



419 – 425 Woodbine Avenue

OFFICIAL PLAN AND ZONING BY-LAW AMENDMENT APPLICATIONS

TORONTO AND EAST YORK COMMUNITY COUNCIL MEETING

ITEM 2026.TE31.15

APRIL 1, 2026



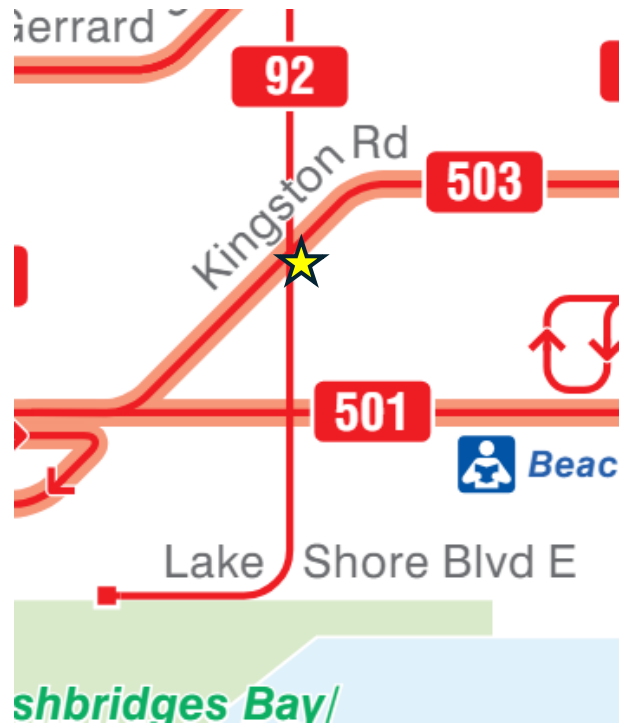
1. Existing Context 2
2. Planned Context
3. Proposal



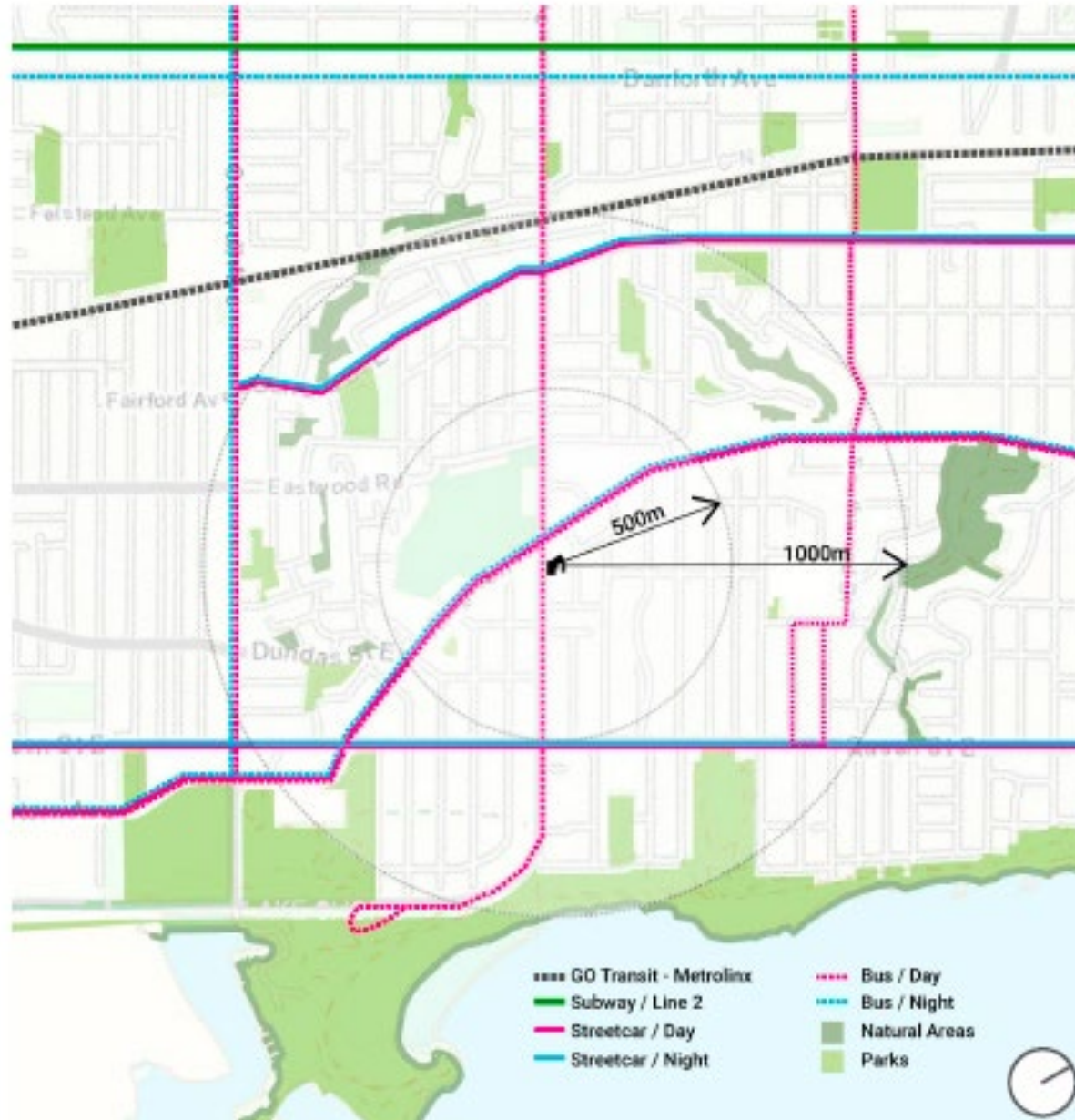
1. Existing Context 3
2. Planned Context
3. Proposal



1. Existing Context 4
2. Planned Context
3. Proposal



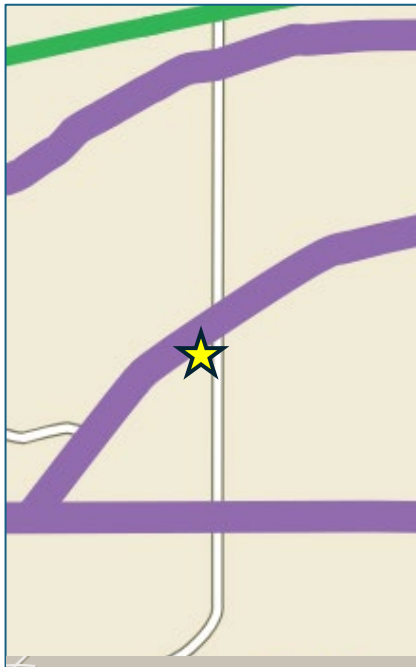
Existing Transit & Greenspace System



1. Existing Context
2. **Planned Context 1: OP and Zoning**
3. Proposal



Right-of-Way Widths Associated with Existing Major Streets



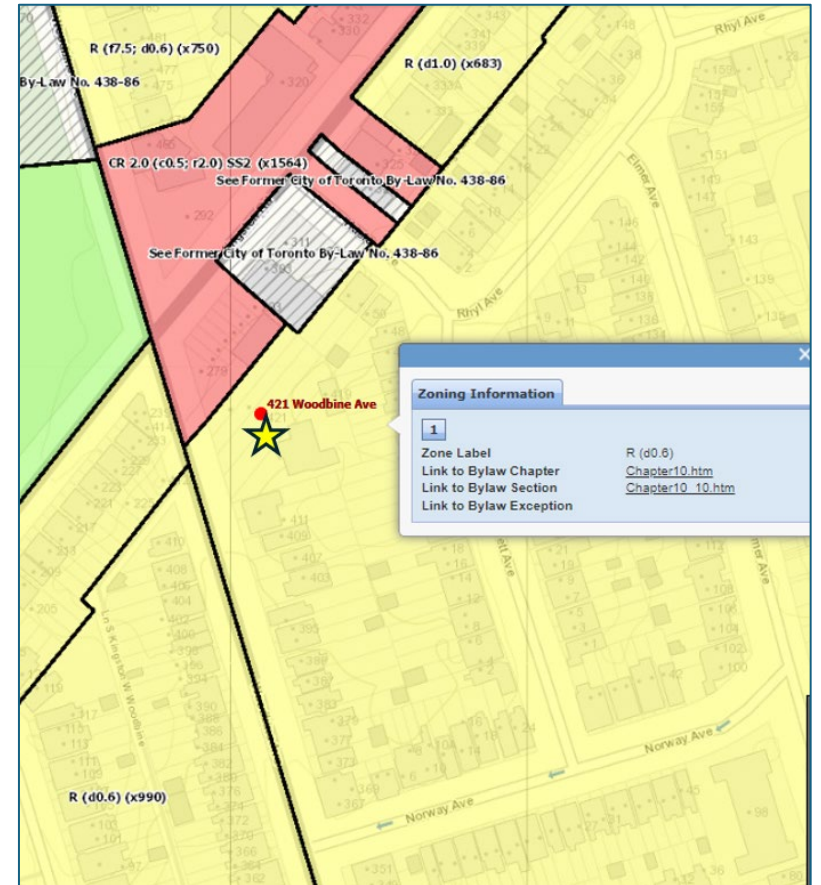
Enhanced Surface Transit Network

CURRENT DESIGNATION:
Neighbourhoods

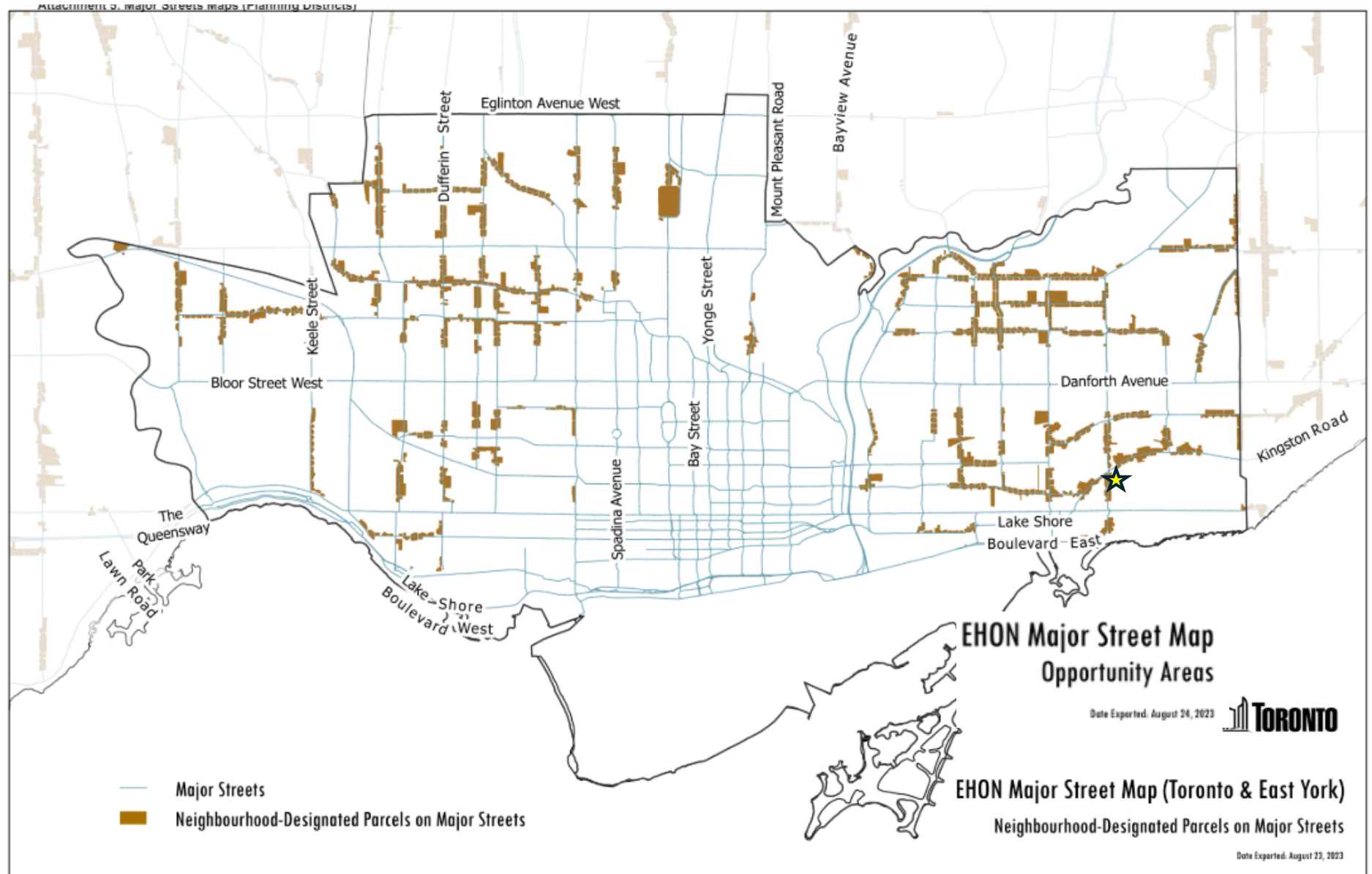


OP Designation currently “Neighbourhoods”, proposed redesignation to “Apartment Neighbourhoods” to permit height and density proposed.

CURRENT ZONING:
R (d.0.6)



1. Existing Context
2. **Planned Context 2: Major Streets**
3. Proposal



1. Existing Context
2. **Planned Context 3: Major Streets and Mid-Rise Guidelines**
3. Proposal

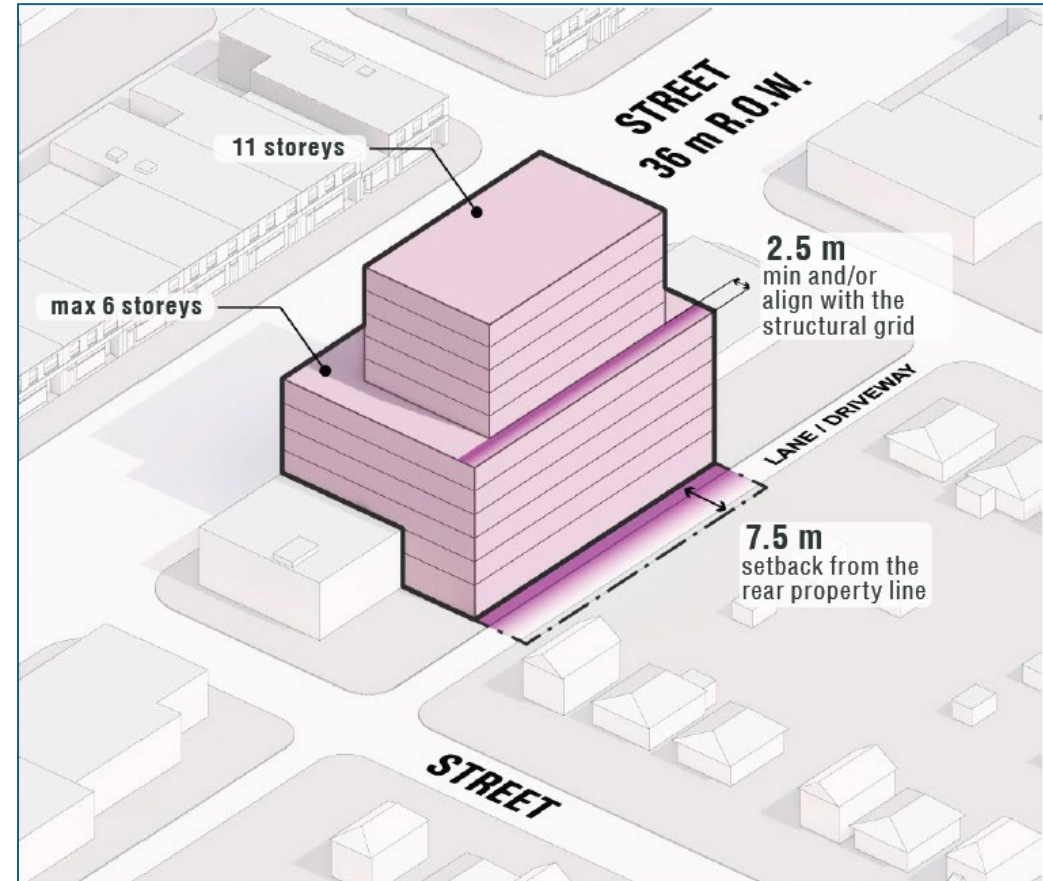
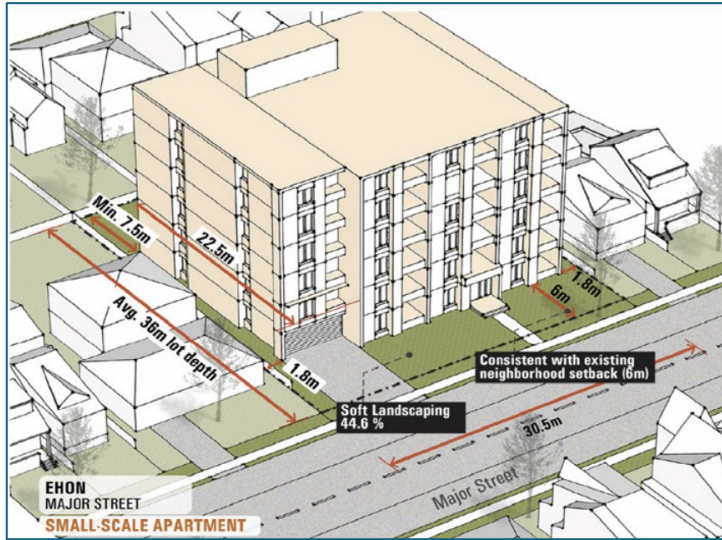


Figure 3.3.2: Sample illustration of an 11-storey building with one step-back at 7th storey rear setback line.

1. Existing Context
2. Planned Context
3. **Proposal 1: Rendering**

LAND USE: RESIDENTIAL APARTMENT BUILDING

HEIGHT: 10 Storeys + Mechanical Penthouse (~36m Height)

TOTAL UNITS: 123 Units

RENTAL REPLACEMENT UNITS: 11 Units (1:1 ratio)

Studio: 2 Units (~1.6%)
1 Bedroom: 78 Units (~63.4%)
2 Bedroom: 28 Units (~22.8%)
3 Bedroom: 15 Units (~12.2%)

FLOOR SPACE INDEX: 3.37x the Area of the Lot

RESIDENTIAL FLOOR AREA: 7,843.67 sq.m. (84,430 sq.ft.)

COMMERCIAL FLOOR AREA: 132 sq.m. (1,421 sq. ft.)

PARKING (RESIDENTS): 115 Spaces

PARKING (VISITOR): 9 Spaces

LOADING SPACE: 1 x Type G Loading Space on Ground Floor

PARKING (BIKE): 152 spaces (152 required)

AMENITY (OUTDOOR): 400 sq.m (4,306 sq. ft.)

AMENITY (INDOOR): 280 sq.m (3,014 sq. ft.)

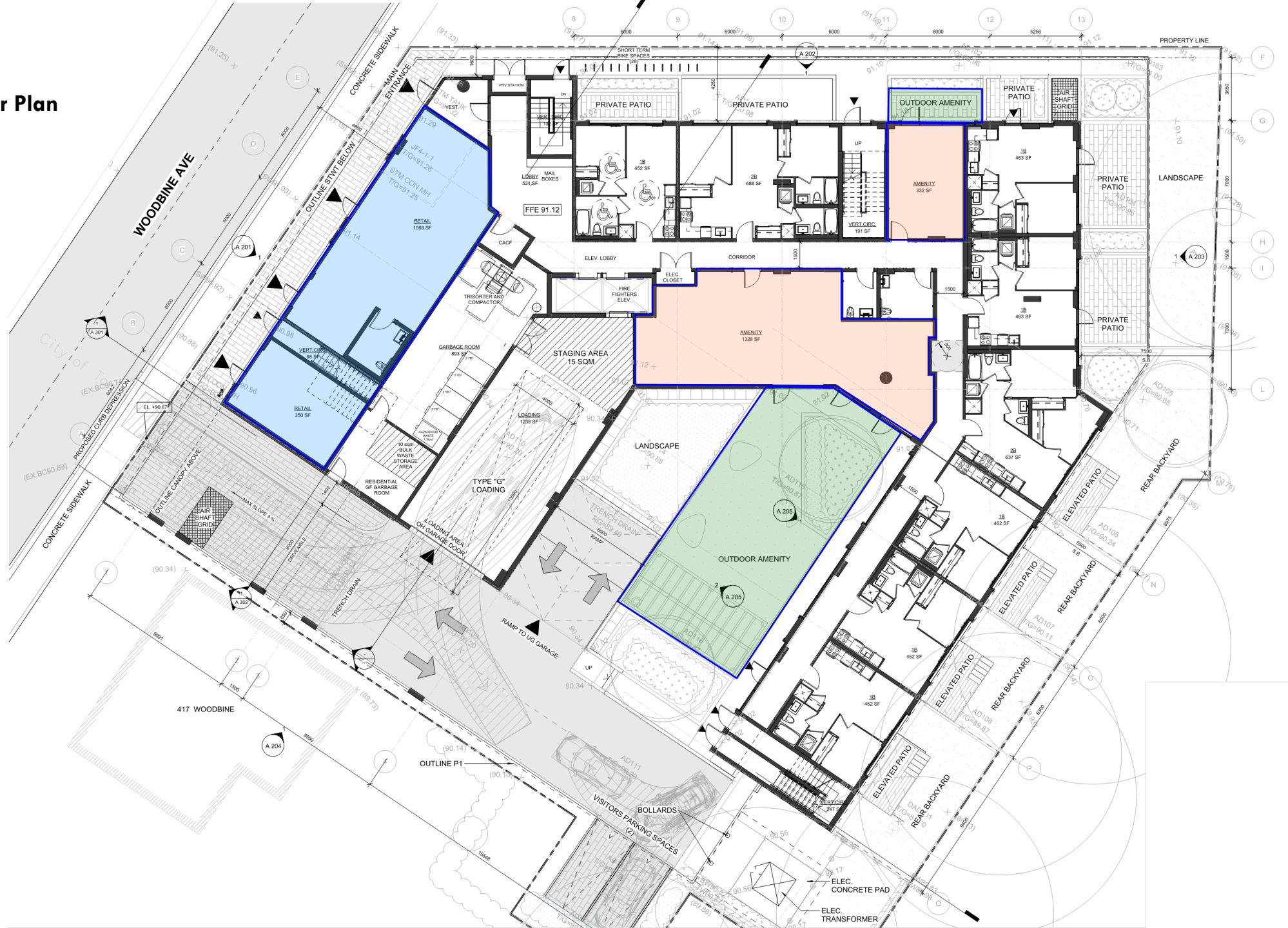


** Note: Balconies on the north side of the building are to be removed per Urban Design Staff comments*

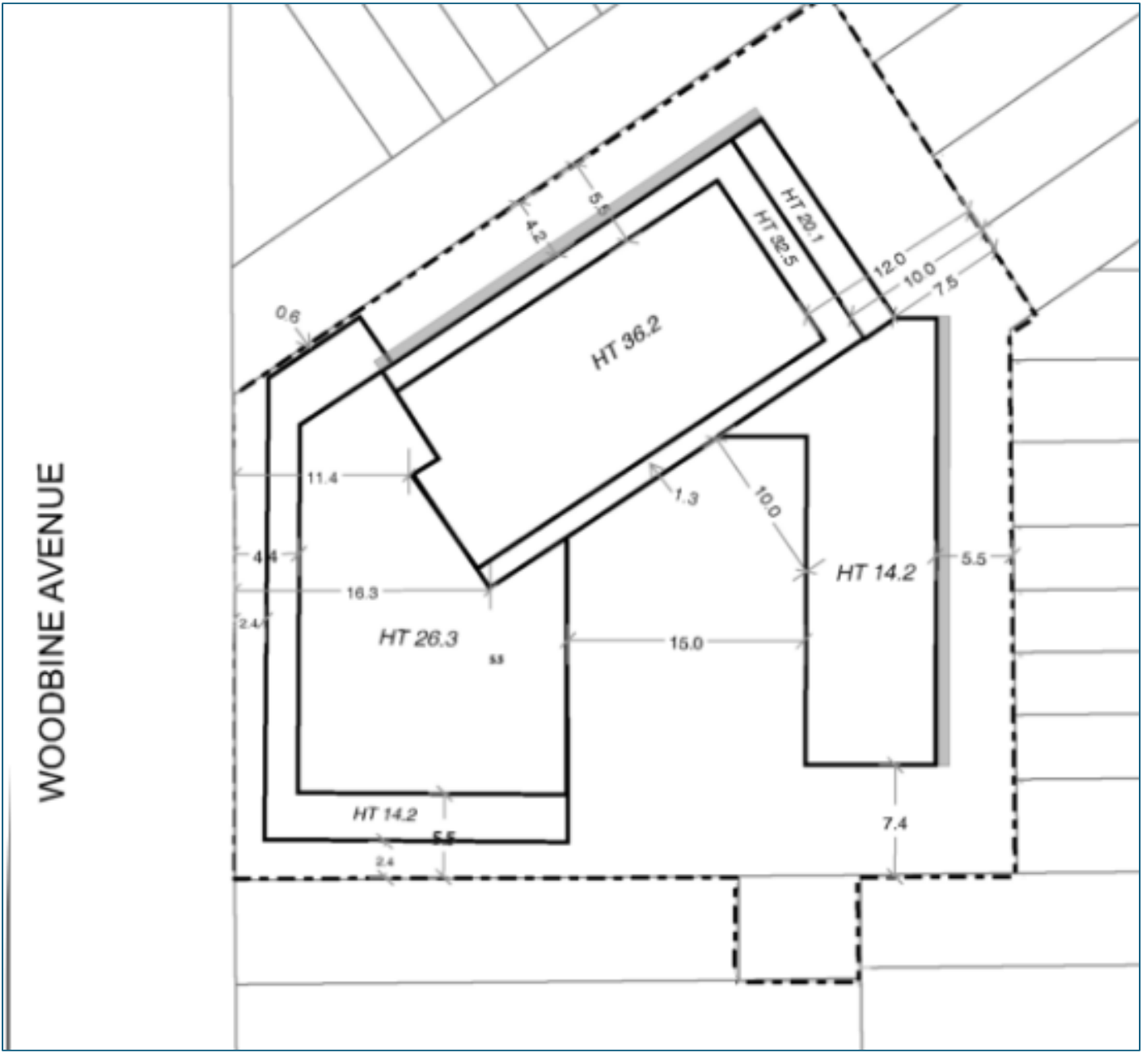
1. Existing Context
2. Planned Context
3. **Proposal 3: Landscape Plan**



1. Existing Context
2. Planned Context
3. **Proposal 4: Ground Floor Plan**



- 1. Existing Context
- 2. Planned Context
- 3. **Proposal 5: Setbacks and Height – Draft ZBA Diagram**



1. Existing Context
2. Planned Context
- 3. Proposal 6: Key Points**

- Existing Rental Units (11 units) will be replaced in the proposed building with equivalent unit type and floor areas;
- Proposal implements Major Streets Development Standards for setbacks and streetwall heights, Mid-Rise Guidelines for rear transition, upper storey step-backs and setbacks on all sides of the proposed building.
- Proposal provides internal courtyard as outdoor amenity area and provides 2x the minimum required outdoor amenity area for an apartment building.
- Retail Units will permit neighbourhood-oriented commercial uses, animating the Woodbine Avenue frontage.
- Seeking “Apartment Neighbourhoods” Official Plan Designation and “RAC” Residential Apartment Commercial Zoning to permit use and neighbourhood retail uses at grade
- Worked closely with City Staff to: sculpt the building’s massing, reduce height, increase setbacks and stepbacks, increase unit sizes, improve the public realm along Woodbine Avenue, include retail units facing Woodbine Avenue.

1. Existing Context
2. Planned Context
3. Proposal

Thank you

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