

TORONTO STAFF REPORT

March 20, 2006

To: Toronto and East York Community Council

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

Subject: Final Report
OPA & Rezoning Application 05 172406 STE 19 OZ
Applicant: Urban Strategies Inc.
Architect: Hariri + Pontarini Architects and Young + Wright Architects
751-775 King St W
Ward 19 - Trinity-Spadina

Purpose:

This report reviews and recommends approval of an application to amend the Official Plan and the Zoning By-law for a mixed use building at a variety of heights with the tallest portion at 16 storeys at 751-775 King Street West.

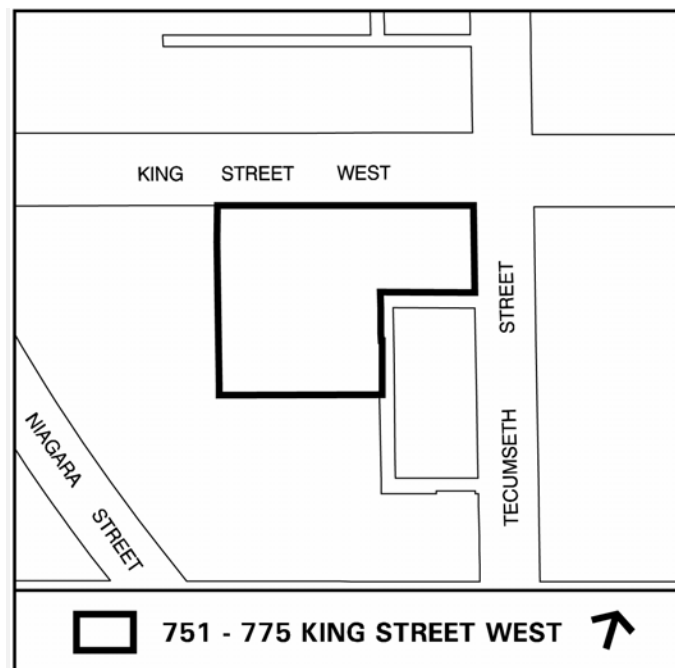
Financial Implications and Impact Statement:

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

Recommendations:

It is recommended that City Council:

- (1) amend the Official Plan for the former City of Toronto substantially in accordance with the draft Official Plan Amendment attached as Attachment No. 9;
- (2) amend the Zoning By-law 438-86 as amended for the former City of Toronto substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 10.



- (3) authorize the City Solicitor to make such stylistic and technical changes to the draft Official Plan Amendments and draft Zoning By-law Amendment as may be required;
- (4) as a condition of approval of the Official Plan Amendment and Zoning By-law Amendment, the owner be required to fulfill technical conditions set out in Attachment 11;
- (5) before introducing the necessary Bills to City Council for enactment, require the owner to enter into an agreement under Section 37 of the Planning Act to secure the following benefits:
 - (a) \$550,000 contribution to improvements to the community building in Stanley Park South, or other improvements to the facilities in the Park;
 - (b) \$200,000 public art contribution;
 - (c) securing a publicly accessible open space within the project which is accessed through an opening in the King Street building with minimum dimensions of 6.5 metres in height and 5.5 metres in width;
 - (d) securing a minimum 3 metre wide public access through the site from King Street to the south property line of the development. The location of this access to be to the satisfaction of the Chief Planner and Executive Director, City Planning Division;
 - (e) securing architectural materials on the new building to the satisfaction of the Chief Planner and Executive Director, City Planning Division;
 - (f) securing wind mitigation measures that may be recommended as a result of the wind study to be completed for the development prior to site plan approval;
 - (g) a green roof on the project; and
 - (h) provide an irrigation system for all street trees in the public right-of-way on King Street West and Tecumseth Street adjacent to the site with automatic timer at the applicant's expense and that the irrigation system be designed to be water efficient by a Certified Landscape Irrigation Auditor (CLIA) and constructed with a back flow preventer to the satisfaction of the Commissioner of Works and Emergency Services, including requirements to maintain the entire system in continuing good order and operation.
- (6) before introducing the necessary Bills to City Council for enactment, require the applicant to:
 - (a) submit, to the Executive Director of Technical Services, for review and acceptance, a site servicing review to determine the storm water runoff, sanitary

flow and water supply demand resulting from this development and demonstrate how this site can be serviced and whether the existing municipal infrastructure is adequate to service this development; and

- (b) submit final approved drawings of the development with sufficient horizontal and vertical dimensions of the exterior walls of the proposed buildings to enable the preparation of building envelope plans, such plans should be submitted at least three weeks prior to the introduction of Bills in Council.

Background:

Proposal

The proposed development is a mixed use building, located at the southwest corner of King Street West and Tecumseth Street.

The proposal includes 280 residential dwelling units and 1500 square metres of commercial space. Commercial uses are proposed fronting onto King Street West on the first storey and part of the second storey. Parking is located underground.

The proposed building is composed of 4 parts:

- a terraced building, oriented east-west along King Street West, stepping back above the 5th storey to a maximum height of 11 storeys (33.65 m);
- a taller point block building at the corner of King Street West and Tecumseth Street rising to a maximum height of 16 storeys (49.9 m); and
- a terraced building, oriented north-south, rising from 5 storeys (15.95 m) at the south up to 11 storeys (33.65 m); and
- 2-storey townhouses located at the southwest portion of the lot.

Site and Surrounding Area

This 4,275 square metre site is located at the southwest corner of King Street West and Tecumseth Street.

North: King Street West with mixed commercial and residential uses ranging from one to nine storeys in height located on the north side of the street;

South: Private open space and residential townhouses associated with the Niagara Co-operative Housing Development (3 to 5 storeys) and Citysphere Condominiums which wrap around Niagara Street to King Street West (12 storeys);

East: Tecumseth Street beyond which is The Summit residential development ranging in height from fifteen to twenty-two storeys. A single storey commercial building is also located on the west side of Tecumseth Street, directly south of the subject site; and

West: The Gotham Loft residential conversion which is six storeys in height.

Official Plan

The site is designated Medium Density Mixed Commercial-Residential Areas in the Official Plan for the former City of Toronto. According to the Plan, in this designation:

- primarily residential uses should be promoted;
- new development should be designed for compatibility with existing buildings and public open spaces;
- development should be of a mid-rise form with heights generally in the range of 6 to 10 storeys; and
- retail and other non-residential uses may be located at grade and, where appropriate, on the lower floors of buildings.

Council may pass by-laws to permit buildings having a maximum total gross floor area of 4.0 times the area of the lot and which:

- achieve the physical form objectives of the Plan; and
- ensure appropriate compatibility with local conditions and objectives.

The site is located within the Garrison Common North Part II Plan which designates the lands Medium Density Mixed Commercial Area along the King Street West frontage and Mixed Industrial Residential Area 'A' at the rear of the site. Both designations permit the uses proposed by the subject application. In the portion of the mixed use building located in the Medium Density Mixed Commercial Area along King Street West, the Part II Plan allows for total gross floor area of 4.0 times the area of the lot, subject to the following limitations:

- maximum non-residential gross floor area up to 1.5 times the area of that portion of the lot; and
- maximum residential gross floor area up to 3.0 times the area of that portion of the lot.

On the rear portion of the site, designated Mixed Industrial-Residential Area 'A', the Part II Plan limits development to a maximum total density of 3.0 times the area, with a maximum residential density equal to 1.5 times the area of that portion of the lot.

At its meeting of November 26, 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. The hearing is proceeding and it is anticipated that most of the Plan will be approved and will come into force in the coming months.

The Garrison Common North Secondary Plan has been carried forward, with only minor modifications, as Chapter 6, Secondary Plan 14 of the City of Toronto Plan.

Once the Plan comes in to full force and effect, it will designate the property as a Mixed Use Area, permitting residential and commercial uses. This portion of King Street West is also designated as an Avenue which is intended to identify areas of the City where intensification compatible with the surrounding community is to be encouraged.

Development criteria in the new Official Plan for the City of Toronto state development in Mixed Use Areas will:

- “a) create a balance of high quality commercial, residential, institutional and open space uses that reduces automobile dependency and meets the needs of the local community;
- b) provide new jobs and homes for Toronto’s growing population...;
- c) locate and mass new buildings to provide a transition between areas of different development intensity and scale, particularly providing setbacks from and a stepping down of heights towards, lower-scale Neighbourhoods;
- d) locate and mass new buildings to minimize shadow impacts on adjacent Neighbourhoods during the spring and fall equinoxes;
- e) locate and mass new buildings to frame the edges of streets and parks with good proportion and maintain sunlight and comfortable wind conditions for pedestrians on adjacent streets, parks and open spaces;
- f) provide an attractive, comfortable and safe pedestrian environment;
- g) have access to schools, parks, community centres, libraries and childcare;
- h) take advantage of nearby transit services;
- i) provide good site access and circulation and an adequate supply of parking for residents and visitors;
- j) locate and screen service areas, ramps and garbage storage to minimize the impact on adjacent streets and residences; and
- k) provide indoor and outdoor recreation space for building residents.”

The New Official Plan for the City of Toronto also outlines requirements for development in Mixed Use Areas on Avenues that precedes the completion of an Avenue Study. It states that such development will:

- support public transit;
- contribute to creating a range of housing options;
- provide universal physical access to all publicly accessible areas;
- be encouraged to incorporate environmentally sustainable building design and construction practices
- conserve heritage properties;
- be served by adequate parks, community services, water and sewers and transportation facilities; and
- strengthen local retailing.

In addition, the policies re-iterate the development criteria for Mixed Use areas, noting that such development will:

- contribute to an attractive, safe and comfortable pedestrian environment;
- provide a gradual transition of scale and density from higher buildings to nearby lower-scale neighbourhoods through the stepping down of buildings towards, and setbacks from those neighbourhoods;
- maintain adequate views and privacy for residents in nearby neighbourhoods and apartment neighbourhoods;
- minimize shadows and uncomfortable wind conditions on neighbouring properties, streets and open spaces; and
- mass new buildings to frame adjacent streets and open spaces in a way that respects and is proportional to the existing or planned street right-of-way.

The proposed development conforms with the intent of the New Official Plan.

Zoning

The site is zoned Mixed Use (CR) on that portion of the site fronting King Street West and Industrial (I1) at the rear of the site.

The CR zone permits a range of residential and commercial uses at a total combined maximum density of 3.0 times the area of the site, however limits residential uses to maximum density of 2.5 times the area of the site. Maximum permitted building height is 25 metres.

The I1 zone permits various retail and services uses as well as live-work uses, but not residential uses. A maximum density of 3.0 times the area of the lot is permitted. Building height is limited to a maximum of 18 metres.

Niagara Neighbourhood Built Form and Density Study

During 2004 and 2005, City Planning held a series of community consultation meetings in relation to objectives for future development in this area. Staff have developed guidelines and are recommending changes to zoning provisions in this area as part of the Niagara Neighbourhood Built Form and Density Study. The results of that study relating to built form, density, height, massing and landscaped open space have further informed City Planning's evaluation of this proposal. Although a stand-alone Avenues Study has not been completed for this section of King Street West, the Niagara Neighbourhood Built Form and Density Study addressed many of the relevant matters, including building height and massing, density, setbacks, and uses for the properties on both sides of King Street West. This report is also on the agenda of Toronto and East York Community Council for April 4, 2006. Given this previous work and the nature of this site, it is unlikely that the remaining sites on this section of King Street West would redevelop at this scale.

Site Plan Control

A site plan application has not been filed. Site plan approval will be required to implement the proposed development.

Reasons for the Application

The proposed development does not conform to the policies of the former City of Toronto Official Plan or Zoning By-law 438-86 as amended. An amendment to the former City of Toronto Official Plan and Zoning By-law 438-86 as amended are required to implement the proposal.

The proposed development does not conform with some of the policies of the in-force Official Plan for the former City of Toronto, including density.

The proposed development does not conform with some of the regulations of Zoning By-law 438-86, including but not limited to:

- height;
- density; and
- the residential use on the south portion of the site;

No modifications are required to the New Official Plan of the City of Toronto.

Community Consultation

A community consultation meeting was held on October 19, 2005. Issues raised during the meeting and in written comments include:

- impacts on views, sunlight access and privacy to the windows of the building immediately to the west of the site (Gotham Lofts);
- height of the proposed building, particularly of tower portion;
- shadows and angular plane requirements;
- density;
- parking;
- traffic;
- open space;
- wind impacts;
- opportunity for improved retail on King Street West;
- streetscape improvements, including trees;
- unit mix; and
- impact on local parks;

Agency Circulation

The application was circulated to all appropriate agencies and City Departments. Responses received have been used to assist in evaluating the application and to formulate appropriate by-law standards.

Revised proposal

Some changes were made in relation to concerns raised by City Planning staff and the community. Drawings of the revised proposal are in Attachments 1 through 5 of this report.

The overall height of the tower portion of the proposed building was reduced from 17 storeys plus 2 storey mechanical penthouse (approximately 58 m) to a total height, including mechanical penthouse, of 16 storeys (49.9 m).

The proposed building as presented to the community included a nine storey element along the west property line blocking views and sunlight from some windows in the adjacent Gotham Lofts. This also created privacy issues for residents of the Gotham and the new building. The portion of the building creating this situation has now been eliminated.

Two-storey townhouses have been added at the southwest corner of the site to create a transition to the lower homes to the south.

An interior courtyard which will be publicly accessible from King Street remains in the south west portion of the site.

The massing of the central mid-rise building fronting onto King Street has been improved to step back from the 5th storey to a maximum height of 11 storeys as envisioned by the larger Niagara Neighbourhood Study.

Comments:

Land Use

The proposed mix, residential uses with commercial space at grade along King Street West and residential units on the south portion of the property, is appropriate for this site. The City of Toronto Official Plan and the Garrison Common North Secondary Plan support this mix of uses, as does the New Toronto Official Plan.

Density, Height and Massing

The Official Plan requires that the proposed built form be compatible with the surrounding community, particularly lower-scaled Neighbourhoods and neighbouring properties.

The proposed development provides appropriate setbacks and stepbacks from neighbouring properties and lower-scaled Neighbourhoods. The terraced design above the 5th storey protects sunlight access along a portion of King Street West. The proposed widened sidewalk on King Street West and the retail units on the lower floors expand and strengthen retail uses on King Street West. Together these aspects of the development will improve the pedestrian environment on King Street West, making it a more attractive, safe and comfortable place.

The proposal satisfies the requirements for compatibility:

- along King Street West to the north;
- adjacent the existing residences at the Gotham Lofts; and
- towards the lower-scaled Niagara Housing Co-operative to the south.

The relationship of the building to King Street West is very important. Over the western two thirds of the building's frontage along King Street West, the building rises within a 44 degree angular plane to an overall height of 11 storeys. For this portion of the frontage, the proposed built form mitigates the impacts of the 11-storey building along King Street West while providing appropriate sunlight penetration and street proportion. This section of the proposed building is in keeping with the built form envelopes proposed by the Niagara Neighbourhood Built Form and Density Study for King Street West.

The taller, 16-storey section at the corner of King Street West and Tecumseth Street is approximately the same height as the lower wing of the building across the street at The Summit. The tower will create some shadows on the north sidewalk and does not comply with the angular plane requirements proposed as a result of the Niagara Neighbourhood Built Form and Density Study.

The Niagara Neighbourhood Built Form and Density Study proposes a built form envelope for sites on King Street West, rising from a height of 20 m at the front lot line in a 44 degree angular plane up to a maximum height of 36 m. The proposed built form envelope would allow more sunlight to reach the north sidewalk than the current 25 m height limit. A large section of the building along the King Street West frontage will meet the built form envelopes proposed by the Niagara Neighbourhood Built Form and Density Study but the 16 storey portion at the corner of Tecumseth Street and King Street West will not.

The portion of the building that extends toward the rear of the lot ranges in height from 2 storeys to 11 storeys. For this section of the building, the relationship of the building to the adjacent existing residential developments at The Gotham Lofts and the Niagara Housing Co-operative is important. The north-south segment of the building is located at an adequate distance from the west property line. It provides appropriate sunlight penetration, privacy and views for the residential dwelling units at The Gotham Lofts. The building height is reduced to 2 to 5 storeys at the south end of the property, again through the use of setbacks. These lower heights and the proposed 5.5 m separation distance from the south and west property line together provide an appropriate relationship to the adjacent lower-scale development to the south.

City Planning have considered the overall size of the subject site, the long frontage along King Street West and the depth of this lot as part of their evaluation of the proposed building. This site is the deepest and perhaps the largest potential redevelopment site along this section of King Street West. Several factors were considered in determining the appropriateness of this proposal. The site itself is larger than other remaining redevelopment sites on this section of King Street West, and has a long overall frontage. The existing built form context includes several buildings of similar and greater height and mass along the King Street West frontage. A large section of the frontage along King Street West will meet the angular plane requirements proposed as a result of the Niagara Neighbourhood Built Form and Density Study. This section of the building will also provide a more appropriate street proportion and improved sunlight access than the as-of-right height limit of 25 m at the front property line would allow. The proposed massing is partially in response to an interior public open space requested by Planning staff to continue the pattern of developments in this area which balance larger buildings with green space rather than filling the site. For the above reasons, the additional height above the maximum height limit proposed by the Niagara Neighbourhood Built Form and Density Study is acceptable. Given the size and nature of this site, it is our opinion that this proposed building does not set a precedent for similar development elsewhere along this section of the Avenue.

The overall proposed density on the site (6.28 times the area of the lot) is significantly higher than the maximum densities outlined in the Official Plan for both the north (4.0 times the area of the lot) and south (1.5 times the area of the lot for residential uses) portions of the site. It is also significantly higher than the existing densities on adjacent sites. The density is distributed such that the most intense development is along King Street West and the less intensely development portion of the site is to the south and west, adjacent existing lower-scaled residential developments. Given the location on an arterial road served by public transit, the compatibility of the proposed built form with the existing built form context, the way in which the additional

density has been massed on the site and the size of this site, this density is considered appropriate for this property.

Sun, Shadow, Wind

The south side of King Street West between Niagara Street and Bathurst Street is lined with a variety of tall (12-22 storey) and short (1-5) storey buildings. The taller buildings to the east and west of this site, The Summit and Citysphere, create significant shadows and contribute to uncomfortable wind conditions for pedestrians on King Street West during much of the year.

The proposal has been revised to limit the additional shadow impacts on King Street West and on The Gotham Lofts, including setbacks and stepbacks proposed for the western two-thirds of the King Street frontage. The 16-storey portion of the building located at the Tecumseth Street will create long shadows. On the greater part of the site, the proposed building fits within the 44 degree angular plane, protecting sunlight access for a portion of the north side of King Street West during much of the year.

A wind study based on the final proposed design has not yet been submitted. Terraced building designs such as this one usually mitigate additional wind impacts at street level. The applicant is commissioning a study to verify this assumption and any mitigation required will be secured in the Section 37 agreement.

Traffic Impact, Access, Parking

The total proposed parking for residents and visitors meets the needs of the proposed development. The parking spaces should be re-balanced to increase the share designated for visitors from 0.06 spaces per unit to 0.12 spaces per unit.

The proposed vehicular access is from Tecumseth Street via the existing laneway, half a block south of King Street West. Loading and service access are also accessed by the laneway.

Open Space/Parkland

The proposed landscaped open space is appropriate for the site. It includes a rectangular (approximately 22 m x 32 m) open space at the south west of the site, including both a paved courtyard and landscaped area. This landscaped open space contributes to the pattern of contiguous landscaped open spaces in the interior of the block and is located to maximize sunlight access to the east-facing residential units of The Gotham Lofts. The proposal also provides the potential for pedestrian connections through the block, subject to agreement by the adjacent Niagara Housing Co-operative.

Streetscape

The proposal includes tree planting and sidewalk improvements immediately adjacent to the site on King Street West and Tecumseth Street. A portion of the building will be set back from King Street West to widen the sidewalk. These aspects of the proposed development should make the

pedestrian environment on King Street West more attractive and comfortable and strengthen retailing opportunities at this location. Streetscape details will be finalized at the time of site plan approval once further information has been gathered about any existing underground utilities.

Section 37

This project is subject to Section 37 of the Planning Act which allows the City to request community benefits in exchange for increases in height and or density. The changes requested by the applicant will result in an increased residential population in this area and increased demand for services. In particular, there will be additional demand placed by future residents on a variety of local community services and facilities, parks and open spaces as well as increases in the demands placed on local infrastructure including streets and transit services. Planning staff have consulted with area residents, Parks staff and the Ward Councillor and recommend the following.

City Planning recommends that the following community benefits be secured under Section 37 of the Planning Act in relation to the additional height and density proposed:

- (a) a \$550,000 contribution to improvements to the community building in Stanley Park South, or other improvements to the facilities in the Park;
- (b) a \$200,000 public art contribution;
- (c) securing a publicly accessible open space within the project which is accessed through an opening in the King Street building with minimum dimensions of 6.5 metres in height and 5.5 metres in width;
- (d) securing a minimum 3 metre wide public access through the site from King Street to the south property line of the development. The location of this access to be to the satisfaction of the Chief Planner and Executive Director, City Planning Division;
- (e) securing architectural materials on the new building to the satisfaction of the Chief Planner and Executive Director, City Planning Division;
- (f) securing wind mitigation measures that may be recommended as a result of the wind study to be completed for the development prior to site plan approval;
- (g) a green roof on the project; and
- (h) provide an irrigation system for all street trees in the public right-of-way on King Street West and Tecumseth Street adjacent to the site with automatic timer at the applicant's expense and that the irrigation system be designed to be water efficient by a Certified Landscape Irrigation Auditor (CLIA) and constructed with a back flow preventer to the satisfaction of the Commissioner of Works and Emergency Services, including requirements to maintain the entire system in continuing good order and operation.

The applicant has agreed to items b, c, d, f and h on this list but is still considering the full \$550,000 being requested for Stanley Park as well as the green roof and architectural materials requirements.

Development Charges

It is estimated that the Development Charges for this project will be \$1,357,000. This is an estimate. The actual charge is assessed and collected upon issuance of the Building Permit.

Conclusions:

Given the unique characteristics of this site, the ways in which the proposed design fits in physically with the surrounding area and given the community benefits required in exchange for the proposed additional height and density above the maximum stated in the City's Official Plan, this mixed use development is appropriate for this site. City Planning recommends approval of the proposed development at 751-775 King Street West.

Contact:

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Gary Wright

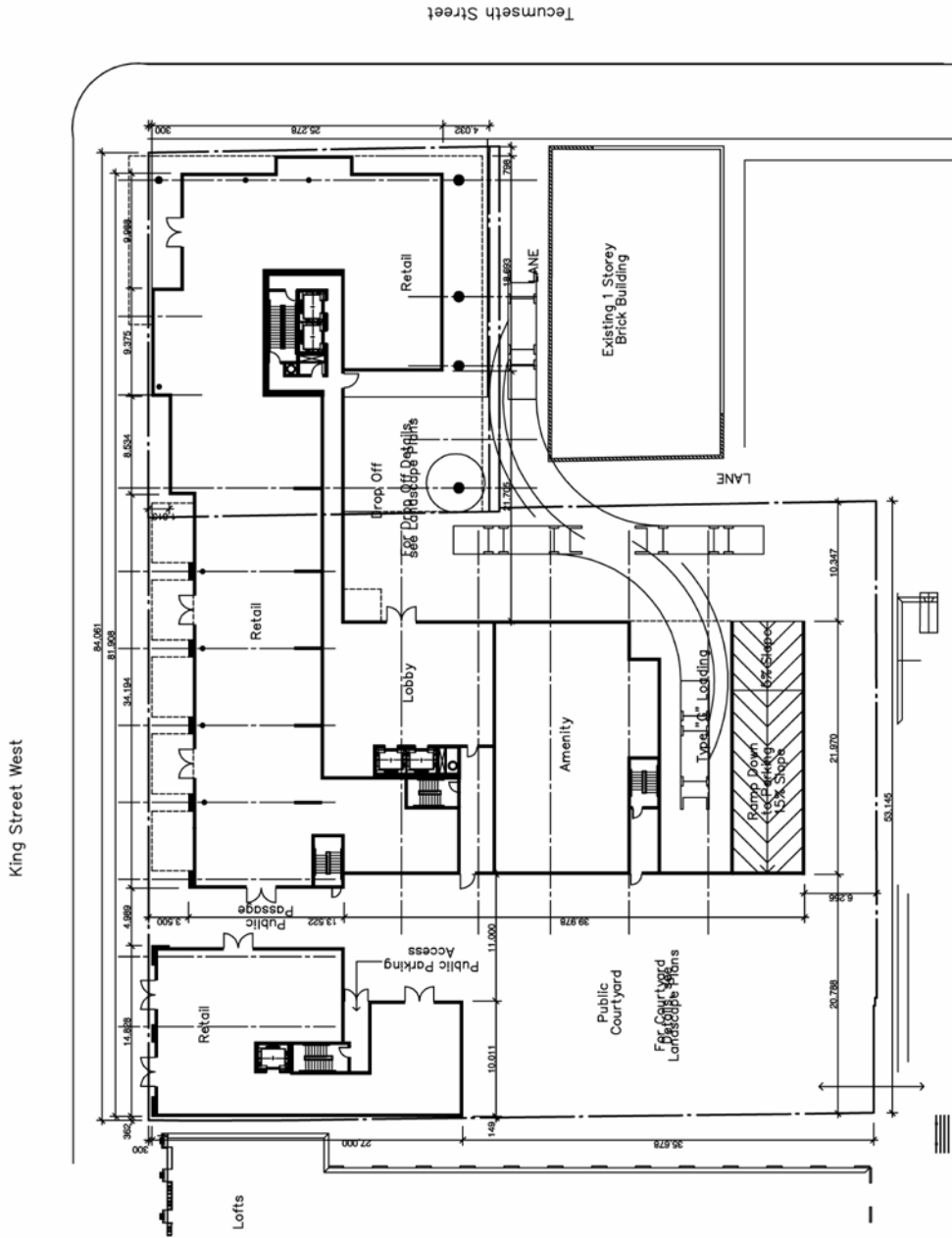
Director, Community Planning, Toronto and East York District

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List of Attachments:

- Attachment 1: Site Plan
- Attachment 2: North Elevation
- Attachment 3: South Elevation
- Attachment 4: East Elevation
- Attachment 5: West Elevation
- Attachment 6: Official Plan (map)
- Attachment 7: Zoning (map)
- Attachment 8: Application Data Sheet
- Attachment 9: Draft Official Plan Amendment
- Attachment 10: Draft Zoning By-law Amendment

Attachment 1: Site Plan



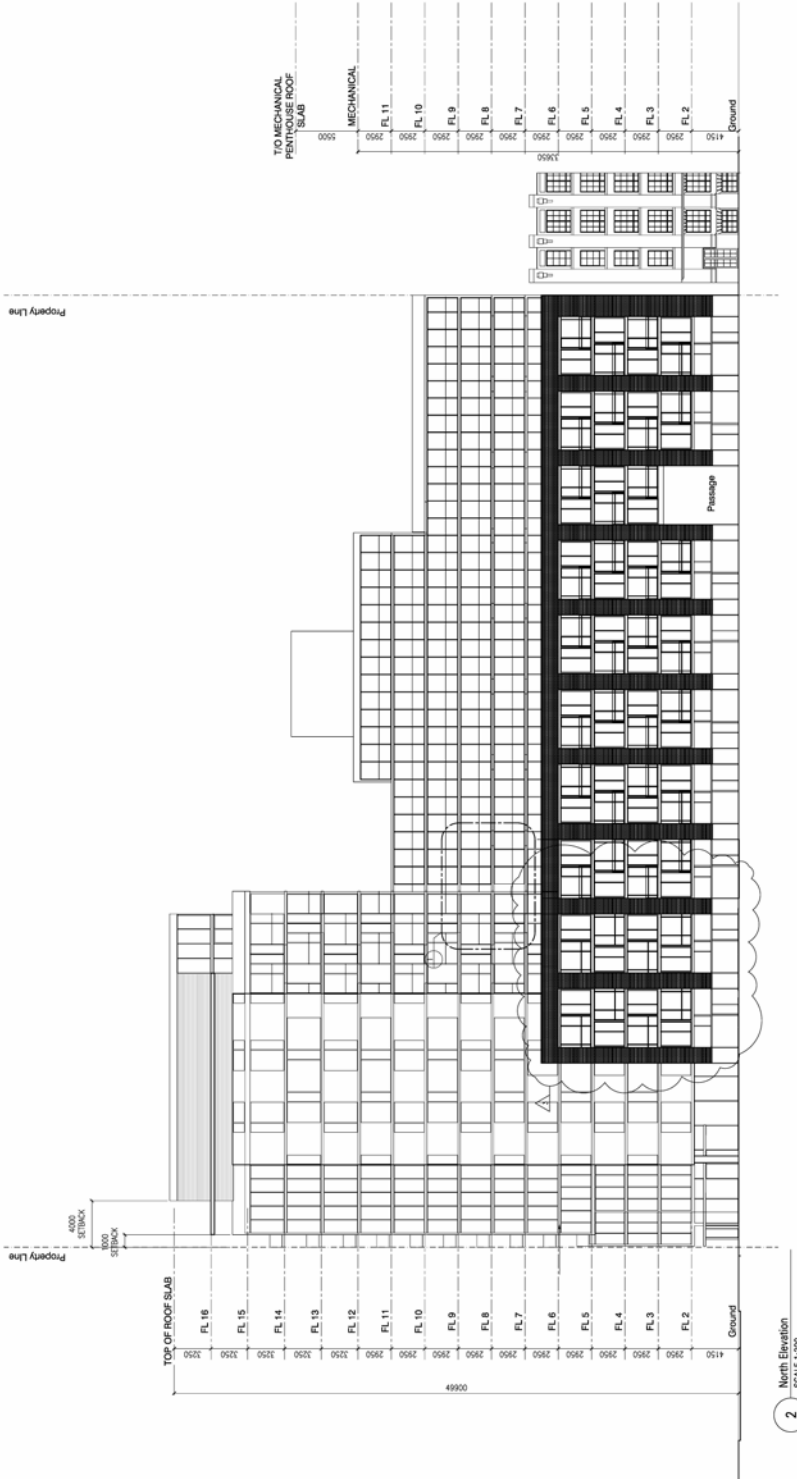
751 - 775 King Street West

Site Plan
 Applicant's Submitted Drawing
 Not to Scale
 08/24/05

File # 05_172406



Attachment 2: North Elevation



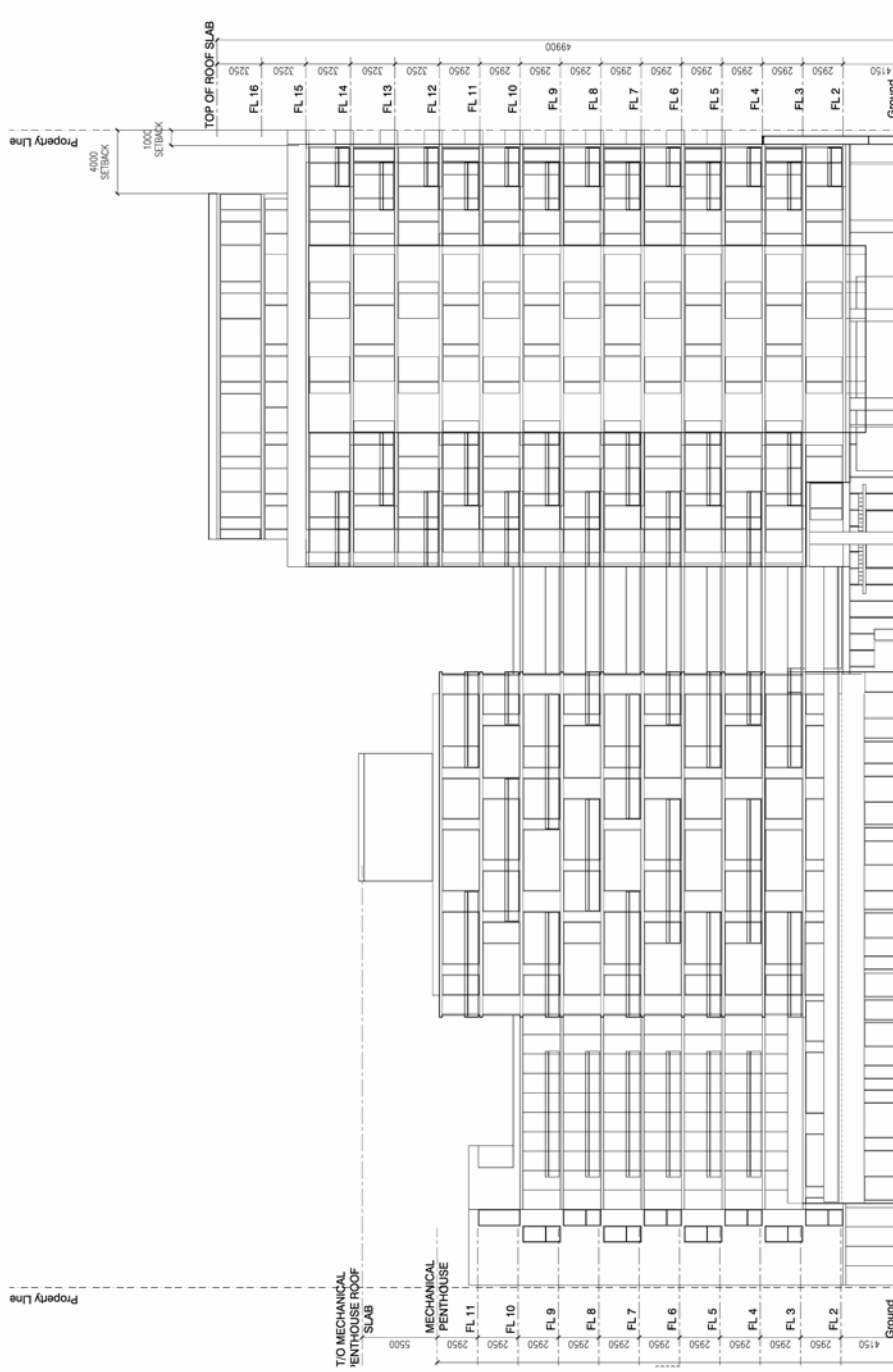
751 - 775 King Street West

North Elevation
Applicant's Submitted Drawing

Not to Scale
02/23/06

File # 05_172406

Attachment 3: South Elevation



South Elevation

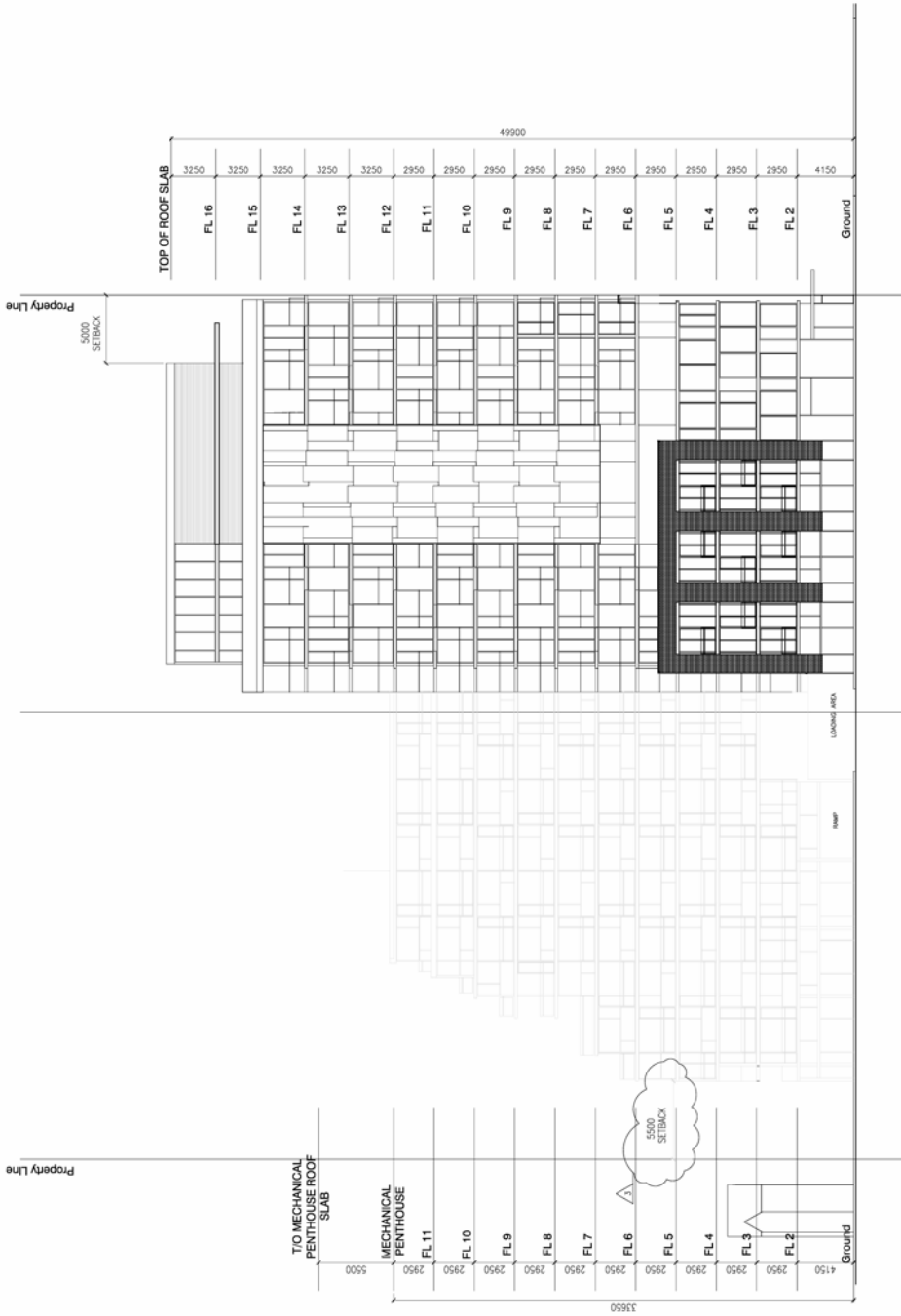
751 - 775 King Street West

Applicant's Submitted Drawing

Not to Scale
02/23/06

File # 05_172406

Attachment 4: East Elevation



751 - 775 King Street West

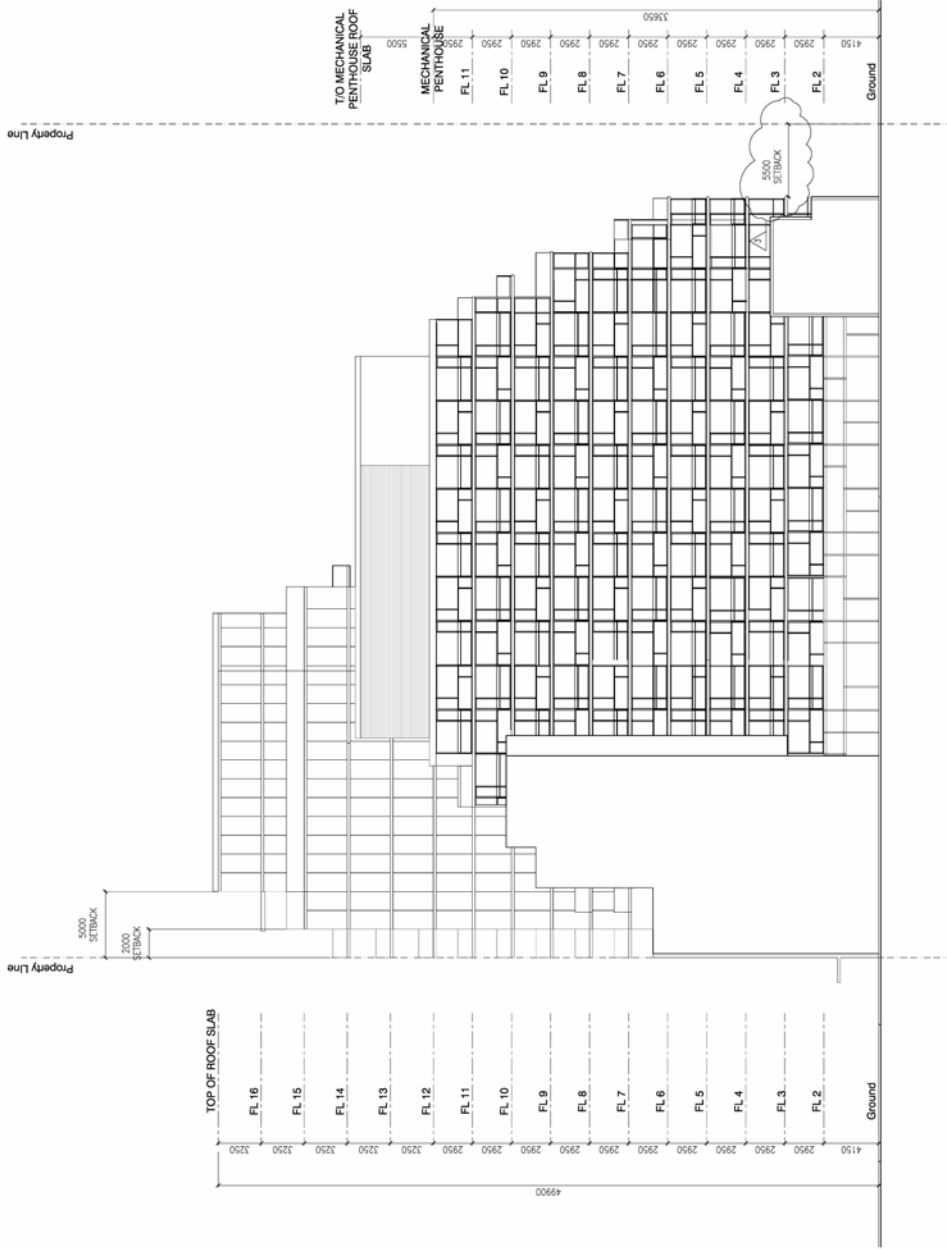
File # 05_172406

East Elevation

Applicant's Submitted Drawing

Not to Scale
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Attachment 5: West Elevation



West Elevation

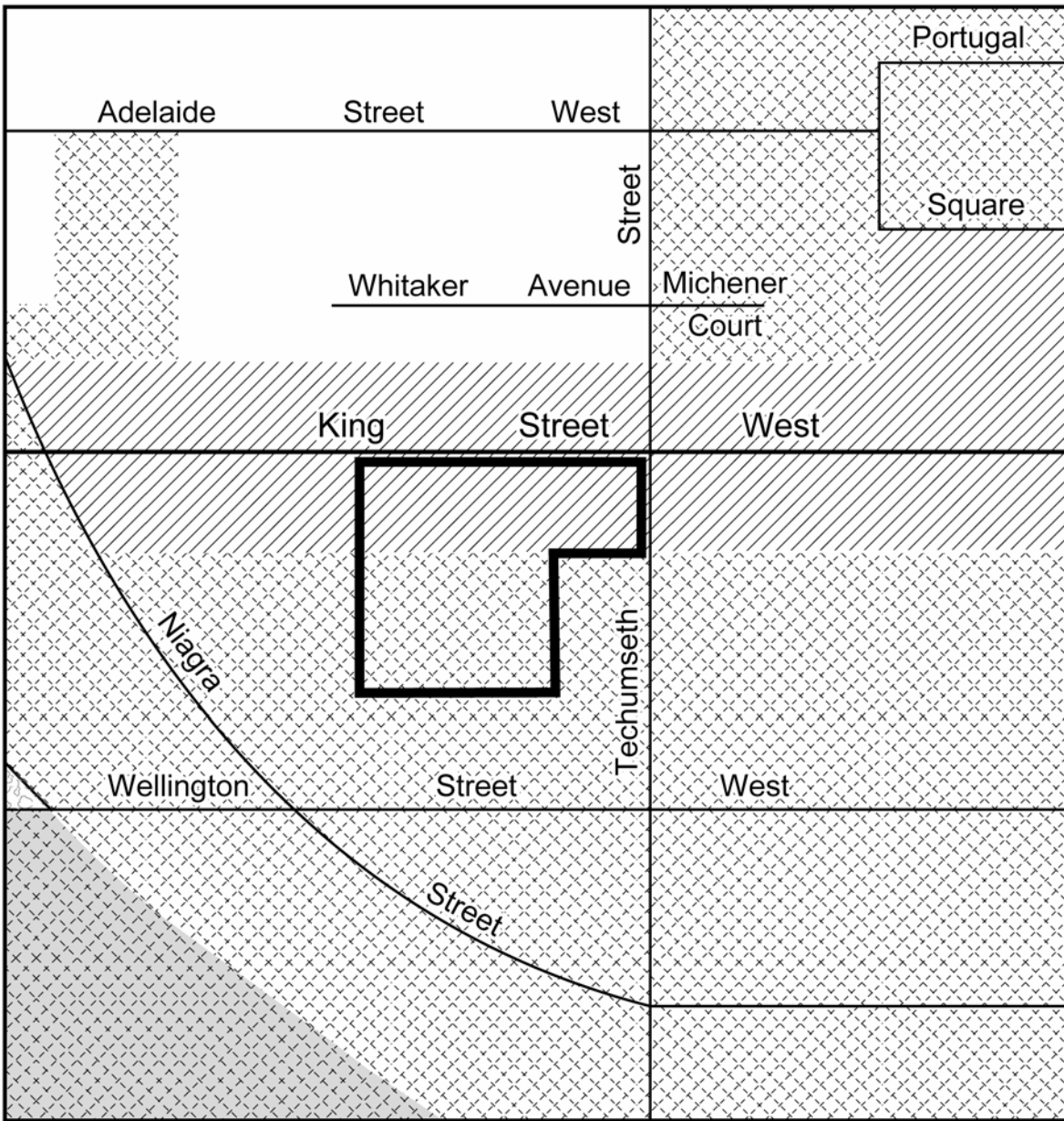
Applicant's Submitted Drawing

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751 - 775 King Street West

File # 05_172406

Attachment 6: Official Plan (Map)



Official Plan

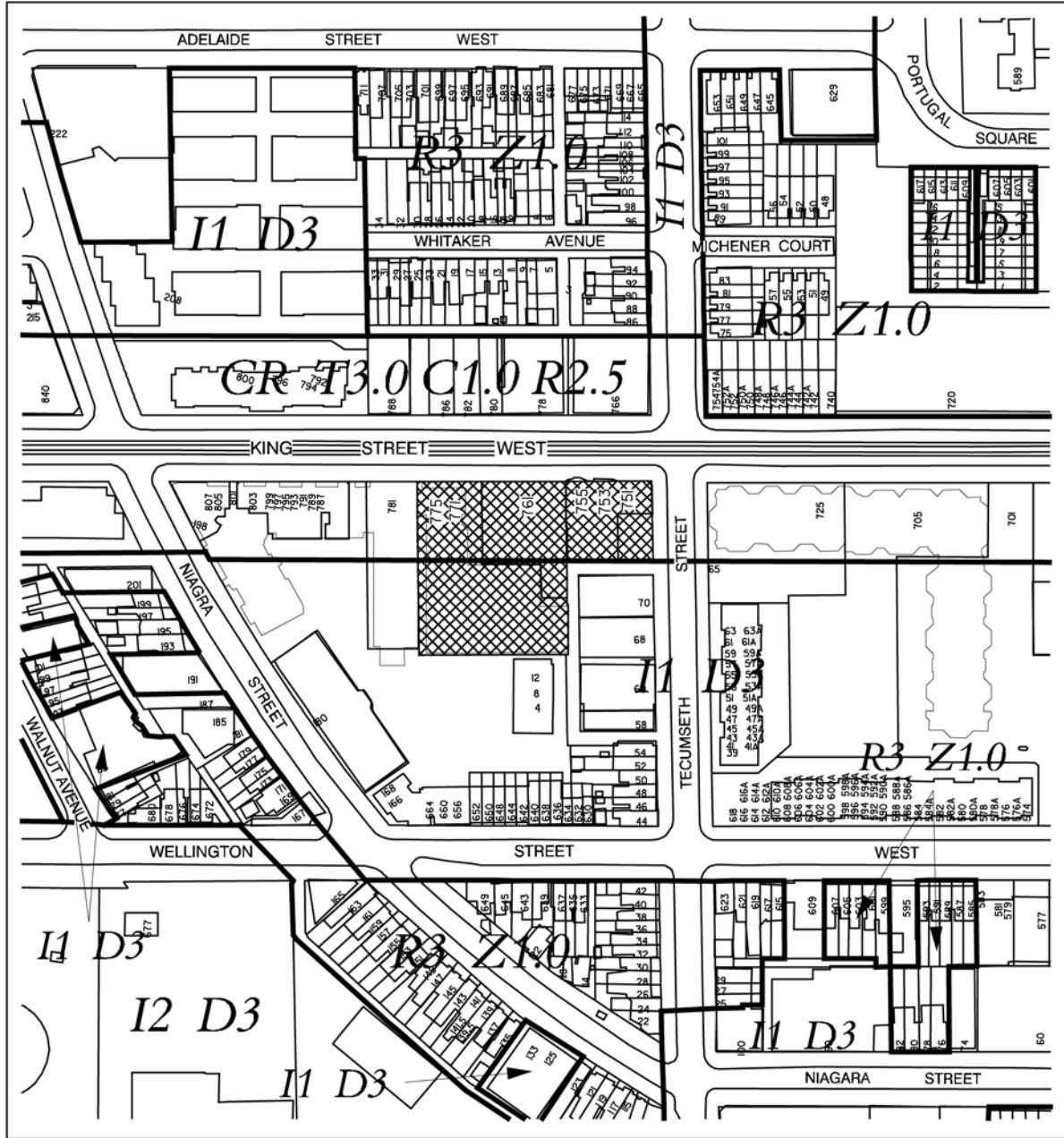
751 - 775 King Street West

File # 05_172406

-  Site
-  Low Density Residence Areas
-  Medium Density Mixed Commercial - Residential Areas
-  Mixed Industrial - Residential Areas
-  General Use Areas
-  Open Space


Not to Scale
08/24/05

Attachment 7: Zoning (Map)



751 - 775 King Street West
File # 05_172406

- R3 Residential District
- CR Mixed-Use District
- I1 Industrial District
- I2 Industrial District



Not to Scale
Zoning By-law 438-86 as amended
Extracted 08/24/05 - TA

Attachment 8: Application Data Sheet

Application Type Official Plan Amendment & Application 05 172406 STE 19
 Rezoning Number: OZ
 Details OPA & Rezoning, Standard Application Date: August 18, 2005
 Municipal Address: 751 KING ST W, TORONTO ON
 Location Description: PL D69 LTS 1 TO 4 RP 63R-3849 PT 1 **GRID S1909
 Project Description: Proposed 16 storey condominium (282 units) with retail uses at grade & 3
 proposed levels of underground parking.

Applicant: **Agent:** **Architect:** **Owner:**
 Urban Strategies Inc. Hariri + Pontarini City West Lofts
 Young + Wright Limited

PLANNING CONTROLS

Official Plan MDMCRA / MIRA Site Specific 314-87
 Designation: Provision:
 Zoning: CR T3.0 C1.0 R2.5, I1 D3 Historical Status:
 Height Limit (m): 25, 18 Site Plan Control Y
 Area:

PROJECT INFORMATION

Site Area (sq. m): 4274.47 Height: Storeys: 16
 Frontage (m): 113.68 Metres: 49.9
 Depth (m): 62.98
 Total Ground Floor Area (sq. m) 1836.9 Total
 Total Residential GFA (sq. m): 25676.5 Parking Spaces: 259
 Total Non-Residential GFA (sq. m) 1321 Loading Docks 1
 Total GFA (sq. m): 26997.5
 Lot Coverage Ratio (%): 43
 Floor Space Index: 6.32

DWELLING UNITS

Tenure Type: Condo
 Rooms: 0
 Bachelor: 34
 1 Bedroom: 187
 2 Bedroom: 61
 3 + Bedroom: 0
 Total Units: 282

FLOOR AREA BREAKDOWN (upon project completion)

	Above Grade	Below Grade
Residential GFA (sq. m):	25676.5	0
Retail GFA (sq. m):	1321	0
Office GFA (sq. m):	0	0
Industrial GFA (sq. m):	0	0
Institutional/Other GFA (sq. m)	0	0

CONTACT: PLANNER NAME: Elise Hug, Planner
TELEPHONE: (416) 392-0758

Attachment 9: Draft Official Plan Amendment

Draft Official Plan Amendment

City of Toronto

By-law No. _____ - 2006

To amend the Official Plan for the former City of Toronto,
respecting lands known as 751 – 775 King Street West.

The Council of the City of Toronto HEREBY ENACTS as follows:

1. The text and map annexed hereto as Schedule “A” are hereby adopted as an amendment to the Official Plan of the former City of Toronto.
2. This is Official Plan Amendment No. _____

ENACTED and PASSED this _____ day of _____, A.D. 2006

Schedule “A”

1. Section 18.____ of the Official Plan of the former City of Toronto is amended by adding the following Section 18.____ and Map 18.____ as follows:

“18.____ Lands known as 751 – 775 King Street West.

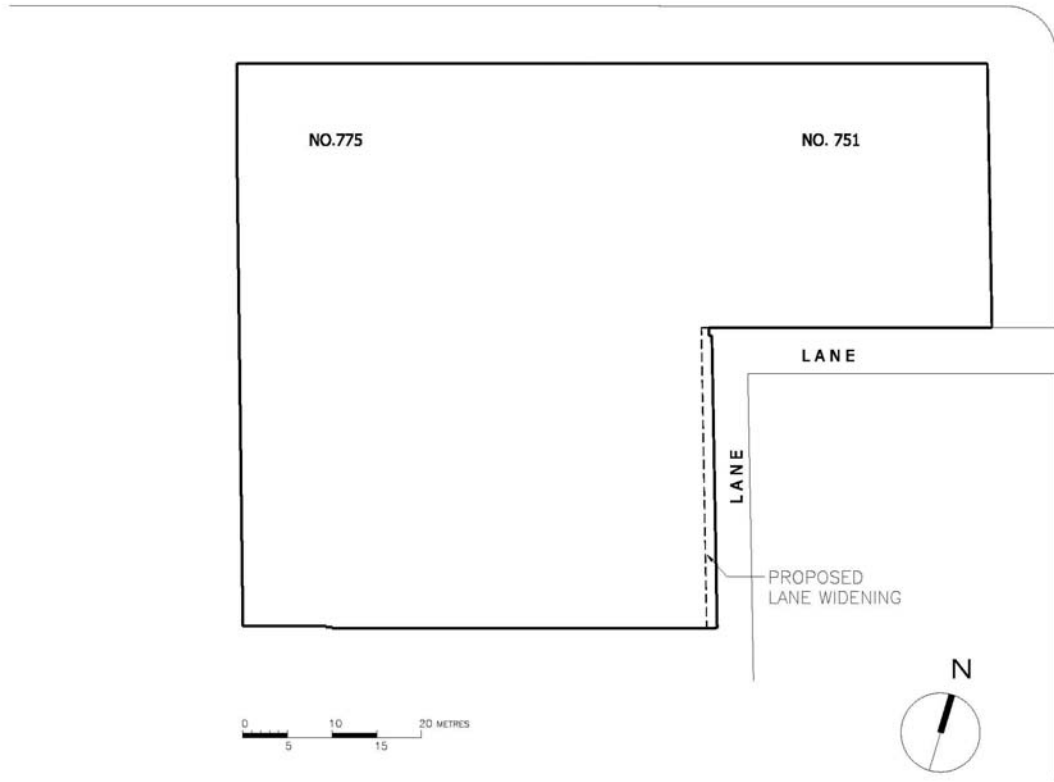
Despite any of the provisions of this Plan, Council may pass by-laws respecting the *lot* delineated by heavy lines on Map 18.____ to permit the construction and use of buildings and structures for residential and non-residential uses, provided that:

- (1) the combined *residential gross floor area* and *non-residential gross floor area* permitted on the *lot* does not exceed 26,900 square metres;
- (2) the *residential gross floor area* and *non-residential gross floor area* permitted on the *lot* does not exceed 25,550 square metres and 1,350 square metres, respectively; and,
- (3) the *owner* of the *lot* is required, pursuant to Section 37 of the *Planning Act* to enter into an agreement with the City to secure the following facilities, services and matters:
 - (i) the owner of the *lot* shall provide and maintain a publicly accessible pedestrian mews on the *lot* to the satisfaction of the Chief Planner and Executive Director;
 - (ii) the owner of the *lot* shall contribute:
 - (a) a \$550,000 contribution to improvements to the community building in Stanley Park South, or other improvements to the facilities in the Park \$200,000 towards public art;
 - (b). a publicly accessible open space within the project which is accessed through an opening in the King Street building with minimum dimensions of 6.5 metres in height and 5.5 metres in width;
 - (c) a minimum 3 metre wide public access through the site from King Street to the south property line of the development. The location of this access to be to the satisfaction of the Chief Planner and Executive Director, City Planning Division;
 - (d) a green roof on the project; and

- (e) streetscape improvements, including an irrigation system for trees in the public right-of-way on King Street West and Tecumseth Street adjacent to the site with automatic timer at the applicant's expense and that the irrigation system be designed to be water efficient by a Certified Landscape Irrigation Auditor (CLIA) and constructed with a back flow preventer to the satisfaction of the Commissioner of Works and Emergency Services, including requirements to maintain the entire system in continuing good order and operation;
 - (iii) the owner of the *lot* shall provide and maintain one or more works of art on publicly accessible portions on the *lot* the value of which shall not exceed \$200,000;
 - (iv) the owner of the lot shall agree to secure the architectural materials on the new building to the satisfaction of the Chief Planner and Executive Director, City Planning Division; and
 - (v). the owner of the lot shall provide wind mitigation measures that may be recommended as a result of the wind study to be completed for the development prior to site plan approval;
- (4) for the purposes of this Official Plan Amendment, each work or expression which is italicized herein shall have the same meaning as each such word or expression as defined in By-law No. 438-86, as amended”.

MAP 18.

KING STREET WEST



TECUMSETH STREET

Attachment 11: Technical Conditions of Approval

As a condition of approval of the Official Plan Amendment and Zoning By-law Amendment, the owner will be required to:

- (a) convey to the City, at nominal cost, a 1.18m widening along the westerly limit of the north-south section of Tecumseth Place which abuts the site, from the southerly limit of the property, to a point approximately 20.4m north thereof, and a 0.87m widening from this point, to the northerly limit of Tecumseth Place, approximately 12.2m north thereof, such lands to be free and clear of all encumbrances, save and except for utility poles, and subject to a right-of-way for access purposes in favour of the Grantor until such time as the said lands have been laid out and dedicated for public highway purposes;
- (b) submit, prior to site plan approval, to the Executive Director Technical Services, for review and approval prior to depositing in the Land Registry Office, a draft Reference Plan of Survey, in metric units and integrated with the Ontario Co-ordinate System, delineating thereon by separate PARTS the lands to be conveyed to the City and the remainder of the site including any appurtenant rights-of-way and the co-ordinate values of the main corners of the subject lands;
- (c) provide and maintain parking for this project in accordance with the following minimum ratios:

Bachelor Units	0.3 spaces per unit
1-Bedroom Units	0.7 spaces per unit
2-Bedroom Units	1.0 space per unit
3+Bedroom Units	1.2 spaces per unit
Visitor Spaces	0.12 spaces per unit
- (d) provide and maintain commercial parking spaces in accordance with By-law No. 438-86 for MCR zone outside of the downtown area;
- (e) secure appropriate rights-of-way for access to the site;
- (f) provide and maintain a minimum of one Type G loading space on-site for the shared use of the residential and retail components of this project, and vertical clearance requirements noted in By-law No. 438-86;
- (g) provide and maintain appropriate on-site service corridors, to the satisfaction of the General Manager of Transportation Services, linking all retail areas of the site and the shared-use loading space for the project; and

- (h) pay, prior to site plan approval, for any improvements to the municipal infrastructure should it be determined that upgrades to the infrastructure are required to support this development, according to the site servicing assessment accepted by the Executive Director of Technical Services;