

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

City Council voted in favour of this by-law on: ~, 20~
Written approval of this by-law was given by Mayoral
Decision on ~ dated ~, 20~

CITY OF TORONTO
BY-LAW ##-2024

To adopt Amendment ### to the Official Plan for the City of Toronto respecting the lands known municipally in the year 2024, as 1543, 1545, 1547, 1549, 1551 The Queensway and 66 and 76 Fordhouse Boulevard.

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

Enacted and passed on ~, 20~

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)

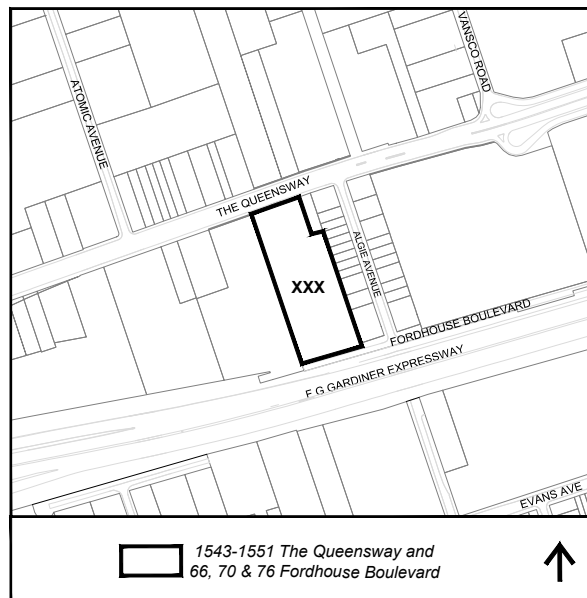
AMENDMENT NO. ### OF THE OFFICIAL PLAN

LANDS MUNICIPALLY KNOWN IN THE YEAR 2024 AS 1543, 1545, 1547, 1549, 1551 THE QUEENSWAY AND 66 AND 76 FORDHOUSE BOULEVARD

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

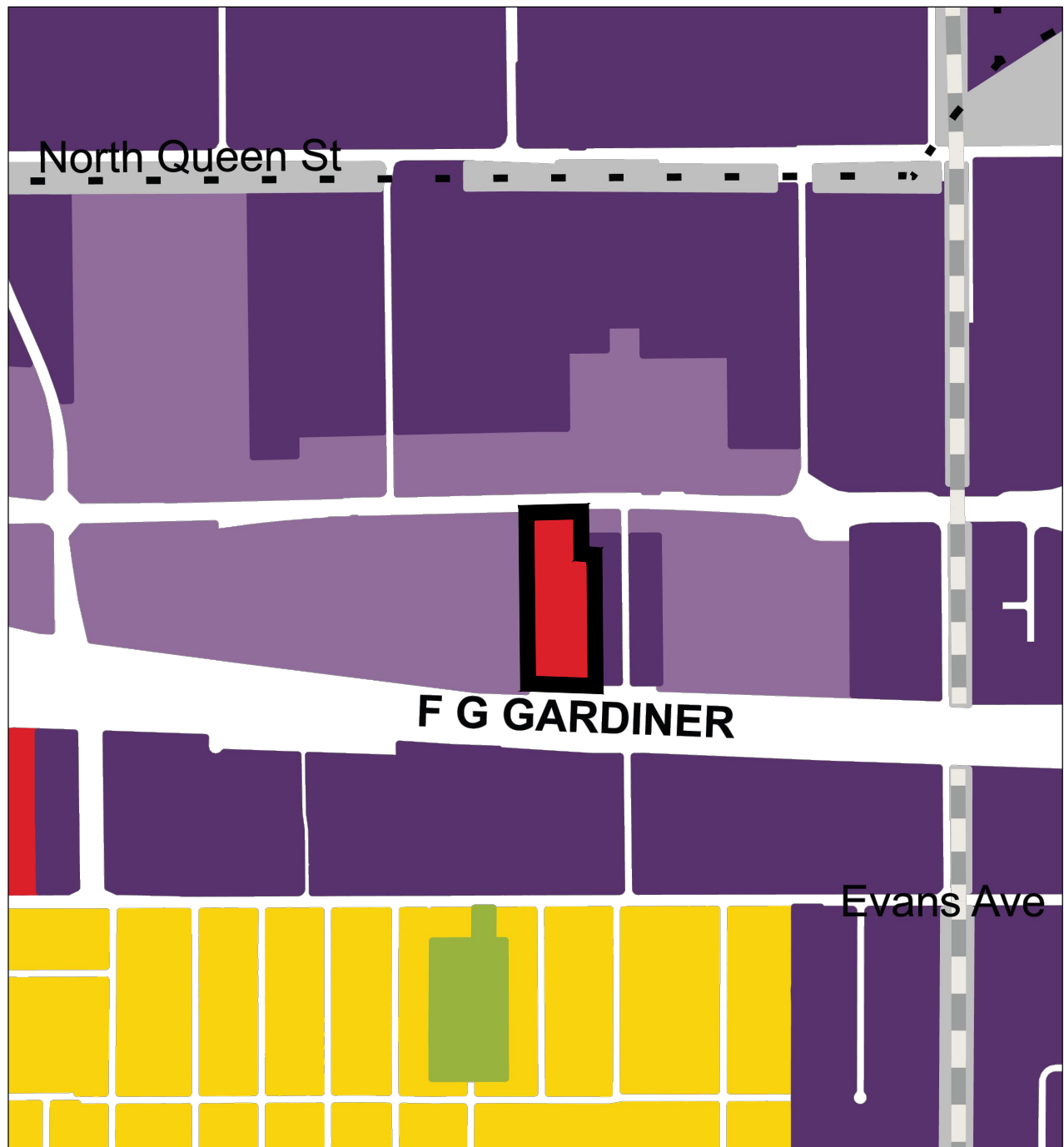
1. Map 15, Land Use, is amended by re-designating the lands known municipally as 1543, 1545, 1547, 1549, 1551 The Queensway and 66 and 76 Fordhouse Boulevard from *General Employment Areas* and *Core Employment Areas* to *Mixed Use Areas*, as shown on the attached Schedule 1.
2. Chapter 7, Site and Area Specific Policies is amended by adding Site and Area Specific Policy **XX**, and the associated map below for the lands known municipally in 2024 as 1543-1551 The Queensway and 66 and 76 Fordhouse Boulevard, as follows:

XX. 1543, 1545, 1547, 1549, 1551 The Queensway and 66 and 76 Fordhouse Boulevard.



- a) A minimum gross floor area of 5,000 square metres will be provided for non-residential uses. The non-residential gross floor area will be comprised of:
 - i) a minimum of 4,350 square metres of a public service facility;
 - ii) a minimum of 650 square metres of a daycare use;
- b) A minimum affordable residential gross floor area of 23,600 square metres will be provided.
- c) The provision of affordable housing required by Policy b) shall be secured through one or more agreements with the City.

- d) The use of holding provisions may be used to ensure the required affordable housing is secured. Conditions to be met prior to the removal of a holding ("H") provision on the lands may include 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/or
 - 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.



Official Plan Amendment - Map 15 - Land Use Designation



Site Location : From General Employment Areas and Core Employment Areas to Mixed Use Areas



General Employment Areas



Mixed Use Areas



Parks



Core Employment Areas



Neighbourhoods



Utility Corridor

