

Authority: Ontario Municipal Board Decision/Order issued December 3, 2015 as amended June 14, 2016 in Board File PL141139

CITY OF TORONTO

BY-LAW 973-2017(OMB)

To adopt Amendment 338 to the Official Plan of the City of Toronto with respect to lands municipally known as 50 Wellesley Street East (formerly 46 Wellesley Street East) and 31 to 35 Dundonald Street.

Whereas the Ontario Municipal Board pursuant to its Decision/Order issued December 3, 2015, as amended June 14, 2016 in Board File PL141139, upon hearing an appeal under Section 22(7) 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;

The Official Plan for the City Toronto is amended by the Ontario Municipal Board as follows:

1. The text and maps attached are adopted as an amendment to the Official Plan for the City of Toronto.
2. This is Official Plan Amendment 338.

Ontario Municipal Board Decision/Order issued December 3, 2015 as amended June 14, 2016 in Board File PL141139

AMENDMENT 338 TO THE OFFICIAL PLAN OF THE CITY OF TORONTO**LANDS MUNICIPALLY KNOWN IN THE YEAR 2014 AS 50 WELLESLEY STREET EAST AND 31 TO 35 DUNDONALD STREET**

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 No. 503 for lands known municipally in 2014 as 50 Wellesley Street East and 31 to 35 Dundonald Street as follows:

503. 50 Wellesley Street East and 31 to 35 Dundonald Street

Notwithstanding any other provisions of this Plan, Council may pass by-laws applicable to the lands shown as 503 on Map 29 to permit the erection and use of a mixed-use building, including a commercial parking garage located below ground, having a maximum height limit of 108 metres (excluding mechanical penthouse), subject to the following:

- (a) The podium and tower portions of the mixed-use building are permitted only on Parcel A, and the tower shall have a minimum setback of 3.6 metres from the east property line and a minimum setback of 12.0 metres from the west property line, as further specified in the zoning by-law; and
 - (b) Lower rise residential buildings in the form of semi-detached houses and rowhouses may be located on Parcel B as further specified in the zoning by-law.
2. Chapter 7, Site and Area Specific Policies, is revised to add the lands known municipally in 2014 as 50 Wellesley Street East and 31 to 35 Dundonald Street shown on the map below as Site and Area Specific Policy No. 503.

