

Authority: Ontario Land Tribunal Decision issued February 5, 2020 and Order issued on March 16, 2020 in Tribunal File PL180429

## **CITY OF TORONTO**

### **BY-LAW 1193-2020(OLT)**

**To approve Amendment 464 to the Official Plan for the City of Toronto, with respect to lands municipally known in the year 2023 as 995, 999, 1001, 1003 and 1005 Broadview Avenue and 2 and 4 Mortimer Avenue.**

Whereas authority is given to the Ontario Land Tribunal under the Planning Act, R.S.O. 1990, c. P.13, as amended, to pass this by-law; and

Whereas the Ontario Land Tribunal, by its Decision issued on February 5, 2020 and Order issued on March 16, 2020, approved amendments to the Official Plan for the City of Toronto with respect to the lands known municipally as 995, 999, 1001, 1003 and 1005 Broadview Avenue and 2 and 4 Mortimer Avenue;

The Ontario Land Tribunal Orders:

1. The City of Toronto Official Plan is hereby amended in the form attached hereto as Attachment 1.

Ontario Land Tribunal Decision issued on February 4, 2020 and Ontario Land Tribunal Order issued on March 16, 2020 in PL180429.

**Amendment 464 to the Official Plan**

**LANDS MUNICIPALLY KNOWN IN THE YEAR 2023 AS 995, 999, 1001, 1003 AND 1005 BROADVIEW AVENUE AND 2 AND 4 MORTIMER AVENUE.**

The City of Toronto Official Plan is amended by modifying policies 5.8 and 5.9 of Site and Area Specific Policy No. 509 of Chapter 7, Site and Area Specific Policies, and by adding new policy 5.10, as follows:

**995-1005 Broadview Avenue and 2-4 Mortimer Avenue**

Notwithstanding Policy 4, the properties at 995-1005 Broadview Avenue and 2-4 Mortimer Avenue may accommodate new development in mid-rise form up to a height of seven (7) storeys subject to:

- 5.7 active uses at grade along Broadview Avenue which may include retail or non-profit community services and facilities;
- 5.8 setbacks within a 45 degree angular plane measured from the rear easterly property line; **and**
- 5.9 setbacks within a 35 degree angular plane above 4 storeys measured from the front property line along Broadview Avenue and the side property line along Mortimer Avenue; **and**
- 5.10 access, loading and below-grade parking for the new development being permitted on 2 and 4 Mortimer Avenue.**