

Attachment 1

Authority: North York Community Council Item ~ as adopted by City of Toronto Council on ~, 20~

Enacted by Council: ~, 20~

CITY OF TORONTO

Bill XXX

BY-LAW ###

To adopt Official Plan Amendment 858 for the City of Toronto respecting the lands known municipally in the year 2024, as 1 Herons Hill Way

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. 858 to the Official Plan is hereby adopted pursuant to the Planning Act, as amended.

Enacted and Passed this ~ day of ~, A.D. 20~.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)

AMENDMENT NO. 858 TO THE OFFICIAL PLAN
LANDS MUNICIPALLY KNOWN IN THE YEAR 2024 AS
1 Herons Hill Way

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

Part A

1. Chapter 6, Section 38, ConsumersNext Secondary Plan, Site and Area Specific Policy 1, clause b), is amended by:
 - a) deleting the number “3,342” and replacing it with the number “2,227” in clause b); and
 - b) adding the words “including office and retail uses and all uses” after the words “be comprised of uses” in subclause b) ii).

Such that clause b) reads:

A minimum of 2,227 square metres of employment gross floor area of the total gross floor area across the entire lands will:

- i) be maintained prior to or concurrent with residential uses;
 - ii) be comprised of uses including office and retail uses and all uses permitted in *Core Employment Areas* and *General Employment Areas* that are compatible with residential uses.
2. Chapter 6, Section 38, ConsumersNext Secondary Plan, Site and Area Specific Policy 1, clause d) is deleted in its entirety and replaced as follows:
 - a) Despite Policies 7.2 and 7.4 of the ConsumersNext Secondary Plan, new development containing residential units on the lands will secure a minimum amount of affordable housing as follows:
 - i) in the event that condominium tenure is secured for the development, a minimum of eight (8) affordable housing units;
 - ii) in the event that purpose-built rental tenure is secured for the development, minimum of eight (8) affordable housing units;
 - iii) the affordable housing shall be secured at affordable rents or affordable ownership prices for a period of at least 25 years from the date of first residential occupancy of the unit; and
 - iv) the unit mix of the affordable housing shall reflect the market component of

the development, as appropriate, to achieve a balanced mix of unit types and sizes and support the creation of affordable housing suitable for families.

3. Chapter 6, Section 38, ConsumersNext Secondary Plan, Site and Area Specific Policy 1, clause e) is deleted in its entirety.
4. Chapter 6, Section 38, ConsumersNext Secondary Plan, Site and Area Specific Policy 1, clause f) is amended by deleting the words, “and Policy e)”.
5. Chapter 6, Section 38, ConsumersNext Secondary Plan, Site and Area Specific Policy 1, clause g) is amended by deleting the words, “adoption of the Zoning By-Law”, and replacing them with the words, “issuance of site plan approval”.