

Authority: Planning and Housing Committee Item PH24.1,
as adopted by City of Toronto Council on October 8 and 9,
2025

City Council voted in favour of this by-law on October 9,
2025

Written approval of this by-law was given by Mayoral
Decision 13-2025 dated October 9, 2025

CITY OF TORONTO

BY-LAW 1115-2025

To adopt Official Plan Amendment 840 for the City of Toronto respecting the lands known municipally in the year 2024, as 85 Hanna Avenue and 109 Atlantic Avenue.

Whereas authority is given to Council under the Planning Act, R.S.O. 1990, c. P.13, as amended, to delineate and establish Protected Major Transit Station Areas; and

Whereas the Minister of Municipal Affairs and Housing has approved the King-Liberty Protected Major Transit Station Area pursuant to the Planning Act; and

Whereas authority is given to the Minister of Municipal Affairs and Housing under the Planning Act, to approve amendments to authorized uses of land in a Protected Major Transit Station Area pursuant to the Planning Act; 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 840 to the Official Plan is hereby adopted pursuant to the Planning Act, as amended.

Enacted and passed on October 9, 2025.

Frances Nunziata,
Speaker

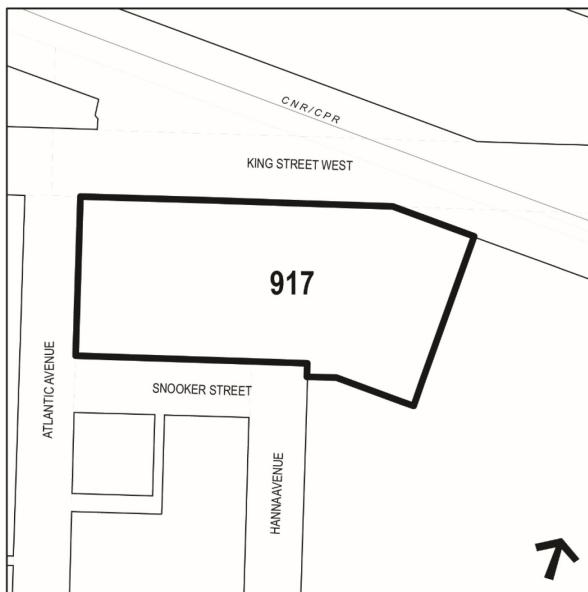
(Seal of the City)

John D. Elvidge,
City Clerk

**AMENDMENT 840 TO THE OFFICIAL PLAN
LANDS MUNICIPALLY KNOWN IN THE YEAR 2024, AS 85 HANNA AVENUE AND
109 ATLANTIC AVENUE**

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

1. Map 18, Land Use Plan, is amended by re-designating the lands known municipally in the year 2024 as 85 Hanna Avenue and 109 Atlantic Avenue from *General Employment Areas* to *Mixed Use Areas*, as shown on the attached Appendix A.
2. Map 2, Urban Structure, is amended by removing the lands known municipally in the year 2024 as 85 Hanna Avenue and 109 Atlantic Avenue from *Employment Areas* and by adding the lands known municipally in the year 2024 as 85 Hanna Avenue and 109 Atlantic Avenue to *Avenues*.
3. Chapter 7, Site and Area Specific Policies, is amended by adding Site and Area Specific Policy 917 for lands known municipally in 2024 as 85 Hanna Avenue and 109 Atlantic Avenue, as follows:



85 Hanna Avenue and 109 Atlantic Avenue

A mixed-use development containing residential uses is permitted provided that:

- a) A minimum of 15,277 square metres will be provided as non-residential gross floor area at full build out of all the lands.
- b) New development containing residential units on the lands will secure a minimum amount of affordable housing as follows:

- i. 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 housing shall be secured at affordable rents for a period of at least 25 years from the date of the first residential occupancy of the unit; and
- iii. 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, sizes and support the creation of affordable housing suitable for families.

- c) If a purpose-built rental development is proposed there is no requirement for affordable housing.
- d) The provision of affordable housing shall be secured through one or more agreements with the City.
- e) Conditions to be met prior to the adoption of the Zoning By-law Amendment shall include the following:
 - i. 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; and
 - ii. The submission and acceptance of a Compatibility / Mitigation Study, to the satisfaction of the Chief Planner and Executive Director.

Appendix A



85 Hanna Avenue

Official Plan Amendment # 840

Proposed revisions to Land Use Map 18 to redesignate lands from General Employment Areas to Mixed Use Areas

File # 25 128398 STE 10 OZ



Mixed Use Areas



Not to Scale
08/29/2025