

Authority: Etobicoke York Community Council Item  
EY14.3, as adopted by City of Toronto Council on June 26  
and 27, 2024

City Council voted in favour of this by-law on June 27,  
2024

Written approval of this by-law was given by Mayoral  
Decision 15-2024 dated June 27, 2024

## **CITY OF TORONTO**

### **BY-LAW 645-2024**

**To adopt Amendment 740 to the Official Plan for the City of Toronto with respect to  
certain lands in the vicinity of Eglinton Avenue West and Gabian Way.**

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 740 to the Official Plan of the City of Toronto is hereby  
adopted pursuant to the Planning Act, as amended.

Enacted and passed on June 27, 2024.

Frances Nunziata,  
Speaker  
(Seal of the City)

John D. Elvidge,  
City Clerk

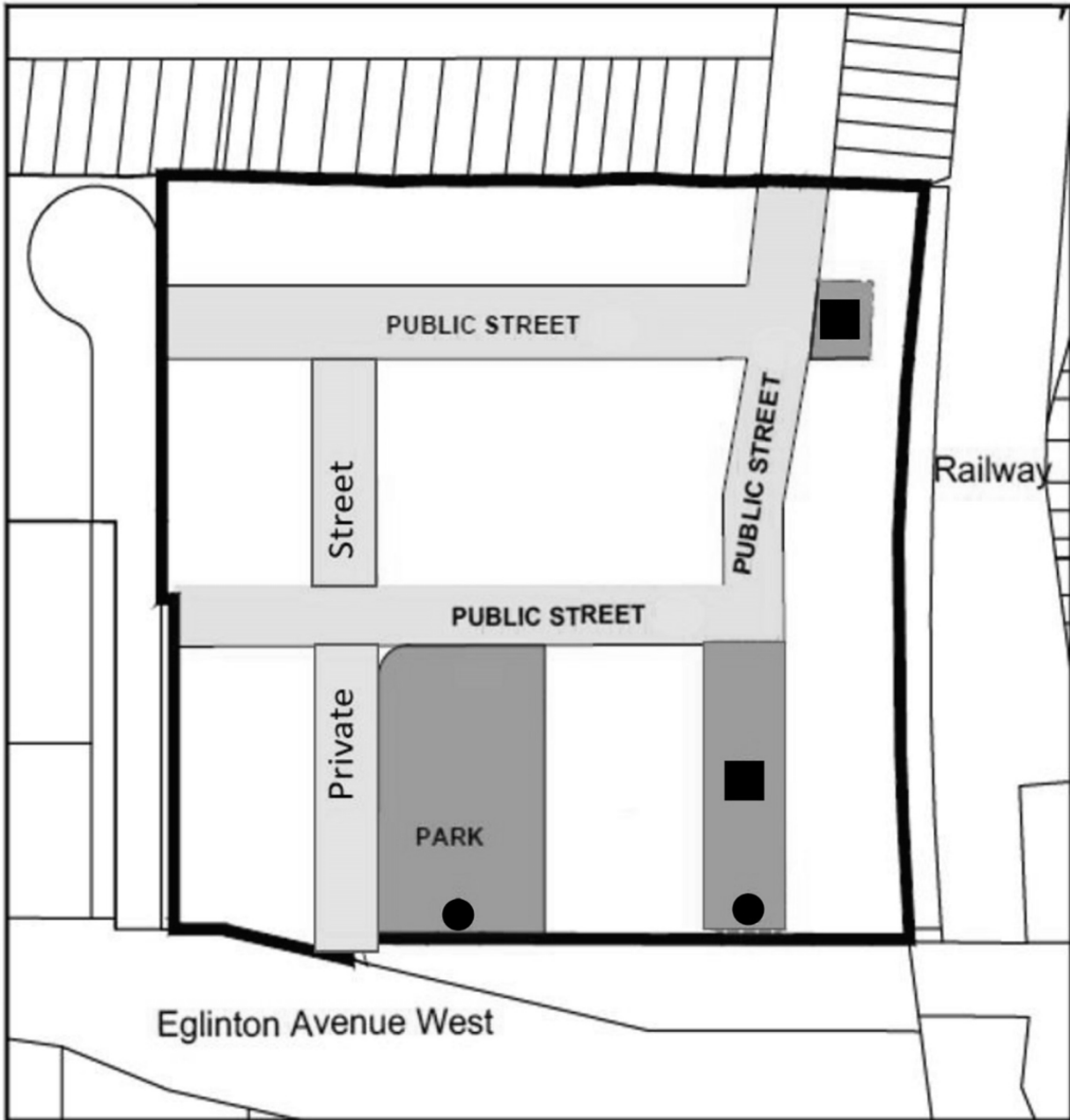
**AMENDMENT 740 TO THE OFFICIAL PLAN OF THE CITY OF TORONTO**  
**CERTAIN LANDS IN THE VICINITY OF EGLINTON AVENUE WEST AND GABIAN WAY**

The Official Plan of the City of Toronto, Chapter 7, Map 28 Site and Area Specific Policy 31, is amended as follows:

- 1) Policy (a)(i) is amended to include the words "three public streets, and one private street, on Block A in the general locations shown on Map 1 of 2," such that it now reads:
  - (a)(i) a new network of three public streets, and one private street, on Block A in the general locations shown on Map 1 of 2;
- 2) Policy (d) is amended to include the words "public park approximately 3,784 square metres in size" and "in the general location shown on Map 1 of 2," such that it now reads:
  - (d) Development on Block A will include a new public park approximately 3,784 square metres in size along the Eglinton frontage that will be integrated with the Crosstown LRT Station plaza, in the general location shown on Map 1 of 2.
- 3) Policy (e) is amended to include the words "public park will be conveyed" and "prior to the issuance of the first above grade building permit on parcel 5 shown on Map 2 of 2," such that it now reads:
  - (e) If development on Block A occurs in a phased manner, the public park will be conveyed to the City prior to the issuance of the first above grade building permit on parcel 5 shown on Map 2 of 2.
- 4) Policy (f)(i) is amended to include the word "generally" such that it now reads:
  - (f)(i) generally maintain the amount of existing non-residential gross floor area on the lands;
- 5) Policy (f)(iii) is amended to include the words "with a new grocery store approximately 4,000 square metres in size located on parcel 4 shown on Map 2 of 2," such that it now reads:
  - (f)(iii) maintain a grocery store use on Block A as redevelopment occurs, with a new grocery store approximately 4,000 square metres in size located on parcel 4 shown on Map 2 of 2.
- 6) Policy (g)(i) is amended to include the words "mid-rise and tall buildings located in the areas shown on Map 2 of 2, with a maximum of eight tall buildings on Block A," such that it now reads:

- (g)(i) include a range of building scales and types including mid-rise and tall buildings located in the areas shown on Map 2 of 2, with a maximum of eight tall buildings on Block A;
- 7) A new Policy (j) is amended to SASP 31 that reads:
    - (j) New community services and facilities on Block A, such as non-profit licensed childcare facilities, may be located on parcel 6 shown on Map 2 of 2.
  - 8) A new Policy (k) is amended to SASP 31 that reads:
    - (k) In addition to the general locations for privately owned publicly-accessible space (POPS) and public art on Block A shown on Map 1 of 2, other locations may be considered on parcels 1 through 6 shown on Map 2 of 2.
  - 9) A new Policy (l) is amended to SASP 31 that reads:
    - (l) Development on Block A, parcels 1 through 6 shown on Map 2 of 2, will not proceed prior to the enactment of an implementing Zoning By-law Amendment(s) consistent with this Site and Area-Specific Policy.
  - 10) A new Policy (m) is amended to SASP 31 that reads:
    - (m) Development on Block A, parcels 2 through 6 shown on Map 2 of 2, will not proceed without the approval, by the City, of a Draft Plan(s) of Subdivision consistent with this Site and Area-Specific Policy. The Draft Plans(s) of Subdivision may be registered in phases.
  - 11) A new Policy (n) is amended to SASP 31 that reads:
    - (n) Development on Block A, parcels 1 through 6 shown on Map 2 of 2, will proceed in sequential phases per parcel number or in a single phase.
  - 12) A new Policy (o) is amended to SASP 31 that reads:
    - (o) Nothing in this Site and Area-Specific Policy will prevent the continued use of Block A for a mall and any related, associated, or accessory uses, facilities and services. Minor additions and alterations to the existing mall and any related, associated, or accessory uses, facilities and services shall not trigger the requirements of this Site and Area Specific Policy.
  - 13) A new Map is amended to SASP 31, Map 1 of 2, titled Block A: Public Realm.
  - 14) A new Map is amended to SASP 31, Map 2 of 2, titled Block A: Parcels, Built Form.

Map 1



2400 Eglinton Avenue West

Block A: Public Realm

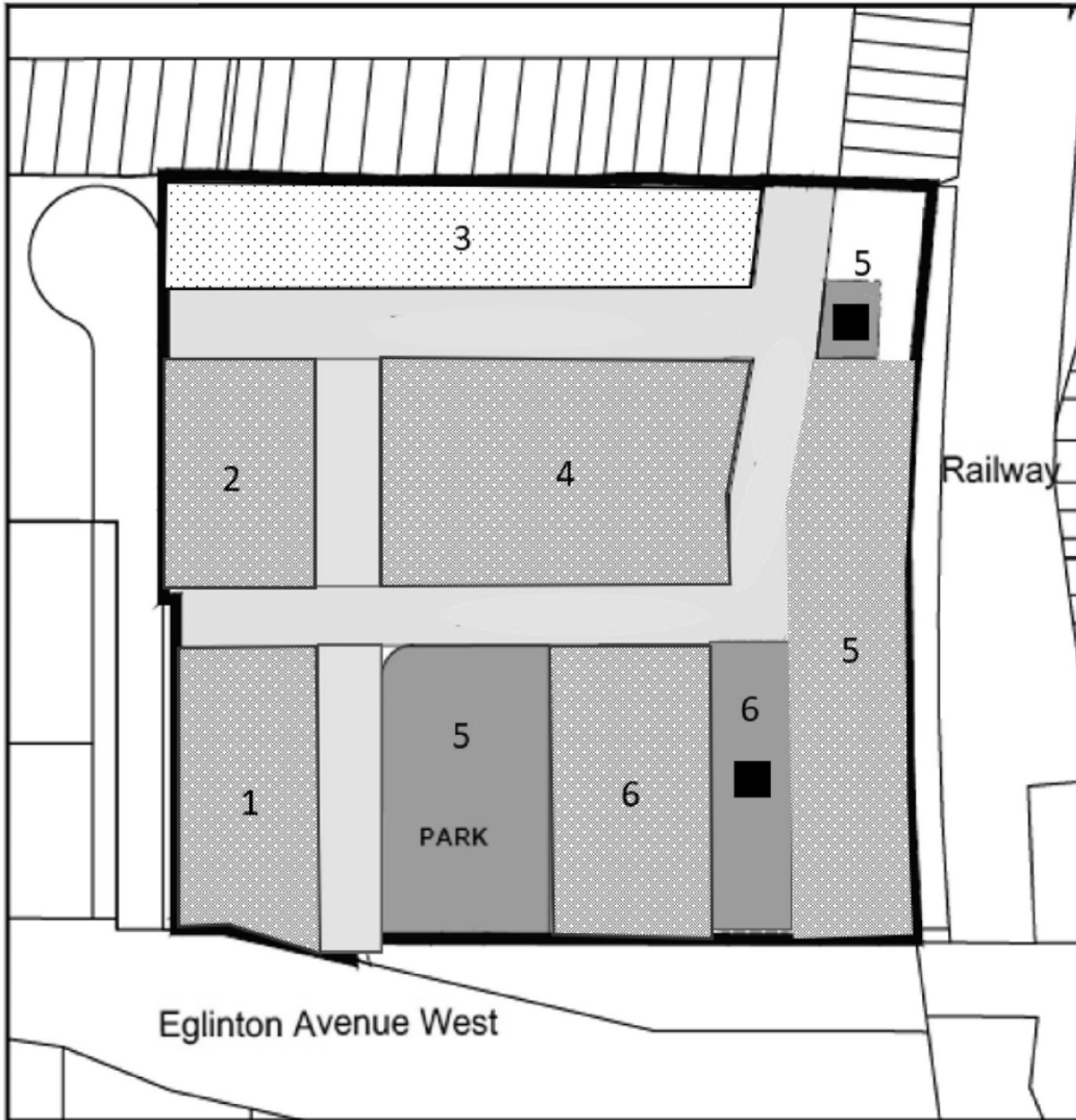
File # 23 210768 WET 05 02

● – Potential Public Art

■ – Potential POPS

Not to Scale  
05/21/2024

Map 2



 **TORONTO**


2400 Eglinton Avenue West


Block A: Parcels, Built Form

File # 23 210768 WET 05 02

1 through 6 – Parcels

■ – Potential POPS

 Mid-rise area

 Tall building area

  
Not to Scale  
05/22/2024