

Authority: Toronto and East York Community Council  
Item 12.4, as adopted by City of Toronto Council on  
January 29, 2020

## **CITY OF TORONTO**

### **BY-LAW 112-2020**

**To adopt Amendment 486 to the Official Plan for the City of Toronto respecting the lands within the King-Spadina Secondary Plan Area generally bounded by Queen Street West, Front Street West, Bathurst Street, Simcoe Street and John Street and repeal Amendment 2 to the Official Plan being By-law 921-2006.**

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; and

Whereas Council of the City of Toronto passed By-law 921-2006 on September 27, 2006 pursuant to section 17 of the Planning Act; and

Where it is therefore appropriate, upon the coming into force of this By-law, to repeal By-law 921-2006;

The Council of the City of Toronto enacts:

1. The attached Amendment 486 to the Official Plan is adopted pursuant to the Planning Act, as amended.
2. City of Toronto By-law 921-2006 being a by-law "to adopt Amendment No. 2 of the Official Plan of the City of Toronto with respect to lands within the King-Spadina Secondary Plan (Section 16, Chapter 6)" is hereby repealed upon the coming into force of this By-law.

Enacted and passed on January 29, 2020.

Frances Nunziata,  
Speaker

Ulli S. Watkiss,  
City Clerk

(Seal of the City)

**ATTACHMENT "A"**

**AMENDMENT 486 TO THE OFFICIAL PLAN**

**LANDS WITHIN THE KING-SPADINA SECONDARY PLAN GENERALLY  
BOUNDED BY QUEEN STREET WEST, FRONT STREET WEST, BATHURST  
STREET, SIMCOE STREET AND JOHN STREET**

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

1. Chapter 6, SECONDARY PLANS, Section 16 King-Spadina Secondary Plan, is amended by deleting Sections 1 to and including 12, including Maps 16-1 and 16-2 in their entirety.
2. Chapter 6, SECONDARY PLANS, Section 16 King-Spadina Secondary Plan is amended by adding the text as shown in the attached Schedule 1.
3. Chapter 6, SECONDARY PLANS, Section 16 King-Spadina Secondary Plan is amended by renumbering Section 13 to Section 9, as shown in the attached Schedule 1.

**READER NOTICE:**

The un-highlighted policy text are in force and effect as of March 5, 2020.

The **GREEN** highlighted policy text and all maps of Official Plan Amendment No. 486 are approved, as modified by the Tribunal and hereby in force and in effect as August 14, 2023 on a plan-wide basis, unless otherwise specified as under appeal in the Orders of the Tribunal adjourning appeals of Official Plan Amendment No. 486 on a site and policy specific basis as specified in Orders dated April 4, 2022 (Schedule 5) and June 21, 2022 in Tribunal Case No. OLT-22-002453 (former PL200186).

The **PURPLE** highlighted policy text remain under appeal only on a site specific basis by appellants as specified in Tribunal Orders dated April 4, 2022 (Schedule 5) and June 21, 2022 in Tribunal Case No. OLT-22-002543 (former PL200186). Unless such **PURPLE** highlighted policy text is approved and/or modified by the Tribunal, such policy text (or such specified part thereof) will not apply to the specific site(s) identified in Tribunal Orders dated April 4, 2022 (Schedule 5) and June 21, 2022 in Tribunal Case No. OLT-22-002453 (former PL200186), but will apply to all other lands of OPA 486 not subject of the site specific appeal as of March 5, 2020, unless otherwise specified.

Please review the Tribunal Order dated April 4, 2022 (Schedule 5) and Tribunal Order dated June 21, 2022 for the site and policy specific appeals of Official Plan Amendment No. 486 that specify what remains under appeal in OPA 486 on site specific basis.

**SCHEDULE 1**

**16 KING-SPADINA**

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**1. Interpretation**

- 1.1. The policies of the King-Spadina Secondary Plan (the “**Plan**”) apply to the area outlined by heavy lines on Maps 16-1 to 16-5.
- 1.2. Site and Area Specific Policies and Heritage Conservation Districts that fall within, partially within, or adjacent to the boundaries of the Plan will be read together with this Plan. In the case of conflict, Site and Area Specific Policies and any Heritage Conservation District Plans will prevail, to the extent of any conflict.
- 1.3. The policies in the Plan will be read together with the policies of the Official Plan and the Downtown Plan. In the case of conflict, the policies in this Plan will prevail.
- 1.4. A Public Realm Strategy, as adopted by City Council, will be used to illustrate the intent of the Plan policies, will guide development review, parkland dedication and acquisition priorities and the allocation of capital funding, within the King-Spadina Secondary Plan Area (the “**Area**”), and will identify:
  - 1.4.1. the existing elements of the parks and public realm system in the Area;
  - 1.4.2. potential locations for future parks, open spaces and public realm improvement;
  - 1.4.3. opportunities to improve the quality, quantity and connectivity of parks and the public realm;
  - 1.4.4. gateway locations;
  - 1.4.5. key views;
  - 1.4.6. potential mid-block connections; and
  - 1.4.7. potential streetscape improvements.
- 1.5. If adopted by City Council, Urban Design Guidelines will be used as a tool to evaluate proposed development in the area and ensure that such development is consistent with this Plan and the Official Plan. To this purpose the Urban Design Guidelines will:
  - 1.5.1. illustrate the intent of the Plan policies;
  - 1.5.2. provide an understanding of the character of the Area as a whole and of each of the Precincts;
  - 1.5.3. explain how development can respect and reinforce the local character for the Area as a whole and of each of the Precincts;
  - 1.5.4. address site and building location and organization, setbacks and ground floor uses and building entrances and site access; and
  - 1.5.5. articulate built form and public realm priorities for new development in the Area.

## 2. Vision

2.1. King-Spadina is a diverse, mixed-use neighbourhood in the City with a large concentration of jobs in the culture sector, growing residential communities, historic and well-used parks, animated commercial main streets, a lively arts scene including theatres, live music venues and galleries, and a vibrant nighttime economy. Situated within walking distance of the *Financial District* and the waterfront, King-Spadina will continue to draw businesses, residents and visitors as it continues its evolution from an industrial district to a true mixed-use neighbourhood.

2.2. King-Spadina's identity comes from its heritage character including from the adaptive re-use of heritage properties for office and culture sector employment uses, such as small-scale employment uses and the arts. The Area's heritage character is defined by a range of heritage resources, including a concentration of significant 19th and 20th century heritage properties associated with several periods of Toronto's historical and economic development. The parks and open spaces, network of laneways and mid-block connections also contribute to its heritage character. The retention of the heritage character and the adaptive re-use of heritage properties for office and cultural, and employment uses is an important part of the built form and land use vision for King-Spadina.

2.3. Development and investment in King-Spadina will:

2.3.1. contribute to King-Spadina's identity, providing compatible infill development and investment that is contextually and historically appropriate;

2.3.2. support and enhance the cluster of employment in the King-Spadina Area, particularly for office and culture sector employment uses;

2.3.3. conserve the Area's heritage resources and consider the adaptive re-use of properties on the heritage register, in particular, but not exclusively, for culture sector employment uses;

2.3.4. contribute to community service facilities, green infrastructure, physical infrastructure and parkland in proportion to the population generated by development; and

2.3.5. create an expanded, enhanced and high quality public realm.

### 3. Objectives

#### 3.1. The objectives of this Plan are to:

3.1.1. Strengthen the Area's important economic role as a location for jobs and employment uses by:

3.1.1.1. increasing the diversity of employment uses in the Area;

3.1.1.2. retaining the concentration of culture sector employment in the Area to recognize King-Spadina's important role in cultural employment in the Downtown, the City, and nationally; and

3.1.1.3. encouraging the retention and adaptive re-use of properties on the heritage register for employment uses.

3.1.2. Ensure the continued support and enhancement of the cluster of employment in the King-Spadina Area by encouraging non-residential gross floor area to be provided on the development site.

3.1.3. Conserve cultural heritage resources to enhance the heritage character of the Area.

3.1.4. Increase amenities to serve the needs of people and increase liveability for existing and future residents, workers and visitors to the Area by:

3.1.4.1. including a full range of locally-serving retail and service uses;

3.1.4.2. providing a full range of community service facilities, green infrastructure and physical infrastructure that is equitably distributed;

3.1.4.3. securing land for new parks, improving and expanding existing parks, and publicly accessible open spaces;

3.1.4.4. improving and, where appropriate, expanding the existing network of sidewalks, laneways, and mid-block connections as integral components of the public realm and the mobility network; and

3.1.4.5. improving opportunities for active transportation through enhanced pedestrian clearways and cycling infrastructure.

#### 4. Parks and Public Realm

##### King-Spadina Public Realm

- 4.1. Development will contribute to improving the public realm in accordance with, but not limited to, improvements shown on Maps 16-3A and 16-3B attached to this Plan.
- 4.2. Development will expand the *public realm* in accordance with, but not limited to, improvements shown on Maps 16-3A and 16-3B attached to this Plan, where appropriate.
- 4.3. The public realm enhancements will:
  - 4.3.1. provide different opportunities depending on their locations, size and their relationship with adjacent properties.
  - 4.3.2. offer opportunities for future parks, Privately Owned Publicly Accessible Spaces, generous landscaped areas, forecourts, wider sidewalks, and mid-block connections.
  - 4.3.3. contribute to creating a comprehensive network of parks and open spaces, including existing and planned parks and Privately Owned Publicly Accessible Spaces.
- 4.4. Development sites provide different opportunities for public realm enhancements and mid-block connections depending on their location, size and their relationship with their adjacent properties and the larger context. The size and programming of these open spaces is not yet determined by this Plan and only reflects potential locations for future public realm enhancements. Some development sites may provide opportunities for future parks and Privately Owned Publicly Accessible Spaces, while some may have the potential for front landscape area, forecourts and/or wider sidewalks and connections. Other improvements include the combination of Privately Owned Publicly Accessible Spaces and mid-block connections.

##### Laneways

- 4.5. The network of public and private laneways is one of the defining characteristics of the public realm in the Area.
- 4.6. Laneways will continue to serve a variety of purposes including:
  - 4.6.1. contributing to the network of off-street pedestrian and cyclist connections in the Area;
  - 4.6.2. where appropriate, allowing for views of the sides and rear elevations of buildings, including designated heritage properties that may have heritage attributes on their sides and rear elevations;
  - 4.6.3. providing access for servicing; and
  - 4.6.4. providing space for outdoor gathering and street animation.



4.7. Laneways will be expanded and improved through development review, where appropriate.

4.8. The exchange of City-owned laneways and mid-block connections for other nearby land of equivalent or larger area and comparable or superior utility may be approved by Council if the exchange results in a more appropriate use of the site and the block.

#### **Mid-Block Connections**

4.9. New mid-block connections will be secured through the development approval process, where appropriate, to create a functional and attractive pedestrian network and improve utility for pedestrians including access to existing and planned rapid transit stations and other major community destinations. Existing and potential mid-block connections include, but are not limited to, those shown on Map 16-3B.

4.10. Mid-block connections provide direct, legible, continuous and connected public access through blocks and will:

4.10.1. follow existing and future pedestrian desire lines;

4.10.2. be located at grade with high-quality design and materials and clear sight lines for public safety; and

4.10.3. be safe and universally accessible.

4.11. Where appropriate, existing public and private mid-block connections will:

4.11.1. be maintained to ensure a public realm that is walkable and fully accessible for public use; and

4.11.2. be extended to improve the utility of the network of mid-block connections for pedestrians.

4.12. New exterior mid-block connections will be:

4.12.1. landscaped with pedestrian clearways that are generally a minimum of 4.0 metres wide to allow for comfortable two-way pedestrian passage; and

4.12.2. encouraged to be unencumbered by building cantilevers to provide adequate sky view from the public realm.

#### **Great Streets**

4.13. King Street, Front Street and Spadina Avenue are Great Streets. These streets are defined by their location, scale and historic role in the city, existing civic significance and their potential contribution to the public realm network. These Great Streets will be prioritized for public realm improvements.

**5. Community Infrastructure**

- 5.1. Existing schools or other public buildings or lands located within the Area, including but not limited to Brant Street School, will be considered by Council to be priority sites for retention or re-use for the purposes of providing *community services facilities*.
- 5.2. Development will replace the total gross floor area of any existing on-site *community service facilities* and the following matters will be provided by the owner and secured to the City's satisfaction:
  - 5.2.1. the owner will locate, design, construct, finish and furnish the *community service facilities* at no cost to the City; and
  - 5.2.2. the owner will provide the space for a period of no less than 10 years at a rent similar to that in effect at the time of application, with annual increases in line with the rate of inflation.
- 5.3. Notwithstanding policy 5.2, the replacement of any existing *community service facilities* may be provided off-site at the City's discretion provided:
  - 5.3.1. a receiving site has been secured to the City's satisfaction;
  - 5.3.2. funding equivalent to the City's cost of replacing the existing *community service facilities* within the vicinity of the development has been determined and agreed upon; and
  - 5.3.3. financial securities equivalent to the City's cost of replacing the existing *community service facilities* are provided and will be held by the City until such time as the replacement facility is constructed.

## 6. Built Form

- 6.1. Development will achieve a compatible relationship with the existing and planned built form context through consideration of matters including, but not limited to: land use, building height, massing, scale, transition, setbacks, tower separation, stepbacks, roof line and profile, and architectural character and expression.

### Side Bar (non-policy text) Office Uses:

Office buildings make important contributions to building strong, sustainable and healthy communities. Large office buildings may have programmatic requirements that result in distinct building typologies and massing, such as larger floorplate sizes; efficient and replicable floorplates; taller floor to ceiling heights; larger columnar structural systems; larger cores with more elevator capacity; larger lobby spaces at grade; enhanced tenant amenity space including outdoor space, and more intensive loading, servicing, and electrical and mechanical requirements.

### Improving the Public Realm

- 6.2. Development, except for portions of the site that contain on-site heritage resources, will contribute to an improved and, where appropriate, expanded public realm by providing setbacks from property lines adjacent to streets that:
- 6.2.1. are publicly-accessible;
  - 6.2.2. can appropriately accommodate the existing and anticipated high volume of pedestrians, including the population that will be generated by the development; and
  - 6.2.3. may include space for patios and retail displays where retail is planned at-grade.

### Base Buildings

- 6.3. Development will provide stepbacks on all elevations facing public streets, not including laneways. Greater stepbacks may be required to conserve existing heritage resources or address a built form character on the street. The stepbacks will generally be free of any projections.

### Creating a Comfortable Microclimate

- 6.4. No *net-new shadow* shall be cast on the north sidewalk of Queen Street West on March 21<sup>st</sup> and September 21<sup>st</sup> from 12:18 p.m.
- 6.4.A. Development will adequately limit shadow on the sidewalk on the west side of Spadina Avenue.
- 6.5. *Net-new shadow* shall be adequately limited on Victoria Memorial Square, Clarence Square, St. Andrew's Playground, 456 Wellington Street West and 543 Richmond Street West, as measured on March 21<sup>st</sup> and September 21<sup>st</sup> from 10:18 a.m. – 4:18 p.m.

### Transition

- 6.6. Height Transition Zones are shown on Map 16-4. While the intensity, massing and height of development within a Height Transition Zone will vary, heights will be guided by the following:

6.6.1. The height of development will generally step down between Height Transition Zone A and Height Transition Zone B.

6.6.2. The height of development will generally step down between Height Transition Zone B and Height Transition Zone C.

6.6.3. [Not used, moved to Policy 6.4.A].

6.6.4. In Height Transition Zone D, development will transition downwards in height and scale towards Clarence Square Park.

6.6.5. In Height Transition Zone E, a 45-degree angular plane taken from the curb on the north side of Queen Street West will be applied to development. Development will fit beneath the angular plane with only minor projections permitted. The angular plane will not extend beyond the southern boundary of Height Transition Zone E.

6.6.6. In Height Transition Zone F, development will transition downwards in height and scale towards Victoria Memorial Square.

6.6.7. In Height Transition Zone G, development will transition downwards in height and scale towards St Andrew's Playground.

### **East, West and Spadina Precincts**

- 6.7. The Area is divided into three Precincts, identified on Map 16-1, based on the distinct character within each of these Precincts. In the event of a conflict between the General Built Form policies 6.1 – 6.6 and the Precinct policies 6.8 – 6.17, the Precinct policies will prevail to the extent of the conflict.

### **East Precinct**

6.8. Development will include a diverse range of building types, including tall buildings, with the appropriate height, scale and massing determined by:

6.8.1. the site characteristics, including but not limited to site size, orientation, configuration and location;

6.8.2. the ability of the development to provide the appropriate setbacks, stepbacks and separation distances; and

6.8.3. ensuring that building heights in the East Precinct are generally lower than the building heights of the *Financial District* north of Front Street.

6.9. The properties located in the block bounded by Blue Jays Way, Wellington Street West, Clarence Square, Spadina Avenue and Front Street West, specifically those properties closest to Blue Jays Way, adjacent to the *Financial District* and have a direct interface with the *Financial District* boundary. The properties on this block are also in close proximity to Spadina Avenue. This block is distinct from others in the Area. Development on this block shall provide transition from the building heights along Front Street West in the *Financial District*.

### West Precinct

- 6.10. The height of development in the West Precinct will be significantly lower than the general height of development in the East Precinct.
- 6.11. Development in *Mixed Use Areas 2* within the West Precinct will generally not exceed 50 metres in height.
- 6.12. Notwithstanding policy 6.11 above:
- 6.12.1. development with frontage on Bathurst Street will generally not exceed 55 metres in height.
- 6.12.2. minor increases to height in the West Precinct may be considered on larger and/or deeper sites that provide for significant stepbacks and/or significant heritage conservation through the form of full or near full building retention.
- 6.13. To achieve a consistent streetwall condition, new buildings may be located on the property line unless,
- 6.13.1. the proposed building will include windows on the elevations facing adjacent properties; and
- 6.13.2. the adjacent buildings contain windows on the elevations facing the subject site.
- 6.14. Above the streetwall, development will include stepbacks from adjacent properties, where required, to provide separation distances between buildings that protect access to light, view and privacy. In such cases, a stepback of generally 5.5 metres will be provided from any property line that is not adjacent to a public street or public lane. Where a property line is adjacent to a public lane, a stepback of generally 5.5 metres will be provided from the centre line of the lane.

### Spadina Precinct

- 6.15. Development in the Spadina Precinct will be predominantly mid-rise in scale.
- 6.16. Development will provide a significant stepback above the base building on the Spadina frontage to reinforce the warehouse character of the street.
- 6.17. Appropriate height will be determined by considering the depth of the site, the conservation of heritage resources, the provision of appropriate stepbacks and the provision of a contextually sensitive streetwall.

## **7. Areas of Special Identity**

- 7.1. The following Areas of Special Identity are sub-areas within each Precinct that provide additional requirements to ensure new development contributes to the unique character of each of these areas, as shown on Map 16-5. In the event of a conflict between the policies for an Areas of Special Identity and the other policies within this Plan, the policies for the Area of Special Identity will prevail.

### **St. Andrew's Playground**

- 7.2. Development will transition downwards in height towards St. Andrew's Playground.
- 7.3. Development will increase the size of St. Andrew's Playground where possible.
- 7.4. New buildings surrounding St. Andrew's Playground will be oriented to the open space, with entrances fronting onto the streets abutting the open space. Street-related uses will be located at the ground floor of all buildings.
- 7.5. Vehicular access for servicing and parking will not be located in the building facades facing the park, and servicing areas will not be generally visible from the park.
- 7.6. On streets abutting St. Andrew's Playground, a combination of pedestrian-scale lighting, street trees and decorative paving will be provided to City standards.

### **Wellington Place**

- 7.7. The area known as Wellington Place and defined by Victoria Memorial Square, Clarence Square, and the historic public realm of Wellington Street West connecting these two historic parks, as shown on Map 16-5, has cultural heritage value that will be conserved and enhanced.

#### **7.8. Development and enhancements to the public realm will:**

- 7.8.1. respect the scale and pattern of the Wellington Place properties that are on the heritage register;
- 7.8.2. reflect the scale and pattern of the Wellington Street West properties that are on the heritage register, and on the streets surrounding the two historic parks, frame and give three-dimensional integrity to the two parks and to the public realm on Wellington Street West;
- 7.8.3. provide a setback of generally 10 metres above the streetwall or base building for all elevations fronting Wellington Street West, except where an existing building on a designated heritage property will be retained in-situ and such existing building is significantly setback from the property line, in which case a lesser setback above the streetwall or base building for all elevations fronting Wellington Street West for such a property may be appropriate; and
- 7.8.4. maintain views between Clarence Square and Victoria Memorial Square, in both directions.

- 7.9. Opportunities for Wellington Street West to be a “green street” will be pursued by:
- 7.9.1. re-instating and protecting the formal, tree-lined boulevards on Wellington Street West; and
  - 7.9.2. making efficient use of stormwater and wastewater in the maintenance of the trees and landscaping.
- 7.10. Development facing Clarence Square will maintain a primary orientation towards the park.
- 7.11. Development on the north side of Wellington Street West will provide new mid-block, publicly accessible pedestrian walkways, where appropriate, connecting Wellington Street West to King Street West as shown on Map 16-3B.
- 7.12. Service access should be taken from Wellington Street West, with vehicles travelling through the spaces between buildings to the backs of the properties. Shared service access will be encouraged wherever possible.

#### **Duncan Street**

- 7.13. Development will provide a setback of generally 6 metres above the streetwall or base building for all elevations facing Duncan Street.
- 7.14. The *public realm* on Duncan Street will be enhanced and focused on pedestrian amenities including wide sidewalks, tree planting, and elements that animate the streetscape. Greater building setbacks will be achieved at appropriate locations to achieve an improved and enhanced the *public realm* on Duncan Street. Sites containing properties on the heritage register will be considered on an individual basis.
- 7.15. The public realm enhancements on Duncan Street will be coordinated with the planned pedestrian-focused space on Ed Mirvish Way, north of King Street West.

#### **Draper Street**

- 7.16. Infill development on Draper Street within the Draper Street Heritage Conservation District will reflect the height, scale, setback, proportion, materials, detailing and character of the existing residential, house-form buildings.
- 7.17. New building setbacks along Draper Street will match the prevailing residential setbacks on the street.
- 7.18. Infill development on Draper Street within the Draper Street Heritage Conservation District will respect the pattern of private front yards and back yards characteristic of this residential street.
- 7.19. Development abutting or directly adjacent to the Draper Street Area of Special Identity will provide a noticeable and discernable step down in height of development downwards toward the Draper Street Area of Special Identity.

## 8. Monitoring, Implementation and Development Approvals

8.1. For the purposes of this Plan *net-new shadow* is defined as: shadows cast by a proposed development in excess of the shadow already cast by existing buildings and structures and those permitted by in-force Zoning By-laws.

8.2. For the purposes of this Plan, *community service facilities* are defined as: buildings and public spaces that accommodate a range of non-profit programs and services provided or subsidized by the City or other public agencies to support people in meeting their social needs and enhance their well-being, health and quality of life. *Community service facilities* include recreation, community centres, libraries, child care, and spaces for the provision of public health services, human services, cultural services and employment services.

8.3. [Not used].

8.4. Urban Design Guidelines and a Public Realm Strategy, as adopted by City Council, will be used as a tool to determine appropriate performance standards to be included in implementing Zoning By-law(s) and to evaluate development applications.

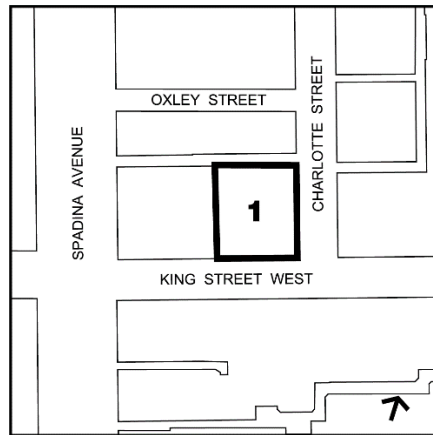
8.5. The City will monitor changes on a 5 year cycle with respect to, among other things:

- 8.5.1. the re-use of existing buildings, particularly heritage properties;
- 8.5.2. the amount and scale of development in the area;
- 8.5.3. the split between non-residential and residential land uses in the area;
- 8.5.4. the residential unit mix and the provision of family-sized units;
- 8.5.5. the amount of affordable housing;
- 8.5.6. the amount and type of employment in the area;
- 8.5.7. the sufficiency of community infrastructure, including parks, Privately Owned Publicly-accessible Spaces (POPS), child care centres, libraries, community centres and the provision of human services;
- 8.5.8. the provision of transit service improvements; and
- 8.5.9. the adequacy of municipal infrastructure, including sewer, water, and storm water.



**9. Site and Area Specific Policies**

**1. On the lands shown as 1 on the map below:**



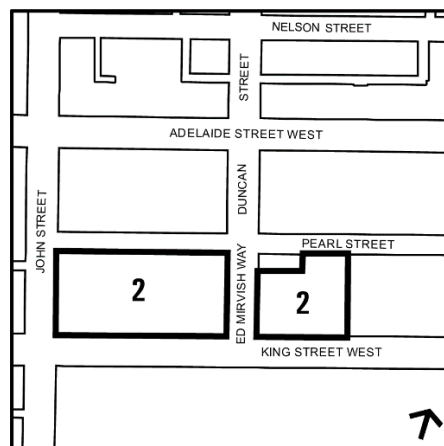
1.1. Four (4) affordable units provided as affordable rental housing may be registered as condominium units, provided such units are:

- 1.1.1. owned by a non-profit housing provider;
- 1.1.2. secured in one or more agreements with the non-profit housing provider as affordable rental housing for a term of at least 25 years; and
- 1.1.3. secured in one or more agreements with the non-profit housing provider as rental housing for an additional term beyond the initial term for which they are secured as affordable rental housing, for a combined total term of at least 50 years.

1.2. For the purposes of the Official Plan, the units described in 1.1. above are considered to be rental housing.

**2. 260-270 King Street West and 274-322 King Street West**

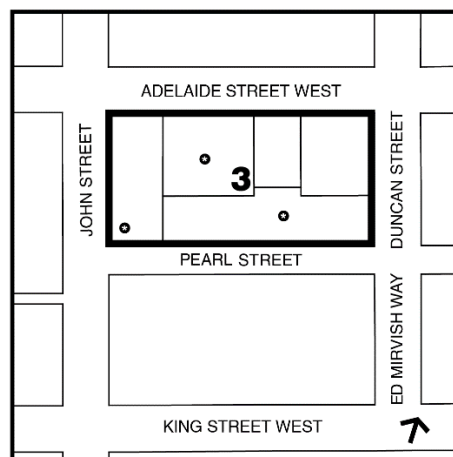
2.1. For the lands known in 2013 as 260 - 270 King Street West and 274 - 322 King Street West, as shown on the map below:



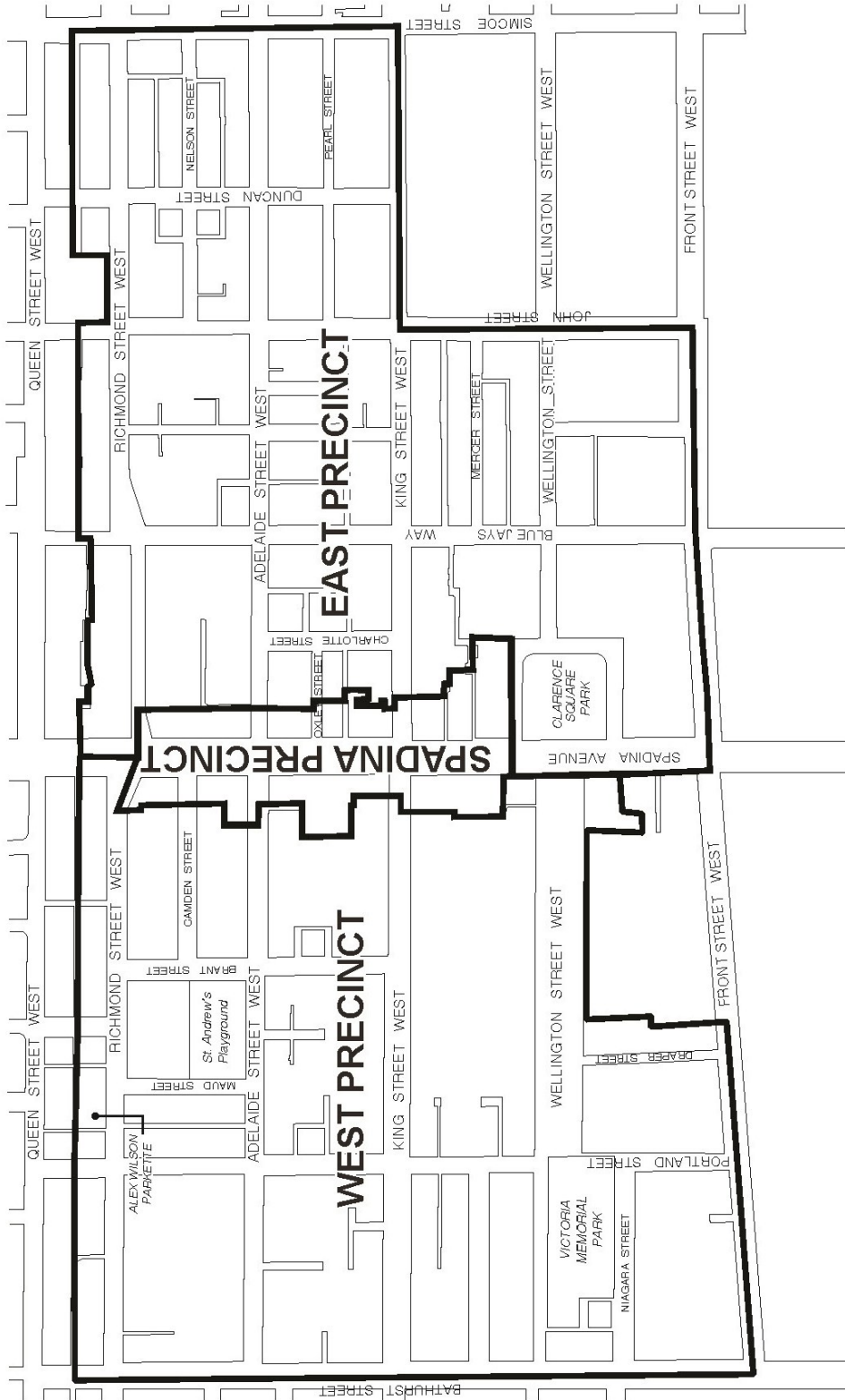
- 2.2. This site specific policy is intended to guide and shape development and redevelopment and private investment within the 260 - 270 King Street West lands and the 274 - 322 King Street West lands to ensure they recognize and continue the historic commitment and dedication to the performing arts 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:
- 2.2.1. protecting the heritage value of the Royal Alexandra Theatre by securing and registering a heritage easement agreement;
  - 2.2.2. maintaining and recognizing the cultural value and significance of the Princess of Wales Theatre by supporting its potential designation under the Ontario Heritage Act;
  - 2.2.3. 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;
  - 2.2.4. providing an art gallery of not less than 860 square metres, to be open to the public and complement the John Street Cultural Corridor;
  - 2.2.5. 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;
  - 2.2.6. 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;
  - 2.2.7. creating a public realm focus on Ed Mirvish Way and King Street West; and
  - 2.2.8. providing a substantive amount of non-residential floor area to complement and enhance the creative and cultural uses in the area.
- 2.3. 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.
- 2.4. 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.

- 2.5. 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.
- 2.6. The retention, maintenance and use of the heritage building and facades to be conserved shall be secured by the City in appropriate legal agreements.
- 2.7. Site plan approval may be required concurrently with any approvals of zoning amendments or variances to secure the architectural features and building materials.
- 2.8. **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.

**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.**



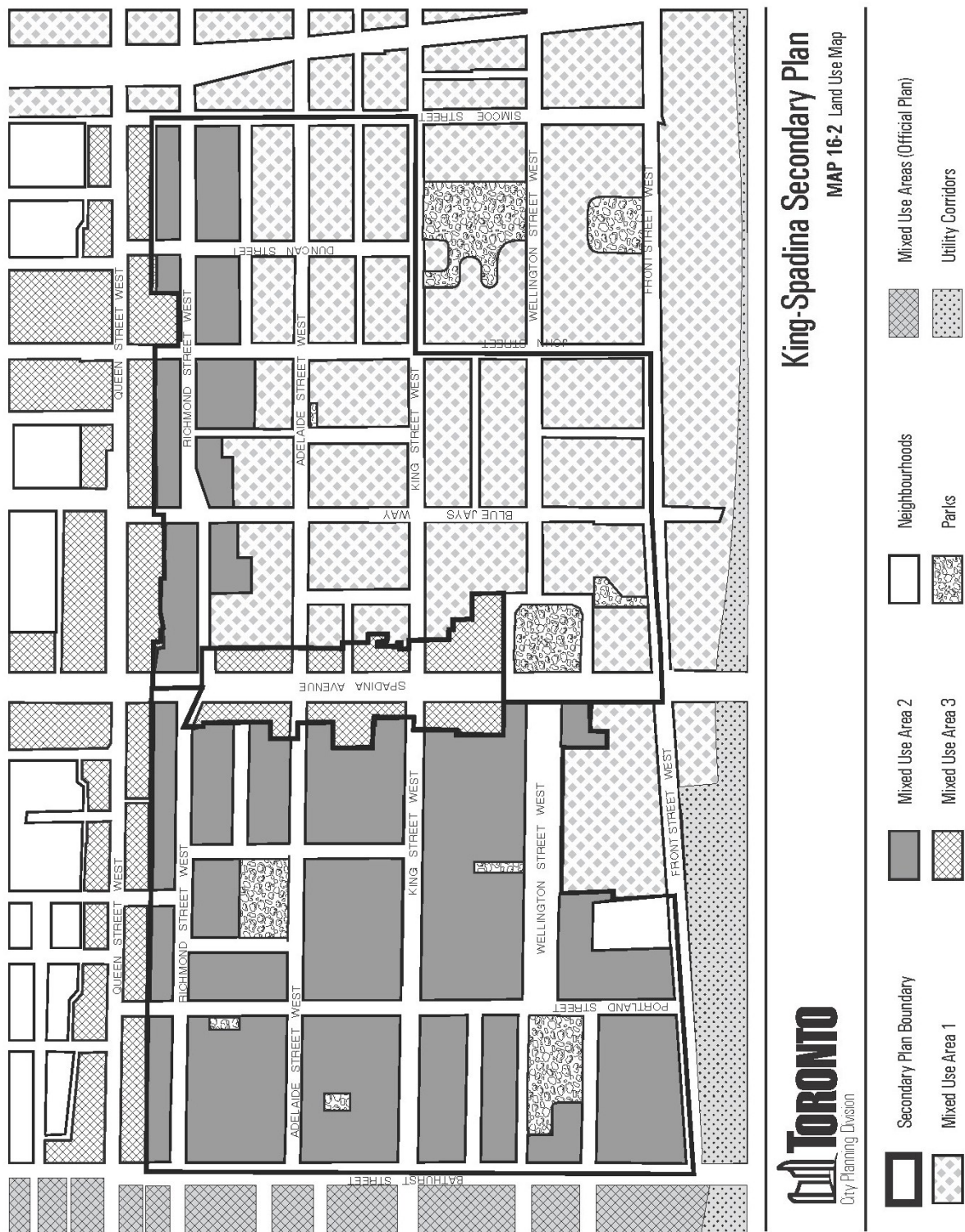
- 3.1. A maximum of three new tall buildings shall be permitted on the lands as indicated by stars on the map above.
- 3.2. A separation distance between towers of 20 metres or greater must be provided, measured from the exterior wall of the buildings, excluding balconies. The tower floorplates of these buildings also must not exceed 700 square metres.
- 3.3. All towers on the block must be less than 157 metres in height, including all mechanical elements.
- 3.4. Development should respect and reinforce the heritage character of the block and contribute to public realm improvements on the block.

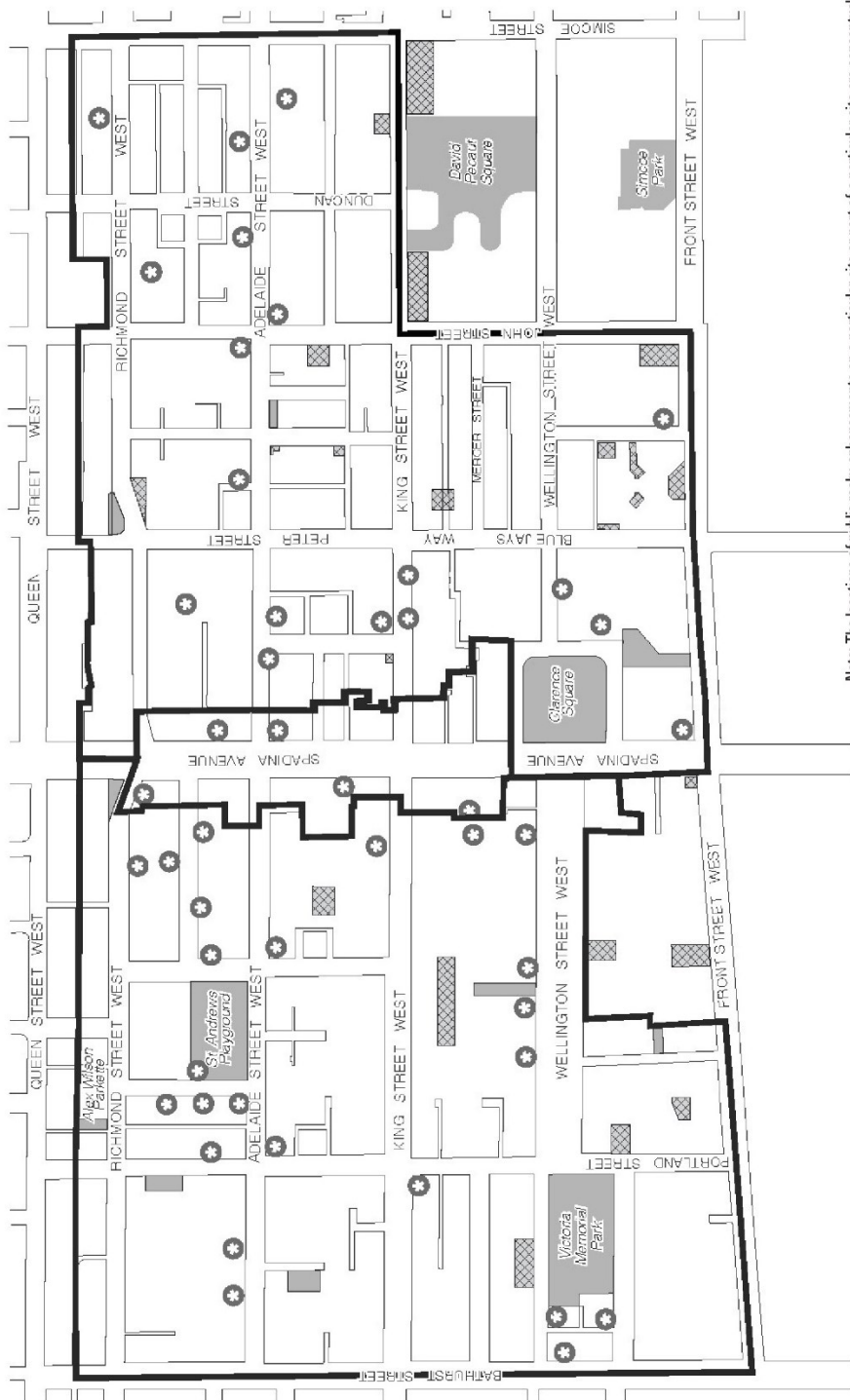


Secondary Plan Boundary

## King-Spadina Secondary Plan

MAP 16-1 Secondary Plan Area and Precincts





Note: The locations of public realm enhancements on a particular site or part of a particular site are conceptual.

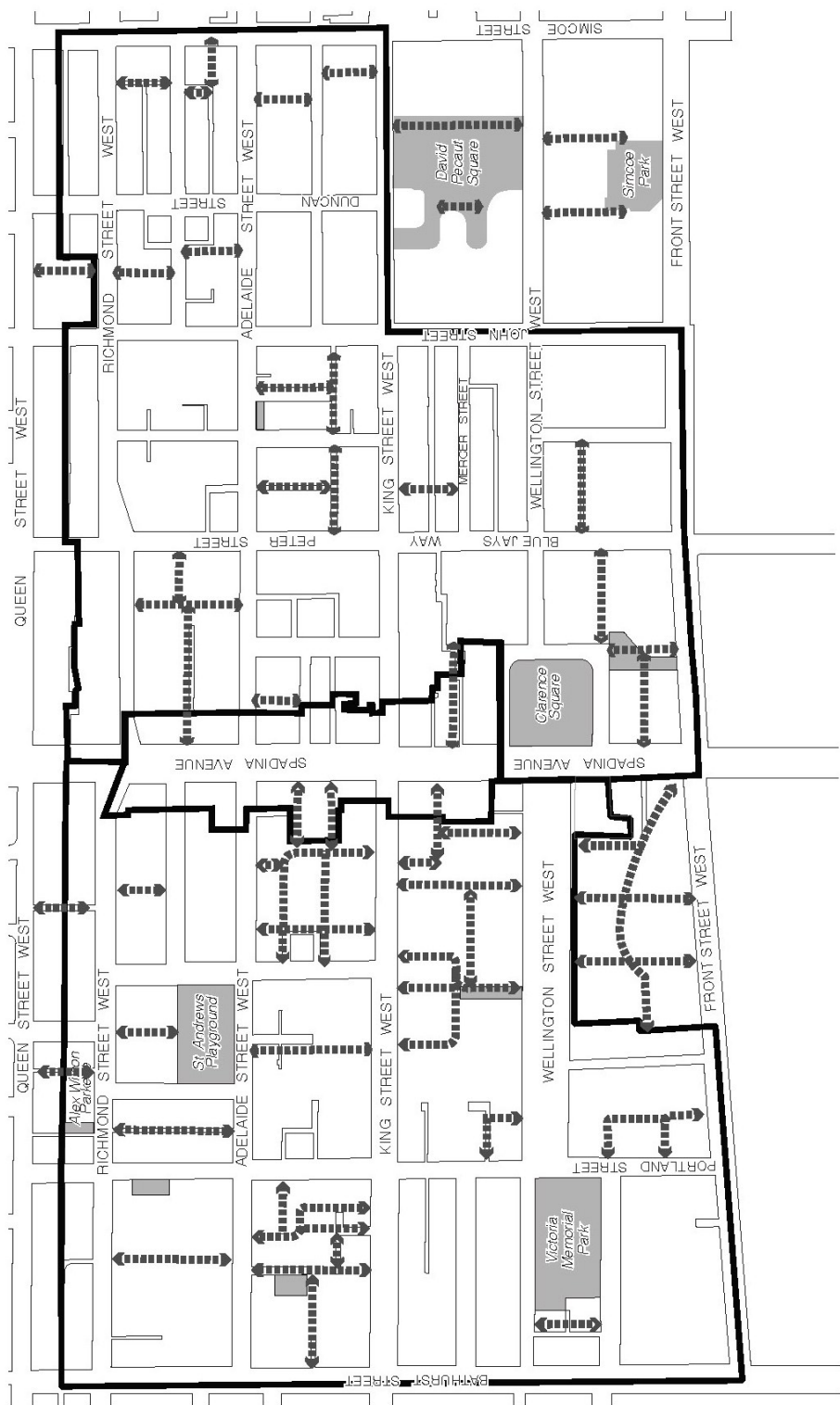


- Secondary Plan Area
- Existing and Planned Public Parks & Open Spaces
- Existing, Planned or Potential Privately Owned Publicly Accessible Spaces (POPS)
- Potential Public Realm Enhancement

# King-Spadina Secondary Plan

MAP 16-3A Public Realm Structure Plan

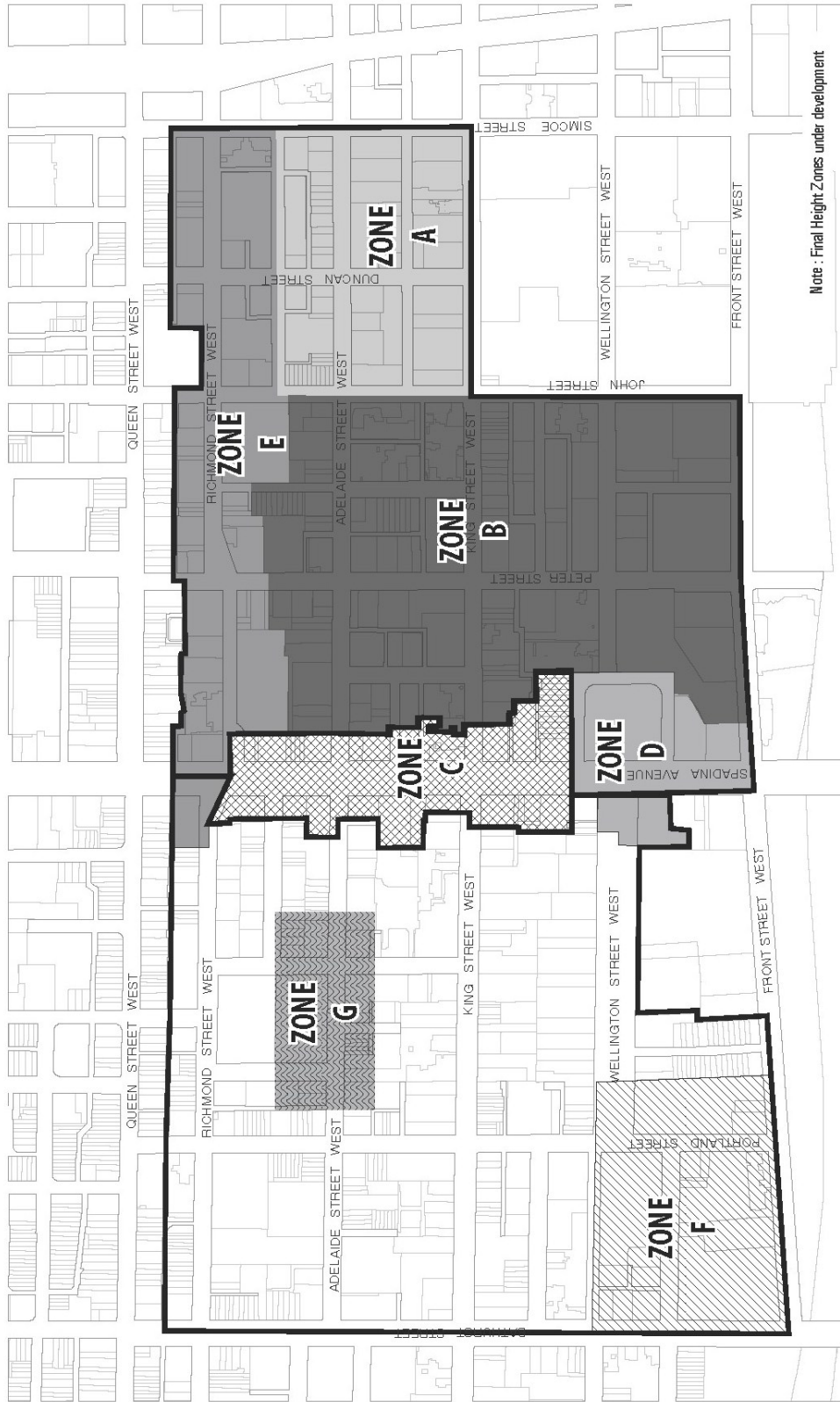


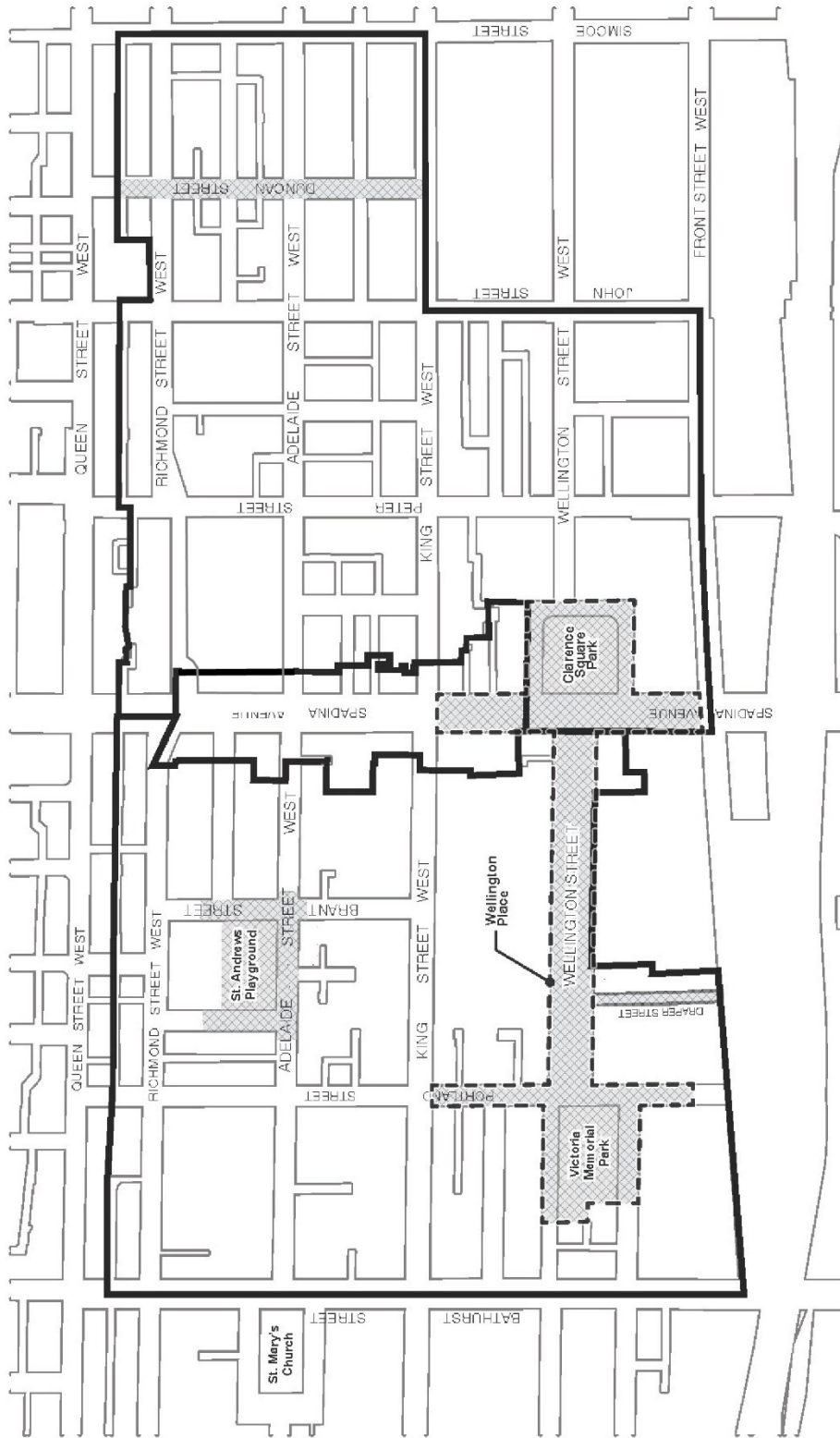


**King-Spadina Secondary Plan**  
**MAP 16-3B Midblock Connections**

- Secondary Plan Area
- Existing and Planned Parks
- Existing, Planned and Potential Midblock Connections







## King-Spadina Secondary Plan

MAP 16-5 Area of Special Identity

-  Secondary Plan Boundary
-  Areas of Special Identity