

Authority: Toronto and East York Community Council Item TE11.2, as adopted by City of Toronto Council on November 3 and 4, 2015

CITY OF TORONTO

BY-LAW No. 1175-2015

To adopt Amendment No. 297 to the Official Plan for the City of Toronto for the lands bounded by John Street to the west, Adelaide Street West to the north, Duncan Street to the east and Pearl Street to the south.

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. 297 to the Official Plan is adopted pursuant to the *Planning Act*, as amended.

Enacted and passed on November 4, 2015.

Frances Nunziata,
Speaker

Ulli S. Watkiss,
City Clerk

(Seal of the City)

**AMENDMENT NO. 297 TO THE OFFICIAL PLAN FOR THE LANDS BOUNDED BY
JOHN STREET TO THE WEST, ADELAIDE STREET WEST TO THE NORTH,
DUNCAN STREET TO THE EAST AND PEARL STREET TO THE SOUTH**

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 the following Site and Area Specific Policy 3 to sub-section 13 for the lands bounded by John Street to the west, Adelaide Street West to the north, Duncan Street to the east and Pearl Street to the south as follows:

3. Lands bounded by John Street to the west, Adelaide Street West to the north, Duncan Street to the east and Pearl Street to the south

A maximum of three new tall buildings shall be permitted on the lands as indicated by stars on Map 1.

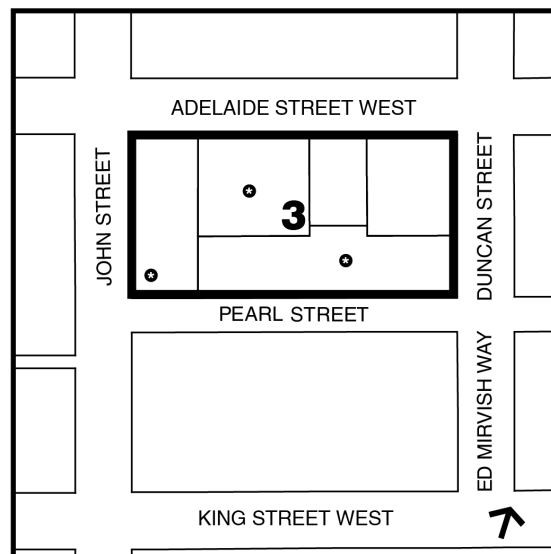
A separation distance between towers of 20 metres or greater must be provided, measured from the exterior wall of the buildings, excluding balconies. The tower floorplates of these buildings also must not exceed 700 square metres.

All towers on the block must be less than 157 metres in height, including all mechanical elements.

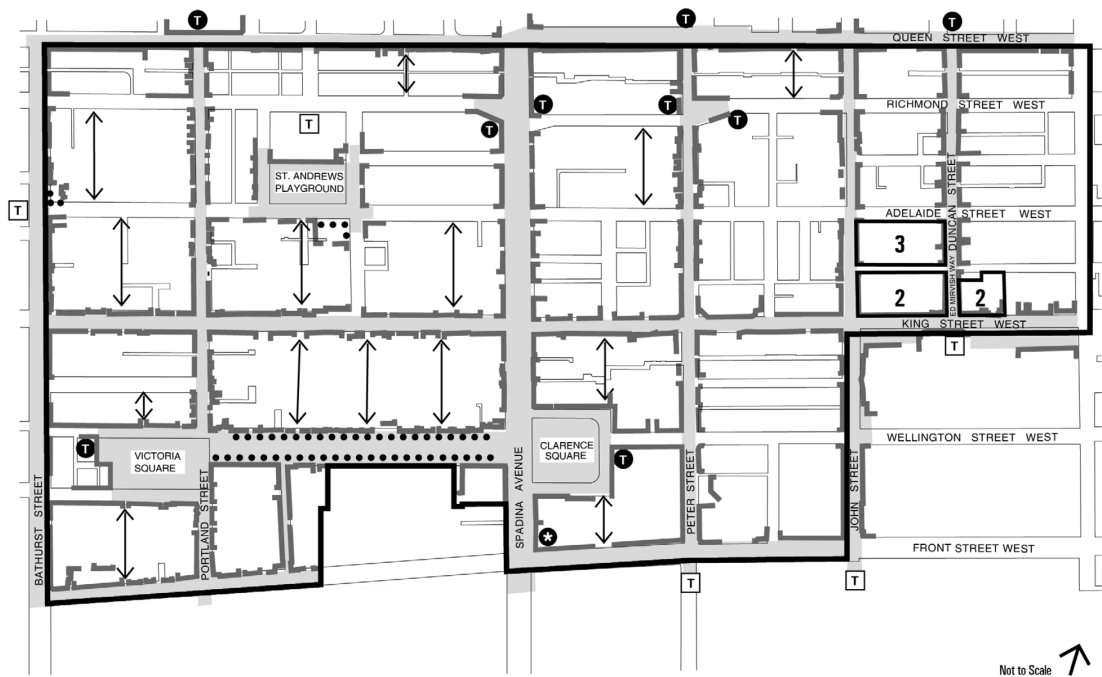
Development should respect and reinforce the heritage character of the block and contribute to public realm improvements on the block.

2. Map 16-1, King-Spadina Secondary Plan Map, Urban Structure Plan, is amended to show the lands bounded by John Street to the west, Adelaide Street West to the north, Duncan Street to the east and Pearl Street to the south shown on the attached Map 2 as Site and Area Specific Policy No. 3.

Map 1



Map 2



King-Spadina Secondary Plan
MAP 16-1 Urban Structure Plan

- | | | |
|-------------------------|--------------------------------------|-------------------------------------|
| Secondary Plan Boundary | Existing and Potential Building Edge | Site and Area Specific Policy Areas |
| Potential Gateway | Potential Mid-block Connections | Site and Area Specific Policy Area |
| Potential View Terminus | Significant Street & Open Space | |
| Existing View Terminus | Landscape Edge | |

October 2015