



REPORT FOR ACTION

808 Mount Pleasant Road and 247-251 Roehampton Avenue – Zoning By-law Amendment Application – Decision Report – Approval

Date: December 18, 2025

To: Toronto and East York Community Council

From: Director, Community Planning, Toronto and East York District

Ward: 12 - Toronto-St. Paul's

Planning Application Number: 24 242404 STE 12 OZ

SUMMARY

This report recommends approval of the application to amend Site Specific Zoning By-law 1208-2022(OLT) to permit changes to the height, density, and building massing for a 197.5-metre (61-storey, excluding the mechanical penthouse) mixed-use building and a new 317-square-metre park at 808 Mount Pleasant Road and 247-251 Roehampton Avenue. Zoning By-law 1208-2022(OLT) permits a building with a height of 114.4 metres (35 storeys, excluding the mechanical penthouse).

The proposed development represents an increase of 83.1 metres in height and approximately 16,000 square metres in total gross floor area compared to the previous approval, along with modifications to the approved building massing. The proposal also includes a total of 889 residential units and 802 square metres of non-residential floor space, including a 471.6 square metre space on the ground level that will be dedicated as an EarlyON Centre.

RECOMMENDATIONS

The Director, Community Planning Toronto and East York District recommends that:

1. City Council amend City of Toronto Zoning By-law 569-2013 for the lands municipally known as 808 Mount Pleasant Road and 247-251 Roehampton Avenue substantially in accordance with the draft Zoning By-law Amendment included as Attachment 7 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 and to take any necessary steps to implement City Council's decision including execution of the Section 37 Agreement as referenced in Recommendation 5, and any other necessary agreement(s).

3. City Council approve the acceptance of an on-site parkland dedication having an area no less than 262 square metres, to be used for the purpose of public parkland pursuant to Section 42 of the Planning Act and in accordance with the Toronto Municipal Code, Chapter 415, Article III, at no cost to the City and subject to the owner transferring all the Parkland Dedication to the City free and clear, above and below grade, of all easements, encumbrances, and encroachments, except for the temporary encumbrance, registered as Instrument No. AT2938877, in an acceptable environmental condition, all to the satisfaction of the Executive Director, Development Review, and the City Solicitor in accordance with all applicable City policies prior to the issuance of the first building permit for the site;
4. City Council allow the owner to propose at their election the exception of encumbrances of tiebacks in the parkland noted in Recommendation 3 above, 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.
5. Before introducing the necessary Bills to City Council for enactment, City Council require the owner to enter into an Agreement pursuant to Section 37 of the Planning Act as it read on the day before Section 1 of Schedule 17 of the COVID-19 Economic Recovery Act, 2020 came into force, and any other necessary agreements, satisfactory to the Executive Director, Development Review, and the City Solicitor, at the owner's expense with such Agreement to be registered on title to the lands in a manner satisfactory to the City Solicitor to secure the following matters, services, and facilities to be provided as community benefits to support the development:
 - a. prior to the earlier of the registration of the first condominium in respect of any part of the site and the first occupancy of any part of the development, the owner shall design, construct, finish, commission, and convey to the City no less than 5,000 square feet of space within the development, being the most northern non-residential unit facing the Parkland Dedication for the City's EarlyON program (the "EarlyON Space"), all at no cost to the City and in accordance with the terms and conditions of an agreement entered into between the owner and the City pursuant to Section 37 of the Planning Act as it read on the day before Section 1 of Schedule 17 of the COVID-19 Economic Recovery Act, 2020 came into force, to the satisfaction of the Executive Director, Development Review and the General Manager, Children's Services;
 - b. prior to the issuance of the first above grade building permit for any part of the lands, the owner shall prepare and submit a final design submission for the EarlyON Space to the City, to the satisfaction of the Executive Director, Corporate Real Estate Management, and General Manager, Children's Services, and the Executive Director, Development Review;
 - c. prior to the earlier of the first condominium registration in respect of any part of the site and the first residential use of any part of the development, but in any

event prior to the conveyance of the EarlyON Space to the City, the owner shall enter into and register on title an Easement and Cost Sharing Agreement, for nominal consideration and at no cost to the City, that is in a form satisfactory to the City Solicitor; the Easement and Cost Sharing Agreement shall address and/or provide for the integrated support, use, operation, maintenance, repair, replacement and reconstruction of certain shared facilities, and the sharing of costs in respect thereof, or portions of the subject lands to be owned by the City and the owner as they pertain to the EarlyON Space;

d. the owner shall provide an over-dedication of parkland required to achieve a 317 square metre park beyond the on-site parkland dedication required under Section 42 of the Planning Act, the balance shall be conveyed to the City prior to the issuance of the first permit under the Building Code Act, 1992 for any part of the lands, save and except for a demolition permit, of the fee simple interest in a part of the site with an area of up to 55 square metres as an over-dedication of public parkland which is adjacent to the parkland dedication as described in Recommendation 3 above, at no cost to the City and subject to the owner transferring the over-dedication to the City free and clear, above and below grade, of all easements, encumbrances, and encroachments, except for the temporary encumbrance, registered Instrument No. AT2938877, in an acceptable environmental condition, all to the satisfaction of the Executive Director, Development Review, and the City Solicitor, and subject to the authority granted to the Executive Director, Development Review in respect of tiebacks;

e. the owner shall make arrangements satisfactory to the City Solicitor and the Executive Director, Development Review respecting any matters arising from Instrument No. AT2938877 as it relates to the required fee simple conveyances to the City for parkland, road widenings and the EarlyON Centre;

f. Prior to the issuance of the first permit under the Building Code Act, 1992 for any part of the lands, the owner shall submit specification and landscape plans to the City showing the scope and detail of the base park improvements to the lands referred to in Recommendations 3 and 5d above, together with supporting materials and documentation as may be required, to the satisfaction of the Executive Director, Development Review;

g. Prior to the issuance of first permit under the Building Code Act, 1992 for any part of the lands, the owner shall provide the City with financial security in the amount of 120 percent of the value of the base park improvements to the lands referred to in Recommendations 3 and 5d above, to the satisfaction of the Executive Director, Development Review;

h. Prior to the issuance of the first above grade building permit for any part of the lands, the owner shall demonstrate to the City that the limiting distance requirements of the Ontario Building Code have been satisfied in respect of the lands referred to in Recommendations 3 and 5d above and the building to be constructed within the lands, to the satisfaction of Executive Director, Development Review;

i. Prior to residential occupancy, the owner shall design and construct Above Base Park Improvements at their sole cost, for the on-site parkland dedication and the over-dedication of parkland referred to in Recommendations 3 And 5d above, as approved by the General Manager, Parks and Recreation, and to the satisfaction of the Executive Director, Development Review, and General Manager, Parks and Recreation; and prior to the issuance of the first above grade building permit for any part of the lands, the owner shall provide the City with financial security in the amount of 120 percent of the value of the above base park improvements, to the satisfaction of the Executive Director, Development Review;

and to secure the following matters as legal conveniences:

j. the owner shall provide no less than 15 percent of the total number of residential units as 2-bedroom units, no less than 10 percent of the total number of residential units as 3-bedroom units, and no less than 15 percent of the total number of residential units as convertible to 2-or-3-bedroom units, to the satisfaction of the Executive Director, Development Review as a part of the Site Plan Control application for the development;

k. the owner shall construct and maintain the development in accordance with the Tier 1 performance measures of the Toronto Green Standard applicable at the time of the complete site plan application for the lands was submitted to the City;

l. pursuant to the Site Plan Application process for the development, but in any event prior to Site Plan approval, the owner shall provide the following Transportation Demand Management measures to the satisfaction of the Executive Director, Development Review:

- i. review potential to include 1-2 publicly accessible car-share spaces onsite;
- ii. one (1) car-share and/or bike-share membership per unit, offered in the first year of occupancy;
- iii. one (1) pre-loaded Presto card (\$100.00 value) per unit offered in the first year of occupancy; and
- iv. a minimum of two (2) bike repair stations provided on-site; with the location of said repair stations to be finalized pursuant to the site plan control application process, to the satisfaction of the Executive Director, Development Review.

m. Prior to final site plan approval for the lands, the owner shall prepare all required documentation and convey a road-widening (right-of-way) of Mount Pleasant Road to the City along the frontage of the site abutting Mount Pleasant Road and a width of no less than 2.0 metres, at no cost to the City and free and clear of all physical encumbrances above and below grade and of all title

encumbrances and in accordance with all City policies respecting the conveyance of potentially environmentally contaminated lands, to be subject to a right of way in favour of the owner until such time as the road-widening (right-of-way) is dedicated as public highway, to the satisfaction of the Chief Engineer and Director, Engineering Review and the City Solicitor; and

n. Prior to final site plan approval for the lands, the owner shall prepare all required documentation and convey a pedestrian clearway easement to the City, with all rights of support and at no cost to the City and in priority to all title encumbrances, which commences at the south property line of the site with variable width of not exceeding approximately 0.40 metres and a variable length of not exceeding approximately 8 metres along the Mount Pleasant Road frontage, with the final area and configuration of the pedestrian clearway easement area to be determined through the site plan control application process, to the satisfaction of the Director, Engineering Review and the City Solicitor.

FINANCIAL IMPACT

The Development Review Division confirms that there are no financial implications resulting from the recommendations included in this Report in the current budget year or in future years.

DECISION HISTORY

On November 2017, an application to amend the Zoning By-law (Application No. 17 261931 STE 22 OZ) was submitted to permit the redevelopment of the site with a 44-storey mixed-use building at 808 Mount Pleasant Road and 247-251 Roehampton Avenue.

On June 29, 2018, the applicant appealed its Zoning By-law Amendment application to the Local Planning Appeal Tribunal citing Council's failure to make a decision on the application within the timeframe prescribed by the Planning Act.

On July 23, 2018, City Council adopted the recommendations of the Interim Request for Directions Report (June 15, 2018) directing the City Solicitor and appropriate City Staff to attend the Local Planning Appeal Tribunal, as it then was, to oppose the Zoning By-law Amendment Application in the form it was then. The decision document can be found here: <https://secure.toronto.ca/council/agenda-item.do?item=2018.TE34.40>

On September 24, 2021, a revised Zoning By-law Amendment application was submitted to the City on a with prejudice basis.

On November 9, 2021, City Council accepted a settlement offer from the applicant pursuant to its adoption of Item CC37.4. The decision document can be found here: <https://secure.toronto.ca/council/agenda-item.do?item=2021.CC37.4>

On May 31, 2022, the Ontario Land Tribunal (OLT) granted the appeal in part and made an interim order in respect of the development proposal as described in the settlement offer and withheld its final order pending the completion of matters set out in its decision.

On July 18, 2022, City Council accepted the revised Zoning By-law Amendment Application as a Settlement Offer. The decision document can be found here: <https://secure.toronto.ca/council/agenda-item.do?item=2022.CC47.33>

On August 11, 2022, the OLT issued a final order bringing the Zoning By-law Amendment into force with Section 37 matters to be secured prior to issuance of a building permit for the development.

THE SITE AND SURROUNDING LANDS

Description

The site is located at the southwest corner of Mount Pleasant Road and Roehampton Avenue. The site has an irregular configuration, forming an inverted L-shape and has an area of approximately 2,773.5 square metres in size. The site has 82.3 metres of frontage on Mount Pleasant Road and 28.2 metres on Roehampton Avenue. The site is currently occupied by a vacant 10-storey hotel building containing 117 hotel rooms at 808 Mount Pleasant Road, and three 2-storey mixed-use detached dwellings at 247-251 Roehampton Avenue, along with some landscaped open space and surface parking areas. The site is directly abutting the entrance to the Mount Pleasant LRT Station to the south at 256 Eglinton Avenue East.

See Attachment 2 for the Location Map.

THE APPLICATION

Description

A 197.5-metre (61-storey, excluding the mechanical penthouse) mixed-use building and a new 317 square metre park.

Density

The proposal has a density of 17.85 times the area of the lot.

Residential Component

The proposed 889 dwelling units includes 150 studio (16.9%), 490 one-bedroom (55.1%), 157 two-bedroom (17.7%), and 92 three-bedroom units (10.3%). The proposed Zoning By-law Amendment will allow an additional 15% of the total number of units as a

combination of 2-bedroom and 3-bedroom units, or units that can be converted to 2-bedroom or 3-bedroom units through the use of adaptable design measures.

Non-Residential Component

The proposal includes 802 square metres of non-residential uses located at grade. The 802 square metres would include retail gross floor area of approximately 330.8 square metres, as well as a 471.6-square-metre EarlyON Centre adjacent to the proposed new public park.

Access, Parking and Loading

The primary residential entrance, one retail entrance, and the EarlyON Centre entrance are located along Mount Pleasant Road.

Vehicular and loading access will be from a 6.0-metre-wide private driveway from Mount Pleasant Road. A total of 64 parking spaces are proposed in a 2-level underground parking garage, as well as two pick-up/drop-off spaces at the ground floor next to the driveway. Two loading spaces, including a Type 'G' and Type 'C' space, are proposed for the development, along with 989 bicycle parking spaces, including 801 long term and 178 short term spaces.

Amenity Space

The proposal includes 2,608.4 square metres of amenity space (2.93 square metres per unit) consisting of 1,731 square metres of indoor amenity space (1.95 square metres per unit) and 877.4 square metres of outdoor amenity space (0.99 square metres per unit). The submitted plans illustrate amenity space for building residents in the mezzanine and levels 2 and 7.

Additional Information

See the attachments of this Report for the Application Data Sheet, Location Map, site plan, elevations, and 3D massing views of the proposal. Detailed project information including all plans and reports submitted as part of the application can be found on the City's Application Information Centre at: www.toronto.ca/808mountpleasantrd

Reasons for Application

The Zoning By-law Amendment proposes to amend Site Specific Zoning By-law 1208-2022(OLT) to permit the building form, height, density, setbacks, and other performance standards.

APPLICATION BACKGROUND

A pre-application consultation (PAC) meeting was held on June 4, 2024. Additional pre-consultation took place with the applicant on September 5, 2024. The Planning

Application Checklist Package resulting from the PAC meeting is available on the Application Information Centre.

The current application was submitted on November 22, 2024 and deemed complete on December 4, 2024, satisfying the City's minimum application requirements. The reports and studies submitted in support of this application are available on the Application Information Centre www.toronto.ca/808mountpleasantrd

Agency Circulation Outcomes

The application together with the applicable reports noted above, have been circulated to all appropriate agencies and City Divisions. Responses received have been used to assist in evaluating the application and to formulate the appropriate Zoning By-law amendment, including associated conditions of approval.

POLICY & REGULATION CONSIDERATIONS

Provincial Land-Use Policies

All decisions of Council in respect of the exercise of any authority that affects a planning matter shall be consistent with the Provincial Planning Statement (2024) and shall conform to provincial plans.

Official Plan

The Official Plan Urban Structure Map 2 identifies the site as Centres and Land Use Map 17 designates the site as Mixed Use Areas. See Attachment 3 of this Report for the Land Use Map. The Official Plan should be read as a whole to understand its comprehensive and integrative intent as a policy framework for priority setting and decision making.

Protected Major Transit Station Area – Site and Area Specific Policy 680

The site is within the Mount Pleasant Protected Major Transit Station Area (PMTSA), associated with SASP 680 in Chapter 8 of the Official Plan. The site has a minimum density of 2.5 FSI on Map 2 of SASP 680. 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. In the case of conflicts between Secondary Plans/SASPs and MTSAs and PMTSAs, whichever policies provide greater densities will prevail. The Official Plan Amendments that delineate the City's MTSAs and PMTSAs are in force and effect as of August 15, 2025.

Yonge-Eglinton Secondary Plan

The [Yonge-Eglinton Secondary Plan](#) identifies the site as Mixed Use Areas "B". This designation includes residential, office and civic clusters around transit stations. A mix of residential, retail and service, office, institutional, entertainment and cultural uses will

be permitted. The site is located within the Mount Pleasant Station Character Area, which will emerge as a new focal point in Midtown. New mid-rise and tall buildings will contribute to a well-established mix of housing.

See Attachments 4 and 5 of this report for the Yonge-Eglinton Secondary Plan - Character Areas Map, and Land Use Map, respectively.

Zoning

The site is zoned CR 5.0 (c3.0; r3.0) SS2 (x777) and O with a height limit of 114.4 metres and 9.0 metres, respectively, under Zoning By-law 1208-2022(OLT). See Attachment 6 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:

- Tall Building Design Guidelines;
- Growing Up Guidelines for Children in Vertical Communities; and
- Midtown Public Realm Implementation Strategy.

Toronto Green Standard

The Toronto Green Standard (TGS) is a set of performance measures for green development. Applications for Zoning By-law Amendments, Draft Plans of Subdivision and Site Plan Control are required to meet and demonstrate compliance with Tier 1 of the TGS. Tiers 2 and above are voluntary, higher levels of performance with financial incentives (partial development charges refund). Tier 1 performance measures are secured in provisions of the zoning by-law, on site plan drawings and through a Site Plan Agreement or the approval of a Plan of Subdivision.

PUBLIC ENGAGEMENT

Community Consultation

A virtual Community Consultation Meeting was hosted by City Planning staff on February 11, 2025. Approximately 21 people participated along with the applicant and representatives from the Ward Councillor's office. Following a presentation by City staff and the applicant, the following comments and issues were raised:

- Construction management and staging impacts on the public realm;
- Proposed height and density;
- Adequacy of infrastructure to support the development;
- Demolition timing and construction start date;
- Timing of the new park conveyance and EarlyON centre; and
- Number of proposed vehicular parking spaces.

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 Toronto and East 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 has reviewed the current proposal and find them consistent with the Provincial Planning Statement (2024).

Official Plan Policies and Design Guidelines

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

Land Use

The proposal is for a mixed-use building with commercial uses and a non-profit community agency space on the ground floor with residential units above and a public park on the north portion of the site. The residential, commercial, community service use and park uses are all permitted within the Mixed Use Areas "B" designation in the Yonge-Eglinton Secondary Plan.

Housing

The Official Plan directs that a full range of housing in terms of form, tenure and affordability be provided to meet the current and future needs of residents. This proposal would result in a development with a unit mix that meets the Growing Up Guidelines and Yonge-Eglinton Secondary Plan requirements.

This site is within a Minister-approved Protected Major Transit Station Area and subject to Inclusionary Zoning. Should the development proceed as a condominium, affordable housing requirements of 5% of the residential gross floor area as affordable rental or ownership housing for a 25-year period apply. If the project proceeds as purpose-built rental housing, no affordable housing requirements would apply. An Inclusionary Zoning agreement under Section 35.2(2) of the Planning Act will be required accounting for:

- no minimum affordable housing requirement if the tenure of the building(s) is secured as purpose-built rental housing; and
- affordable housing requirements if the building(s) is developed as a condominium, including number of affordable units, tenure, unit mix, unit sizes, location, an affordable housing access plan, monitoring, and reporting requirements.

Density, Height, Massing

Staff finds that the proposal conforms with the applicable Official Plan and Secondary Plan policies with respect to built form and massing. Furthermore, the proposal meets the intent of the Tall Building Design Guidelines.

The proposed 61-storey building (197.5 metres, excluding mechanical penthouse) is generally consistent with the established and approved tall building heights in the surrounding area. Nearby approvals include: two 229.0-metre tall buildings at 90-110 Eglinton Avenue East; two 231.0-metre tall buildings at 150-164 Eglinton Avenue East; two 189.6- and 177.5-metre tall buildings at 55-75 Brownlow Avenue; and a 195-metre tall building at 54-70 Brownlow Avenue. The height is acceptable given the site's proximity to Mount Pleasant Station along the Eglinton Crosstown LRT, and inclusion in the Provincial and Council approved Mount Pleasant PMTSA, requiring a minimum density of 2.5 FSI. The site is also within the 200 metre radius of the Mount Pleasant PMTSA, which permits a FSI of 8 or more in Mixed Use areas. The proposed building also fits within the existing, planned, and emerging height context within the Yonge-Eglinton area.

The base of the proposed building has been massed to respond to the existing and planned context surrounding the site and is appropriate for the site. The base building has a height of 6 storeys (27.5 metres), representing a reduction from the 9-storey (35.1 metres) base building height secured through Zoning By-law 1208-2022(OLT). The tower portion of the building is stepped back above the 6-storey base, in keeping with the policies of the Mount Pleasant Station Character Area. The 6-storey base provide an appropriate streetwall and incorporates commercial and community agency uses at grade.

The proposed base building and tower setbacks are consistent with the setbacks secured through Zoning By-law 1208-2022(OLT) and continue to be appropriate for the site. Along Mount Pleasant Road, ground floor setbacks range from 0.55 to 2.62 metres, with a minimum 6.0-metre curb-to-building-face setback achieved throughout the Mount Pleasant Road frontage. The centre of the site exceeds the 6.0 metre minimum curb to building face setback. The base building cantilevers slightly over a portion of the Mount Pleasant Road sidewalk zone where there is an irregular property line. Along Roehampton Avenue, the ground floor is set back approximately 14.23 metres to accommodate on-site parkland. Zero-lot-line conditions apply on the west and south property lines. The building setbacks along Mount Pleasant Road and Roehampton Avenue provide for a widened and enhanced public realm, achieving minimum setbacks of 6.0 metres from curb to building face in accordance with the Tall Building Design Guidelines.

Level 2 contains the indoor residential amenity area and adjacent outdoor amenity space along the west elevation, with a portion of the upper floors cantilevering over the outdoor amenity space, providing shade and weather protection. Levels 2 to 6 are stepped back above the ground floor and mezzanine on the west and south elevations. Level 7 is entirely dedicated to indoor residential amenity with adjacent outdoor amenity located on the roof of the base building.

The tower portion is stepped back above the base building in a manner consistent with the previously approved built form through By-law 1208-2022(OLT). The tower component begins at Level 8. Starting at Level 10, the tower is stepped back 2.8 metres along the west elevation, with setbacks of 5.6, 5.5, 5.0 and 3.3 metres to the west, south, north and east property lines, respectively. The tower is approximately 38.2 metres from the proposed public park.

The proposed tower floor plate maintains the previously approved size of 797 square metres. This floor plate is acceptable, as the application has demonstrated that the impacts of the larger floor plate size, including pedestrian comfort, shadow, transition, sky view and wind, have been appropriately addressed.

Public Realm

The proposed development incorporates numerous public realm improvements that contribute to a high-quality streetscape and enhanced pedestrian experience, consistent with the Yonge-Eglinton Secondary Plan and the Midtown Public Realm Implementation Strategy. Along Mount Pleasant Road, the building provides a minimum 6.0-metre sidewalk zone, including a 2.5-metre pedestrian clearway, creating a public realm that supports pedestrian movement, street animation, and landscaping. Six new street trees are proposed along this frontage. Along Roehampton Avenue, a 6.5-metre sidewalk zone is maintained, including a 2.1-metre pedestrian clearway and a corner bump-out at Mount Pleasant Road to further enhance pedestrian space and streetscaping opportunities.

The proposal consolidates vehicular access to a single driveway from Mount Pleasant Road, removing multiple existing curb cuts on both Mount Pleasant Road and Roehampton Avenue and improving the pedestrian experience. The Mount Pleasant Road frontage will include residential, retail, and community agency entrances, contributing to an active and engaging streetscape.

In addition, the development provides a new 317 square metre public park featuring above-base park improvements, further enhancing local open space and the parkland network in the area.

City staff are satisfied the proposal conforms with the applicable public realm policies of the Official Plan, Secondary Plan, and the Midtown Public Realm Implementation Strategy.

Shadow Impact

The shadow impact resulting from the proposal is acceptable. The proposal adequately limits shadow impacts on shadow-sensitive areas, parks, and sidewalks, particularly during the spring and fall equinoxes.

The proposed development casts shadows on low-rise areas to the northeast at 4:18pm with shadows moving off these areas by 5:18pm on March 21 and September 21.

There would be some incremental shadowing of Clarke Pulford Field at 3:18pm with shadows moving off these areas by 4:18pm on March 21 and September 21.

Wind Impact

A Pedestrian Level Wind Study was submitted in support of the application. The study indicates that all areas at grade will be suitable for their intended uses throughout the year and no pedestrian areas surrounding the subject site at grade level will experience conditions that could be considered uncomfortable or dangerous.

The study also concluded that the Level 7 outdoor amenity terrace will generally be suitable for sitting or more sedentary activities during the summer and autumn, with the area near the northeast corner of the tower being suitable for standing. The study recommended to provide an overhead canopy/pergola, or targeted upwind barriers, to ensure comfortable seating conditions.

Staff have reviewed the Pedestrian Level Wind Study and are satisfied with the assessment, conclusions, and recommendations contained within the study.

Amenity Space

The proposed amount of amenity space is less than required. However, staff find that in this instance, given the inclusion of an on-site parkland dedication as part of the proposal, the amount of amenity is acceptable.

Servicing

The Functional Servicing and Stormwater Management Report submitted in support of this application demonstrates that the proposal can be adequately serviced from existing storm, water, and sanitary infrastructure. Development Engineering staff have reviewed the report and agree with its conclusions.

Road Widening

To satisfy the Official Plan requirement of a 23-metre right-of-way for this segment of Mount Pleasant Road, a 1.37-metre road widening dedication is required along the northerly portion of Mount Pleasant Road. There is no additional land required for Roehampton Avenue.

Traffic, Access, Parking, Loading

A Transportation Impact Study was submitted to assess the traffic impact, access, parking, and loading arrangements for this development. A total of 64 vehicular parking spaces, consisting of 49 resident parking spaces, 12 residential visitor parking spaces, 2 pick-up/drop-off spaces, and 1 car-share space are proposed, in addition to 989 bicycle parking spaces. Two loading spaces are proposed for the development, one Type 'G' and one Type 'C' space. Vehicular access for loading and parking will be from Mount Pleasant Road.

Transportation Services staff has reviewed the Transportation Impact Study and accepts its conclusions, subject to the implementation of Transportation Demand Management measures.

Parkland

In accordance with Section 42 of the Planning Act, the applicable alternative rate for on-site parkland dedication is 1 hectare per 600 net residential units to a cap of 10 percent of the development site as the site is less than five (5) hectares, with the non-residential uses subject to a 2 percent parkland dedication.

This application retains the 317 square metre on-site parkland dedication at the southwest corner of Roehampton Avenue and Mount Pleasant Road, that had previously been proposed to be secured through a combination of the owner's statutory parkland dedication under Section 42 and an additional over-dedication provided as one of the Section 37 benefits ('the Parkland'), in a configuration that is acceptable to Parks and Recreation. The proposal continues to provide an over-dedication of parkland, with the balance being provided as a Section 37 benefit at the same time as the statutory parkland, secured through an agreement registered on title.

In accordance with Section 42 of the Planning Act, the owner shall convey the Parkland to the City prior to the first above grade building permit.

Part of the Parkland will be temporarily encumbered due to an existing Right of Purchase, Instrument No. AT2938877. Despite this, the Parkland has been found to remain acceptable with the temporary encumbrance in place, as the owner will be required to enter into an agreement with the City respecting matters related to the temporary encumbrance and the conveyances of land to the City for parkland, road widening and community service facilities.

If approved by City Council, the owner will design and construct Above Base Park Improvements for the Parkland at their sole expense as a Section 37 benefit valued at \$1,000,000.00, in consultation with Parks and Recreation staff, to the satisfaction of the Executive Director, Development Review.

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 submitted an Arborist Report and Tree Preservation Plan in support of the application

indicating that there are three City-owned street trees, four by-law regulated privately-owned trees, and one by-law regulated privately-owned boundary/neighbour tree proposed for injury/removal to accommodate the development. The proposed removals require a total of eleven replacement trees to be planted on the subject lands. Six large growing shade trees are proposed within the adjacent City-owned road allowance along Mount Pleasant Road. If not physically possible to plant all required replacement trees, the payment of cash-in-lieu will be required.

Toronto Green Standard

The applicant is required to meet Tier 1 of the TGS version in force at the time of a complete application for Site Plan Control. The applicant is encouraged to achieve Tier 2 or higher to advance the City's objectives for resilience and to achieve net-zero emissions by 2040 or sooner.

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 for a full range of community services and facilities in areas that are inadequately serviced or experiencing growth is a shared responsibility.

The proposal includes the provision of non-residential space on the ground floor of the building to accommodate a 471.6 square metre EarlyON Centre to be conveyed to the City in fee simple ownership prior to residential occupancy of the development.

Section 37

The Official Plan contains policies pertaining to the provision of community benefits in exchange for increases in height and/or density pursuant to Section 37 of the Planning Act. This application amends Zoning By-law 1208-2022(OLT), which contains provisions implementing the former Section 37 of the Planning Act adopted prior to the enactment of the Community Benefits Charge by-law. A community benefits package proportionate to the density of the previous development proposal was approved by the Ontario Land Tribunal in 2022.

The By-law requires certain facilities, services and matters to be provided to the City at no cost before the owner can avail itself of the increased height and density permissions: most notably, an expansion to the public park and 471.6 square metres of space for an EarlyON Centre. As part of the current application, additional Section 37 benefits are proposed to be secured, in addition to carrying forward the requirement to provide all benefits previously negotiated.

The new benefits are generally proportionate to the further increase in height and density beyond the 2022 approval. The owner will be required to enter into and register a Section 37 Agreement to secure both the original benefits and the supplemental

community benefits, which include an obligation to design and construct Above Base Park Improvements valued at a minimum of \$1,000,000.00 for the on-site parkland dedication and over-dedication.

CONTACT

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SIGNATURE

Oren Tamir
Director, Community Planning
Toronto and East 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: Yonge-Eglinton Secondary Plan Character Area Map
- Attachment 5: Yonge-Eglinton Secondary Plan Land Use Map
- Attachment 6: Existing Zoning By-law Map
- Attachment 7: Draft Zoning By-law Amendment

Applicant Submitted Drawings

- Attachment 8: Site Plan
- Attachment 9: Elevations
- Attachment 10: 3D Massing Model

Attachment 1: Application Data Sheet

Municipal Address: 808 Mount Pleasant Road & 247-251 Roehampton Avenue Date Received: November 22, 2024

Application Number: 24 242404 STE 12 OZ

Application Type: Zoning By-law Amendment

Project Description: A 61-storey mixed-use building with a height of 197.5 metres (excluding the mechanical penthouse) at 808 Mount Pleasant Road and a new 317 square metre park at 247-251 Roehampton Avenue. The proposal includes a total of 889 residential units and 800 square metres of non-residential floor space, including a 471.6 square metre space on the ground level that will be dedicated as an EarlyON Centre.

Applicant	Architect	owner
Reserve Properties Ltd.	Sweeny&Co Architects	The R.W. Mt. Pleasant Development Corporation

EXISTING PLANNING CONTROLS

Official Plan Designation: Mixed Use Areas Site Specific Provision: N

Zoning: CR 5.0 (c3.0; r3.0) SS2 (x777) Heritage Designation: N

Height Limit (m): 114.4m and 9m Site Plan Control Area: Y

PROJECT INFORMATION

Site Area (sq m): 2,773.5 Frontage (m): 82 Depth (m): 40

Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):	754		2,098	2,098
Residential GFA (sq m):			49,000	49,000
Non-Residential GFA (sq m):	6,051		800	800
Total GFA (sq m):	6,051		50,000	50,000
Height - Storeys:	10		61	61
Height - Metres:			197.5	197.5

Lot Coverage Ratio (%) : 75 Floor Space Index: 17.85

Floor Area Breakdown	Above Grade (sq m)	Below Grade (sq m)
Residential GFA:	48,697	
Retail GFA:	331	
Office GFA:		
Industrial GFA:		
Institutional/Other GFA:	471	

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:				
Freehold:				
Condominium:			889	889
Other:				
Total Units:			889	889

Total Residential Units by Size

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:					
Proposed:		150	490	157	92
Total Units:		150	490	157	92

Parking and Loading

Parking Spaces: 64 Bicycle Parking Spaces: 989 Loading Docks: 2

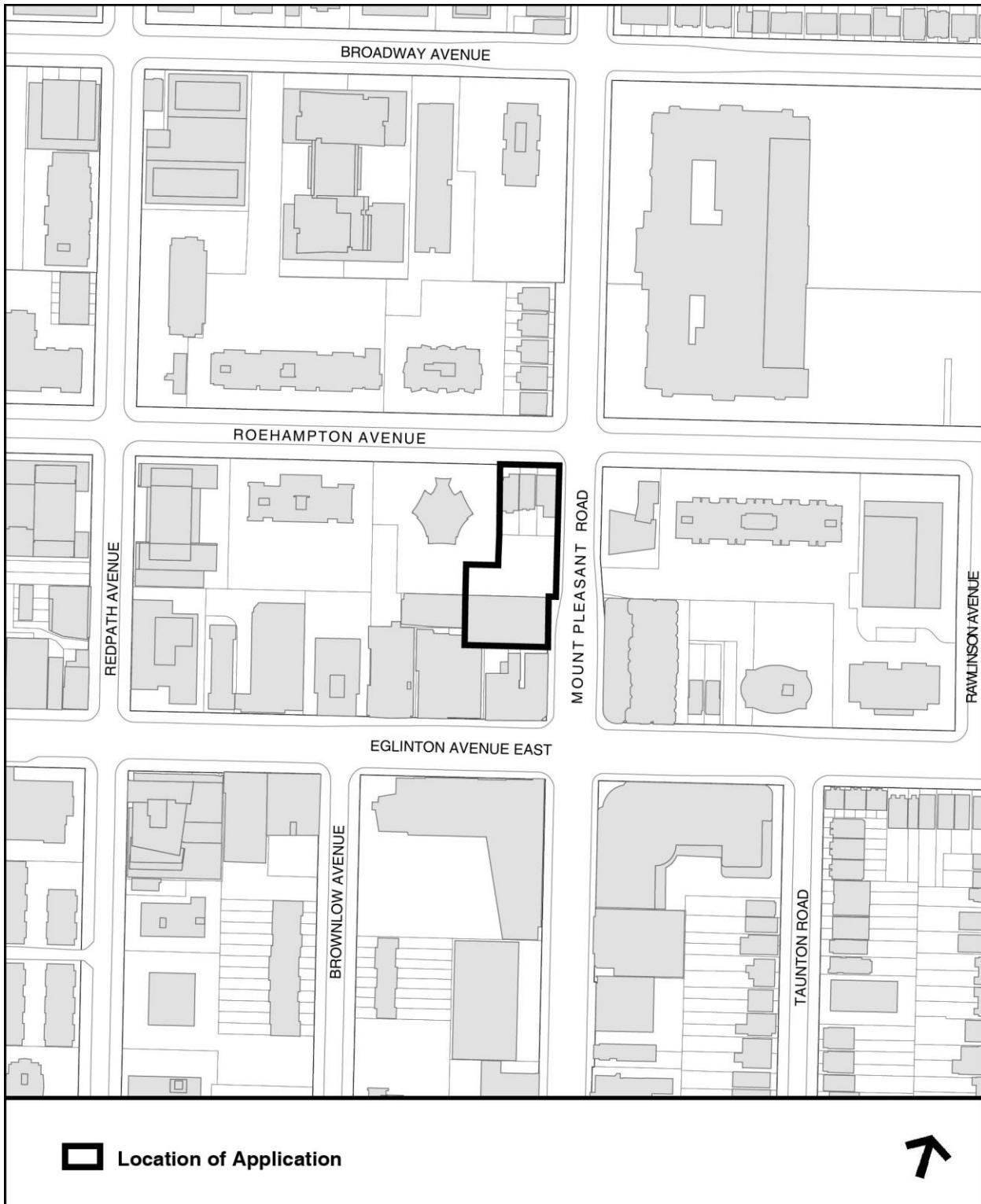
CONTACT:

Kai Zhou, Planner, Community Planning

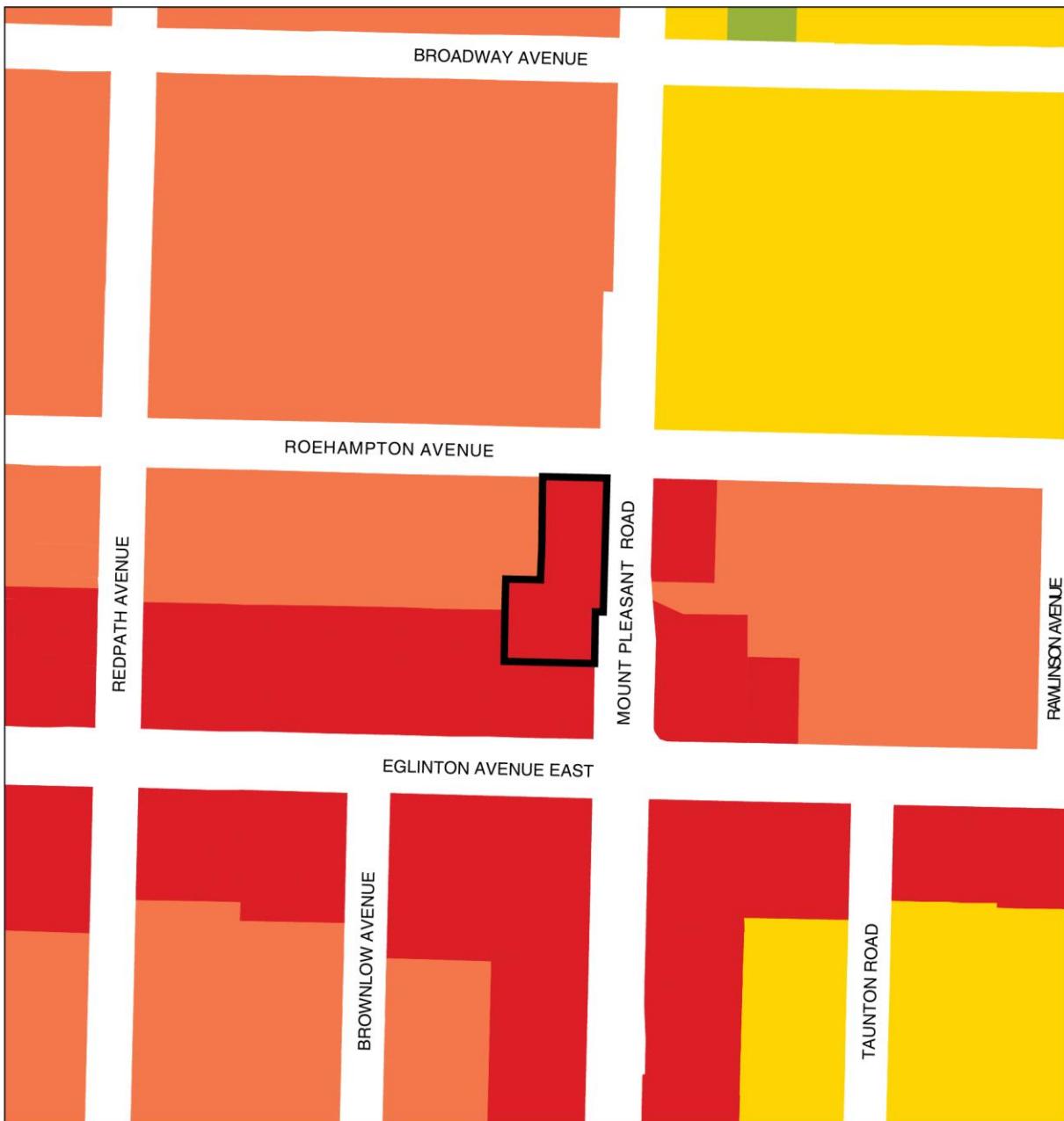
416-338-0810

Kai.Zhou@toronto.ca

Attachment 2: Location Map



Attachment 3: Official Plan Land Use Map



808 Mount Pleasant Road & 247 - 251 Roehampton Avenue
Official Plan Land Use Map #17

File # 24 242404 STE 12 0Z



Not to Scale
Extracted: 09/24/2025

Attachment 4: Yonge-Eglinton Secondary Plan Character Area Map



Yonge-Eglinton Secondary Plan
MAP 21-2 Midtown Character Areas

★ Location of Application

— Secondary Plan Boundary

□ Apartment High Streets

A1 Eglinton Park

A2 Mount Pleasant Gateway

A3 Eglinton East

A4 Mount Pleasant North

□ Apartment Neighbourhoods

B1 Eglinton Park

B2 Mount Pleasant Gateway

B3 Eglinton East

B4 Mount Pleasant North

□ Villages

C1 Eglinton Way

C2 Yonge Street North

C3 Yonge Street South

C4 Mount Pleasant South

C5 Bayview-Leaside

□ Cores

D1 Yonge-Eglinton Crossroads

D2 Davisville Station

D3 Mount Pleasant Station

D4 Bayview Focus Area

□ Special Places

E1 Eglinton Green Line

E2 Montgomery Square

E3 Henning

E4 Davisville Community Street

E5 Merton Street

Not to Scale ↑

March 29, 2018

Attachment 5: Yonge-Eglinton Secondary Plan Land Use Map



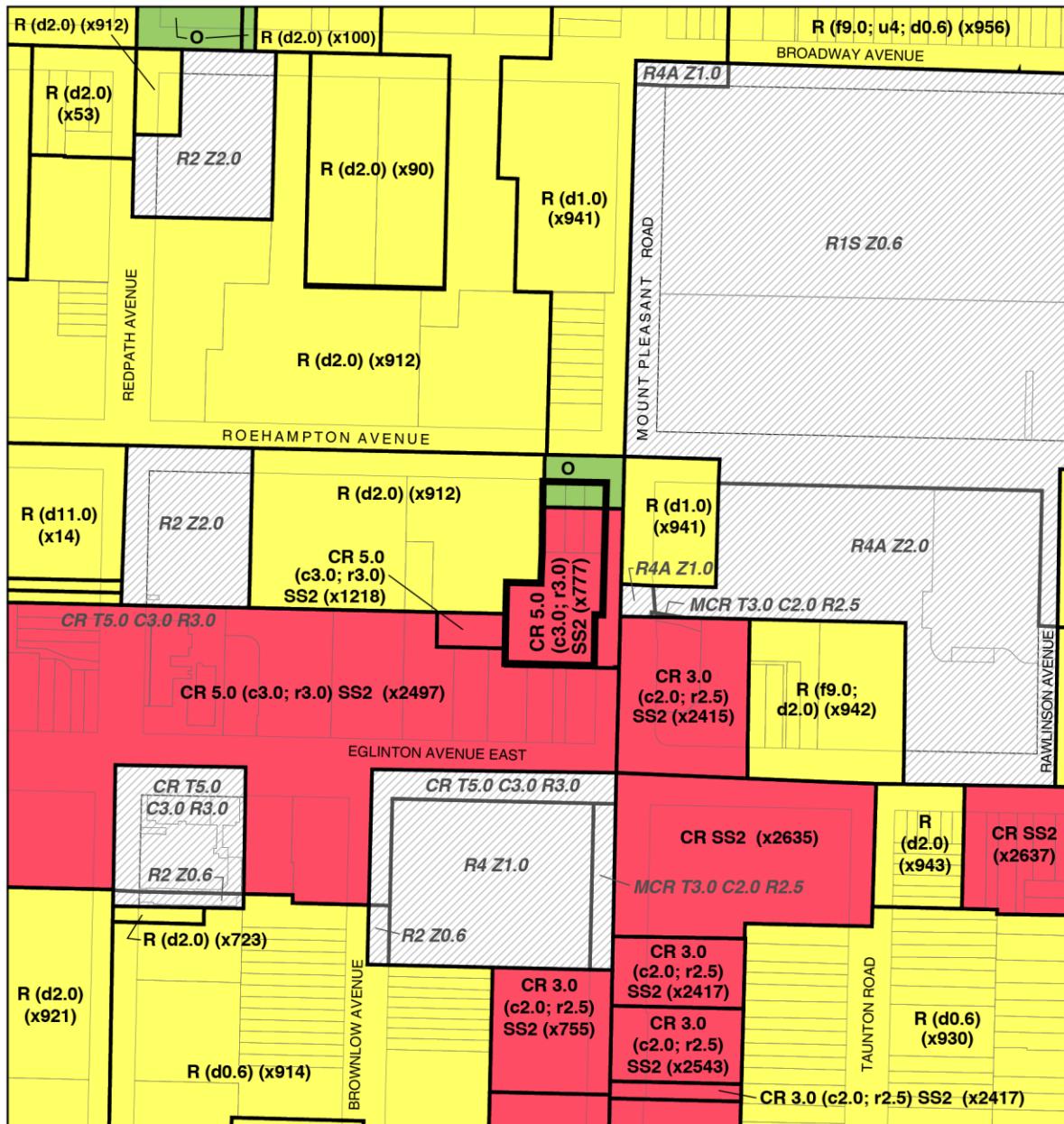
Yonge-Eglinton Secondary Plan

MAP 21-4 Land Use Plan

★ Location of Application	Mixed Use Areas "A"	Apartment Neighbourhoods	Land Use Designations per the Official Plan	Not to Scale ↑
— Secondary Plan Boundary	Mixed Use Areas "B"	Neighbourhoods "A"		
	Mixed Use Areas "C"	Neighbourhoods "B"		
		Parks and Open Space Areas - Parks		

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Attachment 6: Existing Zoning By-law Map



TORONTO

Zoning By-law 569-2013

File # 24 242404 STE 12 07

Location of Application

File # 24 242404 STE 12 07

	Location of Application
R	Residential
CR	Commercial Residential
O	Open Space

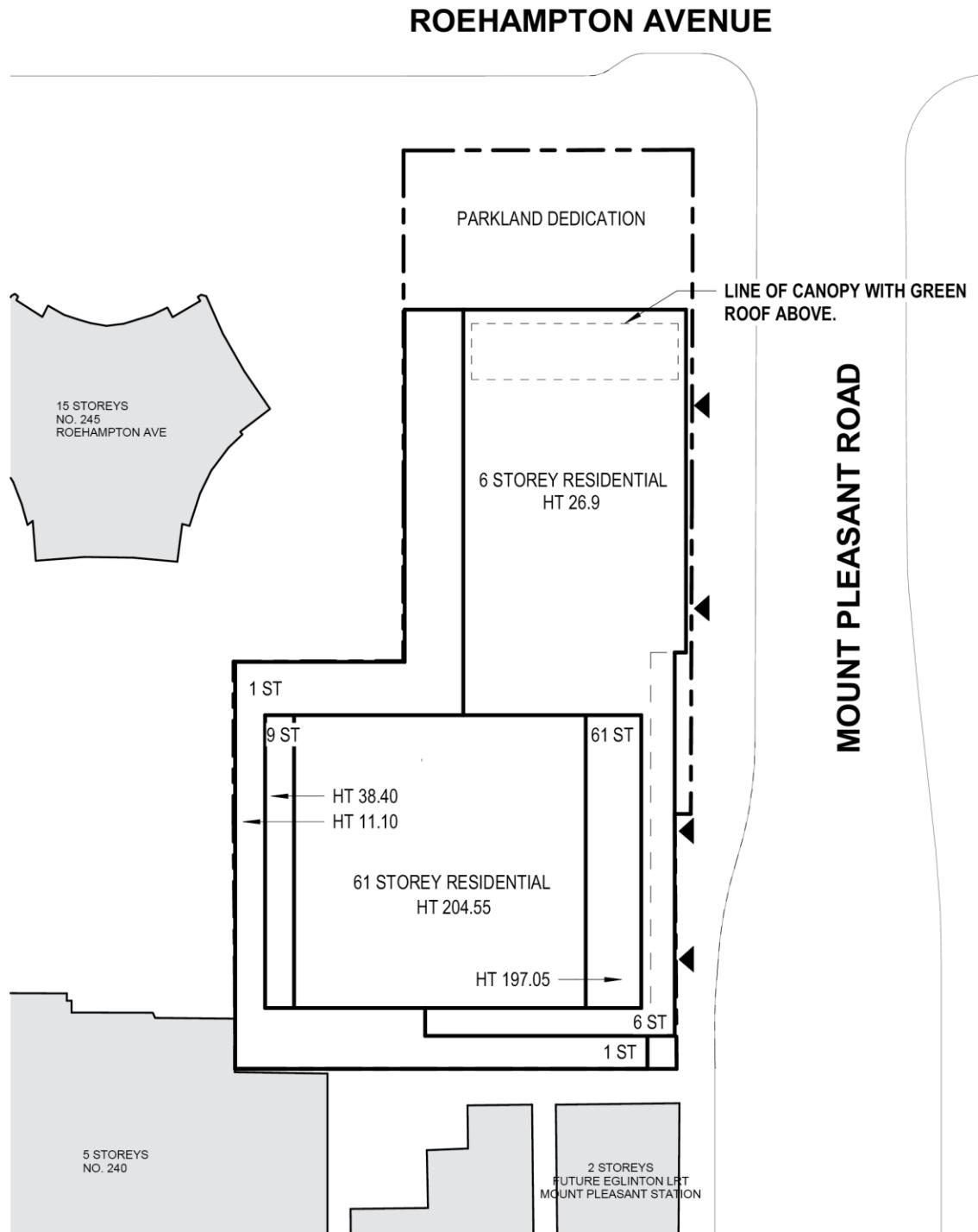
	See Former City of Toronto By-law No. 438-86
<i>R1S</i>	Residential District
<i>R2</i>	Residential District
<i>R4</i>	Residential District
<i>R4A</i>	Residential District
<i>CR</i>	Mixed-Use District
<i>MCR</i>	Mixed-Use District

Not to Scale
Extracted: 09/24/2025

Attachment 7: Draft Zoning By-law Amendment

This attachment will be provided prior to the January 13, 2026 Toronto and East York Community Council Meeting.

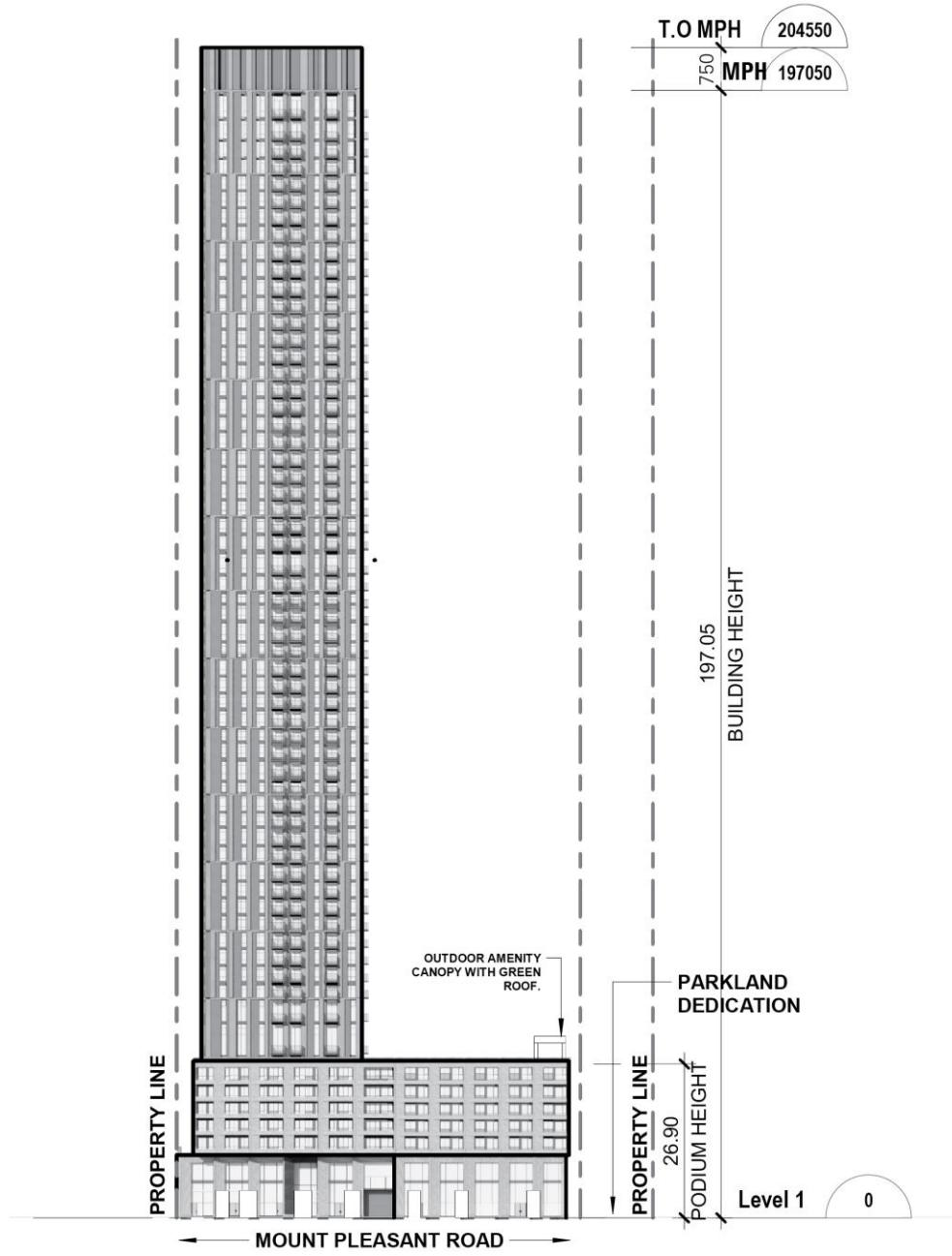
Attachment 8: Site Plan



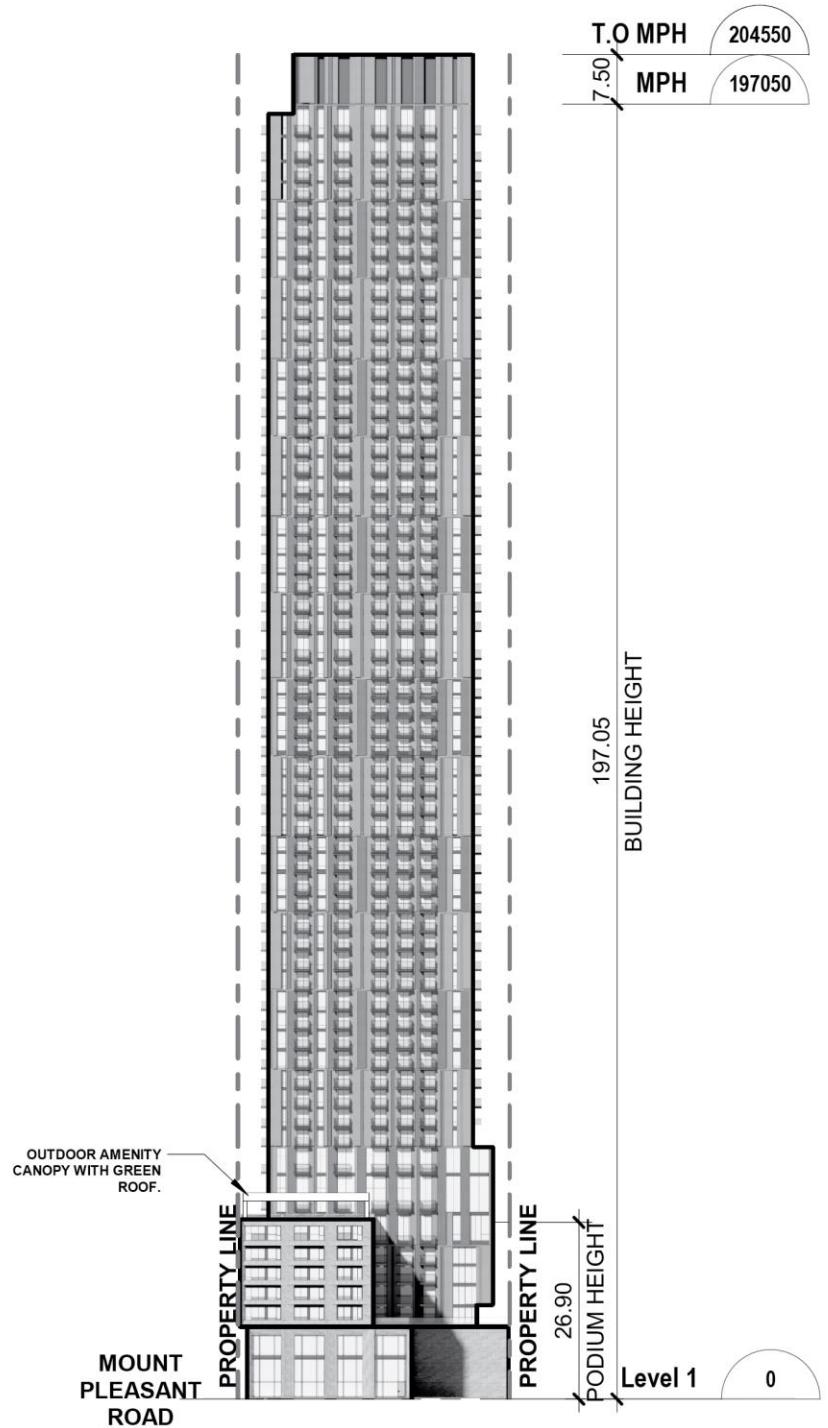
Site Plan



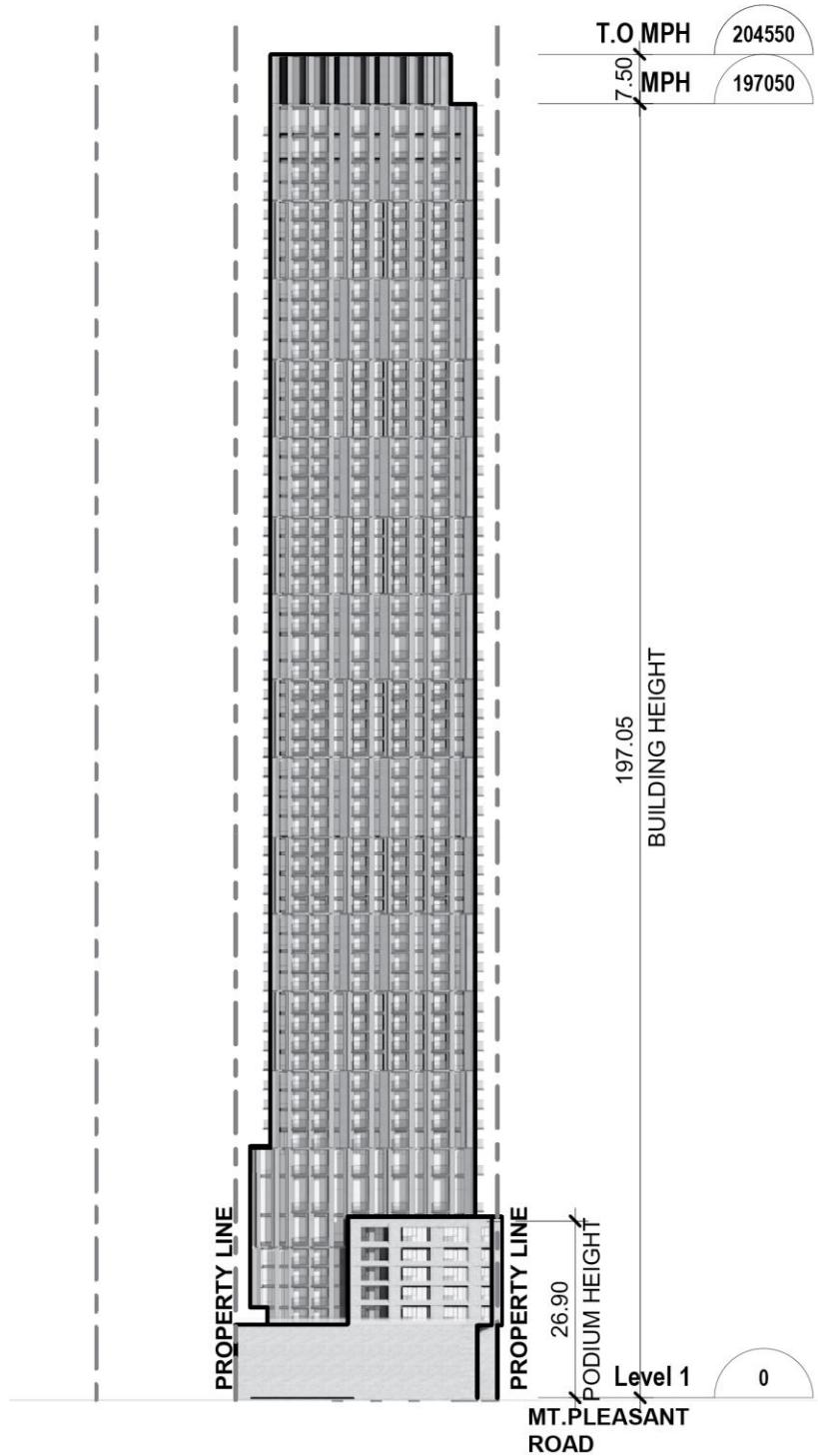
Attachment 9: Elevations



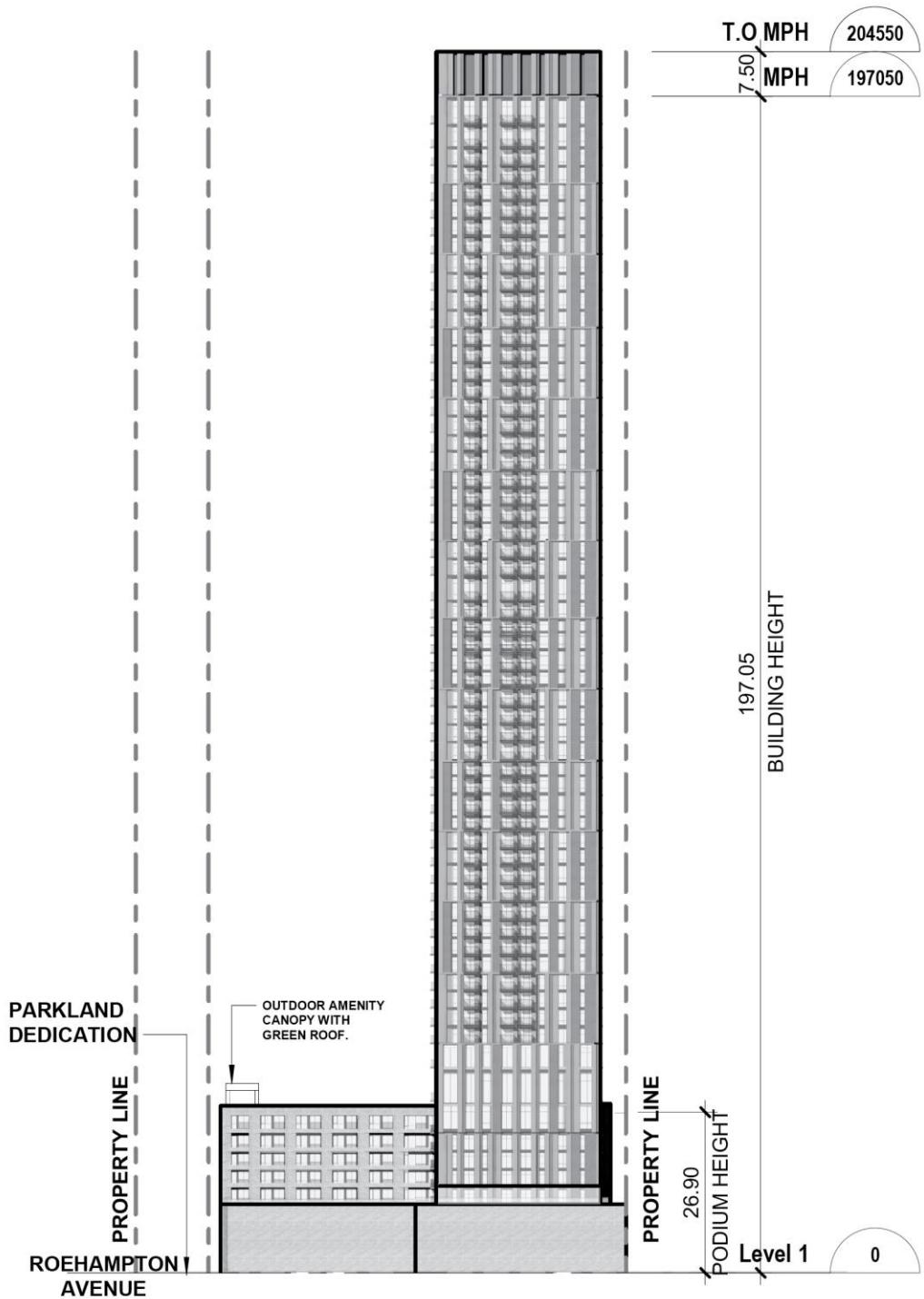
East Elevation



North Elevation



South Elevation



West Elevation

Attachment 10: 3D Massing Model

