



REPORT FOR ACTION

120 Eglinton Avenue East – Official Plan and Zoning By-law Amendment Application – Decision Report – Refusal

Date: June 11, 2026

To: Toronto and East York Community Council

From: Acting Director, Community Planning, Toronto and East York District

Ward: 12 - Toronto-St. Paul's

Planning Application Number: 25 151892 STE 12 OZ

SUMMARY

This Report recommends refusal of the application to amend the Official Plan and Zoning By-law to permit a 70-storey (219-metre, excluding mechanical penthouse) mixed-use building, with a residential gross floor area of 32,625 square metres, 555 dwelling units, and 187 metres of non-residential gross floor area at 120 Eglinton Avenue East. The application does not propose to replace the existing 5,475 square metres of office space.

An Official Plan Amendment is required because the project does not meet the mandatory 100 per cent replacement of existing office gross floor area on the site, as no office replacement is proposed.

The proposal does not conform with the Official Plan and does not have appropriate regard for policies within the Yonge-Eglinton Secondary Plan.

RECOMMENDATIONS

The Acting Director, Community Planning Toronto and East York District recommends that:

1. City Council refuse the application for the Official Plan Amendment and Zoning By-law Amendment (Application No. 25 151892 STE 12 OZ) for the lands municipally known as 120 Eglinton Avenue East for the reasons identified in this Report.

2. In the event that the application is appealed to the Ontario Land Tribunal ("the OLT"), City Council direct the City Solicitor and appropriate City staff to attend the OLT in opposition to the current applications regarding the Official Plan and Zoning By-law Amendment appeals for the lands at 120 Eglinton Avenue East and to continue discussions with the applicant in an attempt to resolve outstanding issues.

3. City Council authorize the City Solicitor and other appropriate City staff to take any necessary steps to implement City Council's decision, including requesting any conditions of approval that would be in the City's interest, in the event an appeal of Council's decision is allowed by the OLT, in whole or in part.

FINANCIAL IMPACT

The Development Review Division confirms that there are no financial implications resulting from the recommendations included in this Report in the current budget year or in future years.

THE SITE AND SURROUNDING LANDS

Description

The subject site is located on the north side of Eglinton Avenue East, midblock between Yonge Street to the west and Mount Pleasant Road to the east. The site is generally rectangular in shape, with a notched portion at the northwest corner of the site, comprising a site area of approximately 1,507 square metres, a lot depth of approximately 56 metres and 42 metres along the east and west lot lines respectively, and a frontage of 30 metres along Eglinton Avenue East. The site is 260 metres from the Eglinton subway station and Eglinton Crosstown LRT station, and 360 metres from the Mount Pleasant Crosstown LRT station. See Attachment 2 for the Location Map.

The site is currently occupied by an 11-storey office building with two retail units at grade and a driveway along the eastern site boundary, providing vehicular access to the rear of the site.

Surrounding Uses

North: *Apartment Neighbourhoods* designated tall and mid-rise buildings, ranging from 38 to 58 storeys. An existing pedestrian pathway from Roehampton Avenue to the northern lot line of the subject site is intended to be an eventual midblock connection through to Eglinton Avenue.

South: *Mixed Use Areas* designated tall buildings, ranging from 21 to 59 storeys.
East: *Mixed Use Areas* designated tall buildings, including a Toronto Community Housing Corporation building at 130 Eglinton Avenue East (15 storeys, a through-lot to Roehampton Avenue) and the recently approved mixed-use development at 150-164 Eglinton Avenue East (61 storeys).

West: *Mixed Use Areas* designated tall buildings, including 90-110 Eglinton Avenue East (61 storeys) with a proposed Privately-Owned Publicly-Accessible Space along the western lot line of the subject site.

THE APPLICATION

Description

The application proposes a 219-metre (70 storeys, excluding mechanical penthouse) mixed-use building.

Density

The proposal has a density of approximately 26.1 times the area of the lot.

Residential Component

The proposal includes 555 dwelling units, 281 one-bedroom (51%), 214 two-bedroom (38%), and 60 three-bedroom units (11%).

Non-Residential Component

Office

No office space is proposed.

Retail

187 square metres of retail space on the ground floor is proposed.

Access, Parking and Loading

Pedestrian and vehicular access is proposed from Eglinton Avenue East. The proposal includes a total of 8 vehicular parking spaces, a total of 611 bike parking spaces, and two loading spaces, including 1 Type 'G' and 1 Type 'C' loading space. The proposal also includes a woonerf-style combined driveway and pedestrian pathway that would connect to an existing pedestrian pathway on the adjacent northern property, forming a midblock connection to Roehampton Avenue.

Amenity Space

The proposal includes a total of 1,110 square metres of amenity space, including 724.6 square metres of indoor amenity space and 385.4 square metres of outdoor amenity space, demonstrated on level 3 and level 11 of the architectural plans submitted. This represents a ratio of 1.75 square metres of overall amenity space per unit.

Additional Information

See the attachments of this Report (Application Data Sheet, Location Map, Land Use map, Character Areas Map, Zoning By-law map, Site Plan, and Elevations). 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/120EglintonAveEast

Reasons for Application

The Official Plan Amendment proposes zero per cent of the required 100 per cent office replacement.

Amendments to City-wide Zoning By-law 569-2013 are required to permit the proposed building form, height, density, setbacks, and other performance standards.

APPLICATION BACKGROUND

A pre-application consultation (PAC) meeting was held on April 26, 2023. Additional pre-consultations took place with the applicant on February 18, 2025. The Planning Application Checklist Package resulting from the PAC meeting is available on the Application Information Centre.

The current application was submitted on April 30, 2025, and deemed complete on June 13, 2025, satisfying the City's minimum application requirements. The reports and studies submitted in support of this application are available on the Application Information Centre: www.toronto.ca/120EglintonAveEast

Agency Circulation Outcomes

The application has been circulated to all appropriate agencies and City Divisions. Responses received have been used to assist in evaluating the application.

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), and shall conform to provincial plans.

Official Plan

The Official Plan Urban Structure Map 2 identifies the site as *Centres* and *Mixed Use Areas*. 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.

Yonge-Eglinton Secondary Plan

The Yonge-Eglinton Secondary Plan identifies the site as *Mixed Use Areas 'A'* which specifies that 100 per cent of any existing office gross floor area on a site shall be replaced on site, or a receiving site within the Secondary Plan Boundary. The site is also located in the Eglinton Green Line - Special Places Character Area which allows for heights ranging from 40 to 55 storeys. See Attachment 4 of this Report for the Yonge-Eglinton Secondary Plan - Character Areas Map.

Protected/Major Transit Station Area

The site is within a delineated Protected Major Transit Station Area (PMTSA). It is within 500 metres of the centre point of the delineated Eglinton Protected Major Transit Station associated with SASP 723 in Chapter 8 of the Official Plan. Map 2 of SASP 723 identifies minimum Floor Space Index (FSI) requirements. The site has a minimum FSI of 6.

The area is planned for a minimum population and employment target of 600 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.

Chapter 8 states that lands designated *Mixed Use Areas* located between 200 to 500 metres of 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 site 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 Planning and Housing Committee when the work is finalized.

Zoning

The subject site is zoned CR 5.0 (c3.0; r3.0) SS2 (x2497) under Zoning By-law 569-2013. The Commercial Residential zoning category permits dwelling units in apartment buildings, mixed use buildings, and townhouses. See Attachment 5 of this Report for the existing Zoning By-law Map.

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
- Midtown Public Realm Implementation Strategy

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 September 15, 2025, a community consultation meeting took place. Approximately 16 people attended. Following a presentation by City staff and the applicant team, the following comments and issues were raised:

- Continuation of midblock pedestrian connection from Roehampton Avenue to Eglinton Avenue East;
- Landscaping and pet friendly design along Eglinton Avenue East;
- Impact of parking, pick-up drop-off, and loading access on Eglinton Avenue East;
- Height, massing and density impacts on existing built form;
- Sky views and shadow impacts;
- Securing community benefits and green space;
- Unit sizes and occupancy ratio;
- Impact on neighbouring sites such as the Toronto Community Housing building at 130 Eglinton Avenue East;
- Construction impact and congestion on Eglinton Avenue East;

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.

COMMENTS

Provincial Planning Statement and Provincial Plans

Staff's review of this application has had regard for the relevant matters of provincial interest set out in the Planning Act. Staff have reviewed the current proposal for consistency with the Provincial Planning Statement (2024) (PPS 2024). Staff find the proposal to be consistent with the PPS (2024).

Official Plan Policies and Design Guidelines

This application has been reviewed against the Official Plan policies including [Yonge-Eglinton Secondary Plan](#) policies. The application review has also been informed by the [Midtown Public Realm Implementation Strategy](#), [Growing Up Guidelines](#), and the [Tall Building Design Guidelines](#) described in the Policy and Regulation Considerations Section of this Report. The application does not conform with the Official Plan for reasons outlined in the sections below.

Office Replacement

The application does not propose any replacement of the existing office gross floor area as required in Policies 2.5.4 and 2.5.5 of the Yonge-Eglinton Secondary Plan. Staff do not support zero replacement of existing office gross floor area.

Density, Height, Massing

The proposed building massing, including setbacks, step backs, separation distance, and height, is not acceptable and does not conform to the policies of the Official Plan, Yonge-Eglinton Secondary Plan, and the Tall Building Design Guidelines.

Height

The proposed 219-metre (70-storey) building exceeds the established 211-metre (65-storey) peak in the Yonge-Eglinton Crossroad Character Area, conflicting with the Secondary Plan's requirement for heights to transition downward from these Core areas.

Tower

The proposed tower setbacks to the east, west, south lot lines are 5.5, 9.2, and 2.6 metres, respectively. Along the north lot line, the tower is setback 2 metres at the northwest corner of the tower and 15 metres for the remainder of the tower due to the notch in the north lot line. The tower setbacks are insufficient and should be increased.

Base building

The proposal does not demonstrate appropriate setbacks from the Eglinton Avenue right-of-way to the south. Setbacks from the west property line should be increased to mirror or complement the planned and approved context of the neighbouring site, 90-110 Eglinton Avenue East.

Density

The proposal exceeds the minimum density for the site identified on Map 2 of the Eglinton Protected Major Streets Area.

Public Realm

The proposed development does not demonstrate appropriate building setbacks and stepbacks from Eglinton Avenue, at or above grade, as anticipated in the Eglinton Green Line Policies in the Yonge-Eglinton Secondary Plan. The proposed public realm also does not complement the Privately-Owned Publicly Accessible Space at 90-110 Eglinton Avenue East along the western lot line of the subject site. The proposal does not demonstrate an acceptable midblock pedestrian connection, which as proposed, is combined with the vehicular driveway along the eastern property line and does not satisfy the conceptual connection set out in Map 21-9 of the Yonge-Eglinton Secondary Plan. The resulting streetscape is not supported by staff.

Pedestrian Wind

A Pedestrian Level Wind Study prepared by Gradient Wind Engineering, dated April 28, 2025, shows standing conditions on the Level 11 outdoor amenity terrace. The wind impacts resulting from the proposal should be improved and mitigation measures are recommended to achieve wind comfort levels for intended uses.

Amenity Space

The proposed 1.75 square metres of amenity space per unit does not meet the 4.0 square metres of amenity space per unit required under Zoning By-law 569-2013 and is not acceptable.

Vehicular Access and Loading

A Transportation Impact Study was submitted and reviewed by Engineering Review, including Solid Waste Services. Staff have identified outstanding items requiring revision, resubmission, and acceptance to the satisfaction of the Director, Engineering Review, Development Review. The Planning Act prohibits minimum parking requirements in Protected Major Transit Station Areas. Nonetheless, any parking that is provided by the applicant is subject to zoning and accessibility standards for parking spaces.

Servicing

Development Engineering staff have reviewed the submitted Functional Servicing, Stormwater Management Report and a Hydrogeological Review Report, and have identified outstanding items requiring revision, resubmission and acceptance of the Stormwater Management Report, to the satisfaction of the Director, Engineering Review, Development Review.

In the event that the matter is appealed to the OLT, staff recommend the OLT withhold the issuance of any Orders that may approve the application until such time as the owner has addressed all comments from Engineering Review contained in their August 7, 2025, memorandum are addressed to the satisfaction of the Director, Engineering Review, Development Review.

Parkland

In accordance with Section 42 of the Planning Act, the owner is required to satisfy the parkland dedication requirement through cash-in-lieu. As per Toronto Municipal Code Chapter 415-29, the appraisal of the cash-in-lieu will be determined under the direction of the Executive Director, Corporate Real Estate Management. Additionally, the Toronto Municipal Code Chapter 415-28, requires that the payment be made prior to the issuance of the first above-ground building permit for the land to be developed.

Further Issues

Should the decision to refuse the application be appealed to the OLT, and Staff continue to receive additional or supplementary information regarding this application or be required to review a revised proposal, Staff may refine or identify further issues and/or supplement the reasons provided in this Report.

Conditions to Any Tribunal Order

Should the refusal of Council's decision be appealed to the OLT, and not resolved or otherwise approved by City Council, and the OLT decides to grant the approval, in whole or in part, the following includes a preliminary list of conditions that should be imposed on the issuance of any final order of the Tribunal to the satisfaction of the appropriate City Officials:

1. The final form and content of the draft Official Plan Amendment is to the satisfaction of the City Solicitor and the Executive Director, Development Review;
2. The final form and content of the draft Zoning By-law Amendment is to the satisfaction of the City Solicitor and the Executive Director, Development Review, which among other matters, may include a holding (H) provision for matters including but not limited to:
 - i. the owner or applicant, at their sole cost and expense submit a revised Functional Servicing and Stormwater Management Report ("Engineering Reports") to demonstrate that the existing municipal infrastructure and any required improvements to them, have adequate capacity and supply to accommodate the development of the lands to the satisfaction of the Director, Engineering Review, Development Review; and
 - ii. if the Engineering Reports from (i) above require any new municipal infrastructure or upgrades to existing municipal infrastructure to support the development, then either: a) the owner applicant has secured the design, construction, and provision of financial securities for any new municipal infrastructure, or any upgrades or required improvements to the existing municipal infrastructure identified in the accepted Engineering Reports to support the development, in a financial secured agreement, all to the satisfaction of the Director, Engineering Review, Development Review; or b) the required new municipal infrastructure or upgrades to existing municipal infrastructure to support the development in the accepted Engineering Reports in (i) above are constructed and operational, all to the satisfaction of Director, Engineering Review, Development Review;
 - iii. all necessary approvals or permits arising from (ii)(a) or (ii)(b) above are obtained, where required, all to the satisfaction of the Director, Engineering Review, Development Review;
 - iv. submit a revised Hydrological Assessment Report and Hydrological Review Summary Form, Servicing Report Groundwater Summary Form, Foundation Drainage Summary Form, and Foundation Drainage Brief to determine the quality and quantity of groundwater that may be required to be discharged to the City sewage works as a result to of a proposed development and comply with Foundation

Drainage Policy and guidelines to the satisfaction of the Director, Engineering Review, Development Review and the General Manager, Toronto Water;

v. address matters from the Development Engineering Memorandum, August 7, 2025, and any outstanding issues raised by Transportation Review, arising from the ongoing technical review, including the provision of revised plans and drawings, and Traffic Impact Study, to the satisfaction of the General Manager, Transportation Review;

vi. address matters from the combined Community Planning Urban Design Memorandum, July 31, 2025, and any outstanding issues raised by Community Planning and Urban Design, arising from the ongoing technical review, including an updated Pedestrian Level Wind Study, to the satisfaction of the Chief Planner, City Planning and Executive Director, Development Review;

vii. address matters from the Parks Development Memorandum, June 27, 2025, and any outstanding issues raised by Parks Development, arising from the ongoing technical review, including the provision of revised plans and drawings, to the satisfaction of the Senior Project Manager, Parks Development; and

viii. address matters from the Tree Protection and Plan Review Memorandum, June 20, 2025, and any outstanding issues raised by Tree Protection and Plan Review, arising from the ongoing technical review, including the provision of revised plans and drawings, and Arborist Report, to the satisfaction of the Supervisor, Tree Protection and Plan Review.

CONTACT

Shane Taylor, Senior Planner, Community Planning, Tel. No. 416-397-9254, E-mail: Shane.Taylor@toronto.ca

SIGNATURE

David Driedger
Acting Director, Community Planning
Toronto and East 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: Yonge-Eglinton Secondary Plan - Character Areas Map

Attachment 5: Existing Zoning By-law Map

Applicant Submitted Drawings

Attachment 6: Site Plan

Attachment 7: Elevations

Attachment 1: Application Data Sheet

Municipal Address: 120 EGLINTON AVE E Date Received: April 30, 2025

Application Number: 25 151892 STE 12 OZ

Application Type: Official Plan and Zoning By-law Amendment

Project Description: A 70-storey mixed use building.

Applicant	Agent	Architect	Owner
Talia Ocean, Goldberg Group		Core Architects Inc	678400 ONTARIO INC

EXISTING PLANNING CONTROLS

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

Zoning: CR 5.0 (c3.0;
r3.0) SS2 Heritage Designation: N
(x2497)

Height Limit (m): 48 Site Plan Control Area: Y

PROJECT INFORMATION

Site Area (sq m): 1,507 Frontage (m): 30 Depth (m): 56

Building Data	Existing	Proposed	Total
Ground Floor Area (sq m):		744	744
Residential GFA (sq m):		39,088	39,088
Non-Residential GFA (sq m):	6,916	187	187
Total GFA (sq m):	6,916	39,275	39,275
Height - Storeys:	11	70	70
Height - Metres:		218	218
Lot Coverage Ratio (%)	49.4	Floor Space Index:	26.1

Floor Area Breakdown Above Grade (sq m)

Residential GFA: 39,088

Retail GFA: 187

Office GFA: 0

Residential Units by Tenure	Proposed	Total
Condominium:	555	555
Total Units:	555	555

Total Residential Units by Size

	1 Bedroom	2 Bedroom	3+ Bedroom
Proposed:	281	214	60
Total Units:	281	214	60

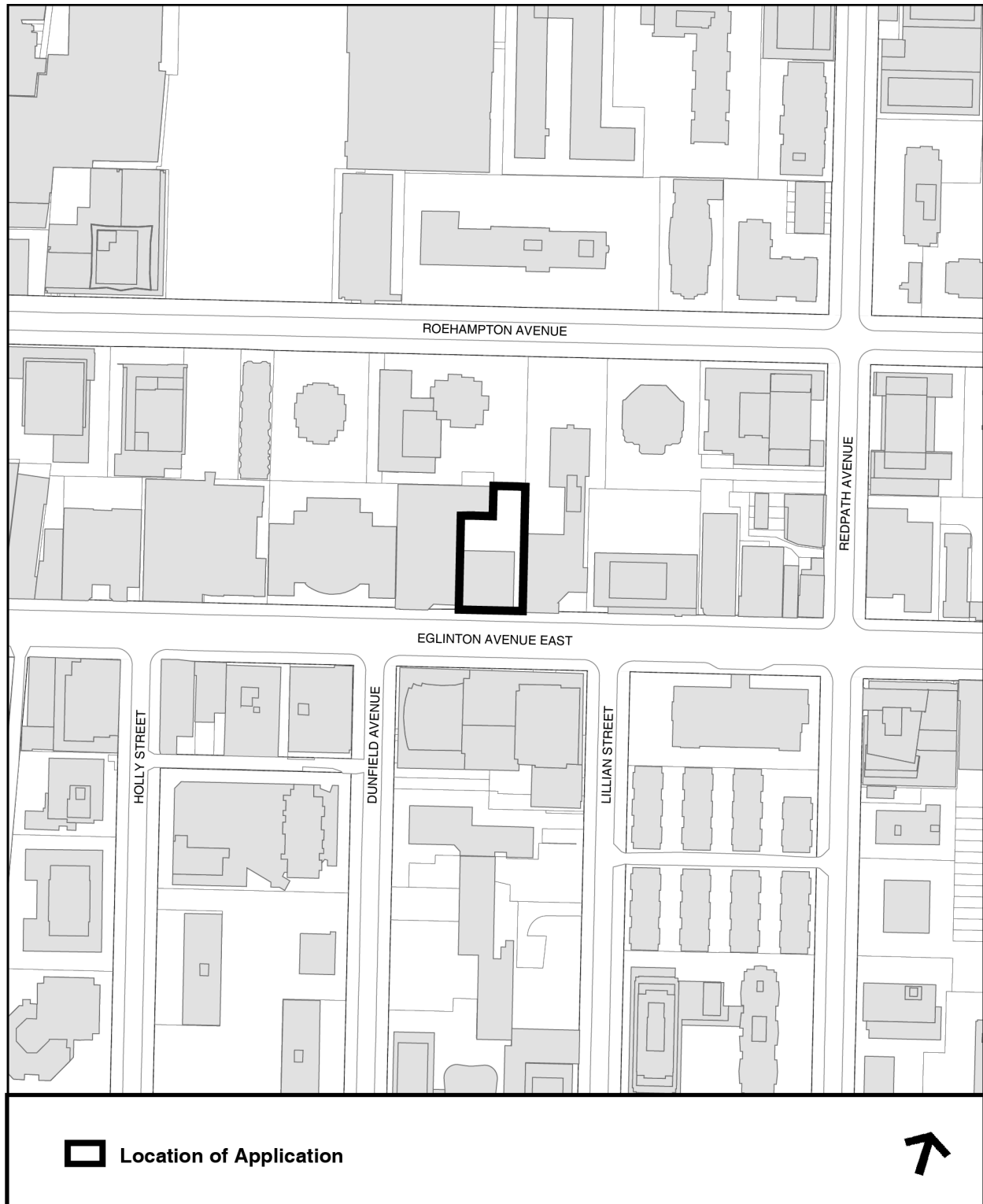
Parking and Loading

Parking Spaces:	2	Bicycle Parking Spaces:	611	Loading Docks:	2
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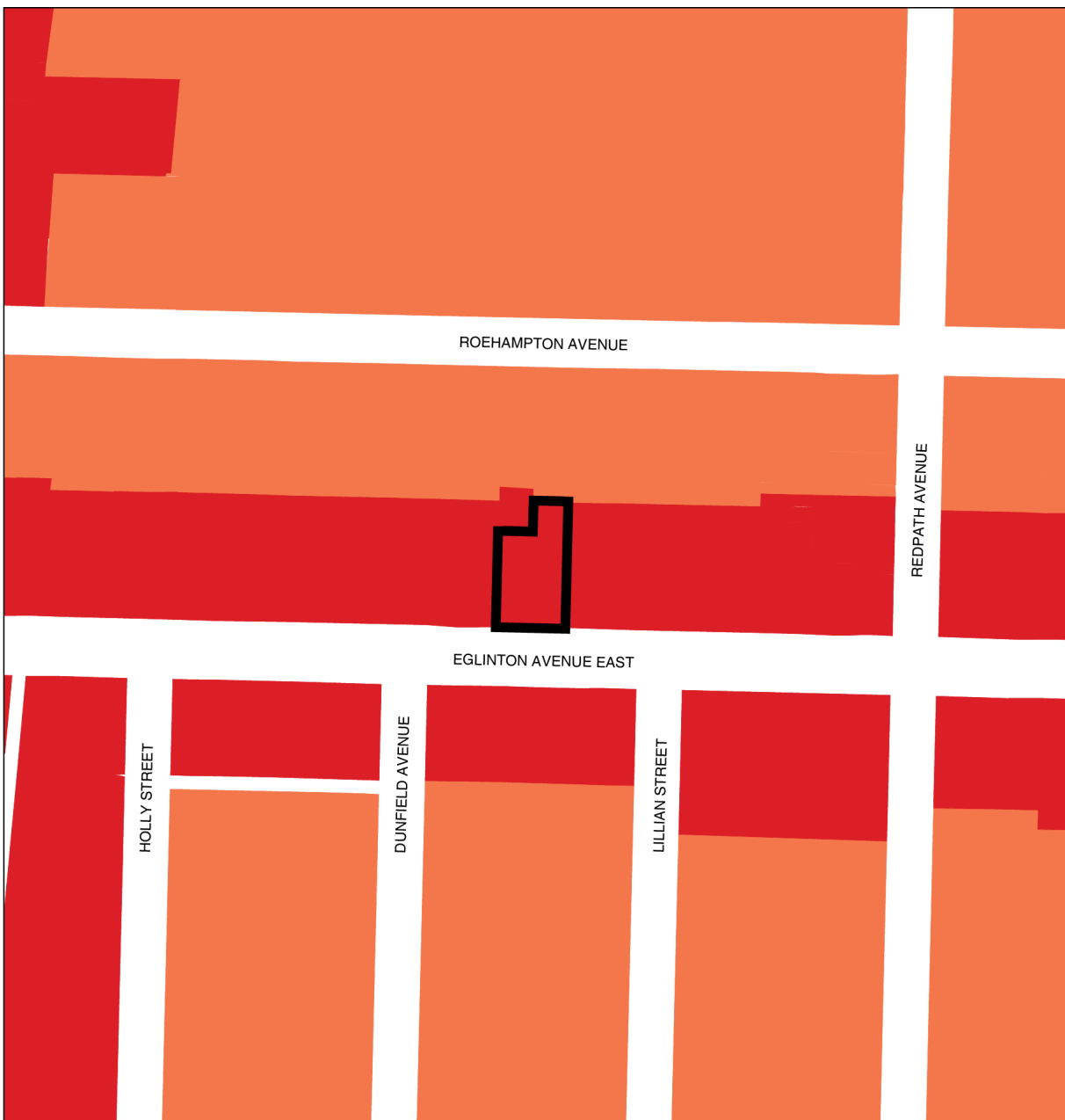
CONTACT:

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Shane.Taylor@toronto.ca

Attachment 2: Location Map



Attachment 3: Official Plan Land Use Map



Official Plan Land Use Map 17

120 Eglinton Avenue East

File # 25 151892 STE 12 OZ



Location of Application



Apartment Neighbourhoods



Mixed Use Areas



Not to Scale
Extracted: 05/05/2025



Yonge-Eglinton Secondary Plan

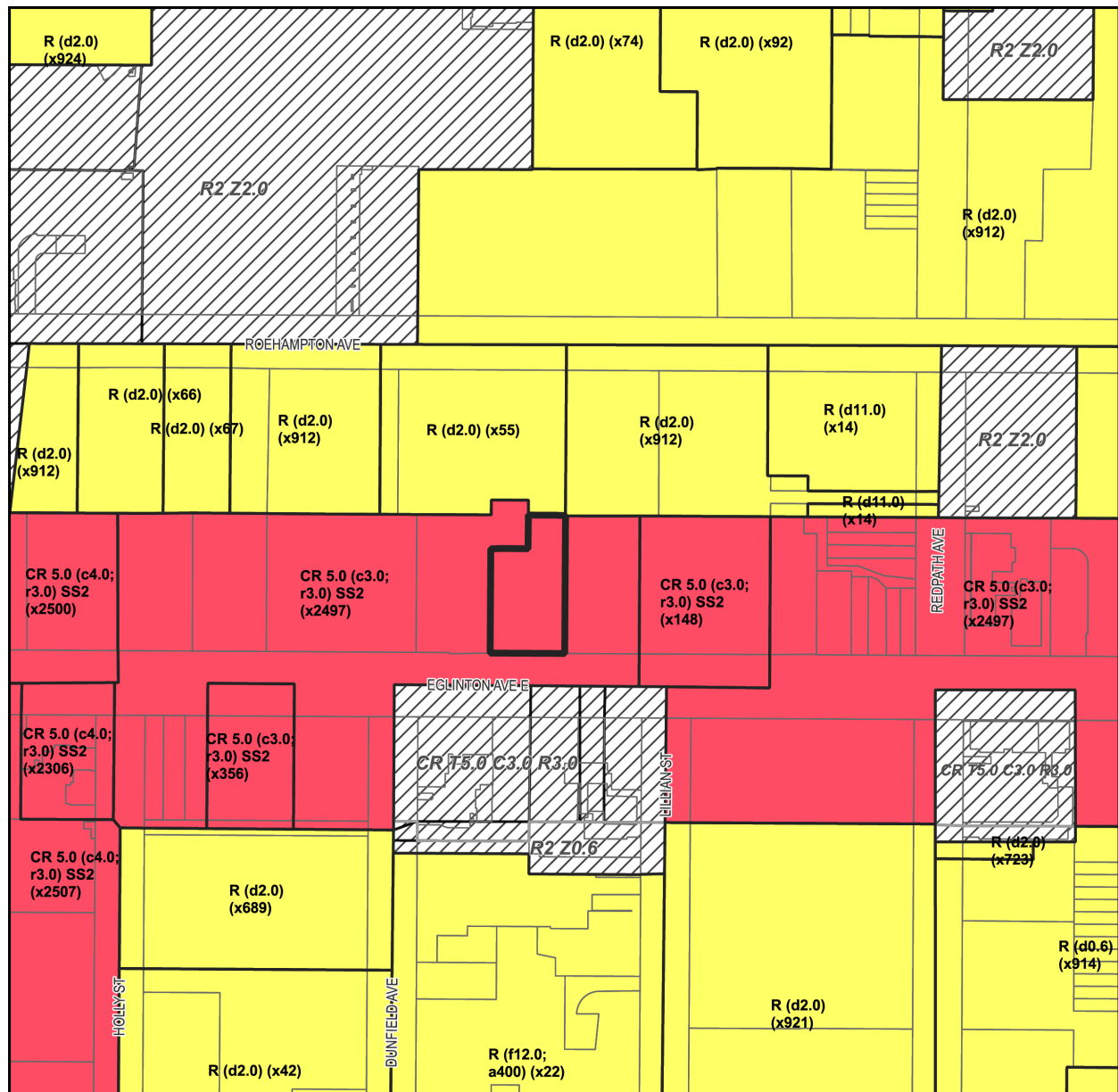
MAP 21-2 Midtown Character Areas

Secondary Plan Boundary	Apartment Neighbourhoods	Villages	Cores	Special Places
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

Not to Scale

Extracted December 7, 2023

Attachment 5: Existing Zoning By-law Map



Zoning By-law 569-2013

120 Eglinton Avenue East

File # 25 151892 STE 12 0Z



Location of Application



R Residential



CR Commercial Residential



See Former City of Toronto By-law No. 438-86 (June 2024)

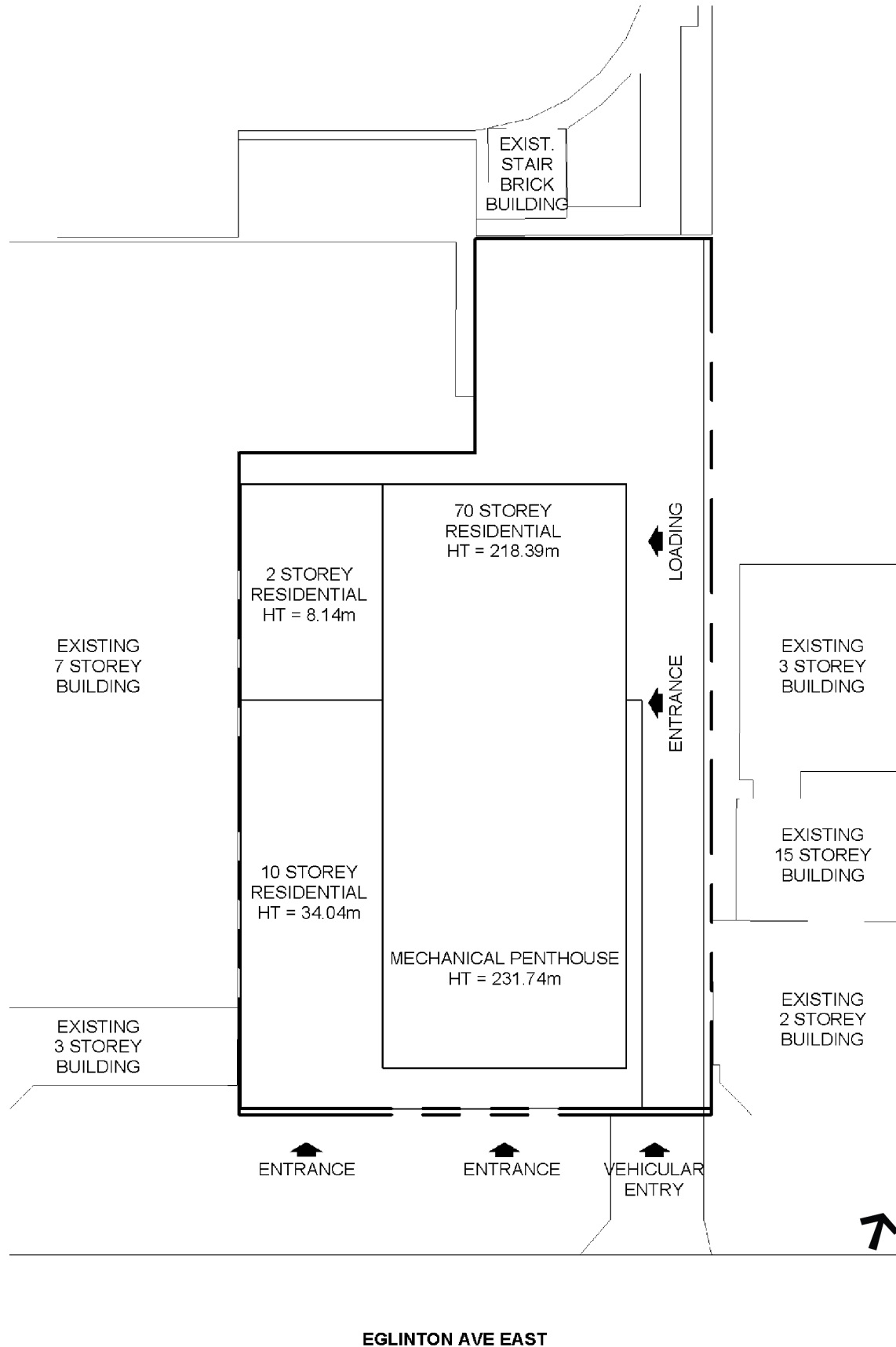
CR Mixed-Use District

R2 Residential District

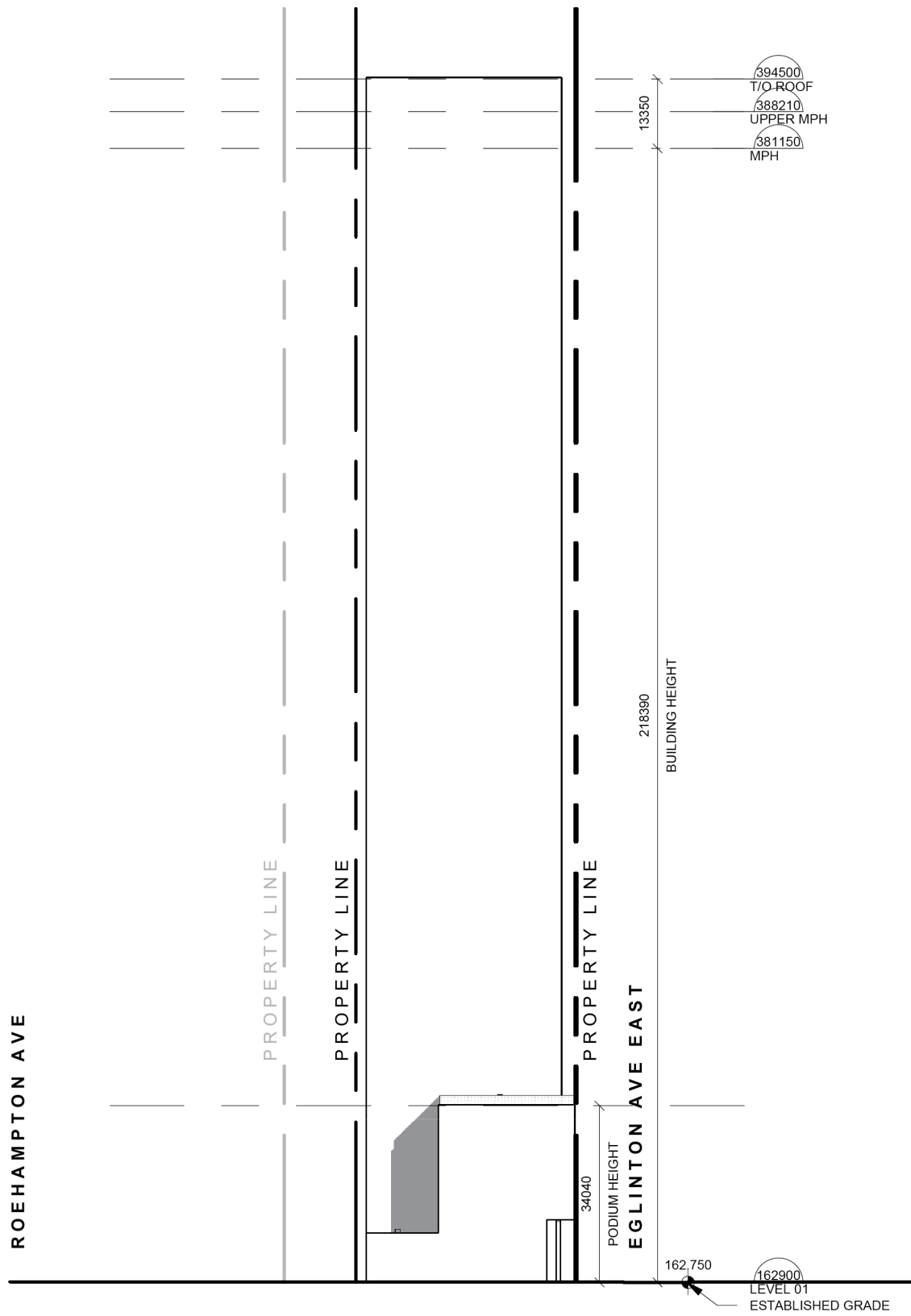


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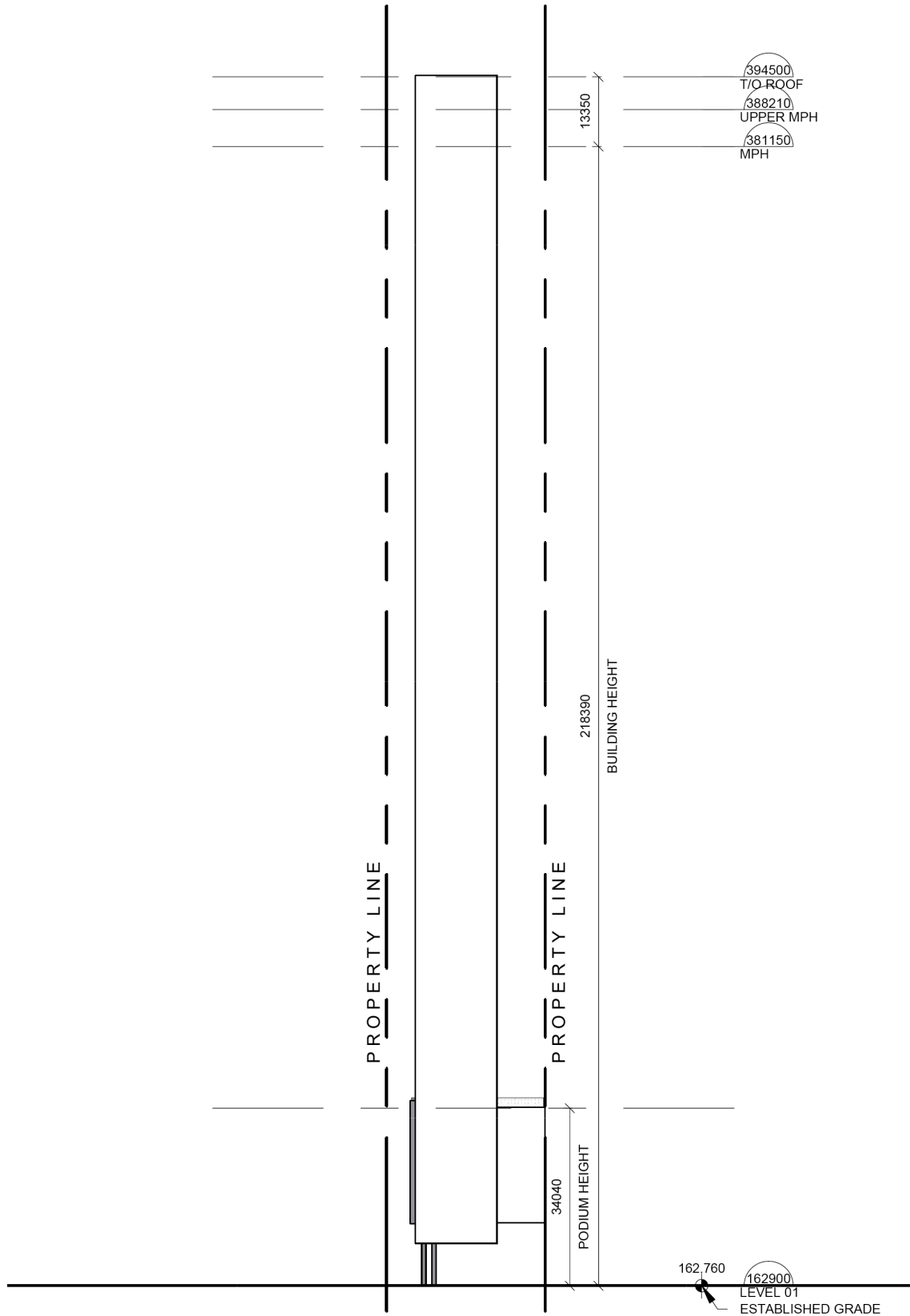
Attachment 6: Site Plan



Attachment 7: Elevations



North Elevation



South Elevation