

Authority: North York Community Council Item NY34.12,
adopted as amended by City of Toronto Council on July 29,
30 and 31, 2026

CITY OF TORONTO

Bill 1256

BY-LAW -2026

To adopt Official Plan Amendment 957 for the City of Toronto respecting the lands known municipally in the year 2025 as 245 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 957 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 957 TO THE OFFICIAL PLAN

LANDS MUNICIPALLY KNOWN IN THE YEAR 2025 AS 245 EGLINTON AVENUE EAST

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

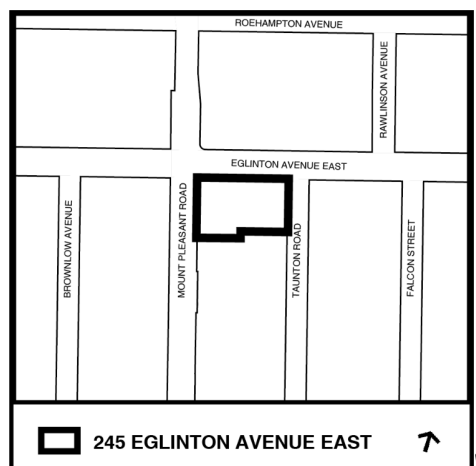
1. Chapter 6, Section 21, Yonge-Eglinton Secondary Plan, is amended by adding Section 11, Site and Area Specific Policies and adding Site and Area Specific Policy Area Number 11.19 for the lands known municipally in 2025 as 245 Eglinton Avenue East:

"11. SITE AND AREA SPECIFIC POLICIES

- 11.0.1 The policies of this Secondary Plan apply to areas subject to Site and Area Specific Policies identified on Map 21-11, except in the case of conflict, the Site and Area Specific Policies prevail.

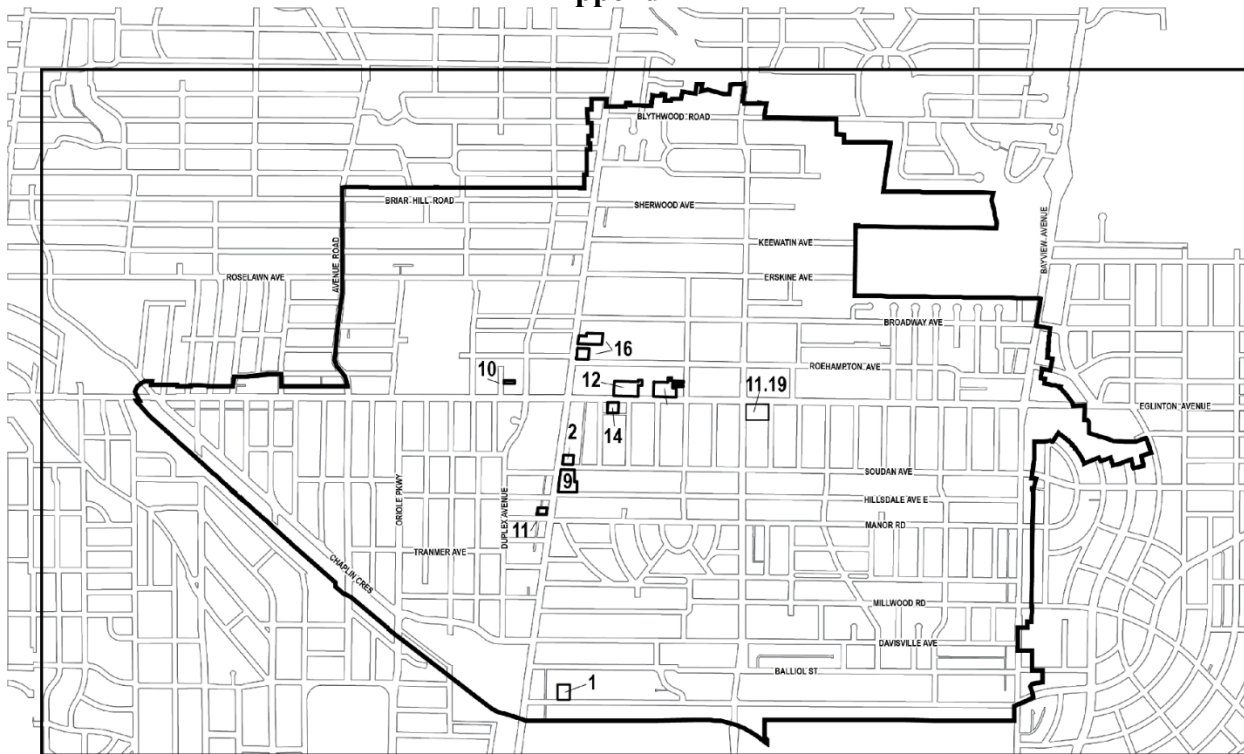
[11.19]. 245 Eglinton Avenue East

- a. A building having two towers having maximum heights of 59-storays is permitted.
- b. Any tall building development on the site will include a minimum of 3,577 square metres of non-residential and/or affordable rental housing gross floor area, representing 25 percent office replacement.
- c. For any affordable rental housing provided through b above, the owner shall enter into an Agreement with the City of Toronto to secure the provision of a minimum of 6 Affordable Rental Housing Units for a minimum of 25 years. The unit mix of the affordable rental housing units 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, Map 21, Yonge-Eglinton Secondary Plan, is amended by adding Map 21-11 and showing the lands known municipally in 2025 as 245 Eglinton Avenue East as Site and Area Specific Policy Area Number 11.19, as shown on the attached Appendix 1.

Appendix 1



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

- Secondary Plan Boundary
- 1 Site and Area Specific Policies

Not to Scale ↗

01/23/2024