

Authority: Toronto and East York Community Council
Item TE25.7, as adopted by City of Toronto Council on
October 8, and 9, 2025

CITY OF TORONTO

Bill 1282

BY-LAW - 2025

To adopt Official Plan Amendment 839 for the City of Toronto respecting the lands known municipally in the year 2024, as 2323, 2329 and 2345 Yonge Street.

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 839 to the Official Plan is hereby adopted pursuant to the Planning Act, as amended.

Enacted and passed on November , 2025.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)

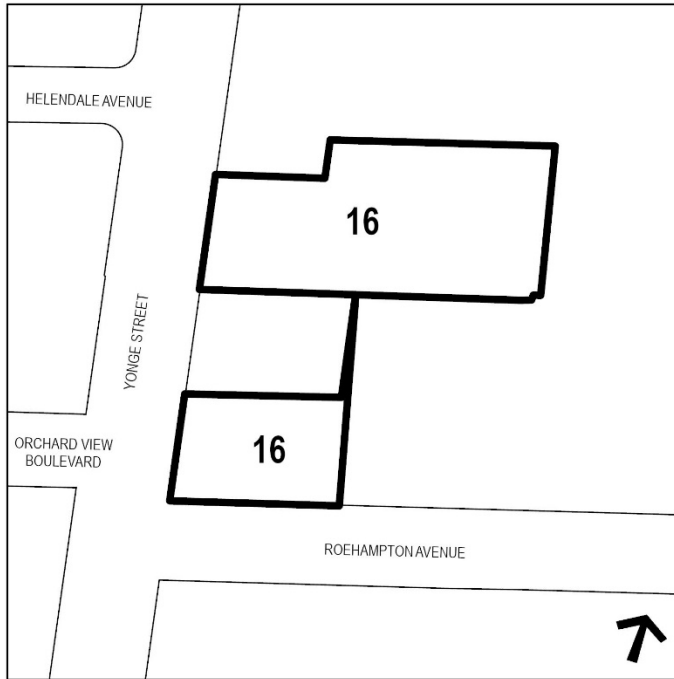
**AMENDMENT 839 TO THE OFFICIAL PLAN
LANDS MUNICIPALLY KNOWN IN THE YEAR 2024 AS 2323, 2329 AND 2345
YONGE STREET**

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 16 for the lands municipally known in 2024 as 2323, 2329 and 2345 Yonge Street:

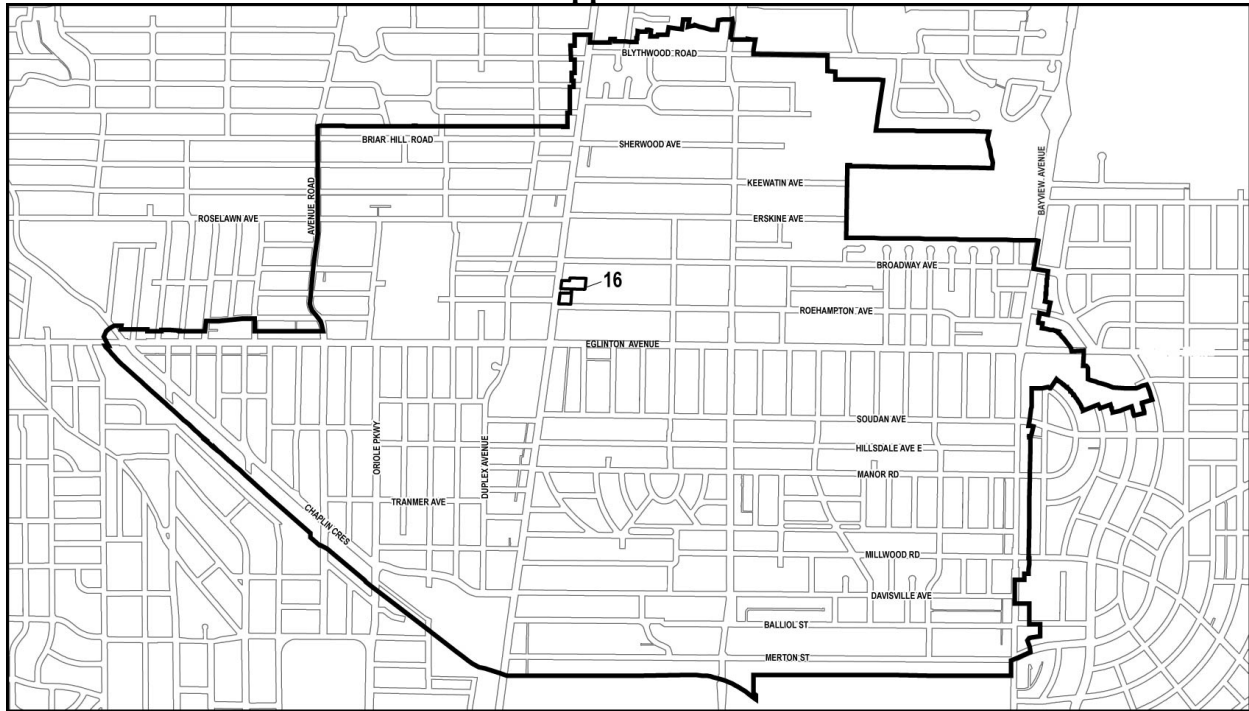
16. 2323, 2329 and 2345 Yonge Street

- (a) For the lands municipally known in 2024 as 2323 and 2329 Yonge Street, the replacement of approximately 25 percent of 5,912 square metres of existing office gross floor area will include a minimum of 1,480 square metres of non-residential gross floor area or affordable rental housing gross floor area, of which:
 - i. a minimum of 184 square metres of gross floor area will be affordable rental housing; and
 - ii. the remaining 1,296 square metres of gross floor area will be either affordable rental housing or other non-residential uses.
- (b) For the lands municipally known in 2024 as 2345 Yonge Street, the replacement of approximately 25 percent of 9,763.81 square metres of existing office gross floor area shall be provided as 2,441 square metres of non-residential gross floor area or affordable rental housing gross floor area:
 - i. Should the 2,441 square metres of gross floor area be provided as a mix of non-residential gross floor area and affordable housing, a minimum of 345 square metres of gross floor area will be provided as affordable housing.
- (c) Where the owner chooses to provide affordable housing gross floor area, the owner shall enter into an agreement to secure the provision of the affordable housing units that will generally match the overall building unit mix, unless otherwise specified, to the satisfaction of the Chief Planner and Executive Director, City Planning.



2. Chapter 6, Section 21, Yonge-Eglinton Secondary Plan, Map 21-11, Site and Area Specific Policies, is amended to show the lands known municipally in 2024 as 2323, 2329 and 2345 Yonge Street as Site and Area Specific Policy Area Number 16, as shown on the attached Appendix A.

Appendix A



Yonge-Eglinton Secondary Plan
MAP 21-11 Site and Area Specific Policies

- Secondary Plan Boundary
- Site and Area Specific Policies

Not to Scale ↗

08/08/2025