

808 Mount Pleasant Road

Zoning By-law
Amendment Application
TEYCC Consideration

Date: January 13, 2026

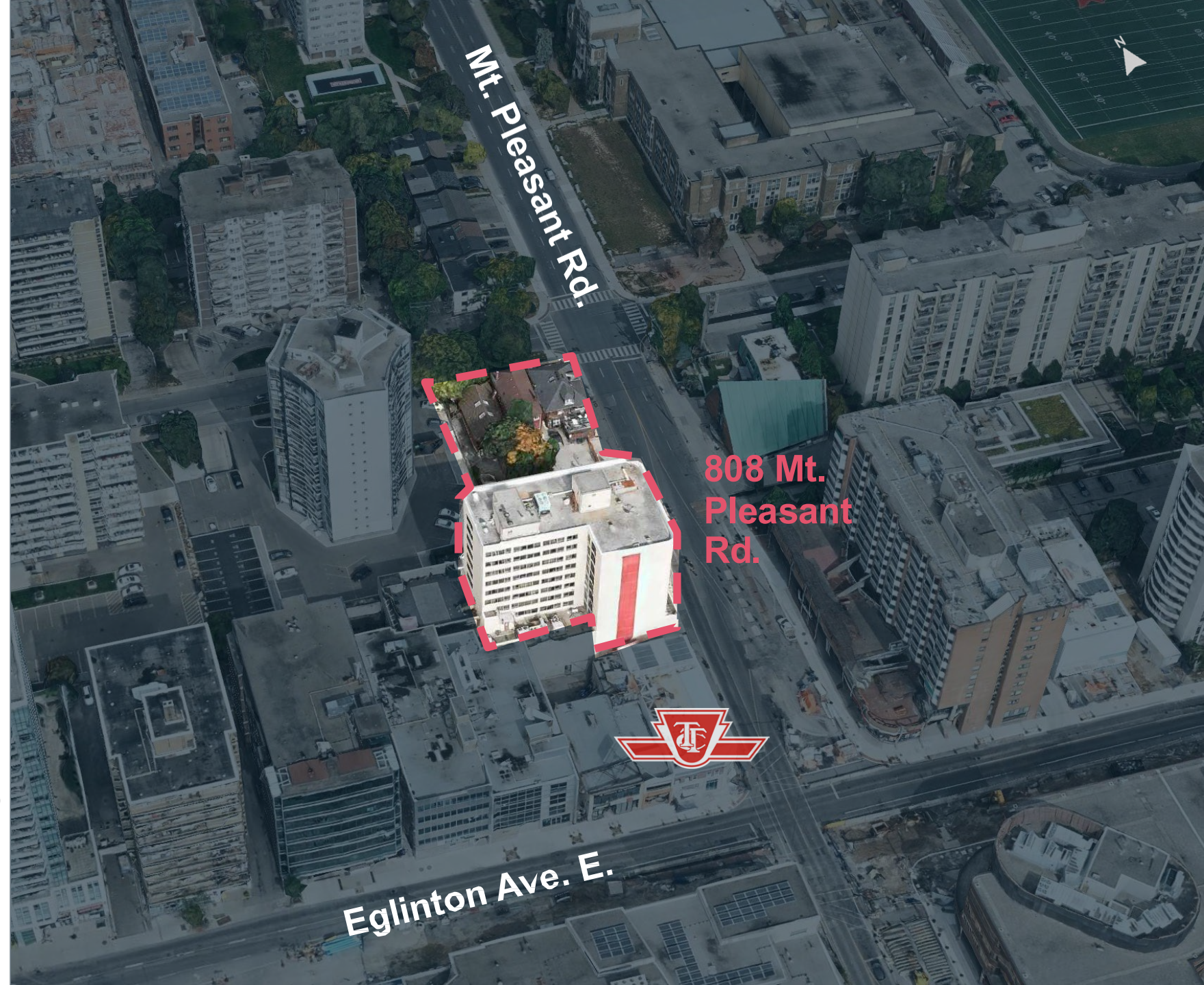
File No. 24 242404 STE 12 OZ

The R.W. Mt. Pleasant Development Corporation

Reserve Properties & Westdale Properties (Developer)

WND Associates (Planner)

Sweeny & Co Architects (Architect)



**Project Team
has extensive
experience in
development
in Toronto**



reserve
PROPERTIES

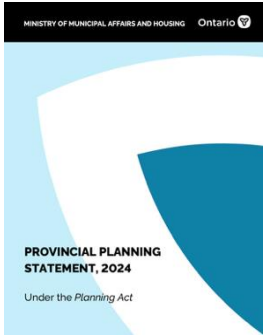


**Sweeny&Co
Architects**

Existing Site includes a vacant hotel and 3 single-family dwelling residences

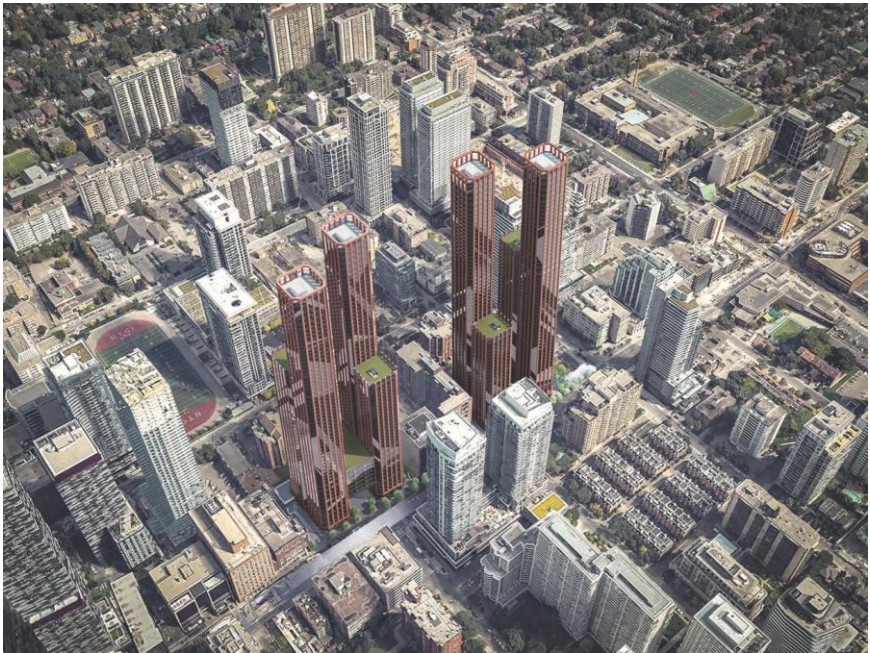
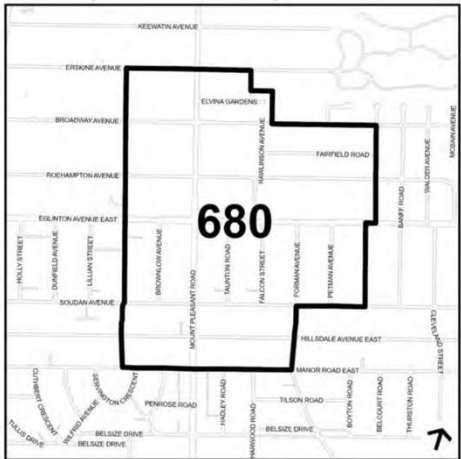


Since the 2022 Approval, the land use policy context has focused on supporting greater building density in proximity to transit



The 2024 PPS consolidated the Growth Plan and reinforced the importance of transit-supportive density and making efficient use of infrastructure

MAP 1 - MOUNT PLEASANT PROTECTED MAJOR TRANSIT STATION AREA



90-110 & 150 Eglinton Avenue E

In August 2025, the Minister of Municipal Affairs and Housing approved 95 PMTSA's in the City of Toronto, bringing new policies into effect that include requiring minimum permissions for density within Mixed Use Areas

City Council has considered and approved revisions to other nearby applications for significant increases in building height and density in recognition of the updated policy context in the area



50-90 Eglinton Avenue W

Contextual Building Heights in the Yonge-Eglinton Centre

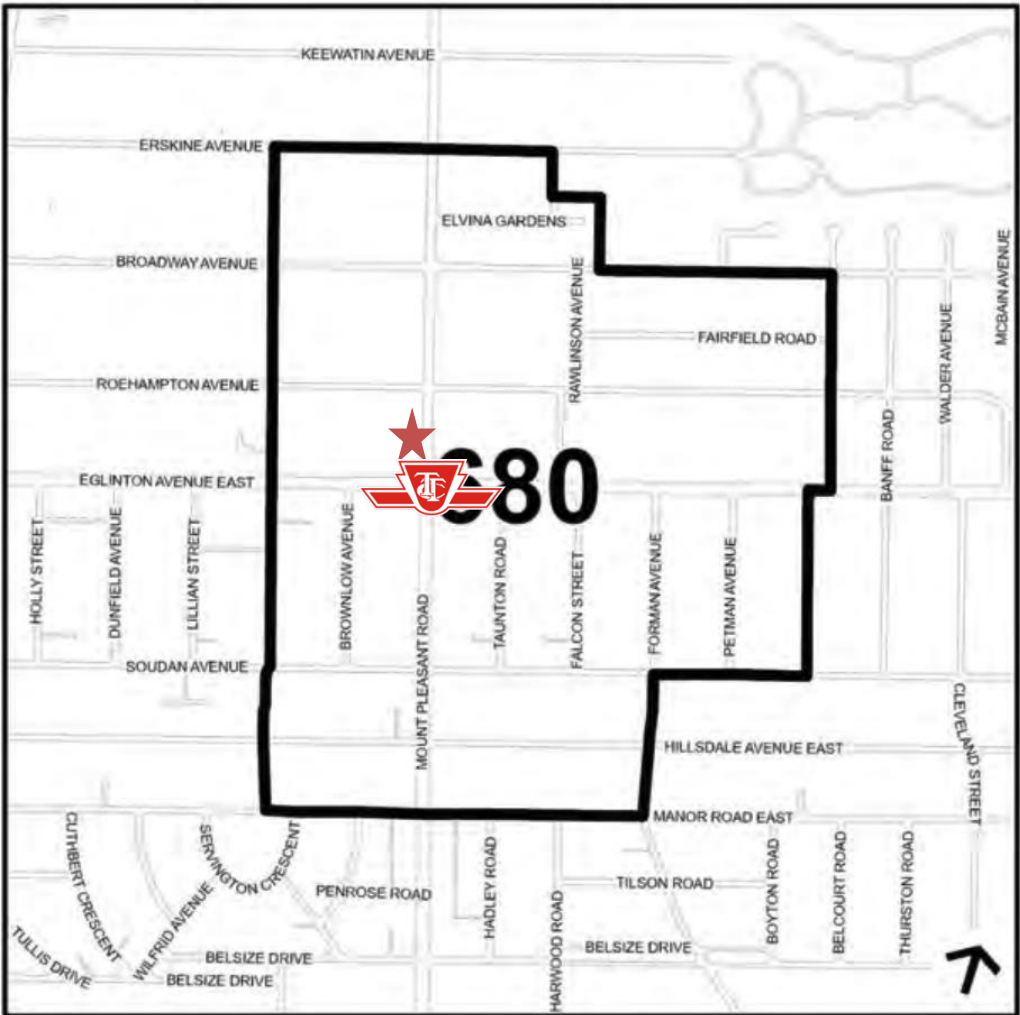


“The proposed 61-storey building (197.5 metres, excluding mechanical penthouse) is generally consistent with the established and approved tall building heights in the surrounding area”

-Final Staff Report

The Site is located within the Mount Pleasant Station PMTSA*, and directly adjacent to the Station Entrance

MAP 1 - MOUNT PLEASANT PROTECTED MAJOR TRANSIT STATION AREA



**Minister approved in August 2025*

5 primary objectives for building a vibrant, inclusive, and sustainable development



Support existing & future transportation infrastructure



Build high-quality public spaces including a new Public Parkland



Contribute to the community by providing an Early-ON Centre



Provide a range of housing types to support different ages



Deliver high-quality architectural design

*Reduced podium
height by 3-storeys
from previous
approval*

Retail

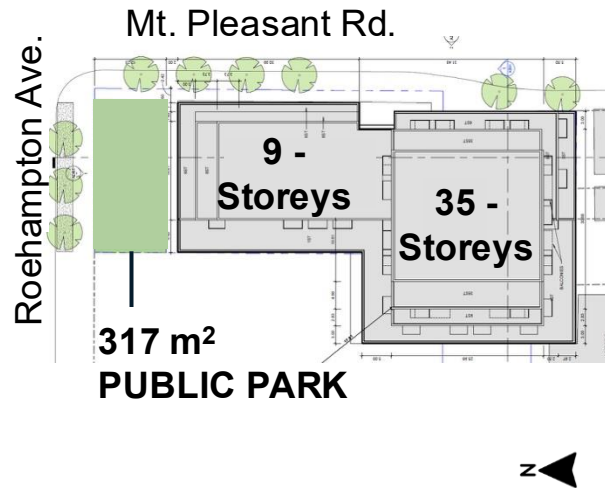
*New EarlyON
Centre*

New Public Park

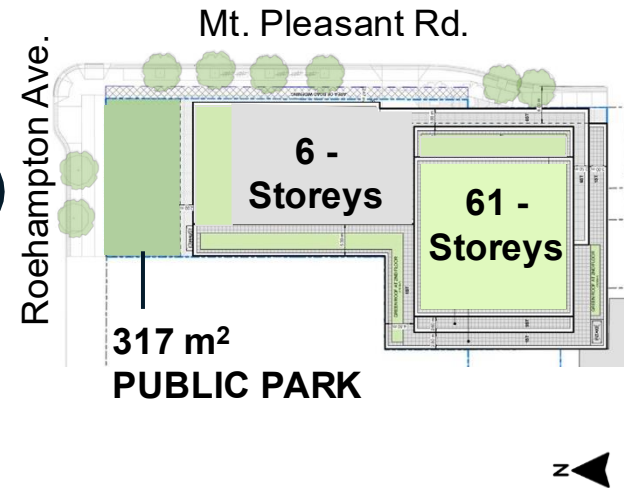


The design, revised from the 2022 approved plan, preserves the Public Park and enhances the pedestrian experience with a lower podium

2022 APPROVED PLAN



PROPOSED



	2022 Approval	Proposed
Height (sty) ¹	35	61
Podium (sty)	9	6
Res. Units	514	889
Total GFA ²	34.0 k	49.5 k
Res. GFA	33 k	48.7 k
Early-ON GFA	472	472
Retail GFA	524	330
Parking	86	64
Bicycle Parking	527	989

Footnotes:

1. Sty – Storeys
2. GFA – Gross Floor Area (meters)

The tower maintains the same floor plate size as the 2022 approval, with an increased height that has minimal impact on privacy, shadows, and wind

2022 APPROVED PLAN

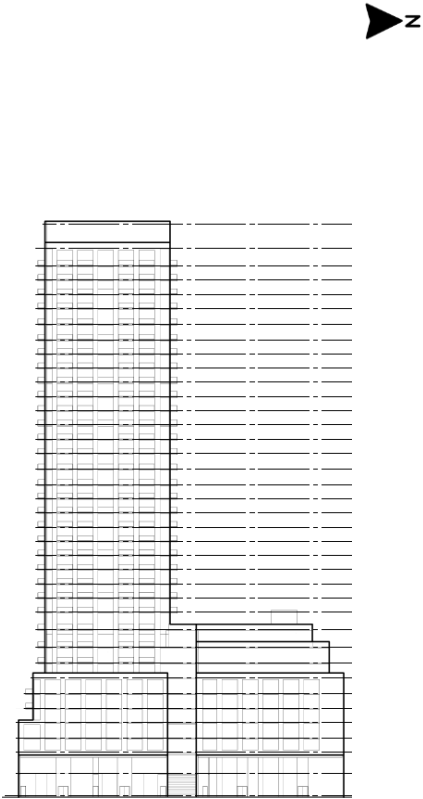
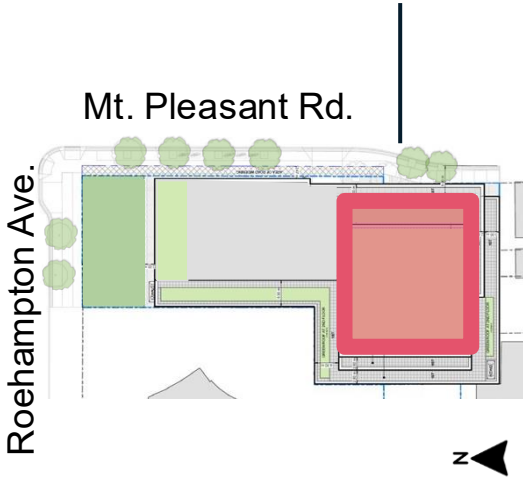
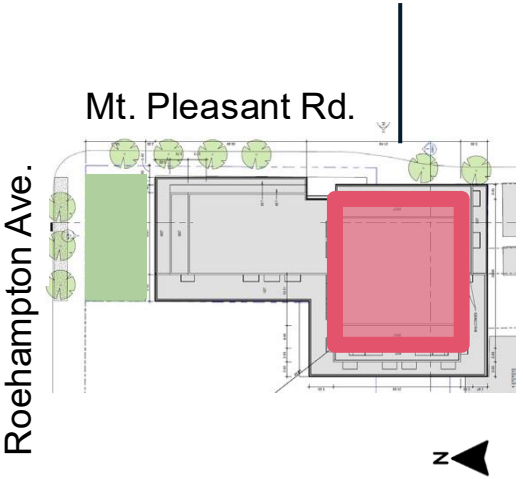
PROPOSED

2022 APPROVED PLAN

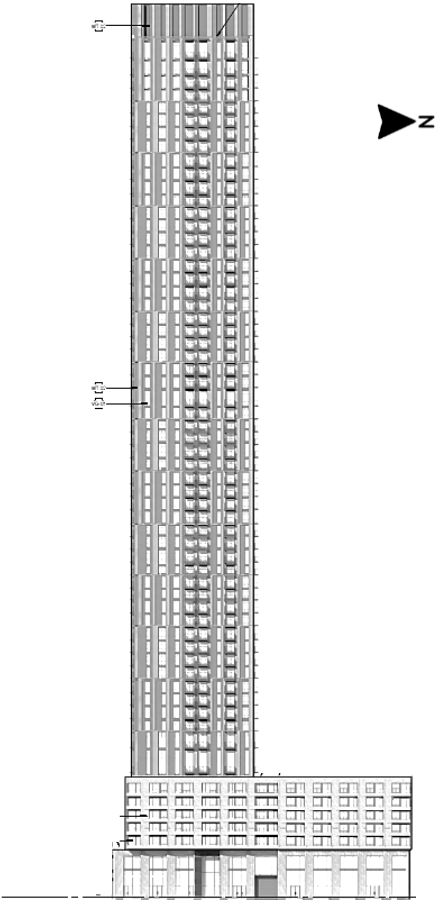
PROPOSED

797 m²
Tower Floor Plate

797 m²
Tower Floor Plate

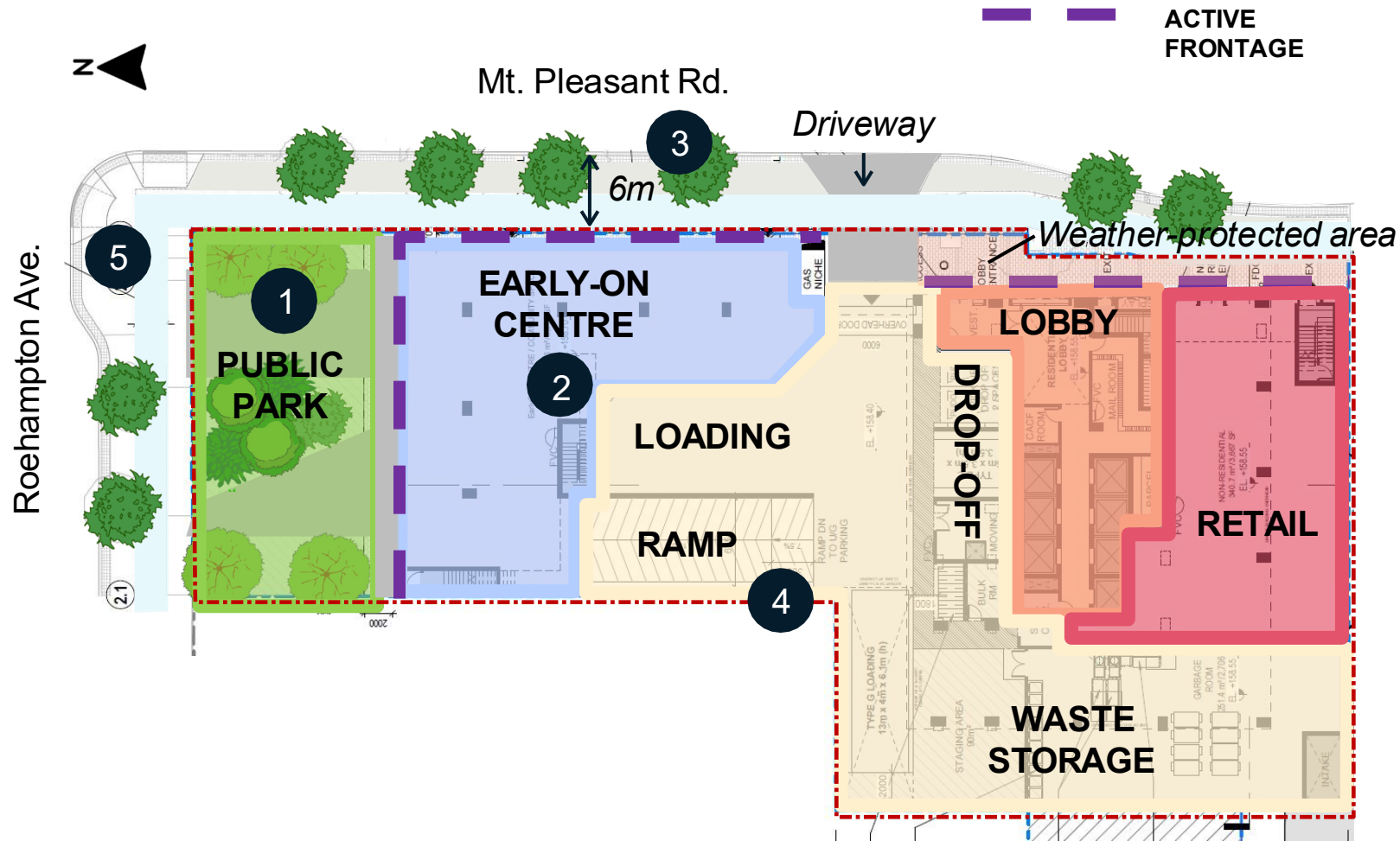


East Elevation



East Elevation

Ground Floor Plan maintains the Early-ON center, Public Park and streetscape widening from 2022 approval



Maintains design elements approved in 2022, including:

- 1 Public park: 317 m²
- 2 Early-ON center: 471.6 m²
- 3 Streetscape widening & pedestrian clearway
- 4 Building footprint

Proposes new:

- 5 Bump-out at the intersection of Roehampton Ave. and Mt. Pleasant Rd. to enhance pedestrian safety

Podium and tower floor plans offer a variety of unit types, aligning with the Yonge-Eglinton Secondary Plan to accommodate diverse household needs

Typical Podium Floor

Level 2-6 Floor Plan

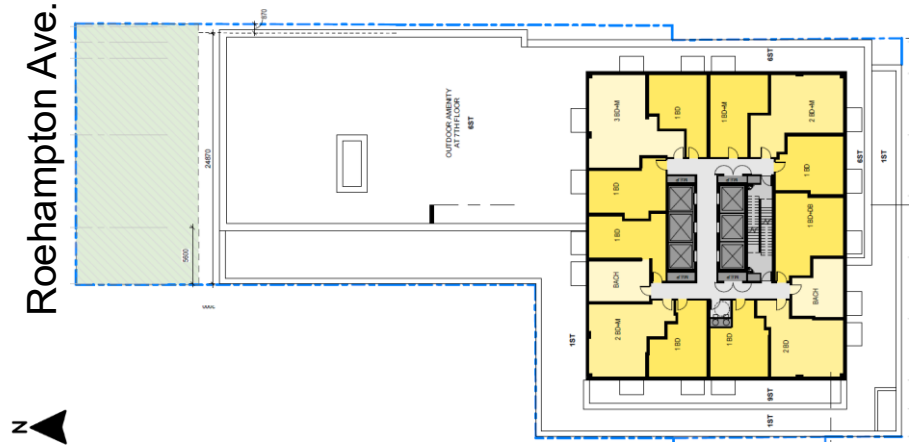
Mt. Pleasant Rd.



Typical Tower Floor

Level 16-61st Floor Plan

Mt. Pleasant Rd.



A new Public Park will be delivered as part of the proposal

Example park designs



Sources: (1) <https://www.blogto.com/city/2024/09/toronto-raccoon-park-open/> (2) <https://www.earthscapeplay.com/project/st-james-park-toronto-playground/> (3) <https://dornob.com/this-is-what-happens-when-a-park-goes-to-the-dogs/> (4) <https://torontosocietyofarchitects.ca/buildings/berczy-park/> (5) <https://archello.com/project/montgomery-square>

A new EarlyON Centre will be delivered as part of the proposal

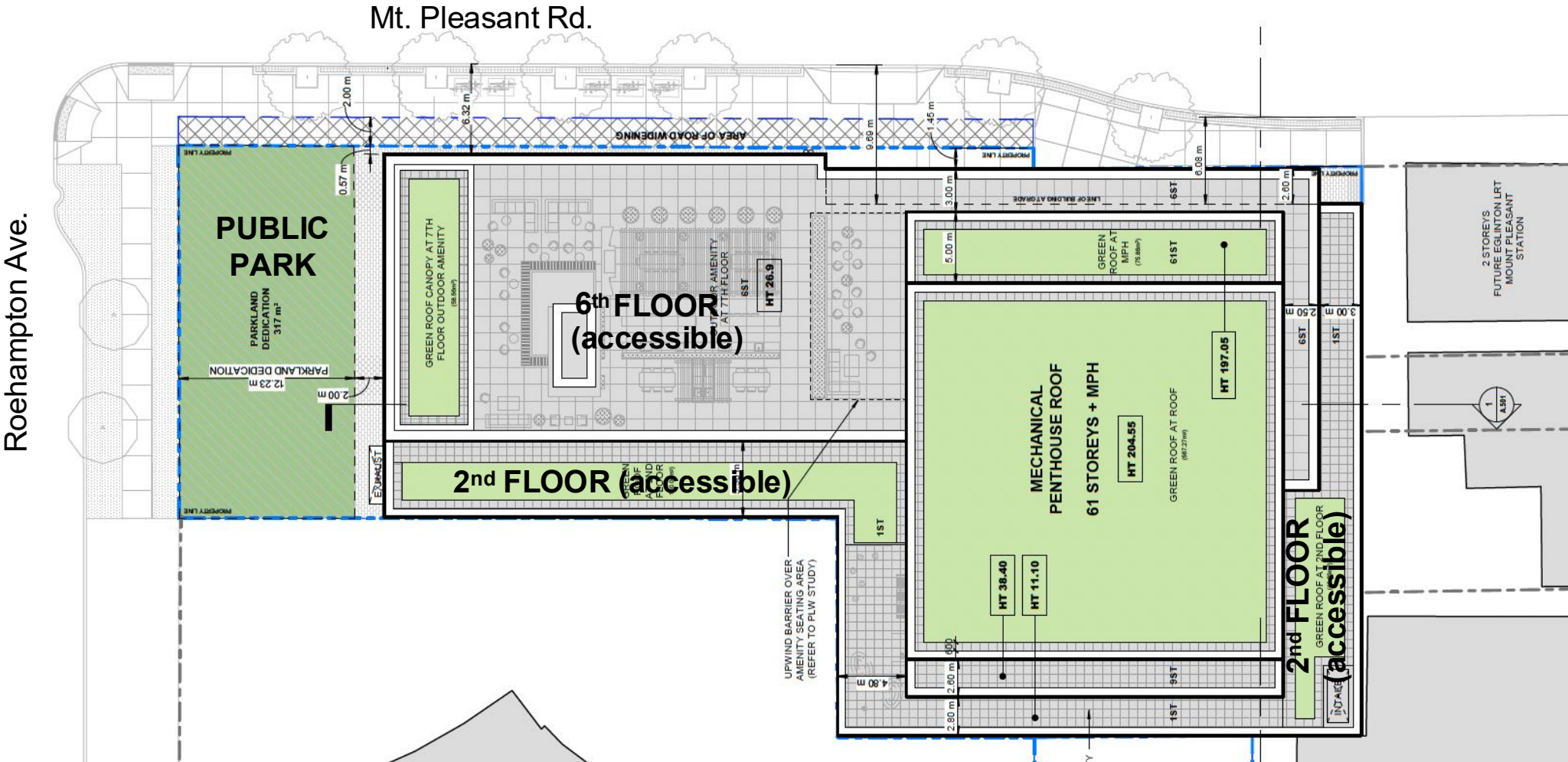
6.6 EARLYON CHILD AND FAMILY CENTRES

EarlyON Child and Family Centres offer free programs to parents or caregivers and their children from birth to six years of age. These centres offer programs that strengthen adult-child relationships, support parent education, and foster healthy child development. New development and redevelopment provide an opportunity to respond to the demand for EarlyON Child and Family Centre services throughout the city through new in-kind contributions. These facilities must meet applicable criteria and should generally be conveyed to the City as a finished and equipped space for the future operator. The City may also contemplate shell space to accommodate an EarlyON Child and Family Centre facility when and if the City has access to funds for the fit out.



Relevant Official Plan Policies	<ul style="list-style-type: none">Section 3.2.2 (Community Services and Facilities)
Type of Contribution	<ul style="list-style-type: none">A new finished and equipped EarlyON Child and Family Centre facility.Shell or partially fit out space to accommodate an EarlyON Child and Family Centre facility may be accepted subject to detailed discussions with City staff.
Administration and Operation	<ul style="list-style-type: none">The owner/developer shall design, construct, finish, furnish and equip the EarlyON Child and Family Centre facility.Toronto Children's Services will select a non-profit operator.The owner/developer will convey the facilities to the City as a freehold stratified fee simple interest, free and clear of all charges, liens, registered restrictions, and other encumbrances except as agreed to by the City Solicitor.
Location	<ul style="list-style-type: none">Within the proposed development site.
Minimum Requirements	<ul style="list-style-type: none">The owner/developer shall design, construct, finish, and furnish an EarlyON Child and Family Centre facility with an approximate minimum size of 465 square metres (5,000 square feet) interior space.
Minimum Requirements	<ul style="list-style-type: none">Where the City and the developer/owner agree that shell space will be provided, the developer shall construct a minimum 465 square metre (5,000 square foot) interior space to the satisfaction of Toronto Children's Services.The EarlyON Child and Family Centre facility must meet all provincial legislation and regulations and municipal planning, zoning, and by-law criteria.
Key Reference Documents	<ul style="list-style-type: none">Children's Services – Service Plan

Vertical Greening proposals include green roofs and features on 2/F, 6/F and Mechanical Penthouse



The proposed density, height, massing and shadows are acceptable and conforms to the applicable policies and guidelines: City Planning Staff

Proposed Height, Floorplate & Density:

“The proposed 61-storey building (197.5 metres, excluding mechanical penthouse) is generally consistent with the established and approved tall building heights in the surrounding area”

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

“The site is also within the 200 metre radius of the Mount Pleasant PMTSA, which permits a FSI of 8 or more in Mixed Use Areas. The proposed building also fits with the existing, planned, and emerging height context within the Yonge-Eglinton area”

Proposed Shadows:

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

June 21st Shadows



1:18 PM



2:18 PM



3:18 PM



4:18 PM

Thank you

