

25 Cedarcroft Boulevard – Zoning By-law Amendment Application – Supplementary Report

Date: July 24, 2026

To: City Council

From: Interim Executive Director, Development Review Division

Ward: 6 - York Centre

Planning Application Number: 22 223328 NNY 06 OZ

SUMMARY

This Report provides an update on the use of a Holding Provision that was included as part of the Decision Report submitted for the July 7, 2026, North York Community Council meeting (Item 2026.NY34.17). The Decision Report was forwarded to City Council without recommendations.

It has been determined that the Holding Provision is no longer required as the servicing requirements of Engineering Review have been satisfied. The draft Zoning By-law Amendment is revised to remove the Holding Provision.

This Supplementary Report, reintroduces the recommendations in the Decision Report, and recommends adoption of the revised Draft Zoning By-law Amendment.

RECOMMENDATIONS

The Interim Executive Director, Development Review Division recommends that:

1. City Council amend City of Toronto Zoning By-law 569-2013 for the lands municipally known as 25 Cedarcroft Boulevard substantially in accordance with the draft Zoning By-law Amendment included as Attachment 1 to this Supplementary Report.
2. City Council determine that, pursuant to Section 34(17) of the Planning Act, no further notice is required.
3. City Council adopt Recommendations 2, 3 and 4 from the report, dated June 17, 2026 from the Director, Community Planning, North York District:
 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. City Council recommend that the Executive Director, Development Review, work with the Owner through the Site Plan Control process to make improvements to the existing rental apartment building, at its sole expense and at no cost to tenants, at 25 Cedarcroft Boulevard, as follows:

- a. Access to all outdoor amenity spaces for tenants of the existing rental apartment building;
- b. Renovation of the existing indoor pool into a new indoor amenity space with programming to be determined in the future; and
- c. Relocation of and upgrades to the shared laundry room.

4. City Council recommend that, prior to Site Plan Approval, the Owner develops a Construction Mitigation and Tenant Communication Plan to mitigate the impacts of construction of the development on tenants of the existing rental apartment building, all to the satisfaction of the Executive Director, Development Review, in consultation with the Chief Planner and Executive Director, City Planning.

FINANCIAL IMPACT

There are no immediate financial implications resulting from the recommendations included in this Report.

The Chief Financial Officer and Treasurer has reviewed this Report and agrees with the financial impact information.

DECISION HISTORY

The Report titled "25 Cedarcroft Boulevard – Zoning By-law Amendment Application – Decision Report – Approval", from the Director, Community Planning, North York District, was considered by North York Community Council on July 7, 2026, and forwarded to City Council without recommendations. The Decision Report and North York Community Council decision can be found on the City's website at: [Decision Report - Approval](#).

COMMENTS

The Decision Report and draft Zoning By-law Amendment considered at the July 7, 2026, North York Community Council meeting included a Holding Provision related to servicing requirements. Subsequent to the drafting of the Decision Report, the applicant submitted revised materials, including a revised Functional Servicing and Stormwater Management Report, to address the servicing requirements.

Staff have reviewed the submission and determined that the Holding Provision is no longer required. Accordingly, the draft Zoning By-law Amendment (Attachment 5) attached to the Decision Report is amended to remove the Holding Provision.

CONTACT

Leila Mirriahi, Planner, Community Planning, Tel. No. 416-338-1327, E-mail:
Leila.Mirriahi@toronto.ca

SIGNATURE

Oren Tamir
Interim Executive Director
Development Review Division

ATTACHMENTS

Attachment 1: Draft Zoning By-law Amendment