

Authority: Ontario Municipal Board Decision issued on April 25, 2016 and Local Planning Appeal Tribunal Order issued on October 26, 2018 in Tribunal File PL141454

## **CITY OF TORONTO**

### **BY-LAW 1221-2019(LPAT)**

**To adopt Amendment 430 to the Official Plan for the City of Toronto respecting the lands known municipally in the year 2017 as 251 Manitoba Street (formerly 2 Algoma Street) – "Parcel F" in Mystic Pointe.**

Whereas the Ontario Municipal Board, pursuant to its Decision dated April 25, 2016 and the Local Planning Appeal Tribunal pursuant to its Order dated October 26, 2018 in Tribunal File PL141454 deems it advisable to amend the City of Toronto Official Plan with respect to certain lands municipally known as 251 Manitoba Street (formerly 2 Algoma Street) – "Parcel F";

The Official Plan of the City of Toronto is amended by the Local Planning Appeal Tribunal by amending Site and Area Specific Policy 14 as follows:

1. The attached Amendment 430 to the Official Plan is hereby adopted pursuant to the Planning Act, R.S.O. 1990, c. P.13, as amended.

Ontario Municipal Board and Local Planning Appeal Tribunal Decision/Order issued on April 25, 2016 and October 26, 2018 in Tribunal File PL141454.

**AMENDMENT 430 TO THE OFFICIAL PLAN OF THE CITY OF TORONTO LANDS  
MUNICIPALLY KNOWN IN THE YEAR 2017 AS 251 MANITOBA 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 14(i) for the lands known municipally in 2017 as 251 Manitoba Street (formerly 2 Algoma Street) – "Parcel F", as follows:

Policy 14(i). 251 Manitoba Street (formerly 2 Algoma Street) – "Parcel F"

*"Notwithstanding the residential density and height provisions of SASP 14 (a), (e) and (f), Parcel F may be developed with two buildings, including a mid-rise building with a maximum height of 35 metres and a tall building with a maximum floor plate size of 750 square metres and a maximum height of 87 metres (excluding mechanical penthouses), integrated with a low-rise base building with a maximum height of 13.5 metres framing the public streets and future public park permitting a maximum of 499 residential units and a maximum gross floor area of 34,750 square metres provided that:*

- (a) a minimum of 10 percent of the total residential units be built as two-bedroom (plus den) units or larger.