

Authority: Toronto and East York Community Council
Item TE26.3, adopted as amended by City of Toronto
Council on November 12 and 13, 2025
City Council voted in favour of this by-law on November
13, 2025
Written approval of this by-law was given by Mayoral
Decision 14-2025 dated November 13, 2025

CITY OF TORONTO

BY-LAW 1392-2025

To adopt Amendment 829 to the Official Plan for the City of Toronto respecting the lands municipally known in the year 2024 as 55 Eglinton Avenue East.

Whereas authority is given to Council under the Planning Act, R.S.O. 1990, c. P.13, as amended, to pass this By-law; and

Whereas Council of the City of Toronto has provided adequate information to the public and has held at least one public meeting in accordance with the Planning Act;

The Council of the City of Toronto enacts:

- 1.** The attached Amendment 829 to the Official Plan is hereby adopted pursuant to the Planning Act, as amended.

Enacted and passed on November 13, 2025.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)

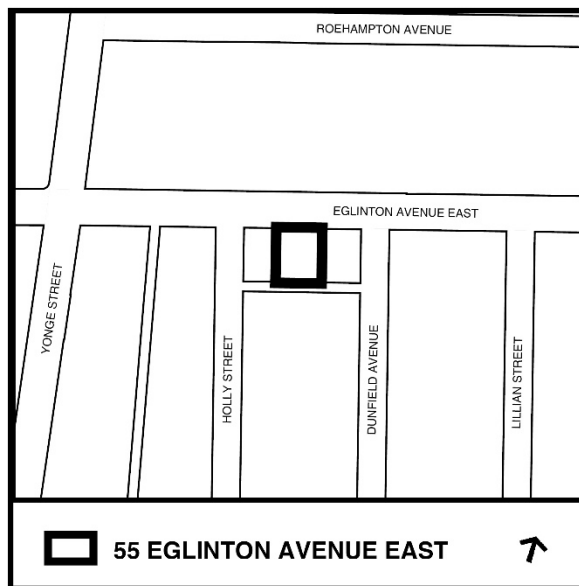
AMENDMENT 829 TO THE OFFICIAL PLAN

LANDS MUNICIPALLY KNOWN IN THE YEAR 2024 AS 55 EGLINTON AVENUE EAST

The Official Plan of the City of Toronto is amended as follows:

1. Chapter 6, Section 21, Yonge-Eglinton Secondary Plan, Site and Area Specific Policies is amended by adding Site and Area Specific Policy 14 for the lands municipally known as 55 Eglinton Avenue East:

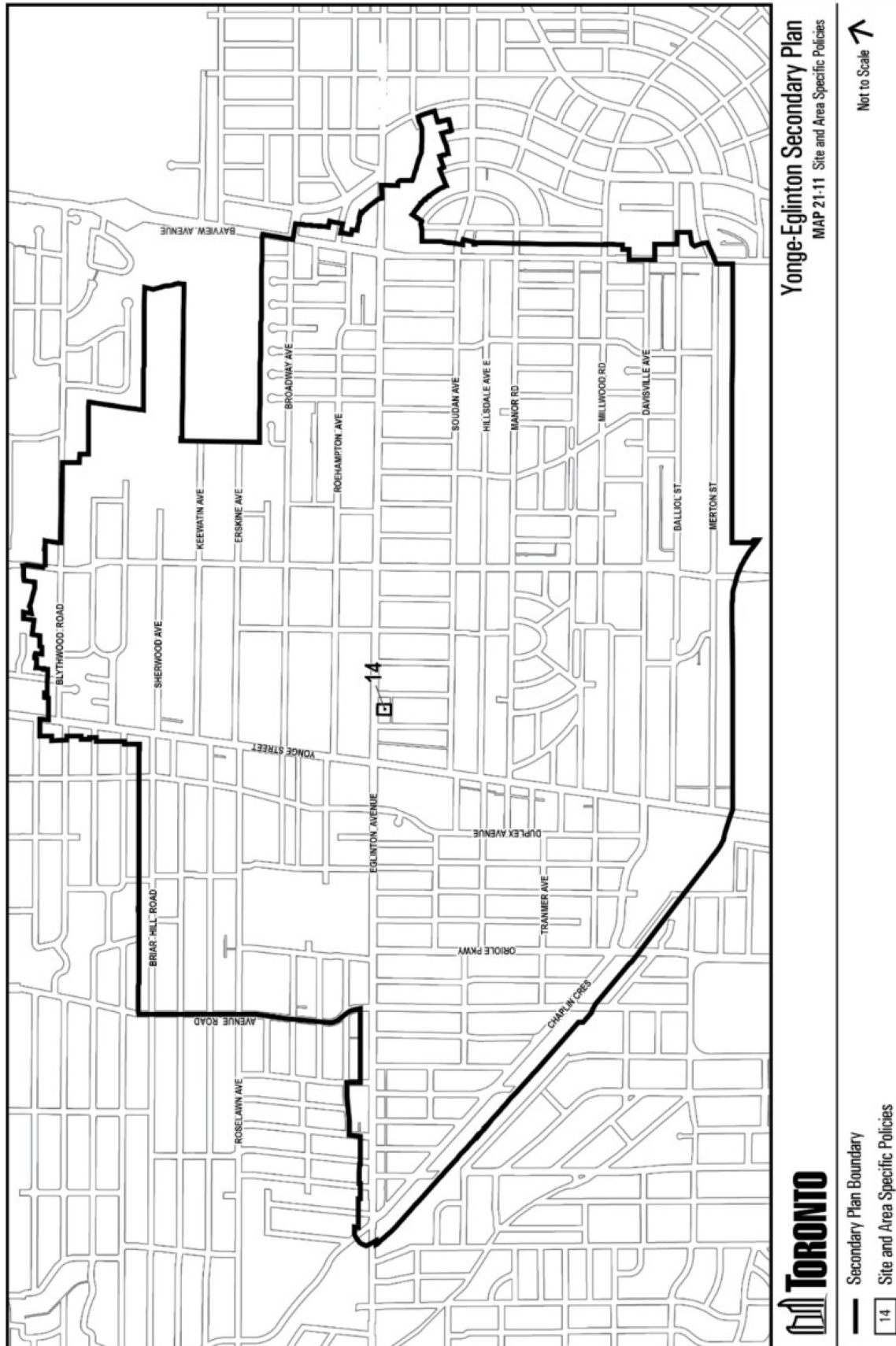
"14. 55 Eglinton Avenue East



- a. Any tall building development on the site will include a minimum of 1,165 square metres of non-residential and/or affordable housing gross floor area, which will be comprised of:
 - i. a minimum of 303 square metres will be retail on the ground floor;
 - ii. a minimum of 360 square metres will be affordable housing; and
 - iii. the remaining 502 square metres will be either affordable housing or non-residential uses.
- b. For any affordable housing secured through Policy a, above, a minimum of 6 contiguous affordable housing units shall be provided on the lands and the required Agreement shall provide for such terms and conditions as may be specified in that Agreement to secure the required provision of Affordable Housing Units, all to the satisfaction Chief Planner and Executive Director, City Planning and the City Solicitor.

- c. Despite Policy 7.1 of this Secondary Plan, any development containing more than 80 new residential dwelling units will include:
 - i. a minimum of 25 per cent of the total number of units as either 2- or 3-bedroom units; and
 - ii. an additional 15 per cent of the total number of dwelling units will be a combination of 2-bedroom and/or 3-bedroom units, and/or dwelling units that can be converted to 2-bedroom and 3-bedroom units through the use of adaptable design measures."
- 2. Chapter 6, Map 21, Yonge-Eglinton Secondary Plan, Map 21-11, is amended to show the lands known municipally in 2024 as 55 Eglinton Avenue East as Site and Area Specific Policy Area Number 14, as shown on the attached Appendix 1.

Appendix 1



06/17/2025