

Public Attachment 1



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March 11, 2026

Our File No.: 211930

Ontario Land Tribunal
655 Bay Street
Toronto, ON M5G 1E5

Attention: Jessica Hampton, Case Coordinator/Planner

Dear Sirs/Mesdames:

**Re: 444-468 Eglinton Avenue West – Revised Hearing Plans
Ontario Land Tribunal Case No. OLT-24-000731**

We are solicitors for ABC Eglinton LP in respect of the property known municipally in the City of Toronto as 444-468 Eglinton Avenue West (the “**Lands**”). We are writing on behalf of our client to confirm the plans our client will be presenting to the Ontario Land Tribunal (the “**OLT**”) for approval at the hearing now scheduled to resume for two days on June 8, 2026.

As you know, on July 25, 2025, the Ontario Land Tribunal (the “**OLT**”) issued a decision (the “**OLT Decision**”), which dismissed our client’s applications to permit the redevelopment of the Lands for a 31-storey building but directed the parties to consider a resolution and/or settlement aligned with the findings in the OLT Decision and the pending outcome of appeals to Official Plan Amendment No. 778 (“**OPA 778**”).

The OLT Decision confirmed the Lands are appropriate for intensification in the form of **a tall building** and strongly encouraged the parties to pursue resolution within that framework. Since issuance of the OLT Decision, the OLT also approved OPA 778, meaning this policy framework now applies to the Lands. Notably, OPA 778 permits tall buildings on *Avenues* in *Mixed Use Areas* within a 500 to 800-metre walking distance of a subway station, light rail transit station or GO rail station.

Further, on August 15, 2025, the Minister of Municipal Affairs and Housing approved various official plan amendments related to Protected Major Transit Station Areas and Major Transit Station Areas in the City. While the Major Transit Station Areas for the Chaplin and Avenue stations remain under review with the City, the policies approved by the Minister for PMTSAs and MTSAs elsewhere in the City provide clear policy guidance for intensification of the Lands.

In particular:

- growth is to be directed to delineated Major Transit Station Areas and Protected Major Transit Station Areas;
- the City shall initiate zoning to permit a minimum floor space index of 8 FSI or more where lands are located within 200 of an existing or planned transit station and 6 FSI or more where the lands are located within 200-500 metres of an existing or planning transit station; and,
- zoning for a site that can accommodate three or more towers will permit building heights of up to 30 storeys within 200 metres of an existing or planned transit station and up to 20 storeys within 200-500 metres of an existing or planning transit station, with additional building height permitted without an official plan amendment if a block context plan is provided demonstrating various elements.

This revised proposal is based on the attached plans (the “**Revised Plans**”), which would form the basis of the implementing zoning by-law amendment. The proposed height has been reduced to 26-storeys, as indicated on the Revised Plans. Our client is also prepared to work with City staff to refine the stepback on the north side of the proposed building to ensure the 3.0 metre is more strongly defined. This could include extending the podium massing eastward, but our client is open to design options through discussions with City staff.

In our view, and as will be demonstrated in the written materials and oral evidence at the hearing, the Revised Plans address the main issue identified in the OLT Decision to be resolved, namely height. Our client remains prepared to accept the pre-conditions to issuance of any final order identified in the resolution of City Council from its meeting on November 13 and 14, 2024. An updated official plan amendment and zoning by-law amendment will be provided with the exchange of witness statements in this matter.

Yours truly,

Goodmans LLP



David Bronskill
DJB/

OPTION #2

444-468 EGLINTON AVE W
TORONTO, ON
21-195

02	ISSUED FOR INFORMATION	12 NOV 2025
01	ISSUED FOR REVIEW	18 MAR 2025

PROJECT TRUE
NORTH NORTH

Date Issued: 09 JAN 2026

A000

444-468 EGLINTON AVENUE WEST

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CLIENT: ABC EGLINTON LP



	# OF FL.	BUILDING AREA				TOTAL GFA BREAKDOWN					PROVIDED AMENITY AREA				PROVIDED PARKING						
		BUILDING OUTLINE (GCA per FLOOR)		GCA TOTAL		GFA PER FLOOR	TOTAL RESIDENTIAL GFA (TOTAL)		NON RESIDENTIAL GFA		INTERIOR AMENITY		EXTERIOR AMENITY		VEHICULAR PARKING		BIKE PARKING				
		SQ.M.	SQ.FT.	SQ.M.	SQ.FT.		SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	RESIDENTS - LONG TERM	RESIDENTS - SHORT TERM	RESIDENTS - LONG TERM	RESIDENTS - SHORT TERM			
TOWER	LEVEL MECHANICAL PH	1	410.9	4,422.7	410.9	4,422.7	54.1	54.1	582.8												
	LEVEL 26	1	775.8	8,351.1	775.8	8,351.1	732.5	732.5	7,884.4												
	LEVELS 9-25	17	775.8	8,351.1	13,189.3	141,968.1	732.5	12,452.3	134,035.6												
	LEVELS 8	1	775.8	8,351.1	775.8	8,351.1	729.7	729.7	7,854.0												
	LEVEL 7 AMENITY	1	805.9	8,674.7	805.9	8,674.7	118.2	118.2	1,272.2			620.3	6,676.7	484.3	5,212.7						
PODIUM	LEVELS 03-06	4	1,227.9	13,216.9	4,911.6	52,867.5	1,184.5	4,738.2	51,001.1												
	LEVEL 02	1	1,110.7	11,955.8	1,110.7	11,955.8	1,067.4	1,067.4	11,489.2												
	LEVEL MEZZANINE	1	713.1	7,675.5	713.1	7,675.5	390.9	390.9	4,207.7									148			
	LEVEL GROUND*	1	1,098.1	11,820.3	1,098.1	11,820.3	661.0	219.0	2,357.3	442.0	4,757.4	77.5	834.4						24		
	LEVEL P1	1	1,430.8	15,401.1	1,430.8	15,401.1	129.7	129.7	1,396.3						15	5			41		
	LEVEL P2	1	1,430.8	15,401.0	1,430.8	15,401.0	115.0	115.0	1,238.2						29			50			
	LEVEL P3	1	1,452.8	15,637.7	1,452.8	15,637.7	123.1	123.1	1,324.5						28			50			
	TOTAL A/G GCA	26			23,791.3	256,086.7			TOTAL A/G RESIDENTIAL GFA	20,502.3	220,684.3	442.0	4,757.4	697.8	7,511.2	484.3	5,212.7	0	0	148	24
	TOTAL B/G GCA				4,314.4	46,439.8			TOTAL A/G RETAIL GCA	442.0	4,757.4							72	5	100	41
									TOTAL A/G RETAIL GFA	442.0	4,757.4			697.8	7,511.2	484.3	5,212.7	72	5	248	65
														2.57 /sm per unit	1.78 /sm per unit			0.26 /stalls per unit			

1 OVERALL STATISTICS
A001

# of FLOOR S	SALEABLE AREA PER FLOOR															TOTAL SALEABLE AREA																	
	1BED			1BED + DEN			2BED			2BED + DEN			3BED			1BED			1BED + DEN			2BED			2BED + DEN			3BED					
	SM	SF	# of UNITS per FL	SM	SF	# of UNITS per FL	SM	SF	# of UNITS per FL	SM	SF	# of UNITS per FL	SM	SF	# of UNITS per FL	SM	SF	TOTAL # of UNITS	SM	SF	TOTAL # of UNITS	SM	SF	TOTAL # of UNITS	SM	SF	TOTAL # of UNITS	SM	SF	TOTAL # of UNITS			
LEVEL MECHANICAL PH	1																																
LEVELS 09-26	18	93.62	1,007.7	2	250.58	2,697.2	4						151.5	1,630.8	2	190.64	2,052.0	2	1,685.21	18,139.5	36	4,510.44	48,549.9	72	0.00	0.0	0	2,727.20	29,355.3	36	3,431.47	36,936.0	36
LEVEL 8	1	93.62	1,007.7	2	250.58	2,697.2	4	71.16	766.0	1	77.5	834.4	1	190.64	2,052.0	2	93.62	1,007.7	2	250.58	2,697.2	4	71.16	766.0	1	77.52	834.4	1	190.64	2,052.0	2		
LEVEL 7 AMENITY	1																																
LEVEL 03-06	4	320.36	3,448.3	6	383.36	4,126.5	6	67.00	721.2	1	236.7	2,547.9	3	93.41	1,005.4	1	1,281.44	13,793.3	24	1,533.45	16,505.9	24	268.01	2,884.9	4	946.85	10,191.8	12	373.63	4,021.7	4		
LEVEL 02	1	206.44	2,222.0	4	318.51	3,428.4	5	140.25	1,509.6	2	82.2	884.3	1	204.86	2,205.1	2	206.44	2,222.0	4	318.51	3,428.4	5	140.25	1,509.6	2	82.16	884.3	1	204.86	2,205.1	2		
LEVEL MEZZ	1																																
LEVEL GROUND	1																																
LEVEL P1	1																																
LEVEL P2	1																																
LEVEL P3	1																																
TOTAL A/G	26															3,266.72	35,162.60	66	6,612.98	71,181.45	105	479.43	5,160.50	7	3,833.72	41,265.73	50	4,200.59	45,214.78	44			
TOTAL B/G	3																																

2 STATISTICS - UNITS TYPE & SALEABLE AREA
A001

AVERAGE UNIT SIZE PER TYPE:

1BED			1BED + DEN			2BED			2BED + DEN			3BED		
SM	SF	TOTAL # of UNITS	SM	SF	TOTAL # of UNITS	SM	SF	TOTAL # of UNITS	SM	SF	TOTAL # of UNITS	SM	SF	TOTAL # of UNITS
49.50	532.8	66	62.98	677.9	105	68.49	737.2	7	76.67	825.3	50	95.47	1,027.6	44

AVERAGE UNIT SIZE :

TOTAL SALEABLE AREA		TOTAL # of UNITS
SM	SF	
18,393.43	197,985.1	272
67.62	727.9	

GENERAL NOTE: 2.5% of the other units that are not 2 or 3 bedrooms are capable of being turned into 2 or 3 bedrooms

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A001

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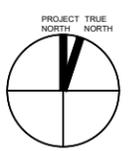




444-468 EGLINTON AVE W
 TORONTO, ON
 21-195

SUBJECT SITE

02	ISSUED FOR INFORMATION	12 NOV 2025
01	ISSUED FOR REVIEW	18 MAR 2025



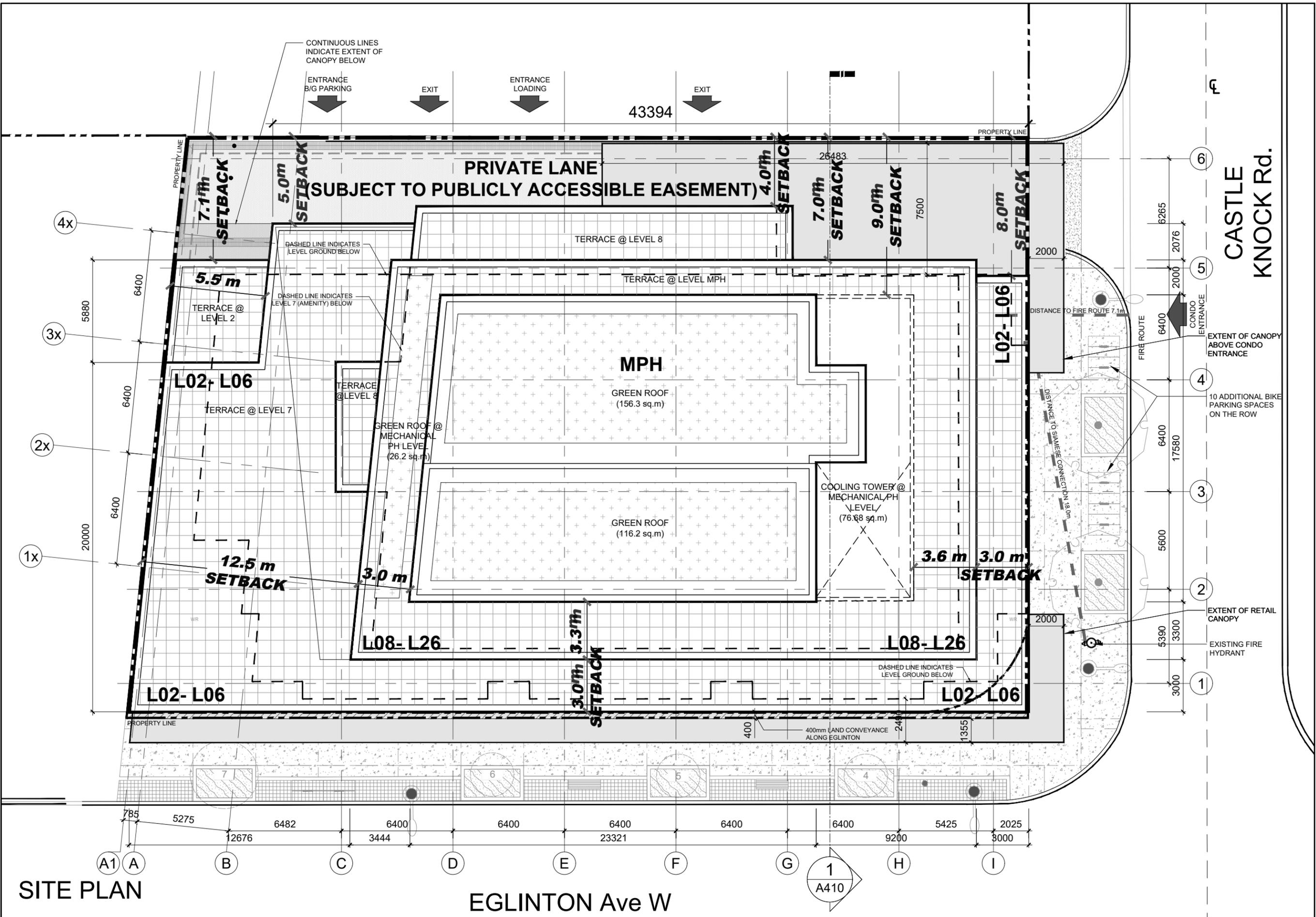
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 1 : 1000
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A101

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CASTLE
 KNOCK Rd.

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SITE PLAN
 1:200
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A102

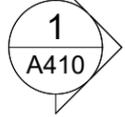
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SITE PLAN

EGLINTON Ave W



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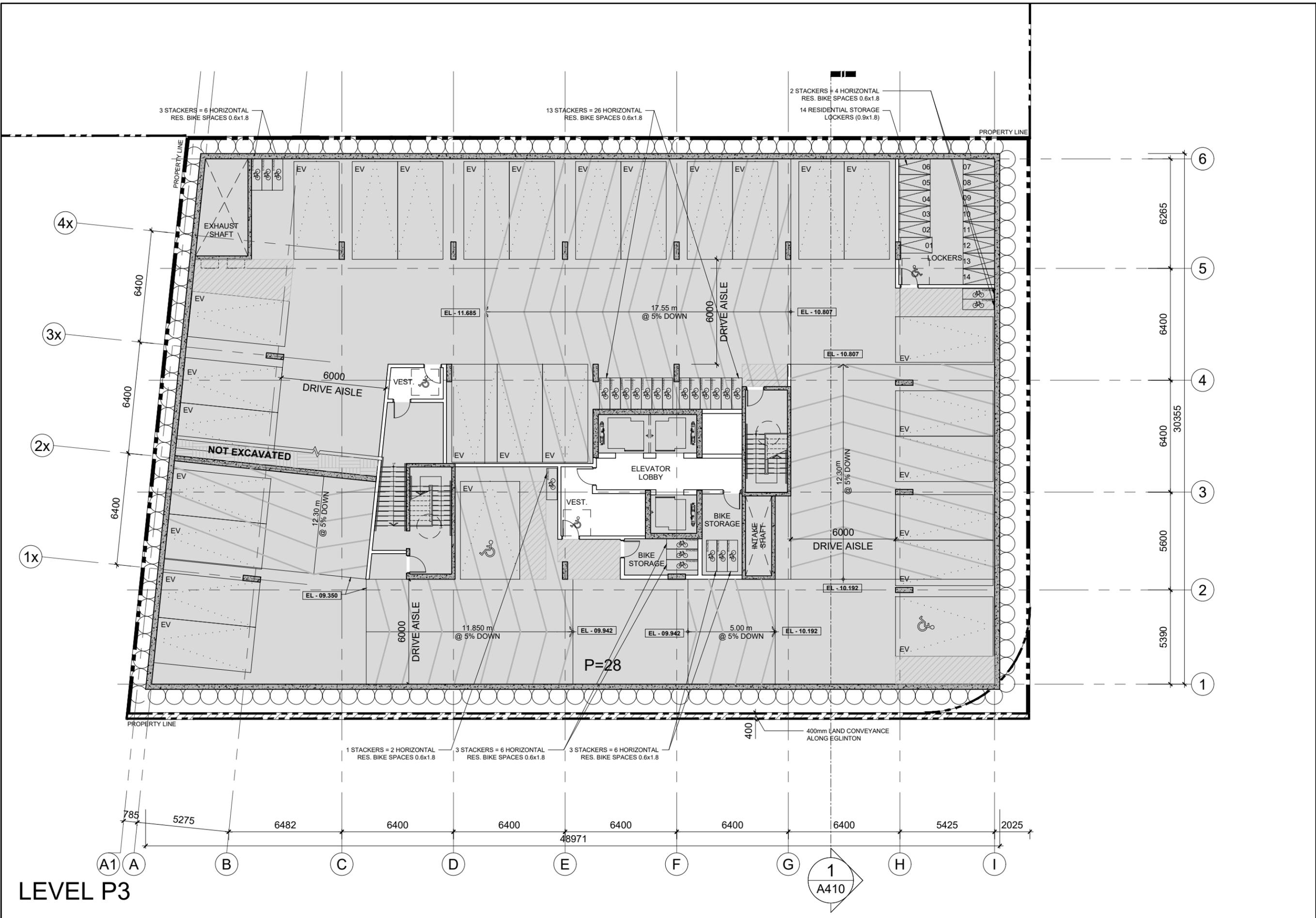


LEVEL P3
 1:200
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A200

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LEVEL P3



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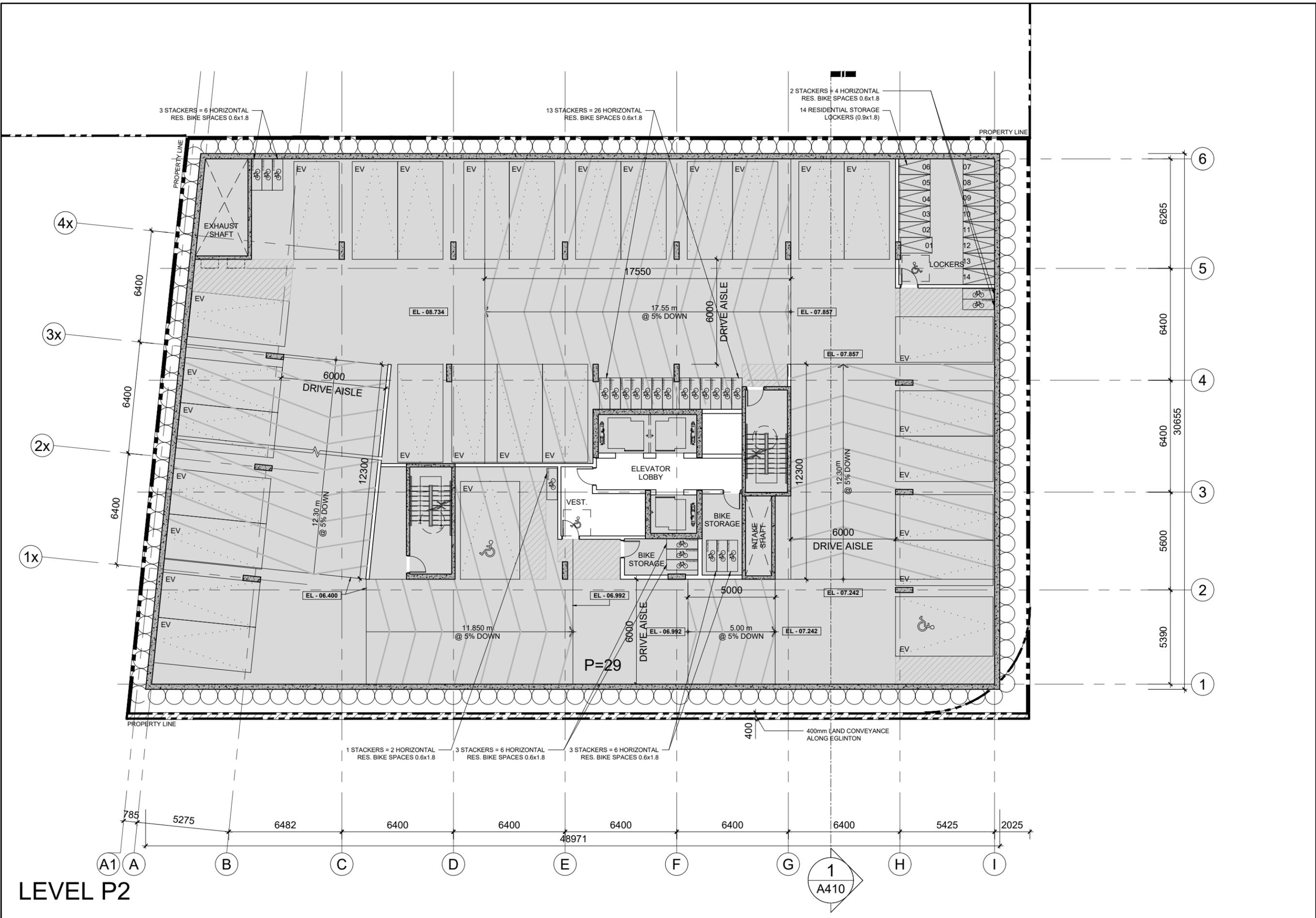


LEVEL P2
 1:200
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A201

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LEVEL P2

1
 A410

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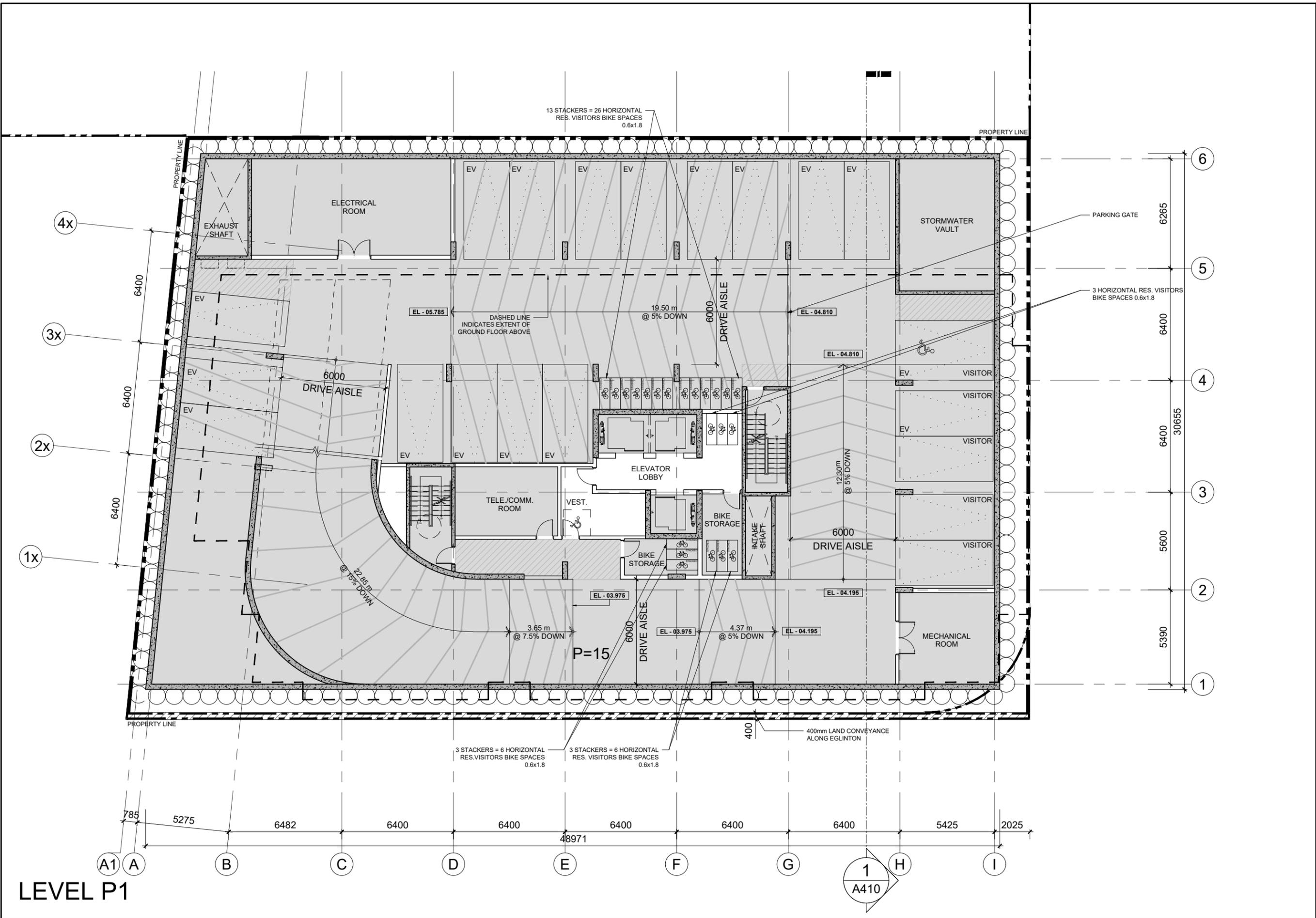


LEVEL P1
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 Date Issued: 09 JAN 2026

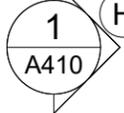
A202

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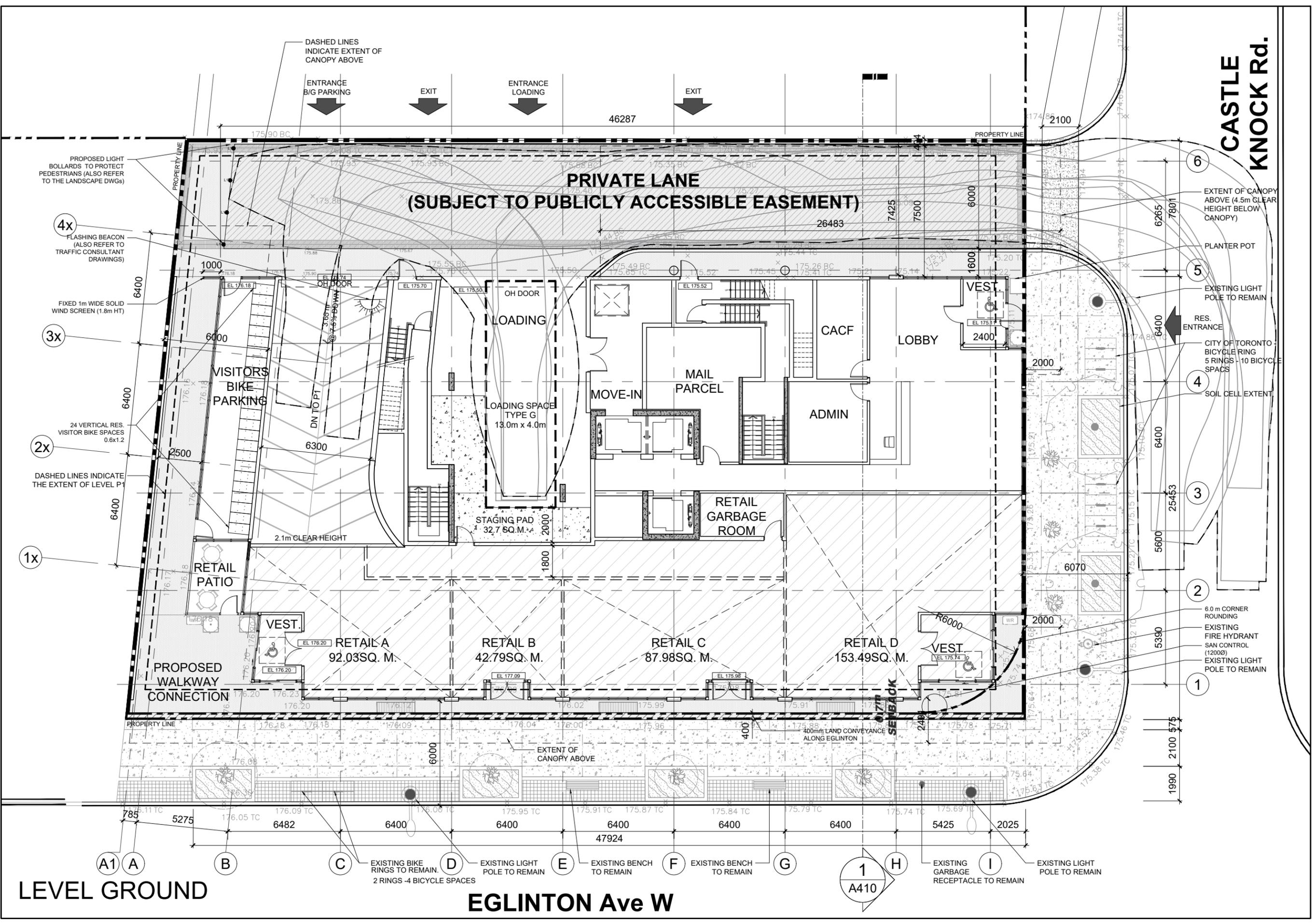


LEVEL P1



CASTLE KNOCK Rd.

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TORONTO, ON
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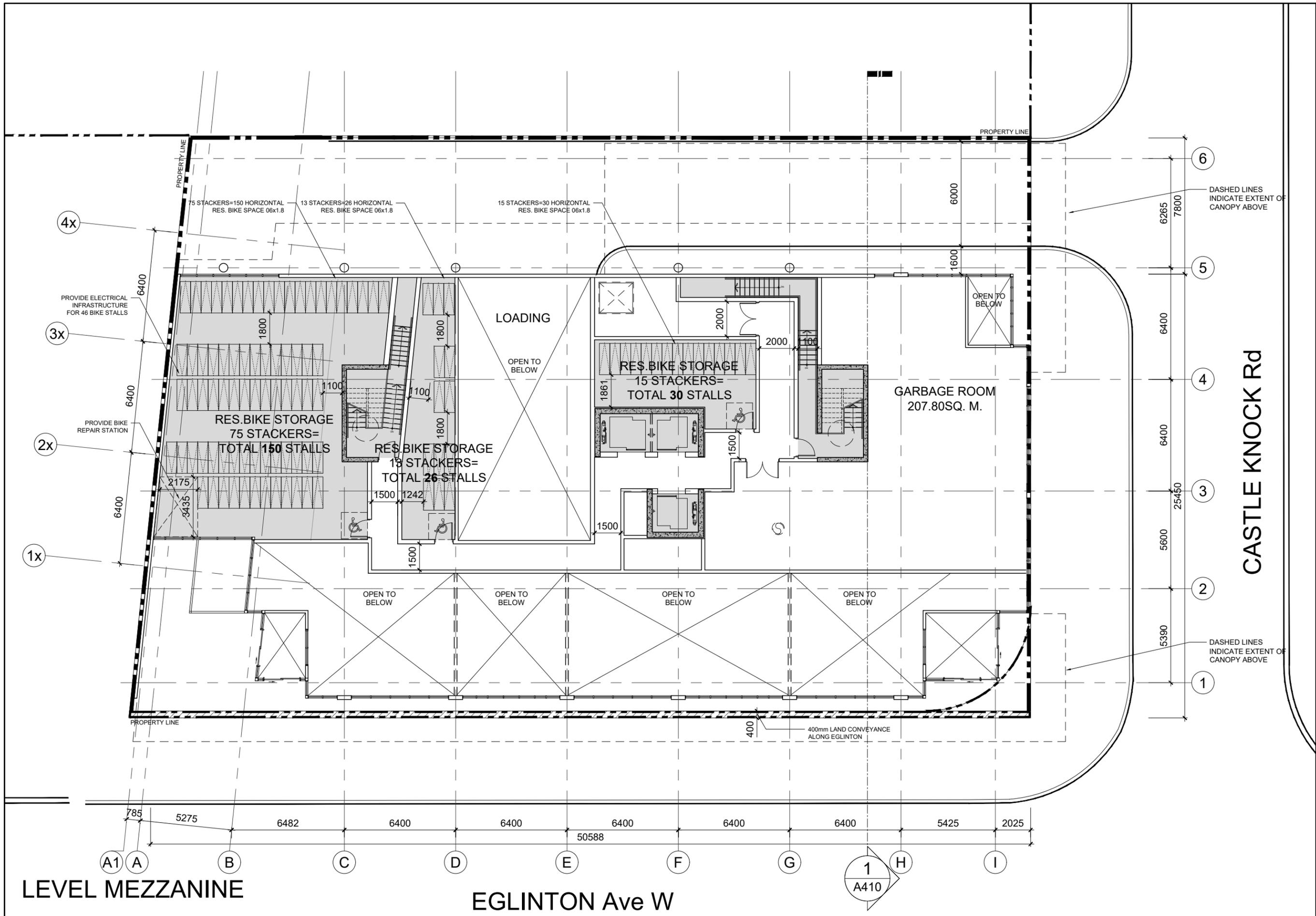


LEVEL MEZZANINE
 1:200
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A204

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LEVEL MEZZANINE

EGLINTON Ave W

CASTLE KNOCK Rd

1
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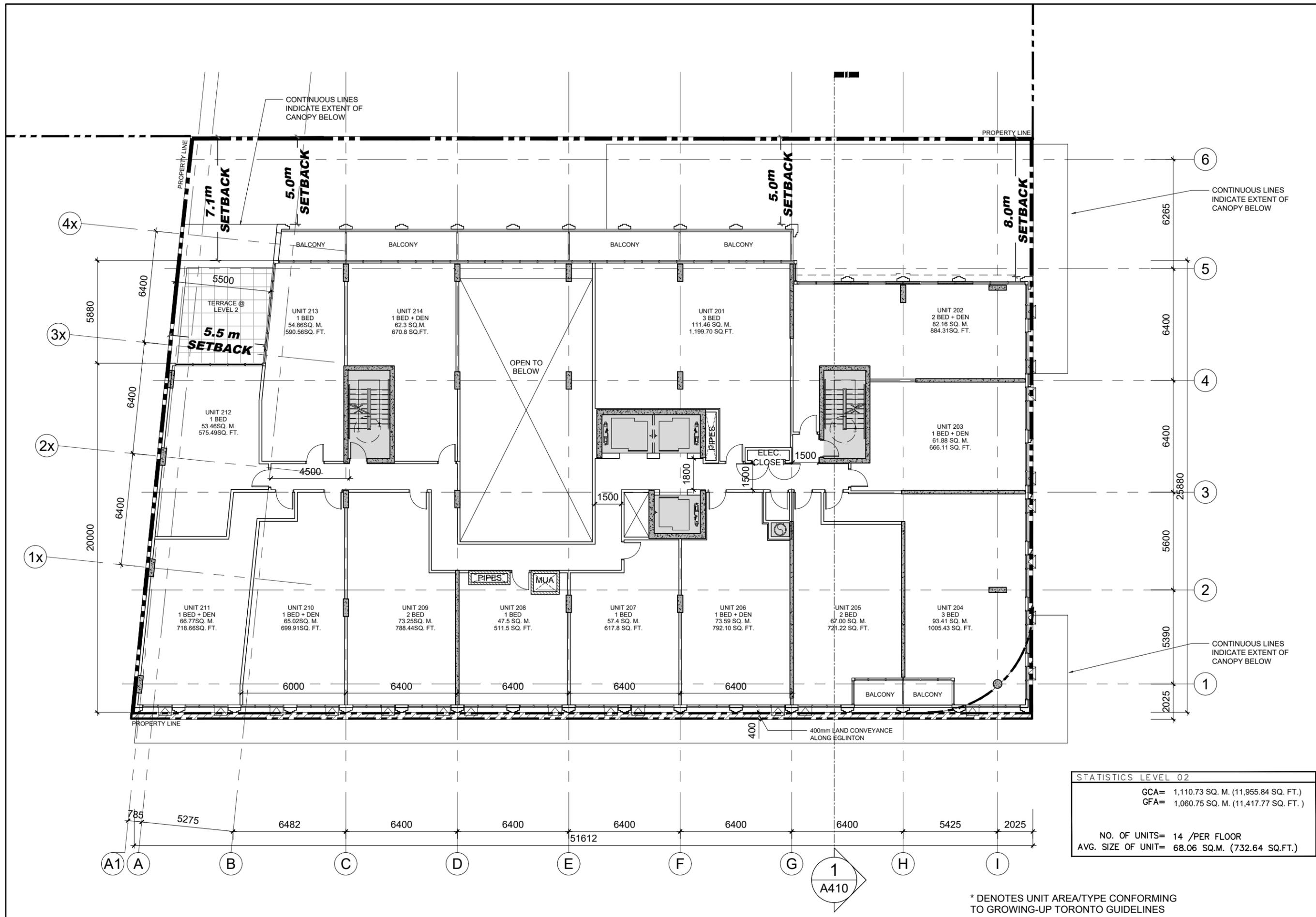


LEVEL 02
 1:200
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A205

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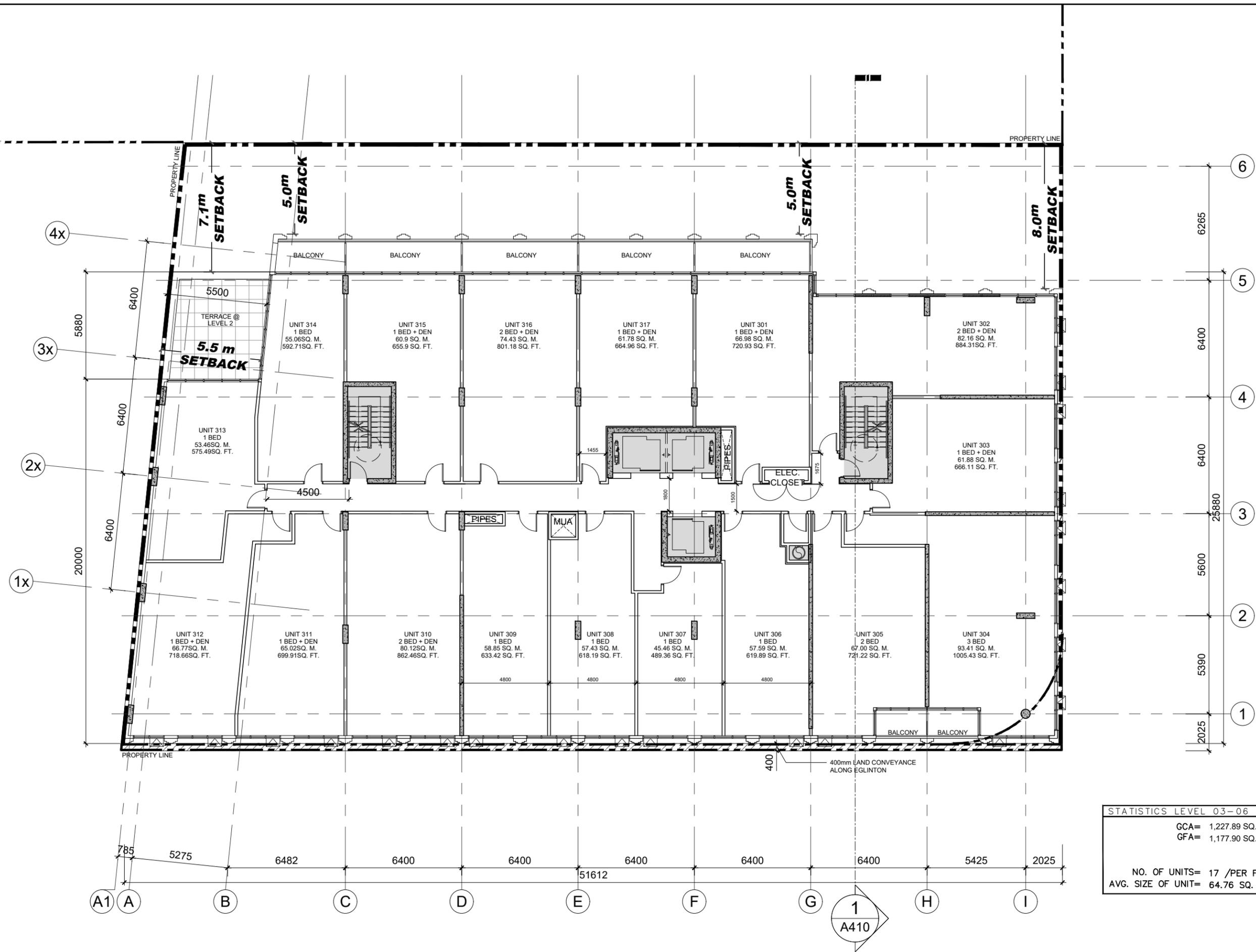
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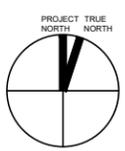
STATISTICS LEVEL 02	
GCA=	1,110.73 SQ. M. (11,955.84 SQ. FT.)
GFA=	1,060.75 SQ. M. (11,417.77 SQ. FT.)
NO. OF UNITS= 14 /PER FLOOR	
AVG. SIZE OF UNIT= 68.06 SQ.M. (732.64 SQ.FT.)	

* DENOTES UNIT AREA/TYPE CONFORMING TO GROWING-UP TORONTO GUIDELINES

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LEVEL 03 - 06
 1:200
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A206

STATISTICS LEVEL 03-06	
GCA=	1,227.89 SQ. M. (13,216.86 SQ. FT.)
GFA=	1,177.90 SQ. M. (12,678.79 SQ. FT.)
NO. OF UNITS= 17 /PER FLOOR	
AVG. SIZE OF UNIT= 64.76 SQ. M. (697.12 SQ.FT.)	

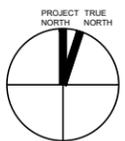
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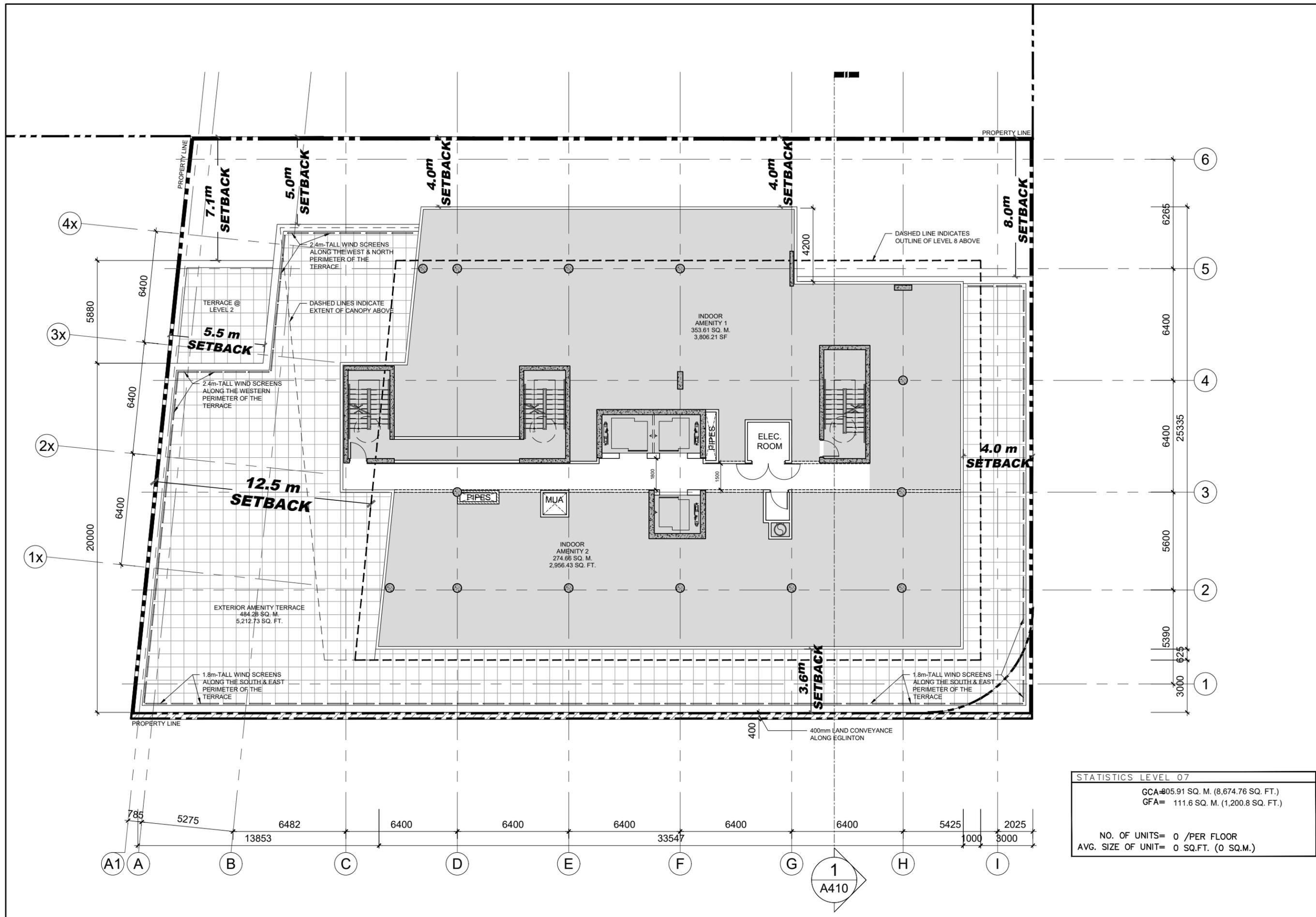


LEVEL 7_AMENITY
 1:200
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A207

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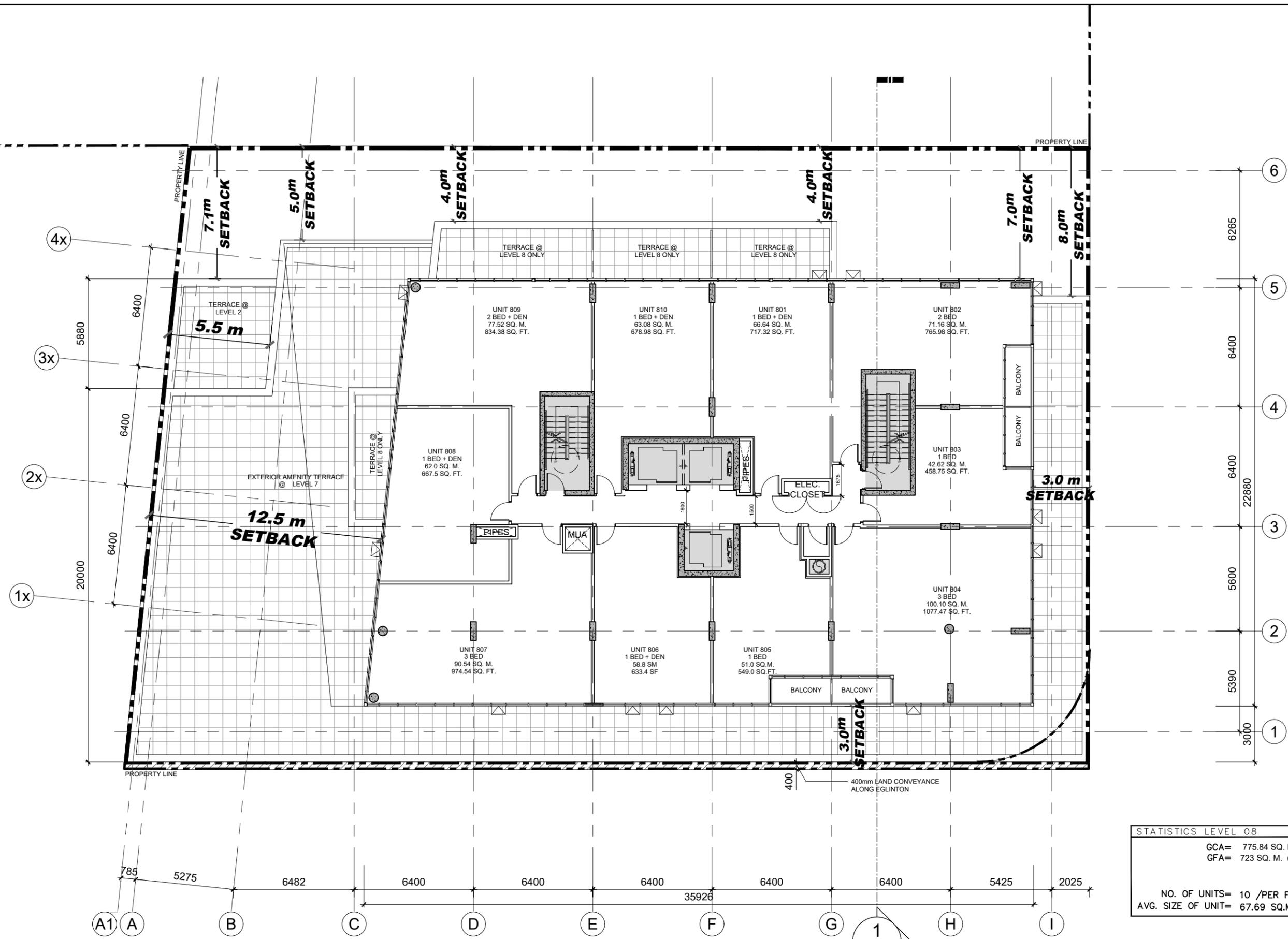
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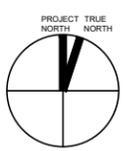
STATISTICS LEVEL 07	
GCA	= 805.91 SQ. M. (8,674.76 SQ. FT.)
GFA	= 111.6 SQ. M. (1,200.8 SQ. FT.)
NO. OF UNITS= 0 /PER FLOOR	
AVG. SIZE OF UNIT= 0 SQ.FT. (0 SQ.M.)	

1
 A410

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LEVEL 08
 1:200
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A208

STATISTICS LEVEL 08	
GCA=	775.84 SQ. M. (8,351.12SQ. FT.)
GFA=	723 SQ. M. (7782.6 SQ. FT.)
NO. OF UNITS= 10 /PER FLOOR	
AVG. SIZE OF UNIT= 67.69 SQ.M. (727.53 SQ.FT.)	

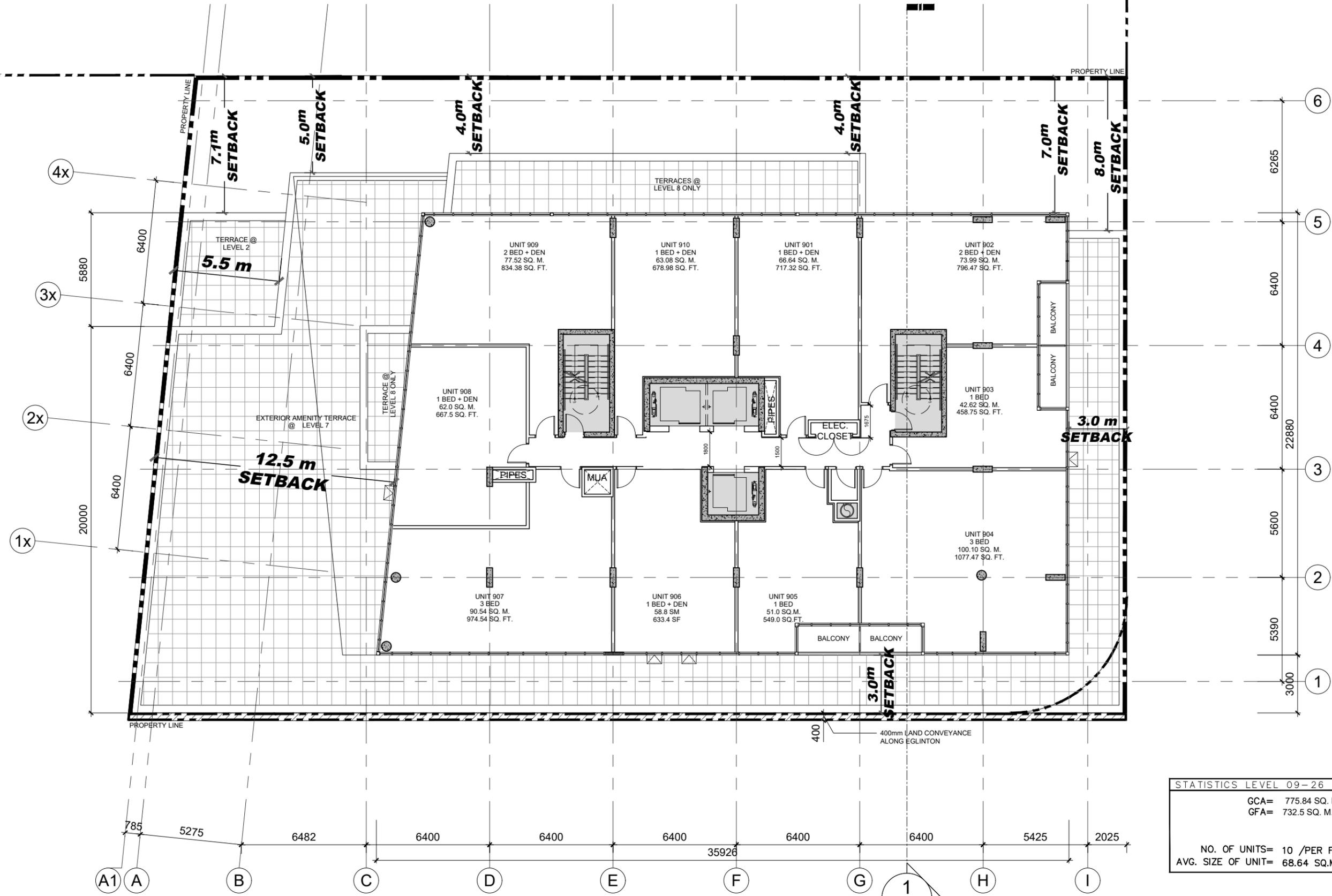
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CLIENT: ABC EGLINTON LP

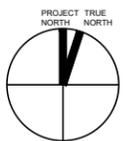


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LEVEL 09 - 26
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A209

STATISTICS LEVEL 09-26	
GCA=	775.84 SQ. M. (8,351.12SQ. FT.)
GFA=	732.5 SQ. M. (7,884.6 SQ. FT.)
NO. OF UNITS= 10 /PER FLOOR	
AVG. SIZE OF UNIT= 68.64 SQ.M. (738.8 SQ.FT.)	

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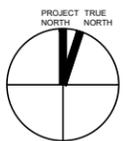
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 01 ISSUED FOR REVIEW 18 MAR 2025

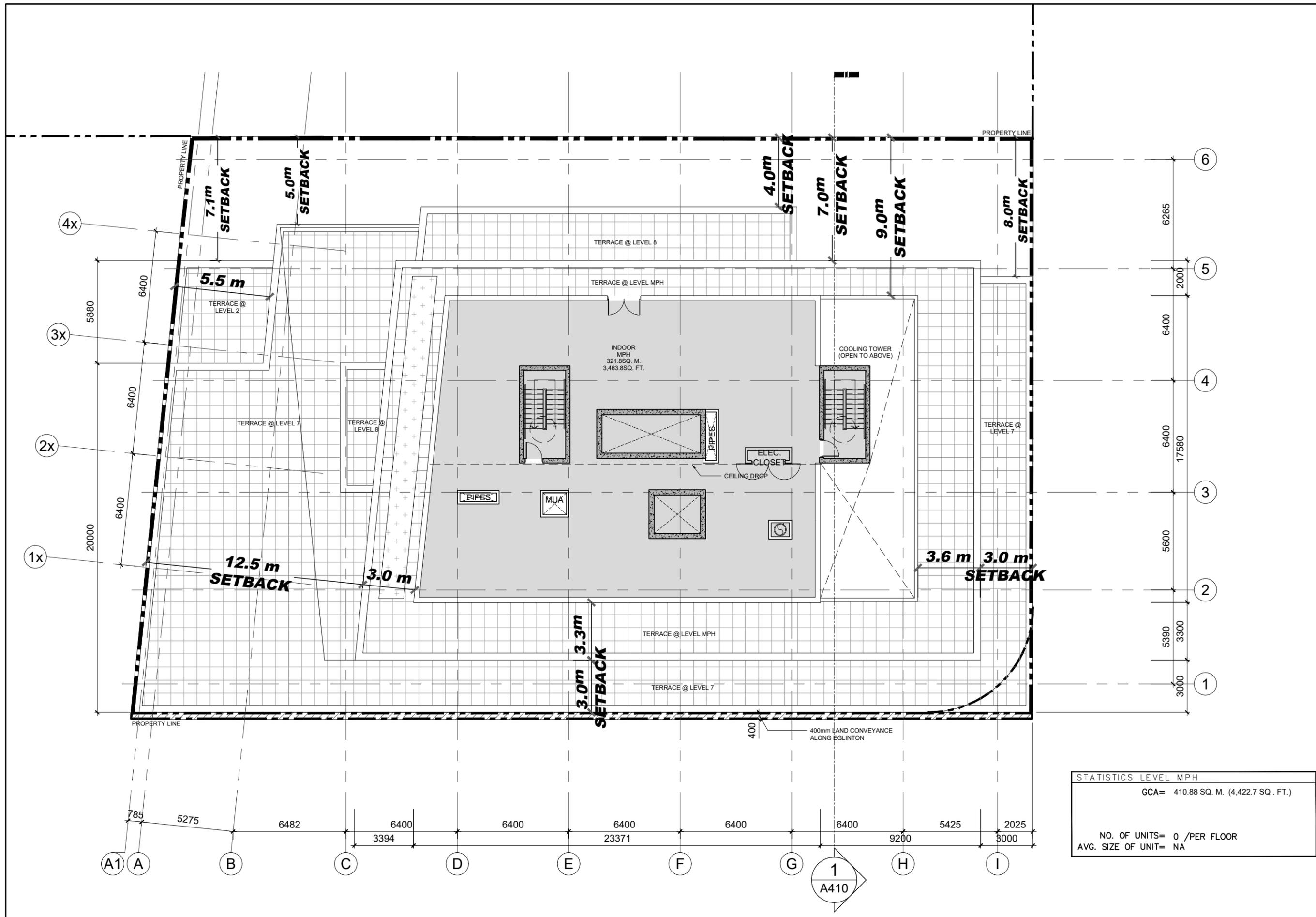


LEVEL MPH
 1:200
 Date Issued: 09 JAN 2026

A210

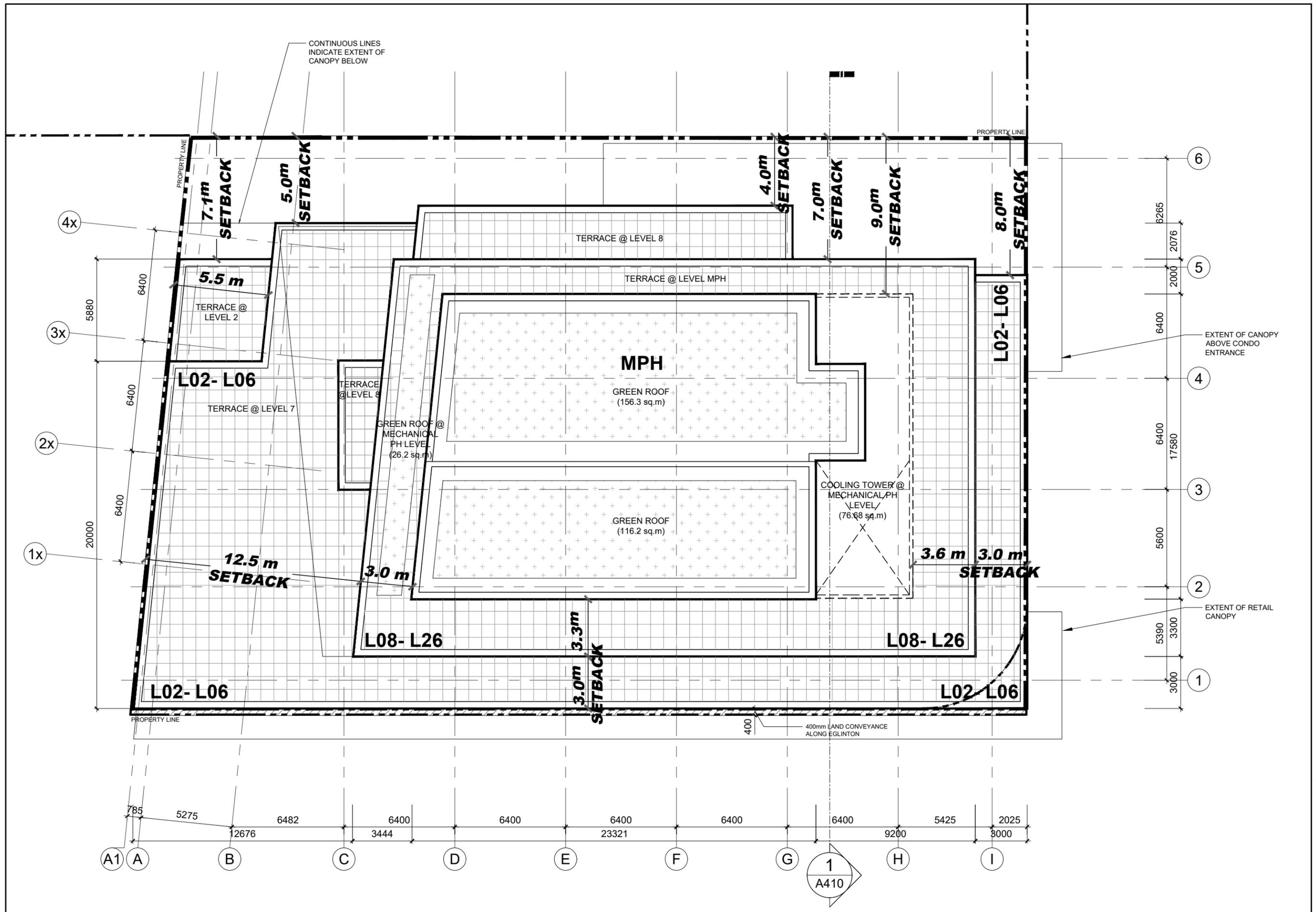
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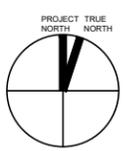


STATISTICS LEVEL MPH	
GCA=	410.88 SQ. M. (4,422.7 SQ. FT.)
NQ. OF UNITS=	0 /PER FLOOR
AVG. SIZE OF UNIT=	NA

1
 A410



02	ISSUED FOR INFORMATION	12 NOV. 2025
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LEVEL ROOF
 1:200
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A211

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