

Authority: Toronto and East York Community Council
Item TE17.6, as adopted by City of Toronto Council on
November 13 and 14, 2024
City Council voted in favour of this by-law on
November 14, 2024
Written approval of this by-law was given by Mayoral
Decision 21-2024 dated November 14, 2024

CITY OF TORONTO

BY-LAW 1263-2024

To adopt Amendment 768 to the Official Plan for the City of Toronto respecting the lands known municipally in the year 2023 as 150, 160 and 164 Eglinton Avenue East and 134 and 140 Redpath Avenue.

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

Enacted and passed on November 14, 2024.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)

AMENDMENT 768 TO THE OFFICIAL PLAN

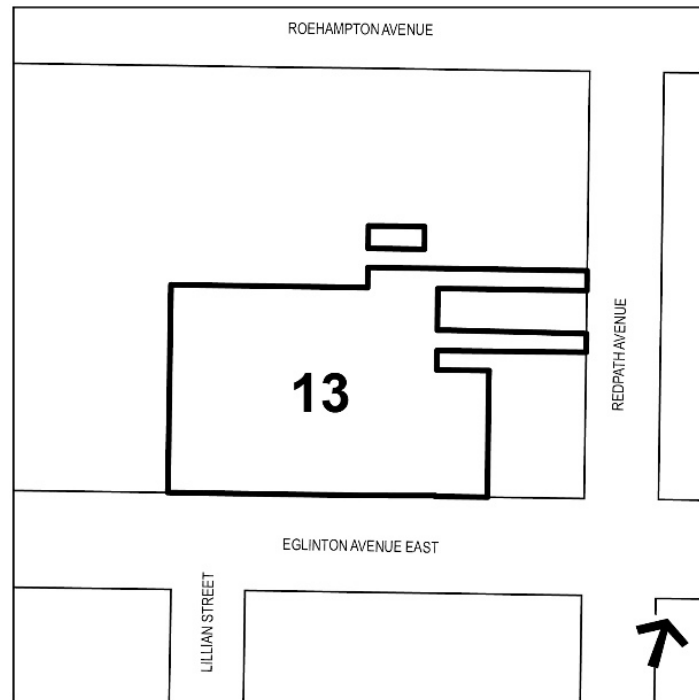
**LANDS MUNICIPALLY KNOWN IN THE YEAR 2023 AS
150, 160 AND 164 EGLINTON AVENUE EAST AND 134 AND 140 REDPATH AVENUE**

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

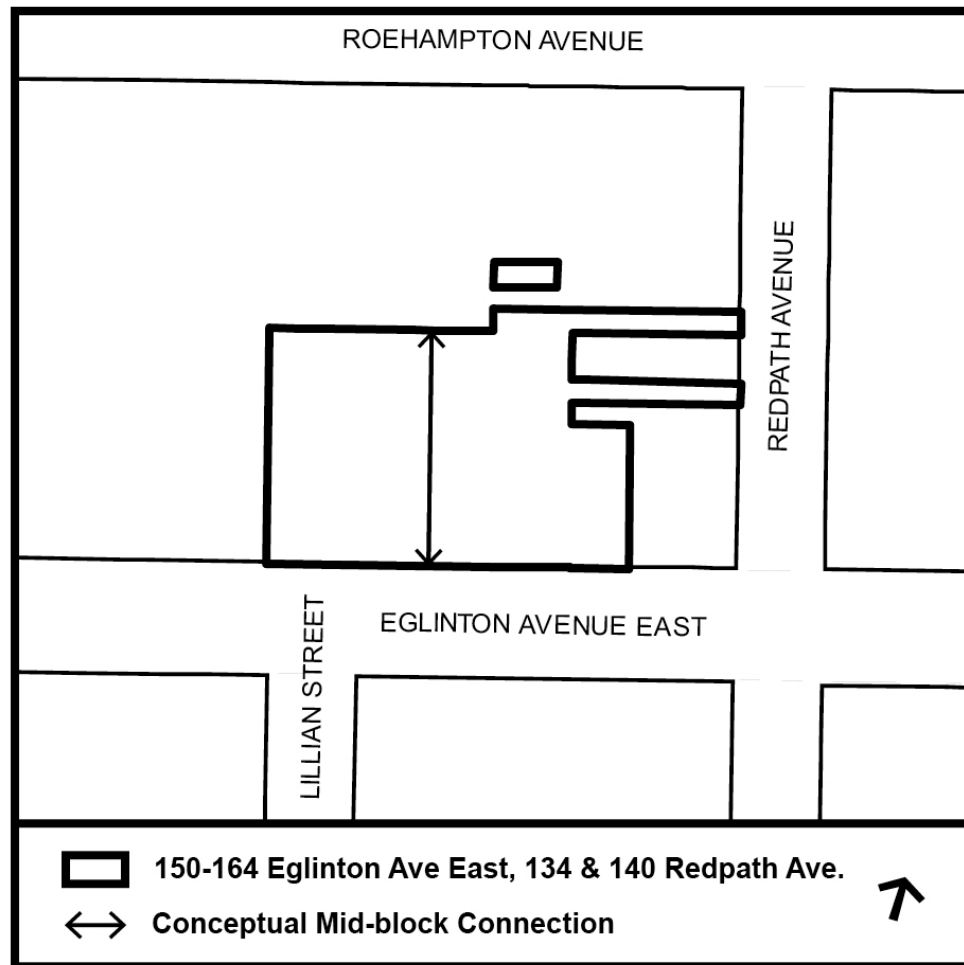
1. Chapter 6, Section 21, Yonge-Eglinton Secondary Plan, Site and Area Specific Policies, is amended by adding Site and Area Specific Policy 13 for the lands municipally known in 2023 as 150, 160 and 164 Eglinton Avenue East and 134 and 140 Redpath Avenue:

"13. 150, 160 and 164 Eglinton Avenue East and 134 and 140 Redpath Avenue

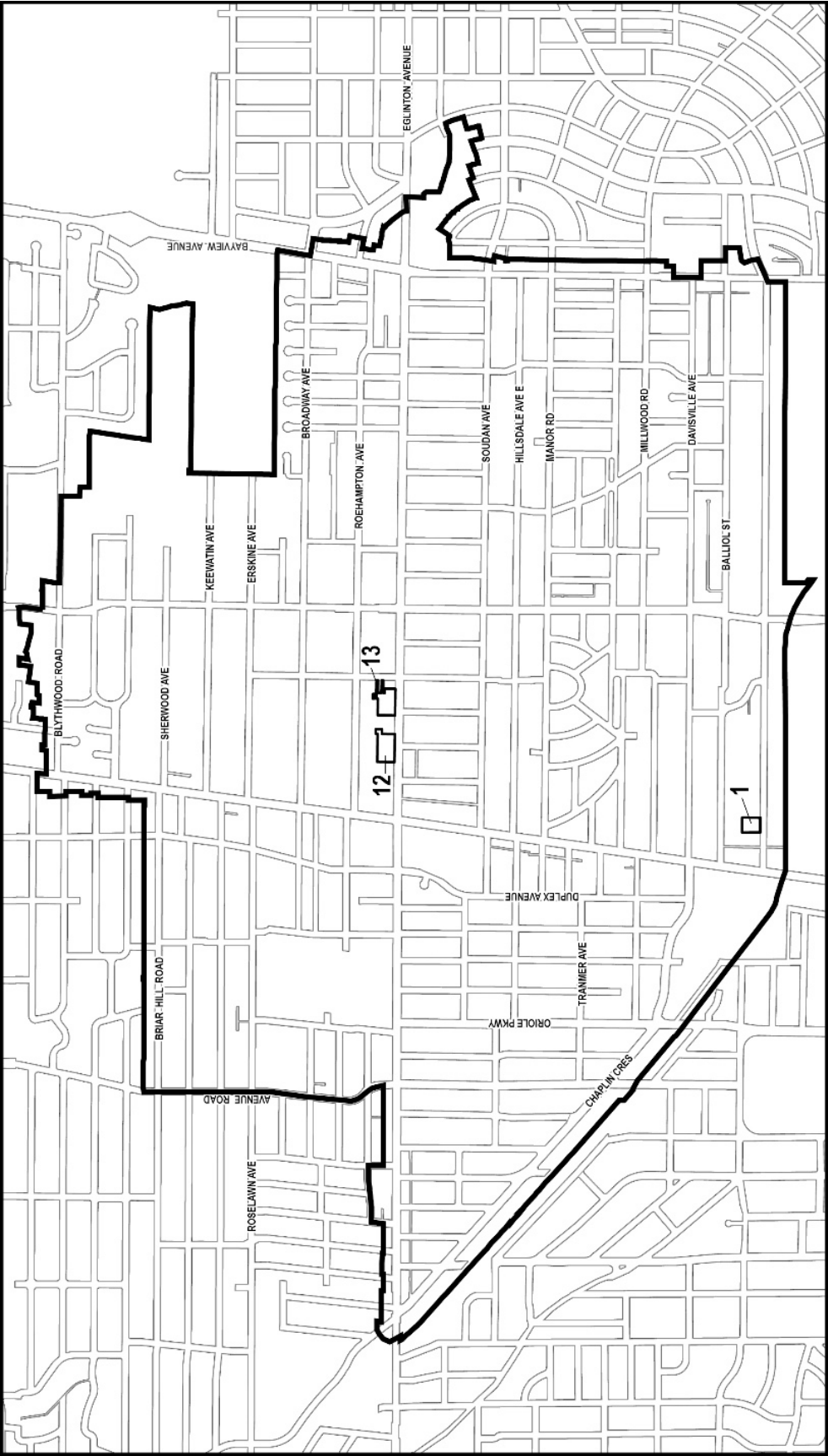
- (a) Any development containing greater than or equal to 80 new residential units will include:
 - i. A minimum of 15 per cent of the total number of units as 2-bedroom units;
 - ii. A minimum of 7 per cent of the total number of units as 3-bedroom units; and,
 - iii. An additional 18 per cent of the total number of units will be a combination of 2-bedrooms and/or 3 bedroom units, and/or units that can be converted to 2-bedroom and 3-bedroom units through the use of adaptable design measures.
- (b) A total of 5,462 square metres replacement of office gross floor area shall be provided in any redevelopment of the lands.
- (c) The requirements of (b) above may instead be satisfied by an approved Official Plan Amendment for lands municipally known in the year 2023 as 90 and 110 Eglinton Avenue being approved that includes a policy that a minimum of 5,462 square metres of office space to be relocated from the subject lands (the donor site) to 90-110 Eglinton Avenue East (the receiving site) shall be deemed to satisfy the requirements of the Yonge-Eglinton Secondary Plan policies 2.5.4 and 2.5.5 with respect to office replacement.
- (d) New development is required to provide a mid-block connection with a minimum pedestrian clearway of 3.5 metres, connecting north from Eglinton Avenue East, as shown conceptually on Appendix 1.



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 2023 as 150, 160 and 164 Eglinton Avenue East and 134 and 140 Redpath Avenue as Site and Area Specific Policy Area Number 13, as shown on the attached Appendix 2.

Appendix 1

Appendix 2



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

— Secondary Plan Boundary

1 Site and Area Specific Policies

Not to Scale



07/08/2024