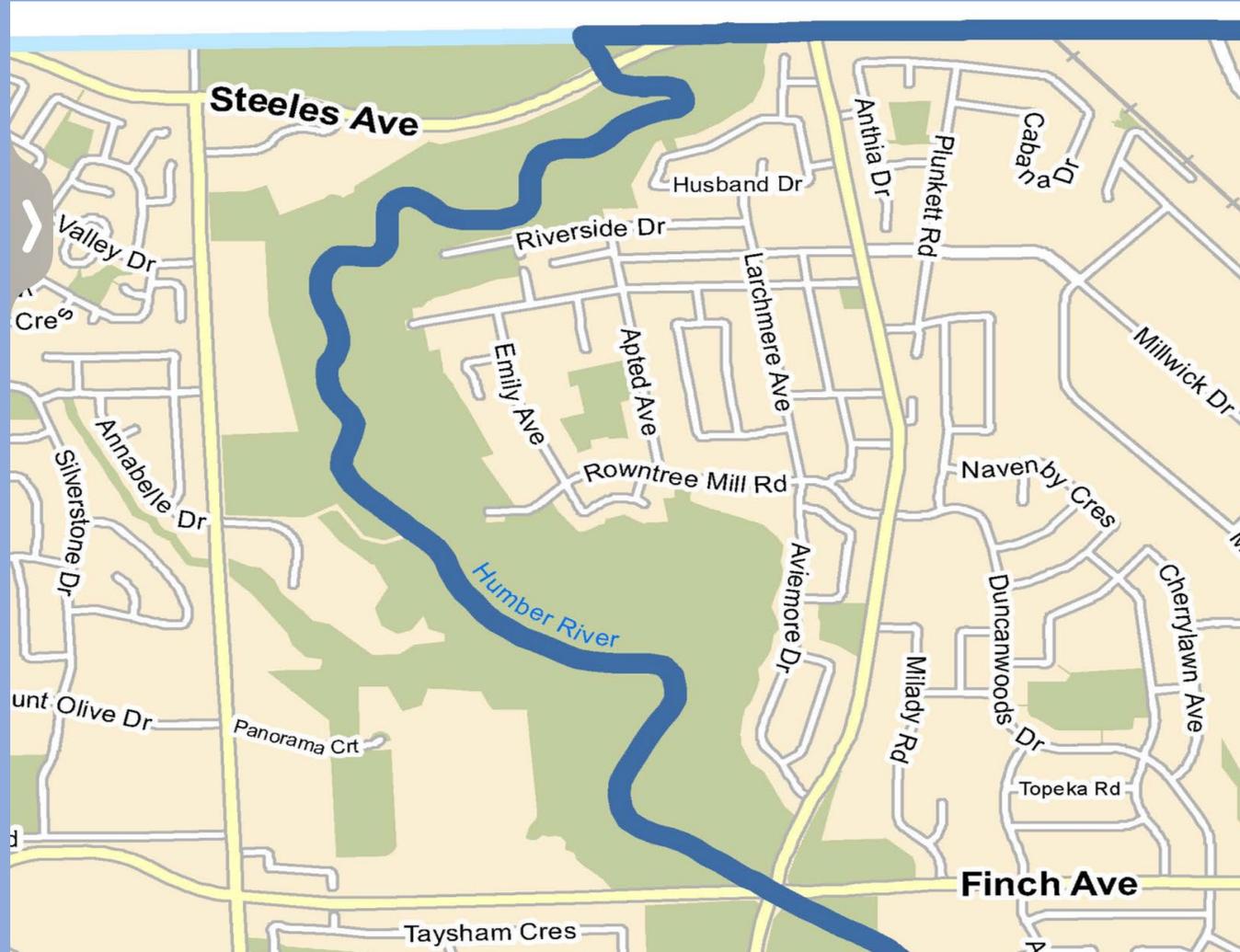


EY 13.1 - 135 Plunkett Rd.

May 13, 2024

Grant Evers, Humber Summit Residents' Association

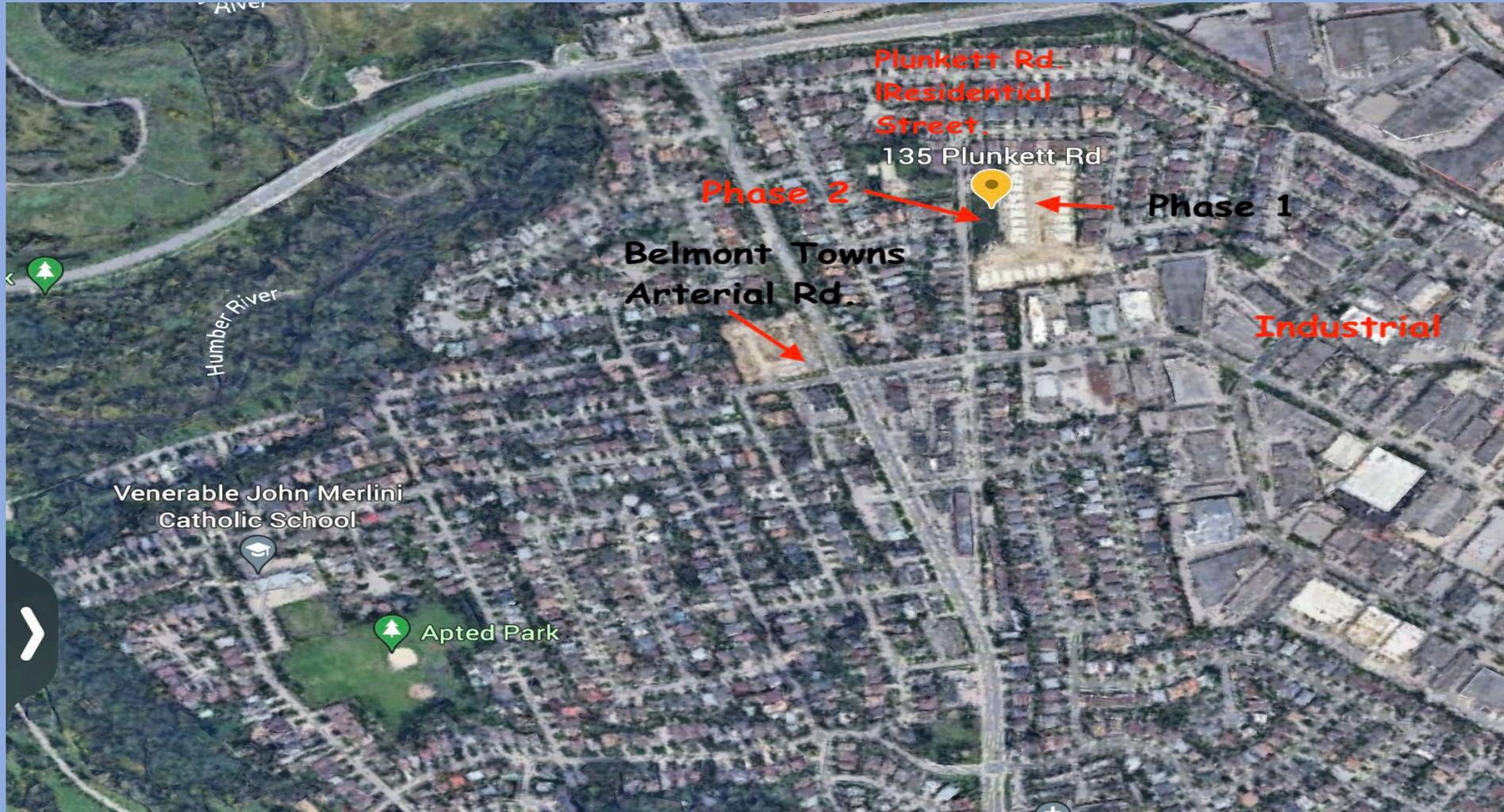
Ward 7 Humber Summit



Former St. Gaspar's / Nile Academy School



Neighbourhood – 135 Plunkett Rd.



Toronto Official Plan

Map 13 Land Use Plan

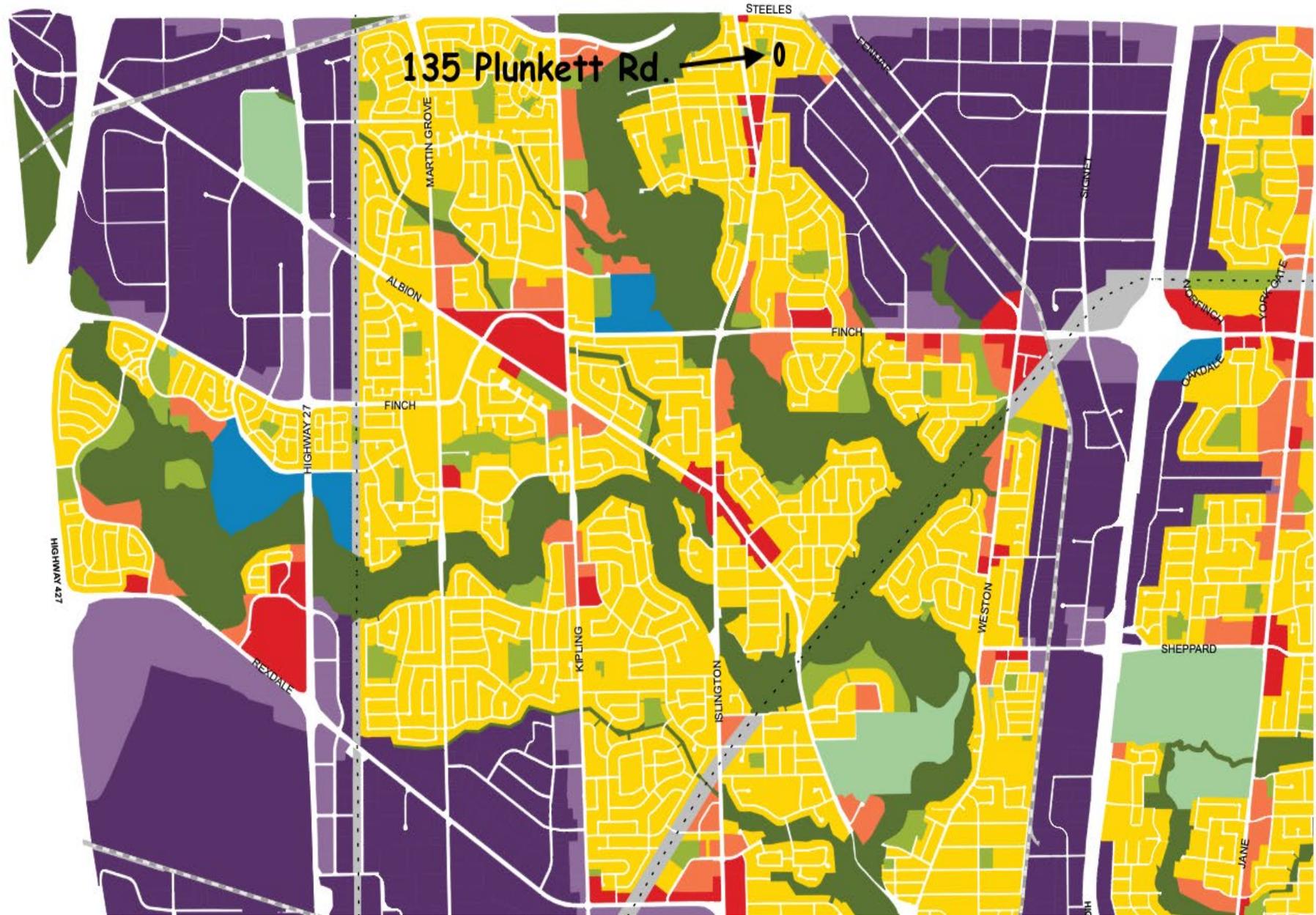
Published January 2024*

*includes known in-effect OPAs up to 405 and 591

Land Use Designations

- Neighbourhoods
- Apartment Neighbourhoods
- Mixed Use Areas
- Natural Areas
- Parks
- Other Open Space Areas (Including Golf Courses, Cemeteries, Public Utilities)
- Institutional Areas
- Regeneration Areas
- General Employment Areas
- Core Employment Areas
- Utility Corridors

- Streets and Highways
- Rail Corridors
- Hydro Corridors



Belmont Towns Islington Ave. and Muir Ave



Phase 1 – 21 Semi-Detached Houses



Original Phase 2



Belmont Towns vs. 135 Plunkett Rd.

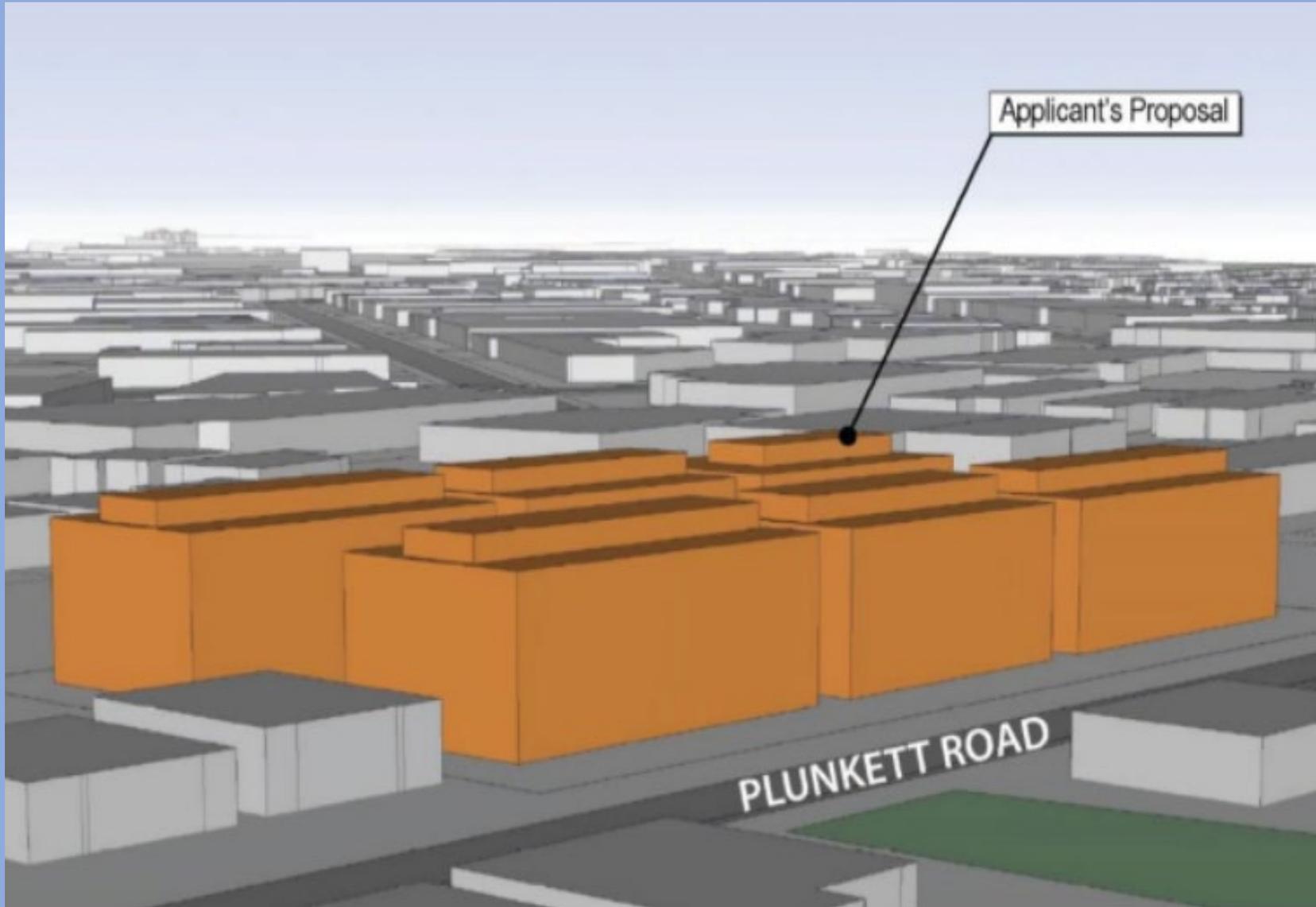
Belmont Towns Islington Ave.	New Phase 2 135 Plunkett Rd.
2.42 Acres	1.85 acres
Arterial Rd. / Major Street	Residential Street
46 Street Townhouses	146 Stacked Townhouses
3 Storeys & 2 Storeys	4 Storeys

Mountain of Dirt on Site of Former St. Gaspar's School



Plunkett Rd

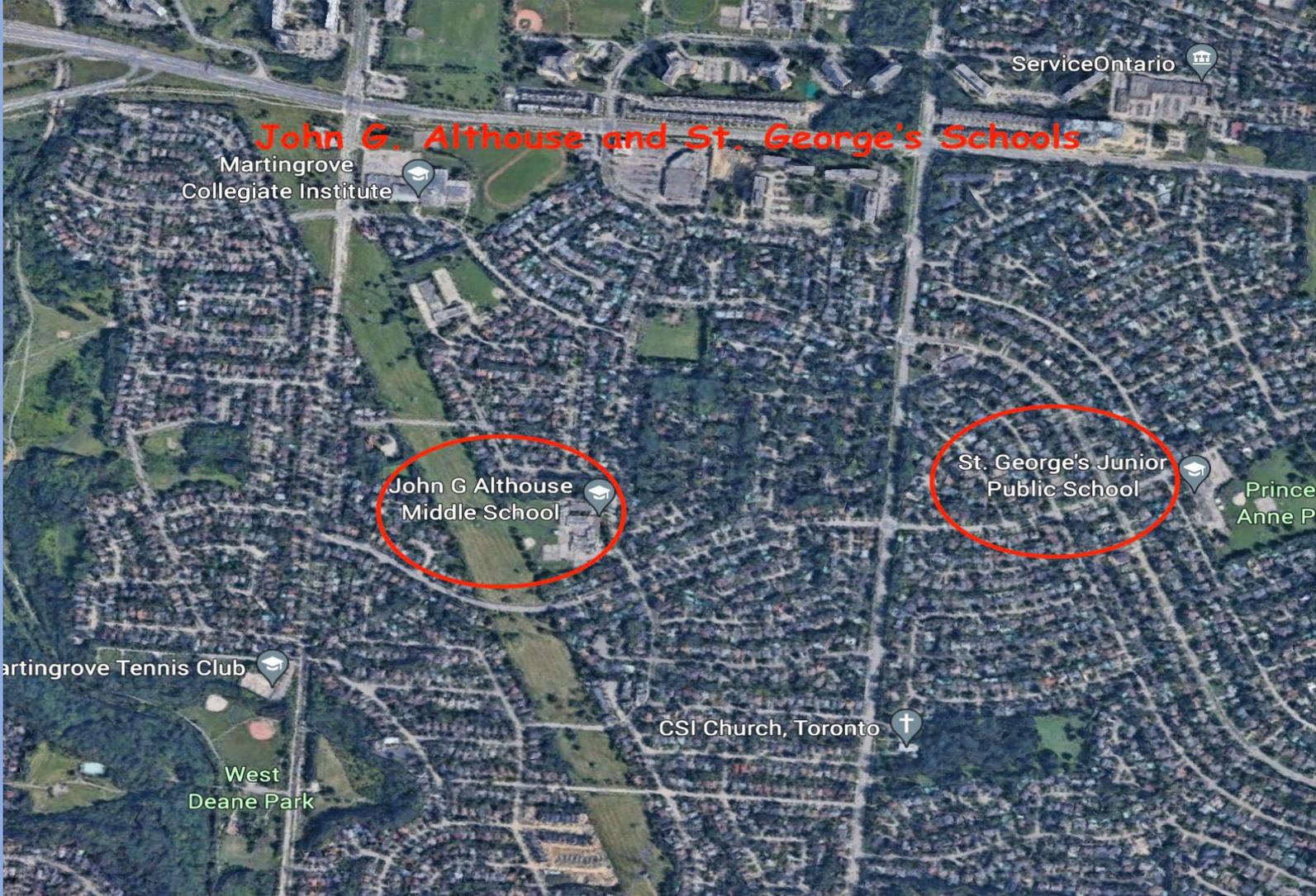
Proposal - 3-D Model -135 Plunkett Rd.



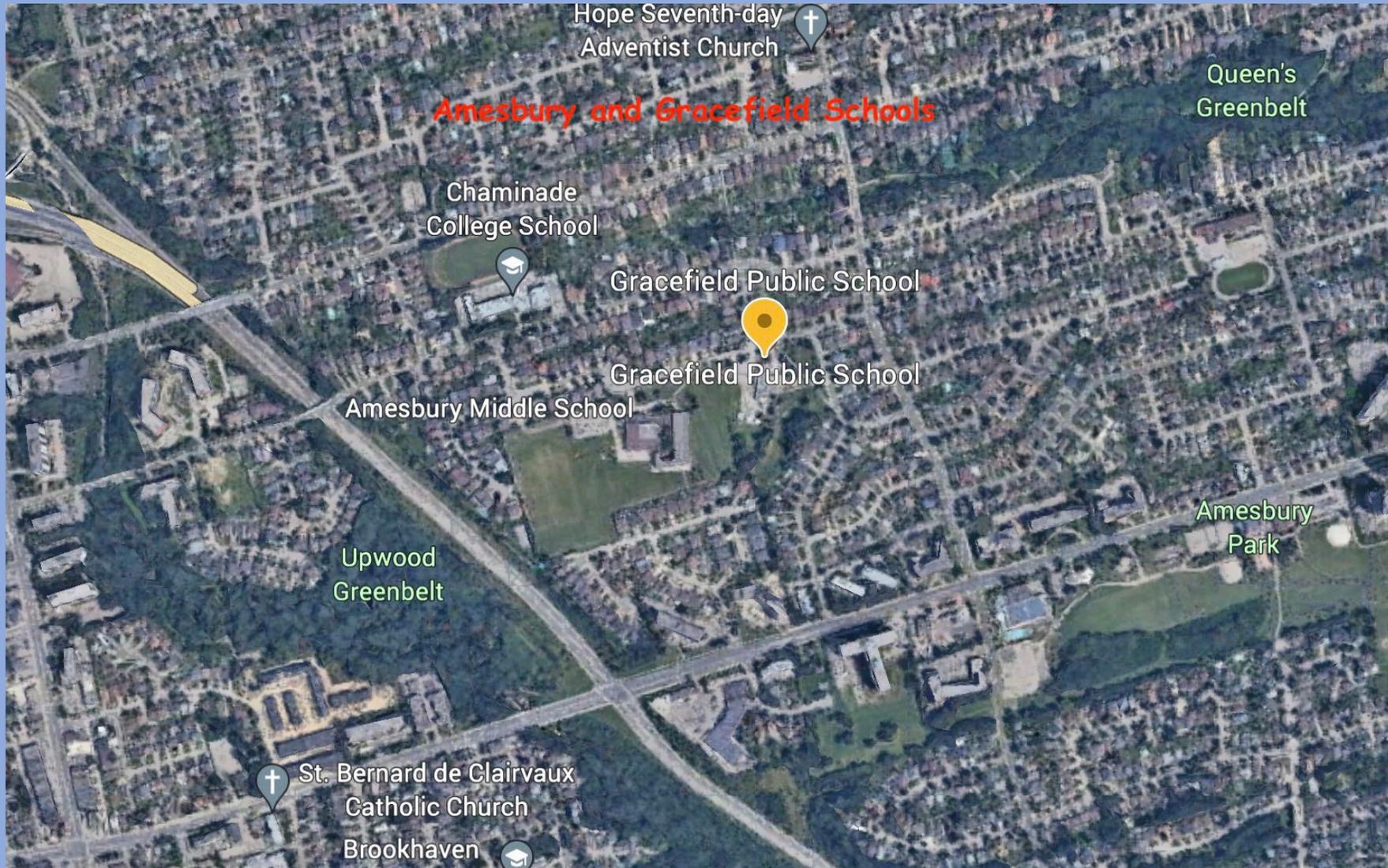
Rendering - 135 Plunkett Rd.



Ward 2 - John G. Althouse and St. George's Public Schools



Ward 5 - Amesbury and Gracefield Public Schools



Millwick Dr. and Islington Ave.
Daily Truck Traffic at Plunkett and Millwick



Official Plan

- *While communities experience constant social and demographic change, the general physical character of Toronto's residential Neighbourhoods endures. **Physical changes to our established Neighbourhoods must be sensitive, gradual and "fit" the existing physical character. A key objective of this Plan is that new development respect and reinforce the general physical character of the Neighbourhood ... including prevailing heights, massing, scale, density and dwelling type of nearby residential properties ...***