

55 Eglinton Avenue East – Official Plan and Zoning By-law Amendment Application – Decision Report – Approval

Date: October 3, 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 Number: 24 245958 STE 12 OZ

SUMMARY

This report recommends an amendment to Zoning By-law 883-2021(OLT) to permit a 183-metre (55 storeys) including mechanical penthouse mixed use building with a total gross floor area of 43,853 square metres at 55 Eglinton Avenue East. Zoning By-law 883-2021(OLT) permits a building of 177.9 metres (50 storeys). The current proposal is 5.3 metres taller in height and 2,553 square metres more in total gross floor area compared to the previous approval.

This report also recommends an Official Plan Amendment to require 1,165 square metres of gross floor area as a combination of non-residential uses and/or affordable housing in lieu of office replacement. This includes 303 square metres of ground level retail, 502 square metres of non-residential uses on the second level, and 360 square metres of affordable housing.

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 55 Eglinton Avenue East substantially in accordance with the draft Official Plan Amendment included as Attachment 6 to this report.
2. City Council amend City of Toronto Zoning By-law 569-2013 for the lands municipally known as 55 Eglinton Avenue East substantially in accordance with the draft Zoning By-law Amendment, which includes a Holding Provision, included as Attachment 7 to this report.
3. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Official Plan Amendment and/or draft Zoning By-law Amendment as may be required.

4. City Council require the owner of the lands at 55 Eglinton Avenue East, at their sole cost and expense, to enter into, and register on title, an Amending Section 37 Agreement amending the Section 37 Agreement registered on title to the lands, registered as Instrument Number AT580485, securing the following matters of legal convenience 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 draft Official Plan Amendment, included as Attachment 6 to this report, the owner shall be required to provide a minimum 1,165 square metres of non-residential uses or affordable housing, in lieu of the required office replacement, which will include a minimum of 303 square metres of retail on the ground floor and 360 square metres of affordable housing. The affordable housing shall be provided in accordance with the terms and conditions outlined in Attachment 8 of the report.

5. City Council request that the owner make reasonable commercial efforts to convey off-site parkland to the City equal to the value of the on-site parkland dedication owed, in fulfilment of the parkland dedication requirements pursuant to Section 42 of the Planning Act, with the off-site parkland dedication to be acceptable to the General Manager, Parks and Recreation and free and clear of any above or below grade encumbrances, to be conveyed prior to the issuance of the first above grade building permit; and

a. in the event that the off-site parkland dedication is less than the value of the on-site parkland dedication, then the owner will pay cash-in-lieu of parkland to make up for the shortfall in parkland dedication, prior to the issuance of the first above grade building permit;

b. in the event that the owner is unable to provide an acceptable off-site parkland dedication to the city, the owner will be required to satisfy the parkland dedication requirement through the payment of cash-in-lieu; and

iii. the value of the cash-in-lieu of parkland dedication will be appraised through the City's Corporate Real Estate Management Division and payment will be required prior to the issuance of the first above grade building permit.

6. City Council approve a development charge credit against the Parks and Recreation component of the Development Charges for any design and construction by the owner of the Above Base Park Improvements to the satisfaction of the General Manager, Parks and Recreation. The development charge credit shall be in an amount that is the lesser of the cost to the owner of designing and constructing the Above Base Park Improvements, as approved by the General Manager, Parks and Recreation, and the Parks and Recreation component of development charges payable for the development in accordance with the City's Development Charges By-law, as may be amended from time to time.

FINANCIAL IMPACT

The Development Review Division confirms that there are no financial implications resulting from the recommendations included in this report in the current budget year or in future years.

DECISION HISTORY

The site was the subject of a Zoning By-law Amendment application to allow for the development of a 47-storey mixed use building which was refused by City Council at their meeting on October 5-7, 2016, and appealed to the Ontario Land Tribunal. The Final Order issued on July 22, 2021, brought By-law [883-2021 \(OLT\)](#) into effect, permitting the development of a 177.9-metre (50-storey) mixed use building.

The Section 37 provisions secured through site-specific Zoning By-law 883-2021 (OLT) included the following:

- A financial contribution to the City in the amount of two hundred and fifty thousand dollars (\$250,000.000 CAN) to be allocated towards the Davisville Aquatic and Community Recreation Centre or other community facilities in the vicinity of the lands to the satisfaction of the Chief Planner, in consultation with the Ward Councillor.

THE SITE

Description

The site is located on the south side of Eglinton Avenue East, between Holly Street and Dunfield Avenue, and is approximately 150 metres away from Eglinton Subway Station. The site has an area of approximately 1,512 square metres, with a frontage of 35.4 metres on Eglinton Avenue East, is rectangular in shape and abuts an east-west 6.0-metre-wide public laneway along the south property line. The site is currently occupied by an 8-storey commercial building with office and retail uses.

See Attachment 2 for the Location Map.

THE APPLICATION

Description

A 183-metre (55 storeys), including mechanical penthouse, mixed use building with a total gross floor area of 43,853 square metres. In lieu of office replacement, 1,165 square metres of gross floor area is required as a combination of non-residential uses and/or affordable housing. This includes 303 square metres of ground level retail, 502 square metres of non-residential uses on the second level, and 360 square metres of affordable housing.

Density

The proposal has a density of 29.3 times the area of the lot.

Residential Component including Affordable Housing

A total of 664 dwelling units (460 one-bedroom (69%); 204 two-bedroom (31%)) including a minimum of 6 affordable housing units with a total gross floor area of 360 square metres, comprised of 4 one-bedroom and 2 two-bedroom units. The final affordable housing outcome, including number of units and unit mix, is subject to change through the site plan process.

Non-Residential Component

A total of 805 square metres of non-residential uses is proposed. This includes a required minimum 303 square metres of retail on the ground floor and 502 square metres of retail on the second floor, with the option to convert the second-floor retail use to affordable housing.

Access, Parking and Loading

Pedestrian access is from Eglinton Avenue East. Vehicular access will be from the existing rear public lane which connects through from Holly Street to Dunfield Avenue. The proposal includes a total of 7 visitor parking spaces including 2 accessible spaces, one car-share space, and an enclosed Type 'G' and Type 'C' loading space, all accessed from the lane. 598 long-term and 67 short-term bike parking spaces are located on ground level and parking level 1.

Amenity Space

2,124.8 square metres of residential amenity (3.2 square metres per unit) is proposed, consisting of 1,586.14 square metres of indoor amenity space (2.4 square metres per unit) and 539.06 square metres of outdoor amenity space (0.8 square metres per unit).

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: toronto.ca/55EglintonAveE.

Reasons for Application

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 which will be met through a combination of non-residential and affordable housing uses.

The Zoning By-law Amendment is required to add five floors, modify the approved unit count, massing, parking, and office and retail gross floor area.

APPLICATION BACKGROUND

A pre-application consultation (PAC) meeting was held on April 30, 2024. The Planning Application Checklist Package resulting from the PAC meeting is available on the Application Information Centre.

The current application was submitted on January 3, 2025, 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/55EglintonAveE.

Agency Circulation Outcomes

The application 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 application and to formulate appropriate Official Plan 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, and others.

Official Plan

The Official Plan Urban Structure Map 2 identifies the site as Centres and Mixed-Use Areas. See Attachment 3 of this report for the Land Use Map. The Official Plan should be read as a whole to understand its comprehensive and integrative intent as a policy framework for priority setting and decision making.

Secondary Plan

The Yonge-Eglinton Secondary Plan identifies the site as Mixed Use Areas 'A' which specifies that 100% of any existing office gross floor area on a site shall be replaced on site, or a receiving site within the Secondary Plan Boundary. The site is also located in the Eglinton Green Line - Special Places Character Area which allows for heights ranging from 40 to 55 storeys. See Attachment 4 of this report for the Yonge-Eglinton Secondary Plan - Character Areas Map.

The Secondary Plan requires that any development containing more than 80 new residential units will include a minimum of 15% of the total number of units as 2-bedroom units and a minimum of 10% of the total number of units as 3-bedroom units.

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

The site is within the Eglinton Protected Major Transit Station Area (PMTSA), associated with SASP 723 in Chapter 8 of the Official Plan. The site has a minimum density of 3.0 times the Floor Space Index, as shown 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's and PMTSA's, whichever policies provide greater densities will prevail. The Official Plan Amendments that delineate the City's MTSA's and PMTSA's are in force and effect as of August 15, 2025.

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. However, a minimum amount of non-residential use is required.

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

The site is subject to site specific Zoning By-law 883-2021(OLT), which allowed for the development of a 50-storey mixed use building which included a minimum of 6,314 square metres of office gross floor area. See Attachment 5 of this report for the existing Zoning By-law Map.

Design Guidelines

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

- Tall Building Design Guidelines
- Growing Up Guidelines for Children in Vertical Communities
- Retail Design Manual

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.

PUBLIC ENGAGEMENT

Community Consultation Meeting

On Wednesday, April 9, 2025, a virtual community consultation meeting took place. Approximately 16 people attended. Following a presentation by City staff and the applicant team, the following comments were raised:

- Questions regarding timing for project review and construction;
- Concern about height and shadowing;
- Concern regarding proposed parking spaces;
- Concerns about ongoing construction and impacts on quality of life;
- Desire for proposal to be a rental building;
- Desire for the inclusion of on-site affordable housing; and
- General support for public realm.

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 revised 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, 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 this application has had regard for the relevant matters of provincial interest set out in the Planning Act. Staff find the proposal consistent with the Provincial Planning Statement (2024).

Official Plan Policies and Design Guidelines

This application has been reviewed against the Official Plan policies, Secondary Plan policies, and design guidelines described in the Policy and Regulation Considerations Section of this report.

Land Use

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 this site and proposal. The proposed replacement rate of 18.5% provides an acceptable balance of residential, affordable and non-residential uses for the site, supporting the needs of the existing and future residents in the area, and would achieve the intent of the Official Plan by providing a mix of residential and non-residential uses in a manner and at a location that reduces automobile dependency and meets the needs of the local community. The amendment to the Official Plan and site-specific Zoning By-law secures a minimum amount of affordable housing and non-residential gross floor area.

The Official Plan Amendment will also modify the required amount of 2- and 3-bedroom units as prescribed in the Yonge-Eglinton Secondary Plan. This application proposes to require that a minimum of 25% of the total number of units be either 2- or 3-bedroom units. Staff find this proposed amendment to the Secondary Plan acceptable as it meets the general intent of the policy.

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 residential development, with a unit mix that does not meet the Growing Up Guidelines, but secures a mix of units that staff find acceptable.

The application includes the provision of a minimum of 6 affordable housing units with a minimum gross floor area of 360 square metres within the proposed development. The affordable housing units may be provided either as Affordable rental housing or Affordable Ownership housing and will be provided for a minimum of 40 years. Occupants of the affordable rental housing units will have full access to all residential amenities in the building.

The proposed affordable housing units are comprised of 4 one-bedroom units and 2 two-bedroom units, however the final unit mix will be determined through the site plan process. Additional affordable housing may be provided, pending the final approach to office replacement taken by the applicant.

If provided as affordable ownership housing, the units will be conveyed to a non-profit housing provider for administration.

If provided as affordable rental housing, the units will be operated by the owner in a similar fashion to the other market units in the building. Once ready for occupancy, affordable rental housing units will be offered through the City's centralized affordable rental housing access system.

Staff recommend that the City enter into an Amending Section 37 Agreement amending the Section 37 Agreement registered on title to the lands, registered as Instrument Number AT580485, securing the above noted matters of legal convenience to implement the requirements of the recommended Official Plan Amendment.

Density, Height, Massing

Staff are satisfied that the proposal conforms with the applicable built form policies of the Official Plan and the Yonge-Eglinton Secondary Plan. The site is located within the Eglinton Green Line - Special Places Character Area which allows for a height range between 40 and 55 storeys. The proposed 55-storey (183-metre) mixed use building is appropriate given the policy context.

Base Building

The base of the proposed building has been massed to respond to the existing and planned context surrounding the site. The proposed base building ranges in height from 16.5 to 21 metres (4 to 5 storeys) which would provide an appropriate streetwall.

Tower Component

The tower is set back 10.0 metres from the east property line with a 0.0-metre setback to the west property line, 4.7 metres from the north lot line and 4.1 metres from the south property line. These tower setbacks are generally in keeping with the tower setbacks that were secured through By-law 883-2021(OLT) which was the result of the previous application on site and continue to be acceptable given the existing and planned context.

The tower floor plate of 788 square metres is appropriate given the surrounding context.

Amenity Space

Amenity space for building residents is proposed on Floor levels 1, 2, 4 and 5. The proposed total of approximately 2,124.8 square metres (1,586.14 and 539.06 square metres of indoor and outdoor amenity space, respectively), is acceptable.

Public Realm

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 at ground level would be setback 4.1 metres from the curb along Eglinton Avenue East, with no private trees proposed at-grade. The existing street tree is proposed for injury and removal. The sidewalk widths along this portion of Eglinton Avenue East would range from 2.1 to 2.5 metres. The ground floor is proposed to be setback 2.7 metres from the north lot line, including the proposed 0.4-metre-wide road widening. This setback is maintained to the top of the 2nd floor. The setback will contribute to an enhanced sidewalk area, and provide weather protection and spaces for short-term residential bicycle parking.

The final installation of streetscaping within the right-of-way, through the Metrolinx Rapid Transit Program, has been accepted by staff.

Shadow Impact

City staff reviewed the findings of the shadow study dated December 2, 2024, submitted by Kirkor Architects and Planners and find the shadows that would be generated by the proposed development acceptable and adequately limit impacts to nearby streets. There would be no new net shadow impact on parks and open spaces, and no incremental shadow impact on low scale areas.

Wind Impact

A Pedestrian Level Wind Study indicates that the areas on and surrounding the site would experience wind conditions considered calm, with negligible changes from the existing approval for the site. The study indicates that conditions at grade would be suitable for standing or better.

With the inclusion of 1.8-metre-tall wind screens, the proposed outdoor amenity terrace on level 5 would remain comfortable for sitting and the roof level amenity would remain comfortable for standing throughout the summer and autumn months.

Servicing

Engineering and Construction Services staff have reviewed the submitted materials and have identified several outstanding items for resolution prior to enabling zoning. These matters will be addressed through a Holding Provision within the draft Zoning By-law Amendment found in Attachment 7 to this report.

Road Widening

To satisfy the Official Plan requirement of a 0.8-metre right-of-way for this segment of Eglinton Avenue East, a 0.4-metre road widening dedication along the frontage of the site is required and is proposed to be conveyed to the City.

Traffic Impact, Access, Parking

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 total parkland dedication requirement is the equivalent to 149.8 square metres. The applicant has agreed to work with staff to secure off-site properties to fulfill their statutory Section 42 requirements. This is the preferred option to satisfy the parkland dedication requirement for this proposal. If no such property can be secured, cash-in-lieu will be accepted.

This report also seeks direction from City Council on authorizing a credit of the Parks and Recreation component of the Development Charges in exchange for Above Base Park Improvement to be provided by the owner upon agreement with the City.

Tree Preservation

The applicant is proposing to remove one tree and is required to provide cash-in-lieu of replanting.

Holding Provision

This report recommends the adoption of a Zoning By-law Amendment that is subject to a holding provision under Section 36 of the Planning Act, restricting the use of the lands until the conditions to lifting the holding provisions, as set out in the By-law are satisfied. Development Engineering recommends that the Zoning By-law Amendment for the lands include a holding provision.

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.

Section 37

The Official Plan contains policies pertaining to the provision of community benefits in exchange for increases in height and/or density pursuant to Section 37 of the Planning Act. While the proposed development exceeds the height and density limits of the existing Zoning By-law, the application is consistent with the objectives and policies of the Official Plan, and thus constitutes good planning. The site includes revised community benefits recommended to be secured and reflected as part of an Amending Section 37 Agreement, to Instrument AT580485, and are as follows:

1. the Owner has entered into and registered on title to the lands an amending Section 37 Agreement pursuant to Section 37 of the Planning Act, on such terms and conditions, acceptable and satisfactory to the Chief Planner and Executive Director, City Planning and the City Solicitor to;
 - a. Provide a minimum 1,165 square meters of non-residential uses or affordable housing, in lieu of the required office replacement, which will include a minimum of 303 square meters of retail on the ground floor and 360 square meters of affordable housing. The remaining 502 square metres will be either affordable housing or non-residential uses.

- i. The affordable housing shall be provided in accordance with the accepted Affordable Housing Terms of Reference, agreed upon between the City and the Owner.

CONTACT

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Tel. No. 416-397-9254, E-mail: Shane.Taylor@toronto.ca

SIGNATURE

Oren Tamir
Director, Community Planning
Toronto and East York District

ATTACHMENTS

Attachment 1: Application Data Sheet
Attachment 2: Location Map
Attachment 3: Official Plan Land Use Map
Attachment 4: Yonge-Eglinton Secondary Plan - Character Areas Map
Attachment 5: Existing Zoning By-law Map
Attachment 6: Draft Official Plan Amendment
Attachment 7: Draft Zoning By-law Amendment
Attachment 8: Affordable Housing Terms of Reference
Attachment 9: Site Plan
Attachment 10-13: Elevations
Attachment 14-15: 3D Massing Models

Attachment 1: Application Data Sheet

Municipal Address: 55 Eglinton Ave E Date Received: December 2, 2024

Application Number: 24 245958 STE 12 OZ

Application Type: OPA & Rezoning

Project Description: Official Plan & Zoning By-law Amendment for a 55-storey mixed use building with a total of 664 dwelling units, 1,165 square metres of replaced office gross floor area, including, 805 square metres of retail space on the first two levels, and 360 square metres of affordable housing. Subject to previous OLT Approval for a 50-storey with minimum of 6,314 square metres of office gross floor area.

Applicant	Agent	Architect	Owner
Bousfields Inc.	Mike Dror	Kirkor Architects	55 Eglinton East Ltd.

EXISTING PLANNING CONTROLS

Official Plan Designation: Mixed Use Areas Site Specific Provision: By-law 883-2021(OLT)

Zoning: CR 5.0 (c3.0; r3.0) SS2 (x356) Heritage Designation:

Height Limit (m): 48 Site Plan Control Area: Y

PROJECT INFORMATION

Site Area (sq m): 1,512 Frontage (m): 35 Depth (m): 43

Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):	1,384		1,021	1,021
Residential GFA (sq m):			43,332	43,332
Non-Residential GFA (sq m):	11,745		805	805
Total GFA (sq m):	11,745		43,853	43,853
Height - Storeys:	9		55	55
Height - Metres:			183	183

Lot Coverage Ratio (%): 67.5 Floor Space Index: 29.28

Floor Area Breakdown	Above Grade (sq m)	Below Grade (sq m)
Residential GFA:	43,332	

Retail GFA: 805

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:			6	6
Freehold:				
Condominium:			658	658
Other:				
Total Units:			664	664

	1 Bedroom	2 Bedroom	3+ Bedroom
Proposed:	460	204	
Total Units:	460	204	

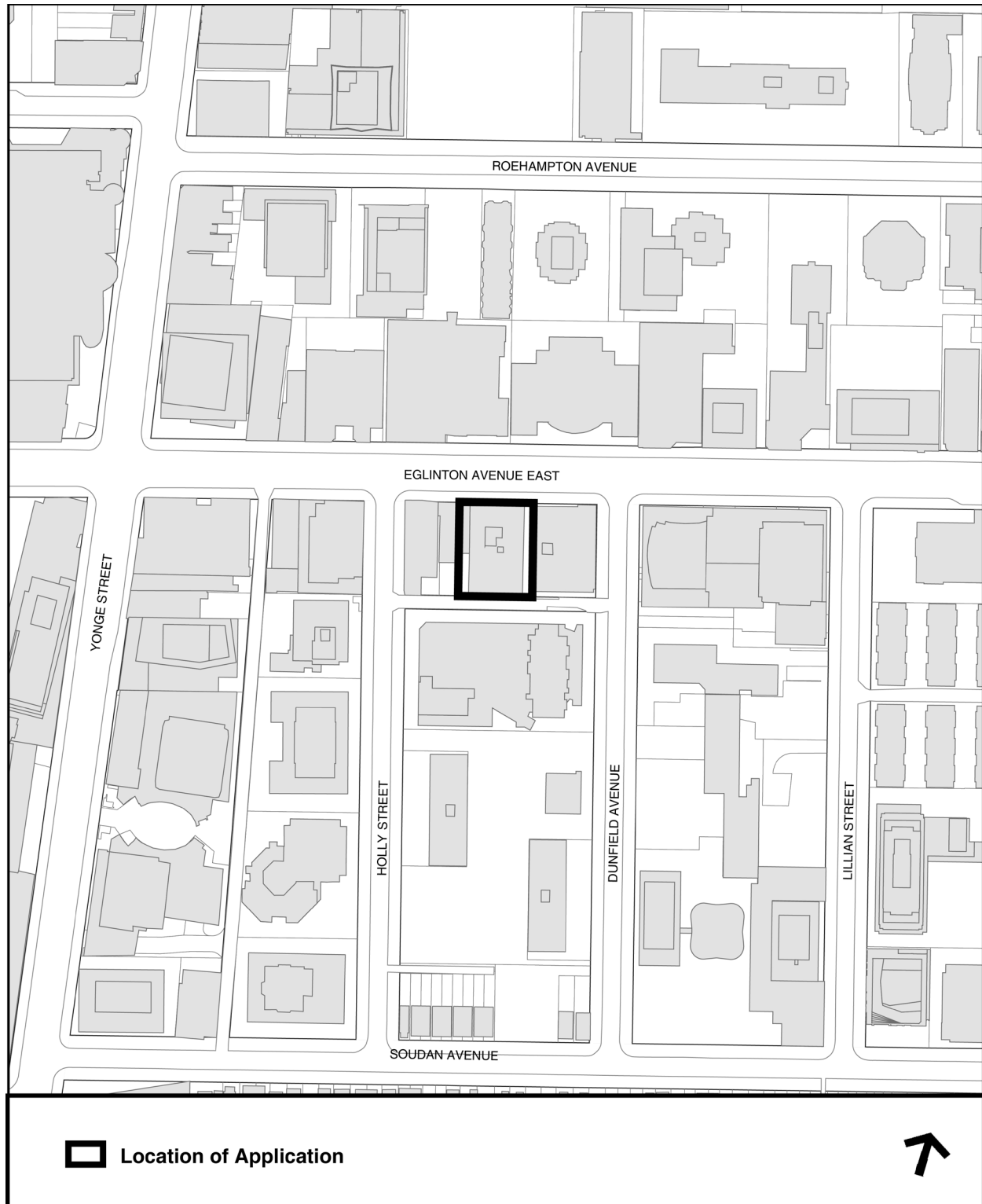
Parking and Loading

Parking Spaces: 5 Bicycle Parking Spaces: 665 Loading Spaces: 2

CONTACT:

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Attachment 2: Location Map



Attachment 3: Official Plan Land Use Map



Official Plan Land Use Map #17

55 Eglinton Avenue East

File # 24 245958 STE 12 02



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Not to Scale
Extracted: 12/09/2024

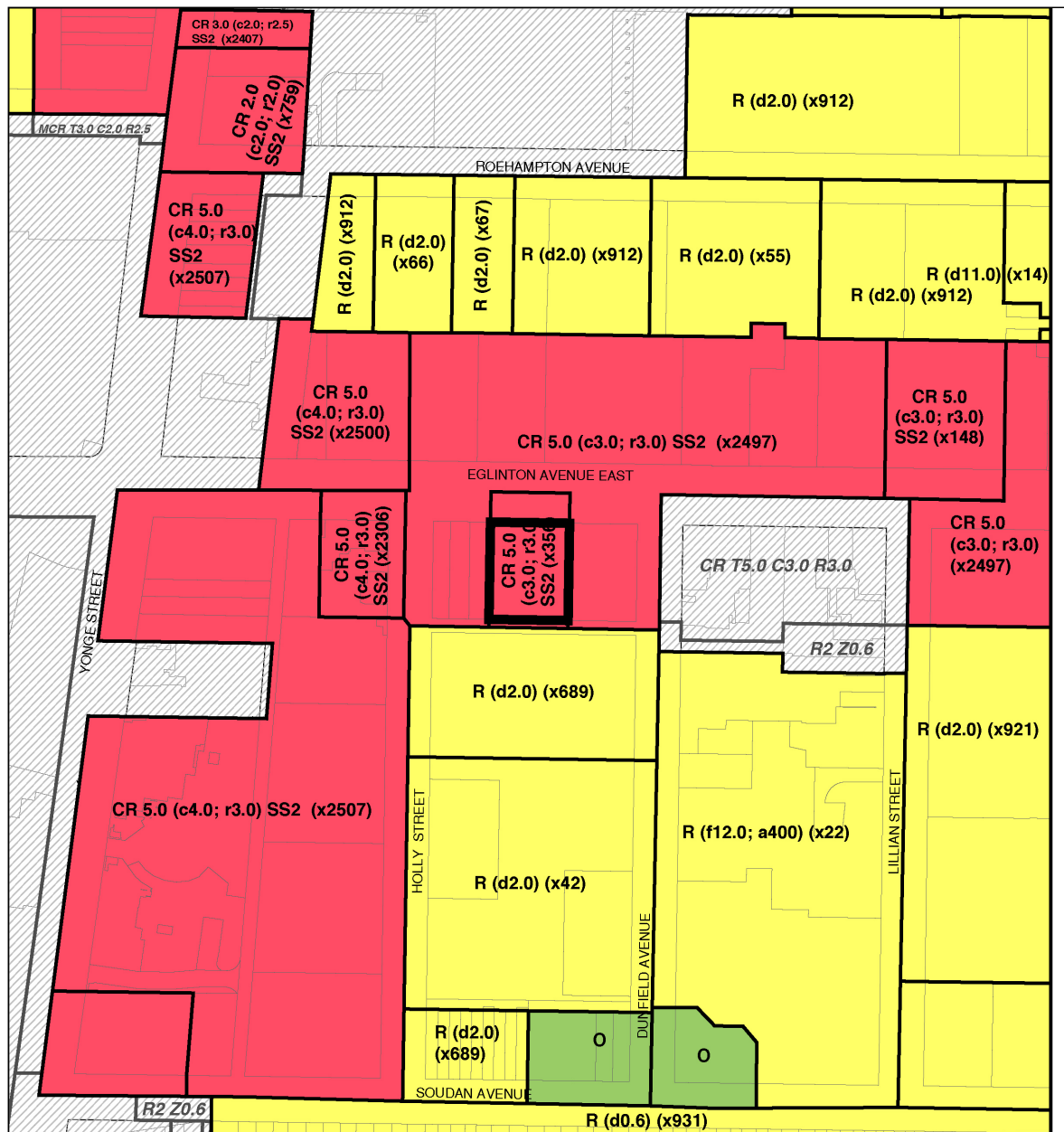


Yonge-Eglinton Secondary Plan
MAP 21-2 Midtown Character Areas

- | | | | | |
|---------------------------|-----------------------------|-------------------------|------------------------------|--------------------------------|
| ★ Location of Application | ■ Apartment Neighbourhoods | ■ Villages | ■ Cores | ■ Special Places |
| — Secondary Plan Boundary | B1 Erskine and Keewatin | C1 Eglinton Way | D1 Yonge-Eglinton Crossroads | E1 Eglinton Green Line |
| ■ Apartment High Streets | B2 Redpath Park Street Loop | C2 Yonge Street North | D2 Davisville Station | E2 Montgomery Square |
| A1 Eglinton Park | B3 Soudan | C3 Yonge Street South | D3 Mount Pleasant Station | E3 Henning |
| A2 Mount Pleasant Gateway | B4 Davisville | C4 Mount Pleasant South | D4 Bayview Focus Area | E4 Davisville Community Street |
| A3 Eglinton East | | C5 Bayview-Leaside | | E5 Merton Street |
| A4 Mount Pleasant North | | | | |

Not to Scale ↗

March 29, 2018



Zoning By-law 569-2013

55 Eglinton Avenue East

File # 24 245958 STE 12 02

-  Location of Application
-  R Residential
-  CR Commercial Residential
-  O Open Space

-  See Former City of Toronto By-law No. 438-86
-  R2 Residential District
-  MCR Mixed-Use District

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Not to Scale
Extracted: 12/09/2024

Attachment 6: 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 No.829 for the City of Toronto respecting the lands known municipally in the year 2024, as 55 Eglinton Ave E

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 No. 829 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.829 TO THE OFFICIAL PLAN

LANDS MUNICIPALLY KNOWN IN THE YEAR 2024 AS
55 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 14 for the lands municipally known as 55 Eglinton Avenue East:

14. 55 Eglinton Avenue East

a. Any tall building development on the site will include a minimum of 1,165 square metres of non-residential and/or affordable housing gross floor area, which will be comprised of:

i. a minimum of 303 square metres will be retail on the ground floor;

ii. a minimum of 360 square metres will be affordable housing; and

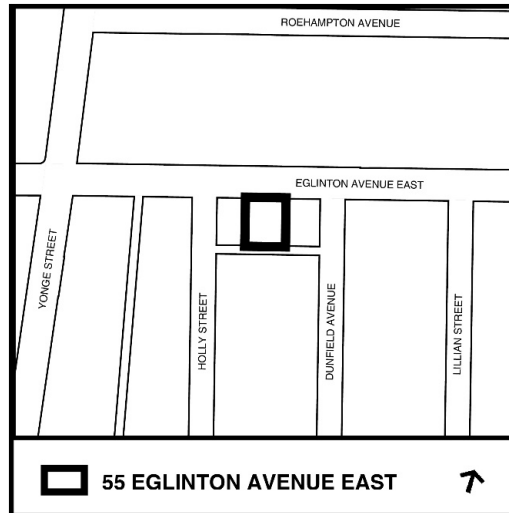
iii. the remaining 502 square metres will be either affordable housing or non-residential uses.

b. For any affordable housing secured through a.ii. and a.iii. above the Owner or non-profit housing provider shall enter into an Agreement with the City of Toronto to secure a minimum of 6 Affordable Housing Units. The Agreement shall be further discussed and finalized between the Owner or non-profit housing provider and the City of Toronto.

c. Notwithstanding Policy 7.1 of this Secondary Plan, any development containing more than 80 new residential units will include:

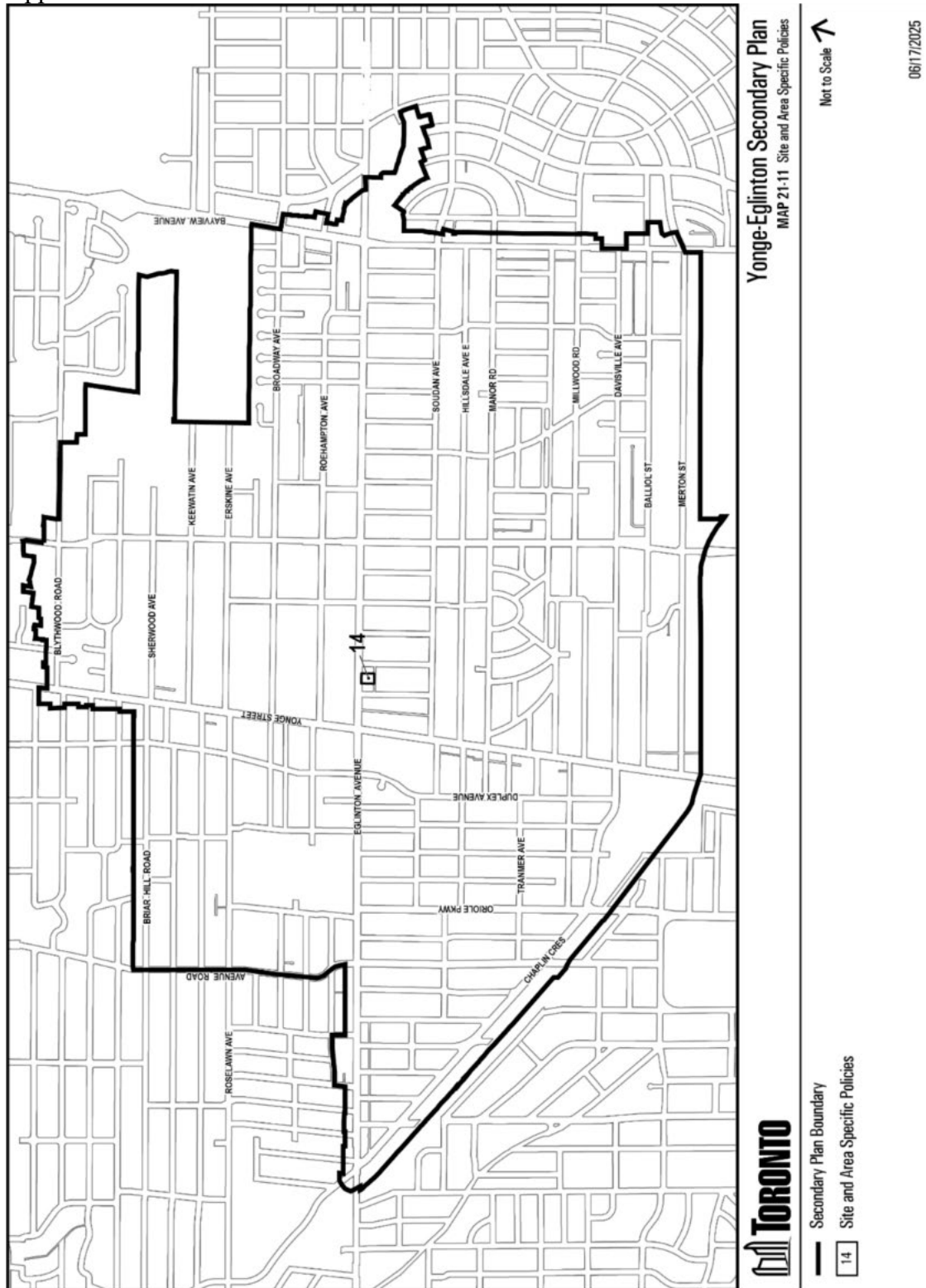
i. a minimum of 25 per cent of the total number of units as either 2- or 3-bedroom units;

ii. an additional 15 per cent of the total number of units will be a combination of 2-bedroom 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.



2. Chapter 6, Map 21, Yonge-Eglinton Secondary Plan, Map 21-11, is amended to show the lands known municipally in 2024 as 55 Eglinton Avenue East as Site and Area Specific Policy Area Number 14, as shown on the attached Appendix 1.

Appendix 1



Attachment 7: Draft Zoning By-law Amendment

Draft Zoning By-law Amendment to be made available on or before October 22, 2025.

Attachment 8: Affordable Housing Terms of Reference

1. Provision of Affordable Housing Units

- a. A minimum of 6 Affordable Housing Units shall be designed, constructed, finished, maintained and provided by the Owner on the lands known as 55 Eglinton Avenue East in consultation with, and to the satisfaction of, the Chief Planner and Executive Director, City Planning, and Executive Director, Housing Secretariat, and as generally reflected in the terms and conditions outlined below. The Affordable Housing Units will either be owned and operated by the Owner or conveyed to a non-profit housing provider.
- b. The Affordable Housing Units may be provided either as Affordable Rental Housing Units or Affordable Ownership Units, to the satisfaction of the Chief Planner and Executive Director, City Planning.
- c. The total gross floor area of the Affordable Housing Units shall be no less than 360 square metres (including corridors and any additional dedicated space for the units) and may be located across various levels of the development and to the satisfaction of the Chief Planner and Executive Director, City Planning and the Executive Director, Housing Secretariat.
- d. Any Affordable Rental Housing Units shall be provided in contiguous groups of at least six (6) units;
- e. All Affordable Housing Units will have access to all areas of the development, including all common and amenity areas on the same terms and conditions as any other resident of the development.
- f. The Affordable 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.
- g. The Affordable Housing Units shall be ready and available for occupancy no later than the time 70% of the other units in the Development are ready and available for occupancy.

2. Units

- a. The unit mix and sizes of the Affordable Housing Units shall be provided to the satisfaction of the Chief Planner and Executive Director, City Planning and the Executive Director, Housing Secretariat.
- b. The unit mix and sizes of the Affordable Housing Units shall generally meet the unit sizes as follows:
 - i. Minimum of 4 one-bedroom units, with an average size of 45 square metres and a minimum unit size of 37 square metres;

- ii. Minimum of 2 two-bedroom units, with an average size of 67 square metres and a minimum size of 60 square metres;
- c. The final unit sizes and breakdown of the Affordable Housing Units will be exclusive of balconies.
- d. The size, location and layout of the Affordable Housing Units shall be indicated in the approved drawings under the Site Plan application for the Site, subject to minor modifications at the detailed design stage.

3. Rents and Prices

- a. Rents or prices of the Affordable Housing Units will be based on the Official Plan definitions of Affordable rental housing or Affordable ownership housing.
- b. If provided as affordable rental housing:
 - i. The initial rents (inclusive of utilities) charged to the first tenants of the Affordable Housing Units and upon turnover of any Affordable Housing Unit for the duration of the affordability period shall align with the affordability measures as outlined in the City's Official Plan, and as may be further discussed and mutually agreed upon between the Owners or a non-profit housing provider and the City of Toronto.
 - ii. After the first year of occupancy of any of the of the Affordable Housing Units and for the duration of the affordability period, the rent (inclusive of utilities) charged to tenants occupying such units may be escalated annually by not more than the current and applicable annual provincial rent guideline, regardless of whether such guideline is applicable to the units under the Residential Tenancies Act or any successor legislation governing residential tenancies in Ontario, until the tenancy ends, provided that at no point shall the rent (inclusive of utilities) charged exceed the affordability measures as outlined in the City's Official Plan, current as of the date of the Agreement, and subject to any further mutually agreed upon amendments between the Owners or a non-profit housing provider and the City of Toronto.
 - iii. If utilities are to be paid directly by the tenant household, the rents must be adjusted in accordance with the Utility Allowance as determined by the City and to the satisfaction of the Executive Director, Housing Secretariat.

4. Affordability Period

- a. The Affordable Housing Units shall be maintained at or below affordable rents or affordable ownership prices for a minimum 40-year affordability period.

5. Administration and Renting of Affordable Housing Units

- a. If provided as Affordable Rental Housing:

i. During the 40-year affordability period, the Owner or a non-profit housing provider agrees to work with the City to administer the units in general accordance with the City's Affordable Rental Housing Administration Manual, current as of the date of the Agreement, and subject to any further mutually agreed upon amendments between the Owner or a non-profit housing provider and the City of Toronto; and

ii. The Owner or a non-profit-housing provider will offer the units to eligible households who have demonstrated that they are in need of affordable rental housing and who are on the City's centralized rental housing access system or, in the event the centralized rental housing access system is not available, through a fair and transparent advertising and selection process to the general satisfaction of the Executive Director, Housing Secretariat, and in accordance with all of the other terms and conditions of the Agreement.

c. If provided as Affordable ownership the units must be initially conveyed to a non-profit housing provider for administration of the units, with terms and conditions for their offering to the public to be secured through an agreement to the satisfaction of the Executive Director, Housing Secretariat and the Chief Planner and Executive Director, City Planning.

6. Amenities

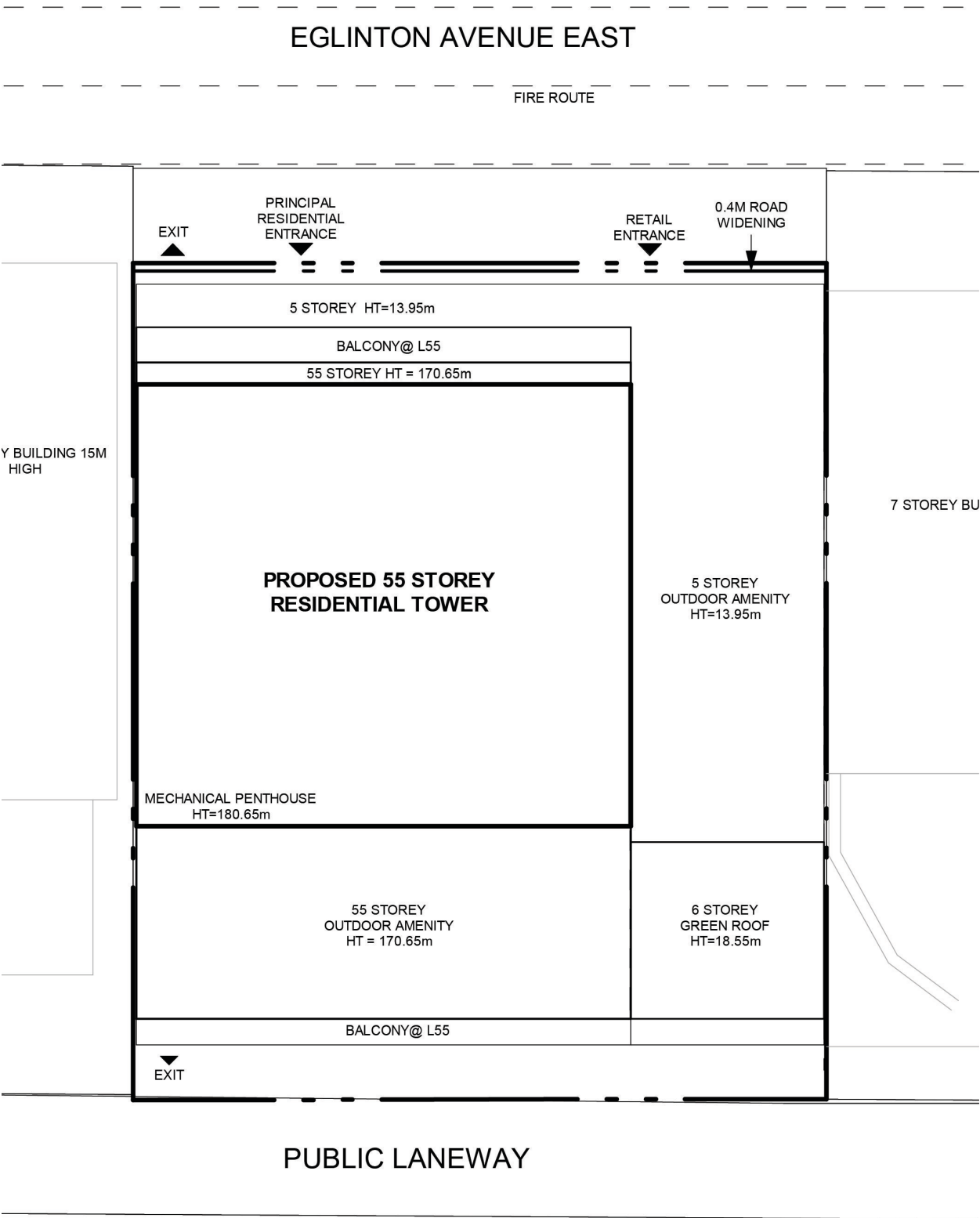
a. Occupants of the Affordable Housing Units shall have equal access to all indoor and outdoor amenity spaces in the building on the same terms as other residents of the building.

b. All Affordable Housing Units will have either a dedicated laundry room, or ensuite laundry provided with no extra charges for appliances.

c. Occupants of the Affordable Housing Units will have equal access to bicycle parking/bicycle lockers in accordance with the zoning bylaw.

7. Securing the Affordable Housing Units

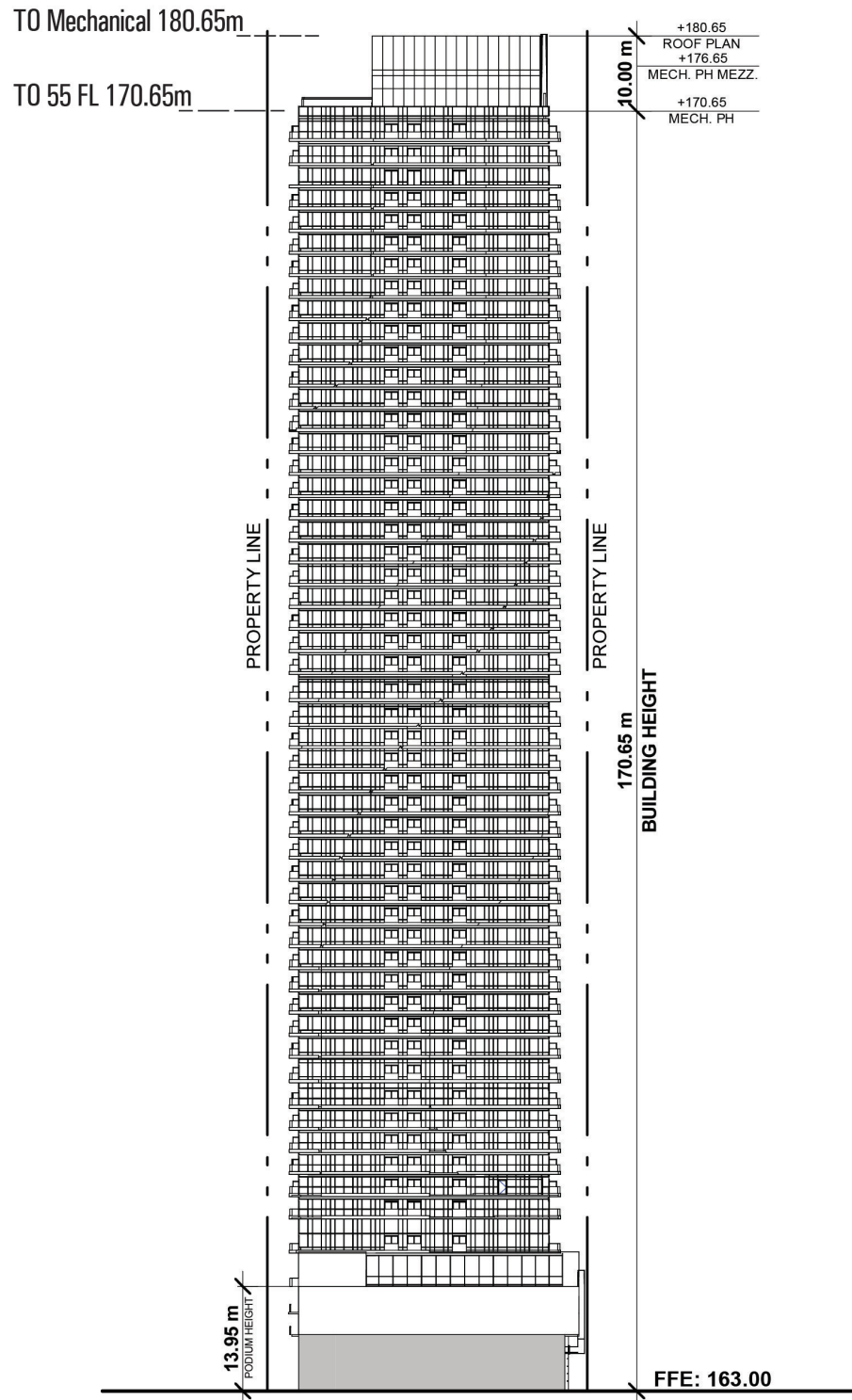
a. The Owner or a non-profit housing provider shall enter into an Agreement with the City of Toronto to secure a minimum of 6 Affordable Housing Units. The Agreement shall be further discussed and finalized between the Owner or non-profit housing provider and the City of Toronto.



Site Plan

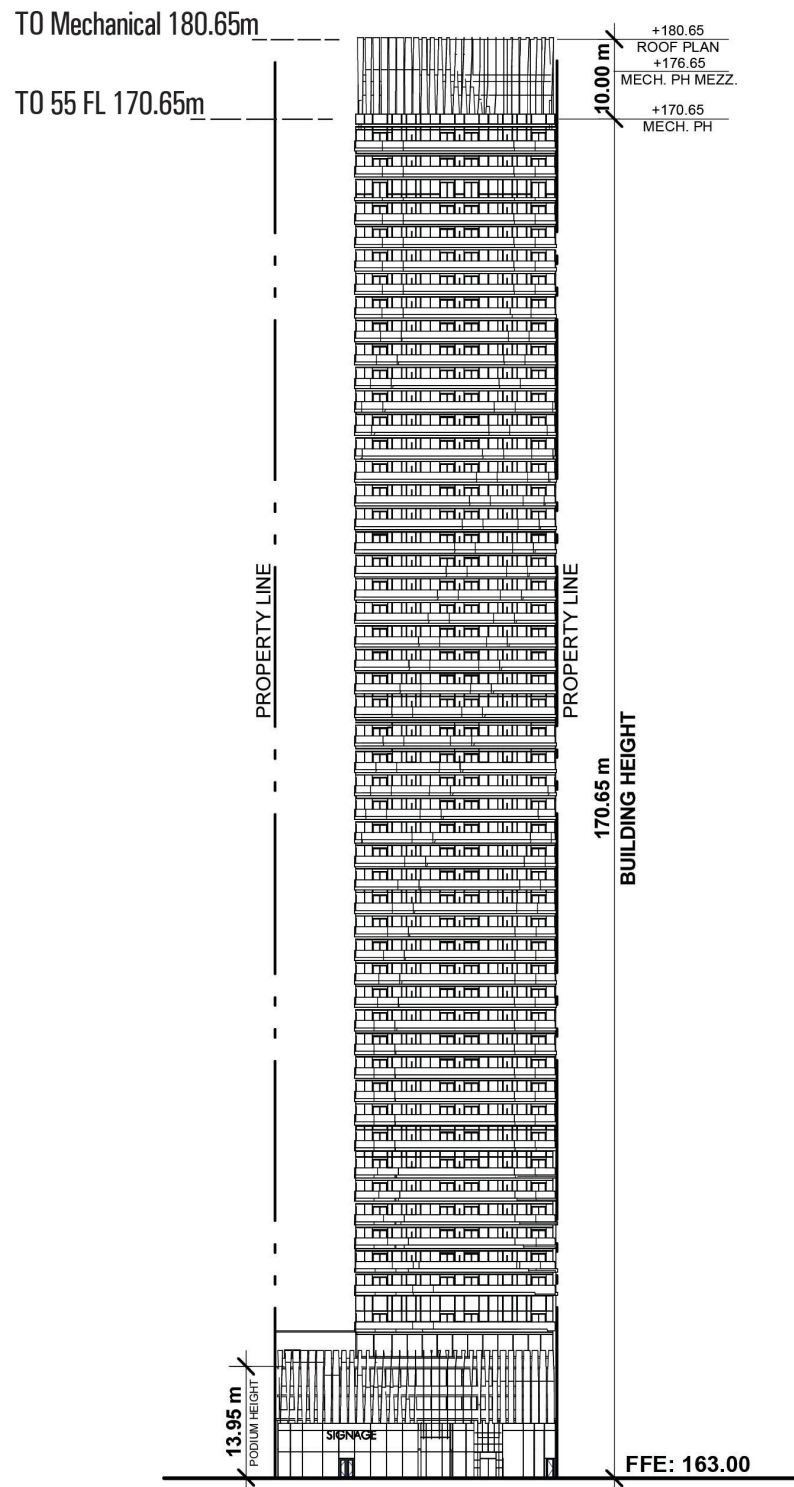


Attachment 10: Elevation - East



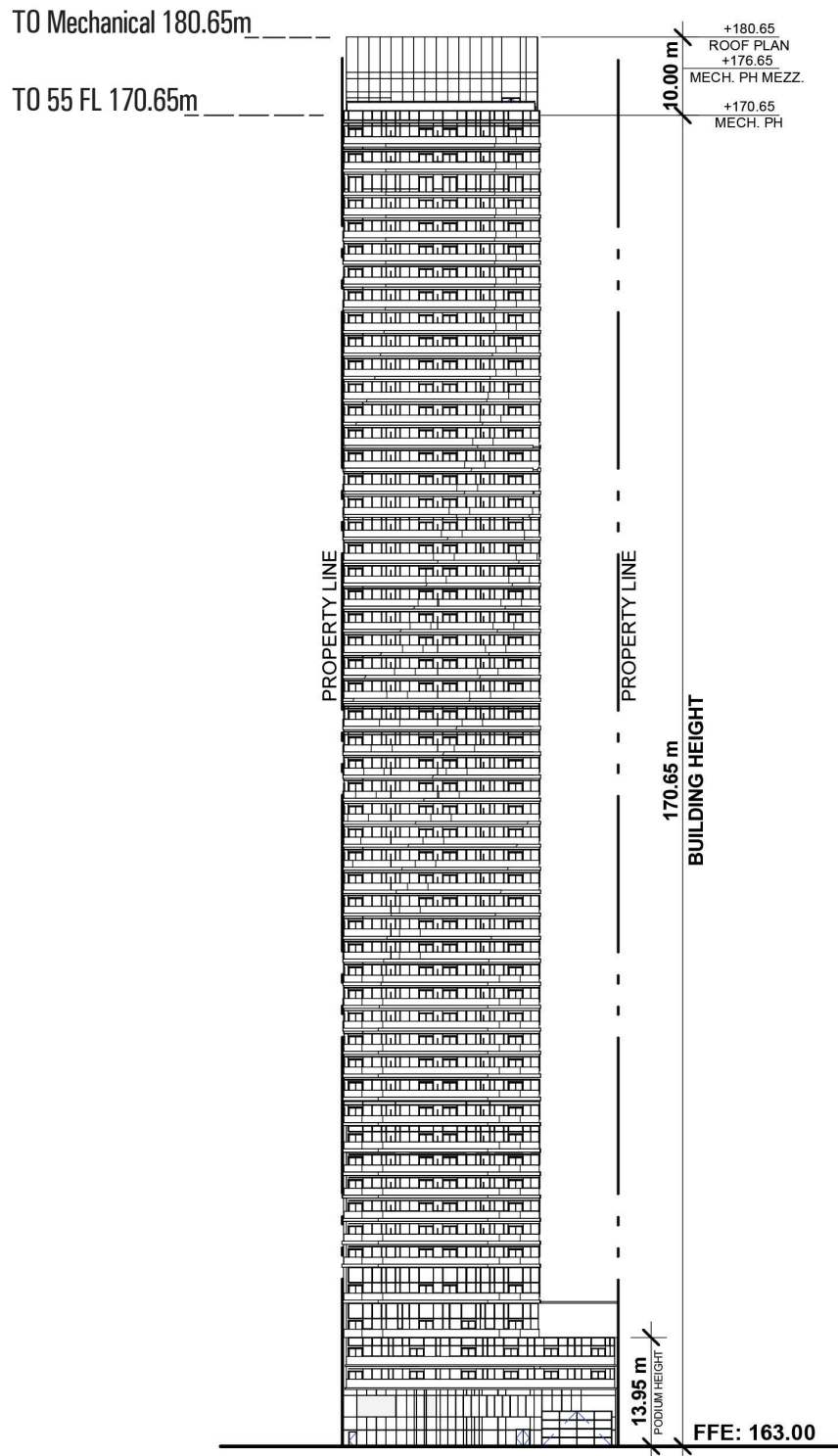
East Elevation

Attachment 11: Elevation - North



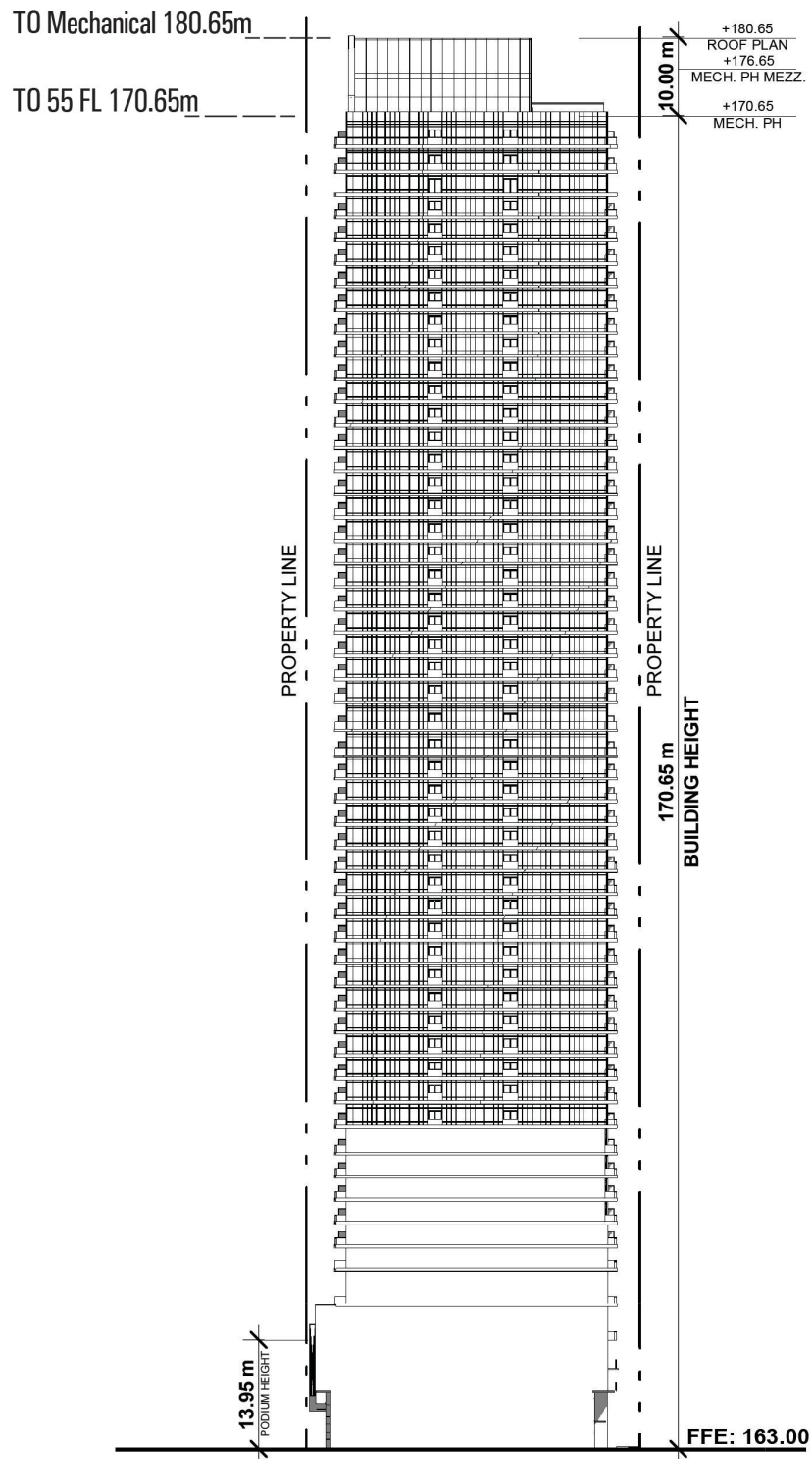
North Elevation

Attachment 12: Elevation - South



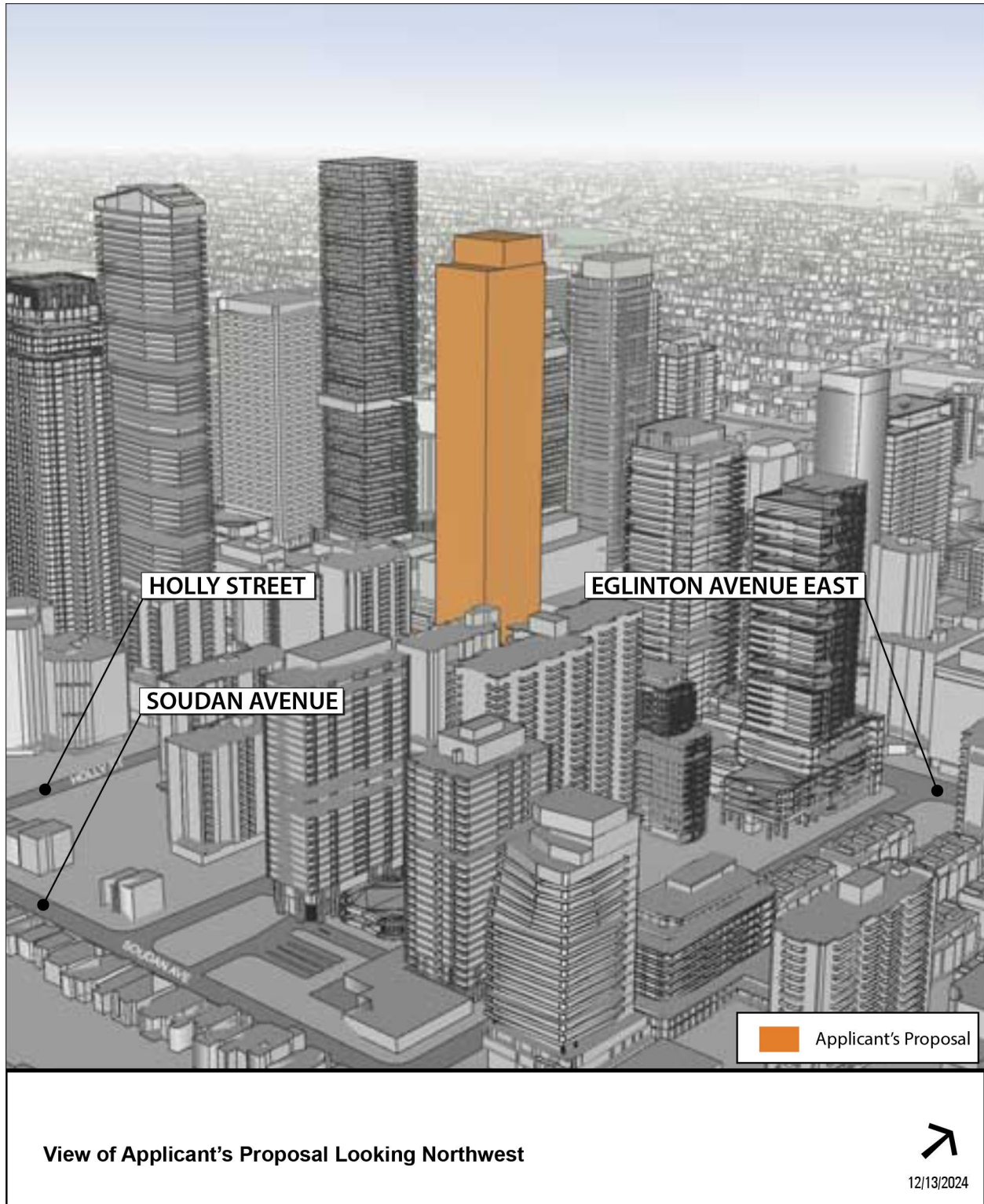
South Elevation

Attachment 13: Elevation - West



West Elevation

Attachment 14: 3D Massing Model - Northwest



Attachment 15: 3D Massing Model - Southeast

