



Preliminary Summary



Address: **844 Don Mills Rd – Blocks 4, 6B, 6C, and 7**

Complete Application Date: **Mar 26, 2026**

Application Number: **25 206673 NNY 16 OZ**

Community Planning Contact: **Michelle Charkow, Senior Planner**

Tel. No.: **416-338-7542**, E-mail: **Michelle.Charkow@toronto.ca**

Application Type: **OPA & Rezoning**

Community Consultation Meeting

Meeting Date: **N/A**

Meeting Time: **N/A**

For more information or to register for the Community Consultation Meeting, please visit the [City Planning Consultations](#) website.

A Community Consultation Meeting has not yet been scheduled for this application. Once the meeting is scheduled, you can participate by registering on the [City Planning Consultations](#) website.

Application Description and Statistics

The requested Amendments seek to modify the approved tower heights for the developments on Blocks 4, 6C, and 7, and revise the built form typology of the development on Block 6B from mid-rise and townhouse forms to a tall building.

The applicant proposes the following height increases for approved buildings:
Block 4 – Increase approved tower height of 34-storey to 42-storeys (138.5m)
Block 6B – Increase approved mid-rise height of 10-storeys to 42-storeys (137.4m)
Block 6C – Increase approved tower height of 39-storeys to 46-storeys (148.5m)
Block 7 – Increase approved tower heights of 40- and 48-storeys to 54- and 60-storeys (177.0 and 195.5m)

Site Area (m²): **20,571**

Floor Space Index: **1.89**

Height (storeys): **Various, see above**

Height (m): **Various, see above**

Proposed Residential GFA (m²):
376,408

Proposed Non-Residential GFA (m²):
85,545

Studio Units: **85**

1 Bedroom Units: **3,028**

2 Bedroom Units: **1,185**

3+ Bedroom Units: **676**

Car Parking Spaces: **3,794**

Loading Spaces: **22**

Planning Framework

Official Plan Designation: **Mixed Use Areas**

Development Review Considerations

As part of the evaluation of this development application, Development Review will review and consider whether the proposal:

- Is consistent with the Provincial Planning Statement (2024) and conforms with provincial plans, the City's Official Plan, applicable Secondary Plans and/or Site and Area Specific Policies.
- Fits within the existing and planned context and the appropriateness of the proposed building height, massing, density, setbacks and setbacks.
- Locates and organizes the building(s) appropriately relative to existing and proposed land uses, streets, and buildings.
- Provides sufficient infrastructure capacity to accommodate and service the development.
- Frames and supports adjacent streets, parks and open spaces and expands the public realm through building massing, streetscape enhancements and Privately-Owned Publicly Accessible Spaces (POPS).
- Provides a sufficient mix of housing options and unit types.
- Contributes to complete communities through the provision of on-site parkland, community services and facilities, employment, and retail opportunities.

The following guidelines will be considered in the evaluation of this application:

- [Tall Building Design Guidelines](#)
- [Growing Up Guidelines for Children in Vertical Communities](#)
- [Design Guidelines for Privately Owned Publicly-Accessible Spaces \(POPS\)](#)
- [Pet Friendly Design Guidelines for High Density Communities](#)
- [Percent for Public Art Program](#)
- [Toronto Accessibility Design Guidelines](#)
- [Toronto Green Standard](#)

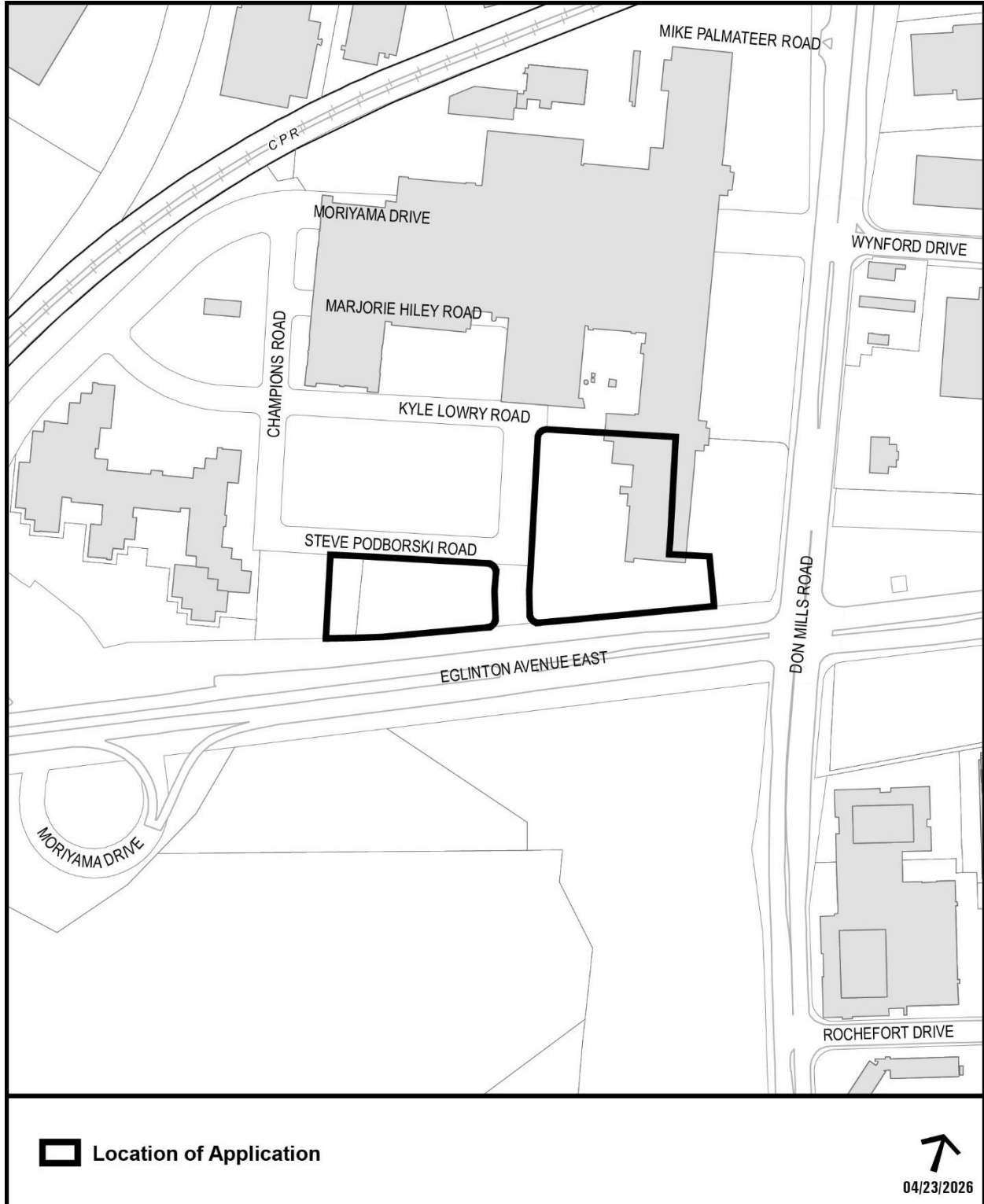
Information and Resources

Visit the [Application Information Centre](#) to view the application's supporting documentation and the Planning Application Checklist Package.

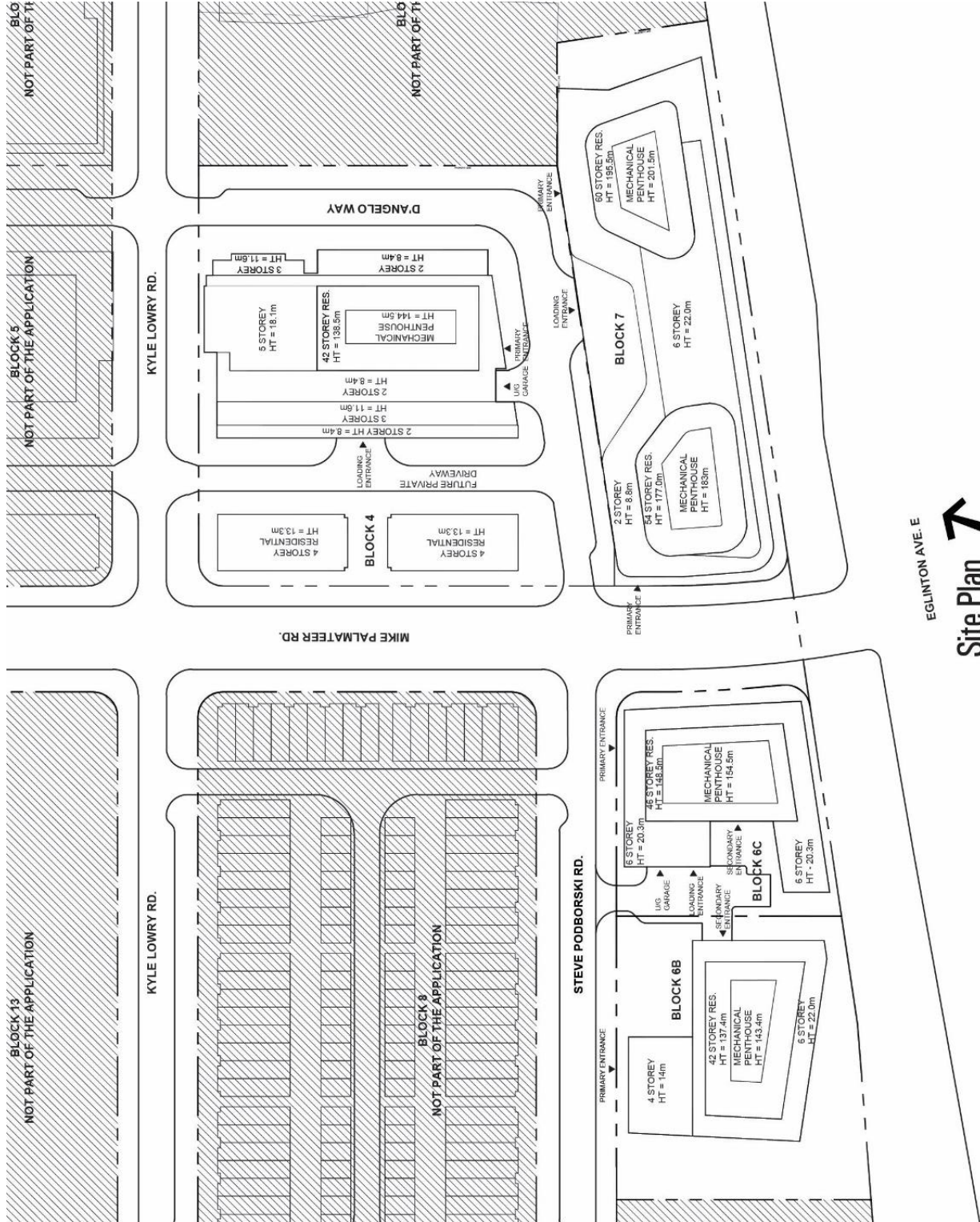
To learn more about the development review process, please visit the City of Toronto's [Official Plan](#) and [Development Guide](#).

Please Note: The Application Statistics are derived from the Project Data Sheet that the applicant provides as part of their submission. This data is provided "as is" and has not been verified by City Planning. The application information is subject to change.

Location Map



Site Plan

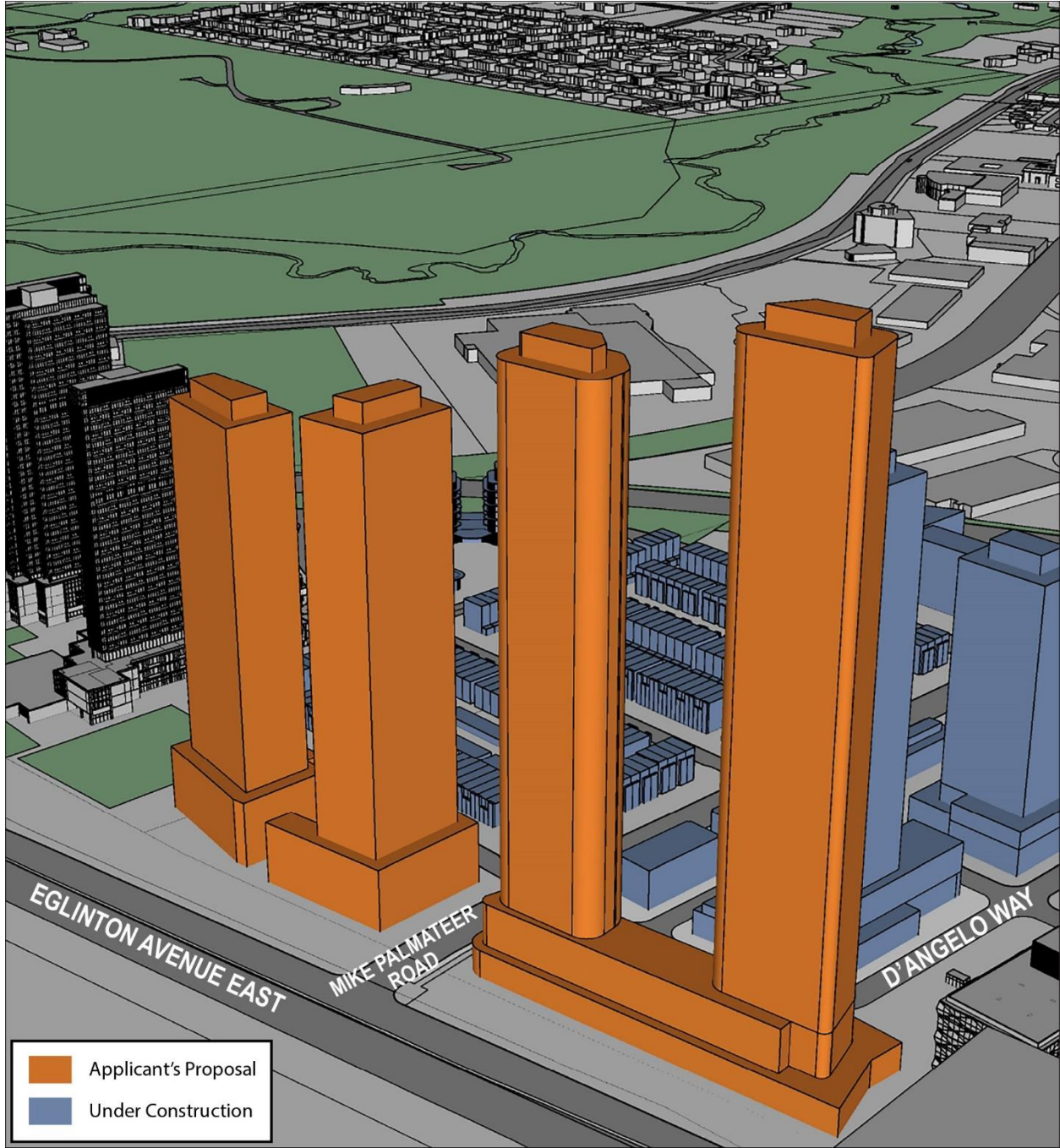


EGLINTON AVE. E



Site Plan

3D Model of the Proposal in Context – Looking Northwest

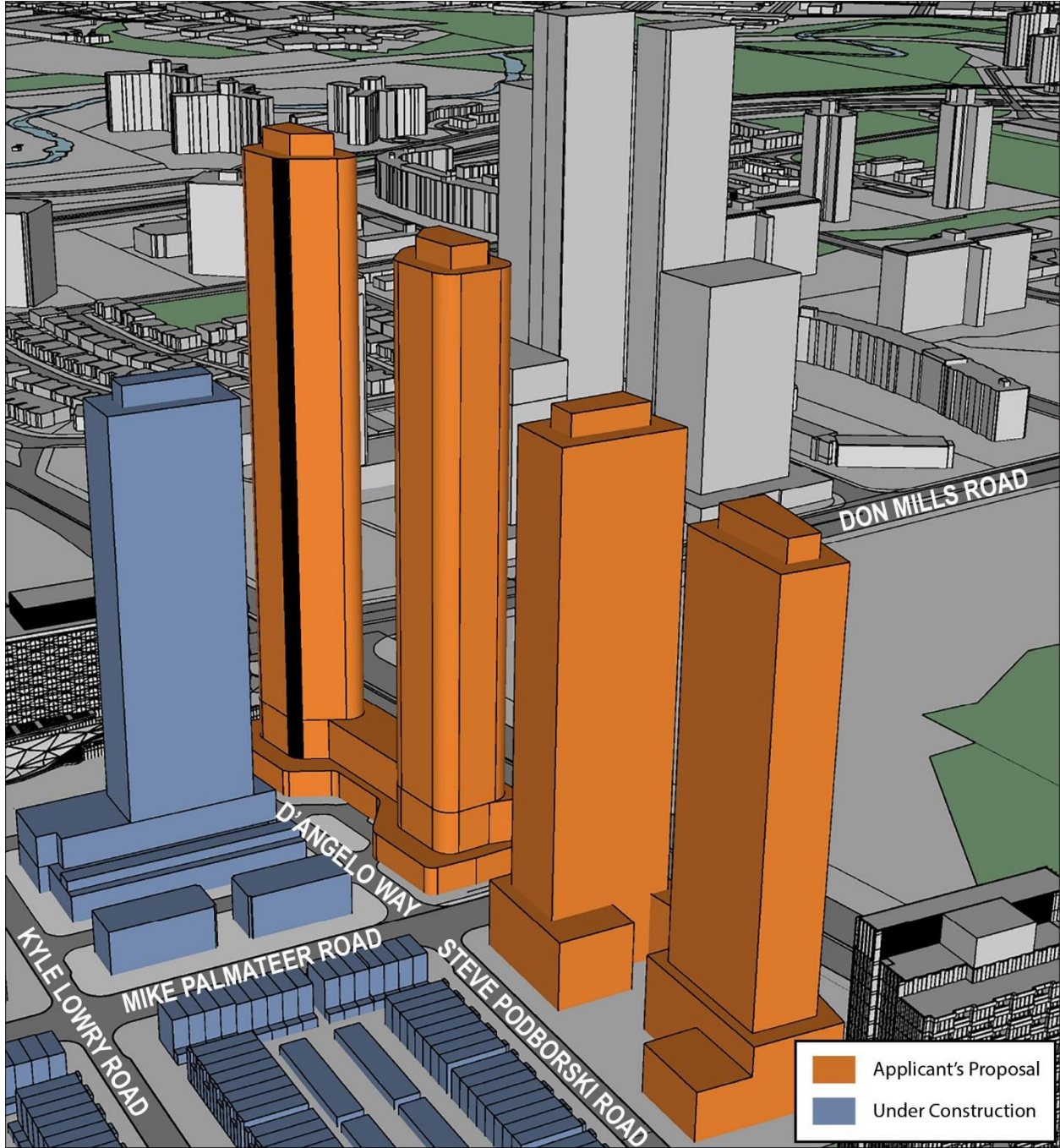


View of Applicant's Proposal Looking Northwest



04/23/2026

3D Model of the Proposal in Context - Looking Southeast



View of Applicant's Proposal Looking Southeast



04/23/2026