

## **26 to 36 Mountview Avenue and 21 to 29 Oakmount Road – Official Plan and Zoning By-law Amendment – Appeal Report**

**Date:** April 14, 2026

**To:** Toronto and East York Community Council

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

**Ward:** 4 - Parkdale-High Park

**Planning Application Number:** 25 222465 STE 04 OZ

**Related Rental Housing Demolition Application Number:** 25 222595 STE 04 RH

### **SUMMARY**

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On September 9, 2025, an application to amend the Official Plan and Zoning By-law was submitted, to re-designate the lands from Neighbourhoods to Apartment Neighbourhoods, and to permit 41 and 39 storey residential buildings containing 873 units (including 11 rental replacement units) and 61,378 square metres of total gross floor area at 26 to 36 Mountview Avenue and 21 to 29 Oakmount Road.

A Rental Housing Demolition application has also been received by the City to address rental replacement obligations for the 11 existing rental units on site in conjunction with the Official Plan and Zoning By-law amendment application.

On March 27, 2026, the applicant appealed the Official Plan and Zoning By-law Amendment application to the Ontario Land Tribunal ("OLT") due to City Council not making a decision within the timeframe prescribed by the Planning Act. This report recommends that the City Solicitor and appropriate City staff attend the OLT hearing to oppose the Official Plan and Zoning By-law Amendment application in its current form, and to continue discussions with the applicant in an attempt to resolve outstanding issues.

### **RECOMMENDATIONS**

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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 appeal for the lands at 26 to 36 Mountview Avenue and 21 to 29 Oakmount Road, and to continue discussions with the applicant in an attempt to resolve outstanding issues.

2. City Council authorize the City Solicitor and other appropriate 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 an appeal of Council's decision is allowed by the Ontario Land Tribunal, in whole or in part.

## **FINANCIAL IMPACT**

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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**

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### **Description**

The site is bounded by Mountview Avenue to the east, Oakmount Road to the west, Glenlake Avenue to the north and Bloor Street West to the south. The site has 11 detached homes, with five fronting Oakmount Road and six fronting Mountview Avenue. The site is irregular in shape and has an area of approximately 5,010 square metres, with 46 metres of frontage along Mountview Avenue and a lot depth of 61 metres along Oakmount Road, and slopes downhill from north to south towards Bloor Street West. See Attachment 2 for the Location Map.

### **Surrounding Uses**

**North:** Three apartment buildings with a height of 16 storeys, and Lithuania Park.

**South:** Low rise detached homes and TTC Subway Line 2 (Bloor-Danforth).

**East:** Low rise detached homes and Keele Street Public School.

**West:** Five apartment buildings with varying heights between 12 and 25 storeys.

## **THE APPLICATION**

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### **Description**

The application proposes two tall apartment buildings of 41-storeys and 39-storeys (145 metres and 138 metres respectively, including mechanical penthouse) with a total gross floor area of 61,378 square metres. 873 residential dwelling units are proposed, including 11 rental replacement units. Two levels of underground parking are proposed to accommodate loading areas, vehicle and bicycle parking.

### **Density**

The proposal has a density of 12.25 times the area of the lot.

## **Residential Component**

The proposal includes 873 dwelling units, 172 studio (20%), 317 one-bedroom (36%), 288 two-bedroom (33%), and 96 three-bedroom units (11%).

## **Non-Residential Component**

The proposal includes 335 square metres of non-residential uses on the ground floor and mezzanine, proposed as office space for property management.

## **Privately-Owned Publicly Accessible Spaces (POPS)**

The application proposes a POPS along the southern edge of the site, providing a mid-block pedestrian connection between Oakmount Road and Mountview Avenue.

## **Access, Parking and Loading**

The proposal includes 78 vehicular parking spaces, 537 bike parking spaces, one Type G and one Type C loading space. Access for vehicles and loading spaces is proposed from Oakmount Road.

## **Rental Housing Demolition and Replacement**

A related Rental Housing Demolition application has been submitted and will be advanced to Community Council should the Ontario Land Tribunal allow the appeal.

## **Additional Information**

See the attachments of this report for the Application Data Sheet, Location Map, a 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/26MountviewAve](http://www.toronto.ca/26MountviewAve).

## **Reasons for Application**

An Official Plan Amendment (OPA) is required to redesignate the lands from Neighbourhoods to Apartment Neighbourhood. A Zoning By-law amendment is required to allow the proposed built form including height, setbacks, proposed density and other performance standards.

## **APPLICATION BACKGROUND**

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A pre-application consultation (PAC) meeting was held on April 1, 2025. The Planning Application Checklist Package resulting from the PAC meeting is available on the Application Information Centre.

The current application was submitted on September 12, 2025 and deemed complete on October 9, 2025, satisfying the City's minimum application requirements. The reports

and studies submitted in support of this application are available on the Application Information Centre [www.toronto.ca/26MountviewAve](http://www.toronto.ca/26MountviewAve).

### **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.

## **POLICY AND REGULATION CONSIDERATIONS**

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### **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](#) designates the site as Neighbourhoods. 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.

Official Plan Policy 4.2.3 provides direction for compatible infill development on a site within a developed Apartment Neighbourhood with one or more existing apartment buildings. Infill development in these circumstances is intended to improve the existing site conditions by being compatible with the scale, including height and massing, of the existing apartment building(s) adjacent to the site and improving quality of landscaped open spaces and outdoor amenity space for new and existing residents including preservation or replacement of significant landscape features.

Policy 3.1.3.5 of the Official Plan directs that future developments will define and frame the edges of the public realm with good street proportion and fit with the character. Policy 3.4.1 of the Official Plan directs to promote green infrastructure, improve quality of groundwater infiltration, preserve and enhance urban forest by increasing tree canopy coverage for long-lived native and shade trees as well as providing suitable growing environment for trees.

The Official Plan policies under 3.1.3 require development to locate and mass new buildings to maintain sunlight and comfortable wind conditions for pedestrians on adjacent streets, parks and open spaces. Additionally, the Official Plan policy 3.2.2.4 state Council's recognition for schools as an integral community resource that serves as a source of valuable community open space.

Official Plan policy 3.2.1.6 requires new development that would result in the loss of six or more rental dwelling units, to replace at least the same number, size, and type of rental units at similar rents to those in effect at the time of application. The policy also requires the provision of an acceptable tenant relocation and assistance plan,

addressing the right of existing tenants to return to the replacement units at similar rents and other assistance to lessen hardship.

### **Protected Major Transit Station Area (PMTSA)**

The site is within two delineated PMTSAs. Specifically, the site is within 200m of the delineated Keele Station PMTSA and within 500m of High Park Station PMTSA associated with SASP 653 and 652 respectively in Chapter 8 of the Official Plan. The site has a minimum 0.5 floor space index (FSI). The area is planned for a minimum population and employment target of 200 to 250 residents and jobs combined per hectare. Chapter 8 of the Official Plan outlines policies that apply to all delineated PMTSAs.

### **Zoning**

The site is zoned Residential (R) (d0.6)(x737) under Zoning By-law 569-2013. The Residential (R) zoning category permits residential uses in a variety of building types. A maximum building height of 11 metres is allowed as per the current zoning. See Attachment 4 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: Planning for Children in New Vertical Communities
- Design Guidelines for Privately Owned Publicly Accessible Spaces (POPS)

### **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**

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### **Community Consultation**

On December 1, 2025, an in-person community consultation meeting took place at Western Technical Commercial School located in the High Park North neighbourhood. Approximately 100 people attended the meeting along with the Ward Councillor and the applicant's team. At the meeting, City staff and the applicant's team gave a presentation on the site and surrounding context, the existing planning framework and an overview of the proposed application.

The following comments were provided by participants at the in-person community consultation meeting held on December 1, 2025 and via email:

- Concerns with proposed height, density and scale not being contextually appropriate;
- Concerns with proposed built form, massing, base building height and setbacks;
- Concerns with shadow impacts especially on Lithuania Park, Keele Street Public School and lands to the north and east;
- Concerns with pedestrian safety on adjacent roads as the result of increased wind impacts from the proposed towers;
- Concerns with loss of natural heritage features such as the existing mature black oak trees present on and along the boundary of site;
- Concerns with proposed sanitary and stormwater management approach;
- Concerns with overloading existing services, especially combined sewer system;
- Concerns with existing groundwater levels and Highly Vulnerable Aquifer levels and proposed depth of building foundation;
- Concerns regarding proximity to High Park and cumulative impact of development on natural heritage and sensitive ecological features of High Park;
- Concerns with Natural heritage features on site and request for Natural Heritage Impact Study;
- Concerns with proposed underground parking levels in proximity to TTC's infrastructure from nearby Keele Subway Station;
- Concerns with functionality and design of the proposed POPS area;
- Request to include affordable units in the proposal;
- Questions regarding mitigation of Noise and Vibration from adjacent TTC subway line;
- Concerns with pedestrian/cyclist safety due to increasing density in the neighborhood;
- Concerns with proposed low visitor parking and impacts on existing on-street parking in the neighborhood;
- Concerns with pressure on existing community facilities in the area;
- Concerns with safety and impact on adjacent low rise dwellings units as the result of future construction activities;
- Concerns with disruption from existing and future construction activity; and
- Concern with increased traffic on the local road network.

The issues and comments raised through community consultation have been noted and will be considered as part of any future discussions on the application.

## **COMMENTS**

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### **Provincial Planning Statement and Provincial Plans**

Staff's review of this application has had regard for the relevant matters of provincial interest set out in the Planning Act. Staff have reviewed the current proposal for consistency with the Provincial Planning Statement (2024) (PPS 2024). The proposal does not conform with provincial policies with regards to built form and public realm.

The Provincial Planning Statement (2024) encourages growth and development in strategic growth areas such as MTSA/PMTSAs, while also prioritizing identification of appropriate type and scale of development in these areas and the transition of built form to adjacent areas. The PPS 2024 also directs planning authorities to implement necessary restrictions on development to protect, improve or restore vulnerable surface and ground water and their hydrological functions.

While the development proposes residential intensification in order to achieve the objectives of the Provincial Planning Statement 2024 (PPS 2024), the proposed development in its current form is not appropriate.

### **Built Form**

The site is located within Keele Station and High Park Station PMTSAs, and subject to SASP 653 and SASP 652. Chapter 8 of the Official Plan provides direction on as of right zoning for the site that are located within 200 metre or 200-500 metre of an existing transit station. Given the location of the site, the density permissions applicable on this site as outlined under Chapter 8 policies are 6.0 to 8.0 FSI. The application proposes an FSI of 12.25.

The Official Plan states that development in Apartment Neighbourhoods will contribute to quality of life by locating and massing new buildings to provide a transition between areas of different development intensity and scale, through means such as providing setbacks from, and/or a stepping down of heights towards, lower-scale Neighbourhoods. The lands to the north and west of the site are developed with apartment buildings with a 'Tower in the Park' form, regulated by High Park Apartment Neighbourhood Site and Area Specific Policy (SASP) 551. SASP 551 includes a set of performance standards that promote generously spaced apartment buildings within large areas of mature, tree-covered, soft landscaped open space, generous landscaped setbacks and separation of buildings. Policies also support maintaining sunlight and sky views along streets and to High Park beyond the termini of Oakmount Road and Mountview Avenue to Bloor Street West, intended to serve as "green corridors" framed by trees and landscaped setbacks.

Although the site is not within the High Park Apartment Neighbourhood Area, SASP 551 provides a context for reviewing this application as the site is directly adjacent to SASP 551. The proposed 41 storey and 39 storey towers do not appropriately transition to the existing context of 16-17 storeys apartment buildings in the immediate north and west of the site and low scale residential units on the east and south. The six-storey base building cantilevers 2.5 meters into the front setbacks, while towers step back by 2.5 metres on the east and west of the base building. This proposed built form does not fit well within the existing and planned context.

The existing and proposed infill developments in the immediate context within the High Park Apartment Neighbourhood have generous building setbacks and separation distances which contribute significantly to the park-like setting, open space amenity, natural environment and soft landscaped character of the area as outlined in SASP 551. Development generally provides a 6 metre front setback to maintain the landscape open space "green corridors" leading to High Park as recommended by SASP 551. The

proposal at grade is setback 2 to 3 metres on the west along Oakmount Road, 2.9 to 3.7 metres on east along Mountview Avenue and 10 to 12.5 metres on the north and south property lines, which is not sufficient.

The building podium does not match the existing and approved front setbacks in the High Park North neighbourhood to respond to the existing rights-of-way (ROW) of adjacent streets as well as existing park-like neighbourhood character which requires expanded sidewalks and views to be maintained to High Park from public realm. The base building does not frame the edges of the streets and does not provide appropriate transition to adjacent low rise residential houses located adjacent east of the site. The proposed built form blocks sky views to High Park from the streets.

The property is located adjacent to lands designated Neighbourhoods and Apartment Neighbourhoods. The application is proposing to redesignate the lands from Neighbourhoods to Apartment Neighbourhoods in order to accommodate the proposed tall buildings. This redesignation is supportable, provided that it is reflective of the adjacent High Park Apartment Neighbourhood SASP (SASP 551) performance standards. At present, the proposal does not achieve this and revision to the public realm and built form strategy is required as discussed above.

### **Public Realm and Streetscape**

Staff do not support the current site layout and configuration. The proposed setbacks are not sufficient, both at-grade and below grade. The proposed base building does not provide adequate setbacks along both Oakmount Road and Mountview Avenue. Deeper front setbacks at grade would ensure generous soft landscaped areas that would contribute to existing character and provide greater opportunities in the public realm for water infiltration.

The proposed development does not provide grade related small-scale retail, community space, service or office uses along the streets to offer an active interface with the public realm and serve the needs of the area residents. There are only management or leasing related office uses proposed at grade in the current application. Development criteria in Apartment Neighbourhoods provides direction for providing ground floor uses that enhance the safety, amenity and animation of adjacent streets and open spaces.

A total of eight (out of 12) existing trees are proposed to be preserved along the Oakmount Road frontage and a 2.1 metre sidewalk is proposed within this right-of-way. The below grade two levels of parking are proposed to be built to western property line. This will impact the growth of mature healthy trees over long term that are proposed to be preserved in the public right of way and limit opportunities for water infiltration.

### **Shadow Impact**

A Sun/Shadow Study prepared by Teeple Architects Inc. and dated September 5, 2025, depicts the shadow impacts of the proposal during the Spring, Summer, Fall and Winter equinoxes.

City staff have concerns about the extent of the shadow impact resulting from the proposed development in its current form. The proposed two towers shadow the Keele Street Public School and Parks designated lands: on the spring equinox, the schoolyard of Keele Street Public School and a continuous stretch of street trees immediately adjacent to the lands will be shadowed from 1:18 PM until approximately 3:18 PM. In December the shadow impacts on the schoolyard increases due to longer shadows from the proposed two towers from 12:18 PM until approximately 3:18 PM.

In December, between 11:18 AM until approximately 1:18 PM, the proposed towers shadow onto Lithuania Park including some portions of the park which falls under Ravine and Natural Feature Protection By-law. At the summer solstice, shadowing on adjacent neighborhood properties are less impactful, since shadows are shorter at this time of year.

The proportion of shadowing is directly related to and corresponds to the overall height and massing of the towers. A reduced height and greater setbacks specifically for Tower B (east building) would reduce the length of shadowing correspondingly.

### **Wind Impact**

A Pedestrian Level Wind Study, prepared by RWDI., was submitted in support of the application. The wind study identifies areas of concern relating to pedestrian comfort and safety.

Most significantly, the study identifies uncomfortably high wind speed conditions that exceed the wind safety criterion at multiple locations along the sidewalks of Mountview Avenue to the southeast of the site, northwest corner at one of the entrances to Tower A and for most of the outdoor amenity spaces proposed above grade (Level 7 and 8).

The southwest portion of the proposed east-west mid-block connection will be subject to uncomfortable conditions during winter. A portion of both eastern and western sidewalk along Mountview Avenue will be subject to excessive wind conditions throughout the year exceeding wind safety criterion. Wind conditions in these locations are considered excessive gust speeds that can adversely affect a pedestrian's balance and footing and require mitigation.

As proposed, the wind conditions as detailed in the Pedestrian Level Wind Study are not appropriate and not acceptable to City staff. The building massing and design needs modifications to ensure safe and comfortable wind conditions.

### **Natural Heritage**

The proposed development is located approximately 120 metres north of the High Park Environmentally Significant Area (ESA) and High Park Oaklands Area of Natural and Scientific Interest (ANSI) (Official Plan Maps 12A and 12B).

Due to the physical separation and urban/disturbed lands between High Park and the development site, staff and the City's ecological consultant determined that the policies

in Official Plan Chapter 3.4 (The Natural Environment) could be evaluated without requiring a Natural Heritage Impact Study (NHIS).

Following the community consultation meeting held on December 1, 2025, and based on community input, staff requested additional details from the applicant to analyze potential impacts to the ESA/ANSI, in line with Official Plan 3.4.3 & 3.4.14 by requesting for additional information including but not limited to below:

- additional hours to the sun/shadow study;
- further examine in the Hydrogeologic Report if there could be any hydrologic/groundwater impacts (drawdown and zone of influence); and
- analyze the indirect and cumulative impacts of the proposed development.

Responses to these impacts should be articulated in a scoped NHIS.

## **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. The application proposes 873 residential units with a unit mix that generally meets the Growing Up Guidelines. The applicant is proposing a purpose-built rental building with no new affordable housing.

## **Rental Housing Demolition and Replacement**

A related Rental Housing Demolition application was submitted on September 9, 2025. 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. The By-law requires 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 is issued.

Policy 3.2.1.6 requires new development that would result in the loss of six or more rental dwelling units, to replace at least the same number, size, and type of rental units at similar rents to those in effect at the time of application. The policy also requires the provision of an acceptable tenant assistance plan, addressing the right of existing tenants to return to the replacement units at similar rents and other assistance to lessen hardship.

The current application proposes the demolition and replacement of the 11 existing rental dwelling units within the proposed development. The rental replacement proposal, including the rental replacement unit layouts and proposed tenant assistance to lessen hardship to existing tenants, requires resolution and Council endorsement in the event that development proceeds.

## **Servicing**

A Functional Servicing and Stormwater Management Report, together with a Hydrogeological Review and related supporting engineering materials, was submitted in

support of the proposal. Development Engineering has reviewed those materials, as well as the related community correspondence received to date regarding municipal servicing and stormwater matters.

The principal concerns raised through the review process and community correspondence relates to the capacity of existing combined sewer along Mountview Avenue, redirecting and controlling storm flows appropriately, existing runoff calculations and assumptions, and any implications on the existing groundwater/foundation drainage as the result of proposed development.

Based on the materials submitted with the application, the overall servicing approach is generally acceptable to Development Engineering. The submitted Functional Servicing and Stormwater Management Report compares the site's existing contribution to the Mountview Avenue combined sewer against the proposed contribution and concludes that the total discharge from the site to the Mountview Avenue combined sewer would be reduced with the proposed development. Under existing conditions, the report identifies approximately 36.15 L/s discharging from the site to the Mountview Avenue combined sewer, comprised of 0.26 L/s population-based sanitary flow, 0.04 L/s infiltration, 0.85 L/s foundation drain allowance, and 35.0 L/s storm flow for the 1 in 2-year event.

Under proposed conditions, the report identifies approximately 16.40 L/s discharging to the Mountview Avenue combined sewer, comprised of 16.27 L/s sanitary flow and 0.13 L/s infiltration, with site storm flows redirected to the storm sewer on Oakmount Road and controlled to the allowable release rate. On that basis, the applicant's report concludes that the proposed development would reduce the site's total contribution to the Mountview Avenue combined sewer and that no detrimental impacts to that sewer are anticipated as a result of the development.

The submitted Hydrogeological Review indicates that groundwater levels were encountered at depths of approximately 12.8 metres to 14.6 metres below grade, and that the proposed below grade P2 level foundation is not anticipated to intercept the water table. On that basis, the report concludes that no long-term groundwater control measures are anticipated and no subdrain drainage system is proposed for the development. The Hydrogeological Review also indicates that any construction-phase water management would be limited to direct precipitation and/or perched seepage and would be subject to applicable City requirements and approvals.

Notwithstanding the above, the engineering reports and studies submitted for the application have not been accepted by Development Engineering and further revisions are required. In particular, additional review and confirmation is still required with respect to the final pre- and post-development servicing assumptions; the runoff coefficients and existing-condition drainage assumptions used in the analysis; the final drainage boundaries and routing to Mountview Avenue and Oakmount Road; the operation of the minor and major storm drainage systems, including safe overland flow routing during exceedance events; the final water servicing and fire flow assumptions; the hydrogeological/foundation drainage assumptions; and whether any municipal infrastructure upgrades or other improvements are required to support the development.

These matters must be addressed before the issuance of any final order by the Ontario Land Tribunal.

### **Traffic Impact**

A Transportation Impact Study was submitted in support of the application. The study indicates that as the result of the proposed development there will be a potentially constrained southbound movement of traffic at the Bloor Street West/Keele Street/Parkside Avenue intersection. In addition, southbound operations at Mountview Avenue, Oakmount Avenue, and Pacific Avenue are expected to be impacted during the morning peak hours, in particular at Oakmount Avenue on which the site access is proposed.

### **Access, Vehicular and Bicycle Parking and Loading**

Vehicular access to and from the site is proposed via a driveway off Oakmount Road, located on the northwest corner of the site. The proposed driveway provides access to the two levels of underground garage, loading spaces, and an at-grade pick-up/drop-off area for the site. Pedestrian access to the site is from Mountview Avenue. This is acceptable to Transportation Review.

78 vehicular parking spaces are proposed in the application (exceeding the minimum requirement of zero parking spaces as per Zoning By-law 569-2013), with 68 spaces proposed for residents and 10 spaces proposed for visitor parking, meeting the requirements of Zoning By-law 563-2013.9 accessible parking spaces are proposed, where the minimum accessible parking spaces through Zoning By-law 563-2013 is 19.

The proposed development is required to provide 786 long term and 175 short-term bicycle parking spaces. A total of 547 bicycle parking spaces (433 long-term and 114 short-term) are proposed. The proposed on-site bicycle parking supply does not meet the minimum bicycle design requirements as per Zoning By-law 563-2013. Additionally, there is no bicycle repair station proposed on-site.

One Type G integrated into Tower A (west building) and one Type C loading space adjacent to Tower B (east building) are proposed at-grade which meets the Zoning By-law minimum requirements.

### **Toronto Transit Commission (TTC)**

The site is located in the 60 metre development review zone of TTC's Line 2 subway and is adjacent to Keele Station. As such the applicant would have to undertake a separate review process with TTC. Additionally, TTC has requested revisions to the architectural drawings submitted with this application to understand and review the distance between the proposed development and TTC's infrastructure (at grade and below).

### **Tree Preservation**

An Arborist Report and Tree Preservation Strategy was submitted in support of the application. 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). A total of 39 by-law protected trees are located on site, with 19 trees proposed to be preserved and 20 trees proposed for removal. The proposal fails to meet the City's requirements for replanting. A typical replacement ratio is 3:1 for private trees and 1:1 for City trees removed.

There are three significant black oak trees on site which merit preservation. The applicant proposes preservation of only one black oak tree. Shadows during the spring and fall equinoxes as shown in the sun/shadow study submitted with the application have impact on the mature and semi-mature red oak trees present on adjacent lands to the east of site across Mountview Avenue. Urban Forestry requires a revised Arborist Report to review potential impacts of the proposed development onto additional red oak trees located beyond the development site. The application does not demonstrate full compliance with Tier 1 of TGS Version 4. Urban Forestry does not support the proposal in its current form.

### **Toronto Green Standard**

The applicant is required to meet Tier 1 of the TGS 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.

### **Parkland**

In accordance with Section 42 of the Planning Act and Toronto Municipal Code Chapter 415-26, conveyance of land off-site that would expand an existing park or create a new park would be acceptable to satisfy parkland dedication requirements, should the application be approved in whole or part. The owner is required to satisfy the parkland dedication requirement through conveyance of lands off-site that would expand an existing park or create a new park as the required parkland dedication.

The off-site dedication shall comply with Policy 3.2.3.8 of the Toronto Official Plan. The size and location of the off-site conveyance would be subject to the approval of the Executive Director, Development Review and would be subject to this Division's conditions for conveyance of parkland, prior to the issuance of the first above grade Building Permit. The applicant has not provided confirmation to Parks Development if they would be agreeable to pursuing an off-site parkland dedication.

Should the parkland dedication requirement not be able to be satisfied through a suitable off-site parkland dedication, payment of cash-in-lieu would be accepted. The value of the cash-in-lieu of parkland dedication would be appraised through Real Estate Services. The appraisal would be conducted upon the submission of an application for the first above grade Building Permit and payment would be required prior to the issuance of said permit.

## **School Boards**

The Toronto District School Board (TDSB) has requested height reductions and massing modifications to mitigate shadow impacts from the proposed two towers onto adjacent Keele Street Public School, located just north east of the site at 99 Mountview Avenue.

The TDSB indicated that there are shadow impacts on the Keele Street Public School playfield during the months of March and September between approximately 1:18 p.m. and 3:18 p.m. Additional significant shadowing is observed during the month of December between approximately 12:18 p.m. and 3:18 p.m. These times coincide with student lunch and afternoon recess and may have a material impact on the usability of the school's playfield, including but not limited to the basketball court, portions of the soccer field, and the play structure on the southern portion of the playfield.

## **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 foundational to creating complete communities, and providing for a full range of community services and facilities in areas that are inadequately serviced or experiencing growth is a shared responsibility.

A Community Services and Facilities study was submitted in support of the application and concludes that the surrounding area is well serviced by public community facilities, and the proposal will not yield significant adverse impacts on surrounding community services and facilities.

## **Conditions to Any Tribunal Order**

Should the Ontario Land Tribunal allow the appeal, in whole or in part, the following is a preliminary list of conditions that should be imposed on the issuance of any Final Order of the Tribunal to the satisfaction of the appropriate City Officials:

- The final form and content of the draft Official Plan Amendment 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 to the satisfaction of the Executive Director, Development Review and the City Solicitor including any appropriate holding (H) provisions if required;
- The owner has at its sole cost and expense:
  - submitted a revised Functional Servicing Report and Stormwater Management Report, Hydrogeological Review, including the Foundation Drainage Report ("Engineering Reports") to the satisfaction of the Director, Engineering Review, Development Review; in consultation with the General Manager, Toronto Water;
  - if the Engineering Reports are accepted and are satisfactory and should they identify any new municipal infrastructure or upgrades to existing municipal infrastructure to support the development, then either:

a. the owner 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 Engineering Reports, to support the development, in a financially secured agreement, all to the satisfaction of the Director, Engineering Review, Development Review, should it be determined that improvements or upgrades are required to support the development, according to the Engineering Reports accepted by the Director, Engineering Review, Development Review; or

b. the required new municipal infrastructure or upgrades to existing municipal infrastructure to support the development in the accepted and satisfactory Engineering Reports in A. above are constructed and operational, all to the satisfaction of the Director, Engineering Review, Development Review; and

- 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.
- City Council has approved the related Rental Housing Demolition application (25 222595 STE 04 RH ) and the owner has entered into, and registered on title to the lands, an agreement to secure all related rental housing matters, including replacement rental units and a Tenant Assistance Plan that is consistent with the City's current practices and to the satisfaction of the Chief Planner and Executive Director, City Planning and the City Solicitor;
- the owner has provided revised Arborist Report, Tree Planting and Landscape Plans to address all outstanding issues raised by Urban Forestry, Tree Protection and Plan Review as they relate to the Zoning By-law Amendment application, to the satisfaction of the Supervisor, Tree Protection and Plan Review, Environment, Climate and Forestry Division;
- the owner has addressed all outstanding comments raised by Toronto Transit Commission (TTC) regarding proximity of proposed development in adjacency to TTC's infrastructure at Keele Station as they relate to the Zoning By-law Amendment application as set out in their memo dated October 16, 2025 or as may be updated in response to further submissions filed by the owner, to the satisfaction of the Executive Director, Development Review and the Head, Property, Planning and Development, TTC;
- the owner has provided Natural Heritage Impact Study (NHIS) as it relates to the Zoning By-law Amendment application, to the satisfaction of the Chief Planner and Executive Director, City Planning;

- the owner makes reasonable commercial efforts to identify, in consultation with the General Manager, Parks and Recreation, a suitable off-site parkland dedication to the satisfaction of the General Manager, Parks and Recreation;
- the owner has submitted a revised Pedestrian Level Wind Study to the satisfaction of the Executive Director, Development Review, with any required wind mitigation measures to be secured through the Site Plan approval process; and
- the owner has submitted a revised Sun/Shadow Study and supplementary studies quantifying the duration of shadow onto the adjacent school and nearby park to the satisfaction of the Executive Director, Development Review;

## **CONTACT**

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Kishmita Arora, Planner, Community Planning, Tel. No. 416-397-4647, E-mail: Kishmita.Arora@toronto.ca

## **SIGNATURE**

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Carly Bowman, M.Sc.Pl., MCIP, RPP  
Director, Community Planning  
Toronto and East York District

## **ATTACHMENTS**

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### **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

### **Applicant Submitted Drawings**

- Attachment 5: Site Plan
- Attachment 6: North Elevation
- Attachment 7: East Elevation
- Attachment 8: 3D Massing Model - Northeast
- Attachment 9: 3D Massing Model - Southwest

## Attachment 1: Application Data Sheet

**Municipal Address:** 26 to 36 Mountview Avenue and 21 to 29 Oakmount Road  
**Date Received:** September 9, 2025  
**Application Number:** 25 222465 STE 04 OZ  
**Application Type:** OPA and Rezoning

<b>Applicant</b>	<b>Agent</b>	<b>Architect</b>	<b>Owner</b>
HIGH PARK DEVELOPMENTS LIMITED PARTNERSHIP	WESTON CONSULTING		Multiple

### EXISTING PLANNING CONTROLS

Official Plan Designation:	Neighbourhoods	Site Specific Provision:	SASP 652 and 653
Zoning:	R (d0.6) (x737)	Heritage Designation:	N
Height Limit (m):	11	Site Plan Control Area:	Y

### PROJECT INFORMATION

Site Area (sq m): 5,010      Frontage (m): 46      Depth (m): 90

<b>Building Data</b>	<b>Existing</b>	<b>Retained</b>	<b>Proposed</b>	<b>Total</b>
Ground Floor Area (sq m):	944			
Residential GFA (sq m):	2,447		61,043	61,043
Non-Residential GFA (sq m):			335	335
<b>Total GFA (sq m):</b>	<b>2,447</b>		<b>61,378</b>	<b>61,378</b>
Height - Storeys:	2		41 & 39	41 & 39
Height - Metres:	12		145 & 138	145 & 138

Lot Coverage Ratio (%): 0      Floor Space Index: 12.25

<b>Floor Area Breakdown</b>	<b>Above Grade (sq m)</b>	<b>Below Grade (sq m)</b>
Residential GFA:	61,043	
Retail GFA:		
Office GFA:	335	
Industrial GFA:		
Institutional/Other GFA:		

<b>Residential Units by Tenure</b>	<b>Existing</b>	<b>Retained</b>	<b>Proposed</b>	<b>Total</b>
Rental:	11		873	<b>873</b>
Freehold:				
Condominium:				
Other:				
<b>Total Units:</b>	<b>11</b>		<b>873</b>	<b>873</b>

#### **Total Residential Units by Size**

	<b>Rooms</b>	<b>Bachelor</b>	<b>1 Bedroom</b>	<b>2 Bedroom</b>	<b>3+ Bedroom</b>
Retained:					
Proposed:		172	317	288	96
<b>Total Units:</b>		<b>172</b>	<b>317</b>	<b>288</b>	<b>96</b>

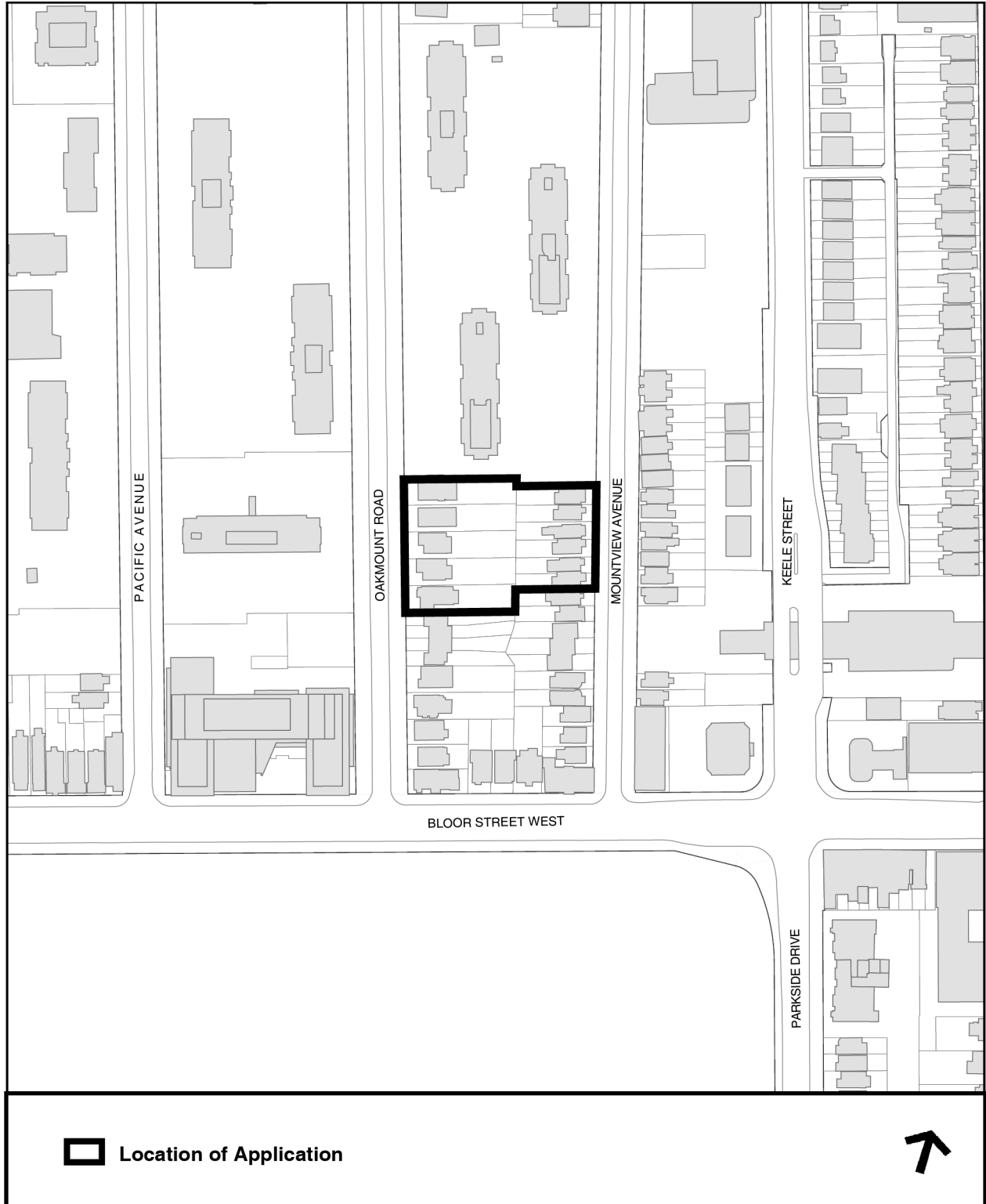
#### **Parking and Loading**

Parking Spaces: 78      Bicycle Parking Spaces: 537      Loading Docks: 2

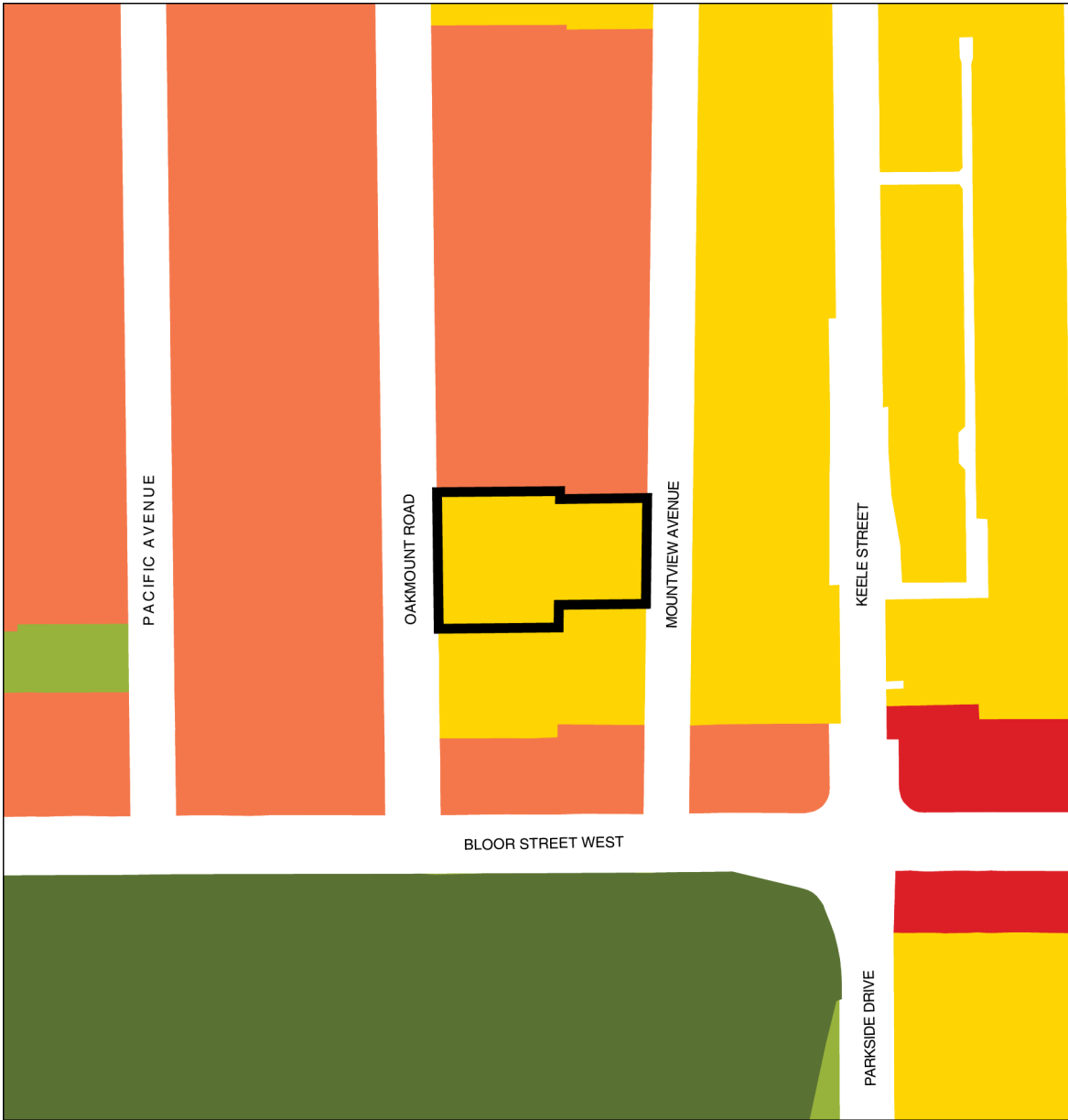
#### **CONTACT:**

Kishmita Arora, Planner, Community Planning  
416-397-4647  
Kishmita.Arora@toronto.ca

## Attachment 2: Location Map



# Attachment 3: Official Plan Land Use Map



Official Plan Land Use Map 17

26 - 36 Mountview Avenue  
and 21 - 29 Oakmount Road

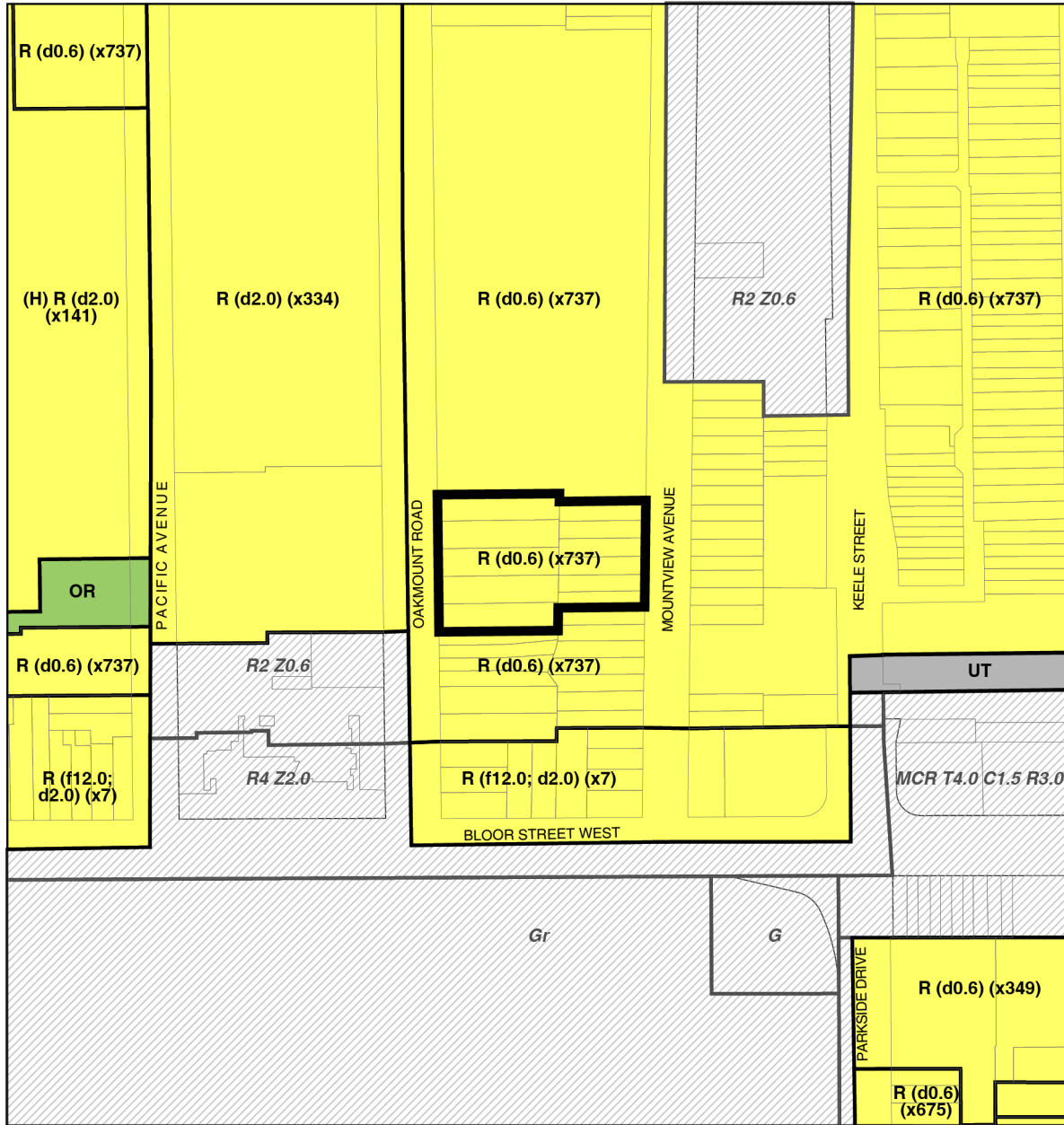
File # 25 222465 STE 04 0Z

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



Not to Scale  
Extracted: 09/15/2025


# Attachment 4: Existing Zoning By-law Map



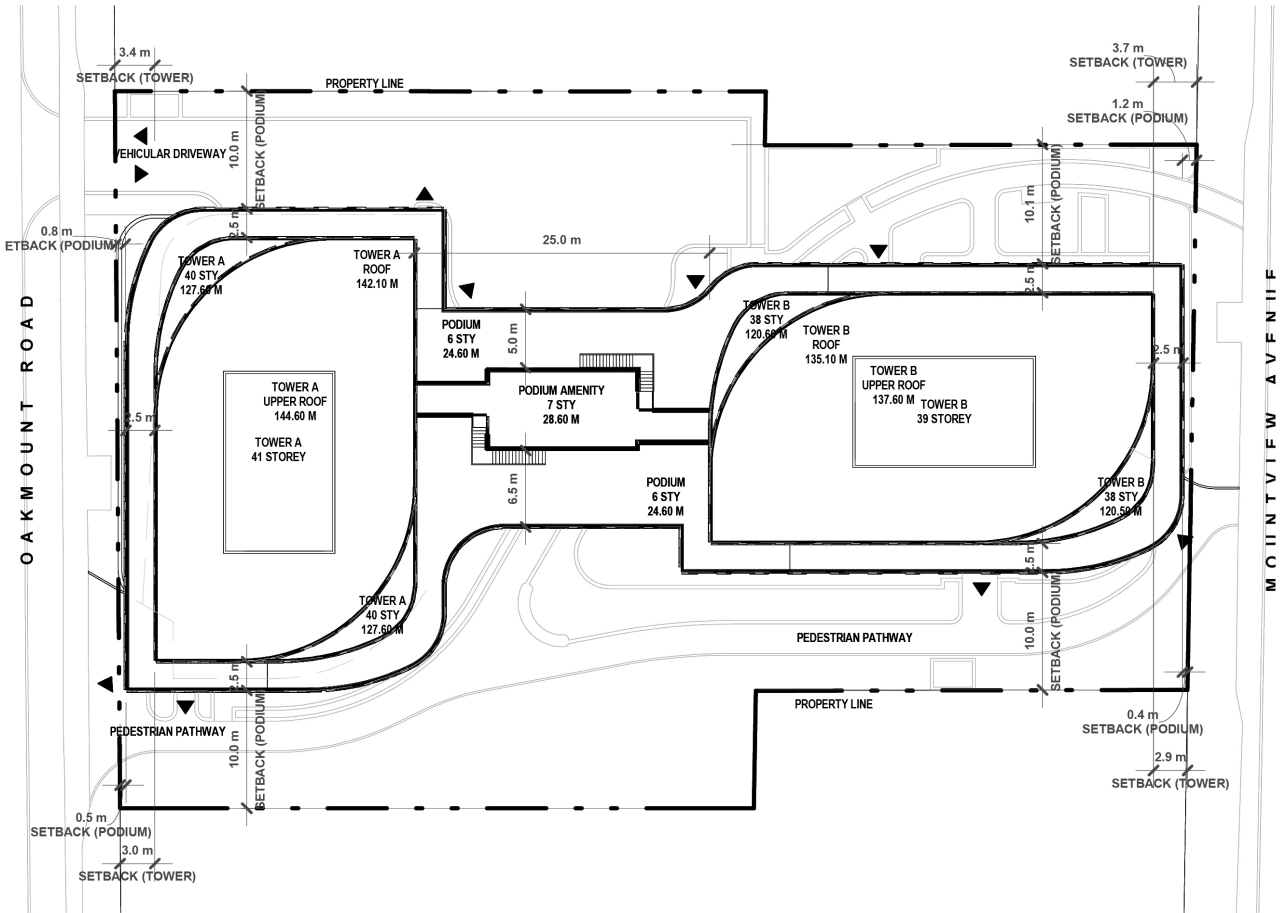
## Zoning By-law 569-2013

26 - 36 Mountview Avenue  
and 21 - 29 Oakmount Road  
File # 25 222465 STE 04 0Z

 Location of Application	 See Former City of Toronto By-law No. 438-86
 R Residential	<i>R2</i> Residential District
 OR Open Space Recreation	<i>R4</i> Residential District
 UT Utility and Transportation	<i>MCR</i> Mixed-Use District
	<i>G</i> Parks District
	<i>Gr</i> Parks District

  
Not to Scale  
Extracted: 09/15/2025

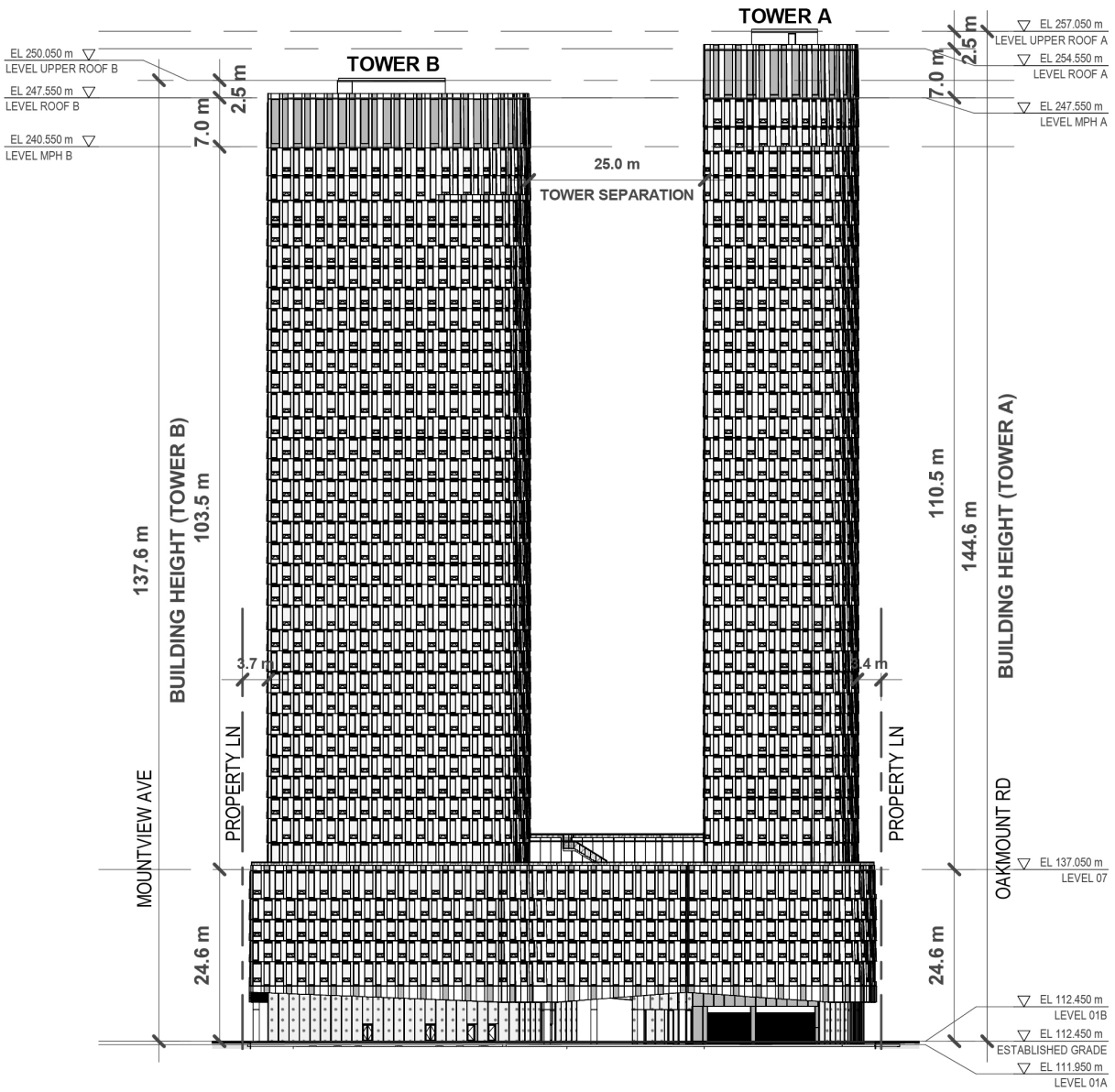
# Attachment 5: Site Plan



Site Plan

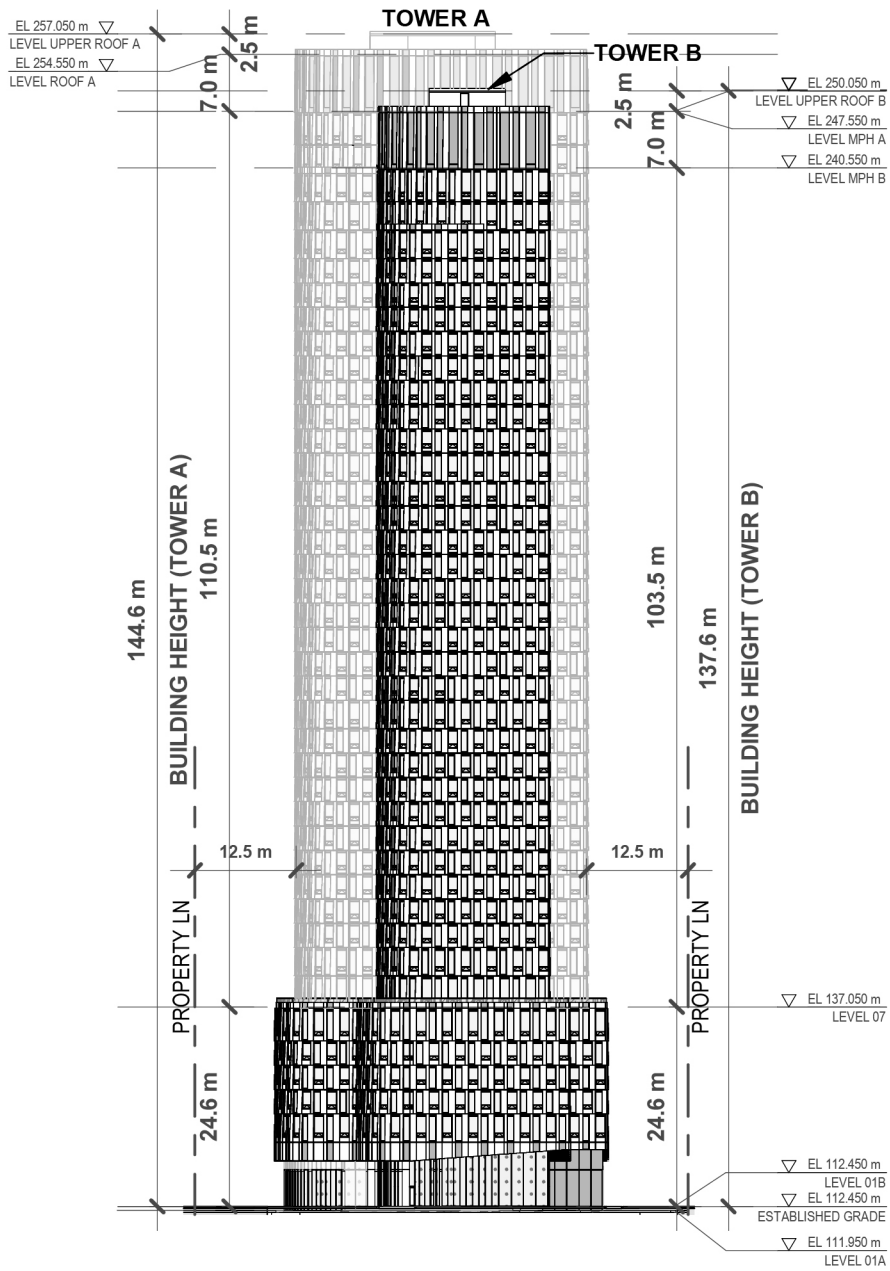


# Attachment 6: North Elevation



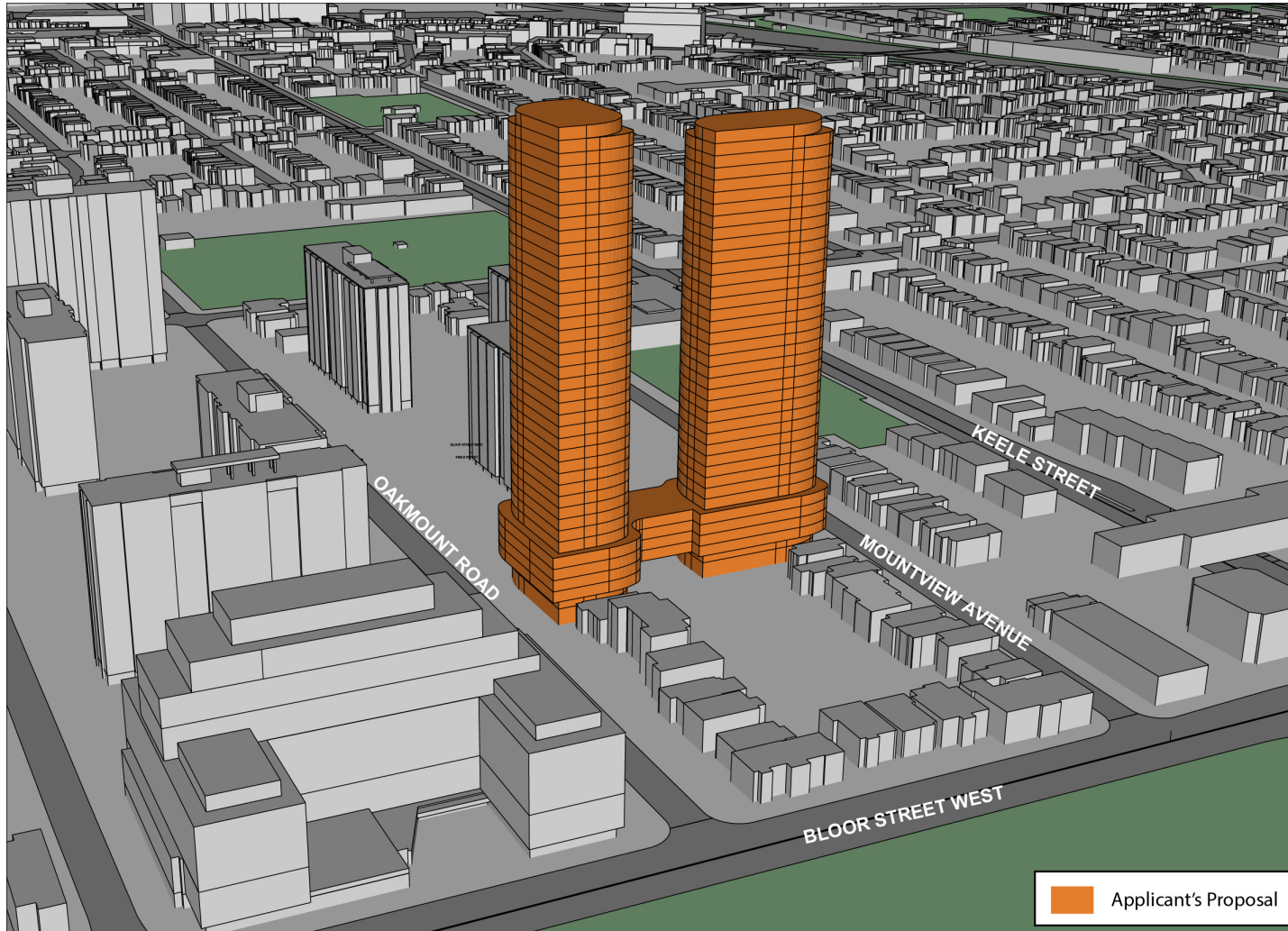
North Elevation

# Attachment 7: East Elevation



East Elevation

# Attachment 8: 3D Massing Model - Northeast

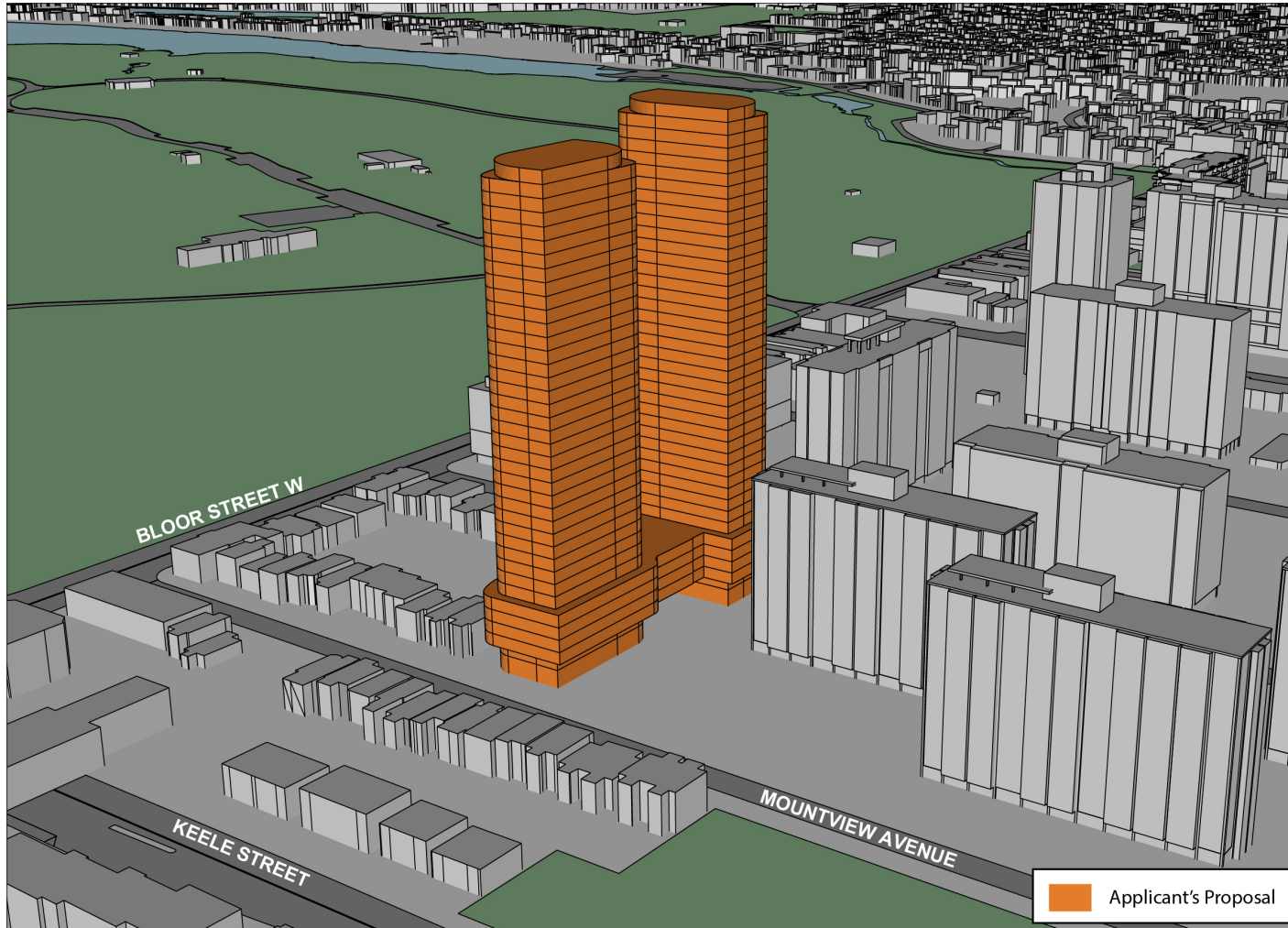


View of Applicant's Proposal Looking Northeast



11/20/2025

# Attachment 9: 3D Massing Model - Southwest



View of Applicant's Proposal Looking Southwest

11/20/2025