

# **537, 539, 541, 543, 545, 547 and 551 Eglinton Avenue East and 59 and 61 Hoyle Avenue – Official Plan Amendment, Zoning By-law Amendment Application– Decision Report – Approval**

**Date:** June 15, 2026

**To:** North York Community Council

**From:** Director, Community Planning, North York District, Development Review

**Ward:** 15 - Don Valley West

**Planning Application Number:** 25 271066 NNY 15 OZ

**Related Planning Application Number:** 22 1133815 NNY 15 SA

## **SUMMARY**

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This Report recommends approval of the application to amend the Official Plan and Zoning By-law to permit a 35-storey (111.95 metres, plus 6 metres mechanical penthouse for a total of 117.95 metres) mixed-use building with 383 dwelling units. A total of 26,155 square metres of gross floor area (GFA) is proposed, including approximately 250 square metres of commercial GFA at 537, 539, 541, 543, 545 and 547 Eglinton Avenue East and 59 and 61 Hoyle Avenue. A 6 metre laneway connection is to be provided at the rear of the site.

The Official Plan Amendment has been submitted to re-designate the lands noted above and 551 Eglinton Avenue East. The OPA re-designates these lands to Mixed-Use Areas and brings these lands into the Bayview Focus Area Core, Mixed-Use Area “B”, and into the Transit Station Core Area.

This report reviews and recommends approval of the application to amend the Official Plan and Zoning By-law Amendment application. The proposed Official Plan Amendment and Zoning By-law Amendment application is consistent with the Provincial Planning Statement (2024) and is in keeping with the City's Official Plan, including the Yonge and Eglinton Secondary Plan (OPA 405).

## **RECOMMENDATIONS**

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The Director, Community Planning North York District, Development Review recommends that:

1. City Council amend the Official Plan for the lands municipally known as 537, 539, 541, 543, 545, 547 and 551 Eglinton Avenue East and 59 and 61 Hoyle Avenue substantially in accordance with the draft Official Plan Amendment included as Attachment 5 to this Report.
2. City Council amend City of Toronto Zoning By-law 569-2013 for the lands municipally known as 537, 539, 541, 543, 545 and 547 Eglinton Avenue East and 59 and 61 Hoyle Avenue substantially in accordance with the draft Zoning By-law Amendment included as Attachment 6 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.

## **FINANCIAL IMPACT**

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There are no financial implications resulting from the recommendations included in this Report in the current budget year or in future years.

## **DECISION HISTORY**

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On July 29, 2021, the City received a Zoning By-law Amendment (ZBA) application to permit a 21-storey residential building at 537-543 Eglinton Avenue East. On October 27, 2021, a related Official Plan Amendment (OPA) application was received. City Council on November 9, 10 and 12, 2021 (ZBA) and on February 2 and 3, 2022 (OPA), refused the applications and directed that staff oppose any appeal to the Ontario Land Tribunal (the "Tribunal").

The Refusal Reports can be found at:

[Agenda Item History - 2021.NY27.7](#)

[Agenda Item History - 2022.NY29.7](#)

On October 29, 2021 (ZBA) and March 3, 2022 (OPA), the previous owner appealed the application to the OLT for a non-decision within the prescribed timeframe. A first Case Management Conference ("CMC") was held on June 9, 2022, where the Tribunal set a 13-day hearing commencing June 5, 2023. A second CMC took place on September 16, 2022, at which time the Tribunal issued an Order that Skale Developments/545

Eglinton Realty Inc. would assume the appeals from the previous owner and submit revised plans, for which new notice would be circulated.

On September 27, 2022, the new owner/Appellant formally submitted a revised development proposal and supporting material for a 25-storey building on the enlarged development site to include the properties at 59 to 61 Hoyle Street and 545 to 547 Eglinton Avenue East. At the third CMC on December 9, 2022, the parties and participants were finalized, and the parties were directed to work together to finalize a Procedural Order. Because of ongoing without prejudice discussions between the parties, the June 2023 hearing dates were mostly released, with one date being retained for a fourth CMC which took place on June 21, 2023.

On January 30 and May 1, 2023, the parties participated in mediation. A Without Prejudice Settlement Submission package was provided to the City on June 30, 2023. On July 19, 2023, City Council adopted the recommendations contained within the Request for Directions Report to accept the Without Prejudice Settlement Offer, dated June 30, 2023. The settlement proposal was for a 20-storey mixed-use building containing 300 dwelling units. Through an Order dated January 2, 2025, the OLT approved the Official Plan Amendment and Zoning By-law Amendment applications as reflected in the Settlement Proposal on an Interim Basis, subject to conditions. The Ontario Land Tribunal Appeal – Request for Directions report and the Settlement details can be found at: [Agenda Item History - 2023.CC8.6](#)

On February 5, 2025, City Council adopted OPA 778, which included a recommendation to delete and replace Section 2.2.3 of the Official Plan with a new set of policies for intensification on Avenues. OPA 778 is partially in full force and effect and the details can be found at: [Agenda Item History - 2025.PH18.5](#). Among other changes discussed in the report below, OPA 778 includes new Policies, 2.2.3 (1) to (8), which emphasize growth and intensification along *Avenues* and provides that greater heights may go beyond the height and scale of a mid-rise building in *Mixed Use Areas* when located 500 to 800 metre walking distance of an existing or planned light rail transit station.

On January 8, 2026, the City received a new submission for an Official Plan Amendment and Zoning-By-law Amendment application to permit a 35-storey mixed-use building at 537-547 Eglinton Avenue East and 59 and 61 Hoyle Avenue. The Official Plan Amendment also includes the property at 551 Eglinton Avenue East.

## THE SITE AND SURROUNDING LANDS

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### Description

The properties subject to the Zoning By-law Amendment (ZBA) are located on the southeast corner of Eglinton Avenue East and Hoyle Avenue, on the south side of Eglinton Avenue East. The site has an area of approximately 2,029 square metres (0.2 hectares), with approximately 45 metres of frontage along Eglinton Avenue East and 45 metres of frontage along Hoyle Avenue. The ZBA site currently contains 7 residential

and commercial buildings ranging from 1-storey to 2-storey in height. The site is approximately 120 metres southwest from the Leaside LRT Station.

The property subject to the Official Plan Amendment (OPA) is 551 Eglinton Avenue East. The property currently contains a 9-storey apartment building.

See Attachment 2 for the Location Map.

### **Surrounding Uses**

North: An existing 5-storey residential building at 600 Eglinton Avenue East and an existing 8-storey commercial building at 586 Eglinton Avenue East. The building at 586 Eglinton Avenue East has been approved for a 46-storey mixed-use building. The Settlement Report can be found here: [Agenda Item History - 2025.CC31.5](#).

South: Lots containing single detached dwellings.

East: An existing 9-storey residential building at 551 Eglinton Avenue East. Further to the east is 589 Eglinton Avenue East, where an OLT interim decision approved a 40-storey building. The Settlement Report can be found here: [Agenda Item History - 2024.CC16.11](#).

West: An approved 15-storey mixed-use building with an amenity area on the 16th storey, located at 503 Eglinton Avenue (File No: 22 168175 NNY 15 OZ).

## **THE APPLICATION**

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### **Description**

The proposed development is for a 35-storey residential and commercial mixed-use building with 383 dwelling units. A total of 26,155.7 square metres of gross floor area is proposed, including 249.6 metres of commercial gross floor area.

### **Density**

The proposal has a density of 12.89 times the area of the lot.

### **Residential Component**

The proposal includes 383 residential dwelling units, 27 studio (7%), 184 one-bedroom (48%), 133 two-bedroom (35%), and 39 three-bedroom units (10%).

### **Non-Residential Component**

The proposal includes 249.6 square metres of at grade retail along the eastern frontage of Eglinton Avenue East.

## Access, Parking and Loading

Vehicle access is proposed from Hoyle Avenue with a full move entrance driveway that accommodates a future 6 metres wide laneway connection proposed to extend east to 551 Eglinton Avenue East. The proposal has a total of 3 levels of underground parking. Access to the underground parking is proposed from a ramp located at the rear of the building. The proposal includes a total of 87 residential parking spaces and 5 shared visitor/retail parking space for a total of 92 parking spaces. A total of 427 bike parking spaces are proposed (81 short term and 346 long-term (5 of which are for retail)). One (1) Type G loading space is proposed on the ground floor at the rear of the building. Two Pick-up and Drop-Off spaces are provided in the rear of the site on the north side of the proposed laneway.

## 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/537EglintonAveE](http://www.toronto.ca/537EglintonAveE).

## Reasons for Application

The Official Plan Amendment application proposes to amend the City of Toronto Official Plan for the lands located at 537, 539, 541, 543, 545, 547 plus 551 Eglinton Avenue East and 59 to 61 Hoyle Avenue from the existing *Apartment Neighbourhoods* Designation to *Mixed Use Areas* on Map 17 of the Land Use Plan. Further, the application will amend Chapter 6 of the Official Plan, The Yonge-Eglinton Secondary Plan, to re-designate the above-mentioned lands as follows:

- from *Eglinton East Character Area to Bayview Focus Character Area*;
- from *Apartment Neighborhoods to Mixed-Use Area "B"* and;
- from *Secondary Transit Zone to Station Core Area*.

An Amendment to Zoning By-law 569-2013 is required in order to permit the proposed development at 537, 539, 541, 543, 545, and 547 Eglinton Avenue East and 59 to 61 Hoyle Avenue. The amendment would provide performance standards that may include but are not limited to: height, setbacks, lot coverage, and landscaping.

## APPLICATION BACKGROUND

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The current application was submitted on December 31, 2025 and deemed complete on January 8, 2026, 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/537EglintonAveE](http://www.toronto.ca/537EglintonAveE).

## **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 amendments and Zoning By-law standards.

## **POLICY AND REGULATION CONSIDERATIONS**

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### **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 Eglinton Avenue East as *Avenues*. *Avenues* are anticipated to evolve and intensify to provide a full range of housing options and to contribute to Toronto's network of complete communities. The land use designation for the site is *Apartment Neighbourhoods* on Map 17, Land Use Plan of the Official Plan. 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. See Attachment 3 of this Report for the Official Plan Land Use Map.

### **Protected Major Transit Station Area (SASP 681)**

The site is within a delineated Protected Major Transit Station Area. It is within 200 metres of the centre point of the delineated Leaside Station PMTSA associated with SASP 681 in Chapter 8 of the Official Plan. Map 2 of SASP 681 identifies this site as having a minimum of 2.0 FSI which the development proposal is exceeding.

The area is planned for a minimum population and employment target of 200 residents and jobs combined per hectare. The planned targets for population and jobs per hectare were established using a Council-approved development framework, taking into account in-effect Official Plan land use designations, as-of-right zoning by-law permissions, density permissions included in Secondary Plans, and approved developments that have not yet been built. Minimum population and employment targets are intended to apply across the entire delineated area for each PMTSA. Population and employment targets are intended to be achieved through the build out of the area over time.

Chapter 8 states that lands designated Apartment Neighbourhoods/Mixed Use Areas located within 200 metres of an existing or planned transit station will have City-initiated zoning that permits an FSI of 8 or more. The permitted FSI is not a minimum requirement. Appropriate density for the site will be determined in the context of the site and by reading the Official Plan as a whole.

City Planning is undertaking required zoning updates for PMTSAs and MTSAAs and a report with recommendations will be brought to the Planning and Housing Committee when the work is finalized.

## Secondary Plan

On Map 21-4 of the Yonge and Eglinton Secondary Plan the site is identified as *Apartment Neighbourhoods*. The Apartment Neighbourhoods consist of predominantly residential communities oriented along major streets or areas with clusters of rental and condominium apartment buildings. Residential uses and local institutional and cultural uses are permitted. In addition, the site is located along a Secondary Retail Street. Small-scale retail and service uses that primarily serve area residents are permitted and encouraged on the first floor of buildings. Further, within the YESP the site is within the Eglinton East Apartment High Streets Character Area on Map 21-2. The character area is characterized by distinct, mid-century mid-rise pavilion buildings and apartment towers, generously set back from streets and other buildings and surrounded by open space. A height of 8 to 12 storeys is set out for the character area. Section 5.4.3 of the YESP states that an Official Plan Amendment is not required to achieve a greater or lesser height than the range. Lastly, on Map 21-3 of the YESP, the site is located within a 200 metre radius of the Leaside Station Area and is designated as a Transit Node Secondary Zone.

The Yonge-Eglinton Secondary Plan can be found here: [Yonge Eglinton Secondary Plan](#)

## Zoning

The subject site is zoned R (d2.0) (x943) under Zoning By-law 569-2013. The Residential zone permit low rise residential and community retail uses. See Attachment 4 of this Report for the existing Zoning By-law Map.

The OLT Interim order issued on January 2, 2025, would have permitted in principle a 20-storey (68.0 metres plus 6.0 metre mechanical penthouse) mixed-use building with tower setbacks of 20.0 metre to the south lot line, 10 metre to the east lot line, 2.0 metres to the west lot line and 3.5 metres to the north lot line.

## Design Guidelines

The following [design guidelines](#) have been used in the evaluation of this application:

- Tall Building Design Guidelines;
- Growing Up: Planning for Children in New Vertical Communities;
- Pet Friendly Design Guidelines and Best Practices for New Multi-Unit Buildings;
- Retail Design Manual

## **Toronto Green Standard**

The Toronto Green Standard is a set of performance measures for green development. In place since 2010, the Toronto Green Standard has contributed to building resilient communities and advanced matters related to public health, safety, sustainability and energy efficiency. Development proposals address the updated Toronto Green Standard Tier 1 as part of application materials. Development achieving higher levels of performance (Tier 2 and above) are eligible for a partial refund of development charges. Information on the Toronto Green Standard may be found at <https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/toronto-green-standard/>

## **Site Plan Control**

A Site Plan Control application (File No. 22 13381 NNY 15 SA) has been submitted and is currently under review. This application was filed in support of the previous application for a 20-storey building. Should this application be approved by Council, the associated SPA would be revised to reflect the current proposal of a 35-storey mixed-use building.

## **PUBLIC ENGAGEMENT**

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### **Community Consultation**

On March 9, 2026, a virtual community consultation meeting took place. There were 15 attendees, along with the Ward Councillor, City staff, and the applicant team. 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.

- Increased traffic to Hoyle Avenue and Eglinton Avenue East;
- Concerns over the proposed negative impact of the height, density and separation to the Neighbourhoods;
- Concerns over negative shadow impact and privacy on the surrounding neighborhood areas;
- Insufficient amount of parking spaces for future residents and visitors. Residents are concerned this will increase the on-street parking along the local street Hoyle Avenue;
- Concerns that the Eglinton Crosstown LRT, particularly Leaside Station, is already at or near capacity;
- The area lacks dedicated bike lanes, making cycling unsafe;
- Concerns about waste management and delivery access, given the constrained street network;
- Wind impact on the street, especially with the 46-storey building across the street;
- Insufficient greenspace being provided;

- Concerns regarding noise, construction traffic and the hazard impacts of construction;
- Concerns that cumulative impacts of multiple nearby developments are not being fully assessed.

These issues have been considered during the application review and addressed in this report where appropriate.

### **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 North York Community Council for this application, as these submissions are broadcast live over the internet and recorded for review.

## **COMMENTS**

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### **Provincial Planning Statement**

Staff's review of this application has had regard for the relevant matters of provincial interest set out in the Planning Act. Staff has reviewed the current proposal for consistency with the PPS (2024). The proposal adds to the range and mix of housing options in the area and promotes efficient, transit-supportive development in accordance with Provincial Policy. Staff find the proposal consistent with the PPS (2024).

### **Official Plan Policies and Design Guidelines**

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

### **Land Use**

The proposed Zoning By-law Amendment applies to 537-547 Eglinton Avenue East and 59-61 Hoyle Avenue. The Official Plan Amendment applies to the above mentioned lands as well as the adjacent property to the east at 551 Eglinton Avenue East. See Attachment 2 of this Report.

The lands are presently designated as *Apartment Neighborhood* on Map 17 of the Official Plan. Through the proposed Official Plan Amendment, the lands are proposed to be re-designated to *Mixed-Use Areas* to better align with the evolving context of the Eglinton Avenue East and Bayview Avenue surrounding area. Mixed-Use Areas are made up of a broad range of commercial, residential and institutional uses, in single use or mixed-use buildings, as well as parks and open spaces and utilities.

The properties are also located within the Yonge and Eglinton Secondary Plan (YESP). The YESP presently designates the lands as *Apartment Neighborhoods* on Map 21-4. The Official Plan Amendment proposes to re-designate to *Mixed-Use Areas “B”*, which consists of residential, office and civic clusters around transit stations and along Yonge Street, Eglinton Avenue West and Merton Street. A mix of residential, retail and service, office, institutional, entertainment and cultural uses will be permitted. Parks and open spaces are also permitted.

The land use re-designation supports the objective of the Secondary Plan’s vision to ensure Midtown is developed as a walkable and transit oriented complete community by directing growth to major transit station areas.

The lands are identified as being within the *Eglinton East Character Area*, on Map 21-2 of the YESP. The proposed Official Plan Amendment would also re-designate the lands to *Bayview Focus Character Area*. The YESP states that, development in the Secondary Plan’s growth areas will be based on achieving the desired character associated with the identified Character Areas. The Eglinton East Character Area permits building heights generally ranging from 8 to 12 storeys while the Bayview Focus Character Area generally permits heights ranging from 20 to 35 storeys. The Bayview Focus Character Area will be predominantly characterized by mid-rise buildings punctuated with tall buildings in proximity to the new transit station, which will also support the expansion of office, residential and retail development in the area, creating a mixed-use, transit-oriented node. The properties directly north across from Eglinton Avenue East and the properties directly east of the proposed re-designation properties are already designated within the *Bayview Focus Character Area*. The proposed re-designation ensures the built form and density on the subject lands will appropriately align with the character of the area. Heights and character on the north side of Eglinton Avenue East have evolved, and the re-designation will align the north and south sides with buildings of similar built form.

The lands are also currently within the Secondary Zone on Map 21-3, which is intended to support transit-supportive development in a compact urban form and a mix of uses in Midtown. Given, the increased density of the surrounding area and the proximity of the site to higher order transit, re-designating the lands into the Station Core is appropriate and consistent with Policy 2.4.2 of the YESP, which directs that the Station Area Core is to include transit station(s), residential intensification and collectively greater intensity than in the Secondary Zones.

As noted above, the proposed re-designations would align the YESP designations on the south side of Eglinton Avenue East with those already in place directly to the north, ensuring a consistent planning approach that will support an appropriate density and compatible built form within walking distance of a major transit station. The re-designations would also reinforce the Secondary Plan’s vision for a walkable and transit-oriented corridor that is reflective of the site’s proximity to a Protected Major Transit Station Area (PMTSA), where a density of 8.0 FSI is permitted.

Finally, Eglinton Avenue East is designated as *Avenues* on Map 2 of the Official Plan. Section 2.2.3 of OPA 778 identifies that Mixed-Use Areas along Avenues with existing or planned higher order transit stations offer unique opportunities where redevelopment at a greater scale may be appropriate. These areas can support more housing supply and a diverse mix of uses that activate the street. Generally, development with the greatest height and scale should be located at the higher order transit stations and transition down in height and scale further from the stations. Policy 2.2.3(1) of OPA 778, states that growth and intensification should be directed to Avenues. Lastly, policy 2.2.3(3), states that to achieve growth and intensification on Avenues, development along Avenues may go beyond the height and scale of a mid-rise building in Mixed-Use Areas when located within a 500 to 800 metre walking distance of an existing or planned light rail station.

The overall proposal represents an acceptable level of intensification along a Major Street and proposes a built form that is in keeping with the planned and evolving context of the area. Staff also note that the Interim OLT Decision issued on January 2, 2025, has already recognized that a Mixed Use building with a height of 20 storeys is acceptable on the site. A 20-35 storey Mixed Use building, would be more appropriately located within a Mixed-Use designation, the YESP’s Bayview Focus Area Core, and the Transit Node Station Area Core.

**Density, Height, Massing**

The proposed building height of 35 storeys (111.95 metres to the roof, plus a 6.0 metre mechanical penthouse) is consistent with recent development application approvals and the evolving context of the surrounding area. The Official Plan amendment application would re-designate the character area to Bayview Focus Area, which permits building heights generally ranging from 20 to 35 storeys. As shown in Table 1, there are approved development within the Bayview Focus Character Area that exceed the permitted height range, with heights up to 46 storeys. The proposed 35-storey height therefore represents an appropriate transition in scale from the taller buildings located to the east of the site and closer to Leaside Major Transit Station Area.

Address	Height
1802 Bayview Avenue	46 Storeys (156.6 metres)
586 Eglinton Avenue East	46 Storeys (154.1 metres)
589 – 595 Eglinton Avenue East	40 Storeys (139.9 metres)
1779-1787 Bayview Avenue	35 Storeys (120.95 metres)
2 – 20 Glazebrook Avenue	37 Storeys (126.4 metres)
1840 Bayview Avenue	29 Storeys (105.2 metres)

Address	Height
1837 – 1845 Bayview Avenue	25 storeys (90.7 metres)

Table 1: Approved Developments

The proposal includes a density of 12.89 times the area of the lot. The proposed density exceeds the minimum requirement of 2.0 FSI for the PMTSA applicable to the site and is therefore consistent with SASP 681, as referenced in Chapter 8 of the Official Plan. Further, Policy 6a of Chapter 8 of the Official Plan, states an FSI of 8 or more is permitted where lands are located within 200 metres of an existing or planned transit station. The proposed development site is located between 120 to 200 metres of the Leaside Station PMTSA, further supporting the appropriateness of the proposed density.

The proposed tower floorplate of approximately 704 square metres is consistent with the Tall Building Guidelines which directs that tower floorplates be a maximum of 750 square metres and is considered acceptable by staff. The tower provides a rear yard setback of 18.25 metres from the *Neighbourhood* designated lands ensuring an appropriate transition. The proposed 10 metre east tower setback would achieve a 20 metre tower separation should a future tower be developed on the adjacent parcel, meeting the Tall Building Guidelines and thereby mitigating wind, shadow and sky view impacts. A comfortable perceived street wall condition is created along the north façade on Eglinton Avenue East by the 7-storey base building and 1.6 metres stepback. This aligns with OPA 405, Bayview Focus Character Area base building built form policies 5.3.34. Further, at the 7<sup>th</sup> storey, the building has a 3.05-metre stepback on the south façade and a 2.0 metre stepback on the west façade.

Additionally, the tower provides an appropriate transition to the neighbourhoods to the south as the base building steps down from the tower to a 7-storey base building (27.3 metres) and then to a 1-storey base building (7.5 metres, including a mezzanine level) at the south end of the building. The 7-storey and 1-storey (plus mezzanine) portions of the building are appropriately setback from the low-rise neighbourhood 15.2 metres and 11.2 metres respectively.

Overall, the building’s massing is consistent with the intent of the City’s Tall Building Design Guidelines and the proposal is appropriate to the site and area context.

### Public Realm

Staff have reviewed the application in the context of the applicable public realm policies of the City’s OP, as well and the relevant design guidelines. The proposed development addresses OP policies 3.1.1.6, 3.1.1.13, and 3.1.1.16, and YESP policies 3.1.4.

The proposed uses at grade level include a residential entrance and lobby, retail spaces along Eglinton Avenue East and indoor and outdoor amenity space along Hoyle Avenue. All vehicular access, loading and servicing activities are located at the rear of the site, with underground parking provided. This would remove vehicular activity from

the public realm along Eglinton Avenue East, thereby greatly improving safety and comfort. The proposal also includes a new 2.1 metre sidewalk along both the Eglinton Avenue East and Hoyle Avenue frontages that is consistent with City standards. Further, tactile walking surface indicators would be installed at the northwest corner of the site and at the crossing along the Eglinton Avenue East frontage.

The proposal provides appropriate ground floor setbacks along the Eglinton Avenue East frontage that range from a minimum of 2.6 metres to a maximum of 5.6 metres along the west portion of the site. These setbacks would allow for the accommodation of landscaping treatment and an enhanced public realm at the northwest corner of the site. This enhanced corner setback also aligns with the existing pedestrian crossing on Eglinton Avenue East. Landscaping would be secured through the site plan control application. Above the ground floor on Eglinton Avenue East, the base building cantilevers over the ground floor setback to provide a setback of 1.1 metres. These setbacks have been deemed acceptable by staff.

### **Shadow Impact**

The Sun/Shadow Study prepared by Turner Fleischer Architects Inc. (dated October 2025), evaluates the shadow impact of the proposed development based on the equinoxes (March/September 21<sup>st</sup>) and the solstices (June/December 21<sup>st</sup>) between 9:18 a.m. and 6:18 p.m. The shadow impacts on the public realm and neighbourhood areas largely fall within existing shadows or within areas that would already be shadowed by approved developments in the vicinity.

Further, Policy 5.6.2 of the Yonge and Eglinton Secondary Plan requires that, development will be located and designed to provide adequate access to sunlight on Charlotte Maher Park. The above-mentioned study concluded the following shadow impacts on the park:

- During the summer equinox the proposed development will not cast shadows on Charlotte Maher Park at any time.
- During the winter, shadows would be cast on Charlotte Maher Park from 9:18 a.m. to 10:18 a.m., with shadows no longer on the park by 11:18 a.m.
- During the spring, shadows would be cast on Charlotte Maher Park from 10:18 a.m. to 11:18 a.m., with shadows no longer on the park by 12:18 p.m.
- During the fall, shadows would be cast on Charlotte Maher Park from 9:18 a.m. to 11:18 a.m., with shadows no longer on the park by 12:18 p.m.

Based on the study, the proposed development conforms with the policy direction of the Official Plan by ensuring that the development would appropriately limit shadow impacts on Charlotte Maher Park.

### **Wind Impact**

The Pedestrian Level Wind Study prepared by Gradient Wind Engineering (dated October 22, 2025) notes that the proposed increase in building height is expected to

result in stronger down washing winds, particularly along the west and north elevations, with associated corner accelerations at a few locations. As a result, windier conditions are anticipated at grade and on the outdoor amenity area for the development. To address these conditions, the consultant identifies mitigation measures such as the introduction of landscaping elements, wind screens at amenity levels and a 2.5 metre canopy extending along the east elevation of Level 9 and wrapping the southeast and northeast corners to diffuse downwashing winds and corner acceleration. Staff are satisfied with the wind conditions and the proposed mitigation options will be further evaluated and implemented through the required Site Plan Control application.

## **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 condominium, with a unit mix that does meet the Growing Up Guidelines. Section 7.1 of the YESP requires that developments proposing more than 80 new residential units provide a minimum of 15% 2-bedroom units, 10% 3-bedroom units and an additional 15 percent of units will be a combination of 2-bedroom and 3-bedroom units. The proposal exceeds these requirements, providing 35% 2-bedroom units (133 units) and meeting the requirement for 3-bedroom units at 10% (39 units).

## **Servicing**

Staff has reviewed the submitted Functional Servicing and Stormwater Management Report which concludes that there are no outstanding servicing concerns as it relates to the subject Zoning By-Law Amendment Application.

## **Road Widening**

In order to satisfy the Official Plan requirement of a 27 metre right-of-way for this segment of Eglinton Avenue East, a 0.4 metre road widening dedication along the Eglinton Avenue East frontage and a 6.0 metre corner rounding at the northwest corner of Eglinton Avenue East and Hoyle Avenue are required at the site plan control application stage. The widening and corner rounding are identified in the attached draft Zoning By-law and will be conveyed as part of the site plan application process.

## **Traffic Impact**

The applicant submitted a Transportation Impact Study (TIS) prepared by LEA Consulting Ltd., dated June 2021. An updated TIS, dated August 2022, was submitted for the properties at 545-547 Eglinton Avenue East and after 59-61 Hoyle Avenue were added to form an expanded development site. This updated study estimates a total of 50 and 84 two-way vehicle trips during the AM and PM peak hours. The study concluded that the proposed development would have a negligible impact on intersection operations and that no mitigation measures are required. An updated TIS prepared by LEA Consulting Ltd. was submitted January 5, 2026 to assess the impact of the proposed increase in density and height. The updated study estimated that an

increase of 8 additional two-way trips during AM and PM peak hours when compared to the previous submission. The conclusion remained the same as the initial assessment. Transportation Review staff have reviewed the TIS report and find it this acceptable.

### **Access, Vehicular and Bicycle Parking and Loading**

The proposal would have access from Hoyle Avenue via a 6.0-metre-wide full movement driveway. Transportation Review staff have reviewed the location of the driveway and find it acceptable. The Planning Act prohibits minimum parking requirements in a PMTSA. Nonetheless, any parking that is provided by the applicant is subject to zoning and accessibility stands for parking spaces.

The applicant has proposed underground parking with 92 parking spaces (87 resident, 5 shared visitor/retail parking spaces), as well as 77 short-term and 345 long-term residential bicycle parking spaces and 4 short term and 1 long term retail bicycle parking spaces.

Staff consider the overall provision of both vehicular and bicycle parking acceptable. Further, 1 Type G loading space is provided which is accessed from the driveway at the rear of the site and has been deemed acceptable by staff.

### **Metrolinx**

The proposed development requires the applicant to maintain a minimum clearance requirement of 3 metres between the development and the existing LRT infrastructure. Metrolinx has reviewed the proposed development and confirmed that these clearance requirements to the LRT infrastructure have been met. The owner/applicant will undertake Metrolinx LRT Technical Review as part of the Site Plan Control process.

### **Amenity Space**

The application proposes 1,340.6 square metres of amenity space, of which 766 square metres would be indoor space (2 square metres per unit) and 574.6 square metres (1.5 square metres per unit) would be outdoor amenity space. The amount of amenity space is considered sufficient to meet residents needs.

### **Parkland**

In accordance with [Section 42 of the Planning Act](#), the owner 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 Article II (Street Trees by-law) and III (Private Tree by-law).

The owner will be removing 7 city-owned trees and 6 private trees. Staff require the planting of 15 new trees to replace the 6 private trees proposed for removal. The proposal includes planting 4 of the 15 required replacement private trees on site. Further, of the 7 city-owned trees being removed the applicant is planting 6 replacement trees. Therefore, the owner is required to provide cash in lieu of planting payment for the 12 remaining private and public trees.

Further, the owner is to submit a tree planting deposit to ensure the planting and survival of the 6 new City-owned trees proposed to be planted within the City road allowance. Further details regarding the planting of replacement trees will be secured at the site plan application stage.

## **School Boards**

The Toronto Catholic District School Board (TCDSB) has advised that the local elementary school is operating at capacity and may not be able to accommodate additional students from the development as proposed. Students from this development may need to be accommodated in portable classrooms or may have to be redirected to a school located outside the area. Sufficient space exists within the local secondary schools to accommodate additional students. The Catholic Schools serving this area are St. Monica Catholic School, Marshall McLuhan Catholic Secondary School and St. Patrick Catholic Secondary School.

The Toronto District School Board (TDSB) schools currently assigned to this development are Maurice Cody Junior Public School, Hodgson Middle School and Northern Secondary School. TDSB staff have determined that there is insufficient capacity at Hodgson Middle School to accommodate students from new residential developments. To address accommodation challenges that may arise, the Board may need to use portables to accommodate students or engage in studies to explore options for creating space at a local school. These options include changing school boundaries, moving programs, or bussing new students to another school, among others. An expansion of Hodgson Middle School is scheduled to be complete in Summer 2026.

Both school Boards have requested signs be posted and warning clauses are included in all offers of purchase and sale advising of school capacity issues and this will be secured via Site Plan Control.

## **Conclusion**

The proposal is consistent with Provincial Planning Statement (2024), The proposal is in keeping with the Official Plan, particularly as it provides a range of housing options and appropriate intensification in proximity to a transit station. Staff recommend that Council approve the Official Plan Amendment and Zoning By-law Amendment application.

## **CONTACT**

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[Rebecca.Thompson@toronto.ca](mailto:Rebecca.Thompson@toronto.ca)

## **SIGNATURE**

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David Sit, MCIP, RPP  
Director, Community Planning  
North York District

## **ATTACHMENTS**

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### **City of Toronto Information/Drawings**

- Attachment 1: Application Data Sheet
- Attachment 2: Location Map
- Attachment 3: Official Plan Land Use Map
- Attachment 4: Existing Zoning By-law Map
- Attachment 5: Draft Official Plan Amendment
- Attachment 6: Draft Zoning By-law Amendment

### **Applicant Submitted Drawings**

- Attachment 7: Site Plan
- Attachment 8: North Elevations
- Attachment 9: South Elevations
- Attachment 10: East Elevations
- Attachment 11: West Elevation
- Attachment 12: Northeast 3D Massing Model
- Attachment 13: Southwest 3D Massing Model

## Attachment 1: Application Data Sheet

### APPLICATION DATA SHEET

**Municipal Address:** Zoning By-law Amendment includes: 537-547  
EGLINTON AVE E & 59-61  
HOYLE AVE  
Official Plan Amendment includes: 551 EGLINTON AVE E

**Date Received:** December 31, 2025

**Application Number:** 25 271066 NNY 15 OZ

**Application Type:** OPA / Rezoning

**Project Description:** Official Plan Amendment and Zoning By-law Amendment Application proposes the development of a 35-storey mixed-use building. The building would provide a total of 383 residential units and 92 vehicular parking spaces. The proposed development provides a total gross floor area of 281,538 square feet.

The Official Plan Amendment has been submitted for the properties at 537-551 Eglinton Avenue East and 59-61 Hoyle Avenue East. The amendment proposes to re-designate the lands on Map 17, Land Use Plan of the Official Plan, from Apartment Neighbourhoods to Mixed-Use Areas. In addition, amendments to the Yonge-Eglinton Secondary Plan (Maps 21-2, 21-3, and 21-4) are proposed to re-designate the lands as follows:

- from Eglinton East Character Area to Bayview Focus Area;
- from Secondary Transit Zone to Station Core Area, and;
- from Apartment Neighbourhoods to Mixed-Use Areas "B".

<b>Applicant</b>	<b>Agent</b>	<b>Architect</b>	<b>Owner</b>
SKALE DEVELOPMENTS INC.		TURNER FLEISCHER	545 EGLINTON REALTY INC.

### EXISTING PLANNING CONTROLS

Official Plan Designation:	Apartment Neighbourhood	Site Specific Provision:
Zoning:	R (x943)	Heritage Designation:
Height Limit (m):		Site Plan Control Area: Y

**PROJECT INFORMATION**

Site Area (sq m): 2,030                      Frontage (m): 45                      Depth (m): 45

<b>Building Data</b>	<b>Existing</b>	<b>Retained</b>	<b>Proposed</b>	<b>Total</b>
Ground Floor Area (sq m):			1088.23	<b>1088.23</b>
Residential GFA (sq m):	350		25,906.1	<b>25,906.1</b>
Non-Residential GFA (sq m):	261		249.6	<b>249.6</b>
<b>Total GFA (sq m):</b>	<b>612</b>		<b>26,155.7</b>	<b>26,155.7</b>
Height - Storeys:	2		35	<b>35</b>
Height - Metres:			111.95	<b>111.95</b>

Lot Coverage Ratio (%): 53.62                      Floor Space Index: 12.89

<b>Floor Area Breakdown</b>	<b>Above Grade (sq m)</b>	<b>Below Grade (sq m)</b>
Residential GFA:	26,155.7	4,299.2
Retail GFA:	249.6	
Office GFA:		
Industrial GFA:		
Institutional/Other GFA:		

<b>Residential Units by Tenure</b>	<b>Existing</b>	<b>Retained</b>	<b>Proposed</b>	<b>Total</b>
Rental:			383	<b>383</b>
Freehold:	3			
Condominium:				
Other:				
<b>Total Units:</b>	<b>3</b>		<b>383</b>	<b>383</b>

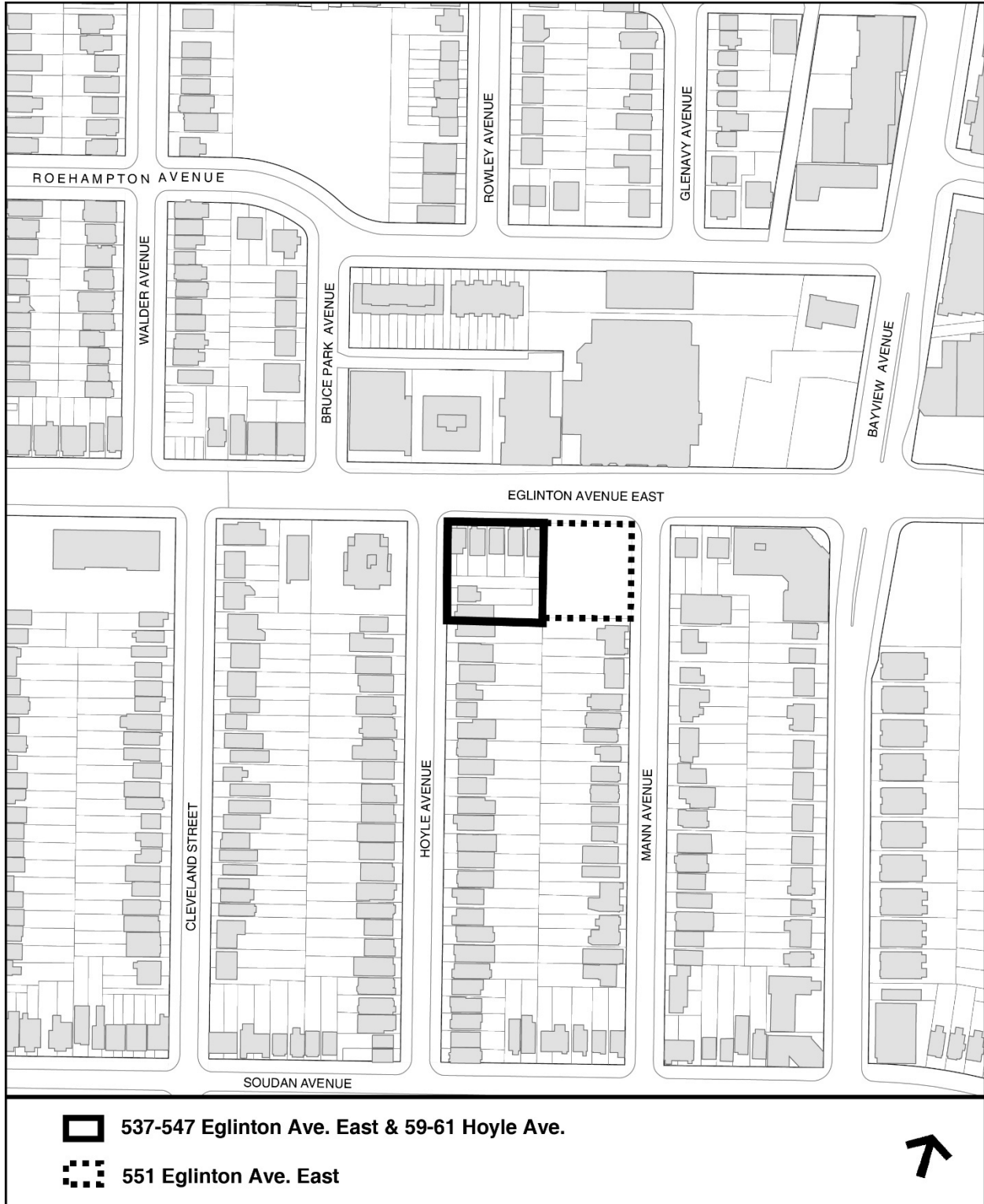
**Total Residential Units by Size**

	<b>Rooms</b>	<b>Bachelor</b>	<b>1 Bedroom</b>	<b>2 Bedroom</b>	<b>3+ Bedroom</b>
Retained:					
Proposed:		27	184	133	39
<b>Total Units:</b>		<b>27</b>	<b>184</b>	<b>133</b>	<b>39</b>

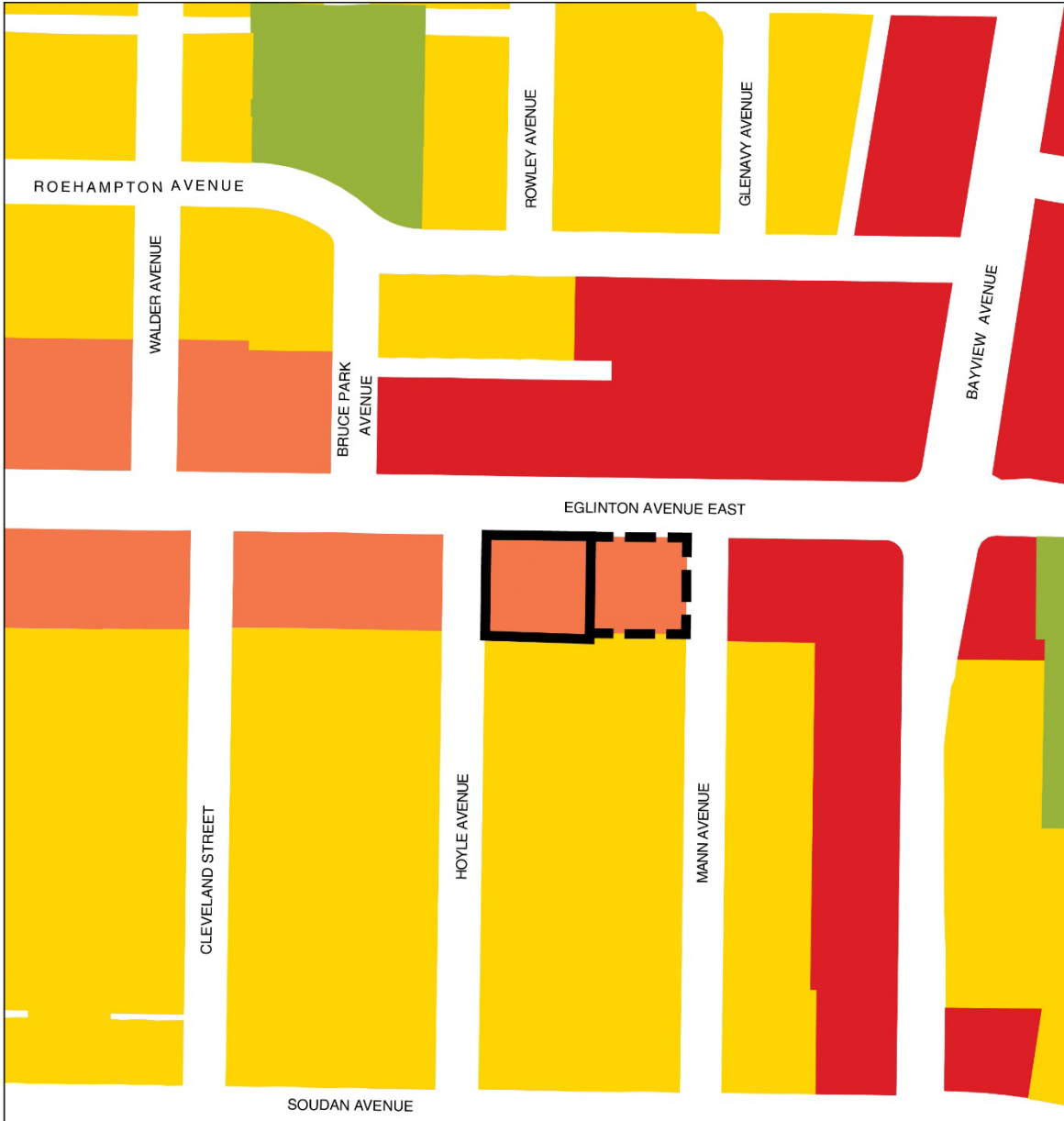
**Parking and Loading**

Parking Spaces: 92                      Bicycle Parking Spaces: 427                      Loading Docks: 1

## Attachment 2: Location Map



### Attachment 3: Official Plan Land Use Map




537-551 Eglinton Avenue East & 59-61 Hoyle Avenue

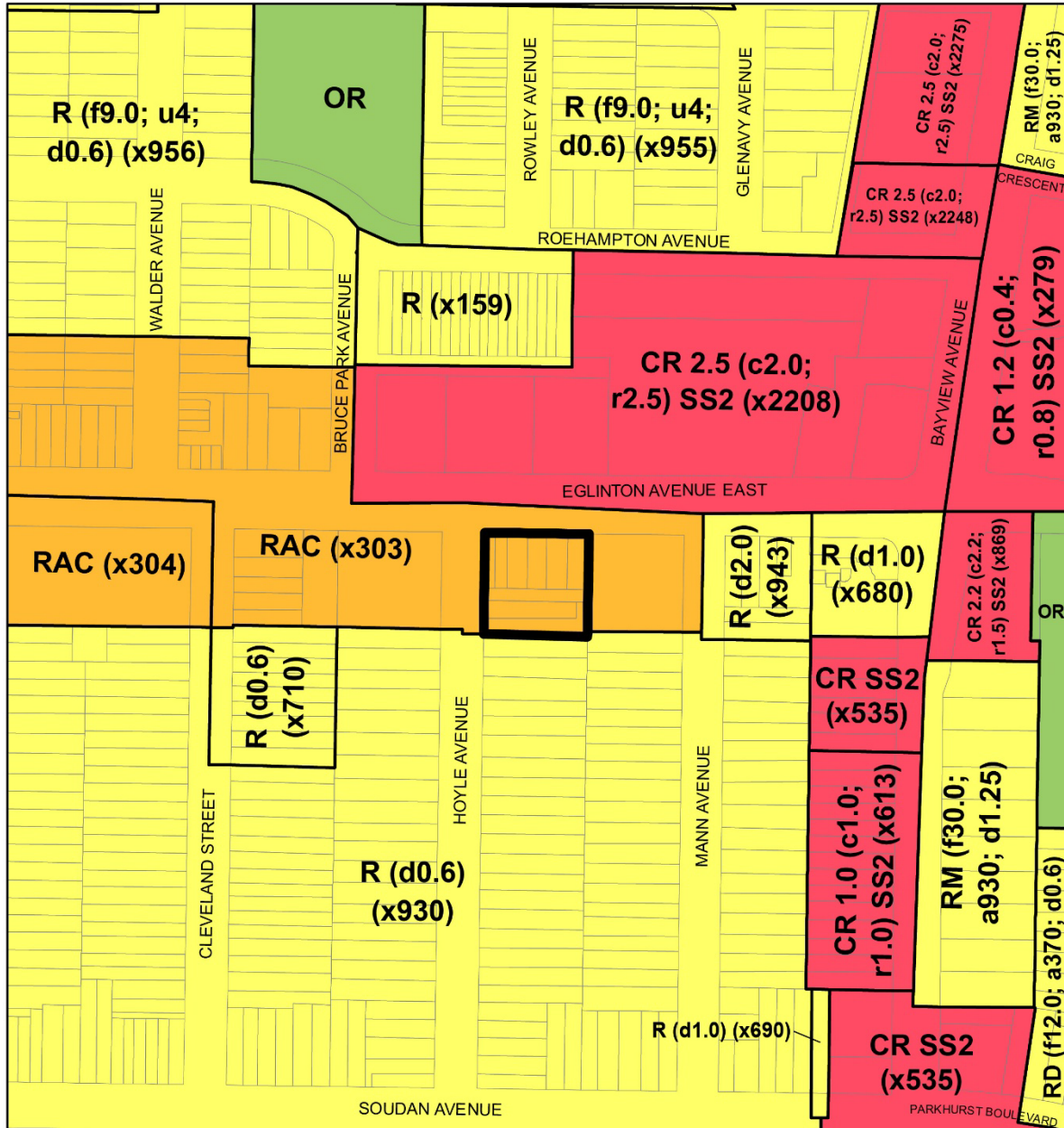
Official Plan Land Use Map #17

File # 25 271066 NNY 15 0Z

-  Location of Application
-  551 Eglinton Ave. East
-  Neighbourhoods
-  Apartment Neighbourhoods
-  Parks
-  Mixed Use Areas

  
 Not to Scale  
 Extracted: 02/10/2026

# Attachment 4: Existing Zoning By-law Map



537-551 Eglinton Avenue East & 59-61 Hoyle Avenue

Zoning By-law 569-2013

File # 25 271066 NNY 15 02



Location of Application

- |                         |                                      |
|-------------------------|--------------------------------------|
| R Residential           | RAC Residential Apartment Commercial |
| RD Residential Detached | CR Commercial Residential            |
| RM Residential Multiple | OR Open Space Recreation             |



Not to Scale  
Extracted: 02/10/2026

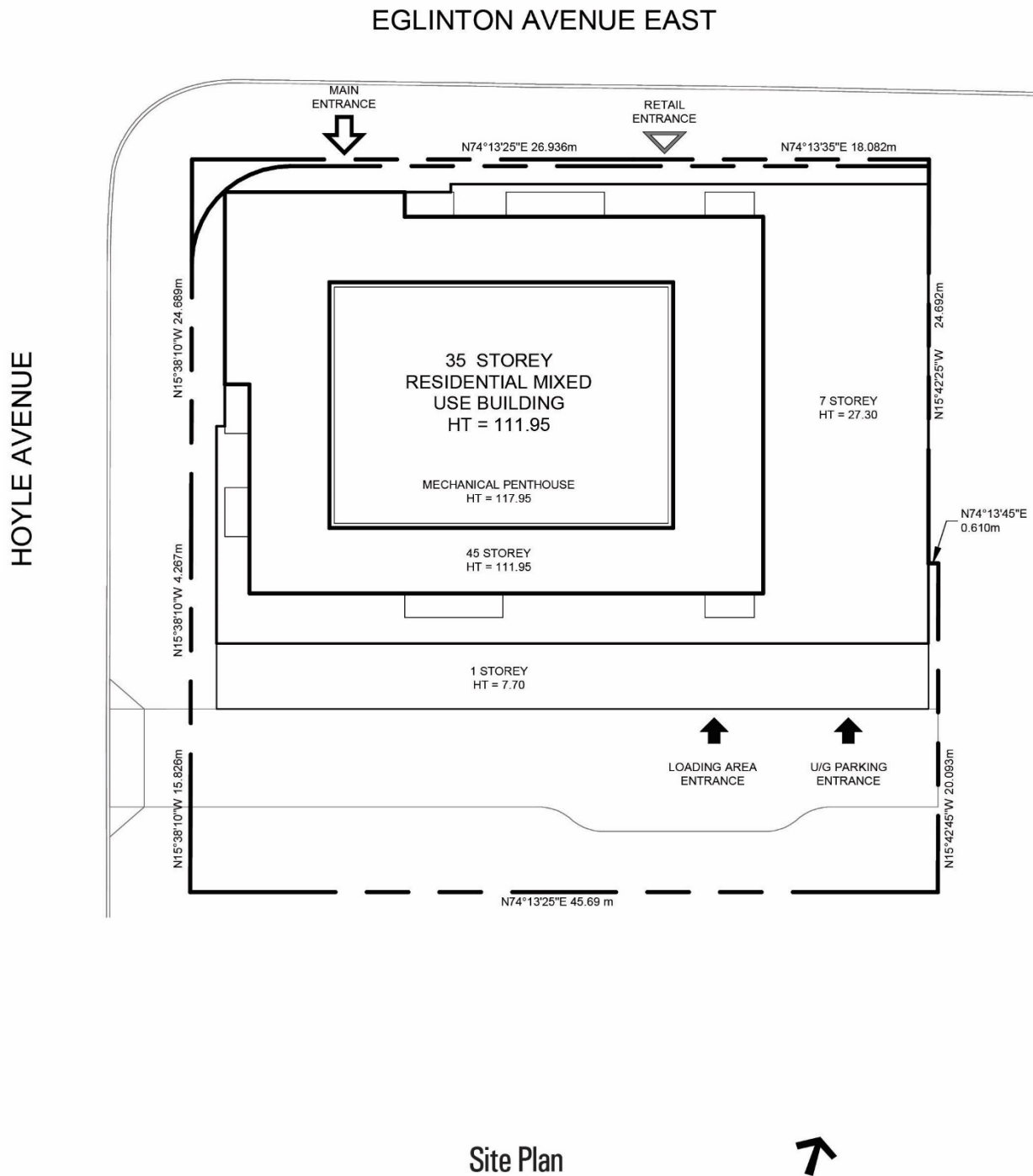
## **Attachment 5: Draft Official Plan Amendment**

The Draft Official Plan Amendment will be made available prior to July 7, 2026.

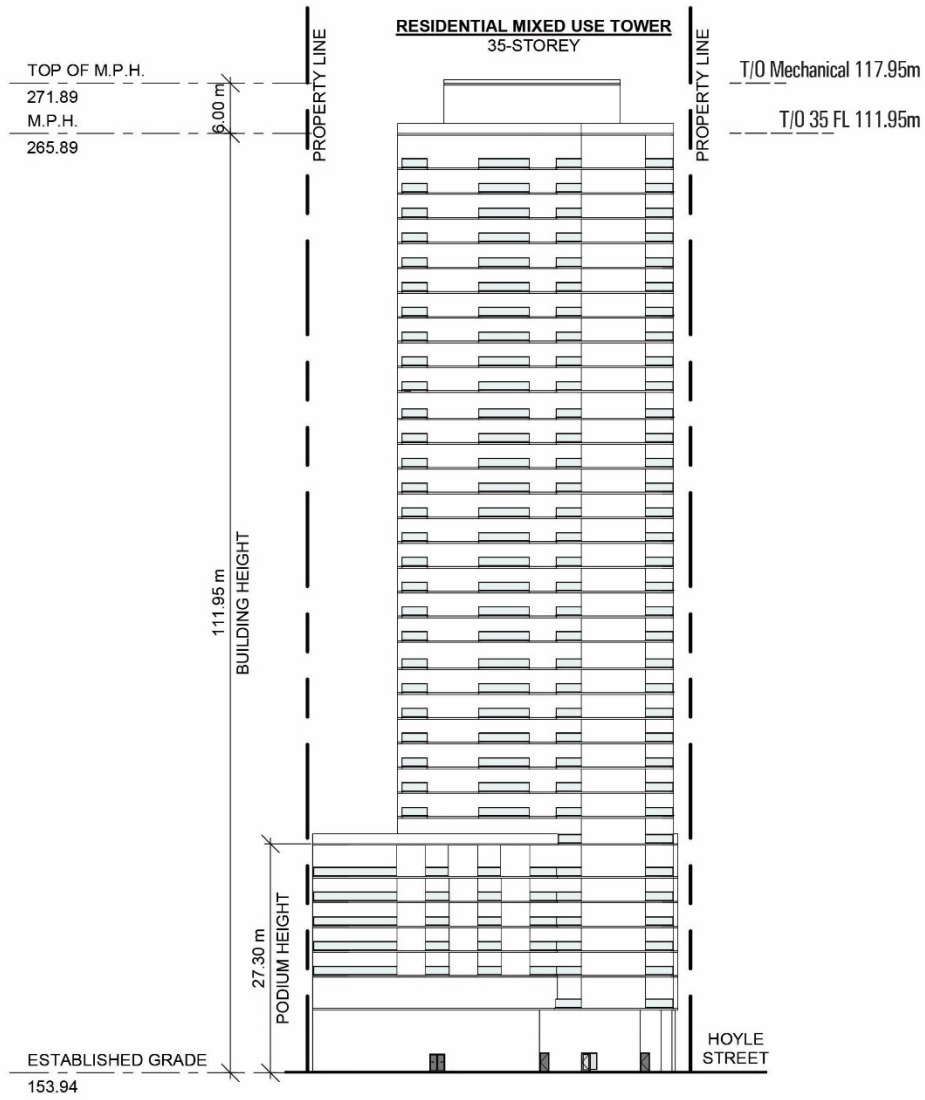
## **Attachment 6: Draft Zoning By-law Amendment**

The Draft Zoning By-law Amendment will be made available prior to July 7, 2026.

Attachment 7: Site Plan

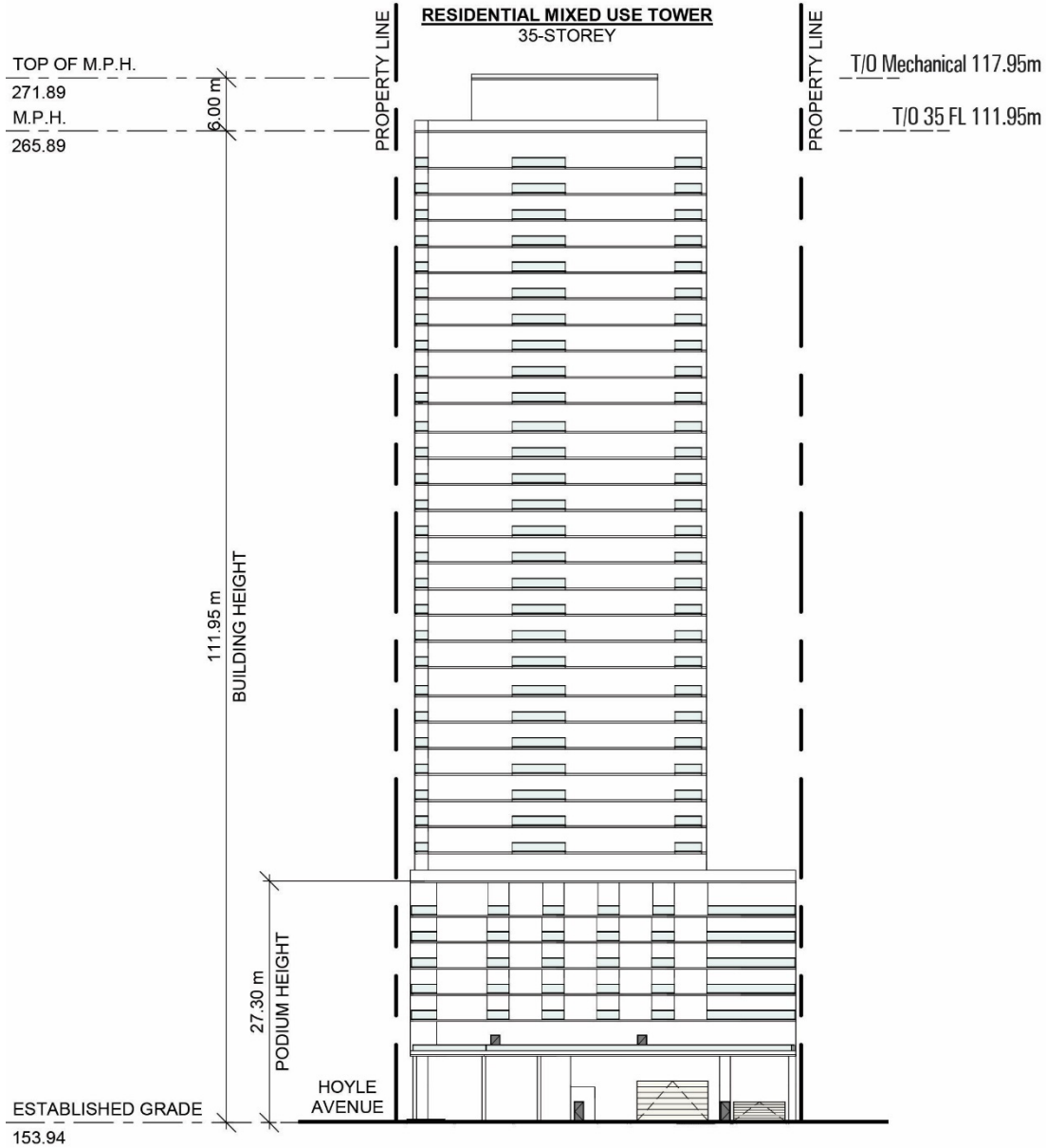


# Attachment 8: North Elevations



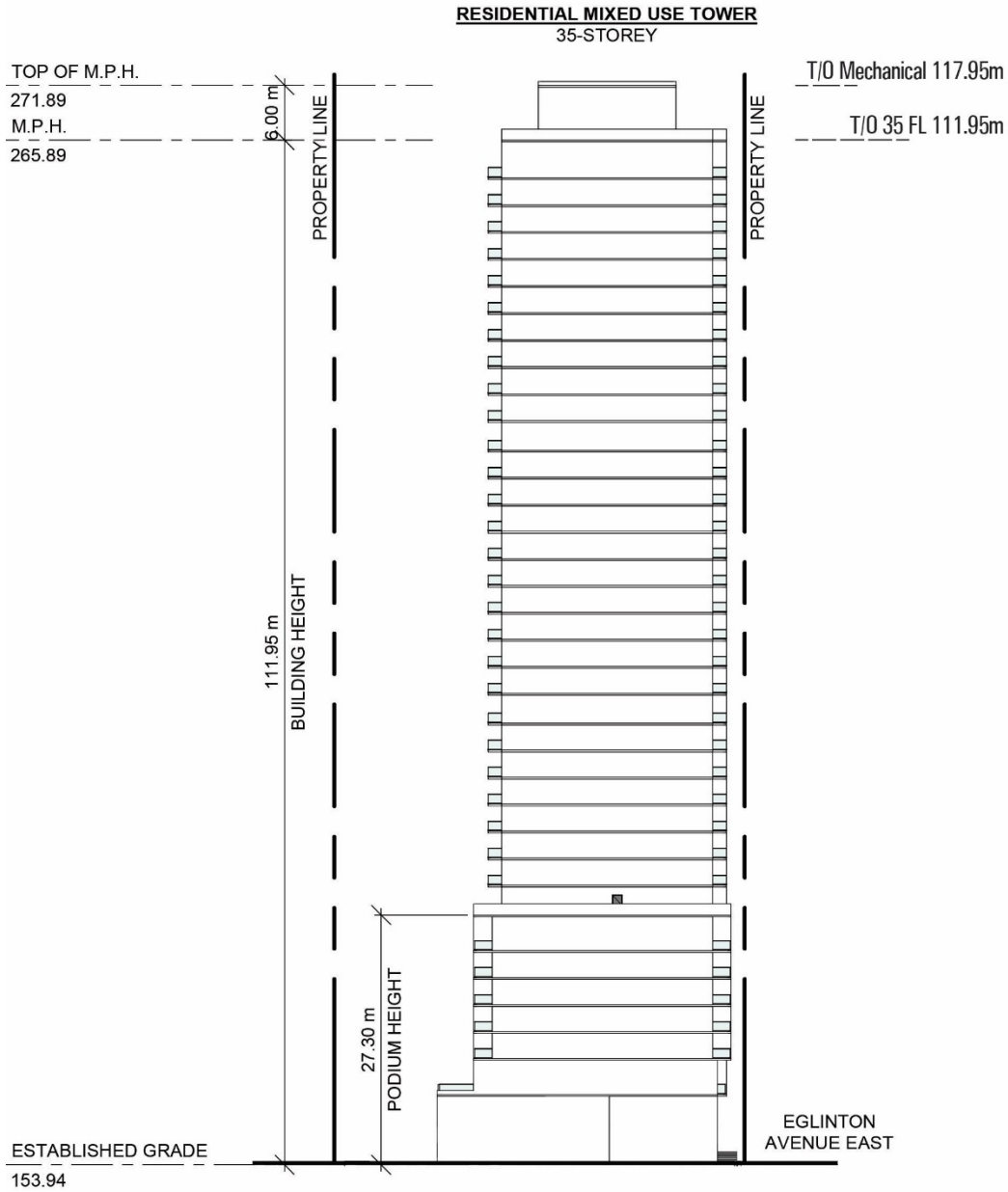
North Elevation

# Attachment 9: South Elevations



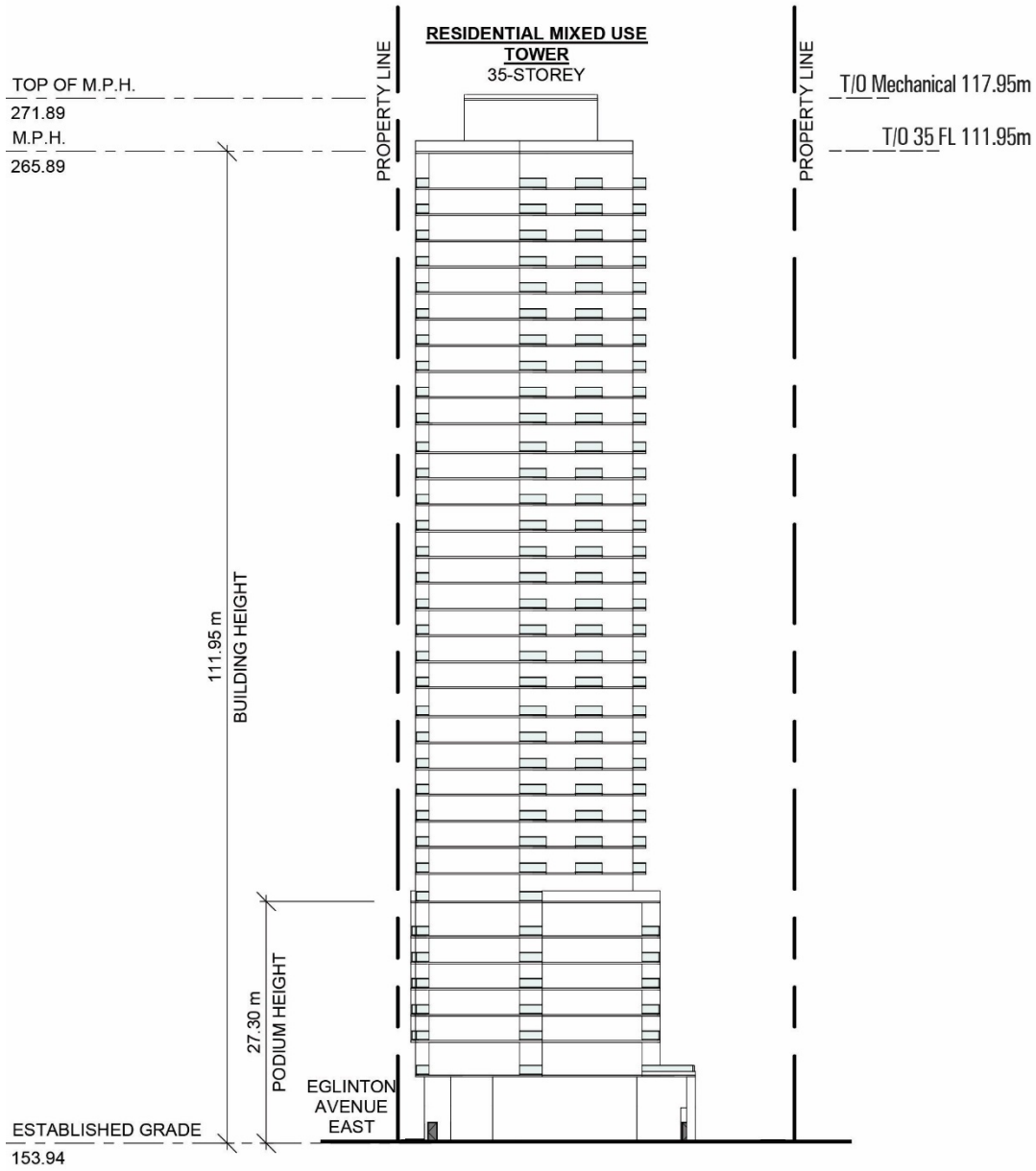
South Elevation

# Attachment 10: East Elevations



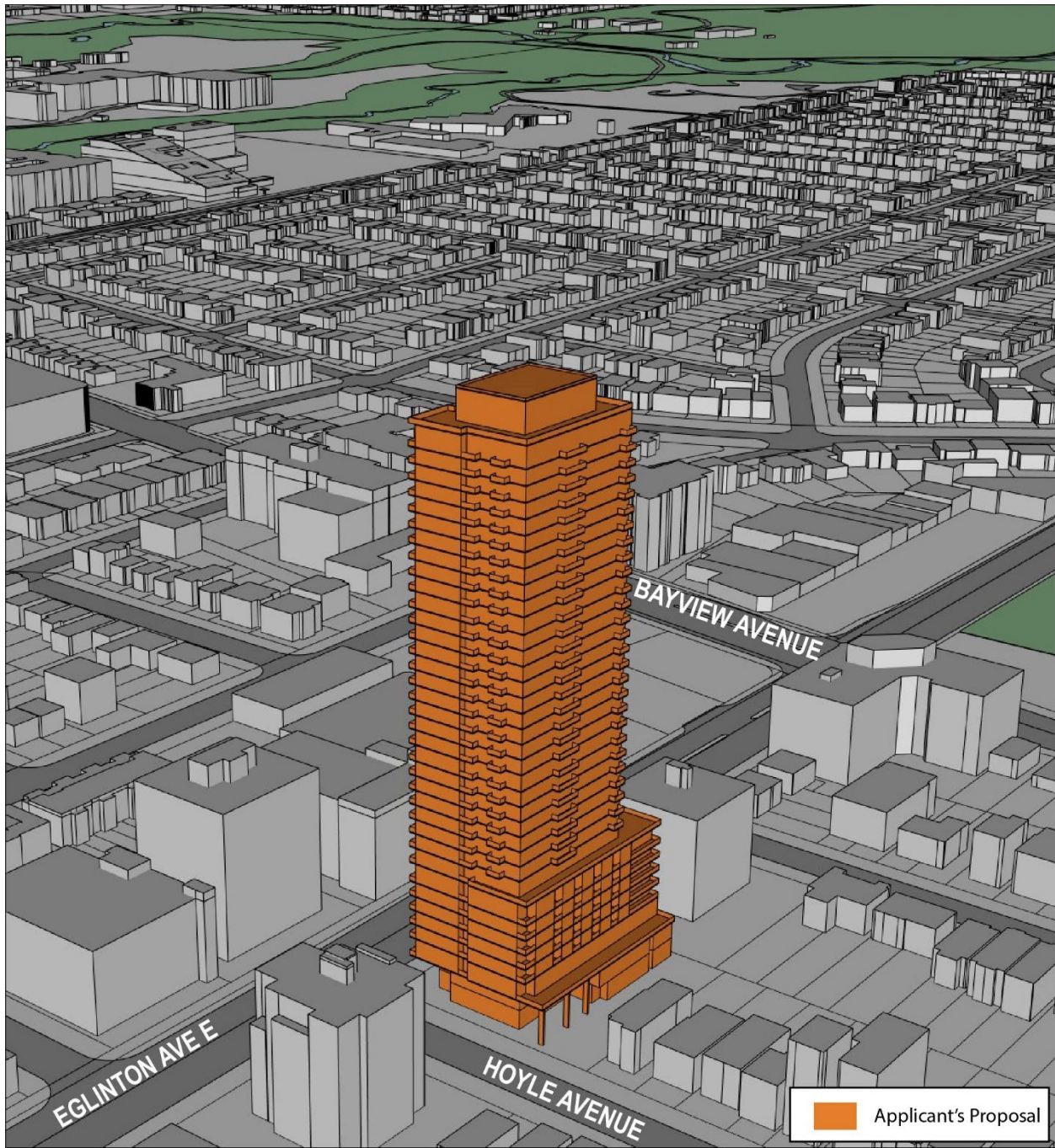
East Elevation

# Attachment 11: West Elevations



West Elevation

## Attachment 12: Northeast 3D Massing Model

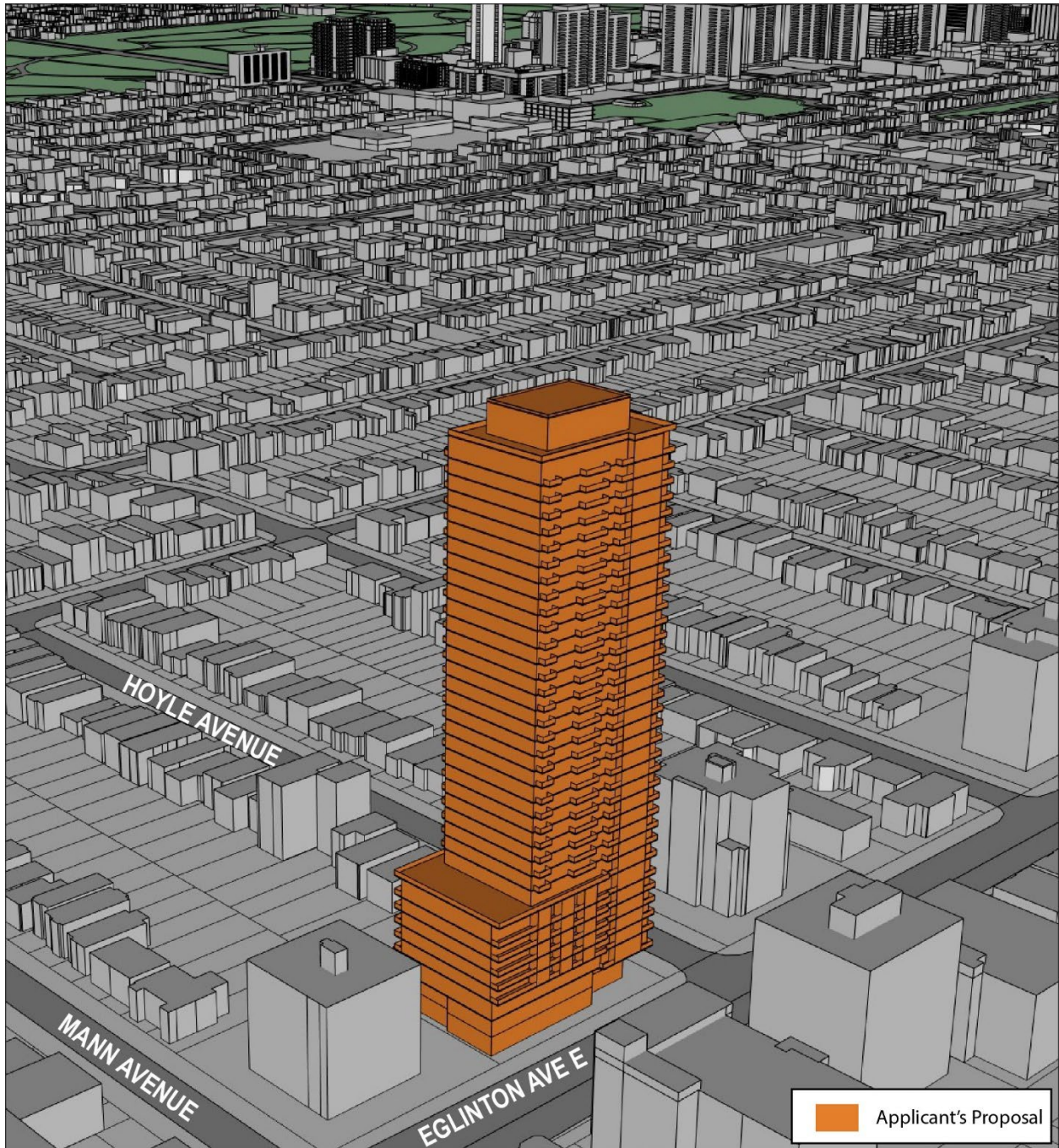


View of Applicant's Proposal Looking Northeast



02/11/2026

# Attachment 13: Southwest 3D Massing Model



View of Applicant's Proposal Looking Southwest



02/11/2026