reference to Blocks 1, 2 and 3 amended to Blocks A, B and C to reflect the rest of the By-law.
- Paragraph 2 amended to include definitions in Chapter 600 Inclusionary Zoning of Zoning By-law 569-2013.

CONTACT

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SIGNATURE

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Executive Director
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ATTACHMENTS

Attachment 1: Draft Official Plan Amendment
Attachment 2: Draft Zoning By-law Amendment