

Attachment 5: Draft Official Plan Amendment

CITY OF TORONTO

Bill XXX

BY-LAW XXX

To adopt Official Plan Amendment 800

for the City of Toronto

respecting the lands known municipally in the year 2024, as

2221 and 2223 Kennedy Road and 3, 5 and 7 Collingwood 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. 800 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. 800 TO THE OFFICIAL PLAN

LANDS MUNICIPALLY KNOWN IN THE YEAR 2024 AS 2221 AND 2223 Kennedy Road and 3, 5 and 7 Collingwood Street

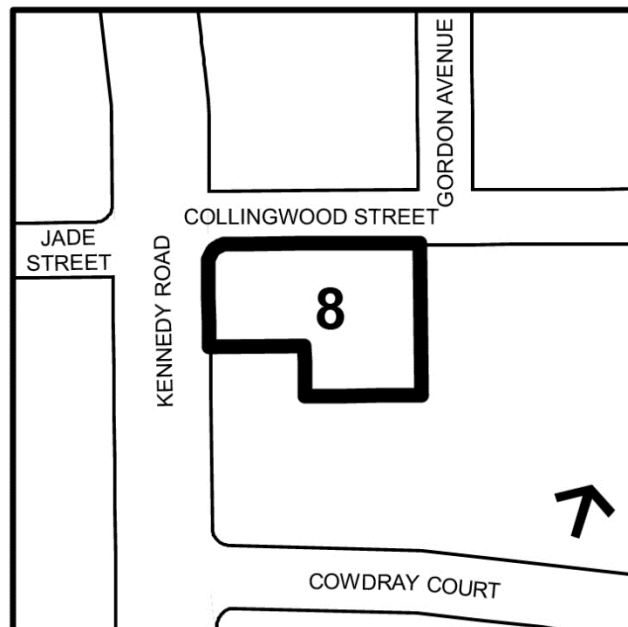
The Official Plan of the City of Toronto is amended as follows:

1. Map 19, Land Use Plan, is amended by re-designating the lands known municipally as 3, 5 and 7 Collingwood Street from *Neighbourhoods* to *Mixed Use Areas*, as shown on the attached Appendix 1.
2. Chapter 6, Section 1, Agincourt Secondary Plan, Map 1-1, Urban Structure Plan, is amended to show the lands known municipally in 2024 as 2221 and 2223 Kennedy Road and 3, 5 and 7 Collingwood Street, as shown on the attached Appendix 2.
3. Chapter 6, Section 1, Agincourt Secondary Plan, is amended by adding the following subsection to Section 6, Site and Area Specific Policies:

8. 2221 and 2223 Kennedy Road and 3, 5 and 7 Collingwood Street

For the lands shown as 8 on Map 1-1:

- a) maximum overall density of development is not to exceed 2.0 times the site area; and
- b) height is not to exceed four storeys in the façade facing single family dwellings.



4. Chapter 6, Section 1, Agincourt Secondary Plan, Map 1-2, Maximum Densities Pre Subway, is amended by removing the maximum density requirements and applying the Site and Area Specific Policy label to the lands known municipally in 2024 as 2221 and 2223 Kennedy Road and 3, 5 and 7 Collingwood Street, as shown on Appendix 3.

Appendix 1




Official Plan Amendment #800

Proposed revisions to Land Use Plan 19 to redesignate lands from Neighbourhoods to Mixed Use Areas

3, 5 & 7 Collingwood Street

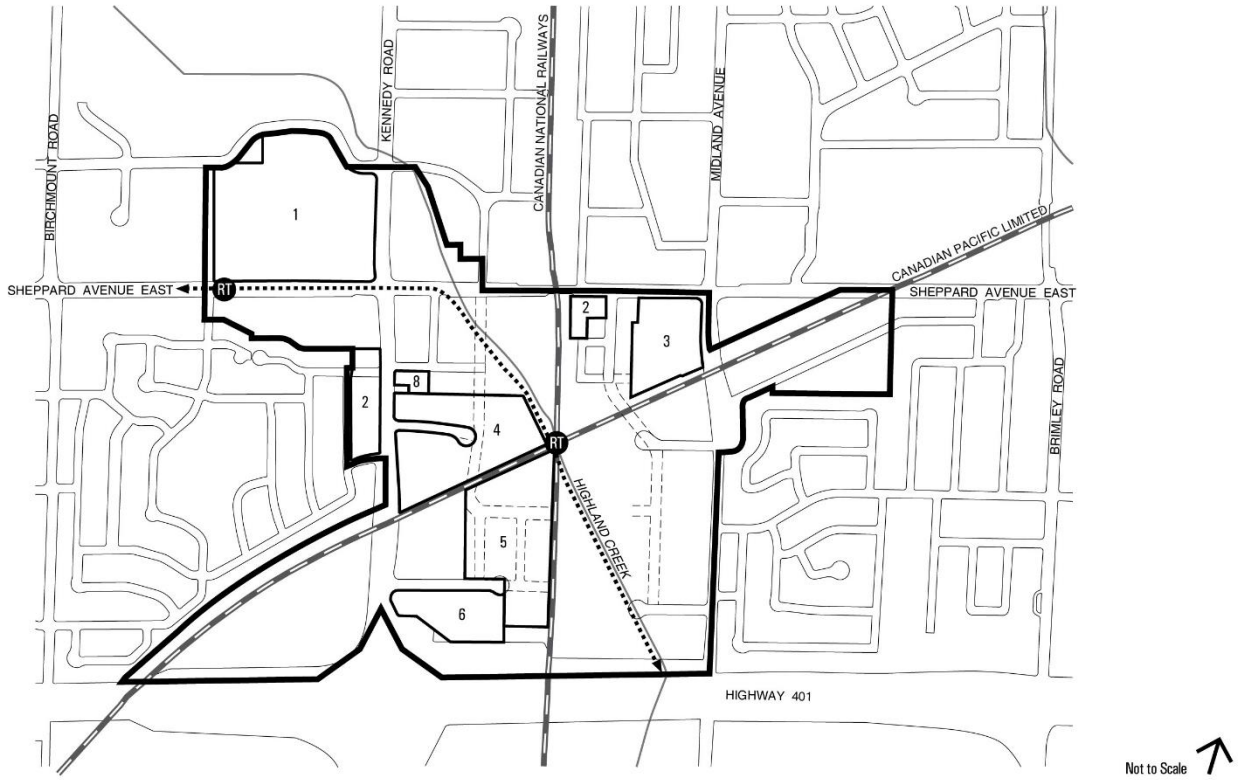
File # 23 216720 ESC 22 02

 Mixed Use Areas



02/24/2025

Appendix 2



Not to Scale 



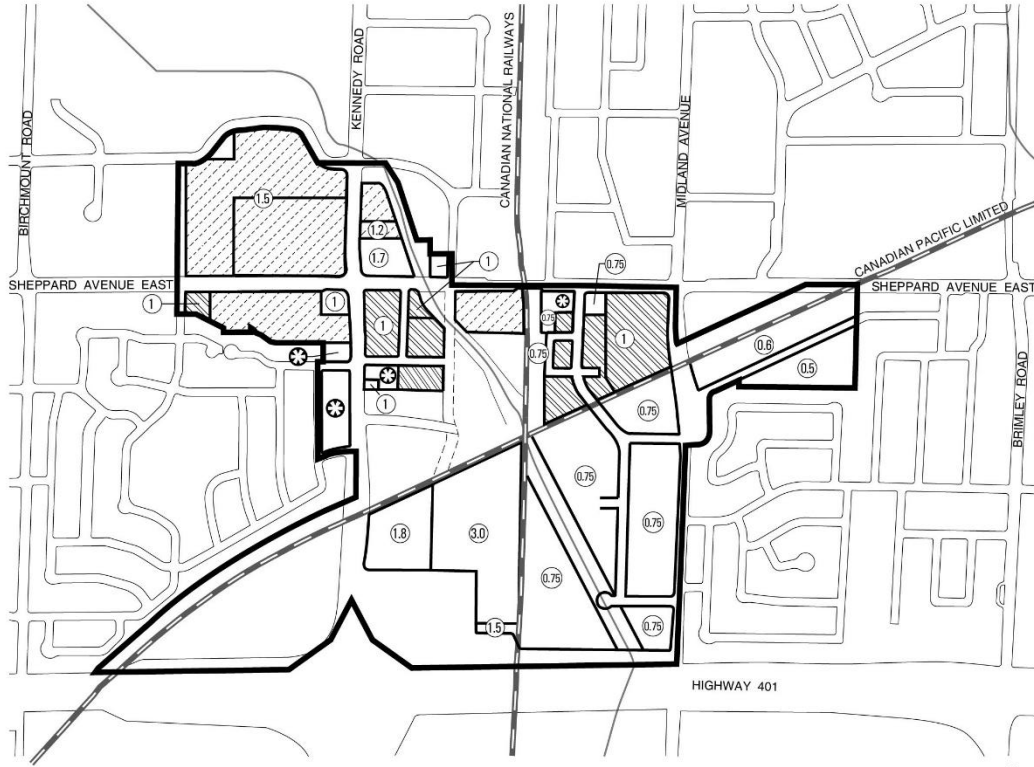
Agincourt Secondary Plan

MAP 1-1 Urban Structure Plan

-  Secondary Plan Boundary
-  Site and Area Specific Policies
-  Proposed Road
-  Proposed Rapid Transit
-  Proposed Rapid Transit Station
-  Railway
-  Highland Creek

February 2025

Appendix 3



Not to Scale



Agincourt Secondary Plan MAP 1-2 Maximum Densities Pre-Subway

- Secondary Plan Boundary
- Residential (150 Dwelling Units per Hectare)
- Residential (100 Dwelling Units per Hectare)
- Figure Shown Equals Floor Area of all Uses Combined on Site Divided by the Site Area
- For Residential Density See Site and Area Specific Policies on Map 1-1
- Railway
- Highland Creek

February 2025