

Ontario Land Tribunal
Tribunal ontarien de l'aménagement
du territoire



ISSUE DATE: May 23, 2024

CASE NO(S).:

OLT-23-000244

PROCEEDING COMMENCED UNDER subsection 34(11) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended

Applicant/Appellant: 179-183 King Developments Inc. and 185 King Developments Inc.
Subject: Zoning By-law Amendment
Description: To permit 33-storey mixed-use building with 190 residential units and 140 commercial hotel units
Reference Number: 22 189358 STE 13 OZ
Property Address: 179 – 185 King Street E
Municipality/UT: Toronto
OLT Case No.: OLT-23-000244
OLT Lead Case No.: OLT-23-000244
OLT Case Name: 179-183 King Developments Inc. and 185 King Developments Inc. v. Toronto (City)

PROCEEDING COMMENCED UNDER subsection 114(15) of the *City of Toronto Act*, 2006, S.O. 2006, c. 11, Sched. A, as amended

Applicant/Appellant: 179-183 King Developments Inc. and 185 King Developments Inc.
Subject: Site Plan
Description: To permit 33-storey mixed-use building with 190 residential units and 140 commercial hotel units
Reference Number: 22 189357 STE 13 SA
Property Address: 179 – 185 King Street E
Municipality/UT: Toronto
OLT Case No.: OLT-23-000245
OLT Lead Case No.: OLT-23-000244

Heard: May 1, 2024 by video hearing (“VH”)

APPEARANCES:

Parties

Counsel/Agent*

179-183 King Developments Inc. and
185 King Developments Inc.
 (“Applicant”)

Eileen Costello

City of Toronto

Mathew Longo

St. Lawrence Neighbourhood
Association

Suzanne Kavanagh*

**DECISION DELIVERED BY K.R. ANDREWS AND N. ALLAM AND INTERIM ORDER
OF THE TRIBUNAL**

[Link to Order](#)

PRELIMINARY MATTERS

[1] At the outset of the Hearing, the Tribunal granted full Party status to the St. Lawrence Neighbourhood Association (“SLNA”).

[2] Additionally, Paul Vrooman was granted Participant status (on consent of the Parties) upon attending the present Hearing and explaining that he had technical difficulties at the last Case Management Conference, which prevented him from seeking such status at that time.

SETTLEMENT

[3] Disposition of this matter has come before the Tribunal as a settlement motion.

[4] The appeal arises following a non-decision by the City regarding a Zoning By-law Amendment (“ZBA”) application. The purpose of the originally proposed ZBA was to

permit a 33-storey mixed-use building with 190 residential units and 140 commercial hotel units.

[5] A number of changes to the proposal have taken place over time, eventually leading to the current proposal which is now subject to the present settlement. The Tribunal understands that the proposal was modified over time for a number of reasons, and most recently to address concerns expressed by the City of Toronto (“City”), as well as the SLNA.

[6] The current plan features a mixed-use 46-storey tower, with a two-storey podium consisting of 434 square metres of at-grade retail area. The podium is also proposed to retain the existing heritage features along King Street East and George Street. Of the total proposed 437 residential units, 15% are 2-bedroom units, 10% are three-bedroom units, and 15% of the smaller units are capable of being converted to two- or three-bedroom units. Hotel units are no longer part of the plans.

[7] Key elements of the current plan which enabled settlement include the retention and improved prominence of the aforementioned heritage elements, as well as saving a number of trees along King Street East. Regarding preservation of the heritage features, the revised plans include a more substantial stepback of the tower and ‘reveal’ that is incorporated into the base of the tower, as it emerges from behind the heritage buildings’ facades, to better emphasize the heritage elements, completely retaining and highlighting the heritage rooflines, chimneys and window dormers.

[8] To enable these changes, the Parties explained that a narrower tower is now planned, which also happens to reduce the width of shadow impacts (thus reducing the length of time the tower’s shadow is cast on any particular location). However, the Parties further explained, the narrower tower floorplate necessitated an increase in height to maintain a sufficient number of residential units to support policies aimed at providing an adequate supply, mix and range of housing options.

[9] The Tribunal confirms that it has received, reviewed and considered the following materials and submissions:

- i. The uncontested opinion evidence of Michael S. Goldberg, a Registered Professional Planner and full member of the Canadian Institute of Planners, contained in his comprehensive affidavit sworn April 25, 2024 (marked as Exhibit 1);
- ii. Participant Statements filed with the Tribunal in the names of:
 - Hugh and Joanne Dow, dated August 21, 2023;
 - Sheila and Rod Monette, dated April 9, 2024;
 - David Brinton, dated April 11, 2024;
 - James McIandress, dated April 10, 2024;
 - John Ambrose, dated April 10, 2024;
 - Josie Visentini, dated April 10, 2024;
 - Kathryn Froh, dated April 10, 2024;
 - Paul Vrooman, dated April 10, 2024; and
 - Shirin Fayz, dated April 11, 2024;
- iii. The Parties' oral submissions in support of the settlement; and
- iv. Draft Order jointly submitted to give effect to the relief sought.

ANALYSIS

[10] The Tribunal understands that the aforementioned sworn affidavit evidence of Mr. Goldberg reflects revisions to the application before the Tribunal that were reached through the cooperative efforts of the Parties.

[11] The Tribunal accepts the opinion evidence of Mr. Goldberg as presented in his affidavit and similarly finds that the subject application, as revised, has regard to those applicable matters of provincial interest found in s. 2 of the *Planning Act* (“Act”), and, in accordance with s. 3(5) of the Act, it is consistent with the Provincial Policy Statement, 2020 (“PPS”), and conforms to the A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2020 (“Growth Plan”).

[12] The Tribunal also finds that, in accordance with s. 24(1) of the Act, the settlement proposal conforms with the City of Toronto Official Plan (“City OP”). More particularly, the Tribunal accepts Mr. Goldberg’s evidence insofar as the proposed development conforms with the following policy subject-matters of the City OP, as amended:

- Growth Management Policies;
- Regeneration Areas;
- Public Realm and Built Form Policies;
- Housing Policies; and
- Heritage Resource Policies.

[13] The Tribunal further accepts Mr. Goldberg's evidence insofar as the proposed development conforms with the following applicable in-effect City Official Plan Amendments (OPAs) and secondary plans:

- OPA 352: Downtown Tall Buildings Setback Site and Area Specific Policy 517;
- OPA 406: The Downtown Plan;
- King-Parliament Secondary Plan;
- OPA 525: The New King-Parliament Secondary Plan;
- OPA 524: Downtown Plan Protected Major Transit Station Areas ("PMTSAs"); and
- OPA 570: Other PMTSAs.

[14] Lastly, as it relates to the City's planning guidelines, the Tribunal further accepts Mr. Goldberg's evidence insofar as the proposed development sufficiently responds to the following:

- King-Parliament Urban Design Guidelines;
- Tall Building Design Guidelines, May 2013;
- Growing up: Planning for New Children in New Vertical Communities; and
- Pet Friendly Design Guidelines and Best Practices for New Multi-Unit Buildings.

[15] In addition to providing his expert opinion with respect to each the above noted policy considerations, Mr. Goldberg also provided the Tribunal with his opinions related to the concerns expressed by the aforementioned Participants. He specifically commented on the following concerns:

- Heritage character;
- Height and shadow impact on surrounding areas and St. James Park;
- Traffic impact;
- There are not enough larger apartment units with unit distribution;
- There are not enough community services (schools, parks, medical services etc.) for the residents of the new development; and
- Capacity of existing infrastructure.

[16] Mr. Goldberg opined that the proposed development adequately addresses each of the above noted concern, the plans sufficiently mitigate any negative impacts, and/or the City services and infrastructure mentioned above can adequately accommodate the proposed building. Also noteworthy, Mr. Goldberg confirmed that the proposed project minimizes traffic impact and generation by facilitating only deliveries and drop-off/pickup functions.

[17] The Tribunal accepts Mr. Goldberg's opinion as it relates to the expressed concerns of the Participants, and similarly finds that their concerns have been adequately addressed through the plans.

SUMMARY AND CONCLUSION

[18] The Tribunal finds that the proposal seeks to redevelop an otherwise underutilized site. The Tribunal further finds that the design of the proposed 46-storey tower achieves appropriate architecture, massing, and interface with the heritage resources on site. Additionally, the Tribunal finds that the Applicant has demonstrated that the subject site can accommodate the height, density, and site organization with acceptable planning impacts.

[19] The Tribunal recognizes that the provincial policies contained in the PPS and the Growth Plan actively promote and encourage compact urban form, intensification, optimization of the existing land base and infrastructure, and development that is transit-supportive and contributes to a complete community. In this regard, the Tribunal finds that the proposed development includes appropriate density and land use elements called for and promoted by the PPS and the Growth Plan. Consequently, the Tribunal finds that the present settlement proposal is consistent with the PPS and conforms to the Growth Plan.

[20] From a local planning perspective, the Tribunal finds that the development conforms with the City OP, and in this regard, it implements and satisfies the applicable Mixed Use Areas, Housing, Public Realm, Built Form, and Heritage provisions and policies of the City OP. The Tribunal further finds that the proposal generally satisfies the visions for this site as expressed in the applicable City guidelines, and thus constitutes an appropriate development for the subject location, which will be compatible within the existing and planned context of the site.

[21] The Tribunal further recognizes that the subject site is located within convenient walking distance of three subway stations and various surface transit routes. As a result, the proposal strongly supports transit-oriented policies which call for greater housing density.

[22] In conclusion, the Tribunal finds that the proposal is premised on sound and reasonable planning analysis, represents good planning, and is in the public interest. The Tribunal therefore approves the subject ZBA application, as revised, in accordance with the Parties' settlement, pursuant to the terms of the Order below.

[23] Regarding conditions of approval, the Tribunal accepts and orders the jointly proposed conditions of the Parties, as identified in the Order below.

INTERIM ORDER

[24] **THE TRIBUNAL ORDERS** that the appeal is allowed, in part, on an interim basis, contingent upon confirmation, satisfaction or receipt of those pre-requisite matters identified in paragraph [25] below, and the Zoning By-law Amendment set out in **Attachment 1** to this Interim Order, is hereby approved in principle. For clarity, the purpose of said Zoning By-law Amendment is to facilitate the proposed development as generally depicted on the plans prepared by Arcadis Inc., dated December 19, 2023, attached as **Attachment 2**.

[25] The Tribunal will withhold the issuance of its Final Order, contingent upon confirmation of the following pre-requisite matters:

- a. The Tribunal has received, and approved, the Zoning By-law Amendment submitted in a final form, confirmed to be satisfactory to the Chief Planner and Executive Director, City Planning and the City Solicitor;
- b. The Tribunal is advised by the City Solicitor that the Applicant has provided confirmation of water, sanitary and stormwater capacity to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services, or the Chief Engineer and Executive Director, Engineering and Construction Services has determined that holding provisions are required in the Zoning By-law Amendment;

- c. The Tribunal is advised by the City Solicitor, should it be determined that upgrades to municipal infrastructure are required through the review of updated Functional Servicing and Stormwater Management Report, that the owner has made satisfactory arrangements with the City and has entered into the appropriate agreement(s) for the design and construction of such works, to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services;
- d. The Tribunal is advised by the City Solicitor that the Applicant has addressed all outstanding issues raised by Urban Forestry, Tree Protection and Plan Review as they relate to the Zoning By-law Amendment application, to the satisfaction of the Supervisor, Tree Protection and Plan Review;
- e. The Tribunal is advised by the City Solicitor that the Applicant has provided a detailed Conservation Plan prepared by a qualified heritage consultant that is substantially in accordance with the conservation strategy set out in the Heritage Impact Assessment for 175-185 King Street East, prepared by ERA Architects Inc., dated August 10, 2022, revised August 10, 2023, with an addendum dated January 16, 2024, and details all future conservation efforts as part of this application, all to the satisfaction of the Senior Manager, Heritage Planning;
- f. The Tribunal is advised by the City Solicitor that the Applicant has entered into and registered on title to the property a Heritage Easement Agreement with the City for the property at 175-185 King Street East substantially in accordance with the plans and drawings dated January 10, 2024; and the Heritage Impact Assessment, prepared by ERA Architects Inc., dated August 10, 2022, revised August 10, 2023, with an addendum dated January 16, 2024, subject to and in accordance with the Conservation Plan required in paragraph 25e above, to the satisfaction of

the Senior Manager, Heritage Planning, including execution of such agreement to the satisfaction of the City Solicitor; and

- g. The Tribunal is advised by the City Solicitor that the owner has submitted an application and gained approval in writing under Section 42 of the *Ontario Heritage Act* for the proposed alterations to the heritage properties at 175-185 King Street East.

[26] The Panel Members will remain seized for the purposes of reviewing and approving the final draft of the Zoning By-Law Amendment and the issuance of the Final Order.

[27] If the Parties do not submit the final drafts of the Zoning By-law Amendment, and provide confirmation that all other contingent pre-requisites to the issuance of the Final Order set out in paragraph [25] above have been satisfied, and do not request the issuance of the Final Order, **within 120 days after the date of issuance of this Order**, the Applicant and the City shall provide a written status report to the Tribunal by that date, as to the timing of the expected confirmation and submission of the final form of the draft Zoning By-law Amendment and issuance of the Final Order by the Tribunal.

[28] The Tribunal may, as necessary, arrange the further attendance of the Parties by Telephone Conference Call to determine the additional timelines and deadline for the submission of the final form of the instrument(s), the satisfaction of the contingent pre-requisites and the issuance of the Final Order.

“K.R. Andrews”

K.R. ANDREWS
MEMBER

“N. Allam”

N. ALLAM
MEMBER

Ontario Land Tribunal

Website: www.olt.gov.on.ca Telephone: 416-212-6349 Toll Free: 1-866-448-2248

The Conservation Review Board, the Environmental Review Tribunal, the Local Planning Appeal Tribunal and the Mining and Lands Tribunal are amalgamated and continued as the Ontario Land Tribunal (“Tribunal”). Any reference to the preceding tribunals or the former Ontario Municipal Board is deemed to be a reference to the Tribunal.

ATTACHMENT 1

Authority: Ontario Land Tribunal Decision and Order issued on _____ and final approval on _____, in Tribunal File OLT-23-000244

CITY OF TORONTO

BY-LAW [Clerks to insert By-law number] (OLT)

To amend Zoning By-law 569-2013, as amended, with respect to the lands municipally known in the year 2023 as 175-185 King Street East.

Whereas the Ontario Land Tribunal, by its Decision issued on _____ and its Order issued on _____, in respect of Tribunal File OLT-23-000244, upon hearing an appeal under Section 34(11) of the Planning Act, R.S.O. 1990, c. P13, as amended, determined to amend Zoning By-law 569-2013, as amended, with respect to the lands municipally known in the year 2023 as 175-185 King Street East; and

Whereas Council of the City of Toronto has the authority pursuant to Section 34 of the Planning Act, R.S.O. 1990, c. P. 13, as amended, to pass this By-law; and

Whereas pursuant to Section 39 of the Planning Act, as amended, the council of a municipality may, in a by-law passed under Section 34 of the Planning Act, authorize the temporary use of land, buildings or structures for any purpose set out therein that is otherwise prohibited in the by-law; and

The Ontario Land Tribunal Orders:

1. The lands subject to this By-law are outlined by heavy black lines on Diagram 1 attached to this By-law.
2. The words highlighted in bold type in this By-law have the meaning provided in Zoning By-law 569-2013, as amended, Chapter 800 Definitions.
3. Zoning By-law 569-2013, as amended, is further amended by amending the zone label on the Zoning By-law Map in Section 990.10 respecting the lands outlined by heavy black lines from a zone label of CR SS1 (x339) to a zone label of CR SS1 (x**1001**) as shown on Diagram 2 attached to this By-law.
4. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.11.10 Exception Number **1001** so that it reads:

(1001) Exception CR 1001

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) Regulation 900.11.10(339) applies to the lands shown on Diagram 1 of By-law [Clerks to insert By-law number];
- (B) Despite (A) above, regulation 900.11.10(339) does not apply to the lands municipally known as 175-185 King Street East, if the requirements of By-law [Clerks to insert By-law number] are complied with, and a **building** or **structure** may be constructed, used or enlarged in compliance with Regulations (C) to (S) below;
- (C) Despite regulations 40.5.40.10(1) and (2), the height of a **building** or **structure** is the distance between the Canadian Geodetic Datum of 81.54 metres and the elevation of the highest point of the **building** or **structure**;
- (D) Despite regulation 40.10.20.40(1), **dwelling units** are permitted in an **apartment building** or **mixed use building**;
- (E) Despite regulation 40.10.40.1(1), residential uses may be located on the same **storey** as non-residential uses provided no **dwelling units** are on the **first floor**;
- (F) Despite regulation 40.10.40.10(1), the permitted maximum height of a **building** or **structure** is the number in metres following the letters "HT" as shown on Diagram 3 of By-law [Clerks to insert By-law number];
- (G) Despite regulation 40.10.40.40(1), the permitted maximum **gross floor area** of all **buildings** and **structures** on the **lot** must not exceed 29,050 square metres, of which:
 - (i) the permitted maximum **gross floor area** for residential uses is 28,625 square metres for residential uses;
 - (ii) the required minimum **gross floor area** for non-residential uses is 400 square metres; and
 - (iii) the permitted maximum **gross floor area** for any individual **retail store** is 275 square metres;
- (H) Despite regulation 40.10.40.50(1), a **building** with 20 or more **dwelling units** must provide **amenity space** on the **lot** at the following rate:
 - (i) a minimum of 2.0 square metres for each **dwelling unit** as indoor **amenity space**;

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- (ii) a minimum of 144.0 square metres as outdoor **amenity space** of which a minimum of 40.0 square metres of the required outdoor **amenity space** must be in a location adjoining or directly accessible to the indoor **amenity space**; and
 - (iii) no more than 25% of the outdoor component may be a **green roof**;
- (I) Despite regulations 40.5.40.10(3) to (8) and (F) above, the following equipment and **structures** may project beyond the permitted maximum height shown on Diagram 3 of By-law [Clerks to insert By-law number]:
- (i) equipment used for the functional operation of the **building**, including electrical, utility, mechanical and ventilation equipment, as well as enclosed stairwells, roof access, maintenance equipment storage, elevator shafts, chimneys, and vents, by a maximum of 8.0 metres;
 - (ii) **structures** that enclose, screen, or cover the equipment, **structures** and parts of a **building** listed in (i) above, including a mechanical penthouse, by a maximum of 8.0 metres;
 - (iii) architectural features, gable roof, sloped roof, parapets, dormers and elements and **structures** associated with a **green roof**, by a maximum of 2.5 metres;
 - (iv) planters, **landscaping** features, guard rails, and divider screens on a terrace, by a maximum of 2.5 metres;
 - (v) trellises, pergolas, and unenclosed **structures** providing safety or wind protection to rooftop **amenity space**, by a maximum of 3.0 metres;
 - (vi) **building** maintenance units and window washing equipment which may project beyond the permitted maximum height of a mechanical penthouse as set out in (ii) above by a maximum of 2.5 metres;
 - (vii) antennas and flagpoles, which may project beyond the permitted maximum height of a mechanical penthouse as set out in (ii) above by a maximum of 1.0 metre;
- (J) Despite Clauses 40.10.40.70 and 40.10.40.80 and Article 600.10.10, the required minimum **building setbacks** and **main wall** separation distances are as shown in metres on Diagram 3 of By-law [Clerks to insert By-law number];

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- (K) Despite Clause 40.10.40.60 and (J) above, the following elements may encroach into the required minimum **building setbacks** and **main wall** separation distances as follows:
- (i) balconies, by a maximum of 1.5 metres, except that:
 - (a) balcony encroachments into the required minimum **building setbacks** are only permitted on the areas labelled as “Balcony” on Diagram 4 of By-law [Clerks to insert By-law ##];
 - (ii) canopies and awnings, by a maximum of 1.5 metres;
 - (iii) exterior stairs, access ramps, and elevating devices, by a maximum of 1.0 metres;
 - (iv) architectural features added to the exterior surface of the **main wall** of a **building**, by a maximum of 0.2 metres;
 - (v) antennae, vents, and pipes, by a maximum of 0.3 metres;
- (L) Despite regulation 200.5.10.1(1), 200.15.10.10 and Table 200.5.10.1, **parking spaces** must be provided and maintained on the **lot** in accordance with the following:
- (i) No **parking spaces** are required for residential occupants;
 - (ii) No **parking spaces** are required for non-residential uses;
 - (iii) No **parking spaces** are required for residential visitors;
 - (iv) No accessible **parking spaces** are required;
 - (v) A minimum of 1 “car-share parking space” is required; and
 - (a) for the purpose of this exception, “car-share” means the practice whereby a number of people share the use of one or more motor **vehicles** and such car-share motor **vehicles** are made available to at least the occupants of the **building** for short-term rental, including hourly rental; and
 - (b) for the purpose of this exception, “car-share parking space” means a **parking space** exclusively reserved and signed for a **vehicle** used only for “car-share” purposes.

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- (M) Despite Clause 220.5.10.1, a minimum of one Type “G” **loading space** must be provided on the **lot**;
 - (N) Despite regulations 230.5.10.1(1) and (5) and table 230.5.10.1(1), **bicycle parking space** requirements for dwelling units in a **mixed use building**, are:
 - (i) a minimum of 0.9 “long-term” **bicycle parking spaces** for each **dwelling unit**; and
 - (ii) a minimum of 0.1 “short-term” **bicycle parking spaces** for each **dwelling unit**;
 - (O) Despite regulation 230.5.1.10(4), **bicycle parking spaces** must be provided and maintained in accordance with the following:
 - (i) If a **stacked bicycle parking space** is provided in a mechanical device where any portion of a bicycle is situated above or below any portion of an adjacent bicycle, the minimum dimensions of each **stacked bicycle parking space** is:
 - (a) length of 1.9 metres;
 - (b) width of 0.3 metres; and
 - (c) vertical clearance of 1.2 metres;
 - (ii) a **bicycle parking space** that is not a **stacked bicycle parking space** shall have the following minimum dimensions:
 - (a) length of 1.8 metres;
 - (b) width of 0.45 metres; and
 - (c) vertical clearance of 1.9 metres;
 - (P) Despite regulations 230.5.1.10(9) and (10), **bicycle parking spaces** must be provided and maintained in accordance with the following:
 - (i) a “long-term” **bicycle parking space** may be located in any combination of vertical, horizontal, or stacked positions;
 - (ii) a “long-term” **bicycle parking space** may be located in a secured room or enclosure or area on any level of the **building** below-

ground, or any floor up to and including the mezzanine above the 1st floor of the **building**;

- (iii) a “short-term” **bicycle parking space** may be provided in a **stacked bicycle parking space** arrangement, in any combination of vertical, horizontal, or stacked positions; and
 - (iv) a “short-term” **bicycle parking space** may be located outdoors or indoors, including with a secured room or enclosure, or combination thereof and may be provided on any level of the **building** below-ground, or any floor up to and including the mezzanine above the 1st floor of the **building**;
- (Q) Despite regulation 230.5.1.10(10), both “long-term” and “short-term” **bicycle parking spaces** may be located in **stacked bicycle parking spaces**;
- (R) The provision of **dwelling units** is subject to the following:
- (i) A minimum of 15 percent of the total number of **dwelling units** must have two or more bedrooms;
 - (ii) A minimum of 10 percent of the total number of **dwelling units** must have three or more bedrooms;
 - (iii) An additional 15 percent of the total number of **dwelling units** must have a combination of two and three bedrooms, or units that can be converted to two and three bedroom units through the use of accessible or adaptable design measures;
 - (iv) Any **dwelling units** with three or more bedrooms provided to satisfy (ii) above are not included in the provision required by (i) above; and
 - (v) If the calculation of the number of required **dwelling units** with two or three bedrooms results in a number with a fraction, the number shall be rounded down to the nearest whole number.
- (S) For the purposes of this exception, a mezzanine and mechanical penthouse are not considered a **storey**.

Prevailing By-laws and Prevailing Sections: (None apply)

5. Despite any severance, partition or division of the lands, the provisions of this By-

law shall apply as if no severance, partition or division occurred.

6. Temporary use:

- (A) None of the provisions of By-law 569-2013, as amended, apply to prevent the erection and use of sales office on the **lot** for a period of not more than 3 years from the date this By-law comes into full force and effect.

Ontario Land Tribunal Decision and Order issued on _____ and final approval on _____ in Tribunal File OLT-23-000244

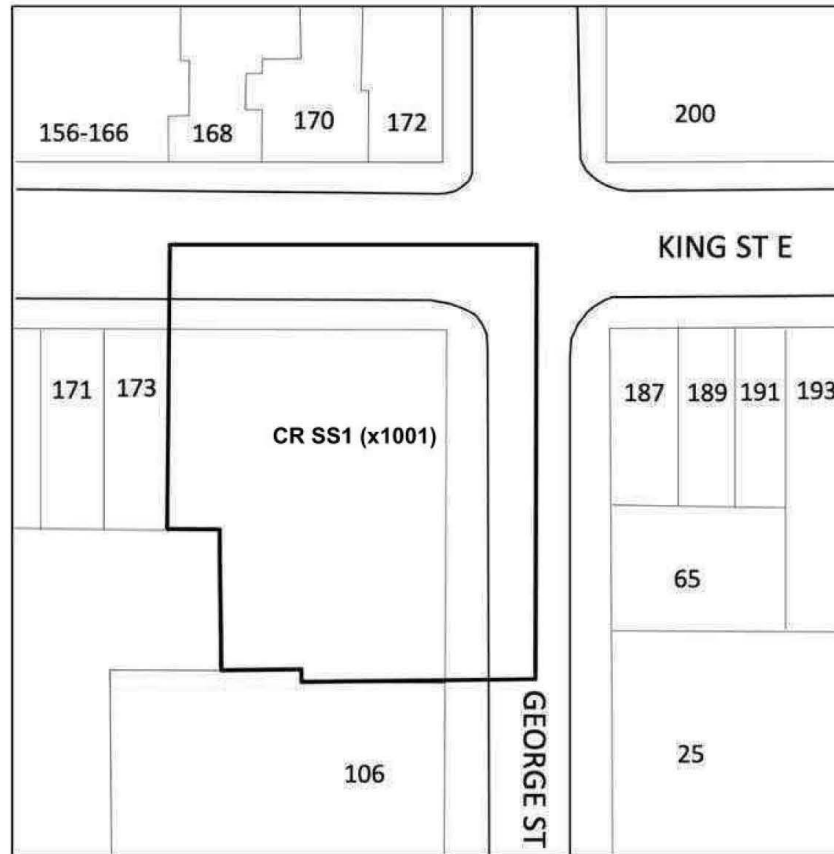


Toronto
Diagram 1

175-185 King Street East

File # 22 189358 STE 13 OZ

City of Toronto By-law 569 2013
Not to Scale

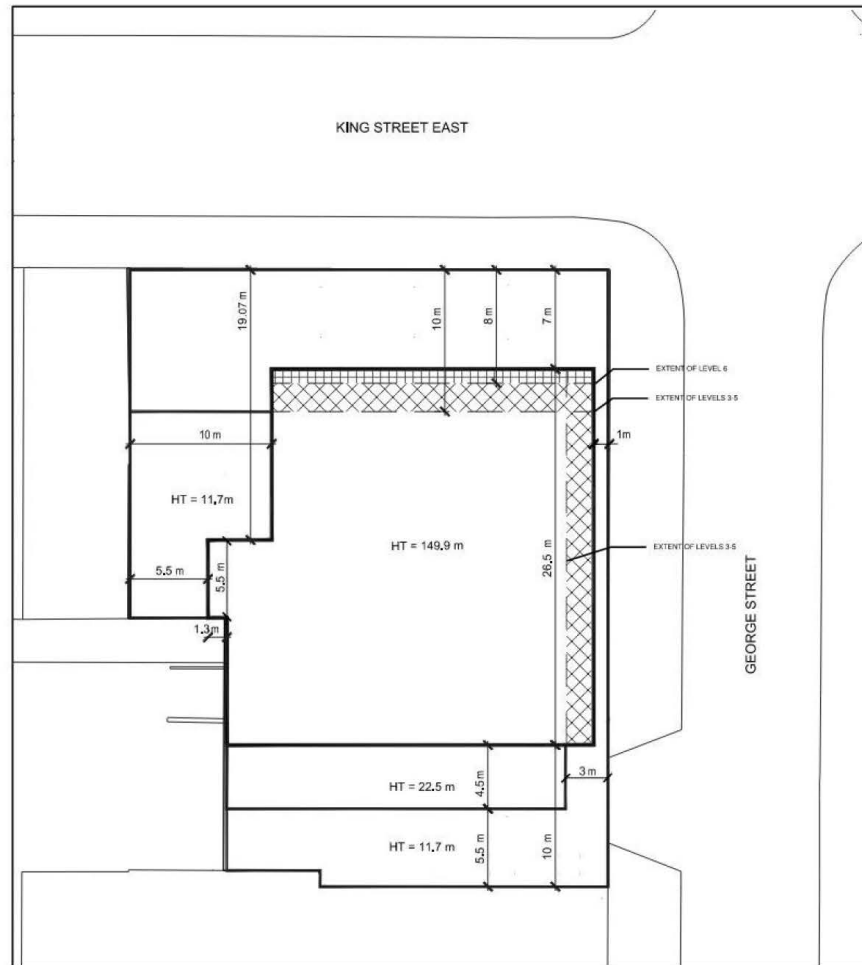


 **TORONTO**
Diagram 2

175-185 King Street East

File # 22 189358 STE 13 OZ

City of Toronto By-law 549-2013
Not to Scale



Toronto
Diagram 3

175-185 King Street East

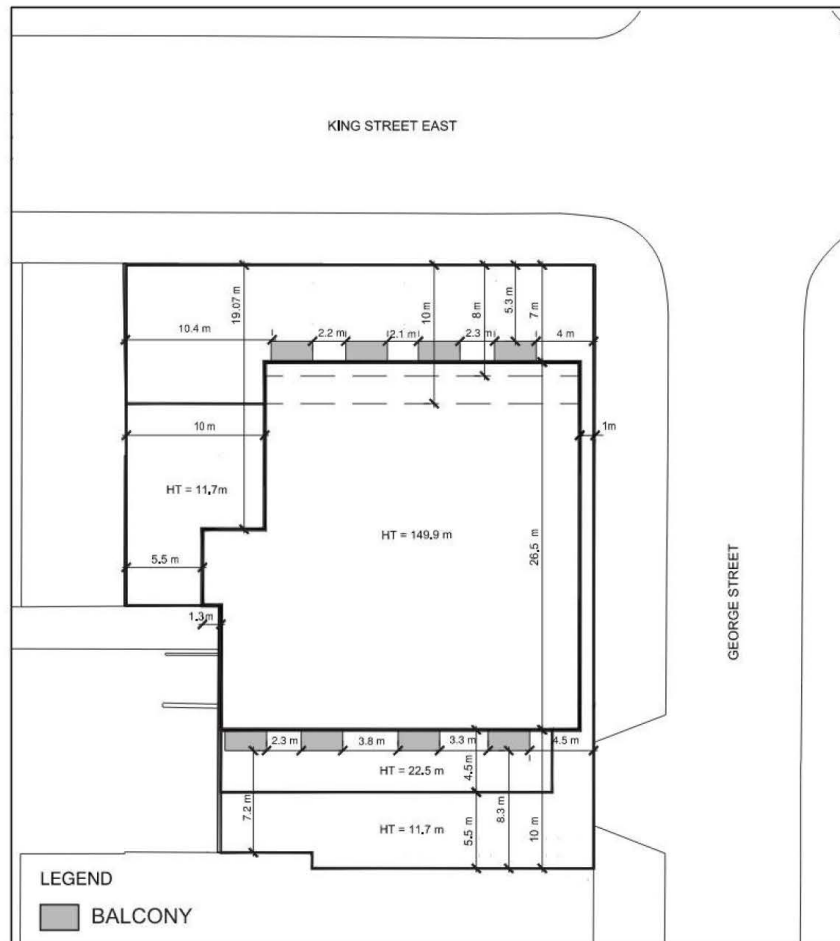
File # 22 189358 STE 13 OZ



No building permitted between the Canadian Geodetic Datum of 96.56 metres and 101.93 metres

No building permitted between the Canadian Geodetic Datum of 101.93 metres and 106.68 metres

City of Toronto By-law 569-2013
Not to Scale



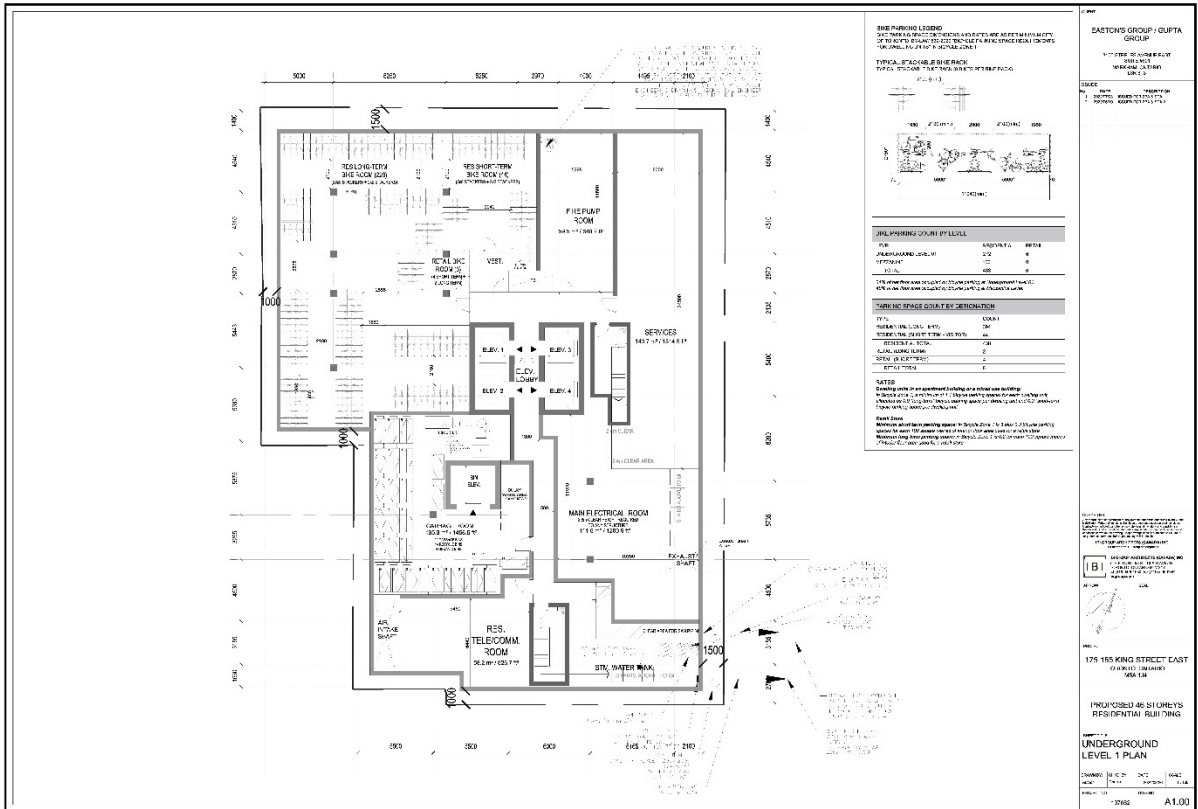
 **Toronto**
Diagram 4

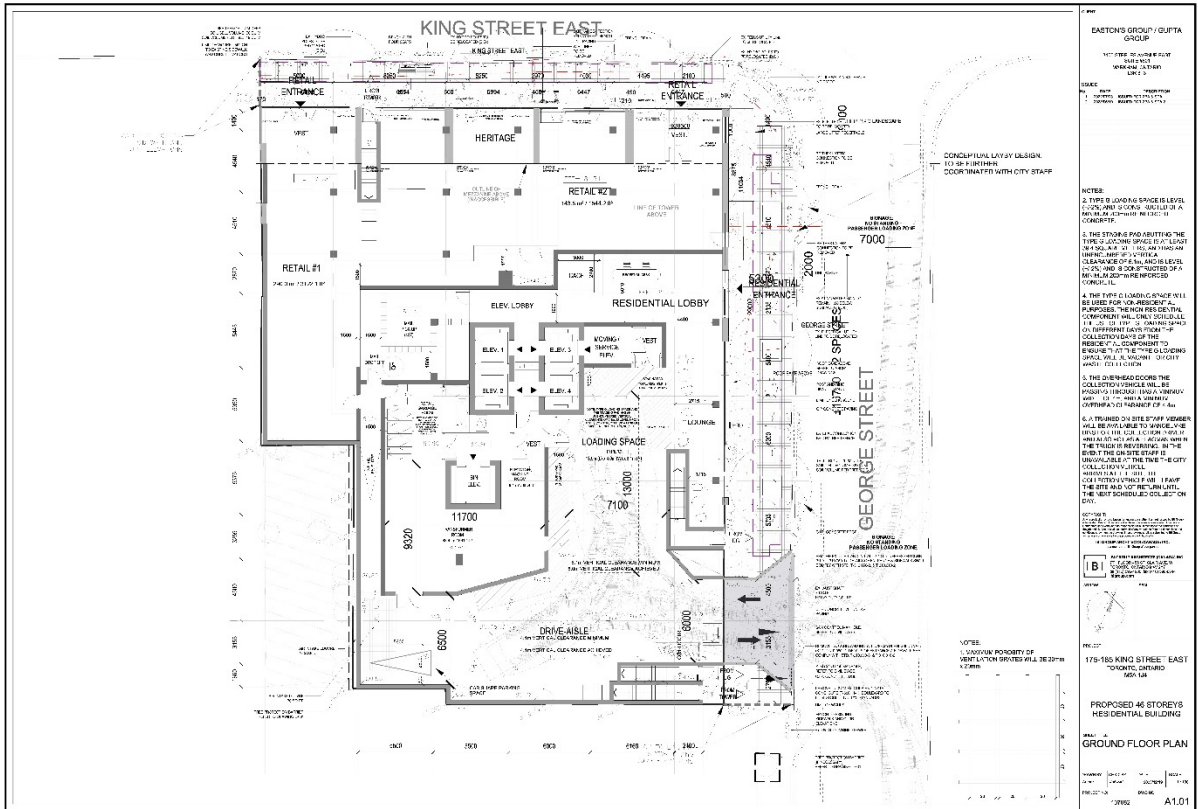
175-185 King Street East

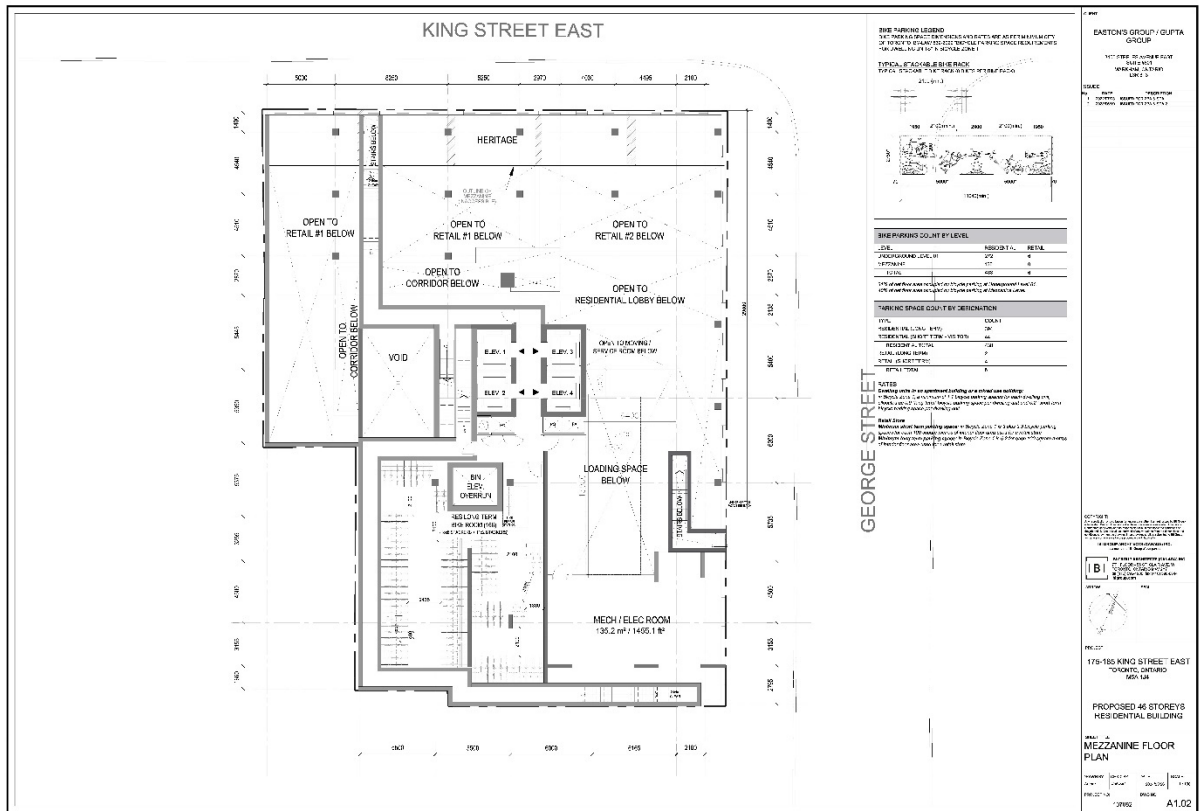
File # 22 189358 STE 13 OZ

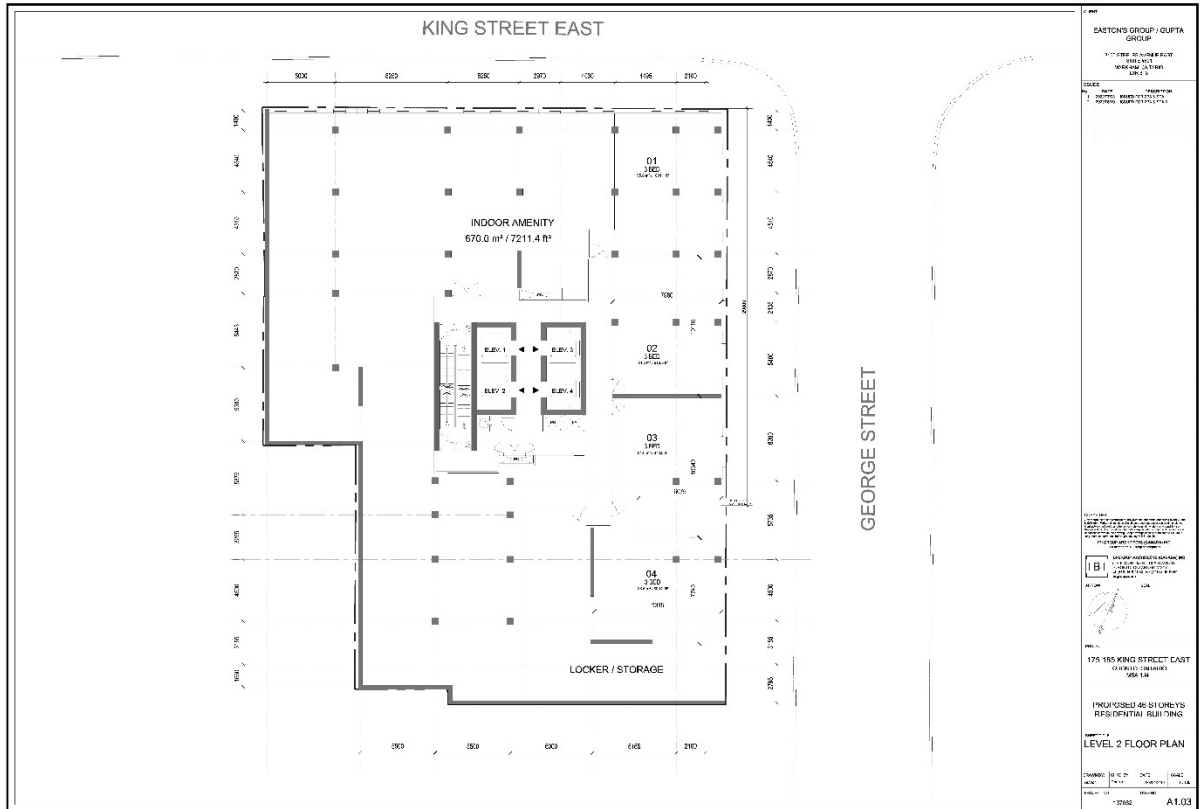
City of Toronto By-law 969-2013
Not to Scale

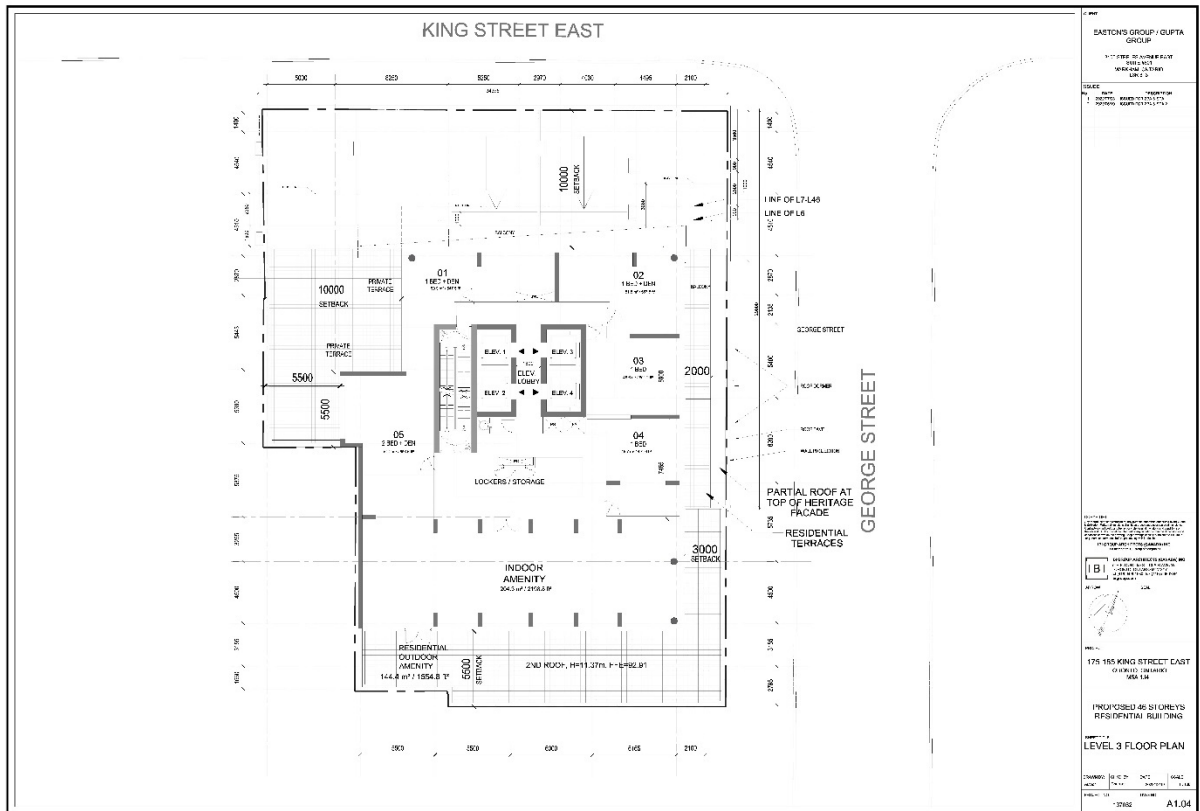
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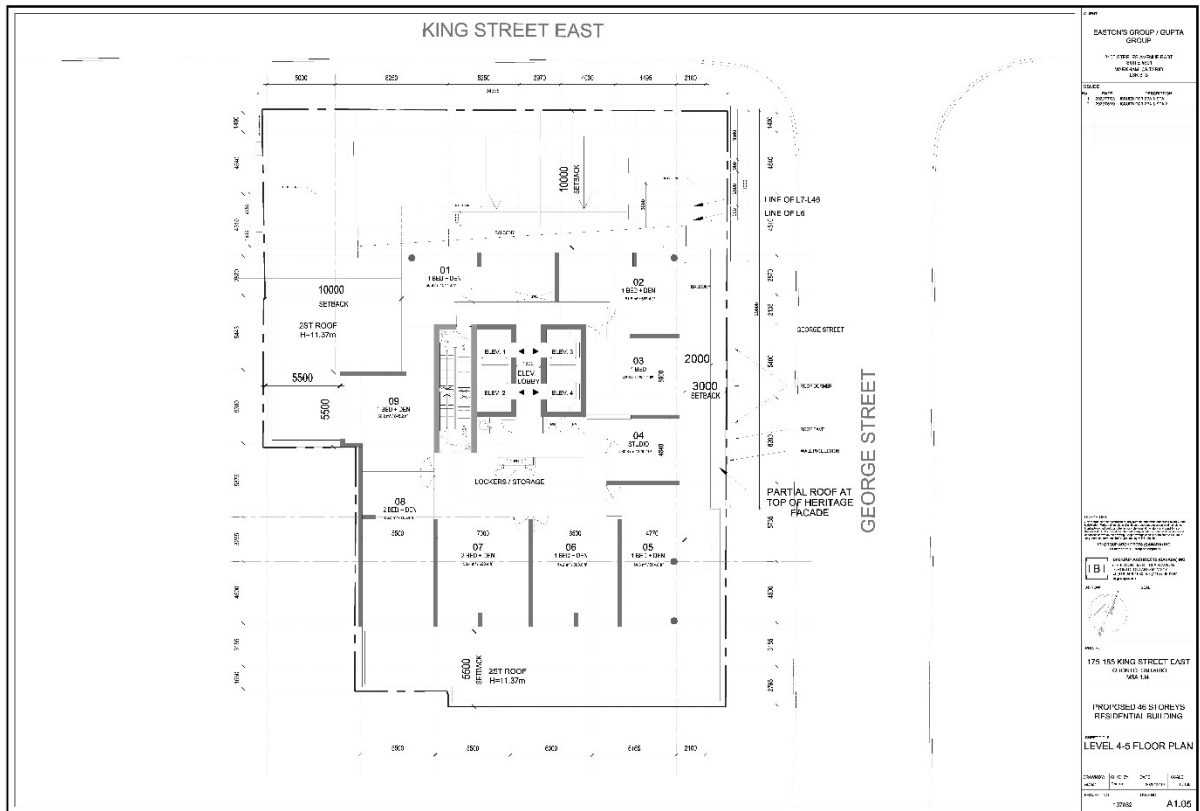


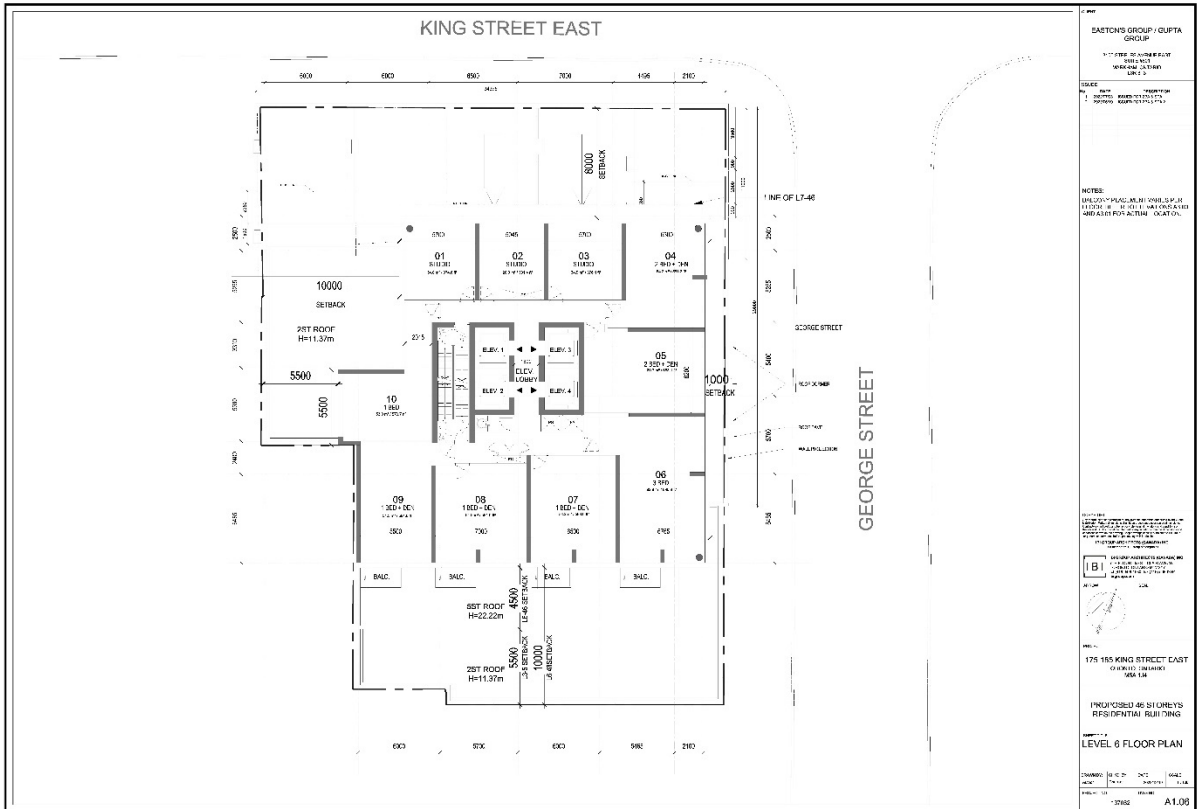


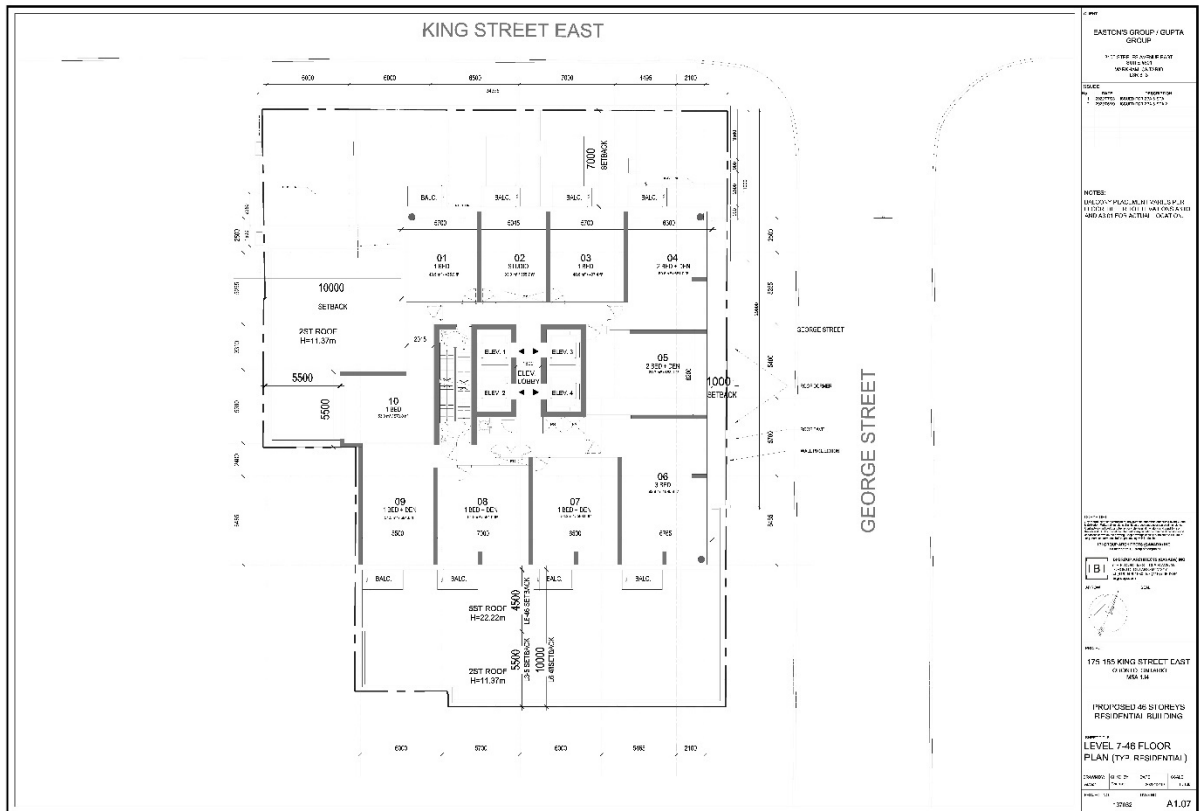


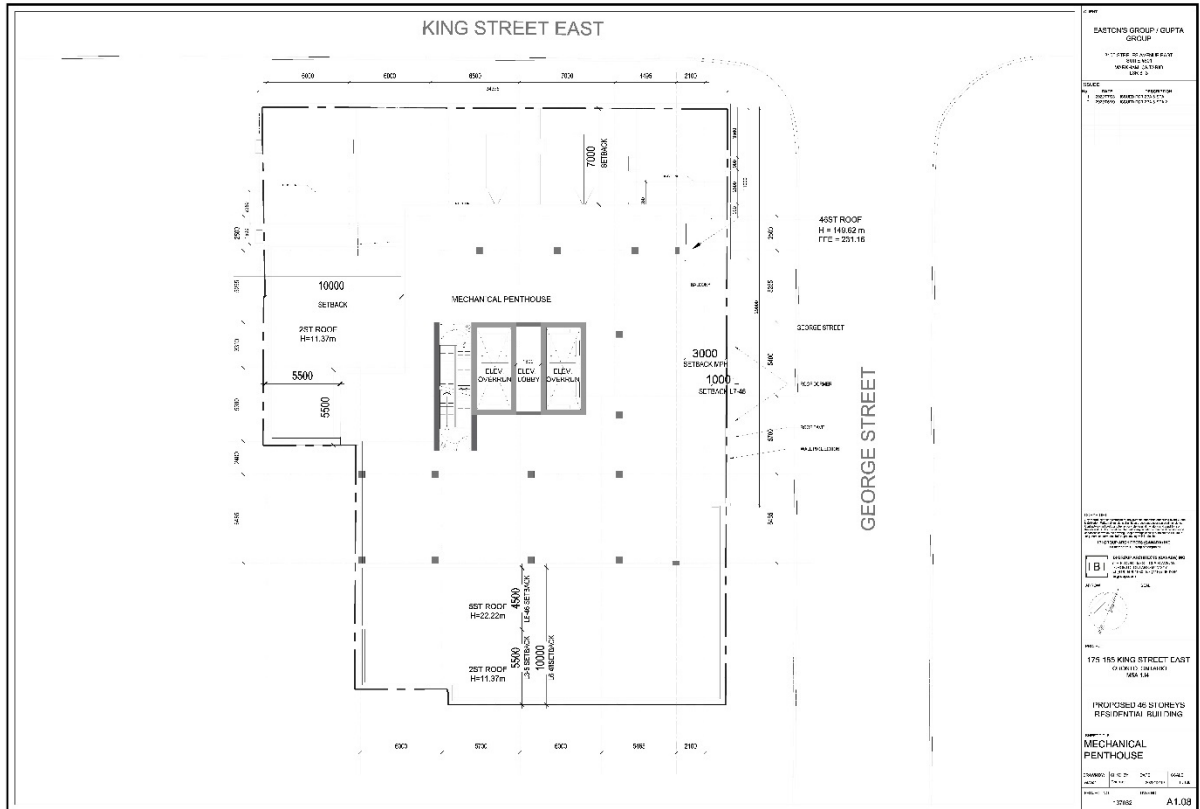


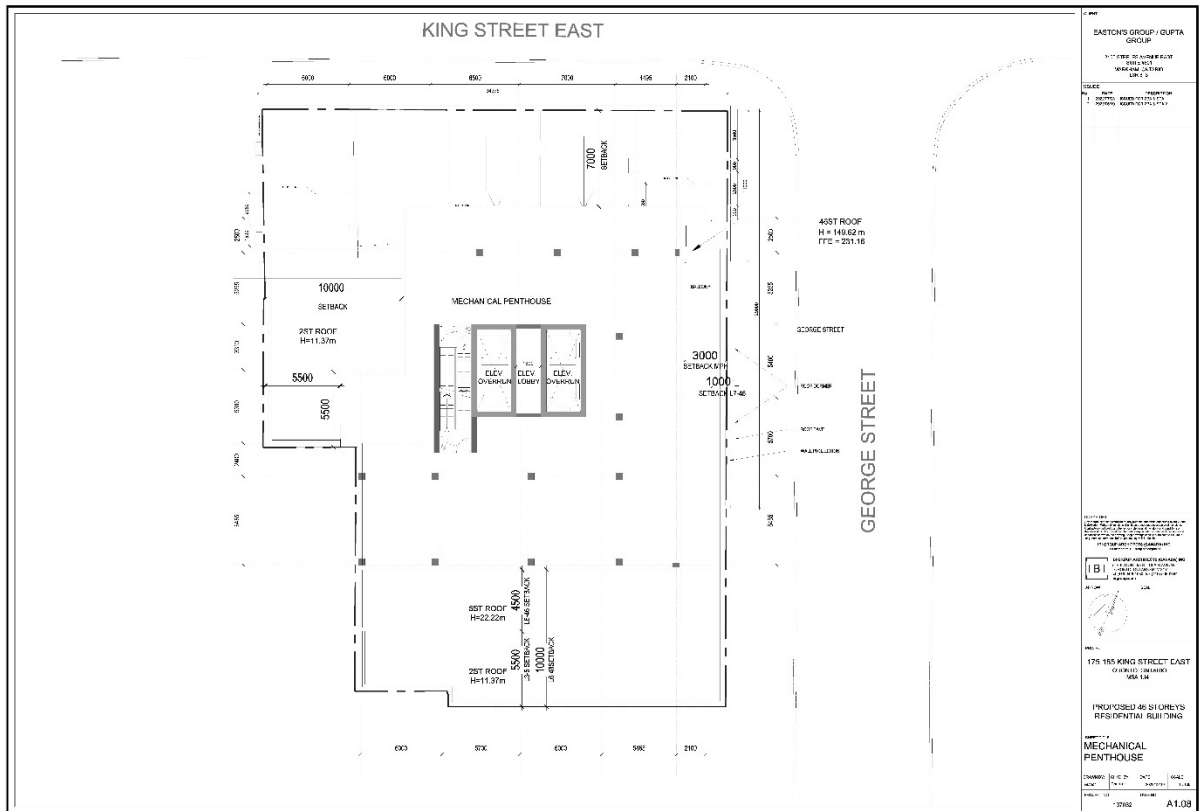












FLOOR LEVEL		GFA	GFA		RESIDENTIAL										INDOOR AMENITY (POOL AND SPA ONLY)		OUTDOOR AMENITY (POOL AND SPA ONLY)		RETAIL GFA		SASTHOS GROUP / GUPTA GROUP
			GFA		UNIT COUNT																
			sq.ft.	sq.m.	STUDIO	1 BQ	1 BQ + D	2 BQ	2 BQ + D	3 BQ	TOTAL	sq.ft.	sq.m.	sq.ft.	sq.m.	sq.ft.	sq.m.				
P1	P1	11,141	12,713	37	666														ISSUES 1. ... 2. ... 3. ...		
	SUB-TOTAL	11,141	12,713	37	666																
	1-GF	1,297	15,453	918	16,964																
	M2	516	5,903	113	1,813																
GF-13	1-GF	1,132	13,139	561	6,571																
	SUB-TOTAL	1,132	13,139	561	6,571																
	1-GF	640	6,988	284	3,252																
	1-GF	490	5,250	176	2,015																
13 LB	1-GF	1,450	1,648	1	1																
	SUB-TOTAL	1,448	20,964	1,580	17,405																
	1-GF	1,014	1,624	284	3,287																
	1-GF	1,014	1,624	284	3,287																
13 LB	1-GF	1,014	1,624	284	3,287																
	1-GF	1,014	1,624	284	3,287																
	1-GF	1,014	1,624	284	3,287																
	1-GF	1,014	1,624	284	3,287																
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	1-GF	1,014	1,624	284	3,287																
	1-GF	1,014	1,624																		

