

Authority: Ontario Land Tribunal Decision and Order effective on August 3, 2022, in Tribunal File OLT-21-001701; and Ontario Land Tribunal Order effective on August 3, 2022, in Tribunal File OLT-22-002510 and OLT-21-001701

## **CITY OF TORONTO**

### **BY-LAW 1290-2022(OLT)**

**To approve Amendment 626 to the Official Plan for the City of Toronto with respect to the lands municipally known in the year 2021 as 1900 Eglinton Avenue East.**

Whereas the Owner of the lands known municipally in the year 2021 as 1900 Eglinton Avenue East appealed a proposed official plan amendment to the Ontario Land Tribunal pursuant to Section 22(7) of the Planning Act, R.S.O. 1990, c. P.13, as amended; and

Whereas the Ontario Land Tribunal, by its Decision and Order effective on August 3, 2022 and its Order issued on January 8, 2025 in File OLT-21-001701 approved amendments to the Official Plan for the City of Toronto with respect to the lands;

The Ontario Land Tribunal Orders:

1. The attached Amendment 626 to the Official Plan is hereby in force pursuant to the Planning Act, as amended.

Pursuant to Ontario Land Tribunal Decision and Order effective on August 3, 2022, in Tribunal File OLT-21-001701; and Ontario Land Tribunal Order effective on August 3, 2022, in Tribunal File OLT-22-002510 and OLT-21-001701.

**AMENDMENT 626 TO THE OFFICIAL PLAN  
LANDS MUNICIPALLY KNOWN IN THE YEAR 2021 AS 1900 EGLINTON AVENUE  
EAST**

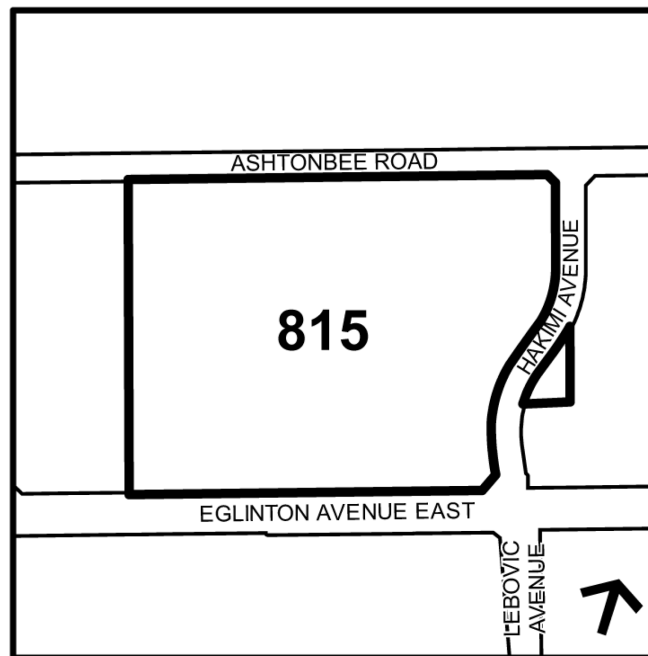
The Official Plan of the City of Toronto is amended as follows:

1. Chapter 7, Site and Area Specific Policies, is amended by adding the following policy and associated maps:

**"815. 1900 Eglinton Avenue East**

**A. INTERPRETATION**

- 1) Site and Area Specific Policy 815 ("SASP 815") 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 the event of any conflict, the policies of SASP 815 will prevail.



**B. LAND USE AND DENSITY**

- 1) The land use policies and development criteria for land use found in Chapter 4 of the Official Plan will apply.
- 2) The permitted maximum gross floor area on the Site will not exceed 431,971 square metres and density incentives in any applicable Secondary Plan do not apply.
- 3) A minimum of 10 per cent of the gross floor area of the development on the Site south of Public Street A shall be provided as non-residential uses in one or multiple buildings on the Site. Additional non-residential uses will be provided on Block E.

**C. TRANSPORTATION NETWORK**

- 1) In addition to Map 45-7 and Map 45-8 of the Golden Mile Secondary Plan, the planned street network is identified on Map 1, and will be comprised of the following:
  - i. Public Street D will have a minimum right-of-way width of 20 metres connecting Ashtonbee Road and Eglinton Avenue East, of which a minimum right-of-way width conveyed to the City from the Site shall be 14.5 metres.
- 2) Conceptual Streets as identified on Map 1 provide for pedestrian and other modes of active transportation access and may also provide for vehicular access.
- 3) Mid-block pedestrian connections are pedestrian connections with or without vehicular access through an individual block connecting the streets, or parks adjacent to the block. Safe, generously-scaled and comfortable mid-block pedestrian connections on individual blocks extend the mobility network and may be provided at potential locations identified on Map 3.
- 4) Dedicated multi-use paths will be provided within the setback areas along the east sides of Block "D" and Block "G", without vehicular access in the setback areas. Vehicular access in the setback area may be permitted as an interim condition.
- 5) Public Street A will be designed to promote safe pedestrian crossing and establish a strong visual connection between Park Block B and Park Block C, with features such as raised intersections, curb extensions, and pedestrian cross-walks with decorative paving.

**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. There will be two public parks on the Site:
  - i. A public park with a minimum size of 1,750 square metres located on the east side of Hakimi Avenue, generally provided in the location identified as Block "A" on Map 1. The development of the public park will occur as part of Phase 1; and
  - ii. A public park with a minimum size of 14,850 square metres:
    - a. The north portion of the park will have a generous street frontage on Public Street A and Ashtonbee Road, and will be generally provided in the location identified as Block "C" on Map 1; and
    - b. The south portion of the park will have a generous street frontage on Eglinton Avenue East and Public Street A, will be generally provided in the location identified as Block "B" on Map 1.

**E. PUBLIC REALM**

- 1) Privately Owned Publicly-Accessible Spaces ("**POPS**") will be provided in accordance with Map 1. Additional POPS are encouraged at other appropriate locations.
- 2) Public Art will be provided in some or all locations generally identified on Map 1 and will be secured, at the owner's expense, as part of a Zoning By-law Amendment and/or Site Plan Control application process.

**F. BUILT FORM**

- 1) A maximum of twelve tall buildings may be permitted on the Site, and the maximum tall building heights will be distributed on the Blocks as identified on Map 2.
- 2) Mid-rise buildings will be provided at the locations identified on Map 2 with the identified maximum heights.
- 3) In addition to Map 45-11 of the Golden Mile Secondary Plan, development will provide minimum building setbacks from streets and public parks as follows:
  - i. A minimum of 8.0 metres from the public parks on Block B and Block C; and

- ii. A minimum of 7.5 metres from Eglinton Avenue East along the tall building located at the northwest corner of Eglinton Avenue East and Hakimi Avenue.

*Context Plan*

- 4) Development of the Site will be consistent with the Context Plan for the Site. An updated Context Plan will be submitted concurrently with the Draft Plan of Subdivision and any Zoning By-law Amendment application(s) for the Site and is intended to be endorsed concurrently with any such approval(s).

**G. HOUSING**

- 1) The Site will develop with affordable housing through one or more of the following delivery mechanisms or an equivalent mechanism to meet the intent of Policy 3.2.1.9 of the Official Plan and will be secured as part of any zoning by-law amendment application and/or draft plan of subdivision application:
  - i. The conveyance of land to the City;
  - ii. The provision of residential gross floor area as affordable rental housing with affordable rents secured for a period of no less than 15 years; and
  - iii. The conveyance to the City of residential gross floor area as affordable housing units for permanent affordability.
- 2) Prior to any development of the Site, a Housing Plan 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.
- 3) In addition to the plans/drawings and studies/reports identified in Official Plan Policy 5.5.2 and Schedule 3 of the Official Plan that are required for planning applications, a Housing Plan shall be submitted with the Draft Plan of Subdivision application for the Site, and will be required under section 51(18) of the *Planning Act*.

**H. COMMUNITY SERVICES AND FACILITIES**

- 1) A Community Services and Facilities Implementation Plan addressing the manner, order and timing for provision of the facilities will be submitted with the Draft Plan of Subdivision and Zoning By-law Amendment applications for the Site, except for Phase 1.

- 2) Any on-site community service facilities are encouraged to be provided in the earlier phases of development.
- 3) The following community service facilities are a priority for the Site:
  - i. Two not-for-profit licensed Child Care Centres; and
  - ii. a community centre, community agency space or community recreation centre.
- 4) The gross floor area of a community service facility to be owned and/or operated by the City or a non-profit community agency on the Site may be exempted from the calculation of gross floor area in Policy B. 2), provided that the gross floor area is not required in order to satisfy Policy B. 4).

### ***Potential Public School***

- 5) A potential public school of approximately 4,645 square metres is intended to be located on one of Block E, Block G or Block H. As part of a Zoning By-law Amendment application that includes any one of Block E, Block G or Block H, arrangements with the applicable school board will be required to confirm whether or not a school will be located on Block E, Block G or Block H.
- 6) As part of the Zoning By-law Amendment application process, if a public school is confirmed not to be located on Block E, Block G or Block H, and there are no subsequent Blocks remaining for development of a potential public school, all or part of the non-residential space identified as a public school may be used for another community service facility. Should the City identify all or part of the non-residential space for an alternative community service facility use, it should also identify the method to provide such community service facility use, including as a potential community benefit, at the earliest opportunity in the process. Any remaining part of the non-residential space not used for a community service facility may be considered for other non-residential uses.
- 7) The gross floor area of any public school may be exempted from the calculation of gross floor area in Policy B. 2), provided that the gross floor area is not required in order to satisfy Policy B. 3).

## **I. IMPLEMENTATION**

- 1) For the purposes of SASP 815, "Phase 1" is defined to mean the two tall buildings fronting on Eglinton Avenue East on Block D and Park Block A.

*Phasing of the Site*

- 2) To ensure the orderly development of the site, development will be subject to the following phasing of the Site:
  - i. Phase 1 shall include:
    - a. the two tall buildings fronting on Eglinton Avenue East on Block D;
    - b. the conveyance of Park Block A, as public parkland, to the City to its satisfaction under Section 42 of the *Planning Act*; and
    - c. any POPS and/or Public Art identified on Map 1 for Block D.
  - ii. Phase 2 shall include:
    - a. Block E;
    - b. the conveyance of Park Block B, as public parkland, to the City to its satisfaction under Section 42 of the *Planning Act*;
    - c. the construction and conveyance of Public Street A east of Public Street B to the City to its satisfaction;
    - d. the construction and conveyance of Public Street B to the City to its satisfaction;
    - e. any identified community service facility pursuant to Policy H. 1) of this SASP; and
    - f. any POPS and/or Public Art identified on Map 1 for Park Block B and Block E.
  - iii. Phase 3 shall include:
    - a. Block H;
    - b. the construction and conveyance of Public Street B north of Public Street A to Ashtonbee Road;
    - c. the construction and conveyance of Public Street A west of Public Street B, to the western limit of Park Block B and Park Block C, to the City to its satisfaction;

- d. any identified community service facility pursuant to Policy H. 1) of this SASP; and
  - e. any POPS and/or Public Art identified on Map 1 for Block H.
- iv. Phase 4 shall include:
- a. Block F, Block G, and any remaining part of Block D;
  - b. the conveyance of Park Block C, as public parkland, to the City to its satisfaction under Section 42 of the *Planning Act*;
  - c. the construction and conveyance of any remaining portion of Public Street A to the City to its satisfaction;
  - d. the construction and conveyance of Public Street C to the City to its satisfaction;
  - e. the construction and conveyance of any remaining portion of Public Street D on the Site to the City to its satisfaction;
  - f. any identified community service facility pursuant to Policy H. 1) of this SASP; and
  - g. any POPS and/or Public Art identified on Map 1 on Block F, Block G and Block C.
- 3) If any portion of Block D, beyond Phase 1, is developed in advance of Phase 4, the following must be provided or have been provided, through a Draft Plan of Subdivision:
- i. the construction and conveyance of Public Street A west of Public Street B, to the western limit of the Site to the City to its satisfaction;
  - ii. the construction and conveyance of Public Street B south of Public Street A to the City to its satisfaction;
  - iii. the construction and conveyance of any remaining portion of Public Street D on the Site, south of Public Street A, to the City to its satisfaction;
  - iv. the conveyance of Park Block B to the City to its satisfaction under Section 42 of the *Planning Act*;

- v. any identified community service facility pursuant to Policy H. 1) of this SASP; and
  - vi. any remaining POPS identified on Map 1 for Block D.
- 4) Notwithstanding Policy I. 2) above, if the City, in its sole discretion, is satisfied that the required matters are satisfactorily addressed and/or secured and will be provided at a time satisfactory to the City, then certain matters identified in any specified Phase may be provided earlier or later than specified above, at the discretion of the City.

*Draft Plan of Subdivision*

- 5) Prior to development of all or any part of the Site, except Phase 1, and prior to, or concurrent with, the approval of any Zoning By-law Amendment for all or part of the Site, a Draft Plan of Subdivision will either be required for the entirety of the Site subject of this SASP or at a minimum for the Phase as specified in Policy I. 2) above.
- 6) A Subdivision Agreement(s) will be entered into and registered on title to implement the structure plan contained in this Site and Area Specific Policy, and other related matters, and will include securing a satisfactory Housing Plan and the resulting affordable housing as contemplated by this Site and Area Specific Policy and subsection 51(17) of the *Planning Act*, if not already secured elsewhere. The Draft Plan of Subdivision may be registered in phases, where determined appropriate.
- 7) The phasing of development and required infrastructure for the Site, including the provision of all new public streets, municipal services, transportation infrastructure, including off-site cycling network improvements, 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.
- 8) The implementation of the street network on the Site will occur incrementally over time.
- 9) The phasing of the transportation system for the Site, including related improvements and infrastructure, will occur in an integrated manner and be secured in a Subdivision Agreement, and such Subdivision Agreement may provide for phasing of the transportation system over time.
- 10) 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)*

- 11) Development will be sequenced to ensure appropriate transportation infrastructure, municipal servicing infrastructure and community services and facilities, including parkland, are available to accommodate proposed development on the Site.
- 12) In addition to the plans/drawings and studies/reports required for the submission of a complete application for development as identified in Policy 5.5.2 and Schedule 3 of the Official Plan, the following are required for any Zoning By-law Amendment application:
  - i. A Context Plan for the Site which addresses the phasing of the development blocks and Parks shown on Map 1, the layout and design of existing and proposed public realm elements, built form elements and their impact, and relationship with the existing and potential future development in the areas adjacent to the Context Plan area for endorsement by City Council as an Implementation Plan for the Site under Policy 5.3.2.1. of the Official Plan; and
- 13) Where transportation improvements and/or new transportation infrastructure are identified as part of the Multi-Modal Transportation Impact Study (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**

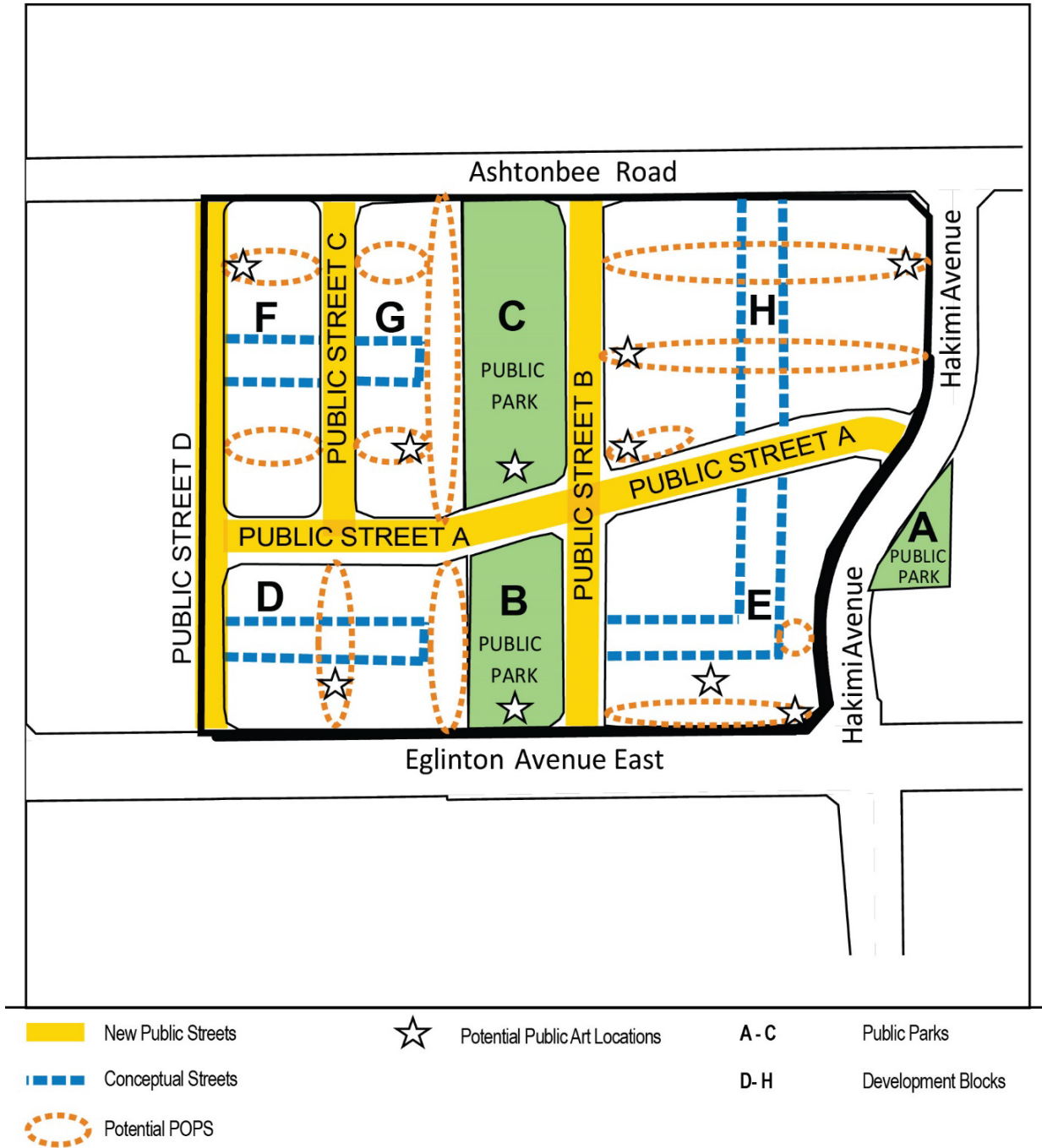
Map 1: Structure and Public Realm & Street Network

Map 2: Built Form

Map 3: Pedestrian Network"


2. Chapter 7, Map 31, Site and Area Specific Policies is amended by adding the lands municipally known in 2021 as 1900 Eglinton Avenue East, as shown on the map above as Site and Area Specific Policy 815.

**MAP 1: STRUCTURE AND PUBLIC REALM & STREET NETWORK**



**Site and Area Specific Policy Map #1**  
 Structure, Public Realm, and Street Network







**1900 Eglinton Avenue East (SmartCentres)**

Not to Scale  
 07/29/2022 

File # 19 208733 ESC 21 OZ

**MAP 2: BUILT FORM**



- |  |  |       |                    |
|--|--|-------|--------------------|
|  New Public Streets     |  Minimum 5 Storeys and Maximum 6 Storey Base Building | A - C | Public Parks       |
|  Tall Building Zone     |  Minimum 3 Storey and Maximum 6 Storeys Base Building | D- H  | Development Blocks |
|  Mid-Rise Building Zone |  Minimum 3 Storey and Maximum 4 Storey Base Building  |       |                    |

**Site and Area Specific Policy Map #4**

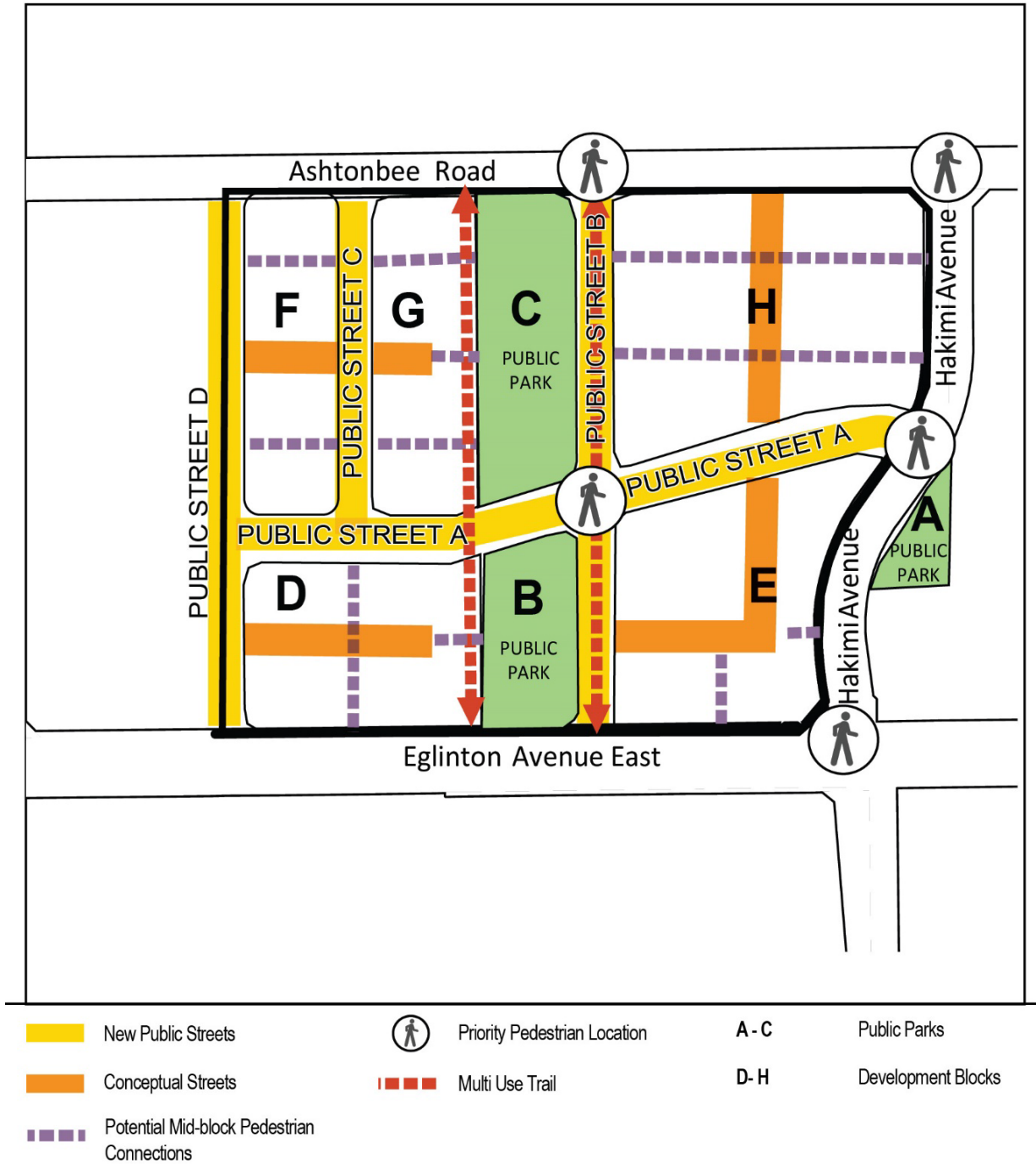
**1900 Eglinton Avenue East (SmartCentres)**

**Built Form**

Not to Scale   
 07/29/2022

File # 19 208733 ESC 21 0Z

**MAP 3: PEDESTRIAN NETWORK**



Site and Area Specific Policy Map #2

1900 Eglinton Avenue East (SmartCentres)

Pedestrian Network

Not to Scale  
 07/29/2022

File # 19 208733 ESC 21 OZ