

## **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**

**Date:** April 11, 2025

**To:** Etobicoke York Community Council

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

**Wards:** 3 – Etobicoke-Lakeshore

**Planning Application Number:** 23 167119 WET 03 OZ

### **SUMMARY**

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The report reviews and recommends approval of an application to amend the Official Plan and Zoning By-law to permit three buildings on three development blocks at 21-25 Windsor Street, 18 Buckingham Street, 60 Newcastle Street, and 95 Portland Street, including:

- A mixed-use building with two tower elements of 36- and 42-storeys (113-134 metres), containing 933 dwelling units, a minimum of 1,172 square metres of grade-related retail space, approximately 1,518 metres of office space, and a private childcare centre of approximately 1,125 square metres (Building A, which will constitute Phase 2 of the development);
- A 14-storey (46-metre) mixed-use building, containing 184 affordable co-operative dwelling units and a minimum of 263 square metres of grade-related retail space (Building B, which together with Building C will constitute Phase 1 of the development); and
- A 7-storey (24-metre) crisis care shelter, containing 124 emergency shelter beds and supportive dwelling units (Building C);

The new shelter proposed on site will replace the existing Elisa House crisis care shelter along Newcastle Street, operated by the Society of Saint Vincent de Paul (SSVP). The parkland dedication by-law requires the owner to convey 868 square metres of parkland. The application illustrates 988 square metres of land that will be transferred to the City as a new park located at the Portland Street and Windsor Street intersection and a 240 square metre Privately Owned Publicly-Accessible Space (POPS) along Newcastle Street

## **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 21-25 Windsor Street, 18 Buckingham Street, 60 Newcastle Street and 95 Portland Street substantially in accordance with the draft Official Plan Amendment included as Attachment 7 to this report.
2. City Council amend City of Toronto Zoning By-law 569-2013, as amended, for the lands at 21-25 Windsor Street, 18 Buckingham Street, 60 Newcastle Street and 95 Portland Street, substantially in accordance with the draft Zoning By-law Amendment included as Attachment 8 to this report.
3. City Council authorizes the City Solicitor to make such stylistic and technical changes to the draft Official Plan and Zoning By-law Amendments, as may be required.
4. City Council approve that in accordance with Section 42 of the Planning Act, prior to the earlier of three years after the issuance of the first above grade building permit for Block C or B, or residential occupancy of Block B, the owner shall convey to the City, an on-site parkland dedication, having a minimum size of 868 square metres, to the satisfaction of the General Manager, Parks and Recreation and the City Solicitor.
5. City Council approve the acceptance of 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.
6. City Council approve a development charge credit against the Parks and Recreation component of the Development Charges for the design and construction by the owner of the Above Base Park Improvements to the satisfaction of the General Manager, Parks and Recreation. The development charge credit shall be in an amount that is the lesser of the cost to the owner of designing and constructing the Above Base Park Improvements, as approved by the General Manager, Parks and Recreation, and the Parks and Recreation component of development charges payable for the development in accordance with the City's Development Charges By-law, as may be amended from time to time.

7. Prior to introducing the necessary Bills for enactment, City Council require the owner to complete the following with respect to Phase 1 (Buildings B and C):

- a. secure the design, construction, and provision of financial securities for the sanitary infrastructure upgrades located on Newcastle Street between Buckingham Street and Audley Street, in an agreement, all to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services.

## **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.

## **THE SITE**

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### **Description**

The site is bound by Windsor Street to the west, Portland Street to the north, Buckingham Street to the east and Newcastle Street to the south. The 10,880-square-metre irregular-shaped site has an approximate north-south depth of 161 metres and an approximate east-west depth of 120 metres, generally sloping downwards towards the rail corridor, southward from Portland Street. See Attachment 2 of this report for the Location Map.

East of the site are further low-rise commercial and industrial buildings along Buckingham Street and on the north and south sides of 18 Buckingham Street (the latter forming part of the application site), notably, the Portuguese Cheese Company at 2-4 Buckingham Street.

### **Existing Use**

The site is currently occupied by low-rise commercial and industrial buildings, one- to two-storeys in height and Elisa House, an emergency crisis care shelter for women, operated by the Society of Saint Vincent de Paul.

### **Public Transit Access**

The site is located within 100 metres of the Mimico GO Transit Station.

## **THE APPLICATION**

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**Description:** The proposal is for three development blocks, a new public park, and a new private lane as follows:

- A mixed-use building with two tower elements of 36- and 42 storeys (113 and 134 metres), containing 933 dwelling units, a minimum of 1,172 square metres of grade-related retail space, approximately 1,518 metres of office space, and a 1,125 square metre private child care facility fronting onto the private drop off area for the dwelling units (Building A);
- A 14-storey (46-metre) mixed-use building, containing 184 affordable co-operative dwelling units and a minimum of 263 square metres of grade-related retail space fronting onto Buckingham Street (Building B);
- A 7-storey (24-metre) crisis care shelter, owned and operated by the Society of St Vincent de Paul, containing 124 emergency shelter beds and supportive dwelling units fronting onto Portland Street (Building C);
- A new 988 square metres park at the corner of Portland Street and Windsor Street;
- A 240-square-metre POPS along Newcastle Street; and
- A new east-west private lane connecting Windsor Street and Buckingham Street.

**Phasing:** The proposal will be delivered in two phases: Phase 1, including Buildings B and C and Phase 2, including Building A.

**Density:** The proposal has a density of 7.0 times the area of the lot.

**Dwelling Units and Shelter Beds:** The proposal includes 1,117 dwelling units, comprised of 47 studio (four percent), 758 one-bedroom (68 percent), 217 two-bedroom (19 percent), and 95 three-bedroom units (nine percent) in Buildings A and B. An additional 36 supportive dwelling units, 16 emergency shelter beds and 72 shelter beds are proposed within Building C.

**Access, Parking and Loading:** An east-west private lane for vehicular access is proposed, connecting Windsor Street to Buckingham Street. Residential and pedestrian access is proposed from Windsor Street and the private lane for Building A and from Buckingham Street for Building B. A total of 356 parking spaces are proposed, located at-grade and underground.

A total of 891 bicycle spaces are proposed at-grade and underground, comprised of 110 short-term and 781 long-term bike parking spaces, inclusive of 117 long-term spaces equipped with charging capabilities for e-bikes.

Two Type 'G' loading spaces are proposed within Buildings A and B, and two Type 'B' loading spaces in Buildings A and C, all accessed from the private lane.

**Amenity Space:** A total of 4,525 square metres of amenity space in Buildings A and B, amounting to 4 square metres per unit in each building, including 2,051 square metres of outdoor amenity space and 2,474 square metres of indoor amenity space.

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## **Additional Information**

See Attachments 1-8 of this report, for a location map, application data sheet, Official Plan land use map, Mimico-Judson Secondary Plan land map, existing zoning by-law map, site plan, elevations and three-dimensional representation of the project in context. Detailed project information, including all plans and reports submitted as part of the application, can be found on the City's Application Information Centre at:

[www.Toronto.ca/21-25WindsorSt](http://www.Toronto.ca/21-25WindsorSt)

## **Reasons for the Application**

The proposal requires an amendment to the Mimico-Judson Secondary Plan and Site and Area Specific Policy 860, to allow for the proposed heights, density, uses, as well as shadow impact, site organization and other performance standards.

An amendment to Zoning By-law 569-2013 is required to permit the proposed land uses, maximum height, residential density, building setbacks and other performance standards.

## **POLICY AND REGULATION CONSIDERATIONS**

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### **Provincial Land Use Policies**

All Council decisions 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.

### **Official Plan**

The site is designated Mixed Use Areas and is adjacent to a higher-order transit line and station on Map 4 - Higher Order Transit Corridors.

### **Mimico-Judson Secondary Plan**

The site falls within the Mimico-Judson Secondary Plan (MJSP), which was approved by the Ontario Land Tribunal in 2022 (Case No. OLT-22-003921), through which it was redesignated as Mixed Use Areas. The MJSP identifies a development framework based on four guiding principles to allow for continued and expanded employment capacity as well as targeted opportunities to introduce residential uses to deliver transit-oriented, complete communities. The MJSP identifies Windsor Street, Portland Street, Buckingham Street, and Newcastle Street adjacent to the site as a "Loading and Goods Movement Priority" route.

### **Site and Area Specific Policy 860**

The site is subject to Site and Area Specific Policy 860, which pertains to lands within the block bound by Buckingham Street, Windsor Street, Portland Street and Newcastle Street. These are identified as Blocks A1, A2 and A3 and the site is comprised of the

entirety of Block A3 and a portion of Block A1 near Windsor Street and Newcastle Street.

SASP 860 lays out specific performance standards for each Block, including a maximum height of four storeys for Block A1 and the provision of a minimum gross floor area of non-residential uses based on a minimum of 0.5 non-residential employment Floor Space Index.

For Block A3, the SASP identifies maximum building heights, typologies, layout and setbacks, illustrated in Map A of the SASP. On Block A3, the SASP only permits non-residential uses on Mixed Use Areas lands located east of a new north-south lane, as shown on Map A. Where conflicting or more specific parameters are identified for the subject site through this SASP, the latter supersedes the MJSP.

### **Site and Area Specific Policy 692**

The site is within the area of the Council-adopted Mimico Protected Major Transit Station Area (PMTSA) as part of the Growth Plan Conformity and Municipal Comprehensive Review. These Official Plan Amendments (OPAs) have been submitted to the Province for approval, but no decision has been made at this time by the Minister of Municipal Affairs and Housing. This PMTSA would permit a minimum density of 2.0 times the lot area.

### **Zoning**

The site is zoned “Employment Industrial” (E 1.0) under the City-wide Zoning By-law (569-2013), which permits a wide range of non-residential uses. See Attachment 6 of this report for the Zoning Map.

### **Design Guidelines**

The following design guidelines are also relevant for the review of the proposal:

- Mimico-Judson Urban Design Guidelines;
- Tall Building Design Guidelines;
- Mid-Rise Building Performance Standards and Addendum;
- Growing Up: Planning for Children in New Vertical Communities;
- Streetscape Manual;
- Retail Design Manual;
- POPS Guidelines; and
- Pet Friendly Design Guidelines and Best Practices for New Multi-Unit Buildings.

### **Toronto Green Standard**

The Toronto Green Standard (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 Toronto Green

Standard. Tiers 2, 3 and 4 are voluntary, higher levels of performance with financial incentives.

## **COMMUNITY CONSULTATION**

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On October 23, 2023, a virtual public meeting was hosted by City staff to present the proposal. Approximately 26 people participated, as well as the Ward 3 Councillor. Comments and questions raised at the Community Consultation Meeting and through email and telephone communication include:

- A desire for more affordable housing within the proposal;
- Concerns that the current roads will be unable to support the additional traffic;
- The location of the women's shelter across from residential properties;
- Concerns that on-street parking will become more difficult with the proposed development and existing parking challenges with customers shopping on Royal York Road;
- Doubts about the occupancy potential for the proposed office space; and
- Suggestion that further density should be allowed along Buckingham Street to help address the housing crisis.

The issues raised through the community consultation have been considered through the review of this application.

### **Statutory Public Meeting Comments**

In making their decision with regard to this proposal, Council members have been given an opportunity to view the oral submissions made at the statutory public meeting held by the Etobicoke York Community Council for this proposal, as these submissions are broadcast live over the internet and recorded for review.

## **COMMENTS**

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This project will provide housing, non-residential space, and a new park and POPS on an underutilized site in close proximity to the Mimico GO Transit Station and includes the redevelopment and expansion of Elisa House, an emergency crisis care shelter for women operated by the Society of Saint Vincent de Paul. It realizes the vision of the Mimico-Judson Secondary Plan by unlocking underutilized lands for transit-supportive mixed-use development and revitalizes the area in a manner that continues to protect the area's economic function.

### **Provincial Planning Statement**

Staff's review of this application has had regard for the relevant matters of provincial interest set out in the Planning Act. Staff have reviewed the current proposal for consistency with the Provincial Planning Statement (PPS 2024). Staff find the proposal consistent with the PPS (2024).

## **Land Use**

Development Review staff are recommending an amendment to the Mimico-Judson Secondary Plan and SASP 860 to permit a minimum non-residential gross floor area of 3,853 square metres and to allow for residential uses throughout the entirety of the site. This amendment fits within the planned context for the area and is appropriate for the site.

The Mimico-Judson Secondary Plan and SASP 860 require a minimum gross floor area of non-residential uses of approximately 10,129 square metres on the site to support the economic function of the Secondary Plan Area, whereas the application proposes a minimum of 3,853 square metres. This includes office space, retail and private child care facility across buildings A and B.

In lieu of more non-residential gross floor area, the application provides other uses that meet city-building objectives, including the provision of a new crisis care shelter, as well as affordable and co-operative housing. In addition, while the crisis care shelter is a residential use, it will include employment-generating uses designed to support individuals transitioning out of homelessness.

City Council recognizes that following the COVID-19 Pandemic, there has been an increase in office vacancies across the city and that Toronto is experiencing a prolonged housing crisis that has elevated pressures for residential intensification. Staff have concluded that the reduction of non-residential uses on this site is appropriate.

Development Review staff have worked with the applicant to secure non-residential floorspace at grade within Building B, which will provide a desirable interface between the proposed development and the Portuguese Cheese Company to the south and will activate the frontage along the new private laneway and Buckingham Street. The non-residential floorspace secured on this site will help to achieve the Official Plan objectives of a complete community and further support the employment opportunities envisioned in the Secondary Plan.

Only non-residential uses are currently permitted by SASP 860 on the eastern portion of the site, despite the Mixed Use Areas designation of the lands. The proposed Official Plan Amendment to allow residential uses on the entirety of the site will enable the development to include affordable co-operative units that contribute towards desirable City building objectives set out in the Official Plan.

## **Built Form - Design, Height and Massing**

Development Review staff are recommending an amendment to the Mimico-Judson Secondary Plan and SASP 860 to allow for a mid-rise building along Buckingham Street and tall buildings along Newcastle Street.



Recognizing that the site is located within the Mimico Protected Major Transit Station Area, Development Review staff support additional density than had not been anticipated at the time the Secondary Plan and SASP were adopted. The application proposes to locate taller buildings toward the south end of the site to provide an appropriate transition to Neighbourhoods designated lands north of Portland Street. Building C, along Portland Street, is planned as a low-rise building, as a transition to the Neighbourhoods Areas to the north. The application maintains a four-storey base building and street wall for Buildings A and B that is in line with the direction within the SASP and the planned context as well as the POPS and canopy proposed along Newcastle Street to activate the retail at grade.

All proposed tall buildings provide adequate separation from buildings on the site and adjacent properties. A 25-metre separation distance between the north and south towers is maintained on Building A, with no projecting balconies proposed between the two towers. The north tower of Building A is separated from Building B by 18 metres. Private terraces are proposed on the western façade of the Building B on the fifth floor, however all primary windows are at least 18 metres away from the main wall of Building A to the west. The north tower of Building A is located approximately 14 metres from the Portuguese Cheese Company lot line, and no balconies or terraces are proposed on the portion of Building A facing the Portuguese Cheese Company eastward below the fifth floor, maintaining acceptable conditions.

An 11-metre setback is maintained, and no balconies are allowed below the fourth storey between the Portuguese Cheese Company and Building B, which is proposed to accommodate residential units. A 5.5-metre setback is provided on the north side of Building B. A three-metre setback and further 4.75-metre step back is secured along Buckingham Street to allow for the 14-storey mid-rise building, preserving the pedestrian environment and planned context at 23 Buckingham Street, across the street. Peer-reviewed air quality and mitigation studies will be required through the site plan process to ensure that the introduction of residential uses on the site will not interfere with existing employment uses on the block.

## **Public Realm**

Development Review staff are satisfied that the application maintains the vision of the Secondary Plan and meets the intent of the Mimico-Judson Urban Design Guidelines. Staff are recommending an amendment to the policy framework to adjust public realm performance standards across the site.

The development site spans across the block from Newcastle Street to Portland Street and is the largest parcel within the block. It is uniquely positioned to have frontage along Portland Street, Windsor Street, Buckingham Street and Newcastle Street and the proposed development responds to the street frontages and will provide a high-quality public realm. The intersection of Newcastle Street and Windsor Street is an important node leading to the Mimico GO Station entrances and the multi-use trail, the Greenway, in the south along the rail corridor. A Privately Owned Publicly-Accessible Space (POPS) is proposed south of Building A, which will provide an enhanced public realm

along Newcastle Street, where a series of public parks are planned within Block D and E as prescribed by the Mimico-Judson Secondary Plan. This POPS will integrate into and contribute positively to a network of public and publicly accessible space in the Mimico-Judson Area and enhance the non-residential spaces proposed on the ground floor of Building A.

A 988-square-metre park is proposed west of the shelter and fronting both Portland Street and Windsor Street. The Park will act as a continuation to the enhanced public realm along Building A on Windsor Street and further activate the retail at grade on the north side of Building A. A landscape strip is proposed between the park and shelter building.

The application will provide a 2.1-metre pedestrian walkway along the east-west laneway. The 2.1-metre pedestrian walkway was considered acceptable given the site constraints and adjacency to the Portuguese Cheese Company. A public surface easement along the pedestrian walkway will be provided along the new private lane.

### **Access, Parking and Loading**

The site has frontages on Newcastle Street, Windsor Street, Buckingham Street and Portland Street. Vehicular access into the site itself is to be provided via a private east-west laneway with a public easement connecting Windsor Street to Buckingham Street. Servicing and drop-off accesses to Buildings A and C are proposed via a shorter north-south lane providing 'back of house' access to these buildings. Vehicular drop-off access for the private childcare facility and office space is also proposed to the rear of Building A.

A total of 356 car parking spaces are proposed, 284 of which are for residents, 59 for residential visitors and 13 associated with the non-residential GFA on site. Building C, which will house the crisis shelter and supportive housing, is proposed to have three car parking spaces, including one accessible space at grade. Transportation Review Staff have no objections to this parking provision.

A total of 891 bicycle spaces are proposed, comprised of 110 short-term and 781 long-term bike parking spaces, inclusive of 117 long-term spaces equipped with charging capabilities for e-bikes.

The new private lane will provide access to the proposed Type 'G' loading spaces for Buildings A and B, Type 'B' loading spaces in Buildings A and C.

Transportation Review recommends that the subject development proceed in phases, whereby Buildings B and C are part of Phase 1 and Building A is part of Phase 2. Staff also recommend that a Hold be placed on the Phase 2 lands until such time as a revised transportation impact study is submitted, that addresses all of the outstanding required revisions and clarifications, all to the satisfaction of Transportation Services.

## **Shadow Impact**

The Shadow Study prepared by Arcadis, shows that the proposed development adequately limits the shadow impacts on the Neighbourhoods to the north of Portland Street and West of Royal York Road in the spring and fall equinoxes. The proposal cast shadows between 9:18 am to 1:18 pm on the Neighbourhood area, however this does not extend beyond Melrose Street avoiding George R. Gauld Junior School. There are no shadow impacts on existing parks, except a partial shadow over Manchester Park at 5:18 pm during the fall equinox.

The proposed park on the site itself is entirely free of shadows from 2:18 pm during the spring and fall equinoxes with a minimal shadow at 1:18 pm. On June 21, the park is mostly free of shadows after 10:18 am. Staff consider the impact to be acceptable and consistent with other approvals in the planned context.

## **Wind Impact**

The Pedestrian Level Wind Study for the proposal prepared by Gradient Wind, dated October 8, 2024, and Addendum, dated February 27, 2025, found that the proposed development is predicted to result in acceptable wind conditions at grade over many grade-level wind-sensitive areas within and surrounding the site. Exceptions include several pedestrian walking areas surrounding and within the development site, as well as POPS, patios, and building access points, for which mitigation is recommended. To ensure the Building A Level 9 amenity will be safe and calm, mitigation is recommended and will be secured through the Site Plan process.

## **Unit Mix**

Of the proposed 1,117 dwelling units, 933 market units (Building A), and 184 affordable co-operative units (Building B) are proposed. The market units consist of 47 studios (5%), 622 one-bedroom units (67%), 169 two-bedroom units (18%), and 95 three-bedroom units (10%). The co-operative housing consists of 136 one-bedroom units (74%) and 48 two-bedroom units (26%). No three-bedroom units are being proposed within Building B.

In addition to the 1,117 dwelling units, and within the shelter building, the proposal includes 16 emergency shelter rooms, 72 shelter beds rooms and 36 supportive housing units.

## **Amenity Space**

Development Review staff are satisfied with the proposed amenity space for the site. The application proposes to meet the minimum two square metres of indoor amenity space and four square metres of combined indoor and outdoor amenity space per unit required in both Buildings A and B.

## **Parkland**

In accordance with Section 42(3) of the Planning Act, the applicable alternative rate for on-site parkland dedication is one hectare per 600 residential units to a cap of ten percent of the development site as the site is less than five hectares, with the non-residential uses subject to a two percent parkland dedication rate.

In total, the parkland dedication requirement is 868 square metres. The owner's plans show that up to 988 square metres of parkland will be transferred to the City at the northwest corner of the development site with frontage on Windsor Street and Portland Street. A setback of a minimum of 5 metres between the park and adjacent building face has been provided. The new park conforms with Policy 3.2.3.8 of the Toronto Official Plan.

This report seeks direction from Council on authorizing a credit of the Parks and Recreation component of the Development Charges in exchange for Above Base Park Improvement to be provided by the owner upon agreement with the City. The development charge credit shall be in an amount that is the lesser of the cost to the owner of installing the Above Base Park Improvements, as approved by the General Manager, Parks and Recreation, and the Parks and Recreation component of Development Charges payable for the development, in accordance with the City's Development Charges By-law, as may be amended from time to time. The owner will be required to enter into an agreement with the City to provide for the design and construction of the improvements and will be required to provide financial security to ensure completion of the works.

## **Tree Preservation and Soil Volume**

As proposed, this project would impact six By-law protected trees on private or city lands and include the removal of one city-owned tree. The applicant has submitted a Landscape Plan that outlines the planting of 41 trees on private property and the city road allowance. Appropriate soil volume is being proposed, and the tree planting will be secured through the Site Plan Control application process.

## **Servicing**

Phase 1 (Buildings B and C):

A Stormwater Management and Functional Servicing Report prepared by S. Llewellyn and Associates Ltd. and dated February 2025 has been submitted in support of the proposal. Development Engineering staff are satisfied with the proposed servicing solution in principle subject to minor revisions and will continue to work with the applicant to secure and resolve all outstanding issues.

Phase 2 (Building A):

A Stormwater Management and Functional Servicing Report prepared by S. Llewellyn and Associates Ltd. and dated February 2025 has been submitted in support of the proposal. Development Engineering staff have reviewed the submitted materials and have identified outstanding items related to sanitary servicing and long-term

groundwater dewatering for review and recommend that a Hold be placed over the Phase 2 lands until such time as the applicant provides a revised Functional Servicing and Stormwater Management Report submitted to the City for review and acceptance to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services.

### **Toronto Green Standard**

The applicant is required to meet Tier 1 of the TGS. 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.

### **Noise, Vibration, Air Quality and Odour Mitigation**

The applicant submitted an Air Quality and Mitigation Assessment and a Stationary Noise Assessment and a Transportation Noise Assessment. These reports determine potential noise, vibration, air quality and odour impacts for the proposed development and compliance with Provincial regulations and guidelines. Development Review staff are recommending that peer-reviewed air quality and mitigation studies are required through the site plan process.

## **CONTACT**

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E-mail: [Giulia.Acuto@toronto.ca](mailto:Giulia.Acuto@toronto.ca)

## **SIGNATURE**

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Oren Tamir  
Director, Community Planning  
Etobicoke York District

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## **ATTACHMENTS**

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### **City of Toronto Data/Drawings**

Attachment 1: Application Data Sheet

Attachment 2: Location Map

Attachment 3: Official Plan Land Use Map

Attachment 4: Mimico-Judson Secondary Plan Area Map 35-3

Attachment 5: SASP 860 Map A

Attachment 6: Existing Zoning By-law Map

Attachment 7: Draft Official Plan Amendment

Attachment 8: Draft Zoning By-law Amendment to city-wide Zoning By-law 569-2013

### **Applicant Submitted Drawings**

Attachment 9: Site Plan

Attachment 10: 3D Model of Proposal in Context Looking Northeast

Attachment 11a: South Elevation

Attachment 11b: West Elevation

## Attachment 1: Application Data Sheet

Municipal Address: 21-25 Windsor Street, 18 Buckingham Street, 60 Newcastle Street and 95 Portland Street Date Received: June 28, 2023

Application Number: 23 167119 WET 03 OZ

Application Type: OPA / Rezoning

Project Description: Official Plan and Zoning By-law Amendment application to permit three 7 to 42-storey mixed-use buildings: a seven storey, shelter building (Building C), a 14 storey mixed use building (Building B), and a 36 and 42 storey building joined by an eight storey base building (Building A).

Applicant	Agent	Architect	Owner
Paolo Palamara Diamante Building Group	Ben Hoff Urban Strategies	Arcadis Architects	C/O DIA ZEN MIMICO LP.

### EXISTING PLANNING CONTROLS

Official Plan Designation: *Mixed Use Areas* Site Specific Provision: Y (SASP 860)

Zoning: E 1.0 Heritage Designation: N

Height Limit (m): N/A Site Plan Control Area: N

### PROJECT INFORMATION

Site Area (sq m):	10,880	Frontage (m):	37.3 (Newcastle Street frontage only)	Depth (m):	161.31 (along Windsor Street)
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Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):				
Residential GFA (sq m):			72,691	72,691
Non-Residential GFA (sq m):			3853	3853
Total GFA (sq m):	14,909		76,544	76,544
Height - Storeys:	2		7-42	7-42
Height - Metres:	N/A		24-134	24-134

Lot Coverage Ratio 41 Floor Space Index: 7.02  
(%):

Floor Area Breakdown	Above Grade (sq m)	Below Grade (sq m)
Residential GFA:	72,691	
Retail GFA:	1435	
Office/Private Day Care GFA:	2418	
Industrial GFA:		
Institutional/Other GFA:		

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:	0	0	0	
Freehold:				
Condominium:			933	
Other:				
Total Units:			1117	1117

#### Total Residential Units by Size

	Rooms	Studio	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:					
Proposed:		47	758	217	95
Total Units:		47	758	217	95

#### Parking and Loading

Parking Spaces:	356	Bicycle Parking Spaces:	891	Loading Docks:	4
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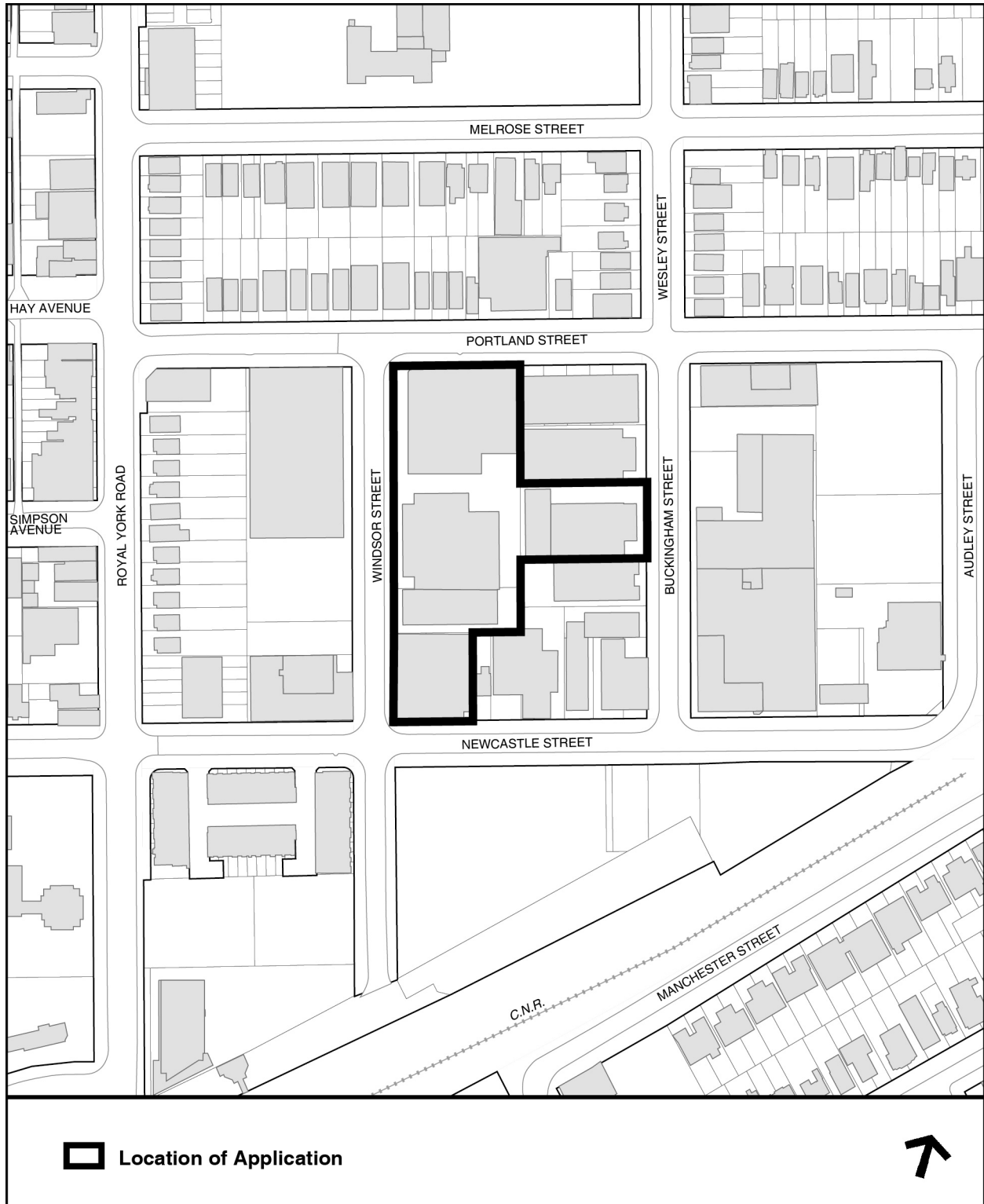
#### CONTACT:

Giulia Acuto, Senior Planner  
416-392-4781

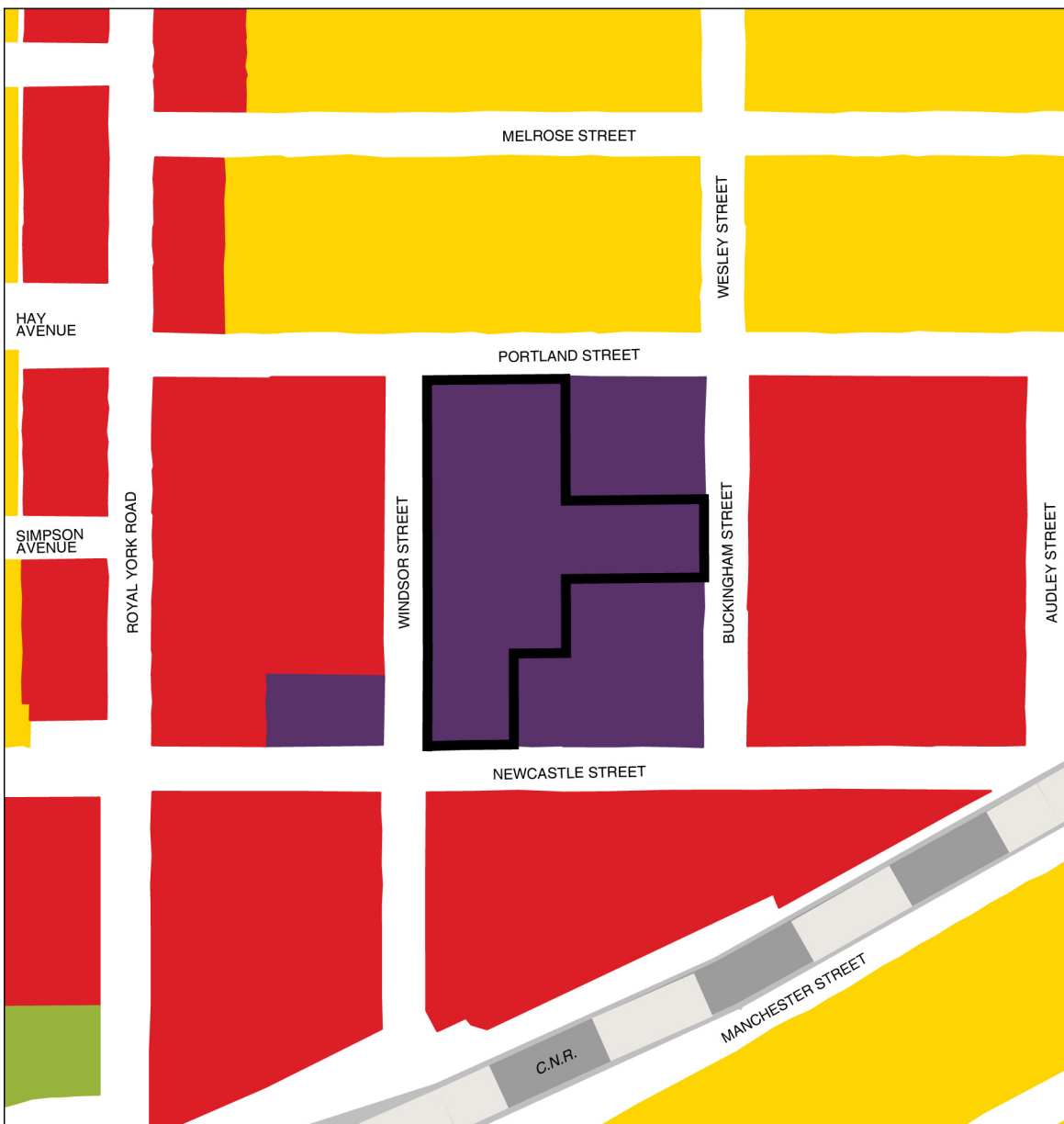
[Giulia.Acuto@toronto.ca](mailto:Giulia.Acuto@toronto.ca)



## Attachment 2: Location Map



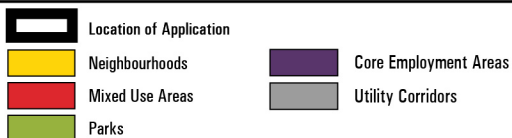
## Attachment 3: Official Plan Land Use Map



Official Plan Land Use Map 15

21-25 and 31 Windsor Street, 18 Buckingham Street  
and 60 Newcastle Street

File # 23 167119 WET 03 0Z



↑  
Not to Scale  
Extracted: 07/04/2023

## Attachment 4: Mimico-Judson Secondary Plan Map 35-3



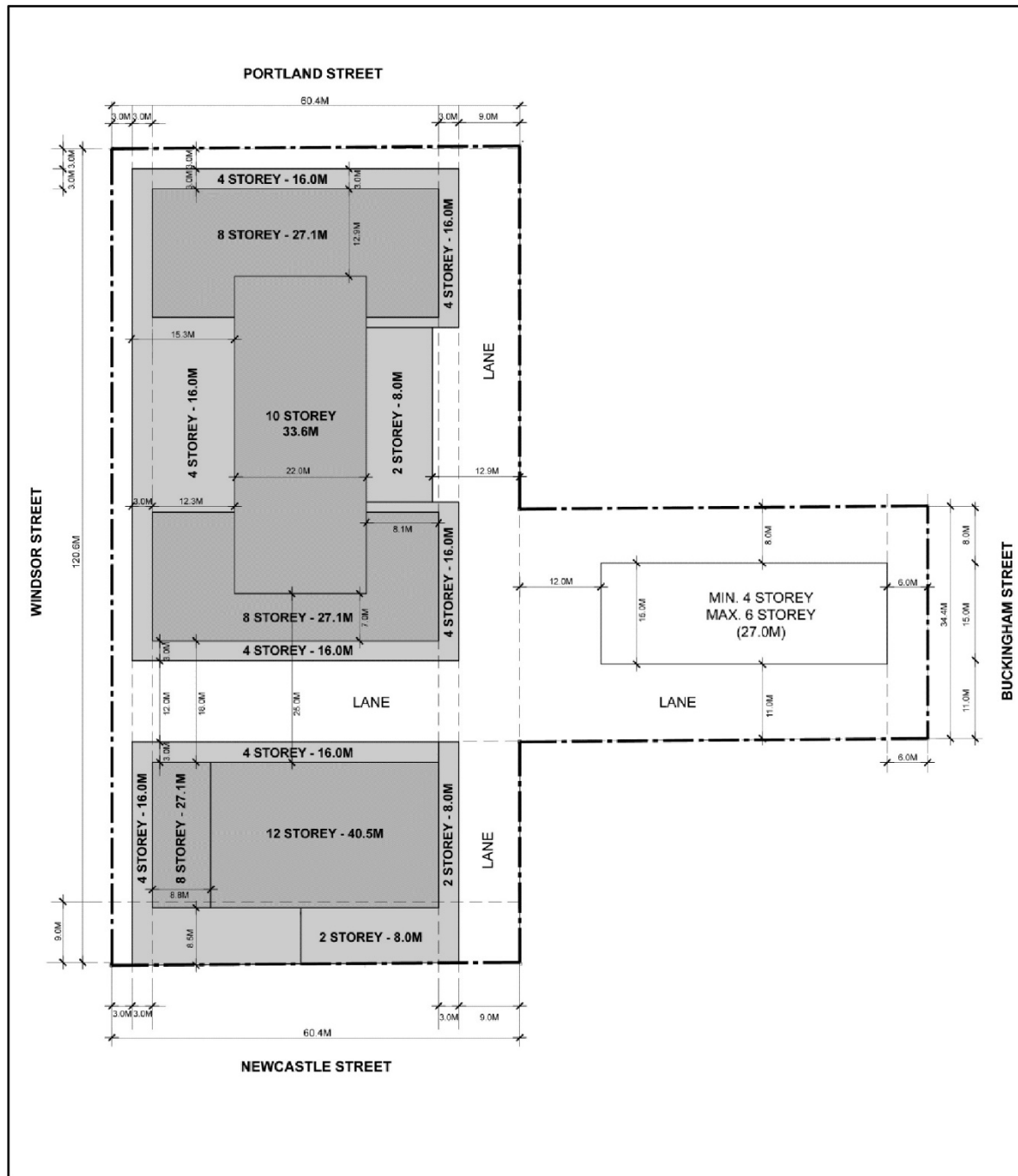
### Mimico - Judson Secondary Plan MAP 35-3 Land Use Designations



NOTE: MAP 35-2 prevails over MAP 35-3 which may impact location of uses.

February 2020

## Attachment 5: SASP 860 Map A

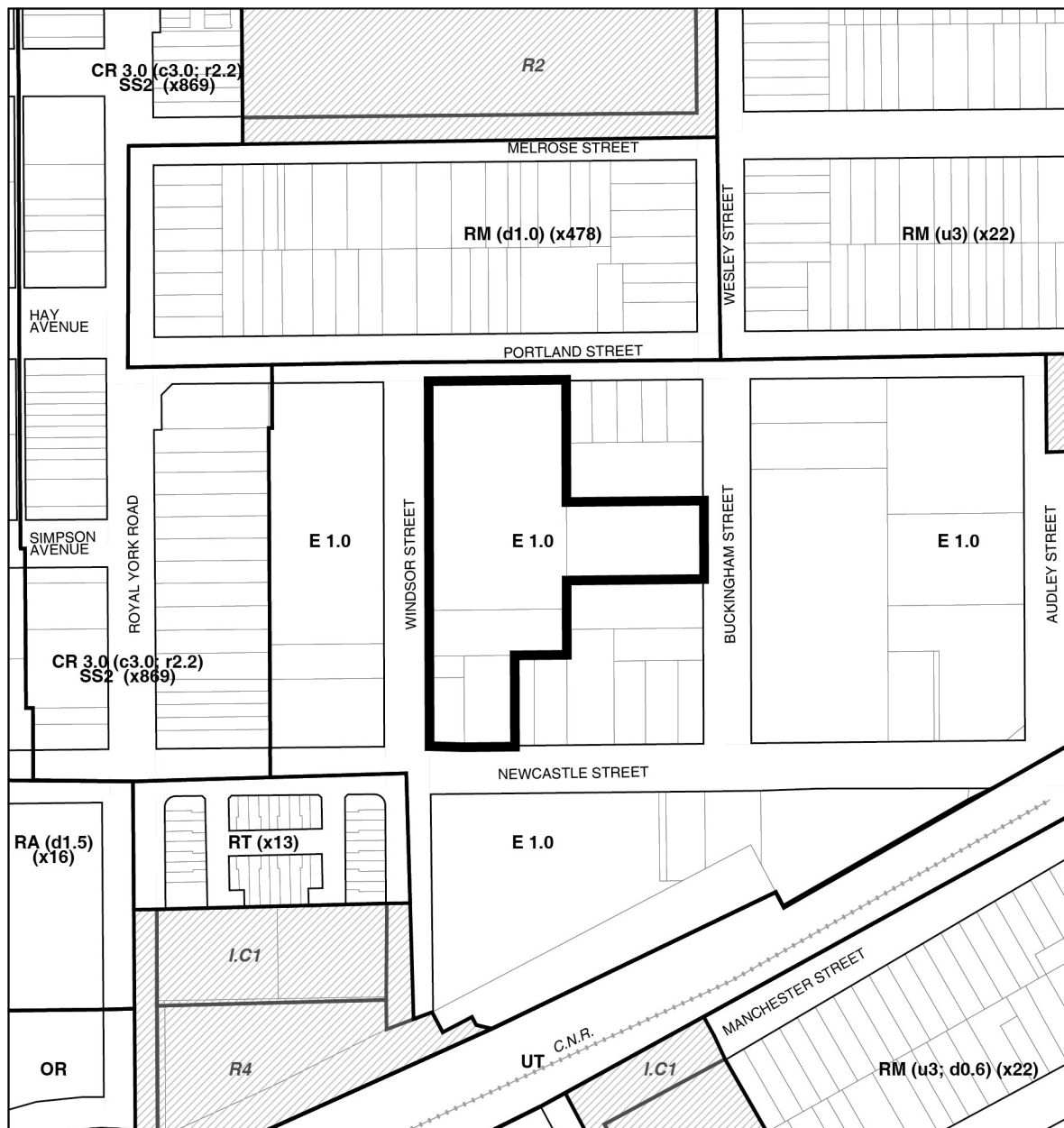


## Mimico-Judson: Map A



Not to Scale  
07/12/2021

## Attachment 6: Existing Zoning By-law Map



Zoning By-law 569-2013

21-25 and 31 Windsor Street, 18 Buckingham Street  
and 60 Newcastle Street  
File # 23 167119 WET 03 0Z



Location of Application

RT Residential Townhouse  
RM Residential Multiple  
RA Residential Apartment  
CR Commercial Residential  
E Employment Industrial  
OR Open Space Recreation

UT Utility and Transportation



See Former City of Etobicoke By-Law No. 11,737

R2 Second Density Residential Zone  
R4 Fourth Density Residential Zone  
I.C1 Class 1 Industrial Zone



Not to Scale  
Extracted: 07/04/2023

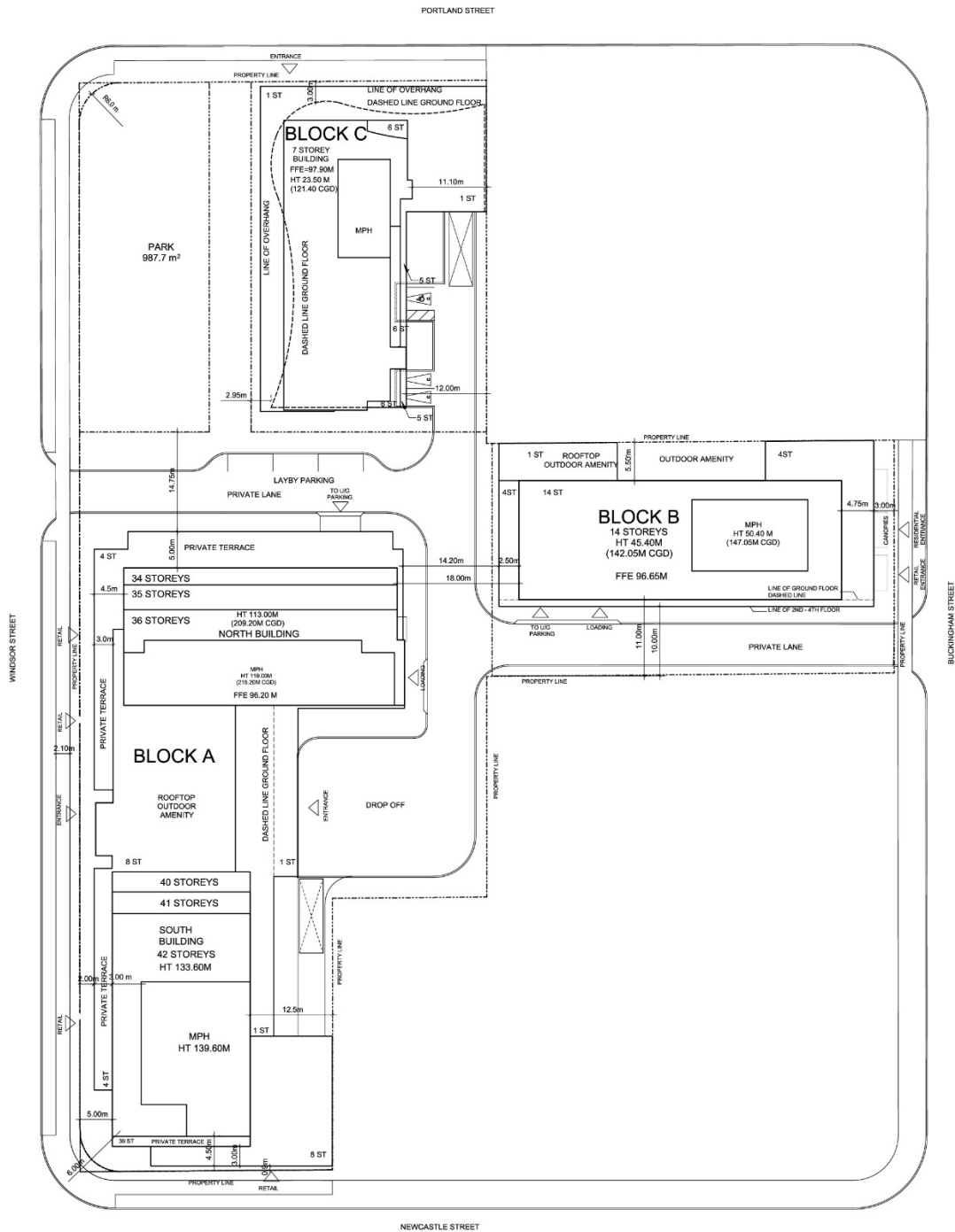
## **Attachment 7: Draft Official Plan Amendment**

Document to be provided under separate cover.

## **Attachment 8: Draft Zoning By-law Amendment to city-wide Zoning By-law 569-2013**

The draft by-law amendment will be made available on or before the April 30, 2025, Etobicoke York Committee meeting.

## Attachment 9: Site Plan

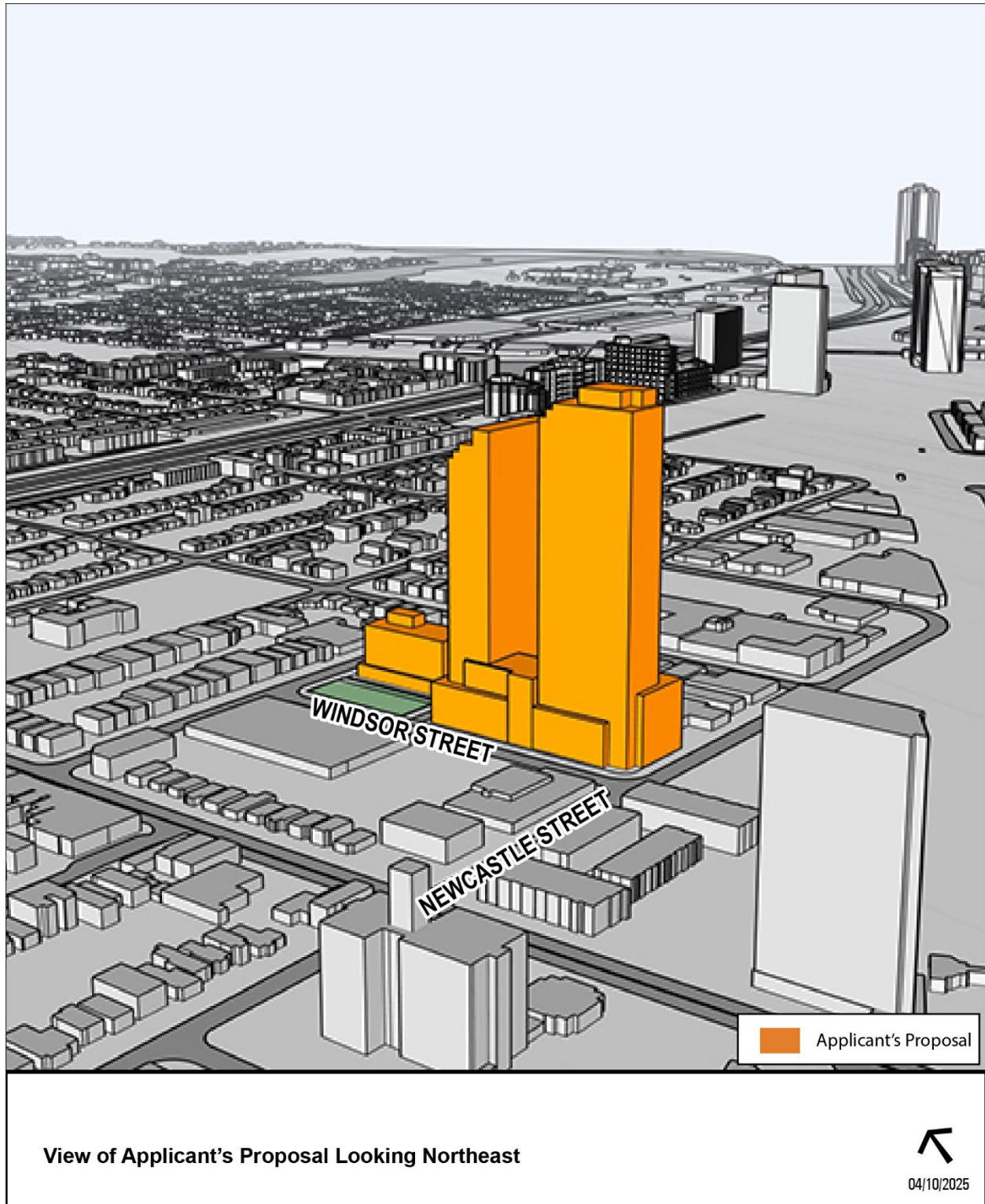


Site Plan





## Attachment 10: 3D Model of Proposal in Context looking Northeast



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



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

