

Derin Abimbola

From: Noskiewicz, Mark <mnoskiewicz@goodmans.ca>
Sent: March 25, 2019 3:00 PM
To: Ray Kallio; Derin Abimbola
Cc: Benedetti, Anne
Subject: OPA365/OPA 368 - Terms of Settlement
Attachments: Revised OPA 365.pdf; Revised OPA 368.pdf

Without Prejudice

Ray and Derin,

We are writing to confirm the terms of settlement between the City and our clients: First Capital (Ontario) Corporation, Starbank Developments 350 Corp. and 334 Bloor West Limited.

We are attaching the proposed modifications to OPA 365 and OPA 368. As discussed, they include the following modifications:

- OPA 365:
 - 1)iii)b: revisions to replace “of 25 storeys” with “**in the range of 35 to 38 storeys**”.
 - 1)iii)e: revisions to replace reference to “southeast” and “southwest” corners to “**northeast**” and “**northwest**” corners, and to add the word “**further**” before the word “intrude” (to be consistent with the reference to “further intrusion” in OPA 368).
- OPA 368
 - 1. revisions to replace reference to “southeast” and “southwest” corners to “**northeast**” and “**northwest**” corners.

We understand that you will be recommending this settlement to City Council at its meeting of March 27, 2019. We also understand that these settlement terms have been approved and are supported by the three ratepayer parties: Huron- Sussex Residents Organization, Harbour Village Residents’ Association and Annex Residents’ Corporation. Upon City Council endorsing and approving the settlement on these terms, there will be a binding settlement between the City, our clients and the three ratepayer parties, which will be presented to the LPAT on Thursday, March 28 as follows:

- The City will lead evidence in support of the partial approval of the modified OPA 365 (Clauses 1)iii)b and e as modified) and the modified OPA 368, as detailed above, and our clients and the ratepayer parties will support these modifications to OPA 365 and OPA 368.

We would appreciate it if you could keep us up to date on your settlement discussions with U of T, particularly with respect to any further modifications to OPA 365 and OPA 368 that might emerge. We would also appreciate it if you could provide us with a copy of your report to Council, and inform us once Council has dealt with this matter.

Thank you,

Mark and Anne

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***** Attention *****

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Authority: Toronto and East York Community Council Item TE21.1, as adopted by City of Toronto Council on January 31, 2017

CITY OF TORONTO

BY-LAW 245-2017

To adopt Amendment 365 to the Official Plan for the City of Toronto respecting the lands on the north side of Bloor Street West, between St. George Street and Walmer Road, known municipally in the year 2016 as 262-360 Bloor 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 365 to the Official Plan is adopted pursuant to the *Planning Act*, as amended.

Enacted and passed on March 9, 2017.

Frances Nunziata,
Speaker

Ulli S. Watkiss,
City Clerk

(Seal of the City)

AMENDMENT 365 TO THE OFFICIAL PLAN

**LANDS MUNICIPALLY KNOWN IN THE YEAR 2016 AS
262-360 BLOOR STREET WEST**

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

1. Chapter 7, Site and Area Specific Policy No. 334, Bloor Street West, between Avenue Road and Bathurst Street is revised as follows:

Site and Area Specific Policy No. 334, Section c) iii) is deleted and replaced as follows:

iii) Spadina Node

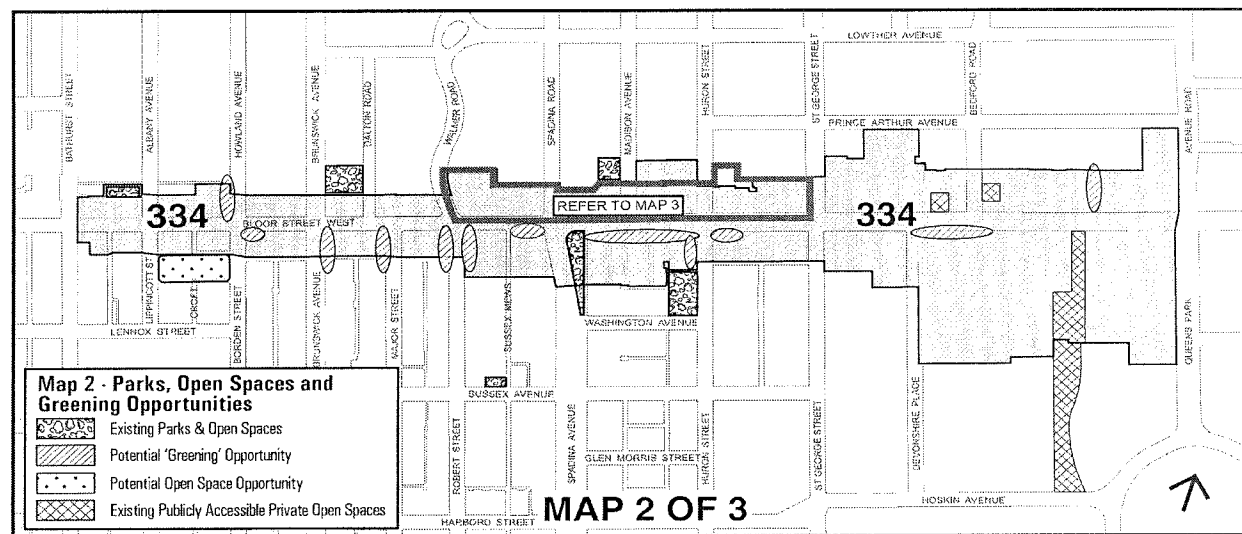
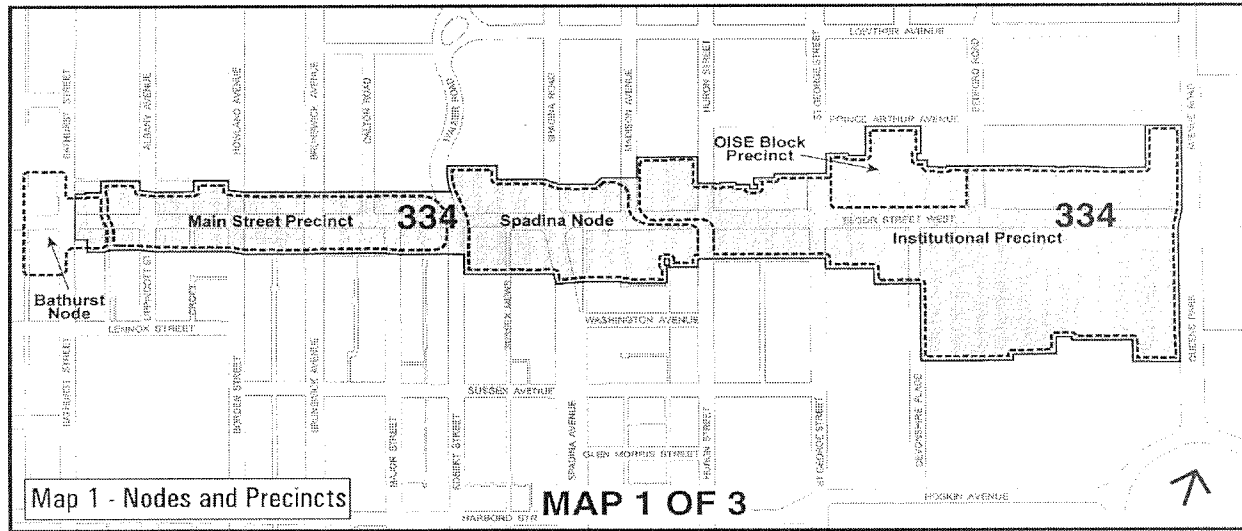
The Spadina Node is located on Bloor Street West between Walmer Road and Madison Avenue. It includes a key multi-modal transit hub where it is appropriate to accommodate intensification. Development within the Spadina Node will provide a distinction between the Institutional Precinct to the east and the Main Street Precinct to the west. The streetwall of new buildings will be articulated to reflect the fine-grain retail character of the Main Street Precinct.

New development within the Spadina Node on the north side of Bloor Street West shall be consistent with the following development criteria:

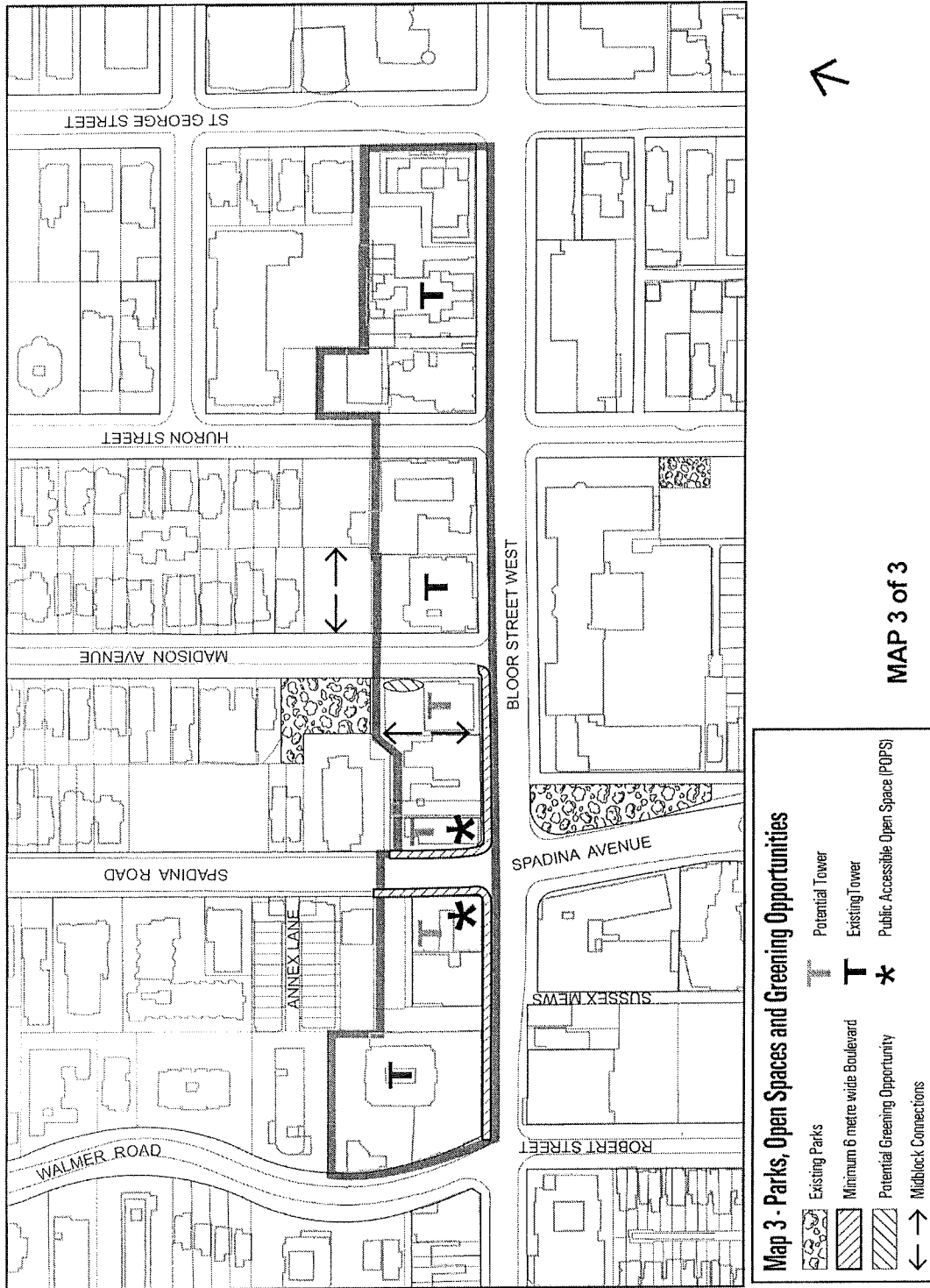
- a. The height peak of the Spadina Node will be at the northeast and northwest corners of Bloor Street West and Spadina Road;
- b. The properties within the height peak (328-332 Bloor Street West and 342-350 Bloor Street West) are permitted to have a maximum height ~~of 25 storeys~~; in the range of 35 to 38 storeys
- c. The properties adjacent to the height peak (360 Bloor Street West to the west of Spadina Road and 316 Bloor Street West to the east of Spadina Road) will have a maximum height of 20 storeys and provide a downward transition in height away from the peak to properties west of Walmer Road and east of Madison Avenue;
- d. A minimum tower separation distance of 25 metres is required between existing and proposed tall buildings;
- e. A view corridor analysis ~~must~~ ^{further} be submitted to the satisfaction of the Chief Planner and Executive Director, City Planning demonstrating that any new development does not intrude into the silhouette view against the sky above the spires and the east and west wing ridgeline of Knox College in its entirety, as shown in Official Plan Map 7B, the identified view of Knox College from the public realm is taken from the ~~southeast and southwest~~ ^{northeast and northwest} corners of College Street and Spadina Avenue;

- f. Any new development between Madison Avenue and Spadina Road shall:
 - i. include a view terminus at the northeast corner of Bloor Street West and Spadina Road consisting of landmark architecture and design that emphasizes the offset alignment of Spadina Avenue and Spadina Road to enhance the public realm at this intersection;
 - ii. include a mid-block pedestrian connection between Paul Martel Park and Spadina Road;
 - iii. adequately limit shadow impact on Paul Martel Park; and
 - iv. not include blank walls facing Paul Martel Park nor any adjacent Heritage Conservation District (HCD);
- g. New development will create pedestrian and/or visual connections where possible between Paul Martel and Matt Cohen Parks to maintain and enhance Matt Cohen Park as a neighbourhood focal point;
- h. New development will be designed to provide an appropriate transition in scale to minimize any visual or massing impacts on both the Madison Avenue HCD, low rise *Mixed Use Areas* north of the Bloor Corridor and the residential *Apartment Neighbourhoods* on Walmer Road;
- i. Through the development application review process, the City shall secure publicly accessible open spaces, widened sidewalks and mid-block connections (Refer to Map 3); and
- j. New development will use shared service areas within development blocks including public and private lanes, driveways and service courts.

Maps 1 and 2 of Site and Area Specific Policy No. 334 are deleted and replaced as follows:



Map 3 is added to Site and Area Specific Policy No. 334, Section e) as follows:



Authority: Toronto and East York Community Council Item TE21.1, as adopted by City of Toronto Council on January 31, 2017

CITY OF TORONTO

BY-LAW 246-2017

**To adopt Amendment 368 to the Official Plan for the City of Toronto,
respecting Knox College [H].**

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

Enacted and passed on March 9, 2017.

Frances Nunziata,
Speaker

Ulli S. Watkiss,
City Clerk

(Seal of the City)

AMENDMENT 368 TO THE OFFICIAL PLAN

AMENDMENT TO OFFICIAL PLAN AMENDMENT 199
HERITAGE POLICY A.5 REGARDING KNOX COLLEGE [H]

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

1. Heritage Policy A.5 regarding the former Knox College is deleted and replaced as follows:

The Knox College building at 1 Spadina Crescent is a prominent Toronto landmark since its construction in 1875 and an excellent example of a High Victorian Gothic style college building. The views from the public realm at the ~~southeast~~ and ~~southwest~~ corners of College Street and Spadina Avenue as identified on Official Plan Map 7B (Identified Views from the Public Realm) will include **the prevention of any further intrusion into the silhouette view against the sky above the spires and the east and west wing ridgeline of Knox College in its entirety.** The views from the identified public realm of College Street to and **beyond Knox College in its entirety will be conserved.**

