

## **260 King Street East (including the entrance addresses at 254, 256 and 266 King Street East, 427 and 435 Adelaide Street East, and 157 Princess Street) - Upcoming Report**

**Date:** February 7, 2018

**To:** Toronto Preservation Board

**From:** Acting Chief Planner and Executive Director, City Planning Division

**Wards:** 28 - Toronto Centre-Rosedale

### **SUMMARY**

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The purpose of this report is to advise the Toronto Preservation Board (TPB) that a full report related to these properties will be forthcoming from the City Solicitor to the TPB meeting of March 22, 2018. The report will address a development proposal that has been refused by City Council and is now under appeal to the Ontario Municipal Board.

### **FINANCIAL IMPACT**

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There are no financial implications resulting from the adoption of this report.

### **DECISION HISTORY**

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The property at 260 King Street East was designated under Part IV, Section 29 of the *Ontario Heritage Act* on October 3, 1988 by By-law 855-88.

At its meeting of December 9 and 10, 2015, City Council adopted with amendments TE12.11: "Designation of the St. Lawrence Neighbourhood Heritage Conservation District under Part V of the *Ontario Heritage Act*":

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2015.TE12.11>

The Heritage Conservation District (HCD) Plan identifies the buildings at 260 King Street East by the entrance addresses of 254 King (which includes the entrance address at 157 Princess Street), 256 and 266 King, and 427 and 435 Adelaide Street East as contributing heritage properties. The proposed HCD Plan is currently under appeal to the Ontario Municipal Board and the owner of the site is one of the appellants.

At its meeting of January 31, 2017 Toronto City Council adopted a report from the Chief Planner and Executive Director, City Planning Division, "254-266 King Street East, 427-435 Adelaide Street East and 157 Princess Street - Zoning Amendment Application – Refusal Report" and in so doing refused an application to amend the City of Toronto Zoning By-Law to allow for the construction of a mixed used development on the subject property. The proposed development involved the demolition of the buildings with the entrance addresses of 266 King Street East, 427 and 435 Adelaide Street East, and 157 Princess Street, and the retention of portions of the buildings with the entrance addresses of 254 and 256 King Street East:

<http://www.toronto.ca/legdocs/mmis/2017/te/bgrd/backgroundfile-99364.pdf>

At its meeting of April 26, 2017, Toronto City Council adopted a report from the Chief Planner and Executive Director, City Planning Division, "Amendment of Designating By-law - 260 King Street East" and in so doing, amended former City of Toronto By-law 855-88 designating the property at 260 King Street East under Part IV, Section 29 of the *Ontario Heritage Act* to update and revise the Reasons for Designation and the legal description to include the additional buildings on the property with the entrance addresses of 266 King Street East (North and South Buildings) and 427 and 435 Adelaide Street East:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2017.TE23.22>

The owner of the site has appealed the amendment to the designation to the Conservation Review Board.

## **COMMENTS**

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Further information has been received with regard to this matter which has resulted in the need for direction from City Council, in consultation with the Toronto Preservation Board. A report from the City Solicitor, outlining this information will be brought forward to the March 22, 2018 meeting of the TPB.

## **CONTACT**

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## **SIGNATURE**

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