

(Draft Official Plan Amendment, February 16, 2018)

CITY OF TORONTO

BY-LAW No. XXX-2017

**To adopt Amendment No. XXX to the Official Plan for the City of Toronto with respect to
lands known municipally as 954, 956, 958 Broadview Avenue and
72 Chester Hill Road.**

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. 2018.

FRANCES NUNZIATA,
Speaker

ULLI S. WATKISS
City Clerk

(Corporate Seal)

AMENDMENT NO. XXX TO THE TO THE OFFICIAL PLAN

**LANDS MUNICIPALLY KNOWN AS 954, 956, 958 BROADVIEW AVENUE AND
72 CHESTER HILL ROAD**

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

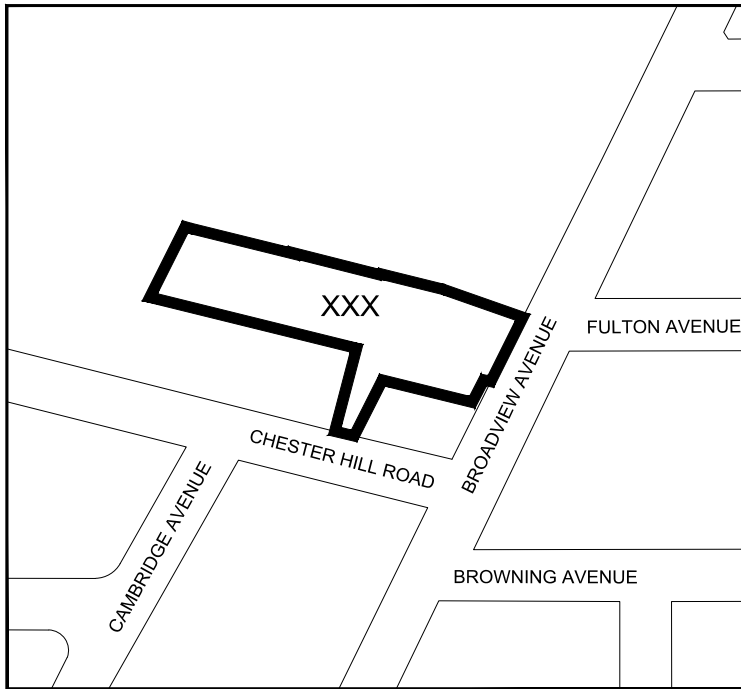
The Official Plan of the City of Toronto is amended as follows:

1. Map 17 and Map 18, Land Use Plan are hereby amended by redesignating the lands known as 72 Chester Hill Road from *Neighbourhoods* to *Mixed Use Areas* in accordance with Map 1 attached hereto.
2. Chapter 7, Site and Area Specific Policy No. 509, Paragraph 5, is deleted and replaced with the following:

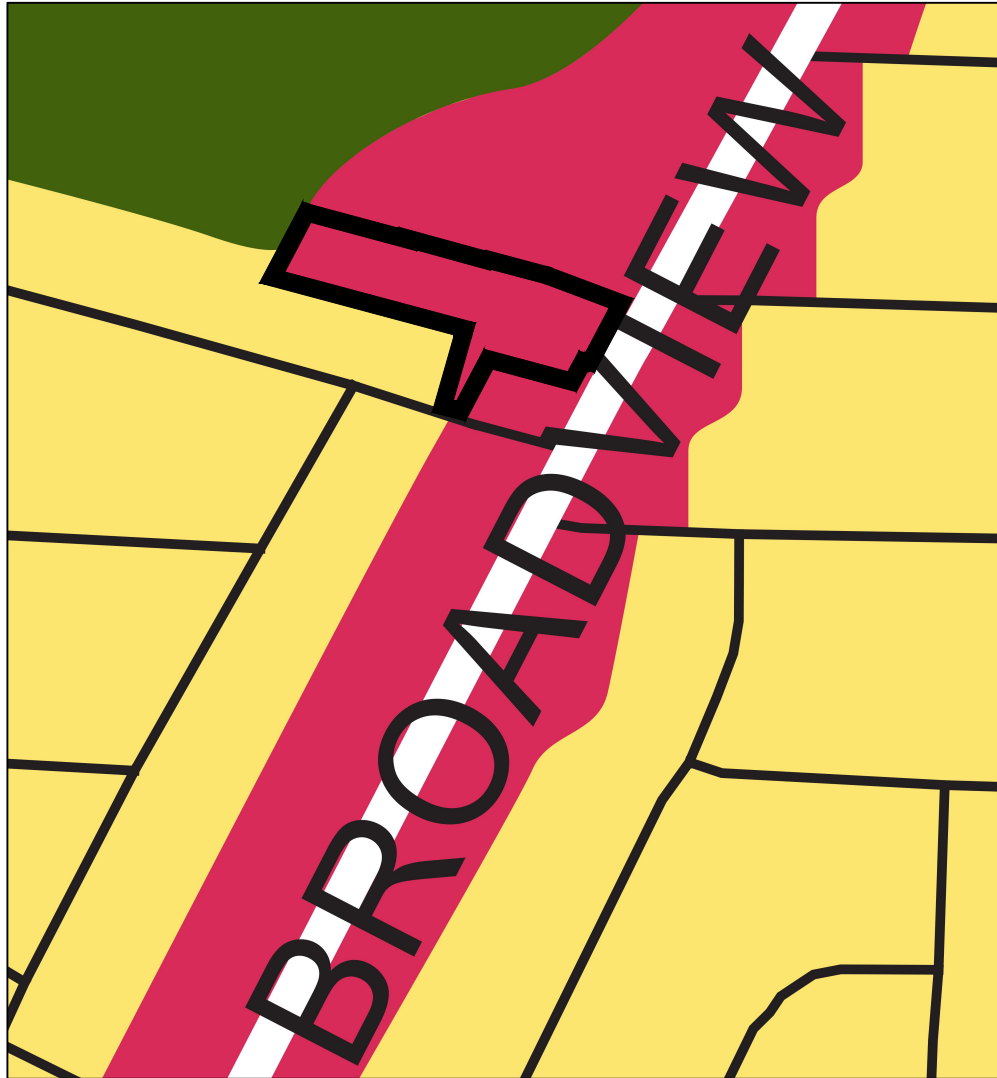
954, 956, 958 Broadview Avenue and 72 Chester Hill Road

An 18-storey building is permitted. New development will:

- 5.1 Provide a built form transition between the tall buildings to the north and single-family houses (*Neighbourhoods*) to the south;
- 5.2 Provide front yard setbacks which are consistent with the adjacent front yard building setbacks;
- 5.3 Conserve the integrity of the property's cultural heritage values and attributes, including the 19th century Chester Public School;
- 5.4 Adequately limit impacts on the rear yard amenity of properties in adjacent *Neighbourhoods*;
- 5.5 Maintain an appropriate mix of uses where possible.



Map 1



Official Plan Amendment



Site Location : Lands to be redesignated from Neighbourhoods to Mixed Use Areas



Not to Scale



Neighbourhoods



Employment Areas



Institutional Areas



Apartment Neighbourhoods



Parks



Mixed Use Areas