

Authority: Ontario Land Tribunal Decision and Order  
issued on August 9, 2022 in Tribunal Case OLT-21-001178

**CITY OF TORONTO**

**BY-LAW 165-2023(OLT)**

**To adopt Amendment 597 to the Official Plan for the City of Toronto with respect to lands known municipally as 954, 956 and 958 Broadview Avenue and 72 Chester Hill Road.**

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;

The Official Plan of the City of Toronto, as amended, is further amended by the Ontario Land Tribunal as follows:

1. The attached text and map attached to Amendment 597 to the Official Plan is hereby approved.

Pursuant to Ontario Land Tribunal Decision and Order issued on August 9, 2022 in Tribunal Case OLT-21-001178.

**AMENDMENT 597 TO THE OFFICIAL PLAN****LANDS MUNICIPALLY KNOWN IN THE YEAR 2021 AS 954, 956 AND 958  
BROADVIEW AVENUE AND 72 CHESTER HILL ROAD**

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

1. Map 17, Land Use Plan is amended by re-designating a portion of the lands municipally known as 958 Broadview Avenue from *Mixed Use Areas* to *Natural Areas*, as shown on Schedule A.
2. Chapter 7, Site and Area Specific Policies, is amended by adding Site and Area Specific Policy 808 for lands municipally known as 954, 956 and 958 Broadview Avenue and 72 Chester Hill Road as follows:

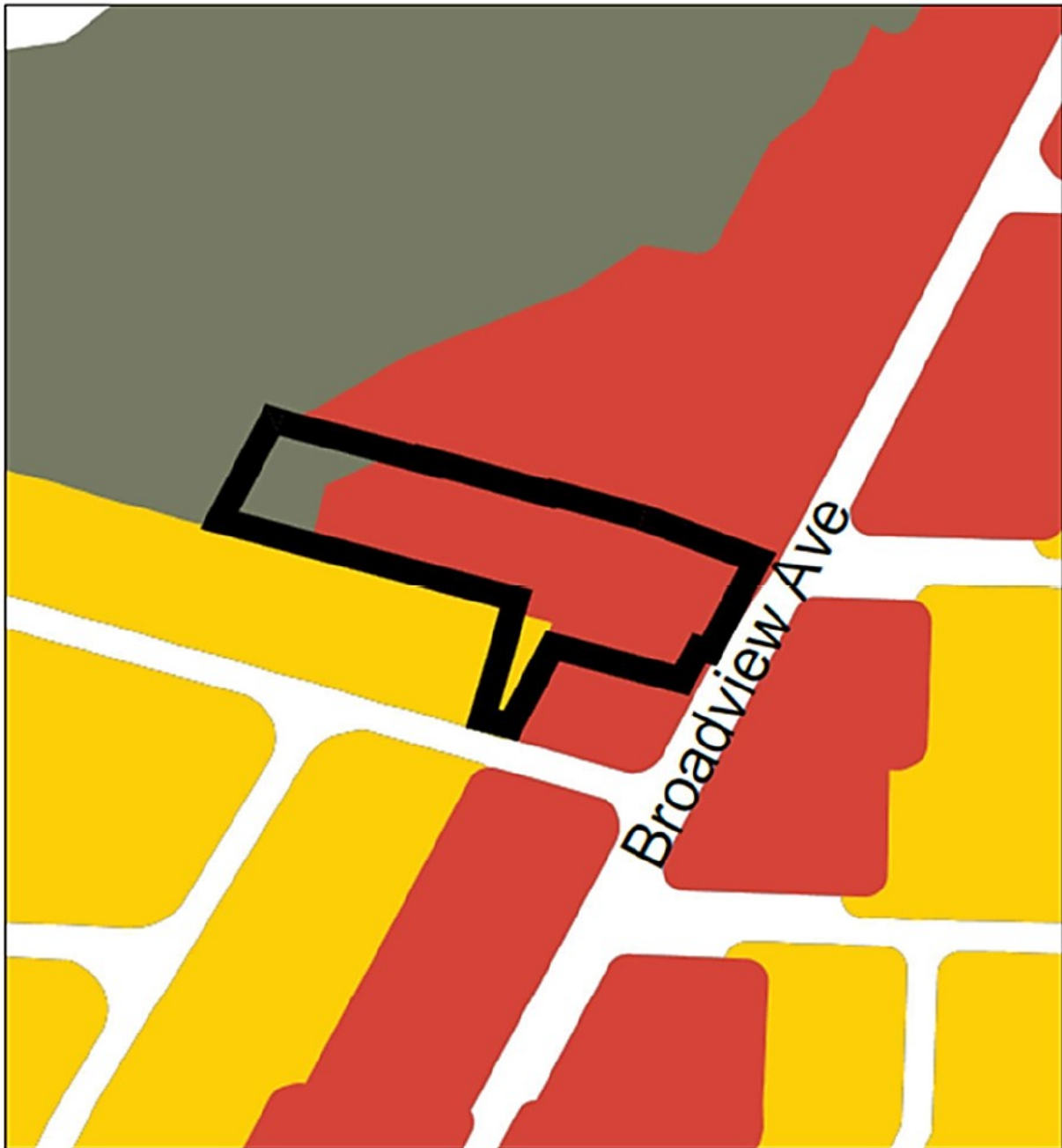
**808 954, 956 and 958 Broadview Avenue and 72 Chester Hill Road**

- A) A mixed use development, limited to a maximum building height of 14 storeys, not including mechanical penthouse, with a rear portion having a maximum building height of four storeys, is permitted on that portion of the properties municipally known as 954, 956, 958 Broadview Avenue designated *Mixed Use Areas* as shown on Schedule A. The new mixed use development will:
  - i. Provide a built form transition between the tall buildings to the north and single-family houses (*Neighbourhoods*) to the south;
  - ii. Provide front yard setbacks which are generally consistent with the adjacent front yard building setbacks;
  - iii. Conserve the cultural heritage values, attributes and character of the property municipally known as 958 Broadview Avenue; and
  - iv. Adequately limit negative impacts on the rear yard amenity of properties in adjacent *Neighbourhoods*.
- B) The rear portion of the lands municipally known as 72 Chester Hill Road and designated *Neighbourhoods*, as shown on Schedule A, may be used for vehicular access to under underground parking, including associated structures, utilities and landscaping, including a pedestrian walkway, for the new development on the adjacent lands municipally known as 954, 956 and 958 Broadview Avenue, and such uses, as well as the location of the rear portion of the lands, will be specified in a site-specific zoning by-law.


3. Chapter 7, Map 29, Site and Area Specific Policies, is amended by adding the lands known municipally as 954, 956 and 958 Broadview Avenue and 72 Chester Hill Road, as shown on the map below as Site and Area Specific Policy 808.



Schedule A




Official Plan Amendment

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

 Neighbourhoods

 Mixed Use Areas

 Natural Areas



Not to Scale