

29-45 Berwick Avenue – Official Plan and Zoning By-law Amendment Application – Appeal Report

Date: February 2, 2026

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: 25 191657 STE 12 OZ

Related Planning Application Number: 25 210171 STE 12 RH

SUMMARY

On July 10, 2025, an Official Plan and Zoning By-law Amendment application was submitted and deemed complete on August 14, 2025, satisfying the City's minimum application requirements.

The Official Plan Amendment proposes to redesignate the lands at 29-45 Berwick Avenue from Neighbourhoods to Apartment Neighbourhoods and permit a tall building on the site. The Zoning By-law Amendment proposes a 165-metre residential building (49 storeys, excluding mechanical penthouse). A Rental Housing Demolition Application has also been submitted.

On December 15, 2025, the applicant appealed the Official Plan and Zoning By-law Amendment Application to the Ontario Land Tribunal (“OLT”) due to Council’s failure to make a decision within the time frame in the Planning Act.

This Report recommends that the City Solicitor with the appropriate City Staff attend the OLT hearing to oppose the application in its current form and to continue discussions with the applicant to resolve any outstanding issues.

RECOMMENDATIONS

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

1. City Council direct the City Solicitor and appropriate City Staff to attend the Ontario Land Tribunal in opposition to the current application regarding the Official Plan and

Zoning By-law Amendment Application appeals for the lands municipally known as 29-45 Berwick Avenue, and to continue discussions with the applicant in an attempt to resolve outstanding issues.

2. City Council authorize the City Solicitor and City Staff to take any necessary steps to implement City Council's decision, including requesting any conditions of approval that would be in the City's interest, in the event the Ontario Land Tribunal allows the appeal, in whole or in part.

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.

THE SITE AND SURROUNDING LANDS

Description

The site is located along the south side of Berwick Avenue, between Yonge Street and Duplex Avenue. The site is an irregular rectangular shaped parcel with a frontage of approximately 48.8 metres along Berwick Avenue, a depth of approximately 41.6 metres, and an approximate area of 1,814 square metres.

See Attachment 2 for the Location Map.

Existing Uses

The site is currently occupied by 3 single-detached and 2 semi-detached 2-storey residential buildings, containing a total of 8 dwelling units. Of these, 5 are rental dwelling units, including 3 units at 45 Berwick Avenue and 2 units at 31 Berwick Avenue. At the time of application, 4 of the rental dwelling units were occupied and 1 was vacant.

Surrounding Uses

To the north of the site is Canada Square (2180-2210 Yonge Street, 15 Eglinton Avenue West, and 20 and 46 Berwick Avenue), a proposed redevelopment that contemplates 5 mixed-use towers with heights ranging from 65-storeys at the north end of the site to 45-storeys at the south and a 4,200 square metre park. Located within the Canada Square site are the Eglinton TTC Subway Station, the Eglinton Crosstown LRT Station, and the surface transit terminal contained within the subway station that accommodates multiple TTC bus routes.

The subject site is approximately 210 metres from the closest entrance to the Eglinton TTC Subway Station and approximately 350 metres from the southwest corner of Yonge-Eglinton intersection, where the primary entrances to both transit stations are located. At the northeast intersection of Duplex Avenue and Berwick Avenue is an existing 17-storey residential building (60 Berwick Avenue). At the southeast corner of Yonge Street and Eglinton Avenue East is an approved 65-storey mixed-use building (1 Eglinton Avenue East).

To the east of the site is a 2-storey TTC utility building fronting onto Berwick Avenue, underneath which is the Line 1 Yonge-University subway corridor. The TTC building and adjacent rail trench lands are designated Parks and Open Spaces in the Official Plan and Yonge-Eglinton Secondary Plan, and are identified as a potential future decked park project extending south to the Davisville Subway Station, intended to enhance the public realm and expand the City's open space network over the long term. Immediately east of the TTC facility is a public lane (Lane West Yonge North Hillsdale) extending south from Berwick Avenue to Hillsdale Avenue. Further east along the west side of Yonge Street are 2- and 3-storey mixed-use buildings. At the southwest corner of Yonge and Hillsdale Avenue West is an approved 12-storey residential building at 2128 Yonge Street.

To the south and west of the site are low-rise single- and semi-detached properties.

THE APPLICATION

Description

The Zoning By-law Amendment application proposes a 165-metre (49 storeys, excluding mechanical penthouse) residential building containing 552 residential dwelling units. The Official Plan Amendment application seeks to redesignate the lands from Neighbourhoods to Apartment Neighbourhoods and to permit a tall building on the site.

Density

The proposal has a density of 19.07 times the area of the lot.

Residential Component

The proposal includes 552 dwelling units, comprised of 360 one-bedroom (65.2%), 137 two-bedroom (24.8%), and 55 three-bedroom units (10%).

Amenity Space

The proposal contains 1,779 square metres of indoor amenity space and 429 square metres of outdoor amenity space. The total amenity space proposed is 2,208 square metres (4.0 square metres per dwelling unit). The amenity space, as illustrated on the

plans, is proposed on the ground floor, Level 2, and Level 5.

Access, Parking and Loading

The proposal includes a total of 55 vehicular parking spaces provided in a two-level below grade parking garage with access from Berwick Avenue, and 4 pick-up/drop-off spaces located at-grade. A total of 315 bicycle parking spaces are proposed, which includes 249 long term spaces and 66 short term spaces. One Type 'G' and one Type 'C' loading spaces are proposed, with access from Berwick Avenue.

Rental Housing Demolition and Replacement

A related Rental Housing Demolition application has been submitted for this site. Approval of the Rental Housing Demolition application will be advanced to the Chief Planner or their designate under delegated authority, as less than six rental units are proposed to be demolished. A Tenant Relocation and Assistance Plan will be required to be secured to lessen hardship for existing tenants.

Additional Information

See Attachments 1, 2, 6, 7, and 8 of this Report for the Application Data Sheet, Location Map, a site plan, elevations, and 3D massing views of the proposal, respectively. 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: <https://www.toronto.ca/29BerwickAve>

Reasons for Application

An Official Plan Amendment is required to redesignate the lands from Neighbourhoods to Apartment Neighbourhoods and to permit a tall building on the site.

The Zoning By-law Amendment is required to amend performance standards in Zoning By-law 569-2013 including: gross floor area and floor space index; building height; building setbacks; vehicular parking space requirements, amongst others.

Since the development site contains six or more residential units, of which at least one unit is rental housing, an application is required under Chapter 667 of the City's Municipal Code, the Rental Housing Demolition and Conversion By-law.

APPLICATION BACKGROUND

A pre-application consultation (PAC) meeting was held on February 6, 2025. The Planning Application Checklist Package resulting from the PAC meeting is available on the Application Information Centre. The reports and studies submitted in support of this

application are available on the Application Information Centre:
<https://www.toronto.ca/29BerwickAve>

As part of the application review process, a design workshop was held on November 7, 2025 with the applicant team and City staff. The workshop focused on site-specific design issues as well as broader planning and urban design issues related to the block bounded by Berwick Avenue, Duplex Avenue, Hillside Avenue, and the TTC trench. Input from the workshop has informed the ongoing review of the proposal.

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

POLICY AND REGULATION CONSIDERATIONS

Provincial Land-Use Policies

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

Official Plan

The site is designated Neighbourhoods in the Official Plan Land Use Map 17. 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.

Yonge-Eglinton Secondary Plan

The Yonge-Eglinton Secondary Plan designates the site in accordance with the land use designations of the Official Plan, which identifies the property as Neighbourhoods. See Attachment 5 of this Report for the Yonge-Eglinton Secondary Plan - Land Use Plan. The site is located within the Secondary Zone of the Transit Node associated with Eglinton Subway Station. The Secondary Plan identifies a conceptual north-south mid-block connection through the site and also designates Berwick Avenue as a Midtown Greenway Public Realm Move.

Protected/Major Transit Station Area

The site is within the Eglinton Station delineated Protected Major Transit Station Area (PMTSA), associated with SASP 723 in Chapter 8 of the Official Plan. Specifically, the site is within 500 metres of Eglinton Station. The site has a minimum Floor Space Index

(FSI) of 0.5. The area is planned for a minimum population and employment target of 600 residents and jobs combined per hectare. Within a PMTSA, for lands designated Apartment Neighbourhoods, Mixed Use Areas, or Regeneration Areas, zoning will permit a Floor Space Index (FSI) of 6 or more when the lands are located within 500 metres of a transit station. Development is not required to provide vehicle parking within a PMTSA.

Zoning

The subject site is zoned R(d0.6)(x772) under Zoning By-law 569-2013. The Residential zoning category permits a range of residential building types, including apartment buildings.

See Attachment 4 of this Report for the existing Zoning By-law Map.

Rental Housing Demolition and Conversion By-law

This application involves the demolition of rental housing. The by-law requires that an applicant obtain a permit from the City allowing the demolition of the existing rental housing units. The City may impose conditions that must be satisfied before a demolition permit for the 5 rental dwelling units located at 45 and 31 Berwick Avenue is issued.

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
- 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.

Site Plan Control

The Site Plan Control application has been referred to the Ontario Land Tribunal.

PUBLIC ENGAGEMENT

Community Consultation

A Virtual Community Consultation Meeting was hosted by City staff on November 5, 2025. The meeting was attended by approximately 40 members of the public, as well as representatives from the Councillor's office and the applicant team. At the meeting, City staff and the applicant's team gave presentations and answered questions from participants. The following matters were raised at the meeting:

- Policy conformity: The Official Plan Neighbourhoods land-use designation, new provincial legislation, and precedent;
- Built Form: Transition to the existing low-rise neighbourhoods to the west and south;
- Impact: Privacy and overlook;
- Transportation: Increased traffic on Berwick Avenue, insufficient parking, delivery activity, and option to restrict traffic movements on residential streets;
- Access: The location of the driveway;
- Unit mix: Desire for a greater mix of larger, family-sized units; and
- Desire for affordable housing units.

The matters 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 Policy Statement and Provincial Plans

Staff's review of this application has had regard for the relevant matters of provincial interest set out in the Planning Act. Staff have reviewed the current proposal for consistency with provincial policy and provincial plans.

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.

Official Plan Amendment

The site is designated Neighbourhoods in the Official Plan and Secondary Plan. The Official Plan Amendment application proposes to redesignate the properties from Neighbourhoods to Apartment Neighbourhoods to permit the proposed residential tower.

Any future development on the site would be required to meet the applicable Official Plan and Secondary Plan policies for Apartment Neighbourhoods, including those related to appropriate built form, public realm, transition, and compatibility with the surrounding context.

Density, Height, Massing

The proposed building massing, including height, setbacks, step backs, separation distance, and transition to adjacent areas, does not conform to the Apartment Neighbourhoods policies of the Official Plan and Secondary Plan and is not acceptable in its current form.

Density

The proposed density of 19.07 FSI is greater than the minimum density requirement of 0.5 FSI as required by SASP 723 in Chapter 8 of the City's Official Plan. The PMTSA policies require that a lot within Apartment Neighbourhoods have a density permission of 6.0 times or more times the area of the lot if located within 200-500 metres of a transit station. The proposed density goes beyond the minimum FSI requirement, as well as the density permission for Apartment Neighbourhoods in a PMTSA should the proposed redesignation be permitted.

Height and Massing

The proposed height of 165-metres (49 storeys, excluding mechanical penthouse), does not conform with the Official Plan and Secondary Plan policies regarding Neighbourhoods designated lands, where tall buildings are not intended.

The proposed height exceeds the height permission of 4-storeys for properties in Neighbourhoods within PMTSAs.

The site is located outside of the Yonge-Eglinton Crossroads Core Character Area height peak. The proposed height exceeds that of the southernmost proposed 45-storey tower on the Canada Square site (2180-2210 Yonge Street, 15 Eglinton Avenue West, and 20 and 46 Berwick Avenue) to the immediate north. The proposed height is also

significantly taller than the approved and under construction 12-storey buildings to the east of the site at 2128 Yonge Street, 2112-2114 Yonge Street, and 2100 Yonge Street.

Should a redesignation to Apartment Neighbourhoods be permitted, the proposed development would be required to provide an appropriate transition to the existing low-rise buildings to the west and south of the site, with consideration of existing and planned heights in the surrounding area and the emerging context. The currently proposed tower setbacks, stepbacks, and separation distances are not sufficient.

Staff would like to continue discussions with the applicant regarding improvements to the proposed massing, including increased setbacks to the west and south property lines, inclusion of a tower stepback above the base building to the north and east, increase to the tower setback to the west, and reducing the tower floor plate.

Rental Housing Demolition and Tenant Relocation and Assistance Plan

A related Rental Housing Demolition Application (25 210171 STE 12 RH) has been submitted, as the proposal involves the demolition of eight residential dwelling units, including five rental dwelling units, four of which were occupied at the time of application. There are outstanding details related to the proposed Rental Housing Demolition Application and Tenant Relocation and Assistance Plan.

Public Realm

The proposed building is setback 3.0 metres from the property line along Berwick Avenue, providing for a 8.7-metre setback from the building face to the curb. Given the proposed redesignation to Apartment Neighbourhoods, which is characterized by landscaped open spaces and generous building setbacks, as well as the site's location along the Midtown Greenways public realm move, the proposed setback is not acceptable in its current form. Additionally, the side and rear building setbacks are insufficient and do not allow for adequate open space, landscaping, and buffering to adjacent low-rise buildings.

City staff would like to continue discussions with the applicant on the provision of landscaped setbacks that can accommodate publicly accessible open spaces.

Mid-block Connection

The Yonge-Eglinton Secondary Plan identifies the requirement for a new north-south mid-block pedestrian connection through this site. The application in its current form does not propose a mid-block connection through the site.

Shadow Impact

A Sun/Shadow Study prepared by Turner Fleischer Architects, dated June 6, 2025 (revised on August 13, 2025), illustrates that the proposed building will result in net new

shadows on the existing Duplex Avenue Park and the proposed 4,200 square metre park at 2180-2210 Yonge Street (Canada Square). City staff will continue to assess shadow impact on shadow sensitive areas, in alignment with the Official Plan and the Yonge-Eglinton Secondary Plan and adequately limit impacts when necessary. An updated Sun/Shadow study may be required with changes to the proposal.

Wind Impact

A Pedestrian Level Wind Assessment prepared by Gradient Wind, dated June 6, 2025, indicates that wind conditions across most public sidewalks, walkways, laneways, and surface parking areas within and surrounding the proposed development are suitable for walking or better during all seasonal periods and are acceptable for their intended use. Most proposed primary building access points are predicted to experience standing or better wind conditions.

Exceptions were identified at an isolated walkway associated with a secondary entrance near the northeast corner of the site, a primary lobby entrance at the northwest corner of the site, and the northwest corner of the Level 2 amenity terrace, where wind conditions exceed annual safety criterion thresholds. These exceedances are not acceptable.

Mitigation is required through modifications to the building envelope and the introduction of wind mitigation measures, such as wind screens, canopies, and tree plantings, to achieve safe and comfortable pedestrian-level wind conditions. Appropriate tower step backs to the north and east are also necessary to mitigate the identified unsafe wind conditions. Future wind conditions should be comfortable for sitting during spring, summer and fall seasons where seating is anticipated along sidewalks, entrances, and amenity areas. Conditions should also be comfortable for walking during the winter season.

A revised Pedestrian Level Wind Study, including a wind tunnel test is required if further changes are made to the massing.

Servicing

A Functional Servicing and Stormwater Management Report and associated plans have been submitted for the site and have been reviewed by Engineering Review staff. A number of revisions and additional information are required.

In the event that the OLT allows the Zoning By-law Amendment appeal in whole or in part, the confirmation of water, sanitary and stormwater capacity from the Director, Engineering Review, Development Review, or the determination of whether holding provisions are required in the Zoning By-law amendment should be confirmed prior to the interim and final Order.

Traffic, Access, Parking, and Loading

A Transportation Impact study prepared by BA Consulting Group Ltd., dated June 2025, was submitted to assess the traffic impact, access, parking, and loading arrangements for the proposed development. The study concludes that the anticipated traffic generated by the proposal will have minimal impacts on nearby intersections and can be accommodated on the adjacent road network.

Transportation Review staff has reviewed the Transportation Impact Study and generally accepts its conclusions with respect to traffic, parking, and loading, subject to the implementation of Transportation Demand Management measures.

The proposed location of the vehicular access is not acceptable. To minimize potential pedestrian–vehicular conflicts, the driveway should be relocated from the northwest corner of the site to the northeast corner of the site. An update to the Transportation Impact study may be required with changes to the proposal.

Parkland

The preferred approach to satisfying the parkland dedication requirements pursuant to Section 42 of the *Planning Act* is through an off-site parkland dedication. Parks Development staff will work with the applicant to identify suitable off-site properties, of appropriate size and location, for conveyance to the City as parkland.

If no such property can be secured, cash-in-lieu will be accepted. As per Toronto Municipal Code Chapter 415-29, the appraisal of the cash-in-lieu will be determined under the direction of the Executive Director, Corporate Real Estate Management. The Toronto Municipal Code Chapter 415-28 would require that the payment be made prior to the issuance of the first above-grade building permit.

Archaeological Assessment

The subject property is located within an area of archaeological potential, as identified by the City of Toronto's Archaeological Management Plan. As such, a Stage 1-2 Archaeological Assessment report was submitted in support of the application, which recommends that the subject property be considered free of further archaeological concerns. Heritage Planning Archaeology staff have reviewed the Archaeological Assessment report and concur with its recommendations that no further archaeological assessment is required.

Noise and Vibration

A Noise and Vibration Study prepared by HGC Noise Vibration Acoustics dated June 9, 2025 recommends updated window glazing and the provision of an alternative means of ventilation to open windows, which can be satisfied through the provision of air conditioning. Ground-borne vibration measurements associated with the TTC Yonge-

University subway line operations were found to be within applicable criteria, and no vibration mitigation is required.

The study recommends the inclusion of noise warning clauses for future occupants of the traffic noise impacts and the review of mechanical drawings and demising construction details by an acoustical consultant to ensure noise impacts are maintained within acceptable limits.

Tree Preservation

The application is subject to the provisions of City of Toronto Municipal Code, Chapter 813, Articles II (Street Trees By-law) and III (Private Tree By-law). Architectural Plans prepared by Stafford, dated June 6, 2025, Public Utility Plans prepared by ARCADIS, dated June 26, 2025, and a Landscape Plan, Soil Volume Plan, Arborist Report, and Tree Preservation Plan prepared by MEPDESIGN Landscape Architects, dated June 4, 2025, were submitted in support of the proposed development.

The Arborist Report and Tree Preservation Plan identify the removal of 1 City-owned street tree and 3 by-law-regulated privately owned trees to accommodate the proposed development.

As no replacement of public street trees are proposed that meet the City's planting standards, a cash-in-lieu payment will be required. The landscape plans propose six replacement trees on site, which satisfies the private tree compensation requirements.

Urban Forestry staff require revisions to the landscape plans to address City planting standards, including planting over underground structures and conflicts with Toronto Water utilities.

Further Issues

Development Review Staff may also be required to evaluate supplementary or revised plans and supporting materials submitted by the applicant after the date of this Report. As a result, Staff may continue to refine or identify further issues or supplement the reasons provided in this Report. Where substantive changes to the proposal are made by the applicant, Staff may report back to City Council as necessary.

Conditions to Any Tribunal Order

Should the Ontario Land Tribunal allow the appeal, in whole or in part, the following include a preliminary list of conditions that should be imposed on the issuance of any final order of the Tribunal on the Official Plan Amendment and Zoning By-law Amendment to the satisfaction of the appropriate City Officials:

- the final form and content of the draft Official Plan Amendment is to the satisfaction of the Executive Director, Development Review and the City Solicitor;

- the final form and content of the draft Zoning By-law Amendment is to the satisfaction of the Executive Director, Development Review and the City Solicitor;
- The Chief Planner or their designate under delegated authority has approved the Rental Housing Demolition Application (Application # 25 210171 STE 12 RH) under Chapter 667 of the Toronto Municipal Code, pursuant to Section 111 of the City of Toronto Act, 2006, to permit the demolition of the existing rental dwelling units, and the owner has entered into, and registered on title to the lands, an agreement pursuant to Section 111 of the City of Toronto Act, 2006 to the satisfaction of the Chief Planner and Executive Director, City Planning, and the City Solicitor, securing all rental housing-related matters, including tenant relocation assistance;
- The owner has at its sole expense:
 - submitted a revised Functional Servicing and Stormwater Management Report for review and acceptance, to the satisfaction of the Director, Engineering Review, Development Review, in consultation with the General Manager, Toronto Water;
 - made arrangements with the City for the design and construction of any improvements to the municipal infrastructure, should it be determined that upgrades are required to the infrastructure to support this development, according to the Functional Servicing and Stormwater Management Report accepted by the Director, Engineering Review, Development Review, in consultation with the General Manager, Toronto Water;
 - Ensured that implementation of the accepted Engineering Reports does not require changes to the proposed amending By-law or that any required changes have been made to the proposed amending By-law to the satisfaction of the Executive Director, Development Review, and the City Solicitor, including the use of a Holding ("H") By-law symbol regarding any new municipal servicing infrastructure or upgrades to existing municipal servicing infrastructure, as may be required;
 - Submitted all required Engineering Reports to the satisfaction of the Director, Engineering Review, Development Review, in consultation with the General Manager, Toronto Water;
 - Address all outstanding issues raised in the Engineering Review Memorandum dated October 16, 2025, as they may be amended, as they relate to the Zoning Bylaw Amendment application to the satisfaction of the General Manager; Transportation Services and of the Director, Engineering Review, Development Review;

- Satisfied any other conditions as may be deemed necessary and in the interest of the City.

CONTACT

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Kai.Zhou@toronto.ca

SIGNATURE

Oren Tamir
Director, Community Planning
Toronto and East York District

ATTACHMENTS

City of Toronto Data/Drawings

Attachment 1: Application Data Sheet

Attachment 2: Location Map

Attachment 3: Official Plan Land Use Map

Attachment 4: Existing Zoning By-law Map

Attachment 5: Yonge-Eglinton Secondary Plan - Land Use Plan

Applicant Submitted Drawings

Attachment 6: Site Plan

Attachment 7: Elevations

Attachment 8: 3D Massing Model

Attachment 1: Application Data Sheet

Municipal Address: 29-41 Berwick Avenue Date Received: July 10, 2025
Application Number: 25 191657 STE 12 OZ
Application Type: Official Plan and Zoning By-law Amendment
Project Description: a 49-storey residential building.

Applicant	Architect	Owner
Michael Goldberg	Turner Fleischer	SG Berwick LTD

EXISTING PLANNING CONTROLS

Official Plan Designation: Neighbourhoods Site Specific Provision: OPA 570, SASP 723
Zoning: Residential R (d0.6) (x772)
Height Limit (m): 10 Site Plan Control Area: Y

PROJECT INFORMATION

Site Area (sq m): 1,814 Frontage (m): 49 Depth (m): 42

Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):			971	971
Residential GFA (sq m):			34,589	34,589
Non-Residential GFA (sq m):				
Total GFA (sq m):			34,589	34,589
Height - Storeys:			49	49
Height - Metres:			162	162

Lot Coverage Ratio (%): 53.53 Floor Space Index: 19.07

Floor Area Breakdown	Above Grade (sq m)	Below Grade (sq m)
Residential GFA:	34,527	62
Retail GFA:		

Office GFA:
 Industrial GFA:
 Institutional/Other GFA:

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:				
Freehold:				
Condominium:			552	552
Other:				
Total Units:			552	552

Total Residential Units by Size

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:					
Proposed:			360	137	55
Total Units:			360	137	55

Parking and Loading

Parking Spaces:	55	Bicycle Parking Spaces:	315	Loading Docks:	2
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CONTACT:

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 Kai.Zhou@toronto.ca

Attachment 2: Location Map



Attachment 3: Official Plan Land Use Map



Official Plan Land Use Map #17

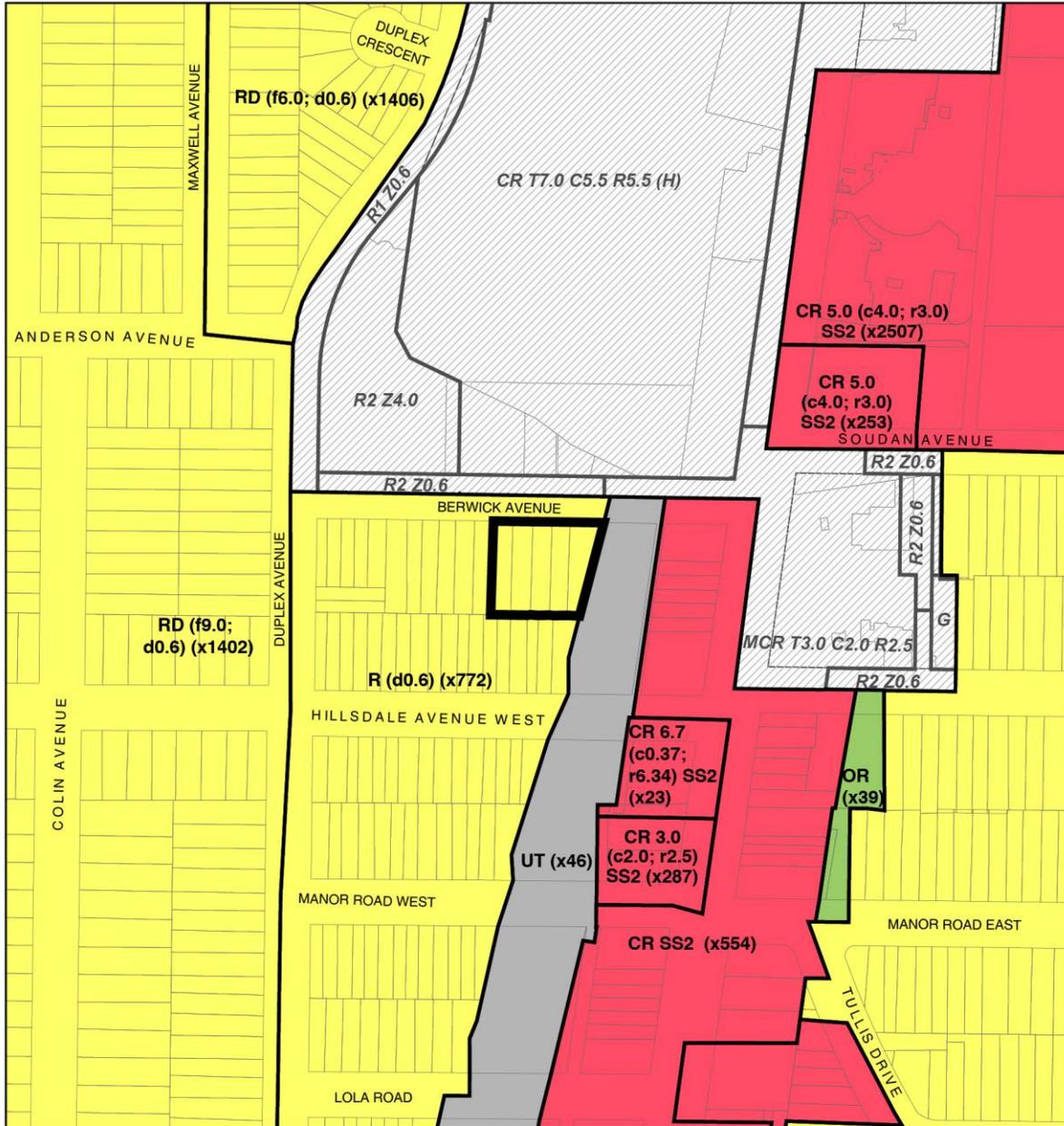
41 Berwick Avenue

File # 25 191657 STE 12 0Z

-  Location of Application
-  Neighbourhoods
-  Mixed Use Areas
-  Parks


 Not to Scale
 Extracted: 07/14/2025

Attachment 4: Existing Zoning By-law Map



Zoning By-law 569-2013

41 Berwick Avenue

File # 25 191657 STE 12 0Z

Location of Application

- R Residential
- RD Residential Detached
- RA Residential Apartment
- CR Commercial Residential

- OR Open Space Recreation
- UT Utility and Transportation

See Former City of Toronto By-law No. 438-86

- R2 Residential District
- MCR Mixed-Use District
- G Parks District

Not to Scale
Extracted: 07/14/2025



**Yonge-Eglinton Secondary Plan -
Map 21-4 Land Use Plan**

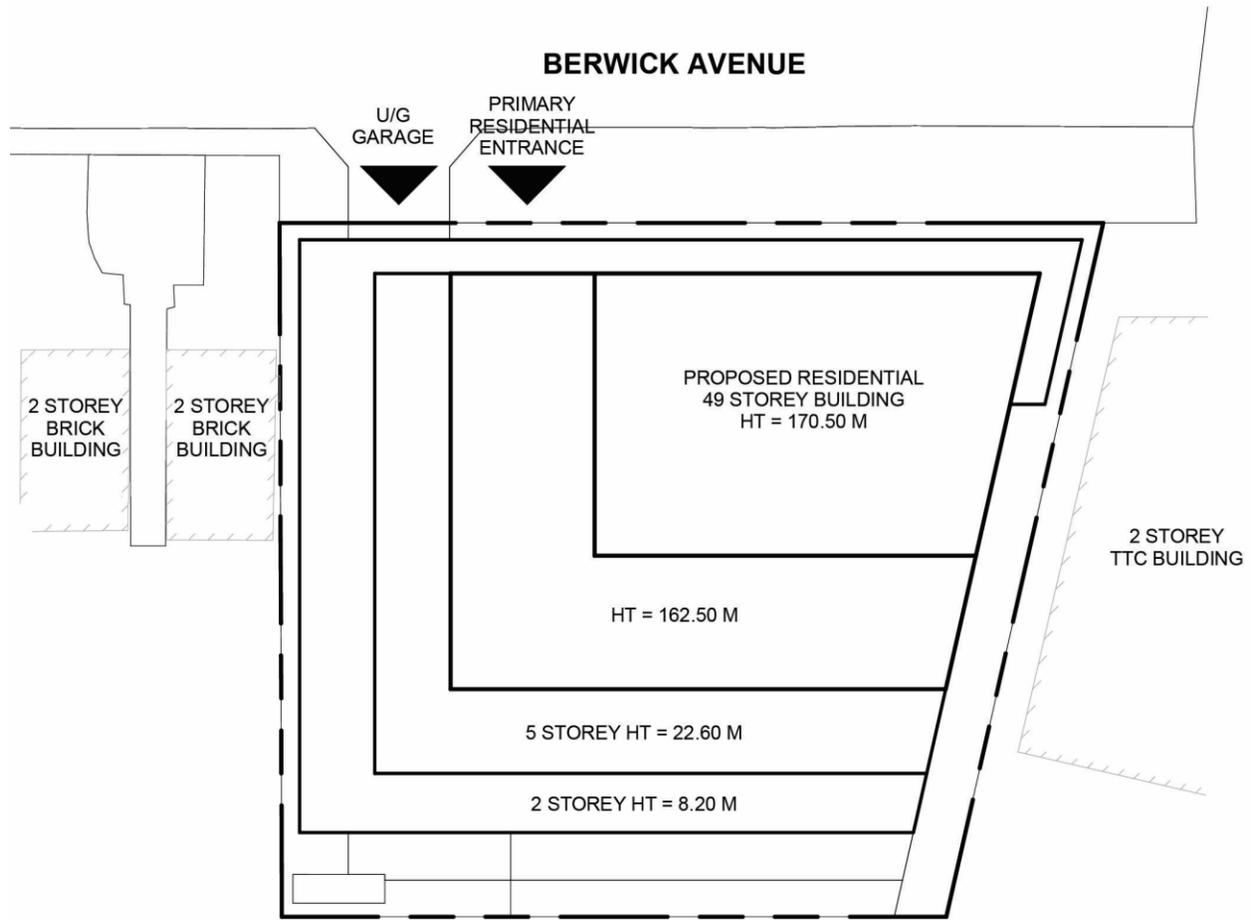
41 Berwick Avenue
File # 25 191657 STE 12 OZ

- Secondary Plan Boundary
- ▨ Mixed Use Areas "A"
- ▩ Mixed Use Areas "B"
- ▧ Mixed Use Areas "C"
- Apartment Neighbourhoods
- Neighbourhoods "A"
- Neighbourhoods "B"
- Parks and Open Space Areas - Parks
- ▨ Land Use Designations per the Official Plan
- ★ Site Location

Not to Scale ↗

Extracted January 13, 2026

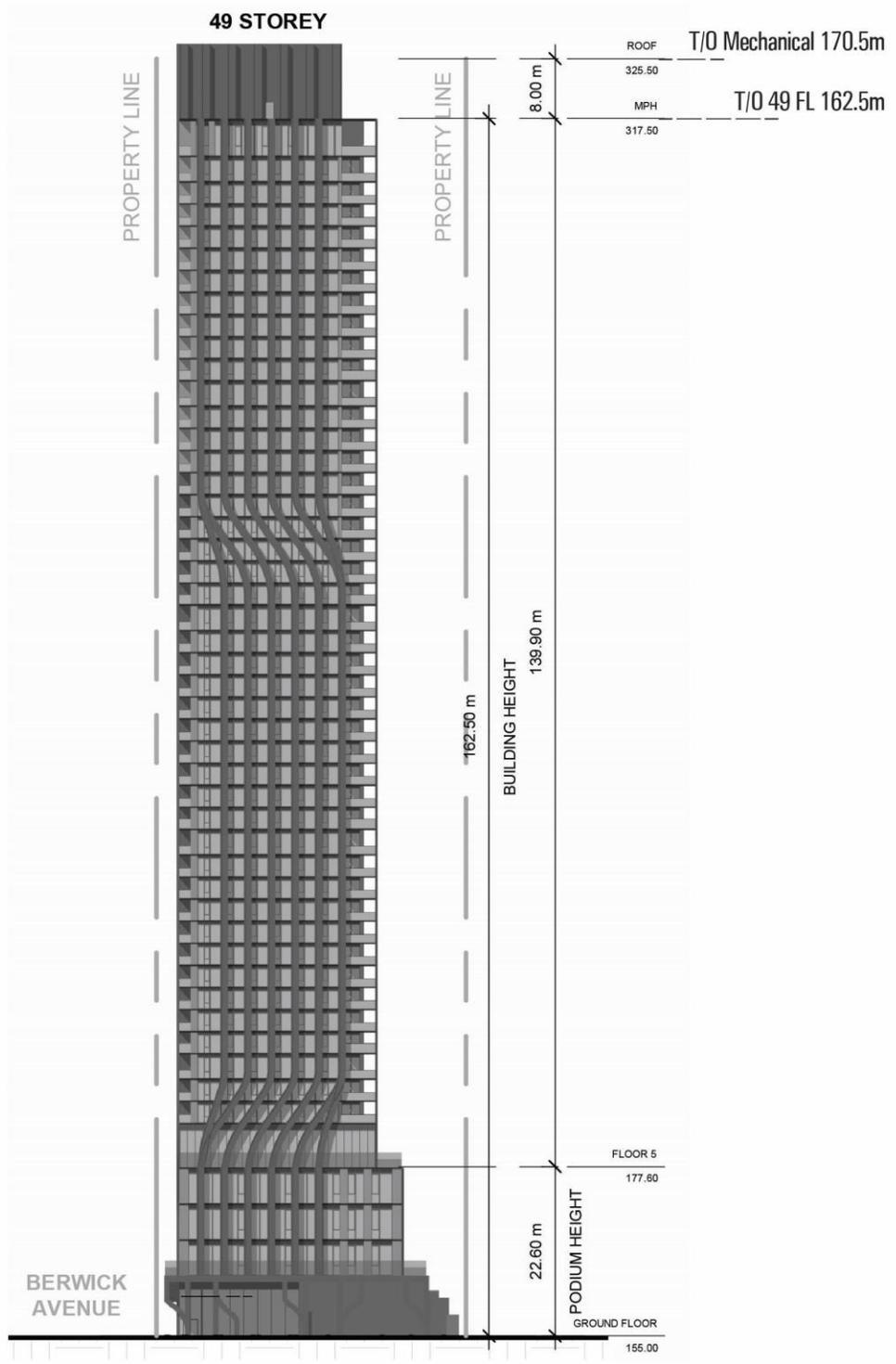
Attachment 6: Site Plan



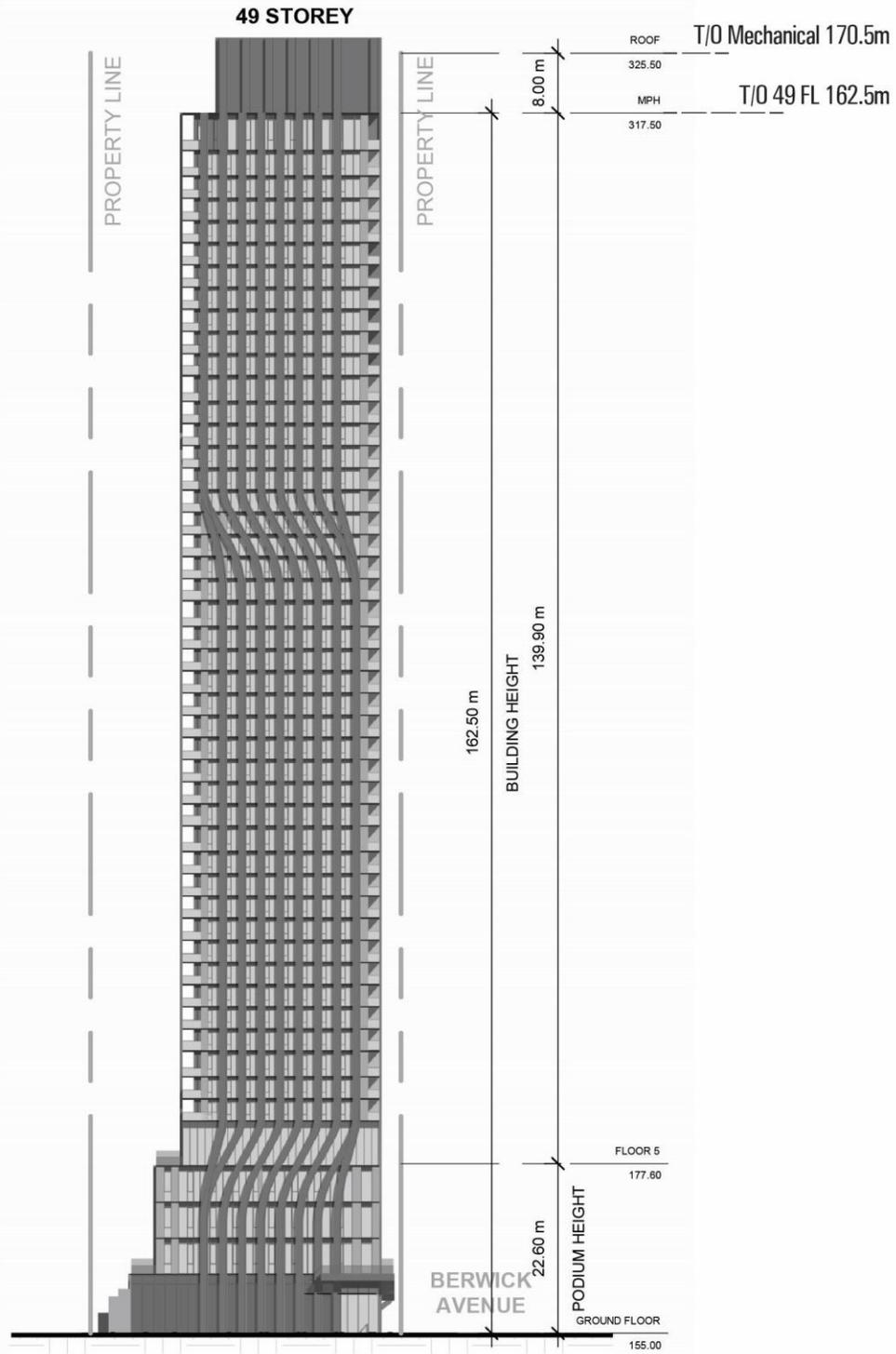
Site Plan



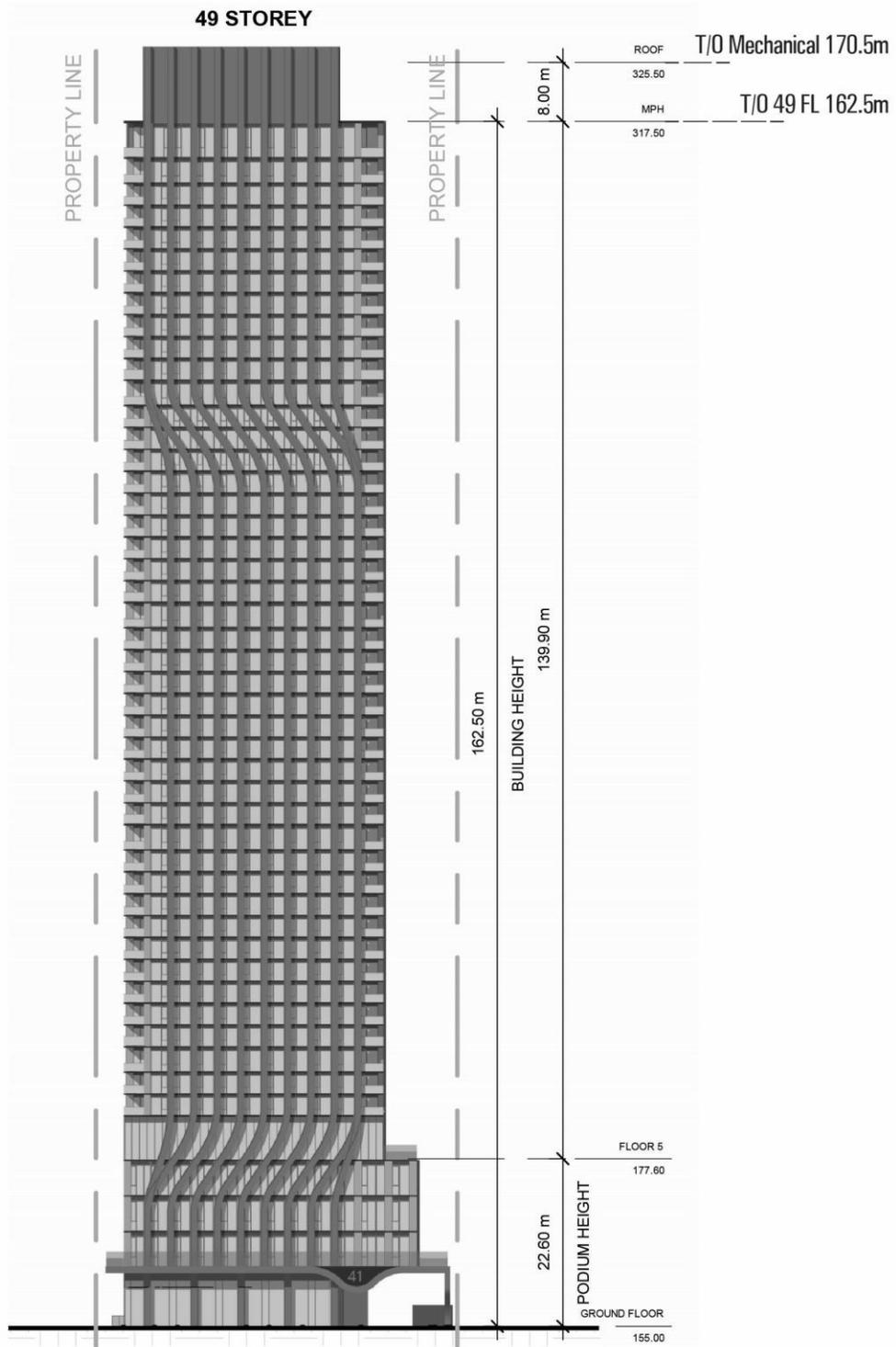
Attachment 7: Elevations



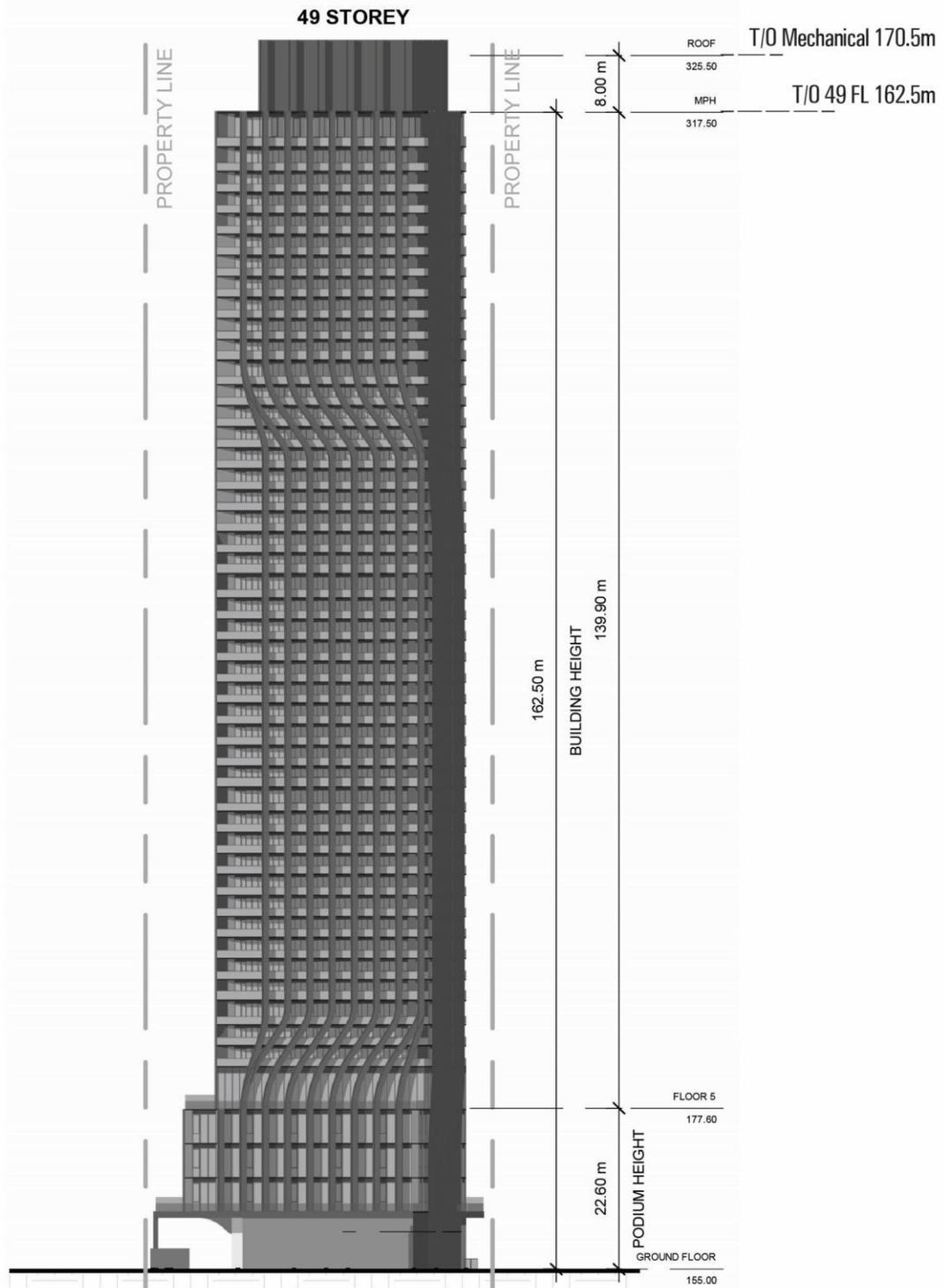
West Elevation



East Elevation

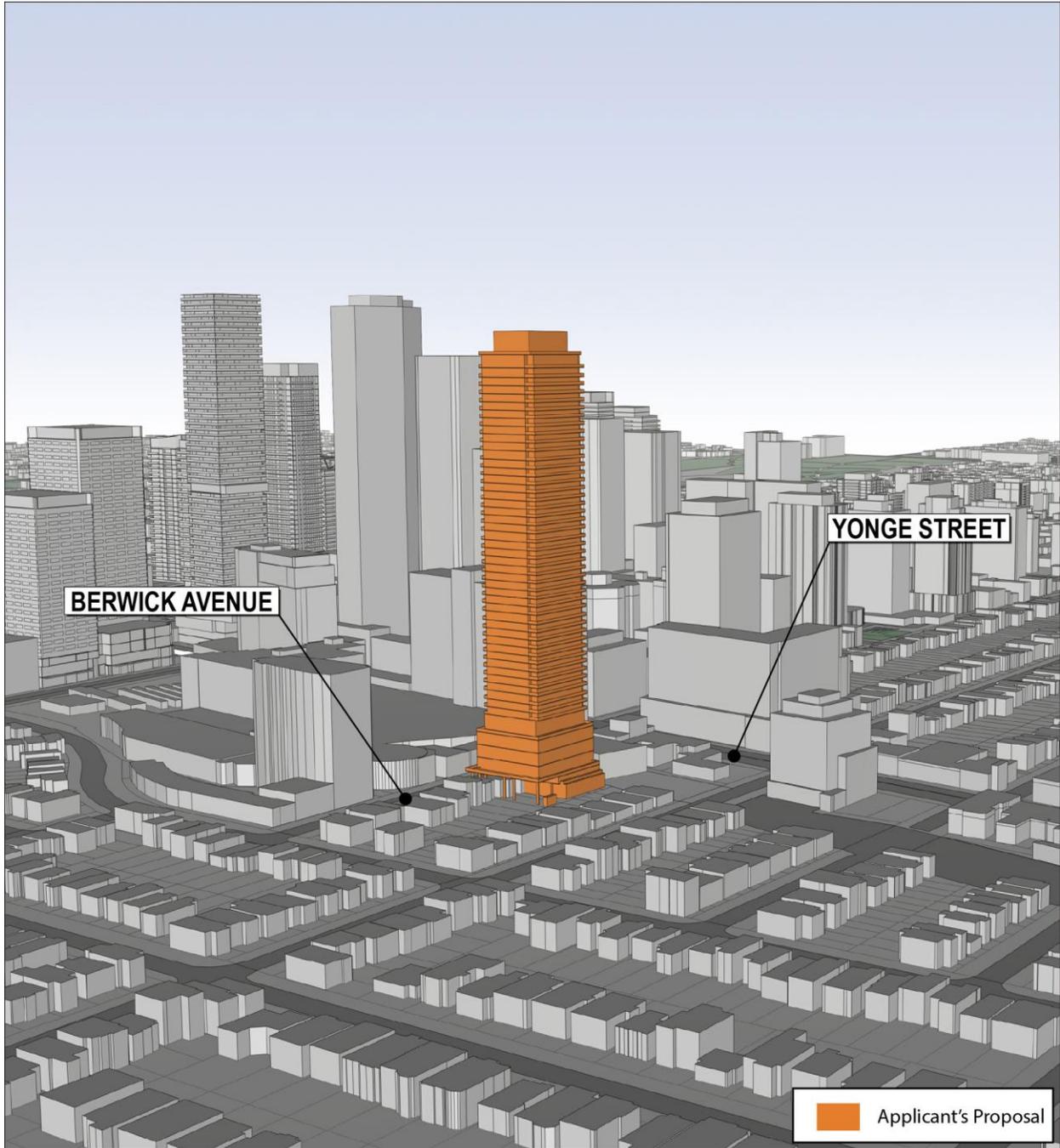


North Elevation



South Elevation

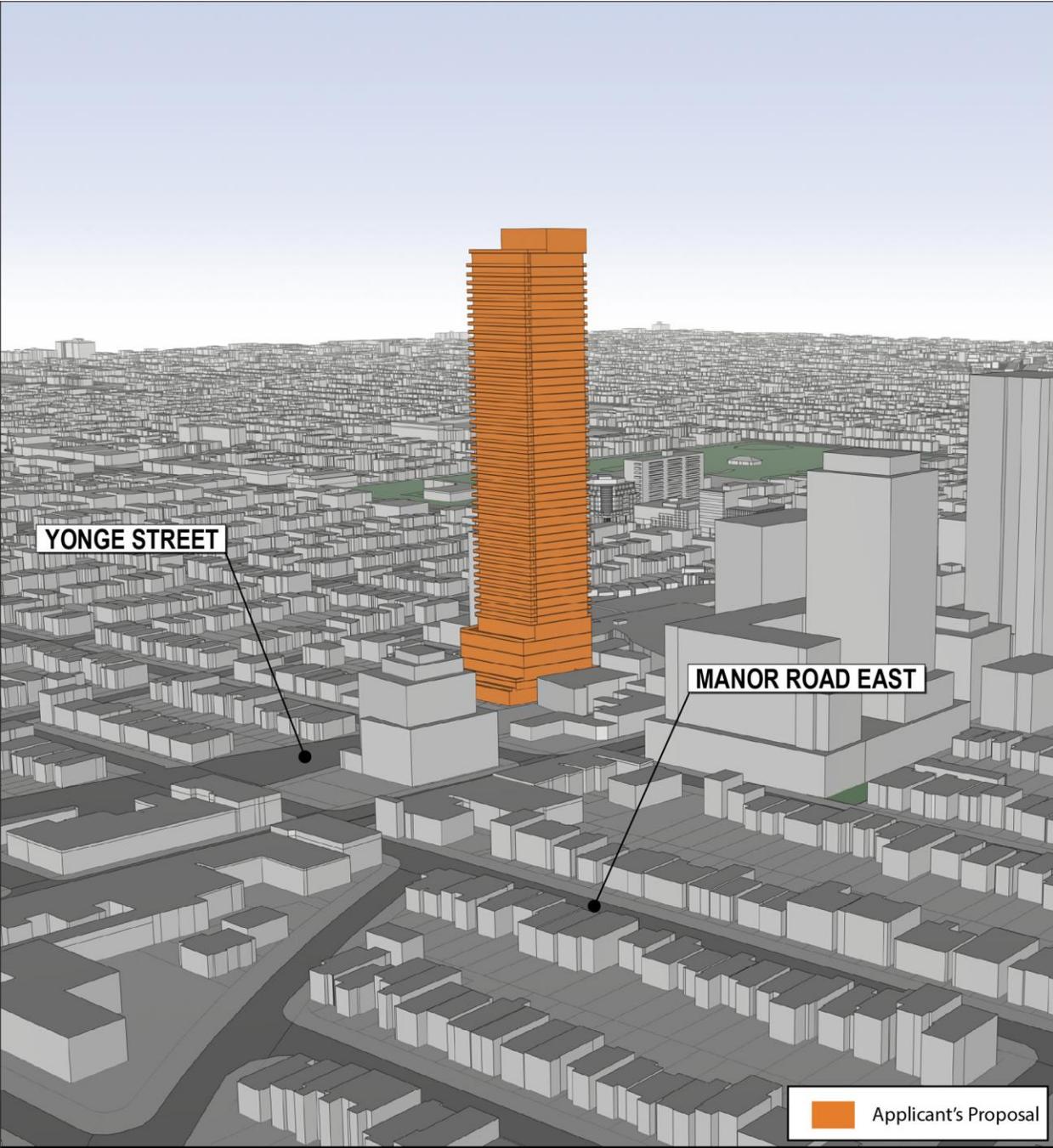
Attachment 8: 3D Massing Model



View of Applicant's Proposal Looking Northeast



01/12/2026



View of Applicant's Proposal Looking Northwest



01/12/2026