

CITY OF TORONTO

BY-LAW No. 393-2011(OMB)

**To adopt Amendment No. 392 to the Official Plan for the former City of Toronto
with respect to lands municipally known as 100 to 128 Howland Avenue.**

WHEREAS the Ontario Municipal Board pursuant to its Orders dated November 18, 2010 and March 3, 2011, upon hearing the appeal of Royal St. George's College, under Section 22(7) of the *Planning Act*, R.S.O. 1990, c.P. 13, as amended, deems it advisable to amend the former City of Toronto Official Plan;

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

1. Amendment No. 392 to the Official Plan for the former City of Toronto, consisting of the attached text and schedule, is hereby adopted.

PURSUANT TO DECISIONS/ORDERS OF THE ONTARIO MUNICIPAL BOARD ISSUED ON NOVEMBER 18, 2010 AND MARCH 3, 2011 IN BOARD CASE NO. PL050662.

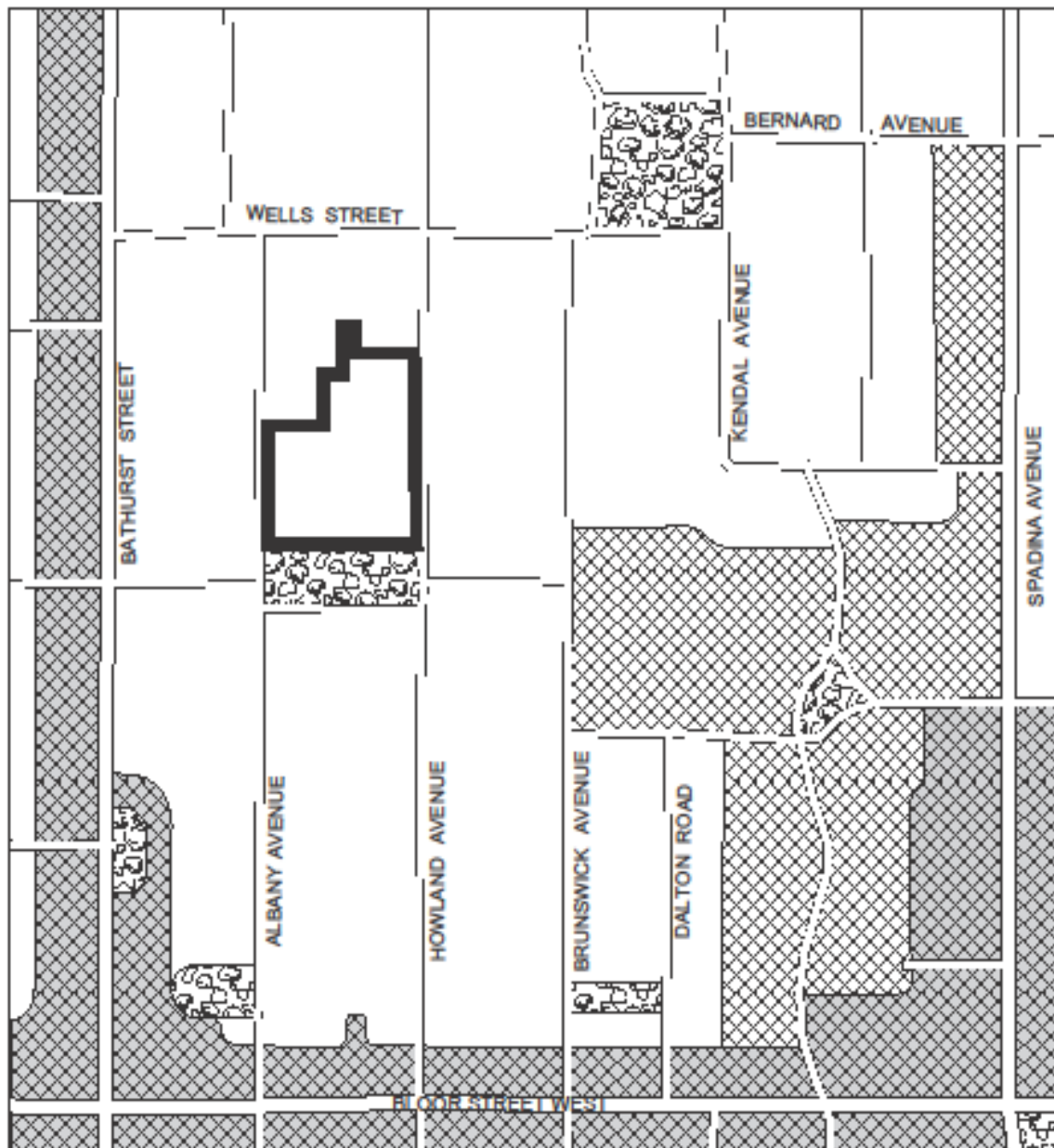
SCHEDULE "A"

1. Section 18 of the Official Plan for the former City of Toronto is hereby amended by adding as Section 18.707 and Map 18.707 as follows:

"18.707 Lands known as 100 to 128 Howland Avenue.

Notwithstanding any of the provisions of this Plan, Council may pass by-laws applicable to the lands shown on Map 18.707 (the "Lands") to permit the use and expansion on the Lands of buildings for a school and containing accessory uses, provided:

- (a) the *gross floor area* of all buildings on the *lot* identified as "Royal St. George's College" on Map 18.xxx does not exceed 10,877 square metres; and
- (b) the *owners* of the Lands are required to:
 - (i) identify, in as much detail as possible and to the satisfaction of both the General Manager of Transportation Services and Chief Planner and Executive Director of City Planning, the *owners'* obligations relating to the Traffic Demand Management Plan;
 - (ii) enter into and register a Heritage Easement Agreement pursuant to Section 37 of the *Ontario Heritage Act* with the City prior to the issuance of any building permit which impacts the exterior of a building listed in the City's Inventory of Heritage Properties; and
 - (iii) enter into one or more agreements, pursuant to Section 37 of the *Planning Act*, to secure the facilities, services and matters referred to in subsections (a) and (b) and such agreement or agreements are appropriately registered against the title of the Lands."



City Planning

Official Plan Amendment #392

18,707 Lands known as: 100 to 128 Howland Avenue

100 -128 Howland Avenue

File # 04_104605

Site Location

Neighbourhoods

Apartment Neighbourhoods

Mixed Use Areas

Parks & Open Space Areas

Parks

Not to Scale
03/10/2011