

1410 Eglinton Avenue West – Zoning By-law Amendment – Appeal Report

Date: Jun 12, 2025

To: North York Community Council

From: Director, Community Planning, North York District

Ward: 8 - Eglinton-Lawrence

Planning Application Number: 24 222025 NNY 08 OZ

SUMMARY

On January 24, 2025, a complete application for Zoning By-law Amendment was submitted at 1410 Eglinton Avenue West (the “subject lands”) to permit a 43-storey building (145.25 metres plus the mechanical penthouse) with 442 dwelling units totalling 29,438.3 square metres of residential gross floor area (GFA) and 184.4 square metres of retail space on the ground floor (the “proposal”).

On May 12, 2025, the Applicant appealed the Zoning By-law Amendment application to the Ontario Land Tribunal (the “OLT”) due to Council not making a decision within the prescribed time frame specified in the Planning Act (the “Appeal”). A Case Management Conference has not yet been scheduled.

This Report recommends that City Council instruct the City Solicitor with the appropriate City staff to attend the OLT hearing in opposition to the proposal in its current form, and to continue discussions with the Applicant to try to resolve the issues in advance of the hearing.

RECOMMENDATIONS

The Director, Community Planning North York District recommends that:

1. City Council authorize the City Solicitor and appropriate City staff to attend at the Ontario Land Tribunal hearing in opposition to the proposals in their current form, and to continue discussions with the Applicant to address outstanding issues in advance of the hearing, including but not limited to those outlined in this report.
2. City Council authorize the City Solicitor and City Staff to take any necessary steps to implement City Council's decision, including requesting any conditions of approval that would be in the City's interest, in the event the Ontario Land Tribunal allows the appeal, in whole or in part.

3. Should it be determined that upgrades are required to the infrastructure to support the development at 1410 Eglinton Avenue West according to the accepted Functional Servicing and Stormwater Management Report, the 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 Chief Engineer and Executive Director, Engineering and Construction Services.

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

A pre-application consultation ("PAC") meeting was held on March 19, 2024. The initial application was submitted on October 4, 2024, and deemed incomplete on November 6, 2024. The applicant submitted additional information on December 11, 2024 and January 24, 2025. The application was deemed complete on January 24, 2025.

Beginning with the City Council meetings on September 30 and October 1-2, 2020, a series of member motions has directed City divisions to undertake various pieces of work related to developing a city-wide Cultural Districts Program, developing a Cultural District Plan for Little Jamaica, exploring economic development supports, particularly for Black-owned businesses, exploring housing affordability, assessing and protecting local cultural heritage resources, and updating local planning frameworks. An Interdivisional Team will be advancing an implementation plan for a Little Jamaica Cultural District in Q3/Q4 2025.

On March 25, 2022, the Planning and Housing Committee adopted a recommendation containing draft delineations of 57 Protected Major Transit Station Areas ("PMTSAs") and 40 Major Transit Station Areas ("MTSAs") across the City. The subject lands are located within the Eglinton West PMTSA (SASP 716), which outlines the PMTSA boundary, minimum densities and permitted uses. The minimum Floor Space Index ("FSI") for the subject lands is 2. SASP 716 has not yet been approved by the Minister of Municipal Affairs and Housing. A copy of the report and decision can be found at the following link: [Our Plan Toronto: Draft Major Transit Station Area Delineations - 57 Protected Major Transit Station Areas and 40 Major Transit Station Areas.](#)

SITE AND SURROUNDING AREA

Description

The subject lands are almost rectangular in shape and are located at the northwest corner of Eglinton Avenue West and Marlee Avenue, two blocks west of the Allen Expressway. The subject lands contain a gross site area of 1,377 square metres and have 36.9 metres of frontage along Eglinton Avenue West and 38.71 metres of frontage along Marlee Avenue. Additionally, a city owned laneway identified as Nicastro Lane is located directly north of the site and connects Marlee Avenue to Fairleigh Crescent.

Existing Use

The subject lands are currently developed with a one storey commercial building.

Surrounding Land Uses

- **North:** Nicastro Lane, beyond which are residential uses in the form of detached dwellings.
- **South:** Eglinton Avenue, beyond which are a 10-storey residential building, several one to three storey mixed use buildings and residential uses in the form of detached and semi-detached dwellings.
- **East:** Four-storey townhouses are located directly east of the subject site beyond which are two storey retail and service uses.
- **West:** Marlee Avenue, beyond which are two-storey mixed use buildings and four storey apartment buildings.

See Attachment 2 for the Location Map.

THE APPLICATION

Description

The application is seeking to amend the City of Toronto Zoning By-law 569-2013 to permit a 43-storey mixed use building.

Height

The proposed building height is 43 storeys, or 145.25 metres plus an 8-metre mechanical penthouse (153.25 metres in total). The building includes a six-storey base building that is stepped back at the fifth floor, a seventh floor indoor and outdoor amenity area, a 36-storey tower element above the 7th floor and an eight-metre-tall mechanical penthouse.

Density

The proposal has a density of 24.77 times the area of the lot.

Residential Component

The proposal includes 442 dwelling units, 36 studio (8% of the total unit composition), 270 one-bedroom (61% of the total unit composition), 89 two-bedroom (20% of the total unit composition), and 47 three-bedroom units (11% of the total unit composition).

Non-Residential Component

The proposal includes 184.4 square metres of total retail space at grade on Eglinton Avenue including 155.6 square metres of retail unit space and 28.8 square metres of retail service space which consists of a service corridor and a garbage room.

Access, Parking and Loading

The proposal includes vehicular access via a driveway from Nicastro Lane to the underground parking. A total of six visitor parking spaces are proposed on the second underground level. Of these six spaces, two are barrier free spaces, and an additional two are EV parking spaces. A total of 487 bike parking spaces are provided, consisting of 89 short term spaces and 389 long term spaces.

One Type C loading space and one Type G loading space is provided on the ground floor. Both the visitor parking and the loading spaces will be accessed by Nicastro Lane to the north. The parking spaces will be accessed by a ramp on the northeastern portion of the site, and the loading area is located on the ground floor along the northern portion of the site.

A 3.44 metre road widening is required along the frontage of Eglinton Ave West to satisfy the requirement for a planned Right-of-Way width of 27 metres. Eglinton Avenue West currently has an approximate width of 23.16 metres. Additionally, a 1.22 metre widening is required along the frontage of Nicastro Lane, and a 6.0 metre corner rounding is required at the corner of Eglinton and Marlee Avenues.

Additional Information

See the attachments of this Report for the Application Data Sheet (Attachment 1), Location Map (Attachment 2), a site plan (Attachment 5), elevations (Attachments 6-9), and 3D massing views (Attachment 10) of the proposal. 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/1410eglingtonavew.

Reasons for Application

A Zoning By-law Amendment application is required to amend exemption number 2647 in the By-law to permit the proposed building height, the setback to the lot line facing Eglinton Avenue West, the ground floor uses, maximum gross floor area and other performance standards.

POLICY & 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.

Official Plan

On Map 17 of the Official Plan, the site is designated as *Mixed Use Areas*. The Official Plan Urban Structure Map 2 identifies the site as Avenues. See Attachment 3 of this Report for the Land Use Map. The *Mixed Use Areas* land use designation is made up of a broad range of commercial, residential and institutional uses, in single use or mixed use buildings, as well as parks and open spaces and utilities. 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.

Zoning

The subject site is zoned Commercial Residential (“CR”) SS2 (x2647) under Zoning By-law 569-2013. The CR zoning category permits a range of commercial, residential and institutional uses in standalone and mixed use buildings. 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 Guidelines for Children in Vertical Communities
- Pet Friendly Design Guidelines for High Density Communities
- Toronto Accessibility Design Guidelines
- Retail Design Manual

PUBLIC ENGAGEMENT

Community Consultation

On April 29th, 2025, an in-person community consultation meeting took place at Beth Sholom Synagogue located at 1445 Eglinton Ave West. Residents within a 120-metre radius of the subject site were notified of the meeting by mail. Additionally, meeting details were posted on the City’s community consultation webpage. Area residents and the office of the ward councillor participated, resulting in comments about the following aspects of the proposal:

- Compatibility with the character of the area;
- The impacts of construction on the existing streets;

- Access to the private garages located along Nicastro Lane;
- Traffic impacts of the proposal;
- Concerns about loading and the lack of pickup/drop off areas of the proposal;
- Concerns about emergency vehicle access;
- Poor transition to Neighbourhood and non-compliance with angular plane;
- Lack of parking;
- Concerns about local school capacity;
- Inadequate space for pets to relieve themselves;
- Privacy considerations for surrounding residents;
- Concerns about wind impacts;
- Desire for larger and more livable living spaces;
- Stormwater drainage concerns;
- Shadowing impacts on surrounding properties; and
- Impacts of proposed height and setbacks on adjacent properties.

COMMENTS

Provincial Planning Statement and Provincial Plans

Staff have reviewed the application for consistency with the Provincial Planning Statement (2024) (“PPS”). The PPS directs that growth will be focused in strategic growth areas, locations with existing or planned transit with a focus on higher order transit, and areas with existing or planned public service facilities. Chapter 1 of the PPS indicates that the Official Plan is the most important vehicle for implementation of the PPS. Official plans shall identify provincial interests and set out appropriate land use designations and policies. Strategic growth areas include PMTSAs and Avenues. As such, a level of development is anticipated but the question is how much is appropriate in this location and with respect to City adopted policies. The City has set out a vision for the Eglinton West PMTSA through the adoption of OPA 570 (SASP 716) which prescribes a minimum density of 200 residents and jobs per hectare. A minimum density target is established at 2 FSI, and the net FSI of the proposal is 24.77. Further, in assessing the appropriate level of intensification, the City’s Official Plan is supported by urban design guidelines to guide redevelopment of lands.

In addition, Section 3.9 of the PPS states that healthy, active, and inclusive communities should be promoted by planning public streets and spaces to meet the needs of pedestrians, foster social interaction, and facilitate active transportation and community connectivity. As further described in the Sun, Shadow and Wind section, the proposal would create unacceptable wind impacts along Marlee Avenue, Nicastro Lane, and at the main entrance to the building. The proposed wind mitigation features would create additional impacts on the public realm. This affects the objectives outlined above, including meeting the needs of pedestrians, fostering social interaction, and facilitating active transportation.

The PPS directs that Planning Authorities plan for sewage and water services that accommodate forecasted growth, promote the efficient use and optimization of existing municipal sewage and water services, and integrate servicing and land use considerations at all stages of the planning process. As noted in the Servicing Section below, the proposal has not demonstrated sufficient servicing capacity to support the development.

At present, the application has not demonstrated how it meets these policies and as such, consistency with the PPS cannot be determined at this time.

Land Use

The site is designated *Mixed Use Areas* by the Official Plan. Map 2 of the Official Plan classifies the site as part of an Avenue. The properties to the north and northeast on the other side of Nicastro Lane are designated *Neighbourhoods*. The *Mixed Use Areas* designation provides for a broad range of commercial, residential, and institutional uses in single use or mixed use buildings.

Avenues are corridors where reurbanization is encouraged to create new housing and job opportunities while improving the pedestrian environment, shopping opportunities, and transit service. On February 25, 2025, City Council adopted Official Plan Amendment 778, which updates the *Avenues* policies of the Official Plan and creates new *Avenues* across the City. OPA 778 states that *Avenues* will change and grow to provide a full range of housing options supported by high quality transit services and design practices that create safe and attractive Avenues for all users. Buildings will primarily be mid-rise in scale. However, buildings may be taller when located within a 500-800 metre walking distance of a subway or light rail station provided that such built form conforms to the other policies of the Official Plan, including but not limited to the land use and built form policies in Sections 2.3.1.3, 3.1.4, and 4.5.2. OPA 778 has been appealed to the Ontario Land Tribunal.

Official Plan policies 2.3.1.3 and 4.5.2 state that development in *Mixed Use Areas* will be compatible with *Neighbourhoods* and provide a gradual transition of scale and density through stepping down of buildings towards and setbacks from those *Neighbourhoods*. Indoor and outdoor recreation space for building residents are also required.

The applicant proposes a 43-storey building directly across Nicastro Lane from detached dwellings within the *Neighbourhoods* designation. The tower is approximately 7.2 metres from the opposite side of Nicastro Lane to the northeast and 10.3 metres to the north. There are no shorter buildings to provide a gradual transition in height on the site. Instead, the submitted Block Context Plan and Avenue Segment Study depict a height transition being provided by a future 6-storey building on adjacent properties in the *Neighbourhood*. This is contrary to section 3.1.3.7 of the Official Plan, which states that transition in scale will be provided within the development site.

Site Organization, Setbacks and Public Realm

The proposed building has a setback at grade of 2.13 metres on Eglinton Avenue, between 0.24 metres and 1.86 metres on Marlee Avenue, and 0.8 metres on Nicastro Lane. The base building cantilevers over these setbacks from the second storey and above, resulting in a setback above grade of between 0.0 and 0.8 metres. A setback of 0.12 metres is proposed from the east property line abutting the townhouses at 1398-1402 Eglinton Avenue West (the “Tony Grande Lane townhouses”). Angled columns within the ground floor setbacks support the building above and wind barriers are proposed at the intersection of Eglinton and Marlee Avenues.

The Official Plan states that development fit into its existing and planned context and will frame streets by providing additional setbacks or open spaces at street intersections, transit stops, and areas with high pedestrian volumes. These additional setbacks promote civic life and the use of the public realm, and improve the safety, pedestrian comfort, interest and experience, and casual views to these spaces from the development. They also respect the context of larger setbacks on Marlee Avenue. The angled columns, wind barriers, and exit stairs within the proposed setbacks obstruct pedestrian flows on both streets. The at grade setbacks are encumbered both above and below grade, limiting their potential for landscaping or tree canopy growth. The proposed at grade setbacks are insufficient and do not allow for appropriate boulevard space or public realm improvements, as required by the Official Plan. The proposed setbacks on the north, west and south sides of the building and the cantilevering over the at grade setbacks has not been demonstrated to be appropriate. The 1.8 metre sidewalk width on Marlee Avenue is inadequate and the building setback may have to be increased to allow for a 2.1 metre sidewalk and other public realm improvements within the Marlee frontage.

The site plan and landscape plan should be updated to include Eglinton Today Complete Street project to demonstrate that the proposed Eglinton setback is appropriate.

Built Form and Massing

The proposed setbacks, stepbacks, separation and massing does not conform to a number of Official Plan policies or have regard for Tall Building Guidelines.

The proposed building includes a base building with minimal setbacks as mentioned above, with a tower located above the base. Stepbacks are located at the 6th storey, with an additional stepback at the 4th storey on the north and east sides of the building. The tower above the base is set back 7.5 metres from the east property line, 1.86 metres from the south property line, 1.81 metres from the west property line, and 4.54 metres from the north property line.

The tower stepbacks from the base and setbacks are identified in the table below.

Table 1: Tower setbacks and stepbacks

Direction	Total stepback, not including balconies	Setback from property lines, not including balconies
North	4.34 m	4.54 m
East	7.40 m	7.52 m
South	1.80 m	1.81-1.86 m
West	1.80 m	1.81 m

The proposed tower is not adequately set back from the north and east property lines. The tower setback from the north property line and the *Neighbourhood* to the north and northeast need to be increased to provide adequate transition of scale with regard to the proposed development height and intensity as described in the Land Use section. Appropriate separation is also required to the east property line, to the adjacent site the Tony Grande Lane townhouses. While the Avenue Segment Study did not identify the adjacent site as a soft site, that property could be a redevelopment site in the future. To ensure appropriate separation and adequate access to light and privacy as required by the Official Plan an increased tower setback to the east property line is required.

The proposed tower stepbacks along the public realm should also be increased as per the Tall Building Guidelines to reduce visual and physical impacts of the tower on the public realm. The reduced stepbacks result in the balconies encroaching into the stepbacks so that they are flush with the base building below. This design does not establish a clear visual distinction between the base building and the tower, adds significant bulk to the floorplate and contributes to the perceived massing of the tower. Increased tower stepbacks are required to achieve the objectives of the Tall Building Guidelines and the Official Plan.

The base building has a proposed height of 6 stories or 29.4 metres plus 1.8 metre vertical wind barriers located above. The proposed base building height does not fit with the existing and planned context and exceeds the Tall Building Guidelines base suggested height. To respect and reinforce good street proportion and pedestrian scale, the height of the base building should be reduced.

Sun, Shadow and Wind

The Sun/Shadow Study prepared by Turner Fleischer indicates that the proposal provides 5 hours of sunlight in the immediate public realm. However, the proposed 43-storey building casts a longer shadow profile and impacts a broader area of the surrounding area. The 3D model used for the sun/shadow study does not include balconies and shows an east setback at grade that is not in the plans. The balconies increase the bulk of the building and the shadow impacts. The Study needs to be updated to correct this.

The Pedestrian Level Wind Study prepared by Gradient Wind identifies areas of concern related to pedestrian comfort within the development site and the public realm. Areas with unacceptable wind impacts include the western sidewalk along Marlee Avenue in the spring and winter, Nicastro Lane in the winter, the main entrance at the intersection of Eglinton and Marlee Avenues during winter and spring, and the outdoor amenity areas. Modifications to the building massing are required to reduce the impact of downwashing and corner acceleration, including lowering the tower height, increasing stepbacks, and increasing setbacks. Wind barriers and soft landscaping around the outdoor amenity space would fully enclose the space and reduce its area and utility. At the main entrance, wind barriers and landscaping would impact sightlines and pedestrian movement. The proposed mitigation measures do not address staff concerns.

Parkland

The City of Toronto Parkland Strategy (PLS) is a 20-year strategic city-wide plan that guides long-term planning for new parks, park expansions and improvements, and improved access to existing parks. The PLS assesses parkland provision, using the baseline of residential population against the area of parkland available across the city. According to the 2022 draft update to the PLS methodology, the development site is currently in an area with 4 -12 square metres of parkland per person, which is below the City-wide average provision of 28 square metres of parkland per person (2022).

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.

Amenity Space

A total of 1,769.1 square metres of amenity space are proposed (4.00 square metres per unit), including 1,552.9 square metres of indoor amenity space (3.51 square metres per unit) and 216.1 square metres of outdoor amenity space (0.48 square metres per unit). While the amenity space meets the requirements of Zoning By-law 569-2013, the Growing Up Guidelines for Children in Vertical Communities and the Pet Friendly Design Guidelines for High Density Communities contain additional guidance to ensure that adequate outdoor amenity space is provided to meet the needs of families and pets. These include adequate outdoor amenity space designed for children and youth with access to sunlight and an outdoor off-leash area for pets. The soft landscaping, wind barriers, and the building above covering the entire outdoor amenity space would reduce the size of the proposed outdoor amenity space and access to sunlight as discussed in the Sun, Shadow and Wind section. The applicant has not demonstrated that adequate outdoor amenity space is provided to achieve the objectives of the Urban Design Guidelines.

Solid Waste

The Type G loading space must be 13 metres in length, 4 metres in width and have an unencumbered vertical clearance of 6.1 metres. The staging pad abutting the front of the Type G loading space must have an area of at least 44.2 square metres. A 2-metre buffer is required between the front of the Type G loading space and the nearest wall. Revised plans must show a garbage storage room at least 126.92 square metres in area, an oversized storage area with at least 10 square metres of floor area, and an additional 4.42 square metres at minimum for the storage of household hazardous waste. Given the site size constraint, this matter may impact the proposed building footprint.

Transportation

In order to satisfy the Official Plan requirement of a 27-metre right-of-way for this segment of Eglinton Avenue West, a 3.44-metre road widening dedication along the frontage of the subject site would be required should an application be approved. Additionally, a 1.22-metre road widening dedication would be required on Nicastro Lane.

Transportation Services staff provided comments requiring a minimum sidewalk width of 2.1 metres plus associated offsets. An internalized dedicated on-site and at-grade pick-up/drop-off (PUDO) area is required with safe pedestrian route to the main entrance of the building. Staff do not support these activities taking place on municipal streets and lanes.

The corner radius at the intersection of Eglinton and Marlee Avenues is to be designed to the City's Curb Radii Guidelines. Functional plans must be submitted illustrating pavement modifications including on-street bikeways and corner radii.

The Toronto Transit Commission ("TTC") has identified that three bus stops are on the frontage of the site, two on Eglinton Avenue and one on Marlee Avenue. One of the bus stops on Eglinton Avenue is to be consolidated with the bus stop on Marlee Avenue, which will be moved closer to Nicastro Lane. All bus stops need to be shown on the plans. A level concrete platform at least 16 metres in length and 2.4 metres in width is required to be provided by the applicant at each bus stop location.

Given the site size constraints, these matters may impact the below grade underground structure and above grade building footprints.

Tree Planting and Toronto Green Standard (Ecology)

The applicant has submitted Landscape Plans in support of the application.

The applicant proposes a substandard sidewalk on Marlee Avenue. Widening this sidewalk would result in inadequate space to support a tree growing environment conducive to long term growth. On Eglinton Avenue, the tree planting strategy does not consider the requirement for the TTC to have 16x2.4 metre platforms at bus stops and should be revised. Tree planting has not been proposed within the development site.

Soil volume proposed atop an underground structure should be unencumbered to support long term tree growth.

Servicing and Stormwater Management

Engineering and Construction Services staff have reviewed the submitted materials which include Civil Plans and Functional Servicing and Stormwater Management Report (FSR). Staff require revisions as outlined in the memorandum from Engineering and Construction Services dated February 24, 2025. These include but are not limited to showing the location of infrastructure such as watermain pressure reducers, the submission of a watertight letter in the FSR, and confirmation that the building will have sprinkler monitoring. Amongst other matters, the applicant needs to substantiate through these revised plans and reports that there is sufficient servicing capacity to support the proposed development.

In the event that the OLT allows the Zoning By-law Amendment application appeal in whole or in part, the final Order should be withheld pending the confirmation the required plans and reports have been submitted and/or revised to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services.

Unit Mix

The Growing Up Guidelines state that a minimum 10% of the units should have 3 bedrooms and 15% of should have 2 bedrooms. As described in the application description, 31% of the units in the building are large units, including 20% with two bedrooms and 11% with three bedrooms. The proposed unit mix satisfies the Growing Up Guidelines regarding number of bedrooms. However, the proposed average unit sizes for large units do not meet the unit size recommendations in the Guidelines.

Community Services and Facilities

Community Services and Facilities (CS&F) advises that some local schools are expected to be overcapacity upon occupancy of the proposed building. The need for additional school capacity has been identified, particularly for TDSB schools. CS&F has also commented on the need for cultural space that supports the initiatives identified in the Little Jamaica Cultural District Plan.

Further Issues

Development Review Staff may also be required to evaluate supplementary or revised plans and supporting materials submitted by the applicant after the date of this Report. As a result, Planning staff may continue to identify further issues or supplement the reasons provided in this report. Where substantive changes to the proposal are made by the applicant, Staff may report back to City Council as necessary.

Conditions to Any Tribunal Order

Should the Ontario Land Tribunal allow the appeal, in whole or in part, the following include a preliminary list of conditions that should be imposed on the issuance of any final order of the Tribunal to the satisfaction of the appropriate City Officials:

- a) the final form and content of the draft Zoning By-law amendment is to the satisfaction of the City Solicitor and the Executive Director, Development Review;
- b) the owner has satisfactorily addressed matters from Engineering and Construction Services as contained in the Engineering and Construction Services Memorandum dated February 24, 2025, and any outstanding issues raised by Engineering and Construction Services, arising from the ongoing technical review (including provision of acceptable reports and studies), as they relate to the subject applications, to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services;
- c) the owner has submitted updated Traffic Impact Assessment Addendum, Transportation Impact Study, Preliminary Geotechnical Assessment, Hydrogeological Review Summary, Hydrological Report, Water Tight Letter, External Sanitary Sewer Capacity Assessment, Servicing Report Groundwater Summary, Waste Management Plan, Construction Management Plans, Toronto Green Standards Checklist, functional plans, and Functional Servicing and Stormwater Management Report to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services;
- d) the owner has made satisfactory arrangements with Engineering and Construction Services and enter into the appropriate agreement with the City for the design and construction of any improvements to the municipal infrastructure, should it be determined that upgrades are required to the infrastructure to support this development, according to the accepted Functional Servicing and Stormwater Management Report accepted by the Chief Engineer and Executive Director of Engineering and Construction Services;
- e) the owner has satisfactorily addressed the Transportation Services matters in the Engineering and Construction Services Memorandum dated February 24, 2025, any outstanding issues raised by Transportation Services, arising from the ongoing technical review (including provision of acceptable reports and studies), as they relate to the Zoning By-law Amendment applications to the satisfaction of the General Manager, Transportation Services;
- f) the owner has satisfactorily addressed the Urban Design matters in the Urban Design Memorandum dated May 16, 2025, and any outstanding issues raised by Urban Design, arising from the ongoing technical review (including provision of acceptable reports and studies) as they relate to the subject applications to the satisfaction of the Director, Urban Design;
- g) the owner has submitted an updated Pedestrian Level Wind Tunnel Study to the satisfaction of the Director, Urban Design;

- h) the owner has satisfactorily addressed any outstanding issues raised by Transportation Services arising from the ongoing technical review (including provision of acceptable reports and studies), as they relate to the subject applications to the satisfaction of the General Manager, Transportation Services; and
- i) the owner has satisfactorily addressed matters from the Tree Protection and Plan Review, Urban Forestry Memorandum dated February 24, 2025, and any outstanding issues raised by Urban Forestry, arising from the ongoing technical review (including provision of acceptable reports and studies), as they relate to the subject applications to the satisfaction of the Executive Director, Environment, Climate and Forestry.

CONCLUSION

The proposal has been reviewed against the policies of the Provincial Planning Statement (2024) the Official Plan, and applicable City guidelines intended to implement Official Plan policies.

This report recommends that City Council direct the City Solicitor, with appropriate staff, to attend the OLT in opposition to the Application in their current forms and to continue discussions with the Applicant in an attempt to resolve outstanding issues.

CONTACT

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SIGNATURE

David Sit, MCIP, RPP
Director, Community Planning
North York District

ATTACHMENTS

City of Toronto Information/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: East Elevation

Attachment 7: North Elevation

Attachment 8: South Elevation

Attachment 9: West Elevation

Attachment 10: 3D Massing Model

Attachment 1: Application Data Sheet

APPLICATION DATA SHEET

Municipal Address: 1410 EGLINTON AVE W
Date Received: October 4, 2024
Application Number: 24 222025 NNY 08 OZ
Application Type: OPA / Rezoning, Rezoning

Project Description: Rezoning Application to redevelop the site with a 43-storey mixed-use building with a total net FSI of 24.77 and a lot coverage of approximately 71%. The Proposal includes a 6-storey podium building, which would include retail and residential lobby on the Ground Floor, indoor amenity space on the 2nd Floor, indoor amenity space and residential units on the 3rd Floor and 3 floors of residential units, with the tower containing additional residential uses above. In total, the Proposal will contain a GFA of approximately 29,622.7 sq. m. consisting of approximately 183.4 sq. m. of retail space and approximately 29,438.3.0 sq.m. of residential space. This provides for a proposed residential unit count of 442 apartment dwellings.

Applicant	Agent	Architect	Owner
MHBC PLANNING			STARBANK DEVELOPMENTS 1416 CORP

EXISTING PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:	
Zoning:	CR SS2 (x2647)	Heritage Designation:	
Height Limit (m):		Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq m):	1,377	Frontage (m):	37	Depth (m):	39
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Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):	1,227		993	993
Residential GFA (sq m):			29,441	29,441

Non-Residential GFA (sq m):	1,267	184	184
Total GFA (sq m):	1,267	29,625	29,625
Height - Storeys:	1	43	43
Height - Metres:		145	145

Lot Coverage Ratio (%):	72.13	Floor Space Index:	21.5
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Floor Area Breakdown	Above Grade (sq m)	Below Grade (sq m)
Residential GFA:	29,441	
Retail GFA:	184	
Office GFA:		
Industrial GFA:		
Institutional/Other GFA:		

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:				
Freehold:				
Condominium:			442	442
Other:				
Total Units:			442	442

Total Residential Units by Size

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:					
Proposed:		36	270	89	47
Total Units:		36	270	89	47

Parking and Loading

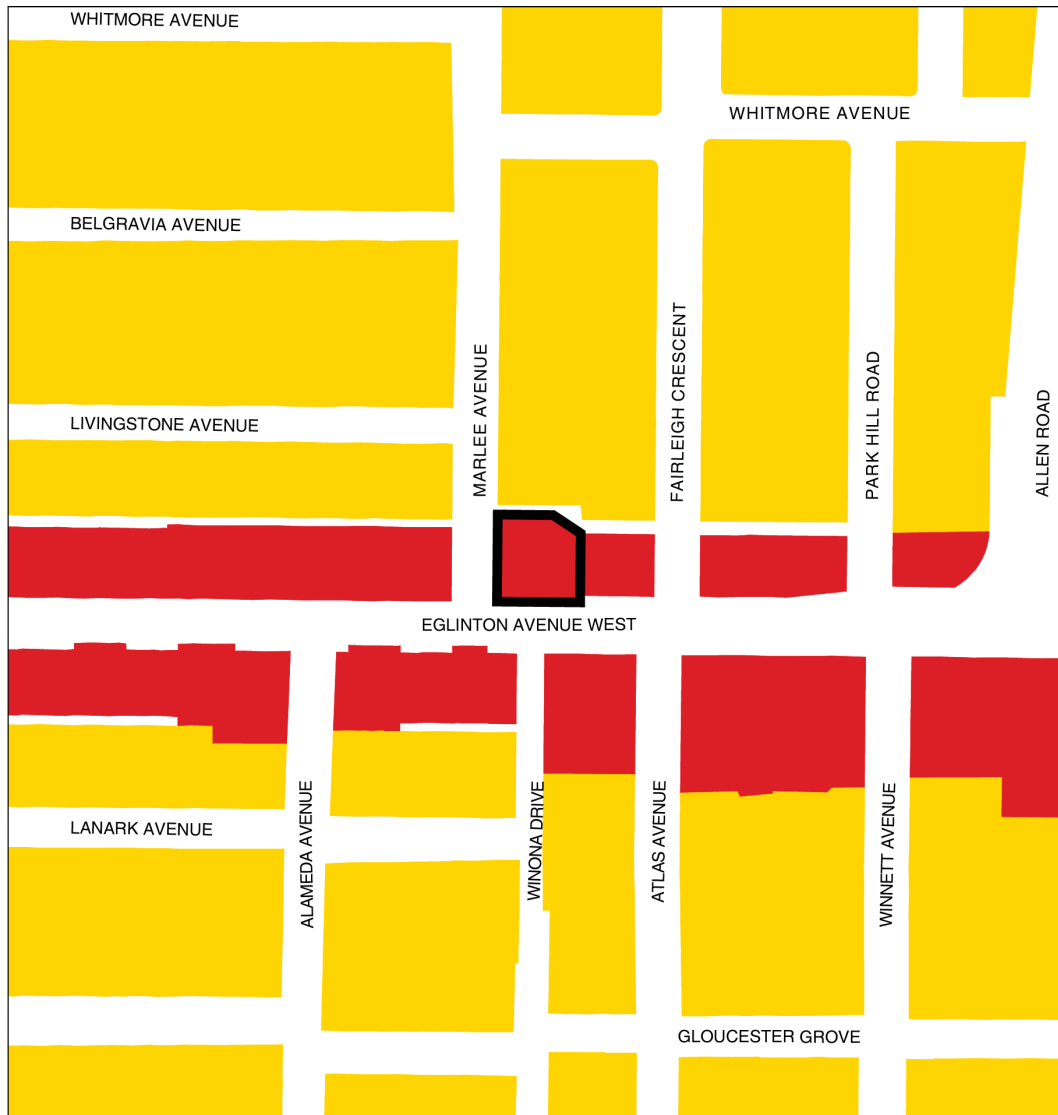
Parking Spaces:	6	Bicycle Parking Spaces:	487	Loading Docks:	1
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CONTACT: Marty Rokos, Senior Planner
416-395-7127
Marty.Rokos@toronto.ca

Attachment 2: Location Map



Attachment 3: Official Plan Land Use Map



Official Plan Land Use Map 17

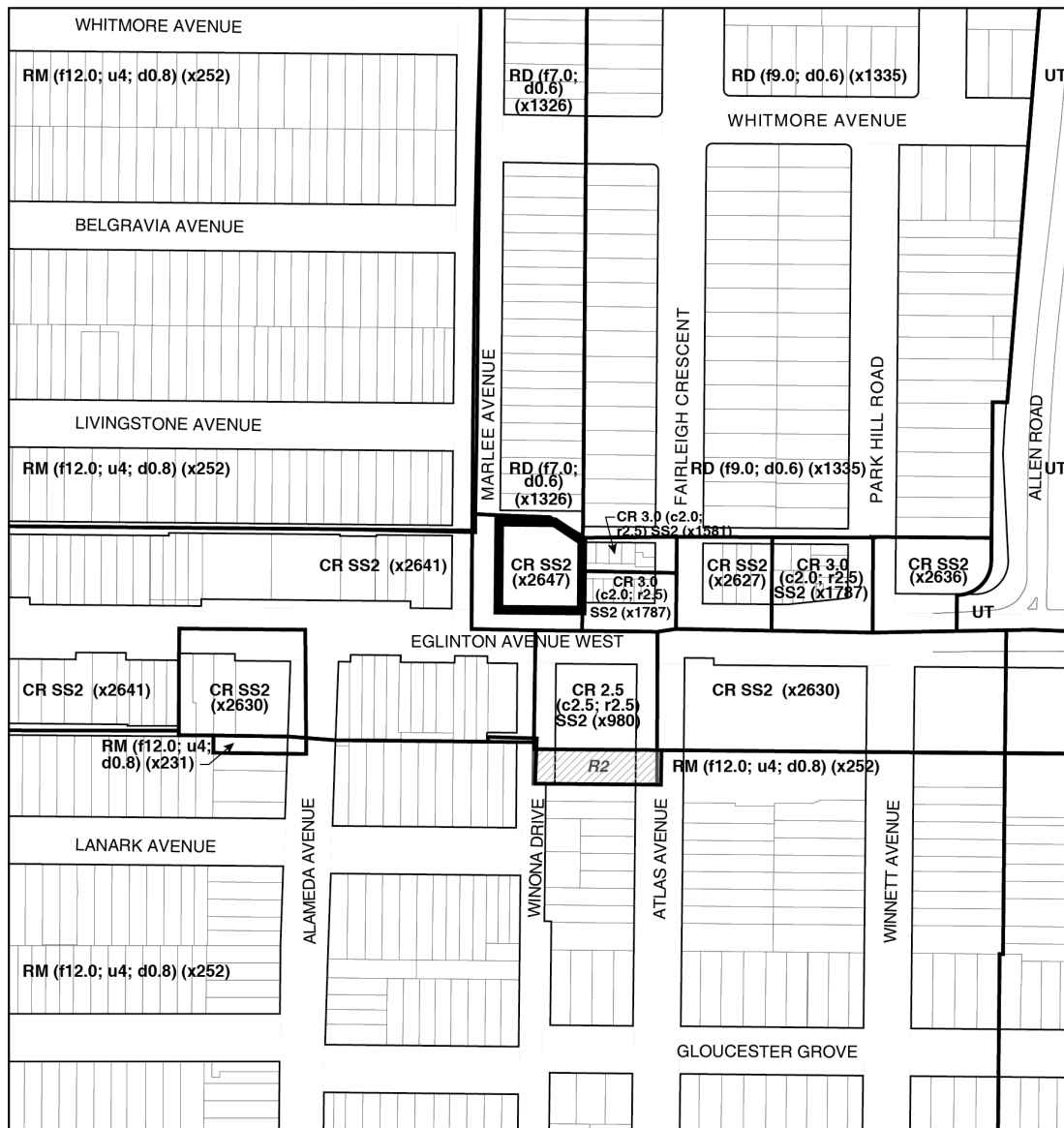
1410 Eglinton Avenue West

File # 24 222025 NNY 08 02



Not to Scale
Extracted: 10/07/2024

Attachment 4: Existing Zoning By-law Map



Zoning By-law 569-2013

1410 Eglinton Avenue West

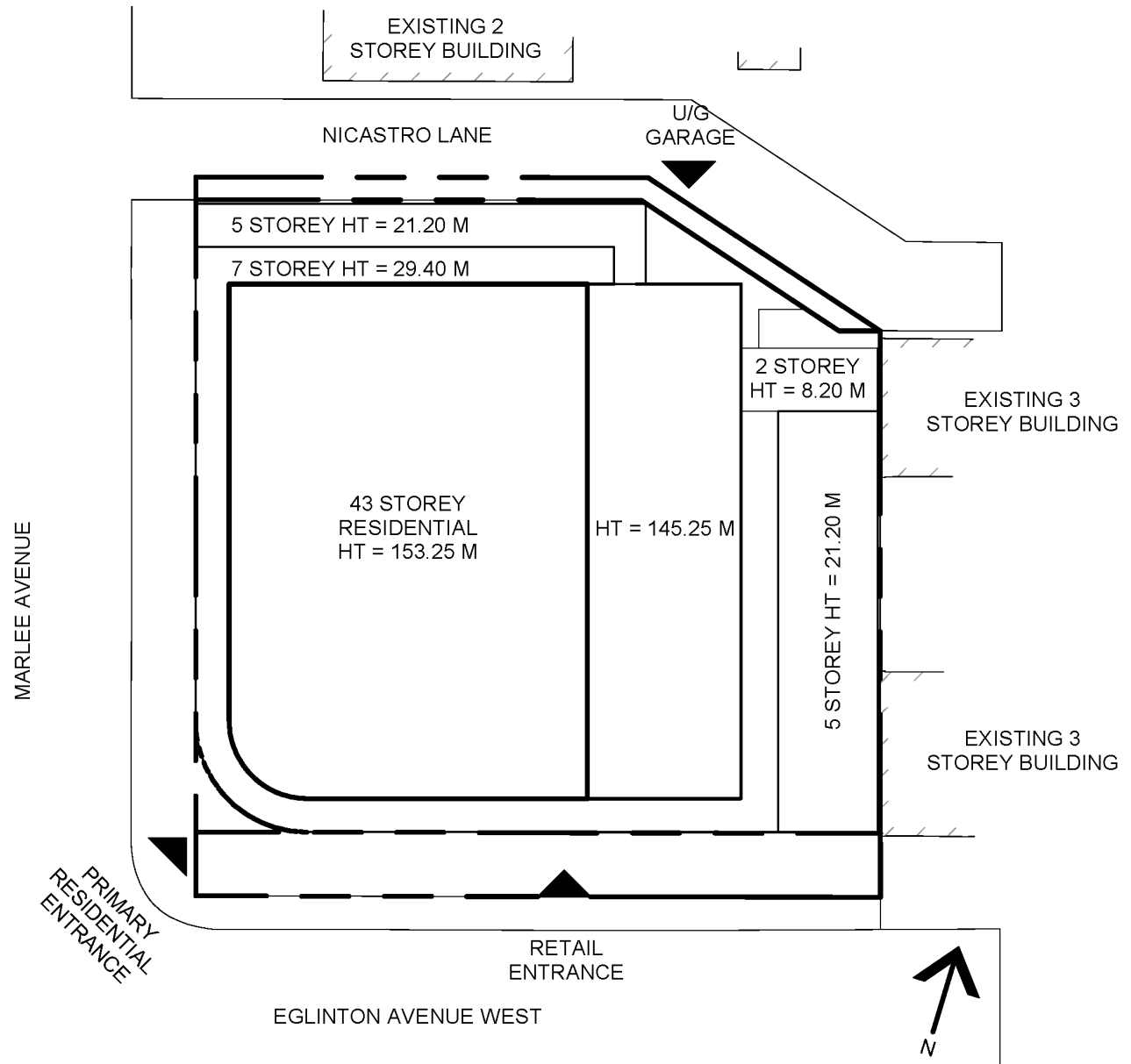
File # 24 222025 NNY 08 0Z

Location of Application
RD Residential Detached
RM Residential Multiple
CR Commercial Residential
UT Utility and Transportation

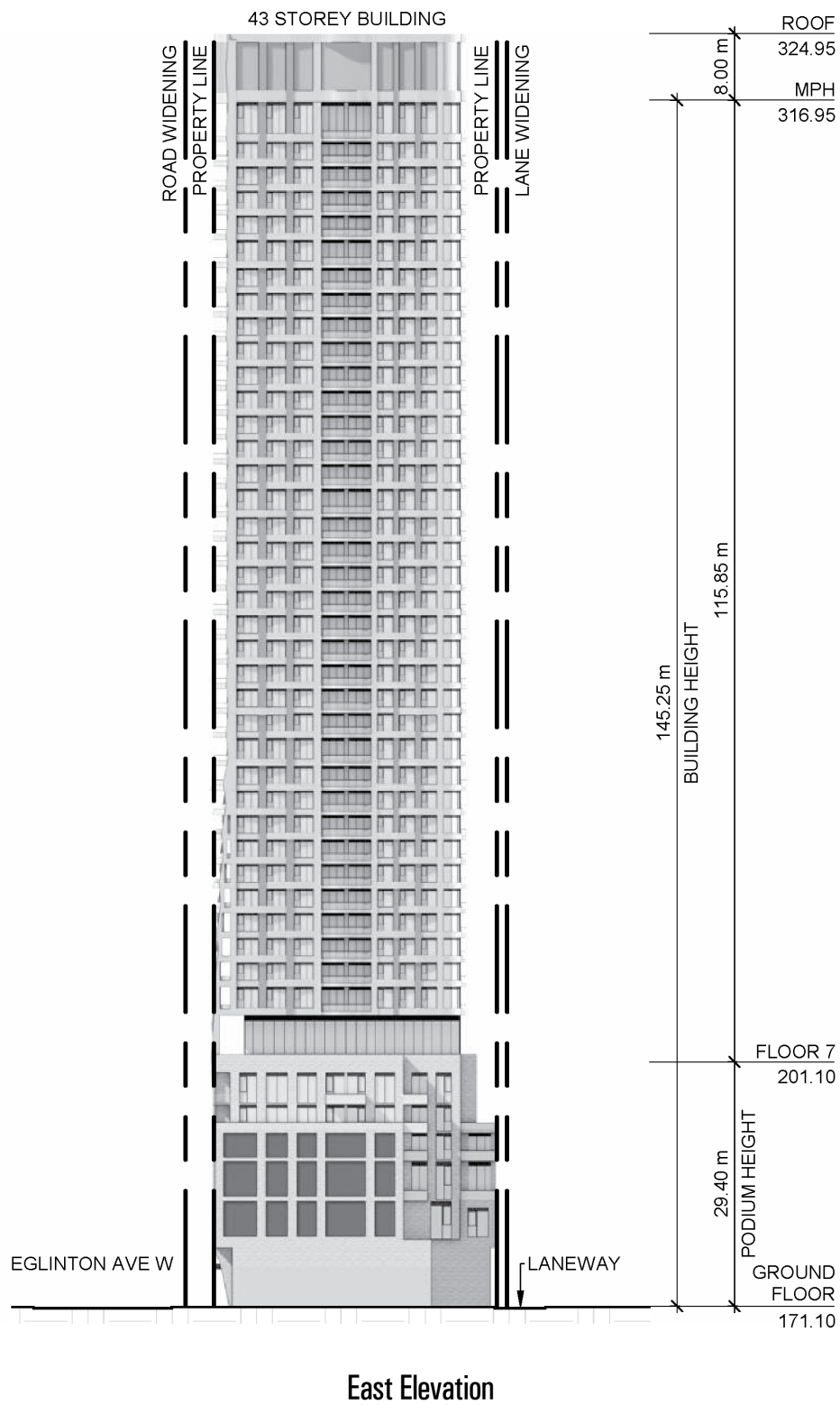
R2 See Former City of York By-law No. 1-83
R2 Residential Districts

↑
 Not to Scale
 Extracted: 10/07/2024

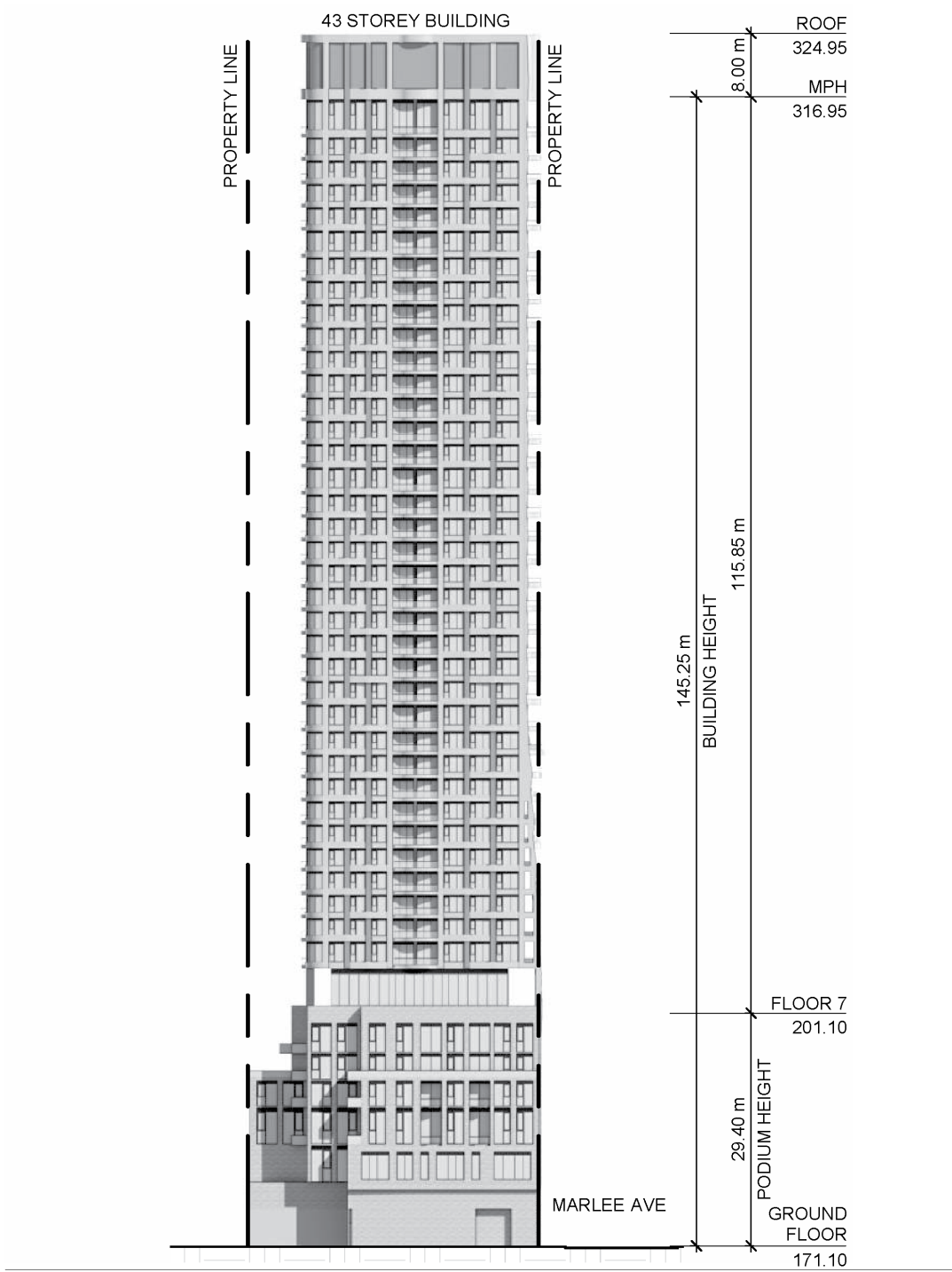
Attachment 5: Site Plan



Attachment 6: East Elevation

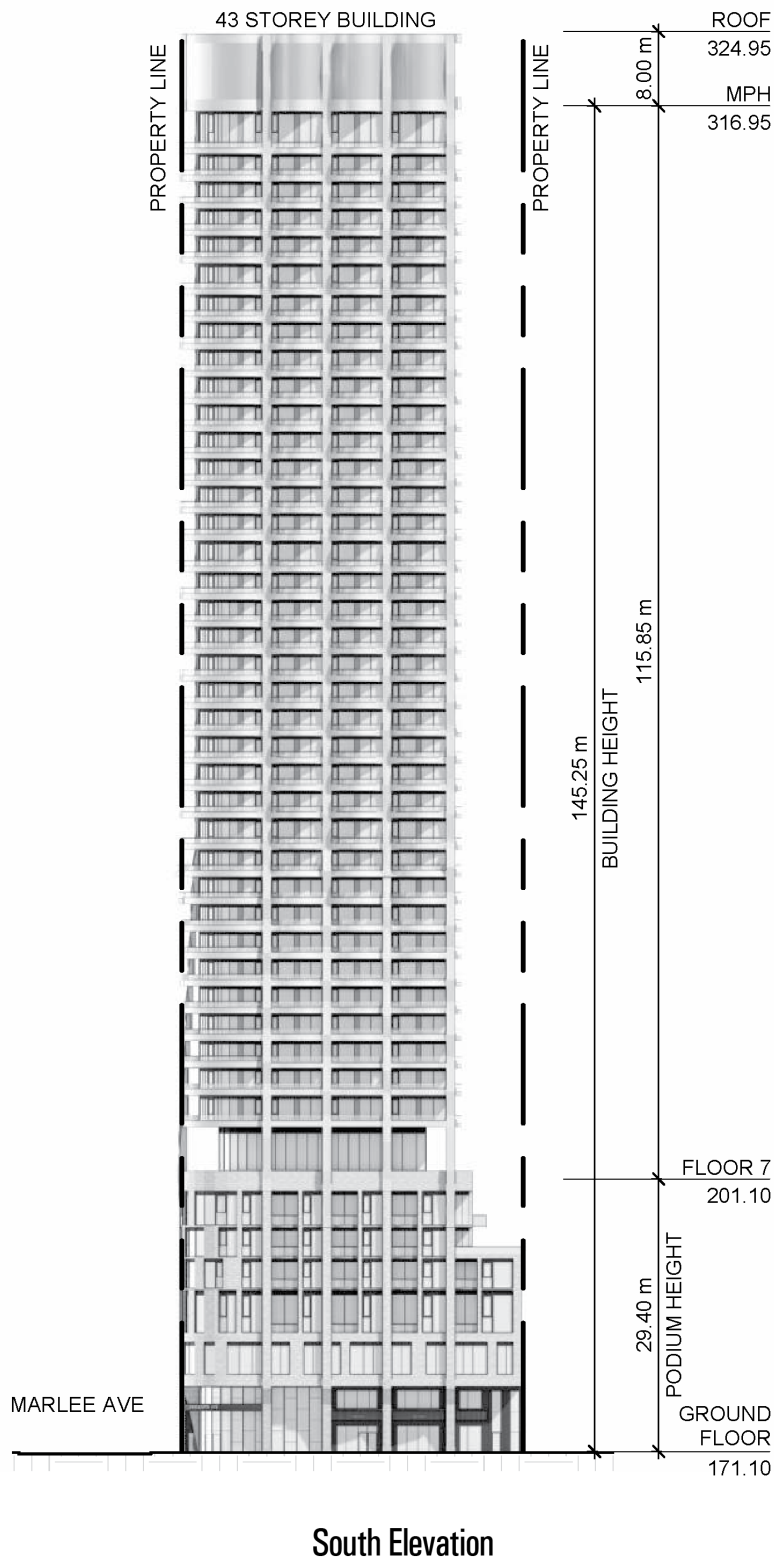


Attachment 7: North Elevation

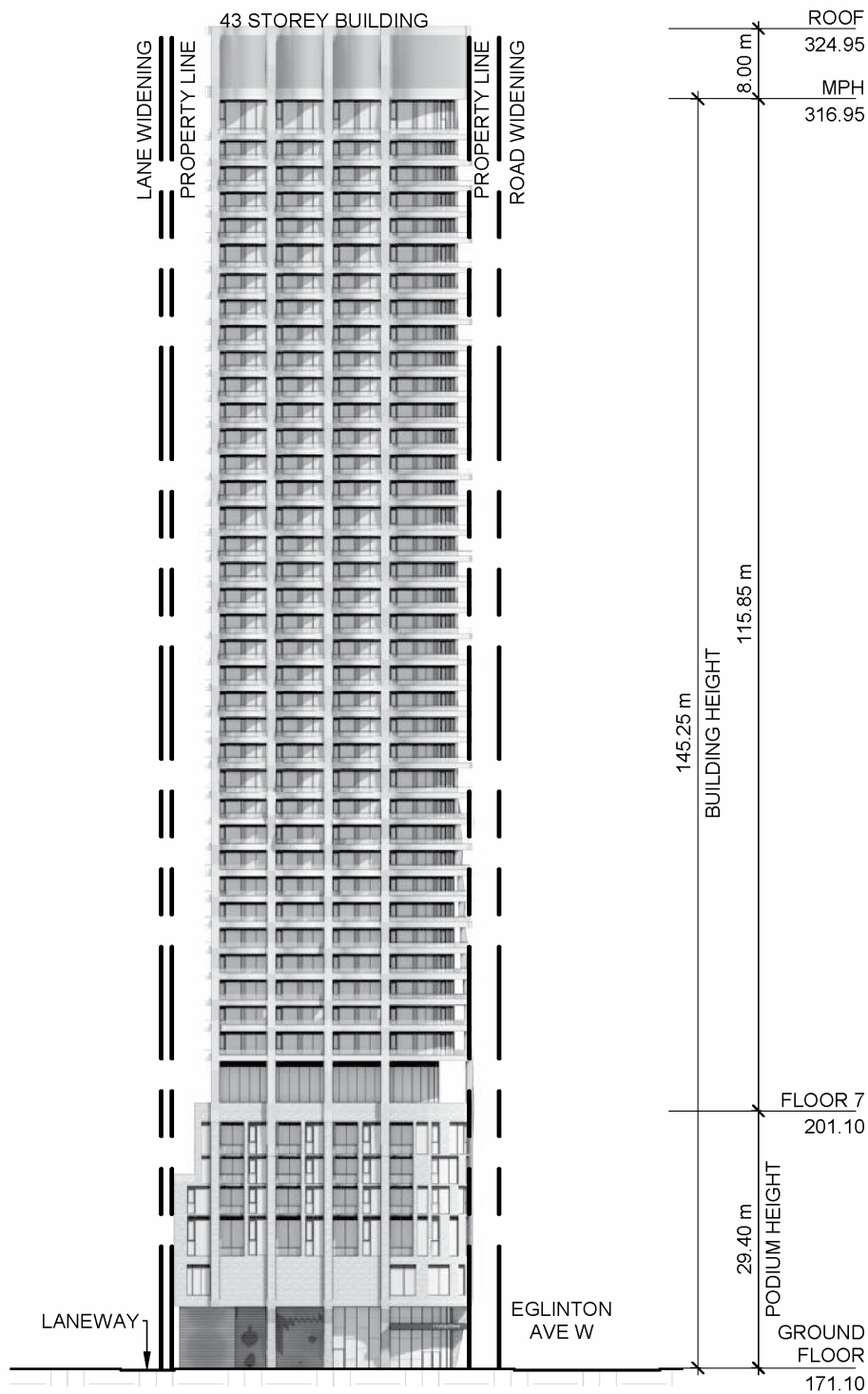


North Elevation

Attachment 8: South Elevation



Attachment 9: West Elevation



West Elevation

Attachment 10: 3D Massing Model

