

Authority: Toronto and East York Community Council Report 3, Clause 6,  
adopted as amended, by City of Toronto Council on April 25, 26 and 27, 2006  
Enacted by Council: April 27, 2006

**CITY OF TORONTO**

**BY-LAW No. 298-2006**

**To adopt Amendment No. 363 to the Official Plan for the former City of Toronto with respect to lands municipally known as 751, 761 and 771 King Street West.**

WHEREAS authority is given to Council by the *Planning Act*, R.S.O. 1990, c.P. 13, as amended, to pass this By-law; and

WHEREAS Council of the City of Toronto has provided adequate information to the public and has held at least one public meeting in accordance with the *Planning Act*;

The Council of the City of Toronto HEREBY ENACTS as follows:

1. The text and map annexed hereto as Schedule "A" are hereby adopted as an amendment to the Official Plan of the former City of Toronto.
2. This is Official Plan Amendment No. 363.

ENACTED AND PASSED this 27th day of April, A.D. 2006.

DAVID R. MILLER,  
Mayor

ULLI S. WATKISS  
City Clerk

(Corporate Seal)

**SCHEDULE “A”**

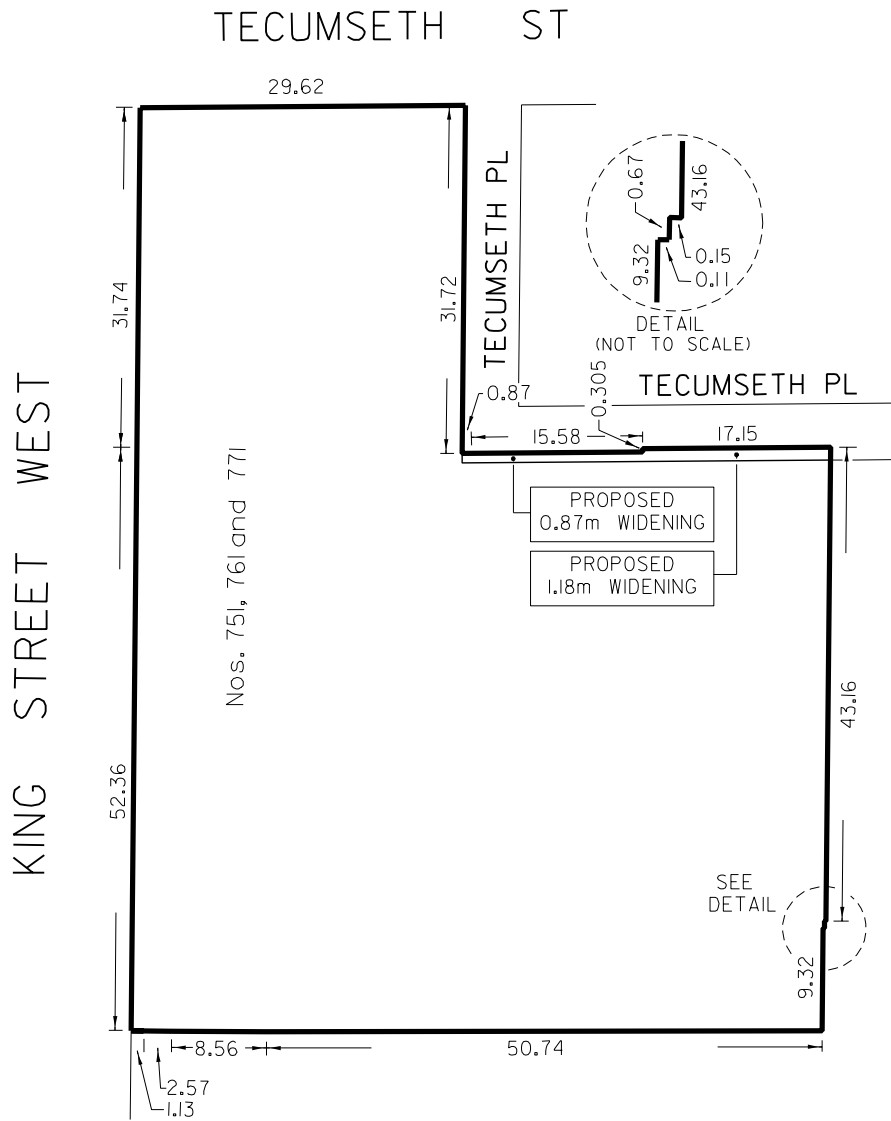
1. Section 18.681 of the Official Plan of the former City of Toronto is amended by adding the following Section 18.681 and Map 18.681 as follows:

“18.681        Lands known as 751, 761 and 771 King Street West.

Despite any of the provisions of this Plan, Council may pass by-laws respecting the *lot* delineated by heavy lines on Map 18.681 to permit the construction and use of buildings and structures for residential and non-residential uses, provided that:

- (1) the combined *residential gross floor area* and *non-residential gross floor area* permitted on the *lot* does not exceed 26,900 square metres;
- (2) the *residential gross floor area* and *non-residential gross floor area* permitted on the *lot* does not exceed 25,550 square metres and 1,350 square metres, respectively;
- (3) the owner of the *lot* enters into one or more agreements with the City of Toronto pursuant to Section 37 of the *Planning Act*, to secure the following facilities, services and matters:
  - (i) a \$450,000 contribution to improvements to the community building in Stanley Park South, or other improvements to the facilities in the Park, or a pedestrian/bicycle connection over the rail corridor from the Niagara Neighbourhood to Fort York;
  - (ii) a \$250,000 public art contribution;
  - (iii) a publicly accessible open space within the project which is accessed through an opening in that portion of the building fronting onto King Street West;
  - (iv) a minimum 3.0 metre wide public access through the site from King Street West to the south lot line;
  - (v) architectural materials on the building;
  - (vi) wind mitigation measures, if necessary;
  - (vii) a green roof component on the project; and
  - (viii) an irrigation system for all street trees in the public right-of-way on King Street West and Tecumseth Street adjacent to the site; and
- (4) for the purposes of this Official Plan Amendment, each work or expression which is italicized herein shall have the same meaning as each such word or expression as defined in By-law No. 438-86, as amended”.

# MAP 18.681



SURVEY AND MAPPING SERVICES  
 TORONTO  
 OPO6/18681.DGN  
 FILE: K2-Z42  
 MAP No. 496-323  
 APRIL 2006  
 DRAWN: VG