

419, 421, 423 and 425 Woodbine Avenue – Official Plan and Zoning By-law Amendment – Decision Report – Approval

Date: March 16, 2026

To: Toronto and East York Community Council

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

Ward: 19 - Beaches-East York

Planning Application Number: 25 131074 STE 19 OZ

Related Planning Application Number: 25 143117 STE 19 RH

SUMMARY

This report reviews and recommends approval of the application to amend the Official Plan and Zoning By-law to permit an 11-storey mixed use building at 419, 421, 423 and 425 Woodbine Avenue. The proposed development would include 123 dwelling units including 11 rental replacement units, 132 square metres of new non-residential gross floor area and two levels of underground parking.

The proposed development is consistent with the Provincial Planning Statement, 2024, conforms to the City's Official Plan, and represents appropriate intensification that is compatible with the existing and planned context.

RECOMMENDATIONS

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

1. City Council amend the Official Plan for the lands at 419, 421, 423 and 425 Woodbine Avenue substantially in accordance with the draft Official Plan Amendment included as Attachment 5 to this Report.
2. City Council amend City of Toronto Zoning By-law 569-2013 for the lands at 419, 421, 423 and 425 Woodbine Avenue substantially in accordance with the draft Zoning By-law Amendment included as Attachment 6 to this Report.

3. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Official Plan Amendment and draft Zoning By-law Amendment as may be required.

4. City Council request the General Manager, Transportation Services, to review and report back on the feasibility of amending Schedule B of the City of Toronto Municipal Code Chapter 925, Permit Parking, to exclude the development located at 419, 421, 423 and 425 Woodbine Avenue from Permit Parking.

5. City Council direct the City Solicitor to withhold the necessary Bills for enactment, until City Council has approved the Rental Housing Demolition Application Number 25 165365 STE 04 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 six existing rental dwelling units at 419, 421, 423 and 425 Woodbine Avenue to the satisfaction of the Chief Planner and Executive Director, City Planning and the City Solicitor, securing all rental housing-related matters necessary to implement City Council's decision.

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

On May 22, 2024, City Council adopted item PH12.3 “Expanding Housing Options in Neighbourhoods: Major Streets Study - Final Report”, to permit townhouse and apartment buildings on major streets on lands designated in the Official Plan as Neighbourhoods throughout the city. City Council's decision can be found here: <https://secure.toronto.ca/council/agenda-item.do?item=2024.PH12.3>

A pre-application meeting was held August 10, 2022. The current application was submitted on March 18, 2025 and deemed complete on June 16, 2026.

THE SITE AND SURROUNDING LANDS

Description

The site is located on the east side of Woodbine Avenue, south of Kingston Road. It is a consolidation of four properties, irregular in shape, and approximately 2,369 square metres in area. It has frontage of approximately 32 metres on Woodbine Avenue and a depth that ranges from 46 metres to 58 metres. See Attachment 2 for the Location Map.

Existing Uses

The north part of the site is vacant. The south part of the site contains an 11 unit four-storey apartment building at 419 Woodbine Avenue with driveway access to Woodbine Avenue.

Surrounding Uses

North: Immediately north of the site are townhouses with a 6-storey mixed use and 4-storey residential development to the north east. Along Woodbine Avenue on the north side of Kingston Road is a gas station and further north are residential uses that include single and semi-detached dwellings. To the north west of Kingston Road and Woodbine Avenue is a Place of Worship and cemetery.

South, East and West: Lowrise residential uses.

THE APPLICATION

Description

The proposal seeks to construct an 11-storey mixed-use building (36.1 metres excluding mechanical penthouse) fronting Woodbine Avenue, with retail at grade. It includes 10 storeys of residential units with the 11th storey including both indoor amenity space and mechanical penthouse. A total of 123 residential units, including 11 rental replacement units, with 7,844 square metres of residential gross floor area and 132 square metres of new non-residential gross floor area is proposed.

Two levels of underground parking are proposed to accommodate 124 vehicular parking spaces including four accessible spaces, and 152 bicycle parking spaces. Vehicular access is proposed from Woodbine Avenue via a new driveway on the south side of the site. The proposal also contains 680 square metres of combined indoor and outdoor amenity space.

Density

The proposal has a density of 3.37 times the area of the lot.

Residential Component

The proposal includes the replacement of 11 rental units plus 112 new dwelling units for a total of 123 units. The rental replacement units consist of 4 one-bedroom and 7 two-bedroom units.

The 112 new residential units include, 2 studio (2%), 74 one-bedroom (66%), 21 two-bedroom (19%), and 15 three-bedroom units (13%). The tenure is not yet determined.

Non-Residential Component

The proposal includes 132 square metres of new retail space that will front onto Woodbine Avenue.

Access, Parking and Loading

Residential and retail pedestrian access is proposed from Woodbine Avenue.

Vehicular access to the parking and loading is proposed from Woodbine Avenue via the driveway on the south end of the site. One Type "G" loading space is proposed to be internalized within the building.

Two levels of underground parking are proposed with a total of 124 vehicular parking spaces (115 resident spaces and 9 visitor spaces including 4 accessible spaces). Two of the visitor spaces are proposed to be at grade and the remainder below grade.

A total of 152 bicycle parking spaces (124 long-term and 28 short-term) are proposed at grade and in the underground parking garage.

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/419WoodbineAve

Reasons for Application

The Official Plan Amendment application is required to redesignate the site from Neighbourhoods to Apartment Neighbourhoods to permit the proposed 11 storey apartment building on a Major Street.

The Zoning By-law Amendment application is required to amend City-wide Zoning By-law 569-2013, as amended, to permit the site specific zoning provisions including proposed building height, density, number of storeys, depth, building setbacks and soft landscaping.

APPLICATION BACKGROUND

A pre-application consultation (PAC) meeting was held on August 10, 2022. The Planning Application Checklist Package resulting from the PAC meeting is available on the Application Information Centre.

The current application was submitted on March 18, 2025 and deemed complete on June 16, 2025 satisfying the City's application requirements. The reports and studies submitted in support of this application are available on the Application Information Centre www.toronto.ca/419WoodbineAve.

Agency Circulation Outcomes

The application has been circulated to all appropriate agencies and City Divisions. Responses received have been used to assist in evaluating the application and to formulate appropriate Official Plan and Zoning By-law amendments.

POLICY AND REGULATION CONSIDERATIONS

Provincial Land-Use Policies

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

Official Plan

The Official Plan Urban Structure Map 3 identifies Woodbine Avenue as a Major Street. Apartment buildings of up to six storeys and townhouses up to four-storeys are permitted on major streets in designated Neighbourhoods.

The Official Plan Land Use Map 21 designates the site as Neighbourhoods. Neighbourhoods permit a range of uses within lower scale buildings along with parks, schools and small scale stores. 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. It can be found here: <https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/official-plan/>.

Zoning

The site is zoned as Residential [R(d0.6)] under Zoning By-law 569-2013. The Residential zoning category permits residential, park, and some small scale retail uses. The density permits a maximum density of 0.6 times the area of the lot.

See Attachment 2 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:

Mid-Rise Building Performance Standards

- Growing Up: Planning for Children in New Vertical Communities
- Retail Design Manual
- Toronto Accessibility Design Guidelines

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 held on October 21, 2025, with the community, Ward Councillor, City staff and the applicant team. Approximately 51 community members attended the meeting. At the meeting, City staff and the applicant team gave presentations on the site and surrounding area, explaining the existing planning policy framework and proposed development. Following the presentations, City staff led a question-and-answer format discussion. Comments and questions included:

- Concerns with increased traffic congestion in the area including the intersection of Woodbine Avenue and Kingston Road, and the impact of trucks and noise from the loading area on the site;
- Concerns about parking impacts in the area;
- Concerns with the proposed height, density, compatibility with the surrounding neighbourhoods and resulting shadow and overlook impact;
- Concern about construction management, particularly related to noise and impact to residents;
- Concern about the Environmental Assessment of the property and potential contamination to the surrounding area; and
- Concern about lack of capacity in area schools and lack of public realm space.

The issues raised through the community consultation process have been considered through the review of the application.

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 for consistency with the PPS (2024) and find the proposal consistent.

Land Use

The proposed designation of Apartment Neighbourhoods is appropriate given the location and size of the site. Residential and small scale non-residential uses are permitted in the Apartment Neighbourhoods designation and are consistent with the direction in the Official Plan. Designating the site Apartment Neighbourhoods provides a transition between the Mixed Use Areas along Kingston Road and the Neighbourhoods to the south and east of the site. The uses proposed on Woodbine Avenue will promote activity and animate the street by placing non-residential uses at grade and is well served by active transportation and transit options.

The proposal represents an acceptable appropriate level of intensification along a Major Street and a built form that is in keeping with the planned and evolving context of the area.

Density, Height, Massing

The proposed mixed-use building conforms to the applicable Official Plan policies and emerging policy context with respect to the built form, setbacks and massing.

The site is large, consisting of four lots with the depth ranging from approximately 43 to 60 metres. The site is considered a deep lot in the updated Mid-Rise Design Guidelines. This condition can support additional height beyond what is permitted in the Major Streets Zoning By-law 806-2024.

The building has a "U" shape with tallest element of 11 storeys (including indoor amenity and mechanical penthouse), set to the north end of the site. The west wing of the building steps down to eight storeys and then to four storeys along Woodbine Avenue and at the south side, adjacent the neighbourhood. The building opens up in

the centre providing a courtyard with outdoor amenity space and access to internalized parking ramp and loading area.

The front wall height along Woodbine Avenue is proposed to be four storeys (approximately 15.2 metres), with the building face set back from Woodbine Avenue. The front streetwall height respects the direction of the new Mid-Rise Building Design Guidelines by not exceeding 80 percent of the height of the 20 metre right-of-way along Woodbine Avenue. The south side of the building, adjacent to the neighbourhood, is separated by a 6 metre driveway at grade. The building spans over the driveway on the second storey, and steps back 2.4 metres on the fourth storey with a further step back of 5.5 metres on the six storey. These setbacks and stepbacks aligns with the Mid-Rise Guidelines.

The east wing of the building steps down to 4 storeys adjacent to the Neighbourhoods area to the east. The northern rear yard is setback 7.5 metres to the 6 and 11 storey building elements, aligning with the Mid-Rise Guidelines. The south eastern wing of the building is four storeys with a rear yard of 5.5 metres. The Zoning By-law Amendment secures this setback and will ensure there will be no balconies that encroach into the 5.5 metre setback.

The setbacks and stepbacks provide street wall heights and stepbacks appropriate for the context, an articulated built form with the taller elements of the building pulled away from the public realm and providing transition from the north to the south and east. This also supports greater sunlight penetration around the site and comfortable public realm conditions.

Attachments 8 to 11 illustrate the heights and massing of the proposed development concept.

Public Realm

The proposed development will improve the soft landscaping and provide additional trees and street furniture on site.

The proposed building is setback 2.4 metres from the property line on Woodbine Avenue, which provides for a minimum curb to building face of 4.8 metres, allowing for soft landscaping and greater space for retail access and patio space.

A centralized courtyard is proposed to be located in the middle of the site adjacent to the building. It can be accessed from the indoor amenity space at grade and from the south end of the development. This area will provide an area for outdoor amenity, tree planting and soft landscaping. The setbacks at the rear of the building will also provide for additional space for tree planting and soft landscaping on site.

Amenity Space

Zoning By-law 569-2013 requires a combined amenity space of four square metres per unit, of which at least two square metres for each dwelling unit is for indoor amenity space located at or above-grade and at least 40 square metres is for outdoor amenity space in a location adjoining or directly accessible to the indoor amenity space.

The application proposes a total of 123 dwelling units which would require a minimum of 492 square meters of combined indoor and outdoor amenity space. The proposal includes a total of 680 square metres of combined amenity space with 280 square metres for indoor amenity and 400 square metres of outdoor amenity space. Both the indoor and outdoor amenity space are located on the ground, ninth and eleventh floors.

Sun, Shadow, Wind

Staff have reviewed the Sun and Shadow Study and find the resulting conditions acceptable. As identified in the pedestrian wind assessment dated December 11, 2024 wind impacts are acceptable in the spring, summer and fall. Comfortable conditions are expected for the intended uses on the site including sidewalks, walkways and primary entrances.

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 create new dwelling new units with a unit mix that meets the Growing Up Guidelines.

Rental Housing Demolition and Replacement

A related Rental Housing Demolition application will be considered at the April 1, 2026 Toronto and East York Community Council meeting concurrently with this report.

The Rental Housing Demolition Decision Report includes review and analysis of the rental housing demolition and replacement matters, including replacement of the existing rental housing and assistance to impacted tenants.

The 11 rental units are proposed to be replaced as part of the new development on the site. The proposal includes a Tenant Assistance Plan that addresses the right of existing tenants to return to replacement rental units at similar rents and provides financial compensation to mitigate hardship.

Access, Vehicular and Bicycle Parking and Loading

Pedestrian residential access will be from Woodbine Avenue through the residential lobby and along the north and eastern sides of the building to the walk up units. The retail spaces will have direct pedestrian access to Woodbine Avenue.

Two levels of underground parking is proposed with access from Woodbine Avenue, on the south side of the site via the drive aisle. One Type G loading space is proposed to be located on the south western side of the site, enclosed at grade and access by the driveway.

A total of 124 vehicular spaces are proposed at grade and the other spaces located underground, consisting of 114 long-term spaces, nine visitor spaces and includes four accessible parking spaces. Two of the visitor parking spaces will be located at grade on the south end of the site and the other spaces will be underground. A total of 152 bicycle parking (124 long-term and 28 short-term) spaces are proposed for the site. The short-term bicycle parking spaces will be located at-grade along the north side of the development. The long-term bicycle parking spaces will be located on the first level of the underground parking space (48 long-term spaces) and the second level (66 long-term spaces).

A Transportation Impact Study was submitted in support of the application. The proposed development is projected to generate a total of 54 and 71 vehicular trips during the weekday morning and evening peak hours, respectively. Given this level of trip generation and the results of the applicant's traffic analyses, the projected development traffic will have minimal impacts on area intersections and can be accommodated on the adjacent road network. Transportation Review has accepted the methodology and conclusions of the applicant's submitted report concerning vehicular traffic.

Servicing

Development Engineering staff have reviewed the submitted materials in support of the Zoning By-law Amendment application. Staff concluded the Functional Servicing Report (FSR) has not confirmed that there is sufficient water supply in the existing infrastructure to meet the site's requirements, including fire fighting flows. In order to ensure these zoning-related issues are addressed, a holding provision will be placed in the implementing Zoning By-law Amendment. The holding provision will require satisfaction of certain conditions before receiving approval. In order to satisfy the conditions, the owner will be required to submit a revised FSR confirming the existing watermain infrastructure or any required upgrades have adequate supply to meet the site's requirements, including fire fighting flows. The owner will be required to enter into a financially secured agreement to ensure any required external servicing improvements or demonstrate that the required external servicing improvements are constructed and operational.

Parkland

In accordance with Section 42 of the Planning Act, the owner is required to satisfy the parkland dedication requirement through cash-in-lieu. As per Toronto Municipal Code Chapter 415-29, the appraisal of the cash-in-lieu will be determined under the direction of the Executive Director, Corporate Real Estate Management. Additionally, the City of

Toronto Municipal Code Chapter 415-28 requires that the payment be made prior to the issuance of the first above-ground building permit for the land to be developed.

Archaeological Assessment

The site was reviewed for archaeological potential. The Stage 1 Archaeological Resource Assessment of 419, 421, 423 and 425 Woodbine Avenue dated May 18, 2022 has been reviewed and accepted by staff with the assessment concluding that previous activity on the site has removed any archaeological potential and no further archeological assessment is required.

Tree Preservation

The application is subject to the provisions of the City of Toronto Municipal Code, Chapter 813 III (Private Tree by-law). An arborist report and tree protection plan were submitted that note a total of eleven trees on site and close to the site. A total of three trees are subject to the Private Tree By-law and are proposed to be removed along the south side adjacent to the site. Staff have indicated that the City trees to be removed should be replaced. As a result, three new deciduous trees are proposed to be planted and a cash in-lieu payment will be provided for the other trees. A more detailed review of the types of trees, soil volumes and additional tree planting opportunities will be reviewed at the site plan stage.

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, which would restrict the proposed use of the lands until the conditions to lift 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 could arise prior to the removal of a holding provision. The following conditions will have to be met prior to the removal of the proposed holding provision:

- the owner or applicant, at their sole cost and expense has submitted a revised Functional Servicing and Stormwater Management Report to demonstrate that the existing municipal watermain system and any required improvements to them, have adequate capacity and supply to accommodate the development of the lands to the satisfaction of the Director, Engineering Review, Development Review; and
- if the Functional Servicing and Stormwater Management Report accepted and satisfactory from (i) above require any new municipal infrastructure or upgrades to existing municipal infrastructure to support the development, then either:
 - the owner or applicant has secured the design, construction, and provision of financial securities for any new municipal infrastructure, or any upgrades or required improvements to the existing municipal infrastructure identified in the

accepted Functional Servicing and Stormwater Management Report, to support the development, in a financial secured agreement, all to the satisfaction of the Director, Engineering Review, Development Review; or,

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

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

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.

Performance measures for the Tier 1 development features will be secured through the deployment of cycling infrastructure, the Transportation Demand Management strategies described above and the provision of adequate soil volumes, among other measures. The Zoning By-law Amendment will secure the following performance measures:

- Publicly accessible bicycle parking spaces at ground level; and
- Three large growing shade trees each with 30 cubic metres and soil volume.

Conclusion

The proposed Official Plan and Zoning By-law Amendment application is consistent with the Provincial Planning Statement (2024) and conforms to the Official Plan. The proposal represents an appropriate level of intensification on underutilized lots that are large and deep with a built form that fits with the planned and evolving context. It provides a range and mix of new housing units, provides new retail space that will animate Woodbine Avenue and will provide new tree planting and public realm improvements.

CONTACT

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SIGNATURE



Carly Bowman, M.Sc.Pl., MCIP, RPP
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: Existing Zoning By-law Map
- Attachment 5: Draft Official Plan Amendment
- Attachment 6: Draft Zoning By-law Amendment
- Attachment 7: North Elevation
- Attachment 8: South Elevation
- Attachment 9: East Elevation
- Attachment 10: West Elevation
- Attachment 11: 3D-View Southwest

Attachment 1: Application Data Sheet

APPLICATION DATA SHEET

Municipal Address: 419, 421, 423 and 425 Woodbine Avenue
Date Received: March 18, 2025
Application Number: 25 131074 STE 19 OZ
Application Type: OPA and Rezoning

Project Description: Combined Official Plan and Zoning By-law Amendment for a 11-storey mixed use building with 123 residential units including 11 rental replacement units are proposed. The proposal will consist of 7,844 square metres of total GFA with 132 square metres of commercial space at grade. A total of 124 vehicular parking spaces and 152 bicycle parking spaces are proposed in a two-level underground parkade.

Applicant	Agent	Architect	Owner
THE PLANNING AGENCY LIMITED			421 WOODBINE AVENUE HOLDINGS INC.

EXISTING PLANNING CONTROLS

Official Plan Designation:	Neighbourhoods	Site Specific Provision:
Zoning:	R (d0.6)	Heritage Designation:
Height Limit (m):	11	Site Plan Control Area: Y

PROJECT INFORMATION

Site Area (sq m): 2,370 Frontage (m): 32 Depth (m): 44

Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):	292		1,077	1,077
Residential GFA (sq m):	1,061		7,844	7,844
Non-Residential GFA (sq m):			132	132
Total GFA (sq m):	1,061		7,976	7,976
Height - Storeys:	4		11	11
Height - Metres:	11		36	36

Lot Coverage Ratio 45.44 Floor Space Index: 3.37
 (%):

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

Residential GFA: 7,844
 Retail GFA: 132
 Office GFA:
 Industrial GFA:
 Institutional/Other GFA:

Residential Units by Tenure

	Existing	Retained	Proposed	Total
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Rental:	11		11	11
Freehold:				
Condominium:				112
Other:			112	
Total Units:	11		123	123

Total Residential Units by Size

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:					
Proposed:		2	78	28	15
Total Units:		2	78	28	15

Parking and Loading

Parking Spaces: 124 Bicycle Parking Spaces: 152 Loading Docks: 1

Attachment 2: Location Map



Attachment 3: Official Plan Land Use Map




Official Plan Land Use Map #21

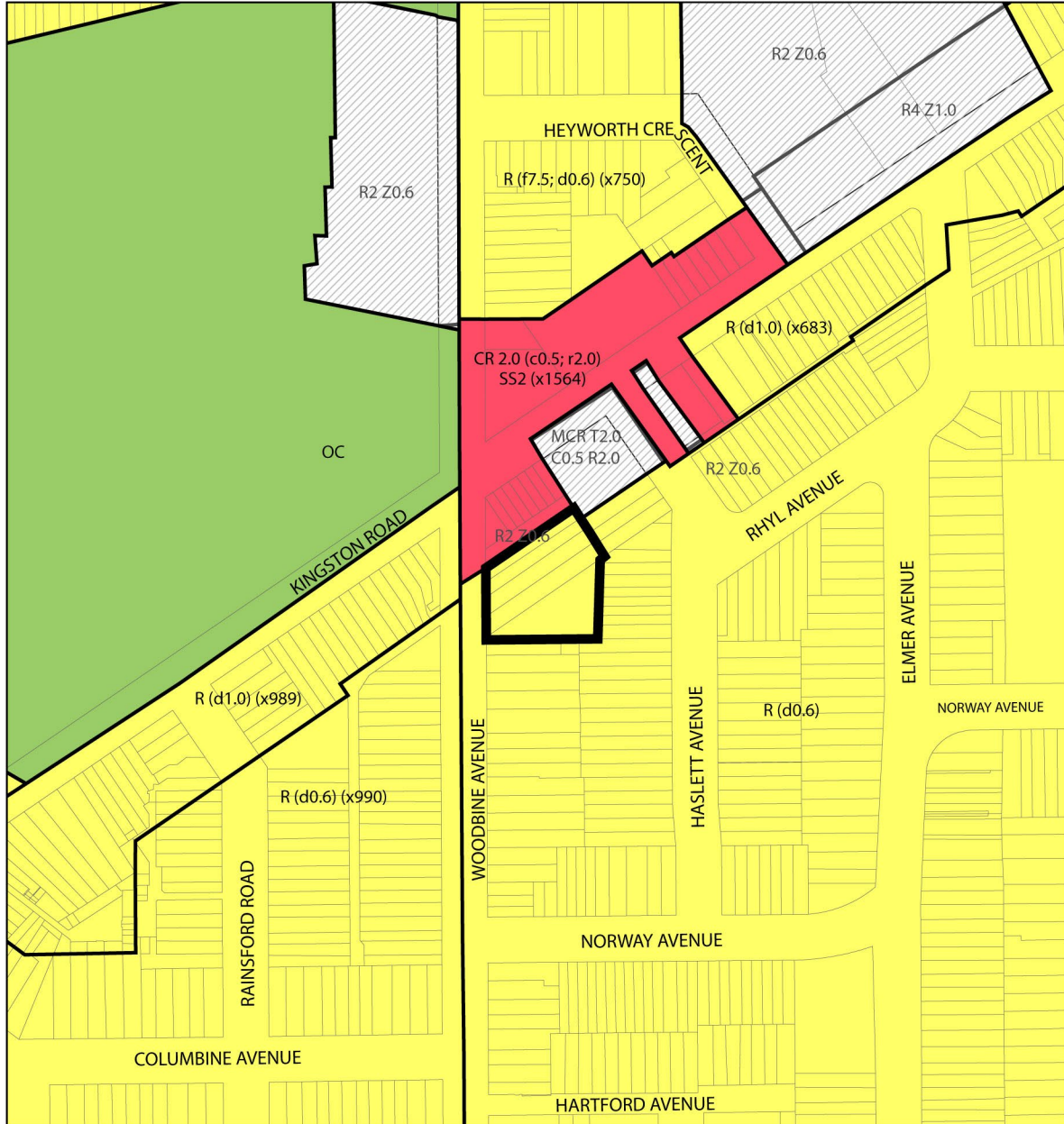
419 - 425 Woodbine Avenue

File # 25 131074 STE 19 0Z

-  Location of Application
-  Neighbourhoods
-  Mixed Use Areas
-  Other Open Space Areas


 Not to Scale
 Extracted: 03/24/2025

Attachment 4: Existing Zoning By-law Map




Zoning By-law 569-2013

419 - 425 Woodbine Avenue

File # 25 131074 STE 19 0Z

-  Location of Application
-  R Residential
-  CR Commercial Residential
-  OC Open Space Cemetery

-  See Former City of Toronto By-law No. 438-86
- R4 Residential District
- MCR Mixed-Use District


 Not to Scale
 Extracted: 03/24/2025

Attachment 5: Draft Official Plan Amendment

Authority: Toronto and East York Community Council Item ~ as adopted by City of Toronto Council on ~, 20~

Enacted by Council: ~, 20~

**CITY OF TORONTO
Bill XXX
BY-LAW ###**

**To adopt Official Plan Amendment 900
for the City of Toronto
respecting the lands known municipally in the year 2025 as
419, 421, 423 and 423 Woodbine Avenue**

Whereas authority is given to Council under the Planning Act, R.S.O. 1990, c. P.13, as amended, to pass this By-law; and

Whereas Council of the City of Toronto has provided adequate information to the public and has held at least one public meeting in accordance with the Planning Act;

The Council of the City of Toronto enacts:

1. The attached Amendment No.900 to the Official Plan is hereby adopted pursuant to the Planning Act, as amended.

Enacted and Passed this ~ day of ~, A.D. 20~.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

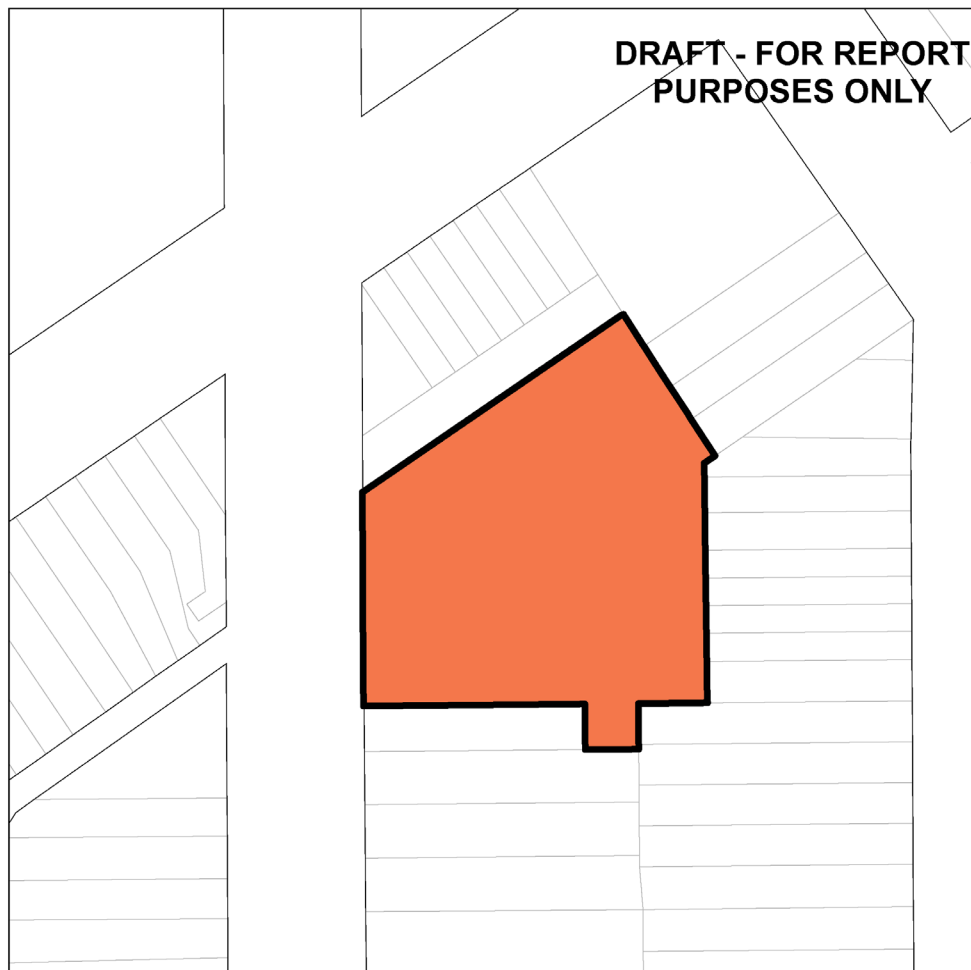
(Seal of the City)

AMENDMENT NO. 900 TO THE OFFICIAL PLAN

LANDS MUNICIPALLY KNOWN IN THE YEAR 2025 AS 419, 421, 423 and 425 Woodbine Avenue

The Official Plan of the City of Toronto is amended as follows:

1. Map 21, Land Use Plan, is amended by re-designating the lands know municipally in 2025 as 419, 421, 423 and 425 Woodbine Avenue from Neighbourhoods to Apartment Neighbourhoods, as shown on the attached Appendix 1.





Official Plan Amendment #900

Proposed revisions to Land Use Plan 900 to redesignate lands from Neighbourhoods & Mixed Use Areas to Apartment Neighbourhoods

419 - 425 Woodbine Avenue

File # 25 131074 STE 19 0Z

-  Subject Site
-  Apartment Neighbourhoods

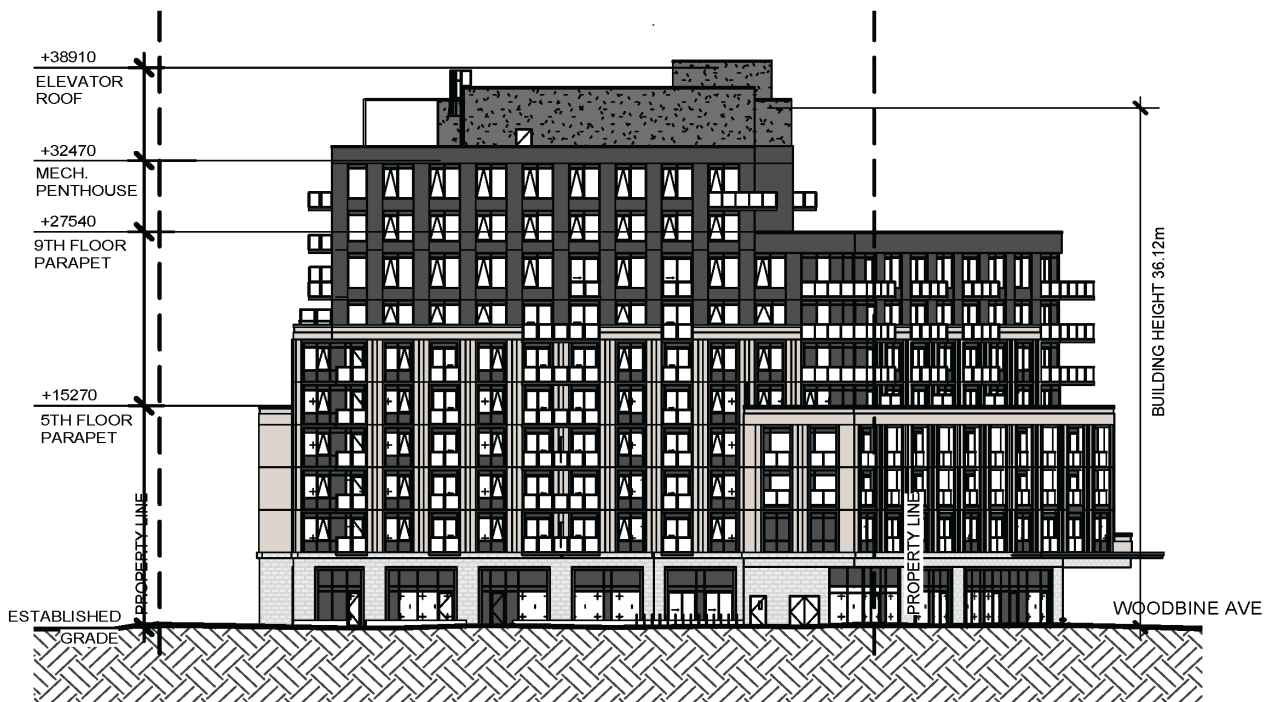


3/4/2026

Attachment 6: Draft Zoning By-law Amendment

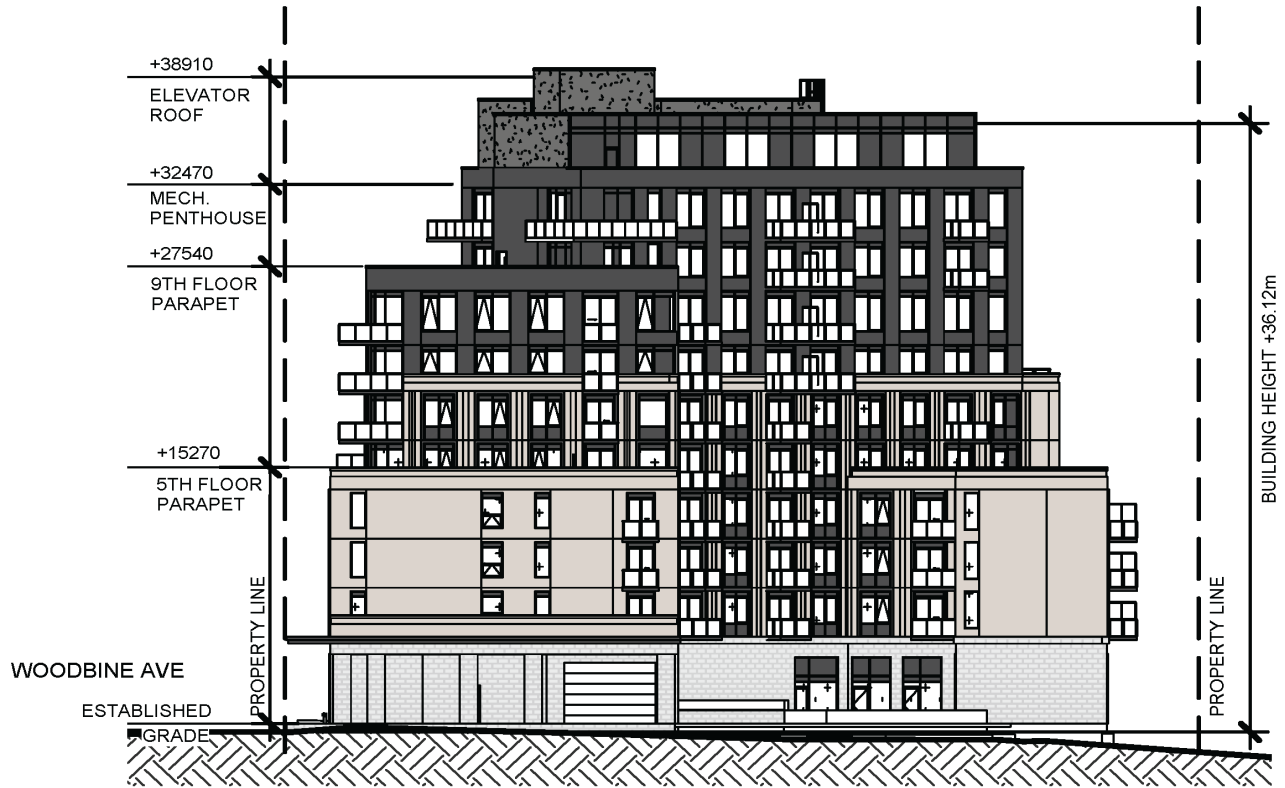
To be provided in advance of Toronto and East York Community Council on April 1, 2026

Attachment 7: North Elevation



North Elevation

Attachment 8: South Elevation



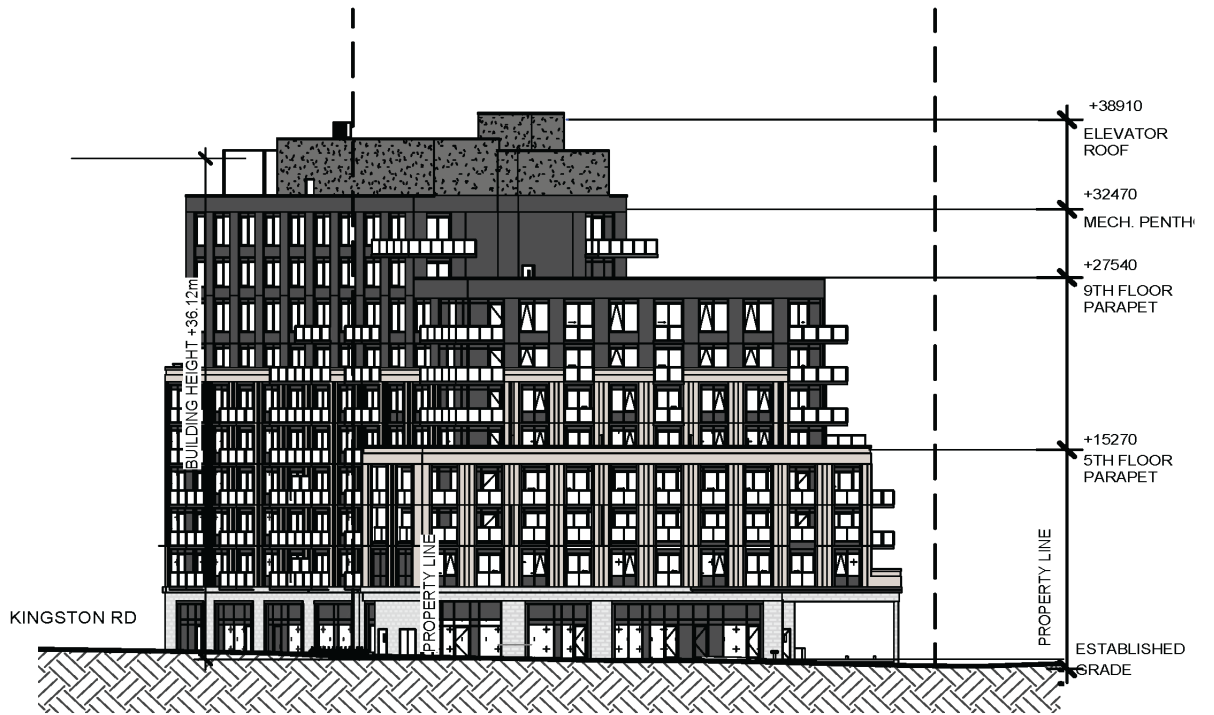
South Elevation

Attachment 9: East Elevation



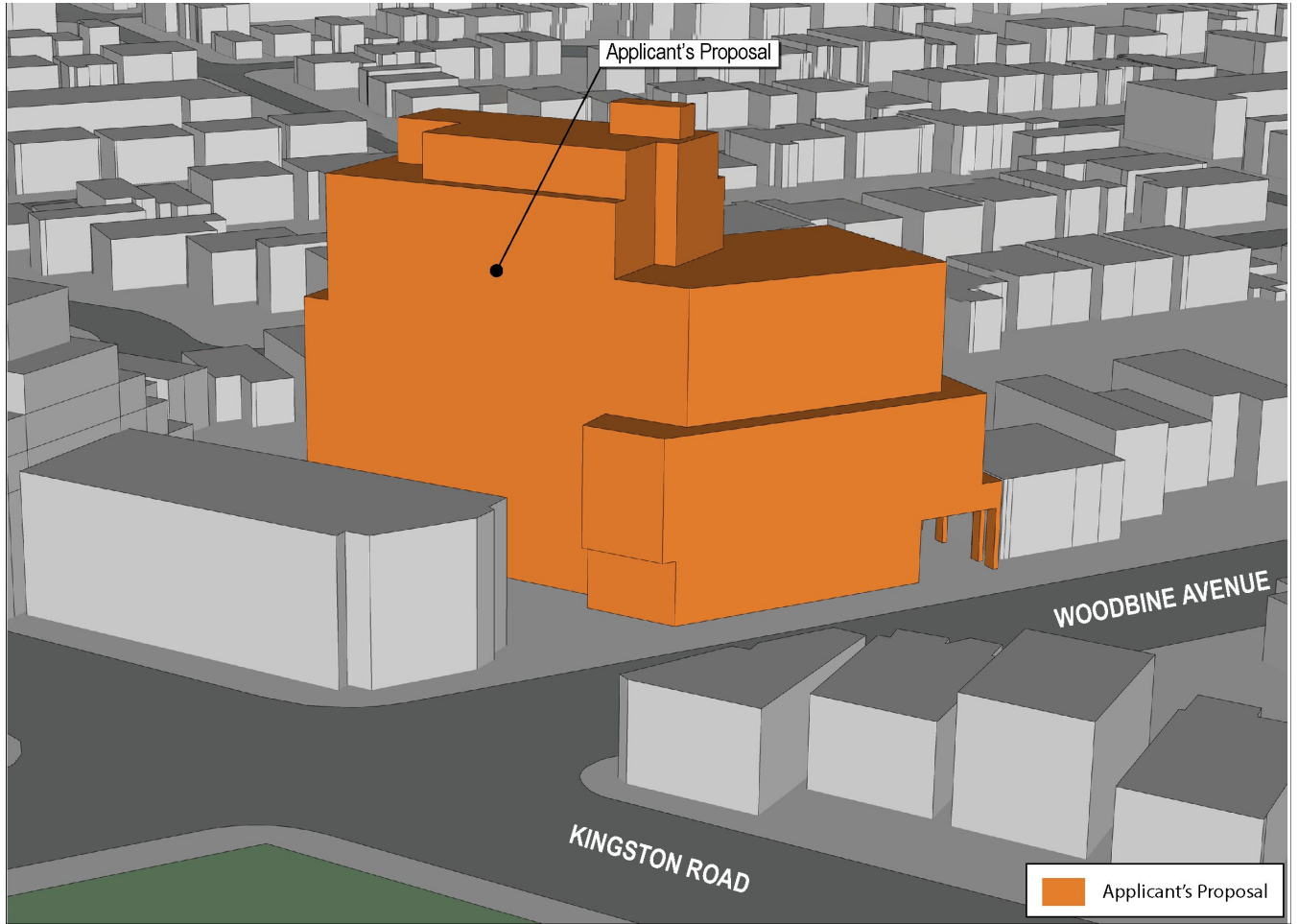
East Elevation

Attachment 10: West Elevation



West Elevation

Attachment 11: 3D Massing Model Southwest



View of Applicant's Proposal Looking Southeast

03/04/2026