

Authority: Scarborough Community Council Item SC21.4,
adopted by City of Toronto Council on April 23, 24 and 25,
2025

CITY OF TORONTO

Bill 328

BY-LAW -2025

To adopt Official Plan Amendment 800 for the City of Toronto respecting the lands known municipally in the year 2024, as 2221 and 2223 Kennedy Road and 3, 5 and 7 Collingwood Street.

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 800 to the Official Plan is hereby adopted pursuant to the Planning Act, as amended.

Enacted and passed on April , 2025.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)

**AMENDMENT 800 TO THE OFFICIAL PLAN
LANDS MUNICIPALLY KNOWN IN THE YEAR 2024 AS 2221 AND 2223 Kennedy
ROAD AND 3, 5 AND 7 COLLINGWOOD STREET**

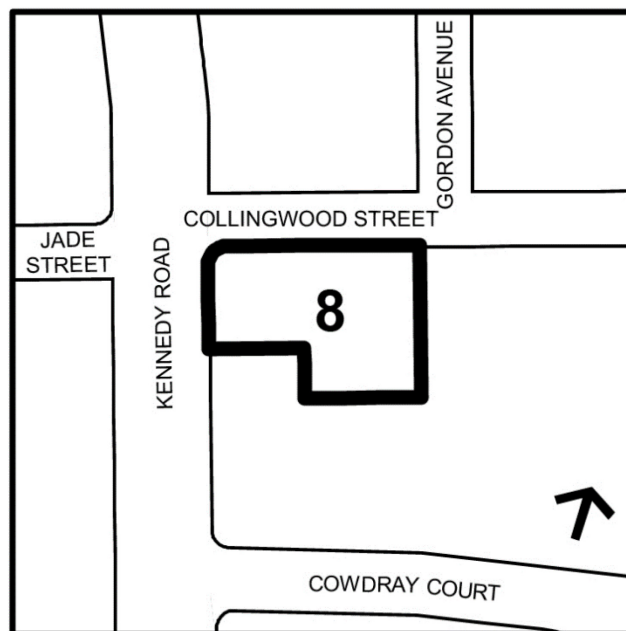
The Official Plan of the City of Toronto is amended as follows:

1. Map 19, Land Use Plan, is amended by re-designating the lands known municipally as 3, 5 and 7 Collingwood Street from Neighbourhoods to Mixed Use Areas, as shown on the attached Appendix 1.
2. Chapter 6, Section 1, Agincourt Secondary Plan, Map 1-1, Urban Structure Plan, is amended to show the lands known municipally in 2024 as 2221 and 2223 Kennedy Road and 3, 5 and 7 Collingwood Street, as shown on the attached Appendix 2.
3. Chapter 6, Section 1, Agincourt Secondary Plan, is amended by adding the following subsection to Section 6, Site and Area Specific Policies:

8. 2221 and 2223 Kennedy Road and 3, 5 and 7 Collingwood Street

For the lands shown as 8 on Map 1-1:

- a) maximum overall density of development is not to exceed 2.0 times the site area; and
- b) height is not to exceed four storeys in the façade facing single family dwellings.



4. Chapter 6, Section 1, Agincourt Secondary Plan, Map 1-2, Maximum Densities Pre Subway, is amended by removing the maximum density requirements and applying the Site and Area Specific Policy label to the lands known municipally in 2024 as 2221 and 2223 Kennedy Road and 3, 5 and 7 Collingwood Street, as shown on Appendix 3.

Appendix 1



Official Plan Amendment #800

Proposed revisions to Land Use Plan 19 to redesignate lands from Neighbourhoods to Mixed Use Areas

3, 5 & 7 Collingwood Street

File # 23 216720 ESC 22 02

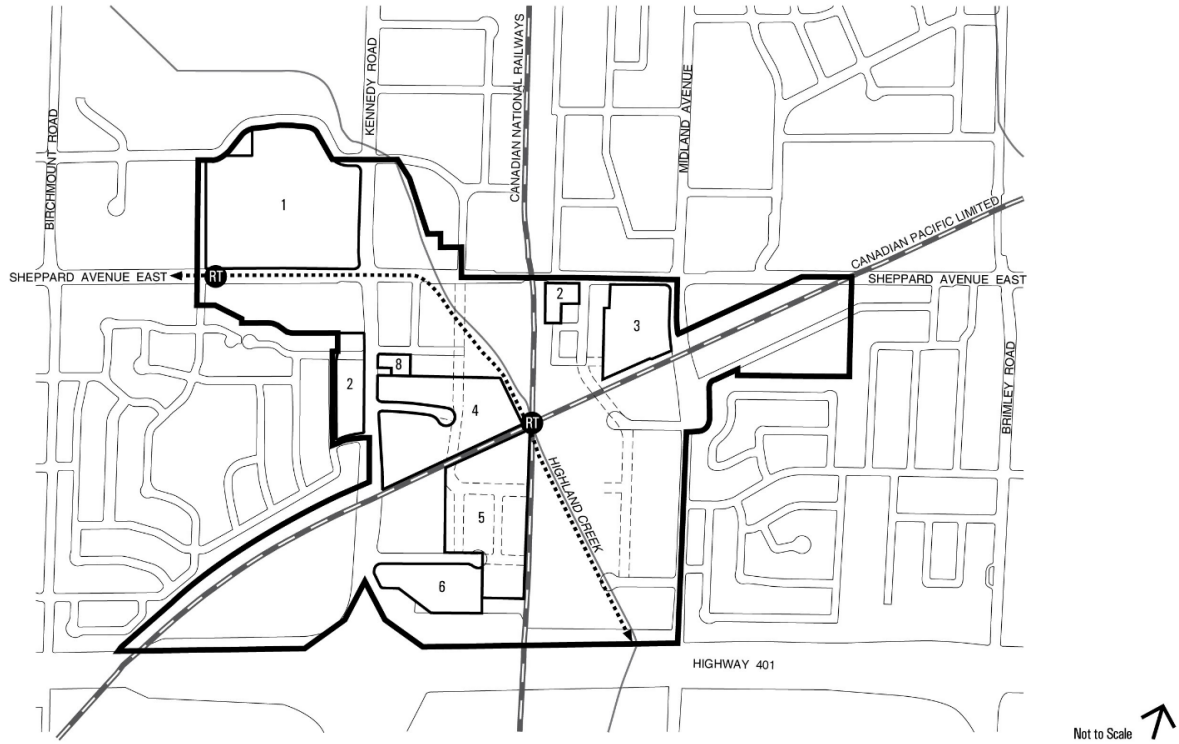


Mixed Use Areas



02/24/2025

Appendix 2



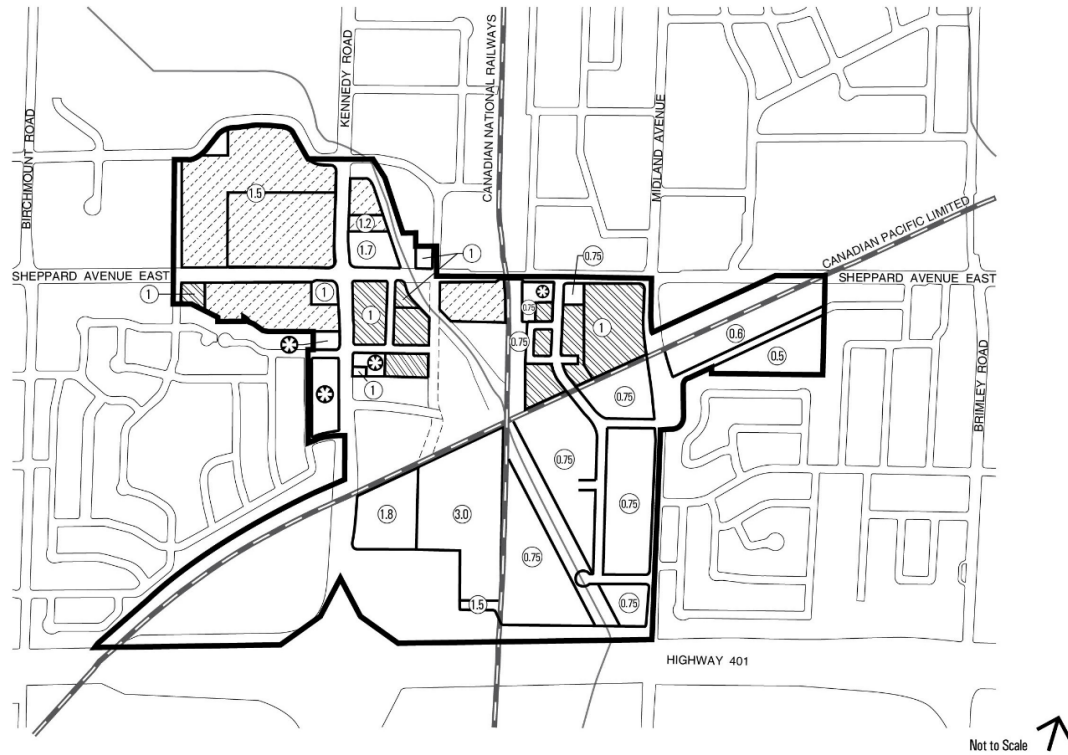
Agincourt Secondary Plan

MAP 1-1 Urban Structure Plan

- | | |
|---------------------------------|--------------------------------|
| Secondary Plan Boundary | Proposed Rapid Transit Station |
| Site and Area Specific Policies | Railway |
| Proposed Road | Highland Creek |
| Proposed Rapid Transit | |

February 2025

Appendix 3



Agincourt Secondary Plan

MAP 1-2 Maximum Densities Pre-Subway

- Secondary Plan Boundary
- Residential (150 Dwelling Units per Hectare)
- Residential (100 Dwelling Units per Hectare)

- ①.5 Figure Shown Equals Floor Area of all Uses Combined on Site Divided by the Site Area
- * For Residential Density See Site and Area Specific Policies on Map 1-1
- Railway
- Highland Creek

February 2025