

25 Cedarcroft Boulevard – Zoning By-law Amendment Application – Decision Report – Approval

Date: June 17, 2026

To: North York Community Council

From: Director, Community Planning, North York District

Ward: 6 - York Centre

Planning Application Number: 22 223328 NNY 06 OZ

SUMMARY

This Report recommends approval of the application to amend the Zoning By-law, with a Holding Provision, to permit the redevelopment of the lands with a 29-storey (90.5 metres, 96.5 metres including mechanical penthouse) residential apartment building with 316 units (Building B) at 25 Cedarcroft Boulevard.

The lands currently contain a 13-storey residential apartment building with 132 rental units (Building A) and a surface parking lot. The existing building will be retained, and one (1) rental unit will be added to the existing building. The existing surface parking lot will be removed to accommodate the proposed building. Improvements to the existing building and the site will also be provided, as well as providing a portion of a future Multi-Use Path connecting Bathurst Street and Antibes Drive. The Multi-Use Path will be secured at a later date for its design, construction, and conveyance.

This Report reviews and recommends approval of the application to amend the Zoning By-law. The proposed Zoning By-law Amendment application is consistent with the Provincial Planning Statement (2024) and conforms to the City's Official Plan.

RECOMMENDATIONS

The Director, Community Planning, North York District 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 5 to this Report.
2. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required.

3. 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

There is no previous North York Community Council or City Council decision on this application.

THE SITE AND SURROUNDING LANDS

Description

The lands are located south of Cedarcroft Boulevard and west of Bathurst Street. The lands are rectangular in shape with an area of 8,617 square metres, a frontage of 95 metres on Cedarcroft Boulevard, and a depth of 91 metres (Attachment 2 - Location Map). The lands currently contain a 13-storey residential apartment building with 132 rental units and a surface parking lot.

Surrounding Uses

North: North of the lands is Cedarcroft Boulevard. Further north, across Cedarcroft Boulevard, is a 12-storey residential apartment building at 18 Cedarcroft Boulevard. Northeast of the lands is a one (1)-storey commercial plaza with a surface parking lot. Northwest of the lands are single-detached houses.

South: South of the lands is Antibes Drive. Southeast of the lands is a 16-storey residential apartment building at 155 Antibes Drive, which is subject to an approved Zoning By-law Amendment application (21 234538 NNY 06 OZ) to permit an eight (8)-storey residential apartment building, a 32-storey residential apartment building, a 36-storey residential apartment building, retail spaces, and a public park. The Decision Report - Approval, City Council decision, and associated Zoning By-law 879-2024 can be found on the City's website at: [Decision Report - Approval](#). Southwest of the lands are single-detached and semi-detached houses.

East: East of the lands is a 12-storey residential apartment building with a daycare at 5950 Bathurst Street, which is subject to an approved Zoning By-law Amendment application (19 229837 NNY 06 OZ) to permit a 16-storey residential apartment building, a three (3)-storey connection between the existing and proposed buildings, three (3)-storey townhouses, and a public park. The Final Report, City Council decision, and associated Zoning By-laws 983-2022 and 984-2022 can be found on the City's website at: [Final Report](#). Further east is Bathurst Street.

West: West of the lands is a 13-storey residential apartment building at 35 Cedarcroft Boulevard. Further west are four (4)-storey townhouses and single-detached houses.

THE APPLICATION

Description

The Zoning By-law Amendment application proposes to amend the Zoning By-law, with a Holding Provision, to permit the redevelopment of the lands with a 29-storey (90.5 metres, 96.5 metres including mechanical penthouse) residential apartment building with 316 units (Building B).

The lands currently contain a 13-storey residential apartment building with 132 rental units (Building A) and a surface parking lot. The existing building will be retained, and one (1) rental unit will be added to the existing building. The existing surface parking lot will be removed to accommodate the proposed building. Improvements to the existing building and the site will also be provided, as well as providing a portion of a future Multi-Use Path connecting Bathurst Street and Antibes Drive.

Density

The proposal has a density of 3.85 times the area of the lot.

Residential Component

The proposal includes 316 dwelling units, comprised of 23 studio (7%), 146 one-bedroom (46%), 106 two-bedroom (34%), and 41 three-bedroom units (including eight (8) grade-related units) (13%). The proposal also includes the addition of a one-bedroom rental dwelling unit to the existing building with 132 rental units.

Amenity Space

Zoning By-law 569-2013, as amended, requires at least 4.0 square metres of amenity space per unit, with at least 2.0 square metres of indoor amenity space per unit and at least 40.0 square metres of outdoor amenity space in a location adjoining or directly accessible to the indoor amenity space.

For the proposed and existing buildings combined, the proposal includes a total of 2,267 square metres of amenity space, including 1,149 square metres of indoor amenity space and 1,118 square metres of outdoor amenity space (including 463 square metres of shared outdoor amenity space).

The proposed building includes 1,664 square metres for combined indoor and outdoor amenity space, and the existing building includes 1,066 square metres.

Access, Parking, and Loading

Vehicular access to the proposed development would be via the two (2) existing driveways on Cedarcroft Boulevard, and pedestrian access would be via Cedarcroft Boulevard and Antibes Drive.

For the proposed and existing buildings combined, the proposal includes a total of 218 vehicular parking spaces (193 residential parking spaces (of which 12 are accessible) and 25 visitor parking spaces) in three (3) levels of underground parking, a total of 354 bicycle parking spaces (310 long-term bicycle parking spaces, 34 short-term bicycle parking spaces, and 10 publicly-accessible bicycle parking spaces), and one (1) shared Type "G" and Type "C" loading space (the loading space requirements will be addressed as part of the future Site Plan Control application).

Additional Information

See the Attachments of this Report for the Application Data Sheet (Attachment 1), Location Map (Attachment 2), Site Plan (Attachment 6), Elevations (Attachment 7), and 3D Massing Model (Attachment 8) 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/25CedarcroftBlvd.

Reasons for Application

The Zoning By-law Amendment is required to amend Zoning By-law 569-2013 with a site-specific 'Residential Apartment Commercial (RAC)' zone, to permit the proposed development with appropriate standards, including, among others, the permitted

maximum number of building storeys, the permitted maximum building height, the required minimum building setbacks (Attachment 5 - Draft Zoning By-law Amendment).

APPLICATION BACKGROUND

A Pre-Application Consultation (PAC) meeting was held on October 7, 2021. The Planning Application Checklist Package resulting from the PAC meeting is available on the Application Information Centre.

The current application was submitted on October 28, 2022, and deemed complete on January 5, 2023, following the submission of outstanding materials, satisfying the City's minimum application requirements. The reports and studies submitted in support of this application are available on the Application Information Centre at: www.toronto.ca/25CedarcroftBlvd.

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 an appropriate Zoning By-law Amendment.

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, including the Greenbelt Plan (2017), and others.

Official Plan

The [Official Plan](#) designates the site as *Apartment Neighbourhoods* (Attachment 3 - Official Plan Land Use Map). According to Policy 4.2.1 of the Official Plan, *Apartment Neighbourhoods* are made up of apartment buildings and parks, local institutions, cultural and recreational facilities, and small-scale retail, service and office uses that serve the needs of area residents. Policies 4.2.2, 4.2.3, 4.2.4, 4.2.5, and 4.2.6 provide development criteria in *Apartment Neighbourhoods*. 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.

Zoning

The subject site is zoned 'Residential Apartment Commercial (RAC (f30.0; a1375; d1.5))' under Zoning By-law 569-2013. The RAC zoning category permits Apartment Building as a residential building type (Attachment 4 - Existing Zoning By-law Map).

Design Guidelines

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

- Tall Building Design Guidelines
- Growing Up: Planning for Children in New Vertical Communities
- Pet Friendly Design Guidelines and Best Practices for New Multi-Unit Buildings

Toronto Green Standard

The Toronto Green Standard is a set of performance measures for green development. In place since 2010, the Toronto Green Standard 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 application materials. Developments achieving higher levels of performance (Tier 2 and above) are eligible for a partial refund of development charges. Information on 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

A virtual Community Consultation Meeting (CCM) was held on May 23, 2023. The Ward Councillor, Community Planning Staff, the applicant's consultants, and approximately twenty (20) community members attended the meeting. The following issues were raised:

- Concerns and inquiries about increased traffic;
- Concerns and inquiries about insufficient parking spaces;
- Concerns and inquiries about increased density;
- Concerns and inquiries about shadow impacts;
- Concerns and inquiries about tree removals;
- Concerns and inquiries about security services;
- Concerns and inquiries about construction impacts;
- Concerns and inquiries about community engagement process;
- Concerns and inquiries about potential changes to the free programs at the Community Centre; and
- Inquiries about tenure of the proposed residential apartment building.

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 have an opportunity to hear the oral submissions made at the Statutory Public Meeting held by the North York Community Council for this application, as these submissions are broadcast live over the internet and recorded for review.

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 have reviewed the current proposal for consistency with the Provincial Planning Statement (PPS) (2024). The PPS (2024) provides policy direction on matters of provincial interest related to land use planning and development, and promotes, among others, an efficient use of land and resources as well as an appropriate range and mix of housing options and densities. The proposed residential intensification through infill development would efficiently use the land and resources and provide additional housing, with an appropriate range and mix of housing. Staff find the proposal consistent with the PPS (2024). The inclusion of a Holding Provision in the draft Zoning By-law Amendment (Attachment 5) is also appropriate to ensure consistency with the PPS (2024), which requires that infrastructure be available to meet current and projected needs.

Official Plan Policies and Design Guidelines

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

Land Use

The lands are designated *Apartment Neighbourhoods* on Map 16 (Land Use Plan) of the Official Plan (Attachment 3 - Official Plan Land Use Map).

According to Policy 2.3.1.2 of the Official Plan, *Apartment Neighbourhoods* are residential areas with taller buildings and higher density than *Neighbourhoods* and are considered to be physically stable. While *Apartment Neighbourhoods* are not areas of significant growth on a city-wide basis, there are sites containing one or more existing apartment building(s) where compatible infill development may take place. This compatible infill development may take place where there is sufficient space on a site to accommodate additional buildings or building additions while providing a good quality of life for both new and existing residents and improving site conditions. Such infill will be in accordance with the criteria in Section 4.2 (Apartment Neighbourhoods) and other policies of the Official Plan, which has been addressed in this Report. Also, according to Section 4.2, on smaller sites, infill opportunities in *Apartment Neighbourhoods* can be as simple as a building addition or a new building on an underutilized part of the lot, such as a surface parking lot.

Policy 3.2.1.1 also states that a full range of housing, in terms of form, tenure, and affordability, across the City and within neighbourhoods, will be provided and maintained to meet the current and future needs of residents.

The proposal would provide additional housing and represent appropriate residential intensification through infill development within the existing and planned context, while also providing improvements to the existing rental apartment building and the site. The proposed land use is in conformity with the general intent of the Official Plan, including Section 4.2 (Apartment Neighbourhoods). The proposed land use is appropriate subject to addressing the balance of the comments of this Report.

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. In addition to retaining the existing 13-storey residential apartment building with 132 rental units (Building A) and adding an additional one-bedroom rental unit to the existing building, this proposal would result in 316 units in the proposed building (Building B), comprised of 23 studio (7%), 146 one-bedroom (46%), 106 two-bedroom (34%), and 41 three-bedroom units (including eight (8) grade-related units) (13%), with a unit mix that meets the Growing Up Guidelines.

Improvements for Existing Rental Housing

The existing rental apartment building has a shared laundry room, indoor pool, outdoor playground, and surface and underground parking. The indoor pool has been decommissioned since 2018. In accordance with Policy 3.2.1.5(b) of the Official Plan, the proposal provides improvements to the existing rental apartment building and associated amenity spaces, as follows:

- Access to all outdoor amenity spaces for tenants of the existing rental apartment building, including access to new playground, seating area, courtyard, and pet relief area;
- Renovation of the existing indoor pool into a new indoor amenity space with programming to be determined in the future; and,
- Relocation of and upgrades to the shared laundry room.

The applicant has confirmed that the costs of all the above-mentioned improvements, will not be passed on to tenants of the existing building in any form, including by way of an application to the Landlord and Tenant Board for the purpose of obtaining an increase in residential rent above the applicable guideline.

Prior to Site Plan Approval, the applicant will be required to develop a Construction Mitigation and Tenant Communication Plan to mitigate the impacts of construction of the development on existing and future residents. The plan will also address impacts to parking for existing tenants.

Density, Height, Massing

Section 3.1.3 (Built Form) of the Official Plan provides policies in relation to the built form, and Section 4.2 (Apartment Neighbourhoods) provides development criteria in *Apartment Neighbourhoods*. According to the policies of these sections, buildings will be located and massed to fit within the existing and planned context; be compatible with the scale, including height and massing, of the existing apartment building(s) on and adjacent to the lands; provide good transition in scale between areas of different building heights and/or intensity of use; and also define and frame the edges of the public realm with good street proportion.

The proposed density of 3.85 times the area of the lot (after land conveyance for the future Multi-Use Path), is appropriate in the context of the approved applications at 5950 Bathurst Street (19 229837 NNY 06 OZ) with the proposed density of 3.97 and 155 Antibes Drive (21 234538 NNY 06 OZ) with the proposed density of 4.46.

The proposed 29-storey residential apartment building is located to the south of the existing 13-storey residential apartment building and away from the low-density residential neighborhoods to the northwest. The proposed height is appropriate in the context of other approved applications, in particular 155 Antibes Drive (21 234538 NNY 06 OZ) with 32- and 36-storey residential apartment buildings. Also, the four (4)- to six (6)-storey podium of the proposed building provides a transition to the future Multi-Use Path, defines and forms its edge, and creates an appropriate pedestrian scale.

The proposed building has a tower floorplate of 743 square metres, which is acceptable. The tower setbacks are also 7.5 metres (3.0 metres from the base building) on the south (after land conveyance for the future Multi-Use Path), 15.0 metres (7.5 metres from the base building) on the east, and 33.4 metres (24.4 metres from the base building) on the west. The separation distance between the proposed building and the existing building to the north is also 25.0 metres from the tower. The proposed building with its tower floorplate and setbacks, together with base building setbacks, fits into the scale of the street and provides adequate separations from the neighbouring buildings; therefore, represents an appropriate form of residential intensification that meets the Official Plan policies and the intent of the Tall Building Design Guidelines and is an appropriate infill development within the existing and planned context.

Public Realm

Section 3.1.1 (Public Realm) of the Official Plan provides policies in relation to the public realm. According to Policy 3.1.1.1, the public realm is comprised of all public and private spaces to which the public has access. It is a network that includes, but is not limited to, streets and lanes, parks and open spaces, and the parts of private and public buildings that the public is invited into.

According to Section 3.1.1 (Public Realm), the public realm will foster well-connected walkable communities and support active transportation by providing new and enhanced pedestrian and cycling connections; provide a comfortable, attractive and vibrant, safe and accessible setting for civic life and daily social interaction; and provide opportunities for passive and active recreation.

Policy 4.2.3(l) supports promoting grade-related dwellings at the edge of public streets, parks and landscaped open spaces where achievable, that front onto and provide pedestrian entrances from those public spaces. Policy 4.2.3(e) also supports improving upon the quality of landscaped open space and outdoor amenity space for new and existing residents, including the preservation or replacement of significant landscape features and walkways and creating such features where they did not previously exist.

The proposed building has two (2) entrances located on the east and south sides of the building. The primary entrance is proposed from Cedarcroft Boulevard with a walkway along the north-south driveway on the east side of the lands. The secondary entrance is proposed from Antibes Drive and the future Multi-Use Path. Also, the grade-related units located to the south of the proposed building have direct pedestrian unit access from the future Multi-Use Path.

The proposal includes providing a three (3.0)-metre wide strip of land along the southern boundary of the lands with an area of approximately 284.7 square metres for a future Multi-Use Path, to be combined with lands to be conveyed as part of the approved applications at 5950 Bathurst Street (19 229837 NNY 06 OZ) and 155 Antibes Drive (21 234538 NNY 06 OZ), connecting Bathurst Street and Antibes Drive. When completed, the future Multi-Use Path, by connecting Bathurst Street and Antibes Drive and providing access to the lands, will improve connectivity that support active transportation, while also providing an attractive public realm that will benefit existing and future residents of the lands as well as the community. The design of this Multi-Use Path is presently under review and will be refined through the Site Plan Control process. Should the Owner elect to design, construct, and convey this path as a Community Benefits Charge (CBC) In-Kind Contribution, a separate Staff Report will be brought forward in the future.

Also, the four (4)- to six (6)-storey podium of the proposed building provides a transition to the future Multi-Use Path, defines and forms its edge, and creates an appropriate pedestrian scale. The grade-related units located to the south of the podium front onto the future Multi-Use Path and have direct pedestrian unit access from it, enhancing safety by creating 'eyes on the street'.

The proposal also provides improvements by removing the existing surface parking lot and providing improved outdoor amenity spaces as well as landscaping and tree planting.

Shadow Impact

Policy 4.2.2(b) of the Official Plan requires locating and massing new buildings so as to adequately limit shadow impacts on properties in adjacent lower-scale *Neighbourhoods*, particularly during the spring and fall equinoxes. Policy 4.2.2(c) also requires locating and massing new buildings to maintain sunlight for pedestrians on adjacent streets, parks and open spaces. Policies 3.1.3.13(c) and (d) also state that outdoor amenity spaces should have access to direct sunlight, where possible, and provide comfortable shadow conditions.

A Sun/Shadow Study was submitted in support of the application to evaluate the impact of shadows cast by the proposed development on the site and the surrounding area at various times of day, throughout the year. The study evaluates shadow impacts on March 21, June 21, and September 21 between 9:18 A.M. and 6:18 P.M. Staff have reviewed the application and determined that the proposed development is not expected to result in significant net new shadow impacts on the site and the surrounding area, such as sensitive neighbourhood uses, including the future Multi-Use Path and public park to the south. Generous separation distances from the existing and approved developments in the surrounding area further help minimize shadow impacts.

Wind Impact

Policy 4.2.2(c) of the Official Plan requires locating and massing new buildings to maintain comfortable wind conditions for pedestrians on adjacent streets, parks and open spaces. Policy 3.1.3.13(d) also states that outdoor amenity spaces should provide comfortable wind conditions.

A Pedestrian Wind Study was submitted in support of the application to evaluate the wind impact of the proposed development on the site and the surrounding area throughout the year. Staff have reviewed the application and determined that most pedestrian areas on the site and the surrounding area are expected to provide acceptable wind conditions for their intended uses. However, some areas, including building entrances, exposed building corners, and outdoor amenity spaces, are expected to experience uncomfortable wind conditions during the winter season.

Recommended mitigation measures should continue to be incorporated into the future Site Plan Control application to improve pedestrian comfort conditions in areas identified as having uncomfortable wind conditions. A revised Wind Tunnel Study will also be required as part of the future Site Plan Control application to evaluate the effectiveness of the proposed mitigation measures and confirm the need and extent for wind control features.

Servicing

A Functional Servicing and Stormwater Management Report was submitted in support of the application to evaluate the water, wastewater, and stormwater management servicing of the site and identify whether new municipal infrastructure and/or improvements/upgrades to the existing municipal infrastructure would be required to service the proposed development. Staff have reviewed the application and have outstanding comments. As such, a Holding Provision is included in the draft Zoning By-law Amendment (Attachment 5), that will be removed as part of a future Holding Provision Removal application and through an amending by-law when the following conditions are fulfilled:

- i. The owner or applicant, 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, 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;

ii. If the Functional Servicing and Stormwater Management Report accepted and satisfactory from (i) 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 (i) above are constructed and operational, all to the satisfaction of the Director, Engineering Review, Development Review; and,

iii. Comments provided in the latest memorandum issued by Development Engineering and Transportation Review have been addressed, all to the satisfaction of the Director, Engineering Review, Development Review.

Traffic Impact

A Transportation Impact Study was submitted in support of the application to evaluate the transportation impact of the proposed development. The study estimates that the proposed development would generate approximately 55 and 66 two (2)-way trips during the AM and PM peak hours, respectively. Staff have reviewed the application and have no outstanding comments.

Access, Vehicular and Bicycle Parking and Loading

Vehicular access to the proposed development would be via the two (2) existing driveways on Cedarcroft Boulevard, and pedestrian access would be via Cedarcroft Boulevard and Antibes Drive.

For the proposed and existing buildings combined, the proposal includes a total of 218 vehicular parking spaces (193 residential parking spaces (of which 12 are accessible) and 25 visitor parking spaces) in three (3) levels of underground parking, a total of 354 bicycle parking spaces (310 long-term bicycle parking spaces, 34 short-term bicycle parking spaces, and 10 publicly-accessible bicycle parking spaces), and one (1) shared Type "G" and Type "C" loading space (the loading space requirements will be addressed as part of the future Site Plan Control application).

Staff have reviewed the application and have no outstanding comments.

Travel Demand Management

A Travel Demand Management (TDM) Plan, as part of the Transportation Impact Study, was submitted in support of the application. Staff have reviewed the application and have no outstanding comments.

Parkland

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

Tree Preservation

The application is subject to the provisions of the City of Toronto Municipal Code, Chapter 813 Articles II (Street Trees By-law) and III (Private Tree By-law). The applicant proposes to remove 11 private trees. The applicant also proposes to injure two (2) street trees and one (1) private tree. An Arborist Report and a Tree Protection Plan were submitted in support of the application to evaluate the tree and vegetation impacts of the proposed development. Staff have reviewed the application and have no outstanding comments.

Staff require the planting of 33 new trees to replace the 11 private trees proposed for removal. At this time, the applicant is proposing to plant 26 new trees; therefore, the outstanding tree planting requirement will be satisfied through cash-in-lieu.

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 Provision in the proposed By-law include:

- i. The owner or applicant, 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, 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;
- ii. If the Functional Servicing and Stormwater Management Report accepted and satisfactory from (i) 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 (i) above are constructed and operational, all to the satisfaction of the Director, Engineering Review, Development Review; and,
- iii. Comments provided in the latest memorandum issued by Development Engineering and Transportation Review have been addressed, all to the satisfaction of the Director, Engineering Review, Development Review.

The Executive Director, Development Review and their designate have the authority to make decisions on applications to remove Holding Provisions, which do not contain financial implications not previously authorized by Council.

Conclusion

The proposal is consistent with the Provincial Planning Statement (2024). The proposal conforms with the Official Plan, particularly as it relates to infill development in *Apartment Neighbourhoods*.

The proposal would provide additional housing and represent appropriate residential intensification through infill development within the existing and planned context, while also providing improvements to the existing rental apartment building and the site. The proposal would also provide a portion of a future Multi-Use Path connecting Bathurst Street and Antibes Drive. Staff recommend that Council recommend approval of the Zoning By-law Amendment application.

CONTACT

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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 4: Existing Zoning By-law Map
- Attachment 5: Draft Zoning By-law Amendment

Applicant Submitted Drawings

- Attachment 6: Site Plan
- Attachment 7: Elevations
- Attachment 8: 3D Massing Model

Attachment 1: Application Data Sheet

Municipal Address: 25 CEDARCROFT BOULEVARD Date Received: October 28, 2022

Application Number: 22 223328 NNY 06 OZ

Application Type: OPA / Rezoning, Rezoning

Project Description: Zoning By-law Amendment application to permit the redevelopment of the lands with a 29-storey residential apartment building with 316 units (Building B) at 25 Cedarcroft Boulevard.

The lands currently contain a 13-storey residential apartment building with 132 rental units (Building A) and a surface parking lot. The existing building will be retained, and one (1) rental unit will be added to the existing building. The existing surface parking lot will be removed to accommodate the proposed building. Improvements to the existing building and the site will also be provided, as well as providing a portion of a future Multi-Use Path connecting Bathurst Street and Antibes Drive.

Applicant	Agent	Architect	Owner
WW+P ARCHITECTS AND PLANNERS INC. (formerly SVN ARCHITECTS + PLANNERS INC.)	WW+P ARCHITECTS AND PLANNERS INC. (formerly SVN ARCHITECTS + PLANNERS INC.)	WW+P ARCHITECTS AND PLANNERS INC. (formerly SVN ARCHITECTS + PLANNERS INC.)	NOVI PROPERTIES

EXISTING PLANNING CONTROLS

Official Plan Designation:	Apartment Neighbourhoods	Site Specific Provision:
Zoning:	RAC (f30.0; a1375; d1.5)	Heritage Designation:
Height Limit (m):		Site Plan Control Area: Y

PROJECT INFORMATION

Site Area (sq m): 8,617 Frontage (m): 95 Depth (m): 91
(8,332.3 after land conveyance for the future Multi-Use Path)

	Existing	Retained	Proposed	Total
Building Data				
Ground Floor Area (sq m):	953	953	1,540	2,493

Residential GFA (sq m):	11,026	11,026	21,054	32,080
Non-Residential GFA (sq m):				
Total GFA (sq m):	11,026	11,026	21,054	32,080
Height - Storeys:	13	13	29	29
Height - Metres:	32	32	90.5	90.5

Lot Coverage Ratio (%) : 29.92 Floor Space Index: 3.85

Floor Area Breakdown	Above Grade (sq m)	Below Grade (sq m)
Residential GFA:	31,662	418
Retail GFA:		
Office GFA:		
Industrial GFA:		
Institutional/Other GFA:		

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:	132	132	1	133
Freehold:				
Condominium:				
Other:			316 (tenure to be determined)	316 (tenure to be determined)
Total Units:	132	132	317	449

Total Residential Units by Size

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:			36	75	21
Proposed:	23		147	106	41
Total Units:	23		183	181	62

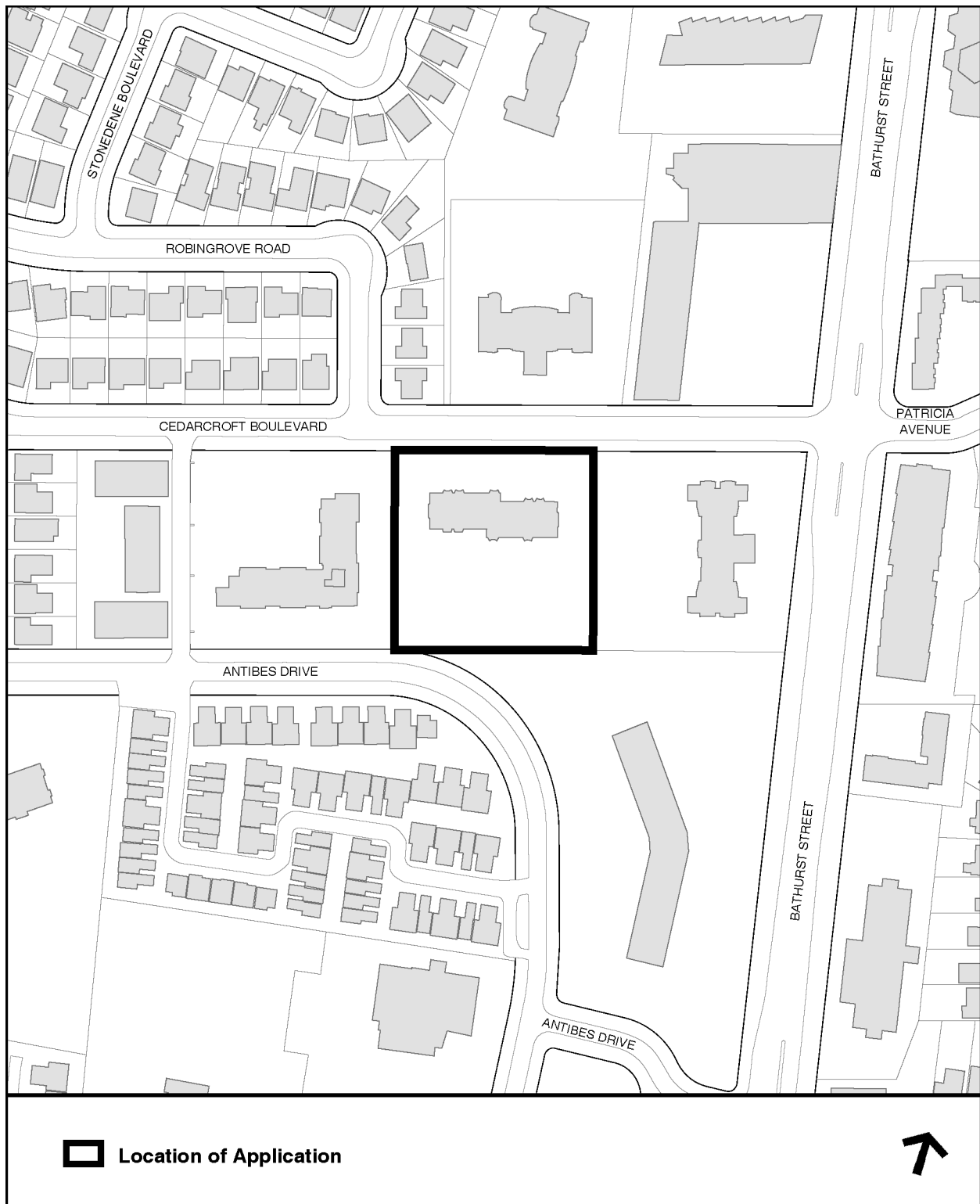
Parking and Loading

Parking Spaces: 218 Bicycle Parking Spaces: 354 Loading Docks: 1

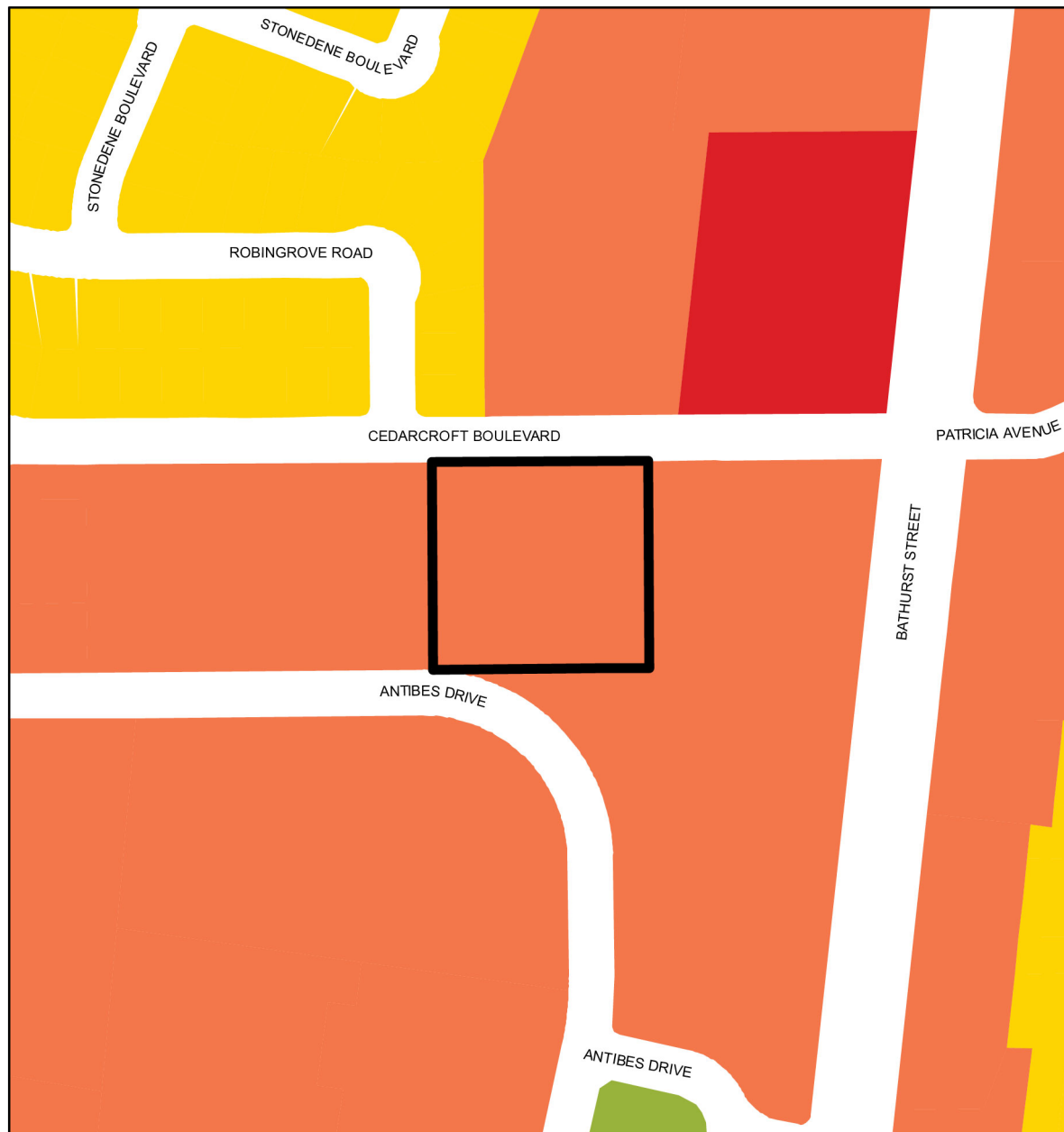
CONTACT:

Leila Mirriahi, Planner, Community Planning
416-338-1327
Leila.Mirriahi@toronto.ca

Attachment 2: Location Map



Attachment 3: Official Plan Land Use Map



Official Plan Land Use Map # 16

25 Cedarcroft Boulevard

File # 22 223328 NNY 06 02



Location of Application



Neighbourhoods



Mixed Use Areas



Apartment Neighbourhoods

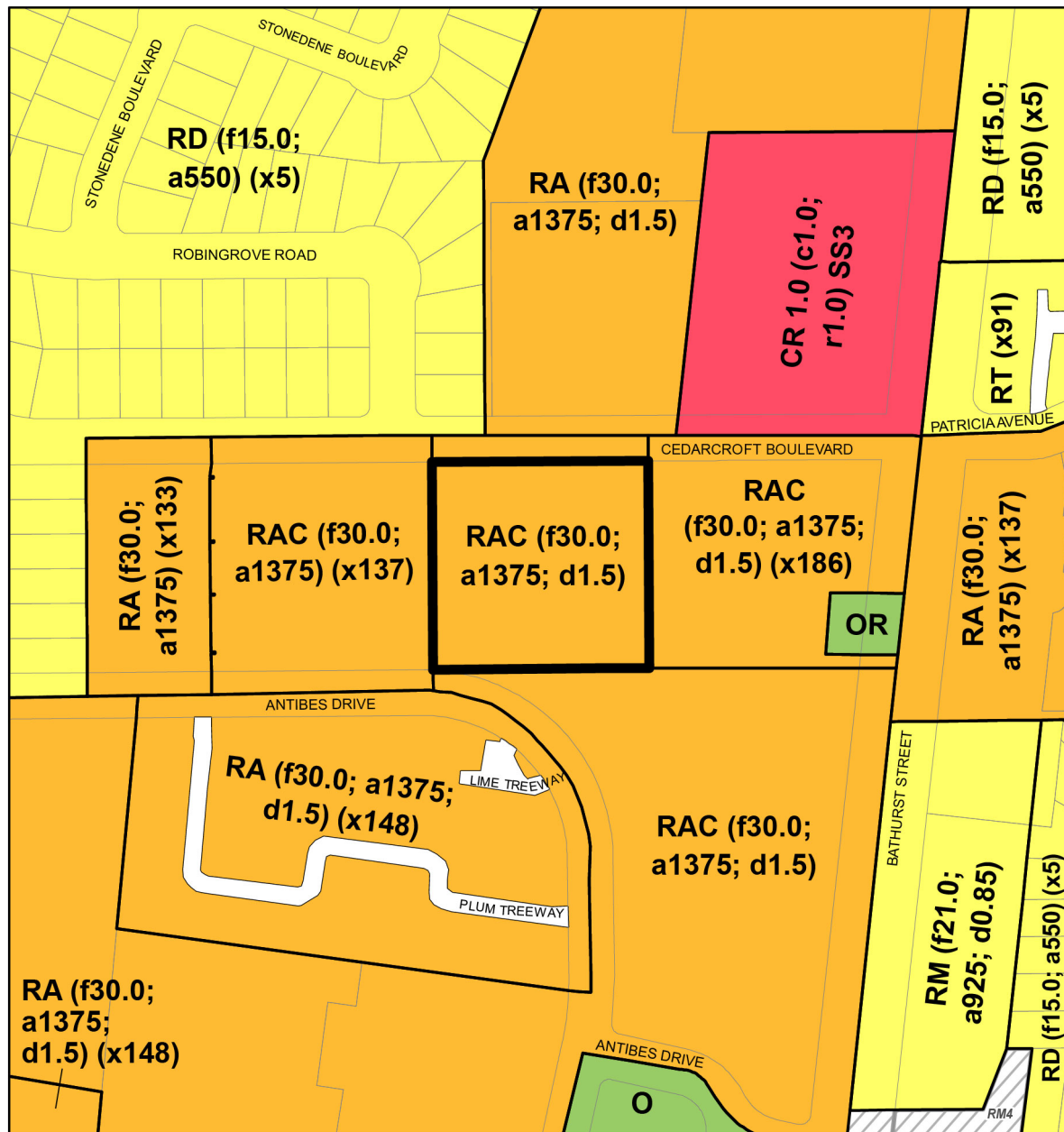


Parks



Not to Scale
Extracted: 05/11/2026

Attachment 4: Existing Zoning By-law Map



Zoning By-law 569-2013

25 Cedarcroft Boulevard

File # 22 223328 NNY 06 02



Location of Application

RD	Residential Detached	RAC	Residential Apartment Commercial
RT	Residential Townhouse	CR	Commercial Residential
RM	Residential Multiple	O	Open Space
RA	Residential Apartment	OR	Open Space Recreation



See Former City of North York By-law No. 7625
RM4 Multiple-Family Dwellings Fourth Density Zone

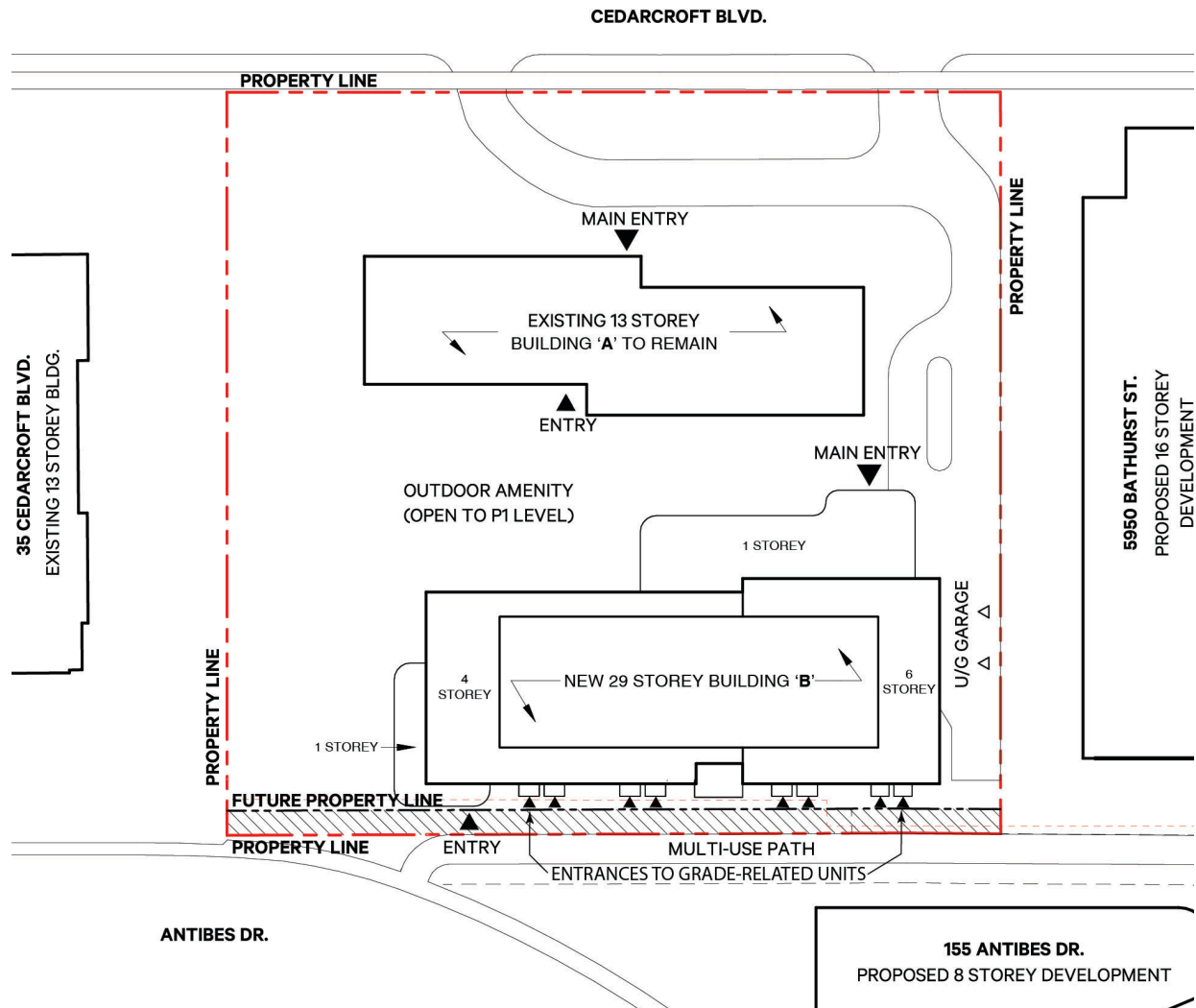


Not to Scale
Extracted: 05/11/2026

Attachment 5: Draft Zoning By-law Amendment

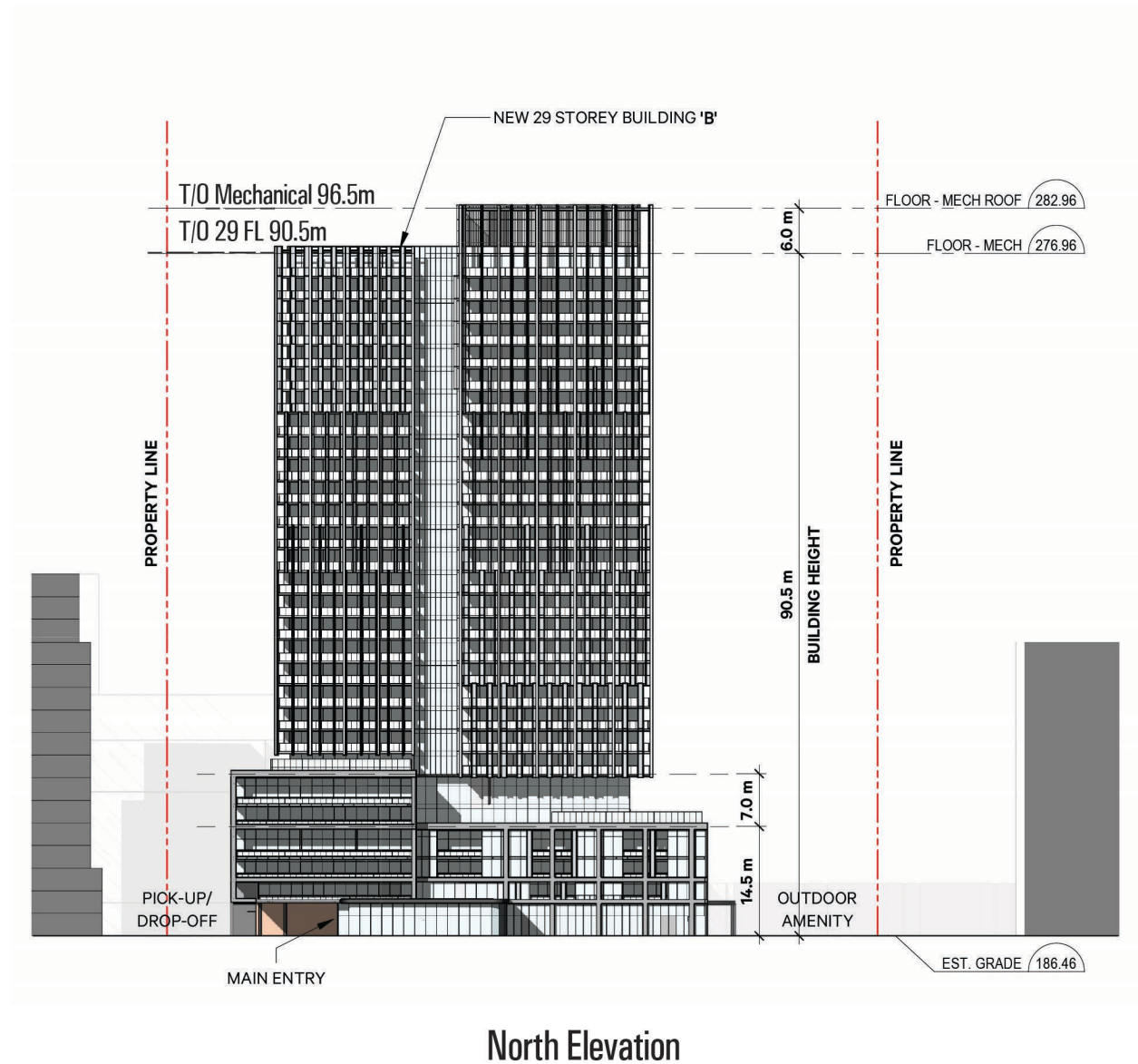
The Draft Zoning By-law Amendment will be made available prior to July 7, 2026.

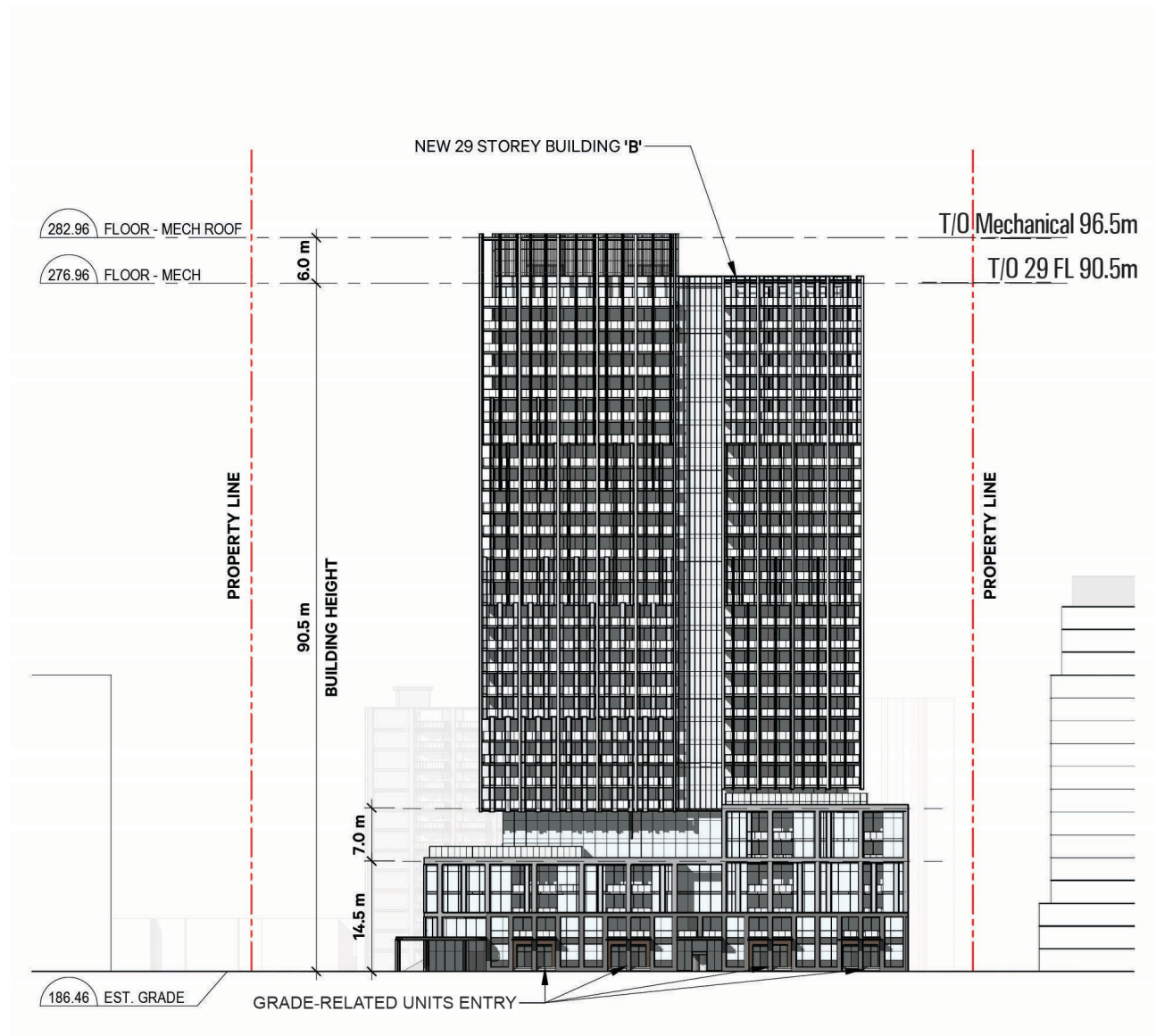
Attachment 6: Site Plan



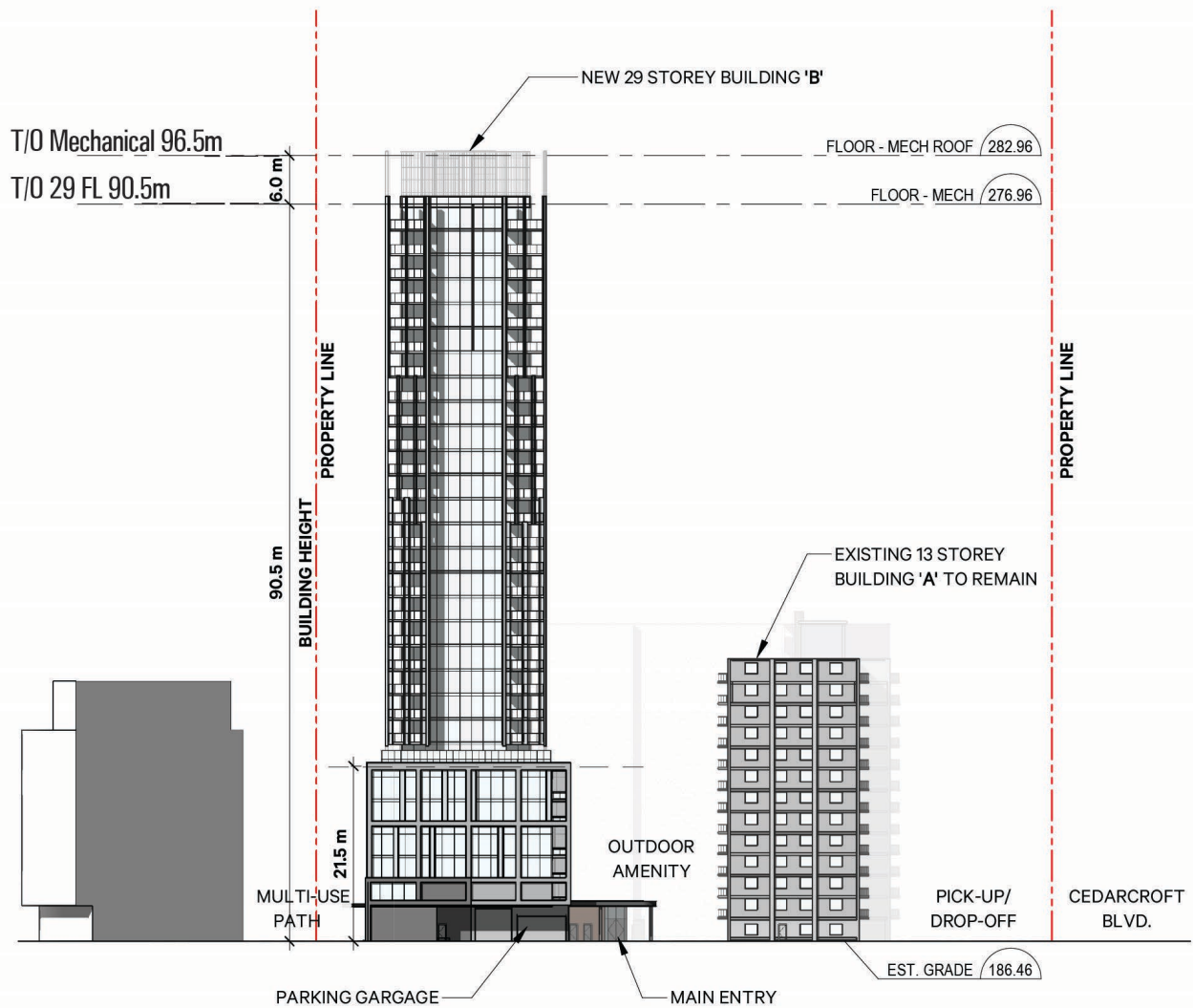
Site Plan 

Attachment 7: Elevations

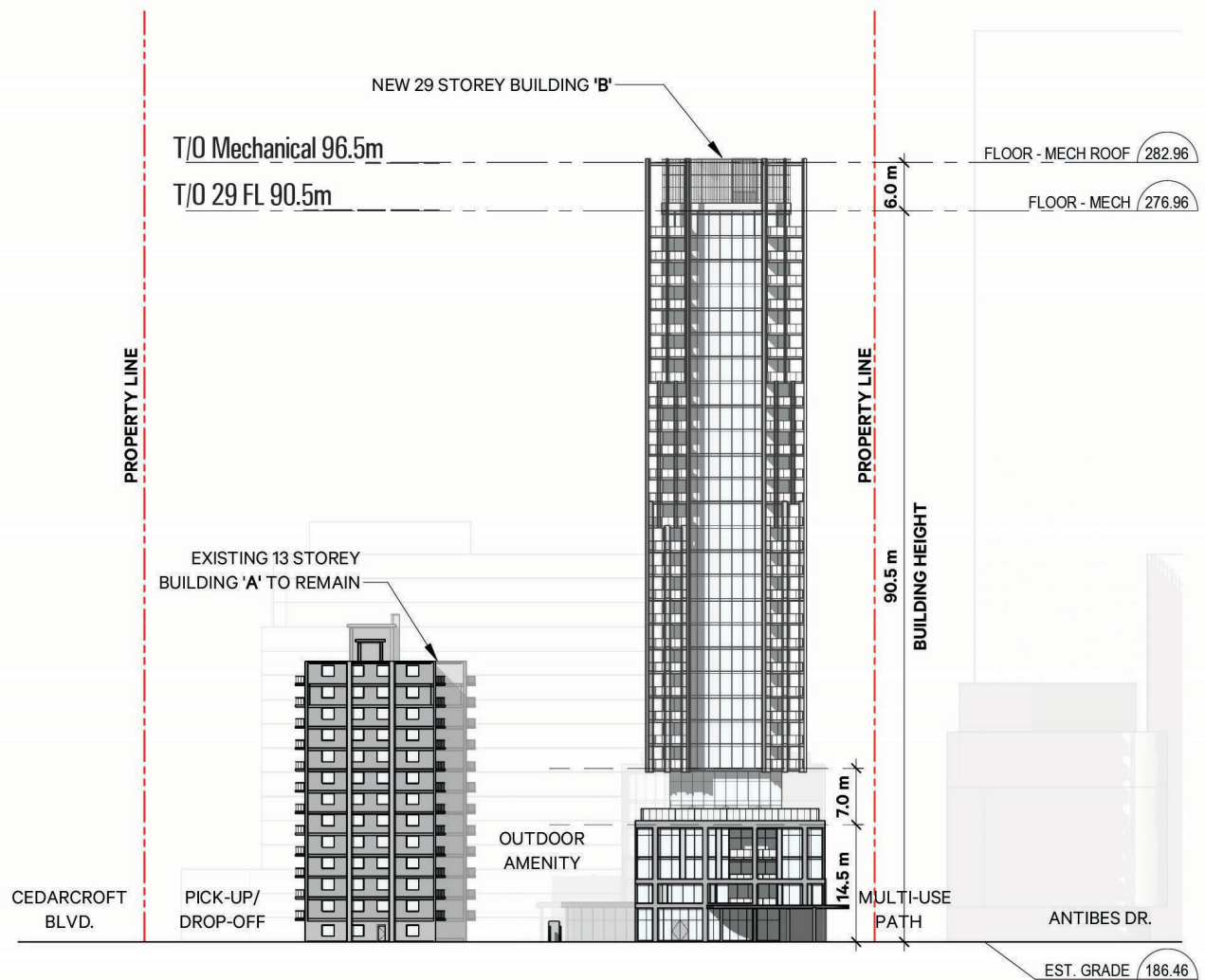




South Elevation

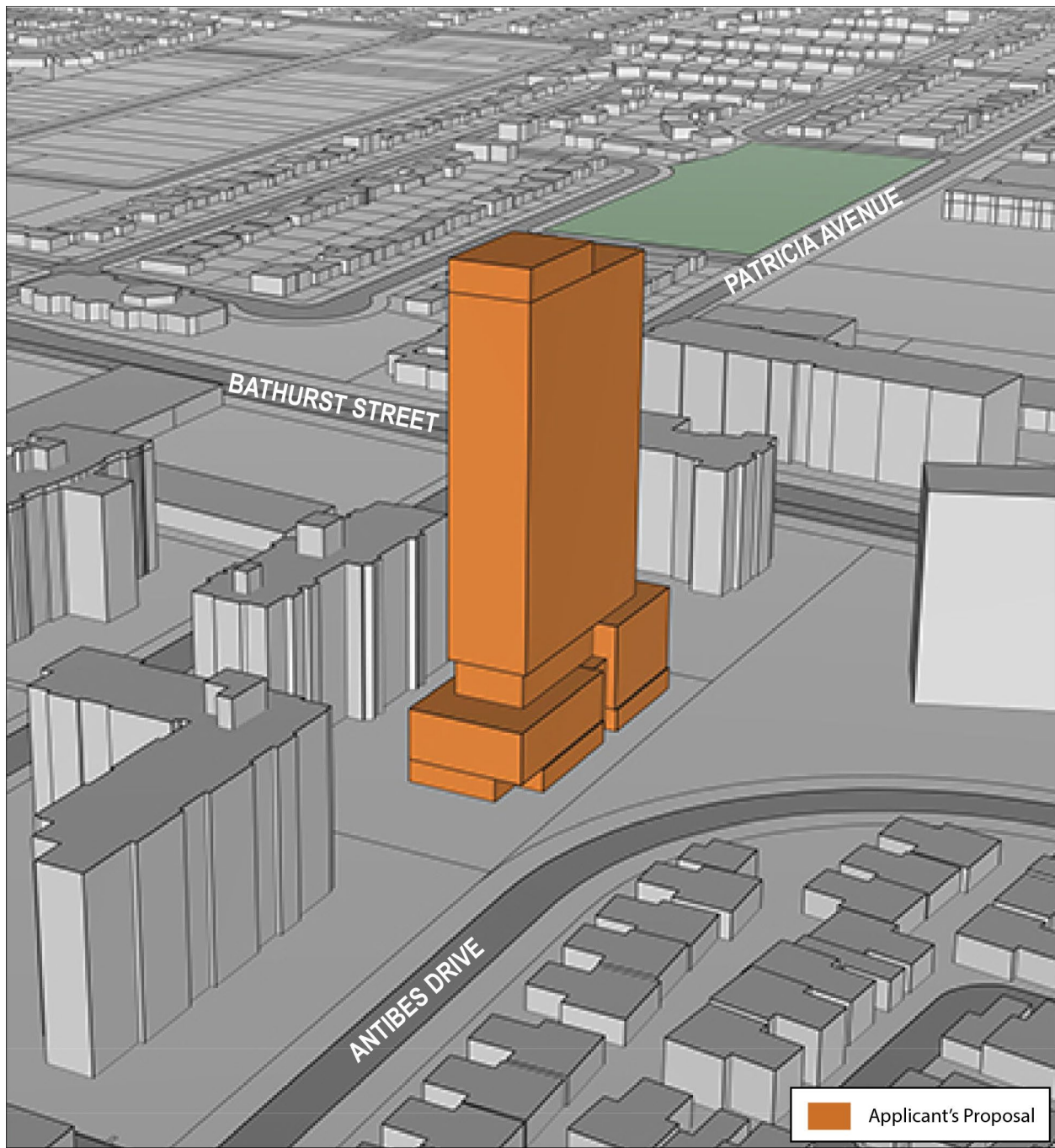


East Elevation



West Elevation

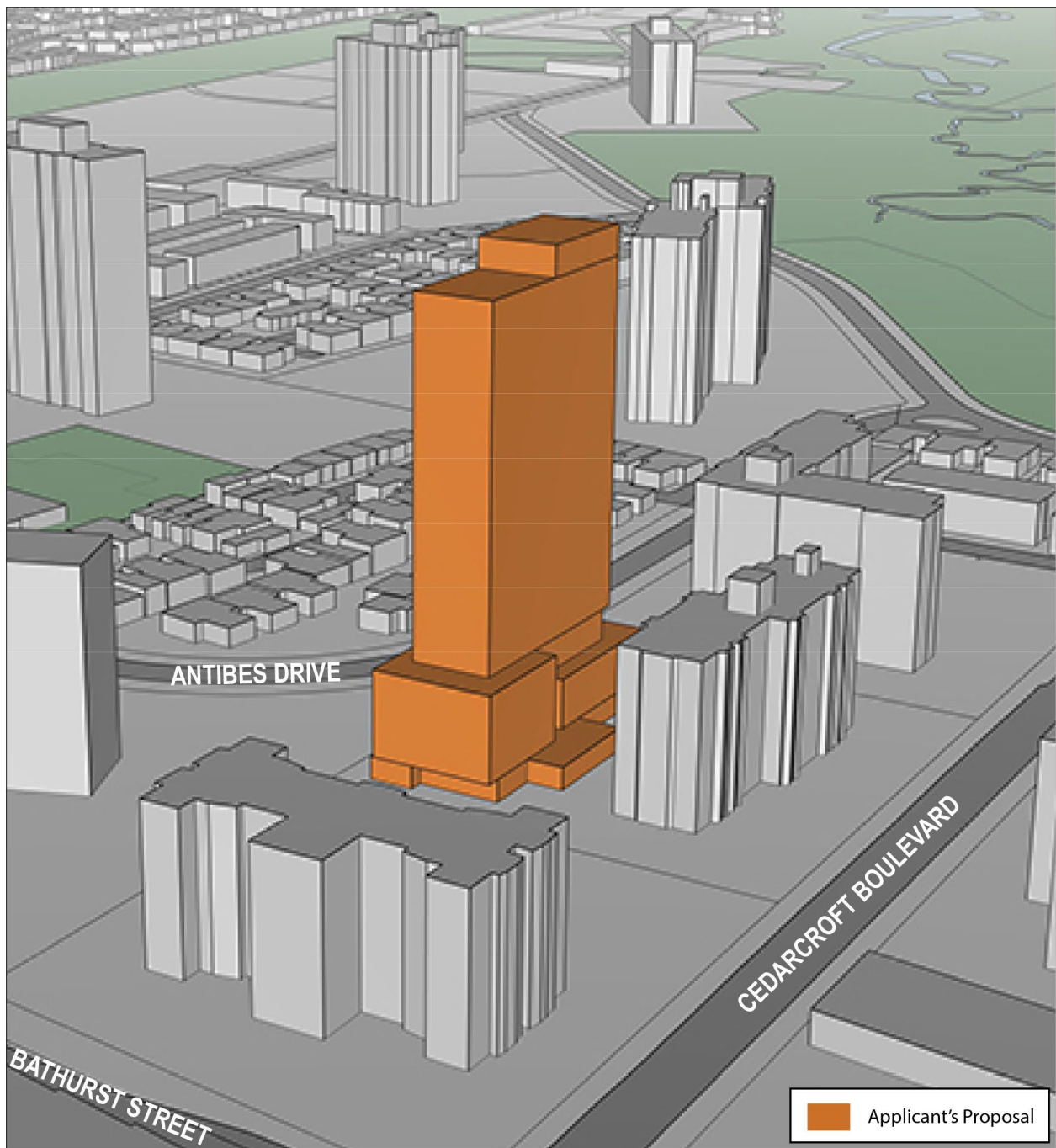
Attachment 8: 3D Massing Model



View of Applicant's Proposal Looking Northeast



05/11/2026



View of Applicant's Proposal Looking Southwest



05/11/2026