

260-270 and 274-322 King Street West – Official Plan and Zoning By-law Amendment Application – Decision Report – Approval

Date: October 3, 2025

To: Toronto and East York Community Council

From: Director, Community Planning, Toronto and East York District

Ward: 10 - Spadina-Fort York

Planning Application Number: 25 183702 STE 10 OZ

SUMMARY

This report recommends approval of the application to amend the Official Plan and Zoning By-law; to permit an increase in residential gross floor area and a reduction in non-residential gross floor area within the Gehry Forma development previously approved at 260-270 King Street West (East Block) and 274-322 King Street West (West Block). The proposal is to permit residential uses within the base building of the proposed West Block building, currently approved for non-residential uses.

The site was the subject of a previous Official Plan Amendment application approved by Council in 2014 and a previous Zoning By-law Amendment application approved by the Ontario Municipal Board (OMB) in 2014 with the final order issued by the OMB in 2017 bringing the amending Zoning By-law into force and effect (By-law 1480-2017).

The previous approvals permitted two new mixed-use buildings designed by architect Frank Gehry at 260-270 and 274-322 King Street West (the East Block and West Block buildings). A total gross floor area of 174,000 square metres was permitted on the site, including a maximum residential gross floor area of 138,100 square metres and a minimum non-residential gross floor area of 35,300 square metres, with the floor area permissions distributed between the East and West Blocks. The East Block is currently under construction. No changes are proposed to the previously approved heights, building envelopes or setbacks of the buildings on either the East or West Blocks and no changes are proposed to the overall gross floor area permitted on the site.

RECOMMENDATIONS

The Director, Community Planning Toronto and East York District recommends that:

1. City Council amend the Official Plan for the lands municipally known as 260-270 and 274-322 King Street West substantially in accordance with the draft Official Plan Amendment included as Attachment 14 to this Report.
2. City Council amend Zoning By-law 438-86 for the lands municipally known as 260-270 and 274-322 King Street West substantially in accordance with the draft Zoning By-law Amendment included as Attachment 15 to this Report.
3. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Official Plan Amendment and draft Zoning By-law Amendment(s) as may be required.
4. City Council require the owner of the lands at 260-270 and 274-322 King Street West to enter into and register on title an amending Section 37 Agreement which would amend the July 26, 2017 Section 37 Agreement registered as Instrument AT4755091 to the satisfaction of the City Solicitor and the Executive Director, Development Review, in consultation with the Ward Councillor. The following will be secured through the amended Section 37 Agreement:
 - a. a financial contribution to the City in the amount of \$250,000, allocated to streetscape improvements within the vicinity of the site, to be provided prior to the issuance of the first above-grade building permit for the new West Block building, to be indexed upwardly in accordance with the Statistics Canada Construction Price Index for Toronto from the date Council adopts the Zoning By-law Amendment to the date the payment is made; and
 - b. all previously secured items with the exception of requirements related to Festival Square enhancements.

FINANCIAL IMPACT

The Development Review Division confirms that there are no financial implications resulting from the recommendations included in this report in the current budget year or in future years.

DECISION HISTORY

At its meeting of July 8, 9, 10 and 11, 2014 City Council approved a City-initiated Official Plan Amendment (OPA No. 272) to permit two tall buildings at 260-270 (East Block) and 274-322 (West Block) King Street West and established criteria for the development of the lands, including among other matters, the retention of heritage resources, maximum

building heights and residential and non-residential gross floor area permissions for the overall site. Council also directed that City staff attend the Ontario Municipal Board (OMB) hearing in support of a zoning by-law amendment application for the proposed mixed-use development. The decision document can be found here:
<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2014.TE33>.

At its meeting of August 25, 26 and 27, 2014 Council enacted a by-law to designate the property at 300 King Street West (Princess of Wales Theatre) under Part IV, Section 29 of the Ontario Heritage Act, and a by-law providing for the City to enter into Heritage Agreements with the owner of the properties at 260 (Royal Alexandra Theatre), 284 (Anderson Building) and 322 (Eclipse Whitewear Building) King Street West. The decision document can be found here:
<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2014.TE34.41>

On October 2, 2014, the OMB deemed OPA 272 to be in force as of September 23, 2014 and approved a zoning by-law amendment for the lands subject to conditions. On July 28, 2017 the OMB issued its final order on the Zoning By-law Amendment application bringing the Zoning By-law (By-law 1480-2017) into full force and effect.

A Section 37 Agreement was secured through site specific Zoning By-law 1480-2017 and includes the following:

A financial contribution of \$2,500,000 towards capital improvements to affordable housing in what was then Ward 20, community services and facilities in the King-Spadina Secondary Plan area and surrounding area, the John Street revitalization project and public art; and

- Public realm enhancements.

The following matters were also secured in the Section 37 Agreement as a legal convenience to support the development:

- Space for OCAD University within the new development;
- A new art gallery within the West Block;
- A minimum of 10% of dwelling units as 3-bedroom units;
- Requirements in relation to the conservation of heritage resources; and
- Requirements in relation to future site plan applications including construction management plans.

At its meeting on January 31, 2017, Council approved a Part Lot Control Exemption application and, on April 28, 2017, enacted Part Lot Control Exemption By-law 424-2017 for the lands. The decision document can be found here:
<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2017.TE21.2>

At its meeting of May 24, 25, 25 and 26, 2017 Council approved alterations to designated properties at 284 King Street West (Anderson Building) and 322 King Street West (Eclipse Whitewear Building) and authorized amendments to Heritage Easement Agreements and demolition of heritage properties at 266 King Street West (Reid

Building) and 276 King Street West (EW Gillett Building). The decision document can be found here:

<https://secure.toronto.ca/council/agenda-item.do?item=2017.TE24.11>

At its meeting on September 29, 2021, the Committee of Adjustment approved a Minor Variance application providing for variances to the zoning by-law to address minor changes to the proposal.

At its meeting on March 9, 2022, Council approved a Part Lot Control Exemption Extension Application, and enacted Part Lot Control Exemption Extension By-law 161-2022 for the lands. The decision document can be found here:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2022.TE31.13>

At its meeting on December 14 and 15, 2022 Council approved a Zoning By-law Amendment application to lift the Holding Symbol from the lands. The decision document can be found here: <https://secure.toronto.ca/council/agenda-item.do?item=2023.TE1.1>

THE SITE AND SURROUNDING LANDS

Description

The site is situated on the north side of King Street West, east of John Street. It includes two blocks situated east and west of Ed Mirvish Way (West and East Blocks). The West Block includes all properties in the block bounded by John Street, Ed Mirvish Way, Pearl Street and King Street West. The East block includes two parcels on the east side of Ed Mirvish Way. Overall the site (West and East Blocks) has an area of 9,600 square metres. See Attachment 1 for the Location Map.

Existing Uses

The West Block is currently occupied with four buildings, the Eclipse Whitewear Building (322 King Street West), the Princess of Wales Theatre (300 King Street West), the Anderson Building (284 King Street West) and the EW Gillett Building (274 King Street West), all designated under Part IV of the Ontario Heritage Act. Existing approvals permit the demolition of the EW Gillett Building and alterations to the Anderson Building and construction of a 92-storey mixed-use building at 274 and 276 King Street West. Existing approvals also provide for a new art gallery within the West Block, which will be located within the Eclipse Whitewear building.

The East Block contains two parcels. This includes the parcel at the northeast corner of Ed Mirvish Way and King Street West where the new East Block building (Forma) is currently under construction, and the Royal Alexandra Theatre adjacent to the east (260 King Street West). Existing approvals require space for OCAD University with new development and this space is proposed within the new East Block building. The Royal Alexandra Theatre is designated under Part IV of the Ontario Heritage Act.

Surrounding Uses

North: A 48-storey mixed-use building at the northeast corner of John Street and Pearl Street (PJ Condos), and 4 to 6-storey mixed-use buildings on either side of Ed Mirvish Way. A 58-storey mixed-use building is approved for the properties at 150-158 Pearl Street and 15 Duncan Street and a 48-storey mixed-use building is approved at 14 Duncan Street.

South: David Pecault Square, Metro Hall and Roy Thompson Hall.

East: A 47-storey mixed-use building (Theatre Park). Farther east are three warehouse buildings (212 - 220 King Street West) currently approved for a 80-storey mixed-use development.

West: A 42-storey mixed-used building containing the Festival tower condominium and the Toronto International Film Festival (TIFF) headquarters.

THE APPLICATION

Description

The application proposes changes to the mix of uses within the base building of the West Tower building previously approved on the West Block. Specifically, the application proposes to permit residential uses within Levels 2 to 10 of the West Tower base building currently approved for non-residential uses (office). Retail uses would remain on the ground floor of the proposed new West Block building. As the gross floor area permissions apply to the entire site (East and West Blocks), changes to the West Block permissions impact the permissions for the overall site. Reductions to vehicle parking and loading are also proposed for the new West Block building.

No changes are proposed to the building heights, building envelopes or setbacks for either the new East or West Block buildings, and no changes are proposed to the density or total gross floor area permissions for the overall site, or for either the East or West Blocks.

Table 1: Summary of Application Revisions

	Approved Proposal	Proposed Revisions
Buildings	2 new towers West and East Blocks	2 new towers West and East Blocks
Building Heights - Storeys (metres) - West Tower - East Tower	92 (305) 82 (275)	92 (305) 82 (275)
Total Gross Floor Area (GFA) (m ²)	174,000	174,000

	Approved Proposal	Proposed Revisions
- West Block - East Block	112,000 62,000	112,000 62,000
Total Residential GFA (m²) (maximum) - West Block - East Block	138,100 83,124 54,976	156,500 101,160 54,976
Total Non-Residential GFA (m²) (minimum) - West Block - East Block	35,300 25,100 6,719	17,558 10,839 6,719
Total Dwelling Units - West Tower - East Tower	2,034 1,170 864	2,268 1,404 864
Vehicle Parking - West Tower - East Tower	216 155	100 155
Bicycle Parking - West Tower - East Tower	1,221 839	1,408 839
Loading Spaces - West Tower - East Tower	3 3	2 3

Density

The proposal has a density of 18.1 times the area of the site (West and East Blocks).

West Block Residential Component

The proposal includes 1,404 dwelling units in the West Block building, including 134 studio (10%), 695 one-bedroom (50%), 432 two-bedroom (30%), and 143 three-bedroom units (10%).

West Block Non-Residential Component

Overall a total of 10,839 square metres of non-residential floor area is proposed on the West Block. This includes 710 square metres of retail floor area proposed in the new West Tower building, 4,423 square metres within the existing Eclipse Whitewear building, and 5,706 square metres within the existing Princess of Wales Theatre.

West Block Access, Parking and Loading

The proposal includes a minimum of 100 vehicular parking spaces for the new West Block building, including 54 resident spaces, 40 visitor and non-residential use spaces, and 6 car-share spaces, and including 11 accessible parking spaces. Resident parking is proposed within a six-level garage below the new West Block building, with access proposed via Pearl Street. Non-resident parking is proposed within the existing parking garage below the Princess of Wales Theatre, with access proposed via the existing driveway from John Street.

Two loading spaces are proposed on the ground floor of the West Block building, including one Type C and one Type G space. Access to loading is proposed from Pearl Street.

A total of 1,408 bike parking spaces are proposed, including 1266 long-term and 142 short-term spaces.

Additional Information

See Attachments 1-10, of this Report for the Location Map, Application Data Sheet, site plan, ground floor plan, elevations, and 3D massing views of the proposal. Detailed project information including all plans and reports submitted as part of the application can be found on the City's Application Information Centre at: www.toronto.ca/276KingStW.

Reasons for Application

Official Plan and Zoning By-law amendments are required to permit an increase in the residential gross floor area and a reduction in the minimum non-residential gross floor area for the West Block and for the combined site (both the West and East Blocks). A zoning by-law amendment is also required to permit a reduction in the vehicle parking and loading requirements for the new West Block building.

Site Plan Application

A site plan application (16 134596 STE 20 SA) was submitted in 2016 and a Notice of Approval Conditions was issued on January 24, 2023 for both the new East and West Block buildings. The Site Plan Agreement provides for phasing of development with the new East Block building as Phase 1 and the new West Block building as Phase 2. The first phase of the development, the new East Block building, is currently under construction. Prior to any building permits being issued for the new West Block buildings a revised Notice of Approval Conditions would be required to reflect the changes proposed in this application.

APPLICATION BACKGROUND

A pre-application consultation (PAC) meeting was held on August 13, 2024. The application was submitted on July 7, 2025 and deemed complete on July 21, 2025 satisfying the City's minimum application requirements. The reports and studies

submitted in support of this application are available on the Application Information Centre www.toronto.ca/276KingStW.

Agency Circulation Outcomes

The application has been circulated to all appropriate agencies and City Divisions. Responses received have been used to assist in evaluating the application and to formulate appropriate Official Plan amendments and Zoning By-law amendments.

POLICY & REGULATION CONSIDERATIONS

Provincial Land-Use Policies

All decisions of Council in respect of the exercise of any authority that affects a planning matter shall be consistent with the Provincial Planning Statement (2024), and shall conform to provincial plans.

Official Plan

The site is designated Regeneration Areas in the Official Plan. See Attachment 11 of this report for the Official Plan Land Use Map. Regeneration Areas permit a broad mix of commercial, residential, light industrial, parks and open space uses, institutional, live/work and utility uses intended to support reinvestment, promoting jobs and housing.

The site is situated within the St. Andrew and Osgoode Protected Major Transit Station Areas. A minimum Floor Space Index (FSI) of 6 times the area of the lot applies to the site.

Downtown Secondary Plan

The site is designated Mixed Use Areas 1 - Growth in the Downtown Secondary Plan. A range of residential, commercial, institutional and parks and open space uses are permitted within Mixed Use Areas 1 - Growth. The policies permit a variety of building types in Mixed Use Areas 1 including tall buildings. The Plan also encourages retaining non-residential uses within new mixed-use developments.

King-Spadina Secondary Plan

The site is designated Mixed Use Areas 1 in the King-Spadina Secondary Plan. A range of residential, commercial, institutional, and parks and open space uses are permitted within Mixed Use Areas 1. See Attachment 12 of this report for the King-Spadina Secondary Plan Land Use Map.

King-Spadina Secondary Plan - Site and Area Specific Policy 2 (SASP 2)

The site is subject to Site and Area Specific Policy 2 of the King-Spadina Secondary Plan (SASP 2). The policies of the SASP are intended to ensure that existing and new development on the site recognizes and continues the historic commitment and dedication to the performing arts and the cultural evolution of this portion of King Street

West and the broader area. The policies of the SASP provide for the retention of the Princess of Wales and Royal Alexandra Theatres and the protection of their heritage values, the protection of the heritage value of the Eclipse Whitewear Building and the Anderson Building façade, and provide for a new art gallery and space for OCAD University within new development on the site. Public realm objectives focus on improvements to King Street West and Ed Mirvish Way.

The SASP also permits two new tall buildings on the site (West and East Blocks) and provides that the design of each new building be unique and high quality to distinguish and contribute to the cultural character and heritage of the area. SASP 2 includes gross floor area permissions for the site with a maximum density permission of 18.1 times the area of the total site.

King Spadina Heritage Conservation District

The site is located within the King-Spadina Heritage Conservation District (KSHCD) and therefore is designated under Part V of the Ontario Heritage Act. The four buildings currently occupying the West Block are also designated under Part IV of the Ontario Heritage Act and the Royal Alexandra Theatre situated on the East Block is designated under Part IV of the Ontario Heritage Act. The KSHCD provides for the retention of contributing buildings within the District. Previous approvals provide for the demolition of the EW Gillett building and the alteration of the Anderson building situated on the West Block, and the retention of the Eclipse Whitewear Buildings and Princess of Wales Theatre on the West Block and the retention of the Royal Alexandra Theatre on the East Block.

Zoning

The subject site is zoned Reinvestment Areas (RA) under former City of Toronto Zoning By-law 438-86. A wide range of residential and non-residential uses are permitted within the RA zone. Under the site-specific Zoning By-law Amendment for the site (By-law 1480-2017) two new buildings are permitted, a 92-storey (305 metres) building on the West Block and an 82-storey (275 metres) building on the East Block.

A total combined gross floor area of 174,000 square metres is permitted for the overall site (West and East Blocks) including a maximum of 138,100 square metres of residential gross floor area and a minimum of 35,300 square metres of non-residential gross floor area. On the West Block a total gross floor area of 112,000 square metres is permitted, including a maximum of 83,124 square metres of residential gross floor area and a minimum 25,100 square metres of non-residential gross floor area. On the East Block a total gross floor area of 62,000 square metres is permitted including a maximum of 54,976 square metres of residential floor area and a minimum of 6,719 square metres of non-residential gross floor area. The gross floor area permissions apply to all buildings within the two Blocks including existing buildings and new buildings permitted on the West and East Blocks.

See Attachment 13 of this report for the existing Zoning By-law Map.

Design Guidelines

The following [design guidelines](#) have been used in the evaluation of this application:

- Growing Up Guidelines for Children in Vertical Communities
- Retail Design Manual

Toronto Green Standard

The Toronto Green Standard (TGS) is a set of performance measures for green development. Applications for Zoning By-law Amendments, Draft Plans of Subdivision and Site Plan Control are required to meet and demonstrate compliance with Tier 1 of the TGS. Tiers 2 and above are voluntary, higher levels of performance with financial incentives (partial development charges refund). Tier 1 performance measures are secured on site plan drawings and through a Site Plan Agreement or Registered Plan of Subdivision.

PUBLIC ENGAGEMENT

Community Consultation

A Virtual Community Consultation meeting was held on September 10, 2025, hosted by Community Planning staff. Approximately 6 people participated, as well as the applicant and the Ward Councillor. At the meeting, City staff and the applicant gave presentations on the planning policies, development review process and the details of the proposal. Following the presentations, City staff led a question and comment period.

Comments and questions raised at the meeting included:

- Question regarding which new building would contain space for OCAD University.
- Question whether affordable housing would be included in the development.

Statutory Public Meeting Comments

In making their decision with regard to this application, Council members have an opportunity to hear the oral submissions made at the statutory public meeting held by Toronto and East York Community Council for this application, as these submissions are broadcast live over the internet and recorded for review.

COMMENTS

Provincial Planning Statement (PPS) 2024 and Provincial Plans

Staff's review of this application has had regard for the relevant matters of provincial interest set out in the Planning Act. Staff has reviewed the current proposal for consistency with the PPS (2024). Staff find the proposal consistent with the PPS (2024).

Land Use

The proposed residential and non-residential uses are permitted uses within the Regeneration Areas and Mixed use Areas designations within the Official Plan and Secondary Plans. While the application proposes a reduction in the non-residential uses within the base building of the new West Block building, there will continue to be approximately 10,840 square metres of non-residential floor area within the West Block. This includes the proposed retail uses with the new West Block building and the existing office, retail and theatre uses, as well as a future art gallery, in the other West Block buildings (Eclipse Whitewear and Princess of Wales Theatre). As well, non-residential uses will continue to be permitted within all levels of the base building for the new West Block building.

For the total site that includes the East Block, 17,558 square metres of non-residential uses will remain, including retail uses and space for OCAD University proposed within the new East Block building currently under construction, as well as the Royal Alexandra Theatre. The application is consistent with the policies of the Downtown and King-Spadina Secondary Plans that encourage the retention of non-residential uses with new development in the King-Spadina Secondary Plan area. The uses proposed with the overall site will continue to support the performing arts and enhance the cultural activity and significance of the area consistent with the policies of the King-Spadina Secondary Plan for this site.

Public Realm

Staff are satisfied that the proposal conforms to applicable public realm policies of the Official Plan and supports the policies of the King-Spadina Secondary Plan that provide for public realm enhancements focused on King Street West and Ed Mirvish Way. Streetscape enhancements are proposed for both the West and East Blocks and these have been secured through the previously approved Site Plan application. Curb realignments are proposed along portions of King Street West and Ed Mirvish Way to widen the boulevards and provide space for street trees, planters, and seating as well as spill out zones for retail activity. Along Ed Mirvish Way enhanced paving treatments and generous pedestrian zones provide opportunity for this street to be programmed for larger events or festivals.

The existing Section 37 Agreement provides for public realm enhancements to the open space on the north side of Metro Hall, at the southeast corner of John Street and King Street West (Festival Square). Much of this area is now proposed to be used as the play spaces for the relocated Metro Hall childcare centre that is currently under construction in the north portion of Metro Hall, impacting the previous proposal for enhancements to Festival Square. The applicant has agreed to reallocate this Section 37 contribution towards streetscape improvements in the area and this will be secured in an amended Section 37 Agreement.

Heritage Conservation

The new building permitted on the West Block will be situated in the area currently occupied with the EW Gillett (276 King Street West) and Anderson (284 King Street West) heritage buildings. In 2017 City Council approved the demolition of the EW Gillett building and approved alterations to the Anderson Building with its façade to be incorporated into the podium of the new West Tower building. No changes are proposed in the current application to the previous heritage approvals.

Heritage Planning staff have advised that they have no concerns with the proposal to change the uses within the base building of the West Block building. The Anderson Building façade will continue to be incorporated into the podium as previously approved.

Housing

The Official Plan directs that a full range of housing in terms of form, tenure and affordability be provided to meet the current and future needs of residents. This proposal would permit a total of 1,404 dwelling units within the new West Block building, with a unit mix that meets the requirements of the Downtown Secondary Plan and the Growing Up Guidelines.

Servicing

Engineering Review staff have evaluated the Functional Servicing and Stormwater Management Reports submitted in support of the application and have advised that there is sufficient storm water, sanitary and water servicing capacity for the increase in residential uses and decrease in non-residential uses proposed in the West Block building.

Traffic Impact

Transportation Review staff accept the conclusions of the Transportation Impact Study submitted in support of the application to evaluate traffic impacts of the proposal. The Impact Study indicates a reduction in traffic generated from the current proposal with the change in uses in the new West Block building, and anticipated traffic from the development can continue to be accommodated within the existing area road network.

Access, Vehicular and Bicycle Parking and Loading

Vehicular access to the new West Block building is proposed via two driveways from Pearl Street. Transportation Review staff have advised that, as previously approved, these driveways are generally acceptable for the proposed access functions for the new West Block building. Transportation Review staff accept the proposed supply of loading spaces including one Type C and one Type G loading space for the West Tower.

Transportation Review staff also accept the proposed supply of 100 parking spaces for the new West Block building, including 54 resident spaces, 40 visitor spaces and 6 car-share spaces, and including 11 accessible parking spaces; and 1,408 bicycle parking spaces, including 1,266 long-term and 142 short-term spaces.

Parkland

In accordance with Section 42 of the Planning Act, the owner is required to satisfy the parkland dedication requirement through cash-in-lieu. As per Toronto Municipal Code Chapter 415-29, the appraisal of the cash-in-lieu will be determined under the direction of the Executive Director, Corporate Real Estate Management. Additionally, the Toronto Municipal Code Chapter 415-28, requires that the payment be made prior to the issuance of the first above-ground building permit for the land to be developed.

Tree Preservation

Requirements and conditions related to tree removals, permits, and street tree planting have been secured through the previous Site Plan approval for both the new West and East Block buildings. Five street trees are proposed to be removed on the West Block and five street are proposed to be planted as replacement on the site.

CONTACT

Sue McAlpine, Senior Planner, Community Planning, Tel. No. (416) 392-7622, E-mail: Susan.Mcalpine@toronto.ca

SIGNATURE

A handwritten signature in black ink, appearing to read 'Cary Bowman', followed by a long horizontal flourish.

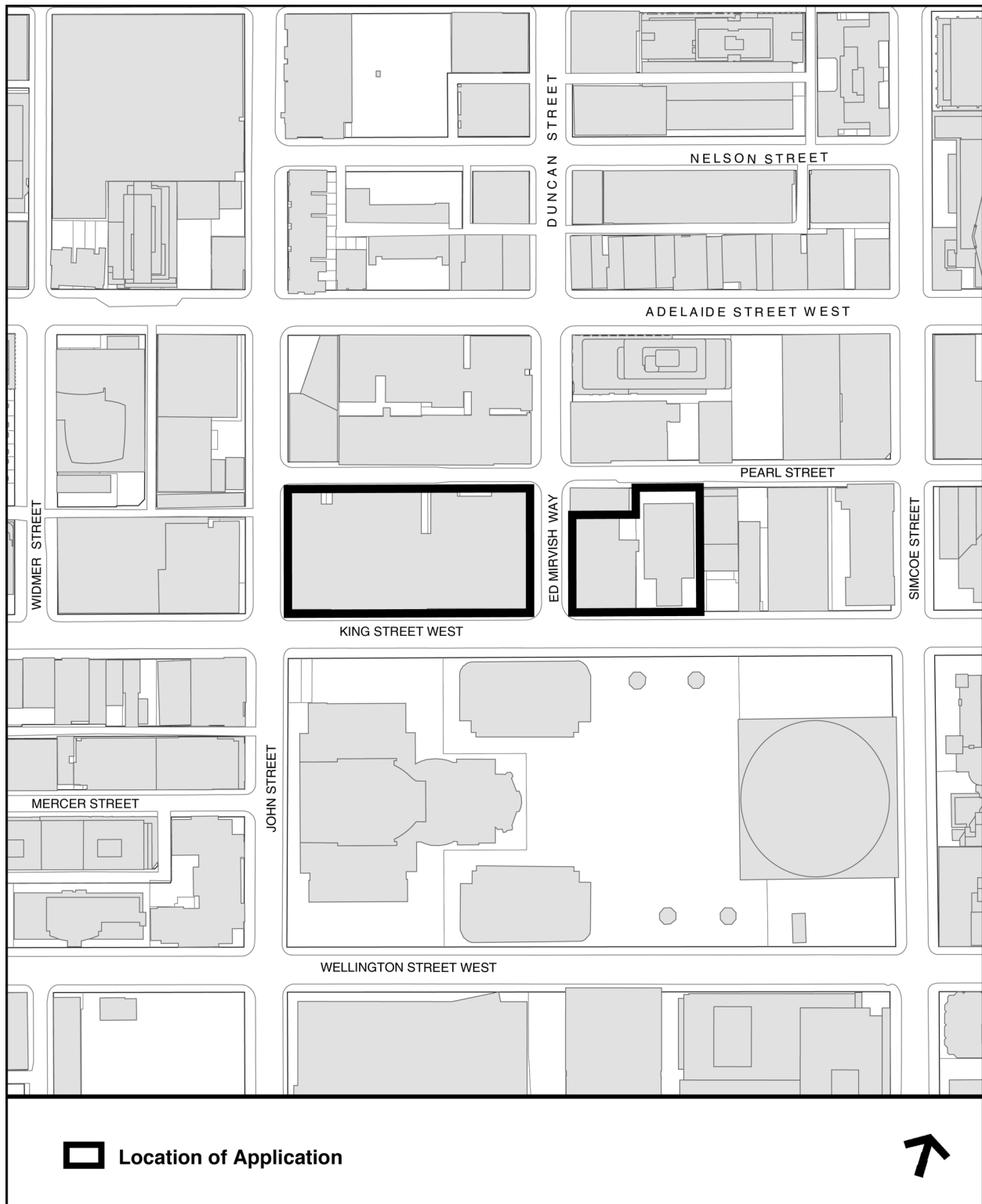
Cary Bowman, M.Sc.Pl., MCIP, RPP
Director, Community Planning
Toronto and East York District

ATTACHMENTS

- Attachment 1: Location Map
- Attachment 2: Application Data Sheet
- Attachment 3: Site Plan
- Attachment 4: Ground Floor Plan
- Attachment 5: North Elevation (East and West Towers)
- Attachment 6: South Elevation (East and West Towers)
- Attachment 7: East Elevation (West Tower)
- Attachment 8: West Elevation (West Tower)
- Attachment 9: 3D Model in Context Looking Northwest
- Attachment 10: 3D Model in Context Looking Southeast
- Attachment 11: Official Plan Land Use Map

Attachment 12: King-Spadina Secondary Plan Land Use Map
Attachment 13: Existing Zoning
Attachment 14: Draft Official Plan Amendment
Attachment 15: Draft Zoning By-law Amendment

Attachment 1: Location Map



Attachment 2: Application Data Sheet

Municipal Address:	260-270 & 274-322 King Street West	Date Received:	July 7, 2025
Application Number:	25 183702 STE 10 OZ		
Application Type:	OPA and Rezoning		
Project Description:	An 84-storey mixed-use building		
Applicant	Agent	Architect	Owner
GG Duncan Inc.	GG Duncan Inc.	Gehry International Adamson Architects	GG Duncan Inc.

EXISTING PLANNING CONTROLS

Official Plan Designation:	Regeneration Areas	Site Specific Provision: Y (By-law 1480-2017)
Zoning:	RA	Heritage Designation: Y (KSHCD)
Height Limit (m):	305	Site Plan Control Area: Y

PROJECT INFORMATION

Site Area (sq m):	2,754	Frontage (m):	56	Depth (m):	49
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Building Data (West Tower)	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):			2,433	2,433
Residential GFA (sq m):			101,160	101,160
Non-Residential GFA (sq m):			710	710
Total GFA (sq m):			101,870	101,870
Height - Storeys:			84	84
Height - Metres:			305	305

Lot Coverage Ratio (%):88	Floor Space Index: 18.1
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Floor Area Breakdown	Above Grade (sq m)	Below Grade (sq m)
Residential GFA:	101,160	
Retail GFA:	710	
Office GFA:		
Industrial GFA:		
Institutional/Other GFA:		

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:				
Freehold:				
Condominium:			1,404	1,404
Other:				
Total Units:			1,404	1,404

Total Residential Units by Size

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:					
Proposed:		134	695	432	143
Total Units:		134	695	432	143

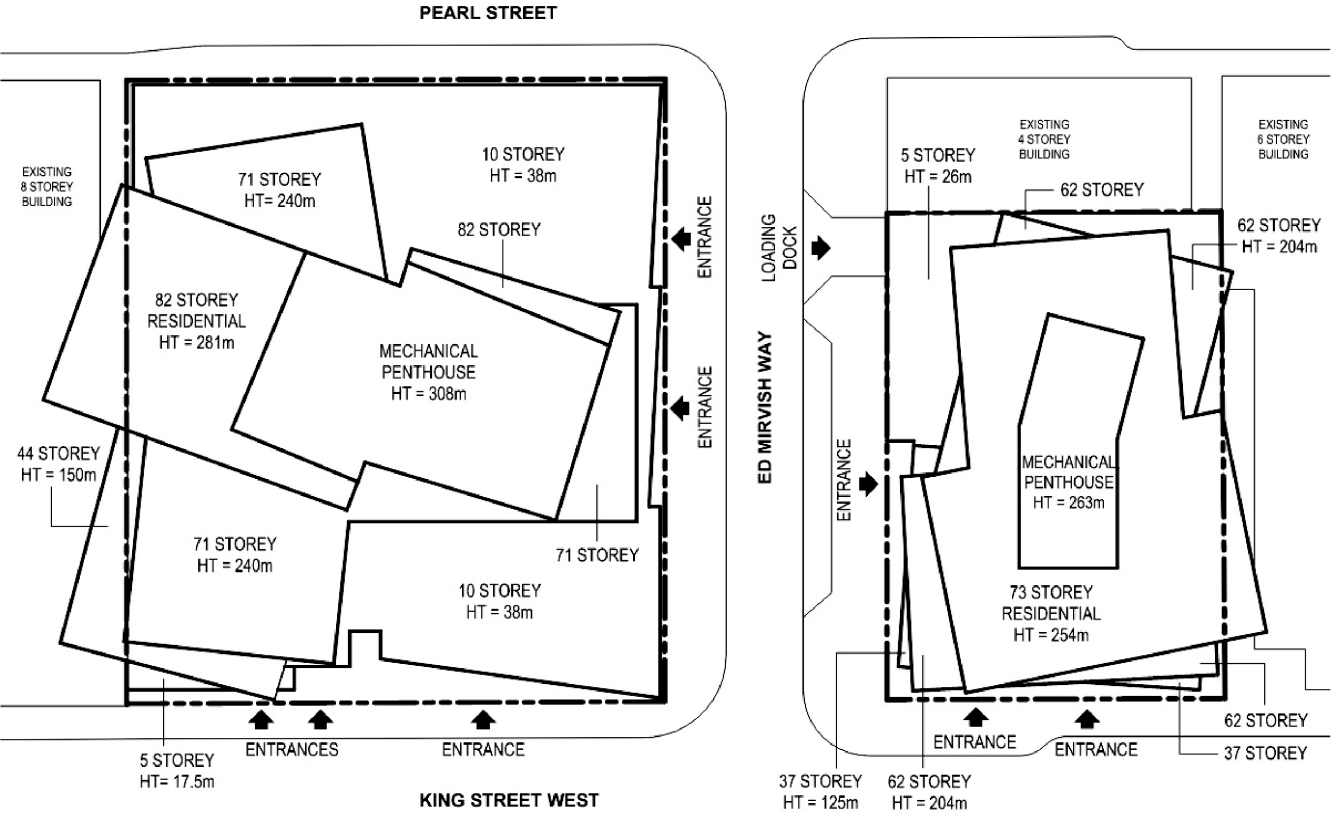
Parking and Loading

Parking Spaces:	100	Bicycle Parking Spaces:	1408	Loading Docks:	2
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CONTACT:

Sue McAlpine, Senior Planner, Community Planning
(416) 392-7622
Susan.Mcalpine@toronto.ca

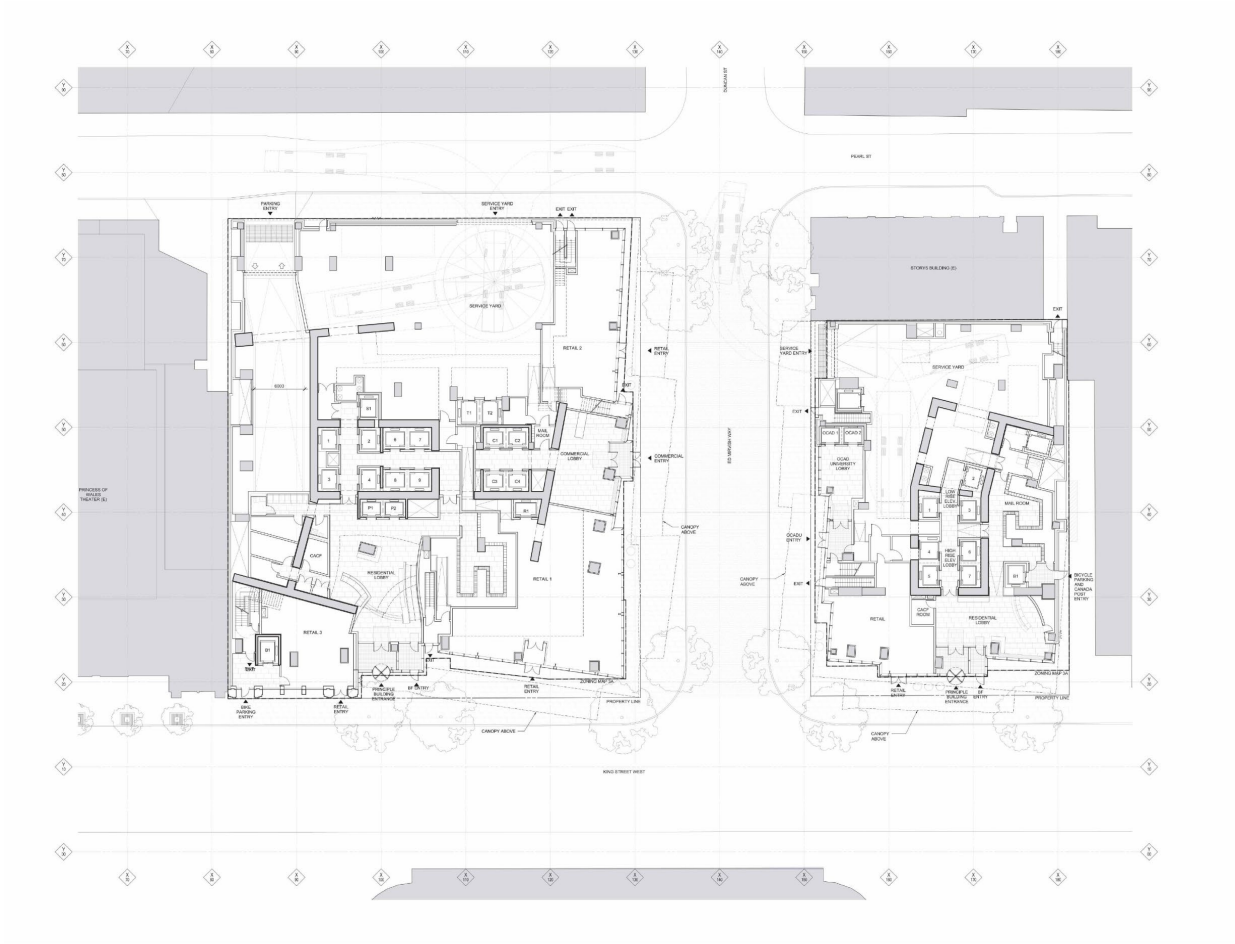
Attachment 3: Site Plan



Site Plan



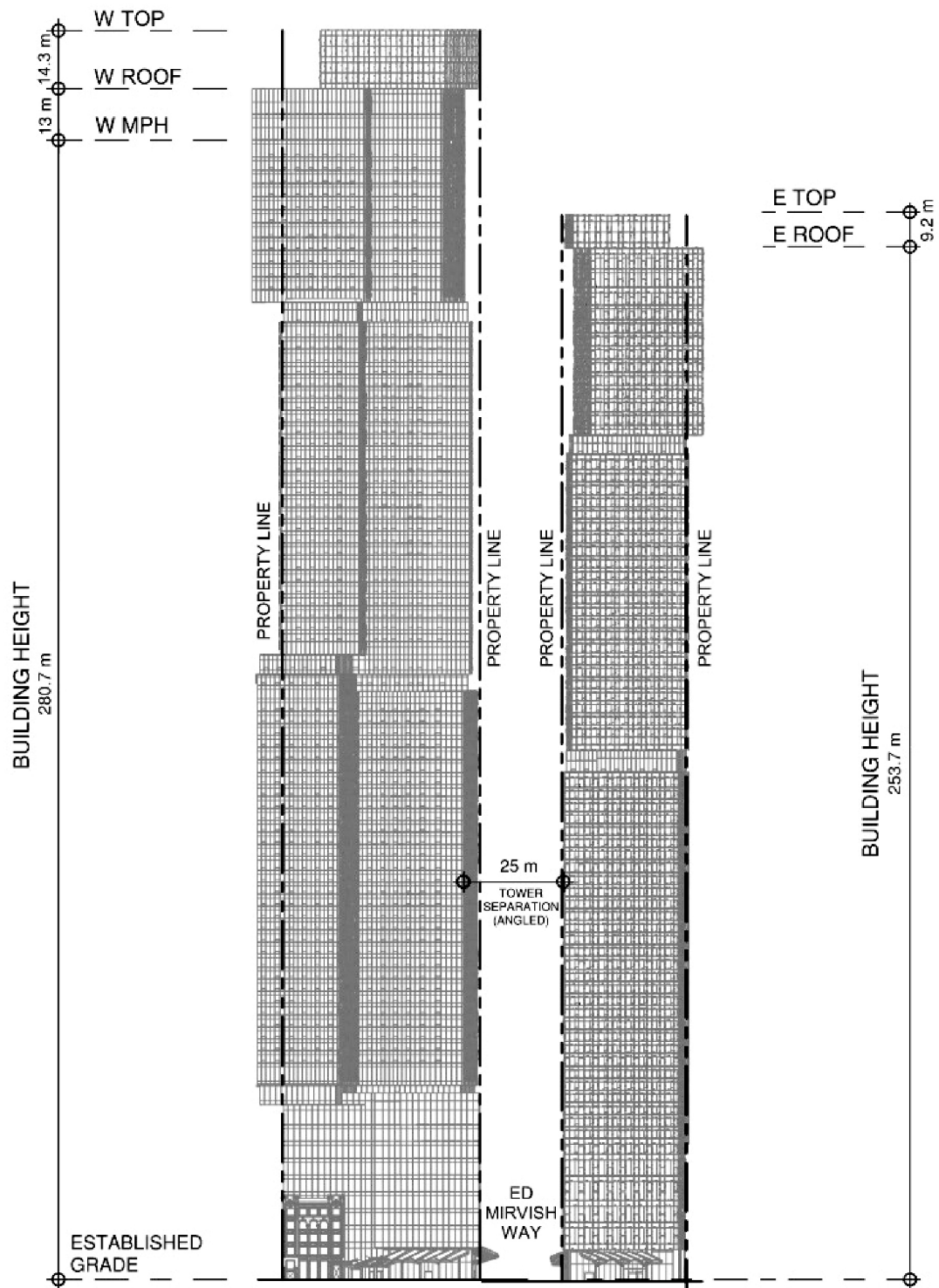
Attachment 4: Ground Floor Plan



Ground Floor Plan

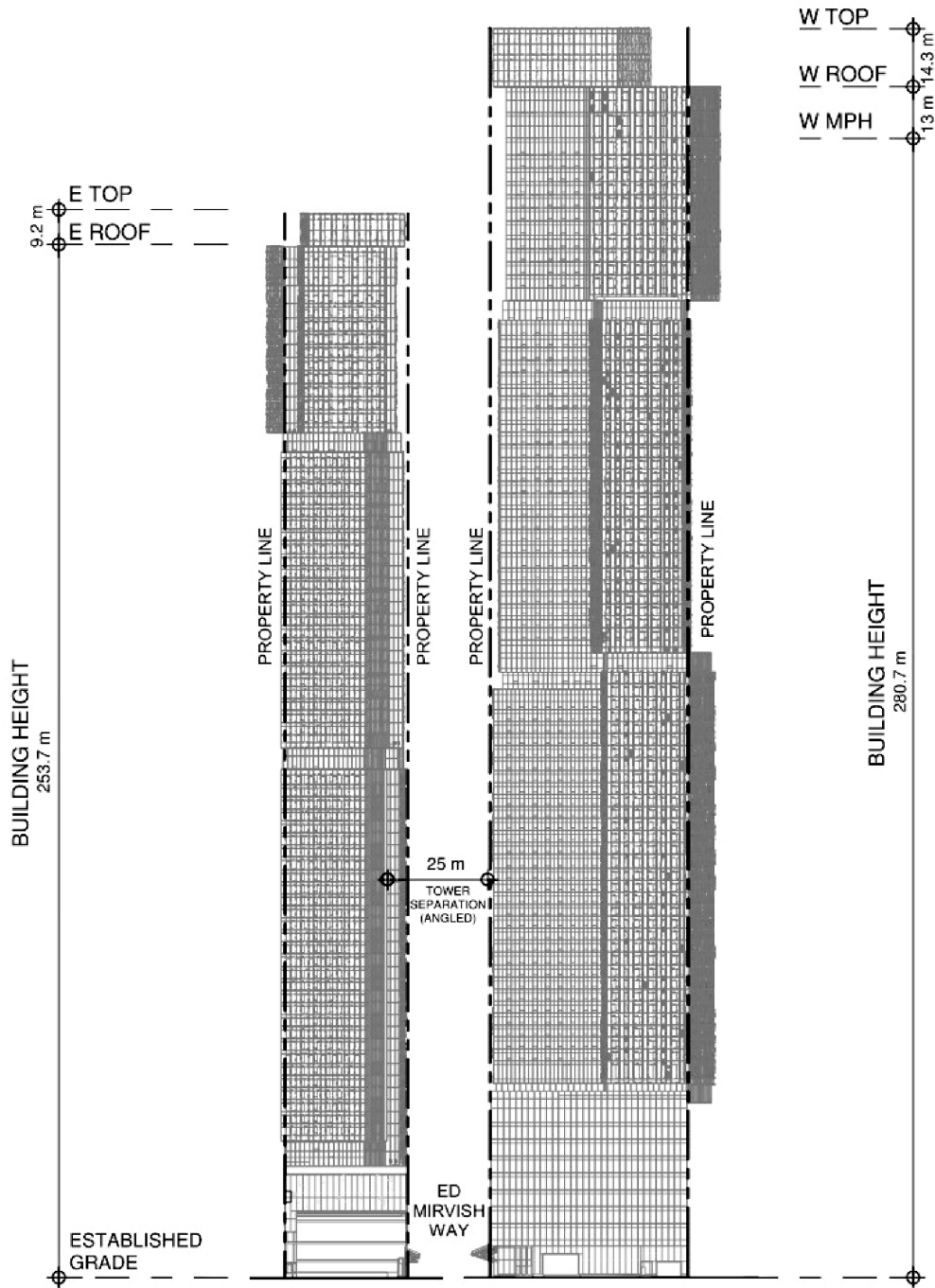


Attachment 5: South Elevation (West and East Towers)



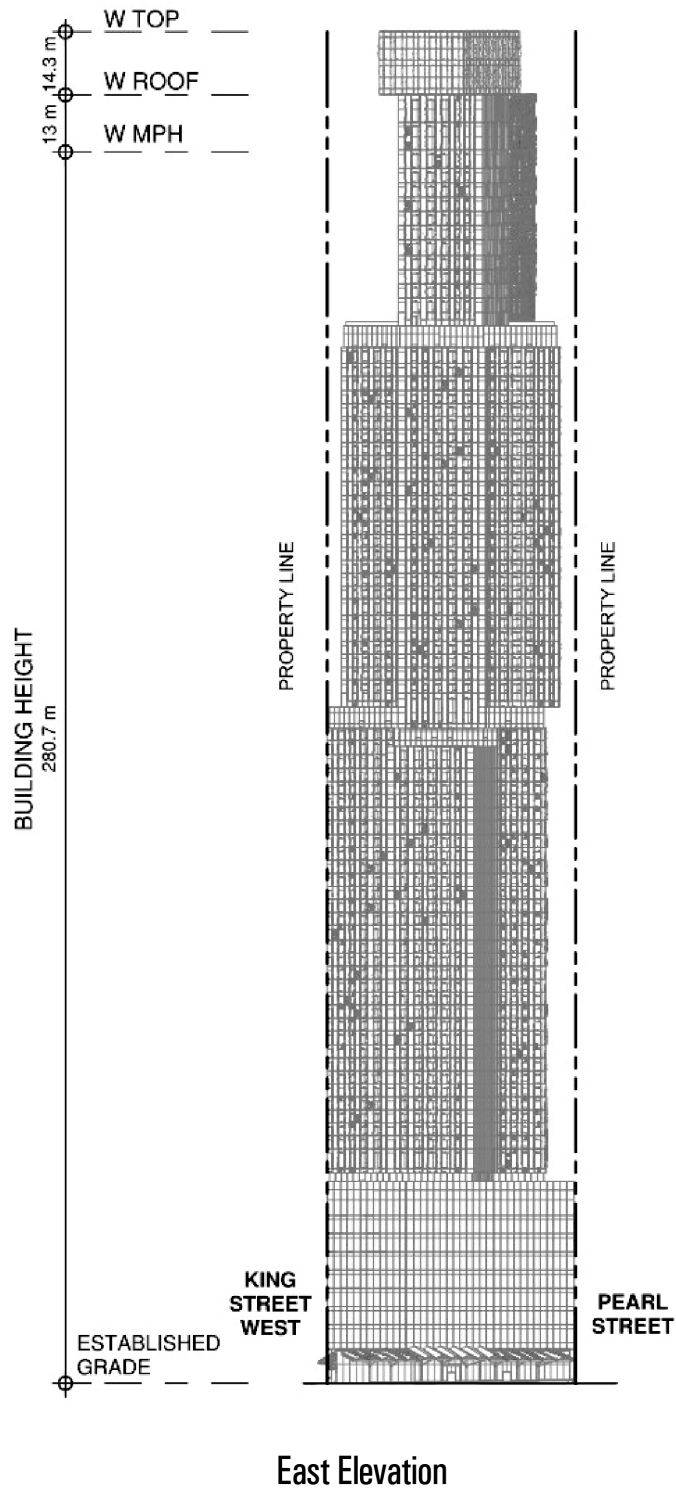
South Elevation

Attachment 6 - North Elevation (West and East Towers)

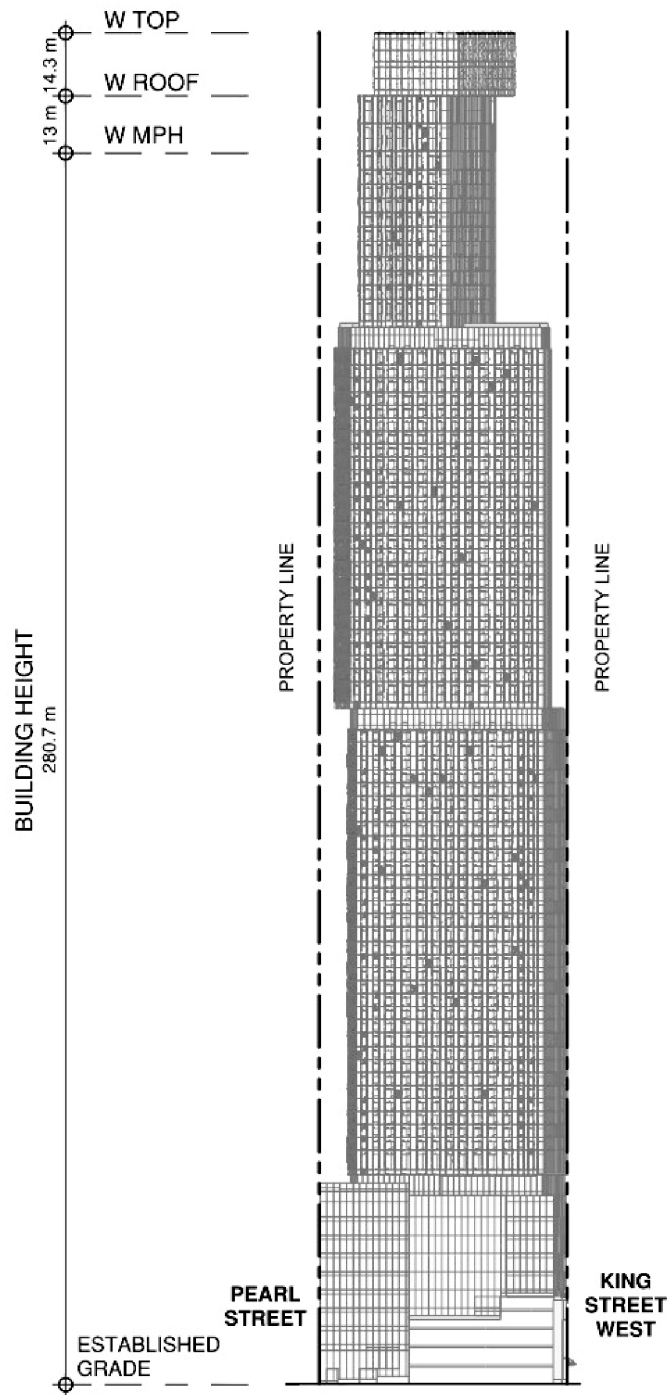


North Elevation

Attachment 7 - East Elevation (West Tower)

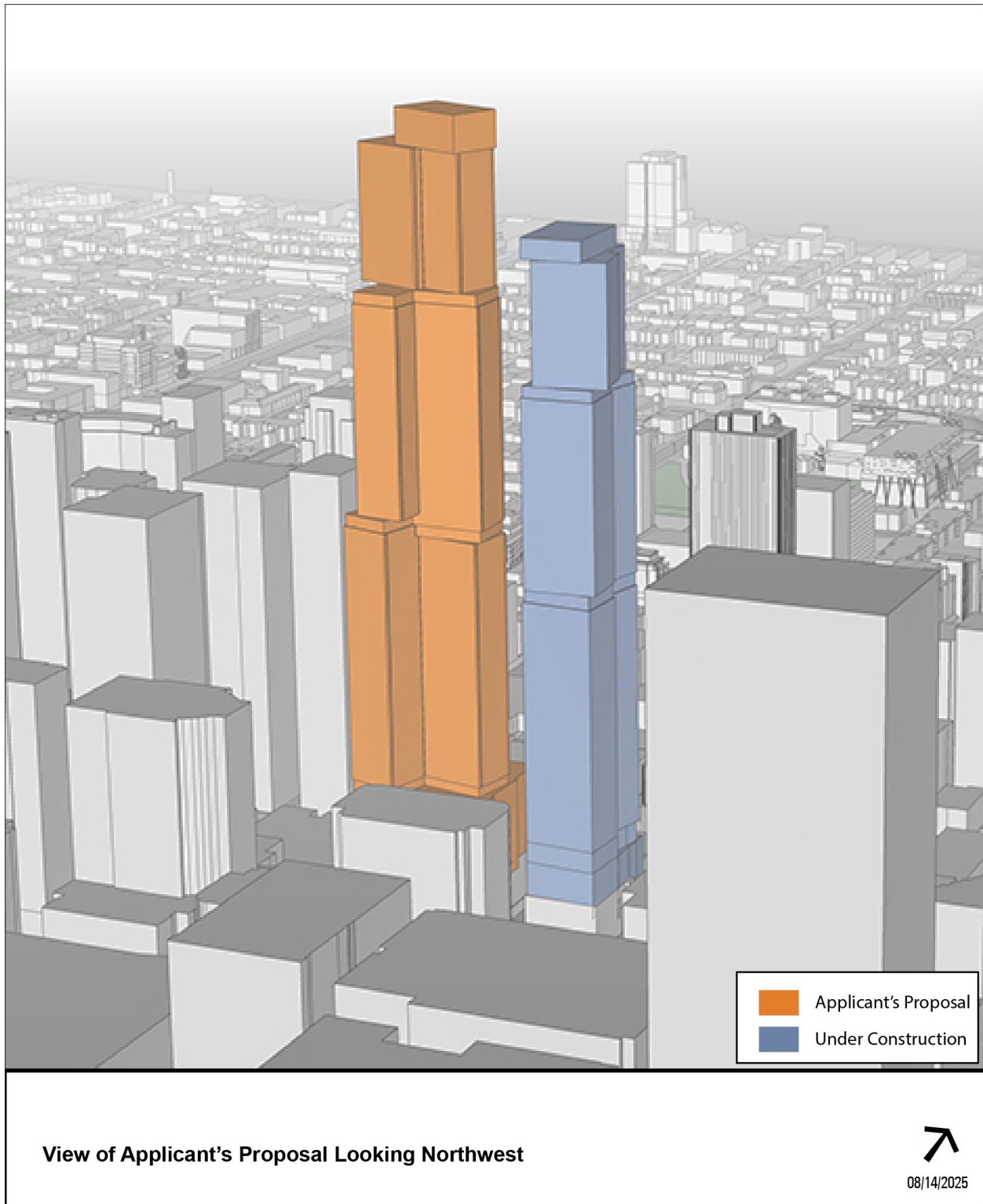


Attachment 8: West Elevation (West Tower)

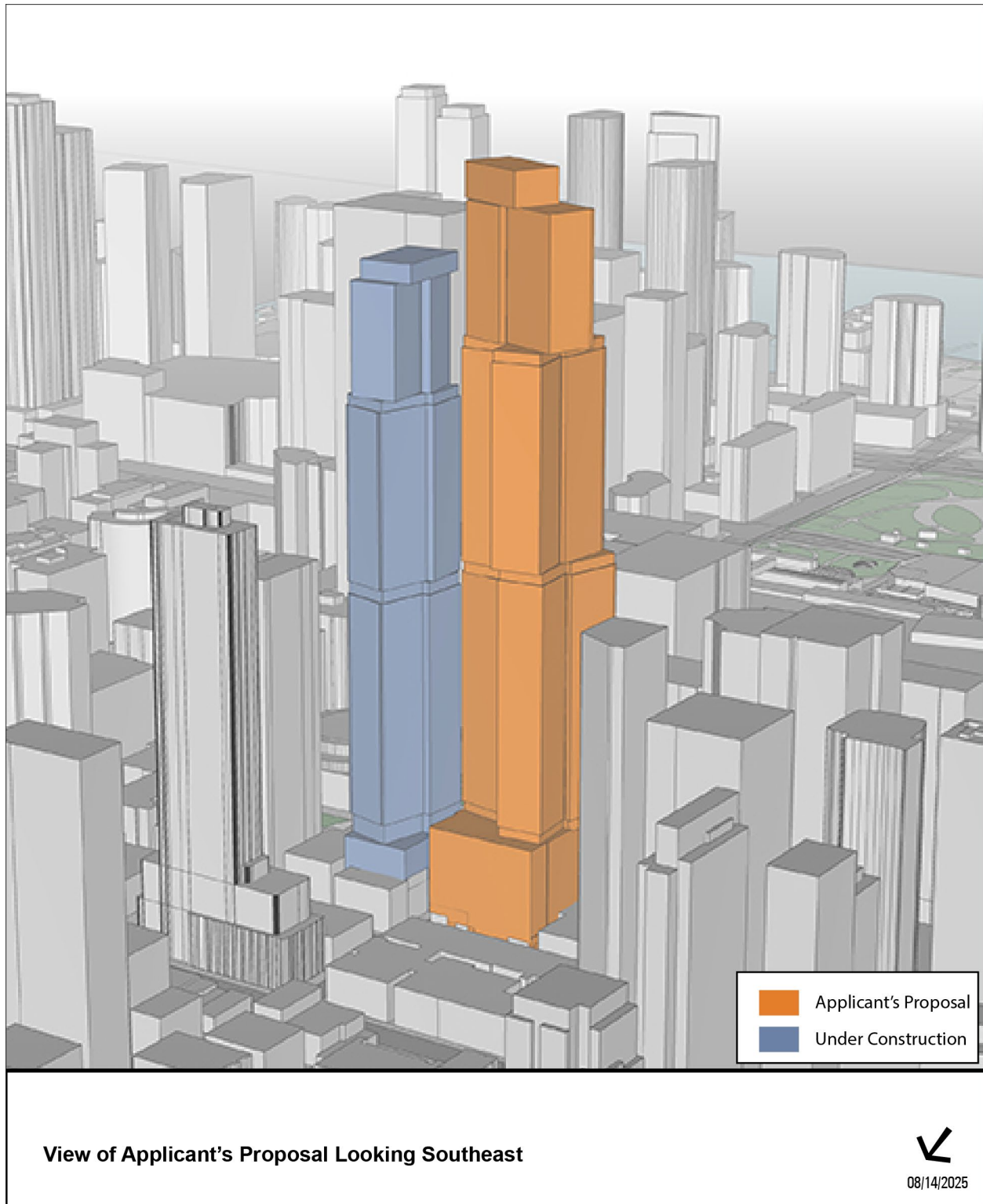


West Elevation

Attachment 9 - 3D Model in Context Looking Northwest



Attachment 10 - 3D Model in Context Looking Southeast



Attachment 11: Official Plan Land Use Map



Official Plan Land Use Map #18

260-270 and 274-322 King Street West

File # 25 183702 STE 10 02



Location of Application

Mixed Use Areas



Parks

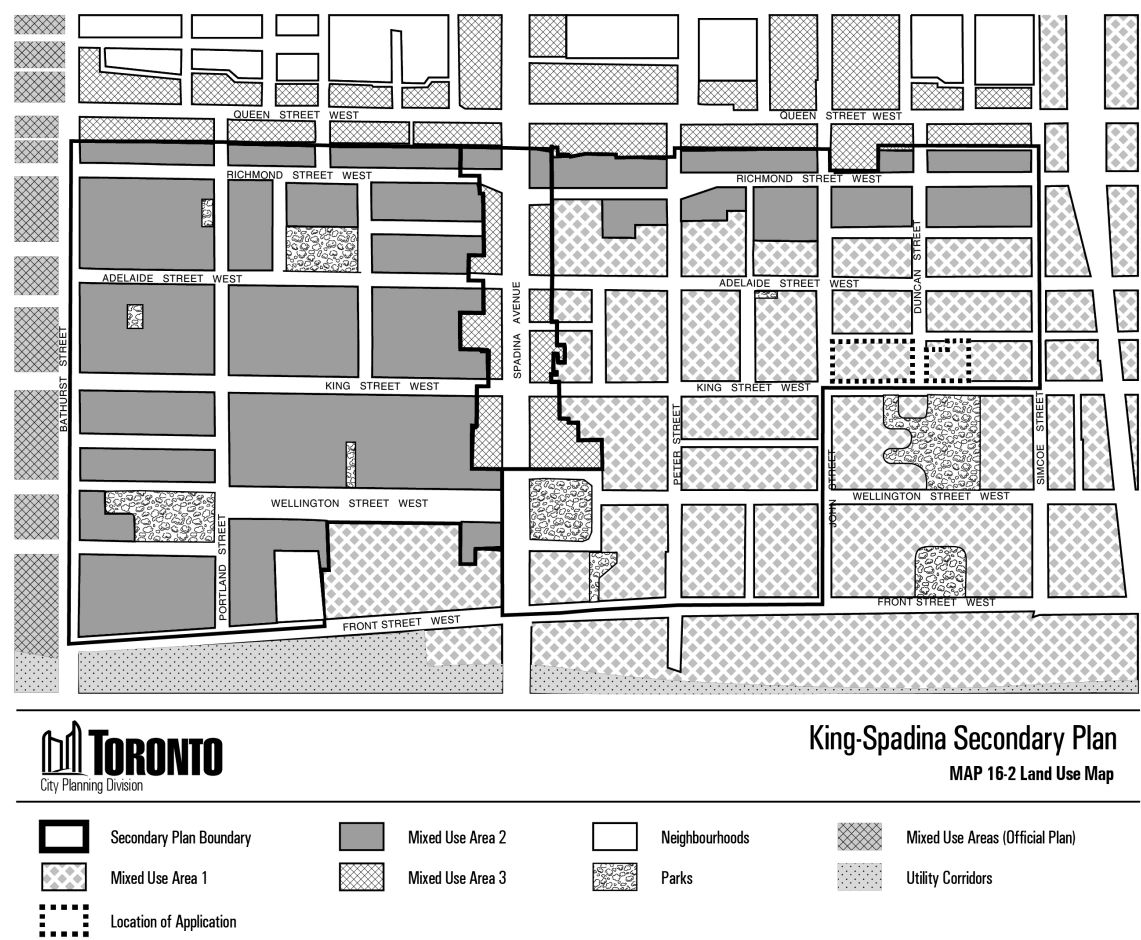


Regeneration Areas

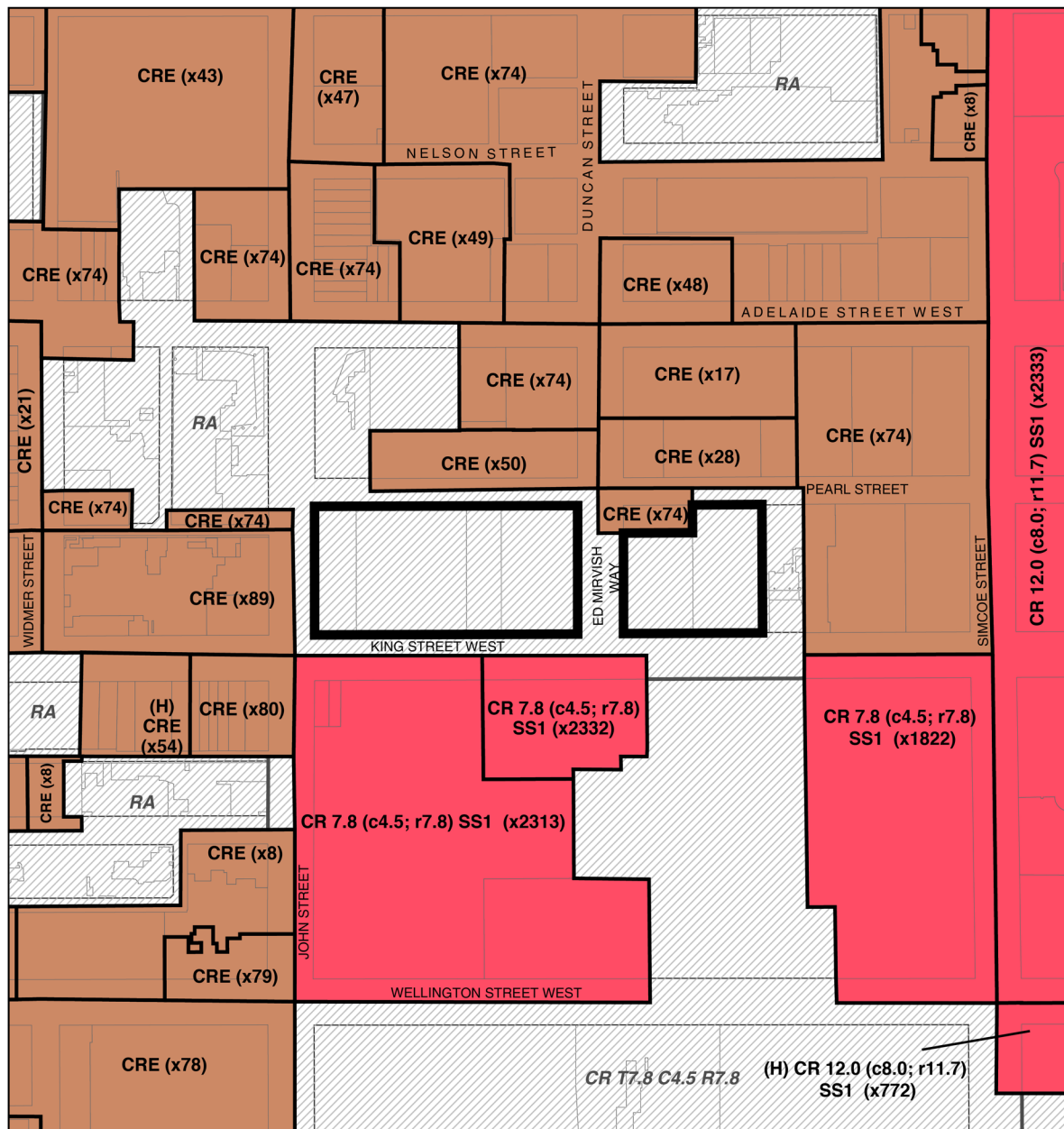


Not to Scale
Extracted: 08/07/2025

Attachment 12: King-Spadina Secondary Plan Land Use Map



Attachment 13: Existing Zoning



Zoning By-law 569-2013

260-270 and 274-322 King Street West

File # 25 183702 STE 10 02



Location of Application



CR Commercial Residential



CRE Commercial Residential Employment



See Former City of Toronto By-law No. 438-86
RA Mixed-Use District



Not to Scale
Extracted: 08/07/2025

Attachment 14: Draft Official Plan Amendment

Authority: Toronto and East York Community Council Item ~ as adopted by City of Toronto Council on ~, 20~

Enacted by Council: ~, 20~

CITY OF TORONTO

Bill XXX

BY-LAW ###

To adopt Official Plan Amendment 852 for the City of Toronto respecting the lands known municipally in the year 2024, as 260, 270, 274, 276, 284, 300, and 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 for the City of Toronto adopted Official Plan Amendment No. 272 at its meeting on July 8, 9, 10 and 11, 2014, 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. 852 to the Official Plan is hereby adopted pursuant to the Planning Act, as amended.

Enacted and Passed this ~ day of ~, A.D. 20~.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)

AMENDMENT NO. 852 TO THE OFFICIAL PLAN

**LANDS MUNICIPALLY KNOWN IN THE YEAR 2024 AS 260, 270, 274, 276, 284, 300
AND 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 replacing policy 9. Subsection 2.2.5 with the following:

Providing space for the Ontario College of Art and Design University (or alternate use satisfactory to the Chief Planner) of not less than 1,990 square metres to further complement the evolving arts and culture activities of the area;

2. Chapter 6, Section 16, (King-Spadina Secondary Plan) is amended by replacing policy 9. Subsection 2.4 with the following:

The maximum total density of these lands shall be 18.1 FSI, with a maximum total residential gross floor area of 156,500 square metres and a minimum total non-residential gross floor area of 17,558 square metres.

Attachment 15: Draft Zoning By-law Amendment

Draft Zoning By-law Amendment will be made available on or before the October 22, 2025 Toronto and East York Community Council Meeting.