

Authority: Etobicoke York Community Council Item EY [-], as adopted by City of Toronto Council on [-], 2026

Enacted by Council: ~, 20~

CITY OF TORONTO

Bill XXX

BY-LAW XXX

**To adopt Official Plan Amendment XXX
for the City of Toronto
respecting the lands known municipally in the year 2025, as
5 and 43 Junction Road**

Whereas authority is given to Council under the *Planning Act*, R.S.O. 1990, c.P. 13, as amended, to pass this By-law;

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. XXX 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. 2 TO THE OFFICIAL PLAN

**LANDS MUNICIPALLY KNOWN IN THE YEAR 2025 AS
5 AND 43 JUNCTION ROAD**

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

1. Schedule 2, The Designation of Planned but Unbuilt Roads, is amended by adding the following planned but unbuilt road:

Street Name	From	To
Public Street	Junction Road	CPR rail corridor

2. Chapter 7, Site and Area Specific Policy No. 782 is amended for the lands known municipally in 2025 as 5 and 43 Junction Road, as follows:

1. Delete and replace Policy a) with the following:

- a. A minimum of 3,880 square metres of new non-residential gross floor area is provided at full build out of the lands, delivered across three phases of development. The new non-residential gross floor area will include a minimum of:
 - i. 1,975 square metres provided prior to or concurrent with the first phase of development containing residential uses; and
 - ii. 3,880 square metres of new non-residential gross floor area provided prior to or concurrent with the third phase of development containing residential uses

2. Delete and replace Policy b) with the following:

- b. New condominium development containing residential units on the lands will provide a minimum amount of affordable housing as follows:
 - i. For each phase of development, if a condominium development is proposed, a minimum of 5 percent of the total new residential gross floor area shall be secured as affordable rental housing;
 - ii. the affordable rental housing shall be secured at affordable rents for a period of at least 40 years from the date of first residential occupancy of the unit; and

- iii. the unit mix of the affordable housing shall reflect the condominium component of the development within each phase, as appropriate, to achieve a balanced mix of unit types and sizes and support the creation of affordable housing suitable for families.
- 3. Delete Policy “c” in its entirety.
- 4. Delete and replace Policy “d” with the following:
 - d. The provision of affordable housing required by policy b) above shall be secured through one or more agreements with the City, satisfactory to the Chief Planner and Executive Director, City Planning and the City Solicitor.
 - i. Policy b) above will not apply to purpose-built rental development on the lands, and for greater certainty, the residential gross floor area of any purpose-built rental component of the development on the lands shall not be included in the calculation of “the total residential gross floor area of the condominium development” for purposes of policy b) i. above.
- 5. Policy “e)” is revised by adding the words “but are not limited to”, so that it reads:
 - e. Conditions to be met prior to the removal of a holding (“H”) provision on the lands shall include, but are not limited to, the following:
 - i. Entering into a Municipal Housing Project Facility Agreement or such other agreement(s) as may be satisfactory to the City Solicitor to secure the provision of affordable housing; and
 - ii. The submission and acceptance of a Housing Issues Report, to the satisfaction of the Chief Planner and Executive Director, that identifies the unit mix, unit sizes, and how affordable housing requirements will be met.
- 6. Delete Policy “f” in its entirety.
- 7. Add new Policy “h) (iv)” and “h) (v)” as follows:
 - iv. Phase 1 of the development will include a new Public Street, constructed to minimum base curb and base asphalt or concrete including all associated municipal services, and conveyed to the City. The exact location, alignment and design of Public Street will be determined through the draft plan of subdivision process and relevant agreements to the satisfaction of the City. Public Street will:
 - a. have a right-of-way width of 18.5 metres; and

- b. be designed as a pedestrian-oriented street and will promote safe pedestrian crossings.
 - v. The conveyance of a new public park with a minimum area of 2,306 square metres in the second phase of development.
- 3. Maps 17, Land Use Plan, is amended by re-designating a portion of the lands municipally known in 2025 as 5 and 43 Junction from *Mixed Use Areas* to *Parks*, as shown on the attached Appendix 1.

Appendix 1

