

Authority: Etobicoke York Community Council Item [-], as adopted by City of Toronto Council on [-]

Enacted by Council: ~, 2026

Bill XXX

CITY OF TORONTO

BY-LAW XXX

**To adopt Official Plan Amendment XXX
for the City of Toronto
respecting the lands known municipally in the year 2026, as
39 Newcastle 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 No. 913 to the Official Plan is hereby adopted pursuant to the *Planning Act*, as amended.

ENACTED AND PASSED this ~ day of ~, A.D. 2026.

FRANCES NUNZIATA
Speaker

JOHN D. ELVIDGE
City Clerk

(Seal of the City)

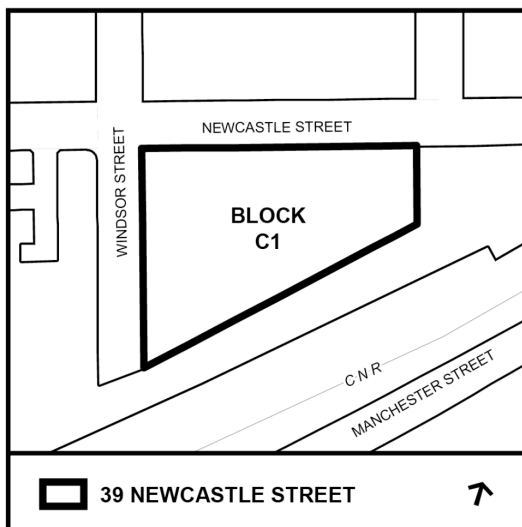
AMENDMENT NO. 913 TO THE OFFICIAL PLAN
LANDS MUNICIPALLY KNOWN IN THE YEAR 2026 AS

39 NEWCASTLE STREET

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

1. Chapter 7, Site and Area Specific Policies, is amended by deleting Site and Area Specific Policy 861.
2. Chapter 6, Secondary Plans, Mimico-Judson Secondary Plan is amended by adding the lands known municipally in 2025 as 39 Newcastle Street to Map 35-7, as shown on Appendix B.
3. Chapter 6, Secondary Plans, Mimico-Judson Secondary Plan, is amended by adding Site and Area Specific Policy 2 to Section 10. Site and Area Specific Policies as follows:

10.2 39 Newcastle Street (Block C1)

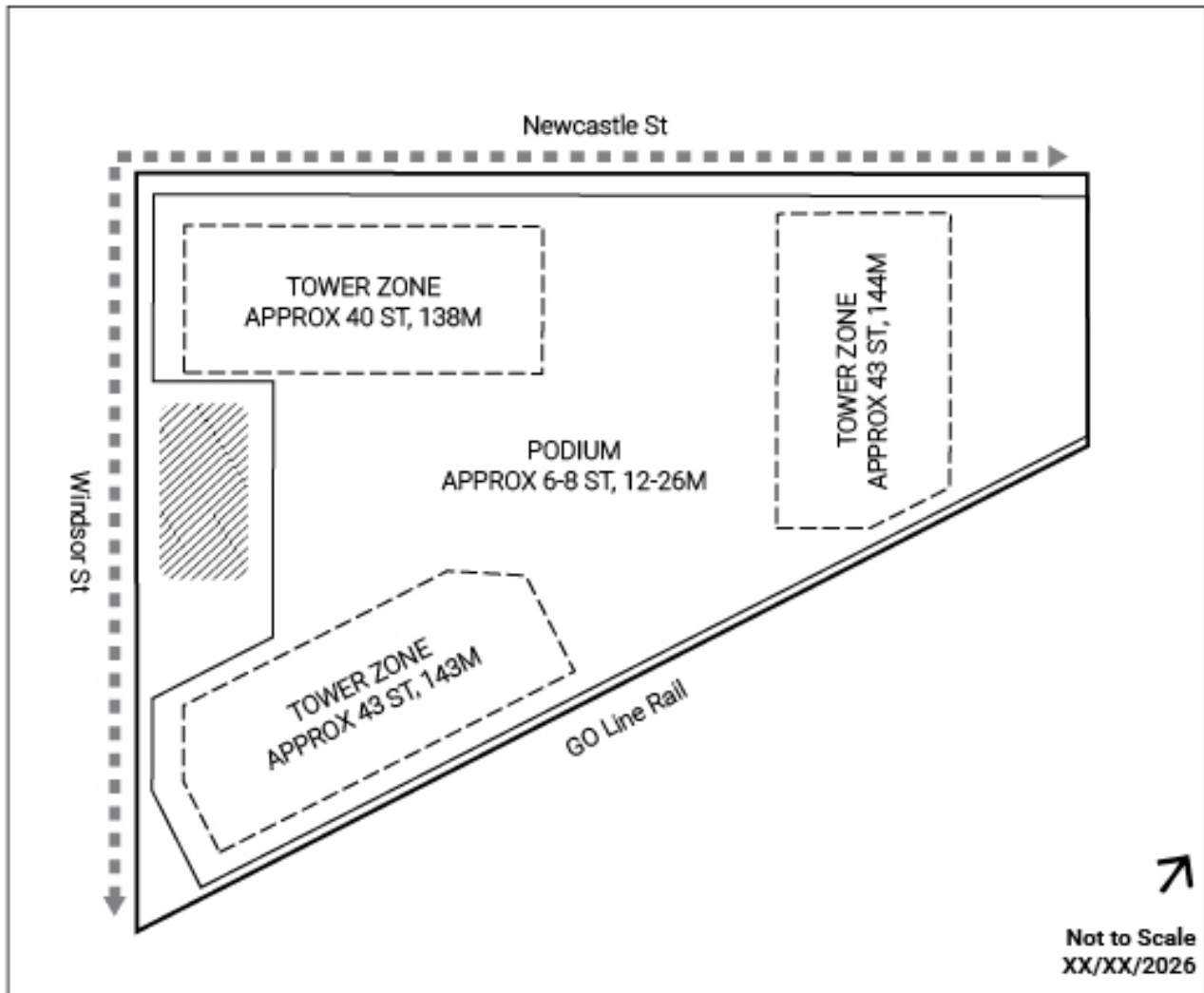


The following Site and Area Specific Policies apply to 39 Newcastle Street (Block “C1”):

- a Tall buildings are permitted. A combination of lower height podiums and well-spaced tall buildings together with pedestrian and cycling infrastructure will result in a high-density development as well as the necessary physical infrastructure to support it.
- b Maximum heights are shown on Appendix A.
- c A maximum of three towers shall be permitted as shown on Appendix A.






- d Podiums along Newcastle Street and Windsor Street will not exceed 6 storeys (excluding mezzanine) or will provide generous stepbacks to significantly reduce the visual and shadow impacts of built form above 6 storeys.
- e Towers shall generally not project beyond a 45 degree angular plane drawn from the south lot line of properties designated Neighbourhoods on the north side of Portland Street. Shadows will be adequately limited on *Neighbourhoods* and *Parks and Open Spaces*.
- f Tower floorplates above the 8th storey must have a minimum separation distance to other tower floorplates above the 8th storey of 25 metres, excluding balconies and other projections as specified in site specific zoning by-laws.
- g Phasing of the project is permitted, including the appropriate phasing of development standards and non-residential gross floor area, provided all requirements are satisfied prior to the occupancy of the last phase.
- h Redevelopment of the land will include a privately-owned publicly-accessible open space and a bi-directional cycling lane that shall be located within the Newcastle Street and Windsor Street rights-of-way as generally shown on Appendix A.
- i The minimum gross floor area for non-residential uses will be 750 square metres.
- j The site specific policies for Block “C1” shall prevail over the general policies of the Secondary Plan where they conflict.

Appendix A



Not to Scale
XX/XX/2026

Mimico-Judson Map C1

-  39 Newcastle Street
-  Podium
-  Tower Zones
-  General Location of POPS
-  Bi-directional Cycling Lane

Appendix B



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Not to Scale



Mimico - Judson Secondary Plan Area
MAP 35-7 Site and Area Specific Policies

Secondary Plan Boundary

Site Specific Policy Area