

# ATTACHMENT 1: OFFICIAL PLAN AMENDMENT 742

Authority: Planning and Housing Committee Item ~ as adopted by City of Toronto Council on  
~, 20~

Enacted by Council: ~, 20~

## CITY OF TORONTO

**Bill XXX**

### BY-LAW XXX

**To adopt an amendment to the Official Plan  
for the City of Toronto  
respecting the lands known municipally in the year 2023 as  
360, 388, and 400 Carlaw Avenue, 10 Dickens Street, 670 and 680 Caledonia Road, and 2155  
St.Clair Avenue West**

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. 742 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

ULLI S. WATKISS,  
City Clerk

(Seal of the City)

**AMENDMENT NO. 742 TO THE OFFICIAL PLAN**

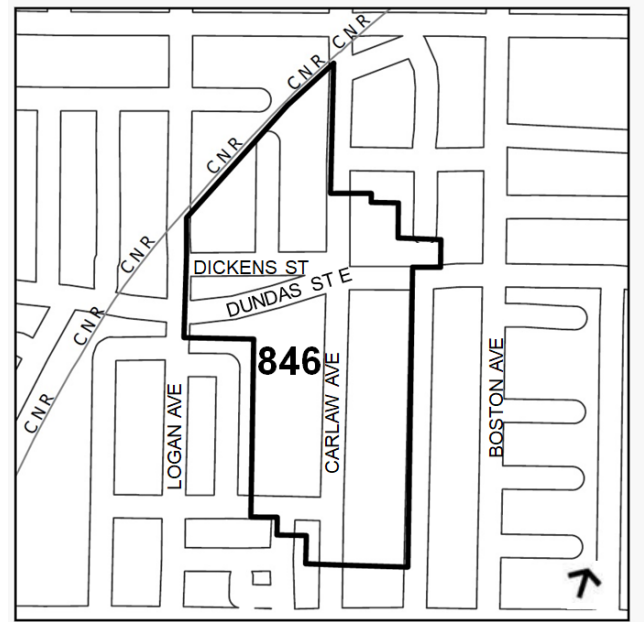
**LANDS MUNICIPALLY KNOWN IN THE YEAR 2023 AS  
360, 388, and 400 Carlaw Avenue, 10 Dickens Street, 670 and 680 Caledonia Road, and 2155  
St.Clair Avenue West**

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

1. Map 2, Urban Structure, is amended by removing the lands known municipally as 360, 388 and 400 Carlaw Avenue, 10 Dickens Street, a portion of 670 and 680 Caledonia Road, and a portion of 2155 St.Clair Avenue West as *Employment Areas* as shown in Appendix 1.
2. Map 18, Land Use Plan, is amended by re-designating the lands known municipally as 360, 388, and 400 Carlaw Avenue and 10 Dickens Street from *General Employment Areas* to *Mixed Use Areas* as shown in Appendix 2.
3. Map 17, Land Use Plan, is amended by re-designating a portion of the lands known municipally as 670 and 680 Caledonia Road from *General Employment Areas* to *Mixed Use Areas* as shown in Appendix 2.
4. Map 17, Land Use Plan, is amended by re-designating a portion of the lands known municipally as 2155 St.Clair Avenue West from *General Employment Areas* to *Mixed Use Areas* as shown in Appendix 2.
5. Chapter 7, Site and Area Specific Policies, is amended by deleting Site and Area Specific Policy 247.
6. Chapter 7, Site and Area Specific Policies, is amended by adding the lands municipally known as 360, 388, and 400 Carlaw Avenue and 10 Dickens Street to Site and Area Specific Policy 846 as follows:

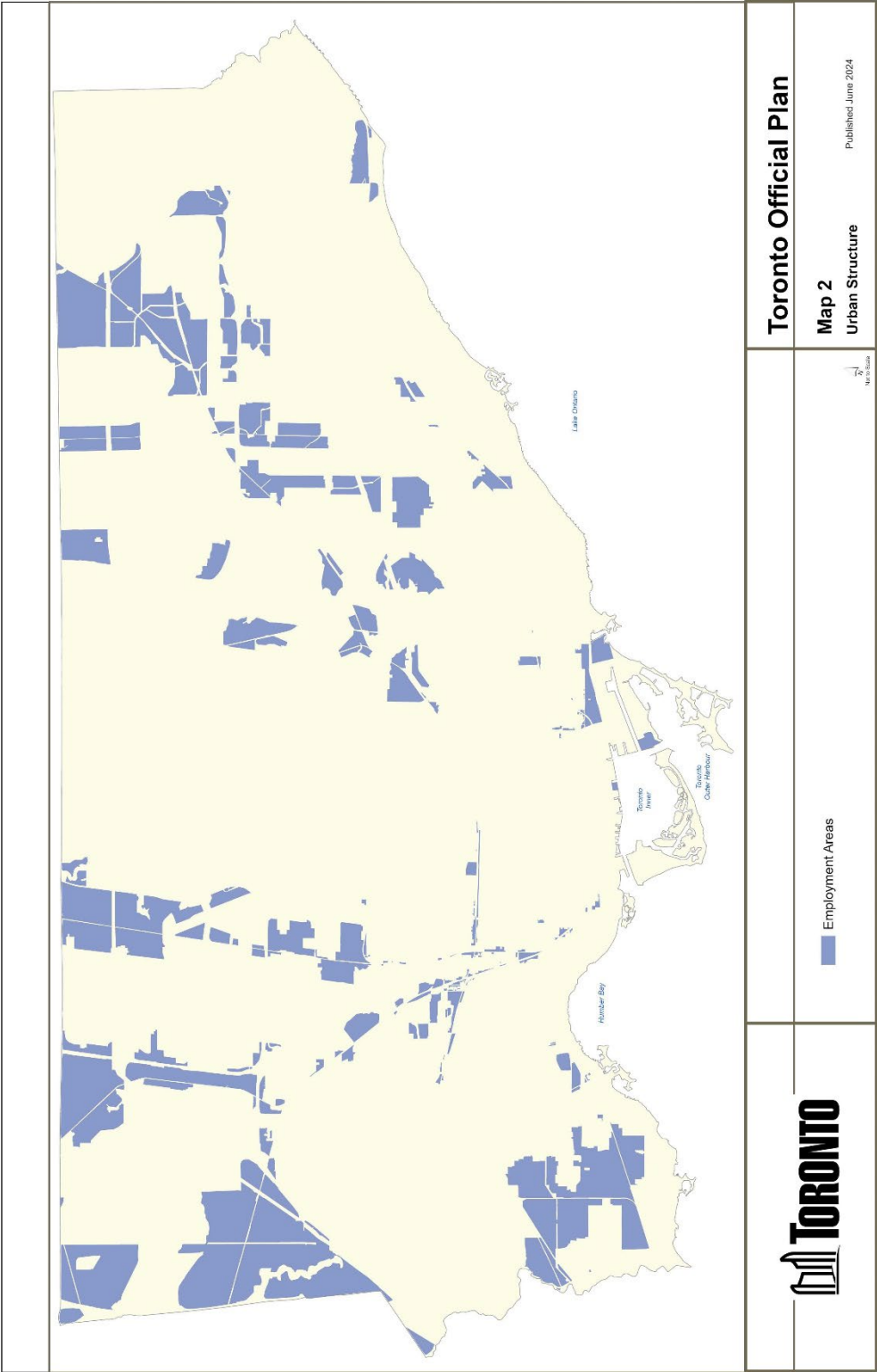
**846. Certain Lands Within the Blocks Bounded by Queen Street East, Boston Avenue and CN Railway Corridor including: 181-349 Carlaw Avenue (odd), 220-332 Carlaw Avenue (even), 360, 388, and 400 Carlaw Avenue, 1087-1215 Dundas St E (odd), 1110-1248 Dundas St E (even), 1-65 Dickens St (odd), 10 Dickens Street, 22-90 Boston Avenue (even), 59-65 Colgate Avenue (odd), 88 Colgate Avenue, 37- 45 Verral Avenue (odd)**

New development will require both residential and employment uses to ensure a balance of living and employment opportunities in the area.

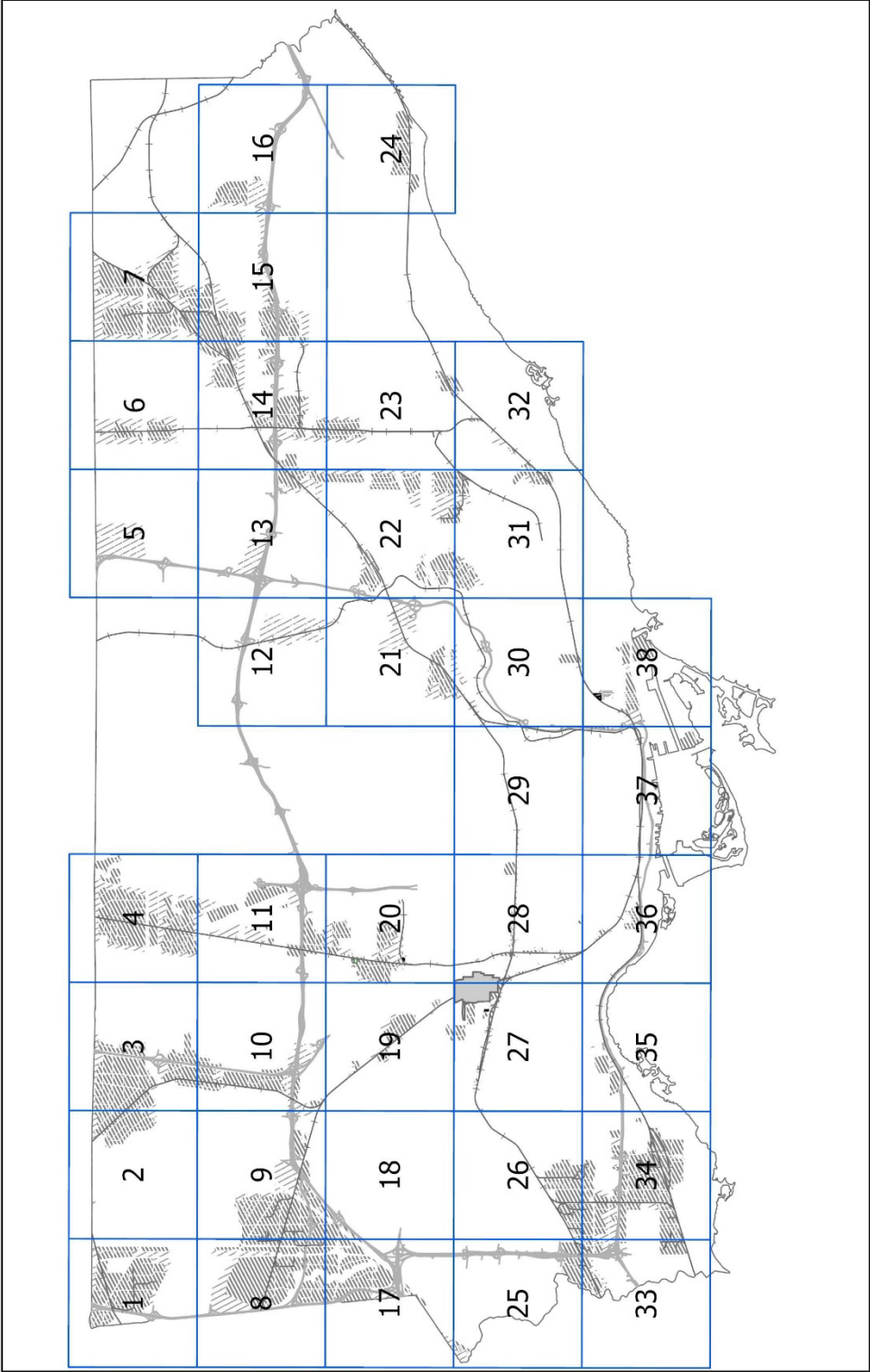


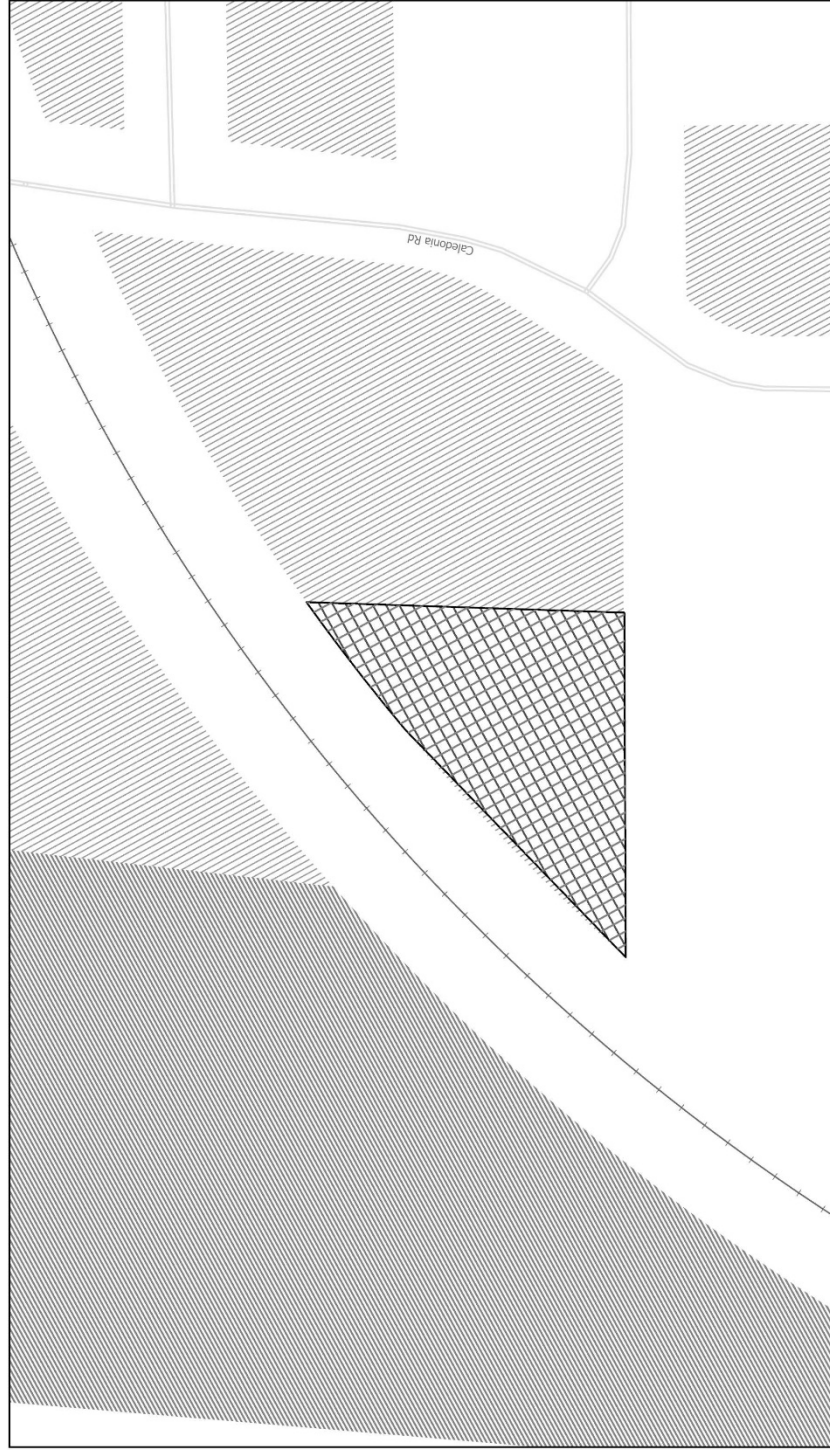
7. Chapter 7, Site and Area Specific Policies, Map 29 is amended by adding the lands municipally known as 360, 388 and 400 Carlaw Avenue and 10 Dickens Street to Site and Area Specific Policy 846.

Appendix 1: Map 2 Urban Structure, Employment Areas Modifications



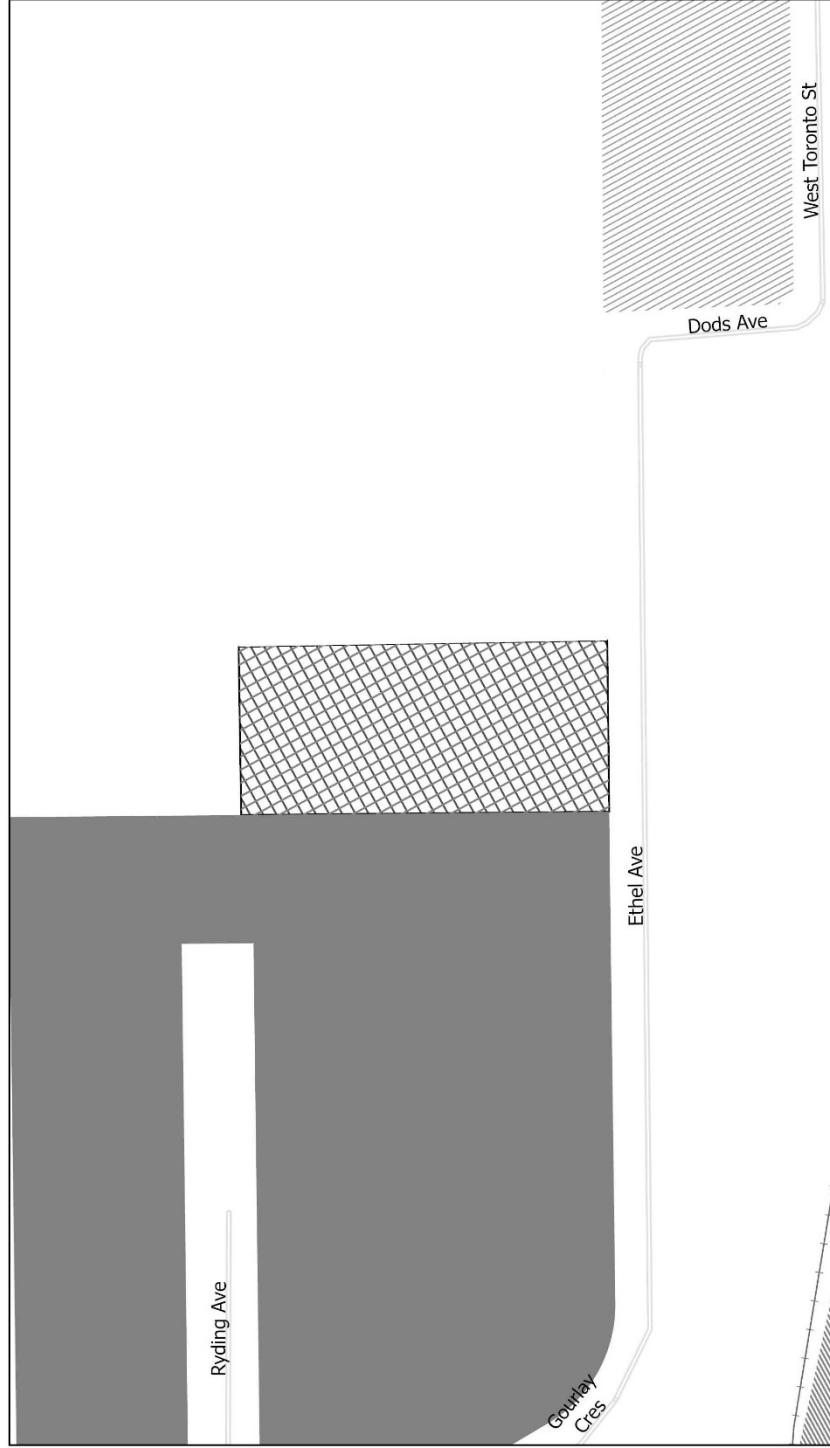
Appendix 2: Maps 13 to 23 Land Use Plan Redesignation



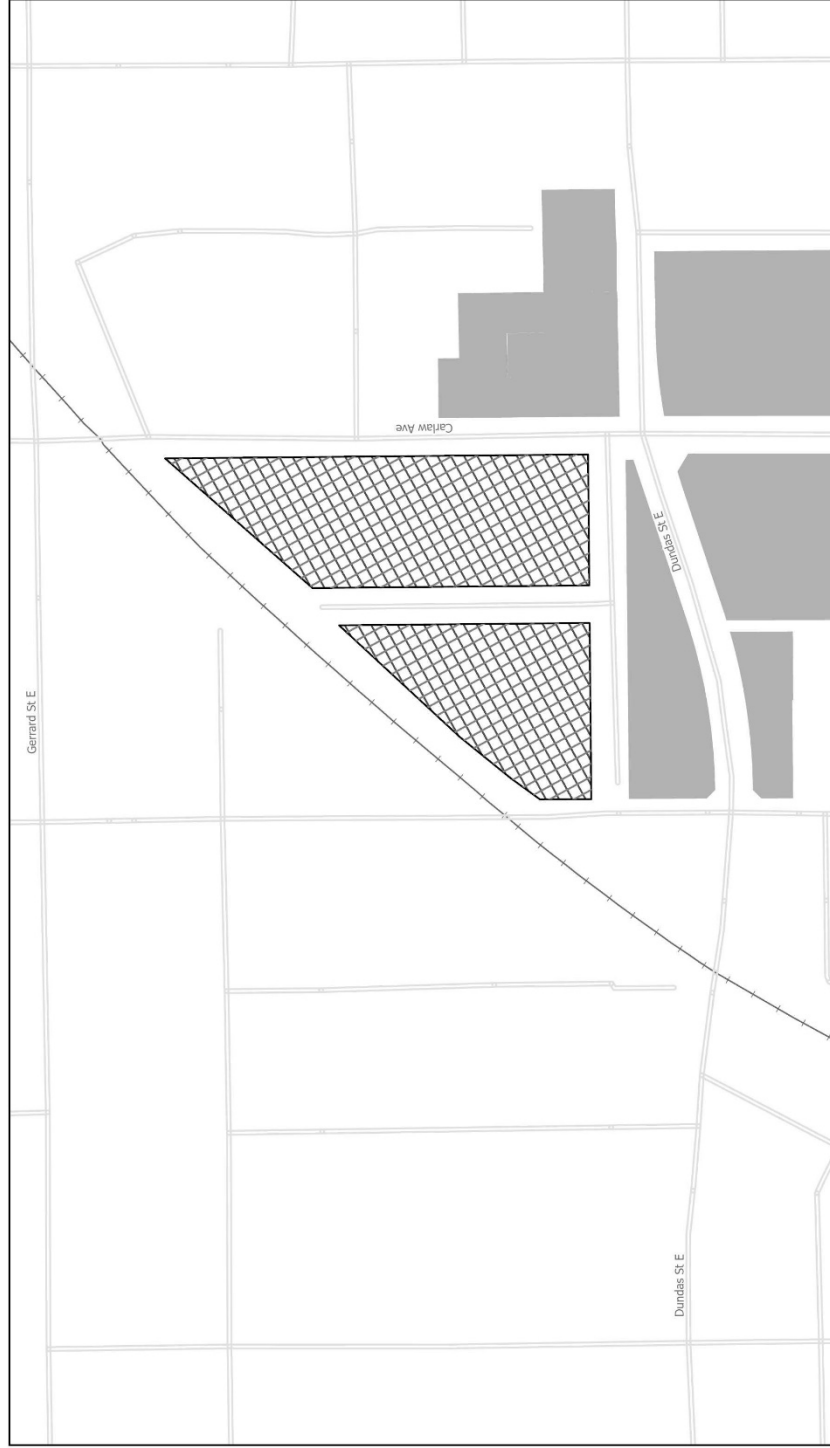


<p><b>Employment Area Land Uses</b></p> <p>General Employment Areas</p> <p>Core Employment Areas</p>	<p><b>Proposed Land Use Change</b></p> <p>Mixed Use Areas</p>
--	---

Tile 20



Tile 27



<p>Employment Area Land Uses</p> <p>General Employment Areas</p>	<p>Proposed Land Use Change</p> <p>Mixed Use Areas</p> <p>Land Use Change to Mixed Use Areas Pending Ministerial Approval of OPA 653</p>
--	--