

**CITY OF TORONTO**

**BY-LAW No. 468-1998 (OMB)**

**To adopt an amendment to the Official Plan in respect of  
Nos. 5, 11 St. Joseph Street, No. 10 Phipps Street  
and Nos. 9, 15 St. Nicholas Street.**

WHEREAS Dovestar Developments Limited referred a proposed Official Plan Amendment and appealed a proposed Zoning By-law to the Ontario Municipal Board respecting a mixed-use development at Nos. 5, 11 St. Joseph Street, No. 10 Phipps Street and Nos. 9, 15 St. Nicholas Street;

AND WHEREAS the Ontario Municipal Board conducted a hearing regarding the Official Plan Referral and Zoning By-law Appeal;

AND WHEREAS the Ontario Municipal Board by way of Order issued on June 19, 1998, determined to amend the Official Plan for the City of Toronto;

THEREFORE the Ontario Municipal Board enacts as follows:

1. The text and map annexed hereto as Schedule "A" are hereby adopted as an amendment to the Official Plan for the City of Toronto.
2. This is Official Plan Amendment No. 32.

SCHEDULE "A"

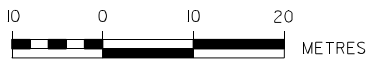
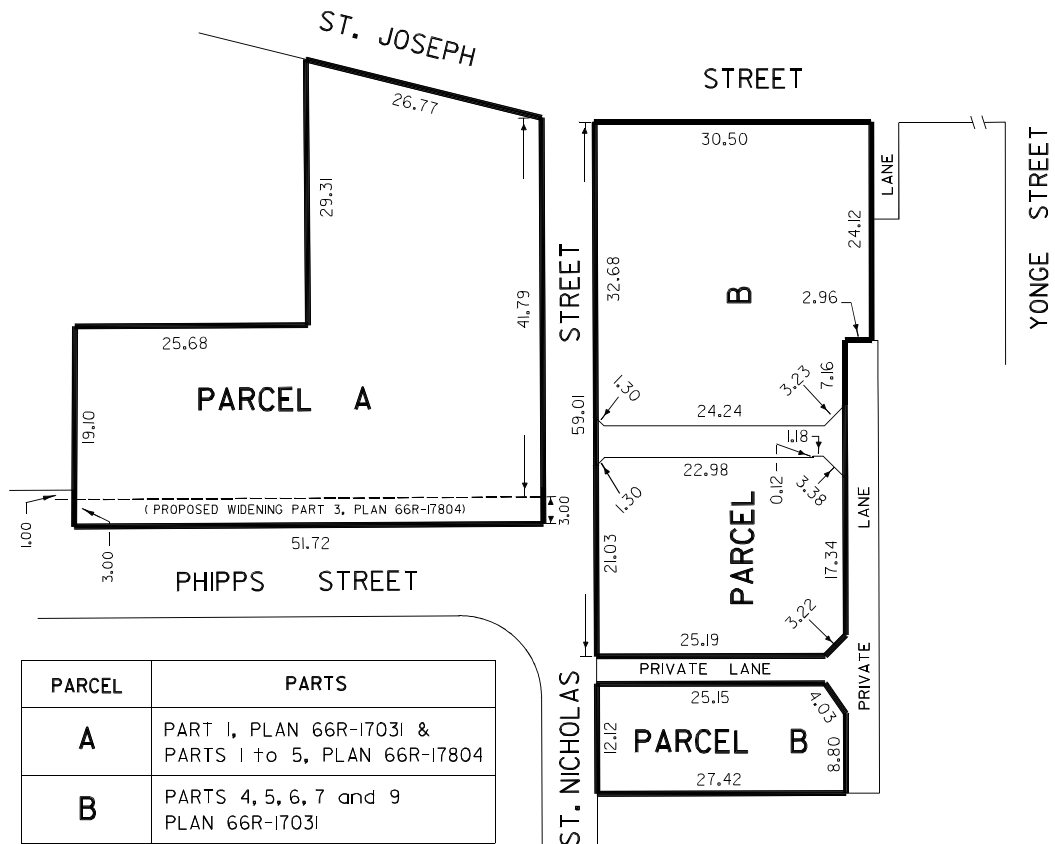
1. The Official Plan is amended by deleting section 18.27 and substituting therefor the following:

"18.27 Lands known as Nos. 5, 11 St. Joseph Street, No. 10 Phipps Street and Nos. 9, 15 St. Nicholas Street:

Notwithstanding any of the provisions of this Plan, Council may pass by-laws respecting the lands shown as Parcel A and Parcel B on Map 18.27, and known in the year 1996 as Nos. 5, 11 St. Joseph Street, No. 10 Phipps Street and Nos. 9, 15 St. Nicholas Street, to permit the erection and use of buildings containing *residential* and *non-residential* uses, provided that:

- (1) the buildings on Parcel A, or appropriate portions of those buildings, listed by Council as having historic or architectural value or interest are retained and such retention is secured by an appropriate legal agreement;
- (2) the buildings on Parcel B listed by Council as having historic or architectural value or interest are retained and such retention is secured by an appropriate legal agreement;
- (3) such by-laws set out height and massing limitations where appropriate which ensure that the form of buildings located on Parcel A will provide a transition between the low-scale built form context to the east and north and the high-scale built form context to the west and south, and which ensure such buildings are compatible with the use of St. Joseph Street and St. Nicholas Street as primarily pedestrian streets;
- (4) the total *gross floor area* of buildings located on Parcel A does not exceed 16,302 square metres; and
- (5) the total *gross floor area* of buildings located on Parcel B does not exceed 9,412 square metres.

# MAP 18.27



CITY WORKS SERVICES  
SURVEY AND MAPPING SECTION  
TORONTO JANUARY, 1998  
OPA2/1827.DGN  
FILES: S61-Z1  
MAP No. 50H-323 DRAWN: EM