

CITY OF TORONTO

BY-LAW No. XXX-2020

To adopt Amendment No. XXX to the Official Plan for the City of Toronto with respect to lands known municipally 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 hereby enacts as follows:

1. The attached Amendment No. XXX to the Official Plan is hereby adopted pursuant to the *Planning Act*, R.S.O. 1990, c.P. 13, as amended.

ENACTED AND PASSED this ~ day of ~ , A.D. 2020.

FRANCES NUNZIATA,
Speaker

ULLI S. WATKISS
City Clerk

(Corporate Seal)

AMENDMENT NO. XXX TO THE TO THE OFFICIAL PLAN**LANDS MUNICIPALLY KNOWN AS 1 Herons Hill Way**

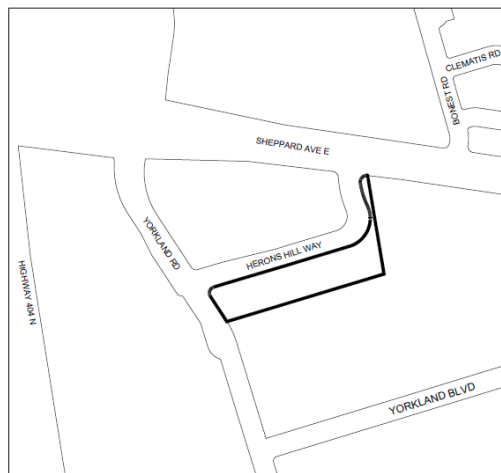
The following text and map constitute Amendment No. XXX to the City of Toronto Official Plan.

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

1. Chapter 6, Section 38 (ConsumersNext Secondary Plan), Map 38-6 entitled “Land Uses Plan” is hereby amended by redesignating the lands known in heavy outline from *General Employment Areas* to *Mixed Use Areas* in accordance with Map 1 attached hereto.
2. Chapter 6, Section 38 (ConsumersNext Secondary Plan), Map 38-4 entitled “Potential Tall Building Locations and Maximum Densities Plan” is hereby amended with respect to the Lands shown in heavy outline in accordance with Map 2 attached hereto.
3. Chapter 6, Secondary Plan 38. ConsumersNext Secondary Plan, Policy 7.2 is deleted and replaced with the following:

“Notwithstanding the foregoing, for the lands located at 1 Herons Hill Way, Policies 7.2.1 and 7.2.2 do not apply, and instead, development at those lands containing more than 50 residential units will be encouraged to include:

- 7.2.3 A minimum of 20 percent of the total number of units as 2-bedroom units. Half of the required 2-bedroom units will be encouraged to contain an average of at least 90 square metres of gross floor area; and
- 7.2.4 A minimum of 10 percent of the total number of units as 3-bedroom units. Half of the required 3-bedroom units will be encouraged to contain an average of at least 106 square metres of gross floor area.”



Key Map