

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 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;

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

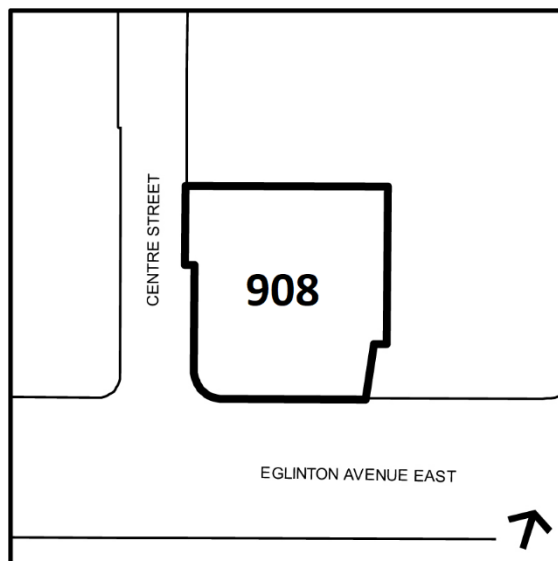
**LANDS MUNICIPALLY KNOWN IN THE YEAR 2023 AS
3174, 3176, 3178, 3180 AND 3182 EGLINTON AVENUE EAST AND 1 AND 7 CENTRE
STREET**

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 No.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.

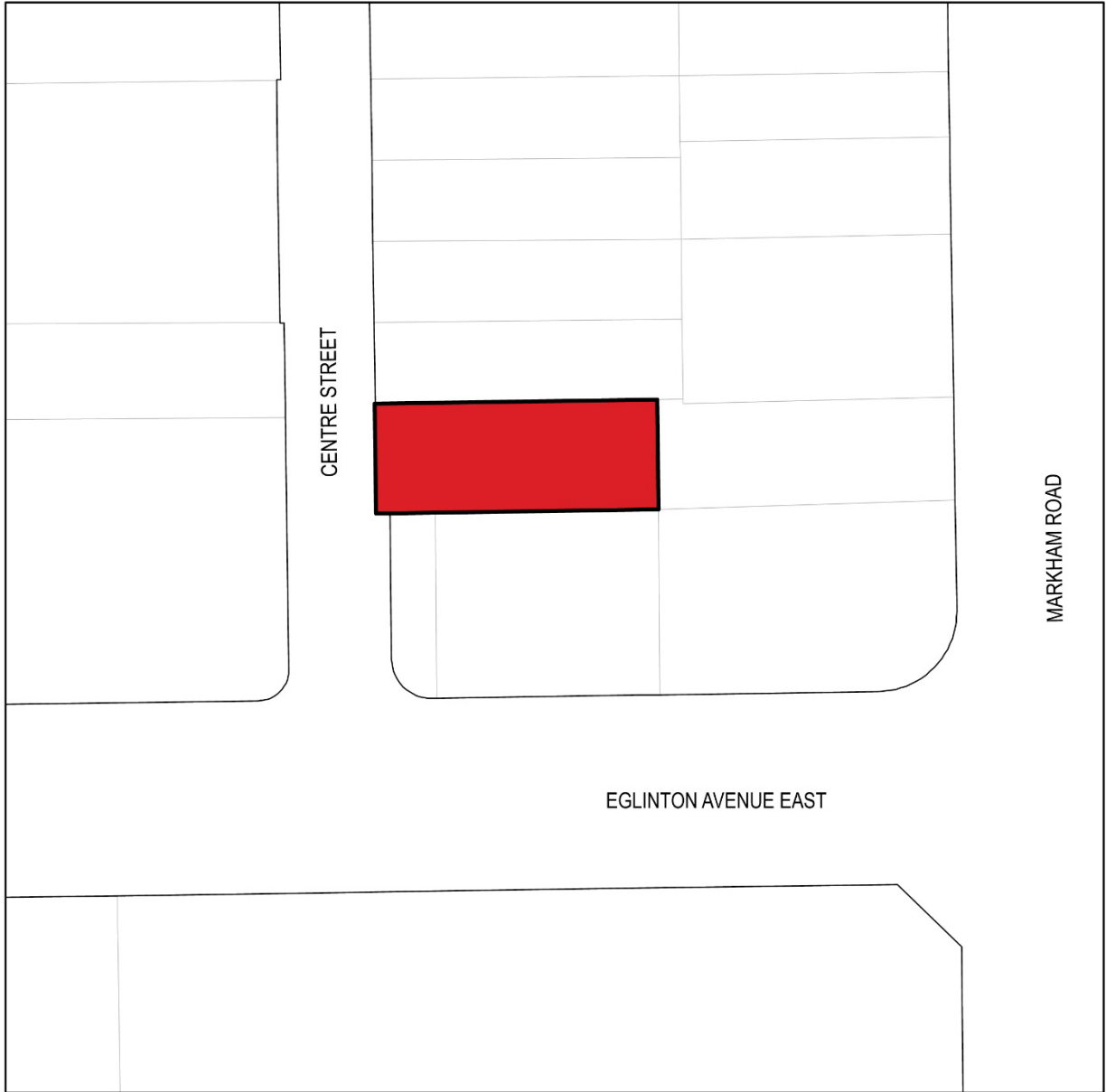
3174, 3176, 3178, 3180 and 3182 Eglinton Avenue East and 1 and 7 Centre Street



- 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 No.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 No. 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 OZ

 Mixed Use Areas



11/12/2024