

Authority: Toronto and East York Community Council Item 33.8, adopted as amended,
by City of Toronto Council on July 8, 9, 10 and 11, 2014

CITY OF TORONTO

BY-LAW No. 692-2014

**To adopt Amendment No. 272 to the Official Plan for the City of Toronto respecting the
lands municipally known as 260-270 King Street West and 274-322 King Street West.**

Whereas authority is given to Council under 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 enacts:

1. The attached Amendment No. 272 to the Official Plan is hereby adopted.

Enacted and passed on July 11, 2014.

Frances Nunziata,
Speaker

Ulli S. Watkiss,
City Clerk

(Seal of the City)

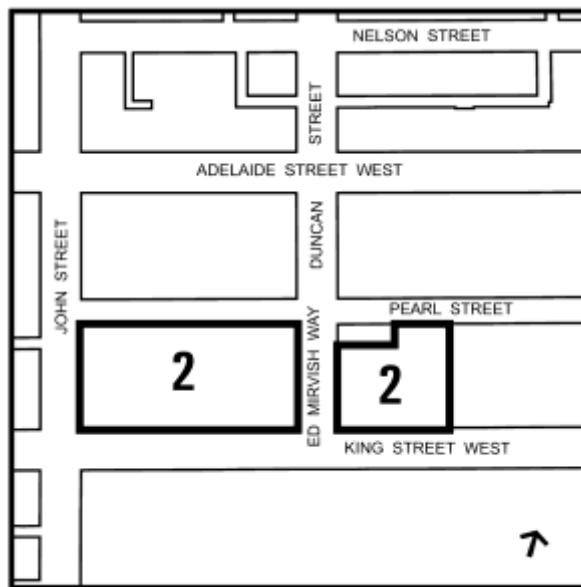
AMENDMENT NO. 272 TO THE OFFICIAL PLAN

**LANDS MUNICIPALLY KNOWN AS
260 - 270 KING STREET WEST AND 274 - 322 KING STREET WEST**

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

1. Chapter 6, Section 16, (King-Spadina Secondary Plan) is amended by adding immediately following Subsection 13.1, Site and Area Specific Policy No. 2 as follows:

"13.2 260 - 270 King Street West and 274 - 322 King Street West

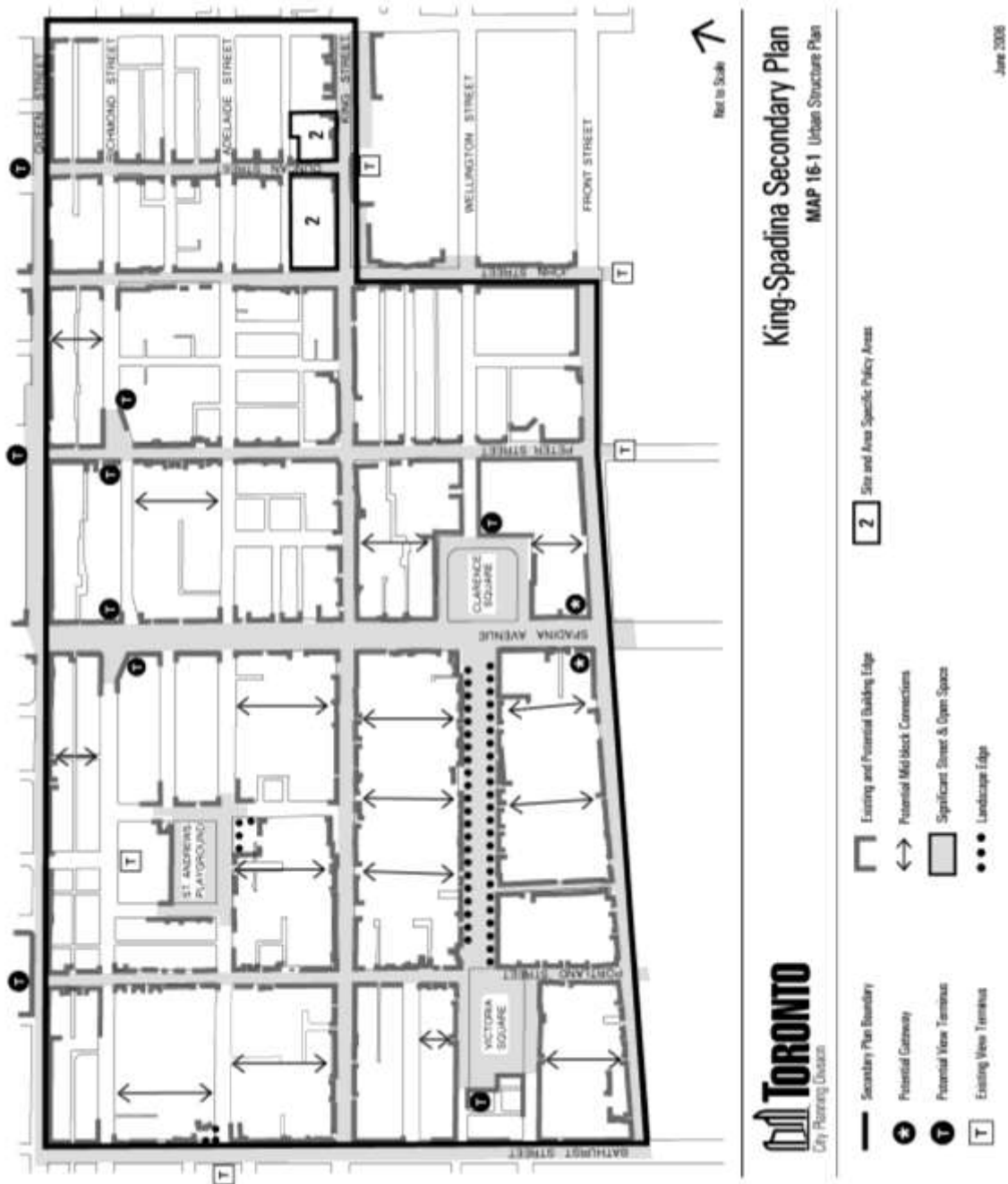


For the lands known in 2013 as 260 - 270 King Street West and 274 - 322 King Street West, as shown on the above map and, for assistance, also identified on Map 16-1 Urban Structure Plan as Site and Area Specific Policy 2:

- (a) This site specific policy is intended to guide and shape development and redevelopment and private investment within the 260 - 270 King Street West lands and the 274 - 322 King Street West lands to ensure they recognize and continue the historic commitment and dedication to the performing arts and the cultural evolution of this King Street West segment and the broader area. Uses that strengthen and enhance the cultural activity and significance of the area will be encouraged. The public realm abutting these lands will be improved and expanded to enhance the special and unique "Theatre Row" along King Street West Corridor and to provide a linear linkage to complement the Cultural Corridor emerging along John Street. This will be achieved by:
 - (i) protecting the heritage value of the Royal Alexandra Theatre by securing and registering a heritage easement agreement;

- (ii) maintaining and recognizing the cultural value and significance of the Princess of Wales Theatre by supporting its potential designation under the *Ontario Heritage Act*;
 - (iii) protecting the heritage value of the Eclipse Whitewear Company Building (322 King Street West) and the Anderson Building (284 King Street West) by securing and registering heritage easement agreements over the building and façade respectively;
 - (iv) providing an art gallery of not less than 860 square metres, to be open to the public and compliment the John Street Cultural Corridor;
 - (v) providing space for the Ontario College of Art and Design University of not less than 1,990 square metres to further complement the evolving arts and culture activities of the area;
 - (vi) incorporating streetscape improvements along King Street West and John Street to provide a linear linkage between the Royal Alexandra and Princess of Wales Theatres and other contributing arts and cultural uses on the lands, to the John Street Cultural Corridor;
 - (vii) creating a public realm focus on Ed Mirvish Way and King Street West; and
 - (viii) providing a substantive amount of non-residential floor area to complement and enhance the creative and cultural uses in the area.
- (b) Two tall buildings shall be permitted on these lands: one having a maximum building height of 305 metres, inclusive of mechanical (92 storeys) located on the west side of Ed Mirvish Way; and, one having a maximum building height of 275 metres, inclusive of mechanical (82 storeys) located on the east side of Ed Mirvish Way.
- (c) The maximum total density of these lands shall be 18.1 FSI, with a maximum total residential gross floor area of 138,100 square metres and a minimum total non-residential gross floor area of 35,300 square metres.
- (d) The architectural design of each such building should be unique and of high quality; and, it should distinguish and contribute to the cultural character and heritage of the area. The treatment of the building bases and the exterior materials of each building should be distinct. The high quality of architecture, design and building materials will be secured by the City in an agreement under section 37 of the *Planning Act* and in the associated site plan agreements.
- (e) The retention, maintenance and use of the heritage building and facades to be conserved shall be secured by the City in appropriate legal agreements.

- (f) Site plan approval may be required concurrently with any approvals of zoning amendments or variances to secure the architectural features and building materials.
 - (g) HOLDING (H) SYMBOL - The policies of Chapter 5.1.2 of the Official Plan regarding section 36 of the *Planning Act* shall apply to these lands with the addition of the following: In order to ensure that development will include the heritage conservation measures and architectural features and building materials and the associated agreements noted in this Site and Area Specific Policy 2, any implementing zoning by-law(s) may define and incorporate a holding (h) symbol pursuant to section 36 of the *Planning Act*. When an implementing zoning by-law incorporates a holding (h) symbol, it will specify uses, including the built form and density, that are permitted while the lands remain subject to the holding (h) symbol and incorporate the conditions that must be satisfied prior to removal of the holding symbol. The conditions to be met or secured to the City's satisfaction prior to the removal of the holding (h) symbol may include, in addition to the matters set out in the policies of Chapter 5.1.2 of the Official Plan, the execution and registration of an agreement under section 37 of the *Planning Act*, heritage easement agreements and site plan agreements securing the above matters."
2. Map 16 - 1, Urban Structure Plan in the King-Spadina Secondary Plan, is amended to show the lands known in 2013 as 260 - 270 King Street West and 274 - 322 King Street West as Site and Area Specific Policy Area Number 2, as shown on the below map.



June 2006