

Authority: Toronto and East York Community Council
Item TE27.9, as adopted by City of Toronto Council on
December 16, 17 and 18, 2025

CITY OF TORONTO

Bill 1436

BY-LAW - 2025

To adopt Official Plan Amendment 864 for the City of Toronto respecting the lands known municipally in the year 2024, as 630 Spadina Avenue.

Whereas authority is given to Council under the Planning Act, R.S.O. 1990, c. P.13, as amended, to delineate and establish Protected Major Transit Station Areas; and

Whereas the Minister of Municipal Affairs and Housing has approved the Spadina and the St. George Protected Major Transit Station Area pursuant to the Planning Act; and

Whereas authority is given to the Minister of Municipal Affairs and Housing under the Planning Act, to approve amendments to authorized uses of land in a Protected Major Transit Station Area pursuant to the Planning Act; 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 864 to the Official Plan is hereby adopted pursuant to the Planning Act, as amended.

Enacted and passed on December , 2025.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)

**AMENDMENT 864 TO THE OFFICIAL PLAN
LANDS MUNICIPALLY KNOWN IN THE YEAR 2024 AS 630 SPADINA AVENUE**

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

1. Map 18, Land Use Plan, is amended by re-designating the lands municipally known in the year 2024 as 630 Spadina Avenue from *Neighbourhoods* to *Mixed Use Areas*, as shown on the attached Appendix 1.
2. Chapter 6, Section 41, Downtown Secondary Plan, Map 41-3, Mixed Use Areas, is amended by adding the lands municipally known in the year 2024 as 630 Spadina Avenue as *Mixed Use Areas 3 – Main Street*, as shown on the attached Appendix 2.
3. Chapter 6, Section 41, Downtown Secondary Plan, Map 41-3-C, Mixed Use Areas – Main Street, is amended by adding the lands municipally known in the year 2024 as 630 Spadina Avenue as *Mixed Use Areas 3 – Main Street*, as shown on the attached Appendix 3.

Appendix 1



630 Spadina Avenue

Official Plan Amendment #864

Proposed changes to redesignate lands from Neighbourhoods to Mixed Use Areas

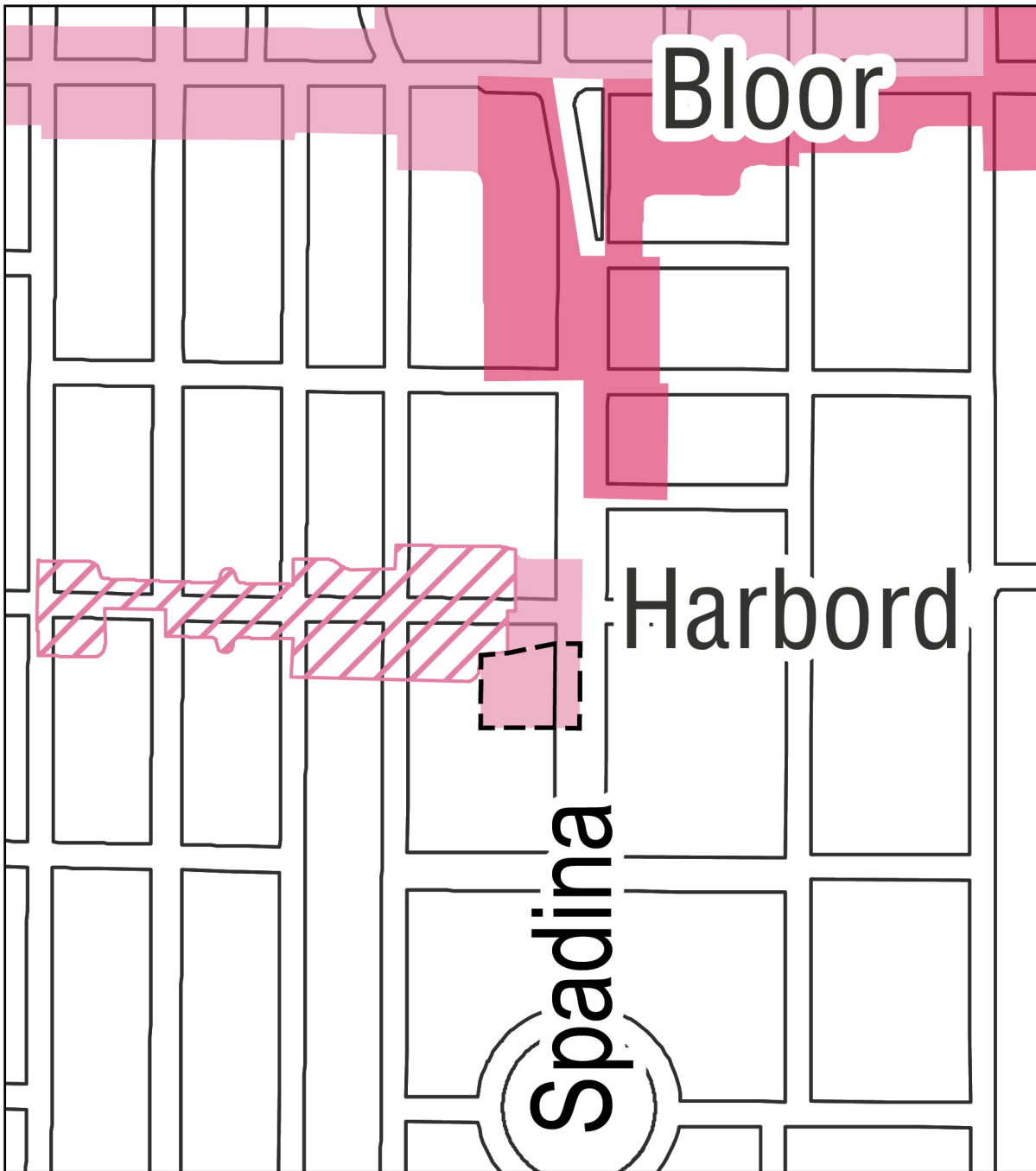
File # 18 161814 STE 20 0Z

 Mixed Use Areas



Not to Scale
11/03/2025

Appendix 2



Official Plan Amendment #864

Downtown Secondary Plan Map 41-3

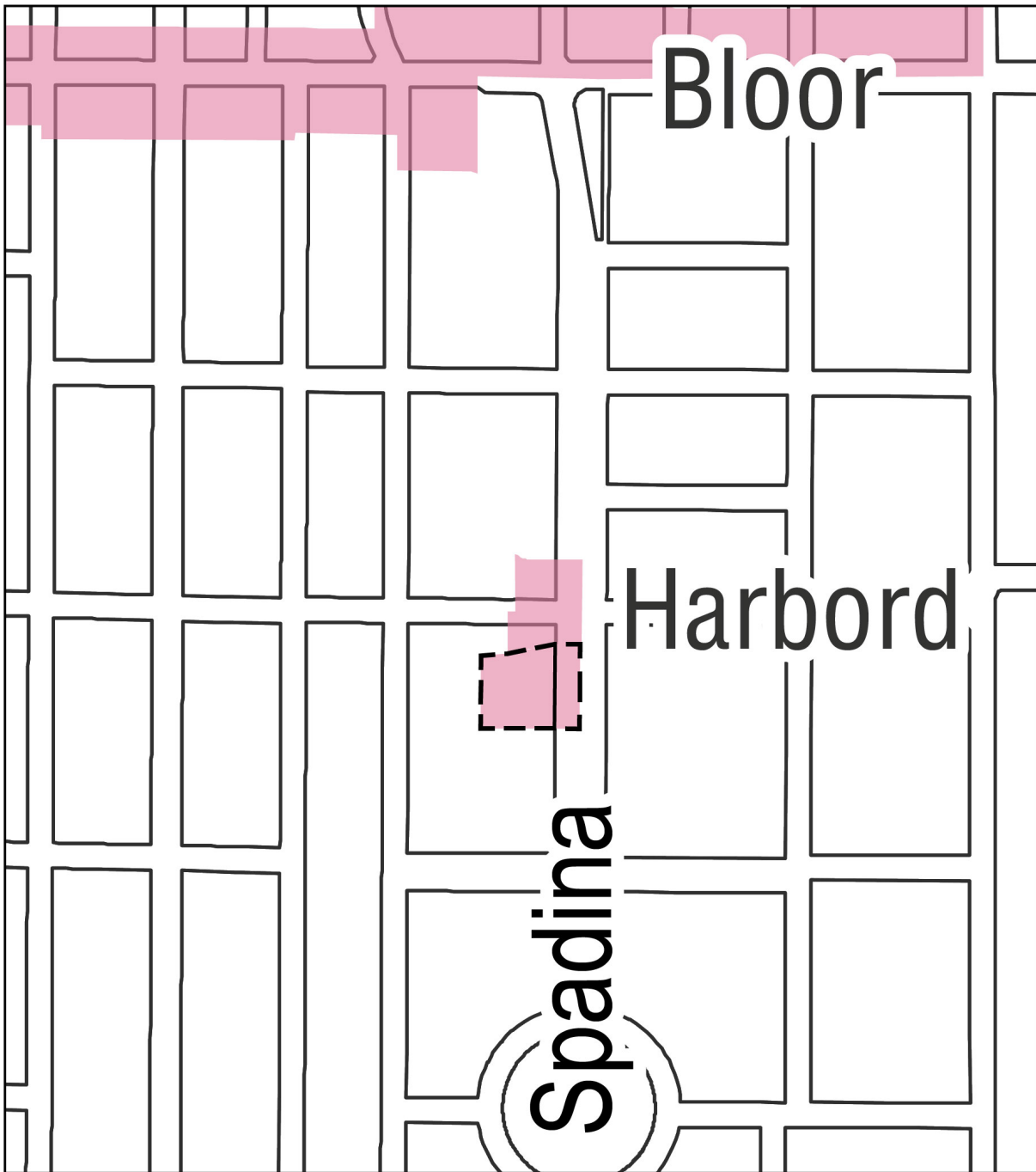
630 Spadina Avenue

File #: 18 161814 STE 20 0Z

- Mixed Use Areas 2 - Intermediate
- Mixed Use Areas 3 - Main Street
- Mixed Use Areas 4 - Local

Location of application to be designated
Mixed Use Areas 3 - Main StreetNot to Scale
11/03/2025

Appendix 3




Official Plan Amendment #864

Downtown Secondary Plan Map 41-3

630 Spadina Avenue

File #: 18 161814 STE 20 OZ

 Mixed Use Areas 3 - Main Street

 Location of application to be designated
Mixed Use Areas 3 - Main Street



Not to Scale
11/03/2025