

## **135 St. Clair Avenue West – Zoning By-law Amendment Application – Decision Report – Approval**

**Date:** September 9, 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 240637 STE 12 OZ

### **SUMMARY**

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This report recommends approval of the application to amend the Zoning By-law to permit a 164.3-metre (49-storeys, excluding mechanical penthouse) mixed-use building. The proposed building includes 576 residential units, with a total gross floor area of 48,548 square metres, including 948 square metres of gross floor area for non-residential uses. The proposal includes a mid-block connection at the southern end of the site between Foxbar Road and Avenue Road.

### **RECOMMENDATIONS**

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

1. City Council amend City of Toronto Zoning By-law 569-2013 for the lands municipally known as 135 St Clair Avenue West substantially in accordance with the draft Zoning By-law Amendment included as Attachment 7 to this report.
2. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required.
3. Before introducing the necessary Bills for enactment, City Council require the owner to:
  - a. submit a revised Functional Servicing and Stormwater Management Report ("Engineering Reports") to demonstrate that the existing storm sewer, sanitary sewer system and watermain, and any required improvements, have adequate capacity to accommodate the development of the lands to the satisfaction of the Director, Engineering Review, Development Review.

b. if the accepted and satisfactory Engineering Reports, from (a) above, require any new municipal infrastructure or upgrades to existing municipal infrastructure to support the development, then the owner or applicant is required to secure the design, construction, and provision of financial securities for any new municipal infrastructure, or any upgrades or required improvements to the existing municipal infrastructure identified in the accepted Engineering Reports, to support the development, in a financial secured agreement, all to the satisfaction of the Director, Engineering Review, Development Review.

4. City Council request the Mayor to consider allocating any Community Benefits Charges funds collected from the development at 135 St. Clair Avenue West to improvements for Brown Community Centre, located at 454 Avenue Road, through the annual budget process immediately following the payment of the funds to the City.

5. City Council authorize the Chief Planner and Executive Director, City Planning to enter into an Agreement pursuant to subsection 35.2(2) of the Planning Act and the City's Inclusionary Zoning Bylaw on terms satisfactory to the Chief Planner and Executive Director, City Planning and in a form acceptable to the City Solicitor.

## **FINANCIAL IMPACT**

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The Development Review Division confirms that there are no financial implications resulting from the recommendations included in this Report in the current budget year or in future years.

## **DECISION HISTORY**

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In June 2002, City Council refused applications for Official Plan and Zoning By-law Amendments to permit the development of a 24-storey residential building on the subject site. Following an appeal from the applicant, a settlement was approved by the Ontario Municipal Board for a 21-storey residential building. Site-specific by-law [246-2004](#) permits a maximum residential gross floor area of 16,750 square metres and a maximum height of 74.7 metres, among other standards.

## **THE SITE AND SURROUNDING LANDS**

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### **Description**

The subject site is located at the southeast corner of St. Clair Avenue West and Avenue Road. The site is generally rectangular in shape with a frontage of approximately 40 metres on St. Clair Avenue West and frontages of approximately 68 metres on both Avenue Road and Foxbar Road. The site has an area of approximately 2,809 square metres.

The subject site is currently occupied by a 14-storey office building with a total gross floor area of approximately 13,475 square metres. The rear of the site is currently occupied by a surface parking lot and entry to underground parking. Vehicular access is currently provided from Foxbar Road.

The site is approximately 630 metres from the St. Clair subway station on the Yonge-University Line. The intersection of St. Clair Avenue West and Avenue Road includes eastbound and westbound stops on the 512 St. Clair streetcar line and northbound and southbound stops on the number 13 Avenue Road bus route. The 512 streetcar provides east-west service between St. Clair Subway Station and Gunns Loop, and the 13 Avenue Road bus provides north-south service between Eglinton Station and Queens Park.

Surrounding uses include Amsterdam Square and Glenn Gould Park on the north side of St. Clair Avenue West, a 19-storey mixed-use building on the west side of Avenue Road, a 4-storey retirement residence and low-rise dwellings to the south, and a 27-storey residential building and townhouses on the east side of Foxbar Road.

Buildings fronting St. Clair Avenue West in the vicinity of the site include a mix of mid-rise and tall buildings. The buildings are predominantly residential or mixed-use, with retail uses at grade and residential or office uses above. Recently, a 51-storey (excluding mechanical penthouse) mixed use building was approved at 45 St. Clair Avenue West.

## **THE APPLICATION**

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### **Description**

A 164.3 metres (49-storeys, excluding mechanical penthouse) mixed-use building with a private daycare facility at the ground and second levels and three ground floor commercial units.

### **Density**

The proposal has a gross floor area of 48,548 square metres, for a Floor Space Index of 17.28 times the area of the lot.

### **Dwelling Units**

576 dwelling units, 57 studio (10%), 259 one-bedroom (45%), 144 two-bedroom (25%) and 116 three-bedroom (20%).

### **Non-Residential Component**

948 square metres of non-residential gross floor area on the ground and second levels including a private daycare and commercial retail units.

## **Amenity**

1,914 square metres of indoor amenity space (3.3 square metres per unit) and 783 square metres of outdoor amenity space (1.35 square metres per unit). Connected indoor and outdoor amenities are located at levels 14 and 49, with additional indoor amenity at level 15.

## **Access, Parking and Loading**

Pedestrian access to the residential lobby is provided from St. Clair Avenue West. A bicycle elevator providing direct access to short-term and long-term bicycle parking is located at the south-west corner of the site, accessed from Avenue Road. Retail units are accessed from Avenue Road and St. Clair Avenue West. The private daycare facility and property management office are accessed from Foxbar Road.

Vehicular access is provided from Foxbar Road. Two at-grade loading spaces (Type G and Type C) and a ramp providing access to the underground parking levels are located at the south-east corner of the site. An on-site pick-up drop-off area for the daycare, including a short-term lay-by parking space, would be accessed from Foxbar Road.

The proposal includes 209 vehicle parking spaces contained in 4 levels of underground parking, including 7 visitor spaces and 2 carshare spaces in the first level, and 200 resident spaces, including 18 accessible spaces. A total of 706 bicycle parking spaces are provided, including 10 short-term spaces at ground-level and 696 spaces at a mezzanine level (176 short-term and 520 long-term).

## **Mid-Block Connection**

A 3.7 to 3.95 metre-wide publicly-accessible landscaped pedestrian walkway has been incorporated on the southern edge of the site to improve and formalize a mid-block connection between Foxbar Road and Avenue Road.

## **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: [www.toronto.ca/135StClairAveW](http://www.toronto.ca/135StClairAveW)

## **Reasons for Application**

The proposed development requires an amendment to Zoning By-law 569-2013 to increase the permitted height and density and modify other performance standards.

## **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 Zoning By-law amendment, including associated conditions of approval.



## **POLICY & REGULATION CONSIDERATIONS**

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### **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. 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.

### **Secondary Plan**

The Yonge-St. Clair Secondary Plan identifies the site as Mixed Use Area B. Development in Mixed Use Areas will provide animated, landscaped and comfortable publicly accessible spaces, contribute to a visual impression of St. Clair Avenue as comfortable and spacious and encourage and support healthy retail businesses. Site and Area Specific Policy (SASP) 8.8 in the Yonge-St. Clair Secondary Plan applies to the site. SASP 8.8 permits a 16,750 square metre residential condominium building on the site. See Attachment 4 and 5 of this report for the Secondary Plan Urban Structure and Mixed Use Areas map respectively.

### **St. Clair Protected Major Transit Station Area**

Site and Area Specific Policy (SASP) 721, delineates the St. Clair Protected Major Transit Station Area (PMTSA), and identifies the minimum population and employment target per hectare and minimum densities.

On August 15, 2025, the Province issued a decision approving 120 Protected Major Transit Station Areas and Major Transit Station Areas. As a result, Inclusionary Zoning can be implemented in many Protected Major Transit Areas across the city.

This site is within an approved PMTSA and subject to Inclusionary Zoning. Should the development 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.

## **Zoning**

The subject site is zoned CR 4.25 (c2.0; r3.0) SS2 (x2259) under Zoning By-law 569-2013. The Commercial Residential zoning category permits a range of commercial and residential uses. Site-specific by-law 246-2004 applies to the site and permits a maximum residential gross floor area of 16,750 square metres and a maximum height of 74.7 metres. See Attachment 6 of this Report for the existing Zoning By-law Map.

## **Design Guidelines**

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

- Tall Building Design Guidelines;
- Growing Up Guidelines for Children in Vertical Communities;
- Pet Friendly Design Guidelines for High Density Communities; 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**

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### **Community Consultation**

The community and/or stakeholders were consulted through four separate meetings conducted in a variety of formats.

A virtual Community Consultation Meeting was hosted by city staff on January 27, 2025. City staff and the applicants gave presentations to the community. Approximately 68 people attended, as well as a representative from the local Councilor's office.

A second, in-person, Community Consultation Meeting was hosted by city staff on March 20, 2025 at the Deer Park library. Display boards outlining the proposal and relevant policy context were available for review. City staff and the applicant team were present to answer questions and speak with attendees.

Through the consultation process, including at meetings and via written correspondence, the following items were raised by the community:

- Excessive building height and density in relation to the surrounding context;
- Building design, including requests for a more defined podium and increased building setbacks;
- Potential shadow impacts on Amsterdam Square and Glenn Gould Park;
- Uncomfortable wind conditions on St. Clair Avenue West and Foxbar Road;
- Loading, waste collection and daycare pick-up and drop-off activities off Foxbar Road;
- Requests to explore alternative access options for parking and loading, including the use of Avenue Road;
- The need for streetscape improvements, including wider sidewalks and a safe mid-block pedestrian connection between Avenue Road and Foxbar Road;
- The potential noise impacts of outdoor amenity spaces;
- Housing tenure, affordability, and the proposed daycare facility's role in addressing local childcare needs;
- Parking, traffic congestion, and vehicular circulation on Foxbar Road and traffic congestion on St. Clair Avenue West; and
- Concerns related to capacity of infrastructure and community services and facilities.

The issues raised through the community consultation process have been considered through the review of the application and are addressed, where appropriate, in the body of this report.

### **Additional Public and Stakeholder Engagement**

Before submitting the application, the applicant met with stakeholders, including the Deer Park Residents Group, Foxbar Residents Association, 111 St. Clair Avenue West Residents and the Yonge and St. Clair West BIA.

Following the two community consultation meetings, two in-person meetings were held on March 25, 2025 and April 17, 2025. These meetings were attended by City staff, the Councillor's office, the applicant and representatives of stakeholder groups, including the Deer Park Residents Group, Foxbar Residents Association, 99 Foxbar Road Condominium Board, South Hill District Homeowner's Association and the Rational Development in South Hill Group. During these meetings, the scale and form of the building were discussed, along with the related issues of wind, shadow and traffic impacts.

### **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

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### 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 PPS (2024). Staff find the proposal consistent with the PPS (2024).

### Built Form

City staff find that the proposed development conforms with the Yonge-St. Clair Secondary Plan and applicable Official Plan policies with respect to built form and massing, and the Tall Building Guidelines.

#### *Height*

The proposed height of 164.3 metres (49-storeys, excluding the mechanical penthouse) is acceptable given the site context.

The site is appropriate for a tall building. The area and configuration of the site allow for appropriate tower separation distances from surrounding tall buildings and neighbouring properties with redevelopment potential. Additionally, the current zoning permits a tall building.

The site is located within Mixed Use Area B in the Yonge-St. Clair Secondary Plan, is situated on a Higher Order Transit Corridor and is approximately 630 metres from St. Clair subway station, within the City-delineated St. Clair PMTSA. It is located at a prominent intersection with a variety of transit and active transportation options.

The proposed height falls within the range of recently approved building heights in Mixed Use Area B in the Yonge-St. Clair Secondary Plan. Recent approvals in Mixed Use Area B include:

- 161.5-metre (51-storey) mixed use building at 45 St. Clair Avenue West;
- 164.8-metre (50-storey) mixed use building at 1365-1375 Yonge Street;
- 155-metre (50-storey) mixed use building at 1406-1428 Yonge Street; and
- 162.3-metre (50-storey) residential building at 29 Pleasant Boulevard.

Additionally, 151-metre and 142-metre (43- and 47-storey) mixed-use buildings were recently approved within Mixed Use Area C at 1251-1311 Yonge Street.

The proposed height is consistent with the emerging context of major streets within the Yonge-St. Clair Secondary Plan and represents an appropriate intensification of the site. Technical studies submitted with application demonstrate the site can accommodate the proposed built form, land use and density.

#### *Massing*

The proposed tower setbacks are appropriate for the site. The tower separation distances to the existing buildings to the east and west are over 30 metres and the

tower element is set back approximately 21 to 25 metres from the south property boundary.

The proposed building includes a podium ranging in height from 2 to 13-storeys, with a tower element above. Along the Avenue Road frontage, the podium is 2-storeys. On the St. Clair Avenue West frontage the podium includes 6-storey and 9-storey elements. At the north-west corner of the building, the tower extends down through the base building to the ground which meets the intent of the design considerations of the Tall Building Design Guidelines.

On the Foxbar Road frontage, the podium is 9-storeys at the north end and steps up to 11-storeys to the south. On the south side of the site, facing the Bradgate Arms retirement residence, the building begins at 2-storeys with a setback of 3.7 to 3.95 metres, before stepping up progressively to 7-, 9-, 11- and 13-storeys.

The base building reduces the visual impact of the tower by framing the street with a lower-scale base, creating a more comfortable and welcoming environment for pedestrians. The base building limits the visual impact of the tower at street level and allows it to fit into the surrounding neighbourhood.

### **Public Realm and Streetscape**

City staff are satisfied that the proposed development conforms with the applicable public realm policies of the Yonge-St. Clair Secondary Plan and the Official Plan, including achieving animated, landscaped and comfortable publicly accessible spaces.

On St. Clair Avenue West, the ground floor setbacks are 7.67 to 11 metres from the property line (10.5 to 13.46 metres between the building face and the curb). Along St. Clair Avenue West, the public realm will include a 2.1 metre pedestrian clearway, four street trees, space for outdoor seating next to the retail unit and public art, contributing to a vibrant and comfortable pedestrian environment. The frontage includes a residential lobby and retail unit, providing active uses at grade and animating the public realm.

On Avenue Road, the ground floor setback is 5.1 metres from the property line (6.3 metres between the building face and the curb), allowing for a 2.1 metre pedestrian clearway and landscaping, including street trees. The Avenue Road frontage includes two retail units, a pet spa and a secondary residential entry with a bike elevator.

On Foxbar Road, the ground floor setbacks are 5.4 to 9.5 metres from the property line (11.6 to 15.6 metres between the building face and the curb). The Foxbar Road frontage would include a property management office and entry for the daycare facility. Vehicle access and loading areas are located at the south end of the site, set back 15.6 metres from the curb.

The proposal includes a mid-block pedestrian connection along the south side of the site, which formalizes and improves an existing route between Avenue Road and Foxbar Road. A solid wall adjacent to the vehicle access and loading areas provides visual screening and mitigates potential noise impacts on the public realm and adjacent residential uses.

The applicant has proposed public art within the public realm near the intersection of St. Clair Avenue West and Avenue Road. The proposed public art will be reviewed through the Site Plan Control process.

### **Shadow Impact**

A Shadow Study completed by Hariri Pontarini Architects, dated June 2025, shows the extent of the shadow from the proposed building on the spring and fall equinoxes (March 21 and September 21) and the summer and winter solstices (June 21 and December 21).

Staff have assessed the incremental impact that would result from the proposed development, particularly on shadow-sensitive areas. Shadows resulting from the proposed development will fall on Amsterdam Park in the morning and on Glenn Gould Park in the afternoon at the spring and fall equinoxes. Consideration was given to the impact of shadows that would result from permitted zoning and the existing shadows of mid-rise and tall buildings on St. Clair Avenue West.

Staff are satisfied that the shadow impacts have been minimized to the extent feasible through the building's sculpted form, setbacks, and stepbacks. Given the site's location within a dense urban context, the shadow impacts are considered acceptable and consistent with the planned context for the area.

### **Wind Impact**

The Pedestrian Level Wind Study, dated July 2, 2025, reflects the revised massing and indicates that the areas on and around the site will be suitable for their intended uses throughout the year. No areas on or surrounding the site will experience conditions that are considered unsafe.

Wind conditions in Glenn Gould Park, Amsterdam Square and nearby transit stops will be comfortable for standing or better throughout the year. Most public sidewalks, including on St. Clair Avenue West and Foxbar Road, will be comfortable for walking or better throughout the year.

Two locations identified as uncomfortable in spring and winter (one on Avenue Road just south of St. Clair Avenue West and one on the east side of Foxbar Road, south of St. Clair Avenue West) are expected to be eliminated by providing additional mitigation measures. Additional wind mitigation measures required, such as canopies, screens, or architectural features, will be secured through the Site Plan Control process.

Staff are satisfied with the assessment, conclusions, and recommendations contained within the Pedestrian Level Wind Study.

### **Unit Mix**

Staff have reviewed the proposed unit mix and are satisfied that it meets the policy direction of the Official Plan to provide a full range of housing, and meets the intent of

the unit mix objectives of the Growing Up: Planning for Children in New Vertical Communities Urban Design Guidelines.

### **Servicing**

Engineering Review staff have reviewed the submitted Functional Servicing, Stormwater Management Report and a Hydrogeological Review Report, and have identified outstanding items requiring revision, resubmission and acceptance of the Stormwater Management Report, to the satisfaction of the Director, Engineering Review, Development Review. This must be addressed prior to the enactment of the Zoning By-law.

The owner will also be responsible for paying for and constructing any improvements to the municipal infrastructure in connection with the site servicing report, should it be determined that upgrades to such infrastructure are required to support this development.

### **Road Widening**

In order to satisfy the Official Plan requirement of a 27 metre right-of-way for this segment of St. Clair Avenue West, a 0.4 metre road widening dedication along the St. Clair Avenue West frontage of the site is required and is proposed to be conveyed to the City as part of the Site Plan Control process.

### **Traffic Impact**

A Transportation Impact Study was submitted to assess the traffic impact, access, parking and loading arrangements for this development. The study concludes that the surrounding road network can accommodate the additional trips generated by the proposal, with minor increases in peak-hour vehicle trips. No improvements to surrounding intersections or signalized locations are required to support the proposal. The study demonstrates the proposed on-site pick-up/drop-off area is sufficient to serve the daycare. Transportation Services staff have reviewed the study and are satisfied with its conclusions.

The applicant has proposed Transportation Demand Management (TDM) measures, including two car-share spaces, one-year prepaid bike-share memberships and pre-loaded Presto cards for residents, and on-site bicycle facilities including convenient and safe parking spaces on the mezzanine level with a dedicated entrance and a repair station. These measures implement support the City's objectives to reduce single-occupancy vehicle trips and promote sustainable transportation choices.

### **Parkland**

In accordance with Section 42 of the Planning Act, the owner is required to satisfy the parkland dedication requirement through cash-in-lieu. As per Toronto Municipal Code Chapter 415-29, the appraisal of the cash-in-lieu will be determined under the direction of the Executive Director, Corporate Real Estate Management. Additionally, the Toronto Municipal Code Chapter 415-28, requires that the payment be made prior to the issuance of the first above-ground building permit for the land to be developed.

## **Tree Preservation**

An arborist report was submitted indicating that six City-owned street trees and one privately-owned tree will be impacted by the proposal, requiring a permit to injure or remove under the City of Toronto Municipal Code, Chapter 813, the Tree protection By-law. The proposal includes the planting of sixteen replacement trees, which satisfy the compensation planting requirements.

## **Noise and Vibration**

Noise and Vibration studies were required based on the proximity of the site to the TTC 512 St. Clair streetcar. With the incorporation of the recommended noise mitigation measures, the applicable Ministry of the Environment, Conservation and Parks (MECP) noise guidelines can be met, and a suitable acoustical environment provided for the occupants. The measured vibration levels met the applicable vibration guideline limits at all locations, and therefore vibration mitigation is not required.

## **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 currently proposing to achieve Tier 2 of TGS Version 4. The applicant will be encouraged to continue working 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.

## **CONTACT**

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Dylan Dewsbury, Senior Planner, Community Planning, Tel. No. 416-392-6072, E-mail: [dylan.dewsbury@toronto.ca](mailto:dylan.dewsbury@toronto.ca)

## **SIGNATURE**

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Alex Teixeira, MCIP, RPP  
Acting Director, Community Planning



## **ATTACHMENTS**

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- 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: Secondary Plan Map 6-1
- Attachment 6: Secondary Plan Map 6-3
- Attachment 7: Draft Zoning By-law Amendment
- Attachment 8: Site Plan
- Attachment 9: Ground Floor Plan
- Attachment 10: Elevations
- Attachment 11: 3D Massing Model

## Attachment 1: Application Data Sheet

Municipal Address: 135 St. Clair Avenue West      Date Received: November 2024

Application Number: 2024 240637 STE 12 OZ

Application Type: Zoning By-law Amendment

Project Description: A 49-storey mixed use-building.

Applicant	Agent	Architect	Owner
135 St Clair Devcore LP	Greg Gilbert	Hariri Pontarini Architects	Atlantic Canada GMBH

### EXISTING PLANNING CONTROLS

Official Plan Designation: Mixed Use Areas      Site Specific Provision:

Zoning: CR 4.25 (c2.0; r3.0) SS2 (x2259)      Heritage Designation: N

Height Limit (m): 74.7      Site Plan Control Area: Y

### PROJECT INFORMATION

Site Area (sq m): 2,808.83      Frontage (m): 40.64      Depth (m): 68.47

Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):	494.23	0	1512	
Residential GFA (sq m):	0	0	47,600	47,600
Non-Residential GFA (sq m):	13,475.21	0	948	948
Total GFA (sq m):	13,475.21	0	48,548	48,548
Height - Storeys:	14	0	49	49
Height - Metres:			164.3	164.3

Lot Coverage Ratio (%): 53.8%      Floor Space Index: 17.28

Floor Area Breakdown	Above Grade (sq m)	Below Grade (sq m)
Residential GFA:	47,600	110.00
Retail GFA:	948	

Residential Units by Tenure	Proposed	Total
Condominium:	0	0
Rental:	576	576
Total Units:	576	576

	Studio	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:	0	0	0	0
Proposed:	57	259	144	116
Total Units:	57	259	144	116

#### Parking and Loading

Parking Spaces:	209	Bicycle Parking Spaces:	706	Loading Docks:	2
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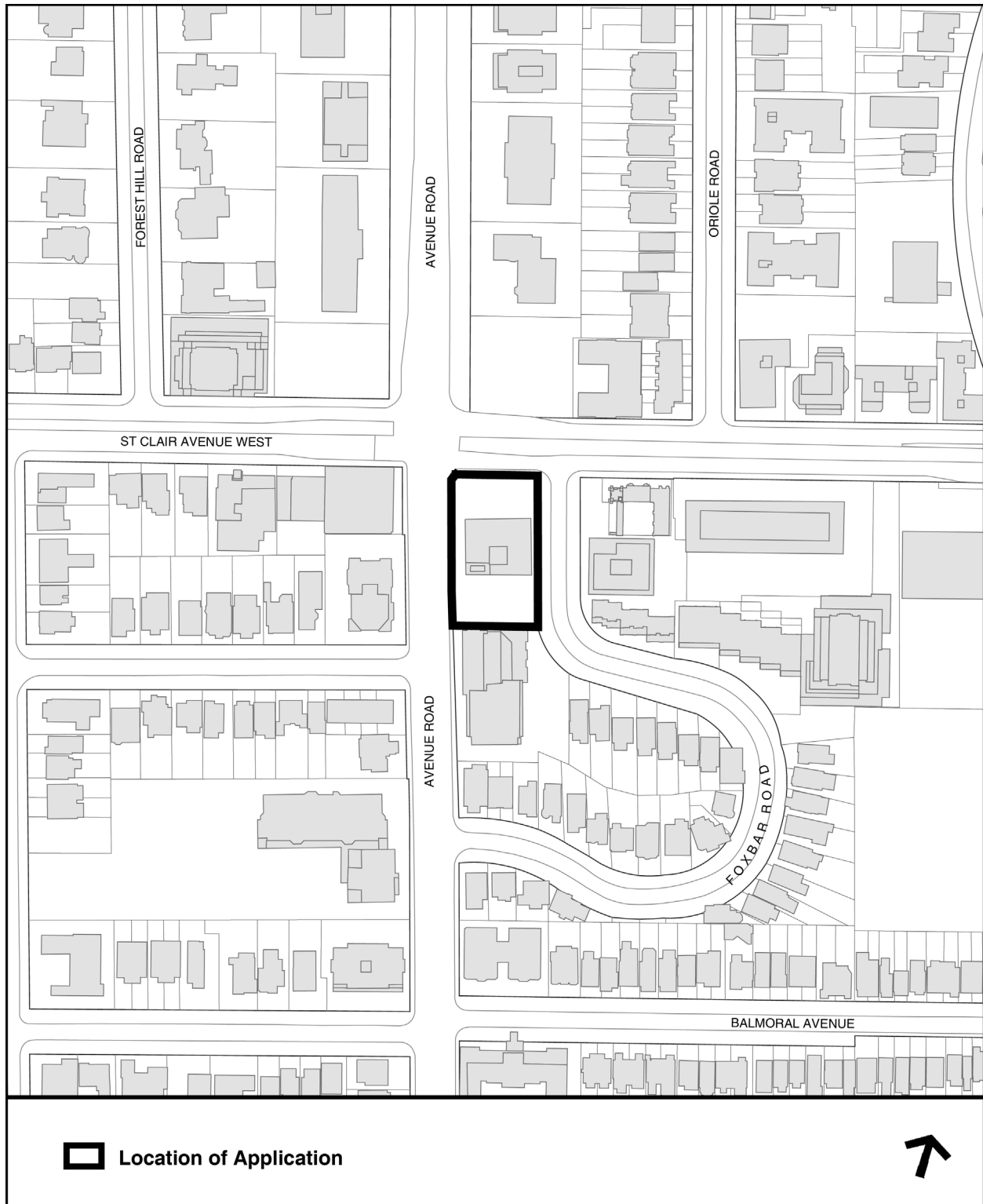
#### CONTACT:

Dylan Dewsbury, Senior Planner

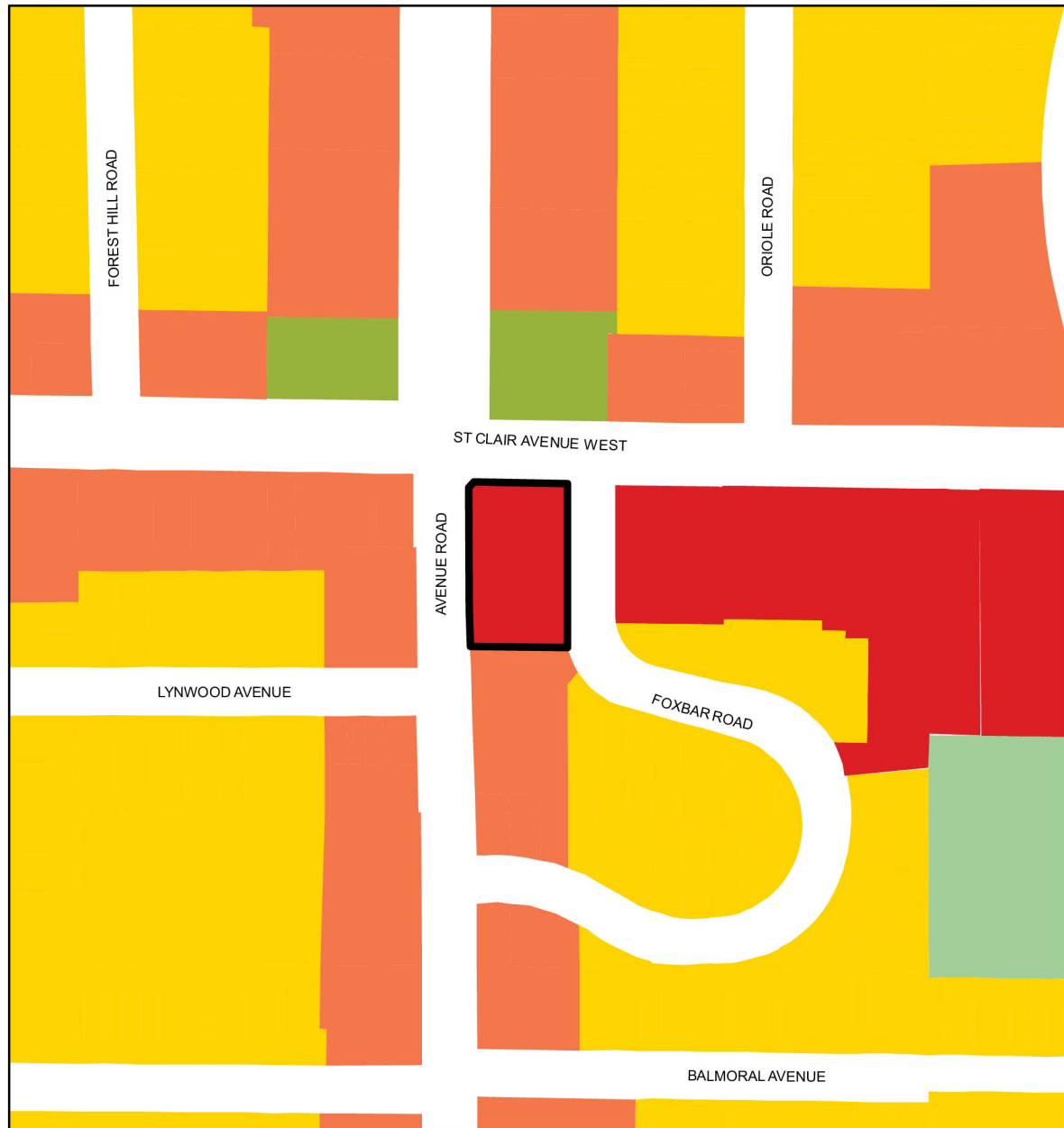
Tel. No. 416-392-6072

E-mail: [dylan.dewsbury@toronto.ca](mailto:dylan.dewsbury@toronto.ca)

## Attachment 2: Location Map



# Attachment 3: Official Plan Land Use Map



Official Plan Land Use Map # 17

135 St. Clair Avenue West

File # 24 240637 STE 10 OZ



Location of Application



Neighbourhoods



Apartment Neighbourhoods



Mixed Use Areas



Parks

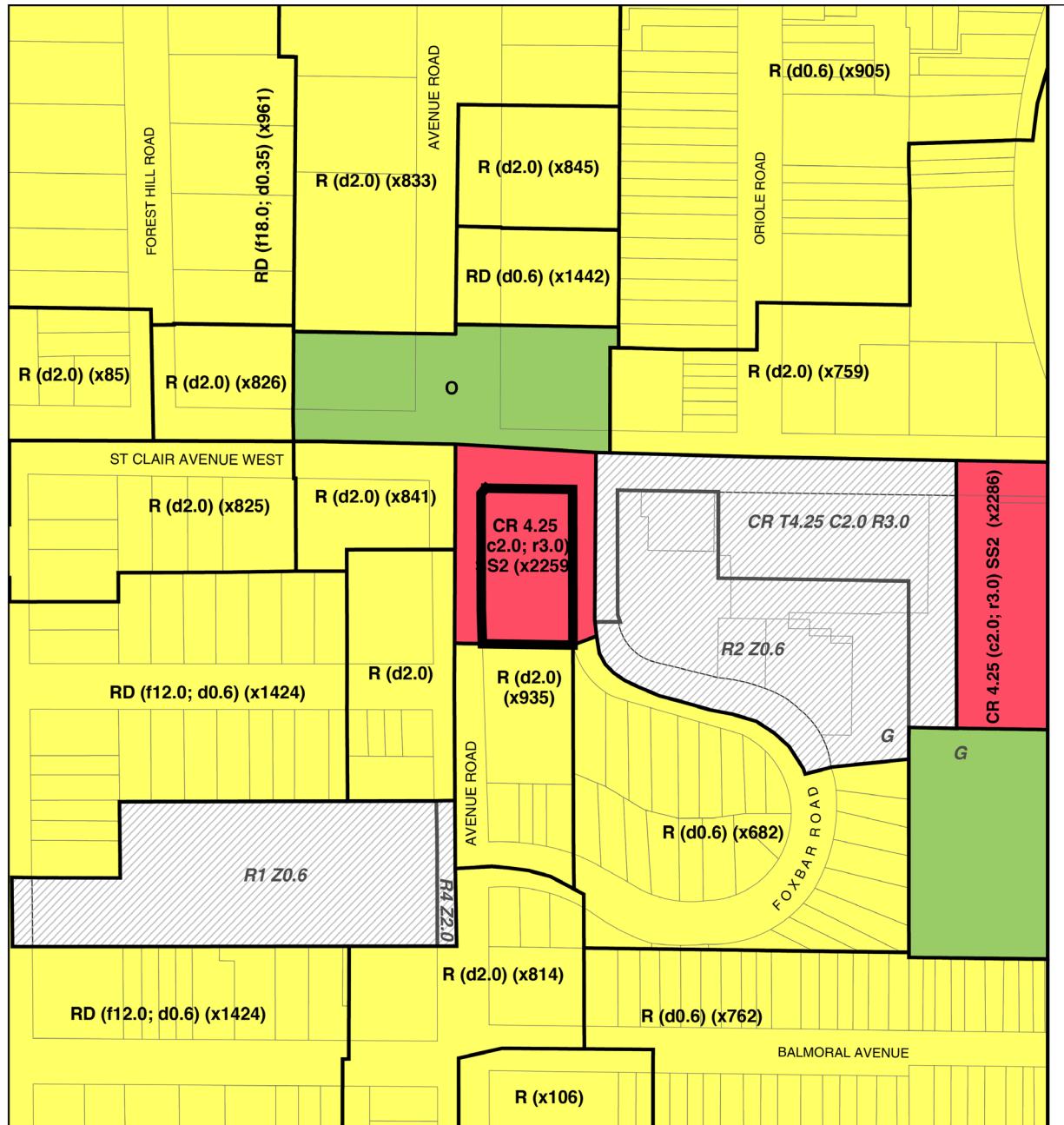


Other Open Space Areas



Not to Scale  
Extracted: 01/09/2025

# Attachment 4: Existing Zoning By-law Map



Zoning By-law 569-2013

135 St Clair Avenue West

File # 24 240637 STE 12 0Z

- Location of Application
- R Residential
- RD Residential Detached
- CR Commercial Residential
- O Open Space

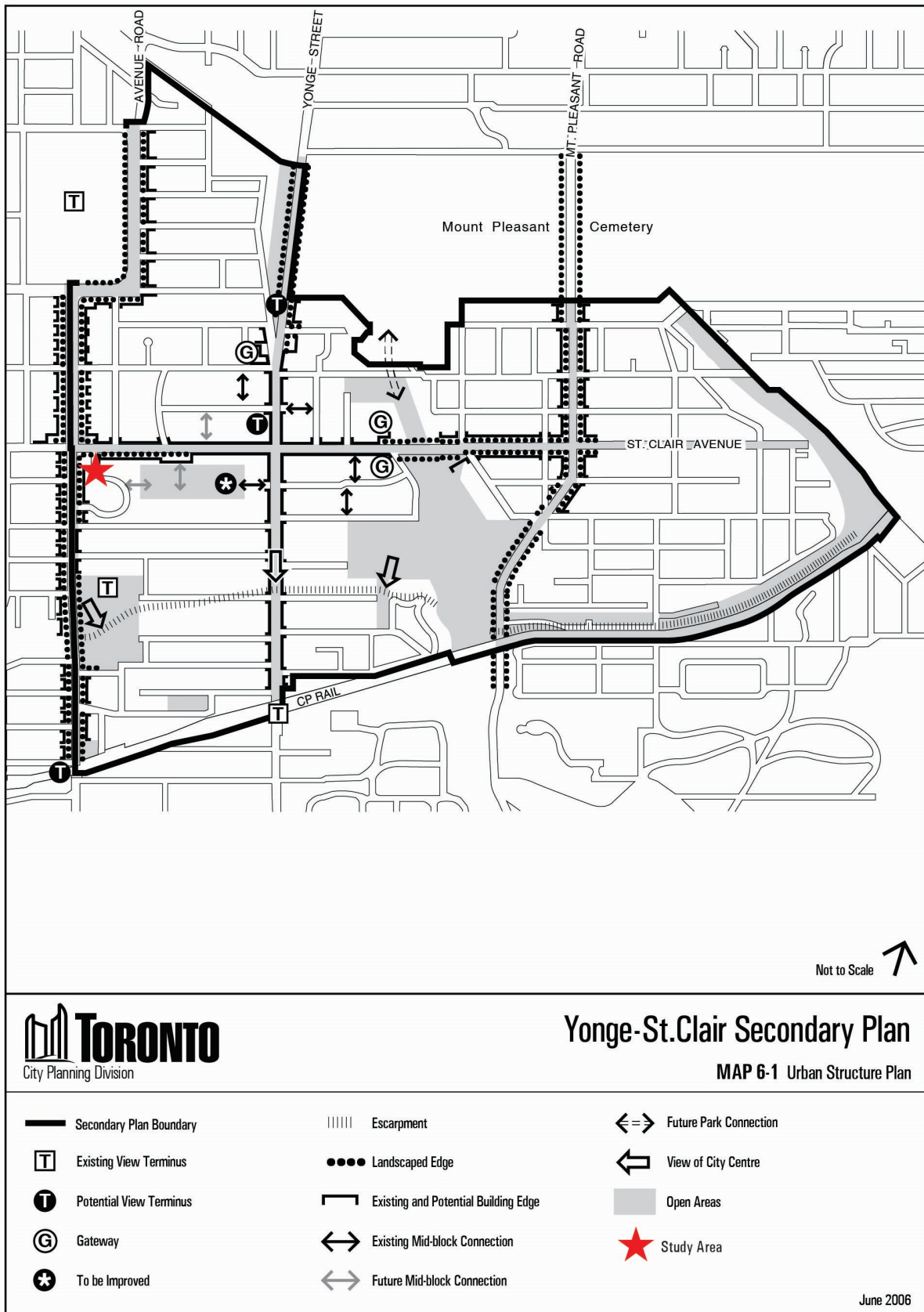
OC Open Space Cemetery

- See Former City of Toronto By-law No. 438-86
- R4 Residential District
- CR Mixed-Use District
- G Parks District

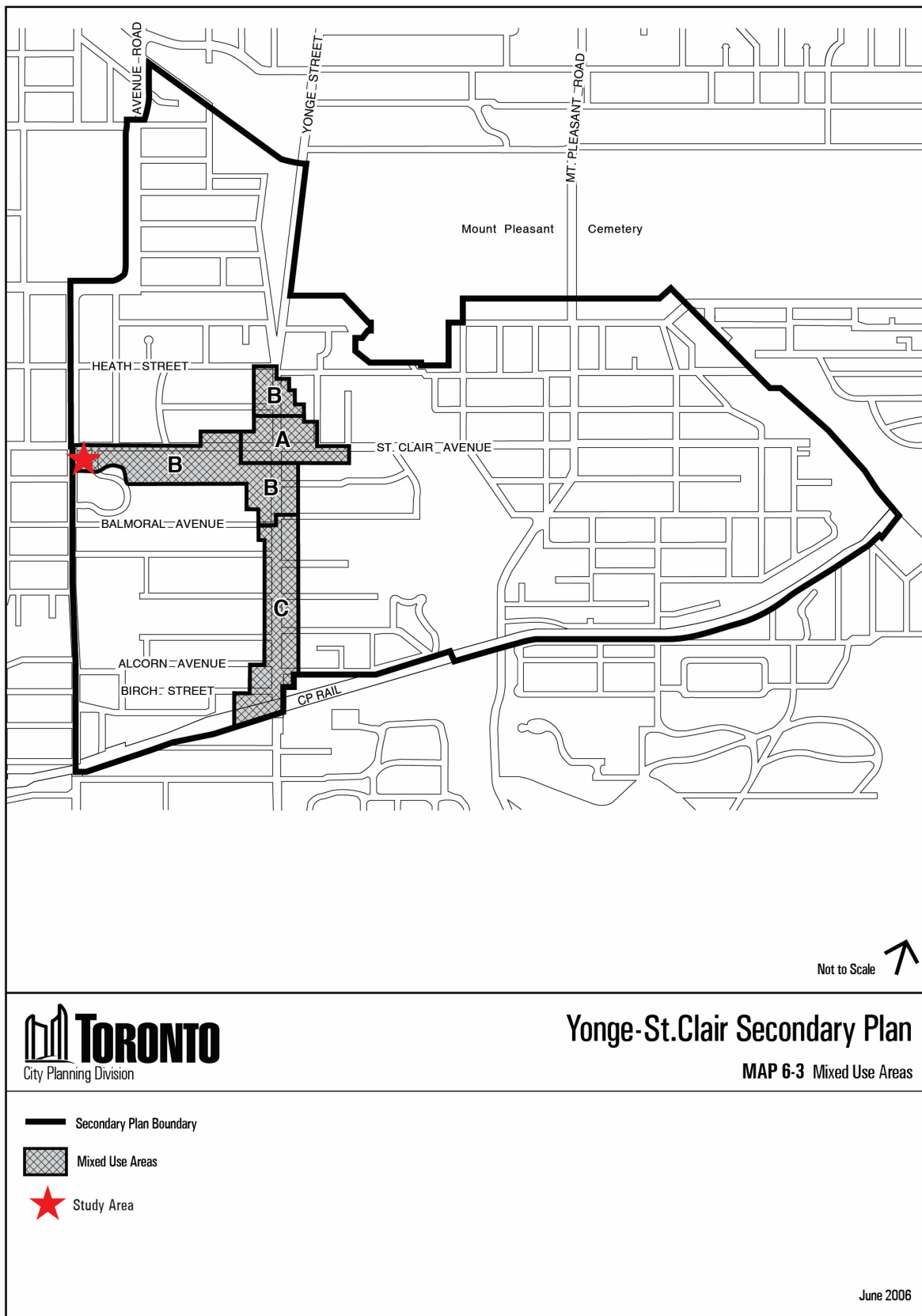


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Extracted: 11/25/2024

# Attachment 5: Yonge-St. Clair Secondary Plan Map 6-1



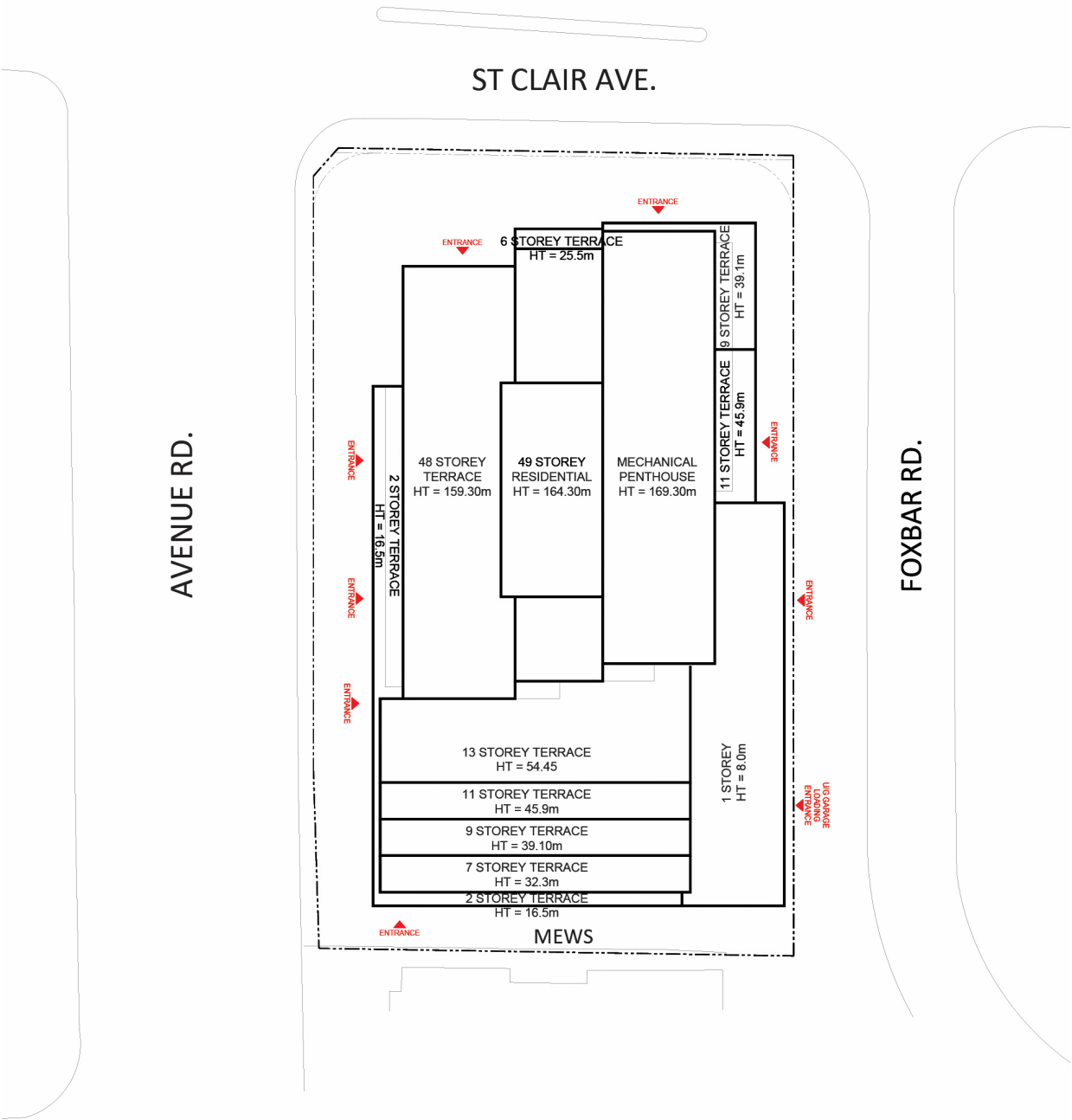
# Attachment 6: Yonge-St. Clair Secondary Plan Map 6-3





## Attachment 7: Draft Zoning By-law Amendment

To be available prior to September 18, 2025, Toronto and East York Community Council Meeting.



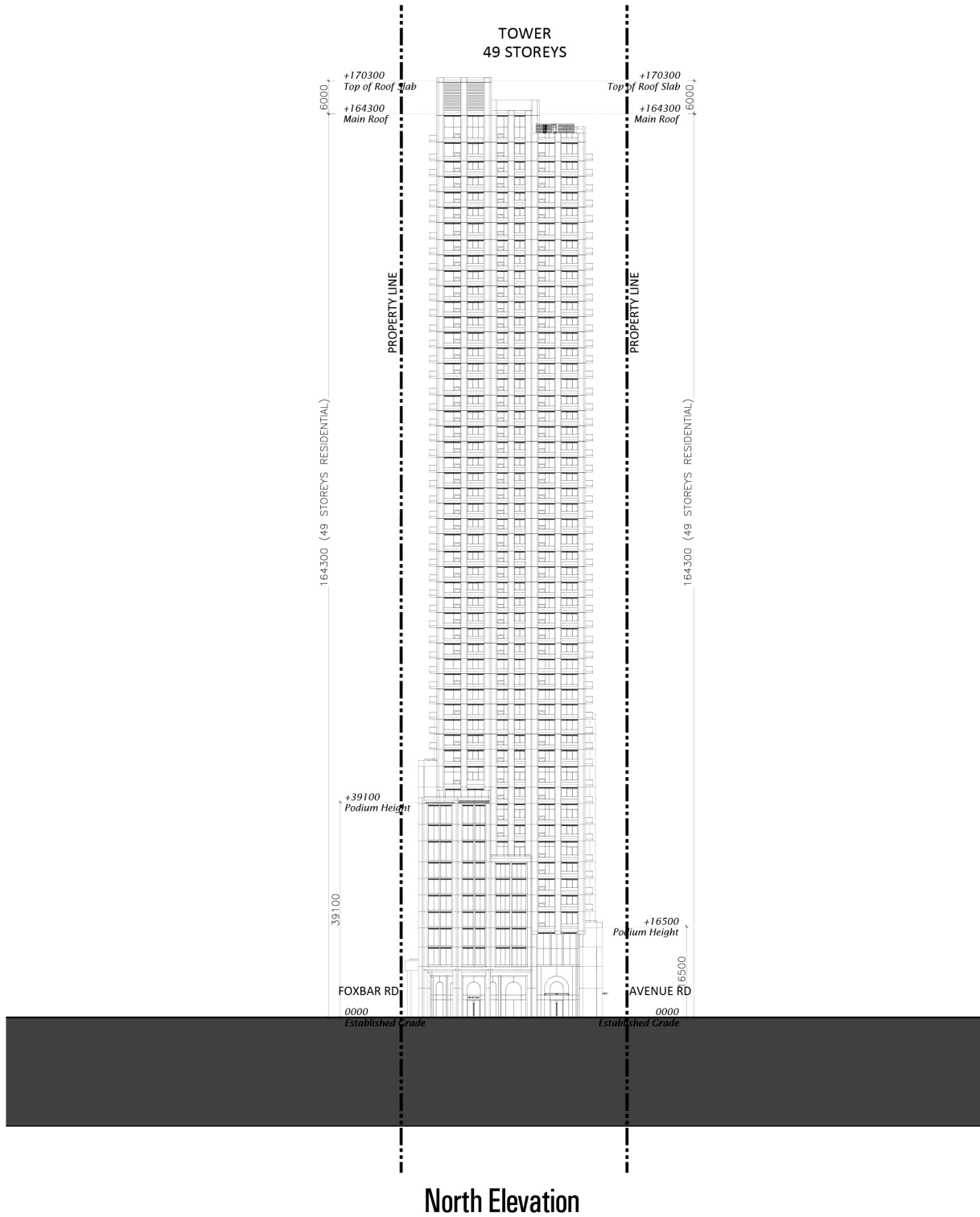
Site Plan

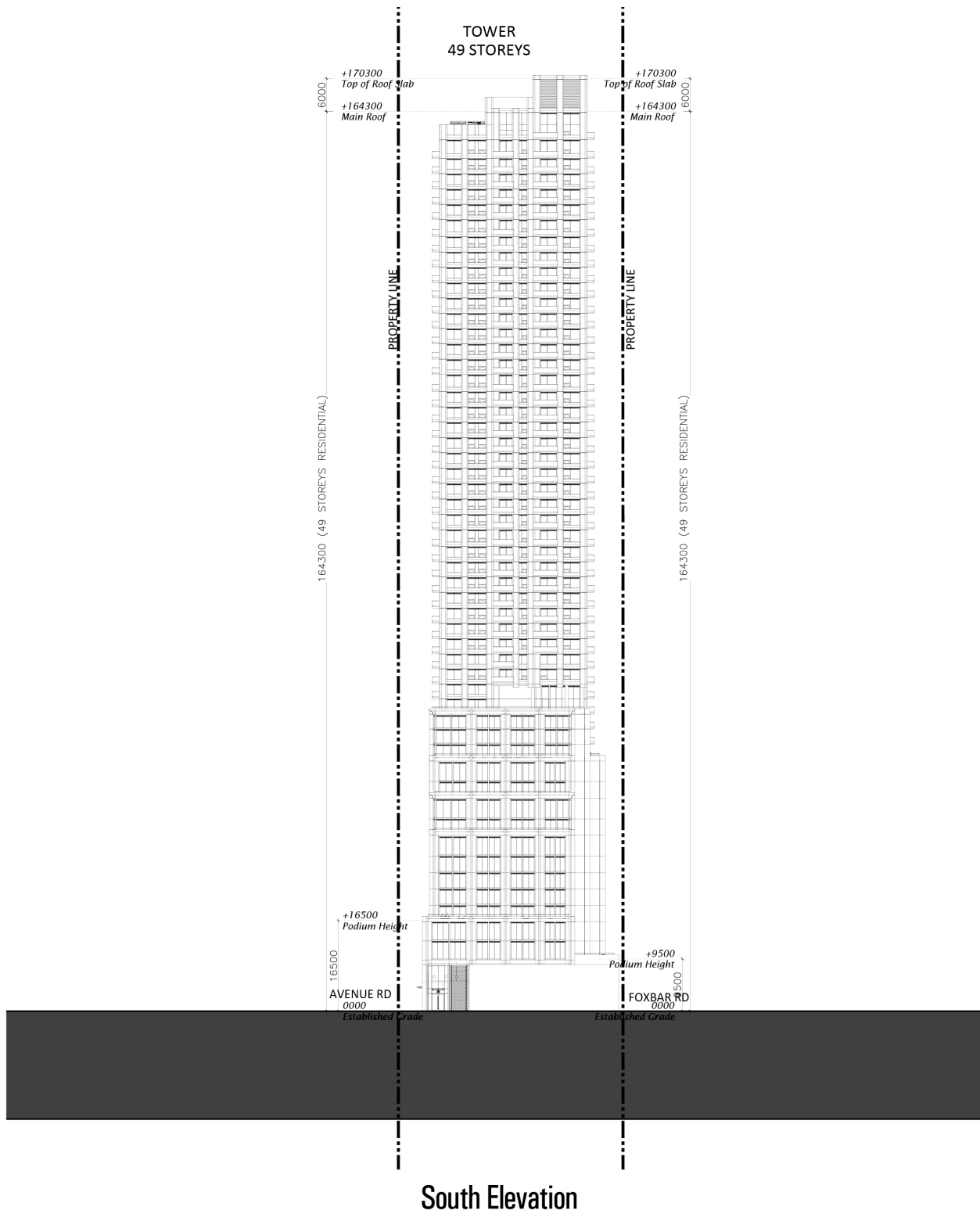


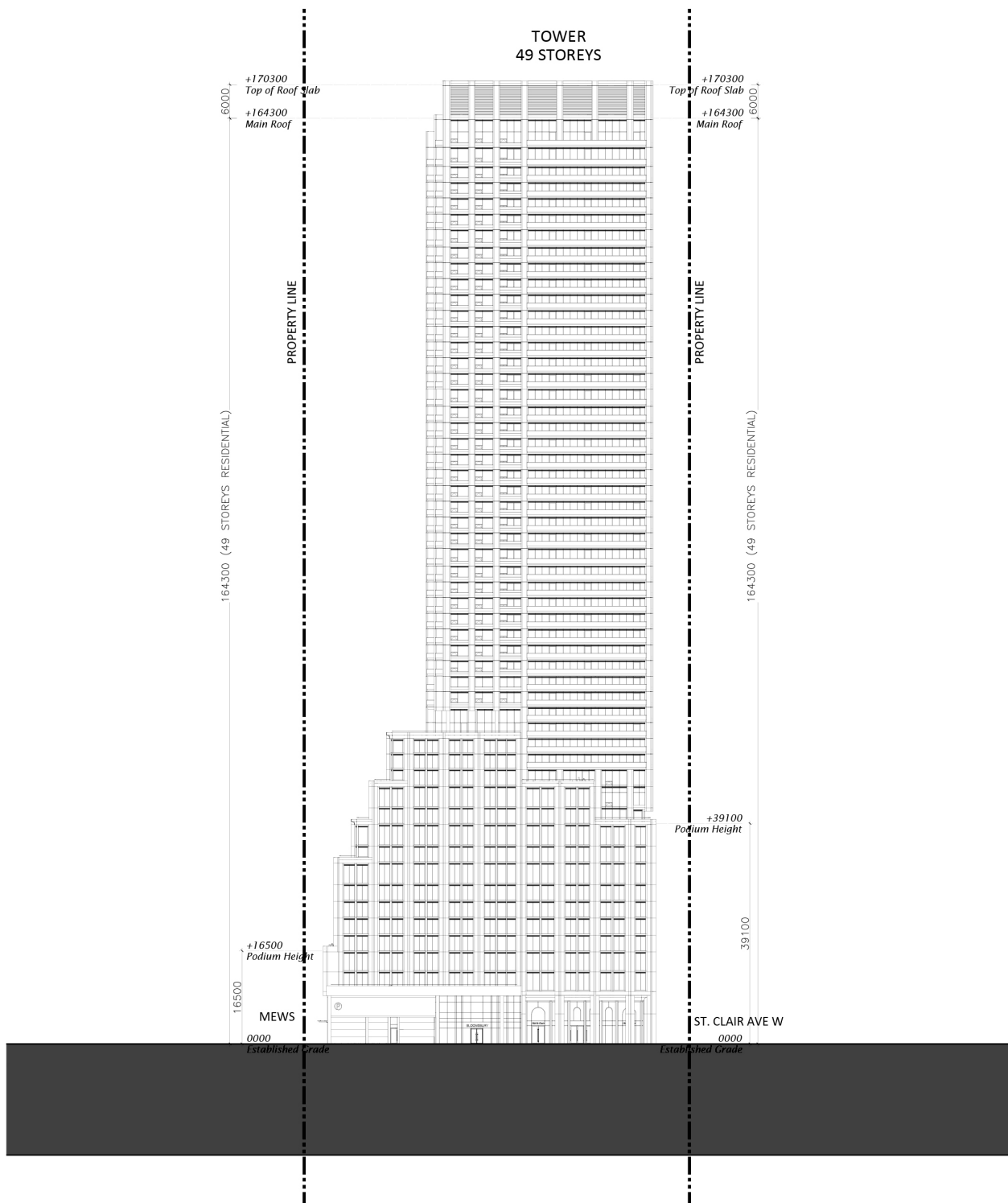
# Attachment 9: Ground Floor Plan



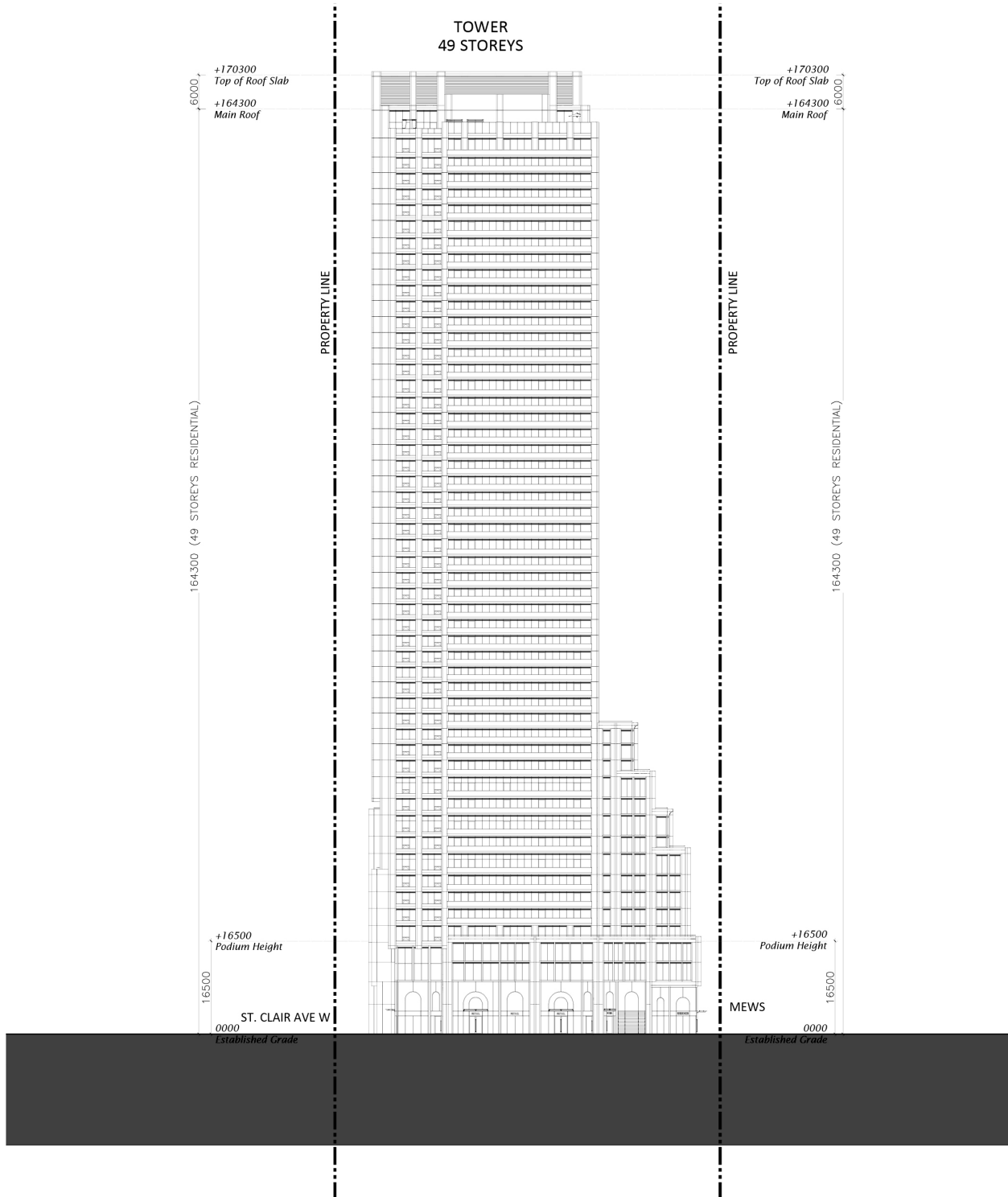
## Attachment 10: Elevations





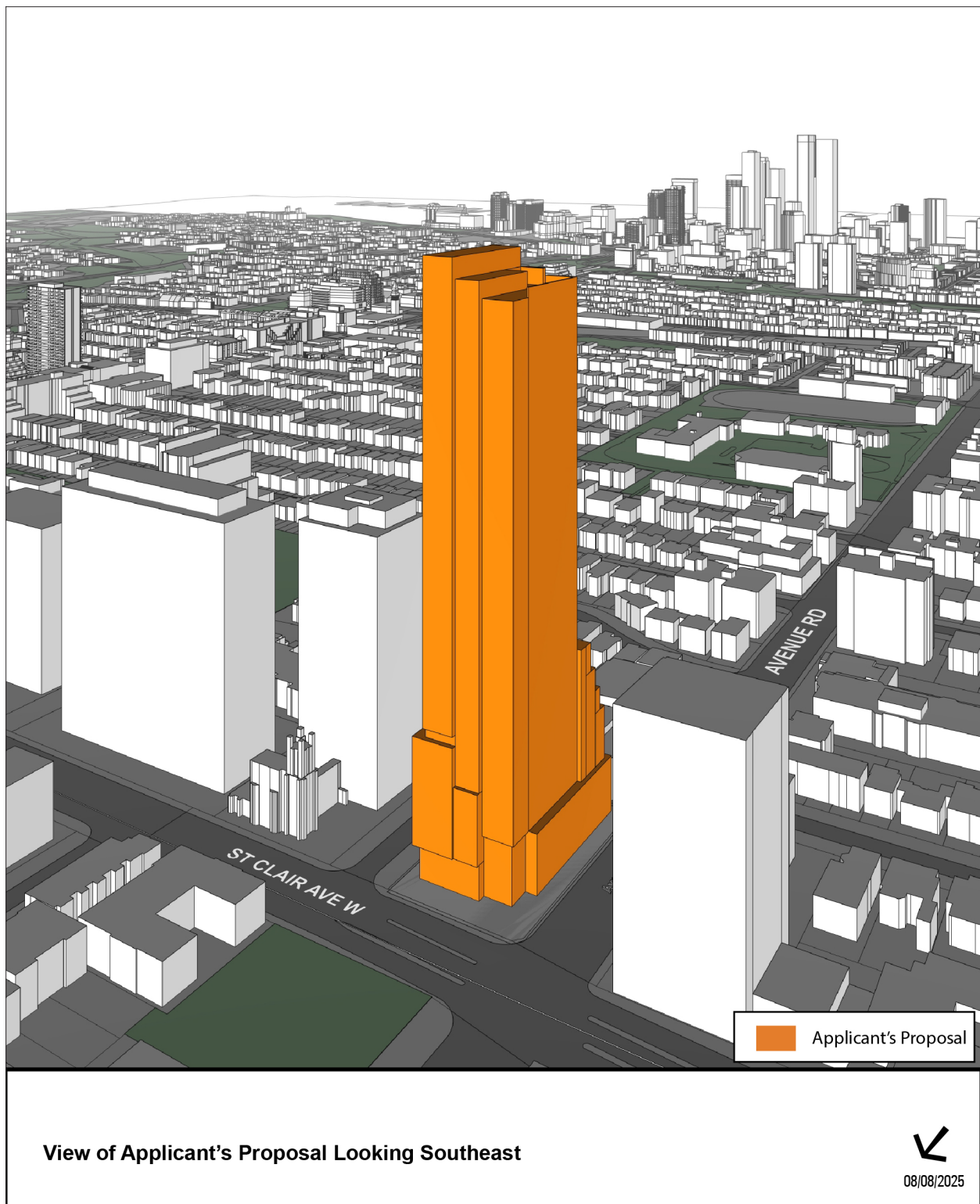


East Elevation

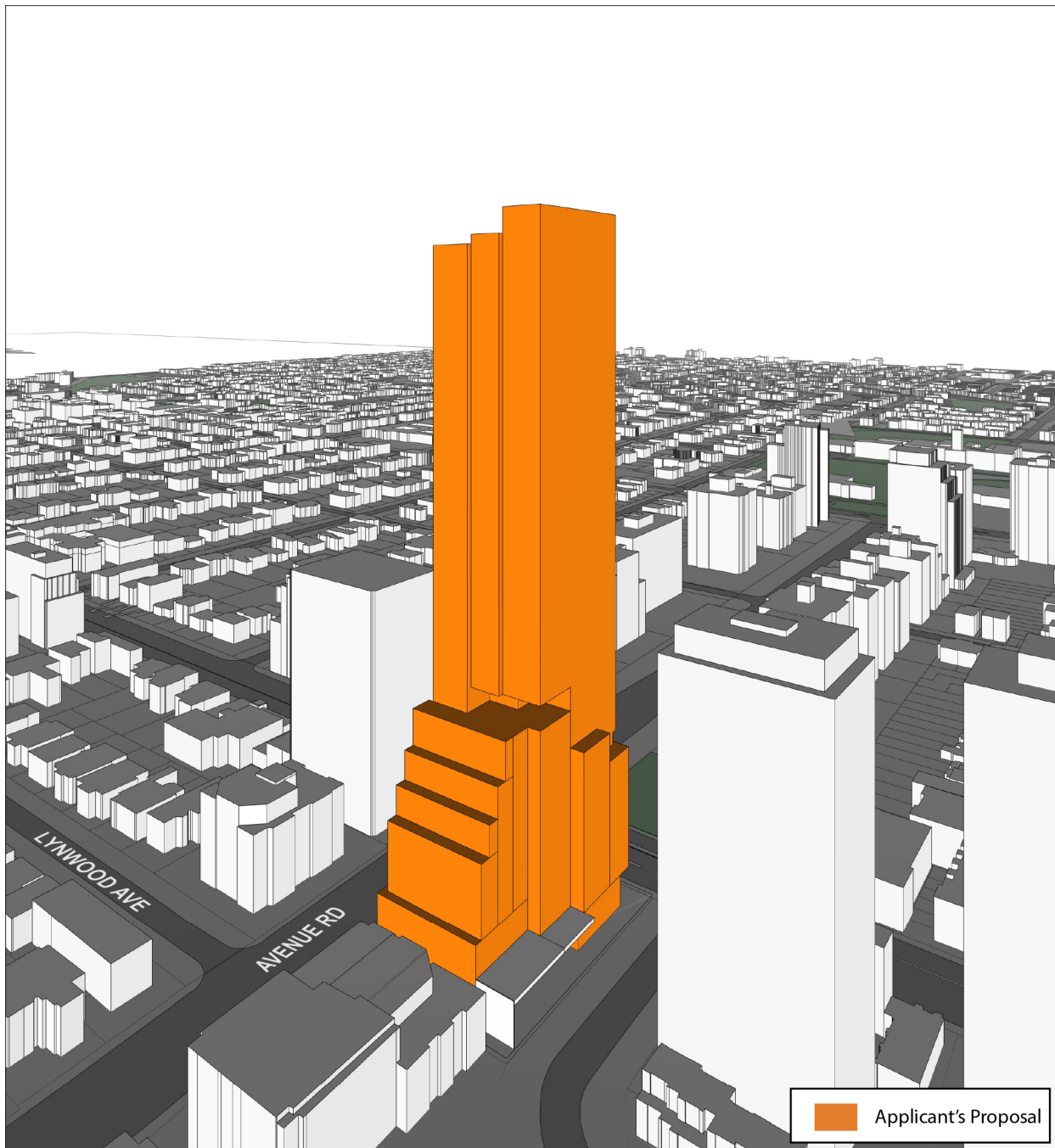


West Elevation

## Attachment 11: 3D Massing Model







**View of Applicant's Proposal Looking Northwest**

↗  
08/08/2025