

Authority: Scarborough Community Council Item SC18.2,
as adopted by City of Toronto Council on December 17 and
18, 2024
City Council voted in favour of this by-law on
December 18, 2024
Written approval of this by-law was given by Mayoral
Decision 26-2024 dated December 18, 2024

CITY OF TORONTO

BY-LAW 1348-2024

To adopt Amendment 784 to the Official Plan for the City of Toronto respecting the lands known municipally in the year 2023 as 3174, 3176, 3178, 3180 and 3182 Eglinton Avenue East and 1 and 7 Centre 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 784 to the Official Plan is hereby adopted pursuant to the Planning Act, as amended.

Enacted and passed on December 18, 2024.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)

AMENDMENT 784 TO THE OFFICIAL PLAN

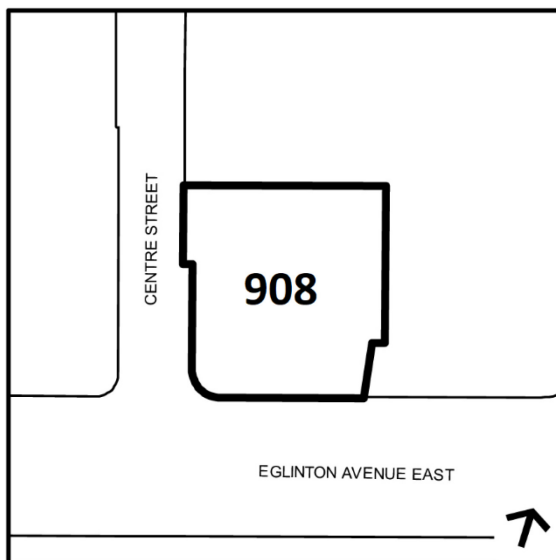
LANDS MUNICIPALLY KNOWN IN THE YEAR 2023 AS 3174, 3176, 3178, 3180 AND 3182 EGLINTON AVENUE EAST AND 1 AND 7 CENTRE STREET

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

1. Map 23, Land Use Plan, is amended by redesignating the lands known municipally in 2023 as 7 Centre Street from *Neighbourhoods* to *Mixed Use Areas*, as shown on Appendix 1.
2. Chapter 7, Site and Area Specific Policies, is amended to remove the lands known municipally in 2023 as 3174, 3176, 3178, 3180 and 3182 Eglinton Avenue East and 1 and 7 Centre Street from Site and Area Specific Policy 127.
3. Chapter 7, Site and Area Specific Policies, is amended by adding Site and Area Specific Policy 908 for the lands known municipally in 2023 as 3174, 3176, 3178, 3180 and 3182 Eglinton Avenue East and 1 and 7 Centre Street, as follows:

908.

3174, 3176, 3178, 3180 and 3182 Eglinton Avenue East and 1 and 7 Centre Street



- a) A maximum density of 7.5 times the lot area is permitted.
- b) Automobile service stations are not permitted.
- c) A maximum building height of 74 metres is permitted.
- d) When considering redevelopment of interior single detached lots, consolidation of individual properties will be encouraged to achieve a comprehensive development.

4. Map 34, Site and Area Specific Policies, is amended to remove the lands known municipally in 2023 as 3174, 3176, 3178, 3180 and 3182 Eglinton Avenue East and 1 and 7 Centre Street, shown on the map above from the Site and Area Specific Policy 127.
5. Map 34, Site and Area Specific Policies, is amended to add the lands as shown on the map above as Site and Area Specific Policy 908.

Appendix 1



Official Plan Amendment #784

Proposed revisions to Land Use Plan Map 23 to redesignate lands from *Neighbourhoods* to *Mixed Use Areas*

7 Centre Street

File # 23 143925 ESC 24 0Z



11/12/2024