

## PERMITTED HEIGHTS FOR DEVELOPMENT IN MIDTOWN CITY COUNCIL VS PROVINCIAL GOVERNMENT (OPA 405)

The provincial Ministry of Municipal Affairs and Housing (MMAH) dramatically increased permitted development heights in midtown in June/2019.

What are the midtown locations where major changes in height/density will be allowed under provincial OPA 405?

<b>SERRA Area</b>	<b>City Council</b>	<b>Province</b>
<b>Eglinton East:</b>		
At Yonge (to Hillsdale)	<b>35 - 8 storeys</b>	<b>65 - 35 storeys</b>
Yonge-Redpath	<b>20 - 8 storeys</b>	<b>55 - 40 storeys</b>
Redpath-Mt Pleasant	<b>20 - 8 storeys</b>	<b>40 - 30 storeys</b>
Soudan apartment neighbourhood	<b>15 - 7 storeys</b>	<b>35 - 20 storeys</b>
Mt Pleasant intersection (to Soudan)	<b>29 - 8 storeys</b>	<b>35 - 20 storeys</b>
Taunton – Forman	<b>10 - 8 storeys</b>	<b>20 - 15 storeys</b>
Forman to Mann	<b>10 - 8 storeys</b>	<b>12 - 8 storeys</b>
Bayview intersection	<b>23 - 6 storeys</b>	<b>35 - 20 storeys</b>
<b>Yonge South:</b>		
At Eglinton (to Hillsdale)	<b>35 - 8 storeys</b>	<b>65 - 35 storeys</b>
Hillsdale to Millwood	<b>8 storeys</b>	<b>15 - 8 storeys</b>
At Davisville (Millwood to Merton)	<b>14 - 15 storeys</b>	<b>45 - 30 storeys</b>
<b>Davisville apartment neighbourhood:</b>		
Davisville Ave (southside) and Balliol	<b>15 - 8 storeys</b>	<b>40 - 25 storeys</b>
Merton St	<b>15 - 12 storeys</b>	<b>40 - 14 storeys</b>
<b>Bayview /Mt Pleasant</b>	<b>7 - 6 storeys</b>	<b>8 storeys</b>

Heights in other parts of midtown were also raised significantly.

In addition, OPA 405 lifted all restrictions on sites where LIMITED or NO further developments were allowed (at many existing tower locations).