

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 XXX

**To adopt Official Plan Amendment 963 for the City of Toronto respecting the lands known municipally in the year 2025, as 537, 539, 541, 543, 545, 547 and 551 Eglinton Avenue East and 59 and 61 Hoyle Avenue**

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

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

The Council of the City of Toronto enacts:

1. The attached Amendment No. 963 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. 963 TO THE OFFICIAL PLAN**

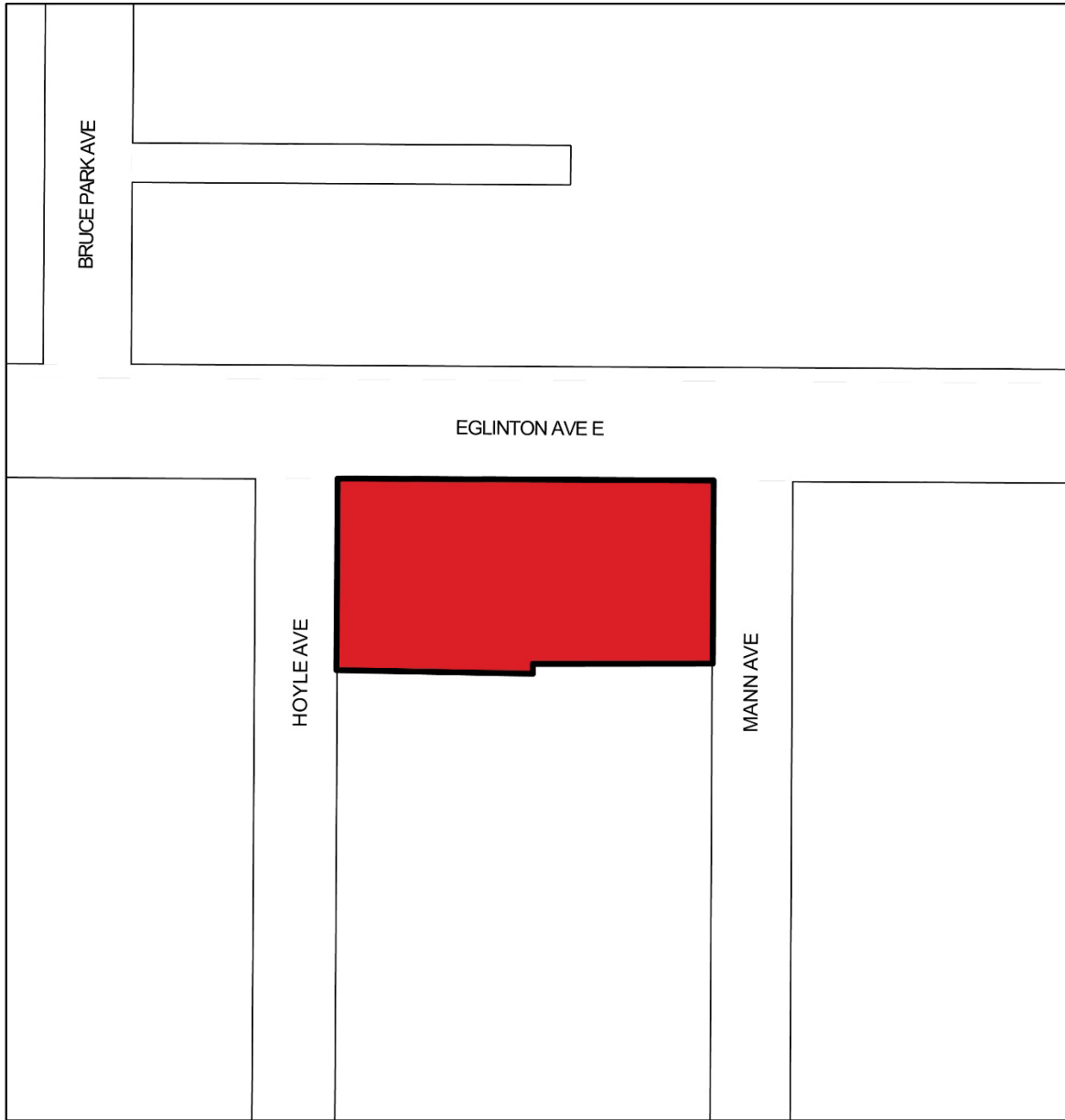
**LANDS MUNICIPALLY KNOWN IN THE YEAR 2025 AS 537, 539, 541, 543, 545, 547  
AND 551 EGLINTON AVENUE EAST AND 59 AND 61 HOYLE AVENUE**

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

1. Map 17, Land Use Plan, is amended by re-designating the lands known municipally as 537, 539, 541, 543, 545, 547 and 551 Eglinton Avenue East and 59 and 61 Hoyle Avenue from *Apartment Neighbourhoods* to *Mixed Use Areas*, as shown on the attached Appendix 1.
2. Chapter 6, Section 21, Yonge-Eglinton Secondary Plan, Map 21-2, Midtown Character Areas, is amended by changing the character area for the lands known municipally as 537, 539, 541, 543, 545, 547 and 551 Eglinton Avenue East and 59 and 61 Hoyle Avenue from *Apartment High Streets A3 - Eglinton East Character Area* to *Cores D4 -Bayview Focus Area Character Area*, as shown on the attached Appendix 2.
3. Chapter 6, Section 21, Yonge-Eglinton Secondary Plan, Map 21-3, Midtown Transit Station Areas is amended by changing the character area for the lands known municipally as 537, 539, 541, 543, 545, 547 and 551 Eglinton Avenue East and 59 and 61 Hoyle Avenue from *Transit Nodes - Secondary Zone* to *Transit Nodes - Station Area Core*, as shown on the attached Appendix 3.
4. Chapter 6, Section 21, Yonge-Eglinton Secondary Plan, Map 21-4, Land Use Plan is amended by changing the character area for the lands known municipally as 537, 539, 541, 543, 545, 547 and 551 Eglinton Avenue East and 59 and 61 Hoyle Avenue from *Apartment Neighbourhoods* to *Mixed Use Areas "B"*, as shown on the attached Appendix 4.

Appendix 1





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

Official Plan Amendment #963

Revisions to Land Use Map 17 to redesignate lands from Apartment Neighbourhoods to Mixed Use Areas

File # 25 271066 NNY 15 0Z

-  Subject Site
-  Mixed Use Areas

Appendix 2



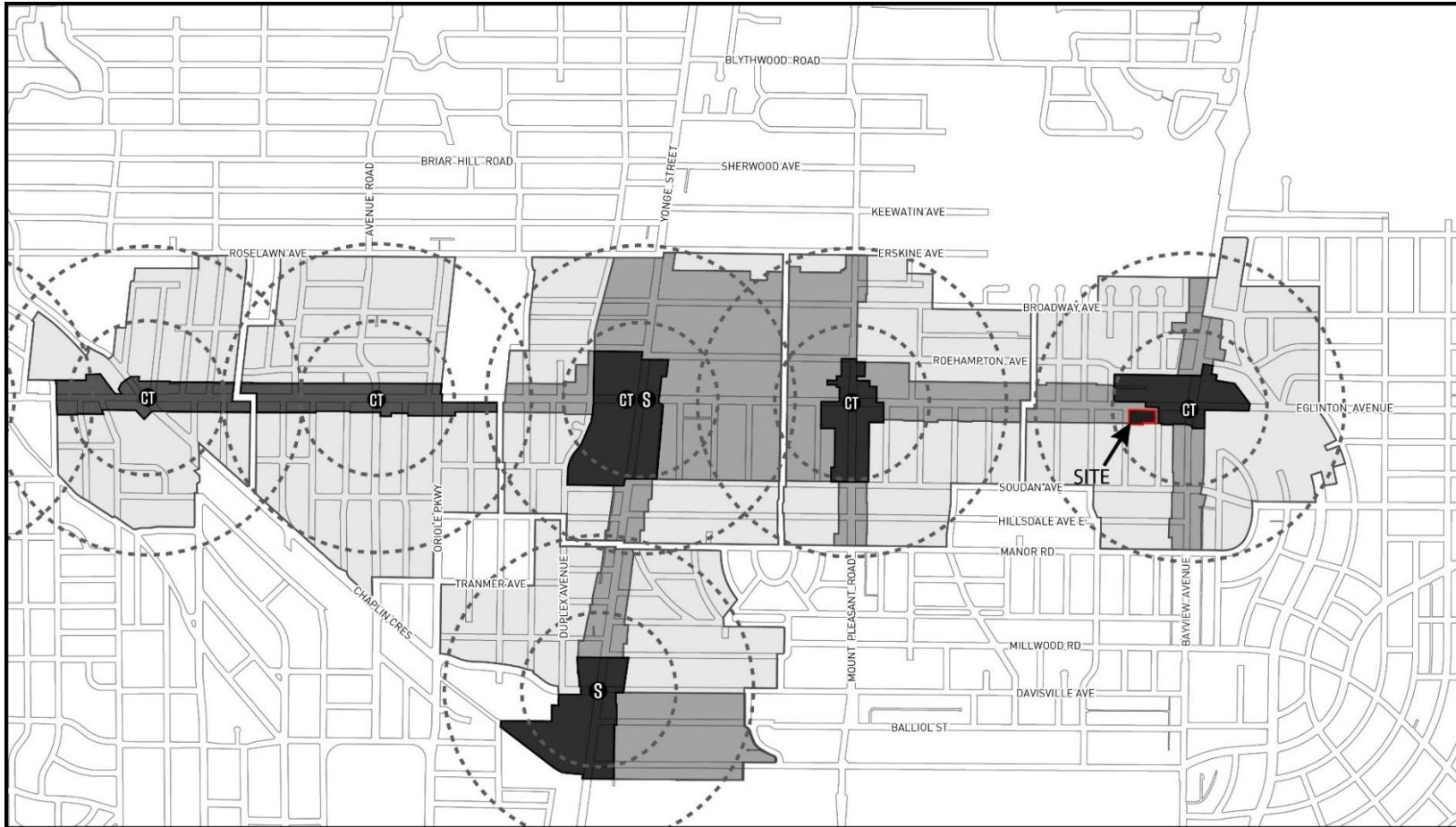
Yonge-Eglinton Secondary Plan

MAP 21-2 Midtown Character Areas

Secondary Plan Boundary	Apartment Neighbourhoods	Villages	Cores	Special Places	Not to Scale
Apartment High Streets	B1 Erskine and Keewatin	C1 Eglinton Way	D1 Yonge-Eglinton Crossroads	E1 Eglinton Greenline	
A1 Eglinton Park	B2 Redpath Park Street Loop	C2 Yonge Street North	D2 Davisville Station	E2 Montgomery Square	
A2 Mount Pleasant Gateway	B3 Soudan	C3 Yonge Street South	D3 Mount Pleasant Station	E3 Henning	
A3 Eglinton East	B4 Davisville	C4 Mount Pleasant South	D4 Bayview Focus Area	E4 Davisville Community Street	
A4 Mount Pleasant North		C5 Bayview-Leaside		E5 Merton Street	

Extracted December 7, 2023

Appendix 3



Yonge-Eglinton Secondary Plan  
MAP 21-3 Midtown Transit Station Areas

- |                      |                          |                            |
|----------------------|--------------------------|----------------------------|
| <b>Transit Nodes</b> | <b>Transit Corridors</b> | 250m and 500m Radii        |
| Station Area Core    | Corridor                 | Subway Station             |
| Secondary Zone       | Built-up Zone            | Eglinton Crosstown Station |
| Built-up Zone        |                          |                            |

Not to Scale

March 29, 2018

Appendix 4



**Yonge-Eglinton Secondary Plan**

MAP 21-4 Land Use Plan

- Secondary Plan Boundary
- ▨ Mixed Use Areas "A"
- ▩ Mixed Use Areas "B"
- ▧ Mixed Use Areas "C"
- Apartment Neighbourhoods
- Neighbourhoods "A"
- Neighbourhoods "B"
- Parks and Open Space Areas - Parks
- ▤ Land Use Designations per the Official Plan

Not to Scale ↗

Extracted December 7, 2023