

1911 and 1921 Eglinton Avenue East – Official Plan Amendment and Zoning By-law Amendment Application – Decision Report – Approval

Date: June 22, 2026

To: Scarborough Community Council

From: Director, Community Planning, Scarborough District

Ward: 20 - Scarborough Southwest

Planning Application Number: 24 221616 ESC 20 OZ

SUMMARY

This report recommends approval of the application to amend the Official Plan and Zoning By-law on the lands known as 1911 and 1921 Eglinton Avenue East (the "Site") to permit a mixed-use development consisting of eight buildings that range in height from 12 to 48 storeys, a 2,516-square-metre public park and two new public streets (the "Application"). A total of 185,105 square metres of gross floor area is proposed, of which 38,233 square metres will be non-residential space the balance of the gross floor area being residential uses comprised of 2,243 dwelling units.

These recommended amendments to the Official Plan and Zoning By-law are consistent with the Provincial Planning Statement (2024) (the "PPS (2024)") and conform to the City's Official Plan, including the Golden Mile Secondary Plan (the "GMSP") and Site and Area Specific Policies ("SASPs") 667, 668 and 777. The recommended amendments facilitate the orderly implementation of a master planned community consistent with the emerging context and evolution of lands in the Golden Mile to a more intense, mixed-use form of development.

RECOMMENDATIONS

The Director, Community Planning, Scarborough District recommends that:

1. City Council amend the Official Plan for the lands municipally known as 1911 and 1921 Eglinton Avenue East substantially in accordance with the draft Official Plan Amendment included as Attachment 6 to this Report.
2. City Council amend City of Toronto Zoning By-law 569-2013 for the lands municipally known as 1911 and 1921 Eglinton Avenue East substantially in accordance with the draft Zoning By-law Amendment included as Attachment 7 to this Report.

3. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Official Plan and Zoning By-law Amendments as may be required.
4. City Council request the Executive Director, Development Review, in consultation with the local Ward Councillor and the City Solicitor, to work with the applicant to explore an in-kind community benefit contribution pursuant to Section 37(6) of the *Planning Act*, to provide community service facilities, and to report back to City Council for further instruction on any offer of in-kind community benefits made by the applicant.
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 for any part of the lands, the Owner shall convey to the City, an on-site parkland dedication, having a minimum size of 2,541 square metres, to the satisfaction of the Executive Director, Development Review.
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, to the satisfaction of the Executive Director, Development Review, and in an acceptable environmental condition, to the satisfaction of Chief Engineer and Executive Director, Engineering and Construction Services. The Owner may propose the exception of encumbrances of tie-backs, 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 authorize the Chief Planner and Executive Director, City Planning, to enter into agreement(s) with the owner to secure the provision of affordable housing required for the Site on such terms and conditions satisfactory to the Chief Planner and Executive Director, City Planning and in accordance with Site and Area Specific Policy 777, and with such agreement(s) registered in priority on title to the lands if deemed necessary by the City Solicitor and along with a restriction pursuant to Section 118 of the *Land Titles Act* to be registered on title to the lands, to the satisfaction of the City Solicitor.
9. City Council classify the lands municipally known as 1911 and 1921 Eglinton Avenue East as a Class 4 Noise Area pursuant to Ministry of Environment, Conservation and Parks Environmental Noise Guidelines - Stationary and Transportation Sources - Approval and Planning Publication NPC-300, August 2013.

10. City Council forward a copy of the Item to the Ministry of Environment, Conservation and Parks (MECP).

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

Official Plan Amendment 231

At its meeting on December 16, 17 and 18, 2013, City Council adopted Official Plan Amendment 231 (OPA 231) with respect to the economic health policies and the policies, designations and mapping for *Employment Areas* following the Five-Year Official Plan and Municipal Comprehensive Reviews regarding employment lands. OPA 231 redesignated the lands at 1911 and 1921 Eglinton Avenues East to *General Employment Areas*. In July 2014, the Minister approved the majority of OPA 231 with modifications. The City's decision can be found here:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2013.PG28.2>

The Ontario Land Tribunal (OLT) received a total of 178 appeals to OPA 231, including from the owner of 1911 and 1921 Eglinton Avenue East (Appeal 155) seeking, a *Mixed Use Areas* designation for the subject lands. On June 15 and 16, 2022, City Council accepted a without prejudice settlement offer from the Appellant to settle Appeal 155 to OPA 231. SASP 777 formed the basis of the accepted settlement offer, including a redesignation of the Site from *General Employment Areas* to *Regeneration Areas*. City Council's decision can be found at the following link:

<https://secure.toronto.ca/council/agenda-item.do?item=2023.CC7.18>

Golden Mile Secondary Plan, Official Plan Amendment 499

On October 27, 28 and 30, 2020, City Council adopted Official Plan Amendment 499 (OPA 499), which contains the GMSP. City Council also adopted the Golden Mile Urban Design Guidelines. City Council's decision can be found here:

<https://secure.toronto.ca/council/agenda-item.do?item=2020.SC18.1>

OPA 499 was appealed to the OLT by twenty appellants. On March 9, 2022, and March 29, 2023, City Council adopted a report from the City Solicitor regarding modifications to OPA 499, which resolved the majority of the appeals. City Council's decisions can be found here: <https://secure.toronto.ca/council/agenda-item.do?item=2022.CC41.9> and here: <https://secure.toronto.ca/council/agenda-item.do?item=2023.CC5.21>

On December 13, 2024, the OLT brought into effect substantial portions of OPA 499 with certain parts remaining under appeal. The OLT's decision can be found here:

<https://www.omb.gov.on.ca/e-decisions/OLT-22-002510-JAN-08-2025.PDF>

The owner of 1911 and 1921 Eglinton Avenue East maintains an appeal of certain parts of OPA 499, which is anticipated to be withdrawn as a result of this report.

The Golden Re:Gen Study

On June 14 and 15, 2023, City Council adopted Official Plan Amendment 644 (OPA 644) which, among other matters, re-designated lands south of Eglinton Avenue East within the GMSP area from *General Employment Areas* to *Regeneration Areas*, subject to Site and Area Specific Policy 798 establishing the Regeneration Area Study requirements for Ministerial Approval under Section 26 of the *Planning Act*. City Council's Decision adopting OPA 644 may be found here:

<https://secure.toronto.ca/council/agenda-item.do?item=2023.PH4.5>.

On January 28, 2025, the Minister of Municipal Affairs and Housing approved OPA 644, with modifications. The Minister's Decision on the Environmental Registry of Ontario may be found here: <https://ero.ontario.ca/notice/019-7441>.

The [Golden Re:Gen Study](#) is currently underway and being led by the City Planning Division.

ReNew Golden Mile MCEA

In 2022, City staff initiated the ReNew Golden Mile MCEA to build on the recommended infrastructure improvements identified in the GMSP and the Transportation Master Plan (TMP). The ReNew Golden Mile MCEA completed Phases 3 and 4 of the Municipal Class Environmental Assessment (MCEA) process and establishes the preferred alignments and designs of new and reconfigured streets to support future development and growth.

On February 5, 2025, City Council endorsed the preferred alignments and designs for five new and reconfigured streets, including O'Connor Drive extension, and authorized the General Manager, Transportation Services to prepare, issue and post the completed Environmental Study Report in the public record. City Council's decision may be found here: <https://secure.toronto.ca/council/agenda-item.do?item=2025.EX20.11>.

The remaining issuing and posting of the Environmental Study Report and public process for the MCEA is anticipated to be completed at the end of July or early August 2026.

THE SITE AND SURROUNDING LANDS

Description

The Site consists of one parcel of land containing two one-storey non-residential buildings located on the south side of Eglinton Avenue East, between Lebovic Avenue and Warden Avenue. The Site is rectangular in shape, with frontages of approximately 269 metres on Eglinton Avenue East, 135 metres on Lebovic Avenue, and 124 metres

on Warden Avenue. The area of the lot is approximately 39,578 square metres. See Attachment 2 for the Location Map.

The western building on the Site was the location of the former Ontario Court of Justice and Dolphin Gaming. This building is now vacant. The eastern building on the Site continues to be occupied by a mix of commercial uses, including a flea market, personal services, restaurants, and offices including a Canadian Centre for Language and Cultural Studies (CCLCS) location.

Surrounding Uses

North: Across Eglinton Avenue East, a large, auto-oriented plaza with a mix of non-residential uses including a grocery store, commercial retailers, restaurants and a six-storey office building. A cosmetics manufacturing facility is located to the northeast of the Site. Both sites have approvals for high density, mixed-use development through site specific approvals and the Golden Mile Secondary Plan.

South: A large, auto-oriented plaza with a mix of non-residential uses including several restaurants, a home improvement store and an art supply store. A mix of non-residential uses, including retail, restaurant and industrial uses within the *Employment Areas* exist further to the south, southeast and southwest of the Site.

East: Across Warden Avenue, a mix of non-residential uses including restaurants, auto dealerships and auto-repair shops, religious education uses and a butcher shop, among other uses. The Warden Water Tower is also located opposite the Site to the east.

West: Across Lebovic Avenue, a large, auto-oriented plaza with a mix of non-residential uses including a department store, restaurants, a grocery store and multiple commercial retailers.

THE APPLICATION

Description

The Application proposes the development of eight buildings, two new public streets, and a public park. The buildings are proposed to range in height from 12 to 48 storeys. The Application proposes a total of 2,243 dwelling units and 185,105 square metres of gross floor area, of which 38,233 square metres will be non-residential space consisting of a mix of commercial, office and institutional uses.

The Application establishes three blocks that are anticipated to proceed in multiple phases. It is anticipated that the northeastern block fronting Eglinton Avenue East and Warden Avenue (Block B), comprising three mixed-use buildings, will proceed to be constructed first. Any first phase of development on the Site will require the construction of the two new public streets (Public Street A to the terminus of Public Street B; and Public Street B to Eglinton Avenue East) and the new public park. Subsequent phases will consist of the western block fronting Eglinton Avenue East and Lebovic Avenue

(Block A), comprising four mixed-use buildings. A standalone non-residential building is proposed fronting Public Street A and Warden Avenue (Block C).

Density

The Application has a density of 4.68 times the area of the entire site. If the proposed park and public streets are excluded from the density calculation, the proposal has a density of 5.89 times the net area of the lands.

Residential Component

The Application includes a total of 2,243 dwelling units, consisting of 221 studio (10%), 991 one-bedroom (44%), 807 two-bedroom (36%), and 224 three-bedroom units (10%).

The breakdown of unit proposed per block is as follows:

- Block A consists of 1,195 units (137 studio units, 547 one-bedroom units, 387 two-bedroom units, and 124 three-bedroom units.)
- Block B consists of 1,048 units (84 studio units, 444 one-bedroom units, 420 two-bedroom units, and 100 three-bedroom units.)
- Block C does not have any residential dwelling units.

A total of four per cent of the residential gross floor area will be provided as affordable rental housing for a period of 40 years.

Non-Residential Component

The Application includes 38,233 square metres of non-residential gross floor area, comprised of 8,657 square metres of commercial space, 2,100 square metres of institutional space and 27,476 square metres of office space.

Parkland Dedication

The total parkland dedication requirement, including consideration of the required four per cent affordable rental housing policy requirement, is a minimum of 2,541 square metres. The Application includes 2,516 square metres of on-site public parkland. The remaining amount of parkland will be satisfied with an additional minor revision to the proposed park.

Access, Parking and Loading

The Application includes a total of 1,266 vehicular parking spaces across the three blocks. Within each block, two levels of underground parking are proposed to be shared between the respective buildings on those blocks. A total of 1,904 bicycle parking spaces are proposed across the three blocks. A total of four Type 'B', seven Type 'C' and seven Type 'G' loading spaces are also proposed, which are appropriately divided to the buildings and blocks based on their land use needs.

Block A access is proposed off of the new north-south street and the future O'Connor Drive extension, which will connect Lebovic Avenue to Warden Avenue to the south or through a new public street connecting to the new north-south street through Block A.

Block B access is proposed off of the new north-south street and the eastern portion of the future O'Connor Drive extension, which is proposed to be constructed as part of this application. Block C access will also be provided from the eastern portion of the future O'Connor Drive extension.

Additional Information

See the attachments of this Report for the Application Data Sheet, Location Map, site plan, ground floor 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/1911EglintonAveE

Reasons for Application

An amendment to the Official Plan is required to fulfill the requirements of the Regeneration Study for this large site, including to redesignate the lands from *Regeneration Areas* to *Mixed Use Areas* and *Parks*, to permit the development within the policy framework of the GMSP, and to amend SASP 777 to implement the conclusions of the Regeneration Study. An amendment to Zoning By-law 569-2013 (the "Zoning By-law") is also required to implement the proposed Official Plan Amendment, including permitting residential and sensitive uses on the lands, establishing phasing, coordination with public infrastructure requirements and built form, among other matters.

APPLICATION BACKGROUND

A pre-application consultation (PAC) meeting was held on March 22, 2023. The Planning Application Checklist Package resulting from the PAC meeting is available on the Application Information Centre.

The current Application was submitted on October 3, 2024 and deemed complete on November 19, 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 at: www.toronto.ca/1911EglintonAveE.

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 amendments to the Official Plan and Zoning By-law.

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 PPS (2024), and shall conform to provincial plans, including the Greenbelt Plan (2017), and others.

Official Plan

The Official Plan designates the Site as *Regeneration Areas* on Map 20. Lands designated *General Employment Areas* are located to the south, southeast and southwest of the Site. Through OPA 644, lands to the east and west are designated *Regeneration Areas* and are subject to the Golden Re:Gen Study. See Attachment 3 of this Report for the Land Use Map. The Official Plan should be read in its entirety to understand its comprehensive and integrative intent as a policy framework for priority setting and decision making.

Secondary Plan

The Site is located within the [Golden Mile Secondary Plan](#) (the "GMSP"), as shown on Map 35 of the Official Plan. The GMSP establishes a vision for 113 hectares of land generally along Eglinton Avenue East from Victoria Park Avenue in the west to Birchmount Road in the east, with the goal of creating a complete, liveable, connected, responsive, prosperous and resilient community.

The GMSP identifies the Site as being located within the "Employment District," which is meant to preserve and intensify the existing employment and industrial uses established in the area. The Site is also identified as being located within Character Area 7, Employment Area, which is envisioned to include primarily mid-rise buildings with employment uses, as well as commercial uses at-grade fronting Eglinton Avenue East. Tall buildings may be considered here, provided all other policies of the GMSP are met.

The GMSP also envisions a new park being located on the Site. The development of the Site is required to be supported by new public streets, including a portion of the O'Connor Drive extension connecting Lebovic Avenue to Warden Avenue and a new north-south street connecting Eglinton Avenue East to the O'Connor Drive extension.

In addition to the above, the GMSP also provides a robust framework for managing growth generally within the area over time. In the Chapter 5, Economic Development, the GMSP includes policies that require the provision of new employment opportunities, encourage office uses near transit, preserve employment uses and functions in the area, encourage other commercial uses that are not retail-based, and replace existing office uses. In Chapter 7, Built Form, the GMSP places emphasis on the need to ensure new development is contextually appropriate, promotes a variety of building types and helps define and support the public realm and built form vision for the Character Areas.

Protected/Major Transit Station Area

The Site is located within two delineated Protected Major Transit Station Areas ("PMTSAs"). Specifically, the Site is located within the Hakimi Lebovic PMTSA and the Golden Mile PMTSA, associated with SASPs 667 and 668, respectively, in Chapter 8 of the Official Plan. Map 2 of both SASPs 667 and 668 identify the Site as requiring a minimum floor space index ("FSI") of 0.5 times. See Attachment 4 of this Report for the Major Transit Station Areas Map.

The area is planned for a minimum population and employment target of 200 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.

Chapter 8 states that lands designated *Regeneration Areas* located within 200 metres of an existing transit station will have City-initiated zoning that permits 8 FSI or more, and for sites between 200 and 500 metres of a station the City-initiated zoning would permit 6 FSI or more. The permitted FSI in Policy 6 of Chapter 8 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. The PMTSA policies must be applied together with all other appropriate policies of the Official Plan and the applicable Secondary Plan including matters of heritage, built form and public realm, servicing, natural areas, parks and other open spaces, and others.

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 777

The Site is also subject to SASP 777. SASP 777 requires the submission of a number of studies to inform a *Regeneration Area* development framework for the Site prior to considering whether to permit the use of residential, overnight accommodation or live/work uses on the lands. SASP 777 also requires that new condominium development provide a minimum of five per cent of total residential gross floor area as affordable rental housing or seven per cent of the total residential gross floor area as affordable ownership housing for 99 years. Additionally, SASP 777 requires that a minimum of 10 per cent of the gross floor area proposed be for employment uses and an additional 10 per cent of the gross floor area proposed be for non-residential uses, which may include employment uses.

The Official Plan, including the GMSP, Chapter 7 SASP 777 and Chapter 8 SASPs 667 and 668, should be read in its entirety to understand its comprehensive and integrative intent as a policy framework for priority setting and decision making.

Zoning

The Site is zoned Office Uses, OU-357-394-913-991-1059-1165 and is subject to Exception No. 28 under the former City of Scarborough's Golden Mile Employment Districts Zoning By-law 24982. Exception No. 28 restricts the list of permitted uses to day nurseries, ground signs which are non-accessory, marketplace signs, offices, places of worship, restaurants, retail lumber yards, retail stores, wall signs which are non-accessory and warehousing. See Attachment 5 of this Report for the existing Zoning By-law Map.

Design Guidelines

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

- Golden Mile Urban Design Guidelines
- Tall Building Design Guidelines
- Mid-Rise Building Design Guidelines
- Growing Up: Planning for Children in New Vertical Communities
- Design Guidelines for Privately Owned Publicly-Accessible Spaces (POPS)
- Pet Friendly Design Guidelines and Best Practices for New Multi-Unit Buildings
- Percent for Public Art Program
- Retail Design Manual
- Toronto Accessibility Design Guidelines
- Complete Streets Guidelines
- Streetscape Manual

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. Development 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: [Toronto Green Standard](#).

PUBLIC ENGAGEMENT

Community Consultation

On November 27, 2025, an in-person community consultation meeting took place to kick-off the [Golden Re:Gen Study](#), which includes the Site. Expanded notice of the meeting was sent out to residents and business owners in an area generally bounded by the hydro corridor and Bertrand Avenue to the north, Reno Drive and Taylor-Massey Creek to the east, Comstock Road, Holswade Road and Sunrise Avenue to the south, and O'Connor Drive and Warner Avenue to the west.

There were approximately 45 people in attendance, including City staff, the Ward Councillor and staff from the Ward Councillor's office. While the meeting was intended to inform the community of and take feedback on the Golden Re:Gen Study, attendees also commented on the Application for 1911 and 1921 Eglinton Avenue East.

Comments raised during this meeting include:

- Interest in the redevelopment of the area was expressed; however, it was noted that redevelopment should preserve Scarborough's identity and include a balance of housing, jobs, services and retail uses;
- Concerns around congestion, parking loss, and road design were expressed; residents want new roads and infrastructure delivered early, along with supports for cycling and clear traffic planning;
- Concerns were expressed about job loss and maintaining access to grocery stores and major retail (e.g., Eglinton Square), alongside an interest in attracting future-focused employment like tech and healthcare;
- A preference for family-sized units and a balanced tenure mix, with concerns about an over-concentration of small units and rental housing;
- A need for schools, childcare, healthcare, and significantly more parkland, with emphasis on delivering parks and amenities early in the development process;
- Concerns around built form, including the potential for too many high-rise buildings;
- Concerns about servicing capacity and funding of infrastructure upgrades; and
- An interest in ensuring the community is engaged throughout the study process.

On January 21, 2026, an in-person community consultation meeting regarding the Application at 1911 and 1921 Eglinton Avenue East took place. Expanded notice of the meeting was sent out to the same residents and business owners who were notified of the Golden Re:Gen Study.

There were four members of the public in attendance, in addition to City staff, the Ward Councillor, staff from the Ward Councillor's office, and the applicant's team. Community Planning staff presented the planning policy framework, the application review process, and the reasons for the application. The applicant presented the proposed development.

Comments raised during this meeting and through correspondence include:

- Raising the need for seniors housing, noting we have an aging population;
- Prioritizing planning for schools, hospitals and other community services to support the future population;
- Ensuring enough sewer capacity to support the development;
- Concerns about the public realm, noting there should be access to public washrooms, and other public spaces providing shelter from inclement weather; and
- A broader concern about how the Golden Mile Secondary Plan fits within any relevant regional plans, noting that the proposed high-speed rail line connecting Toronto to Quebec City could have an impact on growth projections.

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 Scarborough Community Council for this application, as these submissions are broadcast live over the internet and recorded for review.

COMMENTS

Provincial Planning Statement

City 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 recommended Official Plan Amendment and Zoning By-law Amendments (the "Recommended Amendments") for consistency with the PPS (2024) and find the Recommended Amendments are consistent with the PPS (2024).

Official Plan Policies and Design Guidelines

The Recommended Amendments have been reviewed against the Official Plan policies, SASPs, Secondary Plan policies, and design guidelines described in the Policy and Regulation Considerations Section of this Report.

Land Use

The Official Plan Amendment proposes to redesignate the lands from *Regeneration Areas* to *Mixed Use Areas* and *Parks*. The Official Plan describes *Regeneration Areas* as places intended to be "opened up" to a broad range of uses to attract investment, support the adaptive re-use of buildings, encourage new construction, and animate the public realm. These areas are expected to realize their growth potential through the preparation of a comprehensive, context-specific planning framework.

For the subject lands, the *Regeneration Area* requirements to evaluate and establish the "tailor-made" planning framework was established through SASP 777, as part of facilitating the conversion of the lands from *General Employment Areas* to *Regeneration Areas*. As such, SASP 777 requires the submission of a series of studies, including a comprehensive Land Use Plan.

The Land Use Plan was required to provide for a minimum of 10 per cent of the developable gross floor area for employment uses, and an additional minimum of 10 per cent for other non-residential uses. The Recommended Amendments implement these requirements. Furthermore, to ensure that employment and non-residential uses are delivered in tandem with residential development, phasing provisions have been incorporated into the Recommended Amendments. Specifically, a minimum of 25 per

cent of the total employment/non-residential requirement will be provided in Block A and a minimum of 20 per cent in Block B, with the remainder accommodated in Block C. The Official Plan Amendment also includes flexibility to permit additional employment and non-residential uses within Blocks A and/or B. This framework ensures an appropriate balance of residential, employment and non-residential uses over time, while ensuring the requirements of SASP 777 will be met.

The Site is identified as being located within the "Employment District" in the GMSP and is subject to policies that relate to this District. The framework for the "Employment District", including the Golden Mile Urban Design Guidelines, is subject to the ongoing Golden Re:Gen Study, which may result in an updated framework for the *Regeneration Areas* that directs land use planning, growth, and investment in the broader area.

The recommended redesignation to *Mixed Use Areas* is appropriate as lands with these designations are intended for the type of high-density growth that is anticipated by this application and provides opportunities for the range of land uses proposed. The range of uses provided for are secured with greater precision in the recommended Zoning By-law Amendment which provides minimum non-residential requirements per block, but sufficient flexibility for the potential consolidation and expansion of these spaces in meeting the SASP 777 non-residential requirements described above.

The recommended re-designation of certain lands to *Parks* supports the long-term identification and protection of the identified lands for public park purposes.

Evaluation of Recommended Redesignations

Notwithstanding the recommended re-designations, careful consideration has been given to the Site's proximity to designated *Employment Areas* and existing major facilities within and outside of *Employment Areas*. The Official Plan emphasizes the protection and preservation of *Employment Areas* and major facilities as critical economic assets and directs that residential and sensitive land uses be planned to avoid adverse impacts that could constrain the viability of the *Employment Area* and major facilities. The PPS 2024 similarly indicates that impacts to major facilities and *Employment Areas* are to be avoided. If it is demonstrated that the relationship between a major facility and/or *Employment Area* and a sensitive use cannot be avoided, then one may pursue to minimize and mitigate adverse effects, minimize public health and safety risks, and ensure the major facility's/*Employment Area's* economic viability.

In this context, the surrounding area is undergoing transition, with a mix of existing and planned sensitive land uses already located in proximity to the nearby *Employment Areas* and existing major facilities, including lands to the north of Eglinton Avenue East. The proposed development responds to this evolving planning context by providing a meaningful component of employment and non-residential uses on-site, supporting an appropriate transition in both function and built form.

Land Use Compatibility, Air Quality, Noise and Vibration

A Land Use Compatibility/Mitigation Study, Air Quality Study, and Noise and Vibration Studies, prepared by Rowan William Davies & Irwin Inc. (RWDI), were submitted in

support of the Application. The studies examined the Site's proximity to several major facilities, including Cosmetica Laboratories Inc., IPEX Inc. and the TTC's Line 5 (Eglinton Crosstown LRT), as well as other, smaller industrial uses such as the auto repair shops along Civic Road to the east of the Site, and the Site's general proximity to areas of high traffic, among other matters.

An external peer review of the studies was undertaken on behalf of the City to ensure that the methodology used and resulting conclusions are sound. The studies found that, based on the elevated sound levels in the area, mitigation measures such as the use of sound dampening materials in the façade elements of the building and sound barriers in the outdoor landscaped areas are recommended. It was also recommended that warning clauses be included in all development agreements and offers of purchase and sale or lease.

The studies also considered the potential designation of the lands as a Class 4 Noise Area in accordance with the Ministry of the Environment, Conservation and Parks Environmental Noise Guideline NPC-300 (August 2013). Class 4 is typically applied where a proposed development would otherwise constrain the environmental compliance of nearby industrial uses and includes measures such as air conditioning to enable residents to keep windows and doors closed for noise mitigation. In this case, while the proposed development is not expected to impact the environmental compliance of surrounding industries, the cumulative noise environment supports consideration of mitigation measures consistent with those associated with a Class 4 designation.

The studies also found that the proposed development would not infringe on the separation distance requirements of nearby major facilities, including Cosmetica Laboratories and IPEX Inc. Thus, potential adverse air quality impacts from nearby major facilities are not anticipated. However, the studies do recommend that a further Transportation-related air pollution (TRAP) study be carried out at Site Plan Control stage to further examine the types of mitigation measures that may be required to limit the impacts of vehicular pollution on the Site. Vibration levels are not expected to be of concern.

Given the findings, and assessment of the City's peer reviewer, and to ensure matters of mitigation are satisfactorily addressed to support compatibility of land uses, a holding provision is proposed to be applied to the lands, included in the Zoning By-law provided as Attachment 7 in this Report. This provision will require the submission and implementation of mitigation measures, to minimize potential impacts from surrounding *Employment Areas* and major facilities. Furthermore, staff recommend that the Site be re-designated as a Class 4 Noise Area pursuant to Ministry of Environment, Conservation and Parks Environmental Noise Guidelines - Stationary and Transportation Sources - Approval and Planning Publication NPC-300 (August 2013).

As compatibility has been achieved subject to implementing mitigation, the above noted approach it ensures that mitigation to protect the viability of major facilities and *Employment Areas* will be secured through enforceable holding provisions and site-specific mitigation measures that will be implemented as part of future implementing approvals. This enables the introduction of residential and other sensitive uses through

mixed use development of the lands without adversely affecting the continued operation and viability of adjacent *Employment Areas*, which is consistent with the Official Plan and the PPS (2024).

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. To support the creation of housing suitable for families, the GMSP provides for a minimum of 10 per cent of the total number of residential units as three-bedroom units and an additional 25 per cent as two-bedroom units.

The Application proposes a total of 2,243 dwelling units, consisting of 221 studio (10%), 991 one-bedroom (44%), 807 two-bedroom (36%), and 224 three-bedroom units (10%), exceeding the policy requirement in the GMSP. For this reason, staff support the proposed unit mix.

Introducing permissions for residential uses creates opportunities to build inclusive communities with a range of housing options. The Recommended Amendments would secure the provision of a minimum of four per cent of the residential gross floor area as affordable rental housing for a minimum of 40 years (approximately 90 affordable rental units). The affordable rental housing would be required within each phase of development with residential uses. The unit mix of the affordable housing would be required to achieve a balance of unit types and sizes to support the creation of affordable housing suitable for larger households, including families. The affordable housing would be secured in an agreement(s) with the City and with a Section 118 restriction to ensure assumption of the agreement by subsequent owners. When the agreement is entered into, the holding provision may be lifted, as it relates to the housing component of the holding provision.

The Recommended Amendments would continue to require affordable housing to be provided commensurate with the market residential units and to remain affordable over the long term. The units will be provided as affordable rental housing, which will help contribute to a range of tenure and affordability across the development. The affordable housing would be provided in addition to the Community Benefits Charge or any in-kind contribution.

On balance, the Recommended Amendments continue to ensure that the realized land potential for new mixed-use development on the Site is supported by affordable housing contributing to the achievement of complete communities.

Density, Height and Massing

The Recommended Amendments would plan to redevelop the Site with eight buildings, including:

- Three mid-rise buildings up to 14 storeys and 43 metres in height fronting Eglinton Avenue East;
- Four tall mixed-use buildings ranging in height from 30 to 48 storeys; and
- One 13-storey non-residential building.

The Recommended Amendments provide for a total gross floor area of 185,105 square metres, which equates to a floor space index of 5.89 times the area of the three development blocks. They have been reviewed against the policies of the Official Plan, including the GMSP and SASP 777, in addition to the Mid-Rise Building Design Guidelines and the Tall Building Design Guidelines. Staff support the proposed density, height and massing.

The three mid-rise buildings proposed along Eglinton Avenue East support and conform with the policy direction of the GMSP to create a vibrant commercial main street with a varied built form character along Eglinton Avenue East. The height of the mid-rise buildings will also ensure that any shadow impacts on the future park north of Eglinton Avenue East and east of Hakimi Avenue (P6 on Map 45-4 in the GMSP) will be limited to ensure a minimum of five consecutive hours of sunlight between 9:18 a.m. to 4:18 p.m. on a minimum of 75 per cent of the park area bet on March 21st and September 21st, as required by the GMSP. Similarly, the proposed tall buildings have been strategically located to achieve appropriate transition to adjacent areas and achieve a minimum of five to seven consecutive hours of sunlight between 9:18 a.m. to 4:18 p.m. on a minimum of 50 per cent of the sidewalk on the north side of Eglinton Avenue East on March 21st and September 21st, as required by the GMSP. The location of the tall buildings ensure that appropriate intensification is directed to the nearby transit stations to support their use.

Both the mid-rise buildings and tall buildings propose base building heights of six storeys with portions of the street walls that vary from one to six storeys in height, which generally aligns with Map 45-12 of the GMSP, and include step-backs above the base buildings to reduce the perception of height on the public realm. These measures will allow for the development to appropriately frame the edges of streets with good proportion, enhancing the pedestrian experience of the public realm. The tall buildings will have maximum tower floor plates of 750 square metres, tower separation distances no less than 25 metres and step-backs of five or more metres above the base buildings, in line with Policy 7.42 of the GMSP. These built form characteristics will help limit shadow impacts on the public realm including the on-site parkland dedication and planned parks in the GMSP, maximizing access to sunlight and open views of the sky and limit and mitigate pedestrian level wind impacts.

The Recommended Amendments also contemplate that should more than the required non-residential uses be provided on Block A and Block B, and the uses are constructed before Block C, that Block C could contain less non-residential/employment uses and could be erected as a mixed-use building. This would be subject to certain performance standards within the Zoning By-law Amendment necessary to achieve appropriate built form standards for a mixed-use building. If Block A and Block B only provide the minimum required non-residential/employment gross floor area, Block C would remain as a non-residential building.

As previously mentioned, the Site falls within the Hakimi Lebovic and Golden Mile PMTSAs and is subject to SASPs 667 and 668, which require a minimum floor space index of 0.5. The proposed floor space index of 5.89 times the area of the lot exceeds the minimum requirement and, therefore, conforms with the policies of Chapter 8, including Chapter 8 SASPs 667 and 668.

For these reasons, City staff support the proposed density, height and massing.

Streetscape and Public Realm

The Recommended Amendments would result in an expanded and improved public realm along Eglinton Avenue East, Lebovic Avenue and Warden Avenue. Public realm improvements will include right-of-way widenings to expand the public realm, the inclusion of 2.1 to 2.5-metre sidewalks, the planting of City street trees within the boulevard and the expansion of the cycling network with one-way cycle tracks along each street frontage.

As previously discussed, the Recommended Amendments also provide for the construction of new public streets. The eastern half of the O'Connor Drive extension proposed on the Site, illustrated as Public Street A in the recommended Official Plan Amendment (Attachment 6 of this report) will include 2.5-metre sidewalks on both sides of the street, one-way cycle tracks on both sides of the street and street trees within the boulevard. The new north-south street, illustrated as Public Street B in the recommended Official Plan Amendment, will include 2.1-metre-wide sidewalks and City street trees on both sides of the street. Subject to the policies of SASP 777 and the Zoning By-law provisions, the public street through, abutting or on a part of Block A will be designed, as appropriate, to accommodate elements to support the public realm.

Within the Site, mid-block pedestrian connections are proposed along Eglinton Avenue East and Lebovic Avenue for Block A and along Eglinton Avenue East for Block B, providing pedestrians with access to the interior of the blocks. A minimum 3.0-metre setback has also been proposed from the buildings to each public street, allowing for additional landscaping, patios, signage space for retail businesses, and canopies for weather protections, among other matters, to enhance the public realm and enable an attractive and comfortable streetscape.

City staff support the proposed streetscape and public realm.

Sun and Shadow Impact

A Sun and Shadow Study, prepared by BNKC Architects Inc., demonstrates that shadows from the proposal during the Spring and Fall equinoxes will fall generally to the northwest in the morning and to the northeast in the afternoon. During this time, the proposal will allow more than five hours of continuous sunlight to reach the west side of Hakimi Avenue, the north side of Eglinton Avenue East, and the east side of Warden Avenue. The shadows cast by the proposed development on both the future park located along Eglinton Avenue East to the north of the Site and the proposed on-site parkland dedication conforms to Policy 7.47 of the GMSP and therefore are acceptable to City staff.

Wind Impact

A Pedestrian Level Wind Study, prepared by Rowan William Davies & Irwin Inc. (RWDI), demonstrates that wind conditions within the public realm and outdoor amenity areas are expected to be generally comfortable for standing and/or walking during the

Spring, Summer and Fall months, with limited uncomfortable conditions anticipated during the Winter months. The Wind Study also makes note of two locations within the public realm and several locations within the outdoor amenity areas where wind conditions are expected to exceed the wind safety threshold. RWDI further clarified that these conditions will be improved through the appropriate implementation of wind mitigation measures.

The Pedestrian Level Wind Study indicates that the wind conditions in the proposed park are comfortable for walking in the winter and standing in the summer. Both conditions fall below the recommended comfort criteria for new parks. The addendum letter submitted April 17, 2026, concludes that these are baseline wind conditions typical for the local climate, and that the proposed development is not expected to result in any significant adverse impacts on wind conditions in the proposed park. In this instance, these conditions are acceptable for this development. Additional mitigation efforts within the development blocks and on the buildings adjacent to the park will be prioritized to create improved wind conditions, to be further implemented as part of the Site Plan Control applications.

For these reasons, staff are recommending a satisfactory Wind Tunnel Study that demonstrates that wind conditions on the public realm and pedestrian areas are comfortable, and any areas of concern are mitigated and with such mitigation measures addressed and secured in the Site Plan Control process, prior to the lifting of the holding provision.

Amenity Space

Official Plan policy requires that multi-unit residential developments provide high quality, well designed indoor and outdoor shared amenity spaces, that consider the needs of residents of all ages and abilities over time and throughout the year.

A total of 8,972 square metres of amenity space is proposed, including 4,486 square metres (two square metres/unit) of indoor amenity space and 4,486 square metres (two square metres/unit) of outdoor amenity space.

The proposed combined indoor and outdoor amenity space is consistent with Official Plan policies, including the GMSP, and meets the requirements of Zoning By-law 569-2013 and is appropriate for the proposed development.

Servicing

Functional Servicing and Stormwater Management Reports, dated March 2026, were submitted in support of the Application. The Site is within a different drainage area than the majority of lands within the Golden Mile Secondary Plan already designated *Mixed Use Areas* and *Apartment Neighbourhoods* outside of the "Employment District" (Basement Flooding Area 34) which has a completed Environmental Assessment.

The application materials demonstrate that, in principle, sufficient capacity can be made available through redirecting the proposed storm flows from the existing combined sewer beneath Warden Avenue to the existing storm sewer beneath Warden Avenue. Additional detailed analysis is required to confirm this rerouting of storm flows from the

Site will free up the capacity needed to support the proposed density and overall development. Engineering Review staff will review the revised materials and analysis to determine whether any infrastructure improvements and/or new municipal infrastructure external to the Site are required. Revised materials should be provided to confirm how each building will be serviced directly from a public street. A holding provision has been included in the recommended Zoning By-law Amendment to require the submission of all necessary engineering materials to the satisfaction of the appropriate City officials, prior to the lifting of the hold.

Road Widening

In order to satisfy the Official Plan requirements for a 43-metre right-of-way for this segment of Eglinton Avenue East, a 2.4 to 3.2-metre road widening dedication along the Eglinton Avenue East frontage is required and is proposed to be conveyed to the City. To satisfy the requirements for a 36-metre right-of-way for this segment of Warden Avenue, a 5.0 to 5.7-metres road widening dedication along the Warden Avenue frontage is required and is proposed to be conveyed to the City.

An additional road widening requirement has been identified for the southernmost portion of this segment Lebovic Avenue, and for clarity been included in the implementing SASP. The purpose of this road widening is to achieve public realm objectives, such as the planting of street trees, adequate sidewalk widths and separation for active at-grade commercial uses along that stretch of the right-of-way. The general width is indicated in the SASP, and the precise width of the widening will be confirmed through the Draft Plan of Subdivision and/or Site Plan Control application processes.

Additionally, 10-metre corner splays will be required at the intersections of new and existing public streets. The required conveyances will be secured through the Draft Plan of Subdivision and/or Site Plan Control processes.

Traffic Impact, Access, Vehicle Parking, Bicycle Parking and Loading

A Transportation Impact Study (TIS), dated May 30, 2025, was submitted in support of the Application, along with subsequent addendums dated October 24, 2025, February 4, 2026, and March 5, 2026. The submitted materials outline that the permitted uses on the Site today could generate up to 545 and 405 two-way vehicle trips in the weekday morning and afternoon peak hours, respectively. In contrast, the proposed intensification through comprehensive redevelopment is anticipated to generate 610 and 580 two-way vehicle trips during the weekday morning and afternoon peak hours, respectively. It concludes that traffic generated by the proposed development can be adequately accommodated by the existing and planned road network, with no significant adverse impacts anticipated on surrounding intersections.

The Transportation Impact Study also identifies a range of Transportation Demand Management (TDM) strategies aimed at reducing reliance on single-occupant vehicle trips. Recommended measures include the provision of car-share spaces, preloaded transit passes, bike-share memberships, and contributions toward additional bike-share

stations. TDM measures will be secured through the Draft Plan of Subdivision and/or Site Plan Control process to the satisfaction of City staff.

Access, Frontage and Servicing

Currently, the Site is served by multiple driveways from Eglinton Avenue East, Lebovic Avenue, and Warden Avenue. The proposal seeks to rationalize vehicular access by consolidating driveway connections primarily to the new north-south public street and the future O'Connor Drive extension for Block B. For Block A, vehicular access and frontage is through the new north-south public street, and an east-west public street through, abutting or on a part of Block A. Access to Block C is proposed exclusively from the O'Connor Drive extension. City staff are satisfied with the proposed access strategy, and new public streets on the Site will be secured through a future draft plan of subdivision application. The location and configuration of the private driveway connections are subject to further refinement through the Site Plan review process.

Furthermore, as established in the Recommended Amendments, Block A has been evaluated with several access, frontage and servicing arrangements, which are reflected in the Holding provisions over Block A. Block A, as with Block B, relies on the new north-south street, and the new east-west street from the new north-south street to Warden Avenue. The Holding Provision for Block A establishes different options to achieve servicing, frontage and access for the buildings on Block A. These options include: the construction of the eastern portion of the O'Connor Drive extension located south of Block A; a public street through Block A from the north-south public street between Block A and Block B; or a public street on the southern portion of Block A provided it is consistent with the approved ReNew Golden Mile MCEA. The provision of the new public street will be supported by updated Engineering Reports to demonstrate that for the chosen option servicing for each building is achieved from public streets. As a result, the Zoning By-law Amendment differentiates Block A from Block B and Block C and does not authorize any building or structure above or below-grade being erected on Block A until one of the streets in the options described above is constructed and operational as a public highway.

Vehicular and Bicycle Parking and Loading Spaces

The Application includes a total of 1,266 vehicle parking spaces, comprising 1,073 spaces for residents and 193 spaces for visitors and non-residential uses, all accommodated within two levels of underground parking. Of these, 102 spaces are designated as accessible. The proposed parking supply does not exceed maximum parking requirements of the Zoning By-law. In addition, the recommended Zoning By-law Amendment will not secure a minimum number of parking spaces, as the *Planning Act* prohibits parking minimums within a delineated PMTSA.

Active transportation is supported through the proposed total of 1,688 long-term and 216 short-term bicycle parking spaces. This supply meets and exceeds the minimum requirements of the Zoning By-law and aligns with City objectives to encourage cycling as a viable mode of transportation. City staff are satisfied with both the quantity and distribution of bicycle parking provided.

The proposal also includes a total of 18 loading spaces distributed through each of the buildings on Site, consisting of seven Type 'G', four Type 'B', and seven Type 'C' spaces. While the final composition of non-residential uses has not yet been confirmed, the proposed supply and mix of loading spaces are sufficient to accommodate anticipated servicing and waste management needs across the Site and are appropriately assigned to support the developments on each block. City staff are satisfied with the proposed number and mix of loading spaces.

Parkland

In accordance with Section 42 of the *Planning Act*, the applicable alternative rate for on-site parkland dedication is one hectare per 600 net residential units to a cap of 10 per cent of the development site as the Site is less than five hectares, with the non-residential uses subject to a two per cent parkland dedication. The total parkland dedication required is 2,541 square metres.

The owner is required to satisfy the parkland dedication requirement through an on-site dedication. The proposed parkland consists of one new park block, 2,516 square metres in size, located at the northwest corner of the future O'Connor Drive and the new north-south street. An additional 25 square metres is required to be added to the park block in order to fulfill the 2,541 square metres that has been identified in the Official Plan Amendment. Parks Development staff is satisfied with the Official Plan Amendment which secures the required on-site parkland dedication.

This Report seeks direction from City Council on authorizing a credit against the Parks and Recreation component of Development Charges in exchange for the design and construction of Above Base Park Improvements by the owner, subject to an agreement with the City. The proposed authorization would enable the owner to deliver enhanced park improvements within the parkland in partnership with Parks and Recreation. The owner would be required to enter into an agreement with the City addressing the design and construction of the improvements and to provide financial security satisfactory to the City to ensure completion of the works.

Tree Preservation

As proposed, the Application would require the removal of one by-law protected privately-owned tree located on the Site and the removal of four City-owned street trees, located in the road allowance along Lebovic Avenue.

The one by-law protected private tree proposed for removal is a 31-centimetre Austrian pine. The proposed building footprint necessitates the removal of this tree. The planting of three replacement trees (or otherwise Cash-in-lieu of planting payment) for each by-law protected private tree removed would be a condition of Urban Forestry's permit issuance, if an application to remove the subject tree is approved.

The four City-owned street trees proposed for removal include four Japanese lilacs, all measuring four centimetres in diameter. The proposed sidewalk and road allowance reconfiguration (including the addition of a cycle track) necessitate their removal. Japanese lilac are not large growing trees. Once construction is complete, they'll be

replaced by large growing shade trees that will better contribute to the urban tree canopy.

City staff are satisfied with the provision of one hundred and forty-three trees prioritizing and supporting growing space for trees on the Site.

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 over the entirety of the lands, or as applicable on a part of the lands, in the recommended Zoning By-law include:

1. The approval of a Draft Plan of Subdivision under subsections 51(31) or 51(56) of the *Planning Act* and the entering into a Subdivision Agreement pursuant to subsections 51(25) or 51(26) of the *Planning Act*;
2. The entering into an agreement with the City, to construct (or cause the construction of), provide, and maintain in one or more buildings on the Lands, a minimum of four per cent of the residential gross floor area as affordable rental housing units;
3. The registration of a restriction pursuant to section 118 of the *Land Titles Act* agreeing not to transfer or charge the lands, comprising the affordable rental housing units, without the written consent of the Chief Planner and Executive Director, City Planning;
4. The submission of a Servicing Report, Stormwater Management Report, and a Hydrogeological Review, including the Foundation Drainage Report or addendums and any required materials and analysis to address stormwater, sanitary and water capacity matters and infrastructure improvements and/or new municipal infrastructure, including the design of such infrastructure, determined to be required to support the development, in addition to the securing of the construction of any required municipal infrastructure or upgrades to existing infrastructure through appropriate agreements, including the Subdivision Agreement;
5. The construction of a public street through Block A connecting Public Street B to Lebovic Avenue; the construction of a public street along the southern portion of Block A connecting Public Street A to Lebovic Avenue; or the construction of a public street abutting the south lot line of Block A connecting Public Street A to Lebovic Avenue, to facilitate the required servicing and access needs for the buildings on Block A;
6. The submission of a Compatibility/Mitigation Study, including a satisfactory peer review, identifying detailed mitigation measures that are acceptable and satisfactory to

the City, as confirmed by a third party peer reviewer, and the securing of the implementation of any required mitigation measures in a manner satisfactory to the City; and

7. The submission of a satisfactory Wind Tunnel Study that demonstrates the wind conditions on the public realm and pedestrian areas are comfortable, and any areas of concern are mitigated and with such mitigation measures addressed and secured in the site plan control process.

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.

Community Services and Facilities

The Official Plan establishes and recognizes that the provision of and investment in community services and facilities supports healthy, safe, livable, and accessible communities. Community services and facilities are the building blocks of our neighbourhoods, foundational to creating complete communities and include matters such as recreation, libraries, childcare, schools, public health, and human and cultural services. Providing a full range of community services and facilities in areas that are inadequately serviced or experiencing growth is a shared responsibility.

GMSP Policy 10.3 requires developments on sites with existing community service facilities replace the gross floor area of those facilities on-site. The Canadian Centre for Language and Cultural Studies (CCLCS), currently located at 1921 Eglinton Avenue East, provides free Language Instruction for Newcomers to Canada (LINC) and child care supports for immigrants and refugees. To meet the intent of this policy, the existing 633-square-metre (6,812 square feet) community service facility will be replaced in Block B and is secured in the recommended Zoning By-law. This replacement facility will be managed by the future landowner of the Site.

In-Kind Community Benefit Contribution

City staff have determined that the Site is in an area of highest need for child care facilities and would benefit from additional community agency space. As such, the Zoning By-law includes a requirement for a minimum of 929 square metres of gross floor area be provided as a "day nursery" use on Block A, and a minimum of 465 square metres of gross floor area be provided as a "community centre" use on Block B, as defined in Zoning By-law 569-2013. The Zoning By-law allows for these requirements to be combined as a single 1,394-square-metre space if it is provided for in Block B.

With reference to Recommendation 4, staff will continue to explore the opportunity for community space with the Ward Councillor and the City Solicitor pursuant to Section 37(6) of the *Planning Act*, and will report back to City Council for further instruction to finalize the in-kind community benefit, prioritizing a community space meeting the City's Community Space Tenancy program and/or a non-profit child care centre. Should an agreement not be reached between the applicant and the City, the applicant will still be required to provide "day nursery" and "community centre" uses, as per the requirements

of the Zoning By-law; however, these uses will not be managed by the City. The applicant will also be required to pay the CBC prior to the first above grade building permit.

School Boards

The Toronto District School Board (TDSB) and Toronto Catholic District School Board (TCDSB) have both advised that the local elementary and secondary schools will not have sufficient space to accommodate the anticipated population growth in the Golden Mile unless additional sites are secured within the Secondary Plan Area.

The GMSP anticipates the need for new schools in the area by highlighting the "Areas of Interest" for both the TDSB and TCDSB, as illustrated on GMSP Map 45-16, Conceptual Community Services & Facilities Map. This map will also be reviewed as part of the Golden Re:Gen Study to reflect any outcomes of that study that may relate to potential school site identification.

To address the TDSB and TCDSB comments, the recommended Official Plan Amendment identifies that a potential public school may be located on the Site, should the school boards require it to accommodate the area's growing population. While a school is not currently proposed, a "public school" is permitted by the proposed Zoning By-law Amendment. Should one of the school boards identify a need to locate a school on the Site, an agreement would need to be reached between the school board and the landowner, subject to the performance standards and development provisions included within the Zoning By-law Amendment.

Conclusion

The Recommended Amendments are consistent with PPS (2024). The Recommended Amendments conform with the Official Plan, including the GMSP and relevant SASPs. The Recommended Amendments would increase the non-residential gross floor area on the Site, increasing the provision and diversity of retail to the surrounding context, support new housing, provide new parkland, replace existing community uses and provide new community space and a new daycare space which all support the achievement of complete communities.

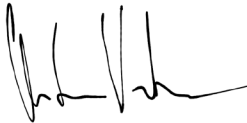
Staff have worked collaboratively with the applicant to address and resolve key concerns reflected in the Recommended Amendments. The recommended development will contribute to the achievement of a transit-oriented, resilient and inclusive mixed-use community. Staff recommend that Council approve the recommended Official Plan Amendment and Zoning By-law Amendment.

CONTACT

Bram Bulger, Senior Planner, Community Planning, Scarborough District,
Tel. No. 416-394-2945, E-mail: Bram.Bulger@toronto.ca

Emily Caldwell, Senior Planner, Community Planning, Scarborough District,
Tel. No. 416-396-4927, E-mail: Emily.Caldwell@toronto.ca

SIGNATURE



Christian Ventresca, M.Sc.Pl, MCIP, RPP
Director, Community Planning
Scarborough 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: Major Transit Station Areas Map
- Attachment 5: Existing Zoning By-law Map
- Attachment 6: Draft Official Plan Amendment
- Attachment 7: Draft Zoning By-law Amendment

Applicant Submitted Drawings

- Attachment 8: Site Plan
- Attachment 9: Ground Floor Plan
- Attachment 10: North Elevation
- Attachment 11: East and West Elevations
- Attachment 12: East and West Elevations from New N/S Street
- Attachment 13: South Elevation
- Attachment 14: 3D Massing Model - Looking Southwest
- Attachment 15: 3D Massing Model - Looking Northeast

Attachment 1: Application Data Sheet

APPLICATION DATA SHEET

Municipal Address: 1911-1921 EGLINTON AVE E Date Received: October 3, 2024

Application Number: 24 221616 ESC 20 OZ

Application Type: OPA / Rezoning

Project Description: Official Plan and Zoning By-law Amendment application to permit a mixed-use development on the lands at 1911-1921 Eglinton Avenue East. The proposal consists of eight (8) buildings that range in height from 12 to 48 storeys, 2,243 residential units, 2,516 sq. m. of public parkland, and two (2) new public streets. The two (2) existing low-rise non-residential buildings would be demolished.

Applicant
KLM PLANNING
PARTNERS INC

Agent

Architect

Owners
SAMUEL SARICK
LIMITED

GRADUATE
HOLDINGS
LIMITED

EXISTING PLANNING CONTROLS

Official Plan Designation: Regeneration Areas Site Specific Provision:

Zoning: OU-357-394-913-991-1059-1165 Heritage Designation: N

Height Limit (m): Site Plan Control Area: Y

PROJECT INFORMATION

Site Area (sq m): 16,589 Frontage (m): 290 Depth (m): 136

Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):				
Residential GFA (sq m):			146,872	146,872
Non-Residential GFA (sq m):			38,233	38,233
Total GFA (sq m):			185,105	185,105
Height - Storeys:	2		48	48

Height - Metres: 152 152

Lot Coverage Ratio (%) 0 Floor Space Index: 4.68

Floor Area Breakdown Above Grade (sq m) Below Grade (sq m)

Residential GFA: 146,872

Retail GFA: 8,657

Office GFA: 27,476

Industrial GFA:

Institutional/Other GFA: 2,100

Residential Units by Tenure	Existing	Retained	Proposed	Total
-----------------------------	----------	----------	----------	-------

Rental:

Freehold:

Condominium:			2,243	2,243
--------------	--	--	-------	-------

Other:

Total Units:			2,243	2,243
--------------	--	--	-------	-------

Total Residential Units by Size

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:					
Proposed:		221	991	807	224
Total Units:		221	991	807	224

Parking and Loading

Parking Spaces: 1,266 Bicycle Parking Spaces: 1,904 Loading Docks: 16

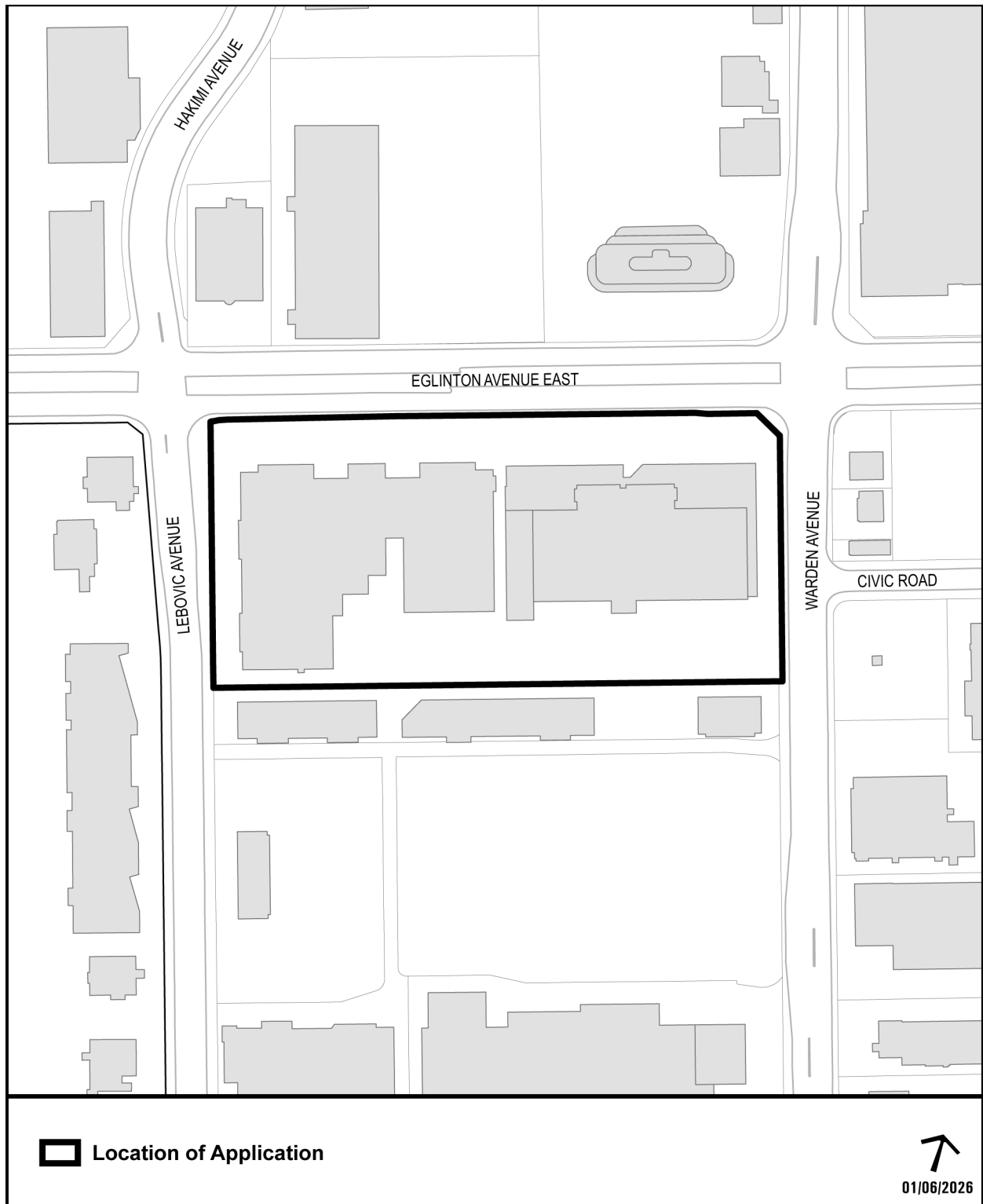
CONTACT:

Bram Bulger, Senior Planner

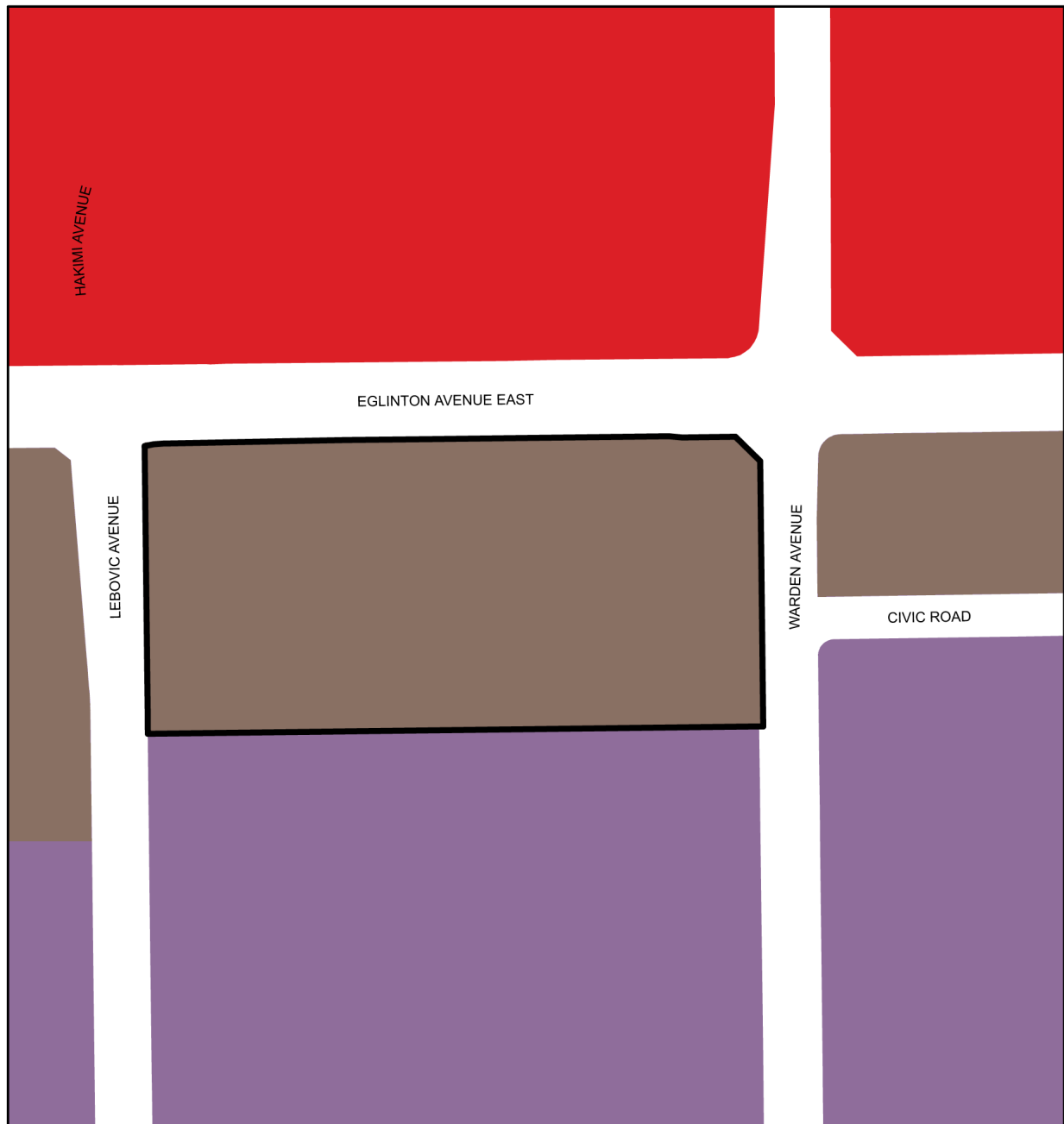
416-394-2945

Bram.Bulger@toronto.ca

Attachment 2: Location Map



Attachment 3: Official Plan Land Use Map



Official Plan Land Use Map #20

1911-1921 Eglinton Avenue East

File # 24 221616 ESC 20 0Z



Location of Application



Mixed Use Areas



Regeneration Areas

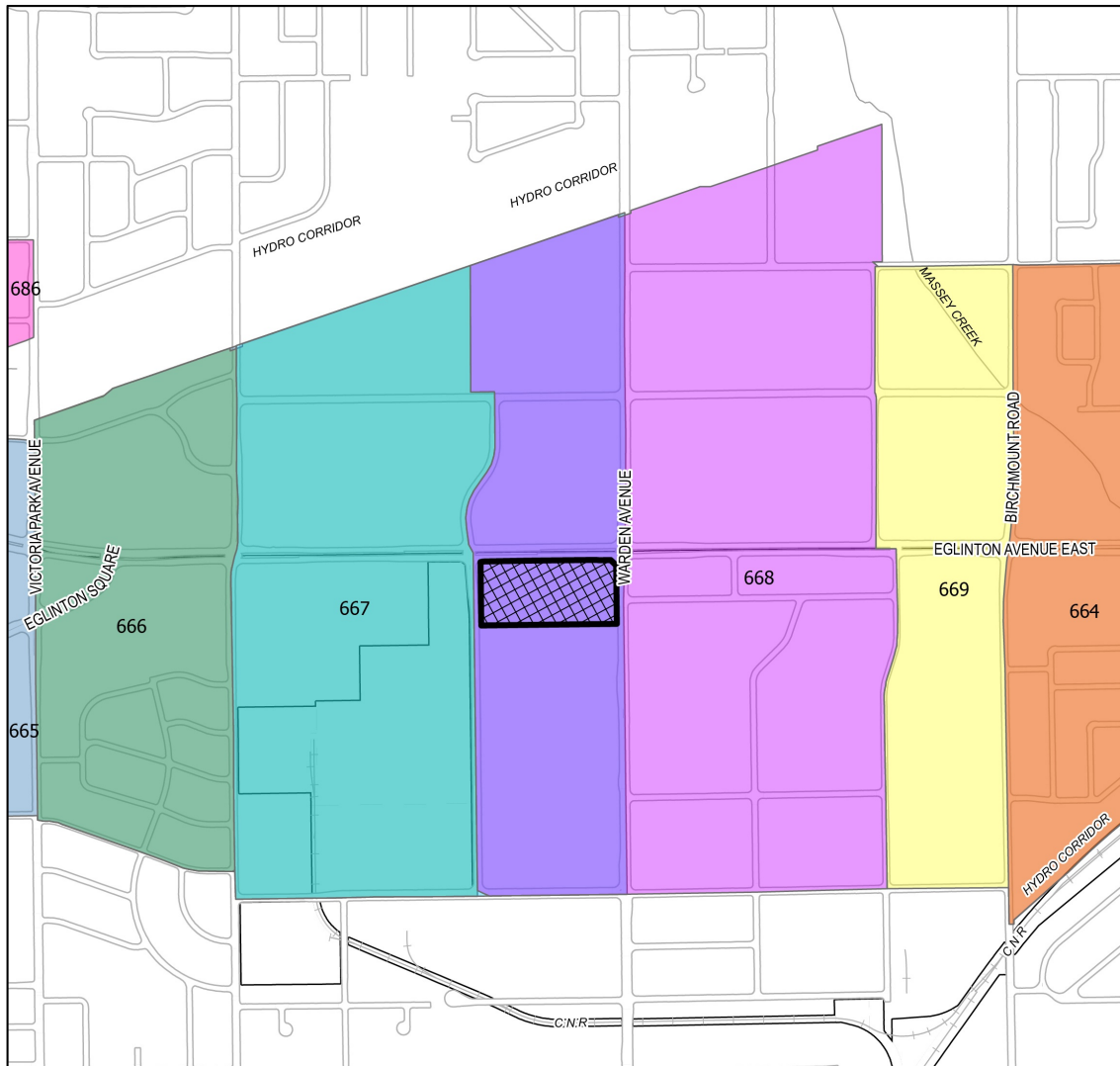


General Employment Areas



Not to Scale
Extracted: 01/06/2026

Attachment 4: Major Transit Station Areas Map



Major Transit Station Areas Map

1911-1921 Eglinton Avenue East

File # 24 221616 ESC 20 0Z

Site Location

MTSA

- | | |
|---------------------------|-----------------------------|
| 664 - Ionview | 668 - Golden Mile |
| 665 - O'Connor | 669 - Birchmount (Eglinton) |
| 666 - Pharmacy (Eglinton) | 686 - Sloane |
| 667 - Hakimi Lebovic | |

Overlapping MTSA Areas

- | |
|------------------------------|
| Pharmacy - Hakimi Lebovic |
| Hakimi Lebovic - Golden Mile |
| Birchmount - Ionview |

Not to Scale
06/11/2026

Attachment 5: Existing Zoning By-law Map



Zoning By-law 569-2013

1911-1921 Eglinton Avenue East

File # 24 221616 ESC 20 0Z



Location of Application



Commercial Residential



See Former City of Scarborough
Employment District By-law No. 24982 (Golden Mile)

M
ME
MC
MDC

Industrial Zone
Mixed Employment Zone
Industrial Commercial Zone
Industrial District Commercial Zone

OU
I-PS
M,OU

Office Uses Zone
Institutional - Public Services Zone
Industrial Zone, Office Uses Zone



Not to Scale
Extracted: 01/06/2026

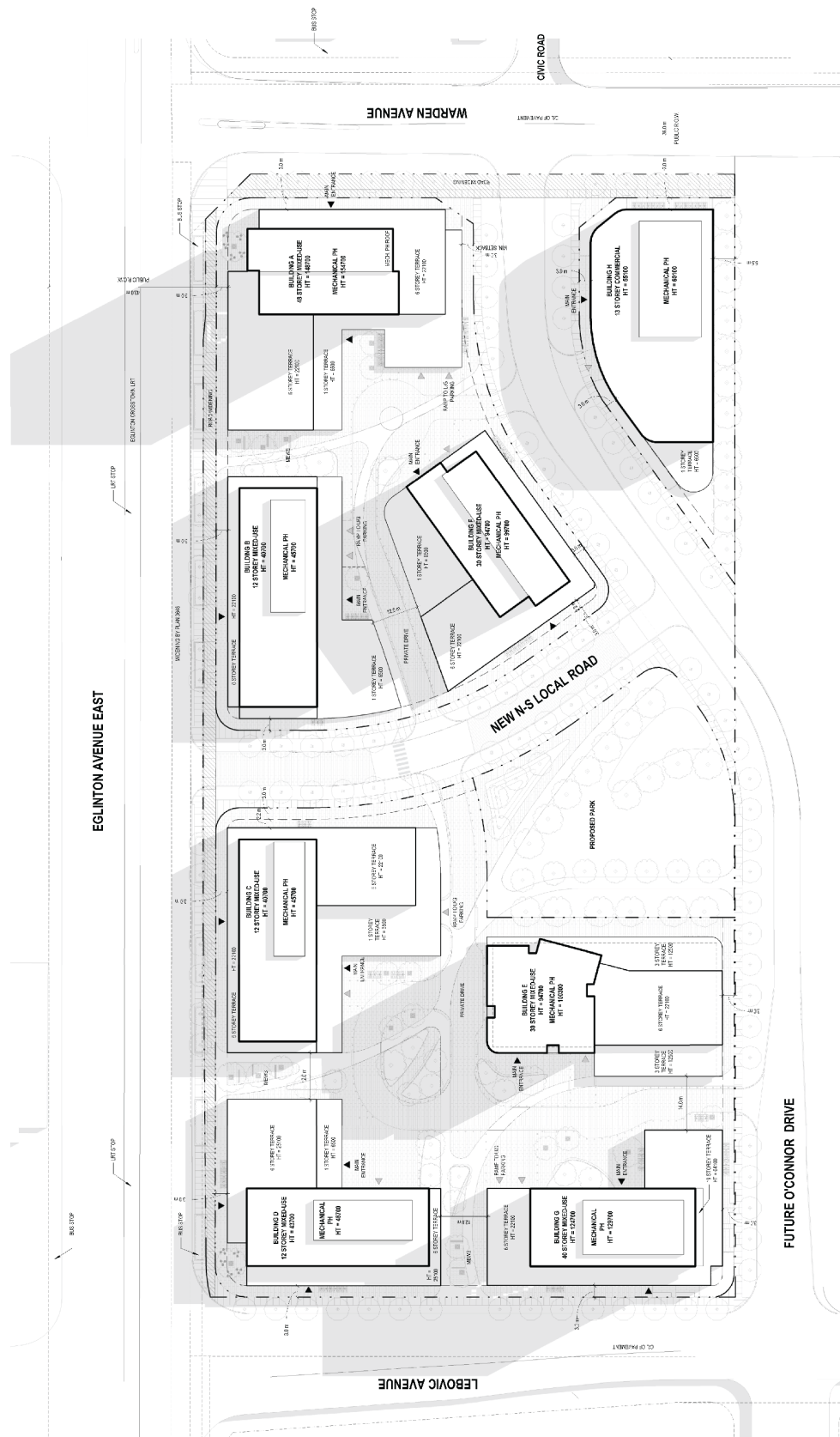
Attachment 6: Draft Official Plan Amendment

Attached separately to this report as a PDF.

Attachment 7: Draft Zoning By-law Amendment

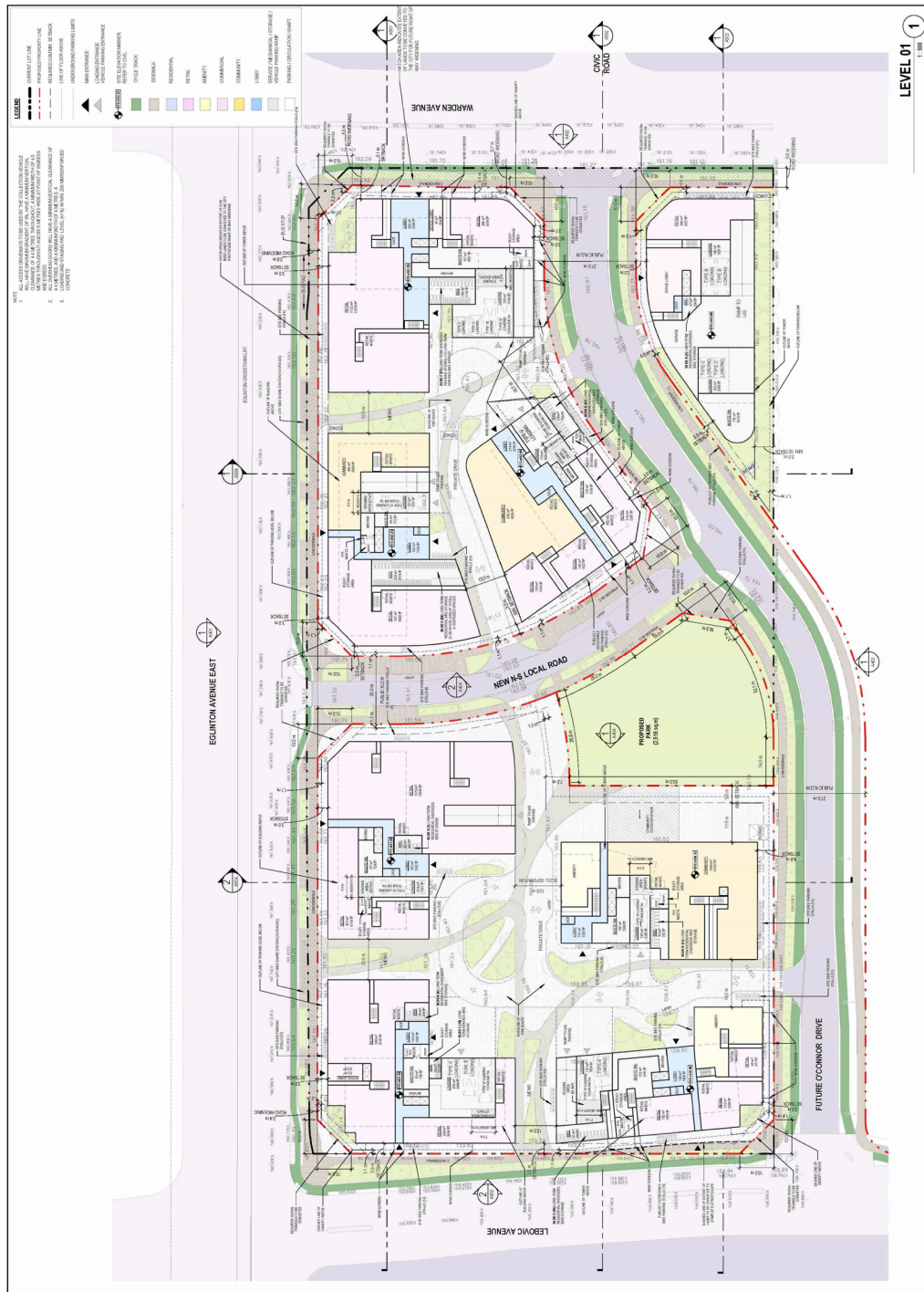
This attachment will be provided prior to the July 9, 2026, Scarborough Community Council Meeting.

Attachment 8: Site Plan

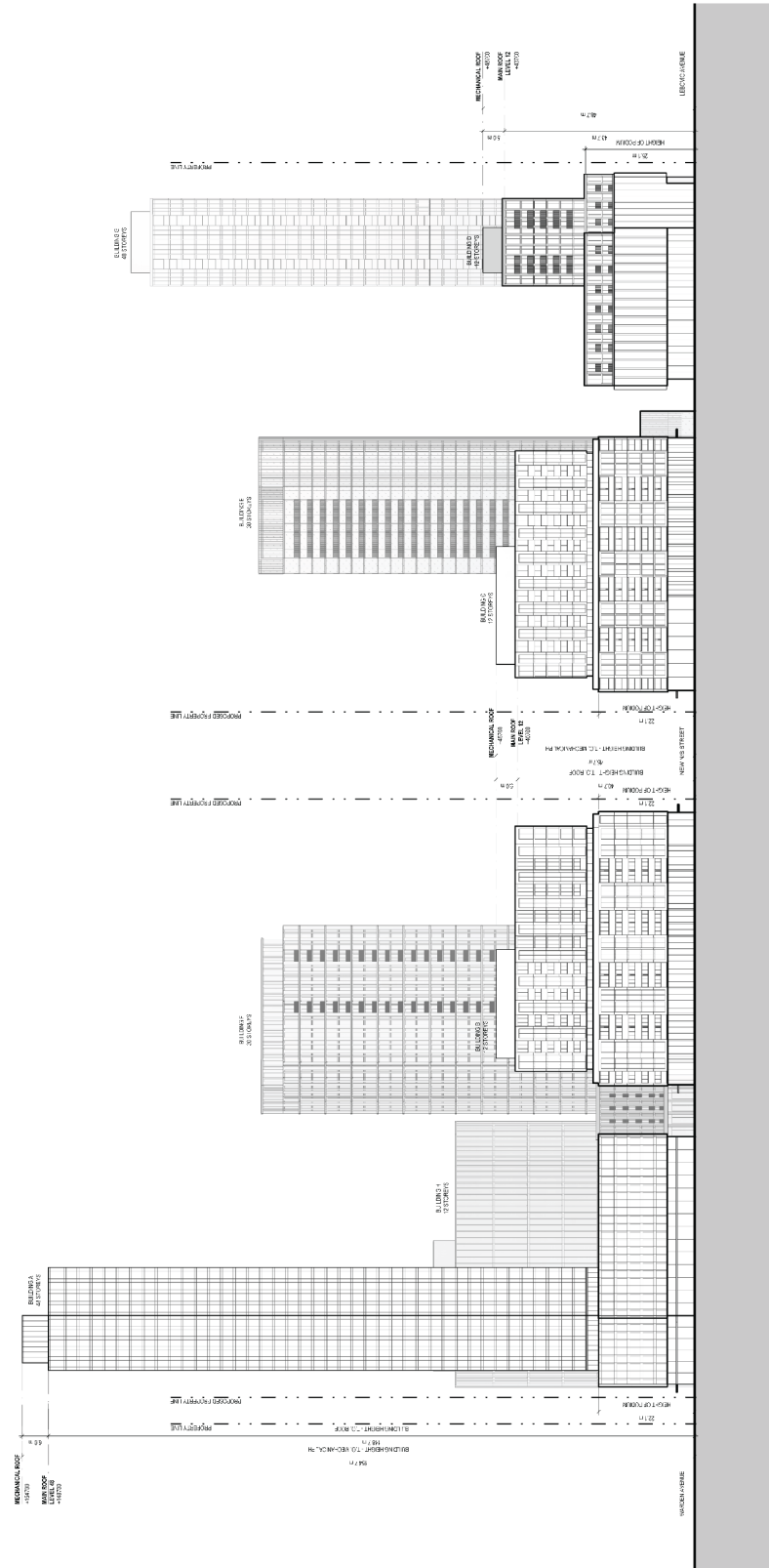


Simplified Site Plan

Decision Report - Approval - 1911 and 1921 Eglinton Avenue East

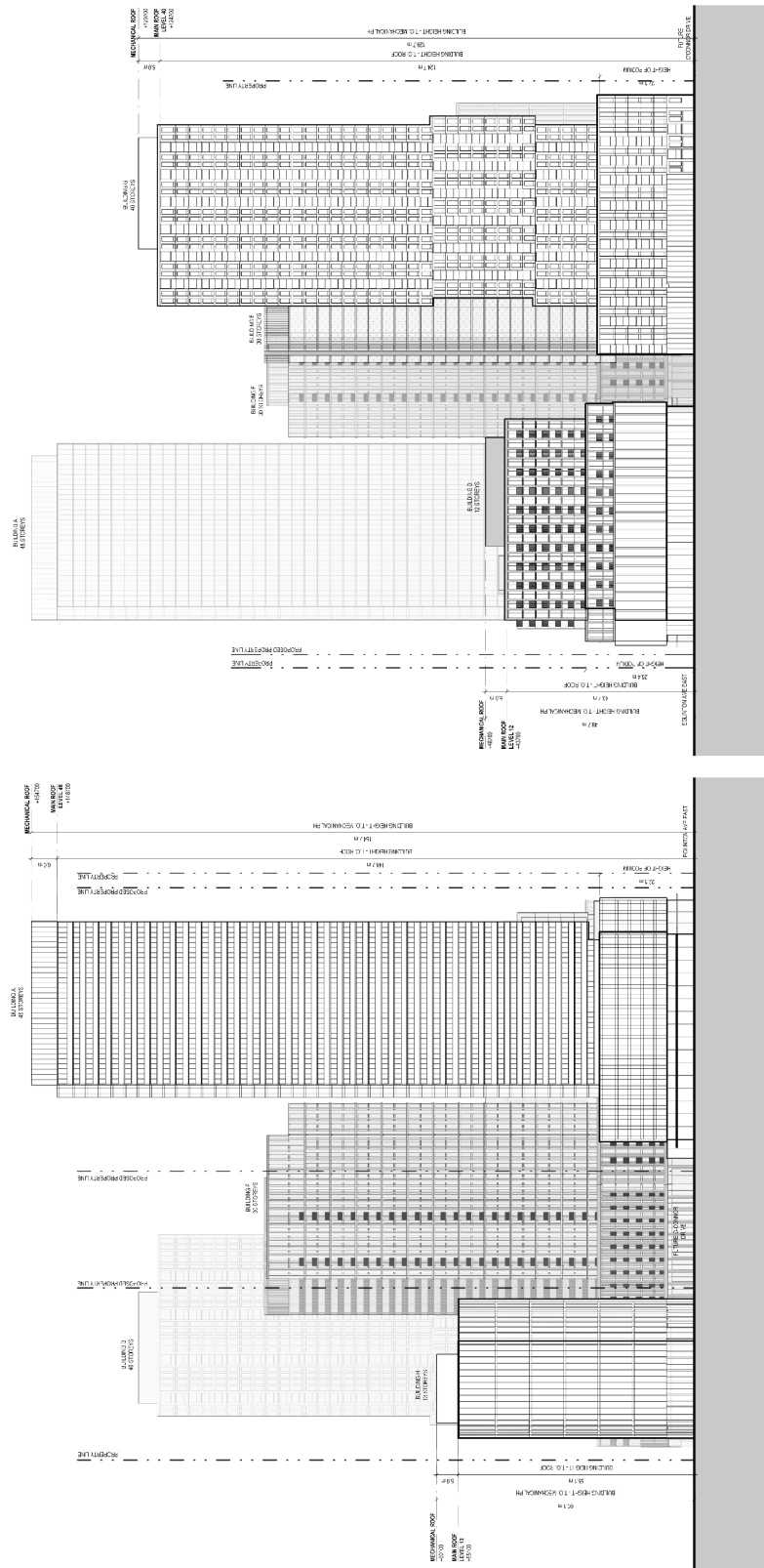


Attachment 10: North Elevation

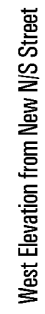


North Elevation

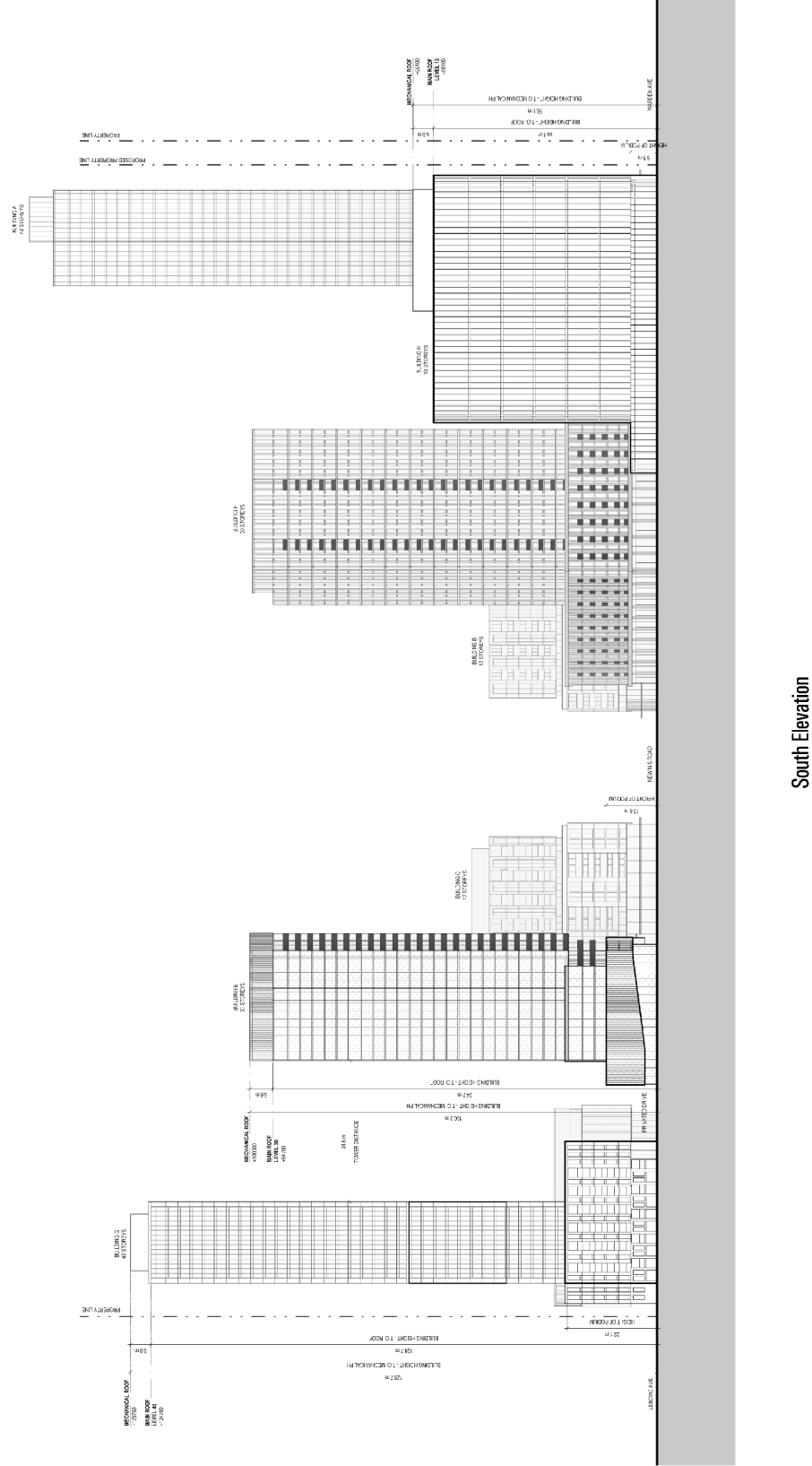
Attachment 11: East and West Elevations



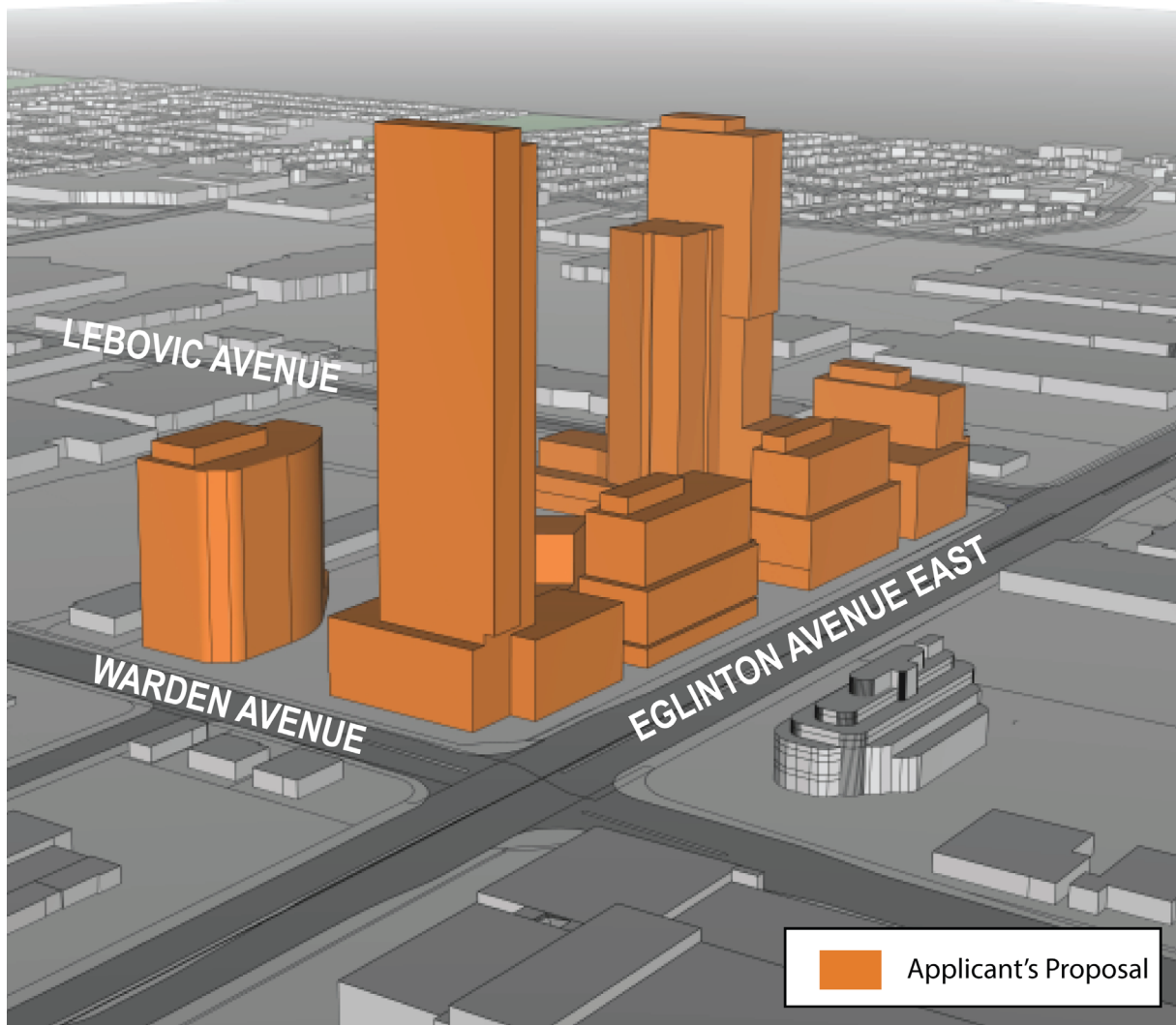
Decision Report - Approval - 1911 and 1921 Eglinton Avenue East



Attachment 13: South Elevation



Attachment 14: 3D Massing Model - Looking Southwest

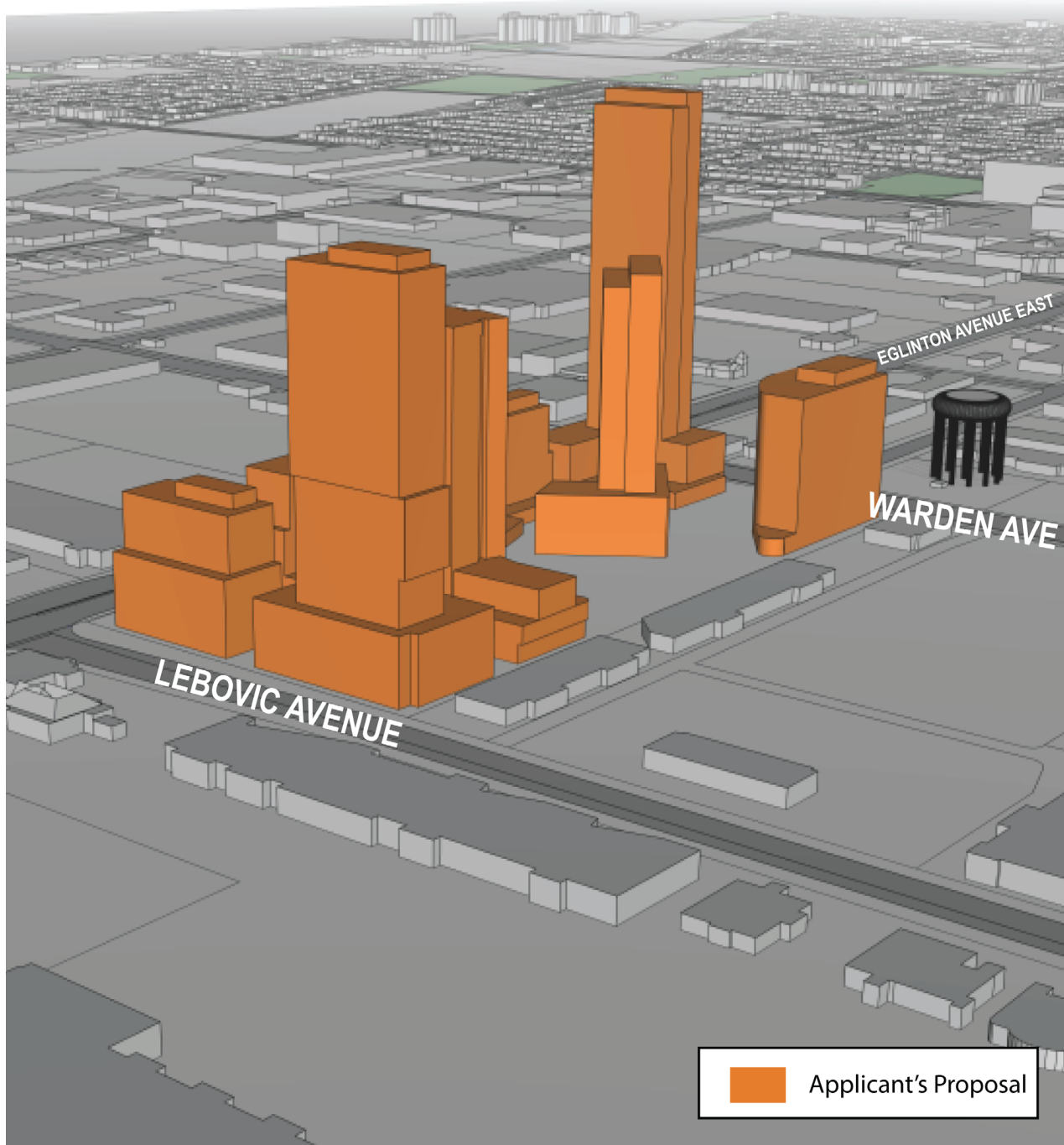


View of Applicant's Proposal Looking Southwest



05/27/2026

Attachment 15: 3D Massing Model - Looking Northeast



View of Applicant's Proposal Looking Northeast

↑
05/27/2026