

Attachment 2: Draft Official Plan Amendment 871

Authority: Planning and Housing Committee ~ [or Report No. ~, Clause No. ~] as adopted by City of Toronto Council on ~, 20~

Enacted by Council: ~, 20~

CITY OF TORONTO

Bill XXX

BY-LAW XXX

To adopt Amendment 871 to the Official Plan for the City of Toronto respecting the Scarborough Centre Secondary Plan lands generally bounded by Highway 401 to the north, Ellesmere Road to the south, and more irregularly bounded just west of Brimley Road and to the east running along Bellamy Road North, East Highland Creek and the Toronto Transit Commission McCowan Yard spur line.

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 871 to the Official Plan is 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 871 TO THE OFFICIAL PLAN

**LANDS MUNICIPALLY KNOWN IN THE YEAR 20~ AS
BOUNDED BY HIGHWAY 401 TO THE NORTH, ELLESMORE ROAD TO THE
SOUTH, AND MORE IRREGULARLY BOUNDED JUST WEST OF BRIMLEY ROAD
AND TO THE EAST RUNNING ALONG BELLAMY ROAD NORTH, EAST
HIGHLAND CREEK AND THE TORONTO TRANSIT COMMISSION**

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

1. Chapter 6, Secondary Plans, is amended by deleting section 5, Scarborough Centre Secondary Plan, and replacing with secondary plan 5, Scarborough Centre Secondary Plan, in the attached Appendix 1.
2. Map 2, Urban Structure, is amended by removing the *Centres* overlay from 1680 Brimley Road and a portion of 333 Progress Avenue, and adding the *Employment Areas* overlay to a portion of 333 Progress Avenue as shown on the attached Appendix 2.
3. Map 7A, Identified Views from the Public Realm, is amended by revising A.23 to show arrows pointing south-east and north-west.
4. Map 19, Land Use Plan, is amended by redesignating lands at 333 Progress Avenue designated *Mixed Use Areas* to *Core Employment Areas*, as shown on the attached Appendix 3.
5. Maps 19, 20, 22, and 23, Land Use Plans, are amended by redesignating certain lands located generally between Brimley Road and East Highland Creek from *Mixed Use Areas* to *Parks* as shown on the attached Appendix 3.
6. Maps 19 and 20, Land Use Plans, are amended by redesignating certain lands located generally Borough Drive (East leg) and Borough Drive (West leg) from *Mixed Use Areas* to *Natural Areas* as shown on the attached Appendix 3.
7. Map 35, Secondary Plan Key Map, is amended by revising secondary plan 5, Scarborough Centre Secondary Plan to exclude lands known municipally in 2024 as 333 Progress Avenue and 1680 Brimley Road, in accordance with Map 5-1 Secondary Plan Area Boundary shown in Scarborough Centre Secondary Plan, in the attached Appendix 1.
8. Schedule 1, Existing Minor Streets With Right-of-Way Widths Greater than 20 metres, is amended by adding the Planned Right-of-Way widths as follows:

| Street Name | From | To | Planned Right-of-Way |
|--|-----------------|---|-----------------------------|
| Golden Gate Court | Brimley Road | Approximately 280 metres west of Brimley Road | 27 metres |
| Schick Court | Progress Avenue | Approximately 250 metres north of Progress Avenue | 23 metres |
| Omni Drive | Brimley Road | Borough Drive | 27 metres |
| Corporate Drive | Progress Avenue | Bellamy Road N | 30 metres |
| Consilium Place | Corporate Drive | Highway 401 on ramp | 27 metres |
| Highway 401 Brimley Road east off ramp | Highway 401 | Brimley Road | 27 metres |
| Highway 401 Progress Avenue east off ramp | Highway 401 | Progress Avenue | 27 metres |

9. Schedule 1, Existing Minor Streets With Right-of-Way Widths Greater than 20 metres, is amended by revising the Planned Right-of-Way widths as follows:

| Street Name | From | To | Planned Right-of-Way |
|--------------------|-----------------------|------------------|-----------------------------|
| | | | |
| Town Centre Crt | Borough Dr (east leg) | McCowan Road | 30 metres |
| Bushby Drive | McCowan Road | Grangeway Avenue | 30 metres |

10. Schedule 2, The Designation of Planned but Unbuilt Roads, is amended by adding the following planned, but unbuilt roads:

| Street Name | From | To |
|---|--|---|
| New north-south link 1 ⁽⁵⁾ | Golden Gate Court | Ellesmere Road |
| New north-south link 2 ⁽⁵⁾ (Schick extension past cul de sac) | Approximately 250 metres north of Progress Avenue | Approximately 310 metres north of Progress Avenue |
| New north-south link 3 ⁽⁵⁾ | Triton Road | Approximately 430 metres north of Triton Road |
| New north-south link 4 ⁽⁵⁾ (Borough Drive west leg extension) | Town Centre Court | Approximate intersection of Progress Avenue and Corporate Drive |
| New north-south link 5 ⁽⁵⁾ | Ellesmere Road approximately 120 metres east of McCowan Road | Approximately 110 metres north of Ellesmere Road |

| | | |
|---------------------------------------|--|--|
| New north-south link 6 ⁽⁵⁾ | Corporate Drive approximately 120 metres east of Consilium Place | Approximately 110 metres south |
| New north-south link 7 ⁽⁵⁾ | Progress Avenue approximately 225 metres east of Consilium Place | Approximately 190 metres north |
| New north-south link 8 ⁽⁵⁾ | Progress Avenue approximately 225 metres east of Consilium Place | Approximately 265 metres south of Progress Avenue |
| New north-south link 9 ⁽⁵⁾ | Progress Avenue approximately 230 metres east of Consilium Place | Approximately 265 metres South of Progress Avenue |
| New east-west link 1 ⁽⁵⁾ | Existing northerly terminus of Schick Court | Brimley Road |
| | | |
| New east-west link 2 ⁽⁵⁾ | Brimley Road | Progress Avenue |
| New east-west link 3 ⁽⁵⁾ | Progress Avenue | Corporate Drive |
| New east-west link 4 ⁽⁵⁾ | McCowan Road approximately 190 metres north of Town Centre Court | 100 metres west of McCowan Road |
| New east-west link 5 ⁽⁵⁾ | Brian Harrison Way | Borough Drive (west leg) |
| New east-west link 6 ⁽⁵⁾ | McCowan Road approximately 120 metres north of Ellesmere Road | Approximately 100 metres east of McCowan Road |
| New east-west link 7 ⁽⁵⁾ | Consilium Place approximately 190 metres north of Progress Avenue | Approximately 170 metres east of Consilium Place |
| New east-west link 8 ⁽⁵⁾ | Consilium Place approximately 95 metres north of Progress Avenue | Approximately 205 metres east of Consilium Place |
| New east-west link 9 ⁽⁵⁾ | Grangeway Avenue approximately 85 metres north of Ellesmere Road | Approximately 200 metres east of Grangeway Avenue |

⁽⁵⁾Refer to Chapter 6, Section 5, Scarborough Centre Secondary Plan, Map 6 and Map 7, for the general location and associated right-of-way widths of the planned but unbuilt new roads.

11. Schedule 4, Description of Views, A. Prominent and Heritage Buildings, Structures & Landscapes, A23. Scarborough Civic Centre (H) is deleted and replaced with:

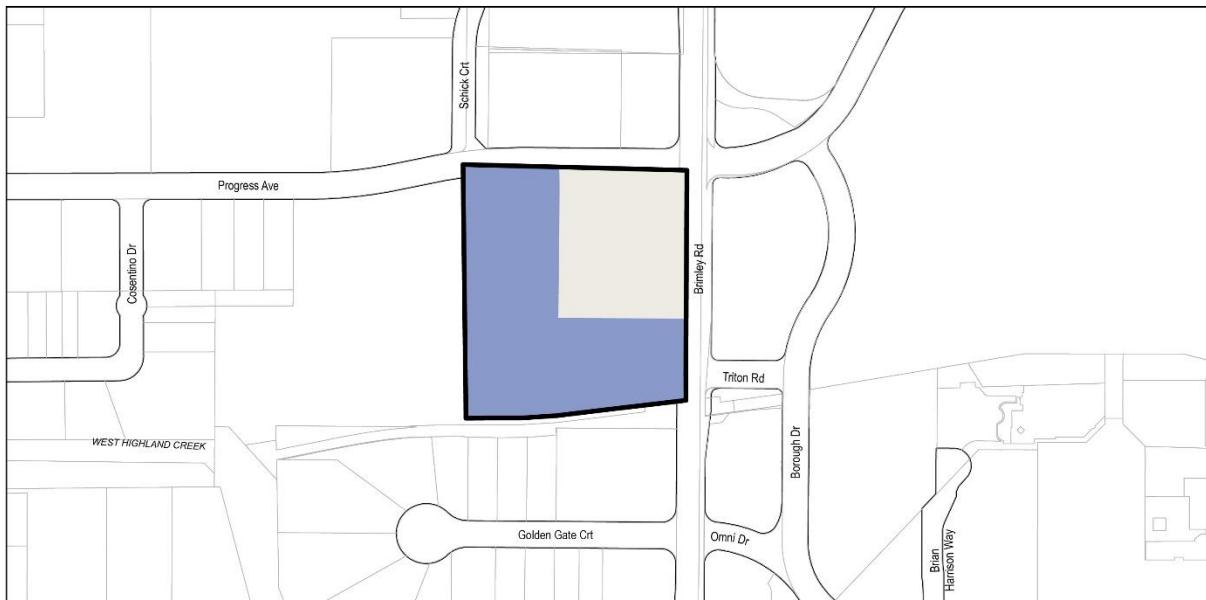
A23. Scarborough Civic Centre (H)

The form, massing and composition of the Scarborough Civic Centre can be viewed in its entirety from the following locations:

- i. the northeast steps of Albert Campbell Square; and
- ii. the southwest corner of the intersection of Borough Drive and Brian Harrison Way.

Appendix 1 to Amendment 871

(Attached separately as Attachment 3: Appendix 1 to Amendment 871)

Appendix 2 to Amendment 871**Official Plan Amendment #871**

Proposed revision to Urban Structure Map 2

Scarborough Centre Secondary Plan

File # 18 103942 EPS 00 TM



Employment Areas

Not to Scale
12/08/2025

Appendix 3 to Amendment 871**Official Plan Amendment #871**

Proposed revision to Land Use Plan Map 19, 20, 22, 23

Scarborough Centre Secondary Plan

File # 18 103942 EPS 00 TM

| | |
|--|-------------------------|
| | Secondary Plan Boundary |
| | Redesignated Lands |
| | Mixed Use Areas |
| | Parks |
| | Natural Areas |
| | Core Employment Areas |

Not to Scale
12/08/2025