

Authority: Ontario Land Tribunal Decision issued on December 30, 2022, and Ontario Land Tribunal Order issued on September 6, 2023 in File OLT-21-001332

CITY OF TORONTO

BY-LAW 1339-2023(OLT)

To adopt an amendment to the Official Plan for the City of Toronto with respect to lands known municipally in the year 2022 as 1615, 1617 and 1625-1641 Kingston Road and 50 and 52 Birchcliff Avenue.

Whereas the Ontario Land Tribunal pursuant to its Decision issued on December 30, 2022, and pursuant to the Ontario Land Tribunal Order issued on September 6, 2023, in file OLT-21-001332, upon hearing an appeal under Sections 22(7) and 34(11) of the Planning Act R.S.O. 1990, c. P.13, as amended, deems it advisable to amend the Official Plan for the City of Toronto with respect to lands municipally known in the year 2022 as 1615, 1617 and 1625-1641 Kingston Road and 50 and 52 Birchcliff Avenue; 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;

1. The text and map attached to Amendment 634 is hereby adopted as an amendment to the Official Plan for the City of Toronto.

Pursuant to the Decision of the Ontario Land Tribunal issued on December 30, 2022, and the Ontario Land Tribunal Order issued on September 6, 2023 in File OLT-21-001332.

AMENDMENT 634 TO THE OFFICIAL PLAN**LANDS MUNICIPALLY KNOWN IN THE YEAR 2022 AS 1615-1641 KINGSTON ROAD AND 50-52 BIRCHCLIFF AVENUE**

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

1. Chapter 7, Site and Area Specific Policies, is amended by adding Site and Area Specific Policy 819 for the lands known municipally in 2022 as 1615, 1617 and 1625-1641 Kingston Road and 50 and 52 Birchcliff Avenue, as follows:

819. 1615-1641 Kingston Road and 50-52 Birchcliff Avenue

1. A mixed-use building with a maximum height of 9-storeys fronting onto Kingston Road within the *Mixed Use Areas* designated portion of the lands and a residential apartment building with a maximum height of 4-storeys fronting onto Birchcliff Avenue within the *Neighbourhoods* designated portion of the lands, are permitted.
 2. The 4-storey residential building fronting onto Birchcliff Avenue within the *Neighbourhoods* designated portion of the lands and subject to this Site and Area Specific Policy shall not be considered when reviewing prevailing building type(s) or physical character of the geographic neighbourhood.
 3. Vehicular access, loading, servicing, outdoor amenity, and at-grade and below-grade parking associated with the 9-storey building may be provided within the *Neighbourhoods* designated portion of the lands at 50-52 Birchcliff Avenue to allow for the comprehensive redevelopment of the site.
2. Map 34 – Site and Area Specific Policies, is amended by adding the lands municipally known in the year 2022 as 1615, 1617 and 1625-1641 Kingston Road and 50 and-52 Birchcliff Avenue as shown on the attached Schedule A.

Schedule A

