

Authority: Etobicoke York Community Council Item
EY33.2, as adopted by City of Toronto Council on July 29,
30 and 31, 2026

CITY OF TORONTO

Bill 1029

BY-LAW -2026

To adopt Official Plan Amendment 944 for the City of Toronto respecting the lands known municipally in the year 2025, as 4975 Dundas Street 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; 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 944 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 944 TO THE OFFICIAL PLAN
LANDS MUNICIPALLY KNOWN IN THE YEAR 2025 AS 4975 DUNDAS STREET
WEST**

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

1. Chapter 6, Section 12, Etobicoke Centre Secondary Plan, is amended by adding the following subsection to Section 4, Site and Area Specific Policies:

4.15. 4975 Dundas Street West

Notwithstanding the policies of the Etobicoke Centre Secondary Plan regarding pedestrian scale indicated within Islington Village and *Mixed Use Areas B*, the Official Plan policies affecting new development or redevelopment on the Site municipally known as 4975 Dundas Street West are as follows:

- a) Development/redevelopment will maintain and reinforce the legibility and prominence of the pedestrian-scale street wall fronting onto Dundas Street West by providing a setback of generally 12 metres from front property line to the tower portion of any tall building.
 - b) A landscaped open space provided along Dundas Street West is required.
 - c) A pedestrian connection between Dundas Street West and Islington Junior Middle School is required.
2. Chapter 6, Section 12, Etobicoke Centre Secondary Plan, Map 12-5, Land Use Plan, is amended to show the lands known municipally in 2025 as 4975 Dundas Street West as Site and Area Specific Policy Area Number 4.15, as shown on Appendix 1.

Appendix 1

