

Authority: Etobicoke York Community Council Item
EY33.6, as adopted by City of Toronto Council on July 29,
30 and 31, 2026

CITY OF TORONTO

Bill 989

BY-LAW -2026

To adopt Amendment 923 to the Official Plan for the City of Toronto with respect to the implementation of the Mount Dennis Protected Major Transit Station Area and associated maps.

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 authority is given to Council under section 16(15) of the Planning Act, R.S.O. 1990, c. P.13, as amended, to delineate and establish Protected Major Transit Station Areas; and

Whereas Council of the City of Toronto has provided information to the public, held a public meeting in accordance with Section 17 of the Planning Act and held a special public meeting in accordance with the requirements of Section 26 of the Planning Act;

The Council of the City of Toronto enacts:

- 1.** The attached Amendment 923 to the Official Plan is hereby adopted pursuant to the Planning Act, as amended.

Enacted and passed on July , 2026.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)

**AMENDMENT 923 TO THE OFFICIAL PLAN
RESPECTING THE IMPLEMENTATION OF THE MOUNT DENNIS PROTECTED
MAJOR TRANSIT STATION AREA AND ASSOCIATED MAPS**

1. Chapter 8, Major Transit Station Areas and Protected Major Transit Station Areas, is amended by adding Site and Area Specific Policy 671 as included in Appendix "1".
2. Chapter 8, Major Transit Station Areas and Protected Major Transit Station Areas, is amended by adding the following Site and Area Specific Policy to the "Table of Contents", in alphabetical order:

Site and Area Specific Policy Number	Protected Major Transit Station Area/Major Transit Station Area
671	Mount Dennis

Appendix "1" to Amendment 923 to the Official Plan for the City of Toronto

SASP 671. Protected Major Transit Station Area – Mount Dennis Station

a) Protected Major Transit Station Area Delineation

The area surrounding and including the Mount Dennis LRT/GO Station is a protected major transit station area shown as the Mount Dennis Protected Major Transit Station Area on Map 1.

b) Residents and Jobs per Hectare

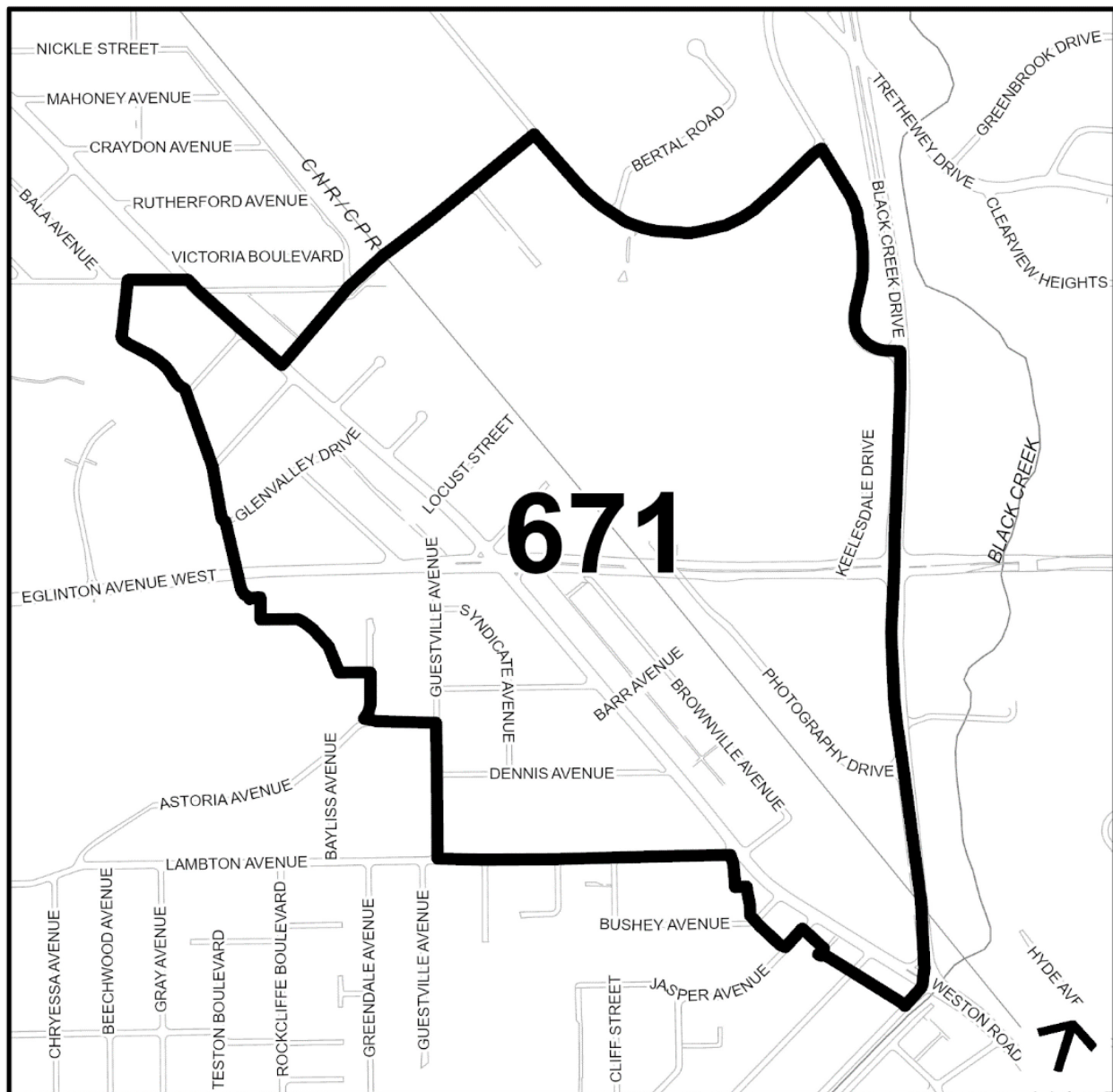
Existing and permitted development within the Protected Major Transit Station Area – Mount Dennis Station is planned for a minimum population and employment target of 160 residents and jobs combined per hectare.

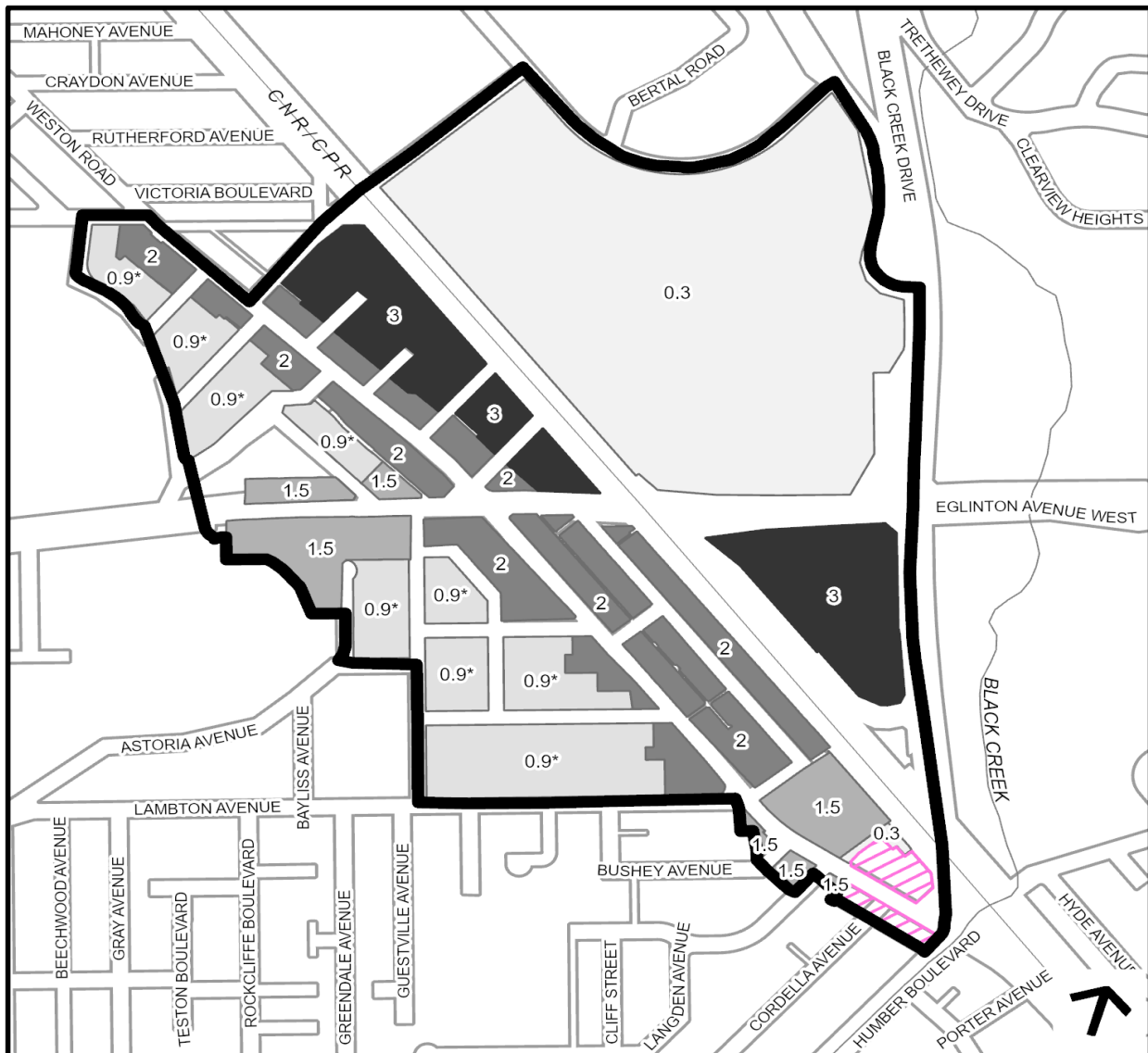
c) Authorized Uses of Land

The authorized uses of land are as identified by the land use designations on Maps 14 and 17 and associated land use permissions in Chapter 4 of the Official Plan, applicable Secondary Plans and Site and Area Specific policies.

d) Minimum Densities

Minimum density requirements are shown on Map 2, represented in Floor Space Index.

Map 1 – Mount Dennis Protected Major Transit Station Area

Map 2 – Minimum Densities, Mount Dennis Protected Major Transit Station Area.**Minimum Density**

 0 FSI	 0.9 FSI or 3 units*	 2.0 FSI
 0.3	 1.5 FSI	 3.0 FSI
 Special Policy Area (0 FSI)**		

*Option to provide a minimum of 3 units instead of minimum FSI only applies to lands designated Neighbourhoods in the Official Plan.

**See Policy 5 contained in Chapter 8 of the Official Plan.