

544-552 Eglinton Avenue East & 12-14 Bruce Park Avenue –Official Plan and Zoning By-law Amendment Application – Decision Report – Refusal

Date: November 17, 2025

To: North York, Community Council

From: Director, Community Planning, North York District

Ward: 15 – Don Valley West

Planning Application Number: 25 198600 NNY 15 OZ

Related Rental Housing Demolition Application Number: 25 223089 NNY 15 RH

SUMMARY

This Report recommends refusal of the application to amend the Zoning By-law to permit a 25-storey (82.5 metres, plus 6.6 metre mechanical penthouse for a total of 89.1 metres) residential building with 16,303 square metres of residential gross floor area representing 256 units, and 177 square metres of ground floor retail fronting onto Eglinton Avenue East. The development as proposed has a floor space index of 11.96 and a total gross floor area of 19,801 square metres. Further, this report also recommends refusal of the application to amend the Official Plan to remove the requirement for a proposed laneway at the rear of the site, as shown within the Yonge-Eglinton Secondary Plan.

This report recommends refusal of the application as it would result in a development proposal that does not align with the site organization, built form, height and level of intensification envisioned in the Secondary Plan. A related Rental Housing Demolition application has also been submitted as the proposal includes the demolition of six residential dwelling units, five of which are rental.

RECOMMENDATIONS

The Director, Community Planning North York District recommends that:

1. City Council refuse the application for Official Plan Amendment and Zoning By-law Amendment (Application No. 25 198600 NNY 15 OZ) for the lands municipally known as 544, 546, 548, 550, 552 Eglinton Avenue East and 12 and 14 Bruce Park Avenue for the reasons identified in this Report.
2. City Council authorize the City Solicitor, together with appropriate City Staff, to appear before the Ontario Land Tribunal in support of City Council's decision to refuse the application, in the event that the decision is appealed to the Ontario Land Tribunal.

3. City Council authorize the City Solicitor and other appropriate 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 an appeal of Council's decision is allowed by the Ontario Land Tribunal, in whole or in part.

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.

THE SITE AND SURROUNDING LANDS

Description

The subject site is located at the northwest corner of Eglinton Avenue East and Bruce Park Avenue. The site has an area of approximately 1670 square metres (1.7 hectares), with approximately 37 metres of frontage along Eglinton Avenue East and 46 metres of frontage along Bruce Park Avenue. There is significant grading change on the site which slopes downward from the west to the east with an approximate drop of 7 metres across the north lot line.

The site includes 4 existing buildings:

- 544 Eglinton Avenue East: A 2-storey commercial building.
- 546-548 Eglinton Avenue East; 2-storey residential building containing 5 rental dwelling units.
- 550-552 Eglinton Avenue East: 2-storey commercial office building, which was previously converted from residential use; and
- 12-14 Bruce Park Avenue: 3-storey commercial office building which includes one owner-occupied unit.

See Attachment 2 for the Location Map.

Surrounding Uses

North: Lots containing 2-storey semi-detached residential dwellings. Further north of Roehampton Avenue is Charlotte Maher Park.

South: On the south side of Eglinton Avenue East a 2-storey building converted from residential to office use and a 2-storey residential building that was converted to a church (UpHill Church). A development proposal for a 14-storey residential building with affordable housing was adopted by Council on July 24 and 25, 2024, with a subsequent Committee of Adjustment approval increasing the height to 16-storeys on July 17, 2025. The properties assembled for this development proposal include 501 and 503 Eglinton Avenue East and 383-385 and 387-389 Cleveland Street.

East: A 4-storey, 40-unit residential condominium building. Further east is an 8-storey office building with ground floor retail use. This building is located at 586 Eglinton Avenue East, on June 25 and 26, 2025 Council adopted a settlement offer that proposed a 46-storey mixed-use building. This proposed development is located within

the Bayview Focus Area and the Station Area Core in the YESP. The council decision can be found at the following link: [Agenda Item History - 2025.CC31.5.](#)

West: A 2-storey commercial office building. Further west at the northeast corner of Eglinton Avenue East and Walder Avenue is a 4-storey townhouse building (536A-538B Eglinton Avenue East and 1A-1C Walder Avenue).

THE APPLICATION

Description

The application proposes an Official Plan Amendment to eliminate the requirement for a laneway at the rear of the property as shown on Map 21-9 of the Yonge and Eglinton Secondary Plan and a Zoning By-law Amendment to permit the construction of a 25-storey (82.50 metres plus 6.6 metres to mechanical penthouse) residential apartment building with a 7-storey podium. A total of 19,801.4 square metres of gross floor area is proposed, including 177 square metres of ground floor retail.

Density

The proposal has a density of 11.96 times the area of the lot.

Residential Component

The application proposes 256 residential dwelling units, 6 studio (2.3%), 156 one-bedroom (60.9%), 66 two-bedroom (25.8%), and 28 three-bedroom units (10.9%).

Non-Residential Component

The proposal includes 177 square metres of ground floor retail space.

Access, Parking and Loading

The proposed pedestrian access to the retail space is from Eglinton Avenue East and the proposed residential entrance is from Bruce Park Ave. Vehicular access is provided by a 6.5-metre wide driveway on the west side of Bruce Park Avenue, leading to 2 levels of underground parking and 1 Type 'G' loading space. The proposal includes a total of 58 underground vehicular parking spaces with 6 spaces for accessible parking. A total of 54 spaces will be allocated for residential and 4 for visitors parking. A total of 231 long-term bicycle parking spaces and 52 short-term bicycle parking spaces are proposed.

Rental Housing Demolition and Replacement

A related Rental Housing Demolition application has been submitted for this site. Based on a preliminary review of the material, five rental units are proposed for demolition, and replacement is not required.

Because fewer than six rental units are proposed for demolition, approval of the Rental Housing Demolition Application is delegated for approval to the Chief Planner. Approval of the Rental Housing Demolition application will only be considered if re-development of the site is approved.

Additional Information

See the attachments of this Report for the Application Data Sheet, Location Map, site plan, elevations, and 3D massing views 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: toronto.ca/544EglintonAve

Reasons for Application

A Zoning By-law Amendment is needed to establish site-specific provisions for height, density, setbacks, stepbacks and other development standards. An Official Plan Amendment is needed to eliminate the requirement to provide a new laneway at the rear of the site as shown on Map 21-9 of the Yonge and Eglinton Secondary Plan.

APPLICATION BACKGROUND

A pre-application consultation (PAC) meeting was held on August 13, 2024. The Planning Application Checklist Package resulting from the PAC meeting is available on the Application Information Centre.

The current application was submitted on July 29, 2025, and deemed complete on July 29, 2025, satisfying the City's minimum application requirements. The reports and studies submitted in support of this application are available on the Application Information Centre at toronto.ca/544EglintonAve.

Agency Circulation Outcomes

The application together with the applicable reports noted above, have been circulated to all appropriate agencies and City Divisions. Responses received have been used to assist in evaluating the application.

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, including the Greenbelt Plan (2017), and others.

Official Plan

The subject lands are designated *Apartment Neighbourhoods* on Map 17 in the Official Plan and on Map 21-4 of the Yonge-Eglinton Secondary Plan. In the Yonge-Eglinton Secondary Plan (YESP), the site is within the Eglinton East Apartment High Streets Character Area on Map 21-2. A height range of 8 to 12-storeys is set out for the Eglinton East Character Area. It is noted that an Official Plan Amendment is not required in order to achieve a greater or lesser height than the range and the heights of buildings for sites will be specifically determined through rezoning applications.

On Map 21-3, the site is located within a 500 metre radius of the Leaside Midtown Station Area and its associated Secondary Zone. Within the YESP, there are three types of transit nodes that are defined geographies with clusters of uses and varying levels of development intensity. The subject site is located in the Secondary Zone, which is intended to support transit-supportive development in a compact urban form and a mix of uses in Midtown. The intensity of development will generally be less than the Station Area Core. Development will generally transition down in height and scale to surrounding Built-up Zones. A Station Area Core includes the transit station(s),

residential intensification, a concentration of office uses and collectively greater intensity than in the Secondary Zones. Finally, areas within a 250-500 metre radii of the transit station are identified to include transit-supportive development.

This application involves the demolition of rental housing units. Under Chapter 667 of the City of Toronto Municipal Code, an applicant is required to obtain a Rental Housing Demolition and Conversion Permit from the City to demolish existing rental housing units if a site contains six or more residential units, of which at least one unit is rental housing. The City may impose conditions that must be satisfied prior to obtaining a demolition permit.

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/planningdevelopment/official-plan-guidelines/official-plan/>.

Yonge and Eglinton Secondary Plan

The Yonge and Eglinton Secondary Plan identifies the site as *Apartment Neighbourhoods* which consist predominantly of residential communities oriented along major streets or areas with clusters of rental and condominium apartment buildings. Residential uses and local institutional and cultural uses are permitted. In addition, the site is located along a Secondary Retail Street. Small-scale retail and service uses that primarily serve area residents are permitted and encouraged on the first floor of buildings.

The site is also within the Eglinton East Apartment High Street Character Area. The character area is characterized by distinct, mid-century mid-rise pavilion buildings and apartment towers, generously set back from streets and other buildings and surrounded by open space. The Yonge-Eglinton Secondary Plan can be found here: [Yonge Eglinton Secondary Plan \(toronto.ca\)](https://www.toronto.ca/city-government/planningdevelopment/official-plan-guidelines/official-plan/).

Protected Major Transit Station Area – Leaside Station Site and Area Specific Policy 681 (“SASP 681”)

The site is within a delineated Protected Major Transit Station Area. Specifically, the site is within 500 metres of the delineated Leaside Protected Major Transit Station Area associated with SASP 681 in Chapter 8 of the Official Plan. Further, amendments in Chapter 8 require the City to update its zoning by-law to allow higher Floor Space Index (FSI) in certain areas. Specifically, lands within an MTSA or PMTSA that are designated as Apartment Neighbourhoods, Mixed Use Areas, or Regeneration Areas and within 200-500 metres of a transit station shall have a FSI of 6.0 or more through that zoning exercise.

The Official Plan, including any specific Secondary Plan and SASP should be read as a whole to understand its comprehensive and integrative intent as a policy framework for priority setting and decision making.

Official Plan Amendment (OPA 778)

Official Plan Amendment 778, enacted on February 11, 2025, updates Section 2.2.3 of the Official Plan. On July 24, 2025, the OLT confirmed that the majority of OPA 778 came into effect on March 14, 2025, under *Planning Act* s.17(27). The amendment is now in full force, except for the site-specific and the city-wide appeal of the sidebar titled “*Activating the Ground Floor on Avenues*.” OPA 778 added 283 kilometres of *Avenues* to Map 2, including the portion of Eglinton Avenue East where the subject site is located.

The *Avenues* policies specify that in order to achieve growth and intensification on *Avenues*, development along *Avenues* will be up to the height and scale of a mid-rise building in *Mixed Use Area* and *Apartment Neighbourhoods*. Development may go beyond the height and scale of a mid-rise in *Mixed Use Areas* when located within a 500 to 800-metre walking distance of an existing or planned subway station, light rail transit station or GO rail station. Although this development is located within 500 metres of a planned light rail station, it is not within a designated *Mixed-Use Area*. Rather, the site is designated as *Apartment Neighbourhood*, where development is expected to conform to the mid-rise built form envisioned by OPA 778.

Zoning

The subject site is zoned Residential Apartment Commercial, RAC (x303) under Zoning By-law 569-2013. The RAC zoning category permits a number of small-scale commercial and community uses on apartment building sites and a permitted height of 18 metres. 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;
- Mid-Rise Building Performance Standards;
- Growing Up Guidelines for Children in Vertical Communities;
- Pet Friendly Design Guidelines for High Density Communities; and
- Retail Design Manual.

Toronto Green Standard

The Toronto Green Standard (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 TGS. Tiers 2 and above are voluntary, higher levels of performance with financial incentives (partial development charges refund). Tier 1 performance measures are secured in provisions of the zoning by-law, on site plan drawings and through a Site Plan Agreement or the approval of a Plan of Subdivision.

PUBLIC ENGAGEMENT

Community Consultation

On September 24, 2025, a virtual community consultation meeting took place to discuss the submission. The meeting was attended by the Ward Councillor, the applicant, project architect, Community Planning Staff and approximately 15 members of the public. Following presentations by City staff and the applicant the following concerns were raised by residents:

- Appropriateness and fit of the proposed height and density;
- Privacy and overlook concerns on the adjacent townhouses to the west of the proposed development;
- Shadow impact on the neighboring properties;
- Concerns regarding noise, dust and hazard impacts during construction.

The issues raised through the community consultation process have been considered through the review of the application and commented on as necessary in the body of this Report.

Statutory Public Meeting Comments

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

COMMENTS

Provincial Planning Statement and Provincial Plans

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 (2024) (PPS 2024). Staff find the proposal to be inconsistent with the PPS (2024) for the following reasons:

In accordance with PPS policy 2.4.1.3b, planning authorities are directed to "Identify the appropriate type and scale of development in strategic growth areas and the transition of built form to adjacent areas." The Official Plan identifies appropriate locations for development. The subject site is designated as *Apartment Neighbourhoods* in the Official Plan and Eglinton East Apartment High Street Character Area in the YESP. The proposed 25-storey building significantly exceeds the prescribed building height of 8 to 12-storeys identified in the YESP. The level of intensification proposed at this location, with respect to height, massing, and scale, does not meet the general intent of the Official Plan and the YESP.

While the development proposes residential intensification in order to achieve the objectives of the Provincial Planning Statement 2024 (PPS 2024), the proposed development is not consistent with the PPS. The proposed form of development is not appropriate for the local context.

Additional information is also required to determine if the application is consistent with Policy 3.6.1 of the PPS which provides for the efficient use and optimization of existing municipal sewage services and that servicing and land use considerations are integrated throughout all stages of the planning process. It has not yet been demonstrated that there is adequate capacity to support the proposed development.

Official Plan Policies and Design Guidelines

This application has been reviewed against the Official Plan policies including the Yonge-Eglinton Secondary Plan policies and design guidelines described in the Policy and Regulation Considerations Section of this Report.

Land Use and Built Form

The subject site is designated as *Apartment Neighbourhoods* on Map 17 of the Official Plan, which permits apartment buildings and parks, local institutions, cultural and recreational facilities, and small-scale retail, service and office uses that serve the needs for area residents. Within the YESP, the site is designated *Apartment Neighbourhoods* and is further identified as part of the Eglinton East Apartment High Street Character Area, which prescribes a building height range of 8 to 12 storeys. The site also falls within the “Secondary Zone” of the Midtown Transit Station Areas (Map 21-3 of the YESP), located just outside the 250-metre transit radius but adjacent to the “Station Area Core”.

Although apartment buildings are permitted within the *Apartment Neighbourhoods* designation, the proposed 25-storey building significantly exceeds the height permission of the Eglinton East Character Area. Buildings of this magnitude are intended for the Bayview Focus Area and Station Area Core, where higher-density development is encouraged, and such buildings are generally not appropriate in the *Apartment Neighbourhood* designated lands. The Bayview Focus Character Area begins immediately east of the subject site across from Bruce Park Avenue. A mid-rise building would be more appropriate for this location, as it fits within the height permissions and planned character of the Eglinton East Character Area. While Section 5.4.3 of the YESP specifies that, an Official Plan Amendment will not be required in order to achieve a greater or lesser height than the anticipated height ranges set out for each Character Area, the proposed height increase aligns more closely with the Station Core Area and represents a substantial difference from the heights permitted in the Secondary Zone.

The proposed development does not fit within both the existing and planned context. The YESP envisions Apartment High Streets within the Eglinton East Character Area as distinct, mid-century mid-rise pavilion buildings and apartment towers, generously set back from streets and other buildings and surrounded by open space. New buildings and infill development, sympathetic in form and setting with improved transition to surrounding low-rise areas, will contribute to enhancing the character of the area as a green spine linking two transit stations. Further, the planned context includes a 16-storey building located directly across the street at 501-503 Eglinton Avenue East and 383-389 Cleveland Street. The proposed development was adopted by Council on July 24 and 25, 2024, with a subsequent Committee of Adjustment approval increasing the height to 16-storeys on July 17, 2025. Overall, the proposed development does not reflect the existing and planned context and would undermine the planned character and scale of the area.

Furthermore, policy 5.1.1(b) of the YESP, directs that growth and intensification will be accommodated in a variety of building types and scales suitable and appropriate to the existing and planned context of the character areas that comprise Midtown. To achieve this, all development within the Secondary Plan area will generally provide transition from *Apartment Neighbourhood* through a variety of context-appropriate approaches that adequately limit shadow and privacy impacts, such as transitioning building heights,

inclusive of the base building, placing buildings in landscaped settings with building setbacks, or a combination thereof.

The proposed development raises privacy concerns for the terraces of the existing townhouses located to the west. In addition, the proposed tower height at 25-storeys does not achieve the built form transition envisioned in the YESP. The Tall Building Design Guidelines recommend a 12.5 metres tower setback to achieve appropriate separation distance to the potential future development on the west. The proposed 7.5 metre tower setback on the west is insufficient for a tall building and will negatively impact any future midrise developments on the block. A 7.5 metre setback is more consistent with a mid-rise built form than with a tall building built form.

Density

The proposed development has a density of 11.96 times the lot area. In Chapter 8 of the Official Plan, Policy 6, directs that within Protected Major Transit Station Areas for lands designated Apartment Neighbourhood, City-initiated zoning will permit a floor space index of 6 FSI or more where the lands are located within 200-500 metres of an existing or planned transit station. Policy 5.6.17 of the Official Plan provides further direction for sites located within PMTSA. The policy states, “Despite Policy 7, minimum development densities within the delineated area of a Protected Major Transit Station Area are to be applied together with all appropriate policies of the Official Plan, applicable Secondary Plans or Chapter 7 Site and Area Specific Policies, including matters of heritage, built form and public realm, servicing, natural areas, parks and other open spaces, and others”. This policy clarifies that minimum density expectations in PMTSA’s do not override other applicable Official Plan and Secondary Plan policies.

In the context of the Eglinton East Character Area of the YESP, and considering the planned mid-rise form for this area, a density range of 6 to 8 FSI would represent a more appropriate level of intensification.

Shadow Impact

A Sun and Shadow Study was submitted in support of the application. The study demonstrates that the proposed development would cast shadows on Neighbourhood designated properties during the months of December, March and September between 9:18 am and 4:18 pm, with minimal shadow impact observed in June between 9:18 am and 1:18 pm. The shadow impacts of the proposed 25-storey building are beyond the anticipated shadow impacts of the approved height range within the Character Area. Additionally, Charlotte Maher Park experiences limited shadowing in December between 11:18 am to 1:18 pm. However, a building within the anticipated height range would not result in any shadow impacts on Charlotte Maher Park.

Site Organization and Public Realm

With respect to the application to amend the Official Plan to remove the requirement for a proposed rear laneway, as shown in YESP staff, staff recognize there are grading challenges associated with implementing the rear laneway. However, the OPA is premature without a comprehensive development proposal for the site that staff can support.

The Official Plan policies direct that development will provide active uses and attractive building facades along adjacent streets. Loading, servicing, and utilities will be located to minimize their impact on the public realm. The proposed electrical transformer room and mail room along the Bruce Park Avenue frontage does not contribute to the activation of the public realm. Additional active uses should be provided along the Bruce Park Avenue frontage to animate the public realm.

The proposed indoor amenity space on the ground floor lacks access to daylight due to its relationship with the surrounding grade along Eglinton Avenue East. Additionally, its location is relatively concealed. Indoor amenity spaces should be enhanced in design and located to improve daylight access, visibility, and overall accessibility.

Housing

The Official Plan directs that a full range of housing in terms of form, tenure and affordability be provided to meet the current and future needs of residents. This proposal would result in a residential condominium, with a unit mix that does meet the general intent of the Official Plan. The proposal consists of approximately 2% studio, 61% one-bedroom, 26% two-bedroom units and 11% three-bedroom units.

This site is within a Minister-approved Protected Major Transit Station Area and subject to Inclusionary Zoning. Should any development be approved and proceed as a condominium, affordable housing requirements of 5% of the residential gross floor area as affordable rental or ownership housing for a 25-year period apply. If the project proceeds as purpose-built rental housing, no affordable housing requirements would apply. An Inclusionary Zoning agreement under Section 35.2(2) of the Planning Act will be required accounting for:

- no minimum affordable housing requirement if the tenure of the building(s) is secured as purpose-built rental housing; and
- affordable housing requirements if the building(s) is developed as a condominium, including number of affordable units, tenure, unit mix, unit sizes, location, an affordable housing access plan, monitoring, and reporting requirements.

Rental Housing Demolition

The applicant submitted a Rental Housing Demolition application on September 10, 2025 which is currently under review, pending resolution of the Zoning By-law Amendment application. The application proposes the demolition of 6 residential units, 5 of which are rental. At this time, staff have not been able to arrange a site visit with the applicant to confirm existing conditions.

In accordance with Policy 3.2.1.12 of the Official Plan, the applicant is required to provide a Tenant Relocation and Assistance Plan to lessen hardship for existing tenants. In the event of an appeal to the Ontario Land Tribunal and the OLT allows the appeal, the final order should be withheld until the City has approved the rental housing demolition application and the owner has entered into an agreement to secure all related matters, including a tenant assistance plan that is consistent with the City's current practices and will support tenants to access alternative accommodation within the neighbourhood.

Servicing and Storm Water Management

The applicant is required to provide revisions to the Servicing and Stormwater Management Report by SCS Consulting Group Ltd. (dated June 2025), which was submitted as part of the Zoning By-law Amendment and Official Plan Application. The report requires revisions and further analysis to demonstrate that the existing sanitary sewer system and watermain and any required improvements to them, have adequate capacity and supply to accommodate the development of the lands to the satisfaction of the Director, Engineering Review, Development Review.

In the event that the application is appealed and the OLT allows an appeal in whole or in part, the final Order should be withheld pending the confirmation the Servicing and Stormwater Management Report has been revised to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services and it is demonstrated that the municipal water, waste, sanitary and storm sewer systems can support the proposed development and whether upgrades or improvements of the existing municipal infrastructure are required.

Transportation Demand Management (TDM)

A TDM Plan was included as part of the Transportation Impact Study (TIS) Report prepared by Paradigm Transportation Solutions Limited (dated June 2025). Staff have reviewed the TDM and find many of the proposed TDM measures to be deficient. A revised TDM plan is required to satisfy the requirements in the Toronto Green Standard.

In the event that the application is appealed and the OLT allows an appeal in whole or in part, the final Order should be withheld pending confirmation that the owner has submitted a revised Transportation Demand Management Plan acceptable to, and to the satisfaction of the Chief Planner and Executive Director, City Planning and the General Manager, Transportation Services and that such matters arising from such plan be secured if required.

Road Widening

In order to satisfy the Official Plan requirement of a 27 metre right-of-way for this segment of Eglinton Avenue East, a 0.4 metre road widening dedication along the Eglinton Avenue East frontage of the subject site would be required should an application be approved. Additionally, a 6.0 metre corner rounding at the northwest corner of the site would be required.

Traffic Impact, Access, Parking

A Traffic Impact Study (TIS) was prepared by Paradigm Transportation Solutions Limited (dated June 2025) in support of the proposal. The report estimates that the project will generate approximately 69 and 82 two-way vehicle trips during the a.m. and p.m. peak hours, respectively. The consultant concludes that the proposed development will have an acceptable impact on the surrounding road network, with all intersections operating similar to background conditions. Despite the conclusion, staff is requesting revisions to the report that include updating the analysis of pick-up and drop off activity. As such, the report has not been accepted by staff in its current state. Furthermore, additional information is also required on the submitted plans for review from Staff.

The proposed development includes a total of 58 parking spaces within a 2-level underground garage, comprising of 54 residential spaces and 4 visitor spaces. Additionally, 3 designated pick-up/drop-off (PUDO) spaces are provided. The proposed parking supply meets the bylaw requirements. However, 6 accessible parking spaces are proposed (5 for residential use and 1 for visitors). This does not meet the minimum requirement of 6 residential accessible spaces, 1 visitor accessible space, and 1 retail accessible space as outlined in the applicable standards.

Parkland

In accordance with Section 42 of the Planning Act, the Owner will be required to satisfy the parkland dedication requirement for this proposal 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.

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). The Official Plan, Chapter 3 provides direction for how developments should preserve, incorporate, and plan for trees on site.

The applicant proposes to remove 26 trees from the site. Of these, seven are protected under the Municipal Code 813, 4 of which are located on or within a neighboring private property, and 3 that are located on City property. Based on the City's tree replacement standards, the applicant is required to plant 12 replacement trees on private property and 3 on City property, totaling 15 replacement trees. The current proposal includes only 7 new trees, of which only 4 can feasibly be planted because the applicant is proposing trees too close together to allow for large tree growth. All replacement trees provided are proposed to be on City property. Urban Forestry does not support the proposal in its current form and requires the applicant to increase setbacks to allow for private tree planting. Further, there is a large Silver Maple tree owned by the neighbouring property that is located on the northwest corner of the site, this tree is in good condition and the applicant is to ensure protection of the tree.

Summary of Issues to be Resolved

Based on the review of the application, the following issues have not been addressed and need to be resolved in order for redevelopment to proceed on the subject site.

- Height of the proposal needs to be reduced to be in keeping with the YESP Character Area.
- Scale, density and massing of the development needs to be revised to fit within the existing and planned context; including setbacks and separation distances, relationships to, and impacts on, adjacent properties;
- Additional active uses should be provided along the Bruce Park Avenue frontage to animate the public realm;
- Indoor amenity space is relatively concealed and should be relocated in an area to receive sunlight;

- Impacts to the public realm, including shadow impacts that would be improved with a reduction in height of the building;
- Updated Traffic Impact Study that includes an updated analysis of PUDO activity and a revised Travel Demand Management plan;
- Landscape improvements are required including increased setbacks to accommodate private tree planting and the provision of additional replacement trees on site;
- Site servicing, including determining the servicing capacity for the proposed development and identifying any necessary upgrades.

Further Issues

Should the decision to refuse the application be appealed to the Ontario Land Tribunal, and Staff continue to receive additional or supplementary information regarding this application or be required to review a revised proposal, Staff may refine or identify further issues and/or supplement the reasons provided in this Report.

Conditions to Any Tribunal Order

Should the refusal of Council's decision be appealed to the Ontario Land Tribunal, and not resolved or otherwise approved by City Council, and the Ontario Land Tribunal decides to grant the approval, in whole or in part, the following conditions should be imposed on the issuance of any final order of the Tribunal to the satisfaction of the appropriate City Officials:

- The final form and content of the draft Official Plan Amendment;
- The final form and content of the draft Zoning By-law Amendment;
- The owner has at its sole expense:
 - Submitted a revised Functional Servicing Report and Stormwater Management Report, Hydrogeological Review, including the Foundation Drainage Report ("Engineering Reports") to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services, in consultation with the General Manager, Toronto Water;
 - Secured the design and provided financial securities in respect of any upgrades or required improvements to the existing municipal infrastructure identified in the accepted Engineering Reports, to support the development, all to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services and the General Manager, Toronto Water, should it be determined that improvements or upgrades are required to support the development, according to the Engineering Reports accepted by the Chief Engineer and Executive Director, Engineering and Construction Services and the General Manager, Toronto Water unless otherwise secured through a holding provision in the by-law;
 - Ensured that implementation of the accepted Engineering Reports does not require changes to the proposed amending By-law or that any required changes have been made to the proposed amending By-law to the satisfaction of the Executive Director, Development Review, and the City Solicitor, including the use of a Holding ("H") By-law symbol regarding any new municipal servicing infrastructure or upgrades to existing municipal servicing infrastructure, as may be required;

- the owner has satisfactorily addressed Transportation Services and Engineering and Construction Services matters in the Engineering and Construction Services Memorandum dated October 27, 2025, and any outstanding issues arising from the ongoing technical review (including provision of acceptable reports and studies), as they relate to the Zoning By-law Amendment and Official Plan Amendment application to the satisfaction of the General Manager, Transportation Services and the Chief Engineer and Executive Director, Engineering Review;
- the owner has submitted a revised Transportation Demand Management Plan acceptable to, and to the satisfaction of the Chief Planner and Executive Director, City Planning and the General Manager, Transportation Services and that matters arising from such Plan be secured, if required;
- the owner satisfactorily addressing matters from the Urban Forestry memorandum dated August 27, 2025, or as may be updated, in response to further submissions filed by the Owner, all to the satisfaction of Urban Forestry;
- the owner has submitted architectural plans reflecting the proposal as approved in whole or in part, to the satisfaction of the Chief Planner and Executive Director, City Planning and the Executive Director, Development Review and;
- the owner has submitted an updated complete Toronto Green Standards Checklist and Statistics Template, to the satisfaction of the Chief Planner and Executive Director, City Planning.
- The City has approved Rental Housing Demolition Application (file No. 25 2293089 NNY 15 RH under Chapter 667 of the Toronto Municipal Code, pursuant to Section 111 of the City of Toronto Act, 2006, to permit the demolition of the existing rental dwelling units and the owner has entered into, and registered on title to the lands, an agreement pursuant to Section 111 of the City of Toronto Act, 2006, to the satisfaction of the Chief Planner and Executive Director, City Planning Division and the City Solicitor, securing all rental housing related matters, including tenant assistance, necessary to implement City Council's decision.

CONCLUSION

The proposal has been reviewed against the policies of the Provincial Planning Statement (2024), the Official Plan and the Yonge-Eglinton Secondary Plan, and applicable City guidelines intended to implement Official Plan policies. Staff are of the opinion that the proposal is not consistent with the PPS (2024) and does not conform with the Official Plan. Further, the proposed 25-storey building does not conform with the planned context for the Eglinton East Apartment High Street Character Area. The proposed tall building does not provide appropriate tower setback to the adjacent properties. The proposal does not represent good planning and is not in the public interest. Staff recommend that Council refuse the application.

CONTACT

Rebecca Thompson, Planner, Tel. No. (416) 392-2535, E-mail: rebecca.thompson@toronto.ca

SIGNATURE

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

ATTACHMENTS

Attachment 1: Application Data Sheet
Attachment 2: Location Map
Attachment 3: Official Plan Land Use Map
Attachment 4: Existing Zoning By-law Map
Attachment 5: Site Plan
Attachment 6: East Elevations
Attachment 7: West Elevations
Attachment 8: North Elevations
Attachment 9: South Elevations
Attachment 10: 3D Massing – Looking Northwest
Attachment 11: 3D Massing – Looking Southeast
Attachment 12: Yonge-Eglinton Secondary Plan Map 21-2 Midtown Character Areas
Attachment 13: Yonge-Eglinton Secondary Plan Map 21-3 Midtown Transit Station Areas
Attachment 14: Yonge-Eglinton Secondary Plan Map 21-4 Land Use Plan
Attachment 15: Yonge-Eglinton Secondary Plan Map 21-9 Midtown Mobility Network

Attachment 1: Application Data Sheet

APPLICATION DATA SHEET

Municipal Address: 544-552 EGLINTON AVE E & 12-14
BRUCE PARK AVE

Date Received: July 23, 2025

Application Number: 25 198600 NNY 15 OZ

Application Type: OPA / Rezoning, OPA & Rezoning

Project Description: OPA & Rezoning Application proposes the development of a 25-storey (82.5 metre plus 6.6 metres to mechanical penthouse) mixed-use building providing commercial use at grade. The building would provide a total of 256 residential units, with a mix of studio, 1-bedroom, 2-bedroom, and 3-bedroom units. A driveway access from Bruce Park Ave would be provided, leading to 2 levels of below-grade parking, providing a total of 58 parking spaces; as well as 283 bicycle parking spaces. The proposed development provides a total GFA of 19,801.40 square metres and a FSI of 11.96.

Applicant

BOUSFIELDS INC
3 Church Street,
Suite 200
Toronto, ON
M5E 1M2

Agent

Architect

Owner

2872362 ONTARIO INC.
12 Bruce Park Ave,
2nd Floor
Toronto, ON
M4P 2S3

EXISTING PLANNING CONTROLS

Official Plan Designation: Apartment Neighbourhood Site Specific Provision: SASP

Zoning: R (f9.0; d2.0) (x942)

Height Limit (m): 19 metres

PROJECT INFORMATION

Site Area (sq m):	1,655	Frontage (m):	37	Depth (m):	45
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Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):	Not Provided	0	876	876
Residential GFA (sq m):			19,624	19,624
Non-Residential GFA (sq m):			177	177

Total GFA (sq m):		19,801	19,801
Height - Storeys:	2 - 3	25	25
Height - Metres:		82.5	82.5

Lot Coverage Ratio (%)	0.53	Floor Space Index:	11.86
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Floor Area Breakdown	Above Grade (sq m)	Below Grade (sq m)
Residential GFA:	19,624	
Retail GFA:	177	
Office GFA:	N/A	
Industrial GFA:	N/A	
Institutional/Other GFA:	N/A	

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:	5			
Freehold:				
Condominium:			256	256
Other:				
Total Units:			256	256

Total Residential Units by Size

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:					
Proposed:		6	156	66	28
Total Units:		6	156	66	28

Parking and Loading

Parking Spaces:	58	Bicycle Parking Spaces:	283	Loading Docks:	1
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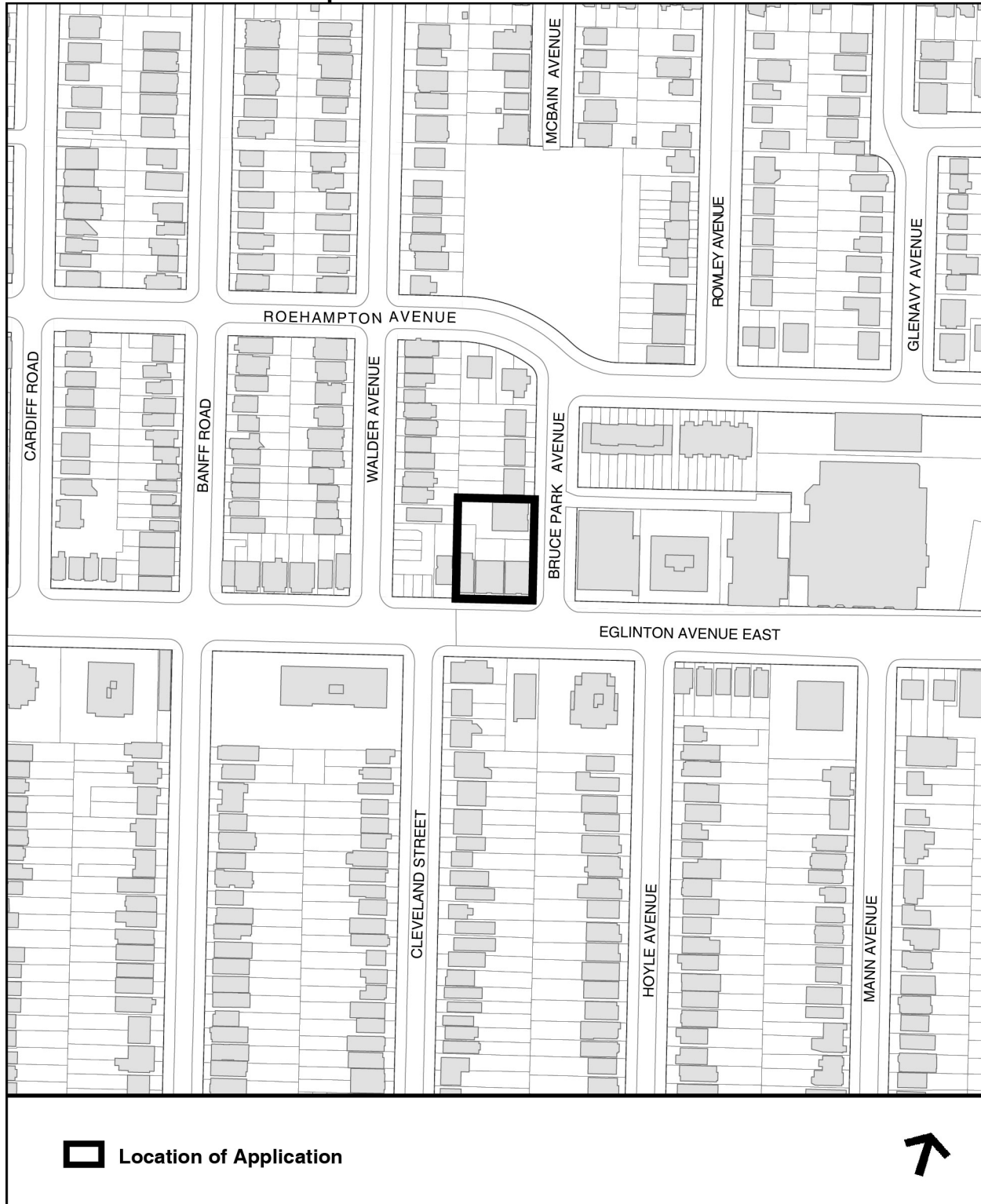
CONTACT:

Rebecca Thompson, Planner

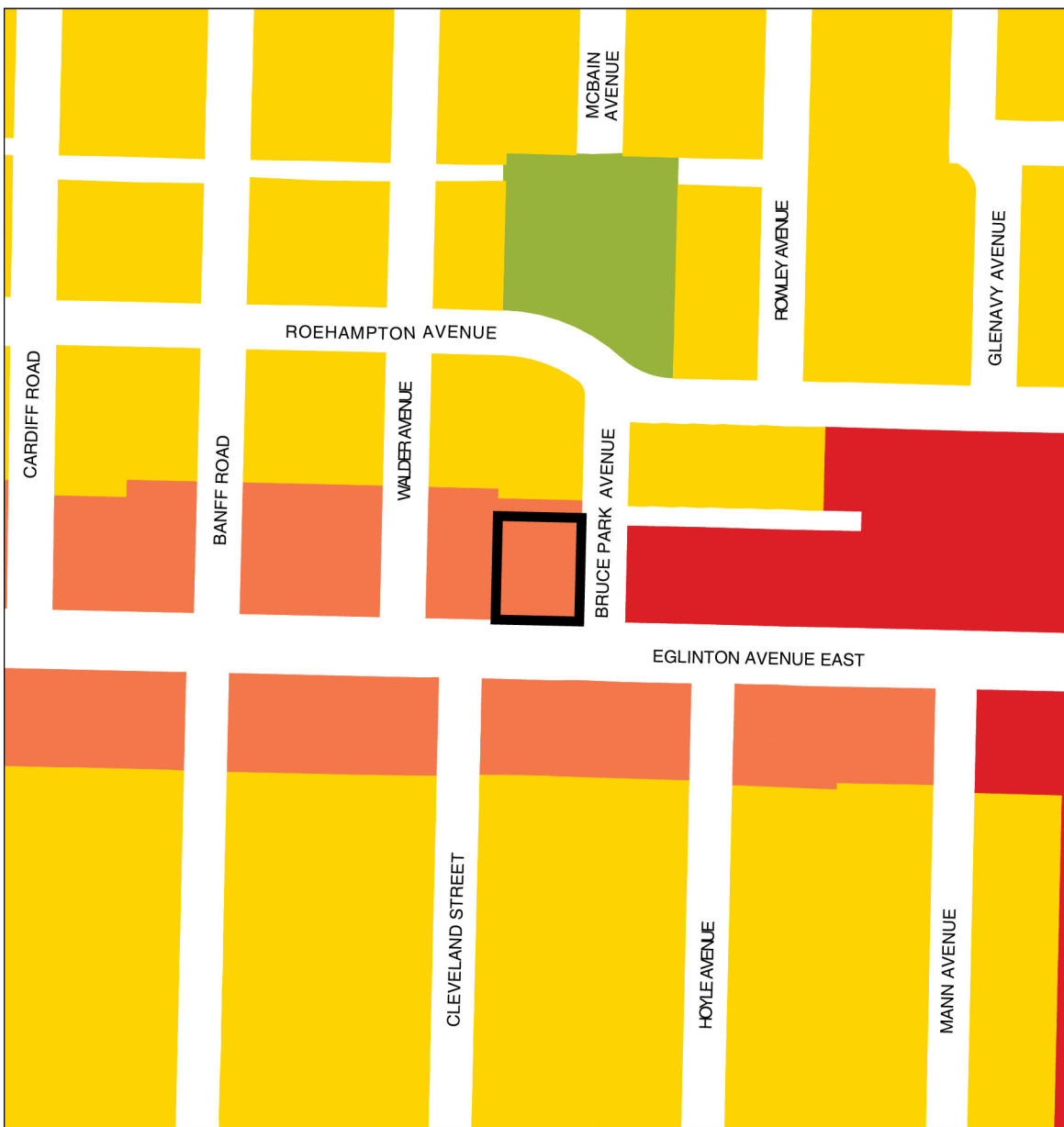
416-392-2535

rebecca.thompson@toronto.ca

Attachment 2: Location Map



Attachment 3: Official Plan Land Use Map



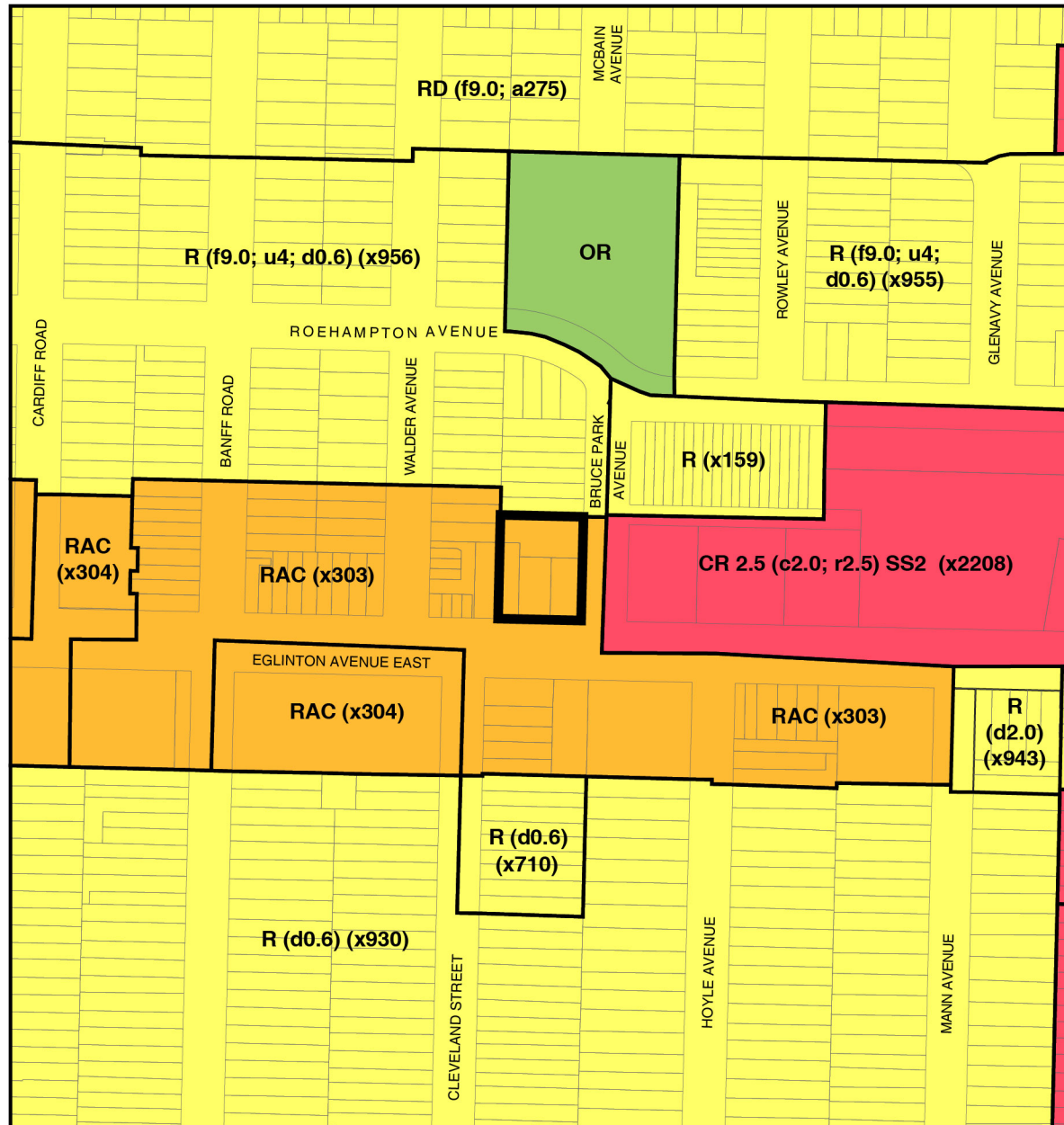
544-552 Eglinton Avenue East & 12-14 Bruce Park Avenue
Official Plan Land Use Map #17

File # 25 198600 NNY 15 0Z



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 Not to Scale
 Extracted: 07/28/2025

Attachment 4: Existing Zoning By-law Map



544-552 Eglinton Avenue East & 12-14 Bruce Park Avenue

Zoning By-law 569-2013

File # 25 198600 NNY 15 0Z



Location of Application



R Residential



RD Residential Detached



RAC Residential Apartment Commercial



CR Commercial Residential

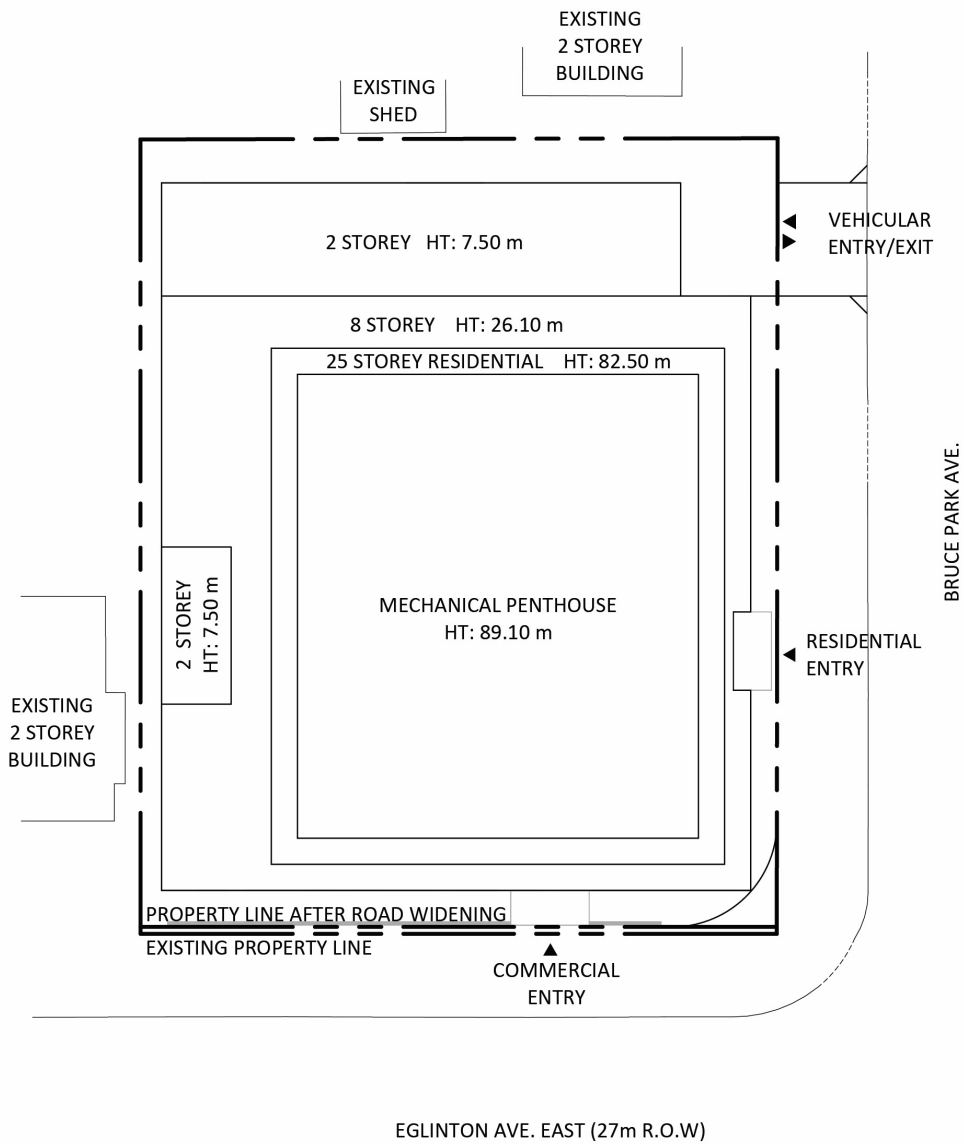


OR Open Space Recreation



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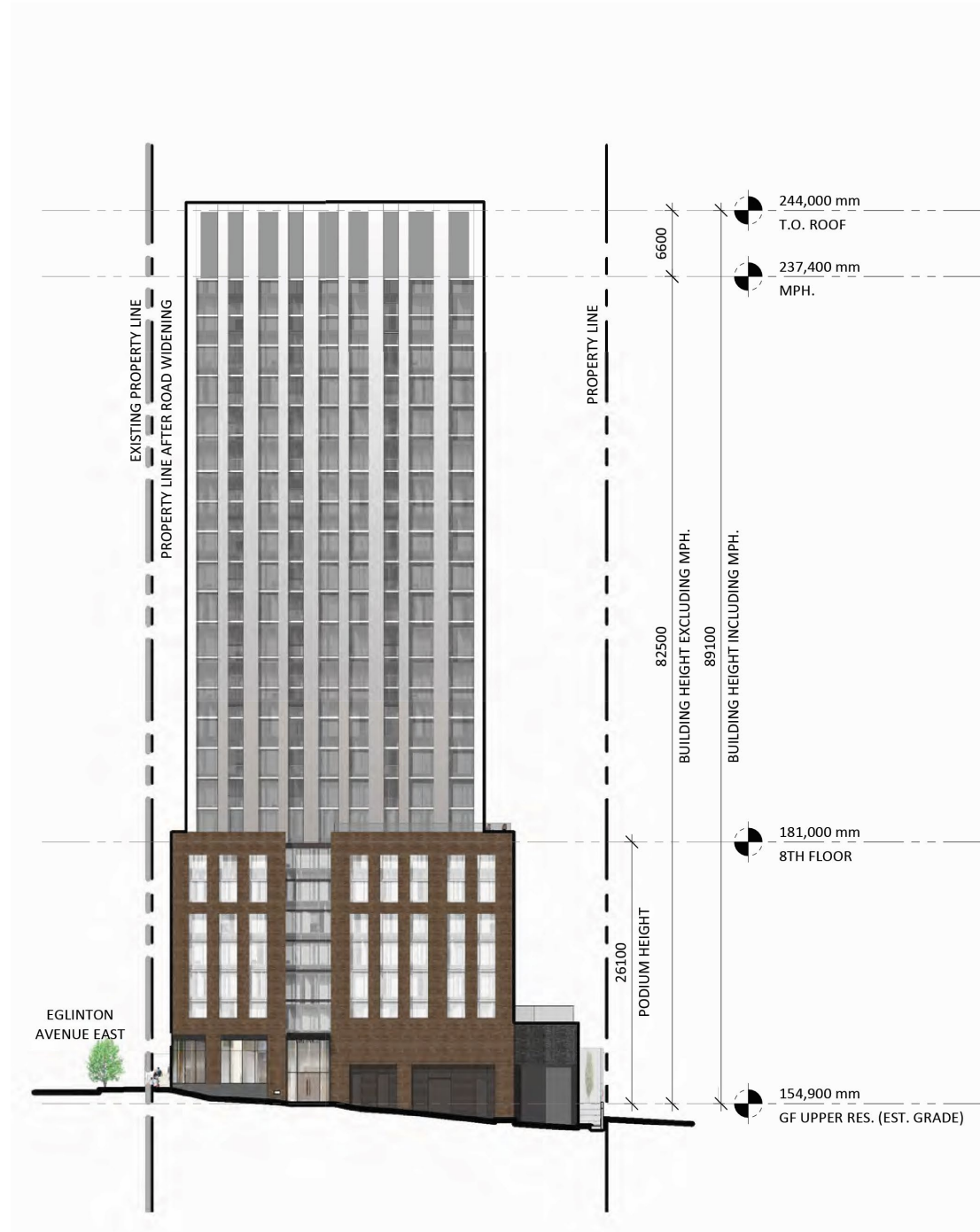
Attachment 5: Site Plan



Site Plan

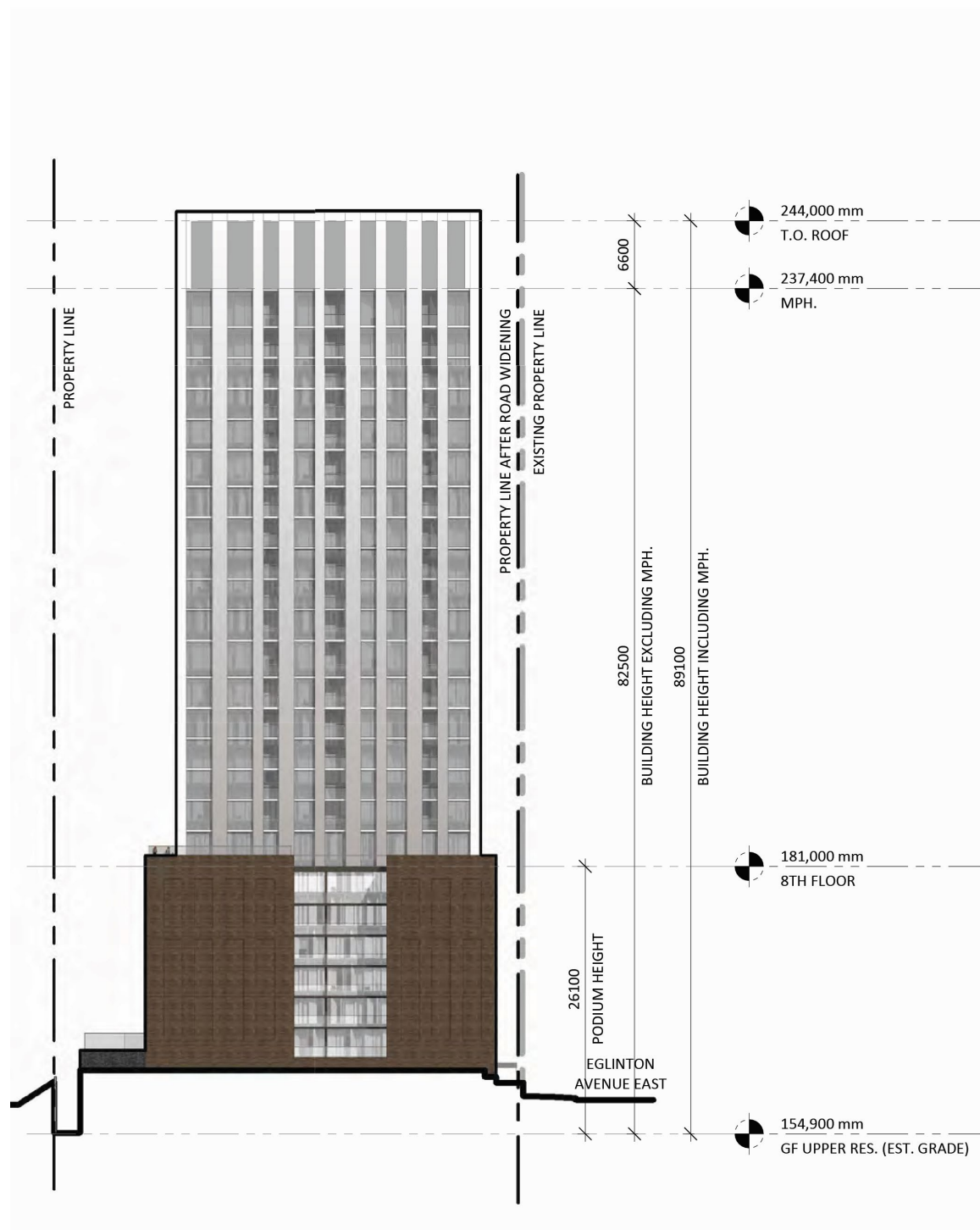


Attachment 6: East Elevation

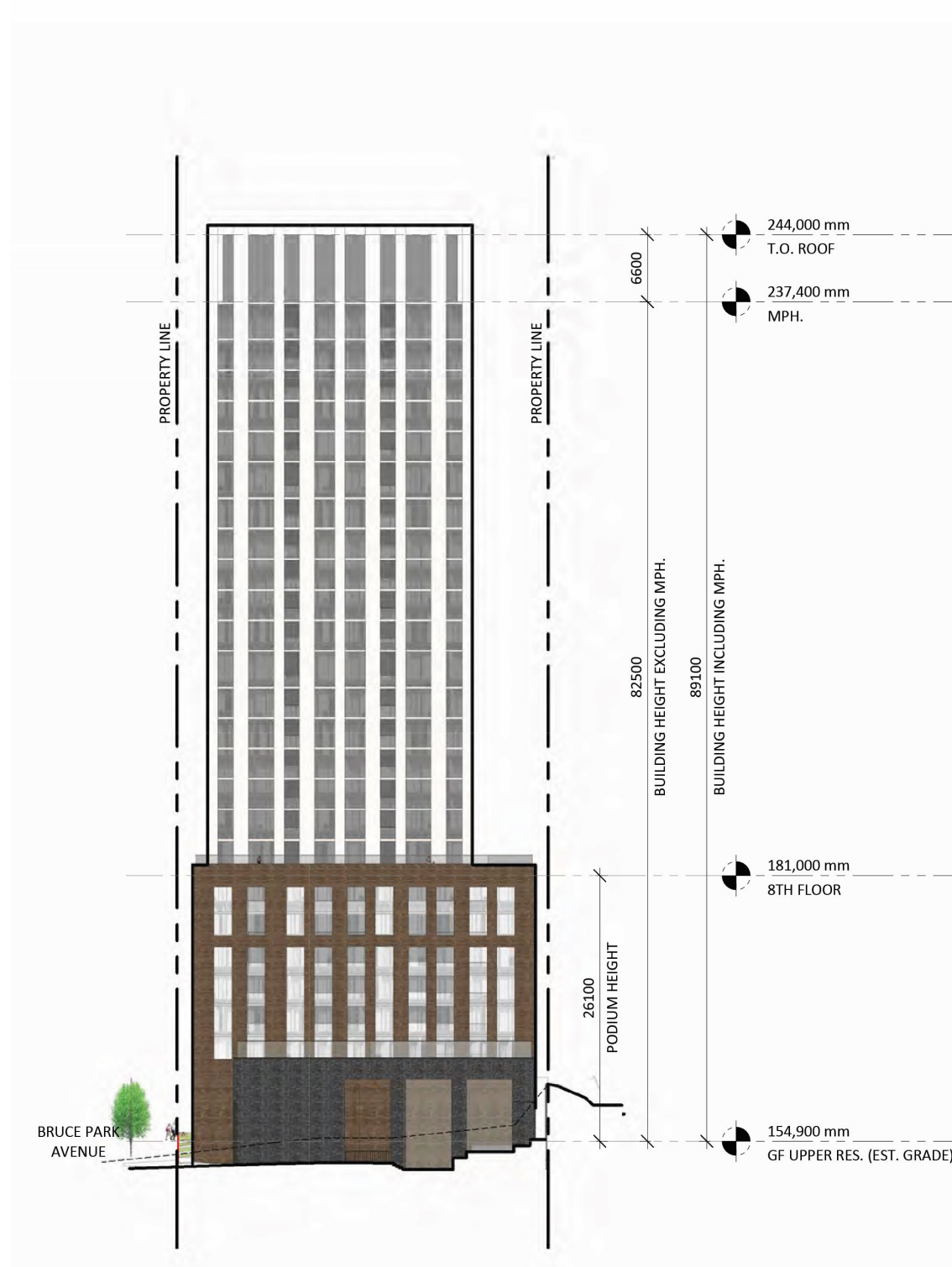


East Elevation

Attachment 7: West Elevation

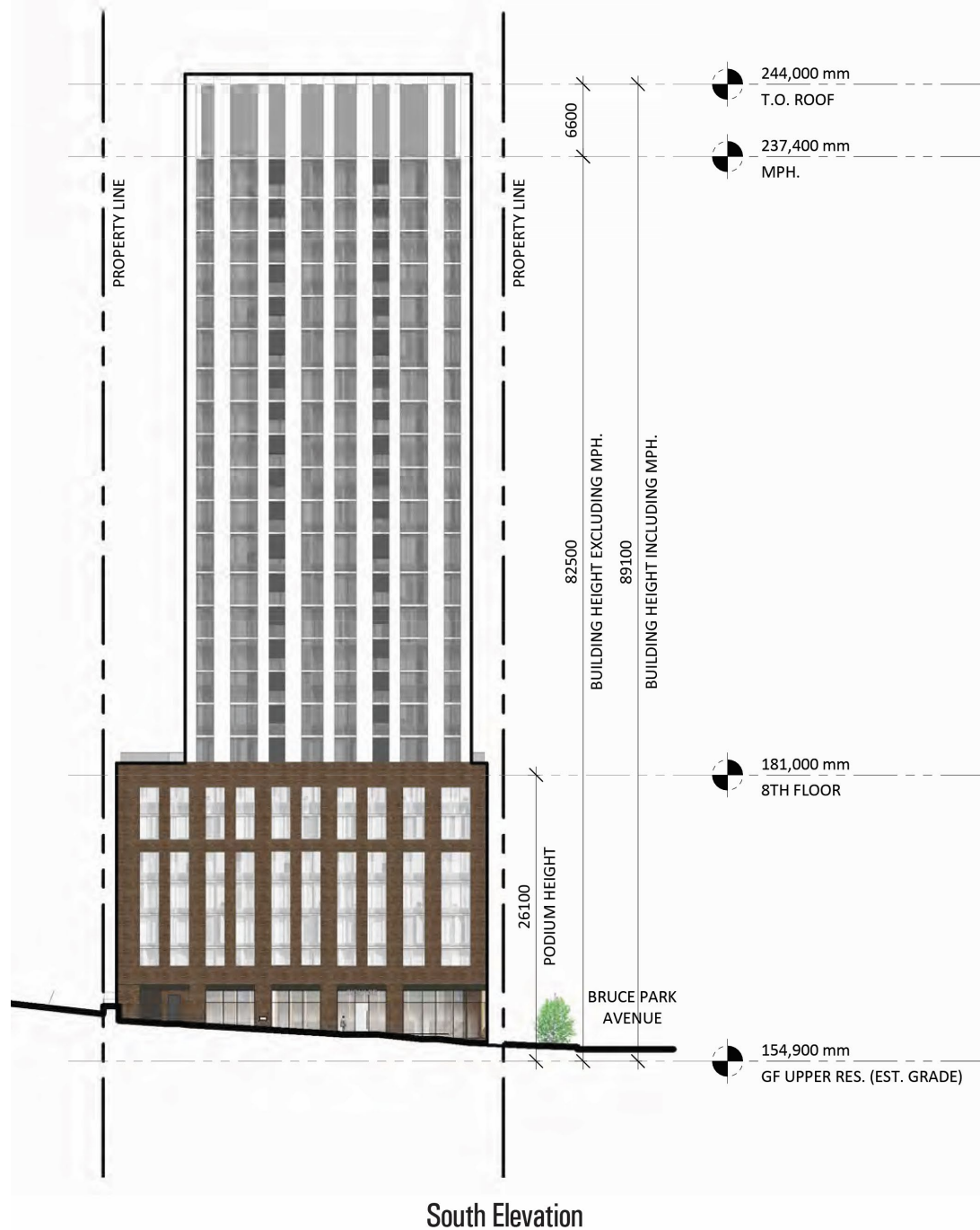


Attachment 8: North Elevation

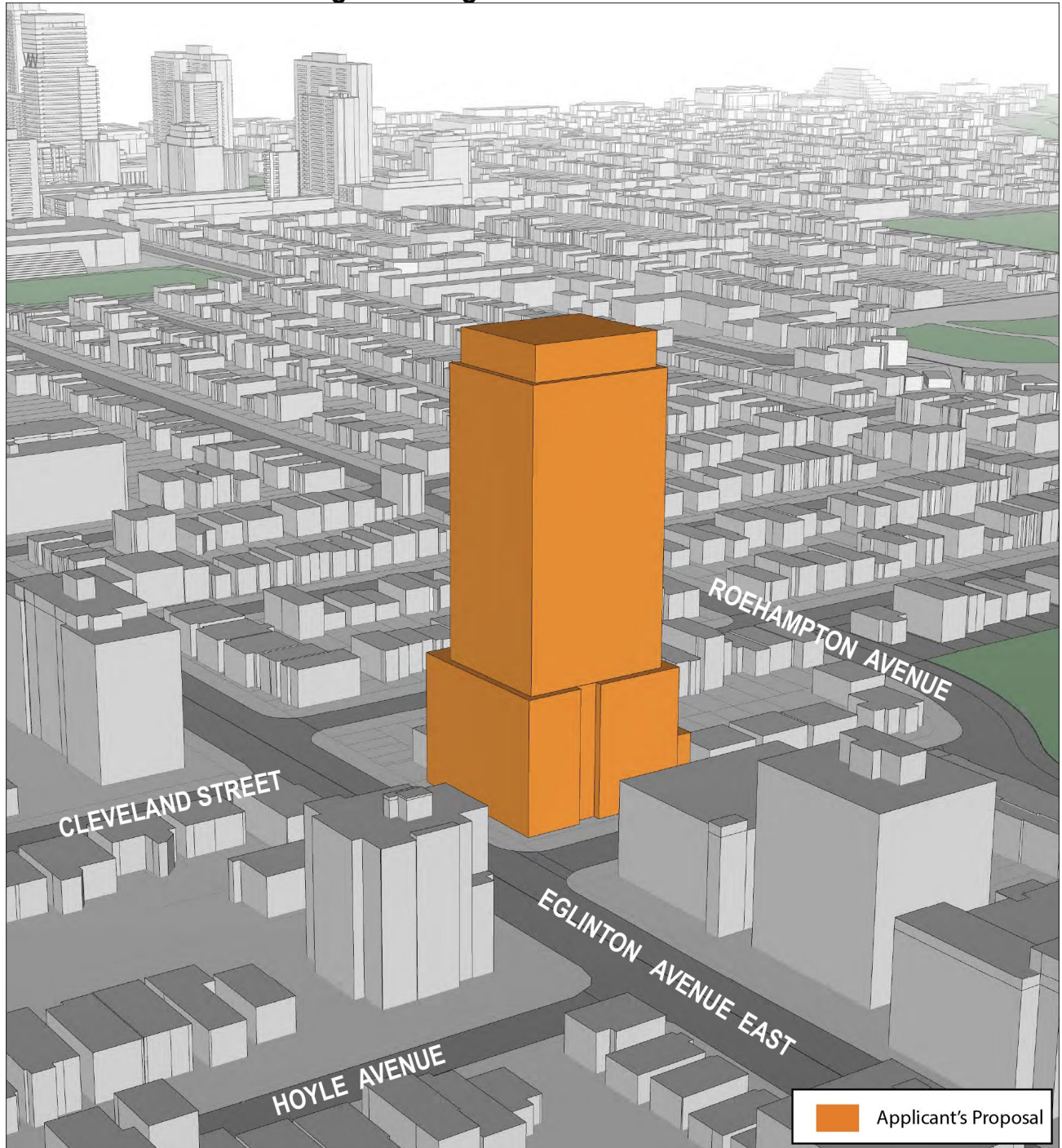


North Elevation

Attachment 9: South Elevation



Attachment 10: 3D Massing – Looking Northwest

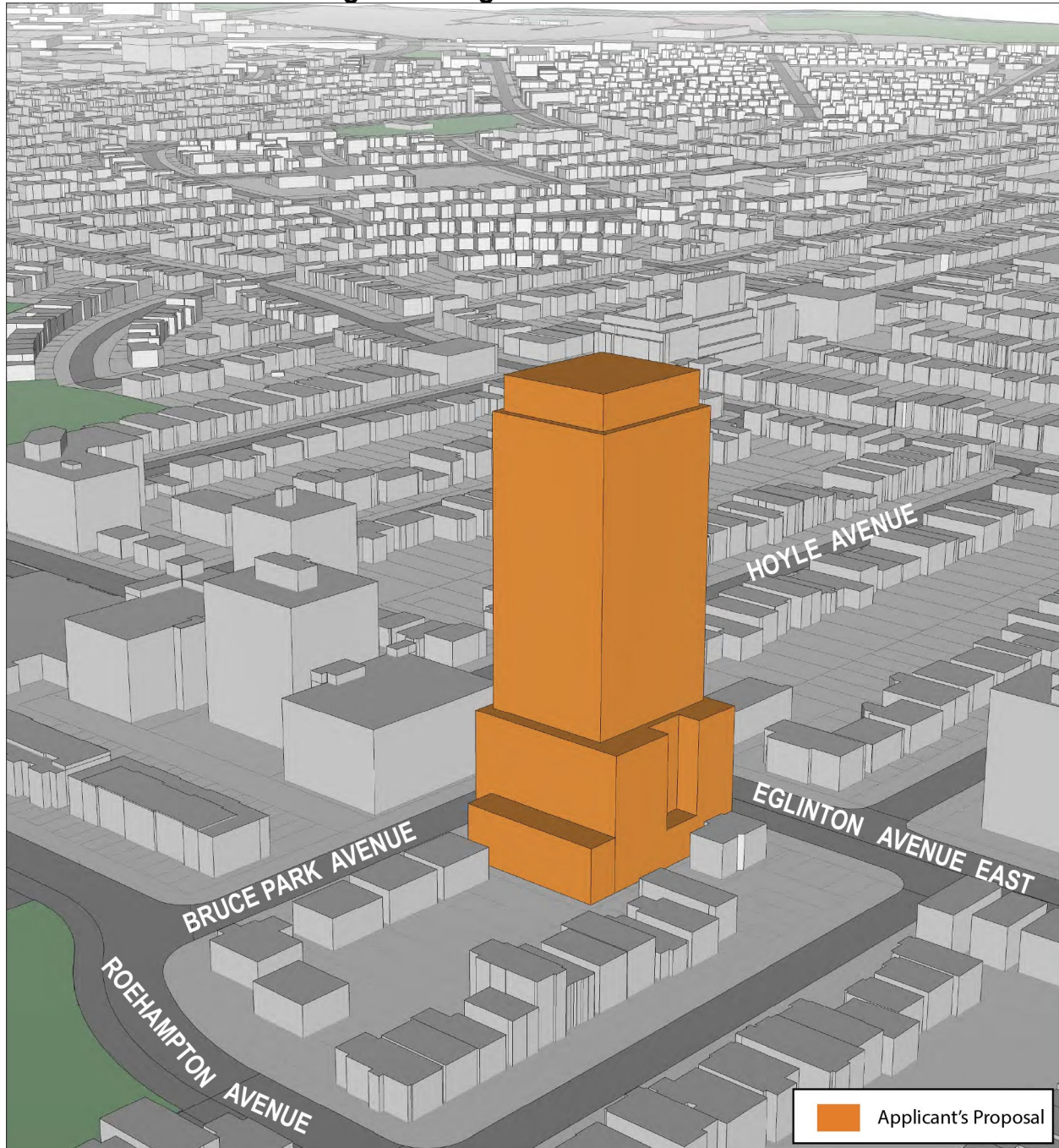


View of Applicant's Proposal Looking Northwest



08/20/2025

Attachment 11: 3D Massing – Looking Southeast

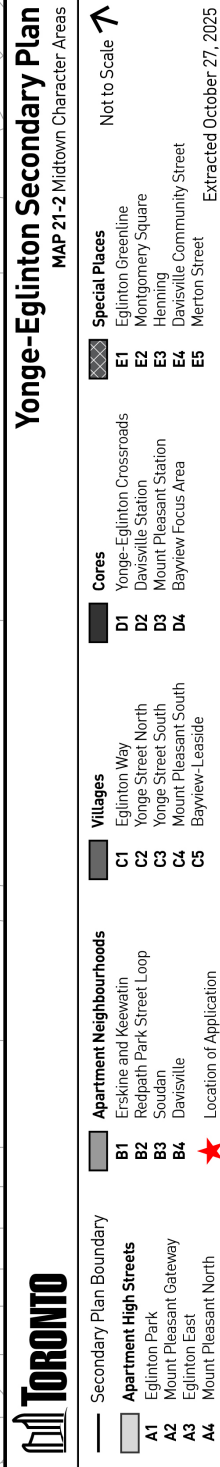


View of Applicant's Proposal Looking Southeast

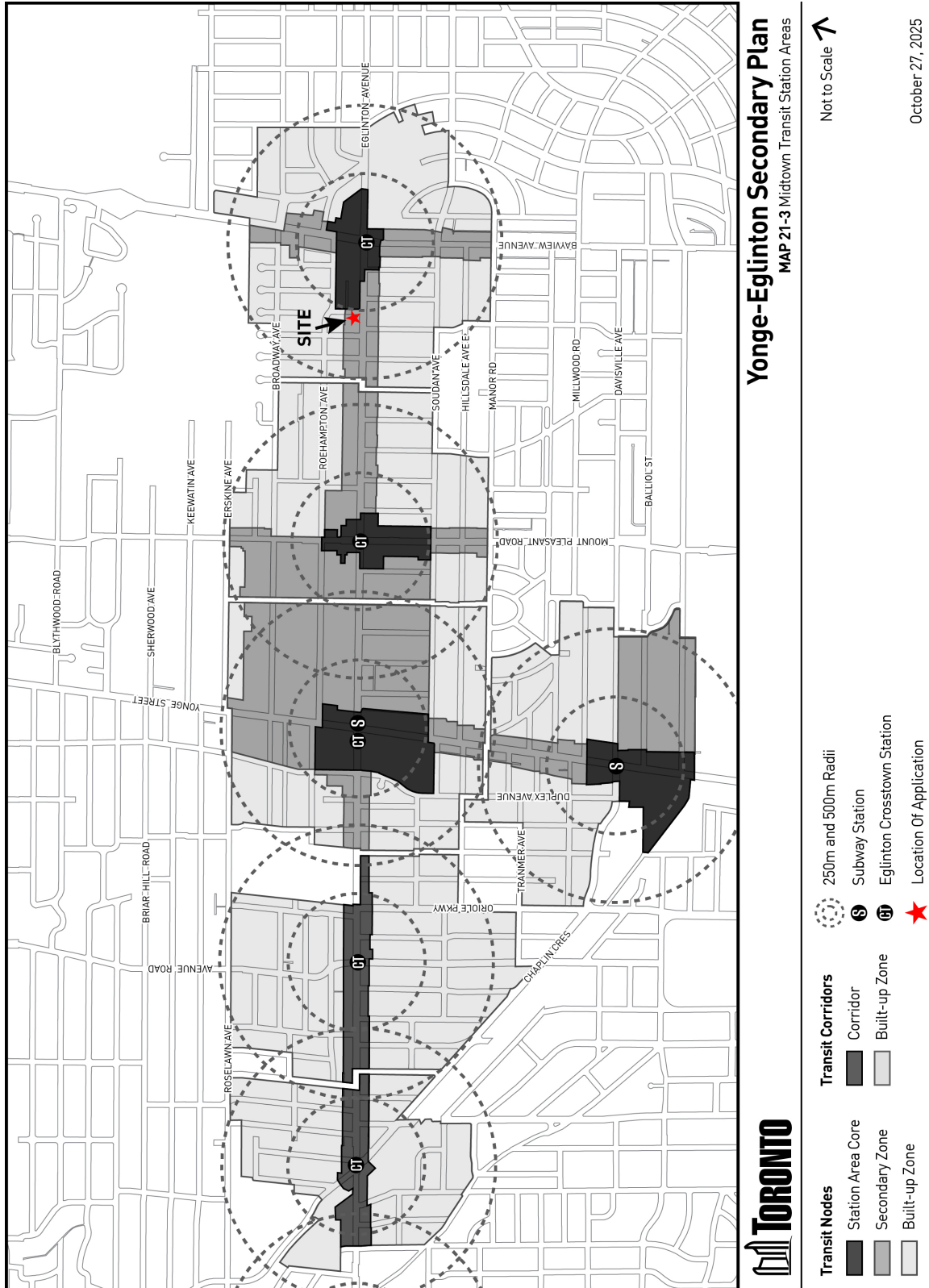


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Attachment 12: Yonge-Eglinton Secondary Plan Map 21-2 Midtown Character Areas



Attachment 13: Yonge-Eglinton Secondary Plan Map 21-3 Midtown Transit Station Areas



Toronto

Yonge-Eglinton Secondary Plan

Land Use Designations per the Official Plan

Location Of Application

Apartment Neighbourhoods

Neighbourhoods "A"

Neighbourhoods "B"

Parks and Open Space Areas - Parks

Secondary Plan Boundary

Mixed Use Areas "A"

Mixed Use Areas "B"

Mixed Use Areas "C"

Not to Scale 

Extracted October 27, 2025

Attachment 15: Yonge-Eglinton Secondary Plan Map 21-9 Midtown Mobility Network

