

TORONTO STAFF REPORT

March 10, 2006

To: Toronto and East York Community Council

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

Subject: Preliminary Report
Application to amend Zoning By-law 438-86, as amended
Applicant: Sherman Brown (Adam Brown)
Architect: Core Architects Inc.
371, 373-377 and 379 King Street West
File No. 05-210463 STE 20 OZ
Ward 20, Trinity-Spadina

Purpose:

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

Financial Implications and Impact Statement:

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

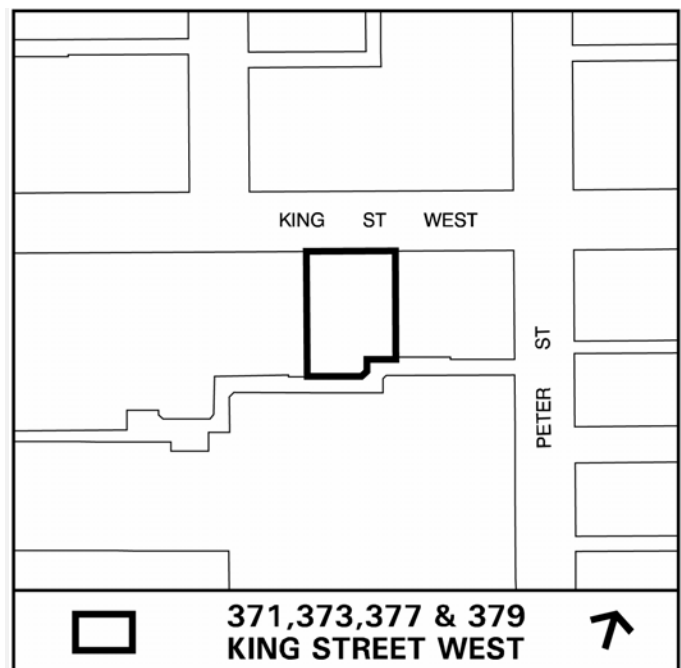
Recommendation:

It is recommended that this report be received for information.

Comments:

Proposal

The application proposes the redevelopment of the site for a residential development comprised of 243 residential units and approximately 1,244m² of commercial space. The total proposed gross floor area is 24,498m² with a maximum building height of



34 storeys (124 metres to the top of the rooftop mechanical equipment). Parking for the development is to be accommodated in a five-level underground parking garage. Vehicle access is proposed from a lane at the rear of the site.

Site Description

The site is located mid-block on the south side of King Street West, between Spadina Avenue and Blue Jays Way/ Peter Street. The site has a frontage of approximately 30 metres on King Street and a depth of between approximately 36 and 41 metres on the east and west sides of the site respectively. A lane abuts the rear of the site which connects to Blue Jays Way and Spadina Avenue.

The site currently supports a single storey building which is proposed to be demolished.

The site is surrounded by the following uses:

North: King Street West, and a 2 storey commercial building (Mountain Equipment Co-Op) located directly opposite on the north side of the street.

South: a lane abuts the south limit of the property beyond which is the Soho residential condominium which fronts onto Wellington Street and Blue Jays Way and ranges in height from 3 to 7 storeys on the west side of the site at Clarence Square and 16 storeys (approximately 50 metres) on Blue Jays Way. The Second City Theatre site is situated southwest of the subject site and is 3 storeys (approximately 9 metres) in height. The façade of the Second City building on Blue Jays Way is listed on the City's Inventory of Heritage Properties.

East: commercial uses fronting on the south side of King Street West, the majority of which are 3 storeys in height, but range between 1 and 5 storeys. On the north side of King Street West are commercial uses in buildings approximately 2 and 3 storeys in height.

West: along the south side of King Street West are commercial uses, the majority of which are 3 storeys in height but which range between 3 and 16 storeys in height. The buildings at 401 and 407-409 King Street West are listed on the City's Inventory of Heritage Properties. On the north side of King Street West the lands at the northwest corner of Charlotte Street were recently approved for a 32-storey (approximately 105 metre) residential condominium building and the lands at the northeast corner of Spadina Avenue are currently under construction for a 21-storey (approximately 69 metre) residential condominium building.

New Toronto Official Plan

The site is designated in the former City of Toronto Official Plan and the King-Spadina Part II Plan 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, 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 and pre-hearings are proceeding.

Once the Plan comes into full force and effect, it will designate the property as a 'Regeneration Area' which permits the proposed residential and commercial uses. Chapter 6.16 of the new Official Plan contains the revised King-Spadina Secondary Plan with area specific policies that will be considered when reviewing this application. Of note, this section of King Street West is identified as being a Significant Street and a potential mid-block connection is identified generally in the location of the subject site.

King Spadina Review Study

In 2005, a focused review of the King Spadina Part II Plan was initiated to look at specific matters related to entertainment uses in the area, community infrastructure, built form and the public realm. That study is underway and is expected to be completed by mid-2006. At its meeting of February 16, 2005, City Council adopted a report that set out principles to, among other matters, guide the review and evaluation of development applications while the King Spadina Part II Plan Review is underway. The report establishes that development applications will be reviewed on the basis of the existing planning objectives and policies for the area as well as the additional principles set out in the report which relate to built form and public realm. Built form principles include guidance for the review and evaluation of development proposal in excess of the permitted building height. Public realm principles establish that public realm improvements are a priority for the area.

Zoning

The site is zoned 'Reinvestment Area' (RA). As part of the RA zoning controls, 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 metres for this site.

In addition to the maximum height permission of 30 metres, Sections 12(246) and 12(260) of the Zoning By-law also apply to the subject site. Section 12(246) requires a 3-metre setback above 20 metres on all street frontages; if this is not provided the maximum height is limited to 20 metres. Section 12(260) requires a 44 degree angular plane measured from the lot line fronting King Street West starting at a height of 16 metres.

Site Plan Control

An application for Site Plan approval has been submitted and will be reviewed concurrent with the rezoning application.

Reasons for the Application

The applicant has submitted a rezoning application to permit a building that exceeds the 30 metre maximum height limit permitted for the site, as well as the stepback, height and angular plane requirements of Sections 12(246) and 12(260) as set out in Zoning By-law 438-86. Other areas of non-compliance will be identified through the review process.

Community Consultation

A community consultation meeting for this application is scheduled for March 22, 2006.

Issues to be Resolved

The application will be evaluated in the context of the City's objectives for the King-Spadina area as set out in the Official Plan, the principles set out in the Planning Review Principles report adopted by City Council at its meeting of February 16, 2005 and any recommendations resulting from the King Spadina Review Study.

Issues related to this application include but are not limited to the following:

- appropriateness and impact of built form in the context of the area plan objectives and policies and existing buildings in the immediate area;
- appropriateness and impact of additional height in the context of the area plan objectives and policies and existing buildings in the immediate area;
- adequacy of indoor and outdoor amenity space;
- view and shadow impacts;
- traffic access and circulation; and
- provision, location, and access of vehicular and bicycle parking and loading.

Section 37 Agreement

Should staff recommend support for an increase in height, a Section 37 Agreement will be negotiated during the review of the application.

Conclusions:

Depending on the timing of the applicant's submission of outstanding application information, a final report could be submitted to Community Council late this year. September 13th is the last scheduled Community Council meeting for 2006. If this timeline cannot be met, a final report could be submitted to Community Council in early 2007.

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

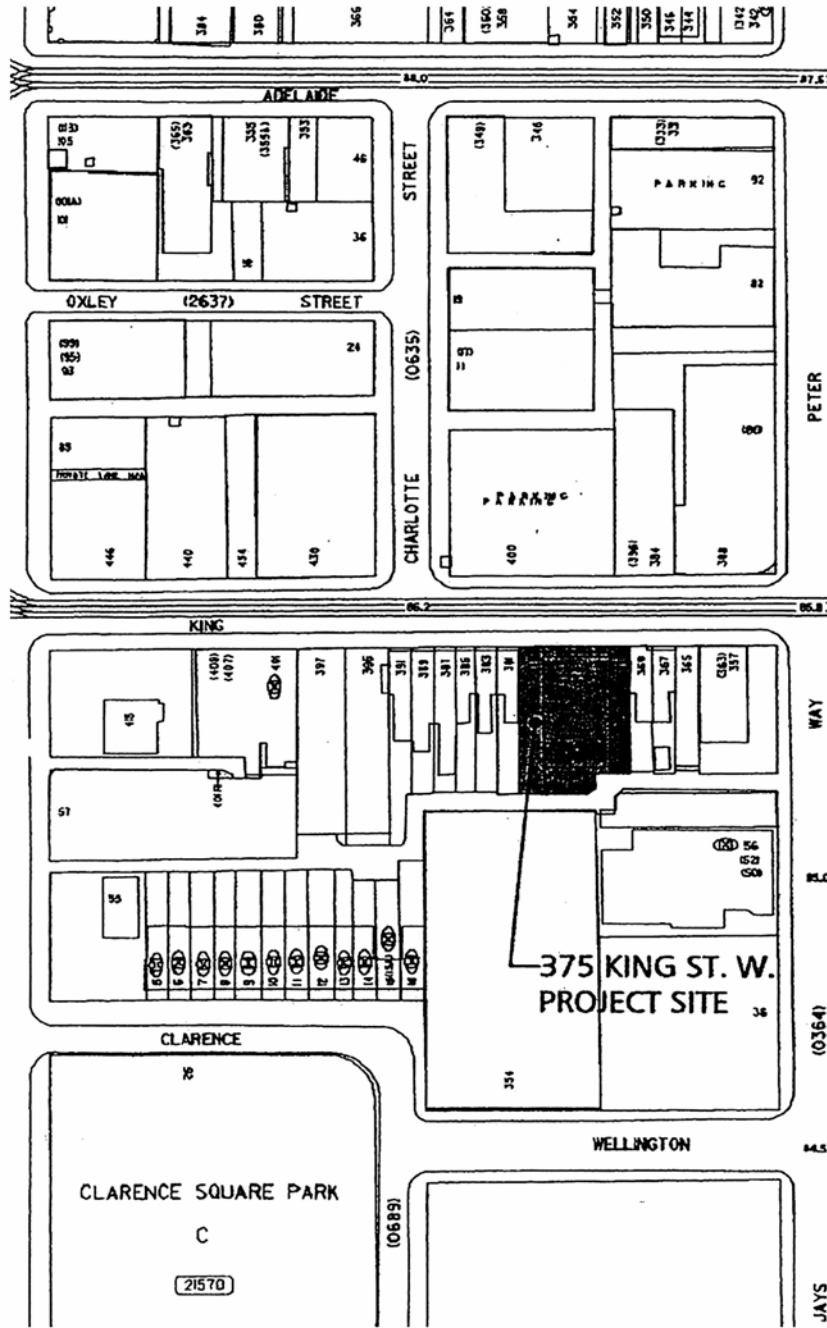
Attachment 4: East Elevation

Attachment 5: West Elevation

Attachment 6: Zoning

Application Data Sheet

Attachment 1: Site Plan



Site / Context Plan

371,373,377 & 379 King Street West

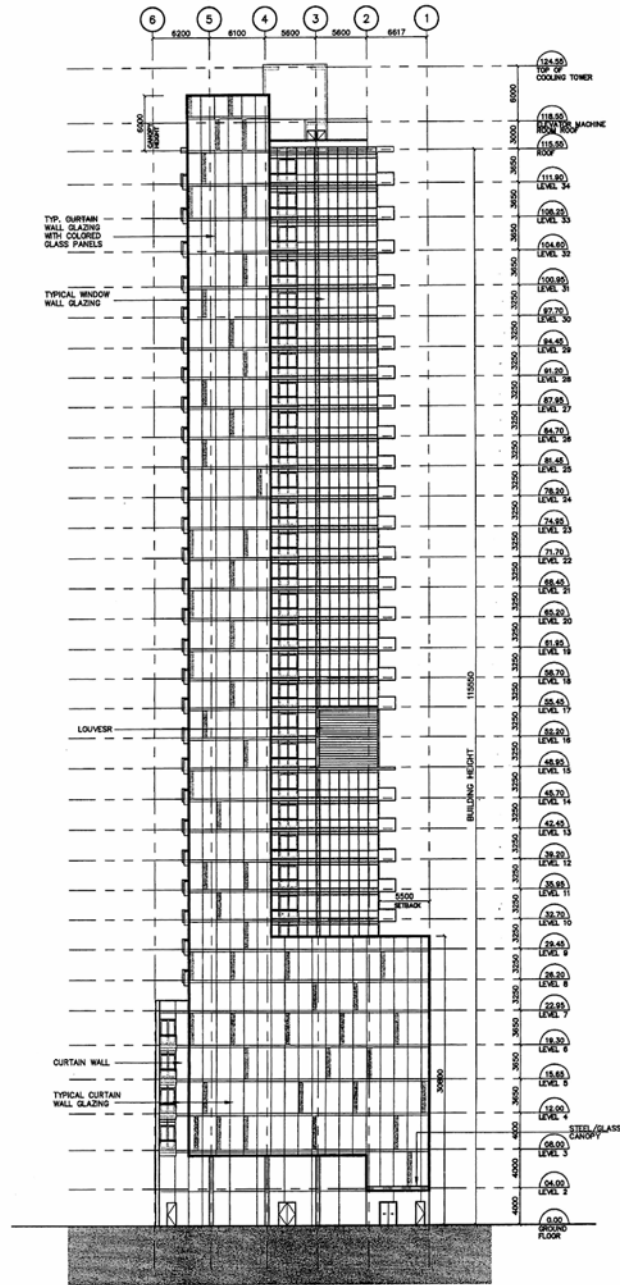
Applicant's Submitted Drawing

Not to Scale
02/28/06



File # 05_210463

Attachment 2: North Elevation



North Elevation

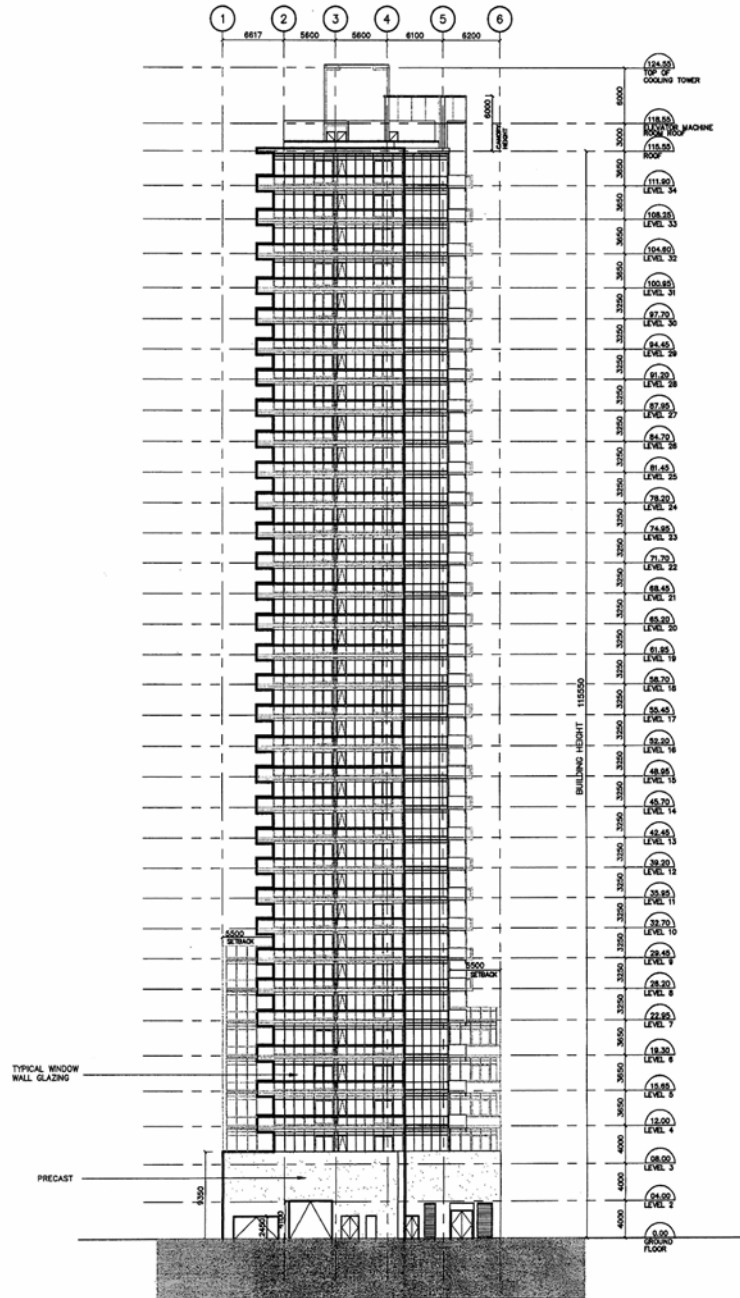
Applicant's Submitted Drawing

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Attachment 3: South Elevations



South Elevation

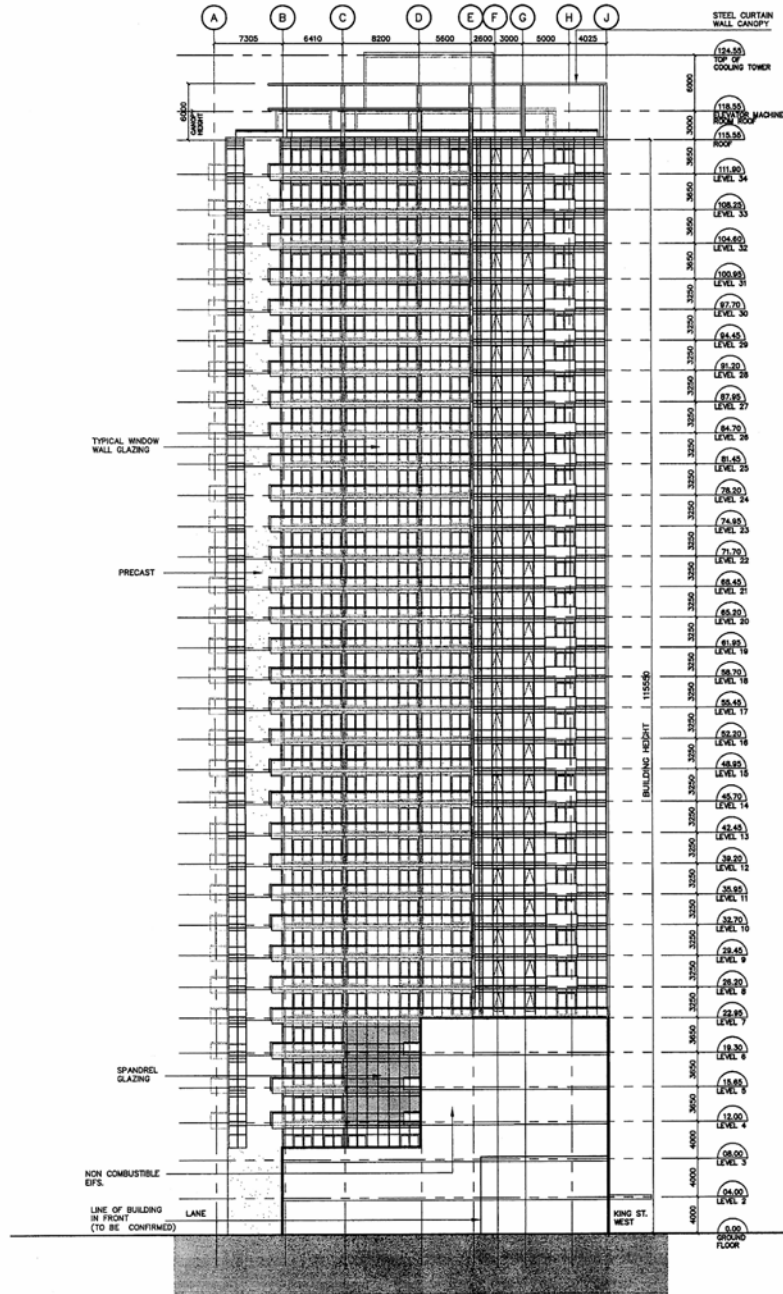
371,373,377 & 379 King Street West

Applicant's Submitted Drawing

Not to Scale
02/28/06

File # 05_210463

Attachment 4: East Elevation



East Elevation

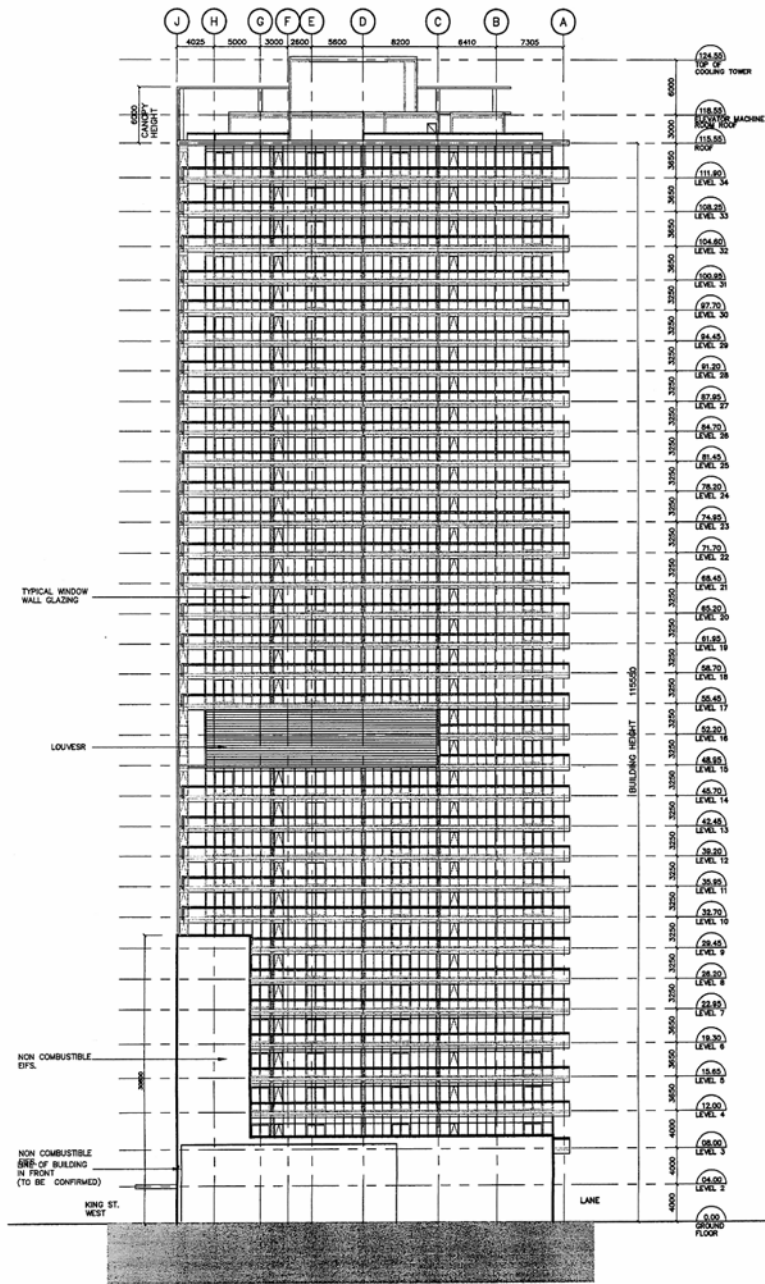
Applicant's Submitted Drawing

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Attachment 5: West Elevation



West Elevation

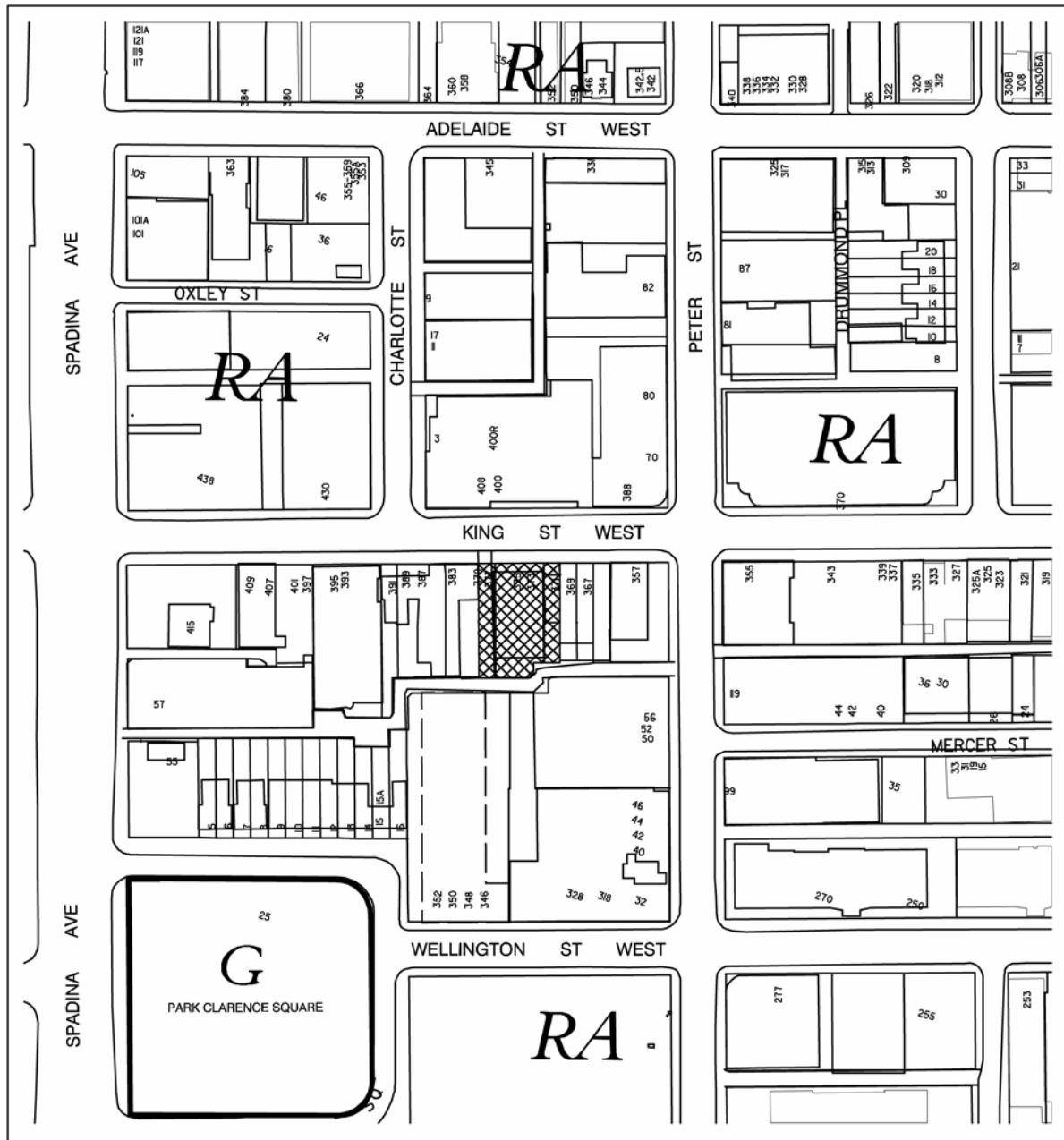
371,373,377 & 379 King Street West

Applicant's Submitted Drawing

Not to Scale
02/28/06

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Attachment 6: Zoning



 **TORONTO** City Planning Division
Zoning

371,373,377 & 379 King Street West

File # 05_210463

G Parks District
RA Mixed-Use District



Not to Scale
Zoning By-law 438-86 as amended
Extracted 02/28/06 - DR

Application Data sheet

Application Type Rezoning Application Number: 05 210463 STE 20 OZ
 Details Rezoning, Standard Application Date: December 16, 2005
 Municipal Address: 371 KING ST W, TORONTO ON (371-379 King Street West)
 Location Description: D263 PT LTS 6 & 7 **GRID S2015
 Project Description: Proposed 34 storey mixed-use building with 243 dwelling units

Applicant: **Agent:** **Architect:** **Owner:**
 Sherman Brown Core Architects Inc. 1640830 Ontario Inc.
 (Adam Brown)

PLANNING CONTROLS

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

PROJECT INFORMATION

Site Area (sq. m):	1212.5	Height:	Storeys:	34
Frontage (m):	30.117		Metres:	115.55
Depth (m):	41.015			
Total Ground Floor Area (sq. m):	932.8			Total
Total Residential GFA (sq. m):	23201.12		Parking Spaces:	151
Total Non-Residential GFA (sq. m):	1255		Loading Docks	1
Total GFA (sq. m):	24456.32			
Lot Coverage Ratio (%):	77			
Floor Space Index:	20.2			

DWELLING UNITS

Tenure Type:	Condo
Rooms:	0
Bachelor:	24
1 Bedroom:	66
2 Bedroom:	151
3 + Bedroom:	2
Total Units:	243

FLOOR AREA BREAKDOWN (upon project completion)

	Above Grade	Below Grade
Residential GFA (sq. m):	23201.32	0
Retail GFA (sq. m):	1255	0
Office GFA (sq. m):	0	0
Industrial GFA (sq. m):	0	0
Institutional/Other GFA (sq. m):	0	0

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