

Authority: Etobicoke York Community Council Item
EY22.1, adopted as amended by City of Toronto Council on
May 21 and 22, 2025

CITY OF TORONTO

Bill 632

BY-LAW -2025

To adopt Official Plan Amendment 812 for the City of Toronto respecting the lands known municipally in the year 2024, as 21, 23, 25, and 31 Windsor Street, 18 Buckingham Street, 60 Newcastle Street, and 95 Portland 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 812 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 812 TO THE OFFICIAL PLAN LANDS MUNICIPALLY KNOWN IN
THE YEAR 2024 AS 21, 23, 25, AND 31 WINDSOR STREET, 18 BUCKINGHAM
STREET 60 NEWCASTLE STREET, AND 95 PORTLAND STREET**

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

1. Chapter 6, Secondary Plans, Mimico-Judson Secondary Plan Map 35-6 is amended by deleting in the key "Refer to Schedule 2 of OPA 331" and replacing it with "Refer to Section 10, Site and Area Specific Policies and Chapter 7, Site and Area Specific Policies".
2. Chapter 6, Secondary Plans, Mimico-Judson Secondary Plan, is amended by deleting the first paragraph of policy 8.4 and replacing it as follows:

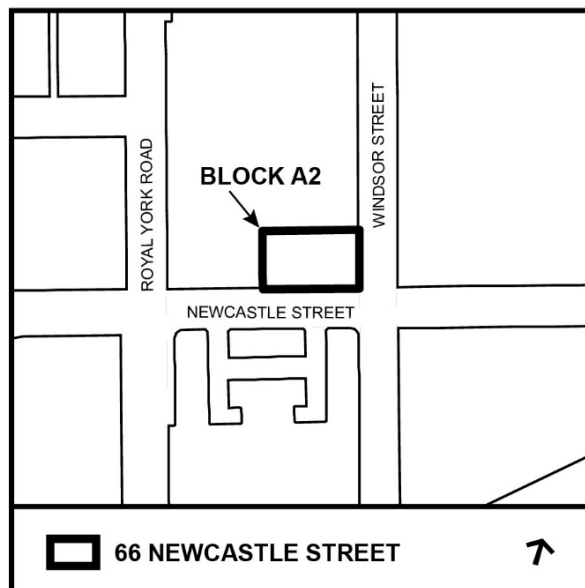
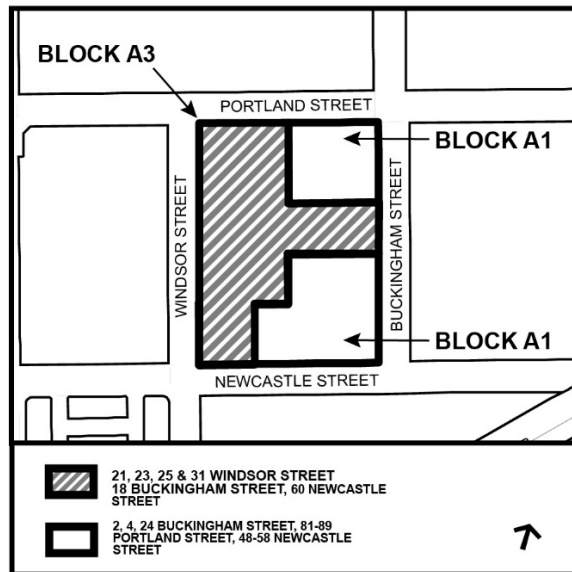
Detailed environmental noise/vibration and air emissions report(s) and detailed design plans, acceptable to the City, shall be required in support of any zoning by-law amendment applications for sensitive land uses on Block "A1", Block "A3" and the west side of Block "D". Such reports are to specify how compatibility will be achieved and maintained between permitted uses within Block "A1" and the proposed development on Block "A1", Block "A3" and the west side of Block "D", and shall include mitigation measures aimed at eliminating or minimizing impacts.

3. Chapter 7, Site and Area Specific Policy 860 is amended by deleting the policy and replacing it as follows:

**860. - Blocks "A1", and "A2" on lands east of Royal York Road, north of
Newcastle Street and south of Portland Street**

Block "A1" and "A2" located in close proximity to the Mimico GO Station makes the site uniquely positioned to provide a mix of residential and non-residential uses to advance the vision of the Mimico-Judson Secondary Plan. Site and Area Specific Policy 860 is intended to be read with the policies of the Official Plan and any Secondary Plan applicable to the Site, except where provided otherwise. The following Site and Area Specific Policies apply to Blocks "A1", and "A2":

Development Standards for Block "A1" (2, 4 and 24 Buckingham Street, 81 to 89 Portland Street and 48 to 58 Newcastle Street) and Block "A2" (66 Newcastle Street)



- 1.1 Lands in Block "A1" and Block "A2" are designated *Mixed Use Areas*.
- 1.2 Development of residential uses on lands within Block "A1" and Block "A2" will:
 - a) Have a height limit of four-storeys;
 - b) Require the provision of a minimum gross floor area of non-residential uses that support the economic function of the Secondary Plan Area, based on a minimum of 0.5 non-residential employment Floor Space Index; and

- c) Protect for the area's economic function by providing land use certainty for businesses that wish to continue and/or expand their operations in the Block "A1" and "A2".

1.3 All other policies within the Secondary Plan relating to Blocks "A1" and "A2" will continue to apply.

- 4. Map 15, Land Use Plan, is amended by redesignating a portion of the lands on the block bounded by Windsor Street, Portland Street, Buckingham Street, and Newcastle Street from *Core Employment Areas* to *Mixed Use Areas* as shown on Appendix A.
- 5. Chapter 6, Secondary Plans, Mimico-Judson Secondary Plan, is amended by adding a Section 10. Site and Area Specific Policies, and adding Site and Area Specific Policy

10.1 for the lands municipally known in 2024 as 21, 23, 25, and 31 Windsor Street, 18 Buckingham Street, 60 Newcastle Street, and 95 Portland Street as follows:

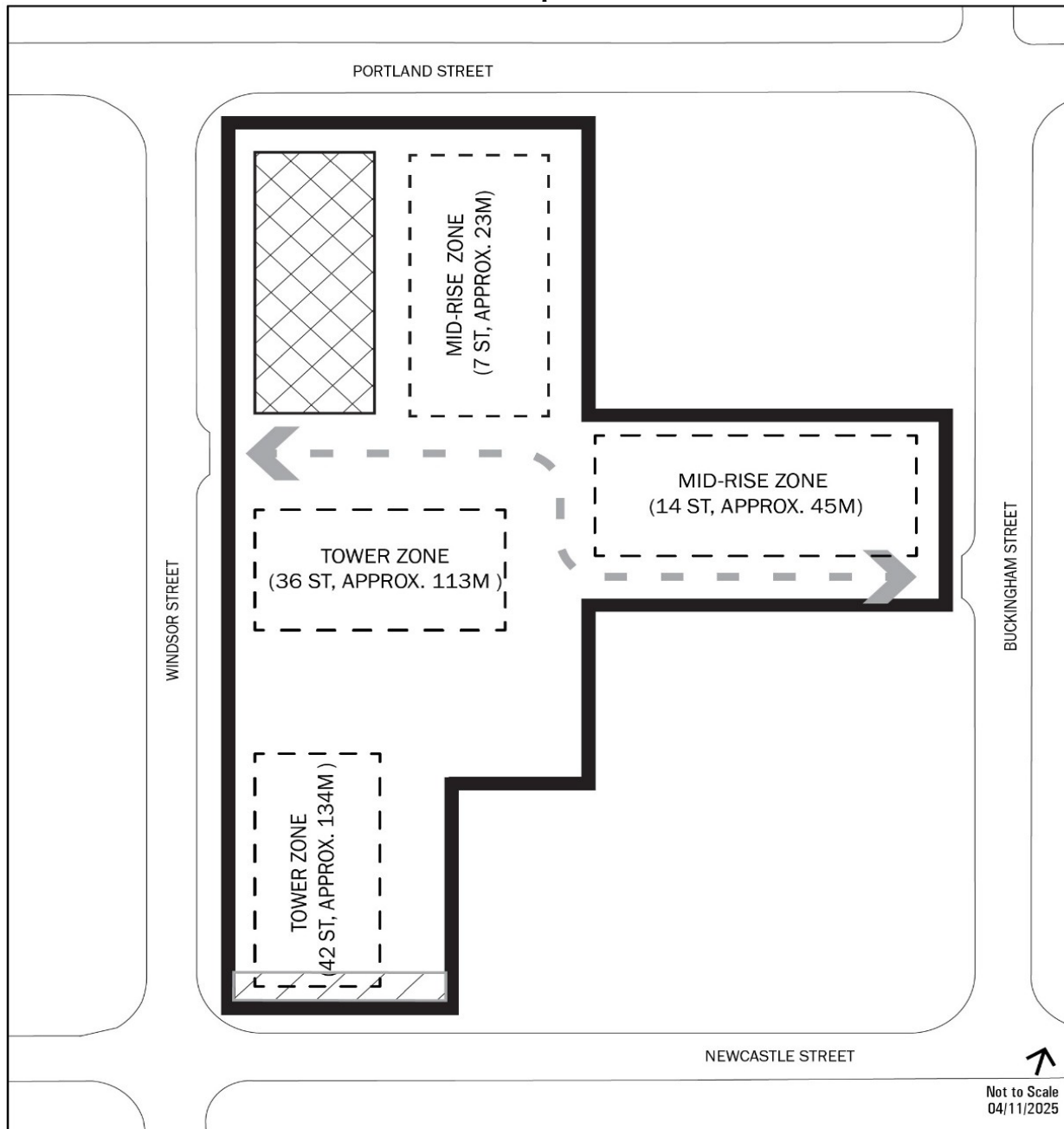
10. Site and Area Specific Policies






This section contains site and area specific policies which apply to the lands respectively identified in the following policies and shown on Map 35-7.

10.1 21, 23, 25, and 31 Windsor Street, 18 Buckingham Street, 60 Newcastle Street, and 95 Portland Street

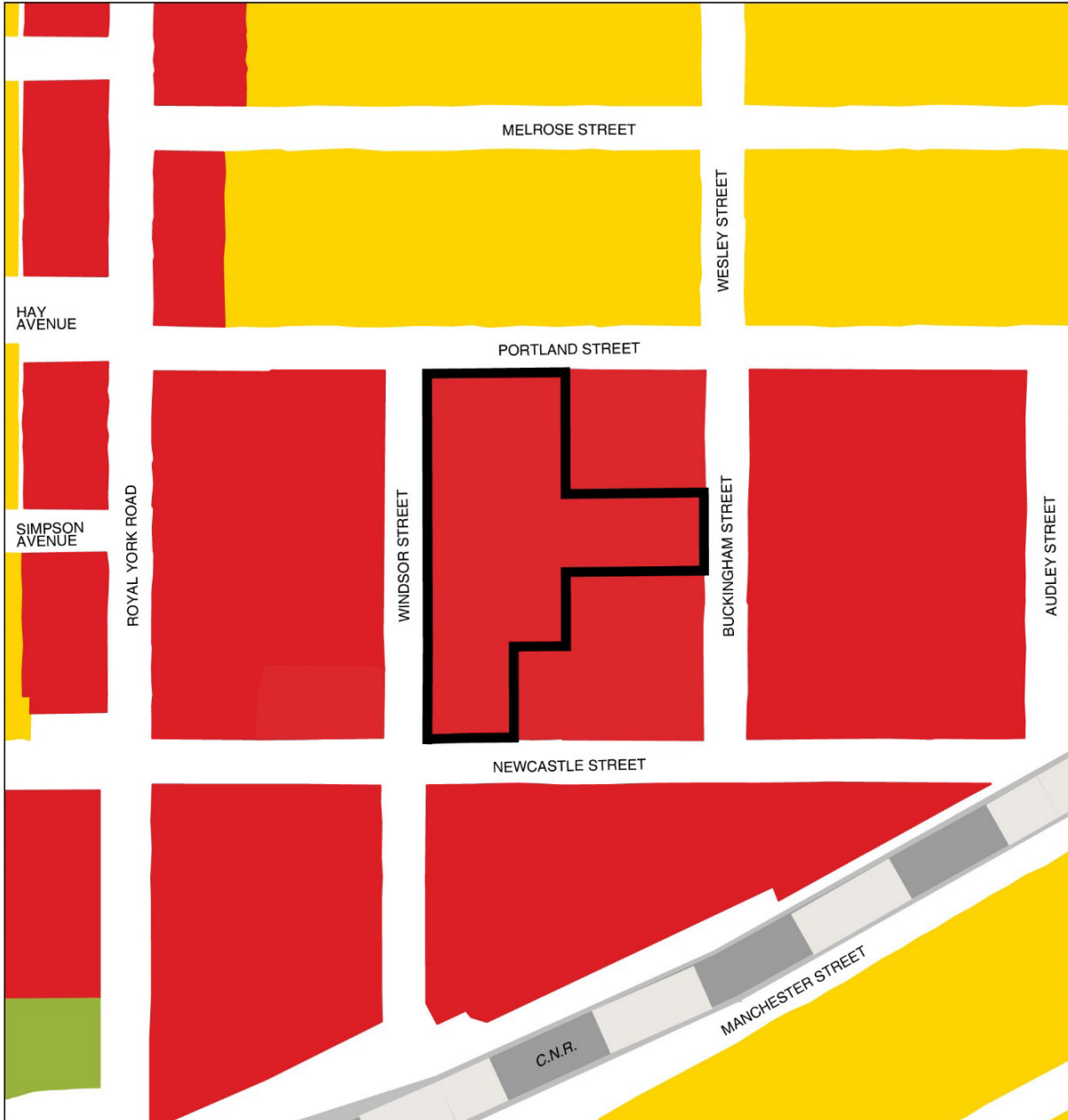
- a. Development on the land will transition down in scale toward Portland Street, with tall building locations to the south, and midrise building locations to the north side of the block, as generally shown on Map A.
- b. Angular planes shall not apply.
- c. Redevelopment of the land will include a new public park, a privately-owned publicly-accessible open space, and a publicly-accessible east-west laneway from Windsor Street to Buckingham Street, as generally shown on Map A.
- d. The publicly-accessible east-west laneway will include hard landscaping with mountable curbs to accommodate the turning movements for trucks accessing the Portuguese Cheese facility. Easements in favour of the City for public vehicular access will be required to accommodate truck movements.

- e. The minimum gross floor area for non-residential uses that support the economic function of the Secondary Plan Area will be 3,853 square metres, or equivalent to a minimum FSI of 0.35, which can be provided in any phase of development.
 - f. All buildings shall not cast any shadows on lands designated Neighbourhoods between the hours of 2:18pm and 5:18pm during the spring and fall equinoxes and shall not cast any shadows on the park block locations in Block "D" and "E" as identified on Map 35-3 before 4:18pm during the spring and fall equinoxes.
- 6. Chapter 6, Secondary Plans, Mimico-Judson Secondary Plan, is amended by adding a new Map 35-7, Site and Area Specific Policies, and showing the lands known municipally in 2024 as 21, 23, 25, and 31 Windsor Street, 18 Buckingham Street, 60 Newcastle Street, and 95 Portland Street as Site and Area Specific Policy 1, as shown on Appendix B.

Map A**Mimico-Judson: Map A**

-  21-31 WINDSOR ST, 60 NEWCASTLE ST, 95 PORTLAND ST, 18 BUCKINGHAM ST
-  GENERAL LOCATION OF PUBLIC PARK
-  LANEWAY
-  TOWER AND MID-RISE ZONES
-  GENERAL LOCATION OF POPS

Appendix A



Official Plan Land Use Map 15

21-25 and 31 Windsor Street, 18 Buckingham Street
and 60 Newcastle Street

File # 23 167119 WET 03 0Z



Not to Scale
Extracted: 04/10/2025

Appendix B



Mimico - Judson Secondary Plan

MAP 35-7 Site and Areas Specific Policies

-  Secondary Plan Boundary
-  Site Specific Policy Area

April 2025