

Authority: Toronto and East York Community Council  
Item TE17.5 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 1265-2024**

**To adopt Amendment 767 to the Official Plan for the City of Toronto respecting the lands known municipally in the year 2023, as 90 and 110 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;

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 767 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 767 TO THE OFFICIAL PLAN**  
**LANDS MUNICIPALLY KNOWN IN THE YEAR 2023 AS**  
**90 AND 110 EGLINTON AVENUE EAST**

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

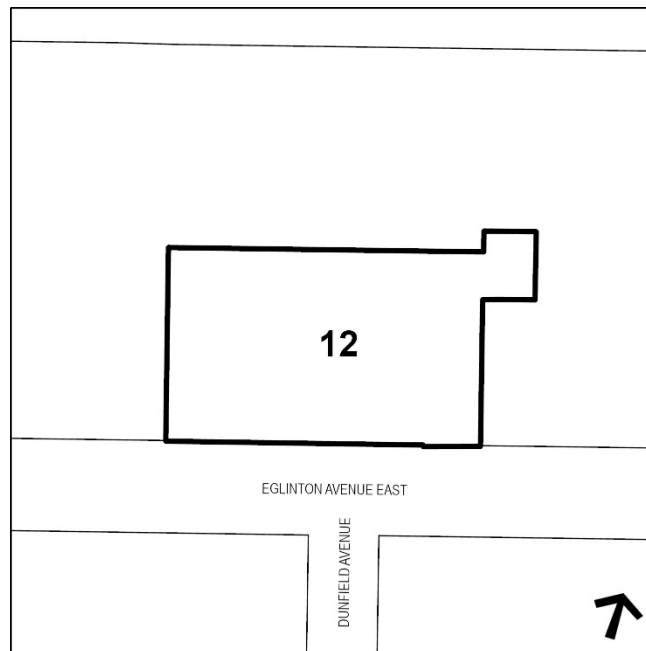
1. Chapter 6, Section 21, Yonge-Eglinton Secondary Plan, Site and Area Specific Policies, is amended by adding Site and Area Specific Policy 12 for the lands municipally known in 2023 as 90 and 110 Eglinton Avenue East:

**"12 90 and 110 Eglinton Avenue East**

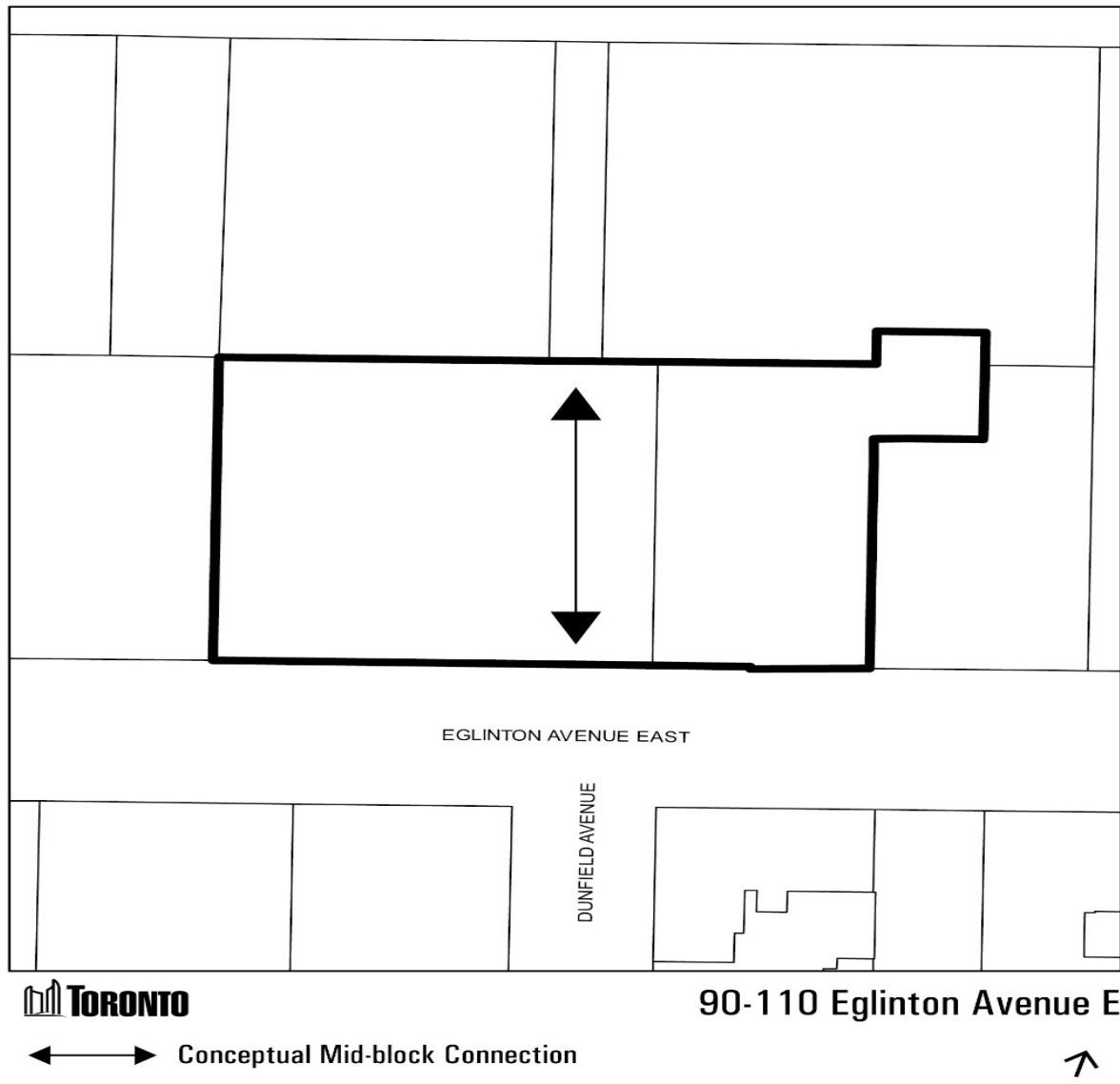
- (a) Any development containing greater than or equal to 80 new residential units will include:
  - i. A minimum of 15 per cent of the total number of units as 2-bedroom units;
  - ii. A minimum of 7 per cent of the total number of units as 3-bedroom units; and,
  - iii. An additional 18 per cent of 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 22,976 square metres of office gross floor area shall be provided in any redevelopment of the lands, which shall include the replacement of 13,705 square metres of existing office gross floor area, as well as the replacement of office gross floor area transferred from the following two donor sites:
  - i. 3,809 square metres from 50, 60 and 90 Eglinton Avenue West and 17- 19 Henning Avenue; and
  - ii. 5,462 square metres from 150, 160 and 164 Eglinton Avenue East and 134 and 140 Redpath Avenue.
- (c) The requirements of (b), above, for the lands and the two donor sites may instead be satisfied by:
  - i. providing a minimum of 4,595 square metres of residential gross floor area as affordable housing, dedicated to a social housing program authorized under Section 453.1 of the City of Toronto Act, 2006; and
  - ii. the owner entering into an agreement, pursuant to Section 453.1 of the City of Toronto Act, 2006, that provides a minimum of 4,595

square metres of residential gross floor area as affordable rental units within the proposed development. The affordable rental units will generally match the overall building unit mix, unless otherwise specified, to the satisfaction of the Chief Planner and Executive Director, City Planning.

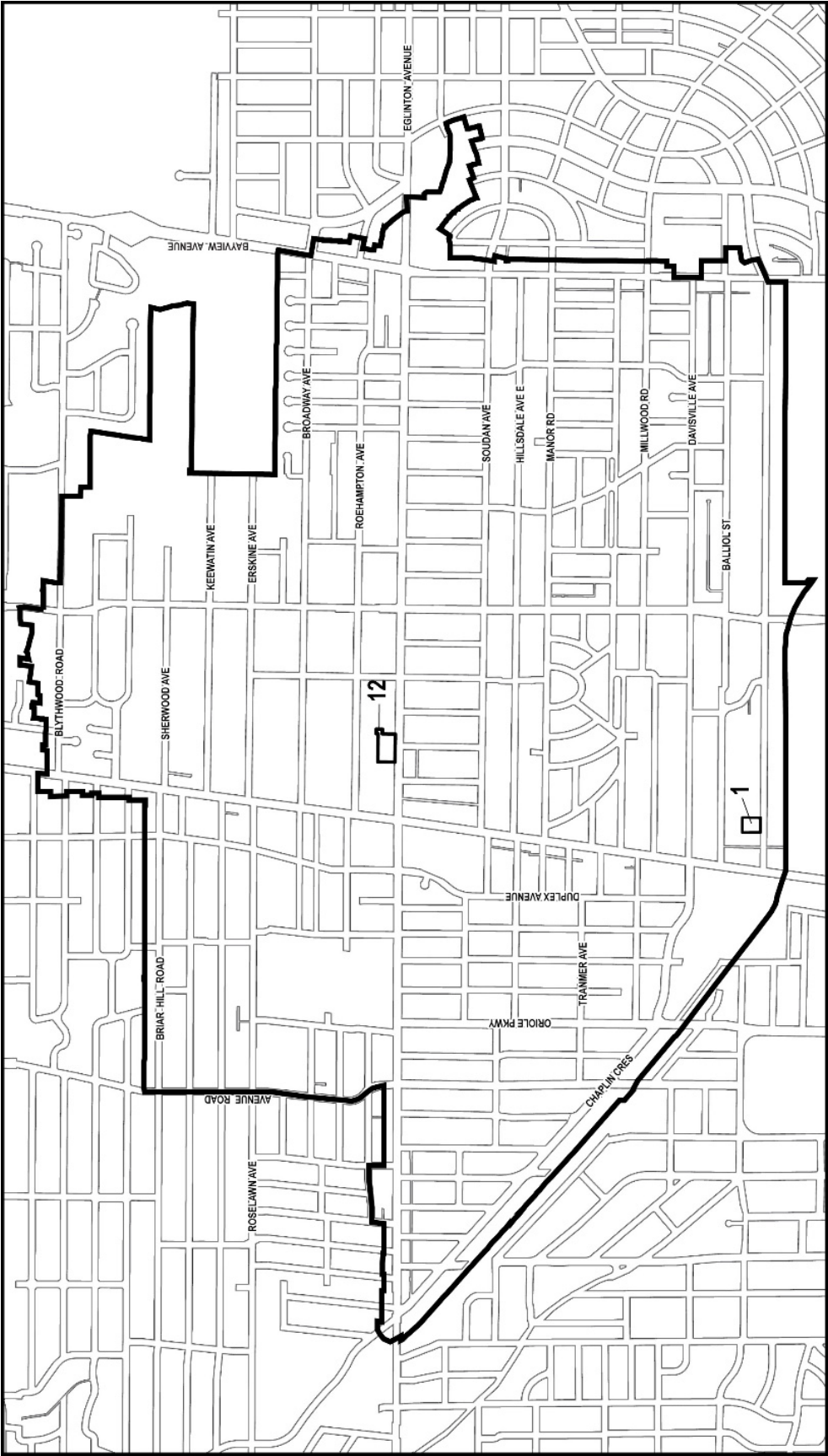
- (d) New development is required to provide a mid-block connection with a minimum pedestrian clearway of 3.5 metres, connecting north from Eglinton Avenue East, as shown conceptually on Appendix 1.



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 90 and 110 Eglinton Avenue East as Site and Area Specific Policy 12, 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

09/04/2024