

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

CITY OF TORONTO

BY-LAW [Clerks to insert By-law number]

To amend Zoning By-law 569-2013, as amended, with respect to the lands municipally known in the year 2025 as 5 and 43 Junction Road.

Whereas Council of the City of Toronto has the authority pursuant to Section 34 of 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, as amended; and

Whereas pursuant to Section 36 of the Planning Act, as amended, the council of a municipality may, in a by-law passed under Section 34 of the Planning Act, use a holding symbol "(H)" in conjunction with any use designation to specify the use to which lands, **buildings** or **structures** may be put once the holding symbol "(H)" is removed by amendment to the by-law; and

Whereas the Official Plan for the City of Toronto contains provisions relating to the use of holding symbol "(H)"; and

The Council of the City of Toronto enacts:

1. The lands subject to this By-law are outlined by heavy black lines on Diagram 1 attached to this By-law.
2. The words highlighted in bold type in this By-law have the meaning provided in Zoning By-law 569-2013, as amended, Chapter 800 Definitions.
3. Zoning By-law 569-2013, as amended, is further amended by amending the boundaries of the zone label E1.0 (x236) on the Zoning By-law Map in Section 990.10 respecting the lands outlined by heavy black lines with a zone label of E1.0 (x236) as shown on Diagram 2 attached to this By-law.
4. Zoning By-law 569-2013, as amended, is further amended by adding new zone labels on the Zoning By-law Map in Section 990.10 respecting the lands outlined by heavy black lines for the new zone labels as shown on Diagram 2 attached to this By-law, as follows:
 - (A) (H) CR 2.5 (c1.0; r2.0) SS2 (x1305); and

(B) OR.

5. Zoning By-law 569-2013, as amended, is further amended by adding 5 Junction Road to the Parking Zone Overlay Map in Section 995.10.1 and applying a Parking Zone B label as shown on Diagram 3 attached to this By-law.
6. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.11.10 Exception Number 1305 so that it reads:

1305 Exception CR (1305)

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) On lands municipally known as 5 and 43 Junction Road, if the requirements of By-law [Clerks to insert By-law number] are complied with, a **building** or **structure** may be constructed, used or enlarged in compliance with Regulations (B) to (DD) below;
- (B) For the purposes of this exception, each Block as shown on Diagram 4 of By-law [Clerks to insert By-law number] is a **lot**;
- (C) For the purposes of this exception: each word or expression that is in bold will have the same meaning as such word or expression as defined in Chapter 800 of Zoning By-law 569-2013, as amended, except for the following:
 - (i) “car-share” means the practice where a number of people share the use of one or more motor **vehicles** and such “car-share” motor **vehicles** are made available to at least the occupants of the **building** for short-term rental, including hourly rental;
 - (ii) “car-share **parking space**” means a **parking space** that is exclusively reserved and actively signed for a **vehicle** used only for “car-sharing”; and
 - (iii) “tower” is the portion of a **building** which collectively encloses the entirety of a **storey** higher than as set for each applicable **building** below, above the respective Canadian Geodetic Datum referred to in (F) below;
- (D) For the purposes of this exception and By-law [Clerks to insert By-law number]:

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- (i) “Block 1”, “Block 2”, “Block 3”, “Block 4 (Public Park)” and “Block 5”, means the “Blocks” shown on Diagram 4 of By-law [Clerks to insert By-law number];
 - (ii) for the purpose of this By-law, “Block 1”, “Block 2”, “Block 3”, “Block 4 (Public Park)”, “Block 5” and Public Street refer to those lands shown on Diagram 4 of By-law [Clerks to insert By-law number]. For clarity, the Blocks included in each phase are as follows:
 - (a) phase 1 includes the development of Block 2 and Public Street;
 - (b) phase 2 includes the development of Block 3 and Block 4 (Public Park);
 - (c) phase 3 includes the development of Block 5; and
 - (iii) “Building 1A”, “Building 1B”, “Building 1C”, “Building 2A”, “Building 2B”, and “Building 3” within such “Blocks” means the **buildings** as identified on Diagram 5 and Diagram 6 of By-law [Clerks to insert By-law number];
- (E) For the purposes of this exception and By-law, the following **streets** are considered the **front lot lines** for the following Blocks on Diagram 4 of By-law [Clerks to insert By-law number]:
- (i) for Block 1, Junction Road is considered the **front lot line**;
 - (ii) for Block 2, Junction Road is considered the **front lot line**;
 - (iii) for Block 3, Public Street is considered the **front lot line**; and
 - (iv) for Block 5, Junction Road is considered the **front lot line**;
- (F) In addition to the uses permitted by Regulation 40.10.20.10 (1)(A), “car-share parking spaces” are permitted under the letter “c” in the zone label referred to in regulation 40.5.1.10(3)(A)(i);
- (G) For the purposes of this exception, Regulations 40.10.20.100(6), (16) and (17), regarding the permitted total **interior floor area** of **service shop, custom workshop, and retail service** uses, do not apply;
- (H) Despite regulations 40.5.40.10(1) and (2), the height of a **building or structure** is the distance between the Canadian Geodetic Datum of 121.70 metres and the elevation of the highest points of **buildings or structures** on “Block 2”, Block “3” and “Block 5”;

- (I) Despite regulation 40.5.40.10(8), the floor area for each **storey** within a “tower” located above the number, in metres, set out below for each applicable **building**, measured from the exterior of the **main wall** of each floor level, excluding balconies, is as follows:
 - (i) 755.0 square metres for “**Building 1A**”, commencing above a height of 31.0 metres;
 - (ii) 786.0 square metres in “**Building 1B**”, commencing above a height of 31.0 metres;
 - (iii) 806.0 square metres in “**Building 1C**”, commencing above a height of 31.0 metres;
 - (iv) 806.0 square metres in “**Building 2A**”, commencing above a height of 20.0 metres;
 - (v) 784.0 square metres in “**Building 2B**”, commencing above a height of 20.0 metres; and
 - (vi) 756.0 square metres in “**Building 3**”, commencing above a height of 30.0 metres;
- (J) Despite regulation 40.10.40.10 (2), the permitted maximum height of a **building** or **structure** is the number in metres following the letters “HT” as shown on Diagrams 5 and Diagram 6 of By-law [Clerks to insert By-law number];
- (K) Despite regulation 40.10.40.10(5), the required minimum height of the first **storey**, as measured between the floor of the first **storey** and the ceiling of the first **storey**, is 4.5 metres;
- (L) Despite regulations 40.5.40.10(3) to (8) and (J) above, the following equipment and **structures** may project beyond the permitted maximum height shown on Diagram 5 and Diagram 6 of By-law [Clerks to insert By-law number]:
 - (i) equipment used for the functional operation of the **building**, including electrical, utility, mechanical and ventilation equipment, as well as enclosed stairwells, roof access, maintenance equipment storage, elevator shafts, chimneys, flues and vents, by a maximum of 6.0 metres;
 - (ii) **structures** that enclose, screen, or cover the equipment, **structures** and parts of a **building** listed in (i) above, including a mechanical penthouse, by a maximum of 6.0 metres;

- (iii) architectural features, railing, skylights, parapets, and elements and **structures** associated with a **green roof**, by a maximum of 2.0 metres;
 - (iv) **building** maintenance units, cranes and window washing equipment, lightning rods, antennas, satellite dishes and flagpoles by a maximum of 4.0 metres;
 - (v) planters, **landscaping** features, guard rails, and divider screens on a balcony and/or terrace, by a maximum of 3.0 metres;
 - (vi) elevator overruns by a maximum of 3.5 metres above the vertical projection permitted in (i) and (ii) above;
 - (vii) trellises, pergolas, **structures** and equipment used for outdoor **amenity space** or open-air recreation, including pools and associated equipment, light monitors and fixtures, and wind mitigation features, by a maximum of 4.0 metres;
- (M) Despite regulation 40.10.40.40(1), the permitted maximum **gross floor area** of all **buildings** and **structures** is 126,900 square metres, of which the permitted maximum **gross floor area** for all residential uses is 122,980 square metres, subject to the following:
- (i) a maximum of 56,755 square metres of residential **gross floor area** for “Block 2”;
 - (ii) a minimum of 1,970 square metres of non-residential **gross floor area** for “Block 2”;
 - (iii) a maximum of 47,265 square metres of residential **gross floor area** for “Block 3”
 - (iv) a minimum of 810 square metres of non-residential **gross floor area** for “Block 3”; and
 - (v) a maximum of 18,960 square metres of residential **gross floor area** for “Block 5”; and
 - (vi) a minimum of 1,093 square metres of non-residential **gross floor area** for “Block 5”;
- (N) In addition to the elements listed in regulation 40.5.40.40(3) that reduce **gross floor area**, the following elements will also apply to reduce the **gross floor area** of a **building**:

- (i) parking areas, **parking spaces**, and areas used to access parking areas, including garage ramps, at or below ground level; and
 - (ii) all indoor **amenity space**;
- (O) Despite regulation 40.10.40.50(1) and (2), **amenity space** must be provided at the following rate:
- (i) within “Block 2”,
 - (a) at least 2.08 square metres for each **dwelling unit** within each of “Building 1A” and “Building 1B” as indoor **amenity space**;
 - (b) at least 1.79 square metres of outdoor **amenity space** for each **dwelling unit** within “Building 1A” and “Building 1B”, of which 40 square metres must be in a location adjoining or directly accessible to the indoor **amenity space**;
 - (c) at least 1.92 square metres for each **dwelling unit** within “Building 1C” as indoor **amenity space**; and
 - (d) at least 1.16 square metres of outdoor **amenity space** for each **dwelling unit** within “Building 1C”, of which 40 square metres must be in a location adjoining or directly accessible to the indoor **amenity space**;
 - (ii) within “Block 3”,
 - (a) at least 2.0 square metres for each **dwelling unit** as indoor **amenity space**; and
 - (b) at least 1.4 square metres of outdoor **amenity space** for each **dwelling unit**, of which 40 square metres must be in a location adjoining or directly accessible to the indoor **amenity space**;
 - (iii) within “Block 5”,
 - (a) at least 2.0 square metres for each **dwelling unit** as indoor **amenity space**; and
 - (b) at least 1.72 square metres of outdoor **amenity space** for each **dwelling unit**, of which 40 square metres must be in a location adjoining or directly accessible to the indoor **amenity space**; and

- (iv) no more than 25 percent of the outdoor component may be a **green roof**;
- (P) Despite regulation 40.10.40.70(2), the required minimum **building setbacks** are shown in metres on Diagram 5 and Diagram 6 of By-law [Clerks to insert By-law number];
- (Q) Despite regulation 40.10.40.80(2), the required separation of **main walls** are shown in metres on Diagram 5 and Diagram 6 of By-law [Clerks to insert By-law number];
- (R) Despite Clause 40.10.40.60, and (P) and (Q) above, the following elements may encroach into the required minimum **building setbacks** and **main wall** separation distances as follows:
 - (i) decks and porches, by a maximum of 3.0 metres;
 - (ii) balconies, by a maximum of 2.0 metres;
 - (iii) canopies and awnings, guardrails, balustrades, railings, and light fixtures, by a maximum of 3.5 metres;
 - (iv) access ramps and elevating devices, by a maximum of 3.0 metres;
 - (v) architectural features, such as a pilaster, decorative column, cornice, sill, belt course, or chimney breast, by a maximum of 1.0 metres;
 - (vi) window projections, including bay windows and box windows, by a maximum of 1.5 metres;
 - (vii) eaves, by a maximum of 1.0 metres;
 - (viii) safety and wind mitigation elements and public art by a maximum of 3.5 metres;
 - (ix) air conditioners, satellite dishes, antennae, vents, and pipes, lightning rods and flag poles, by a maximum of 1.5 metres; and
 - (x) rail safety crash walls;
- (S) Despite regulations 150.5.20.1(2) and (6), where a **dwelling unit** has direct access to a **street**, a **home occupation** for an **artist studio** or **custom workshop** may:
 - (i) sell, rent or lease physical goods directly from the **dwelling unit**;

- (ii) have clients or customers attending the premises for:
 - (a) consultations;
 - (b) receiving services; or
 - (c) obtaining physical goods; and
 - (iii) have an employee working in the **dwelling unit** who is not the business operator;
- (T) If **parking spaces** are provided, the following requirements apply:
- (i) despite regulation 200.5.1.10(2)(A)(iv), a maximum of 10 percent of the provided **parking spaces** may be obstructed as described in regulation 200.5.1.10(2)(D) without being required to provide additional width for the obstructed sides of the **parking space**;
 - (ii) despite regulations 40.5.80.10(1) and 200.5.1(2), required residential visitor **parking spaces** and non-residential **parking spaces**, except for accessible **parking spaces**, may be provided:
 - (a) on a shared non exclusive basis;
 - (b) within **public parking**; and
 - (c) anywhere within the Block upon which the **building** that contains the uses associated with the **parking spaces** is located;
 - (iii) despite regulation 200.5.1(2) **parking spaces**, except for accessible **parking spaces**, provided for uses in a **building** on “Block 2”, “Block 3”, and “Block 5”, may be located anywhere except for **front yard** within the same “Block”;
- (U) Despite regulation 970.10.15.5(5) and Table 970.10.15.5, as amended, as it reads prior to July 22, 2022, **parking spaces** must be provided in accordance with the following:
- (i) a minimum of 0 residential occupant **parking spaces** for each **dwelling unit**, but not exceeding the permitted maximum in Table 200.5.10.1 for **dwelling units** in a **mixed use building** in Parking Zone B;
 - (ii) a minimum of 2 residential visitor **parking spaces** plus 0.05 **parking spaces** for each **dwelling unit**, but not exceeding the permitted maximum in Table 200.5.10.1 for **dwelling units** in a

mixed use building in Parking Zone B; and

- (iii) a minimum of 0 **parking spaces** for every 100 square metres of **gross floor area** allocated to non-residential uses, but not exceeding a maximum of 4 **parking spaces** for every 100 square metres of **gross floor area** allocated to non-residential uses;
- (V) Despite regulation 200.15.1(1), an accessible **parking space** must have the following minimum dimensions:
 - (i) length of 5.6 metres;
 - (ii) width of 3.4 metres; and
 - (iii) vertical clearance of 2.1 metres;
- (W) Despite regulation 200.15.1(3), the entire length of an accessible **parking spaces** must be adjacent to a 1.5 metres wide accessible barrier free aisle or path on one side of the accessible **parking spaces**;
- (X) Despite regulation 200.15.1(4), an accessible **parking space** must be located no more than 30 metres from a barrier free entrance to a **building** and a barrier free passenger elevator that provides access to the first **storey** of a **building**;
- (Y) Despite regulations 220.5.10.1(1) to (8) and (11), **loading spaces** must be provided in accordance with the following:
 - (i) a minimum of one (1) Type "G" and one (1) Type "B" **loading spaces** must be located on "Block 2";
 - (ii) a minimum of one (1) Type "G" and one(1) Type "C" **loading spaces** must be located on "Block 3"; and
 - (iii) a minimum of one (1) Type "B" **loading space** must be located on "Block 5";
- (Z) Despite regulation 970.30.15.5(1) and (4) and Table 970.30.15.5, **bicycle parking spaces** must be provided in accordance with the following minimum rates:
 - (i) 0.9 "long-term" **bicycle parking spaces** for each **dwelling unit**;
 - (ii) 0.2 "short-term **bicycle parking spaces** for each **dwelling unit**;
 - (iii) 3.0 "short-term" **bicycle parking spaces** plus 0.3 spaces for each 100 square metres of **interior floor area** for all non-residential

uses; and

- (iv) 0.2 "long-term" **bicycle parking spaces** for each 100 square metres of **interior floor area** for all non-residential uses;
- (AA) Despite (Z) above, the number of **bicycle parking spaces** provided may be reduced, subject to the following:
- (i) the number of "short-term" **bicycle parking spaces** reduced is not more than half the amount required by Regulations 230.5.10.1(5)(A), rounded down to the nearest whole number;
 - (ii) the number of "long-term" **bicycle parking spaces** reduced is not more than half the amount required by Regulations 230.5.10.1(5)(A), rounded down to the nearest whole number;
 - (iii) for each **bicycle parking space** required by Regulation 230.5.10.1(5) to be reduced, the owner or occupant must provide a payment-in-lieu to the City of Toronto; and
 - (iv) the owner or occupant must enter into an agreement with the City of Toronto pursuant to Section 40 of the Planning Act;
- (BB) Despite regulation 230.40.1.20(2), a "short-term" **bicycle parking space** located outdoors must be located on the **lot** and within 30.0 metres of a residential or non-residential pedestrian entrance;
- (CC) The provision of **dwelling units** is subject to the following:
- (i) a minimum of 25 percent of the total number of **dwelling units** must have 2 or more bedrooms;
 - (ii) a minimum of 10 percent of the total number of **dwelling units** must have 3 or more bedrooms;
 - (iii) any **dwelling units** with 3 or more bedrooms provided to satisfy (ii) above are not included in the provision required by (i) above;
 - (iv) if the calculation of the number of required **dwelling units** in accordance with each of (i) and (ii) results in a number with a fraction, the number is rounded up to the nearest whole number, but there may not be less than one **dwelling unit**;
- (DD) In addition to regulation 5.10.30.1(1), within the lands shown on Diagram 1 of By-law [Clerks to insert By-law number], no **building** or **structure** may be erected or used:

- (i) unless the **street** identified as “Public Street” on Diagram 4, Diagram 5, and Diagram 6 of By-law [Clerks to insert By-law number], is constructed to a minimum base curb and base asphalt or concrete and is connected to Junction Road; and
- (ii) unless all Municipal water mains and Municipal sewers, and their appurtenances, are installed within the **street** identified as “Public Street” on Diagram 4, Diagram 5, and Diagram 6 of By-law [Clerks to insert By-law number], and are operational;

Prevailing By-laws and Prevailing Sections: (None Apply)

Despite any severance, partition or division of the lands, the provisions of this By-law shall apply as if no severance, partition or division occurred.

7. Holding Symbol Provisions:

- (A) The lands zoned with the holding symbol "(H)" delineated by heavy lines on Diagram 2 attached to this By-law must not be used for any purpose other than those uses and **buildings** existing as of the date of the passing of this By-law, until the holding symbol "(H)" has been removed; and
- (B) an amending by-law to remove the holding symbol "(H)" referred to in 7.(A) above may be enacted when the following conditions have been fulfilled:
 - (i) the owner or applicant, at their sole cost and expense, has obtained approval of a Draft Plan of Subdivision under subsections 51(31) or 51(56) of the *Planning Act* and entered into a Subdivision Agreement pursuant to subsection 51(26) of the *Planning Act*, all satisfactory to the Executive Director, Development Review and the City Solicitor;
 - (ii) the owner or applicant has submitted, at their sole cost and expense, a Servicing Report, a Stormwater Management Report, and a Hydrogeological Review, including the Foundation Drainage Report or addendums and any required materials and analysis to address stormwater, sanitary and water capacity matters and infrastructure improvements and/or new municipal infrastructure, including the design of such infrastructure, determined to be required to support the development of a **building** and/or block to which the amending by-law to remove the “(H)” symbol applied (“**Engineering Reports**”), satisfactory and acceptable to the

Director, Engineering Review and the General Manager, Toronto Water;

- (iii) arising from the accepted and satisfactory Engineering Reports from (ii) above regarding any new municipal infrastructure or upgrades to existing municipal infrastructure to support the development, then either:
 - (a) the owner or applicant, at their sole cost and expense, has secured the design, construction and provision of financial securities for any new municipal infrastructure, or any upgrades or required improvements to the existing municipal infrastructure identified in the accepted Engineering Reports, to support the development, in a financial secured agreement, including a Subdivision Agreement required in 7.(B)(i) above, all to the satisfaction of the Director, Engineering Review and the General Manager, Toronto Water; or
 - (b) one or more of the required new municipal infrastructure or upgrades to existing municipal infrastructure to support the development in the accepted and satisfactory Engineering Reports in (ii) above are constructed and operational, all to the satisfaction to the Director, Engineering Review and the General Manager, Toronto Water; and
 - (c) all necessary approvals or permits arising from 7.(B)(iii)(a), or 7.(B)(iii)(b) above are obtained, where required all to the satisfaction to the Director, Engineering Review and the General Manager, Toronto Water;
- (iv) Submission of a Rail Safety and Mitigation Study to be peer reviewed at the owner's expense, with recommendations to be implemented to the satisfaction of the Chief Planner, City Planning and Executive Director, Development Review;
- (v) The owner, at its sole cost and expense, has entered into one or more appropriate agreement(s) as may be satisfactory to the City Solicitor, which will include a restriction pursuant to Section 118 of the Land Titles Act registered on title to the lands to secure the provision of affordable housing and/or the rental tenure of one or

more buildings, where applicable, on terms satisfactory to the Chief Planner and Executive Director, City Planning; and

- (vi) 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.

Enacted and passed on [Clerks to insert date].

[full name],
Speaker

[full name],
City Clerk

(Seal of the City)

Diagram 1

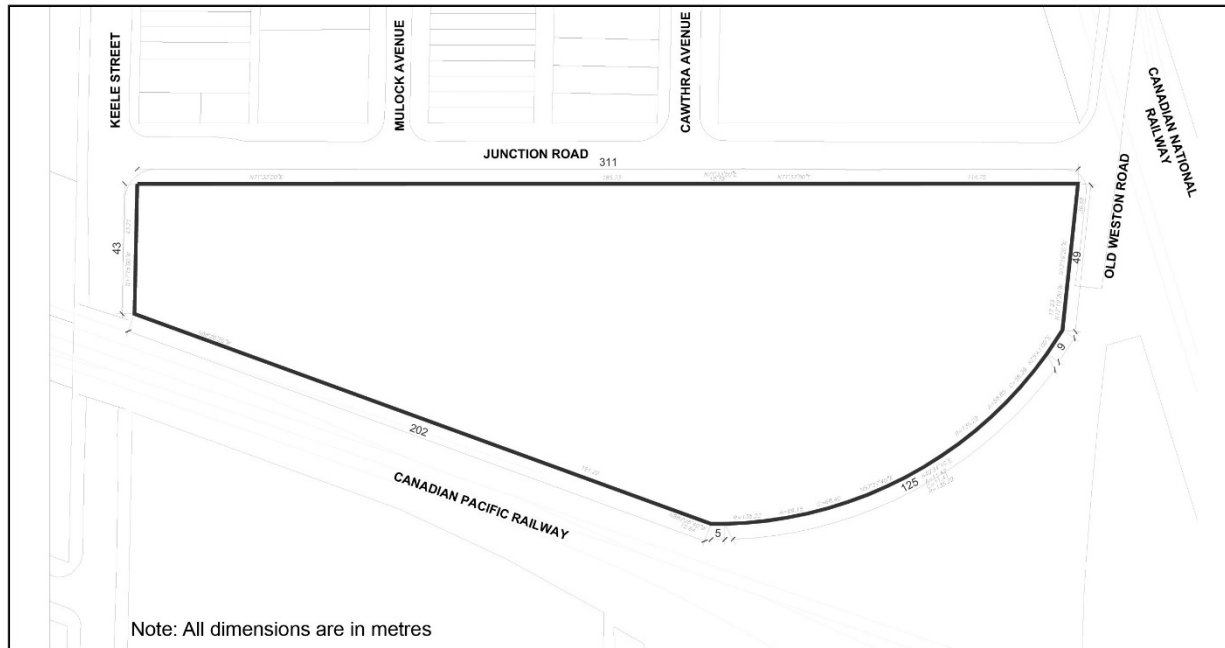
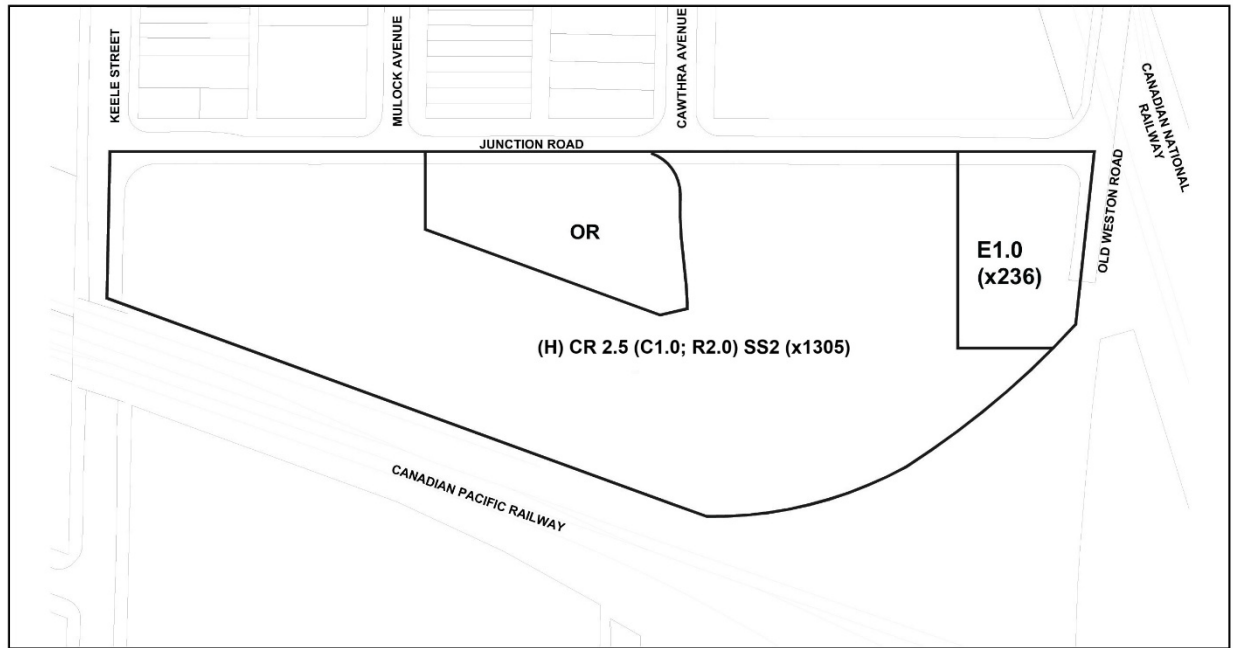


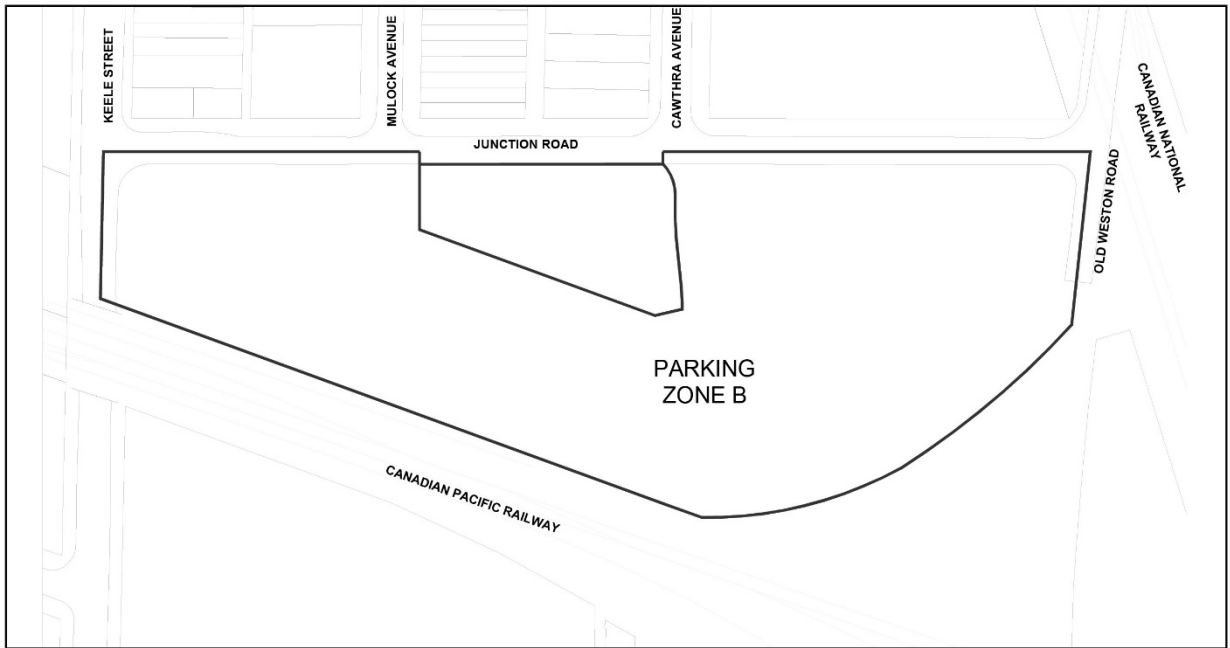
Diagram 1

5 and 43 Junction Road

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Diagram 2**Diagram 2****5 and 43 Junction Road**

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Diagram 3**Diagram 3****5 and 43 Junction Road**

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Diagram 4

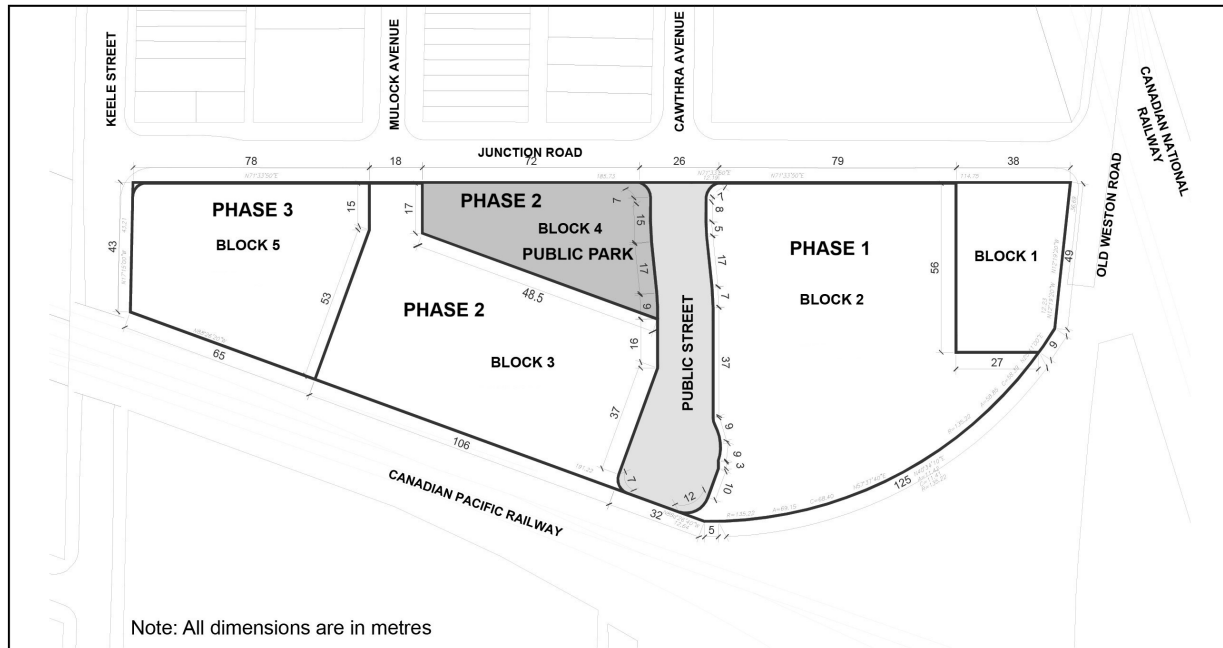


Diagram 4

5 and 43 Junction Road

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Park Block
 Public Street

City of Toronto By-law 569-2013
 Not to Scale
 06/02/2026

Diagram 5

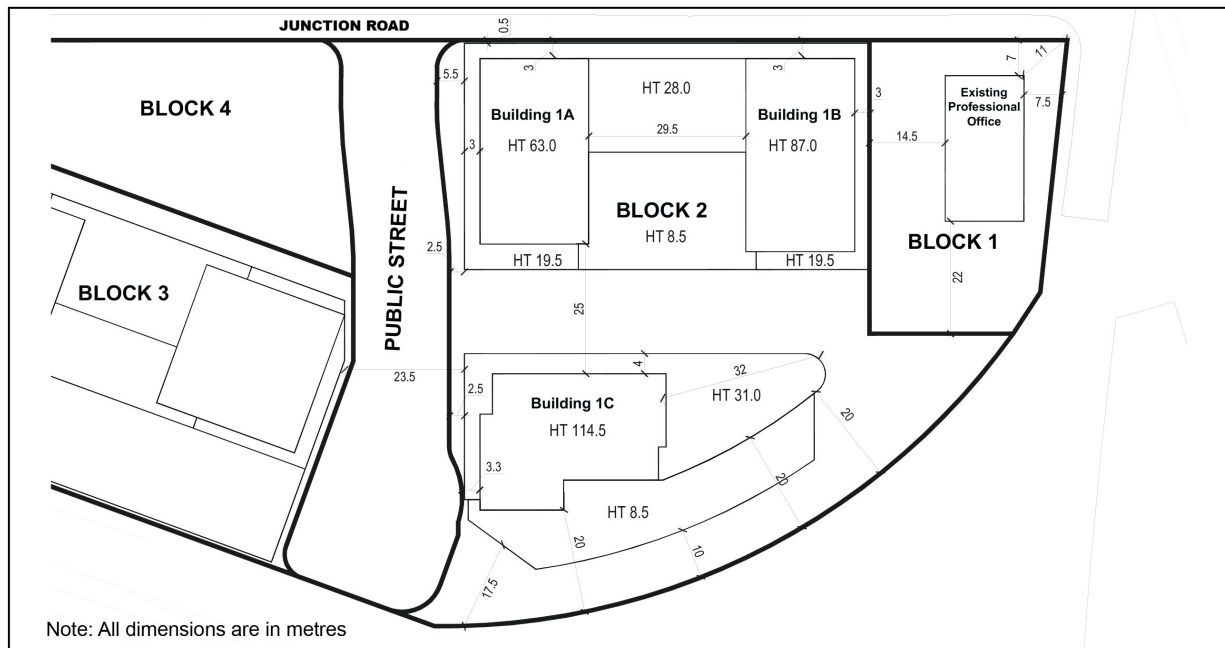


Diagram 5

5 and 43 Junction Road

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Diagram 6

