

## **Attachment 5: Draft Official Plan Amendment**

Authority: Scarborough Community Council Item ~ as adopted by City of Toronto Council  
on ~, 20~

Enacted by Council: ~, 20~

### **CITY OF TORONTO**

**Bill XXX**

### **BY-LAW XXX**

**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; 1 and 7 Centre St**

Whereas authority is given to Council under the *Planning Act*, R.S.O. 1990, c.P. 13, as amended,  
to pass this By-law;

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 No.784 to the Official Plan is hereby adopted pursuant to the  
*Planning Act*, as amended.

Enacted and Passed this ~ day of ~, A.D. 20~.

Frances Nunziata,  
Speaker

JOHN D. ELVIDGE,  
City Clerk

(Seal of the City)

**AMENDMENT NO. 784 TO THE OFFICIAL PLAN**

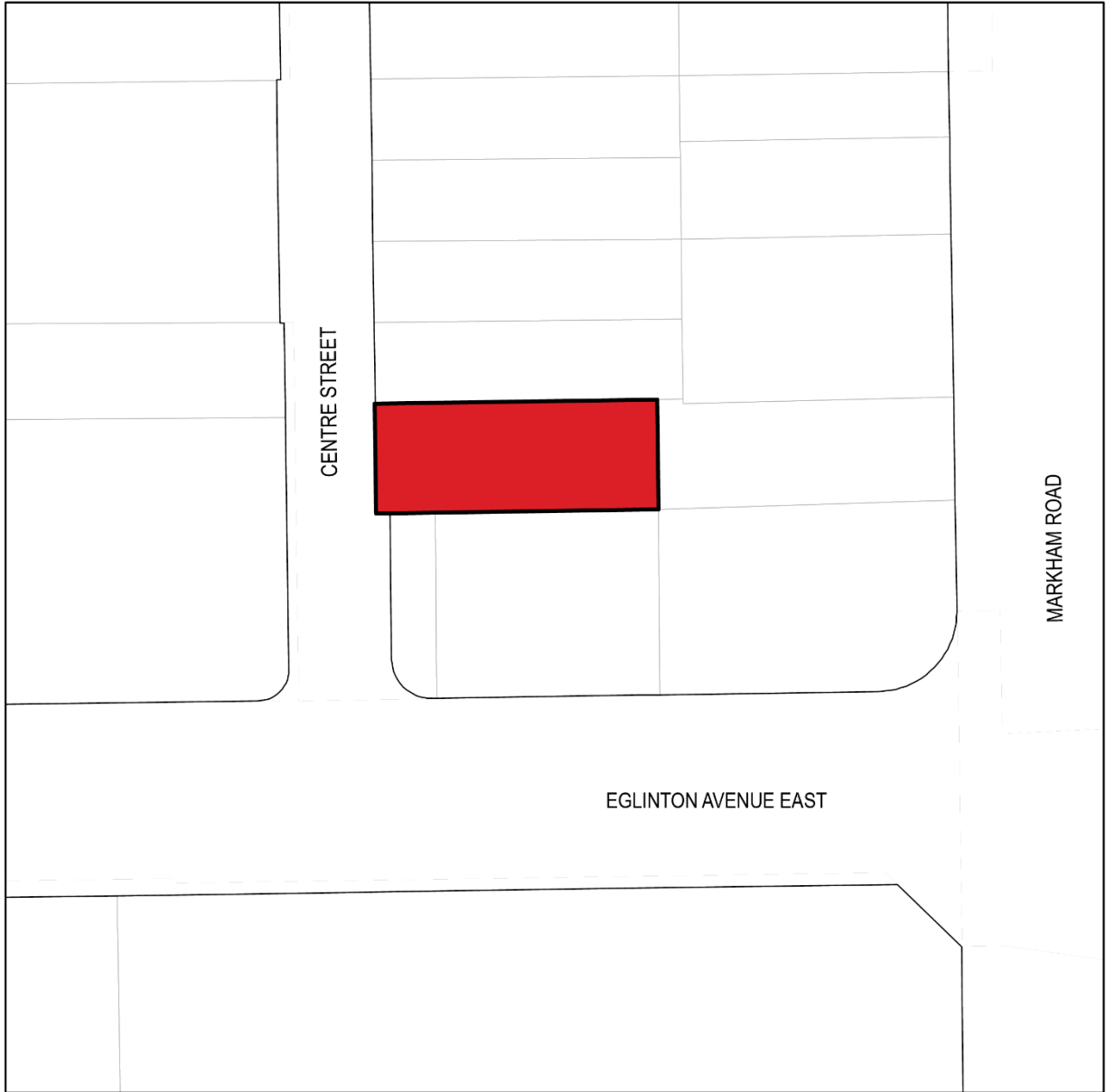
**LANDS MUNICIPALLY KNOWN IN THE YEAR 2023 AS  
3174, 3176, 3178, 3180 AND 3182 EGLINTON AVENUE EAST; 1 AND 7 CENTRE ST**

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

1. Map 23, Land Use Plan, is amended by redesignating a portion of the lands shown on Appendix 1 from *Neighbourhoods* to *Mixed Use Areas*.
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; 1 and 7 Centre St. from the Site and Area Specific Policy No.127.
3. Chapter 7, Site and Area Specific Policies, is amended to create a new Site and Area Specific Policy No. 908, for lands known municipally in 2023 as 3174, 3176, 3178, 3180 and 3182 Eglinton Avenue East; 1 and 7 Centre St, to permit the following, shown on Appendix 2.
  - a) The maximum density is permitted to be 7.35 times the lot area.
  - b) Automobile service stations are not permitted.
  - c) The maximum building height is permitted to be 74 metres.
  - d) When considering redevelopment of interior single detached lots, consolidation of individual properties will be encouraged to achieve a comprehensive development.
  - e) New development will accommodate a future bicycle/pedestrian path to be generally located along the south limit of the CNR line. An enhanced pedestrian access to the commuter rail station will also be encouraged.
4. Map 34, Site and Area Specific Policies, is amended to remove lands known municipally in 2023 as 3174, 3176, 3178, 3180 and 3182 Eglinton Avenue East; 1 and 7 Centre St., shown on Appendix 2 from the Site and Area Specific Policy No.127.
5. Map 34, Site and Area Specific Policies, is amended to add the new Site and Area Specific Policy No. 908.

Appendix 1



Official Plan Amendment 784

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

7 Centre Street

File # 23 143925 ESC 24 0Z

 Mixed Use Areas



11/12/2024

Appendix 2

