

Authority: North York Community Council Item NY34.27,
adopted as amended by City of Toronto Council on July 29
and 30, 2026
City Council voted in favour of this by-law on July 30,
2026
Written approval of this by-law was given by Mayoral
Decision 13-2026 dated July 30, 2026

CITY OF TORONTO

BY-LAW 1259-2026

To adopt Official Plan Amendment 969 for the City of Toronto respecting the lands known municipally in the year 2025, as 15, 19, 21, 23 and 25 Poyntz 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 969 to the Official Plan is hereby adopted pursuant to the Planning Act, as amended.

Enacted and passed on July 30, 2026.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)

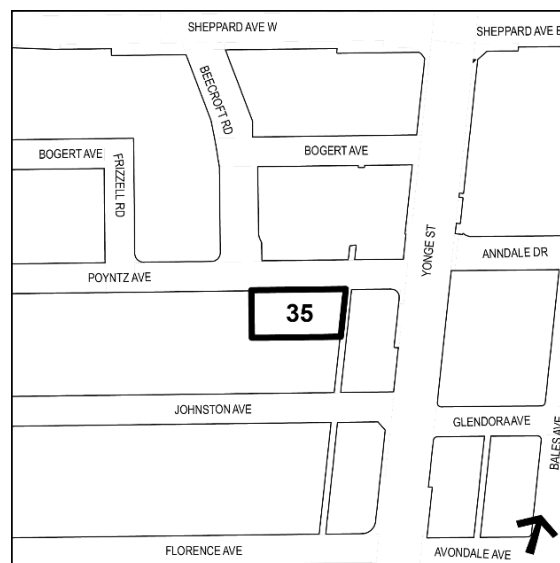
**AMENDMENT 969 TO THE OFFICIAL PLAN
LANDS MUNICIPALLY KNOWN IN THE YEAR 2025 AS 15, 19, 21, 23 and 25 Poyntz
Avenue**

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

1. Chapter 6, Section 8, North York Centre Secondary Plan, Section 12. North York Centre South Site Specific Policies, is amended by deleting Site Specific Policy 12.35 and replacing it with the following:

"12.35. 15, 19, 21, 23 and 25 Poyntz Avenue (35 on Map 8-12)

- a) A tall building with a maximum height of 45 storeys (excluding the mechanical penthouse), with a density of 20 times the area, and a minimum tower setback of 2.5 metres from Poyntz Avenue is permitted.
- b) A minimum non-residential gross floor area of 170 square metres is required.
- c) A public park will be provided on the lands, measuring 405 square metres in area, with a 5-metre setback from the edge of the park to the base building.
- d) The calculation of gross floor area will be determined by the implementing zoning by-law.
- e) Motor vehicle parking is not required.
- f) Bicycle parking shall be provided in accordance with the implementing zoning by-law.
- g) A conveyance to widen the right-of-way of Poyntz Avenue is not required.

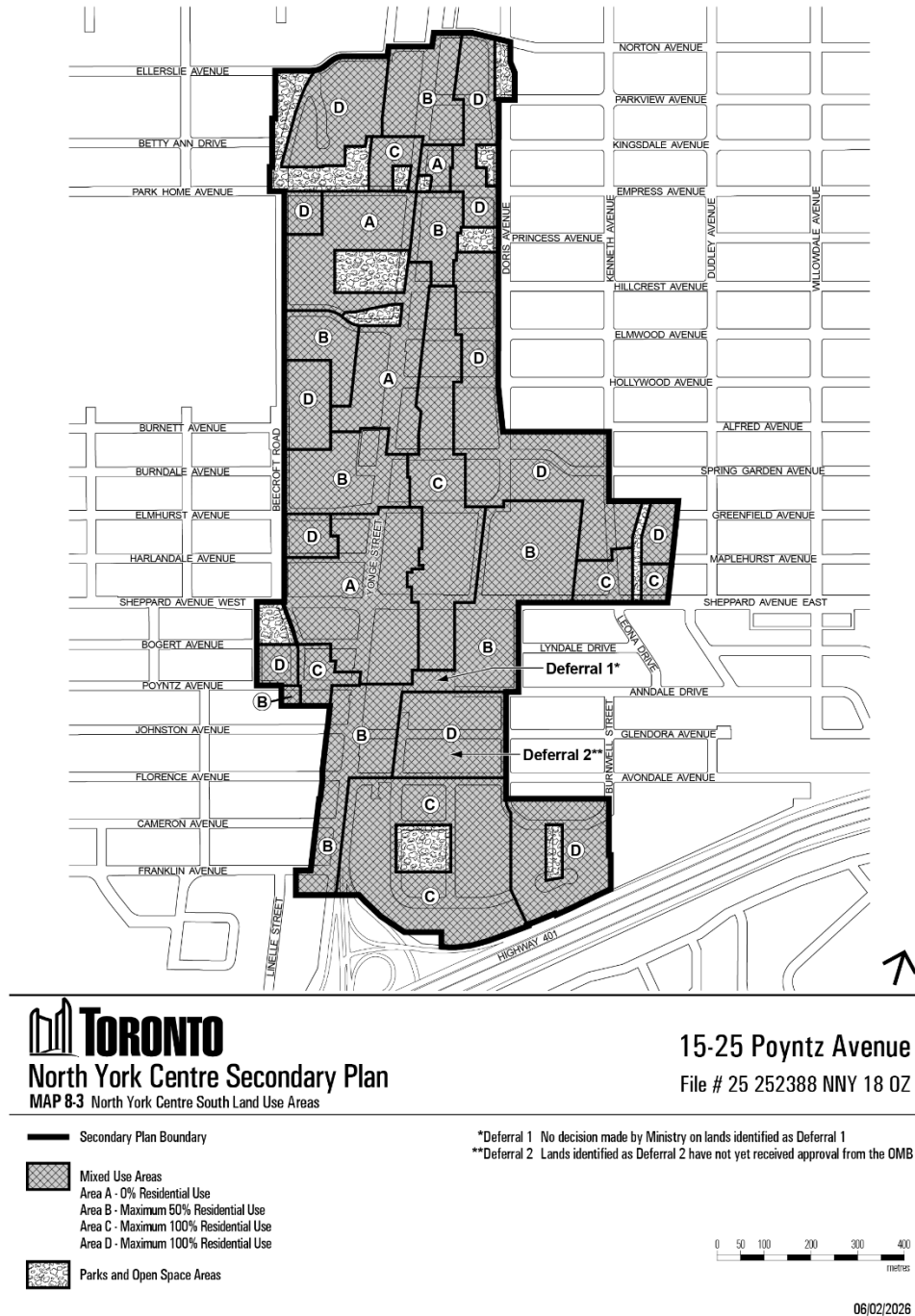


2. Chapter 6, Section 8, North York Centre Secondary Plan, Figure 4.3.1 Long Range Development Levels, is amended to increase the North York Centre South Residential Gross Floor Area (and relevant totals) by 33,800 square metres.
3. Chapter 6, Section 8, North York Centre Secondary Plan, Map 8-3: North York Centre South Land Use Areas, is amended by identifying the lands known municipally in 2025 as 15, 19, 21, 23 and 25 Poyntz Avenue as Mixed Use Areas C, as shown on Appendix 2.
4. Chapter 6, Section 8, North York Centre Secondary Plan, Map 8-6: North York Centre South Density Limits, is amended to show the lands known municipally in 2025 as 15, 19, 21, 23 and 25 Poyntz Avenue as having a density limit of "20", as shown on Appendix 3.
5. Chapter 6, Section 8, North York Centre Secondary Plan, Map 8-8d: Maximum Height Limits, is amended to show the lands known municipally in 2025 as 15, 19, 21, 23 and 25 Poyntz Avenue as having a maximum height of "150*", as shown on Appendix 4.
6. Chapter 6, Section 8, North York Centre Secondary Plan, Map 8-12: North York Centre South Site Specific Policies, is amended to extend the boundaries of Site and Area Specific Policy 12.35 to include the lands known municipally in 2025 as 15, 21, 23 and 25 Poyntz Avenue, as shown on Appendix 1.
7. Chapter 6, Section 8, North York Centre Secondary Plan, Map 8-12: North York Centre South Site Specific Policies, is amended to remove the lands known municipally in 2025 as 15, 21, 23 and 25 Poyntz Avenue from Site Specific Policy 12.11, as shown on Appendix 1.

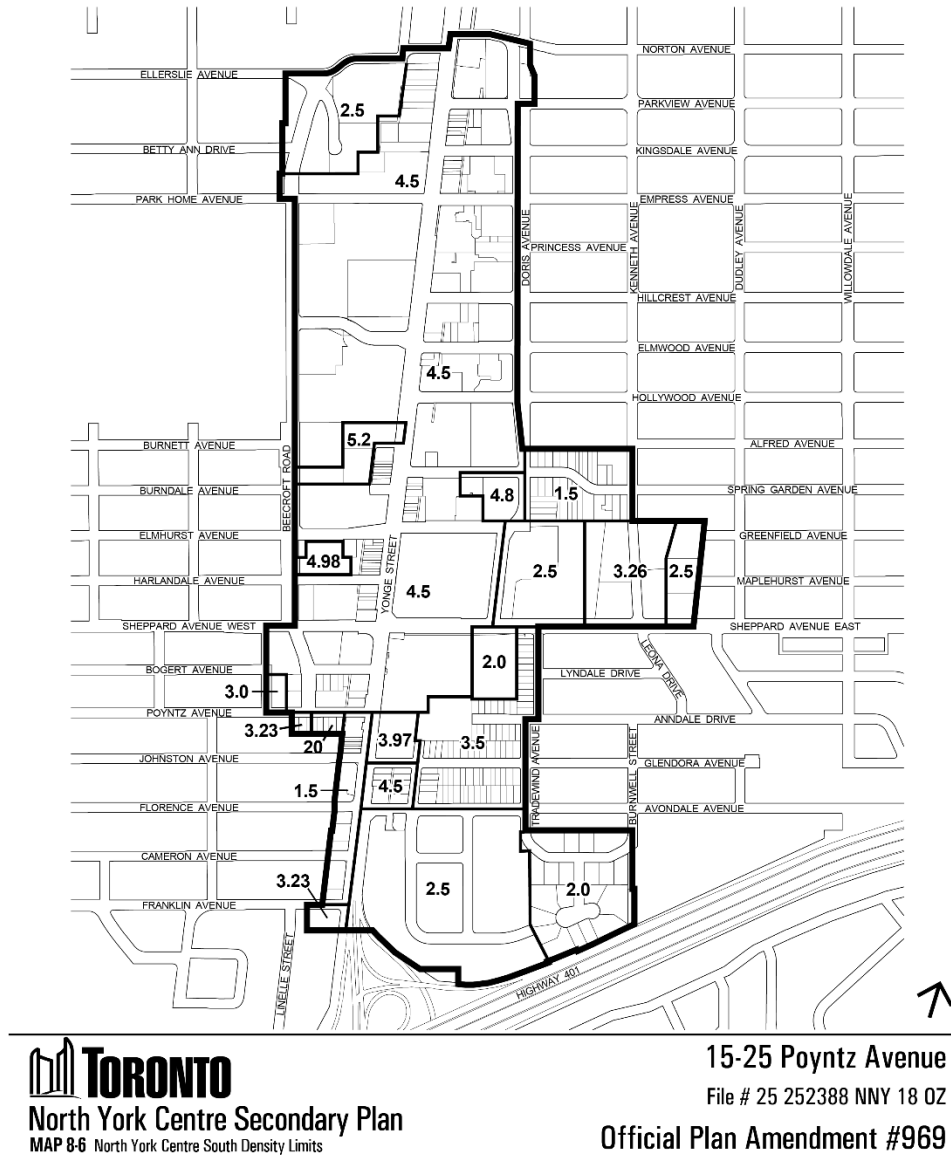
Appendix 1



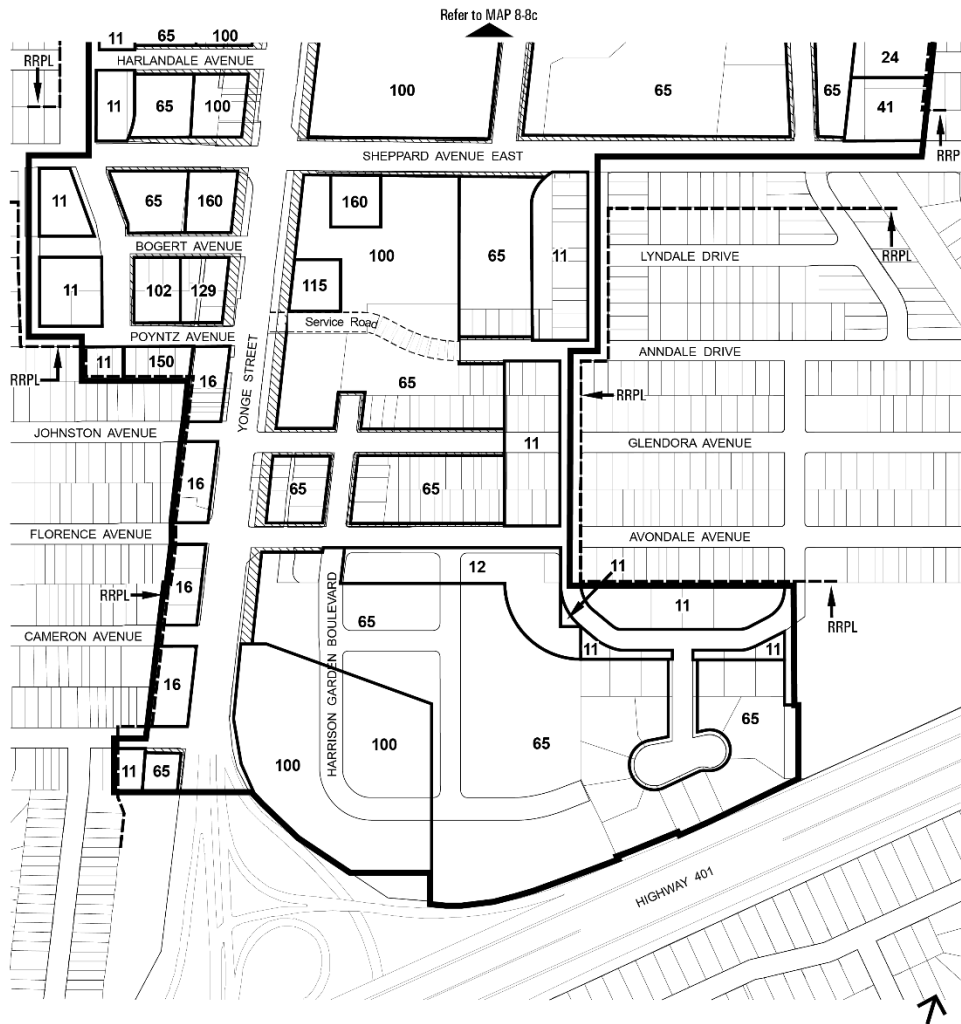
Appendix 2



Appendix 3



Appendix 4



North York Centre Secondary Plan
MAP 8-8d Maximum Height Limits

15-25 Poyntz Avenue

File # 25 252388 NNY 18 02

Official Plan Amendment #969

Secondary Plan Boundary	41 The Lesser of 41m or 13 Storeys	# Maximum Building Height in Metres
11 The Lesser of 11m or 3 Storeys	65 Maximum 65m Above Grade	
12 The Lesser of 12m or 4 Storeys	100 Maximum 100m Above Grade	
16 The Lesser of 16m or 4 Storeys	Street Facade Limit as per Section 5.3 of this Secondary Plan	
24 The Lesser of 24m or 7 Storeys	Relevant Residential Property Line (RRPL)	



07/24/2026