

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 ###
for the City of Toronto
respecting the lands known municipally in the year 2025, as
15, 19, 21, 23 and 25 Poyntz 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. ~~~ 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. ### TO THE OFFICIAL PLAN

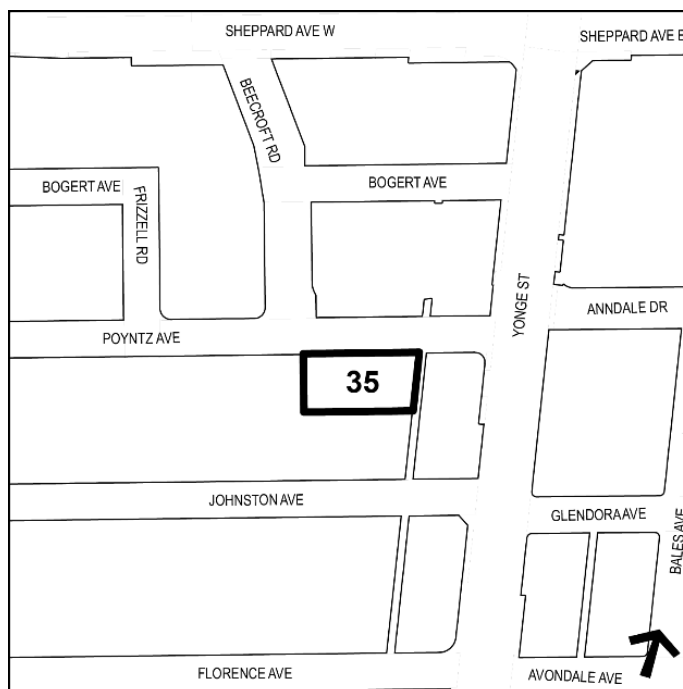
LANDS MUNICIPALLY KNOWN IN THE YEAR 2025 AS 15, 19, 21, 23 AND 25 POYTNZ AVENUE

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

1. Chapter 6, Section 8, North York Centre Secondary Plan, Section 12. North York Centre South Site Specific Policies, is amended by deleting Site Specific Policy 12.35 and replacing it with the following:

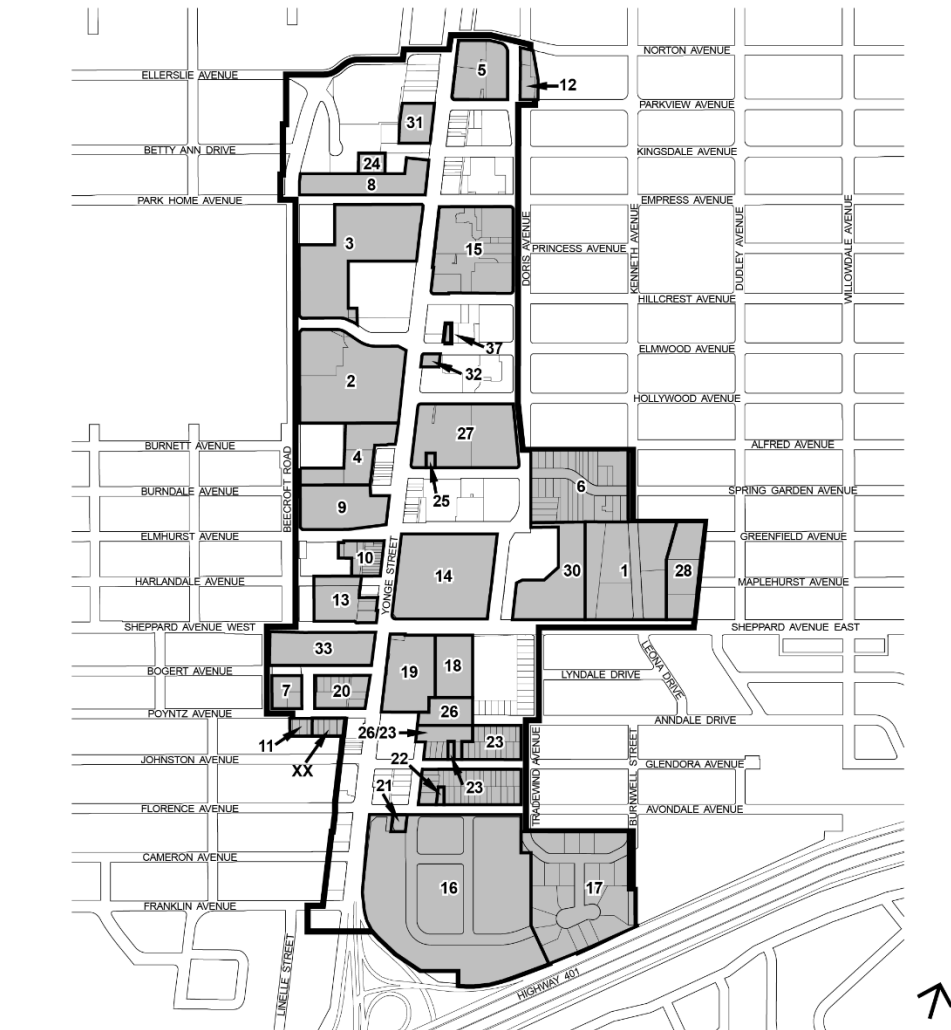
“12.35. 15, 19, 21, 23 and 25 Poyntz Avenue (35 on Map 8-12)

- a) A tall building with a maximum height of 48 storeys (excluding the mechanical penthouse), with a density of 20.4 times the area, and a minimum tower setback of 2.5 metres from Poyntz Avenue is permitted.
- b) A minimum non-residential gross floor area of 170 square metres is required.
- c) A public park will be provided on the lands, measuring 405 square metres in area, with a 5-metre setback from the edge of the park to the base building.
- d) The calculation of gross floor area will be determined by the implementing zoning by-law.
- e) Motor vehicle parking is not required.
- f) Bicycle parking shall be provided in accordance with the implementing zoning by-law.
- g) A conveyance to widen the right-of-way of Poyntz Avenue is not required.



2. Chapter 6, Section 8, North York Centre Secondary Plan, Figure 4.3.1 Long Range Development Levels, is amended to increase the North York Centre South Residential Gross Floor Area (and relevant totals) by 35,300 square metres.
3. Chapter 6, Section 8, North York Centre Secondary Plan, Map 8-3: North York Centre South Land Use Areas, is amended by identifying the lands known municipally in 2025 as 15, 19, 21, 23 and 25 Poyntz Avenue as Mixed Use Areas C, as shown on Appendix 2.
4. Chapter 6, Section 8, North York Centre Secondary Plan, Map 8-6: North York Centre South Density Limits, is amended to show the lands known municipally in 2025 as 15, 19, 21, 23 and 25 Poyntz Avenue as having a density limit of “20.4”, as shown on Appendix 3.
5. Chapter 6, Section 8, North York Centre Secondary Plan, Map 8-8d: Maximum Height Limits, is amended to show the lands known municipally in 2025 as 15, 19, 21, 23 and 25 Poyntz Avenue as having a maximum height of “158*”, as shown on Appendix 4.
6. Chapter 6, Section 8, North York Centre Secondary Plan, Map 8-12: North York Centre South Site Specific Policies, is amended to extend the boundaries of Site and Area Specific Policy 12.35 to include the lands known municipally in 2025 as 15, 21, 23 and 25 Poyntz Avenue, as shown on Appendix 1.
7. Chapter 6, Section 8, North York Centre Secondary Plan, Map 8-12: North York Centre South Site Specific Policies, is amended to remove the lands known municipally in 2025 as 15, 21, 23 and 25 Poyntz Avenue from Site Specific Policy 12.11, as shown on Appendix 1.

Appendix 1



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

— Secondary Plan Boundary
 ■ Site Specific Policy Areas*

* 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.

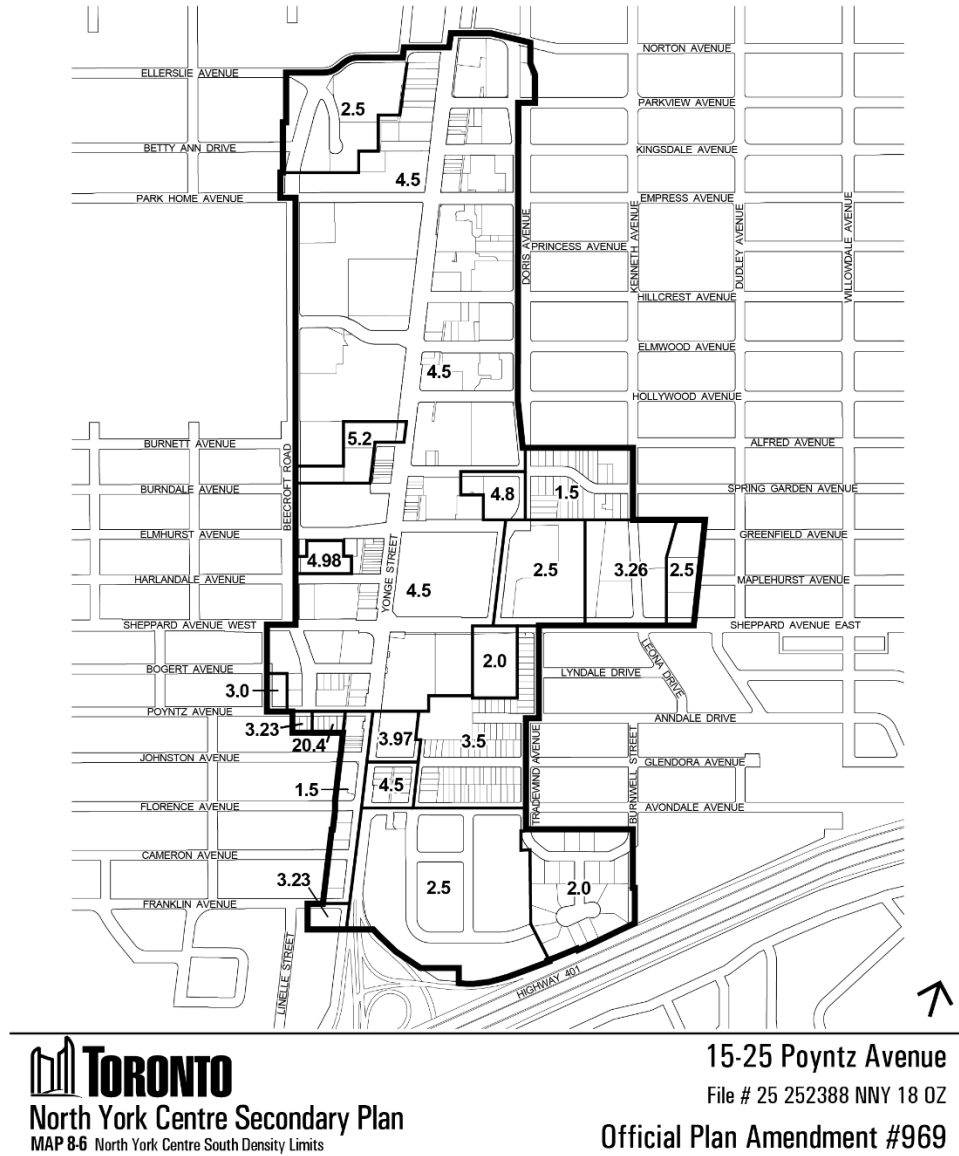


06/02/2026

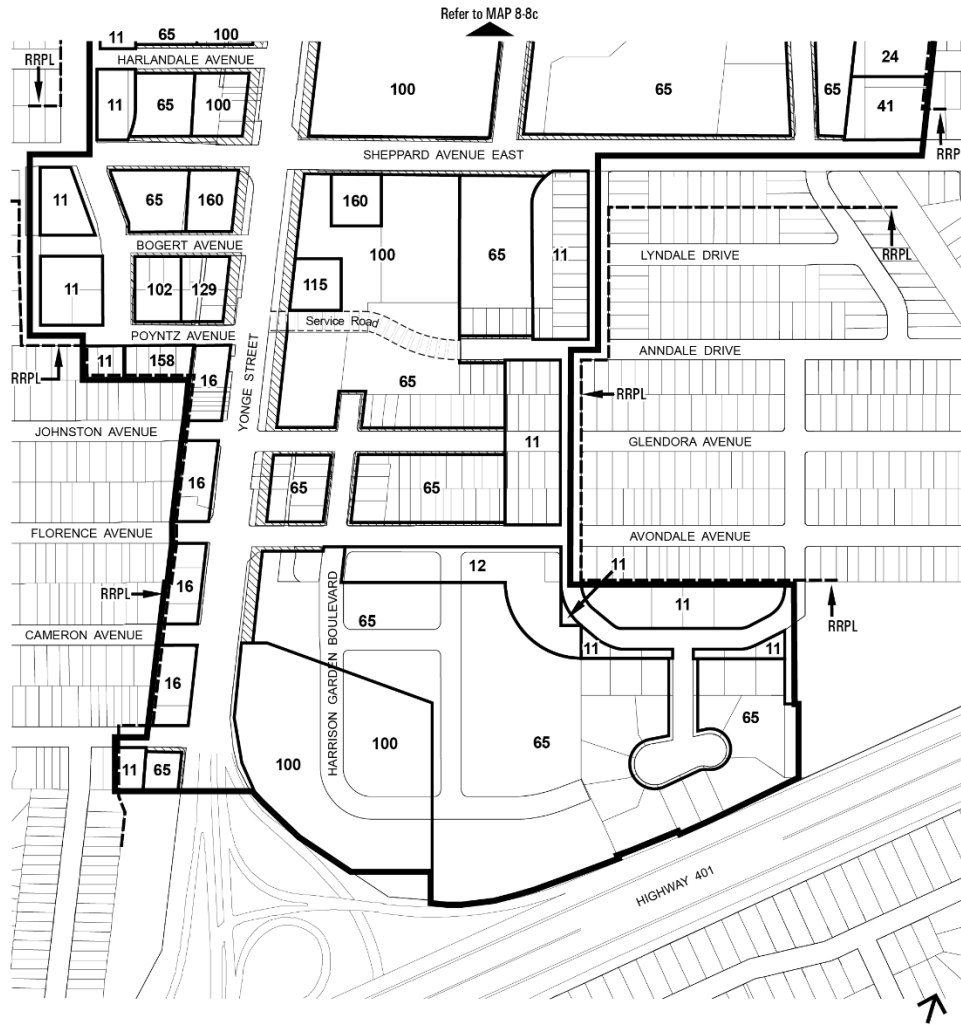
Appendix 2



Appendix 3



Appendix 4



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

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

— Secondary Plan Boundary

11 The Lesser of 11m or 3 Storeys

12 The Lesser of 12m or 4 Storeys

16 The Lesser of 16m or 4 Storeys

24 The Lesser of 24m or 7 Storeys

41 The Lesser of 41m or 13 Storeys

65 Maximum 65m Above Grade

100 Maximum 100m Above Grade

Street Facade Limit as per Section 5.3 of this Secondary Plan

--- Relevant Residential Property Line (RRPL)

#* Maximum Building Height in Metres



06/02/2026