

Authority: Ontario Municipal Board Decision and Order issued on February 1, 2017 in File PL150838, PL160135, and PL160220

CITY OF TORONTO

BY-LAW 863-2020(OMB)

To adopt Amendment 514 to the Official Plan for the City of Toronto with respect to the lands municipally known in the year 2019 as 420 Dupont Street and 275 Albany Avenue.

Whereas the Owner of the lands known municipally in the year 2019 as 420 Dupont Street and 275 Albany Avenue appealed a proposed official plan amendment to the Ontario Municipal Board pursuant to Section 22(7) of the Planning Act, R.S.O. 1990, c. P.13, as amended; and

Whereas the Ontario Municipal Board by its Decision and Order issued on February 1, 2017 in File PL150838, PL160135, and PL160220 approved amendments to the Official Plan for the City of Toronto with respect to the lands;

The Ontario Municipal Board Orders:

1. The attached Amendment 514 to the Official Plan is hereby in force pursuant to the Planning Act, as amended.

Ontario Municipal Board Decision and Order issued on February 1, 2017 in File PL150838, PL160135, and PL160220.

AMENDMENT 514 TO THE OFFICIAL PLAN

**LANDS MUNICIPALLY KNOWN IN THE YEAR 2019 AS 420 DUPONT STREET AND
275 ALBANY AVENUE**

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

1. Chapter 7, Site and Area Specific Policies and Map 29, are amended by adding Site and Area Specific Policy 591 as follows:

"591. 420 Dupont Street and 275 Albany Avenue



Despite any policy of this Plan to the contrary:

- a. As part of any redevelopment of the site, full replacement of the existing non-residential gross floor area is not required provided that the redevelopment includes a minimum of 2,000 square metres of non-residential gross floor area.
- b. In order to provide for a wide sidewalk and boulevard with enhanced pedestrian amenities and tree planting, new development at or above grade will be set back from the Dupont Street property line to allow a minimum of 4.8 metres from the curb existing on May 9, 2016 to the front face of the building.