

Authority: Ontario Municipal Board Decision issued on February 16, 2011 in File MM090008 and Ontario Land Tribunal Order effective on July 20, 2022 in File OLT-22-004132

CITY OF TORONTO

BY-LAW 1271-2022(OLT)

To adopt Amendment 606 to the Official Plan for the City of Toronto with respect to the lands municipally known in the year 2021 as 10 and 14 Prince Arthur Avenue.

Whereas the Owner of the lands known municipally in the year 2009 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 issued on February 16, 2011 in File MM090008 and the Ontario Land Tribunal Order effective on July 20, 2022 in File OLT-22-004132 approved amendments to the Official Plan for the City of Toronto with respect to the lands;

The Ontario Land Tribunal Orders:

- 1.** The attached Amendment 606 to the Official Plan is hereby in force pursuant to the Planning Act, as amended.

Ontario Municipal Board Decision issued on February 16, 2011 in File MM090008 and the Ontario Land Tribunal Order effective on July 20, 2022 in File OLT-22-004132.

AMENDMENT 606 TO THE OFFICIAL PLAN

**LANDS MUNICIPALLY KNOWN IN THE YEAR 2021 AS
10 AND 14 PRINCE ARTHUR AVENUE**

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

1. Chapter 7, Site and Area Specific Policy 198 is amended by adding new Policy c) as follows:

"c) In addition to the policies provided in paragraph a) above, residential, institutional and commercial uses are permitted on the lands known in the year 2021 as 10 and 14 Prince Arthur Avenue (together being the "lot") and such uses are not limited to house- form buildings provided:

- i) the exterior of the heritage building located on the lands known in the year 2021 as 10 Prince Arthur Avenue (the "heritage building") is retained, stabilized, protected and conserved in any new development in accordance with an agreement registered on the 10 Prince Arthur Avenue lands and entered into by the owner of such lands with the City, to the City's satisfaction, pursuant to Section 37 of the *Ontario Heritage Act* (the "heritage easement agreement");
- ii) the relationship between the heritage building and the proposed development on the lot, the siting of any proposed development and any landscaping, shall maintain the quality, character and three-dimensional integrity of the heritage building and reinforce the heritage character of the East Annex Heritage Conservation District;
- iii) the height of any new building on the lot, excluding elevator over run, staircase enclosure or other architectural or building elements satisfactory to the Chief Planner & Executive Director, City Planning, does not exceed the lesser of 7 storeys or 24.97 metres measured to the top of the roof;
- iv) any new building is comprised of a base not exceeding 2 and 3 storeys in height on the easterly and westerly portions respectively, of the Prince Arthur Avenue frontage, with the upper floors stepped back, and the new building should connect to the heritage building;
- v) the maximum amount of the combined residential gross floor area and non- residential gross floor area permitted on the lot shall not exceed 7,400 square metres, of which the non-residential gross floor area shall not exceed 560 square metres; and

- vi) the stabilization, retention, conservation and maintenance of the heritage building is secured in the heritage easement agreement to be registered prior to any Site Plan Approval."