

# **TORONTO** STAFF REPORT

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March 23, 2004

To: Toronto South Community Council

From: Director, Community Planning, South

Subject: Preliminary Report  
Rezoning Application 04 115402 STE 20 OZ  
Applicant: Jonathan King, Diamond And Schmitt Architects Incorporated  
Architect: Diamond And Schmitt Architects Incorporated  
Owner: Great Gulf (King Street) Limited  
430 King Street West  
Trinity-Spadina, Ward 20

Purpose:

To provide preliminary information on the above-noted application and to seek Community Council's directions on further processing of the application and on the community consultation process.

Financial Implications and Impact Statement:

There are no financial implications resulting from the adoption of this report.

Recommendations:

It is recommended that:

- (1) staff be directed to schedule a community consultation meeting together with the Ward Councillor;
- (2) notice for the community consultation meeting be given to landowners and residents within 120 metres of the site; and



- (3) notice for the Public Meeting under the Planning Act be given according to the regulations under the Planning Act.

Comments:

Proposal

The proposed development at 430 King Street West is a mixed-use building with retail uses along the King Street West and Charlotte Street frontages and residential uses (290 dwelling units) above. The building is 25 storeys (77.18 metres, exclusive of rooftop mechanical equipment) with a 15 storey (44.26 metre) wing to the north. The total proposed gross floor area is 26,012 square metres, with a floor space ratio of 14.04 times the area of the site. Proposed parking (167 spaces) is underground, with access from Charlotte Street. The loading space is at grade, with access from the public lane to the north.

Site Description

The site is located at the north-west corner of King Street West and Charlotte Street. It forms the south east portion of the block bounded by King Street to the south, Charlotte Street to the east, Oxley Street to the north and Spadina Avenue to the west. There is an east-west lane immediately north of the site. The site has an area of 1853.6 square metres. Demolition of the existing 2 ½-storey office building has begun.

North:

- a commercial parking lot;
- a 12-storey (38.5 m) mixed-use building with commercial uses at grade and residential condominiums above, with stepbacks above the 6<sup>th</sup> storey (on the north side of Oxley Street); and,
- a 6-storey office building (on the north side of Oxley Street).

South:

- a car rental lot with 1 storey building;
- a 4 and 6 storey brick building with retail uses at grade and office above; and,
- a 9 storey building with stepbacks above the 3 storey along half of the frontage, containing retail at grade and offices above.

East:

- a 2-storey retail building containing the Mountain Equipment Co-operative with a coffee shop at grade;

- a 3-storey building containing offices and community services; and,
- a 4 ½-storey building with retail at grade and offices above.

West:

- the construction site of an approved mixed-use building (“The Hudson”) with commercial uses at grade and residential uses above, rising to 21 storeys with stepbacks at 12 and 14 storeys.

#### Official Plan

The site is designated in the King-Spadina Part II Plan and the Zoning By-law as a ‘Reinvestment Area’ (RA). This designation permits a wide range of uses including the proposed residential and commercial uses.

At its meeting of November 26, 27, 28, 2002, City Council adopted the new Official Plan for the City of Toronto. The Minister of Municipal Affairs and Housing approved the new plan, in part, with modifications. The Minister's decision has been appealed in its entirety. The Official Plan is now before the Ontario Municipal Board. No hearing date has been set.

Once the Plan comes into full force and effect, it will designate the property as a ‘Regeneration Area’. While the proposed entertainment, commercial and residential uses are permitted in a ‘Regeneration Area’, the Plan contains policies pertaining to built form, tall buildings, the Downtown, Regeneration Areas and Transportation that will be relevant in reviewing the application.

Chapter 6.16 of the new Official Plan contains the revised King-Spadina Secondary Plan with area-specific policies to be considered in reviewing the applications, particularly built-form principles. The King-Spadina Secondary plan identifies King Street as a Significant Street. Section 3.6(e) of the Secondary Plan also specifies that “new building will achieve a compatible relationship with their built form context through consideration of such matters as, building height, massing, scale, setbacks, stepbacks, roof line and profile and architectural character and expression”. The desire for a compatible relationship with heritage buildings in the context of the development is further emphasized in Section 4.3 of the Secondary Plan. The height of the proposed development, both with respect to the height of the base building and with respect to the tower portion of the building, is significantly greater than the heights of heritage buildings in the immediate area.

#### Zoning

As part of the zoning controls introduced by the RA zoning, density standards were replaced by a package of built form objectives expressed through height limits and setbacks. The Zoning By-law permits a height of 30 m.

The Zoning By-law 438-86 s.12(2)246 requires a three metre setback above 20.0 metres on all street frontages. If this setback is not provided, the current by-law limits maximum height to 20.0 m. The proposed development does not meet this requirement.

#### Site Plan Approval

The application for Site Plan Approval for the proposed development has not yet been filed. A related Site Plan Control application has been filed for a temporary parking lot on the site.

#### Reasons for the Application

The applicant has submitted a rezoning application to permit a 77.2 metre (25 storey) building on King Street West with a 44.3 metre (15 storey) wing to the north along Charlotte Street. Both components of the proposed building will exceed the 30 metre height permitted in the Zoning By-law 438-86, as amended, by 47.2 metres for the building overall and 14.3 metres for the wing. The proposed development does not meet the requirements of Zoning By-law 438-86 for setbacks at heights above 20.0 metres on street frontages. Other amendments to the Zoning By-law may be identified when an application for site plan approval is filed.

#### Issues to be Resolved

Issues to be resolved include, but are not restricted to, the following:

##### Built Form

The proposed height of 77.2 metres is significantly higher than the height permitted under the area zoning (30 metres) as well as any existing buildings in the immediate area. The heights, both overall and for the north wing, should be evaluated with respect to the location of the site, the adjacent land uses, urban design objectives, views, shadow impacts, wind impacts and the manner in which the final building design may be able to mitigate the impacts of a proposed height increase. The relationship of the base of the building to the street will also form part of the evaluation of this proposal.

##### Traffic

A detailed assessment is required to determine if there are any operational concerns with respect to traffic access and circulation. Issues such as the location of proposed access points to the site, ease of access to/from the site for all vehicles, potential conflict points, turn around areas and dimensional requirements for driveway aisles and parking spaces will be included in the review to be conducted by a qualified traffic consultant.

##### Parking and Loading

The proposed parking ramp is accessed from Charlotte Street. The proposed number of underground parking spaces (167 spaces) does not meet the requirements of the Zoning By-law

(187 spaces). The proposed loading (1 type 'G' loading space) meets the Zoning By-law requirements for the development.

### Section 37

Section 37 of the Planning Act permits the City to seek public benefits in exchange for both height and density increases. If approved, a Section 37 agreement will be required as part of this application.

### Conclusions:

Should the recommendations of this report be approved, and assuming that the applicant provides all required information without delay, a community consultation meeting could be scheduled for May to discuss the proposal with the community.

### Contact:

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Ted Tyndorf  
Director, Community Planning, South District

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### List of Attachments:

Attachment 1: Site Plan

Attachment 2: Elevations

Attachment 3: Elevations

Attachment 4: Elevations

Attachment 5: Elevations

Attachment 6: Zoning

Attachment 7: Application Data Sheet

## Attachment 1



Site Plan

Applicant's Submitted Drawing

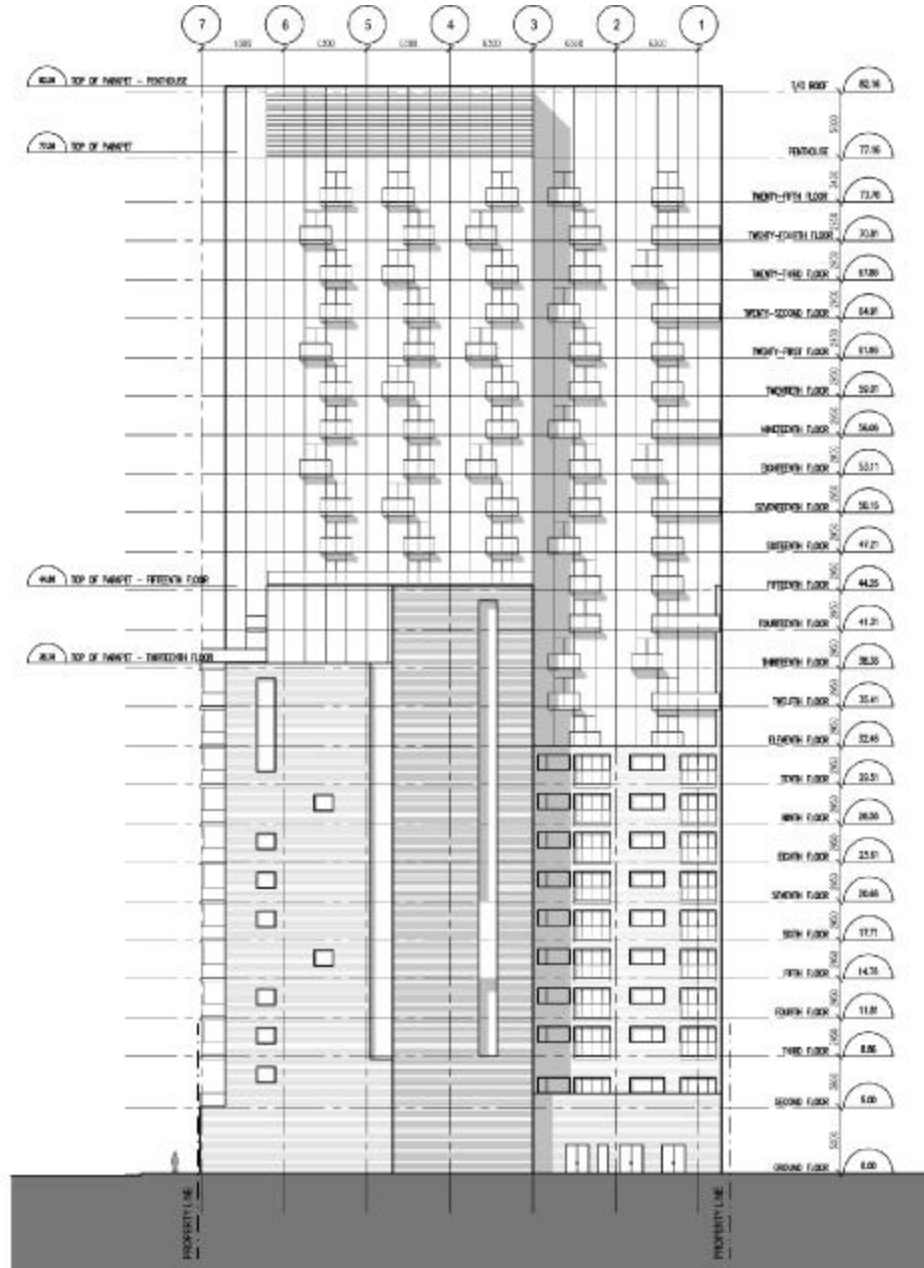
Not to Scale  
03/08/04



430 King Street West

File # 04\_115402

## Attachment 2



North Elevation

### Elevations

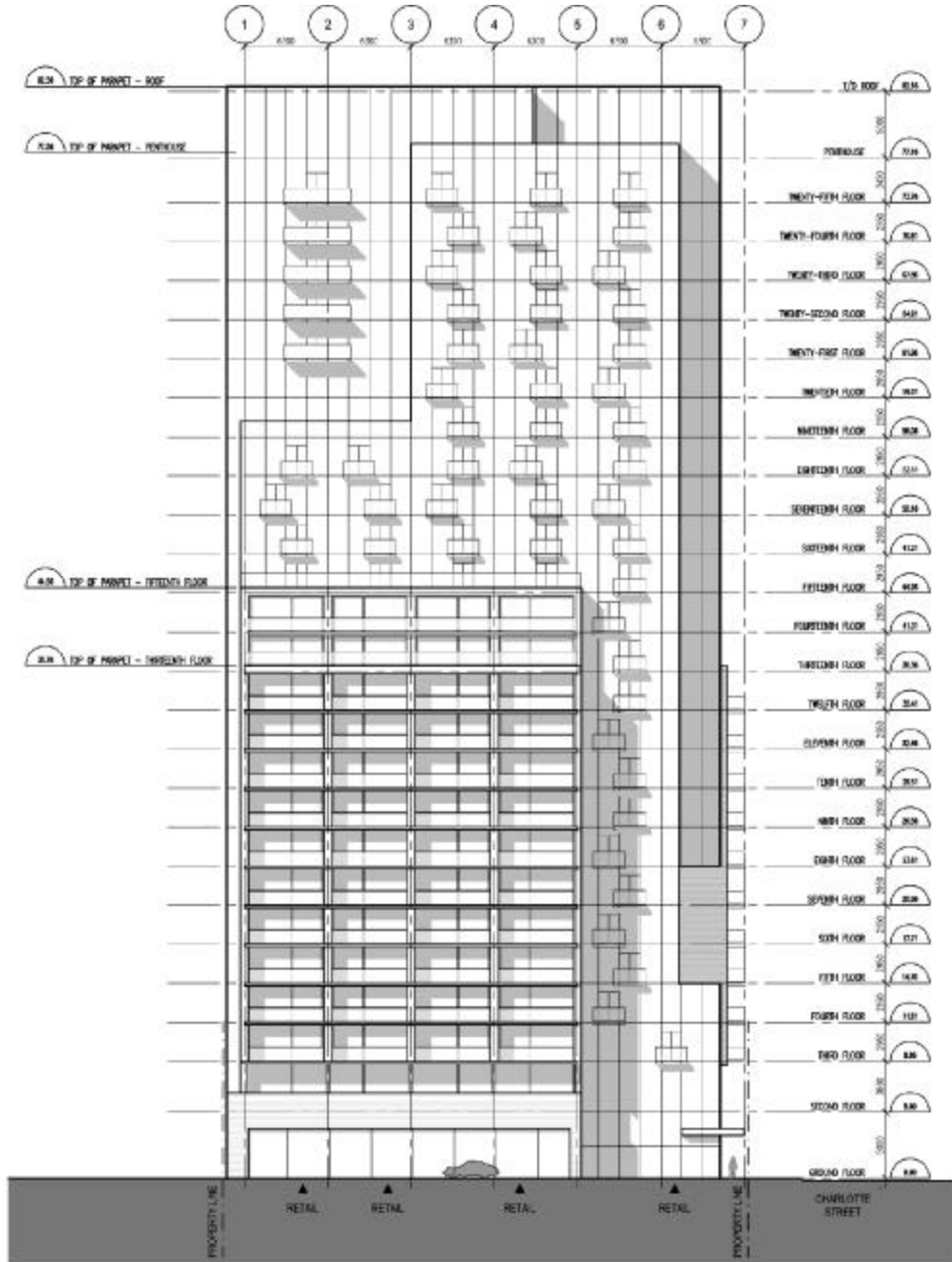
Applicant's Submitted Drawing

Not to Scale  
03/08/04

430 King Street West

File # 04\_115402

### Attachment 3



South Elevation

## Elevations

Applicant's Submitted Drawing

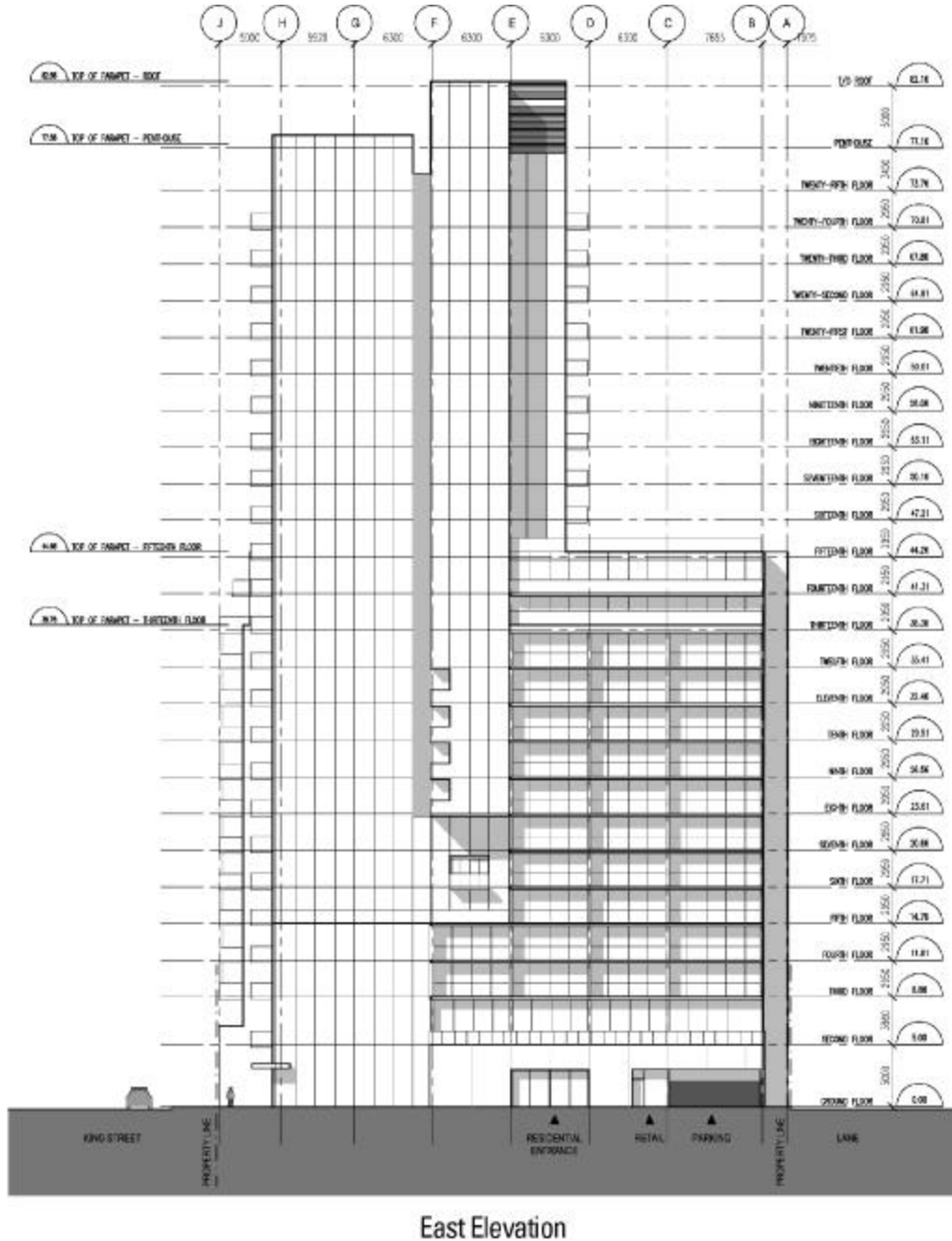
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430 King Street West

File # 04\_115402



## Attachment 4



## Elevations

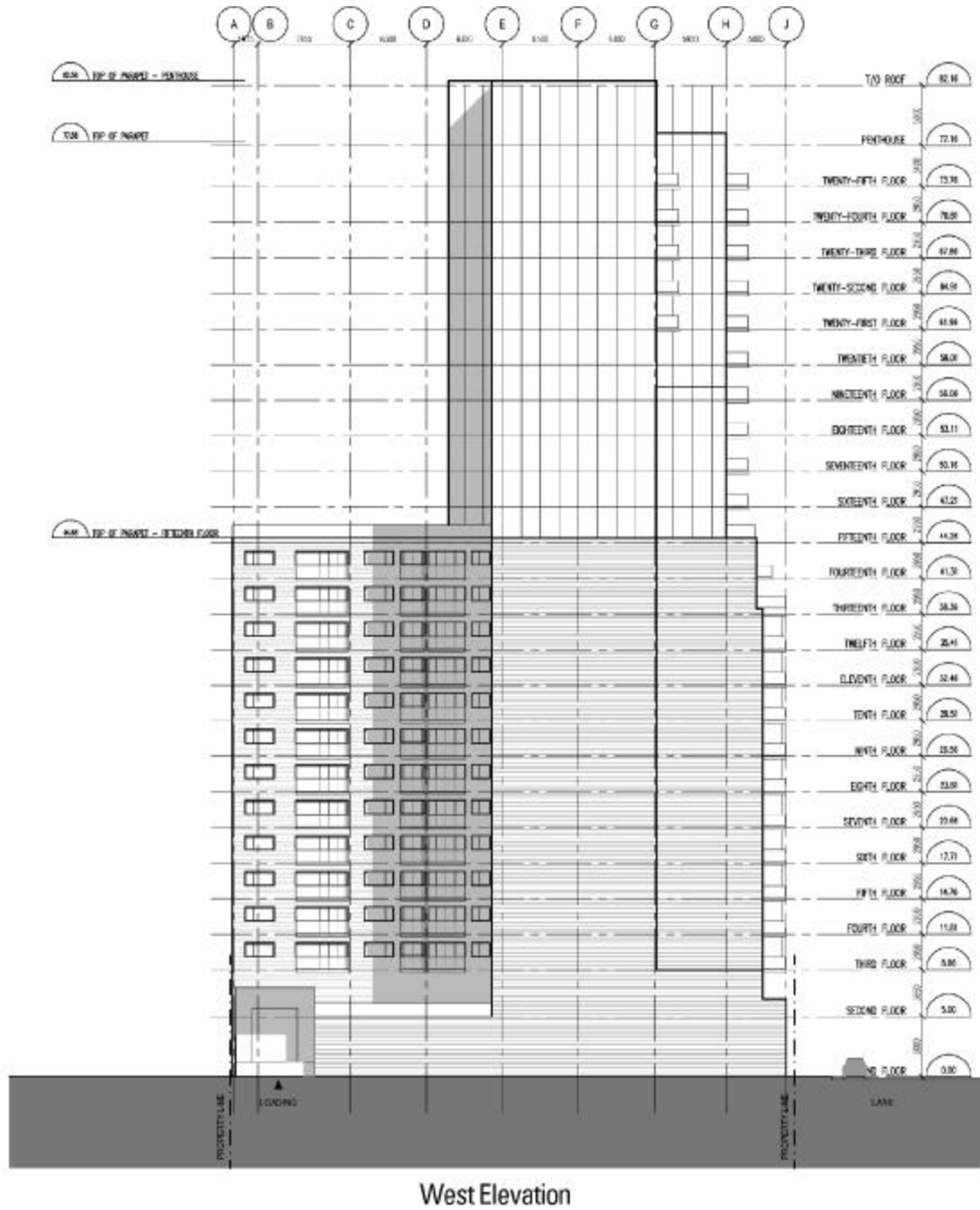
Applicant's Submitted Drawing

Not to Scale  
03/08/04

430 King Street West

File # 04\_115402

### Attachment 5



## Elevations

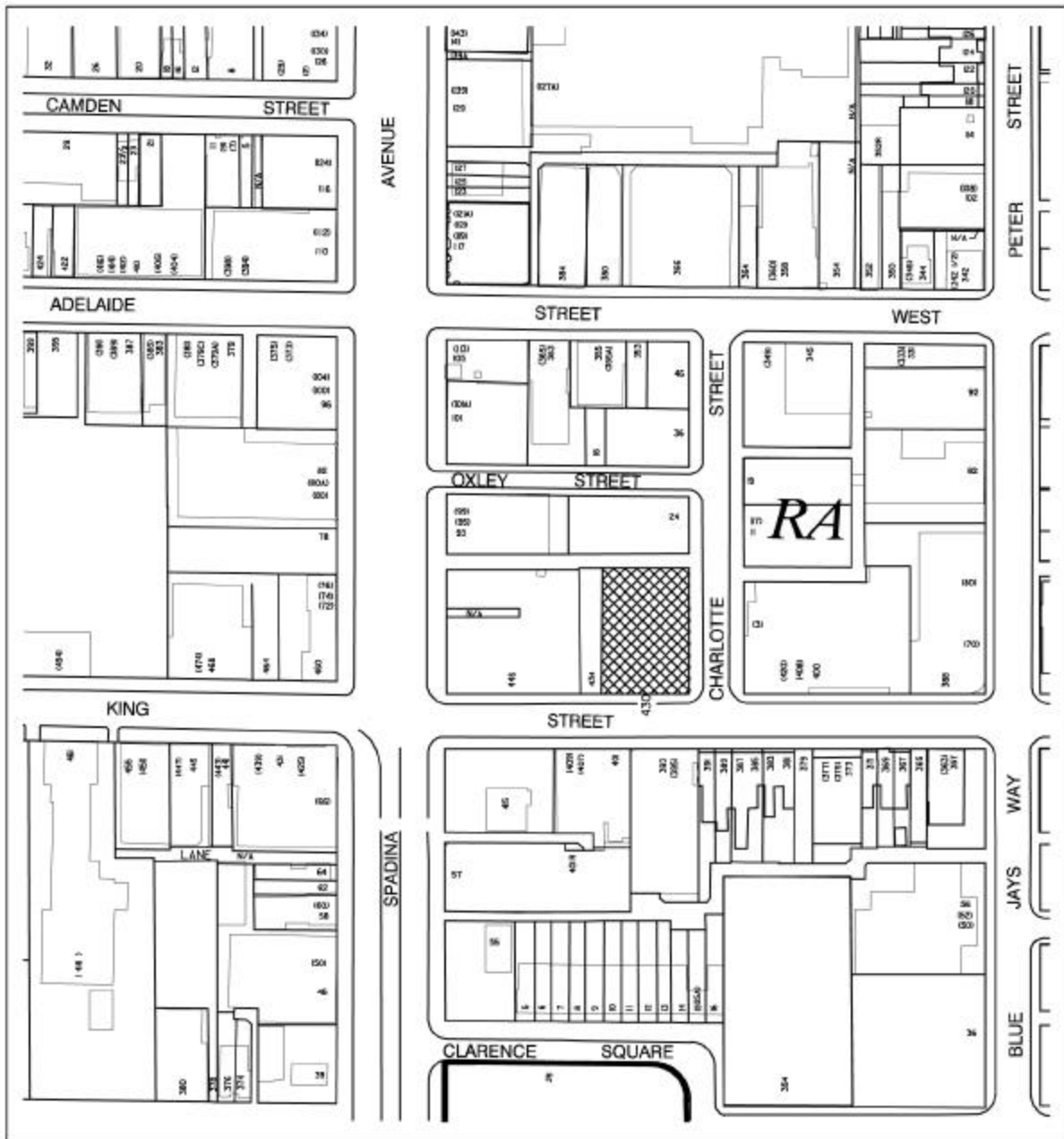
Applicant's Submitted Drawing

Not to Scale  
03/08/04

430 King Street West

File # 04\_115402

# Attachment 6



**Toronto** Urban Development Services  
Zoning

**430 King Street West**  
File # 04\_115402

RA Mixed-Use District



Not to Scale  
Zoning By-law 438-86 as amended  
Extracted 03/08/04 - r2

**Attachment 7**

**APPLICATION DATA SHEET**

Application Type	Rezoning	Application Number:	04 115402 STE 20 OZ
Details	Rezoning, Standard	Application Date:	March 11, 2004

Municipal Address:	430 KING ST W, Toronto ON
Location Description:	PL D160 PT BLK 1 **GRID S2015
Project Description:	Proposed 25 storey mixed residential/commercial building. Related site plan has been filed to permit temporary commercial parking lot.

<b>Applicant:</b>	<b>Agent:</b>	<b>Architect:</b>	<b>Owner:</b>
Diamond and Schmitt Architects Incorporated Jonathan King			Great Gulf (King Street)

**PLANNING CONTROLS**

Official Plan Designation:	Regeneration Area	Site Specific Provision:	554-86
Zoning:	RA	Historical Status:	
Height Limit (m):	30	Site Plan Control Area:	Y

**PROJECT INFORMATION**

Site Area (sq. m):	1853	Height:	Storeys:	25
Frontage (m):	39.7		Metres:	77.16
Depth (m):	46.2			
Ground Floor GFA (sq. m):	1371			<b>Total</b>
Residential GFA (sq. m):	25310	Parking Spaces:		167
Non-Residential GFA (sq. m):	702	Loading Docks		1
Total GFA (sq. m):	26012			
Lot Coverage Ratio (%):	74			
Floor Space Index:	14.04			

**DWELLING UNITS**

Tenure Type:	Condo
Rooms:	0
Bachelor:	0
1 Bedroom:	209
2 Bedroom:	81
3 + Bedroom:	0
Total Units:	290

**FLOOR AREA BREAKDOWN**

	<b>Above Grade</b>	<b>Below Grade</b>
Residential GFA (sq. m):	25310	0
Retail GFA (sq. m):	702	0
Office GFA (sq. m):	0	0
Industrial GFA (sq. m):	0	0
Institutional/Other GFA (sq. m):	0	0

<b>CONTACT:</b>	<b>PLANNER NAME:</b>	<b>Helen Coombs, Senior Planner</b>
	<b>TELEPHONE:</b>	<b>(416) 392-7613</b>