

Authority: Etobicoke York Community Council Item
EY22.2, as adopted by City of Toronto Council on May 21,
22 and 23, 2025

CITY OF TORONTO

Bill 459

BY-LAW -2025

To adopt Amendment 810 to the Official Plan for the City of Toronto respecting the lands known municipally in the year 2024 as 2595 St Clair Avenue West.

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

Enacted and passed on May , 2025.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)

AMENDMENT 810 TO THE OFFICIAL PLAN

**LANDS MUNICIPALLY KNOWN IN THE YEAR 2024 AS 2595 ST. CLAIR AVENUE
WEST**

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

1. Chapter 7, Site and Area Specific Policy 356, is amended for the lands known municipally in 2024 as 2595 St. Clair Avenue West, by adding subsection "c", as follows:

"c) Development in Area "A" that includes residential uses will not require a precinct plan prior to or concurrent with a zoning by-law amendment to permit the residential units provided the development:
 - a) includes open space;
 - b) provides a broad range of unit sizes;
 - c) locates and masses residential uses to minimize impacts from nearby existing industry and major facilities, particularly rail facilities;
 - d) promotes pedestrian circulation and comfort through the design of the development and the public realm; and
 - e) is supported by an assessment of traffic and parking impacts on local streets to ensure any increase in vehicular trips generated can be accommodated by the existing road network."
2. Chapter 7, Site and Area Specific Policy 356, is amended for the lands known municipally in 2024 as 2595 St. Clair Avenue West by deleting the map and replacing it with the map as shown on attached Appendix A.

Appendix A

