

2323-2329 and 2345 Yonge Street – Official Plan Amendment Application and 2323-2329 Yonge Street Zoning By-law Amendment Application – Decision Report – Approval

Date: September 2, 2025

To: Toronto and East York Community Council

From: Director, Community Planning, Toronto and East York District

Ward: 12 - Toronto-St. Paul's

Planning Application Numbers: 24 166703 STE 12 OZ and 21 235888 STE 12 OZ

Related Planning Application Number: 21 220609 STE 12 OZ

SUMMARY

This report reviews and recommends approval of the applications to permit a 206-metre (65-storey, excluding the mechanical penthouse) mixed-use building containing approximately 784 residential units at 2323-2329 Yonge Street.

The Official Plan Amendment application was submitted for two sites, 2323-2329 Yonge Street and 2345 Yonge Street, which are under the same ownership, to allow for a reduction in the required amount of replacement office space. In line with the Council-approved city-wide office replacement policy directions, each site will instead secure a combination of non-residential gross floor area and/or affordable housing.

A separate Zoning By-law Amendment application (21 220609 STE 12 OZ) was submitted for a proposed development at 2345 Yonge Street and is currently under review. This application will be the subject of a future decision report.

RECOMMENDATIONS

The Director, Community Planning Toronto and East York District recommends that:

1. City Council amend the Official Plan for the lands municipally known as 2323-2329 Yonge Street and 2345 Yonge Street substantially in accordance with the draft Official Plan Amendment included as Attachment 7 to this Report.
2. City Council amend City of Toronto Zoning By-law 569-2013 for the lands municipally known as 2323-2329 Yonge Street substantially in accordance with the draft Zoning By-law Amendment included as Attachment 8 to this Report.

3. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Official Plan Amendment and draft Zoning By-law Amendment as may be required.

4. City Council direct that before introducing the necessary Bills to City Council for enactment, the owner is required to, at its sole cost and expense:

a. submit a revised Functional Servicing and Stormwater Management Report, to the satisfaction of the Director, Engineering Review, Development Review;

b. enter into a Municipal Infrastructure Agreement to financially secure the construction of any improvements to the municipal infrastructure in connection with the accepted Functional Servicing Report by the Director, Engineering Review, Development Review, should it be determined that improvements to such infrastructure are required; and

c. submit revised information to address outstanding comments from Solid Waste Management;

5. City Council authorize the Chief Planner and Executive Director, City Planning to enter into an agreement with the owner of the lands at 2345 Yonge Street to secure the provision of affordable housing required for the site, if the owner elects to provide affordable housing as a portion of the minimum 2,441 square metres of gross floor area for alternative uses required by the Official Plan Amendment. Such affordable housing shall be provided in accordance with the terms and conditions outlined in Attachment 9 of the report to the satisfaction of the Chief Planner and Executive Director, City Planning, and with such agreement registered in priority on title to the lands in a manner satisfactory to the City Solicitor.

6. City Council require the owner of the lands at 2323-2329 Yonge Street, at their sole cost and expense, to enter into, and register on title, an Amending Section 37 Agreement that amends the Section 37 Agreement registered on title to the lands, registered as Instrument Number AT6606276, securing the following matters of legal convenience in addition to the previously secured items to implement the requirements of the recommended Official Plan Amendment, to the satisfaction of the Executive Director, Development Review and the City Solicitor as follows:

a. in accordance with the draft Official Plan Amendment, included as Attachment 7 to this report, the owner shall be required to provide a minimum 1,480 square metres of non-residential uses or affordable rental housing, in lieu of the required office replacement, which will include a minimum of 6 affordable rental housing units totalling 345 square metres. The minimum 345 square metres of affordable rental housing shall include 161 square metres of affordable rental housing provided as a Community Benefits Charge in-kind community benefit. The affordable housing shall be provided in accordance with the terms and conditions outlined in Attachment 9 of the report to the satisfaction of the Executive Director, Development Review and the City Solicitor;

b. the owner shall submit an updated Pedestrian Level Wind Tunnel Study prior to Site Plan Approval to the satisfaction of the Executive Director, Development Review, and the owner shall agree to implement any wind mitigation measures required therein to the satisfaction of the Executive Director, Development Review;

FINANCIAL IMPACT

The provision of six affordable rental housing units (345 square metres in total), including 161 square metres secured as an in-kind Community Benefits Charge (CBC) contribution, will result in forgone CBC revenues. These forgone revenues are offset by the secured delivery of affordable rental housing units.

There are also potential revenues to the City in form of cash-in-lieu payment for parkland dedication in the event the owner is unable to provide a substituted off-site parkland dedication to the City, and in the form of cash in-lieu payment for tree protection and replacement planning in the event the owner is unable to physically plant all required replacement trees.

The Chief Financial Officer and Treasurer have reviewed this report and agree with the financial impact information.

DECISION HISTORY

On July 19-22, 2022, through Item TE34.45, City Council approved a Zoning By-law Amendment permitting a 34-storey mixed-use building at 2323-2329 Yonge Street. City Council's decision is available at the following link:

<https://secure.toronto.ca/council/agenda-item.do?item=2022.TE34.45>

THE SITE

Description

2323-2329 Yonge Street

The site is located at the northeast corner of Yonge Street and Roehampton Avenue. It is generally square in shape and is approximately 1,930 square metres in size. The site has 42.6 metres of frontage on Yonge Street and 47.2 metres on Roehampton Avenue. The site is currently occupied by an 8-storey office building at 2323 Yonge Street containing ground floor retail, approximately 5,912 square metres of office gross floor area, and a one-storey commercial building containing retail uses at 2329 Yonge Street. The site is located approximately 140 metres away from the entrance to the Eglinton subway station and the Eglinton Crosstown LRT station.

2345 Yonge Street

The site is located on the east side of Yonge Street, between Roehampton Avenue and Broadway Avenue. It is generally rectangular and approximately 3,680 square metres in size, with a frontage of 31.7 metres along Yonge Street and a maximum depth of 95.0 metres. The site is currently occupied by a 10-storey office building containing 9,763.8 square metres of office gross floor area and retail units located on the ground floor. The site is located approximately 180 metres away from the entrance to the Eglinton subway station and the Eglinton Crosstown LRT station.

See Attachment 2 for the Location Map.

THE APPLICATION

This report addresses two related planning applications: an Official Plan Amendment application covering both sites at 2323-2329 Yonge Street and 2345 Yonge Street, and a Zoning By-law Amendment application submitted for only 2323-2329 Yonge street. The report is structured to outline and evaluate the proposed Official Plan Amendment as it applies to both sites, as well as a separate evaluation of the Zoning By-law Amendment application for 2323-2329 Yonge Street.

A related Zoning By-law Amendment application for 2345 Yonge Street (File # 21 220609 STE 12 OZ) is currently under review and will be subject of a future decision report.

Description

2323-2329 Yonge Street

A 65-storey mixed-use building with a minimum of 1,480 square metres of non-residential uses or affordable housing in lieu of office replacement, which would include a minimum of 345 square metres (equivalent to a minimum of 6 units) of affordable rental housing with the balance provided as non-residential space. The applicant has indicated an intent to deliver an amount of affordable rental housing generally equivalent to the gross floor area of the proposed typical tower floorplate, as well as 982 square metres of retail space at grade.

2345 Yonge Street

A minimum of 2,441 square metres of non-residential gross floor area and/or affordable housing will be provided in lieu of the existing office gross floor area. Should the 2,441 square metres be provided as a mix of non-residential gross floor area and affordable housing, a minimum of 345 square metres would be provided as affordable housing.

Density

2323-2329 Yonge Street

The proposal has a density of 24.6 times the area of the lot.

2345 Yonge Street

The density will be determined through the related Zoning By-law Amendment application.

Residential Component

2323-2329 Yonge Street

The proposed 784 dwelling units includes 514 one-bedroom units (66%), 186 two-bedroom units (24%), and 84 three-bedroom units (10%). This includes a minimum of 6 affordable rental housing units totalling a minimum of 345 square metres. The total number of affordable housing units and unit mix will be determined through the site plan process in accordance with the terms and conditions set out in Attachment 9.

2345 Yonge Street

Should affordable housing be proposed in lieu of office replacement, a minimum of 345 square metres would be required. The unit mix and total number of affordable housing units will be determined through the related Zoning By-law Amendment and Site Plan applications in accordance with the terms in Attachment 9.

Non-Residential Component - Retail and Affordable Housing in Lieu of Office Replacement

2323-2329 Yonge Street

The application at 2323-2329 Yonge Street includes 1,480 square metres of non-residential uses or affordable housing representing a 25% replacement of the existing 5,912 square metres of office gross floor area that currently exists on the site. The 1,480 square metres would include retail gross floor area of approximately 982 square metres on the ground floor and mezzanine, and at least 345 square metres of affordable rental housing, of which 161 square metres would be provided as a Section 37 community benefit. The remaining allocation of the non-residential gross floor area will be determined through the Site Plan Approval process.

2345 Yonge Street

The application at 2345 Yonge Street includes 2,441 square metres of non-residential uses or affordable housing representing a 25% replacement of the existing 9,763.8 square metres of office gross floor area that currently exists on the site. Should the 2,441 square metres be provided as a mix of non-residential gross floor area and affordable housing, a minimum of 345 square metres would be provided as affordable housing. The allocation of the non-residential gross floor area and alternative uses will be determined through the Zoning By-law Amendment and Site Plan Approval processes.

Access, Parking and Loading

2323-2329 Yonge Street

The primary residential entrance and one retail entrance are located along Roehampton Avenue, and two retail entrances are located along Yonge Street.

Vehicular and loading access will be from a 6.0-metre-wide private driveway from Roehampton Avenue. A total of 46 parking spaces are proposed in a 2-level underground parking garage, as well as two pick-up/drop-off spaces at the ground floor along the driveway. Two loading spaces, including a Type 'G' and a Type 'C' space, are proposed for the development, along with 871 bicycle parking spaces, including 708 long term and 163 short term spaces.

2345 Yonge Street

The access, parking, and loading arrangements will be determined through the Zoning By-law amendment process.

Additional Information

See the attachments of this Report for the Application Data Sheet, Location Map, site plan, elevations, and 3D massing views of the proposal. Detailed project information including all plans and reports submitted as part of the application can be found on the City's Application Information Centre at: www.toronto.ca/2323YongeSt and www.toronto.ca/2345YongeSt

Reasons for Applications

At 2323-2329 Yonge Street and 2345 Yonge Street, the Official Plan Amendment is required to amend the Yonge and Eglinton Secondary Plan to permit a reduction in the required amount of office replacement from 100% to 25% which will be met through a combination of retail and affordable housing uses on the subject site.

At 2323-2329 Yonge Street, amendments to the City-wide Zoning By-law 569-2013 are required to permit the building massing, height, density, setbacks, and other performance standards.

APPLICATION BACKGROUND

2323-2329 Yonge Street

A pre-application consultation (PAC) meeting was held for the proposed Zoning By-law Amendment and Official Plan Amendment on July 26, 2023. Additional pre-consultations took place with the applicant on November 14, 2023 and December 12, 2023. The Planning Application Checklist Package resulting from the PAC meeting is available on the Application Information Centre.

The current application was received on June 24, 2024 and deemed complete upon submission, satisfying the City's minimum application requirements. The reports and studies submitted in support of this application are available on the Application Information Centre www.toronto.ca/2323YongeSt

2345 Yonge Street

A pre-application consultation (PAC) meeting was held for the proposed Zoning By-law Amendment in July 2021. The Planning Application Checklist Package resulting from the PAC meeting is available on the Application Information Centre.

The application was received October 1, 2021 and deemed complete upon submission, satisfying the City's minimum application requirements. The reports and studies submitted in support of this application are available on the Application Information Centre www.toronto.ca/2345YongeSt

Agency Circulation Outcomes

The applications together with the applicable reports noted above, have been circulated to all appropriate agencies and City Divisions. Responses received have been used to assist in evaluating the applications and to formulate appropriate Official Plan amendments and Zoning By-law amendments including associated conditions of approval.

POLICY & REGULATION CONSIDERATIONS

Provincial Land-Use Policies

All decisions of Council in respect of the exercise of any authority that affects a planning matter shall be consistent with the Provincial Planning Statement (2024) and shall conform to provincial plans.

Official Plan

The Official Plan Urban Structure Map 2 identifies the sites as Centres and Land Use Map 17 designates the sites as Mixed Use Areas. See Attachment 3 of this report for the Land Use Map.

Protected Major Transit Station Areas - Site and Area Specific Policy 723

The site is within a Protected Major Transit Station Area (PMTSA). Specifically, the site is within the delineation for the Eglinton PMTSA, associated with SASP 723 in Chapter 8 of the Official Plan. The site has a minimum density of 2.5 FSI on Map 2 of SASP 723. The PMTSA and MTSA policies will have to be applied together with all other appropriate policies of the Official Plan, applicable Secondary Plans or Chapter 7 Site and Areas Specific Policies (SASPs), including matters of heritage, built form and public realm, servicing, natural areas, parks and other open spaces, and others. In the case of conflicts between Secondary Plans/SASPs and MTSA and PMTSA, whichever policies provide greater densities will prevail. The Official Plan Amendments that delineate the City's MTSA and PMTSA are in force and effect as of August 15, 2025.

Yonge-Eglinton Secondary Plan

The [Yonge-Eglinton Secondary Plan](#) identifies the sites as Mixed Use Areas "B" which specifies that 100% of any existing office gross floor area on a site shall be replaced on site, or on another site within the Secondary Plan Boundary. The sites are located within the Montgomery Square Character Area, with heights of tall buildings generally scaling down in height away from the Yonge-Eglinton Intersection.

See Attachments 4 and 5 of this report for the Yonge-Eglinton Secondary Plan - Character Areas Map, and Land Use Map, respectively.

Office Space Needs Study

On July 11, 2024, Planning and Housing Committee endorsed proposed policy directions in [PH14.9 - Official Plan Review - Office Replacement Policies - Proposal Report](#) resulting from the Office Space Needs Study. The proposed policy directions are as follows:

- Reduce office replacement from 100% to 25%; and
- Allow for the replaced 25% to be comprised of any non-residential use and/or affordable/supportive housing.

On December 5, 2024, Planning and Housing Committee requested additional analysis and directions for policy implementation in [PH17.13 - Official Plan Review Office Replacement Policies Status Report](#). Until new policies for office replacement are endorsed by City Council applications may consider the proposed policy direction in-place for existing office replacement policies in the following locations:

- Financial District, Health Sciences District, Bloor-Bay Office Corridor of the Downtown Plan; and
- Mixed Use Areas 'A' and 'B' of the Yonge-Eglinton Secondary Plan.

Zoning

2323-2329 Yonge Street

The site is subject to site specific Zoning By-law 890-2022, which zoned the site Commercial Residential CR 2.0 (c2.0; r2.0) SS2 (x759) and allowed for the development of a 34-storey mixed-use building. Generally, the CR zone permits a wide range of commercial and residential uses, including dwelling units in apartment buildings, mixed-use buildings, retail stores, service shops, and offices.

2345 Yonge Street

The site is zoned Mainstreet Commercial-Residential (MCR T3.0 C2.0 R2.5) under former City of Toronto By-law 438-86, as amended, with a height limit of 16.0 metres along the Yonge Street frontage and Residential (R2 Z2.0) for the rear portion of the site with a height limit of 38.0 metres.

See Attachment 6 of this Report for the existing Zoning By-law Map.

Design Guidelines

The following design guidelines have been used in the evaluation of this development proposal:

- Tall Building Design Guidelines;
- Growing Up Guidelines for Children in Vertical Communities; and
- Pet Friendly Design Guidelines for High Density Communities.

Toronto Green Standard

The Toronto Green Standard (TGS) is a set of performance measures for green development. Applications for Zoning By-law Amendments, Draft Plans of Subdivision

and Site Plan Control are required to meet and demonstrate compliance with Tier 1 of the TGS. Tiers 2 and above are voluntary, higher levels of performance with financial incentives (partial development charges refund). Tier 1 performance measures are secured on site plan drawings and through a Site Plan Agreement or Registered Plan of Subdivision. The TGS can be found here: <https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/toronto-green-standard/>

PUBLIC ENGAGEMENT

Community Consultation

A virtual Community Consultation Meeting for the Official Plan and Zoning By-law Amendment applications for both 2323-2329 Yonge Street and 2345 Yonge Street was hosted by City staff on November 12, 2024. Approximately 70 people participated along with the applicant and representatives from the Ward Councillor's office. Following a presentation by City staff and the applicant, the following comments and issues were raised:

- Concerns about the building height and massing and relationship to adjacent sites;
- Concerns about distance to neighbouring buildings, and subsequent wind and shadow impacts;
- Concerns about construction impacts;
- Concerns about the misalignment of the intersection at Roehampton, Orchard View Boulevard and Yonge Street;
- Questions about the proposed shared parking arrangement;
- Support for the design of the building and the landscaped area; and
- Desire for provision of affordable housing.

The issues raised through the community consultation process have been considered through the review of the application and commented on as necessary in the body of this Report.

In-Person Open House

An Open House event was hosted by the Development Review division on September 5 and 7, 2024, at the Toronto Public Library Northern District Branch. Representatives from the applicant's project team were also present to speak to members of the public. The Open House provided the public with an opportunity to view submission materials, ask questions and provide feedback to staff and the applicant.

The issues raised through the community consultation process have been considered through the review of the application and commented on as necessary in the body of this report.

Statutory Public Meeting Comments

In making their decision with regard to this application, Council members have an opportunity to hear the oral submissions made at the statutory public meeting held by the Toronto and East York Community Council for this application, as these submissions are broadcast live over the internet and recorded for review.

COMMENTS

Provincial Planning Statement and Provincial Plans

Staff's review of the applications have had regard for the relevant matters of provincial interest set out in the Planning Act. Staff have reviewed the current proposals and find them consistent with the Provincial Planning Statement (2024).

Official Plan Policies and Design Guidelines

The applications have been reviewed against relevant Official Plan policies, including Secondary Plan policies, and the design guidelines described in the Policy and Regulation Considerations Section of this Report.

Official Plan Amendment Application - 2323-2329 Yonge Street and 2345 Yonge Street

Land Use

The Secondary Plan provides that tall buildings and large redevelopment sites capable of accommodating multiple buildings will provide 100% replacement of any existing office gross floor area located on the site.

The proposed Official Plan Amendment to permit a reduction in the amount of required office space replacement is acceptable, when considered comprehensively in the context of the issues that are unique to the sites and proposals.

The proposed replacement rate of 25% provides an acceptable balance of residential, affordable and non-residential uses for the sites, supporting the needs of existing and future residents in the area while conforming with Council-approved policy direction.

The amendment to the Official Plan for 2323-2329 Yonge Street will secure a minimum required non-residential gross floor area and minimum required affordable housing contribution.

Housing

The application at 2323-2329 Yonge Street includes the provision of approximately 659 square metres of affordable rental housing units in an amount generally equivalent to the gross floor area of one tower level, with a minimum of 345 square metres (minimum of 6 units) of affordable rental housing required within the proposed development. The

proposed affordable housing units would generally match the overall building unit mix and average unit size.

The affordable rental housing units would be maintained at or below the City's Official Plan income-based affordable rent definition for a minimum of 25 years. During this period, increases to initial rents charged to tenants occupying any of the affordable rental housing units shall not exceed the Provincial rent guideline. The owner would use the City's Centralized Affordable Housing Access System to advertise and select tenants for the affordable units. Tenants of the affordable rental housing units would have full access to all residential amenities in the building.

Staff recommend that the City enter into an amending Section 37 Agreement that amends the Section 37 Agreement registered on title to the lands, registered as Instrument Number AT6606276, securing the above noted matters of legal convenience to implement the requirements of the recommended Official Plan Amendment.

The unit mix and allocation of 2,441 square metres of non-residential gross floor area and alternative uses at 2345 Yonge Street will be determined through the Zoning By-law Amendment and Site Plan applications.

A summary of the proposed terms and conditions for the affordable rental housing units to be provided at 2323-2329 Yonge Street and 2345 Yonge Street can be found in Attachment 9 to this report.

Zoning By-law Amendment Application - 2323-2329 Yonge Street

Land Use

The Yonge-Eglinton Secondary Plan allows for a mix of uses within Mixed Use Areas "B", including residential, retail and service, office, institutional, entertainment and cultural uses. The proposed uses on the site are acceptable as they are consistent with the Official Plan and the Yonge-Eglinton Secondary Plan land use designations.

Housing

The Official Plan directs that a full range of housing in terms of form, tenure and affordability be provided to meet the current and future needs of residents. This proposal would result in a development with a unit mix that meets the Growing Up Guidelines and Yonge-Eglinton Secondary Plan.

Built Form

City Planning staff finds that the proposal conforms with the applicable Official Plan and Secondary Plan policies with respect to built form and massing. Furthermore, the proposal meets the intent of the Tall Building Design Guidelines.

The subject site is at the south end of the Montgomery Square Character Area as defined by the Secondary Plan, where a height range of 20-30 storeys is anticipated, with the tallest buildings to be located closest to the Yonge-Eglinton intersection. To the immediate east is the Redpath Park Street Loop Character Area (35-50 storeys, with

the highest heights closes to Yonge Street, adjacent to this site) and directly across Roehampton Avenue to the south is the Yonge-Eglinton Crossroads Core Character Area (35-65 storeys, with the highest heights closes to the intersection of Yonge Street and Eglinton Avenue). The proposed height of 65 storeys (206.0 metres) is generally in keeping with the heights of approved and built towers in the area, including two approved 229.0-metre-tall towers at 90-110 Eglinton Avenue east and two 231.0-metre-tall towers at 150-164 Eglinton Avenue East. The heights are acceptable given the site's proximity to the Eglinton Subway Station and Eglinton Crosstown LRT, and inclusion in the Provincial and Council approved Eglinton PMTSA. The proposed building also fits within the existing, planned, and emerging height context within the Yonge-Eglinton area.

The base of the proposed building has been massed to respond to the existing and planned context surrounding the site and is appropriate for the site. The base building has a height of 3 storeys (13.8 metres) with the tower portion of the building stepped back above, in keeping with the policies of the Secondary Plan, which anticipates a base building height not exceeding a maximum of 6 storeys in the Montgomery Square Character Area. The 3-storey base building provides an appropriate streetwall and incorporates commercial uses at-grade.

Along Roehampton Avenue, the ground floor is setback 4.0 metres, resulting in an 11.0 metre setback from the building face to the curb. This provides a generous public realm that can accommodate landscaping, tree growth, and retail patios. Along Yonge Street, the ground floor is setback 1.1 metres, resulting in a 6.5 metre setback from the building face to the curb. The proposed setbacks are compatible with the building lines of the adjacent properties to the north and east and will contribute to a continuous street wall along both segments of Yonge Street and Roehampton Avenue. Along the north and east elevations, the building is set back 0.2 metres and 0.4 metres at ground level, respectively.

Levels 2 and 3 contain the indoor residential amenity areas and adjacent outdoor amenity spaces, arranged in an irregular, curving layout. At Level 2, the building maintains the ground floor setbacks and incorporates additional stepbacks to the indoor amenity areas. At Level 3, the indoor space is further recessed, with a slimmer outdoor amenity area set back from the edges below. Portions of the upper floors cantilever over the Level 2 outdoor amenity space, providing shade and weather protection. Above the 4th storey, the building steps back 3.0 metres along the south frontage, and 3.0 to 5.8 metres along the west frontage. The tower portion (Levels 4-65) is set back 7.0 metres from the south property line, between 4.1 to 6.9 metres from the west property line, 10.0 metres from the north property line, and between 7.4 to 8.7 metres from the east property line. The tower setback of 10.0 metres to the north property line allows for an appropriate setback to achieve the required minimum separation distances should a future tall building development be approved to the north. To the east, the proposed tower will achieve a separation distance of 28.1 metres to the existing 34-storey tower at 30 Roehampton Avenue to the east. The proposed building achieves appropriate tower setbacks and separation distances to adjacent sites.

The proposed tower floor plate of 809 square metres is acceptable. The Tall Building Design Guidelines state that the tower floor plate should be limited to 750 square

metres per floor. The Yonge-Eglinton Secondary Plan states that the tower floor plate of tall building should generally not exceed 750 square metres, and notes that increases to the tower floor plate sizes may be considered when it is demonstrated that the impacts of the larger floor plate size, including pedestrian comfort, shadow, transition, sky view and wind, can be appropriately addressed.

Community Planning staff finds that the proposal conforms to the applicable Official Plan policies and Tall Building Guidelines with respect to built form and massing.

Road Widening

To satisfy the Official Plan requirement of a 27-metre right-of-way for this segment of Yonge Street, a 0.4-metre road widening is required along the Yonge Street frontage of the property. There is no additional land required for Roehampton Avenue. The widening will be conveyed to the City through the Site Plan Control process.

Public Realm and Streetscape

City staff are satisfied that the proposal conforms with the applicable public realm policies of the Official Plan and the Midtown Public Realm Implementation Strategy. The proposed building is set back 4.0 metres from the Roehampton Avenue property line at-grade, resulting in an 11.0 metre setback from ground floor building face to the curb. This will allow for a 4.0-metre-wide enhanced pedestrian realm and a 2.5-metre pedestrian clearway, between two rows of landscaping. The proposed building is set back 1.1 metres from the Yonge Street property line at-grade, resulting in a 6.5-metre setback from ground floor building face to the curb and a 3.7-metre pedestrian clearway.

The Landscape Plan submitted in support of the application shows three new street trees in open planters within the Roehampton Avenue right-of-way, and four new street trees within tree pits along the Yonge Street row-of-way with bike rings at either end of the strip of planters. Further detailed design of the public realm will be addressed during the Site Plan Control review process.

Shadow Impact

The shadow impact resulting from the proposal is acceptable. The proposal adequately limits shadow impacts on shadow-sensitive areas, parks, and sidewalks, particularly during the spring and fall equinoxes.

The proposed development casts shadows on Neighbourhoods designated properties to the northwest at 9:18 a.m. on March 21, September 21, and June 21 with shadows moving off most of these areas by 11:18 a.m.

As it relates to the North Toronto Collegiate Institute playing field to the east, which is not designated Parks or Other Open Space Areas in the Secondary Plan, there would be some incremental shadowing over a portion of the playing field in the afternoon on March 21 and September 21 between approximately 2:18 p.m. and 4:18 p.m. On June 21, there would be some incremental shadowing of the playfield at 3:18pm.

Wind Impact

A Pedestrian Level Wind Study reflecting a previous iteration of the proposed building with a height of 58-storeys was submitted in support of the application. The study indicated that all areas at grade and outdoor amenity areas will be suitable for their intended uses throughout the year and no pedestrian areas surrounding the subject site at grade level will experience conditions that could be considered unsafe.

Wind conditions on the North Toronto Collegiate Institute turf and track field are not expected to be impacted by the project.

A Pedestrian Level Wind Study Addendum letter was submitted with the proposed tower with the height increased from 58 to 65 storeys, with the study concluding that wind conditions on and around the development are expected to remain similar to what was previously predicted, remaining comfortable for pedestrian use.

City staff will require an updated wind study reflecting the current proposed building massing at the Site Plan approval stage. Wind mitigation measures will be further assessed through the Site Plan approval process.

Servicing

Development Engineering staff have reviewed the submitted materials and have identified several outstanding items for review. These matters will be addressed prior to submitting bills to City Council for approval. Other issues identified by Development Engineering staff will be resolved as part of the Site Plan approval process.

Traffic, Access, Parking, Loading

A Transportation Impact Study was submitted to assess the traffic impact, access, parking and loading arrangements for this development. Transportation Review staff has reviewed the study and accepted its conclusions.

Parkland

In accordance with [Section 42 of the Planning Act](#), the applicant is required to satisfy the parkland dedication requirement through cash-in-lieu. As per [Toronto Municipal Code Chapter 415-29](#), the appraisal of the cash-in-lieu will be determined under the direction of the Executive Director, Corporate Real Estate Management. Additionally, the [Toronto Municipal Code Chapter 415-28](#), requires that the payment be made prior to the issuance of the first above-ground building permit for the land to be developed.

Tree Preservation

The application is subject to the provisions of the City of Toronto Municipal Code, Chapter 813 Articles II (Street Trees By-law) and III (Private Tree by-law). The applicant submitted an Arborist Report and Tree Preservation Plan in support of the application indicating that there are 7 City-owned street trees proposed for removal to accommodate the development. The applicant has proposed 3 new street trees to be

located in the Roehampton Avenue right-of-way and 4 new street trees to be located in the Yonge Street right-of-way, in accordance with the standard compensation ratio of 1:1 for the removal of each City-owned street tree, requiring the replacement of 7 new City-owned trees.

The tree protection measures and tree replacement planting will be secured through the tree permit process to the satisfaction of Urban Forestry, Tree Protection and Plan Review, Environment, Climate and Forestry. If not physically possible to plant all required replacement trees, the payment of cash-in-lieu will be required.

Toronto Green Standard

The applicant is required to meet Tier 1 of the TGS in force at the time of a complete application for Site Plan Control. The applicant is encouraged to achieve Tier 2 or higher to advance the City's objectives for resilience and to achieve net-zero emissions by 2040 or sooner.

Community Services and Facilities

The Official Plan establishes and recognizes that the provision of and investment in community services and facilities supports healthy, safe, liveable, and accessible communities. Community services and facilities are the building blocks of our neighbourhoods, foundational to creating complete communities and include matters such as recreation, libraries, childcare, schools, public health, and human and cultural services. Providing for a full range of community services and facilities in areas that are inadequately serviced or experiencing growth is a shared responsibility.

CONTACT

Kai Zhou, Planner, Community Planning, Tel. No. 416-338-0810, E-mail:
Kai.Zhou@toronto.ca

SIGNATURE

Alex Teixeira, MCIP, RPP
Acting Director, Community Planning
Toronto and East York District

ATTACHMENTS

City of Toronto Information/Drawings

Attachment 1: Application Data Sheet
Attachment 2: Location Map
Attachment 3: Official Plan Land Use Map
Attachment 4: Yonge-Eglinton Secondary Plan Character Area Map
Attachment 5: Yonge-Eglinton Secondary Plan Land Use Map
Attachment 6: Existing Zoning By-law Map
Attachment 7: Draft Official Plan Amendment
Attachment 8: Draft Zoning By-law Amendment
Attachment 9: Affordable Housing Terms of Reference

Applicant Submitted Drawings

Attachment 10: Site Plan
Attachment 11: Elevations
Attachment 12: 3D Massing Model

Attachment 1: Application Data Sheet - 2323-2329 Yonge Street

APPLICATION DATA SHEET

Municipal Address: 2323-2329 YONGE ST Date Received: June 18, 2024

Application Number: 24 166703 STE 12 OZ

Application Type: OPA / Rezoning, OPA & Rezoning

Project Description: Official Plan & Zoning By-law Amendment for a 65-storey mixed-use building with a height of 206.0 metres (excluding the mechanical penthouse) with a maximum gross floor area of 48,500 square metres, and a minimum of 1,480 square metres of gross floor area for alternative uses including affordable housing and non-residential gross floor area.

Applicant	Architect	Owner
Bousfields Inc.	Dialog Architects	Phoenix 2323 Yonge Street Inc.

EXISTING PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:	N
Zoning:	CR 2.0 (c2.0; r2.0) SS2 (x759)	Heritage Designation:	N
Height Limit (m):	16	Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq m):	1,930	Frontage (m):	43	Depth (m):	47
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Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):	905		1,690	1,690
Residential GFA (sq m):			46,476	46,476
Non-Residential GFA (sq m):	6,258		982	998
Total GFA (sq m):	6,258		47,474	47,474
Height - Storeys:	8		65	65
Height - Metres:			206	206

Lot Coverage Ratio (%)	0.86	Floor Space Index:	24.6
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Floor Area Breakdown	Above Grade (sq m)	Below Grade (sq m)
Residential GFA:	46,476	
Retail GFA:	998	
Office GFA:		
Industrial GFA:		
Institutional/Other GFA:		

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:				
Freehold:				
Condominium:			784	784
Other:				
Total Units:			784	784

Total Residential Units by Size

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:					
Proposed:			514	186	84
Total Units:			514	186	84

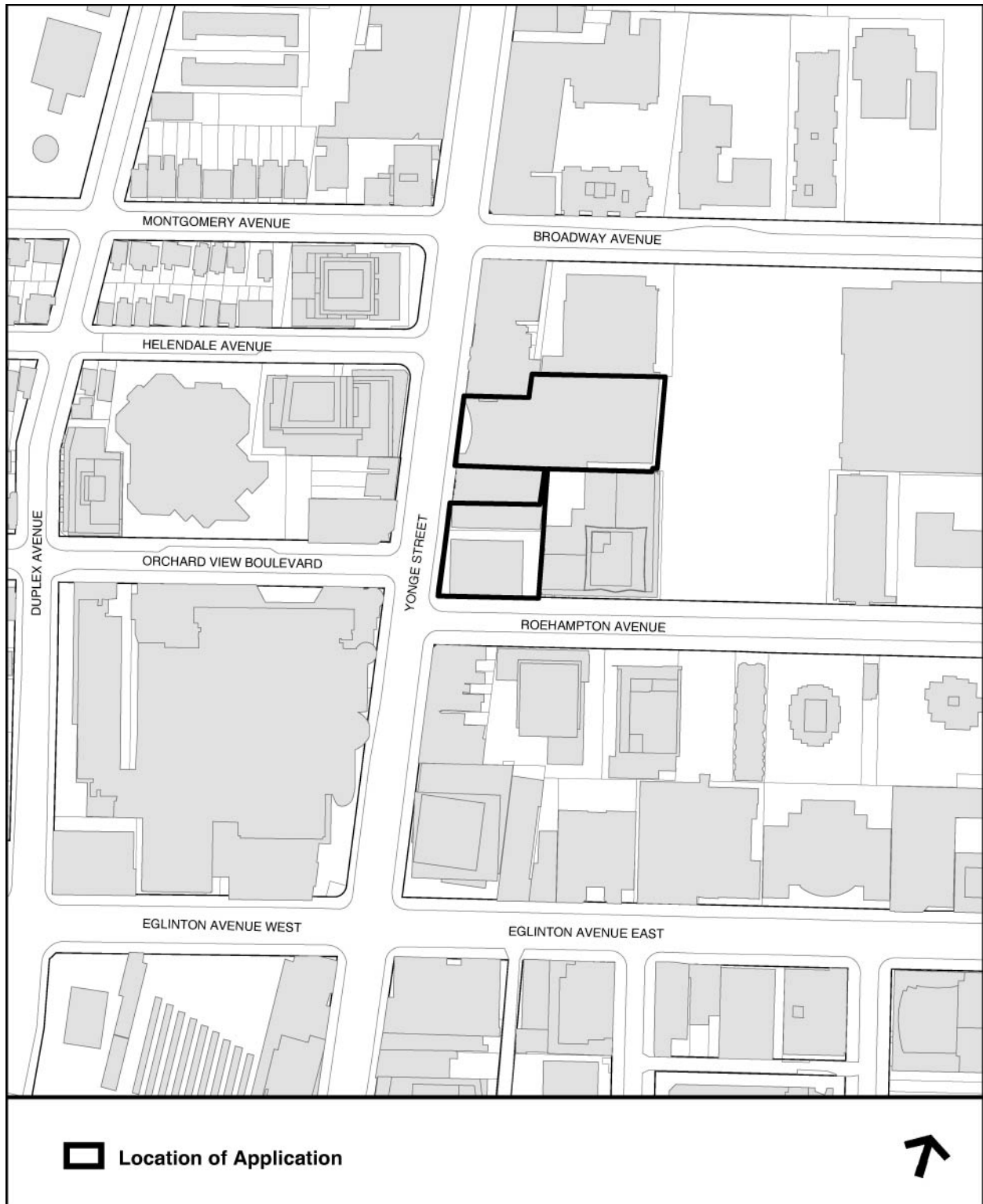
Parking and Loading

Parking Spaces:	46	Bicycle Parking Spaces:	871	Loading Docks:	2
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CONTACT:

Kai Zhou, Planner, Community Planning
416-338-0810
Kai.Zhou@toronto.ca

Attachment 2: Location Map



Attachment 3: Official Plan Land Use Map



Official Plan Land Use Map #17

2323-2329 & 2345 Yonge Street

File# 24 166703 STE 12 OZ



Location of Application



Neighbourhoods



Apartment Neighbourhoods



Mixed Use Areas



Parks



Not to scale
07/31/2025

Attachment 4: Yonge-Eglinton Secondary Plan - Character Areas Map



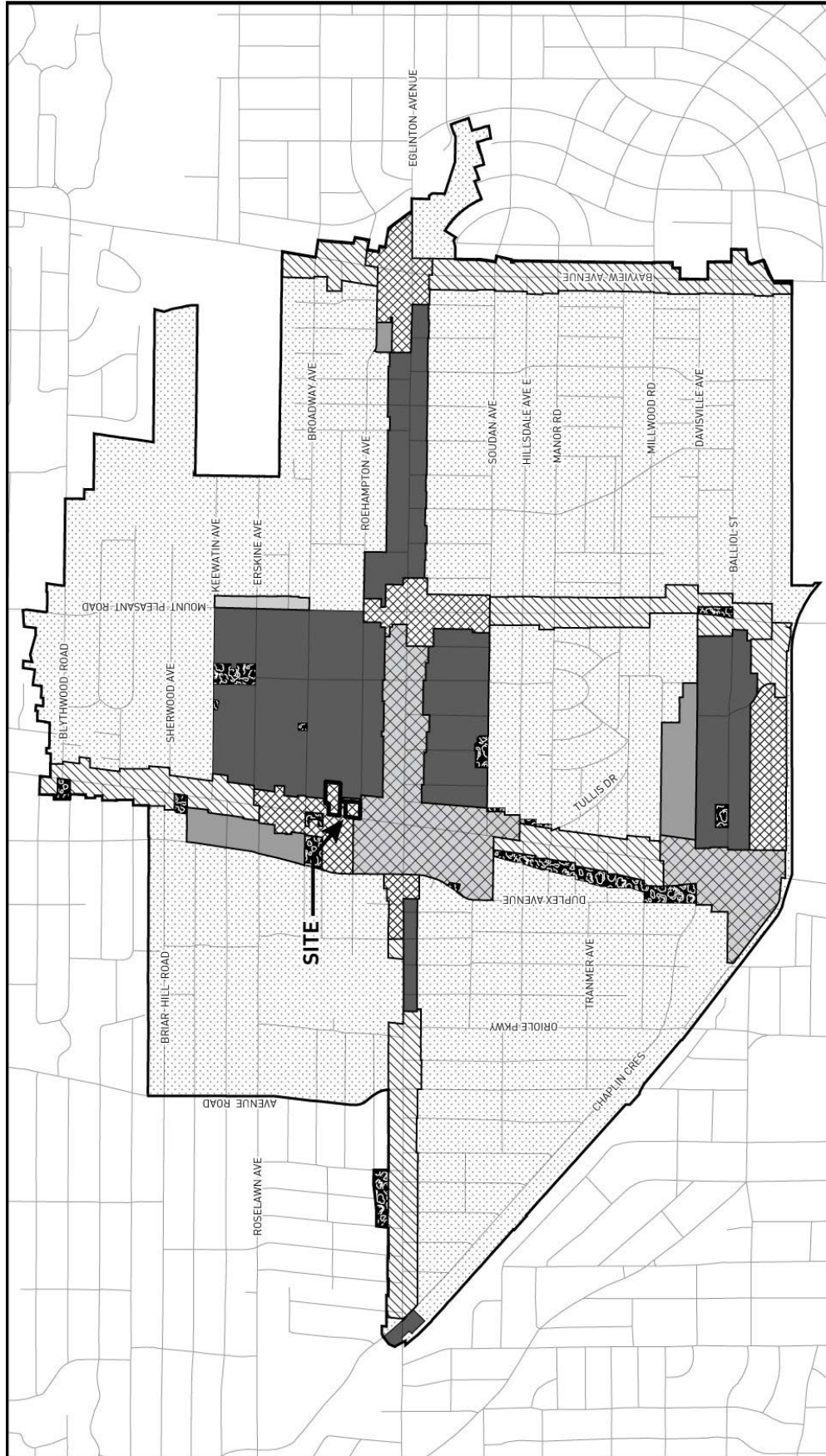
Yonge-Eglinton Secondary Plan

MAP 21-2 Midtown Character Areas

Secondary Plan Boundary	Apartment Neighbourhoods	Villages	Cores	Special Places	Not to Scale
<ul style="list-style-type: none"> Apartment High Streets Eglinton Park Mount Pleasant Gateway Eglinton East Mount Pleasant North 	<ul style="list-style-type: none"> B1 Erskine and Keewatin B2 Redpath Park Street Loop B3 Soudan B4 Davisville 	<ul style="list-style-type: none"> C1 Eglinton Way C2 Yonge Street North C3 Yonge Street South C4 Mount Pleasant South C5 Bayview-Leaside 	<ul style="list-style-type: none"> D1 Yonge-Eglinton Crossroads D2 Davisville Station D3 Mount Pleasant Station D4 Bayview Focus Area 	<ul style="list-style-type: none"> E1 Eglinton Green Line E2 Montgomery Square E3 Henning E4 Davisville Community Street E5 Merton Street 	<ul style="list-style-type: none"> ↑

March 29, 2018

Attachment 5: Yonge-Eglinton Secondary Plan - Land Use Map



Yonge-Eglinton Secondary Plan

MAP 21-4 Land Use Plan

Not to Scale

Land Use Designations per the Official Plan

- Secondary Plan Boundary
- Mixed Use Areas "A"
- Mixed Use Areas "B"
- Mixed Use Areas "C"
- Apartment Neighbourhoods
- Neighbourhoods "A"
- Neighbourhoods "B"
- Parks and Open Space Areas - Parks

Extracted August 8, 2025

[illegible]

Attachment 7: Draft Official Plan Amendment

Authority: Toronto and East York Community Council Item ~ as adopted by City of Toronto Council on ~, 20~

Enacted by Council: ~, 20~

CITY OF TORONTO

Bill XXX

BY-LAW ###

To adopt Official Plan Amendment 839 for the City of Toronto respecting the lands known municipally in the year 2024, as 2323, 2329 and 2345 Yonge Street

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 No. 839 to the Official Plan is hereby adopted pursuant to the Planning Act, as amended.

Enacted and Passed this ~ day of ~, A.D. 20~.

Frances Nunziata, John D. Elvidge,
Speaker City Clerk

(Seal of the City)

AMENDMENT NO. 839 TO THE OFFICIAL PLAN

LANDS MUNICIPALLY KNOWN IN THE YEAR 2024 AS
2323, 2329 AND 2345 YONGE STREET

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 16 for the lands municipally known in 2024 as 2323, 2329 and 2345 Yonge Street:

16. 2323, 2329 and 2345 Yonge Street

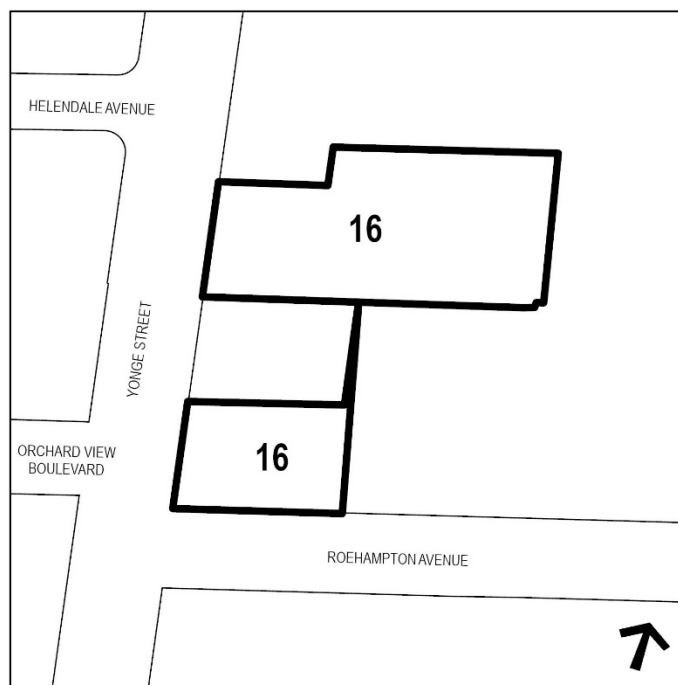
(a) for the lands municipally known in 2024 as 2323 and 2329 Yonge Street, the replacement of approximately 25% of 5,912 square metres of existing office gross floor area will include a minimum of 1,480 square metres of non-residential gross floor area or affordable rental housing gross floor area, of which:

- i. a minimum of 184 square metres will be affordable rental housing; and
- ii. the remaining 1,296 square metres will be either affordable rental housing or other non-residential uses.

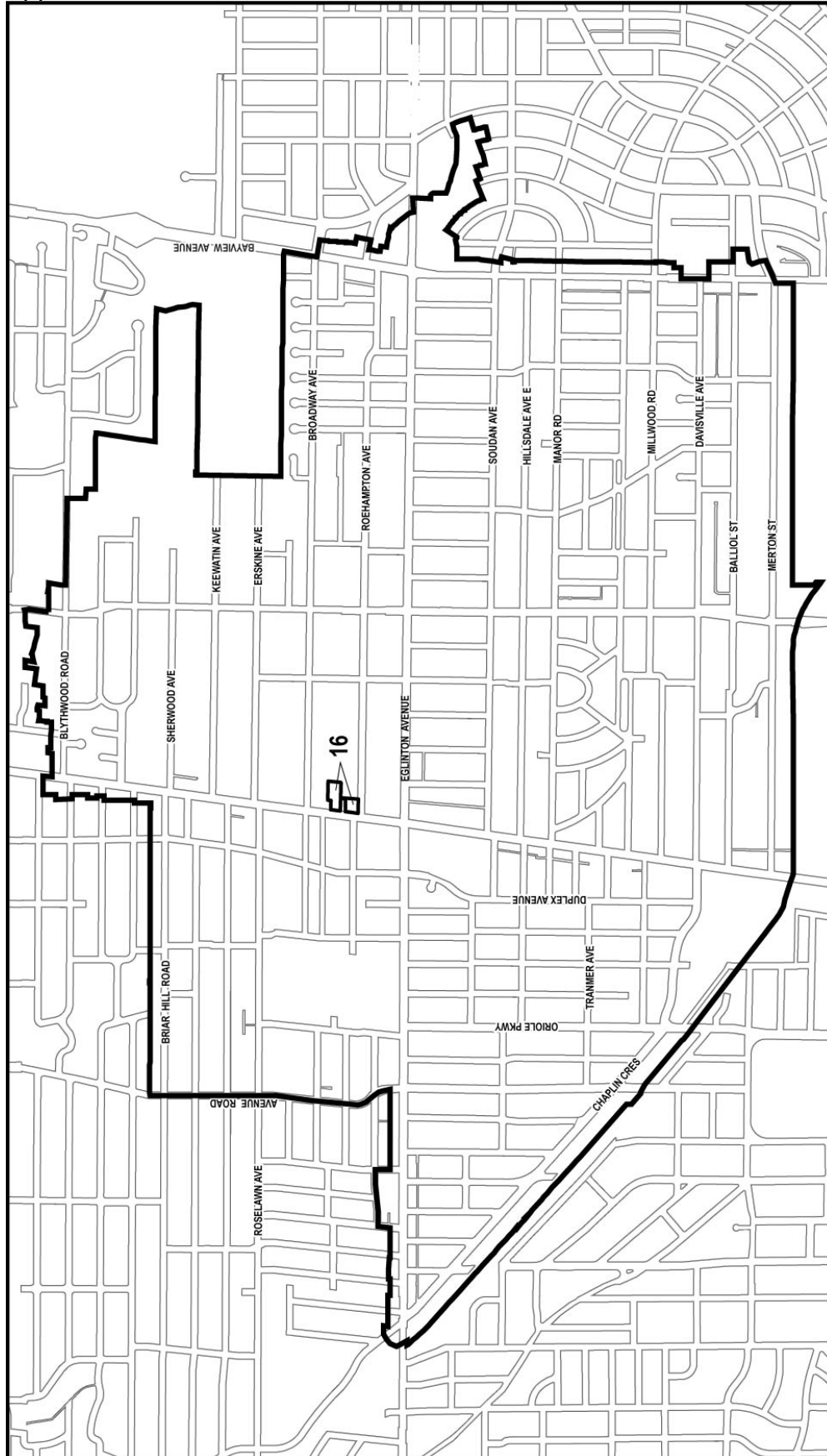
(b) for the lands municipally known in 2024 as 2345 Yonge Street, the replacement of approximately 25% of 9,763.81 square metres of existing office gross floor area shall be provided as 2,441 square metres of non-residential gross floor area or affordable rental housing gross floor area.

- i. should the 2,441 square metres of gross floor area be provided as a mix of non-residential gross floor area and affordable housing, a minimum of 345 square metres of gross floor area will be provided as affordable housing.

(c) where the owner chooses to provide affordable housing gross floor area, the owner shall enter into an agreement to secure the provision of the affordable housing units that 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, Section 21, Yonge-Eglinton Secondary Plan, Map 21-11, Site and Area Specific Policies, is amended to show the lands known municipally in 2024 as 2323, 2329 and 2345 Yonge Street as Site and Area Specific Policy Area Number 16, as shown on the attached Appendix A.



Yonge-Eglinton Secondary Plan

MAP 21-11 Site and Area Specific Policies

- Secondary Plan Boundary
- Site and Area Specific Policies

Not to Scale

08/08/2025

Attachment 8: Draft Zoning By-law Amendment

To be made available at the September 18, 2025 Toronto and East York Community Council Meeting.

Attachment 9: Affordable Rental Housing Terms and Conditions

1. The Affordable Rental Housing Units shall be provided in accordance with the terms outlined below, to the satisfaction of the Chief Planner:

- a. A minimum of six (6) Affordable Rental Housing Units shall be designed, constructed, finished, maintained and provided by the owner of 2323-2329 Yonge Street on the lands known in 2025 as 2323-2329 Yonge Street. The total gross floor area of the Affordable Rental Housing Units shall be no less than 345 square metres. An additional 314 square metres of affordable rental housing may be provided, as generally illustrated in the 5th Floor Plan submitted to the City Planning Division dated April 30, 2025 with changes permitted to the satisfaction of the Chief Planner, Executive Director City Planning.
- b. If the Owner of 2345 Yonge Street elects to provide a portion of the 2,441 square metres of gross floor area as affordable housing, a minimum of six (6) Affordable Rental Housing Units shall be designed, constructed, finished, maintained and provided by the Owner of 2345 Yonge Street on the lands known in 2025 as 2345 Yonge Street, in consultation with, and to the satisfaction of, the Chief Planner and Executive Director, City Planning and as generally reflected in the terms and conditions outlined below. The total gross floor area of the Affordable Rental Housing Units shall be no less than 345 square metres.
- c. The unit mix of the Affordable Rental Housing Units shall be consistent with the overall unit mix in the development to the satisfaction of the Chief Planner and Executive Director, City Planning;
- d. The Affordable Rental Housing Units shall be provided in a contiguous group of at least six (6) rental dwelling units;
- e. The average unit size of the Affordable Rental Housing Units shall be no less than the average unit size of the market units in the development, by unit type;
- f. The minimum unit size of the Affordable Rental Housing Units shall be no less than the minimum unit sizes of the market units in the development, by unit type;
- g. The size, location and layout of the Affordable Rental Housing Units shall be indicated in the approved drawings for the Site Plan Control application for the site, subject to minor modifications at the detailed design stage prior to the issuance of the first Above Grade Building Permit for the lands;
- h. The Affordable Rental Housing Units shall be constructed to a fully finished condition, to a similar standard as the market units located in the remainder of the development.

i. Tenants of the Affordable Rental Housing Units shall be provided with access to, and use of, all indoor and outdoor amenities in the development at no extra charge, with access to, and use of, these amenities on the same terms and conditions as any other resident of the building without the need to pre-book or a pay a fee, unless specifically required as a customary practice for private bookings;

j. Rent for the Affordable Rental Housing Units shall not exceed the City of Toronto Official Plan income-based affordable rental housing definition. During the Affordability Period, increases to initial rents charged to tenants occupying any of the affordable rental housing units shall be in accordance with the Residential Tenancies Act and shall not exceed the Provincial rent guideline, regardless of whether the Provincial rent guideline applies to the affordable rental housing units under the Residential Tenancies Act;

k. The Affordable Rental Housing Units shall be maintained as affordable rental housing for a 25-year affordability period.

l. The Owner will use the City's Centralized Affordable Housing Access System to advertise and select tenants for the Affordable Rental Housing Units, or, in the event the Centralized Affordable Housing Access System is not available, through a fair and transparent advertising and selection process to the satisfaction of the Executive Director, Housing Secretariat; and at least six (6) months in advance of any Affordable Rental Housing Unit being made available for rent, the owner shall develop and implement an Access Plan which will outline how the Affordable Rental Housing Units will be rented to eligible households in consultation with, and to the satisfaction of, the Executive Director, Housing Secretariat;

m. All Affordable Rental Housing Units will be provided with ensuite laundry facilities and central air conditioning at no extra charge;

n. Tenants of the Affordable Rental Housing Units will be provided with access to permanent and visitor bicycle parking/bicycle lockers in accordance with the Zoning By-law and on the same basis as other units within the development; and

o. The Affordable Rental Housing Units shall be made ready and available for occupancy no later than the date by which seventy percent (70%) of the new dwelling units erected on the site as are available and ready for occupancy.

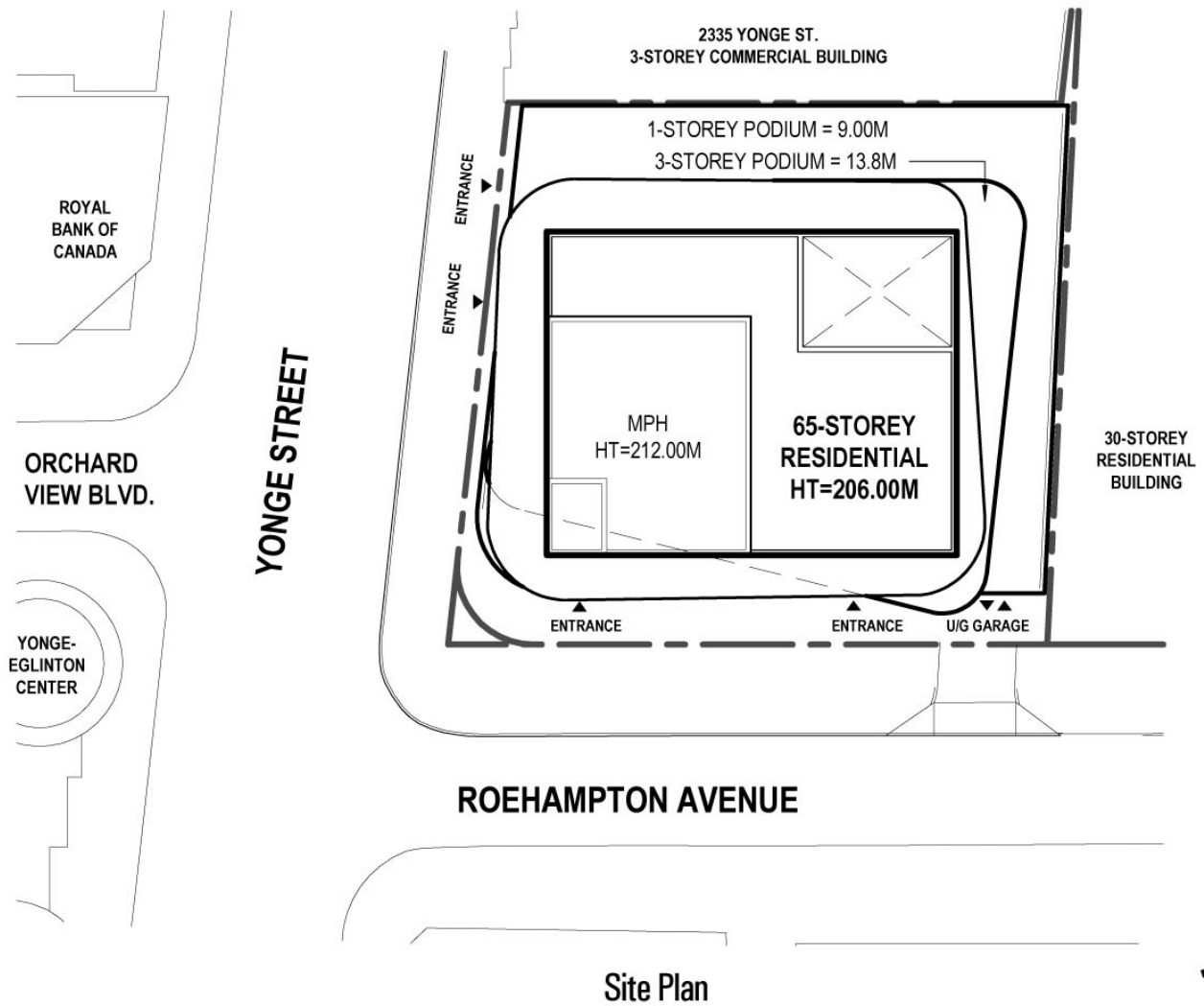
p. The Owner agrees to submit a table of the Affordable Rental Housing Units at the time of initial occupancy which designates the Affordable Rental Housing Units by building address and unit number, identifies each unit's bedroom type and floor area, and specifies the Initial Rent and any vehicle parking and/or storage charges, if any.

q. The Owner agrees to update the table required in p. annually illustrating the rent increase calculations applied to the Initial Rents charged to the Affordable Rental Housing Units, and provide a list of the unit addresses, including tenants

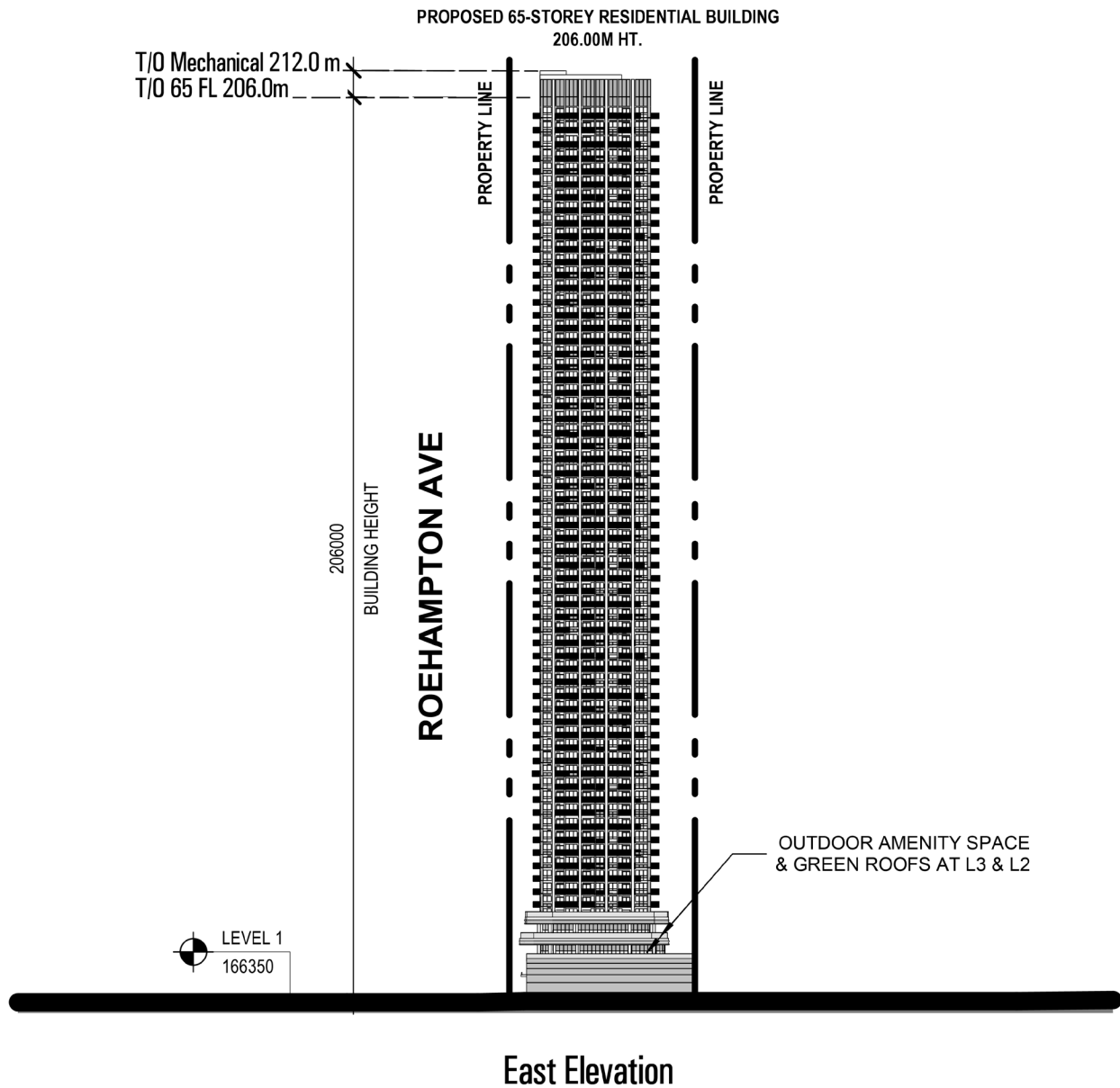
names (subject to receiving tenant consent to provide such information), and submit it to the Chief Planner and Executive Director, Housing Secretariat.

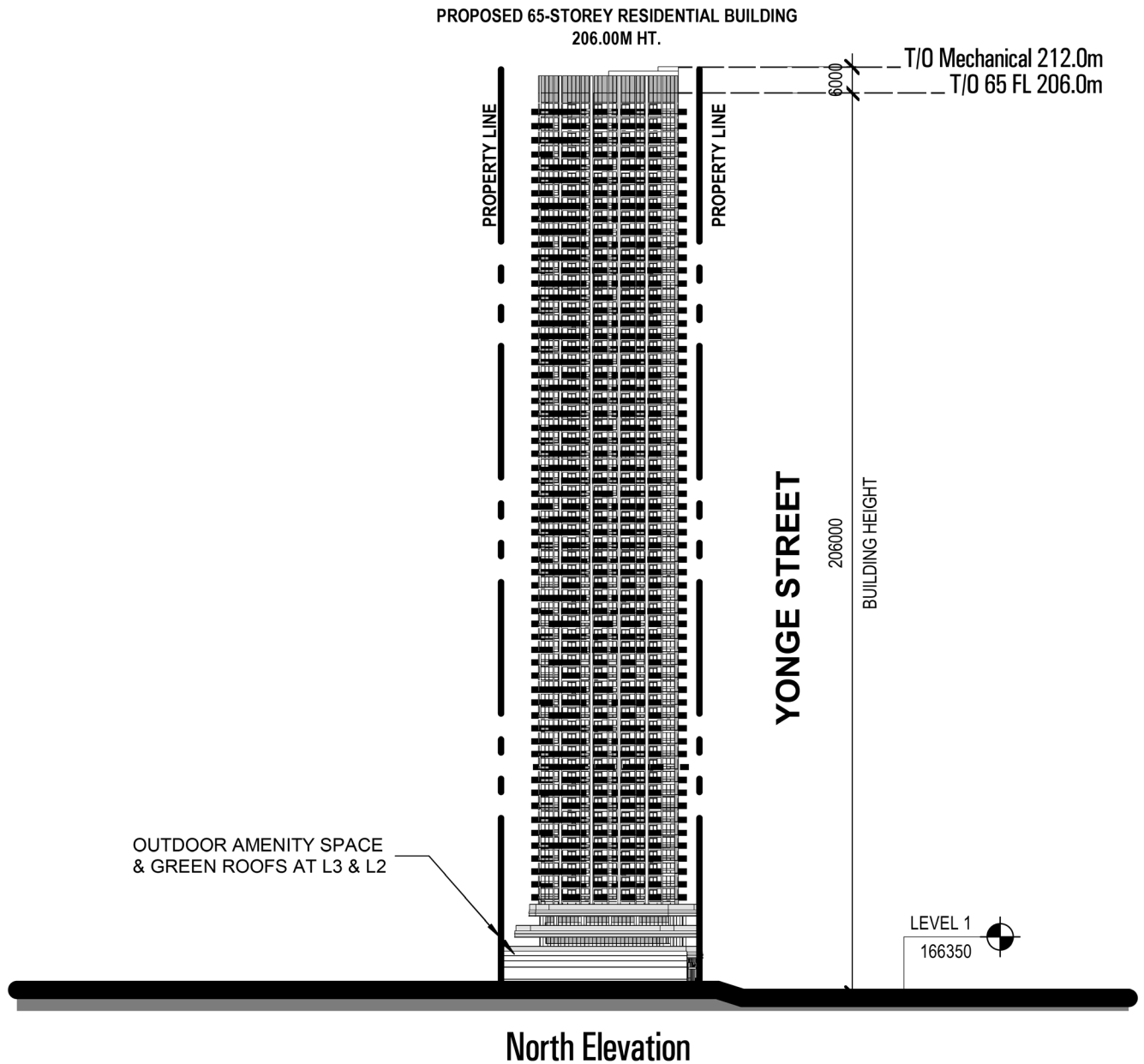
r. At the request of the Chief Planner from time to time, the Owner agrees to update the table in p. as appropriate, and submit it to the Chief Planner and Executive Director, Housing Secretariat.

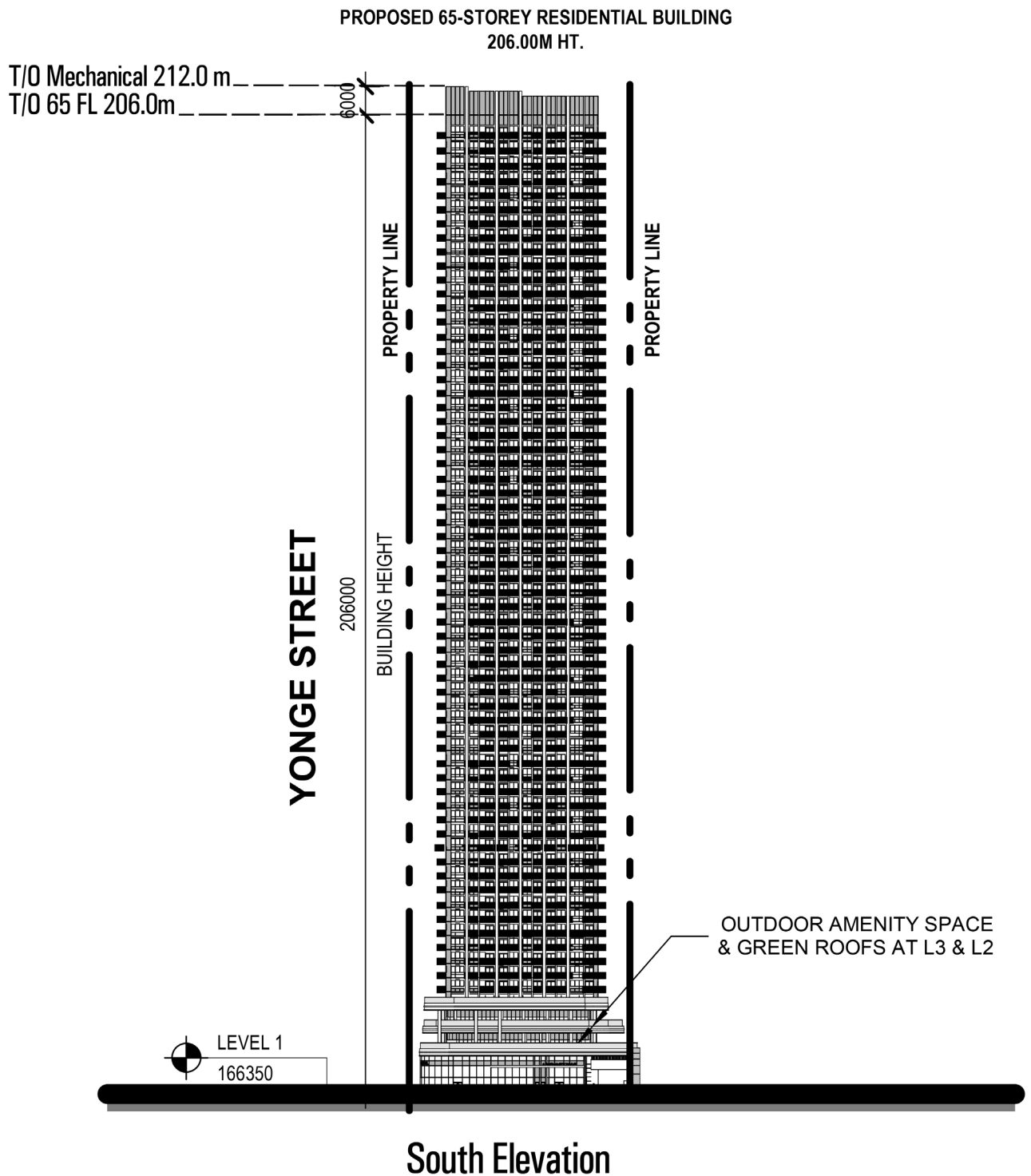
Attachment 10: Site Plan - 2323-2329 Yonge Street

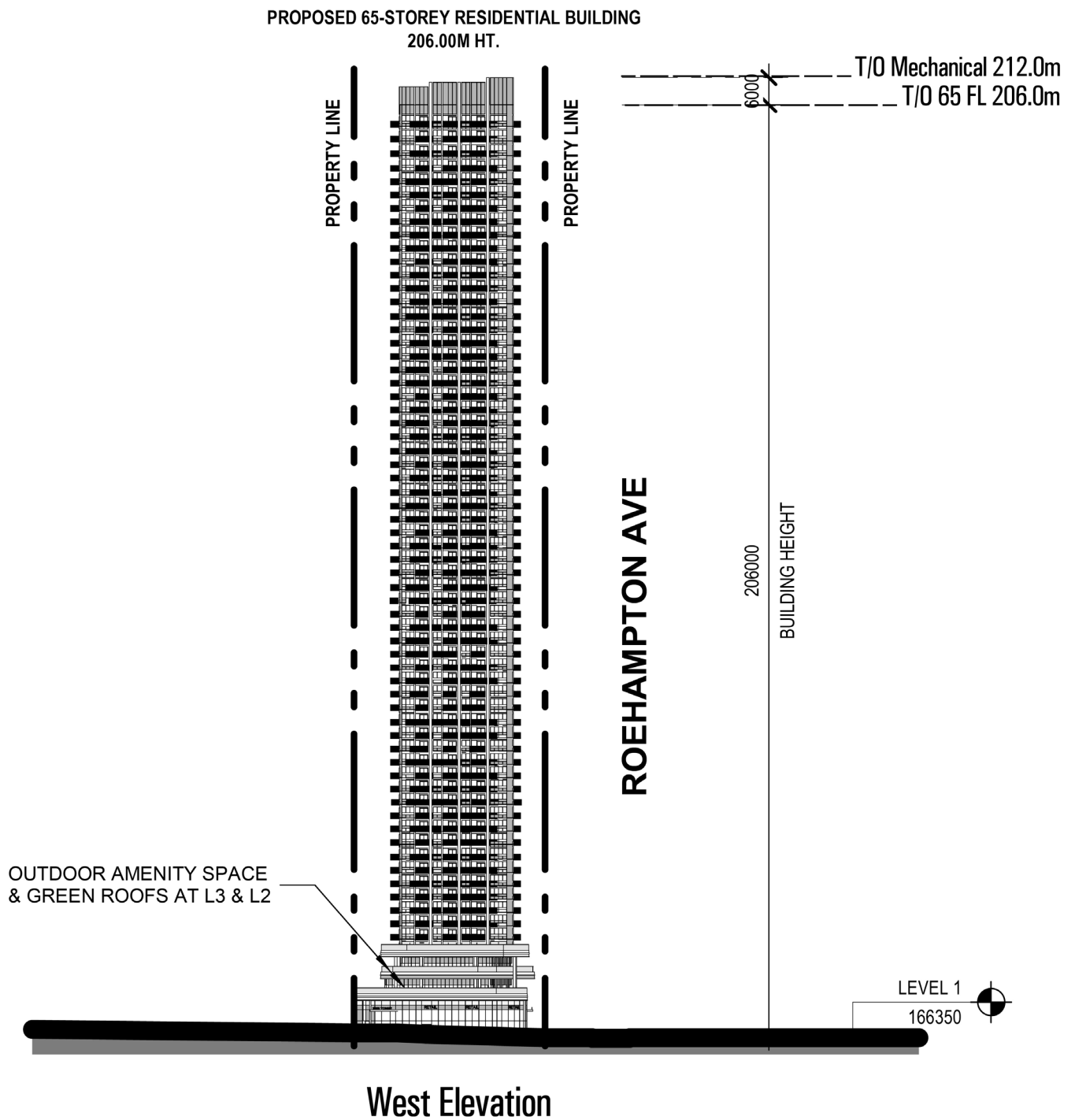


Attachment 11: Elevations - 2323-2329 Yonge Street

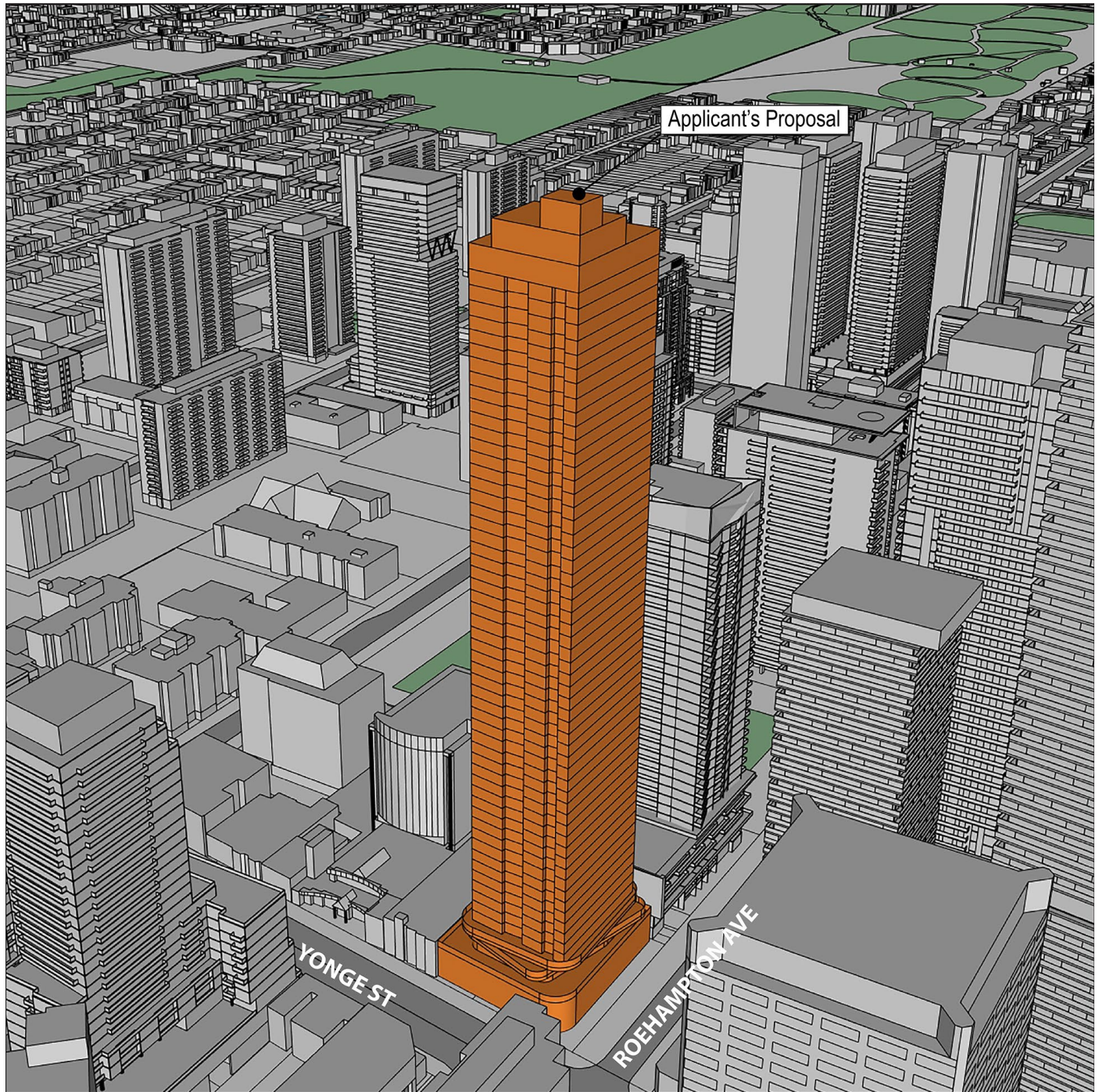








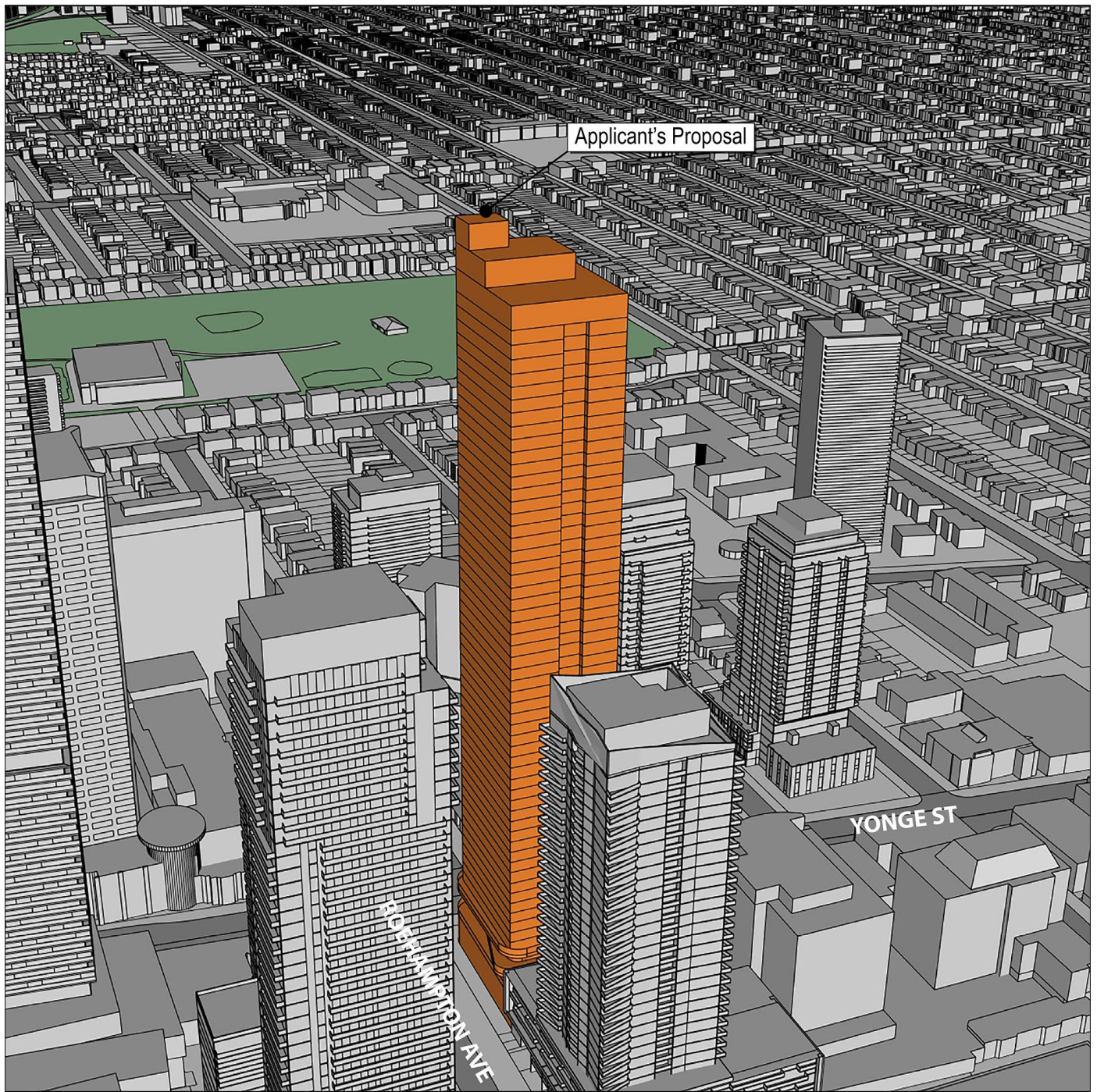
Attachment 12: 3D Massing Model - 2323-2329 Yonge Street



View of Applicant's Proposal Looking Northeast



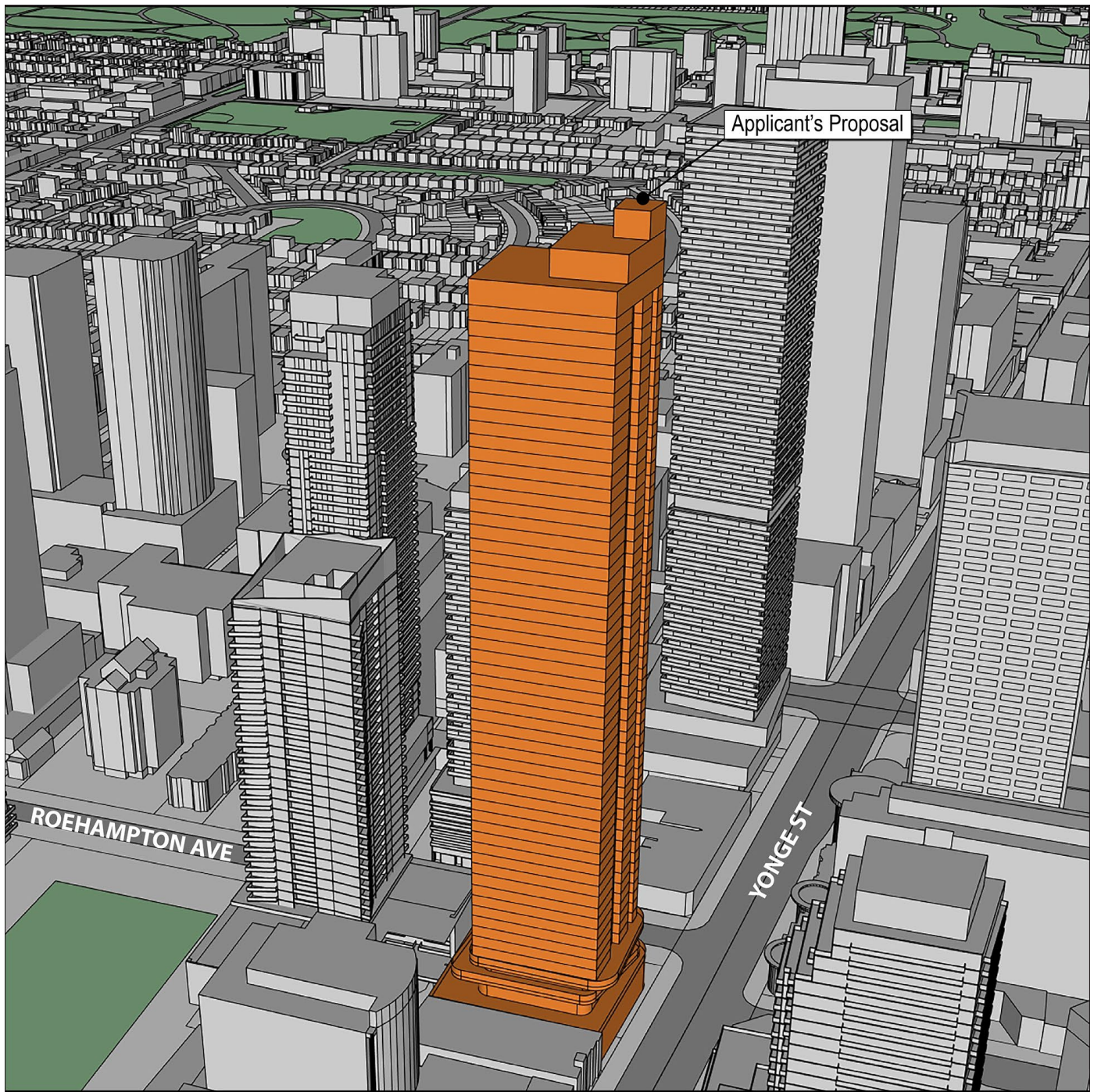
08/11/2025



View of Applicant's Proposal Looking Northwest



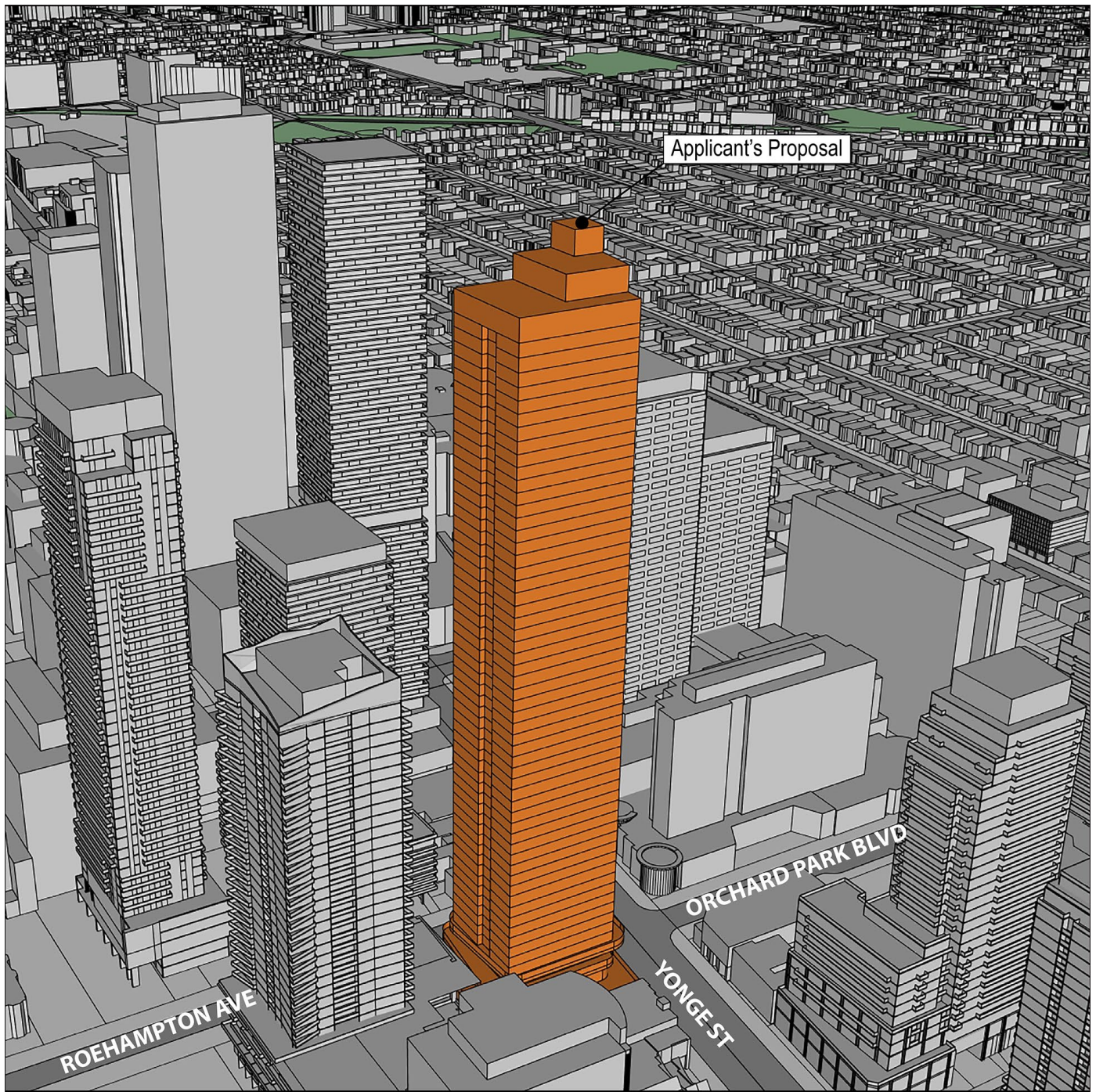
08/11/2025



View of Applicant's Proposal Looking Southeast



08/11/2025



View of Applicant's Proposal Looking Southwest



08/11/2025