
NOTICE OF ADOPTION OF OFFICIAL PLAN AMENDMENT 852 AND NOTICE OF PASSING OF ZONING BY-LAW 1388-2025 (Under the Planning Act)

TAKE NOTICE that the City of Toronto adopted Official Plan Amendment 852 (By-law 1387-2025) on November 13, 2025. Zoning By-law 1388-2025 was also passed on this date, with respect to the lands known as 260, 270, 274, 276, 284, 300 and 322 King Street West.

An explanation of the purpose and effect of the Official Plan Amendment and Zoning By-law, and a map showing the location of the lands to which the amendments apply, are attached. The amendments were processed under file number: 25 183702 STE 10 OZ.

A statutory public meeting was held on October 22, 2025 and the Toronto and East York Community Council and Toronto City Council considered one written and one oral submission in making the decision. Please see item 2025.TE26.2 at <https://secure.toronto.ca/council/agenda-item.do?item=2025.TE26.2>

This land is also subject to an application under the Planning Act for approval of plan of standard condominium, file number 21 232282 STE 10 CD.

IF YOU WISH TO APPEAL TO THE ONTARIO LAND TRIBUNAL:

Take notice that an appeal to the Ontario Land Tribunal in respect to all or part of this Official Plan Amendment and/or Zoning By-law may be made by filing a notice of appeal with the City Clerk, **Attention: Raneisha Hemmings**, Registrar Secretariat, 100 Queen Street West, 2nd Floor West, Toronto, ON, M5H 2N2, no later than 4:30 p.m. on **December 11, 2025**. If delivering in-person, drop off at the Registry Services Counter, Toronto City Hall. The filing of a notice of appeal after 4:30 p.m., in person or electronically, will be deemed to have been received the next business day.

A Notice of Appeal must:

- (1) set out the specific part of the proposed Official Plan Amendment to which the appeal applies;
- (2) set out the reasons for the appeal of the proposed Official Plan Amendment and/or Zoning By-law; and
- (3) be accompanied by the fee charged by the Ontario Land Tribunal, currently in the amount of \$1,100.00 for each application appealed, payable by certified cheque or money order to the Minister of Finance, Province of Ontario.

If you wish to appeal to the Ontario Land Tribunal (OLT) or request a fee reduction for an appeal, forms are available from the OLT website at www.olt.gov.on.ca.

The proposed Official Plan Amendment is exempt from approval by the Minister of Municipal Affairs and Housing. The decision of Toronto City Council to adopt the proposed Official Plan Amendment is final if a notice of appeal is not received before or on the last day for filing a notice of appeal.

Who Can File An Appeal:

Official Plan Amendment: Only a specified person or public body as defined in the *Planning Act* that made oral submissions at a public meeting or written submissions to the Council before the plan was adopted, the registered owner of any land to which the plan would apply that made oral submissions at a public meeting or written submissions to the Council before the plan was adopted, the Minister and, in the case of a request to amend the plan, the person or public body that made the request may appeal the decision of Council to the Ontario Land Tribunal.

Zoning By-law Amendment: Only an applicant, a specified person or public body as defined in the *Planning Act* that made oral submissions at a public meeting or written submissions to the Council before the by-law was passed, the registered owner of any land to which the by-law would apply that made oral submissions at a public meeting or written submissions to the Council before the by-law was passed, and the Minister may appeal the by-law to the Ontario Land Tribunal.

No person or public body shall be added as a party to the hearing of the appeal unless, before the Official Plan Amendment was adopted or before the by-law was passed, the person or public body made oral submissions at a public meeting or written submissions to the Council or, in the opinion of the Ontario Land Tribunal, there are reasonable grounds to add the person or public body as a party.

Getting Additional Information:

A copy of the by-law, Official Plan Amendment and background information about the application may be obtained by contacting **Susan McAlpine** at 416-392-7622, or by email at susan.mcalpine@toronto.ca.

Compliance with Provincial laws respecting Notice may result in you receiving duplicate notices.

Dated at the City of Toronto on November 21, 2025.

John D. Elvidge
City Clerk

Owner: GG DUNCAN INC ,
Authority: Item TE26.2, Toronto and East York Community Council

PURPOSE AND EFFECT OF OFFICIAL PLAN AMENDMENT 852 AND ZONING BY-LAW 1388-2025

The purpose and effect of Official Plan Amendment 852 and Zoning By-law 1388-2025 is to permit an increase in residential gross floor area and a reduction in non-residential gross floor area within the development previously approved at 260-270 King Street West (East Block) and 274-322 King Street West (West Block). The proposal would permit residential uses within the base building of the proposed West Block building previously proposed for non-residential uses. Reductions to vehicle parking and loading are also proposed for the new West Block building.

A total of 101,160 square metres of residential gross floor area, and a minimum of 10,839 square metres of non-residential gross floor area are proposed within the West Block. No changes are proposed to building heights, building envelopes or setbacks for either the East or West Block buildings, and no changes are proposed to the total gross floor area permissions for the overall site, or for either the East or West Blocks.

Further information may be obtained by contacting **Susan McAlpine** at 416-392-7622, or by email at susan.mcalpine@toronto.ca.

