

20 Brentcliffe Road & 100 Vanderhoof Avenue – Official Plan Amendment, Zoning Amendment Application – Decision Report – Approval

Date: June 17, 2026

To: North York Community Council

From: Director, Community Planning, North York District

Ward: 15 - Don Valley West

Planning Application Number: 25 101365 NNY 15 OZ

SUMMARY

This Report recommends approval of the application to amend the Official Plan and Zoning By-law to permit a 32-storey mixed use building (102.9 metres, plus 6.0 metre mechanical penthouse) at 20 Brentcliffe Road and 100 Vanderhoof Avenue. The proposed development would consist of 383 residential dwelling units, of which, six (6) units would be provided as affordable rental housing, 1,816 square metres of non-residential space at grade, and 2 levels of underground parking. A parkland dedication of 469 square metres at the northeast corner of the site would be provided as part of this application.

The Official Plan Amendment modifies SASP 568 to revise Maps 1-3, add a new Map 4 and a new site specific policy that will have the effect of removing a midblock connection, establishing a new 32 story height and consolidating the existing parcels. The site specific policy will establish a minimum non-residential gross floor area and establish other built form requirements involving podium heights and floorplate.

SASP 827 is being modified in order to establish new non-residential gross floor area requirements, and affordable housing requirements.

This report reviews and recommends approval of the application to amend the Official Plan and Zoning By-law. The proposal provides housing options, including affordable housing, near transit with appropriate densities. The proposed Official Plan Amendment and Zoning By-law Amendment application are consistent with the Provincial Planning Statement (2024) and in keeping with the City's Official Plan.

RECOMMENDATIONS

The Director, Community Planning North York District recommends that:

1. City Council amend the Official Plan for the lands municipally known as 20 Brentcliffe Road and 100 Vanderhoof Avenue 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 20 Brentcliffe Road and 100 Vanderhoof Avenue 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 such stylistic and technical changes to the draft Official Plan Amendment and draft Zoning By-law Amendment as may be required.
4. City Council require the owner of the lands at 20 Brentcliffe Road and 100 Vanderhoof Avenue, at their sole cost and expense, to enter into one or more agreement(s) and register a Section 118 restriction on title to the lands to the satisfaction of the Chief Planner and Executive Director City Planning and the City Solicitor, securing the provision of affordable housing on the site in accordance with the terms set out in Attachment 7 of to the report (June 17, 2026), from the Director, Community Planning, North York District.
5. City Council approve that in accordance with Section 42 of the Planning Act, prior to the issuance of the first above grade building permit, the Owner shall convey to the City, an on-site parkland dedication, having a minimum size of 462 square metres, to the satisfaction of the Executive Director, Development Review and the City Solicitor.
6. City Council approve the acceptance of on-site parkland dedication, subject to the owner transferring the parkland to the City free and clear, above and below grade, of all easements, encumbrances, and encroachments, in an acceptable environmental condition; the owner may propose the exception of encumbrances of tiebacks, where such an encumbrance is deemed acceptable by the Executive Director, Development Review, in consultation with the City Solicitor; and such an encumbrance will be subject to the payment of compensation to the City, in an amount as determined by the Executive Director, Development Review, and the Executive Director, Corporate Real Estate Management.
7. City Council approve a development charge credit against the Parks and Recreation component of the Development Charges for the 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.

8. City Council classify the lands municipally known as 20 Brentcliffe Road and 100 Vanderhoof Avenue, as a Class 4 Noise Area pursuant to Publication NPC-300 (Ministry of Environment and Climate Change Environmental Noise Guideline – Stationary and Transportation Sources - Approval and Planning).

9. City Council forward City Council Decision Document to the Ministry of Environment Conservation and Parks.

FINANCIAL IMPACT

There are no financial implications resulting from the recommendations included in this Report in the current budget year or in future years.

DECISION HISTORY

In January 2013, an application to amend the Official Plan was submitted by 939 GP Inc., which sought to redesignate the entire development block between Eglinton Avenue East, Brentcliffe Road, and Vanderhoof Avenue, municipally known as 939 Eglinton Avenue East, and included the lands at 20 Brentcliffe Rd and 100 Vanderhoof Ave.

At its meeting on December 16, 17 and 18, 2013, City Council adopted Official Plan Amendment 231 (OPA 231) for Employment Areas as part of the five-year Official Plan Review for Employment Lands. Council's decision on OPA 231 can be accessed at this link: <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2013.PG28.2>

Official Plan Amendment 231 ("OPA 231"), redesignated the entire block Mixed Use Areas, except for the southernly 50 metres (the lands at 20 Brentcliffe Road), which was redesignated to General Employment Areas. OPA 231 was appealed to the Local Planning Appeal Tribunal ("LPAT", now known as the Ontario Land Tribunal ("OLT")) by a number of parties. In June 2015, the LPAT issued a partial order approving OPA 231, which included the redesignation of the northern and central portions of the block to Mixed Use Areas, and the southernly 50 metres of the site to General Employment Areas.

A Zoning By-law Amendment application for this block was submitted in April 2015. The Zoning By-law Amendment application was appealed to the OLT (OLT Case No. PL160720), but a settlement was reached between the applicant and the City and was approved by the OLT on March 9, 2017. The OLT approval maintained a 4,300 square metre, 2-storey office and retail building on the south portion of the site (the lands that form part of 20 Brentcliffe Ave).

In 2020 the City began a Municipal Comprehensive Review (MCR) conformity exercise. In December 2020, 939 GP Inc, filed an Employment Conversion Request, seeking to convert the south portion of the site from General Employment Areas to Mixed Use

Areas. City staff recommended approval of the conversion request to Mixed Use Areas with a Site and Area Specific Policy to secure requirements for affordable housing, non-residential gross floor area and other City-building objectives through Official Plan Amendment (OPA) 653. OPA 653 was approved by City Council on July 19, 2023. The decision can be found via the following link: <https://secure.toronto.ca/council/agenda-item.do?item=2023.PH5.3>. After City Council approval, OPA 653 was sent to the Ministry for approval. The Ministry approved OPA 653, with modifications, in January 2025. The decision can be found via the following link: <https://ero.ontario.ca/notice/019-7731>

THE SITE AND SURROUNDING LANDS

Description

The subject site is located at the northwest corner of Vanderhoof Avenue and Brentcliffe Road. The site is rectangular in shape and has a frontage of approximately 91 metres on Vanderhoof Avenue and a depth of approximately 50 metres along Brentcliffe Road. The overall site area is approximately 4,870 square metres.

The subject site is currently occupied by a 2-storey office building with commercial uses at grade. The existing building on the site has a gross floor area of 4,200 square metres and would be demolished as part of this proposal.

See **Attachment 2** for the Location Map.

Surrounding Uses

Uses surrounding the site are as follows:

North: Immediately north of the subject site is the location of a future public park. Further north, recently completed buildings at 33 Fredrick Todd Way and 36 Brentcliffe Road which have heights of 21 and 18-storeys. The building currently under construction at 25 Fredrick Todd Way will have a height of 28-storeys once completed.

South: To the south of the site is 105-109 Vanderhoof Avenue. The site currently contains a 1-storey commercial building and is subject of an Official Plan Amendment application (File No. 25 157934 NNY 15 OZ) [that is currently under appeal to the OLT](#). Further south, is an automotive body shop and a 1-storey retail plaza on the south side of Wickstead Avenue.

East: Immediately east of the site is a 1-storey commercial plaza and surface parking. An Official Plan and Zoning By-law Amendment application has been received for 943-957 Eglinton Avenue East and 23 Brentcliffe Road seeking to allow the redevelopment of the site with four buildings having heights of 16, 18, 24 and 28-storeys (File No. 21 235960 NNY 15 OZ) [and has been settled on at the OLT](#). Further east is a townhouse development and a 16-storey residential building.

West: Immediately west is the former Mercades dealership which is currently being used as a pickleball racquet club. An Official Plan and Zoning By-law Amendment application has recently been approved to permit 21, 33, and 7-storey buildings at 849 Eglinton Avenue East (File No. 22 160403 NNY 15 OZ). Further west at 815-845 Eglinton Ave East, planning approvals have been granted to permit the redevelopment of the site with six towers having heights of 10, 18, 21, 29, and 34-storeys (File No. 16 210199 NNY 26 OZ).

THE APPLICATION

Description

In 2025, the applicant submitted a proposal for a 38-storey (120.8 metres plus 6.0 metre mechanical penthouse) building with a 5-storey podium base oriented to Vanderhoof Avenue. Since the time of the original application, the building height has been reduced to 32-storeys (102.9 metres, plus 6.0 metre mechanical penthouse) while the podium height remains unchanged at 5-storeys.

Density

The proposal has a total gross floor area of approximately 28,706 square metres, of which 26,891 square metres would be for residential uses and 1,816 square metres would be for non-residential uses.

The proposal has a density of 6.5 times the area of the lot after a land conveyance for parkland.

Residential Component

The proposal includes 383 dwelling units, of which 220 dwelling units are proposed as one-bedroom (57%), 138 dwelling units are proposed as two-bedroom (35%), and 25 dwelling units are proposed as three-bedroom units (7%). Six (6) units are proposed as affordable rental dwelling units.

Non-Residential Component

The proposal includes 1,816 square metres of space at grade for non-residential uses.

Access, Parking and Loading

The proposal includes a total of 170 vehicular parking spaces located in two levels below grade. A total of 216 bike parking spaces and 2 loading spaces will be provided as part of the application. Access to the underground parking garage and loading spaces will be taken from a driveway off Fredrick Todd Way.

Land Conveyances

As part of the application, the northeast 469 square metres of the site is being conveyed to the City as parkland.

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/245EglintonAveE

Reasons for Application

An Official Plan Amendment application is required to amend Site and Area Specific Policies that apply to the lands. Amendments to both Site and Area Specific Policy No. 568 "South of Eglinton Avenue East and west of Laird Drive" (SASP 568) and Site and Area Specific Policy No. 827 "20 Brentcliffe Road" (SASP 827) are required.

Amendments to SASP 568 include changes to Maps 1 through 3 and the addition of a new Map 5 as well as site specific policies for the site. Amendments to SASP 827 include site specific policies to permit the modifications to the non-residential requirements, and modifications to the housing policies in the SASP.

The Zoning By-law Amendment application is required to bring the site into Zoning By-law 569-2013, and to permit the residential use, building height, density, and other built form standards proposed by the application.

APPLICATION BACKGROUND

A pre-application consultation (PAC) meeting was held on January 18, 2024. The Planning Application Checklist Package resulting from the PAC meeting is available on the Application Information Centre.

The application was submitted on January 7, 2025 and deemed complete on February 13, 2025, satisfying the City's minimum application requirements. The reports and studies submitted in support of this application are available on the Application Information Centre www.toronto.ca/20BrentcliffeRd

Agency Circulation Outcomes

The application has 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 and Zoning By-law amendments.

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 on Land Use Map 17. See Attachment 3 of this Report for the Land Use Map. The Official Plan identifies that Mixed Use Areas are made up of a broad range of commercial, residential, institutional, parks and open space uses and utilities. The Plan contains development criteria for Mixed Use Areas to ensure, among other matters, that the location and massing for new buildings achieves transition between areas of different development intensity and scale, frames the edges of streets and parks with good proportion and maintains sunlight and comfortable wind conditions for pedestrians on adjacent streets, parks and open spaces.

The Public Realm policies of the OP establishes that new development must contribute to the quality, safety, and accessibility of streets, parks, and open spaces. Developments are expected to create safe, attractive, and comfortable pedestrian environments, minimizing adverse microclimatic impacts such as wind, and ensuring direct, well-designed connections to transit stops and stations. The public realm should also support opportunities for urban canopy growth through the planting of large shade trees with sufficient soil volume and by ensuring continuity of green space along streets. Servicing, utilities, and related infrastructure are to be located and designed in ways that minimize impacts and enhance safety and attractiveness.

Built Form policies of the OP related to site organization, building typologies, and public realm improvements exist to ensure that new development fits within both existing and planned contexts. Development should frame streets, lanes, parks, and open spaces to enhance pedestrian safety and comfort, with main entrances oriented to public areas and ground-floor uses providing visual access. Vehicle parking, access, and servicing should be organized to minimize impacts on the public realm, with underground or integrated solutions preferred. Buildings should be massed and scaled to provide transitions with adjacent properties, define edges of the public realm, and ensure sunlight and daylight access, particularly near parks and open spaces. The policies also identify that developments should enhance the public realm through landscaping, street trees, canopies, awnings, seating, and other amenities, while indoor and outdoor amenity spaces should be high quality, accessible, and provide privacy, daylight, sunlight, and comfort in all seasons.

The Official Plan contains policies specific to tall building typologies. Tall buildings are buildings which are generally taller than the width of the adjacent right-of-way and should be designed to integrate with their surroundings. The base should reinforce street proportions and pedestrian scale while providing active, grade-level uses. The tower should minimize physical and visual impacts, limit shadows on streets and neighbouring properties, maximize sunlight and sky views, mitigate pedestrian-level

wind, and protect interior daylight and privacy, achieved through setbacks, floorplates, alignment with the street, separation from other buildings, and balcony design. The top should enhance the skyline, integrate rooftop mechanical systems, and avoid excessive lighting.

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.

Protected/Major Transit Station Area

The site is within a delineated Major Transit Station Area. It is within 500 metres of the centre point of the delineated Laird Station associated with SASP 682 in Chapter 8 of the Official Plan.

The area is planned for a minimum population and employment target of 160 residents and jobs combined per hectare. The planned targets for population and jobs per hectare were established using a Council-approved development framework, taking into account in-effect Official Plan land use designations, as-of-right zoning by-law permissions, density permissions included in Secondary Plans, and approved developments that have not yet been built. Minimum population and employment targets are intended to apply across the entire delineated area for each P/MTSA. Population and employment targets are intended to be achieved through the build out of the area over time.

When located in Apartment Neighbourhoods, Mixed Use Area or Regeneration Area within 500 metres of the transit station, Chapter 8 states that lands designated Apartment Neighbourhoods/Mixed Use Areas/Regeneration Areas located between 200 to 500 metres of an existing or planned transit station will have City-initiated zoning that permits an FSI of 6.0 or more. The permitted FSI is not a minimum requirement. Appropriate density for the site will be determined in the context of the site and by reading the Official Plan as a whole.

City Planning is undertaking required zoning updates for PMTSAs and MTSA's and a report with recommendations will be brought to the Planning and Housing Committee when the work is finalized.

Site and Area Specific Policy 568 and 827

The subject site is part of two (2) Site and Area Specific Policies (SASP) in Chapter 7 of the Official Plan. The site is subject to Site and Area Specific Policy No. 568 "South of Eglinton Avenue East and west of Laird Drive" and Site and Area Specific Policy No. 827 "20 Brentcliffe Road".

SASP 568 provides an overall vision and structure for the larger area and guides new development to support the Eglinton Crosstown LRT to create a transit supportive, complete mixed-use community. The SASP contains built form, heritage, public realm, parks and open space, and built form policies to guide new development.

SASP 827 provides specific guidance for the lands at 20 Brentcliffe Avenue. The direction includes minimums for non-residential development, on-site parkland, affordable housing, and mitigation requirements.

The Official Plan, including SASP 568 and SASP 827 should be read as a whole to understand its comprehensive and integrative intent as a policy framework for priority setting and decision making.

Zoning

The subject site is zoned M1(3) under Zoning By-law 547-2017. The M1(3) zoning category permits industrial, retail commercial, and office uses. See Attachment 4a of this Report for the existing Zoning By-law Map.

The site is not subject to Zoning By-law 569-2013 at this time.

Design Guidelines

The following [design guidelines](#) have been used in the evaluation of this application:

- Tall Building Design Guidelines
- Laird in Focus Urban Design Guidelines

Toronto Green Standard

The Toronto Green Standard (TGS) is a set of performance measures for green development. In place since 2010, the TGS has contributed to building resilient communities and advanced matters related to public health, safety, sustainability and energy efficiency. Development proposals address the updated Toronto Green Standard Tier 1 as part of the application materials. Development achieving higher levels of performance (Tier 2 and above) are eligible for a partial refund of development charges. Information of the Toronto Green Standard may be found at <https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/toronto-green-standard/>

PUBLIC ENGAGEMENT

Community Consultation

On May 13, 2025, a community consultation meeting took place, in which members of the public, the Ward Councillor, applicant team, and Community Planning staff attended. The meeting was held virtually, and approximately thirteen members of the public were in attendance. Staff also received written comments from three members of the public regarding the proposal. Comments and questions received included:

- Questions regarding whether there was opportunity to include employment uses in the development;
- Questions regarding the type of retail that is anticipated to be part of the redevelopment;
- Concerns about the proposed unit mix and that the development does not provide units for families;
- Concerns with traffic and the impact of more development on existing traffic issues;
- Questions regarding infrastructure to support the new development proposed;
- Concerns with shadow impacts on new public park located to the north of the site; and
- Concerns with impact of more development on existing community services and facilities.

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 will have an opportunity to hear the oral submissions made at the statutory public meeting held by the North York Community Council for this application.

COMMENTS

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 has reviewed the current proposal for consistency with the PPS (2024).

The PPS (2024) supports the creation of complete communities with an appropriate range and mix of housing by introducing new housing options and densities within previously developed areas. Housing policy 3.2.1 supports development which results in additional residential units and optimizes proximity to existing public services, infrastructure and transit. The subject site is located near a variety of public services and transit, such as the Laird Station LRT stop, Leaside Highschool, Northlea Elementary and Middle School, Leaside Library, and the Leaside Day Care Centre.

Section 2.4 of the PPS states: "Planning authorities are encouraged to identify and focus growth and development in strategic growth areas." The City has addressed this directive through its Official Policies, and the recently approved P/MTSA policies.

Given the existing and planned context, Staff find the proposal consistent with the PPS (2024).

Official Plan Policies and Design Guidelines

This application has been reviewed against the Official Plan policies, SASPs, planning studies, and design guidelines described in the Policy and Regulation Considerations section of this report.

Official Plan Amendment and Land Use

The site is designated Mixed Use Areas in the Official Plan, which supports a broad range of commercial, residential, and institutional uses in single-use or mixed-use buildings, as well as parks, open spaces, and utilities. The proposed mixed-use development includes new residential dwelling units, and commercial space at grade which is consistent with the uses envisioned for Mixed Use Areas.

The lands are designed Mixed Use Areas in the Official Plan on Map 17. The Official Plan Amendment contained in Attachment 5 does not change the land use. Amendments to SASP 568 include changes to Maps 1 through 3 and the addition of a new Map 4 as well as site specific policies for the site. Amendments to SASP 827 include site specific policies that modify the non-residential requirements, and modifications to the housing policies in the SASP.

The draft Official Plan Amendment contained in Attachment 5, has secured a minimum of 1,750 square metres of non-residential space as well as provisions related to affordable housing.

Height, Density, Massing and Setbacks

Planning staff have reviewed the proposed built form against the policies of the Official Plan, and relevant design guidelines. The built form policies of the Official Plan speak to the location and organization of development, its massing and appropriate amenity within the existing and planned context to inform the built form and ensure that each new building promotes and achieves the overall objectives of the Official Plan. The SASPs that apply to the lands at 20 Brentcliffe Avenue contain policies to guide the built form of new developments.

The built form policies in SASP 568 provide direction with regards to development being appropriately scaled and relating to the existing and planned context of the area. The planned context for this portion of Eglinton Avenue East contemplates tall buildings. The policies also speak to development fitting in with its surroundings, as well as providing appropriate transition to areas of lower scale. The tallest buildings are anticipated at the intersection of Eglinton Avenue East and Laird Drive, transitioning down in height moving eastward. The proposed height of 32-storeys at 20 Brentcliffe Avenue and 100 Vanderhoof Road is appropriate for the planned context and is in keeping with recently approved developments for the area where the tallest buildings are proposed for the intersection of Laird Drive and Eglinton Avenue East, stepping down as one moves east.

The proposal as submitted by the applicant proposes a density of 6.5 times the lot area which exceeds the density within the MTSA and conforms with SASP 682 in Chapter 8 of the Official Plan. Staff support the density as proposed by the development.

The Tall Buildings Design Guidelines provide direction on matters such as tower separation and setbacks to property lines. The proposal includes a single tower located at the eastern portion of the site atop a 2 and 5-storey podium. The tower is located 20 metres from the property line to the northeast at 25 Fredrick Todd Way (and 33 metres from the proposed tower at 25 Fredrick Todd Way), 10 metres from the new parkland dedication at the north end of the site, and 9 metres from Brentcliffe Road. The proposed tower location is appropriate for this site and is in keeping with the Tall Buildings Guidelines and SASP 827. The proposed podium is 2 and 5-storeys which is appropriate for the area context, is appropriately scaled for the public realm, and is in keeping with podium heights of adjacent approvals.

Staff have reviewed this application against the applicable Official Plan policies with respect to built form and massing and the overall intent of the Tall Building Design Guidelines. It is the opinion of staff that the proposal is acceptable as it implements the built form and public realm policies contained in the Official Plan, the Laird in Focus Urban Design Guidelines, and implements the Tall Building Design Guidelines.

Public Realm

The Official Plan identifies that the public realm is the fundamental organizing element of the city and its neighbourhoods and plays an important role in supporting population and employment growth, health, liveability, social equity and overall quality of life. In addition to the policies of the Official Plan, the Laird in Focus Urban Design Guidelines contain direction for the public realm for both Brentcliffe Road and Vanderhoof Avenue.

The Laird in Focus guidelines identify that Brentcliffe Road will support the movement of goods from the surrounding Leaside employment area, and will ensure that the pedestrian experience is safe, comfortable and accessible. The guidelines identify that sidewalks should have a minimum width of 2.1 metres, and a multi-use path and sidewalk will be provided on the west side of Brentcliffe Road, south of the new mid-block street, connecting the 3.0 metre Vanderhoof Multi-Use Path to the proposed park. The applicant's proposal includes a 2.8 metre wide sidewalk and multi-use path along Brentcliffe Road. A double row of trees is anticipated for the Brentcliffe Road frontage, and will be secured as part of the future Site Plan Control application, enhancing the public realm and pedestrian experience along the street.

The Laird in Focus guidelines also identify that Vanderhoof Avenue will be a green street lined by employment uses. The guidelines identify that sidewalks should be provided on both sides of the street with a minimum width of 2.1 metres, and on the north side of the street, a 6 metre landscaped setback should be provided that can accommodate spill out areas between the public realm and private realm for any ground-related employment uses. The proposal provides non-residential uses at grade, fronting Vanderhoof Avenue. The non-residential space is located adjacent to, and accessed from, a 6 metre forecourt along the entire Vanderhoof Avenue frontage, and a 2.1 metre wide sidewalk in the right-of-way. A double row of trees is anticipated for the Vanderhoof Avenue frontage, and will be secured as part of the future Site Plan enhancing the public realm and pedestrian experience along the street frontage.

Shadow Impact

Shadow impacts affect thermal comfort and the enjoyment of being outside as well as the provision of adequate light. Shadows are impacted by the size and shape of building footprints, building height, building setbacks, as well as the time of year and angle of the sun. The Official Plan contains policies requiring new development to appropriately limit shadow impacts on adjacent streets, open spaces, parks and designated Neighbourhoods to preserve their utility and comfort. Specifically, Policy 4.5.2(d) states that new buildings should be located and massed “so as to adequately limit shadow impacts on adjacent Neighbourhoods, particularly during the spring and fall equinoxes.”

The applicant submitted a shadow study with their complete application submission. The proposal will cast shadows on portions of the new public park located north of the subject site between 10:18pm and 3:18 pm in March and September, with the majority of the shadow occurring between 12:18pm to 1:18pm. The shadow impact during this time in June is reduced, but some minor shadowing of the park continues to occur between 12:18 and 2:18 pm. No shadowing of Eglinton Avenue East or the *Neighbourhoods* north of Eglinton Avenue East occur during the spring/fall equinoxes and summer solstice. The winter equinox shadows for December do anticipate shadow impacts of both Eglinton Avenue East and the *Neighbourhoods* north of Eglinton Avenue East occur during the winter solstice.

The park is located in an area with existing tall buildings to the north of the park and a planned built form context for tall buildings to the south, west, and across Brentcliffe Road to the east of the park. Some shadow impacts on the park are anticipated, and

Staff are of the opinion that the shadow from this development is adequately limited during the spring and fall equinoxes as per the Official Plan policies.

Wind Impact

Official Plan Policy 3.1.3 requires that buildings be massed to provide comfortable microclimatic conditions for pedestrians. The wind study submitted with the complete application demonstrates that conditions on the public realm will be comfortable for walking and standing at all seasons. Staff are satisfied with the anticipated wind conditions on the public realm.

The wind conditions within the amenity areas on Level 6 are suitable for standing and walking. The additional outdoor amenity space located adjacent to the mechanical penthouse level is anticipated to experience windier conditions.

A more detailed wind study, including wind tunnel testing, will be required as part of the Site Plan Control application. Through the Site Plan Control application process, staff will work with the applicant to secure mitigation measures for the outdoor amenity areas such as, but not limited to, wind screens, barriers, or landscaping in effort to improve the conditions in the outdoor amenity spaces.

Amenity Space

Every new development is required to provide 4 square metres per unit of amenity space. The total required amenity space for this proposal is 1,532 square metres of indoor and outdoor amenity space combined. The proposal is providing 760 square metres of indoor amenity space and 782 square metres of outdoor amenity space, for a combined total of 1,542 square metres of amenity space combined. The amount of amenity space is appropriate and complies with By-law 569-2013 requirements. The amenity space locations will be secured as part of the Site Plan Control application.

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. This proposal anticipates 383 dwelling units, of which, 6 will be affordable rental units. The proposed unit mix does not meet the Growing Up Guidelines requirement as it relates to 3 bedroom units, as the proposal is providing 7% of the units as 3-bedroom units, instead of the guidelines recommended 10%. It should be noted that 35% of the units will be 2-bedroom units, which exceeds the guidelines recommendations as it relates to that unit type. Overall, 42% of units proposed will be either 2-bedroom or 3-bedroom units. Staff are satisfied with the proposed unit mix in this instance.

As residential uses are being introduced to the site as part of a previous employment conversion request, the provision of affordable housing is a priority to support the development of a complete community that includes a range of housing options. SASP 827, as amended by the Minister, encourages new development containing residential uses to include a minimum amount of affordable housing. The applicant has agreed to provide a minimum of 6 affordable rental housing units secured for a period of at least

25-years from the date of first occupancy of the unit, as outlined in the policies of the draft Official Plan Amendment and Affordable Housing Terms contained in Attachment 5 and Attachment 7 of this report. The six units are not intended to be part of a Community Benefits Charge (CBC) requirement. The 4% CBC will still be paid at time of building permit.

The report includes a recommendation that Council require the owner to enter into agreement(s) with the City and register a Section 118 restriction on title under the Land Titles Act. The proposed Zoning By-law amendment requires the agreement(s) to be entered into and a Section 118 restriction to be registered securing the affordable housing matters before the holding provision can be lifted.

Servicing

The applicant has submitted a Functional Servicing Report and Hydrogeological Report as part of their application. Staff have reviewed the reports, however updates to the reports are required to determine whether capacity exists or upgrades are required to accommodate the development. A hold is being requested by Development Engineering for capacity related matters.

Traffic Impact

As part of the application, a Transportation Impact Study (TIS) was submitted for review. The consultant has conducted a comprehensive review of the site's traffic volumes, including conducting a vehicle count survey on January 18, 2024, for the existing traffic volumes. Based on the survey's results, the existing site generated 140 and 90 two-way trips during the weekday and weekday afternoon peak hours. Based on the data collected and calculated rates, the proposed development would have 95 new two-way vehicle trips in both the weekday morning and weekday afternoon peak periods for the proposed residential part of the proposal.

The TIS report identified that under the future total conditions, optimization within the existing signal length will be required for the Eglinton Avenue East / Brentcliffe Road Westbound Left Turn for both AM and PM hours. If it is determined by the City that modification or signal timing optimization is required, the applicant would be responsible for the costs associated with these modifications. These costs would be secured as part of the Site Plan Control application.

Access, Vehicular and Bicycle Parking and Loading

The application proposes to provide access via a 7 metre wide driveway off of Frederick Todd Lane. This driveway leads to the underground parking, loading space, and pick-up/drop-off area at grade. The location of the driveway access is acceptable to staff.

The Planning Act prohibits minimum parking requirements in Protected Major Transit Station Area/Major Transit Station Area. Nonetheless, any parking that is provided by the applicant is subject to zoning and accessibility standards for parking spaces. A total of 170 parking spaces would be provided in two levels of underground parking. Of the 170 parking spaces, 154 would be provided as residential parking spaces, , 7

would be accessible residential parking spaces, one accessible non-residential space, and 8 non-residential/visitor parking spaces. Two pick-up and drop-off parking spaces would be provided at grade, accessed via the driveway. This is satisfactory to staff.

Bicycle parking spaces would be provided in addition to the vehicular parking spaces. The Zoning By-law requires 422 bicycle parking spaces, of which 77 are required to be short-term bicycle parking spaces, and 345 are required as long-term parking spaces. The applicant is proposing to provide 216 bicycle parking spaces, of which, 40 will be short-term bicycle parking spaces and 176 will be long-term bicycle parking spaces. The applicant has indicated that payment-in-lieu will be provided for the reduced supply of short and long term bicycle parking spaces as part of the Site Plan Control application. This is satisfactory to staff.

Two loading spaces are required for the development. The applicant proposes to provide 1 Type C and 1 Type G loading space, which satisfies the loading requirements for this development.

Parkland

In accordance with Section 42 of the Planning Act, the applicable alternative rate for on-site parkland dedication is 1 hectare per 600 residential units to a cap of 10% of the development site as the site is less than five hectares, with the non-residential uses subject to a 2% parkland dedication rate. The total parkland dedication requirement is 462 square metres.

The owner is required to satisfy the parkland dedication requirement through an on-site dedication. The park is to be 468 square metres, in a rectangular shape along the northeast portion of the site, with frontage on Brentcliffe Road, and as an expansion of the new park at 26 Brentcliffe Road, which was conveyed to the City through the redevelopment of 939 Eglinton Avenue East (file no. 15 141830 NNY 26 OZ). It complies with Policy 3.2.3.8 of the Official Plan.

This report seeks direction from City Council on 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, P&R, 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 would be required to enter into an agreement with the City to provide for the design and construction of the improvements and would be required to provide financial security to ensure completion of the works.

Tree Preservation

The Official Plan calls for an increase on tree canopy coverage and diversity. City Council has adopted the objective of increasing the existing 17 percent tree canopy coverage to between 30 to 40 percent. As such, the retention of the existing canopy and planting of large growing shade trees on both public and private lands should be an important objective for all development projects.

The submitted tree inventory documented 3 trees located on and within six metres of the site, of which 1 is regulated under Toronto's tree by-law. The applicant is proposing to remove all trees. The removal of these trees would require a total of 1 replacement tree; and the applicant is proposing to plant 13 privately-owned trees and 13 city-owned trees.

Urban Forestry has indicated they are not opposed in principle to the proposed development but Urban Forestry staff will finalize the tree removal details at the tree removal permit stage and tree planting will be finalized during the site plan application process.

Compatibility and Mitigation Study, Noise Impact Study, and Class 4 Reclassification

SASP 827 requires that as part of a complete Zoning By-law Amendment for the lands to introduce sensitive land uses, including residential uses, a Compatibility/Mitigation Study must be submitted, peer reviewed and implemented, at the owner's expense, to the City's satisfaction.

The City retained a third-party consultant, R.J. Burnside & Associates Limited, to review the submitted Air Quality and Land Use Compatibility Assessment, and the Transportation Noise Study. A revised study was submitted in response to initial comments from R.J. Burnside & Associates Limited and has been reviewed by the third-party consultant.

The studies submitted conclude that noise levels would range between 46 and 65 dBA during the daytime period and between 40 and 58 dBA during the nighttime period. The results show that upgraded building components would be required to keep the indoor noise levels at NPC-300 criteria. The studies also identify mitigation measures such as warning clauses for future purchasers and tenants, upgraded building and window materials, and installation of air conditioning.

The proposed development is within the potential influence areas of several Class I, Class II, and Class III industrial facilities. No significant impacts are anticipated from the Class I and Class II facilities, and adverse impacts from the Class III facilities are unlikely at the proposed development.

Reclassifying the property to Class 4 pursuant to NPC-300 allows for higher daytime and night-time noise level limits than would otherwise be permitted (55 dBA daytime and 50 dBA nighttime) in relation to a noise sensitive land use such as residential buildings. Class 4 designation permits nearby industrial buildings and major facilities to continue operating, supporting the protection of those lands for their employment uses.

The impact of such higher noise levels is mitigated by specified noise control measures. The mitigation measures will be secured through the site plan application process.

Holding Provision

This Report recommends the adoption of a Zoning By-law Amendment that is subject to a holding provision under Section 36 of the Planning Act, restricting the proposed use of the lands until the conditions to lifting the holding provision, as set out in the By-law, are satisfied. Section 5.1.2 of the Official Plan contemplates the use of a holding provision and outlines the types of conditions that may have to be satisfied prior to the removal of a holding provision.

The specific conditions to be met prior to the removal of the proposed holding provisions in the proposed By-law include:

- (i) The owner has, at their sole cost and expense, entered into one or more agreement(s) with the City, to construct (or cause the construction of), provide, and maintain on the Lands the Affordable Rental Housing Units to the satisfaction of the Chief Planner and Executive Director, City Planning and the City Solicitor, and
- (ii) The owner has registered a restriction pursuant to Section 118 of the Land Titles Act agreeing not to transfer or charge the lands, comprising a minimum of 6 affordable rental housing units, without the written consent of the Chief Planner and Executive Director, City Planning, or their designate, to ensure obligations in the agreement in (i) above continue to secure the affordable rental housing units, concurrent with, or prior to, the registration of the agreement in (i) above, in a manner satisfactory to the City Solicitor.
- (iii) the owner, at their sole cost and expense has submitted a revised Functional Servicing and Stormwater Management Report to demonstrate that the existing sanitary sewer system, storm sewer system, and watermain system and any required improvements to them, have adequate capacity and supply to accommodate the development of the lands to the satisfaction of the Director, Engineering Review, Development Review; and
- (iv) if the Functional Servicing and Stormwater Management Report accepted and satisfactory from (iii) above requires any new municipal infrastructure or upgrades to existing municipal infrastructure to support the development, then either:
 - a) the owner or applicant has secured 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 Functional Servicing and Stormwater Management Report, to support the development, in a financial secured agreement, all to the satisfaction of the Director, Engineering Review, Development Review; or,

b) the required new municipal infrastructure or upgrades to existing municipal infrastructure to support the development in the accepted and satisfactory Functional Servicing and Stormwater Management Report in (iii) above are constructed and operational, all to the satisfaction to the Director, Engineering Review, Development Review.

Conclusion

The proposal is consistent with Provincial Planning Statement (2024), and the proposal conforms with the Official Plan, particularly as it relates to the development criteria for Mixed Use Development. In addition, the proposal meets the intent of the SASPs applicable to the site as it relates to land use, parkland dedication, and the provision of non-residential gross floor area and affordable housing. The proposed development is appropriate in the planned context and recently approved development for the area. The application also provides six (6) affordable rental dwelling units, contributing to the city's affordable housing stock and non-residential gross floor area which supports the creation of a complete community.

Staff recommend that Council approve the Official Plan and Zoning By-law Amendment application.

CONTACT

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Marian.Prejel@toronto.ca

SIGNATURE

David Sit, MCIP, RPP
Director, Community Planning
North York District

ATTACHMENTS

City of Toronto Information/Drawings

- Attachment 1: Application Data Sheet
- Attachment 2: Location Map
- Attachment 3: Official Plan Land Use Map
- Attachment 4a: Existing Zoning By-law 7625 Map
- Attachment 4b: Existing Zoning By-law 569-2013 Map
- Attachment 5: Draft Official Plan Amendment
- Attachment 6: Draft Zoning By-law Amendment
- Attachment 7: Affordable Rental Housing Terms

Applicant Submitted Drawings

- Attachment 8: Site Plan
- Attachment 9a: North Elevation
- Attachment 9b: East Elevation
- Attachment 9c: South Elevation
- Attachment 9d: West Elevation
- Attachment 10a: 3D Massing Model looking northeast
- Attachment 10b: 3D Massing Model looking southwest

Attachment 1: Application Data Sheet

Municipal Address: 20 BRENTCLIFFE RD and 100 VANDERHOOF AVENUE Date Received: January 6, 2025

Application Number: 25 101365 NNY 15 OZ

Application Type: OPA / Rezoning, OPA & Rezoning

Project Description: Proposal to permit a 32-storey mixed-use building with a total gross floor area of 28,706m² (6.5 FSI), and comprised of 1,816m² of non-residential space on the ground floor and 383 residential units. The proposed development includes a tower element that sits atop a 5-storey base building. Proposed are two levels of underground parking with all vehicular and loading access to the site is off Frederick Todd Way. Indoor and outdoor amenity spaces are proposed on the 6th floor, as well as additional indoor amenity provided on level 32.

Applicant	Agent	Architect	Owner
DIAMOND CORP		Superkul	939GP INC

EXISTING PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:	SASP 568 and SASP 827
Zoning:	Former Borough of East York By-Law No.1916	Heritage Designation:	
Height Limit (m):		Site Plan Control Area:	

PROJECT INFORMATION

Site Area (sq m):	4,870	Frontage (m):	97	Depth (m):	50
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Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):	2,468		2,737	2,737
Residential GFA (sq m):			26,891	26,891
Non-Residential GFA (sq m):	4,200		1,816	1,816
Total GFA (sq m):	4,200		28,706	28,706
Height - Storeys:	2		32	32

Height - Metres:	17	127	127
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Lot Coverage Ratio (%)	56.2	Floor Space Index:	5.89
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Floor Area Breakdown	Above Grade (sq m)	Below Grade (sq m)
Residential GFA:	26,735	155
Retail GFA:	1,816	
Office GFA:		
Industrial GFA:		
Institutional/Other GFA:		

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:				
Freehold:				
Condominium:			383	383
Other:				
Total Units:			383	383

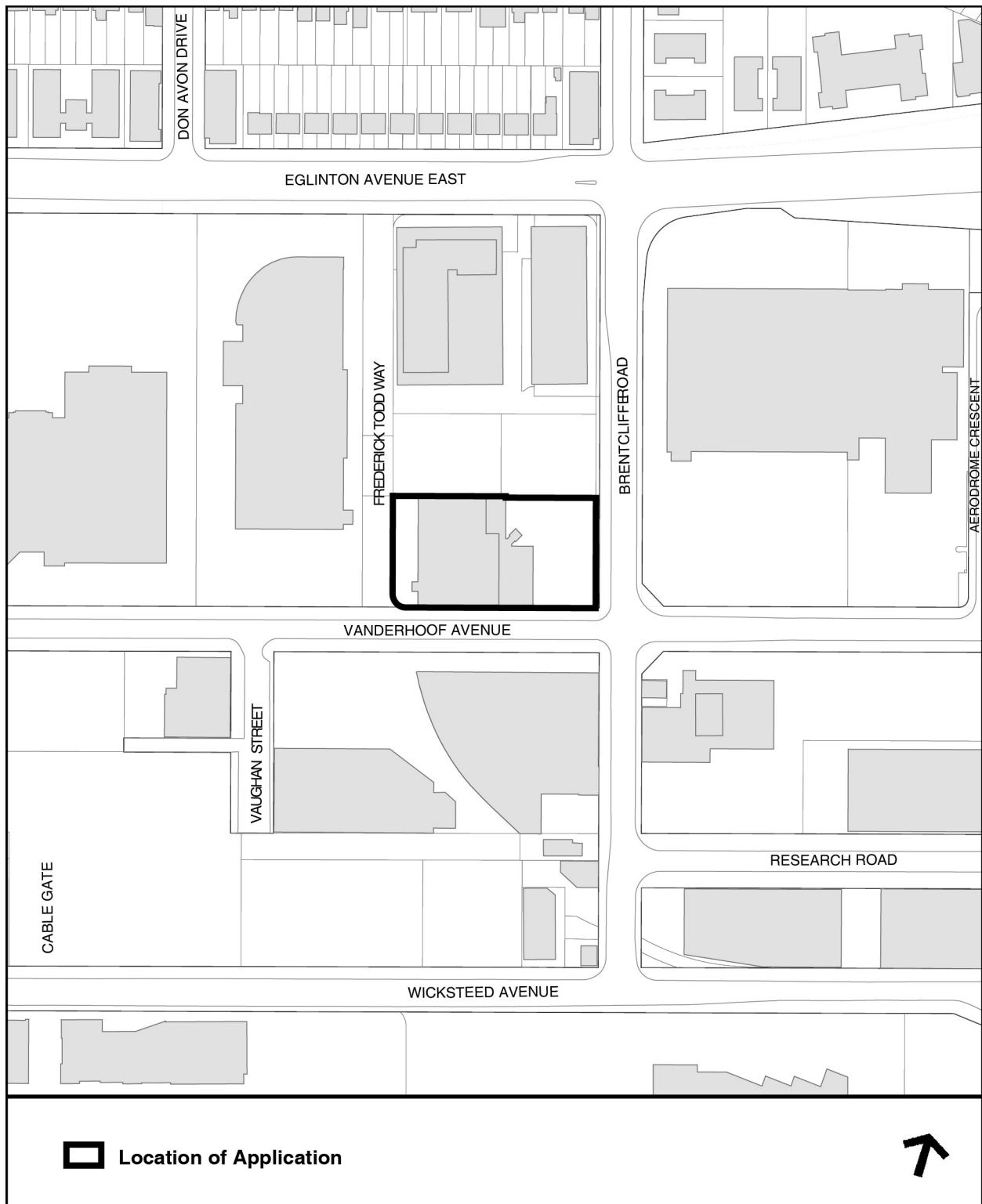
Total Residential Units by Size

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:					
Proposed:			220	138	25
Total Units:			220	138	25

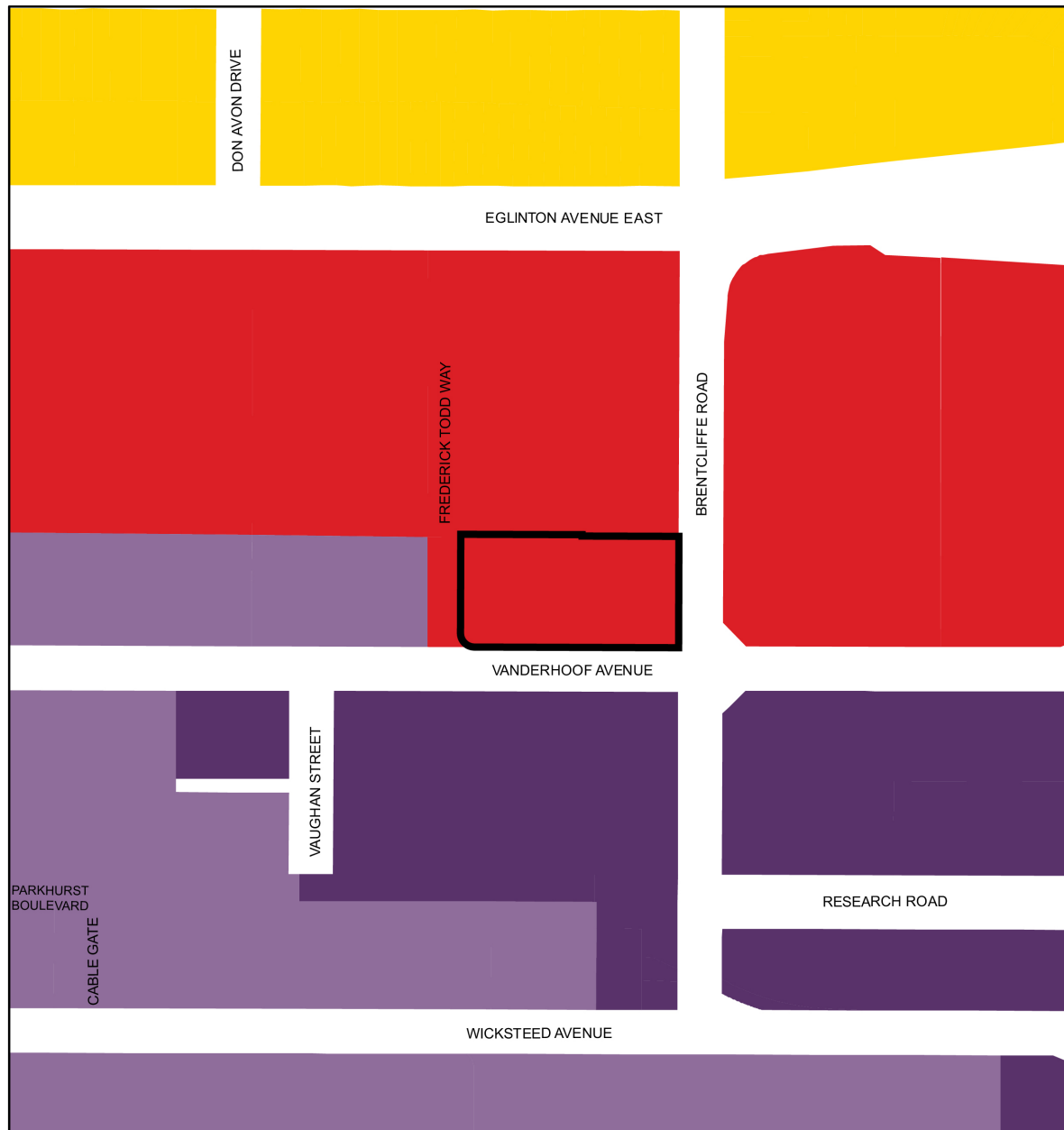
Parking and Loading

Parking Spaces:	170	Bicycle Parking Spaces:	216	Loading Docks:	2
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Attachment 2: Location Map



Attachment 3: Official Plan Land Use Map



20 Brentcliffe Road & 100 Vanderhoof Avenue

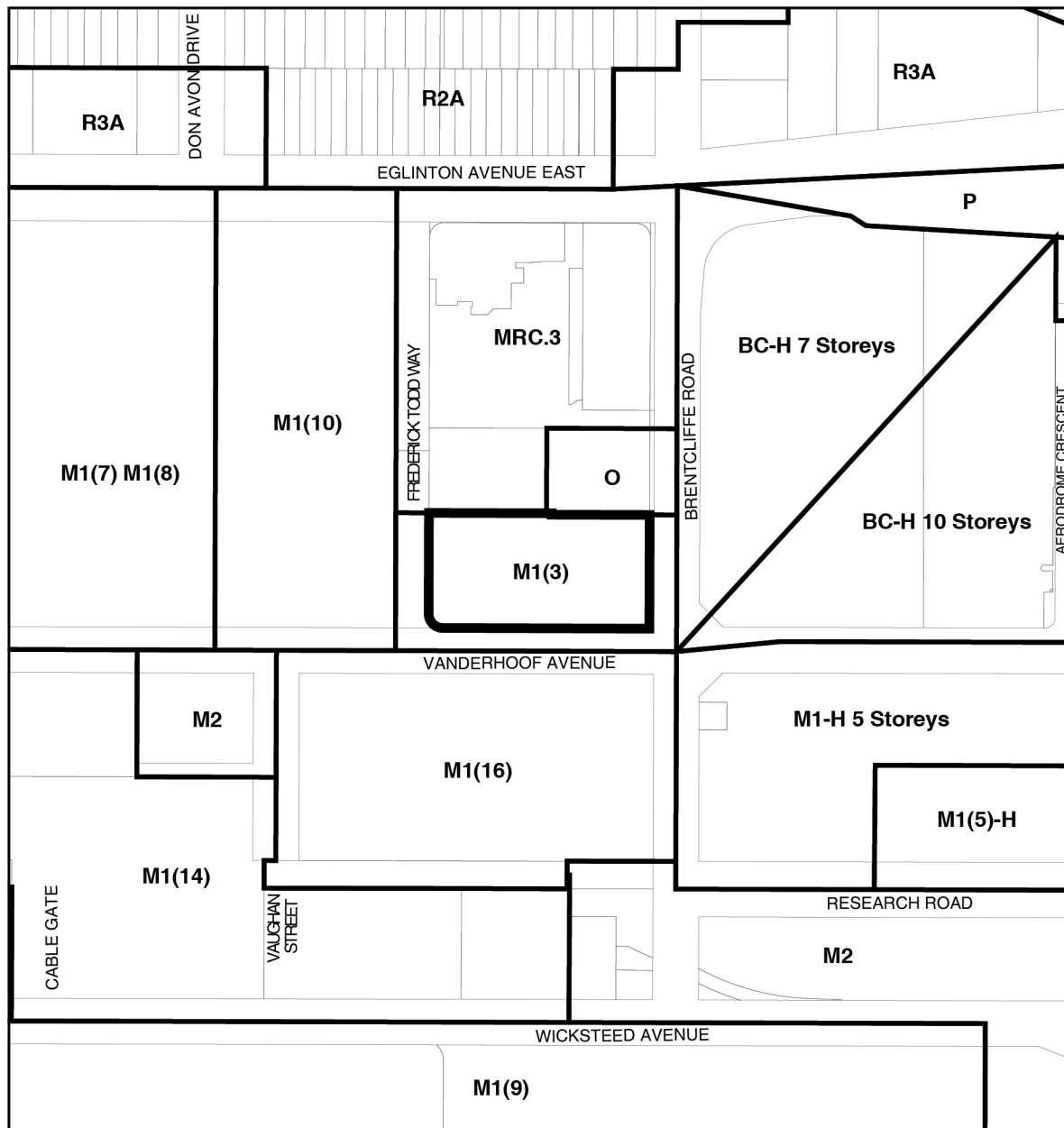
Official Plan Land Use Map #17

File # 25 101365 NNY 15 0Z




 Not to Scale
 Extracted: 05/29/2026

Attachment 4a: Existing Zoning By-law 7625 Map



Zoning By-law 7625

20 Brentcliffe Road & 100 Vanderhoof Avenue

File # 25 101365 NNY 15 0Z



Location of Application

See Former Borough of East York By-Law 1916

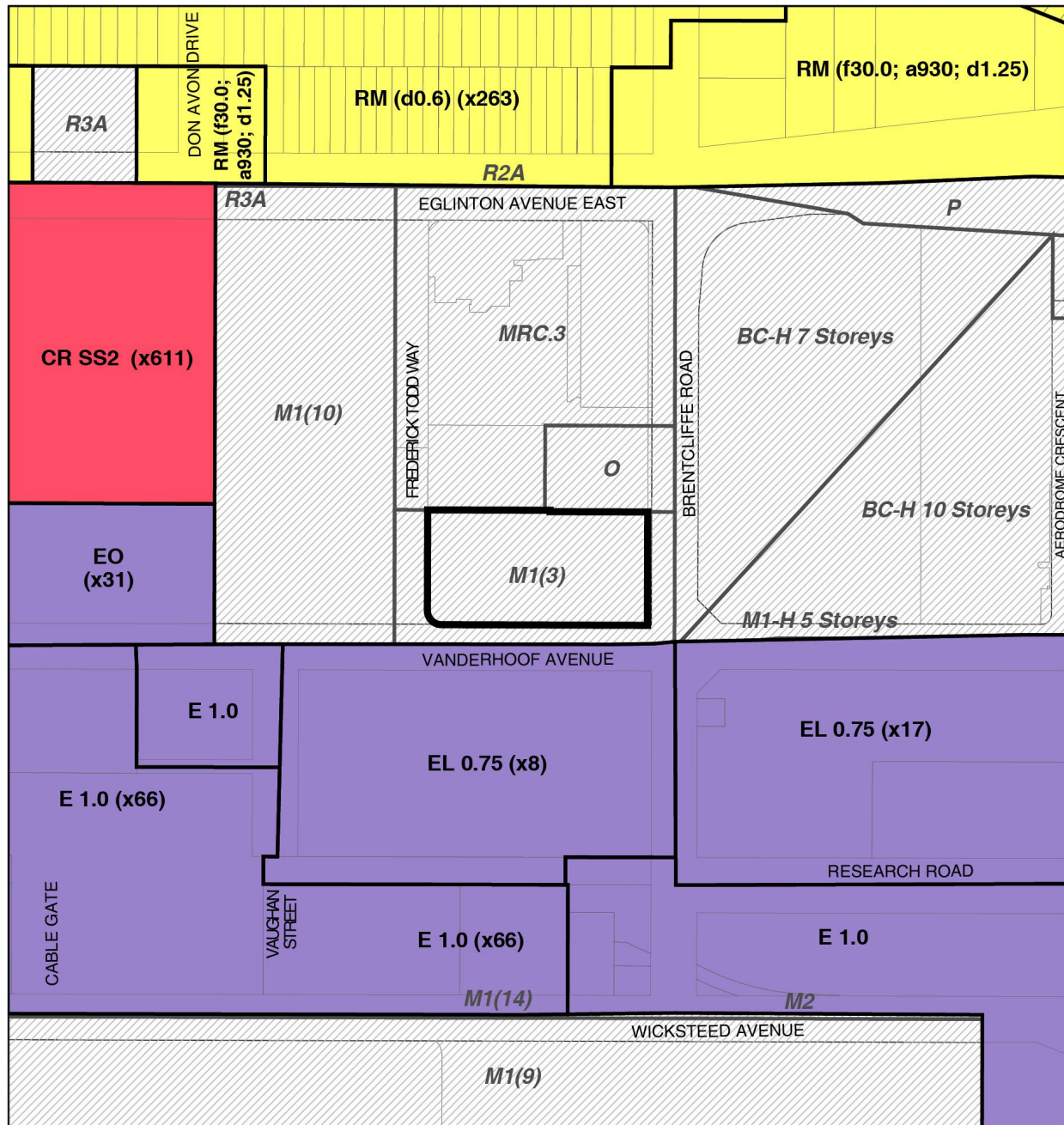
R2A Medium Density Residential
R3A High Density Residential
MRC Mixed Use Residential Commercial (Site Specific)
M1 Light Industrial

M2 General Industrial
BC Business Centre
O Open Space (Parks)
P Conservation



Not to Scale
 Extracted: 01/13/2025

Attachment 4b: Existing Zoning By-law 569-2013 Map



Zoning By-law 569-2013

20 Brentcliffe Road & 100 Vanderhoof Avenue

File # 25 101365 NNY 15 02



Location of Application



RM Residential Multiple



CR Commercial Residential



EL Employment Light Industrial



E Employment Industrial



EO Employment Industrial Office



See Former Borough of East York By-Law 1916

R2A Medium Density Residential

R3A High Density Residential

MRC Mixed Use Residential Commercial (Site Specific)

M1 Light Industrial

M2 General Industrial

BC Business Centre

O Open Space (Parks)

P Conservation



Not to Scale
Extracted: 01/13/2025

Attachment 5: Draft Official Plan Amendment

Please see TMMIS website for Official Plan Amendment

Attachment 6: Draft Zoning By-law Amendment

To be available prior to July 7, 2026 meeting of North York Community Council

Attachment 7: Affordable Rental Housing Terms

1. The Provision of Affordable housing shall be provided as follows:

- a. A minimum of 6 units shall be secured in the development as Affordable Rental Housing Units.
- b. The unit mix of the Affordable Rental Housing Units shall be consistent with the overall unit mix in the Development to the satisfaction of the Chief Planner and Executive Director, City Planning;
- c. The Affordable Rental Housing Units shall be provided in a contiguous group of at least six (6) rental dwelling units;
- d. The average unit size of the Affordable Rental Housing Units shall be no less than the average unit size of the market units in the Development, by unit type;
- e. The minimum unit size of the Affordable Rental Housing Units shall be no less than the minimum unit sizes of the market units in the Development, by unit type;
- f. The size, location and layout of the Affordable Rental Housing Units shall be to the satisfaction of the Chief Planner and indicated in the approved drawings for the Site Plan Control application for the site, subject to minor modifications at the detailed design stage prior to the issuance of the first Above Grade Building Permit for the lands;
- g. The Affordable Rental Housing Units shall be constructed to a fully finished condition and to a similar standard as the market units located in the remainder of the Development;
- h. Tenants of the Affordable Rental Housing Units shall be provided with access to, and use of, all indoor and outdoor amenities in the Development at no extra charge, with access to, and use of, these amenities on the same terms and conditions as any other resident of the building without the need to pre-book or a pay a fee, unless specifically required as a customary practice for private bookings;
- i. Rent for the Affordable Rental Housing Units shall not exceed the City of Toronto Official Plan income-based affordable rental housing definition. During the Affordability Period, increases to initial rents charged to tenants occupying any of the affordable rental housing units shall be in accordance with the Residential Tenancies Act and shall not exceed the Provincial rent guideline, regardless of whether the Provincial rent guideline applies to the affordable rental housing units under the Residential Tenancies Act;
- j. The Affordable Rental Housing Units shall be maintained as affordable rental housing for a minimum 25-year affordability period;

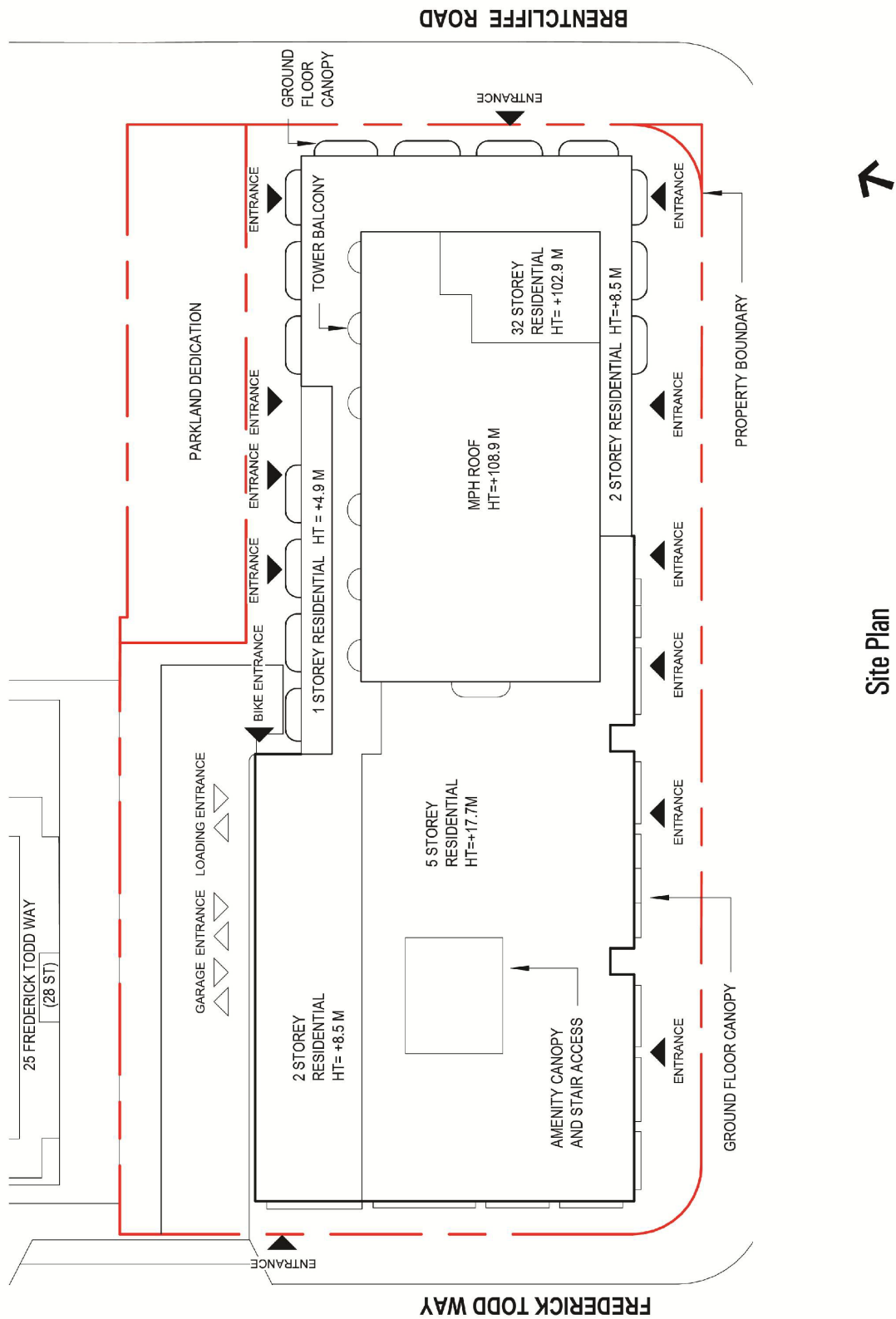
k. The Owner will use the City's Centralized Affordable Housing Access System to advertise and select tenants for the Affordable Rental Housing Units, or, in the event the Centralized Affordable Housing Access System is not available, through a fair and transparent advertising and selection process to the satisfaction of the Executive Director, Housing Secretariat; and at least six (6) months in advance of any Affordable Rental Housing Unit being made available for rent, the owner shall develop and implement an Access Plan which will outline how the Affordable Rental Housing Units will be rented to eligible households in consultation with, and to the satisfaction of, the Executive Director, Housing Secretariat;

l. All Affordable Rental Housing Units will be provided with ensuite laundry facilities and central air conditioning at no extra charge;

m. Tenants of the Affordable Rental Housing Units will be provided with access to permanent and visitor bicycle parking/bicycle lockers in accordance with the Zoning By-law and on the same basis as other units within the Development;

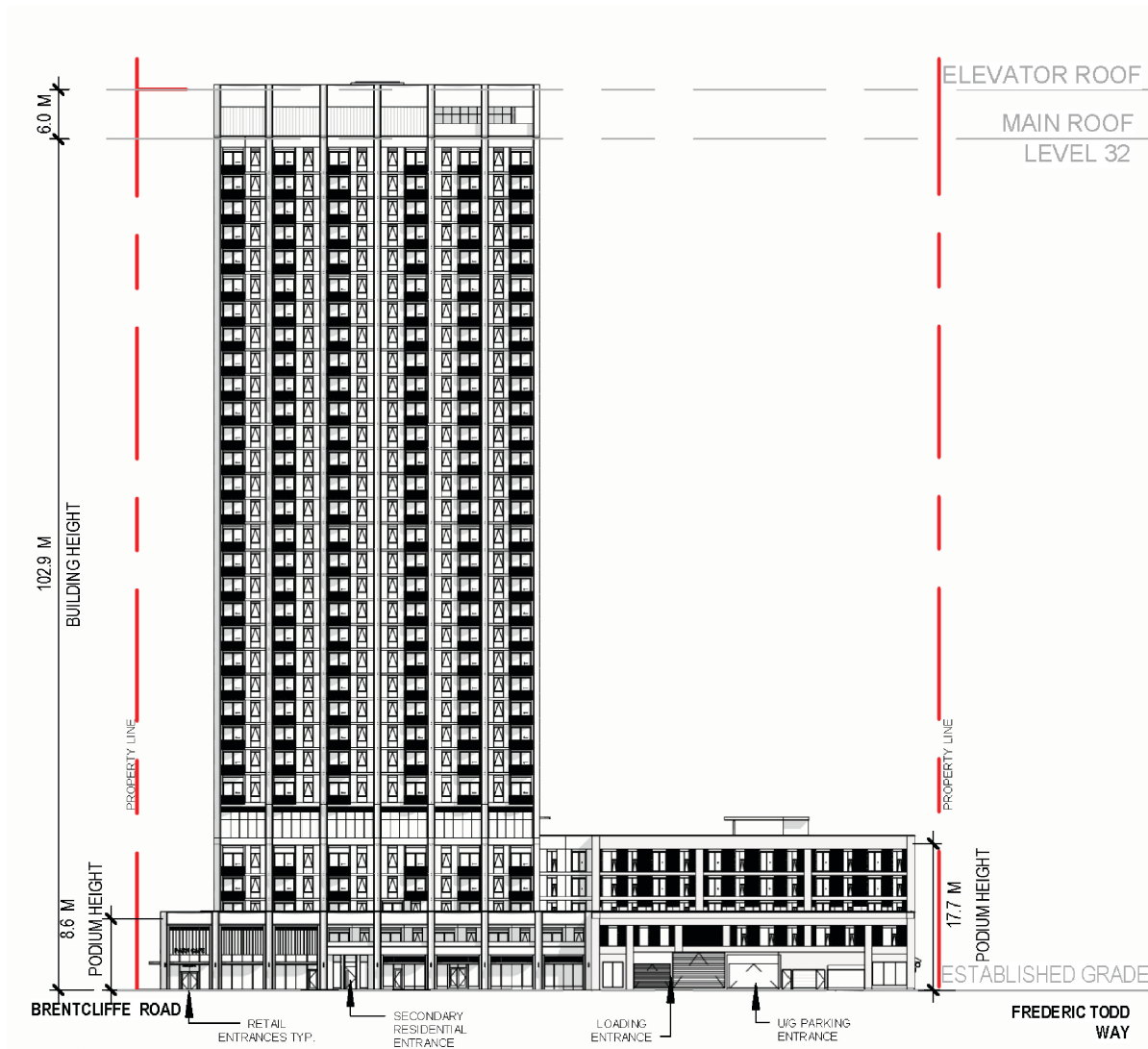
n. The Affordable Rental Housing Units shall be made ready and available for occupancy no later than the date by which seventy percent (70%) of the new dwelling units erected within the Development as are available and ready for occupancy.

Attachment 8: Site Plan



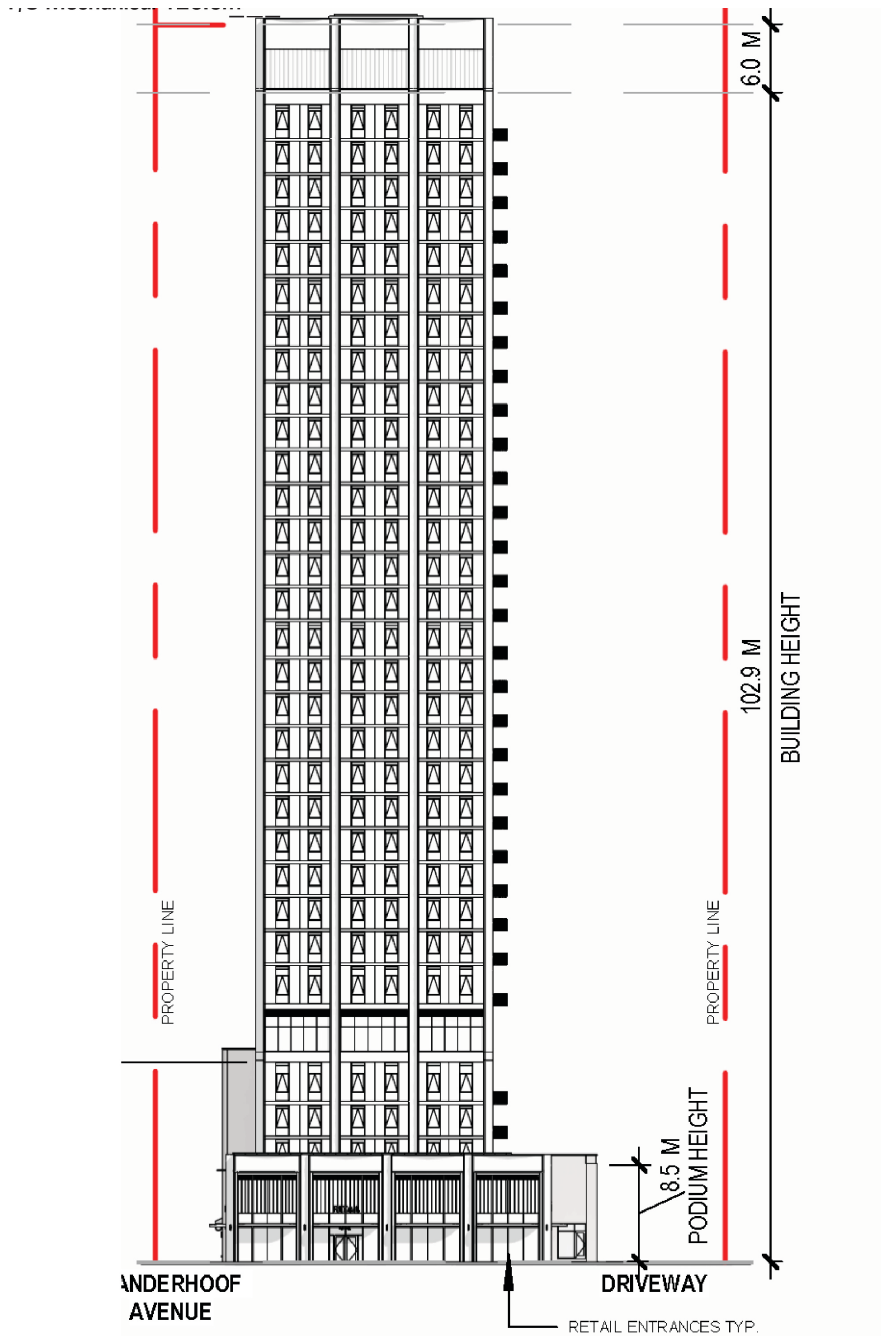
Site Plan

Attachment 9a: North Elevation



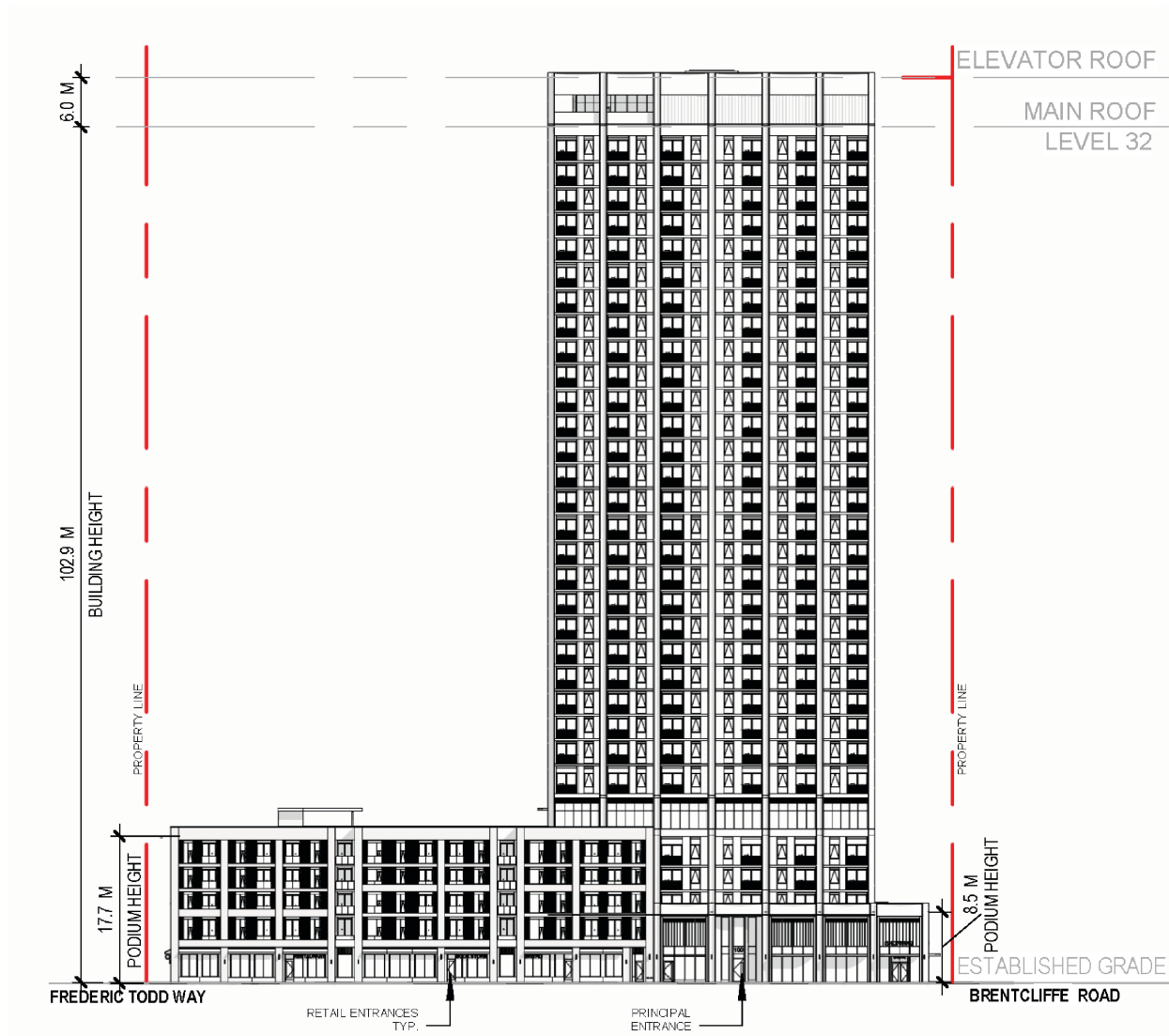
North Elevation

Attachment 9b: East Elevation



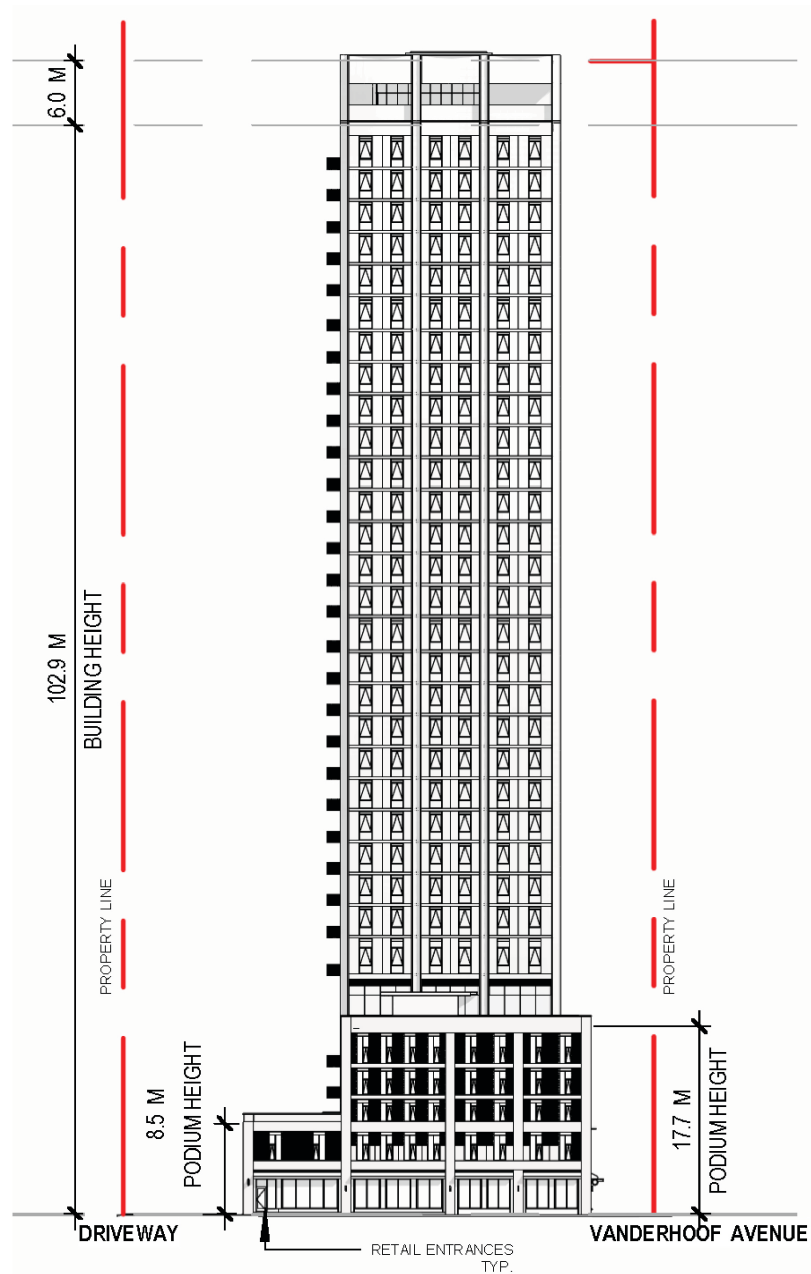
East Elevation

Attachment 9c: South Elevation



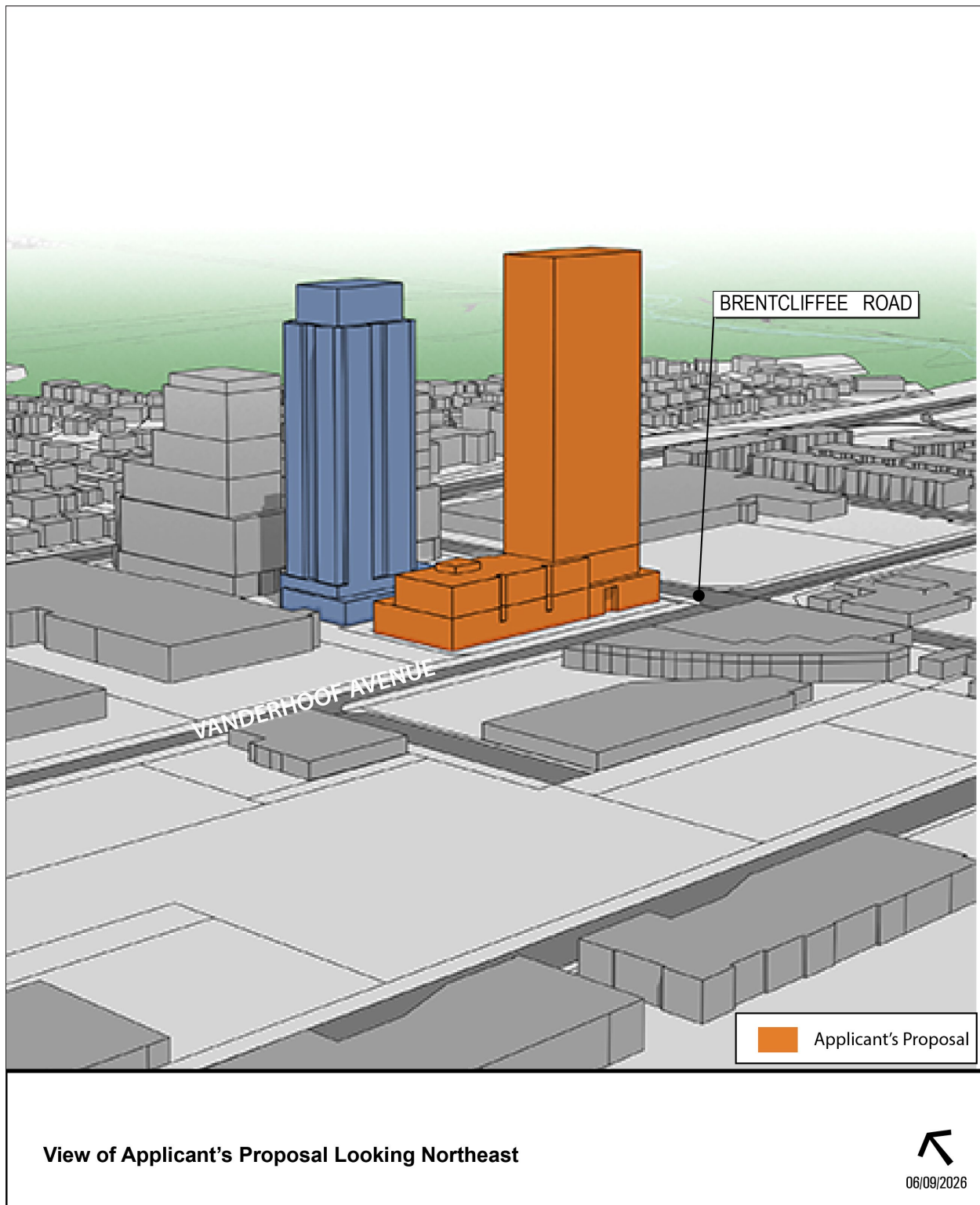
South Elevation

Attachment 9d: West Elevation



West Elevation

Attachment 10a: 3D Massing looking northeast



Attachment 10b: 3D Massing looking southwest

