

262, 266, 270, 272 and 274 Viewmount Avenue – Official Plan and Zoning By-law Amendment – Supplemental Report

Date: July 3, 2026

To: North York Community Council

From: Director, Community Planning, North York District

Ward: 8 - Eglinton-Lawrence

Planning Application Number: 24 219941 NNY 08 OZ

Related Planning Application Number:

Site Plan Control Application, 25 149980 NNY 08 SA

Rental Housing Demolition Application, 25 113655 NNY 08 RH

SUMMARY

This Supplementary Report provides an update to the report titled 262, 266, 270, 272 and 274 Viewmount Avenue – Official Plan and Zoning By-law Amendment Application – Decision Report – Approval dated June 17, 2026, from the Director, Community Planning, North York District (Item NY34.18). The report recommends approval to amend the Official Plan and Zoning By-law to permit a 39-storey (125.36 metres plus 6.5-metre mechanical penthouse) residential building and redesignating the lands from *Mixed Use Areas and Neighbourhoods* to *Apartment Neighbourhoods*.

Since that report and by-law was finalized, Staff have determined that a further change to the by-law is necessary in order to restrict balcony projections on the west elevation of the building below a height of 21 metres.

The proposed change to the draft Zoning By-law Amendment does not affect Staff's recommendation as described in the Decision Report – Approval (June 17, 2026). Staff are of the opinion the proposed Official Plan Amendment and Zoning By-law Amendment as modified, are consistent with the Provincial Planning Statement, 2024 and that they conform to the City's Official Plan.

RECOMMENDATIONS

The Director, Community Planning North York District recommends that:

1. Recommendation 2 from the report titled 262, 266, 270, 272 and 274 Viewmount Avenue – Official Plan and Zoning By-law Amendment – Decision Report – Approval, dated June 17, 2026, from the Director Community Planning, North York District be amended by deleting the words “Attachment 6 to this Report” and replacing it with the words “Attachment 1 to the Supplementary Report (July 3, 2026) from the Director, Community Planning, North York District” so that Recommendation 2 now reads as follows:

“2. City Council amend City of Toronto Zoning By-law 569-2013 for the lands municipally known as 262, 266, 270, 272 and 274 Viewmount Avenue substantially in accordance with the draft Zoning By-law Amendment included as Attachment 1 to the Supplementary Report (July 3, 2026) from the Director, Community Planning, North York District.”
2. City Council determine that no further notice is required pursuant to Subsection 34(17) of the *Planning Act*.

FINANCIAL IMPACT

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

CONTACT

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SIGNATURE



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

ATTACHMENTS

City of Toronto Information/Drawings

Attachment 1: Draft Zoning By-law Amendment