

Authority: Toronto and East York Community Council
Item TE34.17, as adopted by City of Toronto Council on
July 29, 30 and 31, 2026

CITY OF TORONTO

Bill 1022

BY-LAW -2026

To adopt Official Plan Amendment 961 to the Official Plan for the City of Toronto respecting the lands known municipally in the year 2025 as 1-149 Baldwin Street, 1-99 Cameron Street, 60 and 81 Cecil Street, 261-279 College Street, 2-8 and 137-143 D'Arcy Street, 308-519 Dundas Street West, 73 and 77 Grange Avenue, 176 Huron Street, 126-256 McCaul Street, 2 Nassau Street, 3, 5 and 8 Oxford Street, 34 Ross Street, 160-474 Spadina Avenue, 76 and 78 Sullivan Street, 2, 6 and 8 St Andrew Street, 378 and 380 Queen Street West, and 1, 10 and 11 Willison Square.

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

Enacted and passed on July , 2026.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)

AMENDMENT 961 TO THE OFFICIAL PLAN

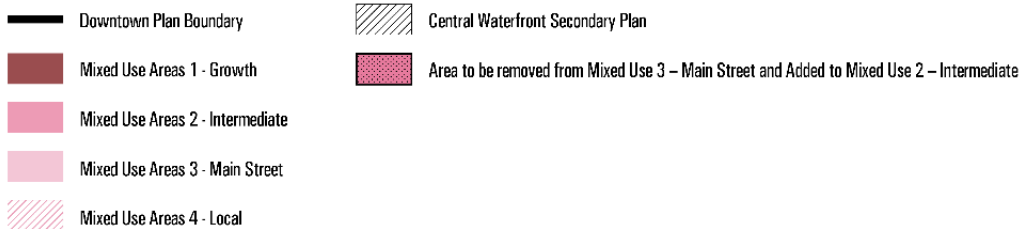
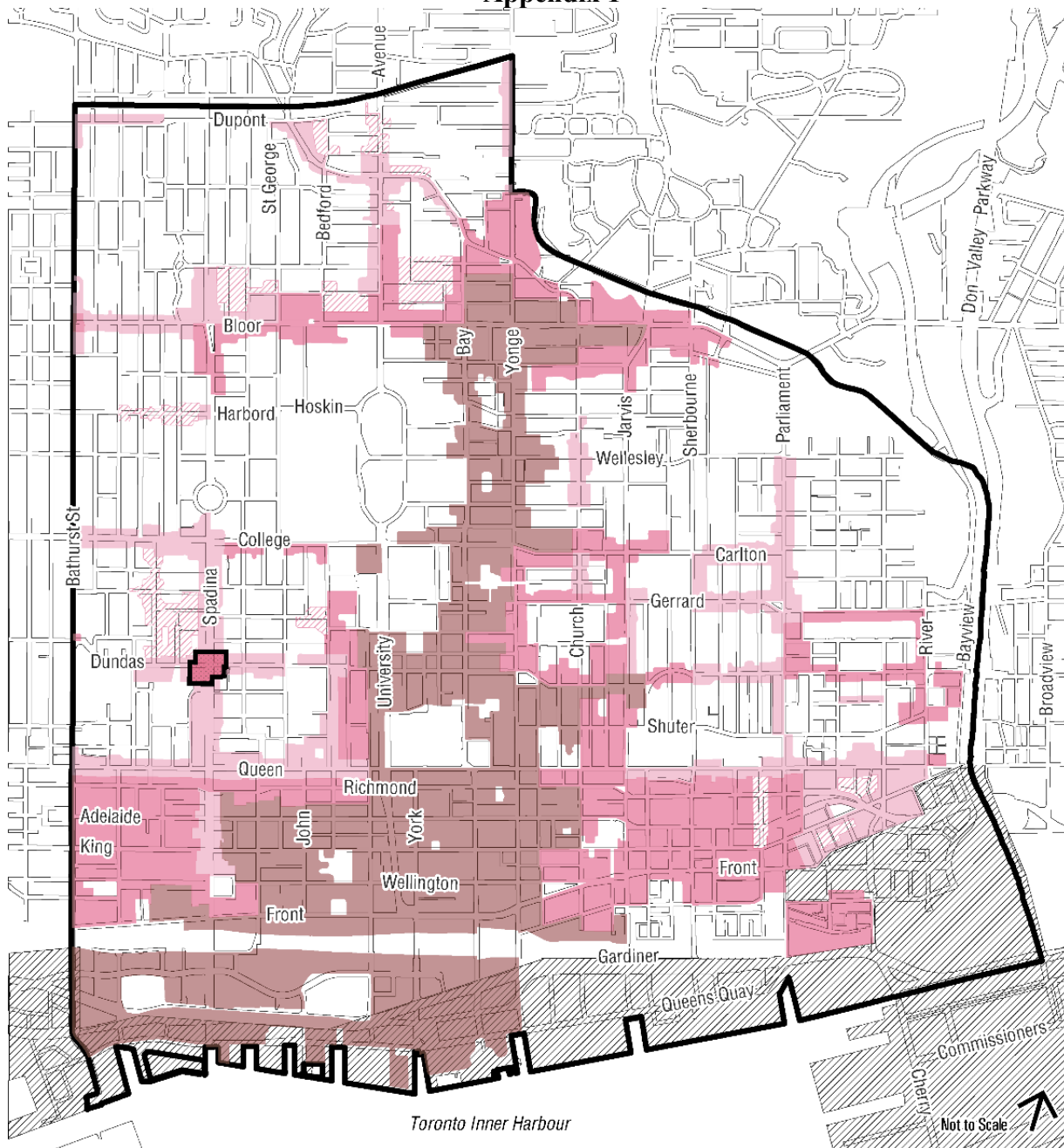
LANDS MUNICIPALLY KNOWN IN THE YEAR 2025 AS 1-149 BALDWIN STREET, 1-99 CAMERON STREET, 60 AND 81 CECIL STREET, 261-279 COLLEGE STREET, 2-8 AND 137-143 D'ARCY STREET, 308-519 DUNDAS STREET WEST, 73 AND 77 GRANGE AVENUE, 176 HURON STREET, 126-256 MCCAUL STREET, 2 NASSAU STREET, 3, 5 AND 8 OXFORD STREET, 34 ROSS STREET, 160-474 SPADINA AVENUE, 76 AND 78 SULLIVAN STREET, 2, 6 AND 8 ST ANDREW STREET, 378 AND 380 QUEEN STREET WEST, AND 1, 10 AND 11 WILLISON SQUARE

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

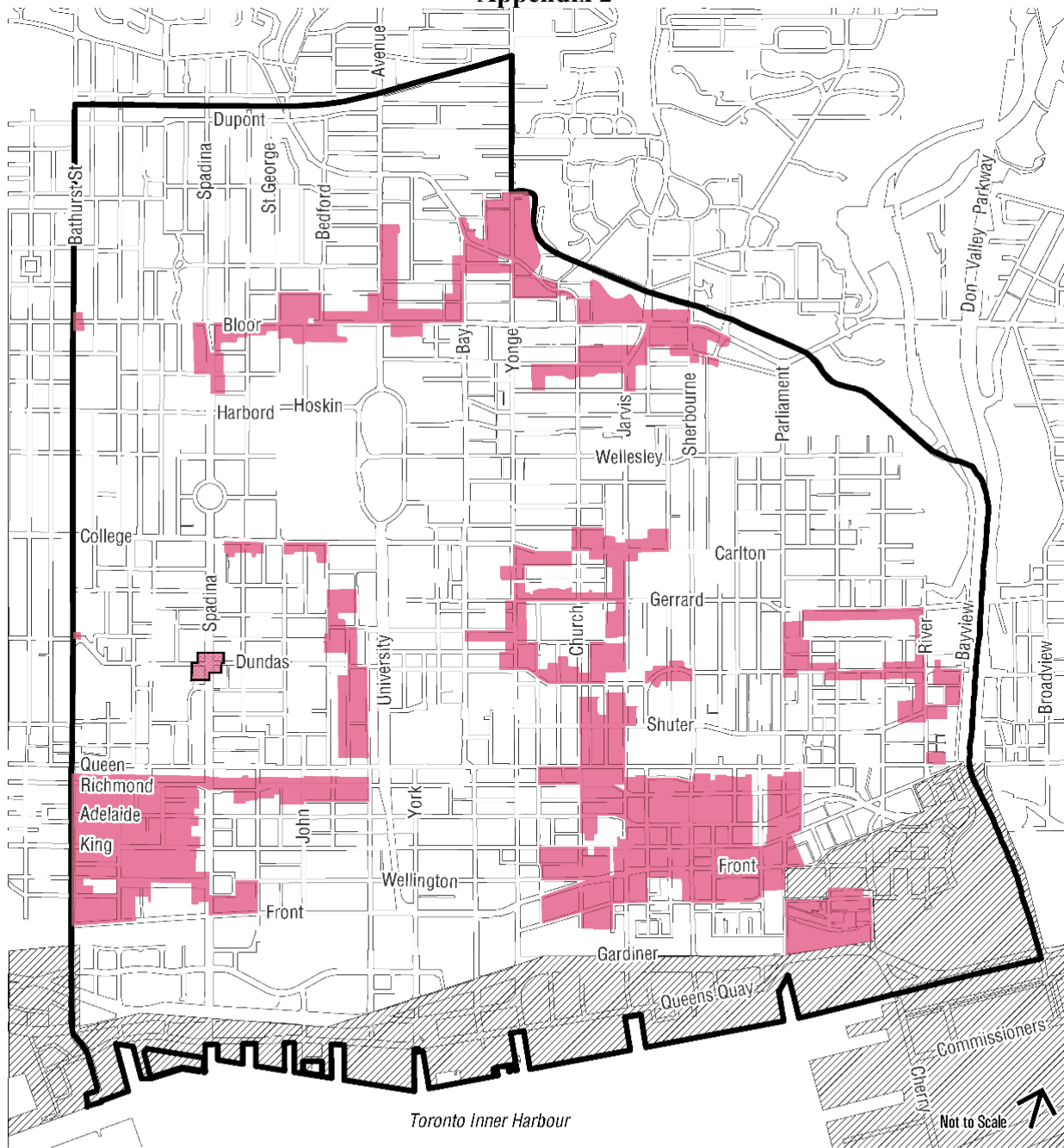
1. Chapter 6, Section 41, Downtown Plan, Map 41-3, Mixed Use Areas, is amended by redesignating the lands known municipally in 2025 as 270, 272, 274, 277, 279, 280, 281, 283, 285, 285A, 287, 287A, 289, 292, 294-296, 298, 298A, 300 and 300A Spadina Avenue, 490, 491, 492, 493, 493A, 494, 495, 496, 499, 500 and 519 Dundas Street West and 10 Willison Square from Mixed Use Areas 3 – Main Street to Mixed Use Areas 2 – Intermediate, as shown in attached Appendix 1.
2. Chapter 6, Section 41, Downtown Plan, Map 41-3-B, Mixed Use Areas 2 – Intermediate, is amended by adding the lands known municipally in 2025 as 270, 272, 274, 277, 279, 280, 281, 283, 285, 285A, 287, 287A, 289, 292, 294-296, 298, 298A, 300 and 300A Spadina Avenue, 490, 491, 492, 493, 493A, 494, 495, 496, 499, 500 and 519 Dundas Street West and 10 Willison Square, as shown in attached Appendix 2.
3. Chapter 6, Section 41, Downtown Plan, Map 41-3-C, Mixed Use Areas 3 – Main Street, is amended by removing the lands known municipally in 2025 as 270, 272, 274, 277, 279, 280, 281, 283, 285, 285A, 287, 287A, 289, 292, 294-296, 298, 298A, 300 and 300A Spadina Avenue, 490, 491, 492, 493, 493A, 494, 495, 496, 499, 500 and 519 Dundas Street West and 10 Willison Square, as shown in attached Appendix 3.
4. Chapter 7, Site and Area Specific Policies, Site and Area Specific Policy 200 is deleted.
5. Chapter 7, Site and Area Specific Policies, Site and Area Specific Policy 202 is amended by:
 - a. Deleting and replacing the title of the Site and Area Specific Policy to read "Commercial Parking Garages along certain lands fronting College Street, Queen Street West, McCaul Street, and Dundas Street West"; and
 - b. Deleting the words ", and on lots fronting on Spadina Avenue between Dundas Street West and Queen Street West at a density of up to 5.0 times the lot area through a zoning by-law amendment" after the words "at a density of up to 3.0 times the lot area".

6. Chapter 7, Site and Area Specific Policies, Site and Area Specific Policy 202 Map is amended by deleting the lands along Spadina Avenue, the east side of McCaul Street, and certain lands to the south of College Street, as shown in attached Appendix 4.
7. Chapter 7, Map 29, Site and Area Specific Policies, is amended by deleting Site and Area Specific Policy 200 in its entirety.
8. Chapter 7, Map 29, Site and Area Specific Policies, Site and Area Specific Policy 202 is amended by deleting the lands along Spadina Avenue, the east side of McCaul Street, and certain lands to the south of College Street, as shown in attached Appendix 4.

Appendix 1



Appendix 2



Official Plan Amendment # XXX

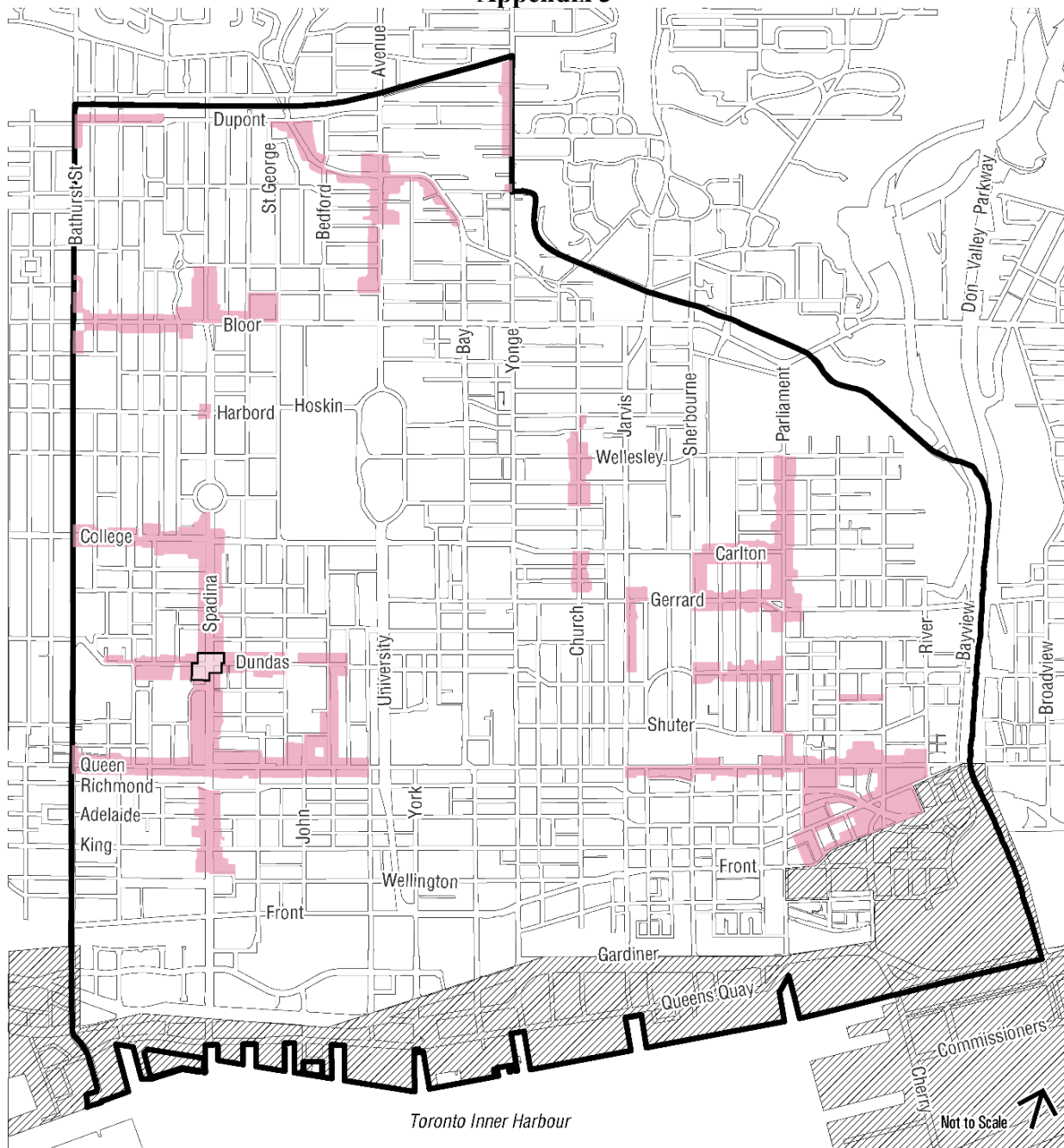
Downtown Plan

MAP 41-3-B Mixed Use Areas 2 - Intermediate

Proposed changes to add Spadina/Dundas as Mixed Use Areas 2 to Map 41-3-B

- | | |
|----------------------------------|---|
| Downtown Plan Boundary | Central Waterfront Secondary Plan |
| Mixed Use Areas 2 - Intermediate | Area to be added to Mixed Use Areas 2 in Map 41-3-B |

Appendix 3



Official Plan Amendment # XXX

Downtown Plan

MAP 41-3-C Mixed Use Areas 3 - Main Street

Proposed changes to remove Spadina/Dundas as Mixed Use Areas 2 to Map 41-3-C

- | | |
|---------------------------------|---|
| Downtown Plan Boundary | Central Waterfront Secondary Plan |
| Mixed Use Areas 3 - Main Street | Area to be removed from Mixed Use Areas 3 in Map 41-3-C |

Appendix 4

