

Authority: Scarborough Community Council Item SC33.1,
as adopted by City of Toronto Council on July 29, 30 and
31, 2026

CITY OF TORONTO

Bill 1225

BY-LAW -2026

To adopt Amendment 955 to the Official Plan for the City of Toronto respecting the lands known municipally in the year 2025 as 1911 and 1921 Eglinton Avenue East.

Whereas authority is given to the Council for the City of Toronto 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 955 to the Official Plan is hereby adopted pursuant to the Planning Act, as amended.

Enacted and passed on July , 2026.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)

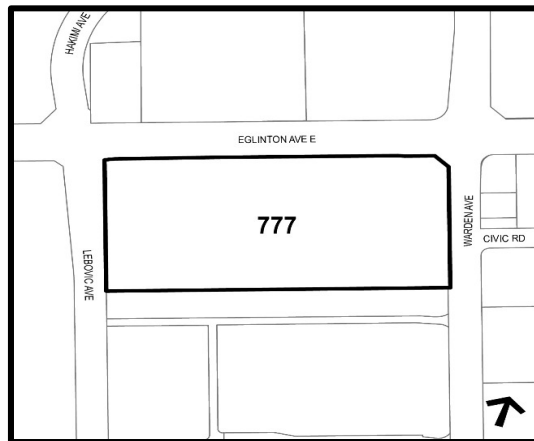
**AMENDMENT 955 TO THE OFFICIAL PLAN
LANDS MUNICIPALLY KNOWN IN THE YEAR 2025 AS 1911 AND 1921 EGLINTON
AVENUE EAST.**

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

1. Map 2, Urban Structure, is amended by adding part of the lands with frontage on Eglinton Avenue East municipally known as 1911 and 1921 Eglinton Avenue East to the "*Avenues*" overlay.
2. Map 20, Land Use Plan, is amended by re-designating the lands known municipally as 1911 and 1921 Eglinton Avenue East from "*Regeneration Areas*" to "*Mixed Use Areas*" and "*Parks*", as shown on the attached Appendix "1".
3. Chapter 6, Section 45, Golden Mile Secondary Plan, Section 14, Site and Area Specific Policies, is amended by adding Site and Area Specific Policy 14.11, as follows:

14.11 1911 and 1921 Eglinton Avenue East

- 14.11.1 Policies and Maps contained in Chapter 7, Site and Area Specific Policy 777.



4. Chapter 7, Site and Area Specific Policies, is amended by deleting the policies for Site and Area Specific Policy 777, and replacing them with the following policies:

"777. 1911 and 1921 Eglinton Avenue East

A. INTERPRETATION

- 1) Site and Area Specific Policy 777 ("**SASP 777**") is intended to be read with the policies of the Official Plan and any Secondary Plan applicable to the Site, except where provided otherwise. In case of conflict with the Official Plan, the policies of SASP 777 will prevail.

- 2) Development Block A, Block B and Block C, and Park Block 1 are generally shown on Map 1: Structure and Public Realm & Street Network and collectively referred to as the "Site" for the purposes of SASP 777.

B. LAND USE AND DENSITY

- 1) The permitted maximum gross floor area on the Site will not exceed 190,000 square metres of gross floor area. Density incentives in any Secondary Plan do not apply.
- 2) A minimum of ten percent of the total developable gross floor area will be required to be provided as employment gross floor area distributed across all permitted buildings on the Site.
- 3) In addition to Policy B. 2) above, an additional minimum of ten percent of the total developable gross floor area will be required to be provided as employment and/or other non-residential gross floor area distributed across all permitted buildings on the Site.
- 4) The land use requirements in Policy B. 2) and Policy B. 3) will be subject to the following:
 - i. a minimum of 20 percent of the required employment and non-residential gross floor area provided on the Site will be provided in Block A;
 - ii. a minimum of 25 percent of the required employment and non-residential gross floor area provided on the Site will be provided in Block B;
 - iii. a minimum of 5 percent and a maximum of 55 percent of the required employment and non-residential gross floor area provided on the Site will be provided on Block C; and
 - iv. Despite Policies B. 4) i. and ii., where either Block A or Block B is constructed and provides employment and non-residential gross floor area in excess of its minimum required amount, the minimum required employment and non-residential gross floor area for the other block that has not been constructed may be reduced by an equivalent amount.
- 5) The employment gross floor area required in Policy B. 2) and permitted in Policy B. 3) may include such uses as offices, performing arts studios, artist studios, research and development facilities, information and technology facilities, cultural industry spaces, incubators and/or co-working spaces or any other employment use but will exclude retail, community and institutional uses.
- 6) In addition to Policy 4.4 of the Golden Mile Secondary Plan, a minimum of 50 percent of the non-residential gross floor area required for each of Block A and Block B must be located in one or more building(s) with frontage on Eglinton Avenue East and will be constructed prior to or concurrent with any residential uses on each of Block A and Block B.

- 7) All buildings fronting Eglinton Avenue East are required to provide active commercial uses at grade.
- 8) Despite Policy 7.10 and 7.12 of the Golden Mile Secondary Plan, grade-related residential units are not permitted in buildings fronting Eglinton Avenue East, Warden Avenue, Lebovic Avenue, Public Street A, or a public street connecting Public Street A to Lebovic Avenue. This policy does not prohibit limited residential lobbies providing access to residential units above the first storey, where appropriate.

Potential Public School

- 9) A potential public school may be located on the Site. Should a school be located on the Site, it will contribute to the requirements of Policy B. 3) above.

C. TRANSPORTATION NETWORK

- 1) In addition to Map 45-7 of the Golden Mile Secondary Plan, the planned street network is identified on Map 1: Structure and Public Realm & Street Network.
- 2) A new public street (as Public Street C) will be provided through Block A connecting Public Street B to Lebovic Avenue with a minimum right-of-way width of 16.5 metres, where:
 - i. All or a part of the O'Connor Drive extension, also known as "New EastWest Link 4," abutting all or a part of Block A is not constructed and operational as a public highway; and
 - ii. there remains municipal servicing constraints for buildings on Block A from public streets.

D. PARKLAND

- 1) New public parkland will be required to support and meet the needs of residents and employees of the Site and broader community. The Site will include one public park with a minimum size of 2,541 square metres having generous street frontage on Public Street B, generally provided in the location identified as Park Block 1 on Map 1: Structure and Public Realm & Street Network.

E. PUBLIC REALM

- 1) In addition to Map 45-6 of the Golden Mile Secondary Plan, Privately-Owned Publicly Accessible Spaces ("POPS") will be provided in accordance with Map 1: Structure and Public Realm & Street Network.
- 2) In addition to Map 45-6 of the Golden Mile Secondary Plan, public art may be provided in the locations generally identified on Map 1: Structure and Public Realm & Street Network and may be secured, at the owner's expense, as part of a Site Plan Control application process.

F. BUILT FORM

- 1) A maximum of four tall buildings may be permitted on the Site, located in the Tall Building Zones as identified on Map 2: Built Form and Setbacks.
- 2) Two mid-rise buildings with maximum heights of 43 metres, excluding the mechanical penthouses, will be located along Eglinton Avenue East in the Mid-Rise Building Zone on Block A as identified on Map 2: Built Form and Setbacks.
- 3) A mid-rise building with a maximum height of 43 metres, excluding the mechanical penthouse, will be located along Eglinton Avenue East in the Mid-Rise Building Zone on Block B as identified on Map 2: Built Form and Setbacks.
- 4) A non-residential building with a maximum height of 56 metres, excluding the mechanical penthouse, will be located along Warden Avenue and Public Street A on Block C as identified on Map 2: Built Form and Setbacks.
- 5) Despite Policy F. 4), a mixed-use tall building with a maximum height of 56 metres, excluding the mechanical penthouse, may be permitted on Block C, where the mixed-use building complies with the following:
 - i. a minimum base building height of four storeys and a maximum base building height of six storeys;
 - ii. a minimum tower setback of eight metres from a lot line; and
 - iii. a maximum tower floor plate size of 750 square metres;
- 6) In addition to Map 45-11 and Policy 6.21 of the Golden Mile Secondary Plan, development will provide minimum building setbacks of three metres from public streets and five metres from public parks, as identified on Map 2: Built Form and Setbacks.
- 7) In addition to Map 45-12 of the Golden Mile Secondary Plan, base building heights are identified on Map 2: Built Form and Setbacks.

G. HOUSING

- 1) New development containing residential units on the Site will secure a minimum amount of affordable housing, as follows:
 - i. a minimum of four percent of the total residential gross floor area shall be secured as affordable rental housing;
 - ii. the affordable housing shall be secured at affordable rents for a period of at least 40 years from the date of first residential occupancy of the unit; and

- iii. the unit mix of the affordable housing shall reflect the market component of the development, as appropriate, to achieve a balanced mix of unit types and sizes and support the creation of affordable housing suitable for families.
- 2) The provision of affordable housing required by Policy G. 1) shall be secured by entering into an Agreement with the City satisfactory to the Chief Planner and Executive Director, City Planning and the City Solicitor, including, where appropriate, registration of such agreement on title to the lands with any necessary title restrictions to prevent the transfer and/or charge of the property without assumption of the obligations in the affordable housing agreement.
- 3) The Zoning By-law Amendment will contain a holding provision under Section 36 of the Planning Act to secure the implementation of the requirements of Policy G. 2) above.
- 4) Prior to any development of the Site and through a Draft Plan of Subdivision, a Housing Issues Report will be required that identifies in each phase of residential development: the percentage of units that will be two and three bedrooms in size, how the affordable housing units would be delivered and the unit types, sizes and location of affordable housing.

H. COMMUNITY SERVICES AND FACILITIES

- 1) Any on-site Community Service Facilities are strongly encouraged to be provided in the earlier phases of development of the Site to support the residential uses and creating a complete community.
- 2) The following Community Service Facilities are a priority for the Site:
 - i. a not-for-profit licensed Child Care Centre; and
 - ii. space for non-profit community-based organizations eligible under the City's Community Space Tenancy Policy.
- 3) In accordance with Policy 10.3 of the Golden Mile Secondary Plan, 633 square metres of existing community space will be replaced on the Site in the first phase of development.

I. IMPLEMENTATION

Phasing of the Site

- 1) To ensure the orderly development of the Site, each development block will be subject to the following:
 - i. Block A shall include:

- a. the construction and conveyance of Public Street A to the City to its satisfaction;
 - b. the construction and conveyance of Public Street B to the City to its satisfaction;
 - c. subject to Policy C. 2) above, the provision, including construction and/or conveyance of a public street from Public Street A or Public Street B to Lebovic Avenue to the City's satisfaction;
 - d. the conveyance of right-of-way widenings, including an irregularly shaped widening of up to approximately 3.55 metres along Lebovic Avenue, as identified on Map 1: Structure and Public Realm & Street Network; and
 - e. any streetscape improvements, mid-block pedestrian connections, POPS and/or public art identified on Map 1: Structure and Public Realm & Street Network for Block A.
 - ii. Block B shall include:
 - a. the construction and conveyance of Public Street A to the City to its satisfaction;
 - b. the construction and conveyance of Public Street B to the City to its satisfaction; and
 - c. any streetscape improvements, mid-block pedestrian connections, POPS and/or public art identified on Map 1: Structure and Public Realm & Street Network for Block B.
 - iii. The conveyance of Park Block 1, as unencumbered public parkland, to the City to its satisfaction under Section 42 of the Planning Act will be provided with the development on the earlier of Block A or Block B.
- 2) Development will be sequenced to ensure new public streets and associated municipal servicing infrastructure are available to accommodate the proposed development on the Site.
- 3) Notwithstanding Policy I. 1) above, if the City, in its sole discretion, is satisfied that the timely delivery of the required matters listed in that policy have been secured to the City's satisfaction, then those matters identified in any specified Phase may be provided earlier or later than specified in Policy I. 1) above, at the discretion of the City.

Plan of Subdivision

- 4) Prior to development of all or any part of the Site, including any Site Plan Approval on any part of the Site, a Draft Plan of Subdivision will be required to be approved for the entirety of the Site subject of SASP 777.
- 5) A Subdivision Agreement will be entered into and registered on title to implement applicable aspects of the policy framework, and other related matters including securing a satisfactory Housing Issues Report and the resulting affordable housing as contemplated by SASP 777, if not already secured elsewhere. The Draft Plan of Subdivision may be registered in phases, where determined appropriate.
- 6) The phasing of development and required infrastructure for the Site, including the provision of all new public streets, municipal services, transportation infrastructure, including transportation demand management measures, transit improvements, streetscape along Eglinton Avenue East and parkland will be addressed and secured through the Draft Plan of Subdivision and Zoning By-law Amendment and, where appropriate, implemented at the Draft Plan of Subdivision for each phase, with regard to requirements for site plan approval for any building within each phase.
- 7) Any development shall coordinate and implement any required infrastructure upgrades and/or improvements with the City, and other landowners (where appropriate), including the provision of new and improved transportation (streets, transit, cycling, pedestrian) infrastructure where required to support development. This may also include the cost-sharing agreements between landowners, where appropriate.

Zoning By-law Amendment(s)

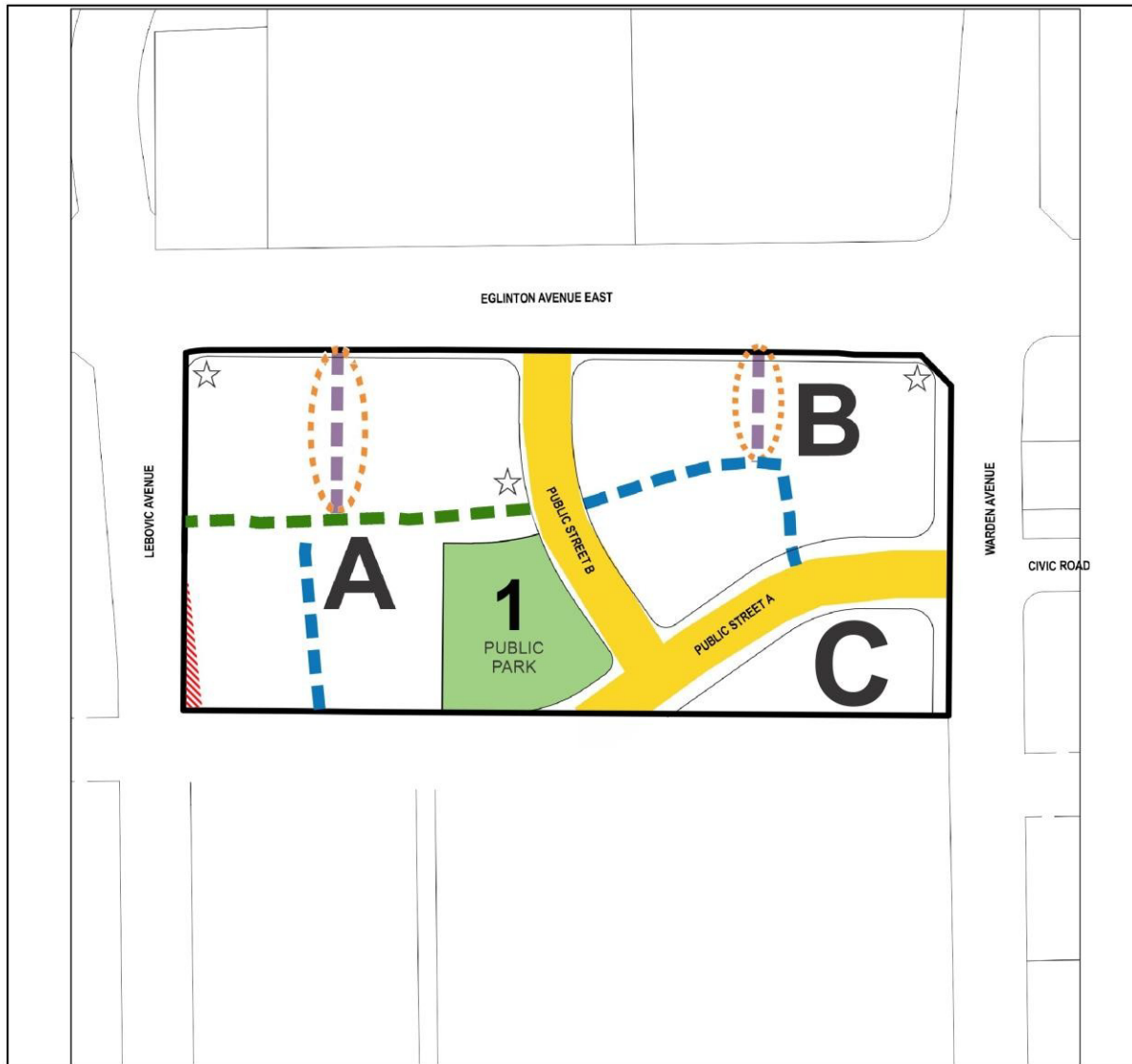
- 8) Where transportation improvements and/or new transportation infrastructure are identified as part of the MMTIS, the Zoning By-law Amendment(s) may include a holding provision for all or part of the Site until those matters are implemented in a manner satisfactory to the City or such arrangements are secured in a manner satisfactory to the City to permit development to proceed concurrent with the identified transportation improvements and/or new transportation infrastructure.

ATTACHMENTS

Map 1: Structure and Public Realm & Street Network

Map 2: Built Form and Setbacks."

Map 1: Structure and Public Realm & Street Network



Site and Area Specific Policy Map #1

Structure and Public Realm & Street Network

1911 and 1921 Eglinton Avenue East

Part of Lot C, Registered Plan 3928

City of Toronto (Formerly the City of Scarborough)

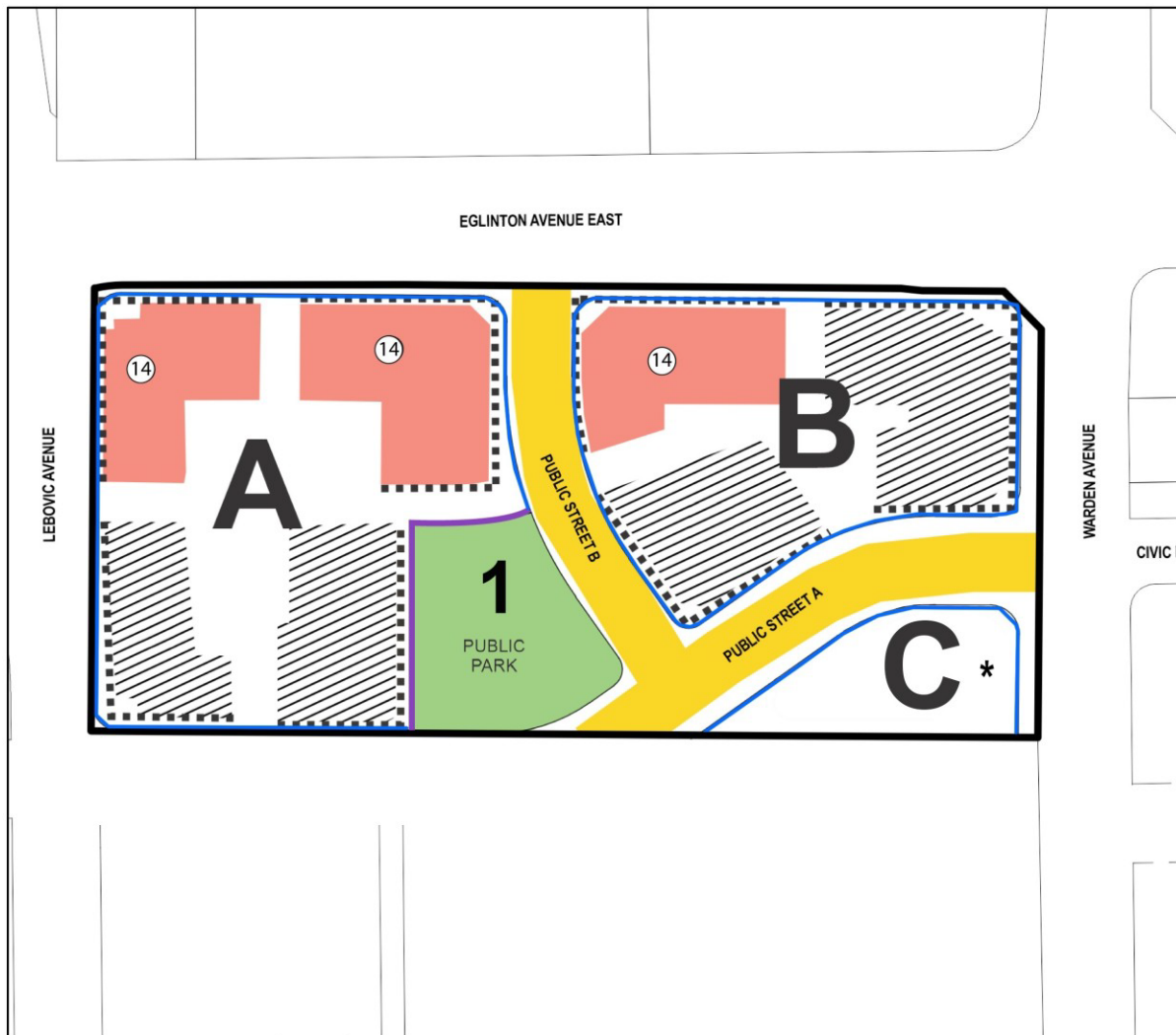
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|---|--|
|  New Public Streets |  Public Parks |
|  Potential Shared Pedestrian/Vehicle Connection | A, B & C Development Blocks |
|  Potential Mid-block Pedestrian Connections | 1 Park Block |
|  Potential POPS | |
|  Potential Public Art Locations | |
|  Required Right-of-Way Widening along Lebovic Avenue | |
|  Subject to Policy C. 2), including but not limited to, pedestrian, vehicle and/or public street connections | |



Not to Scale
05/26/2026

Map 2: Built Form and Setbacks



Site and Area Specific Policy Map #2

Built Form and Setbacks

1911 and 1921 Eglinton Avenue East

Part of Lot C, Registered Plan 3928

City of Toronto (Formerly the City of Scarborough)

File # 24 221616 ESC 20 02

 New Public Streets

 Tall Building Zone

 Mid-Rise Building Zone

 Public Parks

 5-metre Setback from Park

 Minimum 4-storey and Maximum 6-storey
Base Building Heights

A, B & C Development
Blocks

1 Park Block

 Maximum Building Height in Storeys

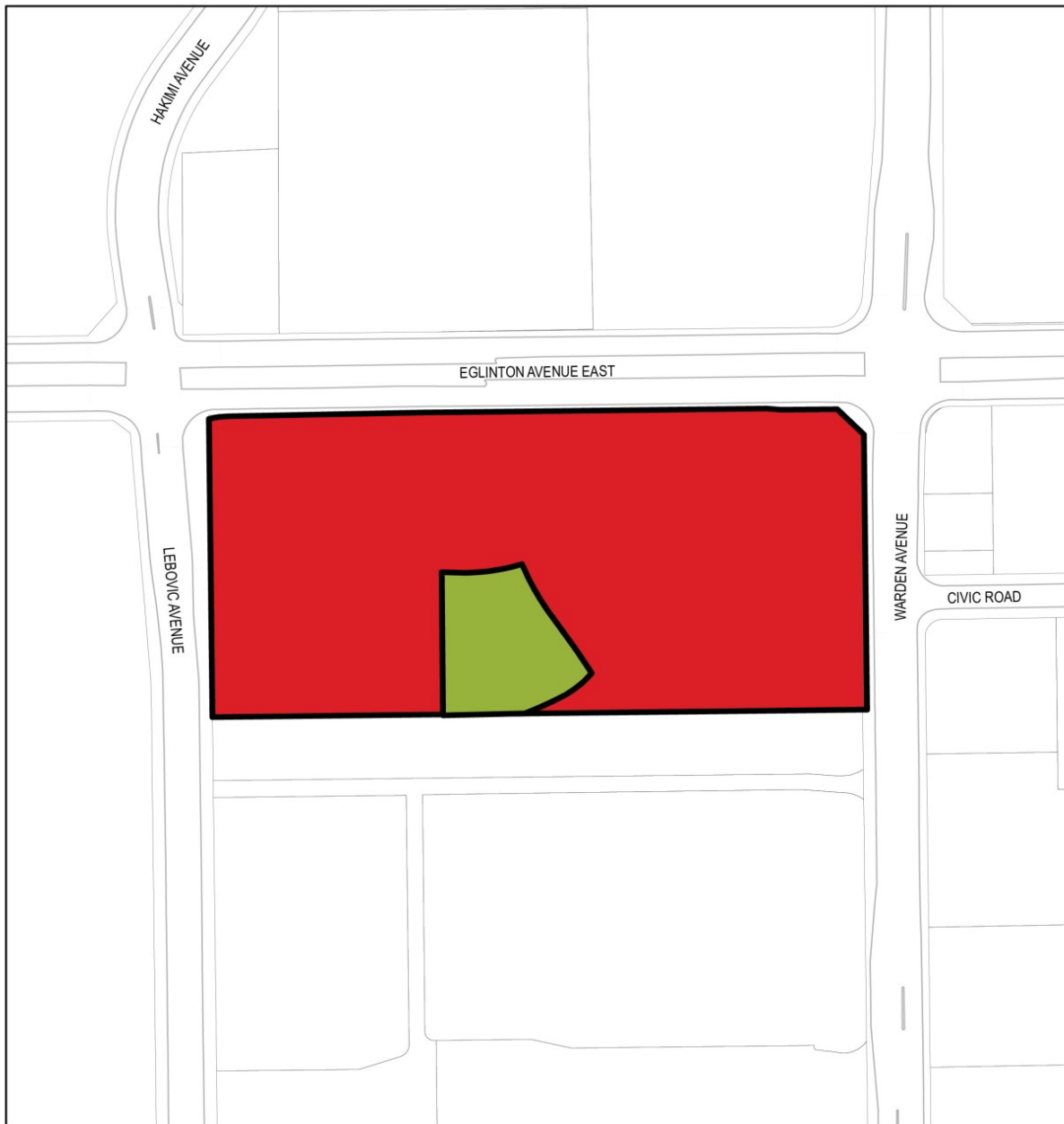
 Refer to Policy F. 4) and 5)

 3-metre Setback from Public Street



Not to Scale
05/26/2026

Appendix "1"



Official Plan Amendment 955

1911-1921 Eglinton Avenue East

Proposed changes to redesignate lands from Regeneration Areas to Mixed Use Areas and Parks

File # 24 221616 ESC 20 OZ

-  Parks
-  Mixed Use Areas



Not to Scale
02/24/2026