

Authority: Ontario Municipal Board Order issued November 14, 2011 in Board File No. PL090478

CITY OF TORONTO

BY-LAW No. 67-2014(OMB)

To adopt Amendment No. 164 to the Official Plan of the City of Toronto respecting the lands known municipally as 102 Shuter Street.

Whereas Council of the City of Toronto at its meeting of May 11 and 12, 2010, authorized the acceptance of a settlement proposal from the owner of the lands known municipally in the year 2010 as 102 Shuter Street; and

Whereas following a hearing, the Ontario Municipal Board pursuant to an Order dated November 14, 2011, deems it advisable to amend the Official Plan of the City of Toronto with respect to the lands known municipally in the year 2010 as 102 Shuter Street;

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

1. The text attached hereto as Schedule "A" is adopted as an amendment to the Official Plan of the City of Toronto.
2. This is Official Plan Amendment No. 164.

PURSUANT TO ORDER/DECISION OF THE ONTARIO MUNICIPAL BOARD ISSUED ON NOVEMBER 14, 2011 UNDER BOARD FILE NO. PL090478.

Schedule "A"

AMENDMENT NO. 164 TO THE OFFICIAL PLAN

LANDS MUNICIPALLY KNOWN AS 102 SHUTER STREET

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

1. Chapter 7, Site and Area Specific Policies, Site and Area Specific Policy No. 214 is amended for the lands known municipally as 102 Shuter Street by deleting the text and replacing it with the following text:

"214. 102 Shuter Street

A residential apartment building containing a maximum of 50 dwelling units may be permitted provided:

- a) The maximum building height along Shuter Street does not exceed the lesser of 14 storeys and 40 metres and shall include a 3-storey podium having a minimum depth of 1.5 metres. No portion of the 14-storey building will be located closer to the north property line than 9.7 metres;
- b) The maximum building heights along the portions of the building facing the north property line and facing George Street do not exceed the lesser of 12 storeys and 35 metres and shall include a 2-storey podium having a minimum depth of 1.2 metres along George Street;
- c) Maximum building heights shall be exclusive of a mechanical penthouse and architectural canopies;
- d) An outdoor amenity space having a minimum area of 100 square metres shall be provided on the property;
- e) The gross floor area of the development shall not exceed 6,349 square metres;
- f) Historic Walnut Hall shall be commemorated through the provision and maintenance by the owner at its expense, of a plaque and special heritage features, to the satisfaction of the City's Manager, Heritage Preservation Services, including the re-use of salvaged materials from Walnut Hall on the site, including the provision by the owner of an appropriate letter of credit to secure the satisfactory completion of these matters;
- g) The owner prepares and implements at its expense, a Construction Management Plan and Neighbourhood Communication Strategy to the satisfaction of the City's Executive Director Technical Services in consultation with the Chief Planner and Executive Director City Planning; and

- h) The facilities, services and matters identified in subsections f) and g) herein shall be secured by the City in any implementing zoning by-law amendment and by one or more appropriate legal agreements with the owner, to be registered on the site, all to the satisfaction of the City Solicitor."