

Draft Official Plan Amendment (October 10, 2024)

Authority: Toronto and East York Community Council Item [-], as adopted by City of Toronto Council on [-]

CITY OF TORONTO

BY-LAW [Clerks to insert By-law number]

To adopt Amendment **XXX to the Official Plan for the City of Toronto with respect to the lands municipally known in the year 2024 as 145 Wellington Street West and 53-55 Simcoe Street.**

Whereas authority is given to Council under the Planning Act, R.S.O. 1990, c. P.13, as amended, to pass this By-law; 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*;

The Council of the City of Toronto enacts:

1. The attached Amendment **XXX** to the Official Plan is hereby adopted pursuant to the *Planning Act*, as amended.

Enacted and passed on [Clerks to insert date].

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)

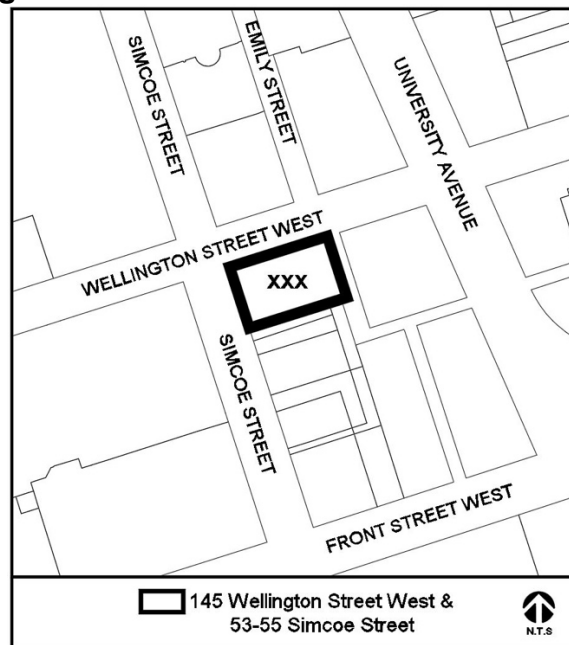
AMENDMENT **XXX TO THE OFFICIAL PLAN**

LANDS MUNICIPALLY KNOWN IN THE YEAR 2024 AS 145 WELLINGTON STREET WEST AND 53-55 SIMCOE STREET

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

1. Chapter 6, Section 41, Downtown Secondary Plan is amended by adding a new bullet point to Section 17, Site and Area Specific Policies: “145 Wellington Street West and 53-55 Simcoe Street”.
2. Chapter 7, Site and Area Specific Policies, is amended by adding the new Site and Area Specific Policy **No. XXX** and associated map as follows:

“XXX**. 145 Wellington Street West and 53-55 Simcoe Street**



- a) A minimum non-residential gross floor area of 200 square metres is required.
 - b) A minimum of 5.1 per cent of the total number of units are required to be two-bedroom units.”
3. Map 29, Site and Area Specific Policies of the Official Plan of the City of Toronto is revised by adding the lands as known municipally in the year 2024 as 145 Wellington Street West and 53-55 Simcoe Street, shown as Site and Area Specific Policy No. **XXX**.