

**266-270 King Street West and 274-322 King Street West,
Zoning Amendment Application - Request for Direction
Report**

Date:	March 14, 2014
To:	Toronto City Council
From:	Chief Planner and Executive Director, City Planning Division
Wards:	Ward 20 – Trinity-Spadina
Reference Number:	P:\2014\ClusterB\PLN\City Council\CC14029 (12 276890 STE 20 OZ)

SUMMARY

At its meeting of December 16, 17 and 18, 2013, City Council considered a Request for Direction Report, which continued to recommend opposition to the Zoning By-law Amendment application appeal for 266-322 King Street West at the Ontario Municipal Board.

The Request for Direction Report can be viewed at:

<http://www.toronto.ca/legdocs/mmis/2013/t/e/bgrd/backgroundfile-63687.pdf>

City Council's decision directed that a working group be appointed by the Chief Planner and Executive Director, City Planning, the local Ward Councillor and the applicant. The working group process was defined and a work plan directed by City Council, which also directed that the findings of the working group be reported by the Chief Planner and Executive Director, City Planning, to City Council through the Toronto and East York Community Council, no later than the March 20, 2014 meeting of City Council with any recommendations or potential



settlement proposals that may emerge from the process.

City Council's full decision can be viewed at:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2013.TE28.2>

A report under separate cover dated February 20, 2014, was considered by Toronto East York Community Council at its meeting of February 25, 2014. The report noted there have been four (now five) working group sessions and discussions with the applicant are continuing. The report recommends that any changes made to the proposed Zoning By-law Amendment application and any related recommendations, be brought forward directly to the City Council meeting of May 6, 2014.

As the discussions with the applicant have continued including the potential for revisions to the application, Planning staff are now of the opinion that an amendment to the Official Plan is warranted to permit an appropriate scale of development beyond the scale currently permitted by the existing Official Plan policies, but which is less than the Zoning By-law Amendment currently under appeal at the Ontario Municipal Board.

There are significant timing issues as the Ontario Municipal Board hearing is scheduled to commence on June 16, 2014, while City Council will consider the results of the working group process on May 6, 2014.

In order to meet statutory notice time frames for this proposed Official Plan Amendment, staff are recommending that City Council request the Chief Planner and Executive Director, City Planning, to initiate the above noted amendment to the Official Plan to create a "Site and Area Specific Policy" for the block bounded by John Street to the west, King Street West to the south, Pearl Street (not including 11 Pearl Street) to the north, and 224 King Street West to the east, and, that the amendment be scheduled for consideration by the Toronto and East York Community Council on May 13, 2014.

It is anticipated that City Council would consider the potential revisions to the applicant's requested Zoning By-law Amendment at its May 6 and 7 meeting and the Official Plan Amendment at its June 10 and 11 meeting. If approved by City Council, they would then be advanced to the Ontario Municipal Board hearing scheduled to commence on June 16, 2014.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council request the Chief Planner and Executive Director, City Planning, to initiate an amendment to the Official Plan to create a "Site and Area Specific Policy" to permit an appropriate scale of development beyond the scale currently

permitted by the existing Official Plan policies, but which is less than the Zoning By-law Amendment currently under appeal to the Ontario Municipal Board, for the block bounded by John Street to the west, King Street West to the south, Pearl Street (not including 11 Pearl Street) to the north, and 224 King Street West to the east, and that the amendment be scheduled for a statutory public meeting by the Toronto and East York Community Council on May 13, 2014.

2. Staff be directed to schedule a community consultation meeting for the proposed Official Plan Amendment with the Ward Councillor.
3. Notice for the community consultation meeting be given to landowners and residents within 120 metres of the site.
4. Notice for the public meeting under the *Planning Act* be given according to the regulations under the *Planning Act*.

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SIGNATURE

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