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This document was retrieved from the Ontario Heritage Act Register, which is accessible through the website of the Ontario Heritage Trust at **www.heritagetrust.on.ca**.

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**IN THE MATTER OF THE ONTARIO HERITAGE ACT
R.S.O. 1990, CHAPTER O.18 AND
CITY OF TORONTO, PROVINCE OF ONTARIO
306 LAWRENCE AVENUE EAST**

NOTICE OF DECISION

RECEIVED
2025/10/28
(YYYY/MM/DD)
Ontario Heritage Trust

Ontario Heritage Trust
10 Adelaide Street East
Toronto, ON M5C 1J3
registrar@heritagetrust.on.ca

TAKE NOTICE that the Council of the City of Toronto on October 8 and 9, 2025, has considered an application under Section 33 of the Ontario Heritage Act to alter a building and/or structure on a Property designated under Part IV, Section 29 of the Ontario Heritage Act for the Property municipally known as 306 Lawrence Avenue East.

TAKE NOTICE that the Council of the City of Toronto on October 8 and 9, 2025, has considered an application under Section 34(1)1 of the Ontario Heritage Act to demolish or remove or permit the demolition or removal of a heritage attribute of the Property designated under Part IV, Section 29 of the Ontario Heritage Act for the Property municipally known as 306 Lawrence Avenue East.

This notice is being served to the Owner of the Property, the Ontario Heritage Trust and any Interested Persons.

The decision of City Council, among other matters, regarding the application under the Ontario Heritage Act is as follows:

1. City Council approve the application to alter the designated heritage property at 306 Lawrence Avenue East, in accordance with Section 33 and Section 34 of the Ontario Heritage Act to allow for the construction of a three-storey, 350-seat Performing Arts Centre in accordance with the plans and drawings dated May 13, 2025 prepared by CS+P Architects and on file with the Senior Manager, Heritage Planning and the Heritage Impact Assessment (HIA) prepared by Stevens Burgess Architects Ltd. dated January 2025 and on file with the Senior Manager, Heritage Planning, all subject to and in accordance with a Conservation Plan and a Landscape Plan, satisfactory to the Senior Manager, Heritage Planning, subject to conditions.
2. City Council direct that its consent to the application to alter the designated heritage property at 306 Lawrence Avenue East, in accordance with Part IV, Section 33 of the

Ontario Heritage Act, and its consent to the demolition of heritage attributes at 306 Lawrence Avenue East, under Part IV, Section 34 of the Ontario Heritage Act are subject to the following conditions:

a. Prior to the issuance of any permit for all or any part of the property at 306 Lawrence Avenue East, including a heritage permit or a building permit, but excluding permits for repairs and maintenance and usual and minor works for the existing heritage building as are acceptable to the Senior Manager, Heritage Planning, the owner shall:

1. Provide a detailed Conservation Plan, prepared by a qualified heritage consultant that is substantially in accordance with the conservation strategy set out in the HIA prepared by Stevens Burgess Architects Ltd. dated January 2025 and on file with the Senior Manager, Heritage Planning for the property at 306 Lawrence Avenue East, to the satisfaction of the Senior Manager, Heritage Planning.
2. Provide a detailed Landscape Plan for the subject property, demonstrating how it will support the cultural heritage value of the subject property, satisfactory to the Senior Manager, Heritage Planning.
3. Provide building permit drawings, including notes and specifications for the conservation and protective measures keyed to the approved Conservation Plan required in Recommendation 2.a.1 including a description of materials and finishes, to be prepared by the project architect and a qualified heritage consultant to the satisfaction of the Senior Manager, Heritage Planning.
4. Provide a Letter of Credit, including provision for upwards indexing, in a form and amount and from a bank satisfactory to the Senior Manager, Heritage Planning, to secure all work included in the approved Conservation and Landscape Plans.

b. That prior to the release of the Letter of Credit required in Recommendation 2.a.4, the owner shall:

1. Provide a letter of substantial completion prepared and signed by a qualified heritage consultant confirming that the required conservation work has been completed in accordance with the approved Conservation Plan and Landscape Plan, and that an appropriate standard of conservation has been maintained, all to the satisfaction of the Senior Manager, Heritage Planning.

IF YOU WISH TO APPEAL TO THE ONTARIO LAND TRIBUNAL:

Notice of an appeal of the decision of City Council on the application to alter the Property or the application to demolish or remove a heritage attribute(s) on the Property may be

served on the City Clerk, Attention: Registrar Secretariat, City Clerk's Office, Toronto City Hall, 2nd Floor West, 100 Queen Street West, Toronto, Ontario, M5H 2N2.; Email: RegistrarCCO@toronto.ca within thirty (30) days of October 28, 2025, which is November 27, 2025.

A Notice of Appeal of the decision of City Council on the application to alter the Property under section 33 of the Ontario Heritage Act must:

- (1) set out the reasons for the objection to the decision; and
- (2) set out the reasons in support of the objection to the decision.

A Notice of Appeal of the decision of City Council on the application to demolish or remove a heritage attribute(s) on the Property under section 34 of the Ontario Heritage Act must:

- (1) set out the reasons for the objection to the decision;
- (2) set out the reasons in support of the objection to the decision; and
- (3) be accompanied by the fee prescribed under the Ontario Land Tribunal Act, 2021, in the amount of \$1,100 for each appeal payable by certified cheque or money order to the Minister of Finance, Province of Ontario.

If you wish to appeal to the Ontario Land Tribunal (OLT) or request a fee reduction for an appeal, forms are available from the Ontario Land Tribunal website at <https://olt.gov.on.ca/appeals-process/forms>.

Who Can File An Appeal:

Only the owner of the Property may appeal the decision of Council of the City of Toronto to the Ontario Land Tribunal under Part IV, Section 33 of the Ontario Heritage Act, and only where City Council has consented to an application to alter a property with certain terms or conditions or refuses the application to alter a property.

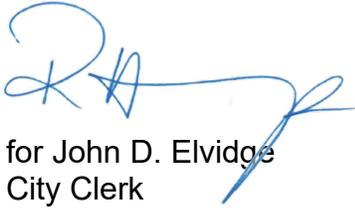
Only the owner of the Property may appeal the decision of Council of the City of Toronto to the Ontario Land Tribunal under Part IV, Section 34.1 of the Ontario Heritage Act, and only where City Council has consented to an application to demolish or remove a heritage attribute(s) with certain terms or conditions or refuses the application to demolish or remove the heritage attribute(s) of a property.

Getting Additional Information:

Further information in respect of the Decision of Council of the City of Toronto on the matter is available from the City of Toronto at:

<https://secure.toronto.ca/council/agenda-item.do?item=2025.CC33.23>.

Dated at the City of Toronto on October 28, 2025.

A handwritten signature in blue ink, appearing to be 'John D. Elvidge', written in a cursive style.

for John D. Elvidge
City Clerk