

1875 to 1901 Eglinton Avenue West, 137 Kirknewton Road and 156 Dynevor Road – Official Plan and Zoning By-law Amendment Application – Decision Report – Approval

Date: June 17, 2026

To: Toronto and East York Community Council

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

Ward: 9 - Davenport

Planning Application Number: 24 204279 STE 09 OZ

SUMMARY

This report recommends approval of the application to amend the Official Plan and Zoning By-law to permit a 34-storey mixed-use building with 446 dwelling units at 1875 to 1901 Eglinton Avenue West, 137 Kirknewton Road and 156 Dynevor Road. The proposal has a Gross Floor Area (GFA) of 33,237 square metres that includes 910 square metres of retail and 1914 square metres of amenity space. The development includes a publicly accessible open space of over 100 square metres and a 6 metre public laneway on the south end of the site is being conveyed to the City.

The proposed development is consistent with the Provincial Planning Statement (2024). The proposed development also conforms to the City's Official Plan.

RECOMMENDATIONS

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

1. City Council amend the Official Plan for the lands municipally known as 137 Kirknewton Road substantially in accordance with the draft Official Plan Amendment included as Attachment 5 to this report.
2. City Council amend City of Toronto Zoning By-law 569-2013 for the lands municipally known as 1875 to 1901 Eglinton Avenue West, 137 Kirknewton Road and 156 Dynevor Road substantially in accordance with the draft Zoning By-law Amendment included as Attachment 6 to this report.

3. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Official Plan Amendment and draft Zoning By-law Amendment as may be required.
4. City Council require the owner to provide a Tenant Assistance Plan for tenants of the existing rental dwelling units proposed to be demolished to the satisfaction of the Chief Planner and Executive Director, City Planning.
5. City Council direct that prior to the removal of the proposed hold in the draft Zoning By-law for the housing provision, the owner be required to enter into an agreement with the City and register a Section 118 restriction on title to ensure assumption of the agreement by subsequent owners, to secure the implementation of the Tenant Assistance Plan required in Recommendation 4 above, all to the satisfaction of the City Solicitor and the Chief Planner and Executive Director, City Planning.
6. City Council request the General Manager, Transportation Services, to review and report back on the feasibility of amending Schedule B of the City of Toronto Municipal Code Chapter 925, Permit Parking, to exclude the development located at 1875 to 1901 Eglinton Avenue West, 137 Kirknewton Road and 156 Dynevor Road, from Permit Parking.

FINANCIAL IMPACT

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

DECISION HISTORY

In July 2014, City Council adopted the Eglinton Connects Planning Study that included Site and Area Specific Policy (SASP) 476, which identifies the location of new public laneways and existing public laneways to be expanded. SASP 476 further directs that properties fronting onto Eglinton Avenue West are to provide for a continuous and connected 6.0 metre wide public laneway. The decision document can be found here: [Agenda Item History - 2014.PG34.1](#)

On September 30, 2020, City Council adopted a motion to direct staff to develop a Little Jamaica Cultural District Plan using an equity lens to recognize the cultural heritage of the area. The Council motion can be found here: <https://secure.toronto.ca/council/agenda-item.do?item=2020.MM24.36>

The Final Consultant's report on the Little Jamaica Cultural District Plan can be found here: <https://www.toronto.ca/wp-content/uploads/2024/01/9487-city-planning-little-jamaica-cultural-district-plan-final-report.pdf>

On April 14, 2026, Planning and Housing Committee requested that staff consult with the community and stakeholders on the draft Jamaica and Oakwood Vaughan Planning Framework and report back with final recommendations in the last quarter of 2026. A copy of the report and Planning Framework can be found here: [Agenda Item History - 2026.PH29.2](#)

THE SITE AND SURROUNDING LANDS

Description

The site is located on the south side of Eglinton Avenue West, west of Dufferin Street, between Dynevor Road and Kirknewton Road. The site is rectangular with an approximate frontage of 75 metres along Eglinton Avenue West, a total lot area of 2,507 square metres, and lot depth of 43 metres. See Attachment 2 for the Location Map.

Surrounding Uses

North: North of Eglinton Avenue West is a 9-storey mixed-use building that is currently under construction at 1886-1928 Eglinton Avenue West and 5-7 Fairbank Avenue.

South: A 1-storey detached dwelling at 154 Dynevor Road and a 2-storey detached dwelling at 135 Kirknewton Road.

East: East of Dynevor Road is a 2-storey commercial building along with a pedestrian entrance to the Fairbank Light Rail Transit (LRT) Station. To the rear of these buildings is a public laneway that extends across the block from east to west.

West: West of Kirknewton Road is a 2-storey building occupied by a bank. To the rear of the building is a public laneway that extends across the block from east to west.

THE APPLICATION

Description

The proposed development is for a 34-storey mixed-use building at a metric height of 109.4 metres, excluding mechanical penthouse and a 14-storey mid-rise component on a 6-storey shared podium. A total of 446 units are proposed. The proposed building has an overall gross floor area (GFA) of 33,237 square metres, of which 910 square metres are non-residential uses.

Density

The proposal has a density of 13.3 times the area of the lot.

Residential Component

The proposal includes 446 purpose-built rental dwelling units with the following breakdown: 71 studio (16%), 181 one-bedroom (41%), 150 two-bedrooms (34%), and 44 three-bedroom units (10%).

Non-Residential Component

The proposal includes 910 square metres of retail GFA.

Publicly Accessible Space

The proposal includes a 104 square metre publicly accessible open space on the northwest corner of the site at the intersection of Eglinton Avenue West and Kirknewton Road. The open space is intended to create a setback from the street that leads into the retail space.

Access, Parking and Loading

The proposal includes 111 vehicular parking spaces on 3 levels, of which 82 are residential vehicular parking, 6 are residential visitor parking and 23 are commercial vehicular parking.

The proposal includes 500 bike parking spaces, of which 102 are proposed to be on the ground floor, 123 are on parking level 1 and 292 are on parking level 2.

One Type G and one Type C loading space are proposed. Parking and loading will be accessed via the new 6.0 metre public laneway that is to be conveyed to the City at the south end of the site.

Additional Information

See the attachments to this report for the Application Data Sheet, Location Map, site plan, elevations, and 3D massing views of the proposal. 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/1901EglintonAveW

Reasons for Application

An Official Plan Amendment application is required to change the land use designation of 137 Kirknewton Road from Neighbourhoods to Mixed Use Areas.

A Zoning By-law Amendment application is required to bring all lands into Zoning By-law 569-2013, and to amend Zoning By-law 569-2013 to create appropriate site specific performance standards for building height, density, setbacks and balcony placement, among others.

APPLICATION BACKGROUND

A pre-application consultation (PAC) meeting was held on October 21, 2023. Additional pre-consultations took place with the applicant following the PAC meeting.

The application was submitted on August 27, 2024 and deemed complete on September 19, 2024, satisfying the City's minimum application requirements.

The PAC checklist, reports and studies submitted in support of this application are available on the Application Information Centre [at www.toronto.ca/1901EglintonAveW](http://www.toronto.ca/1901EglintonAveW).

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 and to formulate appropriate Official Plan and Zoning By-law amendments.

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 an Avenue, and on Land Use Map 17 designates the site as Mixed Use Areas for 1875-1901 Eglinton and 256 Dynevor Road, and Neighbourhoods for the lands at 137 Kirknewton Road. 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.

Protected Major Transit Station Area

The site is within a delineated Protected Major Transit Station Area (PMTSA). It is within 200 metres of the delineated Fairbanks PMTSA associated with SASP 675 in Chapter 8 of the Official Plan. Map 2 of SASP 675 identifies the site as having a minimum Floor Space Index (FSI) of 2.0.

The area is planned for a minimum population and employment target of 160 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 PMTSA. Population and employment targets are intended to be achieved through the build out of the area over time.

The permitted FSI of 8.0 or more for lands within 200 metres of a delineated PMTSA in Policy 6 of Chapter 8 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 the Planning and Housing Committee when the work is finalized.

Site and Area Specific Policy 476

SASP 476 applies to the site and identifies the location of new public laneways and existing public laneways to be expanded along Eglinton Avenue West. The SASP further directs that properties fronting onto Eglinton Avenue West should provide for a continuous and connected 6.0 metre wide public laneway.

Zoning

The site is zoned Mixed Commercial Residential (MCR) under the former City of York By-law 1-83, and zoned Commercial Residential (CR SS2 (x2643)) under Zoning By-law 569-2013. The MCR and CR zoning category permits a mix of commercial and residential uses. See Attachment 4 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
- Mid Rise Building Design Guidelines
- Growing Up Guidelines for Children in Vertical Communities
- Design Guidelines for Privately-Owned Publicly Accessible Spaces (POPS)
- Pet Friendly Design Guidelines for High Density Communities
- Retail Design Manual
- Toronto Accessibility Design Guidelines

Toronto Green Standard

The Toronto Green Standard (TGS) is a set of performance measures for green development. In place since 2010, the TGS 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 the application materials. Development achieving higher levels of performance (Tier 2 and above) are eligible for a partial development charges refund. Information of 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 November 4, 2024, a virtual community consultation meeting took place with a presentation by staff and the applicant, followed by opportunity for residents to ask questions and share their opinions on the development application.

On November 5, 2024, an in-person open house-style consultation meeting was held by City staff to provide another opportunity for the public to engage with City staff and the applicant team and to provide feedback. The in-person consultation for this development proposal took place together with the consultation for the development proposal for two other sites along Eglinton Avenue West, at 1675-1685 Eglinton Avenue West, and at 1711-1741 Eglinton Avenue West.

The comments received through the community consultation process related to the following:

- Concerns regarding the heights and densities being proposed on the lands as well as shadow impacts on adjacent neighbourhoods south of the site;
- Concerns regarding increased traffic and servicing impacts;
- Support for rental tenure being considered;
- Support for the proposal and the scale of housing needed to tackle the housing crisis; and
- Questions regarding timeline of construction and construction issues.

The issues raised through the community consultation process have been considered through the review of the application.

Statutory Public Meeting Comments

In making their decision with regard to this application, Council members have an opportunity to hear the oral submissions made at the statutory public meeting held by the Toronto and East York Community Council for this application, as these submissions are broadcast live over the internet and recorded for review.

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 has reviewed the current proposal for consistency with the Provincial Planning Statement (2024), and find the proposal consistent.

Land Use

The proposal would create a balance of residential and commercial-retail uses on the site and would enhance the public realm. The proposed land use is appropriate.

Housing

The Official Plan directs that a full range of housing in terms of form, tenure and affordability be provided to meet the current and future needs of residents. This proposal would result in a total of 446 dwelling units, which includes 150 two bedroom (34%) and 44 three bedroom units (10%). The proposed unit mix meets the Growing Up Guidelines: Planning for Children in New Vertical Communities Urban Design Guidelines, and will be secured as a minimum requirement in the zoning by-law amendment for this application.

Rental Housing Demolition and Tenant Assistance

The proposed development includes the demolition of four occupied rental dwelling units. Official Plan policy 3.2.1.12 requires a Tenant Assistance Plan be provided to lessen hardship for existing tenants. The accepted tenant assistance plan includes extended notice to move out, rent gap assistance, moving allowances and the services of a leasing agent. Replacement of the rental units is not required as there are fewer than 6 existing rental units proposed to be demolished.

This report includes a recommendation that Council require the owner to enter into an agreement and register a Section 118 restriction on title to ensure assumption of the agreement by subsequent owners, to secure the implementation of the required Tenant Assistance Plan, prior to the removal of the proposed holding provisions in the draft Zoning By-law.

Density, Height, Massing

The proposed height of 109.4 metres (34 storeys excluding mechanical penthouse) is appropriate given the location of the site, in the Fairbank PMTSA. The proposed density exceeds the minimum density for the site identified on Map 2 of the PMTSA and conforms with SASP requirements in Chapter 8 of the Official Plan.

The building has a setback of 2.5 metres above the 4th floor and 4 metres above the 7th floor. The portion of the building facing Kirknewton Road has a height at 14 storeys (46.05 metres), and the remainder of the tower component of 34 storeys (109.4 metres) facing the corner of Eglinton Avenue West and Dynevor Road.

The height and massing of the building takes into consideration the adjacent neighbourhoods to the south, with a gradual transition via a stepback at the 7th floor, and is further buffered by a public laneway. The building maintains a streetwall height consistent with adjacent development, and tower height as proposed is strategically located on the eastern portion of the site where it aligns with the emerging context of approved development applications at the Dufferin and Eglinton Avenue West intersection. In particular, the mid rise component to the west of the tower with appropriate stepbacks is intended to reduce visual prominence from the public realm

and enhance the pedestrian-scale experience along the street frontage. The heights, setbacks and stepbacks are appropriate for the proposed development in accordance with the Tall Building and Mid Rise Design Guidelines.

Public Realm and Streetscape

The proposal provides a varied setback of between 8.2 to 8.4 metres from the building to the curb along Eglinton Avenue West, 8.2 metres to Kirknewton Road and between 8.1 to 8.3 metres to Dynevor Road. To the south, a varied setback of between 2 and 3.4 metres is provided in addition to the 6 metres laneway conveyance.

Wrapping around the site along all street frontages is a 2.1 metre pedestrian clearway to facilitate pedestrian flow and provides for an improved walking experience along Eglinton, and opportunities for streetscape improvements.

A publicly accessible open space is being proposed at the northwest corner of the site and connected to proposed commercial spaces at grade. The proposed open space, the pedestrian clearway, setbacks and stepbacks along Eglinton Avenue West provide an improved public realm experience from existing conditions. A wider sidewalk with more space for pedestrians, street trees and other landscaping, street furniture, and commercial-retail patios will support a vibrant and active pedestrian environment.

Shadow Impact

The shadow impact study submitted by the applicant shows the extent of the shadow from the proposed buildings during the spring and fall equinoxes (March 21 and September 21) and the summer and winter Solstice (June 21 and December 21). Shadow impacts to the closest park (St. Hilda's Parkette) and the Fairbank Station Plaza are limited, with approximately 7 hours of continuous sunlight in March and September, and 6 hours of continuous sunlight in December. No shadow is cast onto the parkette or the plaza in June.

Wind Impact

The Pedestrian Level Wind Study submitted as part of the application notes that the wind conditions on the site, including entrances and at grade amenity spaces and sidewalks and the open space, are generally suitable for their intended use year-round. Conditions on the outdoor amenity spaces are generally windier, and a 2.0 metre perimeter guard has been introduced to improve conditions along the terrace and reflected in architectural plans.

Servicing

Development Engineering staff have reviewed and accepted the submitted materials including a Functional Servicing and Stormwater Management Report in support of the proposal.

Road Widening and Laneway Conveyance

In order to satisfy the Official Plan requirement of a 27 metre right-of-way for this segment of Eglinton Avenue West, a 3.44 metre road widening dedication is to be provided along the 1875-1885 Eglinton Avenue West frontage and a 0.4 metre widening is required along the balance of the site along the 1887-1901 Eglinton Avenue West frontage.

In order to satisfy the SASP 476 requirement of a 6.0-metre wide public laneway at the rear of the site, the applicant is conveying a 6.0-metre wide public laneway to the City.

Refer to the simplified site plan in Attachment 7 of this report for location of the road widening and laneway conveyance.

Traffic Impact, Access, Vehicular and Bicycle Parking and Loading

The Planning Act prohibits minimum parking requirements in Protected Major Transit Station Area/Major Transit Station Area. Nonetheless, any parking that is provided by the applicant is subject to zoning and accessibility standards for parking spaces.

A Transportation Impact Study (TIS) was submitted to assess the traffic impact, access, parking, and loading arrangements for the proposed development. 111 spaces are proposed, of which 82 are residential vehicular parking, 6 are residential visitor parking and 23 are commercial vehicular parking. The proposal includes 500 bike parking spaces, of which 102 are proposed to be on the ground floor, 123 are on parking level 1 and 292 are on parking level 2. One Type G and one Type C loading space are proposed. Parking and loading will be accessed via the new 6.0 metre public laneway that is to be conveyed to the City at the south end of the site. Until the City receives the lands, a holding (H) provision has been included in the draft Zoning By-law Amendment to address this outstanding matter.

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.

Tree Preservation

The Tree Inventory and Preservation Plan identifies 11 existing By-law protected trees on or surrounding the site that require a permit to injure or remove under the City of Toronto Municipal Code, Chapter 813, the Tree Protection By-law. Of the 11 trees, 9 are privately owned and 2 are City owned and growing on the road allowance. All of the By-law protected trees are proposed to be removed. Staff require the planting of 13 new trees on City road allowance.

Holding Provision

This report recommends the adoption of a Zoning By-law Amendment that is subject to a holding provision under Section 36 of the Planning Act, restricting the proposed use of the lands until the conditions to lifting the holding provision, as set out in the By-law, are satisfied. Section 5.1.2 of the Official Plan contemplates the use of a holding provision and outlines the types of conditions that may have to be satisfied prior to the removal of a holding provision. The specific conditions to be met prior to the removal of the proposed holding provisions in the proposed By-law include:

- a. The owner, at its sole cost and expense, shall convey to the City a minimum 6.0 metre wide laneway located south of the site, connecting Kirknewton Road and Dynevor Road, in accordance with all applicable City of Toronto by-laws and policies, for the purpose of establishing a public right-of-way, to the satisfaction of the Director, Engineering Review, Development Review, and the City Solicitor;
- b. The owner shall enter into a financially secured agreement with the City, in form and content satisfactory to the Director, Engineering Review, Development Review, and the City Solicitor, for the design and construction of the laneway and all associated services, and shall submit all required securities and pay all applicable engineering and inspection fees, to the satisfaction of the Director, Engineering Review, Development Review; and
- c. The owner shall enter into an agreement with the City and register a Section 118 restriction on title to ensure assumption of the agreement by subsequent owners, to secure the implementation of the required Tenant Assistance Plan, to the satisfaction of the City Solicitor and Chief Planner and Executive Director, City Planning.

Conclusion

The proposal has been reviewed against the policies of the Provincial Planning Statement (2024) and the Official Plan. Staff are of the opinion that the proposal is consistent with the PPS (2024). The proposal also conforms with the Official Plan. Staff recommend that Council approve the application.

CONTACT

Liliana da Silva, Senior Planner, Community Planning, Tel. No. 416-392-1821, E-mail: liliana.dasilva@toronto.ca

SIGNATURE

A handwritten signature in black ink, appearing to read 'Carly R', with a long horizontal flourish extending to the right.

Carly Bowman, M.Sc.Pl., MCIP, RPP
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: Existing Zoning By-law Map
Attachment 5: Draft Official Plan Amendment
Attachment 6: Draft Zoning By-law Amendment

Applicant Submitted Drawings

Attachment 7: Simplified Site Plan
Attachment 8: Ground Floor Plan
Attachment 9: Elevations
Attachment 10: 3D Massing Models

Attachment 1: Application Data Sheet

Municipal Address:	1875 to 1901 EGLINTON AVE W, 137 KIRKNEWTON RD, 156 DYNEVOR RD	Date Received:	August 27, 2024
Application Number:	24 204279 STE 09 OZ		
Application Type:	OPA and Rezoning		
Project Description:	Combined Official Plan & Zoning By-law Amendments for a 34-storey mixed-use building (excluding mechanical penthouse) with 446 residential dwelling units. The total Gross Floor Area is 33,237 square metres, including 910 square metres of retail, 111 parking spaces with three levels of underground parking, over 100 square metres of publicly accessible open space and 1914 square metres of amenity space.		
Applicant	Agent	Architect	Owner
WND ASSOCIATES		STUDIO JCI	CB EGLINTON PHASE 3 LTD

EXISTING PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:	SASP 476, 675
Zoning:	MCR (former Toronto By-law 438-86) CR SS2 (x2643)	Heritage Designation:	N
Height Limit (m):	24	Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq m):	3,149	Frontage (m):	75	Depth (m):	43
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Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):			1,421	1,421
Residential GFA (sq m):	162		32,327	32,327
Non-Residential GFA (sq m):	1,843		910	910
Total GFA (sq m):	2,005		33,236	33,236
Height - Storeys:	2		34	34

Height - Metres: 109.35 109.35

Lot Coverage Ratio 44.84 Floor Space Index: 13.26
(%):

Floor Area Breakdown Above Grade (sq m) Below Grade (sq m)

Residential GFA: 32,327

Retail GFA: 910

Office GFA:

Industrial GFA:

Institutional/Other GFA:

Residential Units by Tenure	Existing	Retained	Proposed	Total
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Rental:	4			
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Freehold:				
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Condominium:			446	446
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Other:				
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Total Units:	4		446	446
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Total Residential Units by Size

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
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Retained:					
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Proposed:	71	181	150	44	
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Total Units:	71	181	150	44	
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Parking and Loading

Parking Spaces:	111	Bicycle Parking Spaces:	517	Loading Docks:	2
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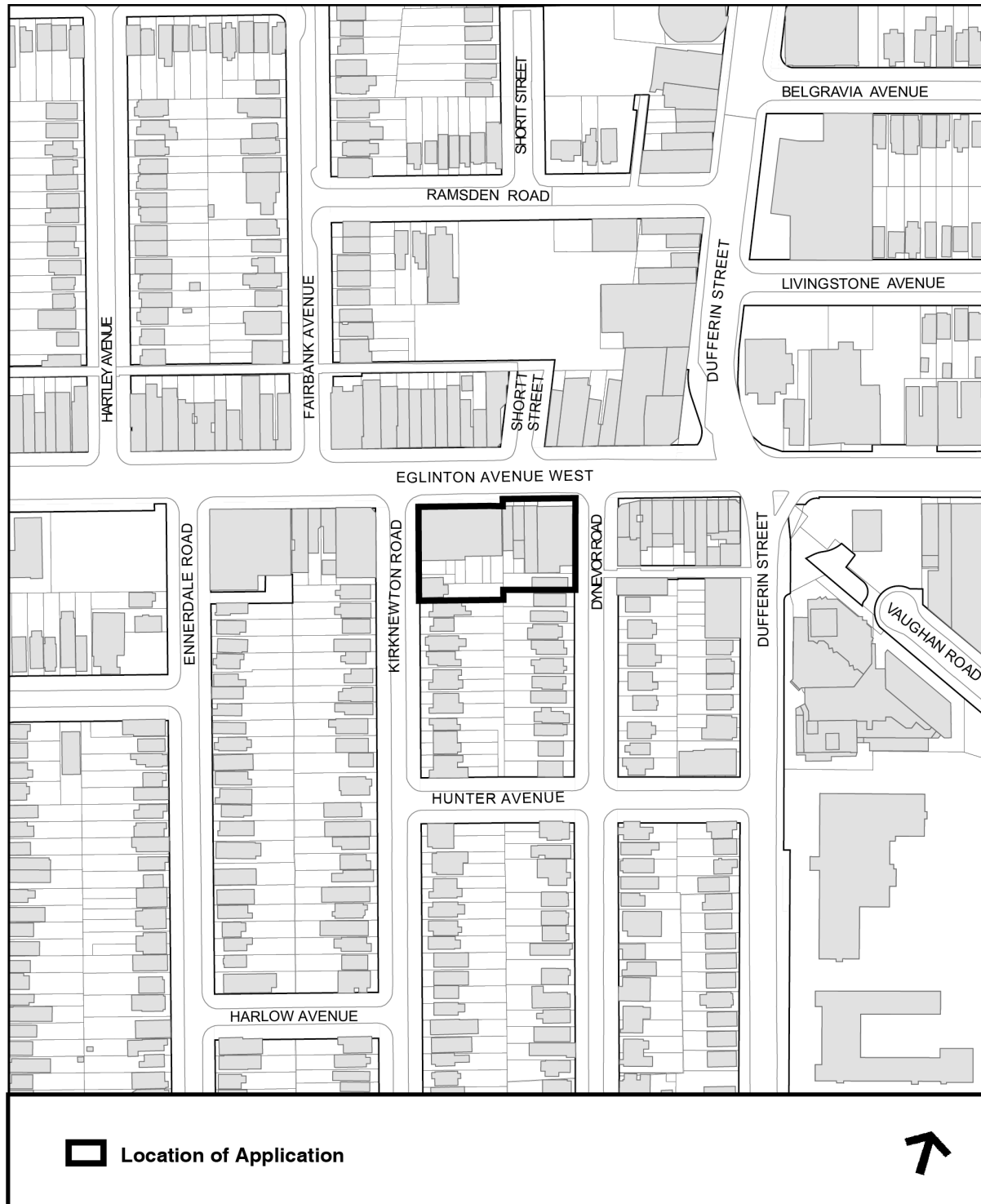
CONTACT:

Liliana da Silva, Senior Planner, Community Planning

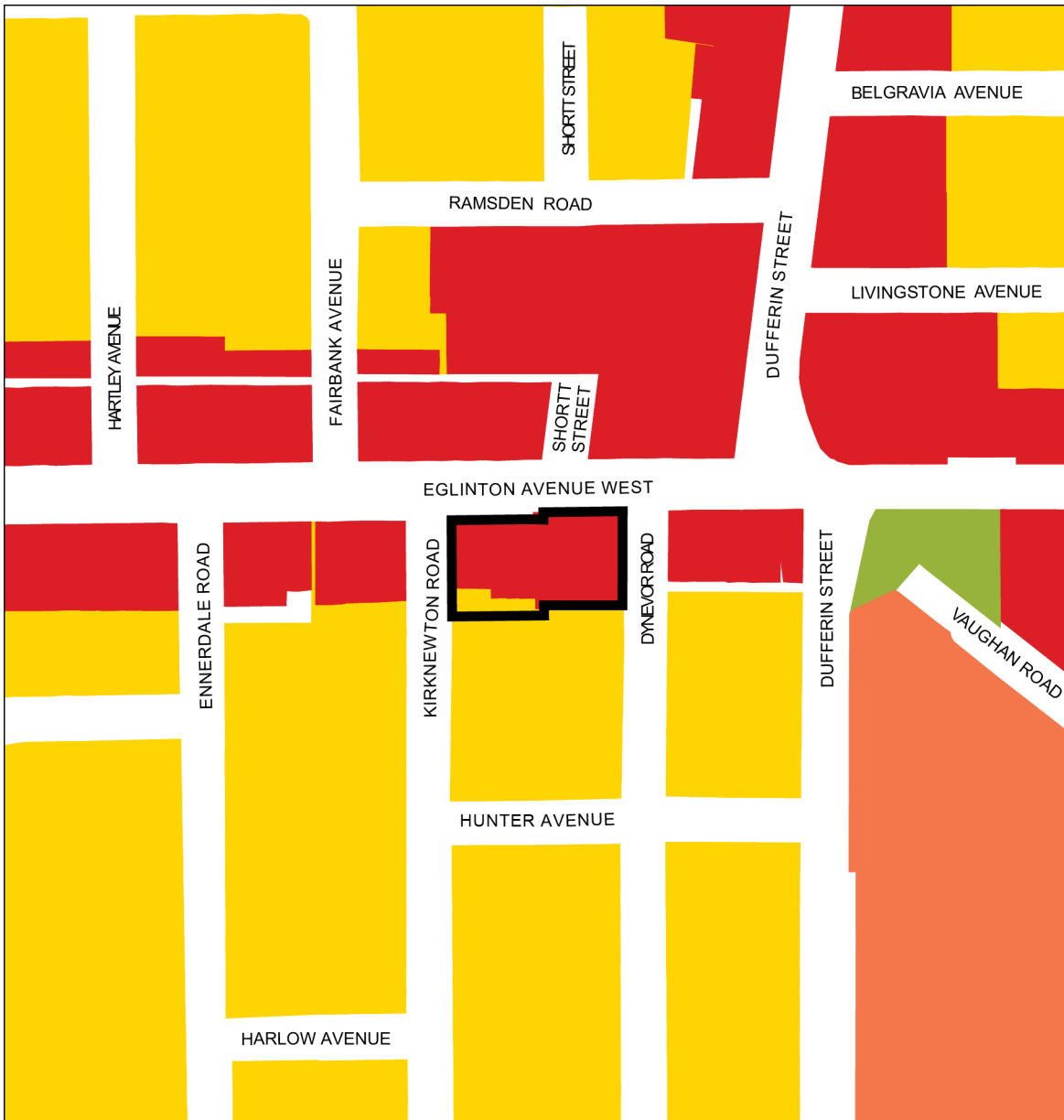
416-392-1821

liliana.dasilva@toronto.ca

Attachment 2: Location Map



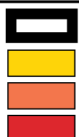
Attachment 3: Official Plan Land Use Map



Official Plan Land Use Map 17

1875 - 1901 Eglinton Avenue West,
137 Kirknewton Road & 156 Dynevor Road

File # 24 204279 STE 09 0Z



Location of Application

Neighbourhoods

Apartment Neighbourhoods

Mixed Use Areas



Parks



Not to Scale
Extracted: 04/23/2026

[illegible]

Attachment 5: Draft Official Plan Amendment

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

Enacted by Council: ~, 20~

Bill XXX

CITY OF TORONTO

BY-LAW ###

To adopt Official Plan Amendment 927
for the City of Toronto
respecting the lands known municipally in the year 2025, as
137 Kirknewton Road.

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. 927 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. 927 TO THE OFFICIAL PLAN

LANDS MUNICIPALLY KNOWN IN THE YEAR 2025 AS 137 KIRKNEWTON ROAD

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 137 Kirknewton Road from Neighbourhoods to Mixed Use Areas, as shown on the attached Appendix A.

Appendix A



1875-1901 Eglinton Avenue West, 137 Kirknewton Road
and 156 Dynevor Road

Official Plan Amendment # 927

Proposed changes to redesignate lands from Neighbourhoods to Mixed Use Areas

File # 25 150448 NNY 18 0Z

 Mixed Use Areas

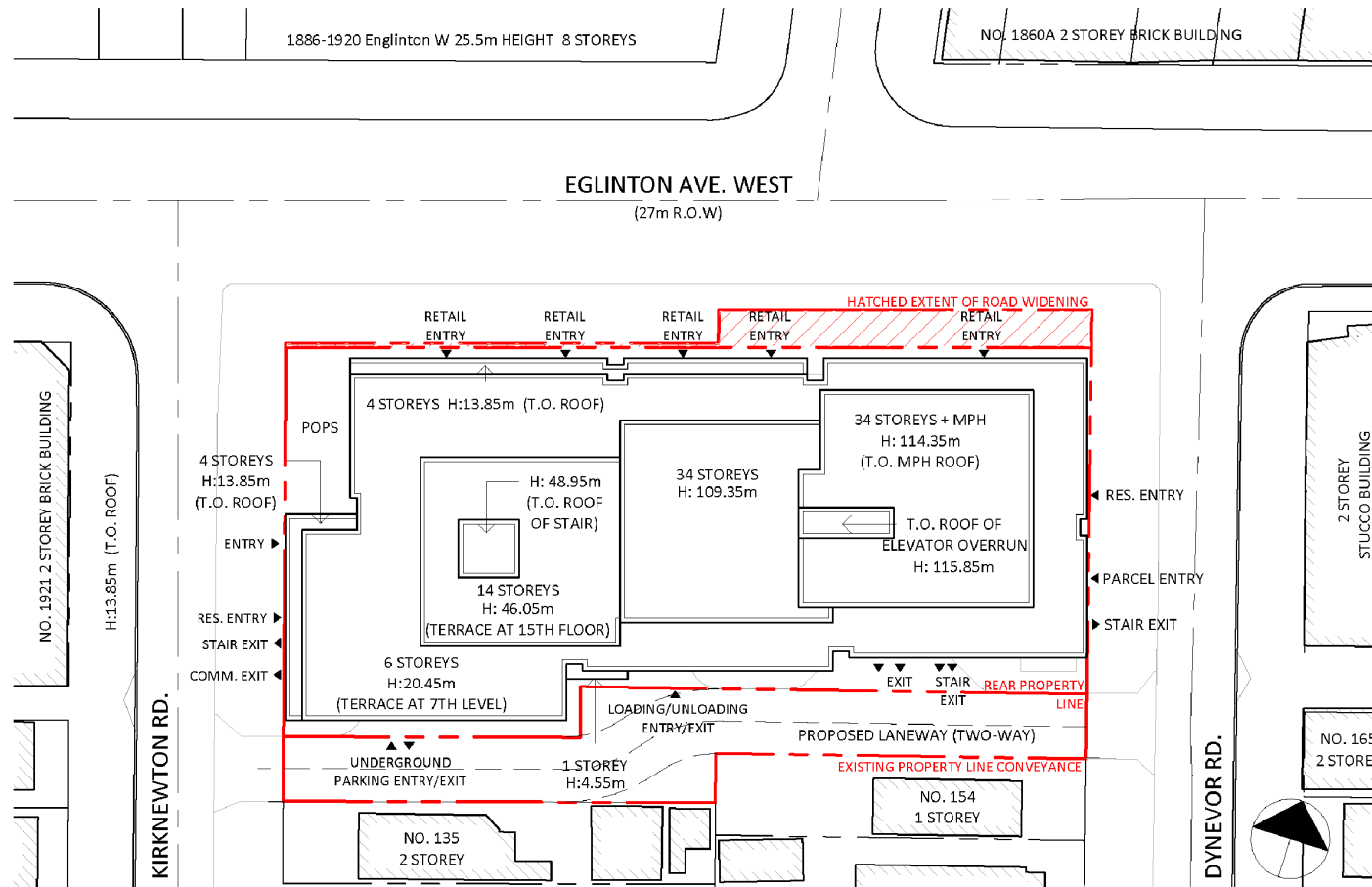


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08/28/2025

Attachment 6: Draft Zoning By-law Amendment

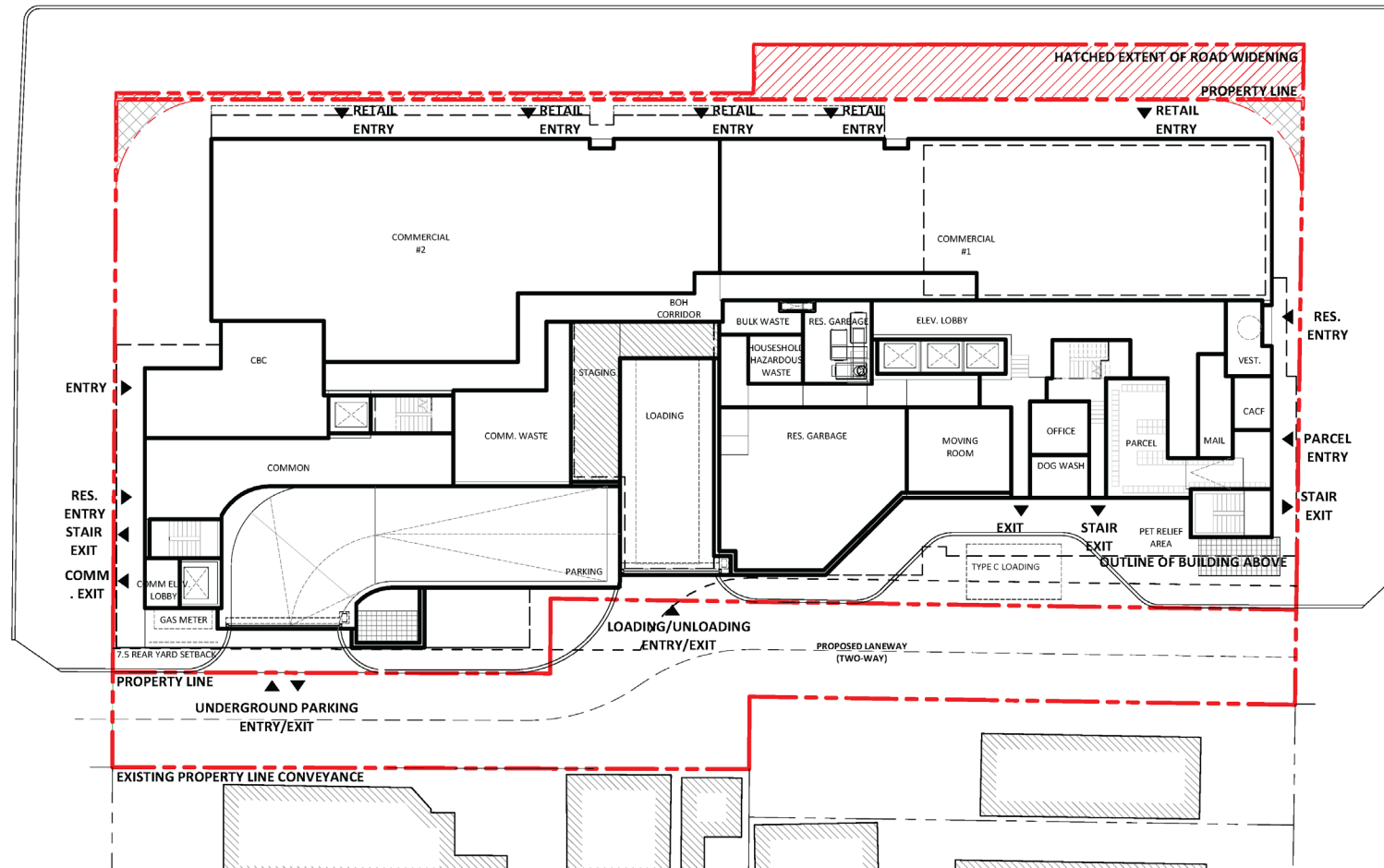
This attachment will be provided prior to the July 8, 2026 Toronto and East York Community Council Meeting.

Attachment 7: Simplified Site Plan



Site Plan

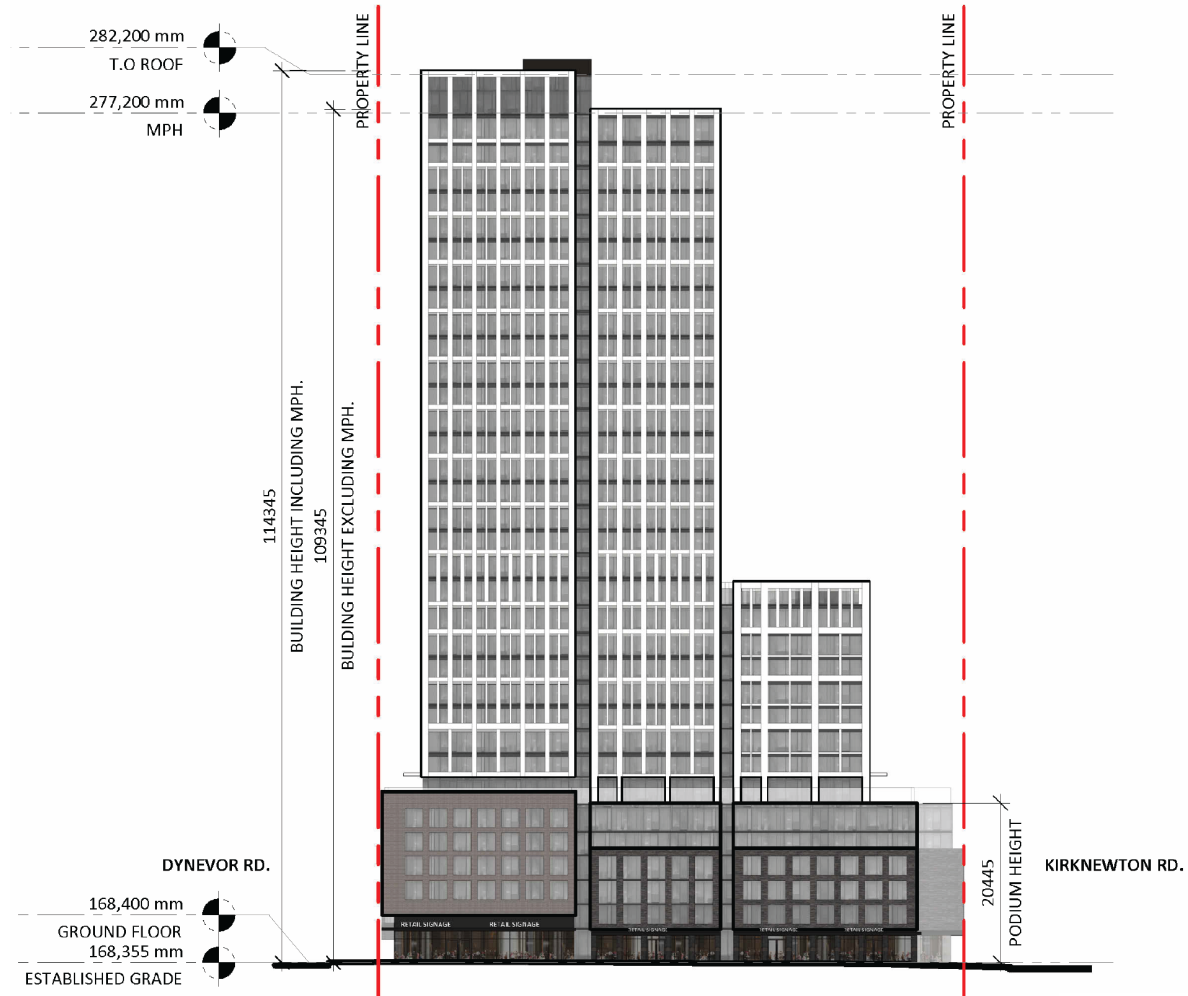
Attachment 8: Ground Floor Plan



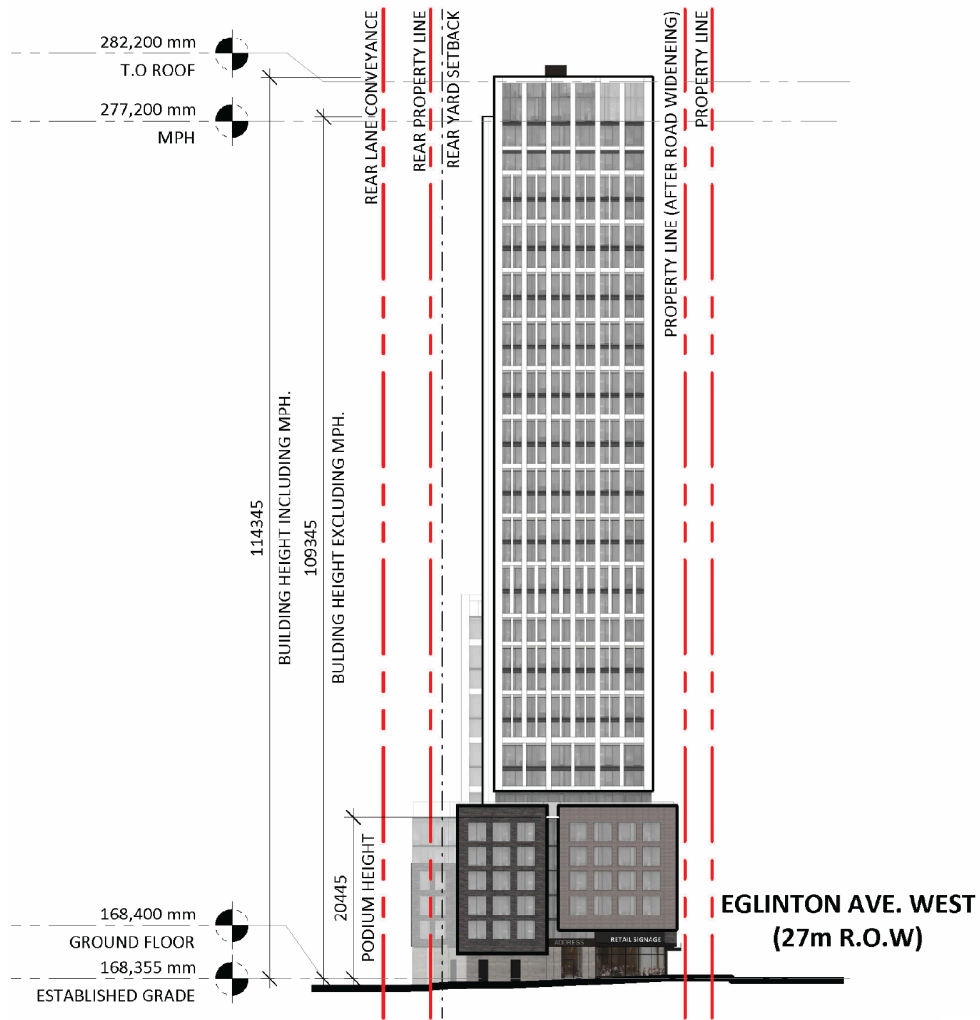
Ground Floor Plan



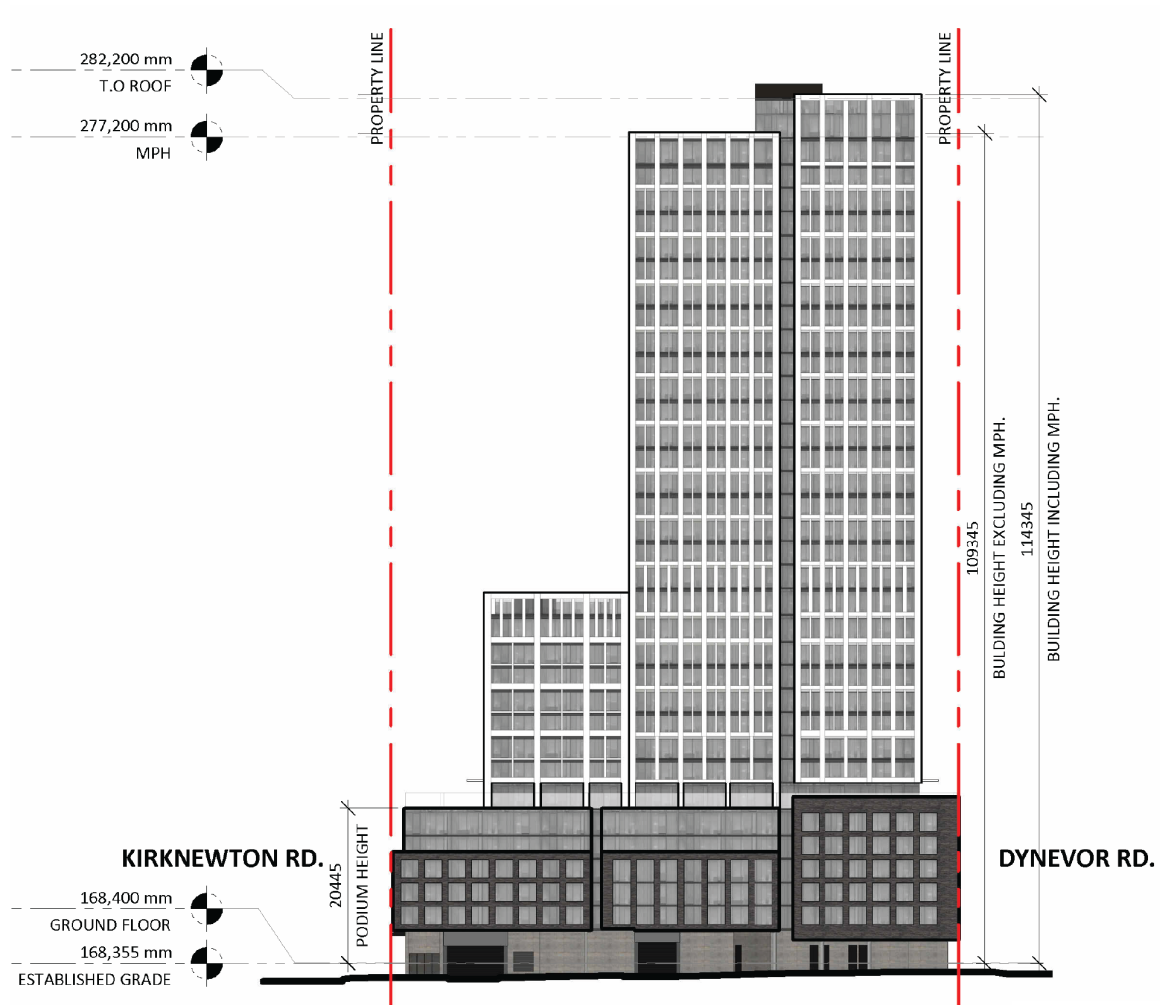
Attachment 9: Elevations



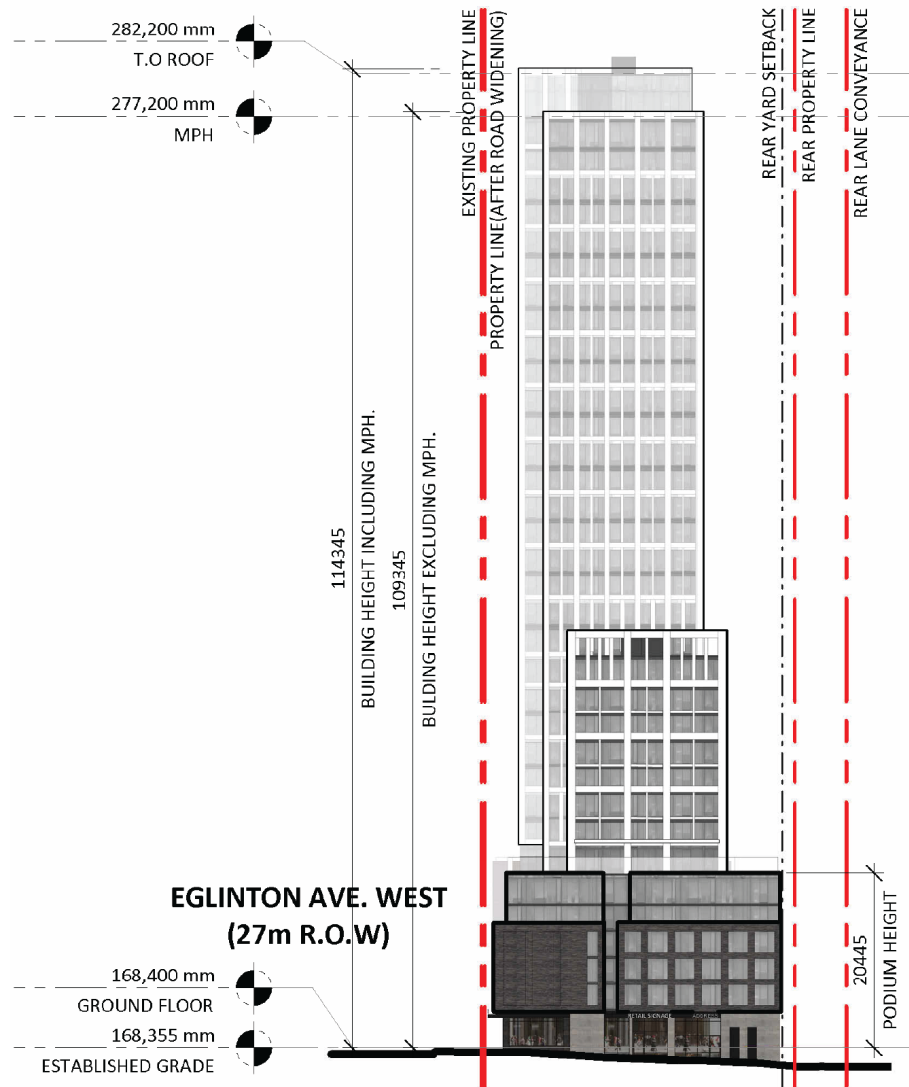
North Elevation



East Elevation



South Elevation



West Elevation

Attachment 10: 3D Massing Models

