

Authority: Etobicoke Community Council Item EY[##], as adopted by City of Toronto Council on [DATE], 2025

**CITY OF TORONTO**

**Bill**

**BY-LAW -2025**

**To adopt Amendment [###] to the Official Plan for the City of Toronto respecting the lands municipally known in 2024 as 250 The East Mall.**

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

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 ### to the Official Plan is hereby adopted pursuant to the Planning Act, as amended.

Enacted and passed on [DATE] , 2025.

Frances Nunziata,  
Speaker

(Seal of the City)

John D. Elvidge,  
City Clerk

**AMENDMENT ### TO THE OFFICIAL PLAN**

**LANDS MUNICIPALLY KNOWN IN THE YEAR 2024 AS 250 THE EAST MALL**

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

1. Map 14, Land Use Plan, is amended by re-designating the lands municipally known in 2024 as 250 The East Mall from *Mixed Use Areas* to *Mixed Use Areas* and *Parks* as shown on the attached Schedule “1”.
2. Schedule 2, The Designation of Planned but Unbuilt Roads, is amended by adding the following planned, but unbuilt roads:

Street Name	From	To
Street A*	The East Mall	Dundas Street West
Street B*	Street A*	Street A*
Street C*	Street A*	The East Mall

\*Refer to Site and Area Specific Policy 877 for the general location and associated right-of-way widths of the planned, but unbuilt new roads.

3. Chapter 7, Site and Area Specific Policies, is amended by adding the following Site and Area Specific Policy 877 and associated maps for the lands known municipally in 2024 as 250 The East Mall, as follows:

**“877. 250 The East Mall**



**A. INTERPRETATION**

- 1) Site and Area Specific Policy (“SASP”) 877 is intended to be read with the policies of the Official Plan. In the event of any conflict between the Official Plan and this SASP, this SASP will prevail.
- 2) The lands municipally known in 2024 as 250 The East Mall and subject to this SASP shall be referred to as the “Site”.
- 3) New development will comprehensively transform the lands into a mixed-use, complete community that provides a range of uses, including residential, commercial, retail, institutional uses, and community uses (such as a community space and child care centre). Development will occur in multiple phases over the short, medium, and long term and will be comprehensive and integrated.
- 4) New development will include a fine-grained, well-connected public street network and development blocks that enable a highly walkable environment and an animated public realm that will include new *Parks* and other open spaces.
- 5) Development on the Site will advance the goals and objectives of the Official Plan by:
  - i. creating a complete community in accommodating a range of land uses (residential and non-residential uses), establishing a new, high-quality, and vibrant public realm network, supporting recreational uses, creating new *Parks*, and providing new community service facilities, such as a community space and child care centre;
  - ii. establishing a network of public streets, with appropriate private shared driveways within the Site, to improve porosity, facilitate pedestrian, transit, cycling and vehicular circulations, provide additional access points, and prioritize active mode connections (including walking, cycling and other modes) in the neighbourhood;

- iii. integrating development with the surrounding communities by establishing a fine grain network of complete streets to improve multi-modal access and connect to the existing street network;
- iv. introducing a dynamic, high-quality public realm network that establishes a comprehensive and connected open space network defined by high quality streetscapes, active mode connections, and new *Parks* and privately-owned publicly accessible open spaces;
- v. reinforcing the Site's role as a community hub by accommodating a range of informal and formal community gathering spaces for local residents, such as through a community space;
- vi. providing a range and mix of housing options and unit types;
- vii. organizing and establishing a built form context that responds to the existing context through tall buildings and mid-rise buildings that will transition in height and scale towards *Parks* and lower-scale areas, including *Neighbourhoods* with built form that promotes high-quality architectural building and landscape design in public and private development and initiatives that will create a distinct identity and enhance the character of the area; and
- viii. Incorporating sustainable design (in both the design and performance of new buildings and in the broader public realm), drawing on a range of solutions to minimize environmental impact, conserve energy, manage stormwater, enhance biodiversity, enhance resilience to future weather events, reduce greenhouse gas emissions and advance environmental resilience and sustainability.

**B. LAND USE MIX**

- 1) The land use policies and development criteria for land use found in Chapter 4 of the Official Plan will continue to apply.

- 2) On Block 4, mixed use development will be required to provide non-residential uses fronting Street A.
- 3) On Block 7, a retail square will be established that incorporates a variety of retail and other non-residential uses that front Street A and Street C, provide retail and other non-residential uses internal to the same block and along the frontage of Park B and Park C.
- 4) To support Street C as a predominantly retail main street that incorporates an animated and vibrant public realm with active non-residential uses:
  - i. on Block 5 and Block 6, residential lobbies entrances along Street C are discouraged;
  - ii. on Block 7, limited frontage for residential lobby entrances are permitted along Street A and Street C;
  - iii. on Block 8 and Block 9, limited frontage for residential lobby entrances are permitted along Street C.
- 5) Development fronting Street C to The East Mall will include retail and other non-residential at-grade, with frontages that will animate the public realm.
- 6) At-grade retail and non-residential uses may include community-oriented uses, restaurants and a broad range and variety of retail stores and businesses of varying sizes.
- 7) Across the Site, a wide range of non-residential uses will be encouraged to be located within the development, including retail, community-serving office and service spaces, and other non-residential uses that are complementary to and support residential uses. Non-residential uses are encouraged to be located at grade and in the lower portions of base buildings, including above retail uses.

### **C. TRANSPORTATION NETWORK**

- 1) A network of new public streets will connect to the existing street network as conceptually shown on Map 1 of this SASP. Other private shared driveways and off-street paths may be provided on the lands to create a safe and well-connected environment for pedestrians and cyclists.

- 2) The planned street network is identified on Map 1, and will be comprised of the following:
  - i. Public Street A will have a minimum right-of-way width of 24.5 metres from The East Mall to southern terminus of Street B;
  - ii. Public Street A will have a minimum right-of-way width of 20 metres south of Street B connecting to Dundas Street West;
  - iii. Public Street B will have a minimum right-of-way width of 20 metres at the northern intersection with Public Street A and reduces in width to no less than 16 metres as it approaches the Highway 427 and traversing south to re-connect to Public Street A; and
  - iv. Public Street C will have a minimum right-of-way width of 23 metres connecting Public Street A to The East Mall.
- 3) The planned function of each public street will be as follows:
  - i. Street A will be designed as a pedestrian-oriented street with integrated cycling facilities, and will promote safe pedestrian crossing and establish a strong visual connection between The East Mall to Street C and Dundas Street West with features including, but not limited to, raised intersections, curb extensions, tree planting, green infrastructure, and pedestrian cross-walks;
  - ii. Street B will be designed as pedestrian-oriented street and promoting safe pedestrian crossing with features including, but not limited to, raised intersections, curb extensions, tree planting, green infrastructure, and pedestrian cross-walks; and
  - iii. Street C will be designed as pedestrian-oriented retail main street, promoting safe pedestrian crossings and establishing a strong visual connection between The East Mall and Street A with features including, but not limited to, raised intersections, curb extensions, tree planting, green infrastructure, and pedestrian cross-walks with decorative paving.
- 4) The exact location, configuration, alignment and design of public streets will be refined through a Draft Plan of Subdivision for the Site.

- 5) Subject to authorization from City Council, its sole discretion, and provided there is no conflict or interference with any required new and/or existing municipal services, including sanitary, storm and water services within the new public streets, a vehicular below-grade tunnel may be permitted below each of Public Street A, Public Street B and Public Street C, on such terms and conditions, all to the satisfaction of the City.
- 6) Subject to approval from the Ontario Ministry of Transportation, or successor Ministry, a new north-south public street may be provided between Public Street C and Dundas Street West.
- 7) Private shared driveways conceptually shown on Map 1 and changes to the specific location, configuration or design may be considered in the Site Plan Control process for each building or block without requiring an amendment to this SASP.
- 8) Private shared driveways, conceptually shown on Map 1, will be publicly accessible and provide important internal connections within the Site to provide consolidated service and vehicular movements for and between each block. Shared access easements shall be established to ensure development blocks can use and rely on shared access points, through the Draft Plan of Subdivision and/or Site Plan process, as may be appropriate as determined by the City.

#### **D. PUBLIC REALM**

- 1) Development of the Site will provide a robust public realm, composed of a hierarchy of open spaces and streetscapes anchored by the Parks on the Site.
- 2) Parks on the Site will be complemented by additional public realm elements, which may include, but not limited to, landscaped open spaces, generous public sidewalks and streetscapes, multi-use trails, private open spaces, and privately- owned publicly accessible open spaces (POPS).
- 3) Where POPS are proposed in the conceptual locations on Map 2, POPS will be identified in a Zoning By-law Amendment application and the exact location, dimensions, configuration and design of the POPS will be

determined at the time of Site Plan Approval and will be publicly accessible.

- 4) The exact location, dimensions, configuration and design of the at-grade mid-block connections on Map 2 will be determined at the time of Site Plan Approval and will be publicly accessible.
- 5) The enhanced public realm will be designed to support a well-connected, pedestrian-friendly environment and encourage local community programming and markets.
- 6) Streetscapes will be designed to include furnishing and planting zones, green infrastructure, frontage and marketing zones with patios, where appropriate, and pedestrian clearway zones that provide for the safe, accessible and comfortable movement of pedestrians.

## **E. PUBLIC PARKS**

- 1) New public parkland will be required to support and meet the needs of residents and of employees of the Site and the broader community to support its comprehensive development. The following Public Parks will be provided:
  - i. Park Block A, being a new public park with frontage along The East Mall, with a portion approaching the intersection of Street A and The East Mall, will be a minimum size of 5,550 square metres;
  - ii. Park Block B, being a new public park with frontage along The East Mall and Street A, will be a minimum size of 5,375 square metres; and
  - iii. Park Block C, being a new public park that will extend Park Block B with additional frontage along The East Mall, will be a minimum of 3,389 square metres.
- 2) For lands designated *Parks*, any interim conditions (including existing surface parking spaces associated with the existing mall) may be permitted to remain until such time as those lands are conveyed to the City.

- 3) Development located within proximity to existing and planned parks will achieve above-grade setbacks of a minimum of 5 metres between the parks and building faces to address fire separation requirements and to ensure exterior building features and amenities can be provided, serviced, and maintained wholly within each block of the Site, without impacts to the adjacent *Parks*.

#### **F. BUILT FORM, BUILDING TYPE, AND BUILDING TRANSITION**

- 1) Development of the Site will be comprised of multiple mid-rise buildings and tall buildings of varying heights and scales.
- 2) The greatest building heights and scale will be located and oriented toward the western property line (along the Highway 427) and southern property line (along Dundas Street West), with transition generally north and east through the Site. Development will respond appropriately as it interfaces Highway 427.
- 3) Tall buildings will be located and oriented to ensure a comfortable microclimate, to provide and maintain generous separation distances to improve access to sunlight, daylight and sky view, and promote a dynamic and architecturally interesting skyline.
- 4) Development will provide a transition of height and scale down towards Street C and *Parks* on the Site and the lower-scale *Neighbourhoods* on the east side of The East Mall.
- 5) Ground floor and building streetwall heights located along Street C will be massed and articulated to establish and reinforce a fine-grained, pedestrian scale, main street character, and comfortable microclimate to support pedestrian activity and gathering in all seasons.

#### **G. HOUSING**

- 1) To achieve a balanced mix of residential unit types and sizes, development that contains residential units will include larger units as follows:
  - i. a minimum of 15 percent of the total number of dwelling units on each Block as 2-bedroom units; and

- ii. a minimum of 10 percent of the total number of dwelling units on each Block as 3 or more bedroom units.
- 2) The requirements in Policy G. 1. may be reduced where development is providing:
  - i. social housing, seniors housing, purpose-built student housing or publicly funded housing; or
  - ii. specialized housing such as a health care institution to house students, patients or employees.
- 3) As part of Site Plan Control Approval for the first building in each phase of development, a Housing Plan will be submitted that identifies the unit mix, unit sizes and building tenure and if affordable housing will be provided. If affordable housing is to be provided in the phase, the number of units, unit mix, unit sizes and affordability level will be identified as well as any Federal, Provincial and or Municipal affordable housing programs being contemplated and/or accessed.

#### **H. COMMUNITY SERVICES AND FACILITIES**

- 1) New community services and facilities will be provided through phased development and designed to meet the requirements of the City and/or public agencies and boards, and will:
  - i. Be located in highly visible locations with strong pedestrian, cycling and transit connections for convenient access;
  - ii. Be generally located within new mixed-use buildings, where appropriate;
  - iii. Where appropriate, provide flexible, accessible, multi-purpose spaces that can be animated in different ways and adapted over time to meet the varied needs of different user groups;
  - iv. Where possible, have a relationship to other public or publicly accessible amenities, such as public parks, privately owned publicly accessible spaces; and
  - v. In the case of community agency space and where required by the City, will have a separate entrance from other uses in the building.

- 2) The following community service facilities are a priority for the Site:
  - i. Not-for-profit licensed Child Care Centre, adjacent to Park Block A;
  - ii. Community space, adjacent to Park Block C, operated under the Community Space Tenancy Policy to ensure non-profit organizations have access to below-market space and can provide programs to meet specific community needs;
  - iii. Additional community service facilities priorities and affordable housing that may be identified over time.
- 3) The community space may include, among other permitted uses, a variety of community services and programs (educational, art, health, recreational, employment, social services) and such services are to be provided to the public.

## **I. IMPLEMENTATION**

### *Phasing*

- 1) To ensure the orderly, comprehensive and integrated development of the Site, development is intended to proceed on a phased basis as generally shown on Map 3 (Phasing Plan). New public infrastructure and parkland will be phased along with certain phases of development of the Site as follows:
  - i. Phase 1 shall include: (a) the construction and conveyance of Public Street A1 to the north intersection of Public Street B1, including any associated municipal services to the City to its satisfaction; (b) the construction and conveyance of a portion of Public Street B1, including any associated municipal services to the City to its satisfaction; and (c) the conveyance of all Park Block A, as public parkland, to the City to its satisfaction under Section 42 of the Planning Act;
  - ii. Phase 2 shall include the construction and conveyance of the remainder of Public Street B2, with any interim southern terminus until such time as Public Street A2 is constructed to Dundas Street West, to the City to its satisfaction;

- iii. Phase 3 shall include: (a) the construction and conveyance of the remainder of Public Street A2 to Dundas Street West the City to its satisfaction; (b) the construction and conveyance of the remainder of Public Street B3 to Public Street A2 the City to its satisfaction; (c) the construction and conveyance of the all of Public Street C from Public Street A to The East Mall to the City to its satisfaction; and (d) the conveyance of all of Park Block B, as public parkland, to the City to its satisfaction under Section 42 of the Planning Act; and
- iv. Phase 4 shall include the conveyance of all of Park Block C, as public parkland, to the City to its satisfaction under Section 42 of the Planning Act.

2) Notwithstanding Policy I. 1) above, if the City, in its sole discretion, is satisfied that the timely delivery of the required matters listed in that policy have been secured to the City' satisfaction, then those matters identified in any specified Phase may be provided earlier or later than specified in Policy I. 1) above, at the discretion of the City.

3) It is anticipated that portions of the existing mall may remain in operation throughout the phased development of the Site, until the final phase of development. Minor additions or alterations to the existing mall may be permitted as portions of the existing mall are removed and demolished over time and, as appropriate, may be permitted in the Zoning By-law.

*Plans of Subdivision and Zoning By-law Amendments*

- 4) Prior to any development proceeding on any part of the Site, including any Site Plan Approval on any part of the Site, a Draft Plan of Subdivision will be required to be approved for the entire Site and the Subdivision Agreement will be entered into and registered on title to entire Site.
- 5) A Subdivision Agreement(s) will be entered into and registered on title to the entire Site to implement applicable aspects of the policy framework, and other related matters.
- 6) The Draft Plan of Subdivision may be registered in phases, if appropriate.

- 7) The phasing of development and required infrastructure for the Site, including the provision of all new public streets, municipal services, transportation infrastructure, including off-site cycling network improvements, intersection improvements and other improvements to existing streets, including at East Mall Crescent, streetscape improvements along The East Mall and Dundas Street West, and parkland, will be secured through the Draft Plan of Subdivision and Zoning By-law Amendment(s) and, where appropriate, implemented at the Draft Plan of Subdivision for each phase, with regard to requirements for site plan approval for any building within each phase.
- 8) Development shall coordinate and implement any required infrastructure upgrades and/or improvements with the City, and other landowners (where appropriate), including the provision of new and improved transportation (streets, transit, cycling, pedestrian) infrastructure where required to support development.

#### **ATTACHMENTS**

- Map 1: Transportation Network
- Map 2: Structure Plan & Public Realm Network
- Map 3: Phasing Plan"

4. Chapter 7, Map 25, Site and Area Specific Policies is amended by adding the lands municipally known in 2024 as 250 The East Mall, as shown on the map above as Site and Area Specific Policy 877.

**Map 1: Transportation Network**



**Map 1 - Transportation Network**

**250 The East Mall**

File #: 20 169050 WET 03 OZ

----- Private Shared Driveway



City of Toronto By-law 569-2013  
Not to Scale  
04/08/2025

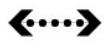
**Map 2: Structure Plan and Public Realm Network**



**250 The East Mall**

**Map 2 - Structure Plan & Public Realm**

File #: 20 169050 WET 03 OZ



Potential Active Transportation or Mid-Block Connections

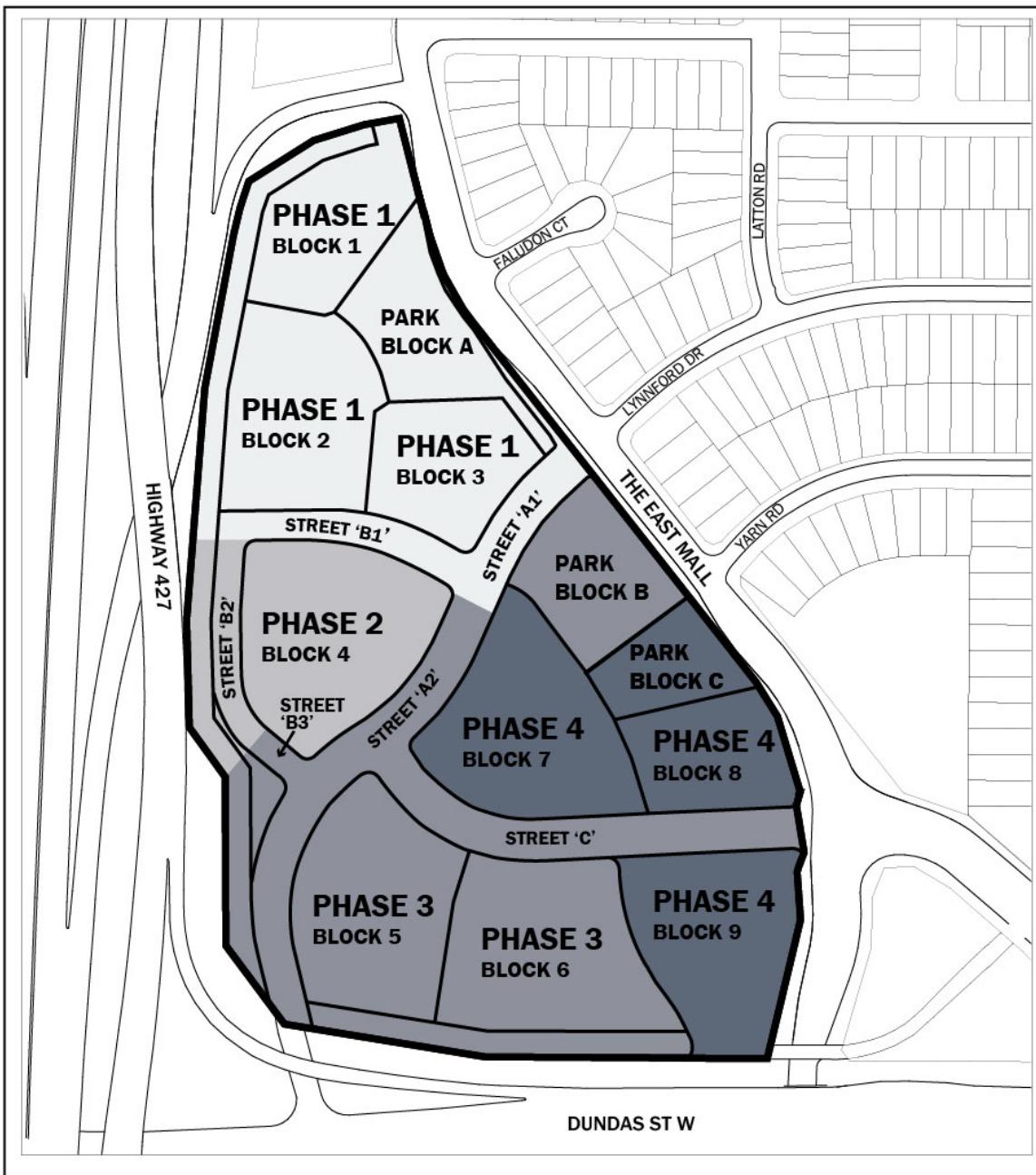


Privately-Owned Publicly Accessible Spaces (POPS)



City of Toronto By-law 569-2013  
Not to Scale  
04/08/2025

**Map 3: Phasing Plan**



**Map 3 - Phasing Plan**

**250 The East Mall**

File #: 20 169050 WET 03 0Z



Phase 1

Phase 2

Phase 3

Phase 4

City of Toronto By-law 569-2013  
Not to Scale  
04/08/2025



**Schedule “1”**



**Official Plan Amendment # 715**

Proposed changes to redesignate lands from Mixed Use Area to Parks

**250 The East Mall**

File # 20 169050 WET 03 OZ

- Mixed Use Areas
- Parks



Not to Scale  
04/11/2025