

2485 Eglinton Avenue West – Official Plan Amendment and Zoning By-law Amendment Application – Appeal Report

Date: December 16, 2024

To: Etobicoke York Community Council

From: Director, Community Planning, Etobicoke York District

Ward: Ward 5 – York South-Weston

Planning Application Number: 24 121747 WET 05 OZ

SUMMARY

This report reviews an application to amend the Official Plan and Zoning By-law to permit a 45-storey mixed-use building containing 500 dwelling units at 2485 Eglinton Avenue West.

On November 4, 2024, the applicant appealed the Official Plan and Zoning By-law Amendment application to the Ontario Land Tribunal (“OLT”) citing City Council's failure to make a decision on the application within the time period prescribed under the Planning Act. A Case Management Conference (“CMC”) has yet to be scheduled. City staff require direction from City Council in advance of the CMC. An OLT hearing has not been scheduled at this time.

This report recommends that Council direct the City Solicitor, together with appropriate City staff, to attend the CMC and any future OLT hearing to oppose the application in its current form and to continue discussions with the applicant in an attempt to resolve outstanding issues.

RECOMMENDATIONS

The Director, Community Planning Etobicoke York District recommends that:

1. City Council direct the City Solicitor and appropriate City staff to attend the Ontario Land Tribunal to oppose the appeal of the Official Plan and Zoning By-law Amendment application for 2485 Eglinton Avenue West in its current form and to continue discussions with the applicant to resolve outstanding issues but not limited to those outlined in this report.
2. If the Ontario Land Tribunal allows the appeal, in whole or in part, City Council authorize the City Solicitor to request that the Ontario Land Tribunal withhold the

issuance of any final Order(s) until such time as the Ontario Land Tribunal has been advised by the City Solicitor that:

a) The final form and content of the Official Plan and Zoning By-law Amendments are satisfactory to the Chief Planner and Executive Director, City Planning, the Executive Director, Development Review, and the City Solicitor.

b) The owner has satisfactorily addressed matters from Development Engineering as contained in the Development Engineering Memorandum, dated June 25, 2024, and any outstanding issues raised by Development Engineering, arising from the ongoing technical review (including the provision of acceptable reports and studies), to the satisfaction of the Director, Engineering Review.

c) The owner has submitted updated Hydrogeological Review Report, Hydrological Review Summary, Foundation Drainage Summary Form, Subsurface Utility Engineering Investigation, Functional Servicing and Stormwater Management Report, Servicing Report Groundwater Summary Form and any other reports or documents deemed necessary in support of the development to the satisfaction of the Director, Engineering Review.

d) The owner has satisfactorily addressed the Transportation Services matters in the Development Engineering Memorandum, dated June 25, 2024, and any outstanding issues raised by Transportation Services, arising from the ongoing technical review (including the provision of acceptable reports and studies), to the satisfaction of the Director, Engineering Review and the General Manager, Transportation Services.

e) The owner has satisfactorily addressed matters from the Tree Protection and Plan Review, Urban Forestry Memorandum, dated April 12, 2024, and any outstanding issues raised by Urban Forestry, arising from the ongoing technical review (including the provision of acceptable reports and studies), to the satisfaction of the Executive Director, Environment and Climate, and the General Manager, Parks, Forestry and Recreation.

f) The owner has provided a revised Pedestrian Level Wind Study, including a Wind Tunnel Study, to the satisfaction of the Chief Planner and Executive Director, City Planning.

g) The submitted Noise Impact Study and Land Use Compatibility/Mitigation Study, both dated February 2, 2024 and prepared by RWDI, 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 review, with the control measures to be secured through the Site Plan Control process, to the satisfaction of the Executive Director, Development Review.

3. Should it be determined that upgrades are required to the infrastructure to support the development according to the accepted Functional Servicing Report and/or the Transportation Impact Study, City Council direct the City Solicitor and appropriate City staff to request that a Holding Provision (H) be included in the final form of the site-

specific Zoning By-law Amendment, including entering into appropriate agreement(s) with the City for required mitigation, as well as the design and construction of any improvements to the municipal infrastructure and the provision of financial securities to the satisfaction of the Executive Director, Development Review and the General Manager, Transportation Services.

4. City Council authorize the City Solicitor and other appropriate staff to take any necessary steps to implement City Council's decision.

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.

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. The 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 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. OPA 253 amended Site and Area Specific Policy 31 to provide direction on built form. The decision document for OPA 253 can be found here: <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2014.PG34.1>.

THE SITE

Description and Existing Use

The site is triangular shaped fronting onto the southeast corner of Eglinton Avenue West and Venn Crescent (see Attachment 2 for Location Map). The site has a lot area of 1,710 square metres, a lot frontage of 45 metres and a depth of 49 metres. There is a significant slope on the site, with an elevation difference of approximately eight metres between Eglinton Avenue West frontage and the Venn Crescent frontage. There is an existing auto service shop on site.

Surrounding Uses

The surrounding land uses include:

North: On the north side of Eglinton Avenue West there are three apartment buildings with heights of 21, 16 and 19 storeys. To the east of these apartment buildings is a shopping centre at 2400 Eglinton Avenue West (Westside Mall). The Westside Mall

property has an approved Official Plan Amendment application (file no. 23 210768 WET 05 OZ) to permit a 35-storey building, with the potential for seven other tall buildings of heights that have yet to be determined through the development application process. At the southeast corner of 2400 Eglinton Avenue West is the future Caledonia Station, which will provide access to service along the Eglinton Crosstown Light Rail Transit (LRT) and the GO Transit Barrie Line.

East: To the east of the site is a vacant City-owned lot that was previously used for the construction of the Eglinton Crosstown LRT. Further east is a number of one-storey commercial buildings that have frontage on Eglinton Avenue West, with detached dwellings behind them fronting onto Venn Crescent. There is also an application under review for a townhouse development containing seven units on the south side of Eglinton Avenue close to Venn Crescent at 2421 Eglinton Avenue (file no. 19 109784 WET 05 OZ).

South: On the south side of Venn Crescent are various detached and semi-detached dwellings.

West: West of Venn Crescent there are low-rise apartments, restaurants, service-commercial uses, and retail stores fronting along Eglinton Avenue West, with detached dwellings fronting onto neighbourhood streets behind.

PROPOSAL

The application proposes to amend the Official Plan and Zoning By-law to permit the development of a 45-storey mixed-use building (see Attachment 5). The height of the proposed tower would be approximately 144 metres plus a seven-metre mechanical penthouse above.

A mix of unit types and sizes are proposed, including 95 (19 percent) studio units, 225 (45 percent) one-bedroom units, 126 (25 percent) two-bedroom units, and 54 (11 percent) three-bedroom units, for a total of 500 dwelling units. A total of 101 square metres of commercial space is proposed on the ground floor.

Vehicular access is proposed via a driveway on Eglinton Avenue West leading to two levels of underground parking containing a total of 69 vehicular parking spaces (60 residential, seven visitor, and two drop-off). One Type C and one Type G loading spaces are proposed. A total of 454 long-term bicycle parking spaces and 100 short-term bicycle parking spaces are proposed.

A total of 962 square metres of indoor amenity space and 853 square metres of outdoor amenity space is proposed. In total, there is a combined rate of 3.63 square metres per unit, of which 1.92 square metres per unit is indoor amenity, and 1.71 square metres per unit is outdoor amenity. Indoor amenity space would be located on levels 1, 2, 7, and at the mechanical penthouse level. Outdoor amenity space would be located at levels 1, 2, 3, 7, and the roof. Refer to Attachment 1 for Application Data Sheet.

Reasons for Application

The proposal requires an amendment to the Official Plan to exempt the site from Site and Area Specific Policy 31 ("SASP 31") provisions to facilitate the proposed development. The proposal also requires amendment to the city-wide Zoning By-law 569-2013 to permit the proposed height, density, and revise other development standards as necessary to reflect the proposal.

APPLICATION BACKGROUND

A pre-application consultation (PAC) meeting was held on January 11, 2024. The current application was submitted on March 3, 2024 and deemed complete as of June 11, 2024. A Preliminary Summary of the application is available here www.toronto.ca/2485EglintonAveW.

The materials and studies submitted in support of the application can be found by visiting the Application Information Centre: www.toronto.ca/2485EglintonAveW.

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 Planning Statement (2024), and shall conform to Provincial plans, including the Greenbelt Plan (2017), and others.

Official Plan

The Official Plan Urban Structure Map 2 identifies the site as *Avenues*. The land use designation for the site is *Mixed Use Areas*. See Attachment 3 of this report for the Land Use Map. 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/>.

Site and Area Specific Policy 31

SASP 31 applies to the site and was adopted as part of the Eglinton Connects plan. This site is within Block B of SASP 31, which directs that development take the form of mid-rise buildings along Eglinton Avenue West and lower scale buildings along Venn Crescent to provide transition to the *Neighbourhoods* to the south. It also calls for a mid-block pedestrian connection from Eglinton Avenue West to Venn Crescent.

Caledonia Protected Major Transit Station Area

Site and Area Specific Policy 674 (SASP 674) has not yet been approved by the Ministry of Municipal Affairs and Housing. It established the boundaries and policies for the Caledonia Protected Major Transit Station Area (PMTSA), which sets minimum targets for population and employment within the boundaries. The minimum density

which would apply to this site is 2.0 times the area of the lot and the population and employment target for the entire PMTSA would be 160 residents and jobs combined per hectare.

Zoning

The subject site is zoned CR 2.0 (c2.0; r2.0) SS2 (x926) under Zoning By-law 569-2013. The CR zoning category permits commercial and residential uses. The CR 926 Exception Zone lists Section 16(68) and Section 16(222) of former City of York Zoning By-law 1-83 as prevailing sections. These sections restrict the permitted uses to a limited subset of commercial functions including gas stations, auto repair shops, and restaurants. See Attachment 4 of this report for the existing Zoning By-law Map.

Design Guidelines

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

- Tall Building Design Guidelines.
- Growing Up: Planning for Children in New Vertical Communities.
- Pet Friendly Design Guidelines and Best Practices for New Multi-Unit Buildings.
- Streetscape Manual.
- Complete Streets Guidelines.
- Toronto Accessibility Design Guidelines.

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.

Site Plan Control

The application would be subject to Site Plan Control once zoning permissions are in place. A Site Plan Control application has not yet been submitted.

PUBLIC ENGAGEMENT

Community Consultation

A Community Consultation Meeting was hosted by City staff on September 18, 2024, and was attended by 18 members of the public, with representatives for the applicant and the Ward Councillor and City staff.

Following presentations by City staff and the applicant, the attendees raised the following comments and issues:

- Concerns about the impact of construction on adjacent properties.
- Concerns about access to sunlight and shadow impact.
- Questions about impact on the local schools from the increase in population.

- Concerns about the traffic impact on Venn Crescent.
- Questions regarding parkland dedication requirements.
- Concerns about the height of the proposed building.
- Concerns about the adequacy of the proposed parking.
- Questions about whether there will be affordable housing as part of the development.
- Concerns about appropriate transition to the adjacent *Neighbourhoods*.
- Questions about privacy for the adjacent backyards.

COMMENTS

Provincial Planning Statement

Staff have reviewed and find the current proposal inconsistent with the Provincial Planning Statement (2024).

The Official Plan is the most important vehicle for implementation of the Provincial Planning Statement. Comprehensive, integrated and long-term planning is best achieved through official plans and as noted below, the proposal does not conform to the policies in the Official Plan.

Land Use

This application has been reviewed against the policies of the Official Plan. While the proposal conforms to the permitted uses within a *Mixed Use Areas* designation, the intensity and scale of the proposed tall building does not conform to all of the development criteria for *Mixed Use Areas*, built form policies of the Official Plan, nor does it meet the policy direction of the Eglinton Connects Planning Study implemented by SASP 31, as amended.

Density, Height, Massing

The proposed development site is appropriate for intensification; however, the shape and small size of the site limit its potential for a tall building. The proposed base building and tower height, building massing, including setbacks, stepbacks, and separation distances to neighbouring properties, as well as the proposed transition to surrounding existing and planned lower-scale areas, deviates from the policies of the Official Plan, the policy direction of the SASP 31, and the Tall Building Design Guidelines.

The proposed development does not provide a well-defined street-wall height that addresses the Eglinton Avenue West frontage with appropriate street proportion, nor does it reinforce the pedestrian scale as required by the Official Plan. The absence of a suitable street-wall undermines the pedestrian experience along this key arterial corridor, failing to achieve the planned context.

The proposed base building rises to 15 storeys (52.1 metres), significantly exceeding the permitted maximum base height of 21.6 metres, equivalent to 80 percent of the adjacent street right-of-way width under the Tall Building Design Guidelines. The proposal has a large floorplate up to the 15th-storey. This results in an oversized and

bulky base that is incompatible with the surrounding context, does not provide an appropriate transition to the surrounding area and conflicts with the built form policies of the Official Plan.

In addition to the proposed tall building height and massing being of concern, the seven-metre height of the proposed mechanical penthouse contributes to additional impact from the building height within the surrounding context.

The proposal does not provide adequate setbacks, particularly on the east side of the site, where the setback is insufficient to protect daylight and privacy for both the proposed development and adjacent properties. The lack of appropriate side yard separation also raises concerns about the physical and visual impact of the development on the public realm and adjacent properties.

Balconies on Floors 2 through 6 encroach significantly into the side yard setback, exacerbating privacy and separation issues between the subject site and the adjacent properties. These encroachments further contribute to an inappropriate massing of the building and fail to mitigate privacy concerns for both current and future residents. The proposed balconies on the northwest portion of second floor, fronting Eglinton Avenue West, are located in close proximity to the existing street tree canopy. This proximity poses a risk to the health and growth of mature street trees, which are integral to the public realm and streetscape along Eglinton Avenue West.

The lot area of the proposed development site is insufficient to accommodate the proposed height, massing and density while maintaining appropriate setbacks, stepbacks, and separation distances to the neighbouring properties as required in the Official Plan and further reinforced in the Tall Building Design Guidelines.

Sun, Shadow, Wind

Sunlight is to be maximized on *Neighbourhoods* designated lands, public realm, parks, and open space areas. The proposed tall building would cast shadows on the approved parkland at 2400 Eglinton Avenue West as well as the newly constructed transit plaza. The cumulative impact of the shadowing from this proposal combined with other approved developments would deprive the park of sunlight access during important times of the day and year. The large 15-storey base building also casts an additional shadow along the public realm on the north side of Eglinton Avenue West.

The Pedestrian Level Wind Study provided by the applicant illustrates uncomfortable conditions are predicted at numerous grade-level locations, including the sidewalks along Eglinton Avenue West and Venn Crescent, during the spring, fall, and winter. Uncomfortable wind conditions are also expected at the proposed amenity area on the penthouse level during winter. Higher than desired wind conditions are expected at a few locations, including the entrance at the northwest corner of the building in winter and the above-grade amenity levels during spring, fall, and winter. Wind speeds exceeding the safety criterion are anticipated in the outdoor amenity areas on Floors 3 and 7, as well as on the south side of the penthouse level.

As per the Official Plan, public sidewalks, open spaces, and amenity areas require comfortable and safe wind conditions. Modifying the tower's setbacks, stepbacks, massing and articulation may be required to ensure acceptable wind conditions.

Amenity Space

The proposed amenity area is below the zoning by-law requirement of four square metres per unit. Additionally, the proposed café and its outdoor seating area have been incorrectly included in the calculation of both indoor and outdoor amenity spaces. The definition of Amenity Space in the Zoning By-law 569-2013 stipulates that amenity space is communal and available for use by the occupants of a building for recreational and social activities. Furthermore, the Official Plan states that outdoor amenity spaces should be designed to offer privacy. The café and seating area should be excluded from the amenity area contribution. Alternative locations should be explored to provide indoor and outdoor amenity areas as per Official Plan and zoning by-law requirements.

Unit Sizes

The Growing Up Guidelines recommend the ideal unit size for a two-bedroom unit to range between 87-90 square metres, and a three-bedroom unit to range between 100-106 square metres. The average size of two-bedroom units proposed is 65.1 square metres, and the average size of three-bedroom units proposed is 84.6 square metres. Only four of the proposed two-bedroom units (3.2%) are 87 square metres in size or larger, and only 10 three-bedroom units (17.8%) are 100 square metres in size or larger, which does not adequately support the unit size objectives of the Growing Up Guidelines.

Transportation Impact and Access

A Transportation Impact Study ("TIS"), dated February 2024, by BA Group has been submitted in support of the Official Plan and Zoning By-law Amendment application and was reviewed by Transportation Review and Transportation Planning. The applicant has proposed Eglinton Avenue West to be used for access and egress to the site, including the parking and loading. Eglinton Avenue West is a major arterial road while Venn Crescent is a local road. Based on this, it is the preference of Transportation Review and the direction of the Official Plan that access be provided from Venn Crescent. The proposal also includes an encroachment of balconies into the City's right-of-way, which is unacceptable.

Servicing

A Functional Servicing and Stormwater Management Report, Servicing Report Groundwater Summary Form, Hydrological Review Summary Form, Foundation Drainage Summary Form and associated plans have been submitted for the site and were reviewed by Development Engineering staff. Staff require revisions to these reports and have concerns with potential sanitary, sewer, and stormwater capacity for the proposal.

Should it be determined that upgrades are required to the infrastructure to support the development according to an accepted Functional Servicing and Stormwater Management Report, staff recommend a Holding Provision be included in the final form of the site-specific Zoning By-law Amendment, and the Holding Provision is not to be lifted until such time as the owner has made satisfactory arrangements, including entering into appropriate agreement(s) with the City for the design and construction of any improvements to the municipal infrastructure and the provision of financial securities to the satisfaction of the Executive Director, Development Review.

Compatibility, Mitigation, Noise and Vibration

A Land Use Compatibility/Mitigation Study and a Noise and Vibration Impact Study, both dated February 2, 2024, by RWDI Inc. have been submitted. A peer review is required.

Parkland

In accordance with [Section 42 of the Planning Act](#), the owner is required to satisfy the parkland dedication requirement through cash-in-lieu. As per [Toronto Municipal Code Chapter 415-29](#), the appraisal of the cash-in-lieu 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-ground building permit for the land to be developed.

Archaeological Assessment

A Stage 1 Archaeological Assessment was submitted with the application, dated March 4, 2022, and completed by Parslow Heritage Consultancy Inc. Heritage Planning and has reviewed and concurs with the conclusion that there are no further archaeological concerns regarding this site.

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).

Urban Forestry staff reviewed the proposed development application and have identified discrepancies between the Ground Floor Plan, Site Plan, and Landscape Site Plan that may potentially impact the growth of mature street trees. Urban Forestry staff also advised the applicant to explore opportunities to provide street trees along the south portion of the Eglinton Avenue West street frontage as per Toronto Green Standard and Official Plan requirements. Furthermore, Urban Forestry would require an application to injure or remove trees prior to the passing of a zoning by-law amendment.

Toronto Green Standard (TGS)

The applications do not meet and demonstrate compliance with Tier 1 of the TGS

Community Services and Facilities

A Community Services and Facilities Study was submitted with the application, prepared by WND Associates, dated January 2024. Community Services and Facilities staff reviewed the study and recommend that the Community Benefits Charge take the form of a cash contribution.

Metrolinx

Metrolinx provided the following comments which need to be addressed:

- As the proposed development may potentially impact the Eglinton Crosstown LRT, a technical review will be required.
- A review of the project schedule, demolition plan, shoring/excavation, site management, and other plans is required.
- Warning clauses and easements would be required as part of the Site Plan Control process.

Summary of Issues to be Resolved

The following are issues to be resolved, and additional issues may be identified in the future:

- Setbacks and separation distances, including relationships to and impacts on adjacent properties.
- Height, scale, transition, and massing of the development and fit of the development within the existing and planned context.
- Impacts to the public realm, including shadow and wind.
- Provision of appropriate streetscape design.
- Provision of appropriate amenity spaces and minimum unit sizes.
- Demonstrating Toronto Green Standard compliance.
- Sanitary, sewer, and stormwater capacity concerns.
- Site access concerns.
- Addressing Metrolinx comments.

CONCLUSION

The application, in its current form, is not consistent with the PPS and does not conform to the Official Plan. The application also does not meet the intent of the applicable Tall Building Design Guidelines, the Growing Up Guidelines and the Toronto Green Standard. The application has not demonstrated that the proposed development complies with the policy framework. The proposal is an overdevelopment and does not represent good planning.

This report recommends that Council direct the City Solicitor, together with appropriate City staff, to attend the Case Management Conference and any future OLT hearing to oppose the application in its current form and to continue discussions with the applicant to resolve outstanding issues.

CONTACT

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SIGNATURE

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

ATTACHMENTS

City of Toronto Data/Drawings

Attachment 1: Application Data Sheet
Attachment 2: Location Map
Attachment 3: Official Plan Land Use Map
Attachment 4: Existing Zoning By-law Map

Applicant Submitted Drawings

Attachment 5: Site Plan
Attachment 6: Elevations

Attachment 1: Application Data Sheet

Municipal Address: 2485 Eglinton Avenue West Date Received: March 4, 2024

Application Number: 24 121747 WET 05 OZ

Application Type: Official Plan Amendment and Rezoning

Project Description: The application proposes a new 45-storey mixed-use building containing 500 residential units, and 101 square metres of commercial space. The building would have a Floor Space Index of 18.3 times the area of the lot, and a two-level underground parking garage.

Applicant	Architect	Owner
David Cogliano, Tercot Communities 56 The Esplanade Suite 406 Toronto, ON M5E 1A7	GH3 55 Ossington Ave, Toronto, ON M6J 2Y9	Vincenzo Viselli 2485 Eglinton Ave West Toronto, ON M6M 1S8

EXISTING PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:	SASP 31; SASP 674
Zoning:	CR 2.0 (c2.0; r2.0) SS2 (x926)	Heritage Designation:	N/A
Height Limit (m):	15	Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq m):	1,710	Frontage (m):	45	Depth (m):	49
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Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):	275		885	885
Residential GFA (sq m):			31,226	31,226
Non-Residential GFA (sq m):	885		101	101
Total GFA (sq m):	885		31,327	31,327
Height - Storeys:	1		45	45
Height - Metres:			143.6	143.6

Lot Coverage Ratio (%)	51.7	Floor Space Index:	18.3
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Floor Area Breakdown	Above Grade (sq m)	Below Grade (sq m)
Residential GFA:	31,327	
Retail GFA:	101	
Office GFA:		
Industrial GFA:		
Institutional/Other GFA:		

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:				
Freehold:				
Condominium:			500	500
Other:				
Total Units:			500	500

Total Residential Units by Size

	Rooms	Studio	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:					
Proposed:		95	225	126	54
Total Units:		95	225	126	54

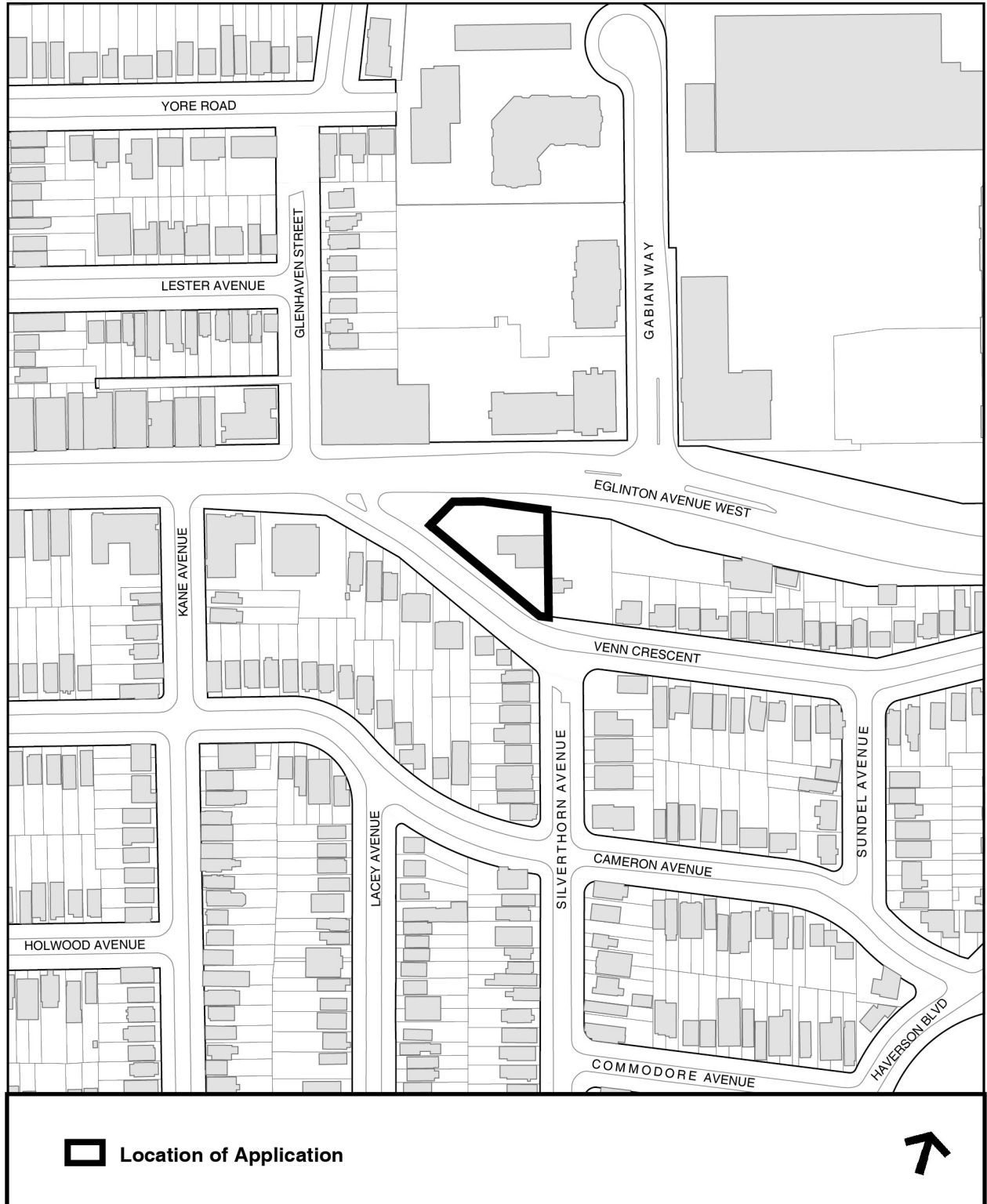
Parking and Loading

Parking Spaces:	69	Bicycle Parking Spaces:	554	Loading Docks:	2
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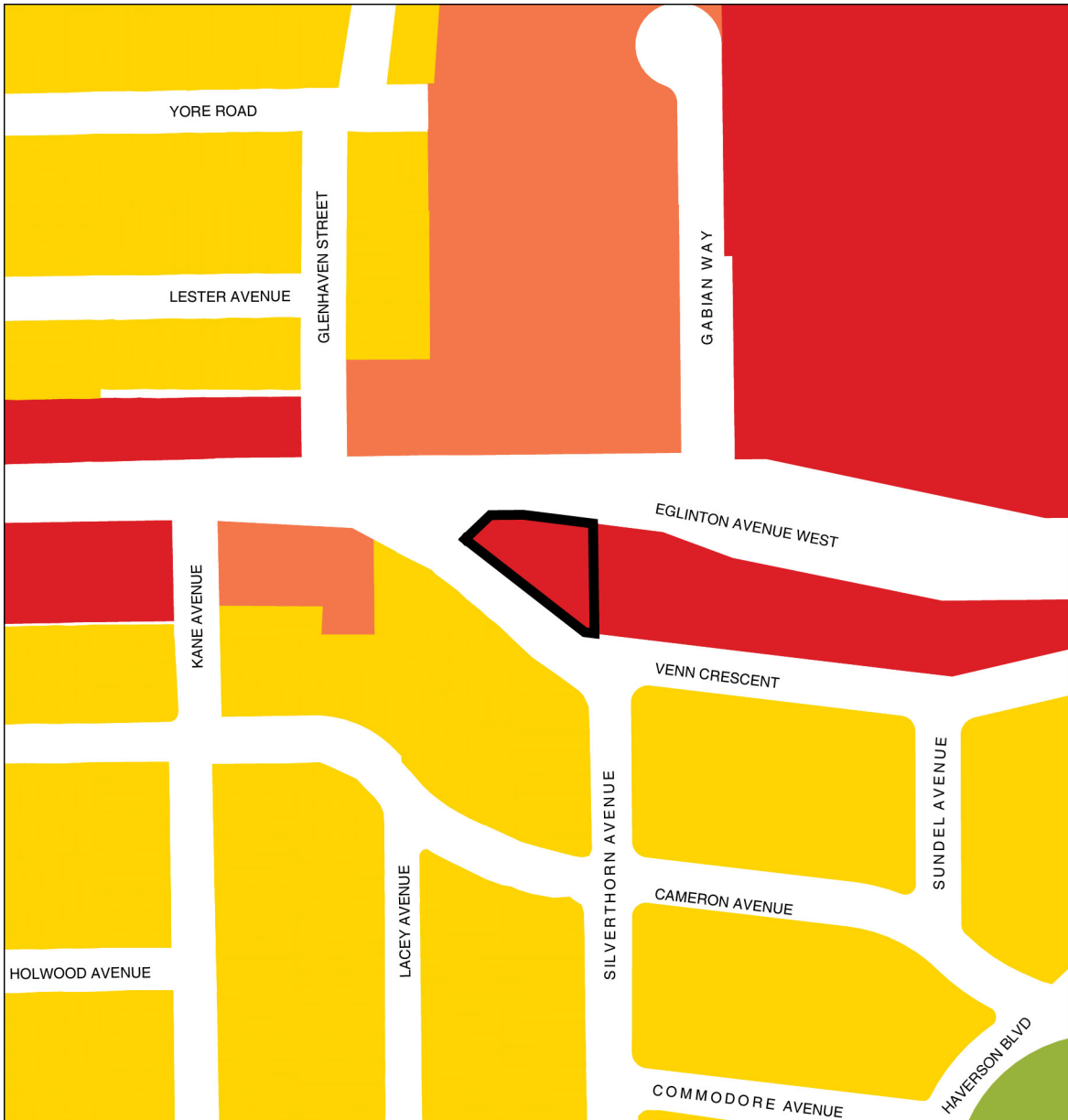
CONTACT:

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Attachment 2: Location Map



Attachment 3: Official Plan Land Use Map



Official Plan Land Use Map 17

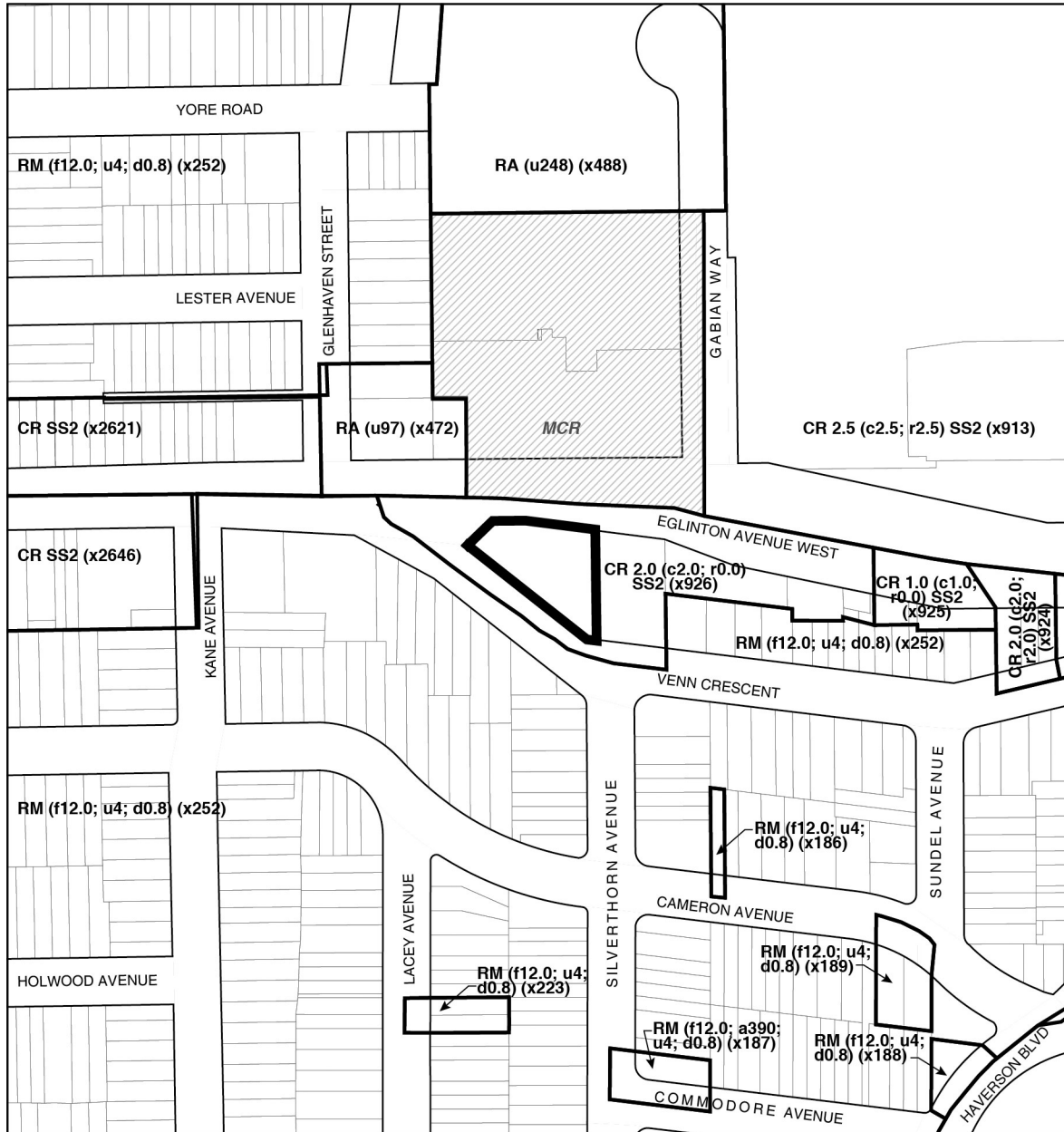
2485 Eglinton Avenue West

File # 24 121747 WET 05 0Z



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Attachment 4: Existing Zoning By-law Map



Zoning By-law 569-2013

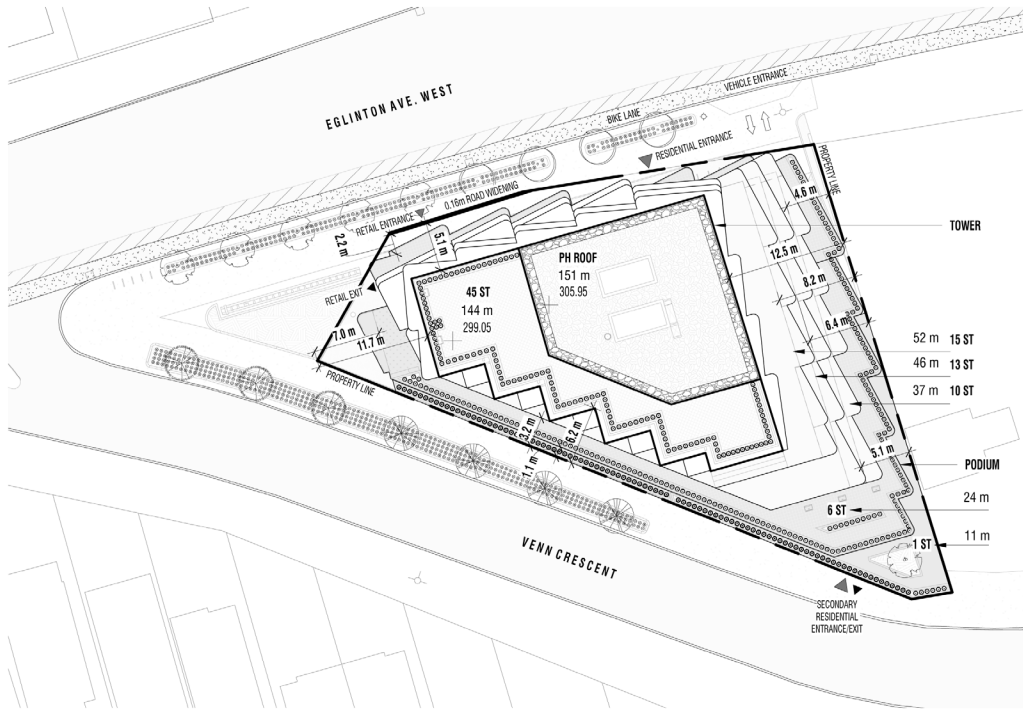
2485 Eglinton Avenue West

File # 24 121747 WET 05 02

- Location of Application
- See Former City of York By-law No. 1-83
- RM** Residential Multiple
- RA** Residential Apartment
- CR** Commercial Residential
- UT** Utility and Transportation
- RM2** Residential Multiple Zone
- MCR** Mixed Commercial Residential

Not to Scale
 Extracted: 03/11/2024

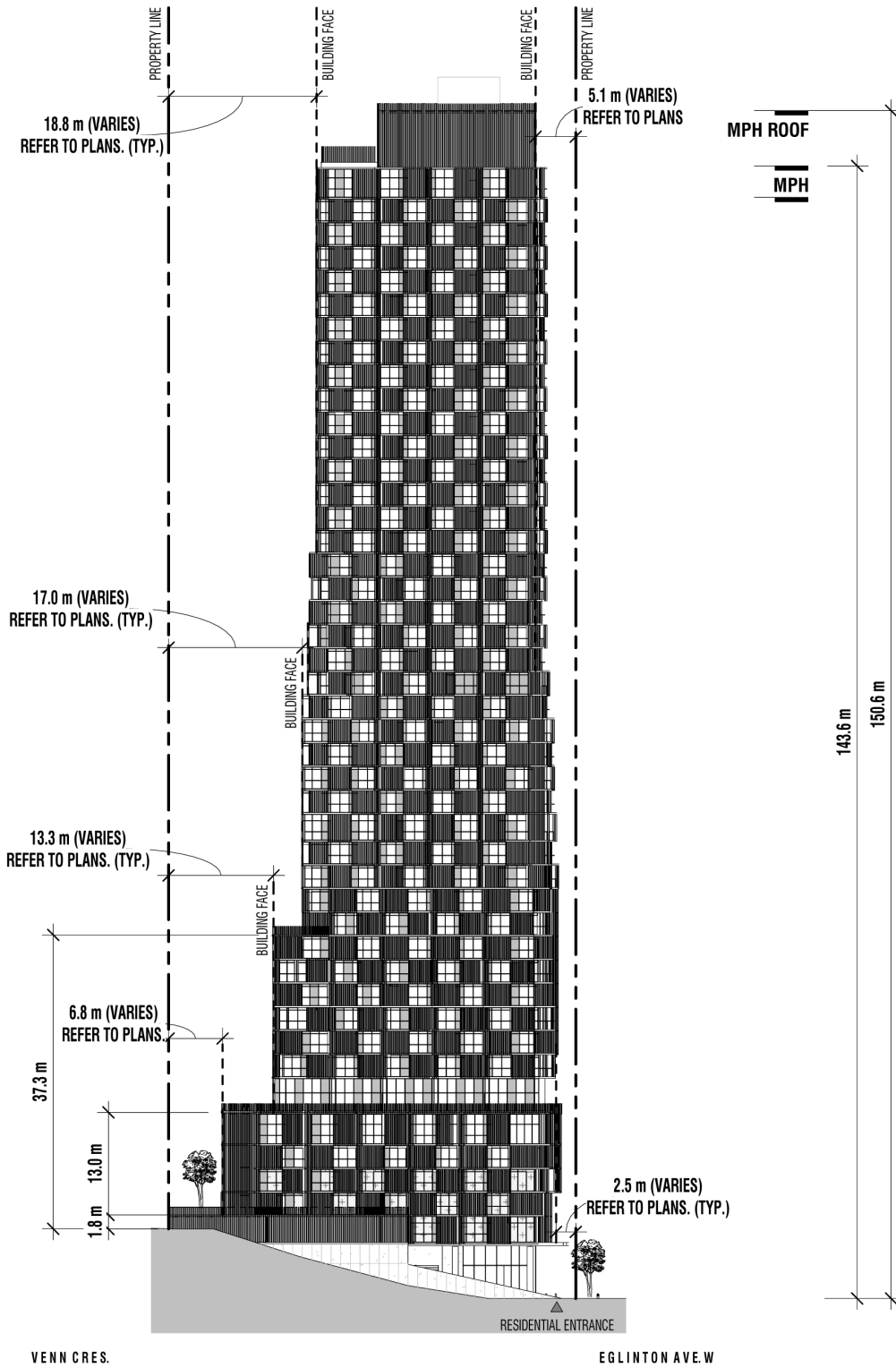
Attachment 5: Site Plan



Site Plan

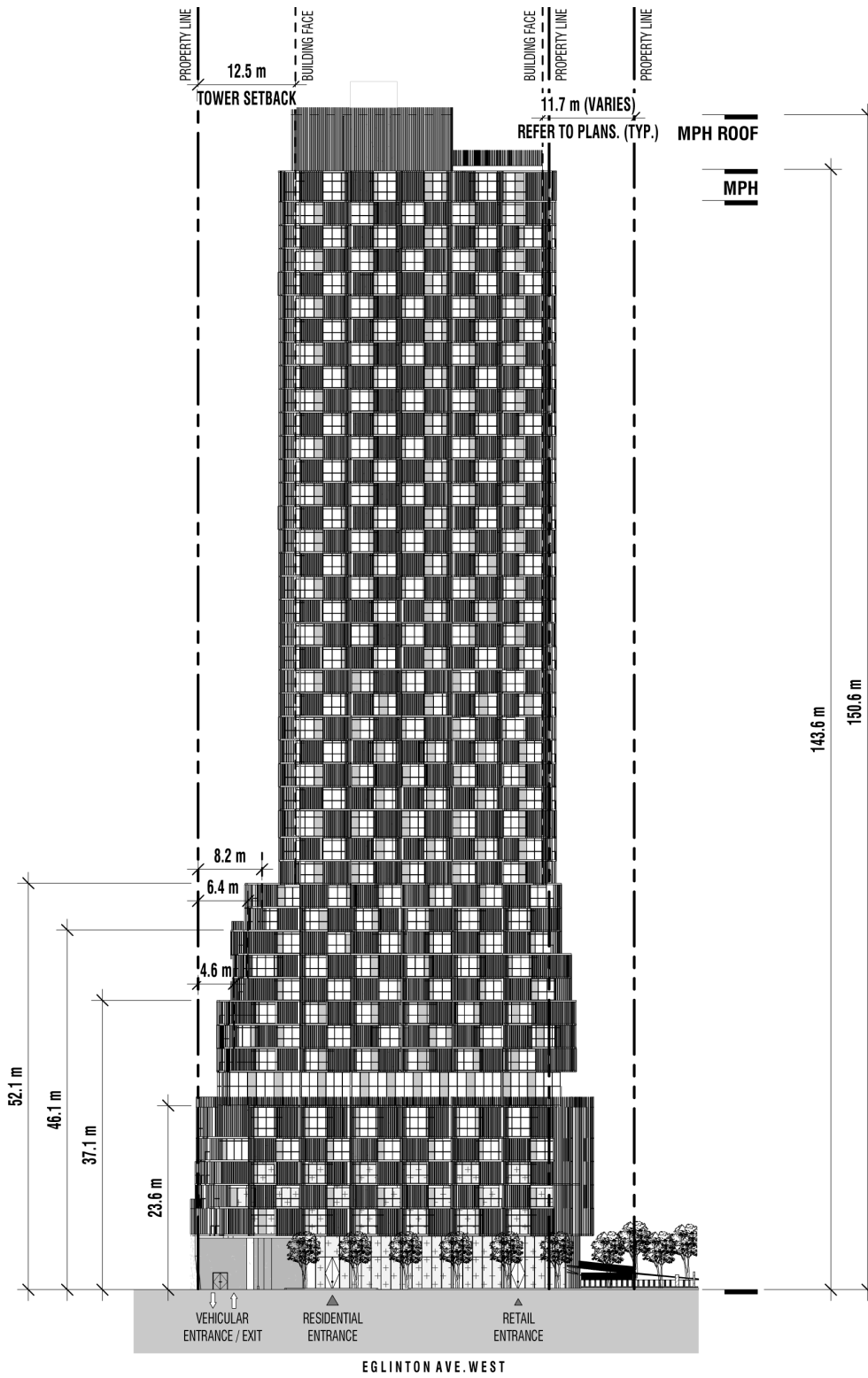


Attachment 6a: Elevations



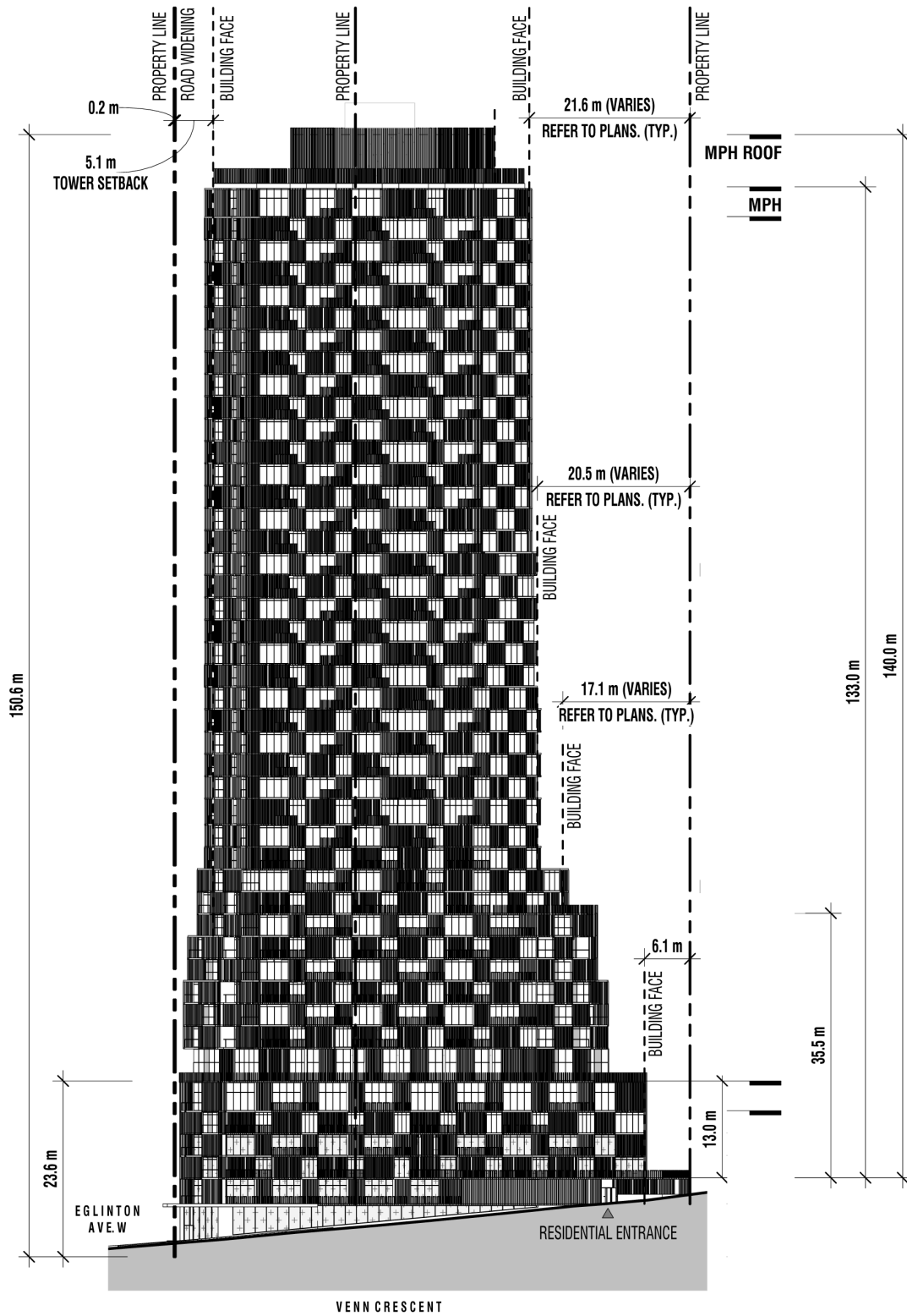
East Elevation

Attachment 6b: Elevations



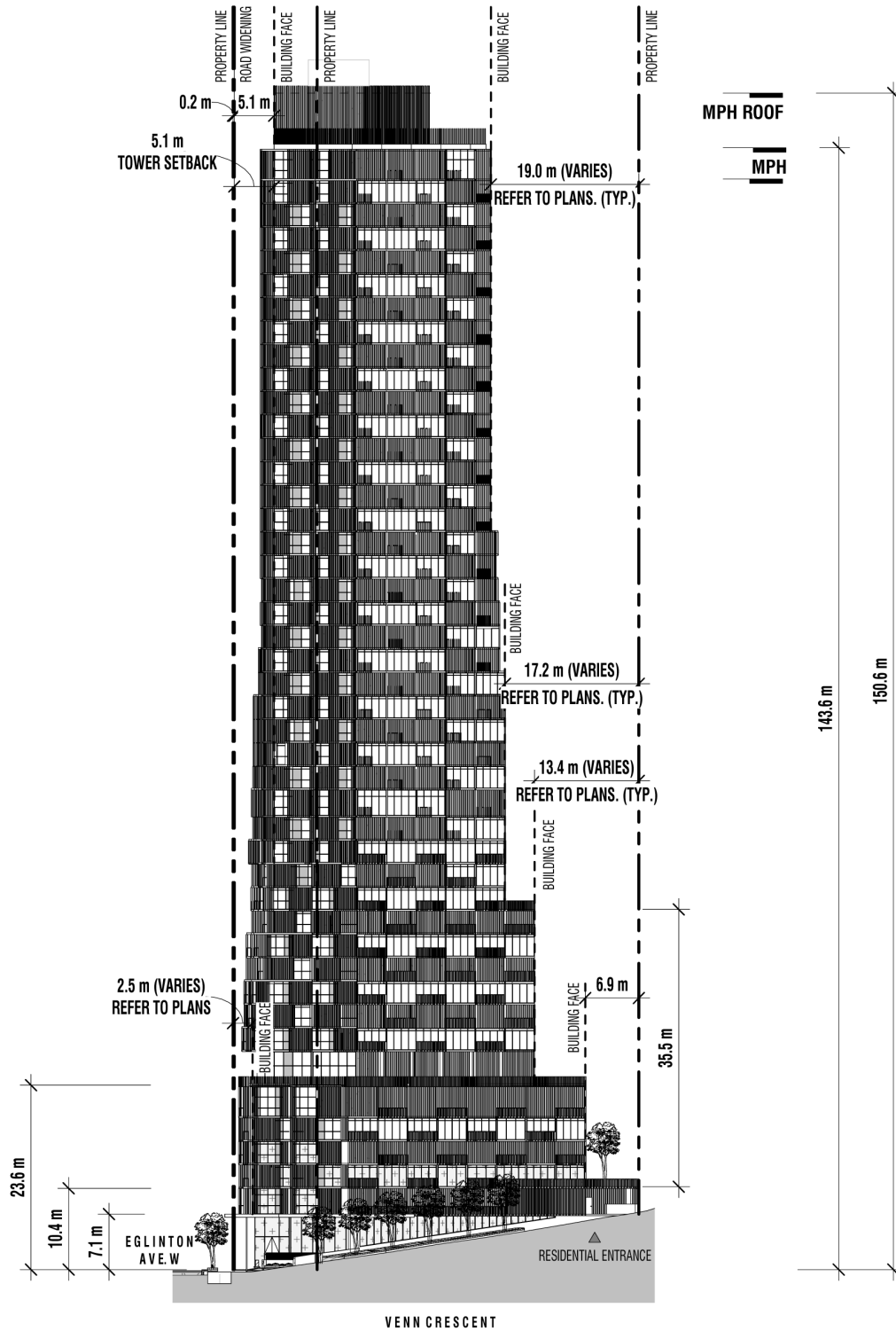
North Elevation

Attachment 6c: Elevations



South Elevation

Attachment 6d: Elevations



West Elevation