

15-25 Poyntz Ave – Official Plan Amendment and Zoning By-law Amendment Applications – Decision Report – Approval

Date: June 18, 2026

To: North York Community Council

From: Director, Community Planning, North York District

Ward: 18 - Willowdale

Planning Application Number: 25 252388 NNY 18 OZ

Related Site Plan Control Application Number: 25 252382 NNY 18 SA

Related Planning Application Number: 25 261951 NNY 18 RH

SUMMARY

This Report recommends approval of the application to amend the Official Plan and Zoning By-law to permit a 48-storey tall building (163.6 metres to the top of the mechanical penthouse), containing 535 residential dwelling units, including 8 rental replacement units, 170 square metres of retail gross floor area ("GFA"), an on-site parkland dedication and an additional enhanced landscaped area with public access (all together the "Proposal") on the lands municipally known as 15-25 Poyntz Avenue (the "Subject Lands").

The proposed Official Plan Amendment and Zoning By-law Amendment application is consistent with the Provincial Planning Statement, 2024 ("PPS") and conforms to the City's Official Plan. The Proposal provides housing options in an appropriate built form; intensifies an underutilized site within a Protected Major Transit Station Area ("PMTSA"); is transit supportive; respects the existing and planned area context; and represents good planning.

RECOMMENDATIONS

The Director, Community Planning North York District recommends that:

1. City Council amend the Official Plan for the lands municipally known as 15-25 Poyntz Avenue substantially in accordance with the draft Official Plan Amendment included as Attachment 13 to this Report.

2. City Council amend City of Toronto Zoning By-law 569-2013 for the lands municipally known as 15-25 Poyntz Avenue substantially in accordance with the draft Zoning By-law Amendment included as Attachment 14 to this Report.
3. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Official Plan Amendment and draft Zoning By-law Amendment as may be required.
4. City Council approve that in accordance with Section 42 of the *Planning Act*, prior to the issuance of the first above grade building permit, the Owner shall convey to the City, an on-site parkland dedication, having a minimum size of 213.7 square metres, to the satisfaction of the Executive Director, Development Review and the City Solicitor.
5. City Council approve the acceptance of on-site parkland dedication, subject to the owner transferring the parkland to the City free and clear, above and below grade, of all easements, encumbrances, and encroachments, in an acceptable environmental condition; the owner may propose the exception of encumbrances of tiebacks, where such an encumbrance is deemed acceptable by the Executive Director, Development Review, in consultation with the City Solicitor; and such an encumbrance will be subject to the payment of compensation to the City, in an amount as determined by the Executive Director, Development Review, and the Executive Director, Corporate Real Estate Management.
6. City Council accept the Owner's offer of an in-kind contribution (attached as Appendix 23 to this Report) pursuant to subsection 37(6) of the *Planning Act* and allow the Owner to convey 191.3 square metres of additional parkland (the "parkland over-dedication"), in part, free and clear, above and below grade, of all easements, encumbrances, and encroachments, in an acceptable environmental condition, to the satisfaction of the Executive Director, Development Review, the General Manager, Parks and Recreation, and the City Solicitor (the "In-kind Contribution").
7. City Council attribute a value to the in-kind contribution of the parkland over-dedication equal to 100 percent of the 4 percent of the value of the land for the development permissions granted for the 35,270 square metre Proposal (net of any exclusions or exemptions authorized under the Community Benefits Charge By-law), as determined the day before first above grade building permit is issued in respect of the development.
8. City Council authorize the Executive Director, Development Review to enter into an agreement pursuant to subsection 37(7.1) of the *Planning Act* (the "In-kind Contribution Agreement") to address the provision of the in-kind contribution on terms satisfactory to the Executive Director, Development Review in consultation with the General Manager, Parks and Recreation and the City Solicitor, and in a form satisfactory to the City Solicitor.
9. City Council determine that the execution and registration of the In-kind Contribution Agreement constitute satisfactory arrangements for the provision of the In-Kind Contribution for the purpose of Applicable Law as defined in the Building Code.

10. City Council approve a development charge credit against the Parks and Recreation component of the Development Charges for the 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.

11. Before introducing the necessary Bills for enactment, City Council require:

a. that City Council has approved the Rental Housing Demolition Application Number 25 261951 NNY 18 RH under Chapter 667 of the Toronto Municipal Code pursuant to Section 111 of the *City of Toronto Act*, 2006 to permit the demolition of 8 existing rental dwelling units on the Subject Lands.

FINANCIAL IMPACT

Community Benefits Charge

This Report recommends that City Council accept the Owner's offer attached as Appendix 23 to this Report, and allow the Owner to provide a Community Benefits Charge ("CBC") in-kind contribution of a 191.3-square-metre onsite parkland over-dedication. The attributed value of the proposed CBC in-kind contribution is 100 percent of the 4 percent value of the land. The Owner is required to enter into an agreement pursuant to subsection 37(6) of the *Planning Act* to secure the in-kind contribution prior to the issuance of the first building permit in respect of the Proposal.

The Chief Financial Officer and Treasurer has reviewed this report and agrees with the information as presented in the Financial Impact Section.

DECISION HISTORY

Previous Applications

Portions of the Subject Lands have been subject to previous development applications, including:

- 23-27 Poyntz Avenue was previously subject to a Zoning By-law Amendment Application (Application No. 16 270109 NNY 23 OZ) and a Rental Housing Demolition Application (Application No. 17 142286 NNY 23 RH) seeking to demolish 6 existing dwelling units, including 5 rental dwelling units, and permit a 3-storey (11-metre) mixed used, low-rise building, containing retail GFA at grade, office GFA on the second storey, and residential GFA on the third storey. This Zoning By-law Amendment Application was conditionally approved, with the enactment of the zoning by-law was subject to the fulfillment of conditions related to servicing. These conditions were never fulfilled, therefore, the proposed zoning by-law was never

enacted. The Rental Housing Demolition Application was approved; however, a Section 111 Agreement has not been registered and the buildings have not been demolished.

- 19 Poyntz Avenue was subject to an Official Plan and Zoning By-law Amendment Application (Application No. 22 188783 NNY 18 OZ) seeking to permit a 3-storey (11.43-metre) residential, low-rise building, containing 8 dwelling units. This Official Plan Amendment and Zoning By-law Amendment Application was approved by City Council on June 26 and 27, 2024; with the Official Plan Amendment (Amendment 741 to the Official Plan) and Zoning By-law Amendment (By-law 638-2024) enacted on June 27, 2024.

North York at the Centre Study

The City is currently undertaking a comprehensive review of the North York Centre Secondary Plan ("NYCSP") through the North York at the Centre Study (the "Study"). Phase 2 of the Study has resulted in a Final Options and Directions Report (November 2025), which represents a culmination of the Phase 1 work, background studies and public consultation, and identifies a Recommended Option for updating the NYCSP. At its meeting of March 25 and 26, 2026, City Council endorsed the North York at the Centre Final Options and Directions Report as the basis for the next phase of community engagement and directed staff to continue working with the Ward Councillor on the community engagement program for the Secondary Plan update in Phase 3 of the study.

City Council also requested the Executive Director, Development Review, in consultation with other City Divisions, to consider the policy directions from the North York at the Centre Options and Directions Report in the review of development applications to support consistent planning outcomes during the interim period prior to the adoption of an updated Secondary Plan for North York Centre.

Information on the Study can be found here: www.toronto.ca/nycentre

THE SITE AND SURROUNDING LANDS

Site Description

The Subject Lands are located on the south side of Poyntz Avenue, west of Yonge Street, and west of City laneway Ln W Yonge S Poyntz (the "Laneway"). The Subject Lands are rectangular in shape and have a total land area of approximately 2,168 square metres. The Subject Lands are generally located immediately east of the existing terminus of Beecroft Road, where Beecroft Road intersects with Poyntz Avenue. See Attachment 2 for the Location Map.

Exiting Uses

The Subject Lands are currently developed with five detached dwellings, containing the following uses:

- 15 Poyntz Avenue: 1 commercial unit
- 19 Poyntz Avenue: 1 owner-occupied dwelling unit
- 21 Poyntz Avenue: 1 owner-occupied dwelling unit
- 23 Poyntz Avenue: 4 rental dwelling units
- 25 Poyntz Avenue: 4 rental dwelling units

Surrounding Uses

North: Poyntz Avenue, beyond which is 4750 Yonge Street (the Emerald Park Towers), an existing development consisting of a 40-storey and a 30-storey tower connected by a 3-storey base building and containing a tertiary entrance to the Sheppard-Yonge Subway Station.

South: Low-rise, detached dwellings.

East: Existing City laneway (Ln W Yonge S Poyntz), beyond which are existing commercial uses (i.e., Shell Gas Station) located along Yonge Street.

West: Low-rise, detached dwellings; and the existing terminus of Beecroft Road.

THE APPLICATION

Description

The Proposal is seeking to permit a tall building being 48-storeys in height (163.3 metres to the top of the mechanical penthouse), including a 3-storey (17.6 metres) base building. The Proposal contains a total GFA of 35,270 square metres; which includes 35,100 square metres of residential GFA, and 535 dwelling units (including 8 rental replacement units); and 170 square metres of non-residential GFA at grade. The Proposal includes 70 vehicular parking spaces, and 414 bicycle parking spaces. The Proposal also contains a 405-square-metre onsite parkland dedication located along the easterly portion of the Subject Lands, which is equivalent to 19 percent of the total site area. This dedication is a combination of the lands required under Section 42 of the *Planning Act* and the proposed In-Kind Contribution. See Attachments 15 to 22 of this Report for depictions of the Proposal.

Density

The Proposal has a gross density of 16.2 times the area of the lot, and a net density of 20.2 times the area of the lot.

Residential Component

The Proposal includes 35,100 square metres of residential GFA, consisting of 535 dwelling units of which 8 are rental replacement units. The dwelling unit composition is as follows:

- 46 studio units (9 percent of the total unit composition),
- 354 one-bedroom units (66 percent of the total unit composition),
- 81 two-bedroom units (15 percent of the total unit composition), and
- 54 three-bedroom units (10 percent of the total unit composition).

The existing 8 rental units are to be replaced within the proposed building, including 3 studio, 4 one-bedroom, and 1 three-bedroom units.

Non-Residential Component

The proposal includes 170 square metres of non-residential GFA on the ground floor. In addition, approximately 92 square metres of outdoor area - located on the east side of the Subject Lands, between the proposed on-site parkland dedication and the base building of the Proposal - has been reserved as a potential patio space for the non-residential component on the ground floor.

Enhanced Landscape Area

The proposal includes approximately 100 square metres of enhanced landscape area on the Subject Lands. The enhanced landscaped area is located on the east side of the Subject Lands, between the proposed on-site parkland dedication and the base building of the Proposal and is designed to seamlessly connect to the on-site parkland dedication, to read as a singular open space. The enhanced landscape area is located above the underground parking garage, and mechanical equipment and is not suitable as additional on-site parkland dedication.

Access, Parking and Loading

Access to the Proposal is facilitated by a private driveway centrally located on the Subject Lands and is accessible from Poyntz Avenue.

The Proposal includes a three-level underground parking structure that contains a total of 66 vehicular parking spaces, including seven visitor parking spaces on the P1 level and 59 residential parking spaces on the P2 and P3 Levels. Additionally, three pick-up, drop-off ("PUDO") spaces are proposed on the P1 Level and one car share space is proposed on the P2 Level. A total of 414 bike parking spaces are being provided as part of the Proposal, including 12 publicly accessible spaces located outside the lobby and retail entrances; 38 short-term spaces and 364 long-term spaces, both located on the second floor of the base building.

The Proposal also includes two loading spaces; being one Type "G" loading space and one Type "C" loading space on the ground floor. The loading spaces are located internal to the building, with all loading/collection functions screened from the public realm.

Revisions to the Proposal

The initial submission of this Application was for a 51-storey tall building, containing 604 residential units, and having a net density of 21.1 square metres on the Subject Lands. The initial submission also included an 800 square metre tower floor plate, insufficient tower separation distances to the south and inadequate building setbacks, amongst other build form issues. Staff have worked with the Applicant to reduce the overall building height; reduce the site density; reduce the tower floorplate; achieve tower separation distances consistent with the recommendations of the Tall Building Design Guidelines; and achieve building setbacks consistent with the NYCSP. In addition, Staff have worked with the Applicant to increase the amount of landscaped area on site; obtain a greater quantum of the on-site parkland dedication; and optimize the locations of the internal servicing components and retail area. The Proposal being recommended for approval represents a significant improvement over the initial submission.

Additional Information

See the Attachments of this Report for the Application Data Sheet, Location Map, a Site Plan, Ground Floor 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/15PoyntzAve

Reasons for Application

The Official Plan Amendment Application is required to address the right-of-way ("ROW") width prescribed in Schedule 1, as well as policy matters in the NYCSP, including but not limited to, the maximum residential GFA in the *Mixed Use Areas B* designation; and height and density restrictions.

Amendments to the in-effect zoning by-law are required to bring the Subject Lands into the City's Comprehensive Zoning By-law 569-2013; and are required to permit the proposed use, building type, height, massing and other performance standards.

APPLICATION BACKGROUND

A pre-application consultation ("PAC") meeting was held on May 6, 2025. Additional pre-consultations meetings took place with the applicant on several occasions until a formal Application was submitted. The Planning Application Checklist Package resulting from the PAC meeting is available on the Application Information Centre, at www.toronto.ca/15PoyntzAve.

The Official Plan Amendment and Zoning By-law Amendment Application was initially submitted to the City on November 13, 2025, and was subsequently deemed incomplete on December 12, 2025. The applicant submitted additional information on December 23, 2025, and January 22, 2026; and after satisfying the City's minimum application requirements, the Application was deemed complete as of January 22, 2026.

Agency Circulation Outcomes

The Application has been circulated to all appropriate agencies and City Divisions, and the responses received have been used to assist in evaluating the application and to formulate appropriate Official Plan amendments and Zoning By-law amendments, including associated conditions of approval.

POLICY AND 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 ("PPS"), and shall conform to provincial plans.

Official Plan

The City of Toronto Official Plan ("Official Plan") designates the Subject Lands as *Mixed Use Areas*. *Mixed Use Areas* are made-up of a broad range of residential, commercial, and institutional uses, in single use or mixed use buildings, and are planned to accommodate the City's growing population in a way that respects the surrounding area context, as established by the respective secondary plans and zoning by-laws, and by transportation infrastructure. The NYCSP provides the development framework envisioned by Council for this *Mixed Use Area*.

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 NYCSP identifies the Subject Lands as *Mixed Use Area B*, which permits commercial, institutional, residential, public parks and recreational uses, and transit terminals; but which specifies that the total of all residential uses on a site will not exceed 50 percent of the maximum permitted GFA. The NYCSP, through Map 8-6: 'North York Centre South Density Limits', establishes the Subject Lands as having a maximum permitted density of 1.5 times the area of the lot (see Attachment 5). The NYCSP, through Map 8-8d: 'Maximum Height Limits', also establishes the Subject Lands as having a maximum permitted height equal to the lesser of 11 metres or three storeys (see Attachment 6).

North York at the Centre Study

As previously noted in this Report, the NYCSP is currently undergoing a comprehensive review through the Study. Phase 2 of the Study has resulted in a Final Options and Directions Report, for which Council has endorsed a Recommended Option to move forward with. The Recommended Option contemplates additional land use and built form permissions for the Subject Lands, which includes, but is not limited to:

- A Mixed Use Area 2 designation, per the 'Recommended Land Use Map' (see Appendix 8), which is envisioned to accommodate high-density residential development and permit new office if there is demand. Other non-residential uses such as institutional, arts and cultural facilities, and community services will be encouraged due to its proximity to transit;
- Location on a Secondary Retail Street; and,
- Maximum building heights ranging between 15 to 45-storeys, per the 'Recommended Building Heights and Types Map' (see Appendix 9), with the heights of tall buildings descending with increased distance from the subway stations, and from Yonge Street to the east and west.

Protected Major Transit Station Area

The Subject Lands are located within a delineated Protected Major Transit Station Area ("PMTSA"). The Subject Lands are located within the 500-metre centre point of the delineated Sheppard-Yonge PMTSA associated with Site and Area Specific Policy ("SASP") 725 in Chapter 8 of the Official Plan. Map 2 identifies the Subject Lands as having a minimum floor space index ("FSI") of 1.5.

The Sheppard-Yonge PMTSA is planned for a minimum population and employment target of 350 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 P/MTSA. Population and employment targets are intended to be achieved through the build out of the area over time. No individual development proposal is required to achieve the minimum targets.

Chapter 8 of the Official Plan states that lands designated *Mixed Use Areas* located between 200 to 500 metres an existing or planned transit station will have City-initiated zoning that permits an FSI of 6 or more. The permitted FSI is not a minimum requirement. Appropriate density for the Subject Lands 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 MTSA's and a report with recommendations will be brought to the Planning and Housing Committee when the work is finalized.

Site and Area Specific Policy

Policy 12.11 ('South Side of Poyntz Avenue') of the NYCSP's Site Specific Policies applies to the Subject Lands. Policy 12.11 speaks to protecting for setbacks to allow for the future extension of Beecroft Road to the west of the Subject Lands.

The Official Plan, including any specific secondary plan and SASP should be read as a whole to understand its comprehensive and integrative intent as a policy framework for priority setting and decision making.

Zoning

A portion of the Subject Lands, being 19-25 Poyntz Avenue, is zoned R4 (One-Family Detached Dwelling Fourth Density Zone) by the former City of North York Zoning By-law 7625. The R4 zoning category permits detached dwellings and home occupation uses on lots being a minimum 15-metres wide. The balance of the Subject Lands, being 15 Poyntz Avenue, is zoned RM5 (Multiple-Family Dwellings Fifth Density Zone) Zone by the former City of North York Zoning By-law 7625, and permits apartment house dwellings containing ground floor commercial uses and multiple attached dwellings up to 4-storeys in height and having a maximum GFA of 20,000 square metres. See Attachments 11 and 12 of this Report for the existing zoning by-law maps.

It should be noted that the current zoning of the Subject Lands, particularly as it relates to 19-25 Poyntz Avenue, does not reflect the permissions afforded to the lands by its *Mixed Use Areas* land use designation under the Official Plan and the NYCSP. Additionally, while it is acknowledged that the Study currently has no status, it should be noted that the current zoning of the Subject Lands is also inconsistent with the Council-endorsed Recommended Option, which recommends greater land use and built form permissions for the Subject Lands.

Should the Proposal be approved, it is recommended that the Subject Lands be brought into the City's Comprehensive Zoning By-law 569-2013. By-law 569-2013 is available here: <http://www.toronto.ca/zoning>

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 ("Growing Up Guidelines")
- Design Guidelines for Privately Owned Publicly- Accessible Spaces
- Pet Friendly Design Guidelines and Best Practices for New Multi-Unit Buildings ("Pet Friendly Guidelines")
- 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/>

PUBLIC ENGAGEMENT

Community Consultation

On March 23, 2026, an in-person Community Consultation Meeting ("CCM") took place at Lansing United Church. The CCM was attended by approximately 40 stakeholders, including the local ward councillor and the applicant, as well as several members of the local community.

Comments and questions raised at the CCM were generally focused on the following key issues:

- Concerns about the height of the building in comparison to the surrounding, approved and constructed developments;
- Concerns regarding the width of the tower, and its shadow impacts on other buildings and the surrounding community;
- Shadowing concerns on the existing local parks;
- Concerns respecting the lack of transition to the surrounding low-rise dwellings;
- Privacy concerns for surrounding residents, particularly the existing residents residing on the north side of Poyntz Avenue (within the Emerald Park Towers development);
- Concerns respecting the number of parking spaces, and the minimal visitor parking and employee parking spaces;
- Concerns about the traffic impact, citing the existing traffic congestion in the area;
- Concerns regarding local school capacity to accommodate additional school-aged children;
- Concerns about the size of the on-site parkland dedication;
- Concerns respecting the location of the park, which is in close proximity to an existing gas station; and,
- Concerns about access to bicycle parking, as access does not appear to be easily accessible.

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

Statutory Public Meeting Comments

In making their decision with regard to this Application, Council members have an opportunity to hear the oral submissions made at the statutory public meeting held by the North 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

The review of this Application has had regard for the relevant matters of provincial interest set out in the *Planning Act*. Staff have also reviewed the Proposal for consistency with the PPS, and find it to be consistent with the objectives of the PPS, particularly as it relates to housing delivery and the optimization of transit infrastructure.

Policy 2.1.6 of the PPS speaks to the creation of complete communities with an appropriate range and mix of housing options; transportation options; employment; public service facilities; and other institutional uses. Policy 2.2.1 of the PPS, speaks to the provisions of an appropriate range and mix of housing options at appropriate densities. Policy 2.2.1.a) speaks to the provision of housing that is affordable to low- and moderate-income households; while Policy 2.2.1.b) speaks to facilitating residential intensification in previously developed areas that result in a net increase in residential units. The Proposal is seeking to permit additional residential units in a previously developed area, contributing to the supply of market priced moderate-income dwelling units.

Policy 2.4.1.2 of the PPS directs that planning authorities plan for strategic growth areas, and accommodate for significant population and employment growth. Policy 2.4.3 of the PPS states that planning authorities shall plan for intensification on lands that are adjacent to existing and planned frequent transit corridors where appropriate. Policy 2.4.2 speaks to MTSA's, and that planning authorities promote development and intensification within MTSA's. Policy 2.2.1.d directs planning authorities to require transit supportive development and prioritize intensification in proximity to transit, including corridors and stations. The Subject Lands are located within North York Centre, a delineated *Centre* by Map 2: 'Urban Structure' of the Official Plan; the Subject Lands are also located within a PMTSA, and are located across the street from a tertiary entrance to Sheppard-Yonge Station, and interchange subway station servicing TTC Lines 1 and 3. The Proposal is optimizing the land use within a PMTSA, is located across the street from a station entrance, and is in a delineated *Centre* of the City.

Official Plan Policies and Design Guidelines

The Application has been reviewed against the Official Plan policies, Secondary Plan policies, SASPs, planning studies, and design guidelines described in the Policy and Regulation Considerations section of this Report.

Land Use

The Subject Lands are designated *Mixed Use Areas* by Map 16 of the Official Plan. *Mixed Use Areas* are made up of a broad range of residential, commercial, and institutional uses, in single use or mixed use buildings, and are planned to accommodate the City's growing population in a way that respects the surrounding area context, as established by the respective secondary plans and zoning by-laws, and by transportation infrastructure. While the Proposal is consistent with the *Mixed Use Areas* land use designation established by the Official Plan, additional policy criteria for this *Mixed Use Area* is guided by the NYCSP.

As previously noted, the NYCSP identifies the Subject Lands as *Mixed Use Area B*, as shown on Attachment 4, which permits commercial, institutional, residential, public parks and recreational uses, and transit terminals; but which specifies that the total of all residential uses on a site will not exceed 50 percent of the maximum permitted GFA. While the NYCSP caps the residential GFA at 50 percent of the total GFA, it is important to note that the NYCSP is undergoing a comprehensive review, and that the Council-endorsed Recommended Option for the Subject Lands, is *Mixed Use Areas 2*, which is intended to accommodate high-density residential development. The Proposal also includes 170 square metres of non-residential GFA, an on-site parkland dedication, and a POPS, all of which are permitted uses in the *Mixed Use Areas*.

The proposed use of the Subject Lands, being a high-density, residential development with 170 square metres of non-residential GFA at grade, an on-site parkland dedication, and enhanced landscaped area is appropriate, and consistent with the vision for *Mixed Use Areas*.

Density, Height, Massing

The Built Form policies of the Official Plan direct that development be located and organized to fit within its existing and planned context. Development will be massed to define and frame the edges of the public realm, ensure access to sunlight, reduce building footprints above the streetwall height, and provide good transition in scale between areas of different building heights and intensities.

The NYCSP establishes the Subject Lands have a maximum permitted density of 1.5 times the area of the lot (see Attachment 5), which would equate to a total GFA of approximately 2,610 square metres. The NYCSP also establishes that the Subject Lands have a maximum permitted height equal to the lesser of 11 metres or three storeys (see Attachment 6). Notwithstanding the maximum height and density permissions established by the NYCSP, the Subject Lands are located within the 200- to 500-metres centre point of the delineated Sheppard-Yonge PMTSA and will have City-initiated zoning that permits an FSI of 6 or greater for the Subject Lands. Further, SASP 725 in Chapter 8 of the Official Plan establishes a minimum site density of 1.5 FSI for the subject lands, and is planned to accommodate a minimum population and employment target of 350 residents and jobs combined per hectare. The minimum population and employment targets are intended to apply across the entire delineated area for the PMTSA. No individual development proposal is required to achieve the minimum target.

The net density of the Proposal is 20.2 FSI, which is greater than the minimum density permissions established for by the Subject Lands by SASP 725 and by the zoning being initiated by the City for lands within a PMTSA. However, it is important to note that the gross site density is 16.2 FSI, as approximately 19 percent of the Subject Lands are being conveyed to the City as road widenings or on-site parkland dedication. Staff are of the opinion that the proposed density is appropriate for the Subject Lands.

As previously noted earlier in this Report, the City is undertaking a comprehensive review of the NYCSP; building heights in the North York Centre are currently under review as part of Study. There is an existing and evolving context of tall buildings in the surrounding area, with existing and approved tall buildings in proximity to the Subject Lands ranging from 20 to 59 storeys. As part of the Council-endorsed Recommended Option for the Subject Lands, a height range of 15- to 45-storeys is contemplated, with heights of tall buildings descending with increased distance from the subway stations, and from Yonge Street to the east and west.

The Proposal, at 48-storeys, is within the range of approved building heights in the surrounding area. The proposed height, at 48-storeys, is marginally taller than the height range being contemplated by the Study, and is reflective of the evolving character of the North York Centre. The height is appropriate given the Subject Lands' proximity to Yonge Street, and given that the Subject Lands are located across the street from a tertiary entrance of the Sheppard-Yonge subway station. Staff are of the opinion that the proposed height is appropriate for the Subject Lands.

The Proposal contains a 3-storey base building, which appropriately responds to and fits within the existing and planned context of the Subject Lands. To the west of the Subject Lands are detached dwellings being 1- to 2-storeys in height, and to the north is a 3-storey streetwall established by 4750 Yonge Street (the Emerald Park Towers). The base building is set back 2.4 metres at grade from Poyntz Avenue, and is setback 1.5 metres above the ground floor. The proposed setback creates a 7.2-metre-wide sidewalk zone - when including the public boulevard on Poyntz Avenue - which provides space for street trees and wide sidewalks.

The Subject Lands are rectangular in shape, with the lot frontage being longer relative to the lot depth. Given the shape of the Subject Lands, the resulting base building and tower floor plate are also rectangular in shape, with the longer face parallel to Poyntz Avenue. To reduce massing impacts, the tower floor plate has been limited to 776 square metres, which is slightly larger than the recommended tower floor plate size in the Tall Building Design Guidelines, but which is consistent with other approved tower floor plates in the North York Centre.

Consistent with Policy 3.1.4 of the Official Plan, tall buildings - which are comprised of a base building, a tower and a top - should only be considered where they can fit into the existing or planned context, and where the site's size, configuration and context allows for the appropriate design criteria to be met. The Proposal is able to meet tower separation distance requirements to the north, east and south of the Subject Lands. The relationship to the east, more specifically, to the lot fronting onto Yonge Street (being 4722 Yonge Street, the existing gas station), is particularly critical as the Proposal will not limit the future redevelopment potential of that site.

The tower separation distance to the south is important as it protects for privacy, sky view and daylighting in the existing and planned context. The lands to the south (being detached dwellings with frontage on Johnston Avenue) are presently designated *Neighbourhoods* by the Official Plan, however, the Recommended Option of the Study envisions these lands as supporting tall buildings. Accordingly, securing the 12.5 metre tower separation distance from the south lot line of the Subject Lands minimizes overlook and sky view concerns while protecting the redevelopment potential of the adjacent lands to the south.

A tower separation distance of 12.5 metres is not being met along the west side of the tower; however, Staff can accept this condition as the Beecroft Road south extension will impact the redevelopment potential of the lots to the west (as discussed in great later detail later in this Report).

The massing of the Proposal assists in framing the public realm, creating new interfaces along Poyntz Avenue, as well as the on-site parkland dedication, and creating a building form transition from Yonge Street onto Poyntz Avenue. Accordingly, Staff are of the opinion that the proposed massing is appropriate for the Subject Lands.

Beecroft Road South Extension

Map 8-12: 'North York Centre South Site Specific Policies' and Policy 12.11 ('South Side of Poyntz Avenue') of the NYCSP apply to the Subject Lands, see Attachment 7. Policy 12.11 speaks to protecting for setbacks to allow for the future extension of Beecroft Road. Additionally, the Study identifies new mobility improvements in the North York Centre, which includes a potential extension of Beecroft Road south to Florence Avenue (see Appendix 10). Modelling and design work relating to the Beecroft Road south extension are expected to be initiated later this year and will be advanced through the Study. Until such time, the alignment, geometry and design of the Beecroft Road south extension is unknown.

The Subject Lands are generally located immediately east of the existing terminus of Beecroft Road, where Beecroft Road intersects with Poyntz Avenue. The Block Context Plan submitted in support of the Proposal illustrates that Beecroft Road can be extended south from Poyntz Avenue to Florence Avenue, and that the alignment of the extension can run immediately west of the subject lands through 27 Poyntz Avenue. In consideration of the potential southerly extension of Beecroft Road, and consistent with Policy 12.11 of the NYCSP, the City has secured a 3-metre side yard setback from the west property line. The 3-metre side yard setback provides appropriate transition to both the existing and planned context.

Public Realm

The Proposal contributes to the animation and vibrancy of the public realm by incorporating an on-site parkland dedication, an enhanced landscape area, an outdoor non-residential GFA space (i.e., a patio space), and streetscape improvements along the Poyntz Avenue frontage. While Poyntz Avenue is considered a local street by the NYCSP, the Study contemplates Poyntz Avenue as a secondary retail street. The Proposal is establishing a non-residential use along Poyntz Avenue consistent with the vision of the Study, and will generate new pedestrian activity through the potential patio component and on-site parkland.

Shadow Impact

The Sun and Shadow Study, prepared by B+H Architects Corp. and dated May 14, 2026, demonstrates that the Proposal creates limited and fast-moving shadows, generally concentrated to the north of the Subject Lands.

More specifically, the proposed building has limited shadow impact on the local neighbourhood, with the most prevalent impacts in the early mornings in March and September. Staff are of the opinion that the proposed built form appropriately balances intensification adjacent to a higher-order transit station with shadow impacts on the public realm.

With respect to the impact on parks, the proposed building casts a limited shadow on Albert Standing Park in March, September and December from approximately 10:18 am to 11:18 am. In June there are no shadows cast on Albert Standing Park. The on-site parkland dedication of the Proposal will have shadow impacts in the late afternoon across all seasons.

Wind Impact

The Pedestrian Level Wind Study, prepared by Gradient Wind and dated September 2025, along with the Addendum dated May 2026, indicates overall desirable wind conditions on the adjacent streets, park, and the proposed outdoor amenity spaces. The proposed park to the east is expected to experience wind conditions that are comfortable for standing in spring and winter, with calmer conditions in summer and autumn. The majority of public sidewalks on Poyntz Avenue will experience wind conditions that are suitable for sitting and standing. In spring and winter, comfort levels are reduced to walking on the north side of Poyntz Avenue and along the proposed retail frontage.

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 535 new residential units, with a unit mix that meets the Growing Up Guidelines. The Growing Up Guidelines recommend a unit mix that includes a minimum of 15 percent of the total unit supply be two-bedroom units and 10 percent of the total unit supply be three-bedroom units. This Proposal includes 81 two-bedroom units (15 percent of the total unit supply) and 54 three-bedroom units (10 percent of the total unit supply).

Rental Housing Demolition and Replacement

A related Rental Housing Demolition Application will be considered at the North York Community Council meeting on July 7, 2026, concurrently with this Report.

The Rental Housing Demolition Decision Report includes review and analysis of the rental housing demolition and replacement matters, including replacement of the existing rental housing. The 8 existing rental units are proposed to be replaced as part of the Proposal. A Tenant Assistance Plan is not proposed as all existing rental units were vacant at the time of this application.

Servicing

[The Functional Servicing Report, prepared by Envision Consultants and dated May 8, 2026, submitted in support of the Proposal concludes that existing capacity is in place to service the Proposal. Development Engineering Staff agree with this conclusion and upgrades to existing infrastructure are not required. However, it is](#) noted that the Proposal is greater than 84 metres in height. Per the City's design criteria, for a building with a height greater than 84 metres, as measured between grade and the ceiling level of the top storey, the building shall be serviced by no fewer than two sources of water supply from a public water system. Alternatively, where there is only one watermain available to service the development, the applicant can connect two service connections to the same watermain, however, an isolation valve is required to be installed between the two connections. The Proposal does not demonstrate compliance with this City design criteria. Accordingly, this must be addressed at the site plan control approval stage.

Road Widening

In order to satisfy the Official Plan requirement of a 30-metre ROW for this segment of Poyntz Avenue, a 4.94 metre road widening dedication along the Poyntz Avenue frontage of the Subject Lands is required. The Proposal seeks relief from this requirement. It is noted that the existing ROW width of Poyntz Avenue between Beecroft Road and Yonge Street is non-uniform, with current ROW widths ranging from approximately 25 metres on the west side of the Subject Lands to 30 metres on the east. Acquiring a road widening as part of this Proposal would result in obtaining an irregular, narrow strip of land. In coordination with Transportation Service's Capital Projects and Cycling groups, it has been confirmed no additional ROW on Poyntz

Avenue is needed for the foreseeable future, accordingly, no conveyance of Poyntz Avenue is required for this Proposal.

As part of Study, the ROW requirement for Poyntz Avenue (between Beecroft Road and Yonge Street) will be addressed through the updated Secondary Plan, in the context of approvals on recent development applications in the area. Accordingly, the draft Official Plan Amendment for this Proposal is seeking relief from Schedule 1 of the Official Plan, and no conveyance shall be required.

Transportation Review has been informed by the Land and Property Services Group that a 0.67 metre widening is required for the Laneway east of the Subject Lands. Accordingly, the Applicant is required to submit a Draft Reference Plan of Survey to the Director, Engineering Review, Development Review, for review and acceptance, prior to depositing in the appropriate Land Registry Office. The laneway widening has been labelled on the Ground Plan (see Attachment 16).

Traffic Impact

The Transportation Impact Study ("TIS"), prepared by BA Group and dated May 8, 2026, concludes that the Proposal is estimated to generate approximately 75 and 95 two-way vehicular trips in the AM and PM hours respectively. The TIS concludes that the trips generated by the Proposal can be accommodated by the existing signalized and unsignalized intersections in the area, and does not recommend any mitigation measures or improvements. While Transportation Review staff agree that site trips generated by the Proposal can be accommodated by the area transportation network, Transportation Review does not agree with the conclusion that mitigation measures are not required. Given mitigation measures are secured during detailed design, this issue will be addressed and secured as part of the site plan control approval process.

In accordance with the policies of the Official Plan, NYCSP, the TGS and the updated Transportation Impact Study Terms of Reference (2023), the applicant shall identify the appropriate travel demand management ("TDM") programs/measures to be implemented on/for the Subject Lands to reduce the single occupancy auto vehicle trips generated by the Proposal and promote active and sustainable transportation options. Based on the TIS, the following TDM measures are proposed:

- Car-Share Vehicle and Space: one car-share space is provided on-site on the P2 level of the garage.
- Bicycle Repair Station: an on-site bicycle repair station is proposed, allowing residents of the Proposal to change tires, inflate tires, adjust seat, etc.
- Pre-loaded PRESTO Cards: The applicant is proposing to provide a one-time, pre-loaded PRESTO card with one-month TTC pass for all unit owners that do not purchase parking at the time of occupancy, encouraging use of transit infrastructure.

The TDM measures will be secured as conditions in a future agreement with the City, through the site plan control approval process.

Access, Vehicular and Bicycle Parking and Loading

Access to the Proposal is facilitated by a private driveway centrally located on the Subject Lands and accessible from Poyntz Avenue. Access is proposed via a right-in-right-out configuration; Transportation Review has reviewed this access configuration and has no objections with providing site access from Poyntz Avenue as the laneway to the east of the Subject Lands is less than 6-metres wide after all conveyances.

The Proposal includes a three-level underground parking structure that contains a total of 66 vehicular parking spaces, including seven visitor parking spaces on the P1 level and 59 residential parking spaces on the P2 and P3 levels. In addition, three pick-up, drop-off ("PU DO") spaces are proposed on the P1 Level and one car share space is proposed on the P2 Level. While the *Planning Act* prohibits minimum parking requirements in a zoning by-law within a PMTSA, any parking that is provided by the applicant is subject to zoning and accessibility standards for parking spaces; accordingly, six accessible parking spaces are required and must be accommodated onsite.

The Proposal also includes two loading spaces: one Type "G" loading space and one Type "C" loading space on the ground floor. The loading spaces are for the residential components of the Proposal, noting no loading spaces are required for the non-residential component. Based on comments from Solid Waste, the site is ineligible for non-residential garbage pickup. As a result, non-residential waste will have to be privately coordinated. The loading spaces are located internal to the building, with all loading/collection functions not visible from the public realm. The Type "G" loading space will require an unencumbered vertical clearance of 6.1 metres.

A total of 414 bike parking spaces are being provided as part of the Proposal, including 12 publicly accessible spaces located outside the lobby and retail entrances; 38 short-term spaces and 364 long-term spaces, both located on the second floor of the base building, meeting the minimum bike parking requirements of Zoning By-law 569-2013. However, amendments are being sought to the location and dimensions of long-term and short-term bike parking spaces; Transportation Review has advised that By-law 223-2025, which applies to the Subject Lands, already provides flexibility to the dimensions and location of bike parking, and that bike parking should be provided in accordance with By-law 223-2025.

Parkland

In accordance with Section 42 of the *Planning Act*, the applicable alternative rate for on-site parkland dedication is 1 hectare per 600 net residential units to a cap of 10 percent of the development site as the site is less than five hectares, with the non-residential uses subject to a 2 percent parkland dedication rate. The total parkland dedication requirement for the Proposal is 213.7 square metres.

The Owner is required to satisfy the parkland dedication requirement through an on-site dedication. The park is to be located in the eastern portion of the Subject Lands, with frontage on Poyntz Avenue and the Laneway to the east, and comply with Policy 3.2.3.8 of the Official Plan.

Of the total 405 square metres of parkland being proposed, 213.7 square metres is the parkland dedication requirement, and 191.3 square metres is the additional parkland (the "parkland over-dedication"), which consists of an in-kind CBC contribution. The Proposal also includes a 5-metre setback between the park boundary and any adjacent building face.

This Report 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. The development charge credit shall be in an amount that is the lesser of the cost to the Owner of installing 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. The Owner will be required to enter into an agreement with the City to provide for the design and construction of the improvements and will be required to provide financial security to ensure completion of the works.

Archaeological Assessment

The Subject Lands are located within an area of archaeological potential, as identified by the City of Toronto's Archaeological Management Plan. As such, a Stage 1 Archaeological Assessment, prepared by WSP E&I Canada Ltd. and dated September 12, 2025, and a Stage 2 Archaeological Assessment, prepared by WSP E&I Canada Ltd. and dated December 18, 2025, was submitted in support of the Proposal. Together, these reports recommend that the Subject Lands be considered free of further archaeological concerns. Heritage Planning Archaeology staff have reviewed the Stage 1 and Stage 2 Archaeological Assessment reports and concur with the recommendation that no further archaeological assessment is required. However, if any expansions to the boundaries of the Subject Lands are proposed, further archaeological assessment work may be required.

Tree Preservation

The Proposal is subject to the provisions of the City of Toronto Municipal Code, Chapter 813 Articles II (Trees on City Streets) and III (Private Tree Protection).

Urban Forestry will require the applicant to apply for and provide any associated fees relating to any proposed tree injuries/removals to implement the Proposal; noting the fees in 2026 are \$436.39 per City street tree; \$436.39 per private subject site tree, and \$913.58 per private boundary/neighbouring tree.

Urban Forestry has identified the soil volumes for the Proposal are insufficient as proposed; more specifically, based on a net site area of 1,845 square metres, a total soil volume of 335 cubic metres is required for tree planting on the Subject Lands and within the public boulevard, whereas the Proposal is only able to provide 315 cubic metres of soil. Urban Forestry also notes some of the proposed soil volume is located in the municipal clearance zone of existing utilities and cannot count towards soil volume totals unless these utilities are relocated. Urban Forestry is requesting the relocation of

incoming service connections to be under the proposed driveway and/or away from Soil Area 1. Tree planting details, including soil volume, will be further addressed and secured at the site plan control application stage.

Conclusion

Following a comprehensive review, Staff are of the opinion that the Proposal has had regard for the relevant matters of provincial interest set out in the *Planning Act*, is consistent with PPS, and conforms with the Official Plan. The Proposal represents an appropriate intensification of land in proximity to existing transit infrastructure. Staff recommend that Council approve the Official Plan Amendment and Zoning By-law Amendment application.

CONTACT

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Tel. No. 416-392-4358, E-mail: diana.digirolamo@toronto.ca

SIGNATURE

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

ATTACHMENTS

City of Toronto Information/Drawings

- Attachment 1: Application Data Sheet
- Attachment 2: Location Map
- Attachment 3: Official Plan Land Use Map
- Attachment 4: Map 8-3: 'North York Centre South Land Use Areas'
- Attachment 5: Map 8-6: 'North York Centre South Density Limits'
- Attachment 6: Map 8-8d: North York Centre Secondary Plan 'Maximum Height Limits'
- Attachment 7: Map 8-12: 'North York Centre South Site Specific Policies'
- Attachment 8: North York at the Centre Study: Recommended Option 'Land Use'
- Attachment 9: North York at the Centre Study: Recommended Option 'Building Types and Heights'
- Attachment 10: North York at the Centre Study: Recommended Option 'Mobility Map'
- Attachment 11: Existing Zoning By-law Map (Former City of North York Zoning By-law 7625)
- Attachment 12: Existing Zoning By-law Map (Comprehensive Zoning By-law 569-2013)
- Attachment 13: Draft Official Plan Amendment
- Attachment 14: Draft Zoning By-law Amendment

Applicant Submitted Drawings

- Attachment 15: Site Plan
- Attachment 16: Ground Floor Plan
- Attachment 17: North Elevation (Facing Poyntz Avenue)
- Attachment 18: East Elevation (Facing Laneway W Yonge S Poyntz)
- Attachment 19: South Elevation
- Attachment 20: West Elevation
- Attachment 21: 3D Massing Model (Looking Northwest)
- Attachment 22: 3D Massing Model (Looking Southeast)
- Attachment 23: CBC In-kind Contribution Request Letter

Attachment 1: Application Data Sheet

APPLICATION DATA SHEET

Municipal Address: 15-25 POYNTZ AVE Date Received: November 12, 2025

Application Number: 25 252388 NNY 18 OZ

Application Type: OPA & Rezoning

Project Description: The proposal is seeking to permit a 48-storey tall building, containing 535 residential units on the subject lands. The proposal has a total gross floor area of 35,270 square metres, of which 170 square metres is dedicated to non-residential uses, and a density of 20.2 times the area of the lands. The proposal includes an onsite parkland dedication.

Applicant	Agent	Architect	Owner
POYNTZ RESIDENCES LP			GREAT ART SCHOOL OF MUSIC INC

EXISTING PLANNING CONTROLS

Official Plan Designation: Mixed Use Areas Site Specific Provision: Y

Zoning: R4 Heritage Designation: N

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

PROJECT INFORMATION

Site Area (sq m): 2,168 Frontage (m): 67 Depth (m): 33

Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):			1,275	1,275
Residential GFA (sq m):	1,075	0	35,007	35,007
Non-Residential GFA (sq m):			189	189
Total GFA (sq m):	1,075	0	35,196	35,196
Height - Storeys:	2		48	48
Height - Metres:			156	156
Lot Coverage Ratio (%):	58.81	Floor Space Index:		16.23

Floor Area Breakdown	Above Grade (sq m)	Below Grade (sq m)
Residential GFA:	35,100	
Retail GFA:	170	
Office GFA:		
Industrial GFA:		
Institutional/Other GFA:		

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:			8	8
Freehold:				
Condominium:			527	527
Other:				
Total Units:			535	535

Total Residential Units by Size

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:					
Proposed:		46	354	81	54
Total Units:		46	354	81	54

Parking and Loading

Parking Spaces:	71	Bicycle Parking Spaces:	416	Loading Docks:	1
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CONTACT:

Diana DiGirolamo, Senior Planner, Community Planning
416-392-4358
diana.digirolamo@toronto.ca

Attachment 2: Location Map



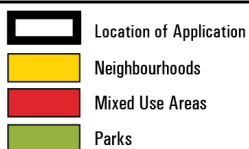
Attachment 3: Official Plan Land Use Map



Official Plan Land Use Map 16

15-25 Poyntz Avenue

File # 25 252388 NNY 18 0Z



Not to Scale
Extracted: 11/17/2025

Attachment 4: Map 8-3: 'North York Centre South Land Use Areas'



Toronto
North York Centre Secondary Plan
MAP 8-3 North York Centre South Land Use Areas

15-25 Poyntz Avenue
File # 25 252388 NNY 18 02

- Secondary Plan Boundary
- Mixed Use Areas
 - Area A - 0% Residential Use
 - Area B - Maximum 50% Residential Use
 - Area C - Maximum 100% Residential Use
 - Area D - Maximum 100% Residential Use
- Parks and Open Space Areas

Location of Application

*Deferral 1 No decision made by Ministry on lands identified as Deferral 1
 **Deferral 2 Lands identified as Deferral 2 have not yet received approval from the OMB



02/18/2026

Attachment 5: Map 8-6: 'North York Centre South Density Limits'



TORONTO
North York Centre Secondary Plan
MAP 8-6 North York Centre South Density Limits

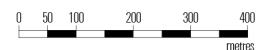
15-25 Poyntz Avenue

File # 25 252388 NNY 18 02

— Secondary Plan Boundary

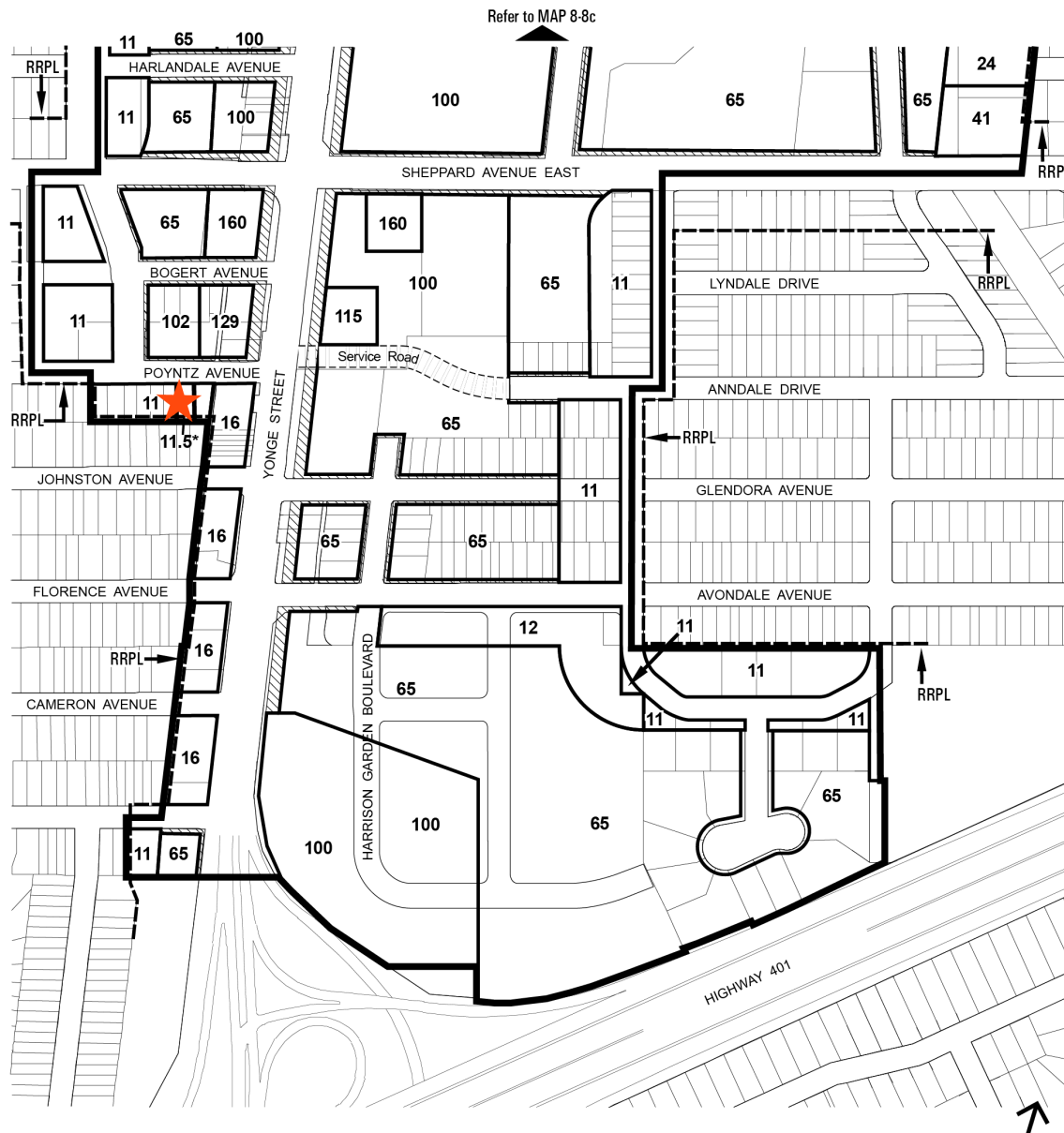
Note: Density Limits are exclusive of density incentives and transfers

★ Location of Application



02/18/2026

Attachment 6: Map 8-8d: North York Centre Secondary Plan 'Maximum Height Limits'



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

15-25 Poyntz Avenue

File # 25 252388 NNY 18 02

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

#*	Maximum Building Height in Metres
	Location of Application



02/18/2026

Attachment 7: Map 8-12: 'North York Centre South Site Specific Policies'



TORONTO
North York Centre Secondary Plan
MAP 8-12 North York Centre South Site Specific Policies

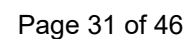
15-25 Poyntz Avenue

File # 25 252388 NNY 18 02

* The shaded areas on this map are subject to the specific policies set out in the North York Centre Secondary Plan, Section 12.

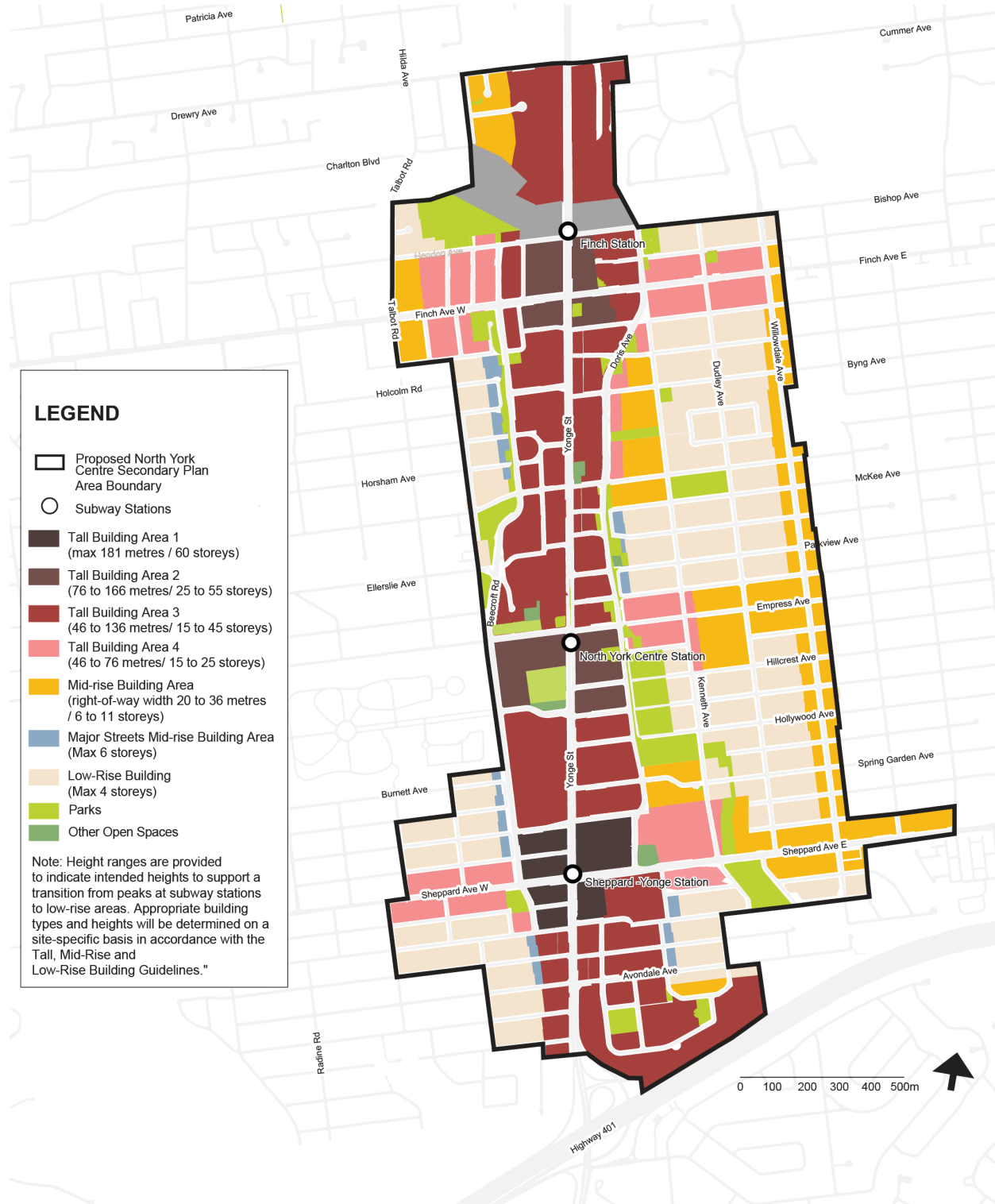
This map forms part of the Official Plan and should be interpreted in conjunction with the written text.

02/18/2026



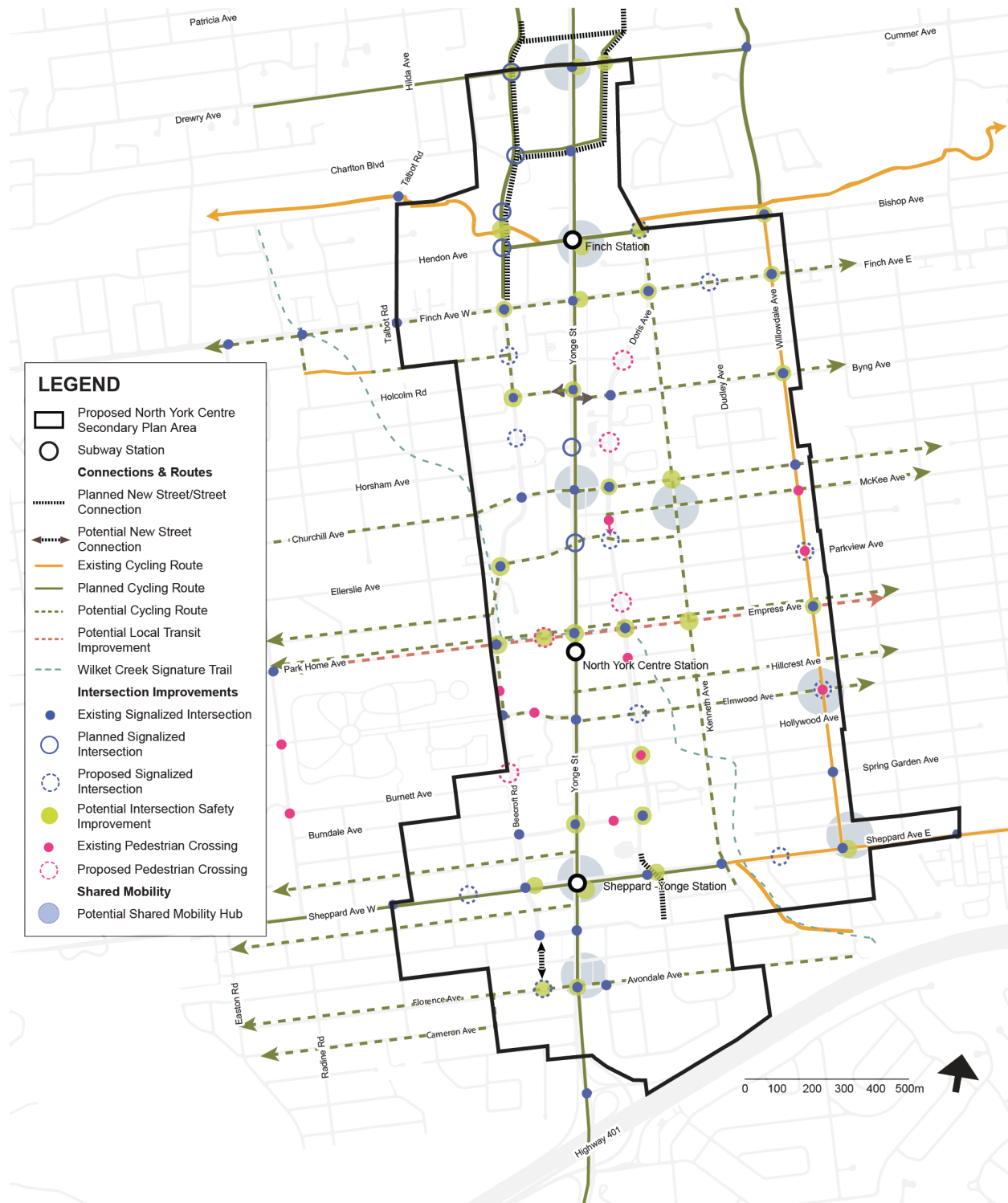
Recommended Option

Building Types and Heights Map



Recommended Option

Mobility Map



Attachment 11: Existing Zoning By-law Map (Former City of North York Zoning By-law 7625)



Zoning By-law 7625

15-25 Poyntz Avenue

File # 25 252388 NNY 18 OZ



Location of Application

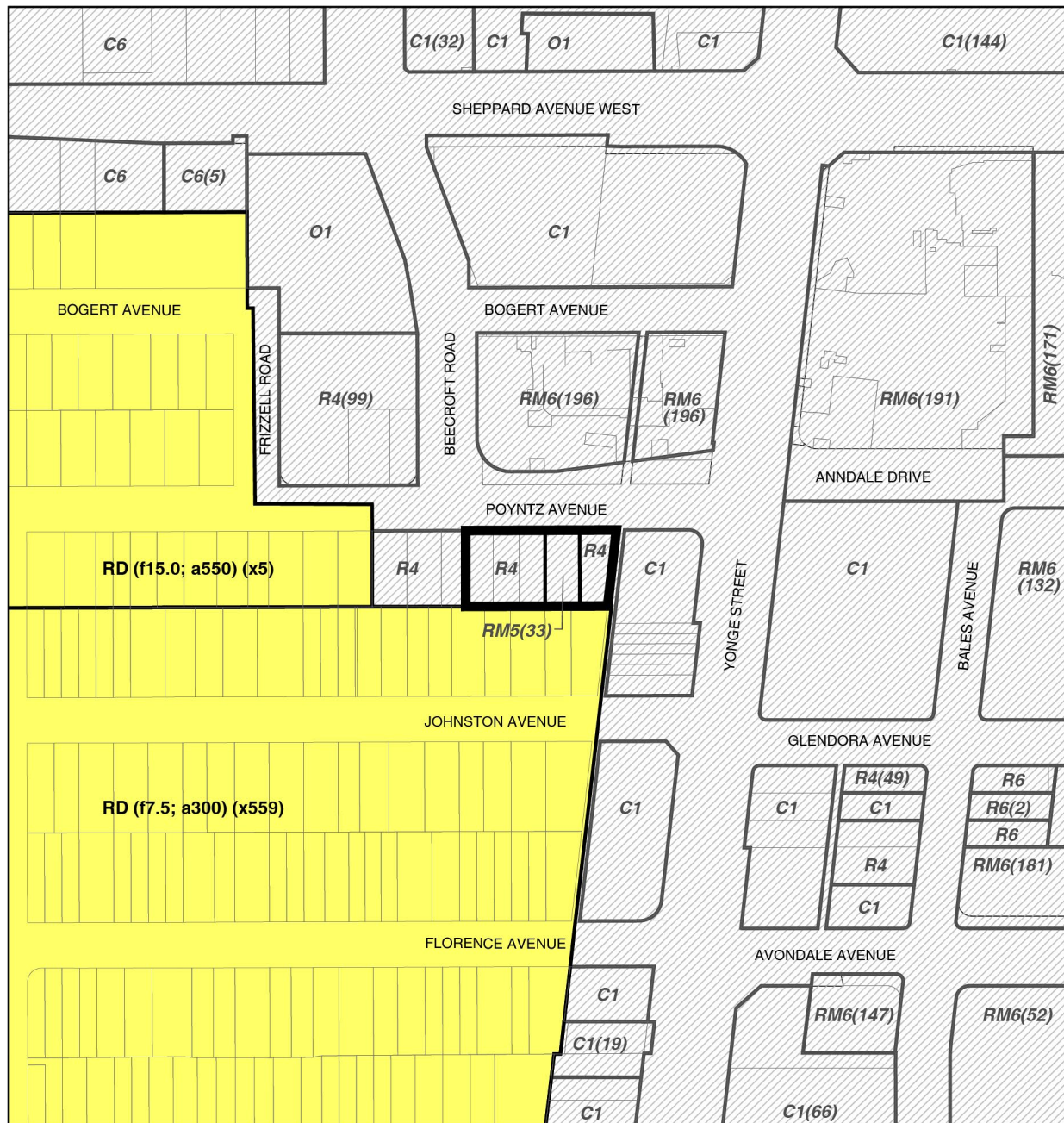
- R4** One-Family Detached Dwelling Fourth Density Zone
- R6** One-Family Detached Dwelling Sixth Density Zone
- R7** One-Family Detached Dwelling Seventh Density Zone
- RM5** Multiple-Family Dwellings Fifth Density Zone
- RM6** Multiple-Family Dwellings Sixth Density Zone

- O1** Open Space Zone
- C1** General Commercial Zone
- C6** Special Commercial Area Zone



Not to Scale
Extracted: 11/17/2025

Attachment 12: Existing Zoning By-law Map (Comprehensive Zoning By-law 569-2013)



Zoning By-law 569-2013

15-25 Poyntz Avenue

File # 25 252388 NNY 18 0Z

	Location of Application		See Former City of North York By-law No. 7625	
	RD Residential Detached	<i>C6</i>	Special Commercial Area Zone	<i>O1</i> Open Space Zone
		<i>R6</i>	One-Family Detached Dwelling Sixth Density Zone	<i>C1</i> General Commercial Zone
		<i>RM5</i>	Multiple-Family Dwellings Fifth Density Zone	
		<i>RM6</i>	Multiple-Family Dwellings Sixth Density Zone	
		<i>R4</i>	One-Family Detached Dwelling Fourth Density Zone	



Not to Scale
Extracted: 11/17/2025

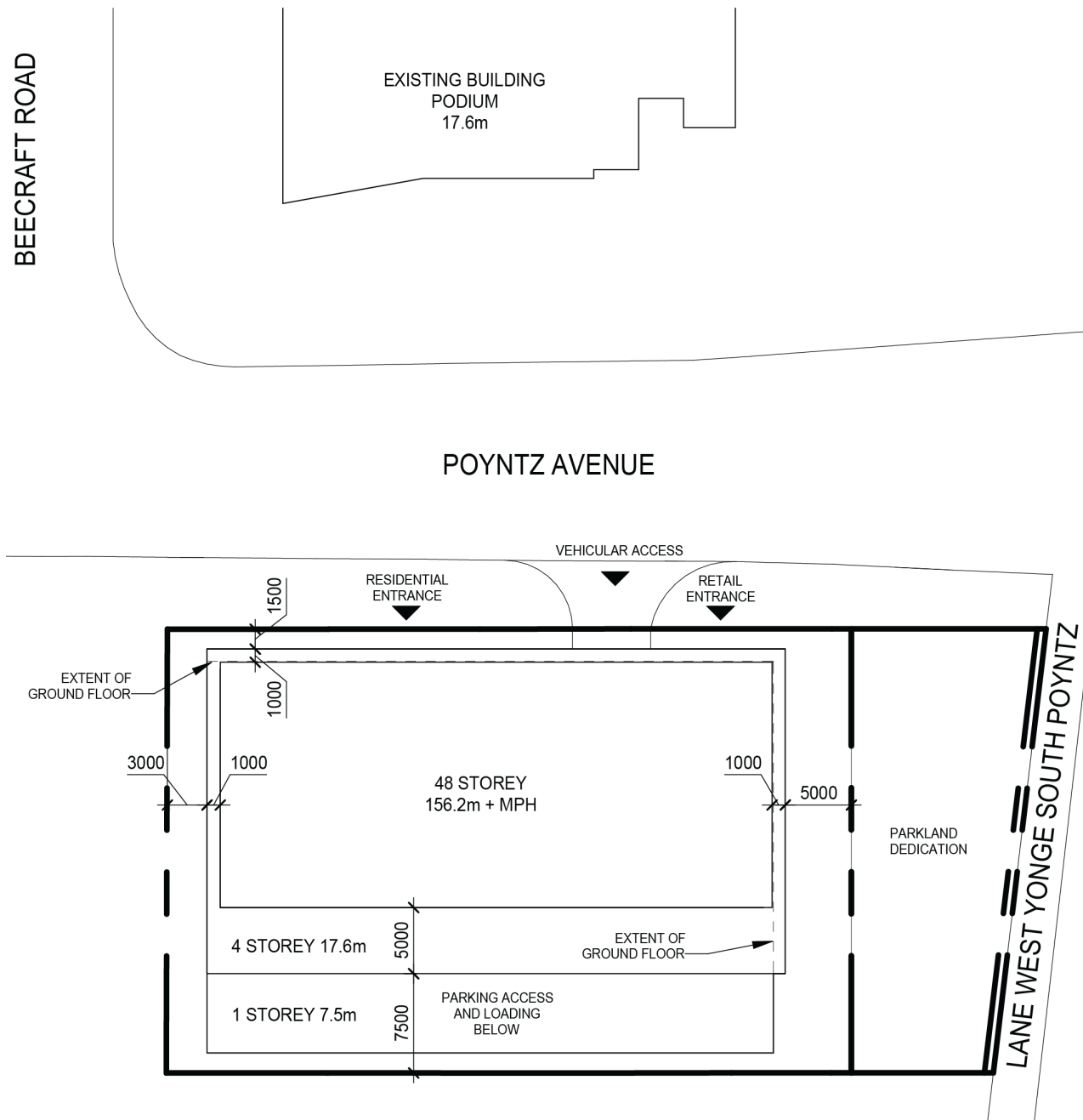
Attachment 13: Draft Official Plan Amendment

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

Attachment 14: Draft Zoning By-law Amendment

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

Attachment 15: Site Plan



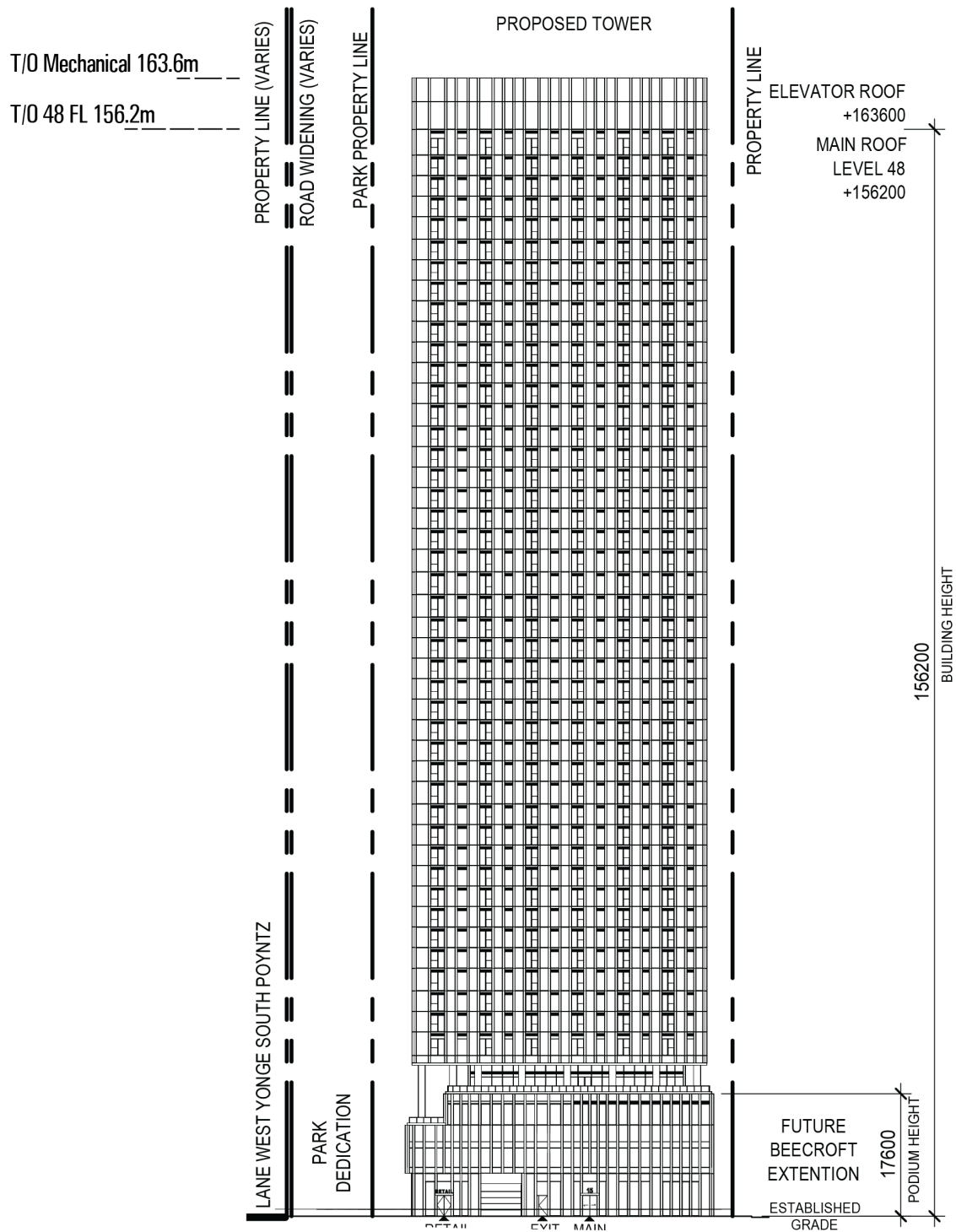
Site Plan



Decision Report - Approval - 15-25 Poyntz Ave

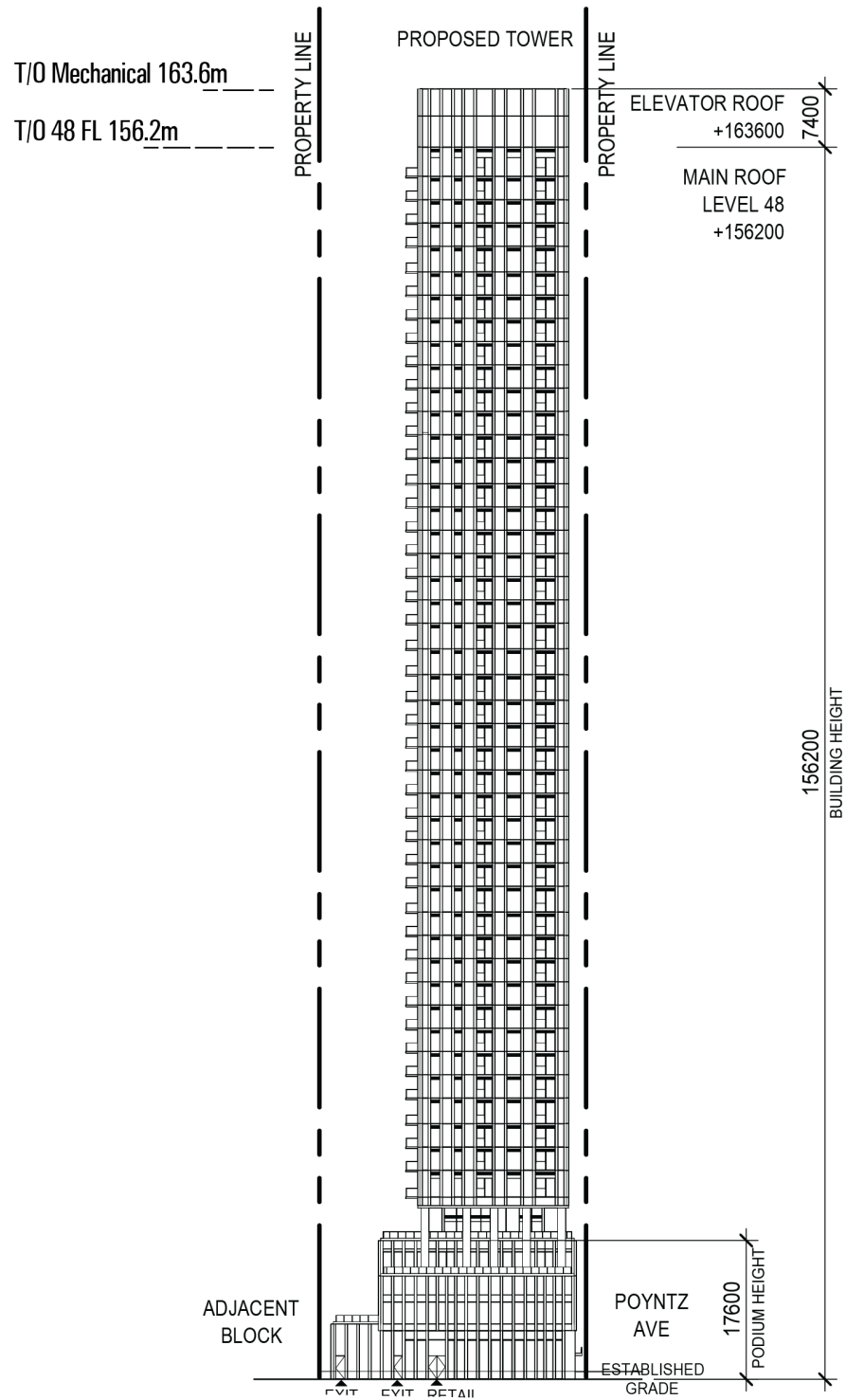


Attachment 17: North Elevation (Facing Poyntz Avenue)



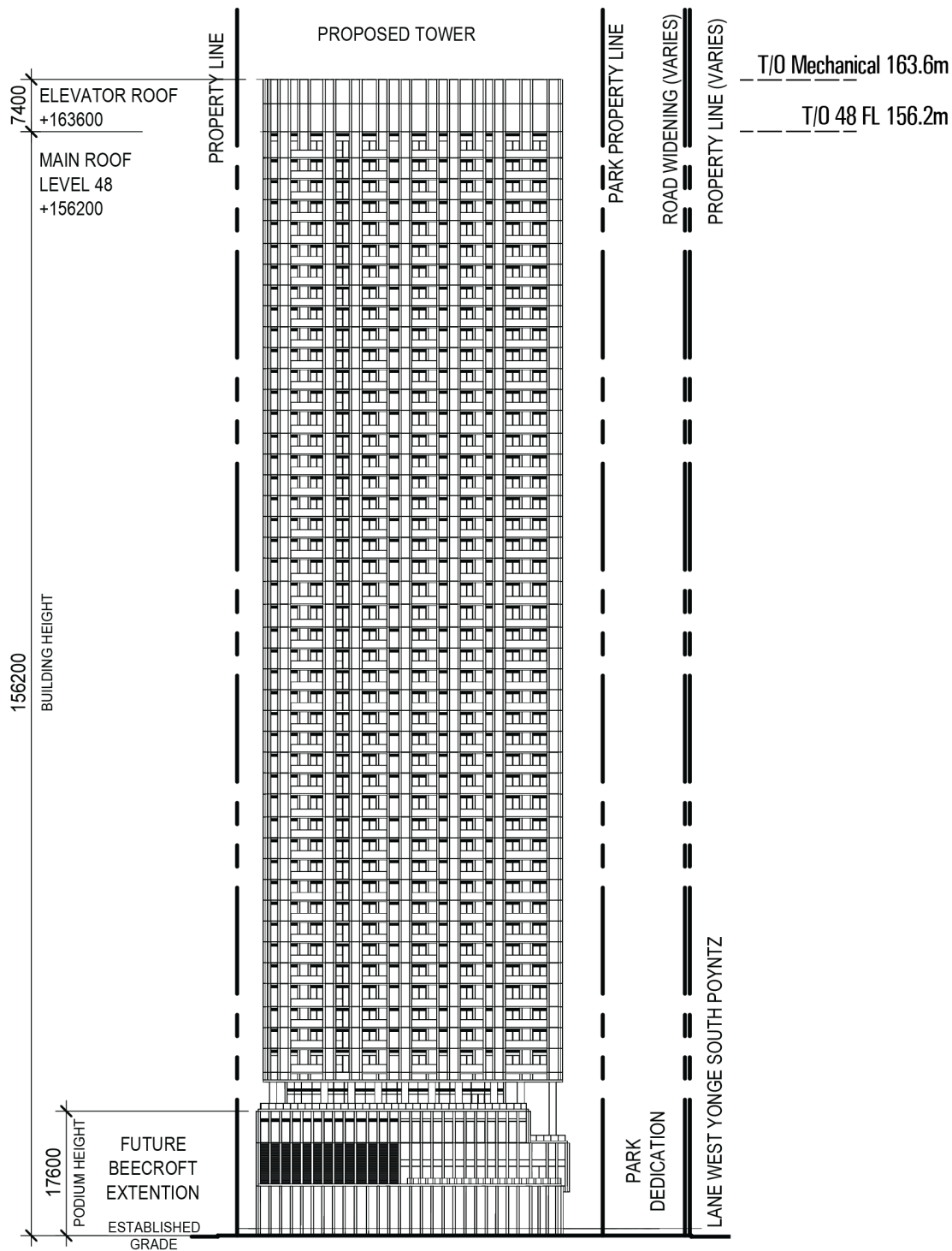
North Elevation

Attachment 18: East Elevation (Facing Laneway W Yonge S Poyntz)



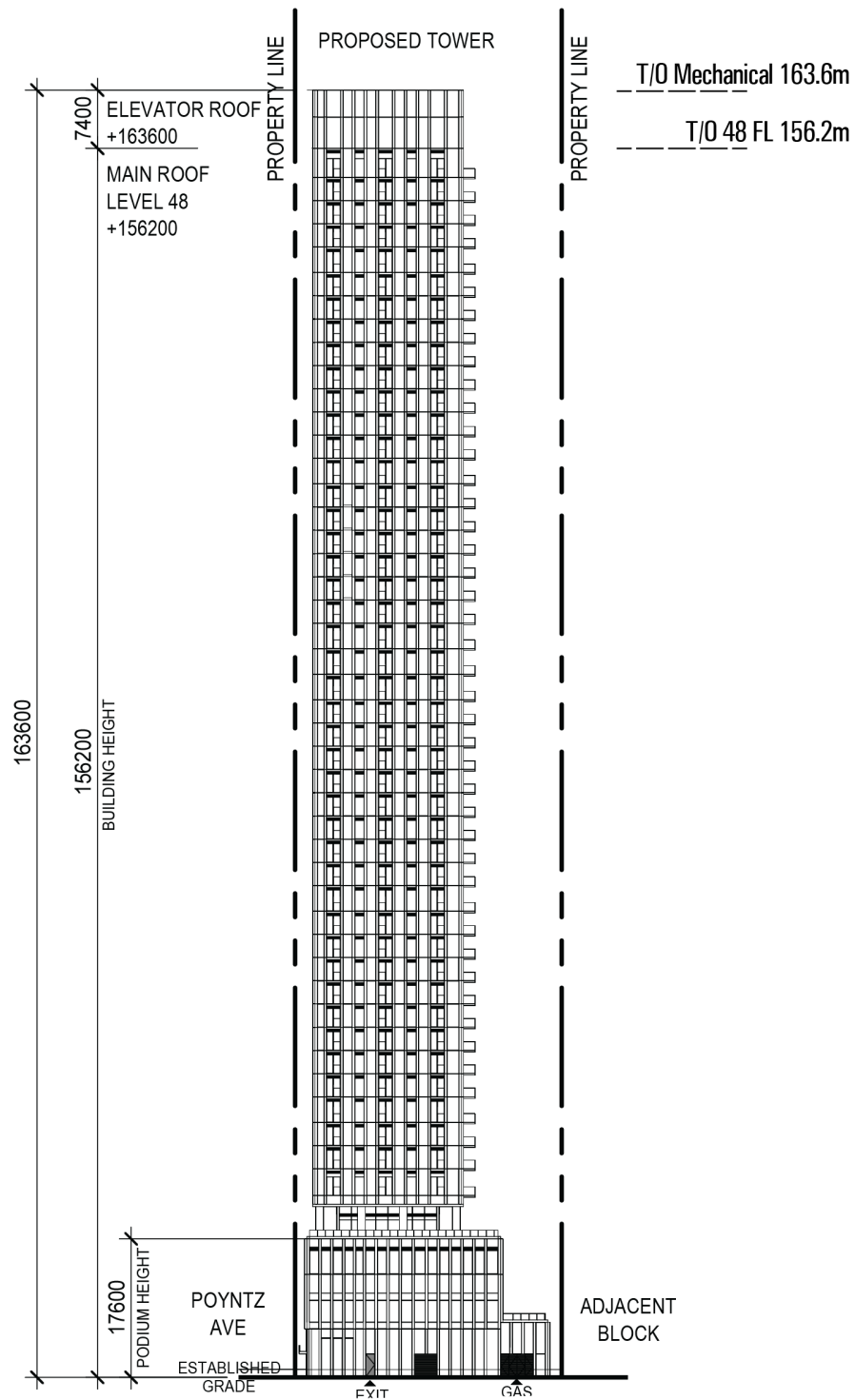
East Elevation

Attachment 19: South Elevation



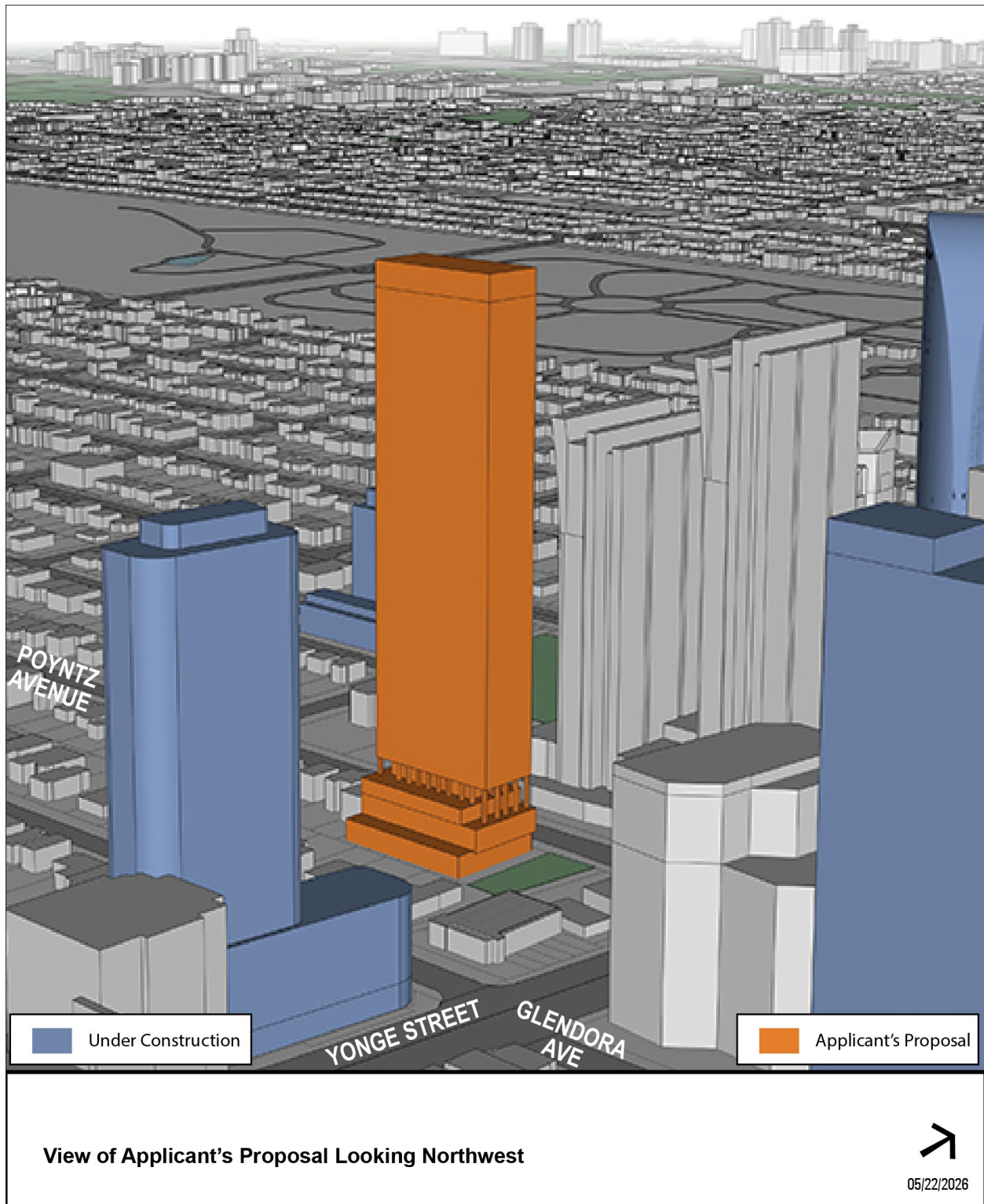
South Elevation

Attachment 20: West Elevation

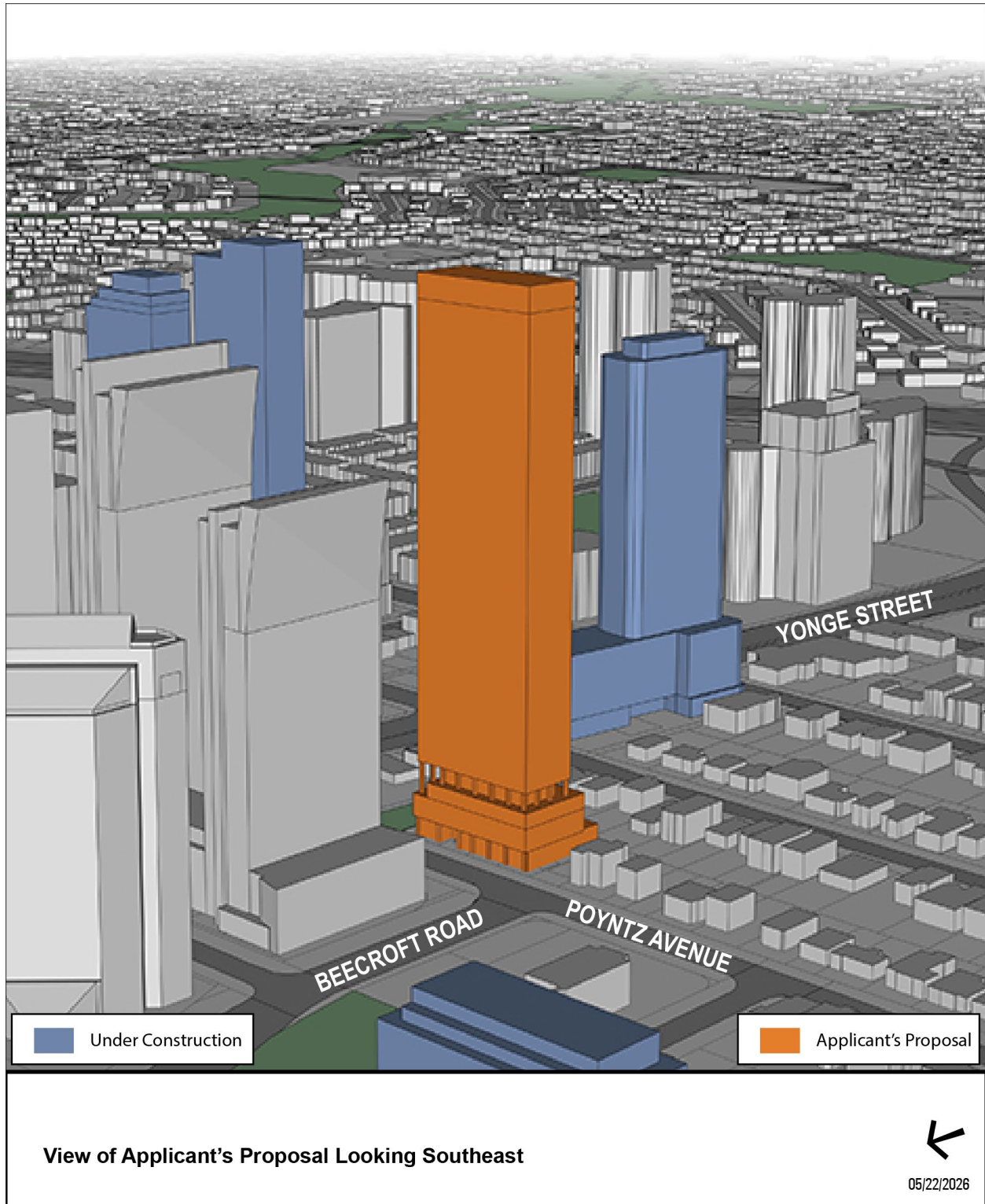


West Elevation

Attachment 21: 3D Massing Model (Looking Northwest)



Attachment 22: 3D Massing Model (Looking Southeast)



Attachment 23: CBC In-kind Contribution Request Letter

(Attachment under separate cover to be provided prior to July 7, 2026)