

1711-1741 Eglinton Avenue West – Official Plan and Zoning By-law Amendment – Decision Report – Approval

Date: June 19, 2025

To: Toronto and East York Community Council

From: Director, Community Planning, Toronto and East York District

Ward: 12 - Toronto-St. Paul's

Planning Application Number: 24 192670 STE 12 OZ

Related Planning Application Number: 24 192674 STE 12 RH

SUMMARY

This report reviews and recommends approval of the application to amend the Official Plan and Zoning By-law to permit a 129.5-metre (39-storey excluding mechanical penthouse) mixed-use building, on the south side of Eglinton Avenue West, east of Northcliffe Boulevard, at 1711-1741 Eglinton Avenue West.

The building is proposed to contain 427 dwelling units, including 8 rental replacement units and have a total gross floor area of 26,800 square metres, including 116 square metres of commercial-retail space. The proposal would provide 486 bicycle and 87 vehicle parking spaces, as well as a 3.0-metre-wide rear land conveyance for a future public laneway.

A Rental Housing Demolition application (Number 24 192674 STE 12 RH) has been submitted, and will be reviewed and analyzed in a related but separate Rental Housing Demolition Application - Decision Report.

An approximate 363-square metre community space is also proposed at the northwest corner of the site along Eglinton Avenue West, comprised of a 171-square metre indoor space and a connected 192-square metre outdoor area. The proposed indoor and outdoor community space is proposed to be an in-kind Community Benefits Charge (CBC) contribution for this site. Staff are continuing discussions with the applicant, in consultation with the Ward Councillor, to finalize and secure this contribution.

The site is directly west of the development proposal at 1675 and 1685 Eglinton Avenue West (Application Number 24 194386 STE 12 OZ) which is also being considered at the July 8, 2025, Toronto and East York Community Council. Staff's review and recommendations of the two adjacent proposals, have been coordinated.

RECOMMENDATIONS

The Director, Community Planning, Toronto and East York District recommends that:

1. City Council amend the Official Plan for the lands municipally known as 1711-1741 Eglinton Avenue West substantially in accordance with the draft Official Plan Amendment included as Attachment 5 to this Report.
2. City Council amend City of Toronto Zoning By-law 569-2013 for the lands municipally known as 1711-1741 Eglinton Avenue West substantially in accordance with the draft Zoning By-law Amendment included as Attachment 6 to this Report.
3. City Council authorize the City Solicitor to make stylistic and technical changes to the draft Official Plan Amendment and draft Zoning By-law Amendment as may be required.
4. City Council direct the Executive Director, Development Review, in consultation with the local Ward Councillor, and the City Solicitor, to continue discussions with the applicant to finalize the details of the in-kind Community Benefits Charge community benefit (the proposed indoor and outdoor community space) pursuant to Section 37(6) of the Planning Act, and to report back to City Council for further instruction if the in-kind community benefit is offered by the applicant to the satisfaction of the Executive Director, Development Review.
5. City Council request that the owner make reasonable commercial efforts to convey off-site parkland to the City equal to the value of the on-site parkland dedication, in fulfillment of the parkland dedication requirements pursuant to Section 42 of the Planning Act, with the off-site parkland dedication to be acceptable to the General Manager, Parks and Recreation, and free and clear of any above or below grade encumbrances, with the exception of any encumbrances as may be otherwise approved by the General Manager, Parks and Recreation, to be conveyed prior to the issuance of the first above grade building permit; and:
 - a. in the event that the off-site parkland dedication is less than the value of the on-site parkland dedication, then the owner will pay cash-in-lieu of parkland to make up for the shortfall in parkland dedication, prior to the issuance of the first above grade building permit;
 - b. in the event that the owner is unable to provide an acceptable off-site parkland dedication to the City, the owner will be required to satisfy the parkland dedication requirement through the payment of cash-in-lieu; and
 - c. the value of the cash-in-lieu of parkland dedication will be appraised through Real Estate Services and payment will be required prior to the issuance of the first above grade building permit.
6. City Council approve a development charge credit against the Parks and Recreation component of the Development Charges for any 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. City Council direct the City Solicitor to withhold the necessary Bills for enactment, until:

a. the owner, at its sole cost and expense, provides a revised Pedestrian Level Wind Tunnel Study to address the matters outlined in this report to the satisfaction of the Executive Director, Development Review;

b. City Council has approved the Rental Housing Demolition Application Number 24 192674 STE 12 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 existing rental dwelling units;

8. City Council delegate the approval and signing authority to the Executive Director, Development Review for agreements related to payments-in-lieu of bicycle parking under Article 900.11.10 Exception Number 1120 of Zoning By-law 569-2013, as amended, in a form satisfactory to the City Solicitor.

9. City Council direct the Executive Director, Development Review to use \$538 per short-term bicycle parking space reduced, adjusted for inflation, as the basis upon which payments under Article 900.11.10 Exception Number 1120 of Zoning By-law 569-2013, as amended, be calculated.

10. City Council direct the Executive Director, Development Review to use \$1,076 per long-term bicycle parking space reduced, adjusted for inflation, as the basis upon which payments under Article 900.11.10 Exception Number 1120 of Zoning By-law 569-2013, as amended, be calculated.

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 Chief Financial Officer and Treasurer has reviewed this report and agrees with this conclusion.

THE SITE

Description

The site is located on the south side of Eglinton Avenue West, and east of Dufferin Street, specifically between Northcliffe Boulevard and Glenholme Avenue. The site is square in shape with an approximate frontage of 45.7 metres along Eglinton Avenue West and total lot area of 2,092 square metres.

Existing Use: The site is occupied by a 2-storey commercial-retail strip mall building containing 8 commercial-retail units at ground level and a total of 8 three-bedroom rental dwelling units, with surface parking in the front along Eglinton Avenue West.

The site abuts the following uses:

- To the east: the development proposal for a 123.5-metre (37-storey excluding mechanical penthouse) mixed-use building at 1675 and 1685 Eglinton Avenue West (Application Number 24 194386 STE 12 OZ), currently occupied by two 3-storey rental apartment buildings containing 75 existing rental dwelling units;
- To the south (rear): St. Thomas Aquinas Catholic School, at 636 Glenholme Avenue; and
- To the west: Maria A. Shchuka library, at 1745 Eglinton Avenue West. Further west is the future Eglinton Crosstown Fairbank LRT Station at Dufferin Street.

See Attachment 1 for the Location Map.

THE APPLICATION

Description

The proposal is for a 129.5-metre (39-storey excluding mechanical penthouse) mixed-use building,

Density

The proposed building would have a maximum total gross floor area of 26,800 square metres, including 26,500 square metres for residential use, and a minimum gross floor area of 287 square metres for commercial-retail use. This results in a density of approximately 12.8 times the area of the lot.

Access, Parking and Loading

The primary pedestrian entrance is proposed from Eglinton Avenue West for the residential and commercial-retail components of the building. Vehicular access to the site is also proposed from Eglinton Avenue West and would be provided from an on-site circular driveway shared with 1675 and 1685 Eglinton Avenue West. The on-site circular

driveway would provide access to the underground parking garage, and allow for deliveries and a pick up and drop off area.

The proposal includes a total of 87 vehicular parking spaces, including 80 residential and 7 visitor in a three-level underground parking garage. A total of 486 bicycle parking spaces, including 389 long term and 97 short term are proposed on the ground floor, at the rear of the building, and on the mezzanine level, accessed by a ramp south of the parking garage ramp. An enclosed Type 'G' loading space is proposed in the middle of the building, north of the parking garage ramp. Both the parking garage ramp and the loading space will be accessed from the shared circular driveway.

The proposal provides a required 3.0-metre-wide land conveyance along the rear of site which will contribute to a planned east-west public laneway. The planned public laneway would not be functional until adjacent sites redevelop and are required to convey land, ultimately connecting the laneway to a public street. When the public laneway connects to the public street, vehicular access to the site from Eglinton Avenue West will be closed and vehicular access will be required from the rear public laneway only.

Residential Component

The proposal includes 427 dwelling units, 27 (6%) studio, 282 (66%) one-bedroom, 63 (15%) two-bedroom, and 55 (13%) three-bedroom units. The total unit count includes 8 three-bedroom rental replacement units.

Non-Residential Components

Market Commercial-Retail Space

The proposal includes 116 square metres of commercial-retail space.

Affordable Commercial-Retail Community Space

The applicant is proposing an in-kind CBC contribution which would include the conveyance of an approximately 363-square metre community space at the northwest corner of the development along Eglinton Avenue West, comprised of a 171-square metre indoor space and a connected 192-square metre outdoor area. The proposed design and ground floor location would allow the space to function as an affordable commercial-retail space with an outdoor patio area. Community Planning, City Planning, Economic Development and Culture, and Corporate Real Estate Management staff are continuing to work with the applicant to finalize the details of the proposed community space.

Open Space

An open space of approximately 192 square metres (18.3 metres deep and 10.5 metres wide) is proposed at the northwest corner of the site on Eglinton Avenue West and adjacent to Maria A. Shchuka library.

When the rear public laneway becomes functional and vehicular access to the site is relocated, the curb and sidewalk along Eglinton Avenue West would be restored to provide additional open space along the Eglinton Avenue West frontage. The shared driveway from Eglinton Avenue West is intended to be transformed into publicly-accessible landscaped open space.

Amenity Space

A total of 1,708 square metres (4.0 square metres per unit) of amenity space is proposed on the ground, mezzanine, 2nd and 5th floors, consisting of 854 square metres (2.0 square metres per unit) of indoor amenity space, and 854 square metres (2.0 square metres) per unit of outdoor amenity space.

Additional Information

See the attachments of this Report for the Location Map, Application Data Sheet, site plan, ground floor 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 (AIC) at:

www.toronto.ca/1741EglintonAveW

Reasons for Application

The Official Plan Amendment is required because a tall building is proposed in a location that is in proximity to but not at the intersection of Eglinton Avenue West and Dufferin Street, as directed in Policy (e)(iii) in Site and Area Specific Policy (SASP) 477, the Eglinton Connects, Dufferin Focus Area policies.

The Zoning By-law Amendment Application proposes to amend Zoning By-law 569-2013 to vary performance standards including building height, density, setbacks and balcony placement, among others.

A Rental Housing Demolition application is required as the proposal involves the demolition of six or more dwelling units, including at least one rental unit.

APPLICATION BACKGROUND

A Pre-Application Consultation meeting was held on November 28, 2022, and was followed by additional pre-application consultation discussions.

The Official Plan Amendment and Zoning By-law Amendment application was submitted on August 7, 2024. Having satisfied the City's minimum application requirements, the application was deemed complete as of that date. The reports and studies submitted in support of this application, and the Preliminary Summary are available on the AIC at:

www.toronto.ca/1741EglintonAveW

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 and to formulate appropriate Official Plan amendments and Zoning By-law amendments, including associated conditions of approval.

POLICY AND REGULATION CONSIDERATIONS

Provincial Land-Use Policies

All decisions of Council in respect of the exercise of any authority that affects a planning matter shall be consistent with the Provincial Planning Statement (2024), and shall conform to provincial plans.

Official Plan

The Official Plan designates the site as Mixed Use Areas. See Attachment 3 of this Report for the Land Use Map. The Official Plan should be read as a whole to understand its comprehensive and integrative intent as a policy framework for priority setting and decision making.

Site and Area Specific Policies

The site is within four SASP areas where specific policies apply to direct new development. The SASPs and the relevant policies that apply to the site are the following:

- SASP 476: identifies the location of new public laneways and existing public laneways to be expanded and directs that the properties fronting onto Eglinton Avenue West are to provide for a continuous and connected 6.0-metre-wide public laneway.
- SASP 477: includes policies for the Dufferin Focus Area, requiring that tall buildings be located at the intersection of Eglinton Avenue West and Dufferin Street with the remaining area to be predominately mid-rise. The SASP also generally requires that new development maintain the existing amount of non-residential gross floor area and provide a range of retail unit sizes.
- SASPs 675 and 676: delineates the Fairbank and Oakwood Protected Major Transit Station Areas (PMTSAs), specifying a minimum population and employment density of 200 people and jobs per hectare to help ensure density is proposed and approved near existing and planned transit infrastructure as directed by the Provincial Planning Statement. While the Fairbank and Oakwood PMTSAs are currently before the Minister of Municipal Affairs and Housing for a final decision to be brought into effect, the policies provide Council-adopted direction for intensification around higher order transit.

Zoning

The site is zoned Commercial Residential (CR 2.5 (c2.5; r2.5) SS2 (x2572)) under Toronto Zoning By-law 569-2013, with a maximum permitted height of 24.0 metres or 8 storeys, and a maximum permitted density of 2.5 times the area of the lot. 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;
- Eglinton Avenue Urban Design Guidelines;
- Growing Up: Planning for Children in New 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 on site plan drawings and through a Site Plan Agreement or Registered Plan of Subdivision.

PUBLIC ENGAGEMENT

Community Consultation

Consultation for this development proposal was undertaken together with the consultation for the development proposal for 1675-1685 Eglinton Avenue West given the proximity of the two sites and the coordinated development elements proposed in both applications.

On October 29, 2024, a virtual community consultation meeting took place at which a presentation was given by staff and the applicant, and where the community had an opportunity to ask questions and share their opinions on the proposals.

On November 5, 2024, an in-person open house-style consultation meeting was held by City staff to provide another opportunity for the public to engage with City staff and the applicant team and provide feedback.

The comments received through the community consultation process related to the following:

- The proposed building height and density not fitting into the area character;
- The need for a height transition down from the height peak at the Dufferin Street and Eglinton Avenue intersection and that the proposal is not at the intersection;
- Shadow impacts on surrounding properties;
- The perception of more crime with the increase in population;
- Involvement of local artists in the redevelopment of the site to help contribute to the vibrancy of the area and local culture;
- Concern about the displacement of existing residential and commercial tenants;
- Desire for the inclusion of affordable housing, family-sized units and rental housing options;
- Cost of the new commercial-retail spaces and a desire to include affordable commercial-retail space;
- Desire for more community space and supportive services;
- The additional strain on the existing area park space, and a desire to create more park and recreational opportunities;
- Traffic congestion along Eglinton Avenue West;
- Construction impacts, management and mitigation; and
- The existing subway capacity and development occurring prior to the opening of the Eglinton Crosstown.

A separate tenant consultation meeting was held regarding the associated rental housing demolition application with the existing tenants of the building. The details of the consultation will be discussed in the related Rental Housing Demolition Application - Decision Report to be considered at the July 8, 2025, Toronto and East York Community Council meeting.

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 Toronto and East York Community Council for this application, as these submissions are broadcast live over the internet and recorded for review.

COMMENTS

Provincial Planning Statement

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

Official Plan Policies and Design Guidelines

This application has been reviewed against the Official Plan policies, and relevant SASPs, as well as the design guidelines described in the Policy and Regulation Considerations Section of this Report.

Rental Housing Demolition and Replacement

A related Rental Housing Demolition Application - Decision Report regarding the 8 existing rental dwelling units will be considered at the July 8, 2025, Toronto and East York Community Council meeting. The Rental Housing Demolition application report will be submitted by City Planning, and will review and analyze the rental housing demolition and replacement matters, including assistance to impacted tenants.

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. A total of 427 dwelling units are shown in the architectural plans for the building including 63 (15%) two-bedroom, and 55 (13%) three-bedroom units. A unit mix of 15% two-bedroom and 10% three-bedroom units is included in the draft Zoning By-law Amendment.

The unit mix meets the policy direction of the Official Plan to provide a full range of housing, and the Growing Up: Planning for Children in New Vertical Communities Urban Design Guidelines.

Land Use

The proposal would create a balance of high-quality residential and commercial-retail uses on the site, that would enhance the public realm, efficiently use properties close to existing and planning transit infrastructure, and also help support reduced automobile dependency by meeting the needs of the local community as anticipated by the Mixed Use Areas land use designation of the Official Plan.

The proposal incorporates active ground floor uses consisting of commercial-retail space that will occupy most of the Eglinton Avenue frontage. The proposed land use is appropriate.

Density, Height, and Massing

Tall Building Location

The policies of the Dufferin Focus Area (SASP 477) specify that tall buildings are permitted on lands located at the intersection of Dufferin Street and Eglinton Avenue West and that adequate transition in scale is to be provided to adjacent areas. Since the policies in SASP 477 were brought into effect by the Ontario Land Tribunal in 2017, the planning framework for the area has shifted with Provincial policy and the Official Plan encouraging increased densities around major transit station areas. The proposed Official Plan Amendment would allow a tall building in a location that is in proximity to, but not at the intersection of Eglinton Avenue West and Dufferin Street.

The proposed building height of 129.5 metres (39 storeys, excluding the mechanical penthouse) is appropriate given the location of the site within two PMTSAs (Fairbank and Oakwood), and the balance of community, commercial-retail and residential uses proposed.

The submitted Block Context Study demonstrates that appropriate tower separation distances can be achieved on future assembled sites to the west and east of the site. The proposed tall building is east of the approved 137.6-metre (41-storey, excluding the mechanical penthouse) tall building at 1801-1807 Eglinton Avenue West at the southeast corner of Eglinton Avenue West and Dufferin Street and directly adjacent the future Fairbank LRT station. In addition, the proposal is northeast of the approved 145.9-metre (45-storey plus the mechanical penthouse) tall building at 775-783 Vaughan Road.

The proposed tower height would provide a gradual transition down moving east from the height peak at Dufferin Street in the west, and provides a height buffer between the proposed 37-storey building adjacent to the site at 1675-1685 Eglinton Avenue West.

In this context, a tall building is appropriate and allows for a comprehensive redevelopment of the site which generally meets the policies of the Official Plan.

Base Building

The proposed 18.9-metre (4-storey) base building provides an appropriate streetwall height on Eglinton Avenue West, frames the street with good proportion, and fits with the existing and planned context. The base building would also incorporate active ground floor uses, which include commercial-retail units, and an indoor community space, as well as a connected outdoor community space, adjacent to Maria A. Shukla Library.

At the ground floor and the mezzanine level, the building is proposed to be setback a minimum of 2.5 metres from the Eglinton Avenue property line, and 7.9 metres from the curb. The outdoor community space is proposed to be a minimum of 18.3 metres deep and 10.5 metres wide (approximately 192 square metres). The building above the mezzanine is proposed to be setback a minimum of 6.0 metres from curb. These setbacks provide an opportunity for an enhanced public realm that will provide space for public seating and other street furniture, tree planting and other soft landscaping, a minimum 2.1-metre pedestrian clearway, and commercial-retail patio space.

In addition, the base building is proposed to be setback a minimum of 6.0 metres from the rear lot line, which would accommodate a 3.0-metre-wide land conveyance to facilitate a future public laneway. This proposal achieves the public realm concept envisioned by the Eglinton Connects Study and the Eglinton Connects Urban Design Guidelines.

Tower Component

The tower component of the building is proposed to be setback a minimum of 12.5 metres from the west property line, and 11.5 metres from the east property line (shared with the proposal at 1675-1685 Eglinton Avenue West). The tower at 1675-1685 Eglinton Avenue West is proposed to be setback a minimum of 12.0 metres from its

west (the shared) property line, resulting in a proposed 23.5-metre distance between the two proposed towers. Further, the tower is proposed to be setback a minimum of 3.0 metres from the base building along Eglinton Avenue West, generally meeting the tower setbacks required in the Tall Buildings Design Guidelines.

The proposed southern (rear) tower setback of a minimum of 10.0 metres is supportable and would not restrict future redevelopment of the Catholic District School Board site to the south. Additionally, as per the draft Zoning By-law Amendment, balconies would be restricted on the south and north facade of the proposed tower.

Public Realm and Streetscape

The building is proposed to be setback a minimum of 6.0 metres from the curb along Eglinton Avenue West, except for a 10.5-metres portion of the front wall at the northeast corner which is setback 18.3 metres to facilitate an outdoor community space. At the ground floor and the mezzanine level, the building is proposed to be setback 2.5 metres from the north property line along Eglinton Avenue West, and 7.9 metres from the curb.

The proposed setbacks along the street are an improvement from the existing condition and would accommodate a wider sidewalk, more space for pedestrians, street trees and other landscaping, street furniture, and commercial-retail patios, ensuring a vibrant and active pedestrian environment.

When the rear public laneway becomes functional, the vehicular access to the site from Eglinton Avenue West would be closed, and the shared driveway would be converted into additional publicly-accessible, landscaped open space for pedestrian use only.

The Landscape Concept Plan demonstrates that the public realm on Eglinton Avenue can accommodate four new street trees in planter beds, other soft landscaping, benches and other seating, and bicycle rings.

City staff are satisfied that the proposal is consistent with the applicable public realm policies of the Official Plan, implements the recommendations in the Eglinton Connects Study, and incorporates comments made regarding the public realm during the consultation with the public.

Shadow Impact

The proposed building has been massed and located, with appropriate separation distances, to limit shadow impacts on surrounding areas and maintain sky views in accordance with the intent of the Official Plan Built Form policies and Tall Building Design Guidelines.

The applicant submitted a shadow study showing the extent of the shadow from the proposed buildings during the spring and fall equinox (March 21 and September 21) and the summer solstice (June 21).

The shadow study demonstrates that the proposal would minimally shadow the public sidewalks along Eglinton Avenue West. The proposed building would also shadow the front of St. Thomas Aquinas School, starting at 4:18 p.m. during the summer solstice, and not until 6:18 p.m. during the spring and fall equinox. The proposed building shadows a small portion of the front playground of the school at 5:18 p.m. in the summer however, the school building already shadows the playground at that time.

Community Planning staff have assessed the proposed development in terms of the incremental shadow impact that would result from the proposed 39-storey building and are satisfied that it would adequately limit shadow on the public realm and other shadow-sensitive areas such as the school playground.

Wind Impact

The Pedestrian Level Wind Study identifies uncomfortable wind conditions at the northeast corner of the site during the spring. When the wind study model includes the adjacent proposed development at 1675 and 1685 Eglinton Avenue West, uncomfortable wind conditions are identified east of 1675 and 1685 Eglinton Avenue West, along the driveway at 1669 Eglinton Avenue West, in the winter and spring. The wind comfort within the proposed 2nd and 5th floor outdoor community space is anticipated to be suitable for a mix of mostly sitting, standing and walking throughout the year, with an isolated area anticipated to be uncomfortable at the southwest corner and northeast corner of the 5th floor amenity space, in the spring. The Wind Study also does not include the existing wind condition of the site, which would provide a baseline for the wind condition predictions.

The Wind Study results incorporate with the following wind mitigation measures:

Mitigation proposed	Location	Metric
A canopy	spanning the entirety of the proposed driveway (connecting with canopy at 1675 and 1675 Eglinton Avenue West)	n/a
An inset	northeast corner of the building at ground level	tbd
A wind screen	along the perimeter of the 2nd floor outdoor amenity space	Min. 2.2 metres height
A wind screen	along the perimeter of the 5th floor outdoor amenity space	Min. 2.2 metres in height
A canopy	extending from the southwest corner of building between levels 5 and 6	Min. 3.0 metres in depth
A canopy	extending from the north elevation wrapping the northeast corner between levels 5 and 6	Min. 3.0 metres in depth

Staff continue to have concerns regarding the uncomfortable wind conditions and require additional information to understand how these conditions will be improved or mitigated.

A revised Pedestrian Level Wind Tunnel Study indicating whether additional wind mitigation is possible to improve the anticipated uncomfortable wind conditions in both development scenarios is required prior to the enactment of the Zoning By-law Amendment.

Detailed design for the proposed wind mitigations measures would also be required and secured during Site Plan Control.

Amenity Space

The total proposed amount of amenity space meets the Zoning By-law requirement.

The draft Zoning By-law Amendment includes a provision allowing a maximum of three guest suites (which may contain both a kitchen and a bathroom) as indoor amenity space, provided that they do not exceed 100 square metres combined, and that each suite contains a window, which is acceptable.

Servicing

The applicant has submitted a Functional Servicing and Stormwater Management Report in support of the proposal. Engineering and Construction Services staff have reviewed the findings of this report and have accepted the conclusions as it relates to the subject proposal.

Other issues identified by Engineering and Construction Services staff will be resolved as part of the Site Plan Control process.

Road Widening

In order to satisfy the Official Plan requirement of a 27.0-metre right-of-way for this segment of Eglinton Avenue West, a 0.4-metre road widening dedication along the front of the site is required and proposed to be conveyed to the City. A 3.05-metre conveyance to widen Eglinton Avenue West was taken by the City at an earlier time.

In order to satisfy the SASP 476 requirement of a 6.0-metre wide public laneway at the rear of the site, a 3.0-metre strip of land is required and proposed to be conveyed to the City.

Traffic Impact, Access, Vehicular and Bicycle Parking and Loading

A Transportation Impact Study was submitted to assess the traffic impact, access, and parking arrangements for the proposal. Transportation Review has reviewed the Transportation Impact Study and accepts the conclusions.

A shared driveway and access agreement will be a condition of Site Plan Control approval to secure the future closure of the vehicular access from Eglinton Avenue West, the landscaping of the area, and the build-out of the ultimate driveway condition.

City Council recently adopted amendments to Zoning By-law 569-2013 extending the Payment-in-Lieu of Bicycle Parking Program city-wide, for both long-term and short-term bicycle parking for residential uses, for applications submitted after March 31, 2025. The draft Zoning By-law Amendment includes provisions to allow the development to take advantage of the new Payment-in-Lieu of Bicycle Parking Program.

Parkland

In accordance with Section 42 of the Planning Act, the total parkland dedication requirement is the equivalent to 191.5 square metres.

The applicant has agreed to work with staff to secure off-site properties in order to fulfill their statutory Section 42 requirements. Parks and Recreation staff will work with the applicant to identify suitable off-site properties for conveyance to the City as parkland. The size and location of the off-site conveyance would be subject to the approval of the General Manager, Parks and Recreation, prior to the issuance of the first above grade building permit. This is the preferred option to satisfy the parkland dedication requirement for this proposal.

If no such property can be secured, cash-in-lieu will be accepted, and payment made prior to the issuance of the first above-grade building permit.

Direction from City Council is necessary 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 work.

Tree Preservation

An arborist report was submitted indicating that there are four existing By-law protected trees on or surrounding the site requiring a permit to injure or remove under the City of Toronto Municipal Code, Chapter 813, the Tree Protection By-law. Three of the By-law protected trees are proposed to be removed and one is proposed to be retained. Staff require the planting of six new trees to replace the private trees proposed for removal.

The tree protection measures and tree replacement planting will be secured through the tree permit process to the satisfaction of Urban Forestry, Tree Protection and Plan Review, Environment, Climate and Forestry. If not physically possible to plant all required replacement trees, the payment of cash-in-lieu will be required.

To ensure the planting and survival of the four proposed new City street trees, the applicant will be required to submit a tree planting security deposit.

Toronto Green Standard

The applicant is required to meet Tier 1 of the TGS in force at the time of a complete application for Site Plan Control. 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.

Community Services and Facilities

The Official Plan establishes and recognizes that the provision of and investment in community services and facilities supports healthy, safe, liveable, and accessible communities. Community services and facilities are the building blocks of our neighbourhoods, foundational to creating complete communities and include matters such as recreation, libraries, childcare, schools, public health, and human and cultural services. Providing for a full range of community services and facilities in areas that are inadequately serviced or experiencing growth is a shared responsibility.

Little Jamaica and Eglinton West Study

In 2020, Council adopted a number of motions directing staff to develop economic measures to help existing businesses experiencing challenges in Little Jamaica, including Oakwood-Vaughan, and to develop a Cultural District Plan, using an equity lens that recognizes the cultural heritage of the area to do the following:

- Determine how to best support businesses on Eglinton Avenue West;
- Develop a local planning framework to guide growth and future development along Eglinton Avenue West and surrounding neighbourhoods; and
- Create a Caribbean and West Indies-focused cultural district including development of a variety of strategies, programs, guidelines, and implementation plans to support the cultural district.

Through the Little Jamaica and Eglinton West study, several engagement sessions were held with local leaders, different stakeholders, and residents, where they shared their thoughts and priorities for culturally appropriate retail, the urgent need for community ownership of retail spaces, spaces for cultural and recreational activities, food security, housing, culturally relevant community services, etc.

Community Planning staff have reviewed this development proposal with consideration of the objectives of the Little Jamaica and Eglinton West study. Elements of the proposal that advance these objectives include the proposed indoor and outdoor community spaces, space for public realm improvements such as the building setbacks to accommodate street trees and furniture, residential rental replacement to mitigate

housing displacement, and the provision of market and affordable commercial-retail uses.

The applicant is proposing to convey an approximately 363-square metre community space including a connected outdoor area along Eglinton Avenue West as part of their in-kind CBC contribution for the proposed development. The proposed design will allow the space to function as an affordable commercial-retail space with an outdoor patio area.

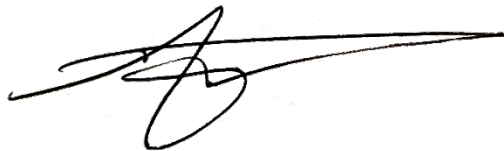
Staff are of the opinion that this proposed in-kind CBC contribution is appropriate given the need for community space and affordable commercial-retail in the area, the proposed configuration of the spaces, and proximity to another community facility, Maria A. Shchuka library.

Staff will continue to explore this opportunity with the local Ward Councillor, and the City Solicitor pursuant to Section 37(6) of the Planning Act, and to report back to City Council for further instruction to finalize the in-kind community benefit. Should an agreement not be reached between the applicant and the City, the applicant will be required to pay the CBC prior to the first above grade building permit, similar to the CBC payment required for the adjacent development proposal at 1675 and 1685 Eglinton Avenue West. The CBC contributions for both proposals should be considered and secured in a coordinated manner.

CONTACT

Janani Mahendran, Senior Planner, Community Planning, Tel. No. 416-338-3003,
E-mail: Janani.Mahendran@toronto.ca

SIGNATURE

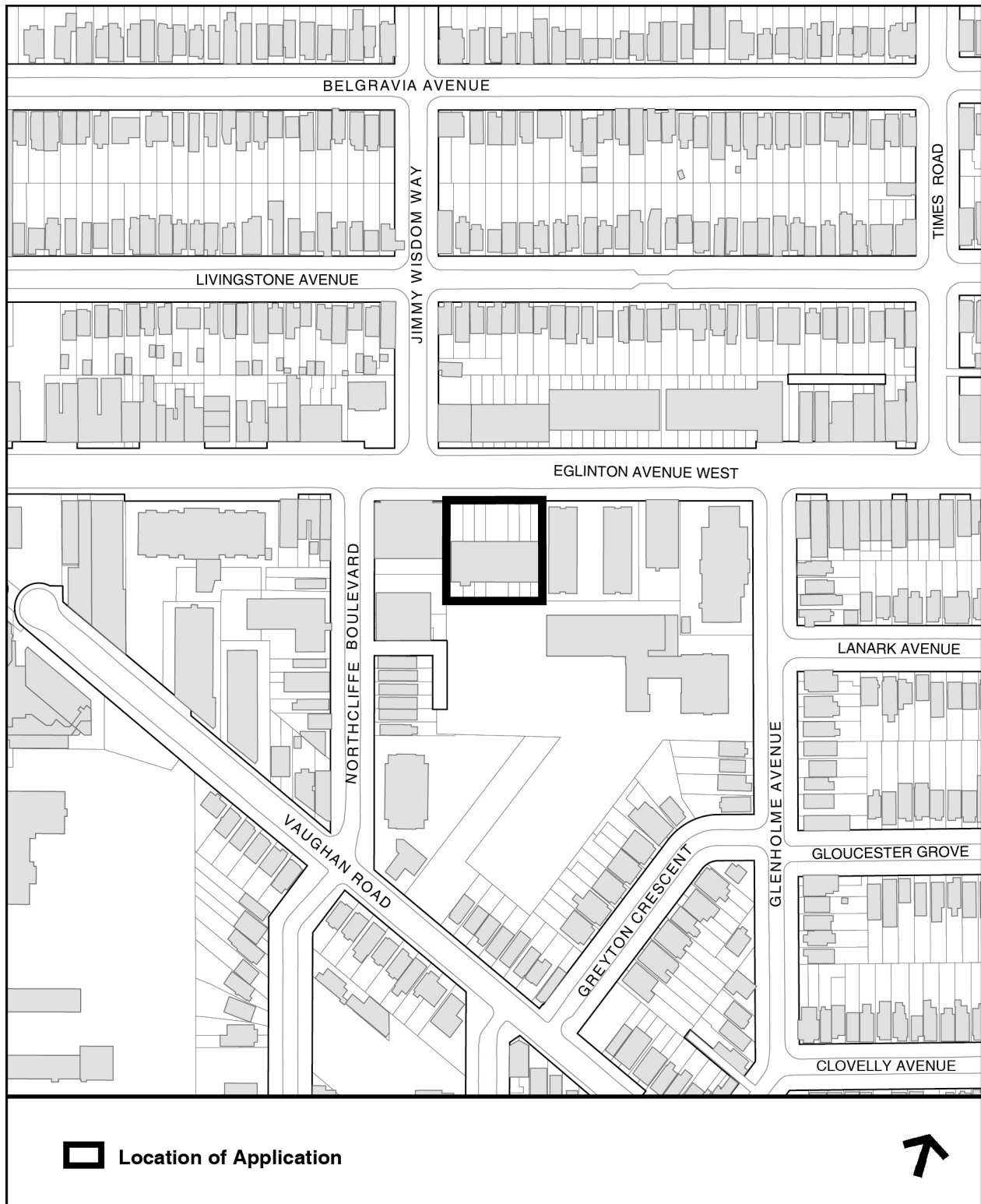
A handwritten signature in dark ink, appearing to be 'Alex Teixeira', with a long horizontal stroke extending to the right.

Alex Teixeira, MCIP, RPP
Acting Director, Community Planning
Toronto and East York District

ATTACHMENTS

- Attachment 1: Location Map
- Attachment 2: Application Data Sheet
- Attachment 3: Official Plan Land Use Map
- Attachment 4: Existing Zoning By-law Map
- Attachment 5: Draft Official Plan Amendment
- Attachment 6: Draft Zoning By-law Amendment
- Attachment 7: Site Plan
- Attachment 8: Ground Floor Plan
- Attachment 9: Elevations
- Attachment 10: 3D Massing Model

Attachment 1: Location Map



Attachment 2: Application Data Sheet

Municipal Address: 1711-1741 Eglinton Ave. W **Date Received:** August 2, 2024

Application Number: 24 192670 STE 12 OZ

Application Type: Official Plan and Zoning By-law Amendment

Project Description: A 129.5-metre (39-storey, excluding mechanical penthouse) mixed-use building, with 427 dwelling units (including 8 rental replacement units) and 287 square metres of non-residential use that is to potentially include a Community Space.

Applicant

Bousfields Inc.

Architect

Kirkor Architects and Planners

Owner

1715-1741 Eglinton Avenue West Inc.

EXISTING PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:	SASPs 476, 477, 675 and 676
Zoning:	CR 2.5 (c2.5; r2.5) SS2 (x2572)	Heritage Designation:	N
Height Limit (m):	24	Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq m):	2,092	Frontage (m):	46	Depth (m):	46
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Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):			1,088	1,088
Residential GFA (sq m):	854		26,010	26,010
Non-Residential GFA (sq m):			287	287
Total GFA (sq m):	854		26,297	26,297
Height - Storeys:	2		39	39
Height - Metres:			129	129
Lot Coverage Ratio (%):	52		Floor Space Index:	12.8

Floor Area Breakdown	Above Grade (sq m)	Below Grade (sq m)
Residential GFA:	26,010	
Retail GFA:	287	
Office GFA:		
Industrial GFA:		
Institutional/Other GFA:		

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:			8	8
Freehold:				
Condominium:			419	419
Other: Rental Replacement				
Total Units:			427	427

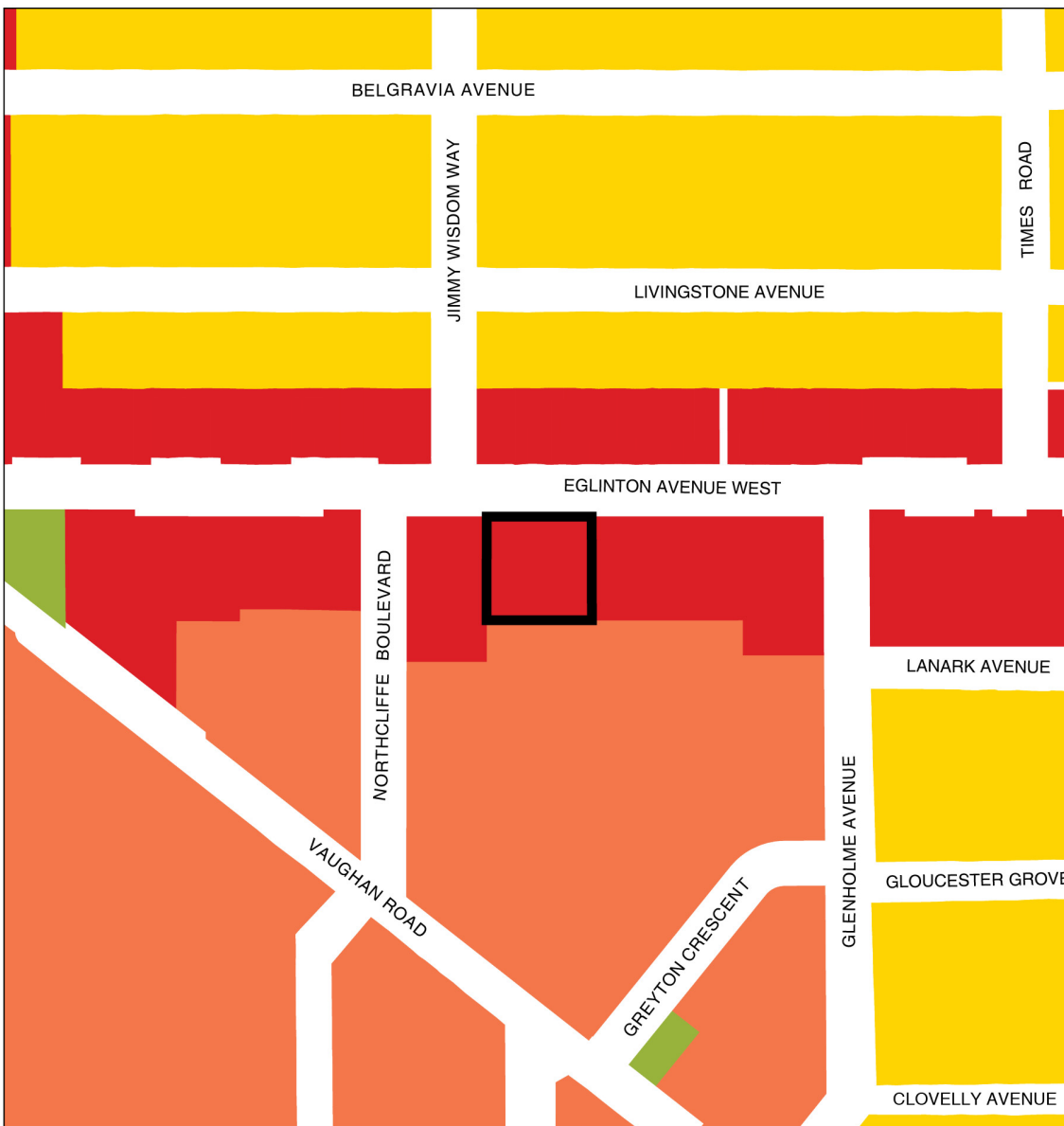
Total Residential Units by Size

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:					
Proposed:	27	282	63	55	
Total Units:	27	282	63	55	

Parking and Loading

Parking Spaces:	87	Bicycle Parking Spaces:	481	Loading Docks:	1
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Attachment 3: Official Plan Land Use Map



Official Plan Land Use Map #17

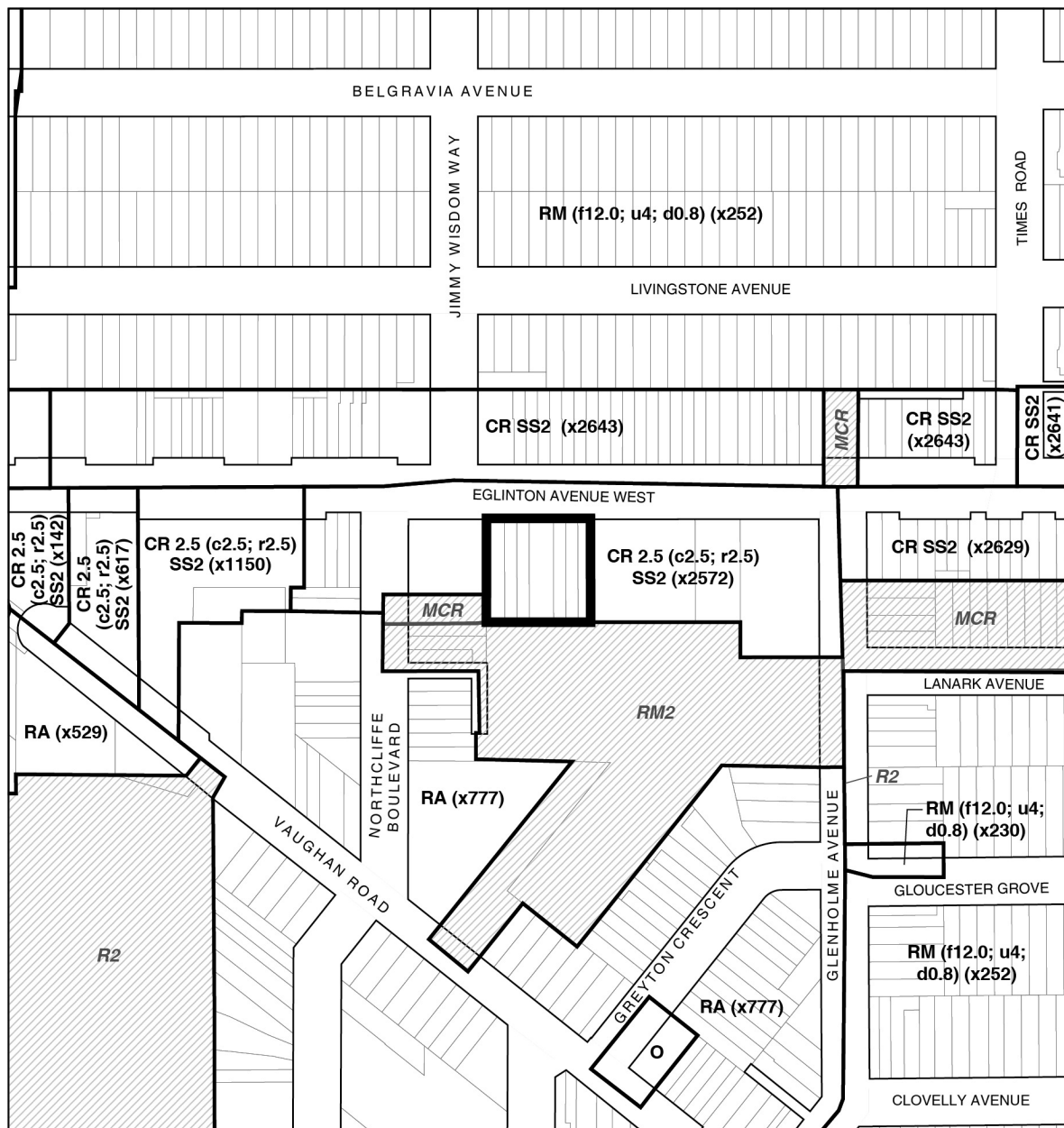
1711-1741 Eglinton Avenue West

File # 24 192670 STE 12 OZ



Not to Scale
Extracted: 08/08/2024

Attachment 4: Existing Zoning By-law Map



Zoning By-law 569-2013

1711-1741 Eglinton Avenue West

File # 24 192670 STE 12 0Z



Location of Application

RM
RA
CR
O

Residential Multiple
Residential Apartment
Commercial Residential
Open Space



See Former City of York By-law No. 1-83
R2 Residential Districts
RM2 Residential Multiple Zone
MCR Mixed Commercial Residential



Not to Scale
Extracted: 08/06/2024

Attachment 5: Draft Official Plan Amendment

Authority: Toronto and East York Community Council Item ~ as adopted by City of Toronto Council on ~, 20~

Enacted by Council: ~, 20~

CITY OF TORONTO
Bill XXX
BY-LAW XXX

To adopt Official Plan Amendment 826
for the City of Toronto
respecting the lands known municipally in the year 2024, as
1711, 1713, 1715, 1719, 1721, 1723, 1725, 1727, 1731, 1733, 1735, 1737, 1739 and
1741 Eglinton Avenue West

Whereas authority is given to Council under the Planning Act, R.S.O. 1990, c.P. 13, as amended, to pass this By-law;

Whereas Council of the City of Toronto has provided adequate information to the public and has held at least one public meeting in accordance with the Planning Act;

The Council of the City of Toronto enacts:

1. The attached Amendment No. 826 to the Official Plan is hereby adopted pursuant to the Planning Act, as amended.

Enacted and Passed this ~ day of ~, A.D. 20~.

Frances Nunziata, John D. Elvidge,
Speaker City Clerk

(Seal of the City)

AMENDMENT NO. 826 TO THE OFFICIAL PLAN

LANDS MUNICIPALLY KNOWN IN THE YEAR 2024 AS

1711, 1713, 1715, 1719, 1721, 1723, 1725, 1727, 1731, 1733, 1735, 1737, 1739 AND
1741 EGLINTON AVENUE WEST

The Official Plan of the City of Toronto is amended as follows:

1. Chapter 7, Site and Area Specific Policies, Site and Area Specific Policy No. 477, is amended for the lands known municipally in 2024 as 1711, 1713, 1715, 1719, 1721, 1723, 1725, 1727, 1731, 1733, 1735, 1737, 1739 and 1741 Eglinton Avenue West by adding subsection “j)” as follows:

“j) A tall building shall be permitted on the lands municipally known in the year 2024 as 1711, 1713, 1715, 1719, 1721, 1723, 1725, 1727, 1731, 1733, 1735, 1737, 1739 and 1741 Eglinton Avenue West, identified as “Area B” on the attached Appendix A, provided that the development on the lands:

i. provides secured, coordinated driveway access with the redevelopment of 1675 and 1685 Eglinton Avenue West;

ii. includes a community space or affordable commercial space on the ground floor fronting onto Eglinton Avenue West;

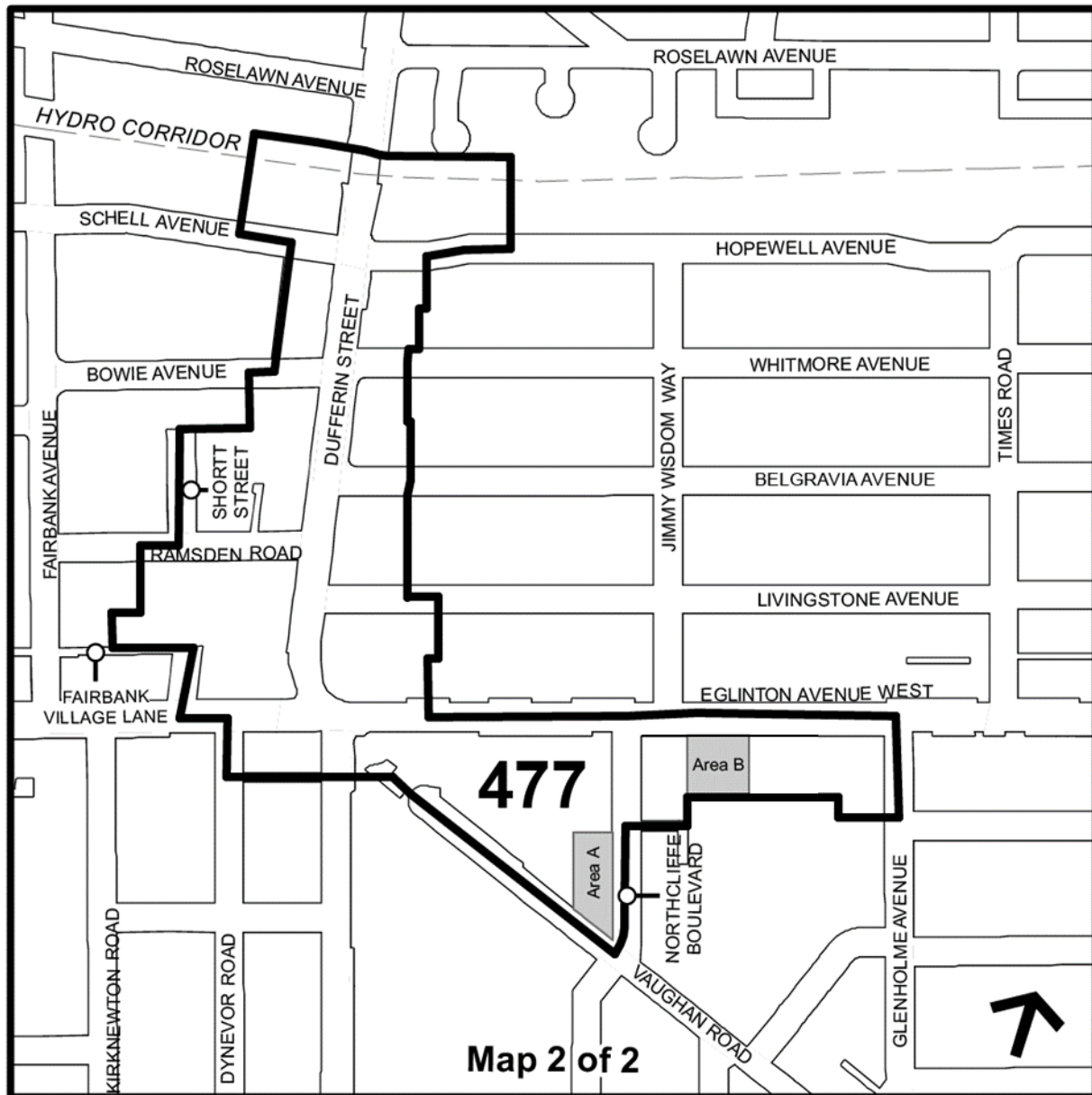
iii. provides an open space area for public access and use, fronting onto Eglinton Avenue West that is directly connected to the community space or affordable commercial space on the ground floor;

iv. provides a 3-metre public laneway conveyance at the rear of the lands, which will be half of the future public laneway to be fully completed through adjacent redevelopment; and

v. has a maximum height of 39 storeys (exclusive of a mechanical penthouse).

2. Chapter 7, Site and Area Specific Policies, Site and Area Specific Policy No. 477 is amended for the lands known municipally in 2024 as 1711, 1713, 1715, 1719, 1721, 1723, 1725, 1727, 1731, 1733, 1735, 1737, 1739 and 1741 Eglinton Avenue West by adding “Area B” to Map 2 of 2 as shown on the attached Appendix A.

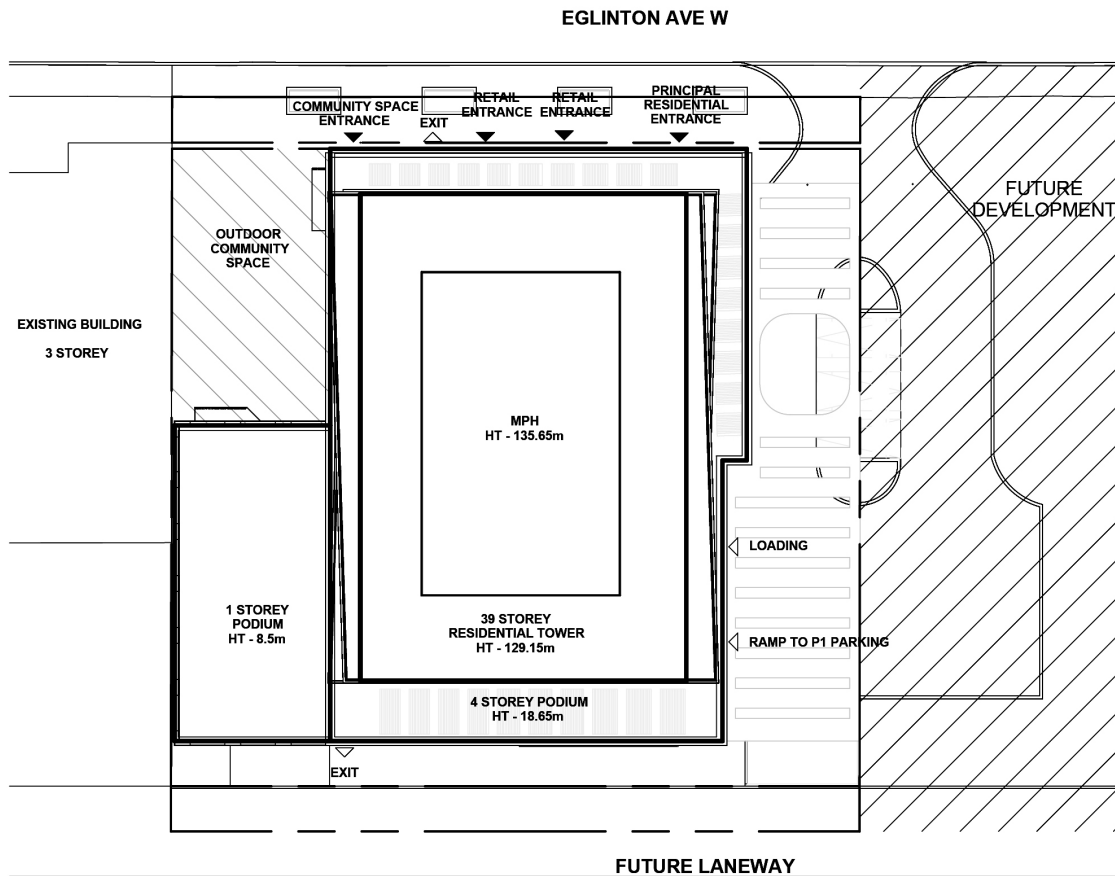
Appendix A



Attachment 6: Draft Zoning By-law Amendment

To be available prior to the July 8, 2025 Toronto and East York Community Council Meeting.

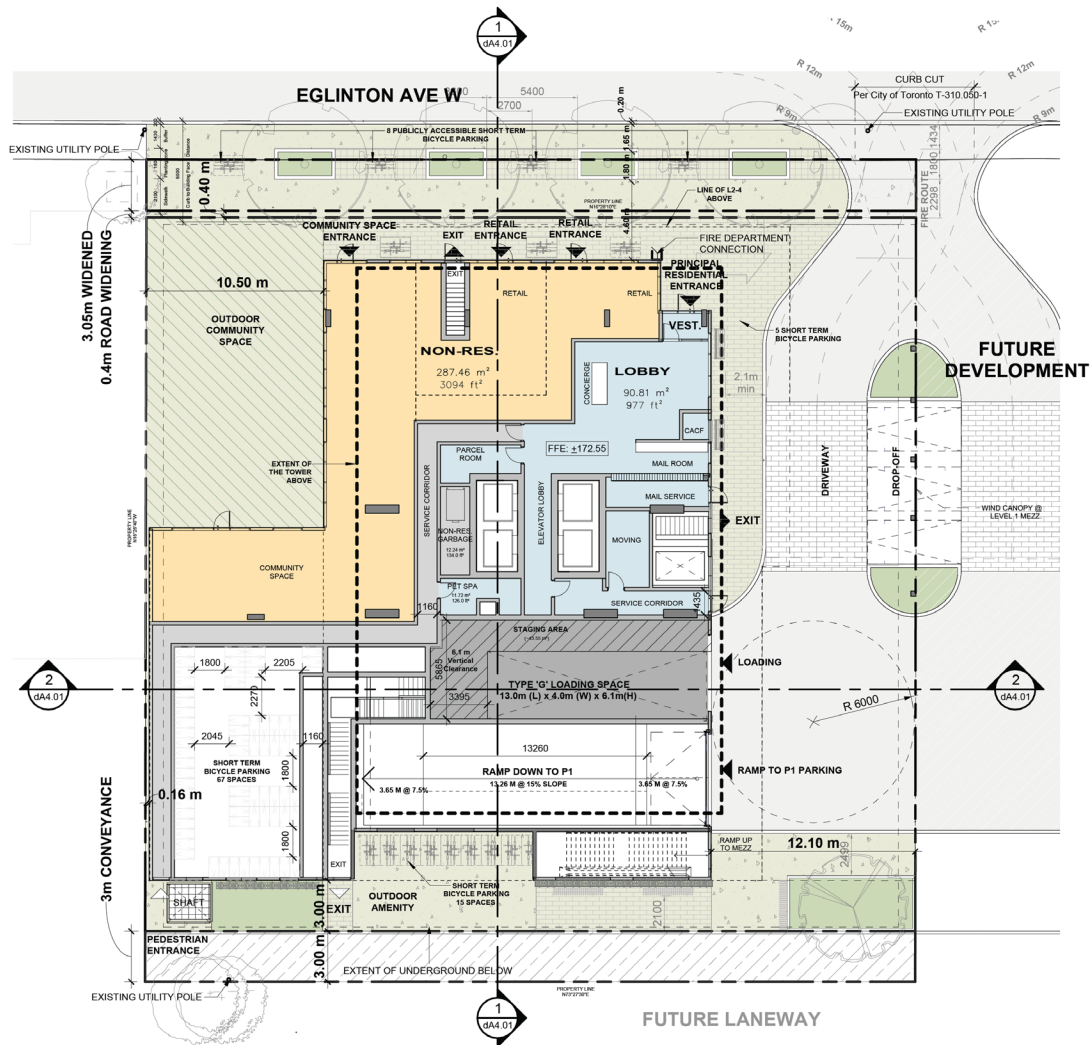
Attachment 7: Site Plan



Site Plan



Attachment 8: Ground Floor Plan



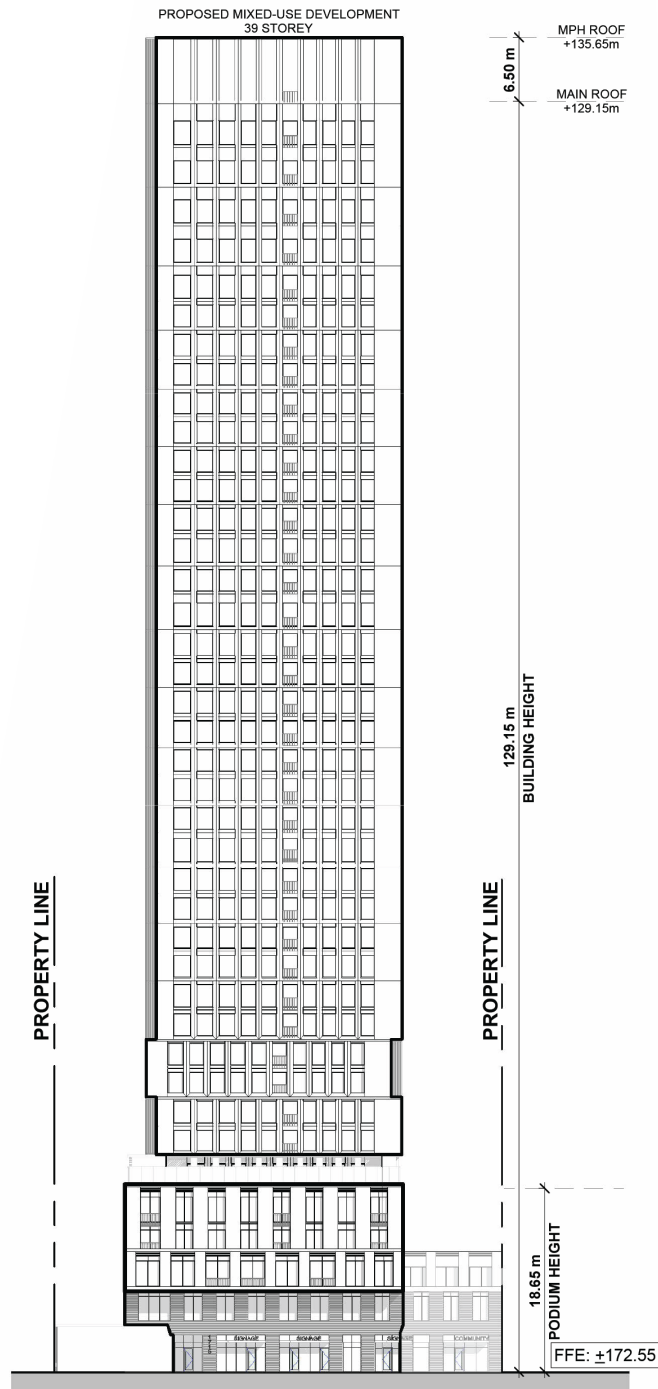
Ground Floor Plan



Attachment 9: Elevations

TO Mechanical 135.65m

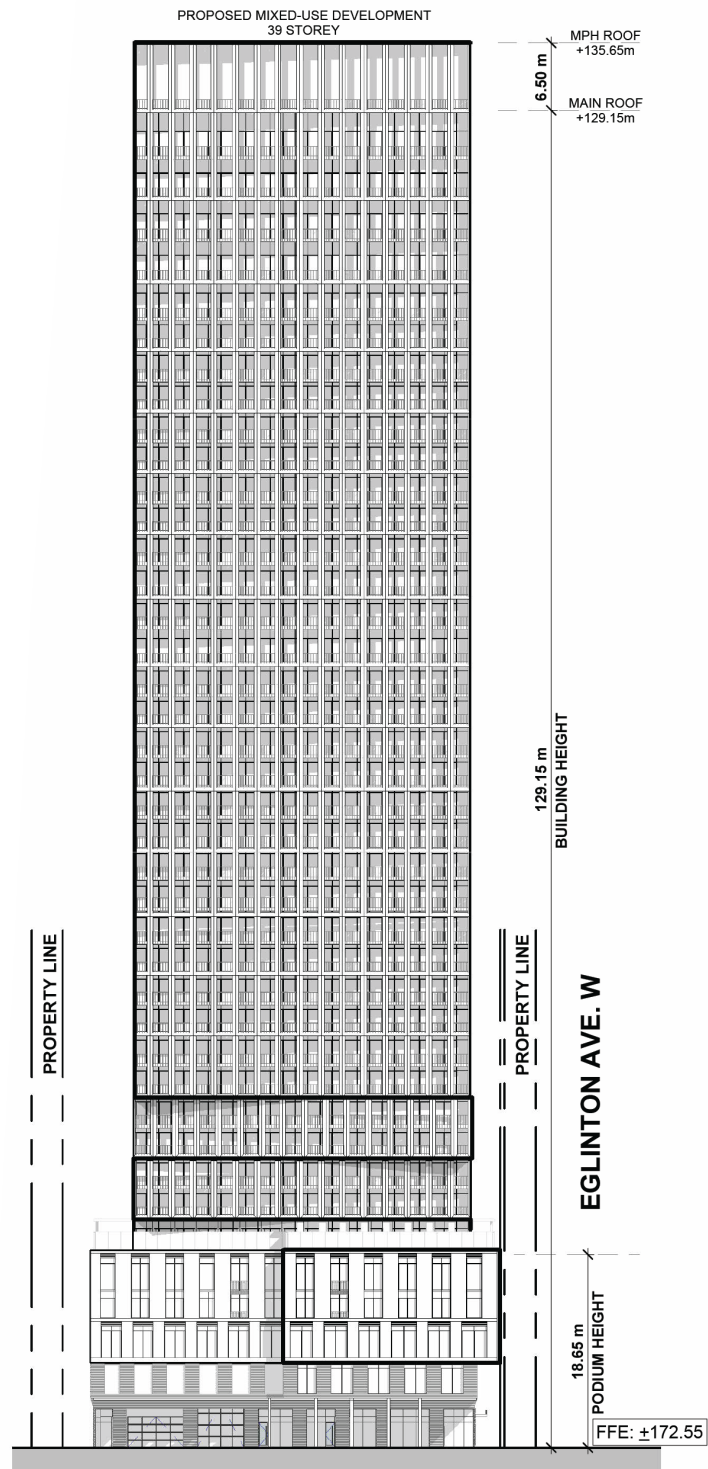
TO 39 FL 129.15m



North Elevation

TO Mechanical 135.65m

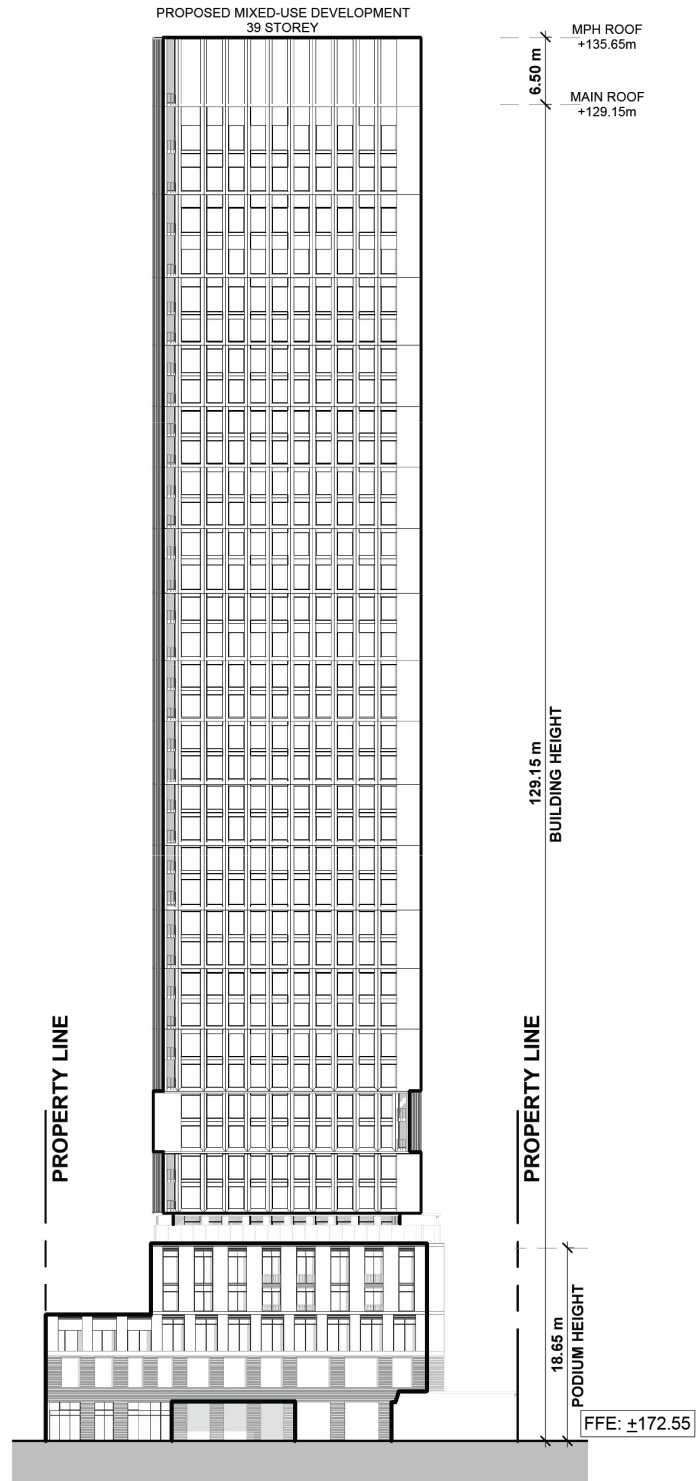
TO 39 FL 129.15m



East Elevation

TO Mechanical 135.65m

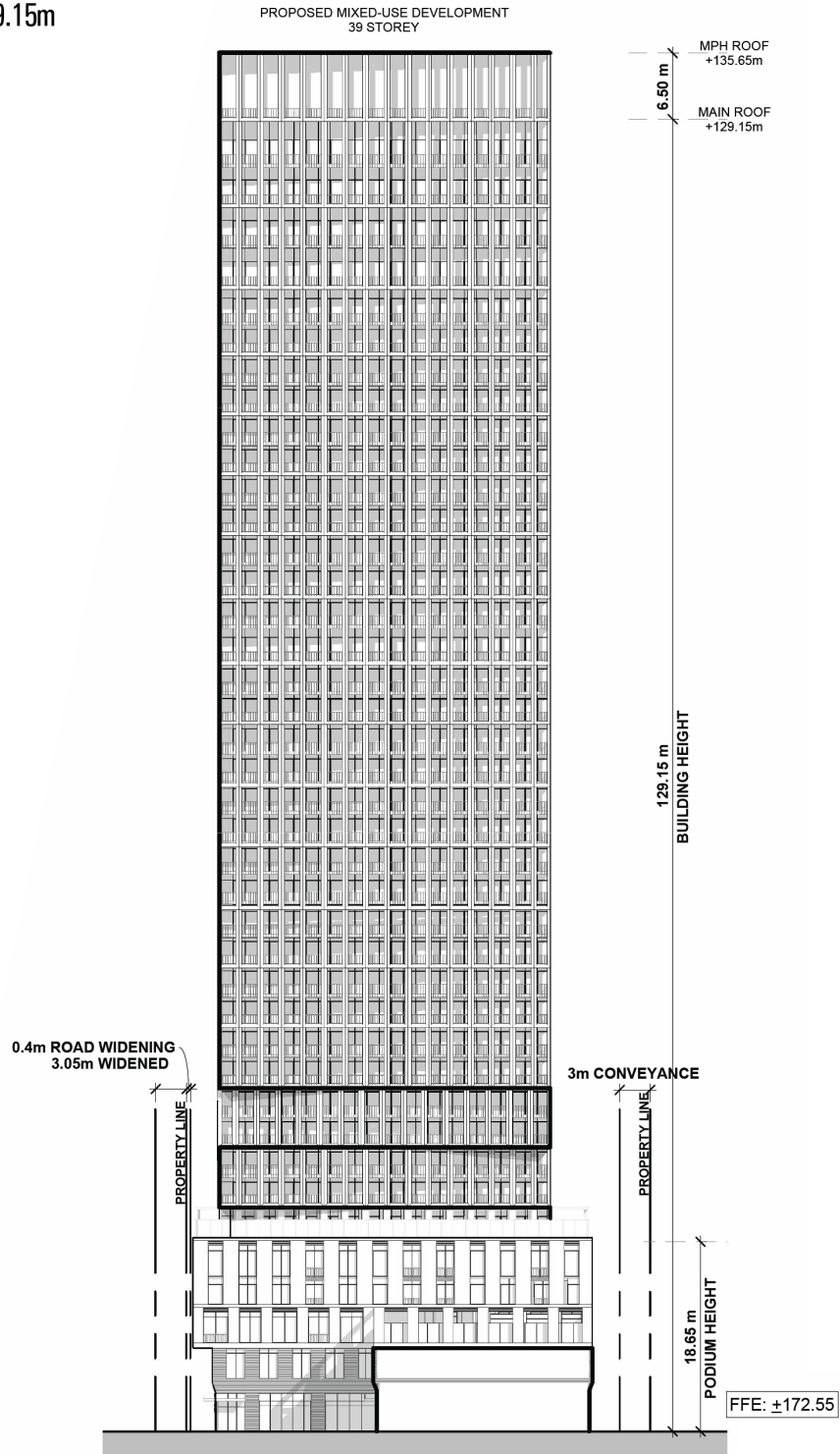
TO 39 FL 129.15m



South Elevation

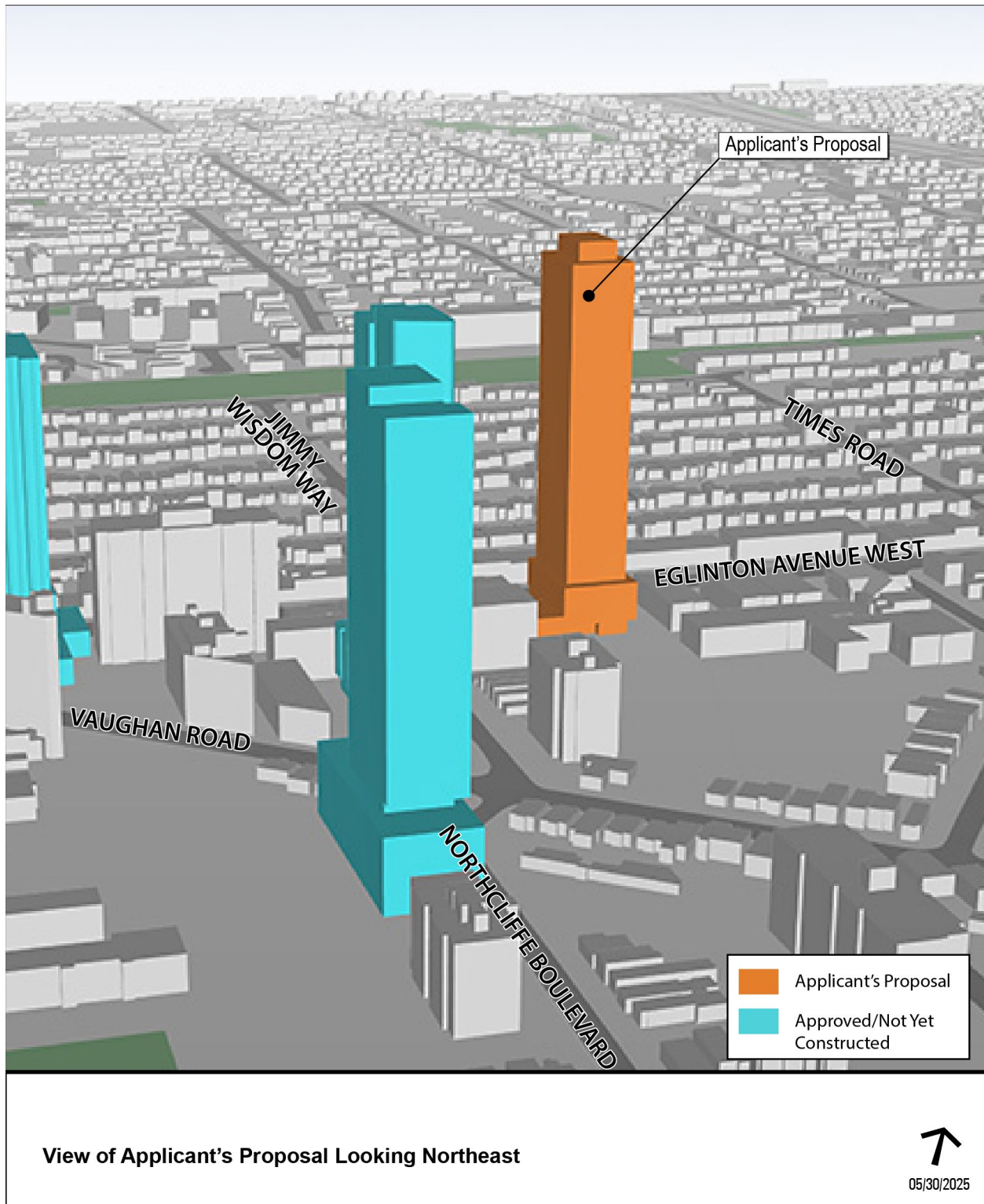
TO Mechanical 135.65m

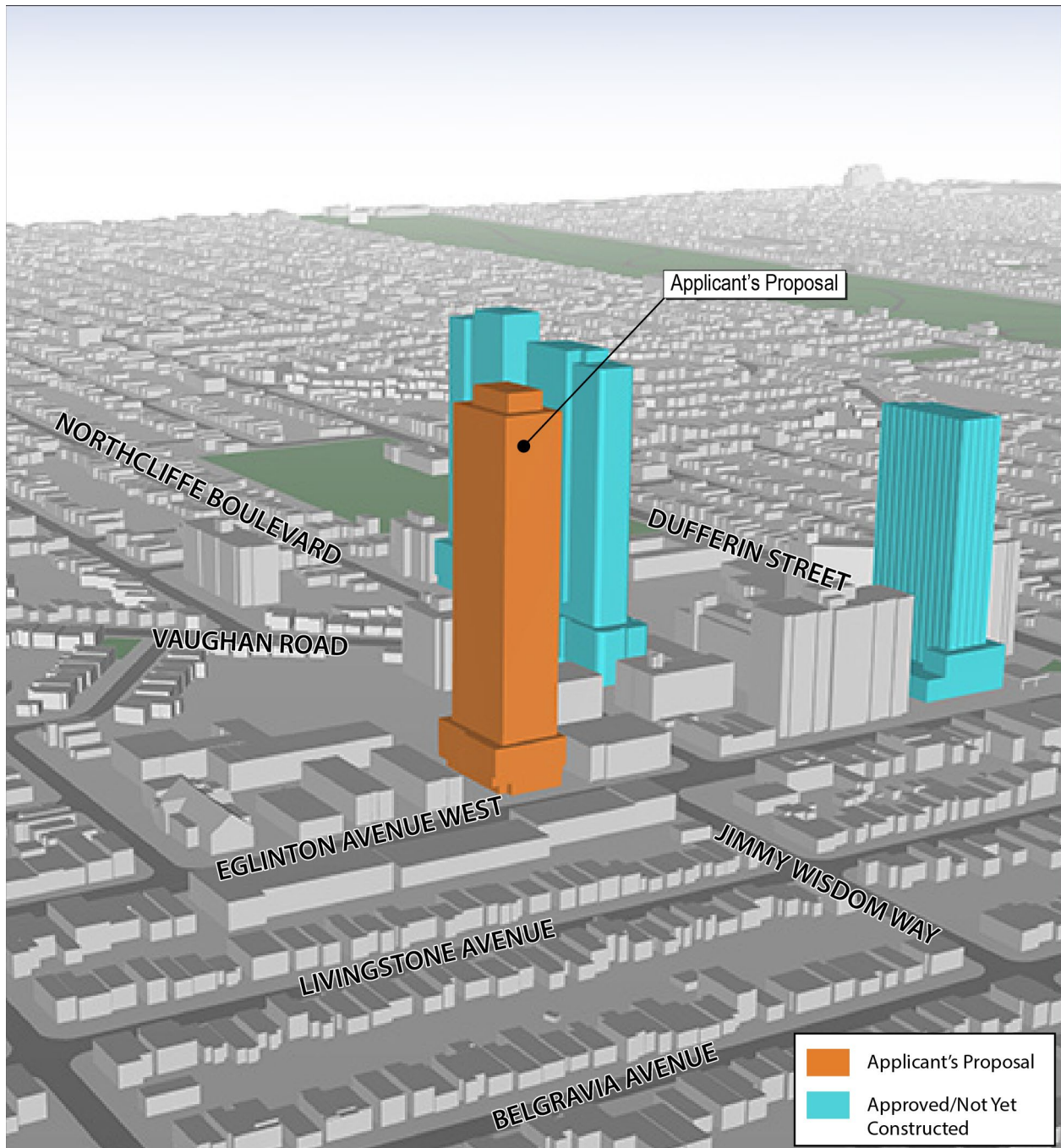
TO 39 FL 129.15m



West Elevation

Attachment 10: 3D Massing Model





View of Applicant's Proposal Looking Southwest



05/30/2025