

Ridgeway Plaza - Interim Control By-law Study

Information Report: Proposed Zoning By-law Amendments

December 8, 2025

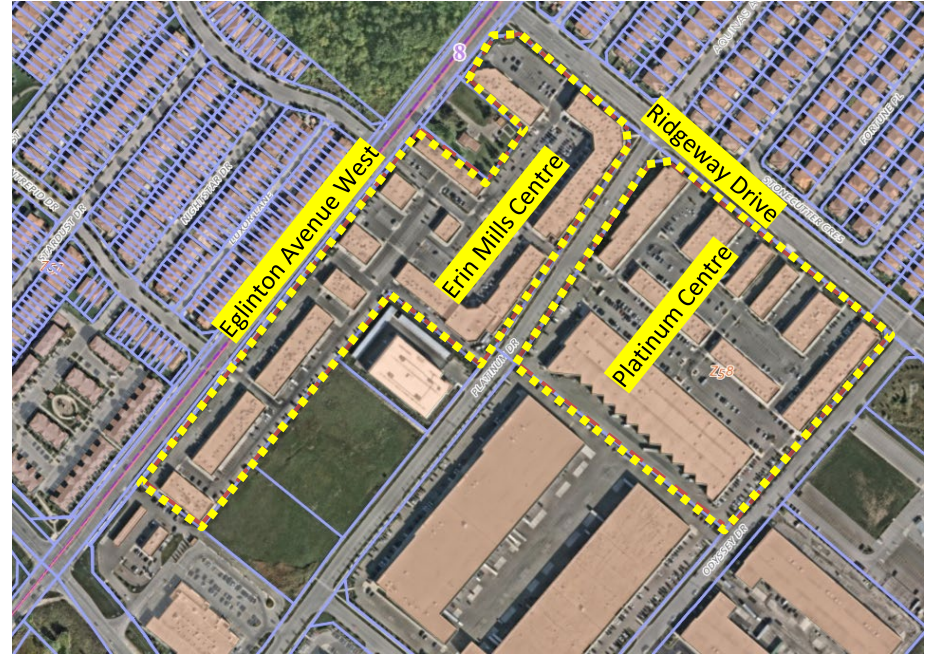
Planning and Development Committee

Overview

- Update on the City's review of Ridgeway Plaza and surrounding lands
- Interim control by-law
- Key findings from the parking study
- Overview of the zoning approach under consideration

Ridgeway Plaza History

- Located southwest of Eglinton Avenue W and Ridgeway Drive
- Both plazas received site plan approval in 2021
- Applications indicated that the sites would contain retail, office and manufacturing; therefore restaurant use was not used to calculate parking



Interim Control By-law (ICBL)

Current Conditions:

- 115 restaurants across two plazas
- Parking near or at capacity during peak periods
- Ongoing complaints: parking congestion, waste, noise, improper uses
- Multiple minor variance applications for parking relief

Council Direction:

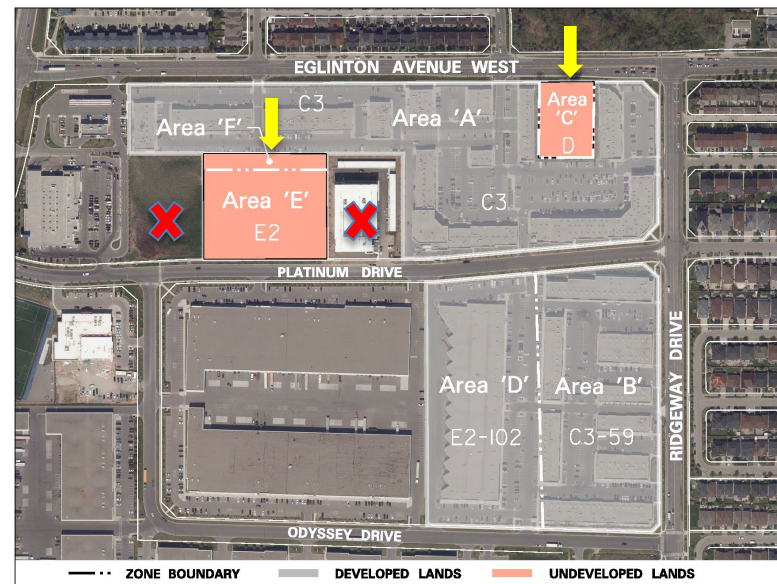
- ICBL 0165-2024 enacted September 2024; extended to January 16, 2026
- Staff directed to study land-use permissions and parking impacts

**Erin Mills Centre
(north plaza):**
Total of 63
Restaurants (42%)
out of 151 units

**Platinum Centre
(south plaza)**
Total of 52
Restaurants (41%)
out of 126 units

Active and Surrounding Development

- **Area C:** D (Development) Zone - 3650 Eglinton Ave W (OZ 25-15 W8): 2 storey commercial building
- 57 spaces proposed vs 78 required (deficiency of 21)
- Reduction of 9 spaces from north plaza to accommodate new site access
- **Area E & F:** E2 (Employment) Zone - 3575 & 3595 Platinum Dr (SP 25-40 W8): 2 storey and 1 storey commercial buildings
192 spaces proposed vs 194 required (deficiency of 2)



Parking Study Findings

Restaurant Concentration	Parking & Circulation Issues	Parking Study Results
<ul style="list-style-type: none"> • Restaurant, take-out restaurant, and similar uses are the main drivers of peak demand • Busiest times are evenings and weekends 	<ul style="list-style-type: none"> • Peak pressures occur in areas with clusters of restaurant uses 	<ul style="list-style-type: none"> • Parking near capacity at peak times • Erin Mills Centre: 8 spaces surplus • Platinum Centre: 2 spaces surplus • Restaurant clusters reached 100%+ occupancy • Essentially no room to absorb more restaurant uses

Parking Study Approaches

Option 1: Keep Existing Levels	Option 2 – Moderate GFA Reduction	Option 3 – Large Reduction
<ul style="list-style-type: none"> • Set maximum at current legally existing restaurant GFA 	<ul style="list-style-type: none"> • Set maximum restaurant GFA at a level between 10-30% reduction 	<ul style="list-style-type: none"> • Set maximum restaurant GFA at a level between 50-65% reduction

Gross Floor Area (GFA) refers to total usable floor space, excluding areas such as mechanical rooms, stairs, elevators, etc.

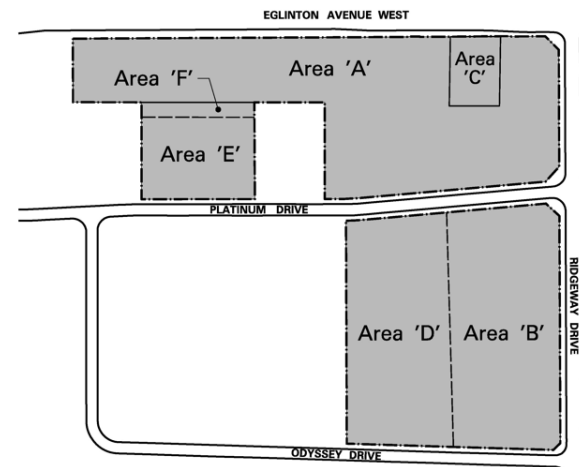
Key Proposed Zoning Regulations

RESTAURANT TYPE GROSS FLOOR AREA (GFA) MAXIMUM:

- Maximum combined GFA for restaurants / take-out/convenience restaurant uses:

➔ Existing plazas (A, B, D):
15% reduction of legally existing GFA

➔ Undeveloped lands (C, E, F):
11 % of lot area



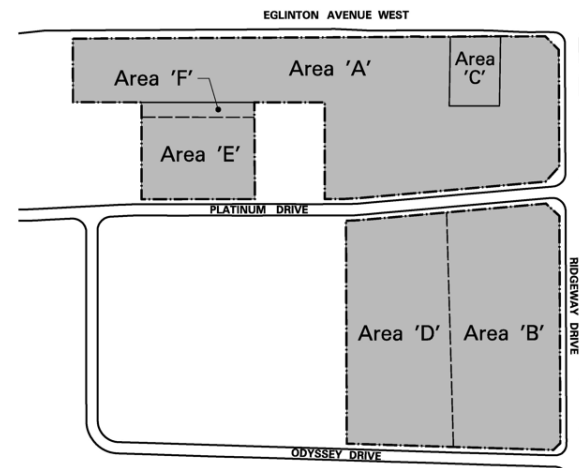
Key Proposed Zoning Regulations

RETAIL SALES CONTROLS

Retail and accessory retail restrictions across commercial and employment areas prevent on-site food preparation, ensuring retail uses cannot operate as quasi-restaurants.

LEGALLY EXISTING USES:

All legally existing restaurants and retail stores with accessory onsite food preparation components may continue but cannot expand beyond their current size



Anticipated Impacts

- Legally existing restaurants cannot be “kicked out” by the new zoning regulations.
- Maximums limit *expansions* or *conversions* of other units into new restaurant uses.
- Over time, as units change uses, the share of restaurant space will gradually reduce toward the maximum.
- Establishes a clearer enforcement framework

Next Steps

- Continue refining the zoning approach based on public input.
- PDC Meeting
 - **Recommendation Report** : January 5, 2026 at 1:30 pm
- Council Enactment (By-law): January 14, 2026
- The ICBL remains in effect until January 16, 2026.

Thank You