

Authority: Etobicoke York Community Council Item EY13.1, as adopted by the City of Toronto Council on May 3, 4 and 5, 2016

**CITY OF TORONTO**

**Bill No. 548**

**BY-LAW No. -2016**

**To adopt Amendment No. 298 to the Official Plan for the City of Toronto respecting the *Apartment Neighbourhoods* surrounding the Kingsway and Anglesey Boulevard, west of Royal York 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 enacts:

1. The text and map attached are adopted as an amendment to the Official Plan for the City of Toronto.
2. This is Official Plan Amendment No. 298.

Enacted and passed on June , 2016.

Frances Nunziata,  
Speaker

Ulli S. Watkiss,  
City Clerk

(Seal of the City)

**AMENDMENT NO. 298 TO THE OFFICIAL PLAN**

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

**OFFICIAL PLAN AMENDMENT**

1. Chapter Seven, Site and Area Specific Policies, is amended by adding Site and Area Specific Policy No. 500. The subject lands within the *Apartment Neighbourhoods* as shown on the attached Schedule "A" shall be developed pursuant to the *Apartment Neighbourhoods* policies, along with the following Site and Area Specific Policies:
2. Redevelopment of the lands will be compatible with the existing built form and reinforce the 'low rise' character of the area.
3. The maximum permitted building height shall be 6 storeys (20 metres).
4. New development shall adhere to the *Edenbridge-Humber Valley Apartment Neighbourhood Design Guidelines*.
5. New development shall provide transition through the use of a 45-degree angular plane measured from the lot line abutting *Neighbourhoods* lands.
6. Building heights will be limited to a maximum of 4 storeys (14 metres) at the Anglesey Boulevard, Bexhill Court, St Stevens Court and The Kingsway street frontage to correspond to existing building heights, but may step back to the maximum height of 6 storeys (20 metres) as long as the development adheres to the *Edenbridge-Humber Valley Apartment Neighbourhood Design Guidelines*.
7. Land assembly may be required to create appropriately sized development parcels in order to achieve a development that meets the design criteria in the *Edenbridge-Humber Valley Apartment Neighbourhood Design Guidelines*.
8. To respect and reinforce the characteristics of the area related to open space and vegetation, new development shall provide the following building setbacks:
  - (a) 7 metres from the front lot line;
  - (b) 7 metres from side lot line; and
  - (c) Rear yard building setback of: a minimum of 20 percent of the building depth of the lot but not less than 7.5 metres from the rear lot line.

**Schedule "A"**

**AMENDMENT NO. 298 TO THE OFFICIAL PLAN**

