

Authority: Etobicoke York Community Council Item
EY23.3, as adopted by City of Toronto Council on June 25,
26 and 27, 2025

CITY OF TORONTO

Bill 584

BY-LAW- 2025

To adopt Official Plan Amendment 822 for the City of Toronto respecting the lands known municipally in the year 2024 as 13, 15, 17, 19 and 21 John Street and 40 South Station 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; and

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 822 to the Official Plan is hereby adopted pursuant to the Planning Act, as amended.

Enacted and passed on June , 2025.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)

AMENDMENT 822 TO THE OFFICIAL PLAN

LANDS MUNICIPALLY KNOWN IN THE YEAR 2024 AS 13, 15, 17, 19 and 21 JOHN STREET and 40 SOUTH STATION STREET

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

1. Chapter 7, Site and Area Specific Policies, Site and Area Specific Policy 45 is amended for lands known municipally in 2024 as 13, 15, 17, 19 and 21 John Street and 40 South Station Street by adding subsection a) ii) as follows:

"a) ii) On the lands known as 13, 15, 17, 19 and 21 John Street and 40 South Station Street:

A new building will be limited to a height of 137 metres not including the mechanical penthouse."