

Attachment 5: Draft Official Plan Amendment

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

Enacted by Council: ~, 20~

CITY OF TORONTO

Bill XXX

BY-LAW ###

To adopt Official Plan Amendment 957 for the City of Toronto

respecting the lands known municipally in the year 2025, as 245 Eglinton Avenue East

Whereas authority is given to Council under the *Planning Act*, R.S.O. 1990, c. P.13, as amended,
to pass this By-law; and

Whereas Council of the City of Toronto has provided adequate information to the public and has
held at least one public meeting in accordance with the *Planning Act*;

The Council of the City of Toronto enacts:

1. The attached Amendment No. 957 to the Official Plan is hereby adopted pursuant to the
Planning Act, as amended.

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

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)

AMENDMENT NO. 957 TO THE OFFICIAL PLAN

**LANDS MUNICIPALLY KNOWN IN THE YEAR 2025 AS
245 EGLINTON AVENUE EAST**

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

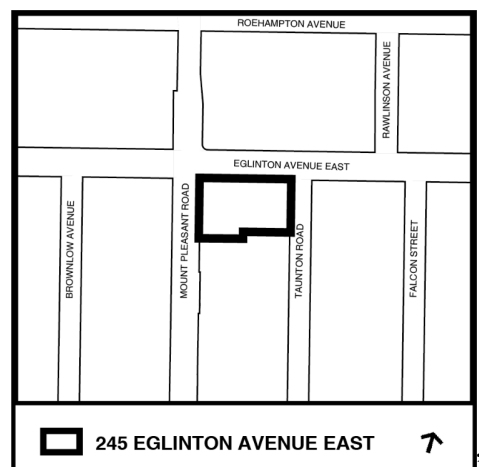
1. Chapter 6, Section 21, Yonge-Eglinton Secondary Plan, is amended by adding Section 11, Site and Area Specific Policies and adding Site and Area Specific Policy Area Number 11.19 for the lands known municipally in 2025 as 245 Eglinton Avenue East:

“11. SITE AND AREA SPECIFIC POLICIES

11.0.1 The policies of this Secondary Plan apply to areas subject to Site and Area Specific Policies identified on Map 21-11, except in the case of conflict, the Site and Area Specific Policies prevail.

[11.19]. 245 Eglinton Avenue East

- a. A building having two towers having maximum heights of 59-storeys is permitted.
- b. Any tall building development on the site will include a minimum of 3,577 square metres of non-residential and/or affordable rental housing gross floor area, representing 25% office replacement.
- c. For any affordable rental housing provided through b above, the owner shall enter into an Agreement with the City of Toronto to secure the provision of a minimum of 6 Affordable Rental Housing Units for a minimum of 25 years. The unit mix of the affordable rental housing units will generally match the overall building unit mix, unless otherwise specified, to the satisfaction of the Chief Planner and Executive Director, City Planning.



2. Chapter 6, Map 21, Yonge-Eglinton Secondary Plan, is amended by adding Map 21-11 and showing the lands known municipally in 2025 as 245 Eglinton Avenue East as Site and Area Specific Policy Area Number 11.19, as shown on the attached Appendix 1.

Appendix 1

