

TORONTO STAFF REPORT

August 11, 2006

To: Toronto and East York Community Council

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

Subject: Refusal and Request for Direction Report
Rezoning Application 05-210463 STE 20 OZ
Site Plan Application 05-210467 STE 20 SA
Applicant: Sherman Brown Dryer Karol
Architect: Core Architects
371, 373-377 and 379 King Street West
Ward 20 - Trinity-Spadina

Purpose:

This report reviews and recommends refusal of an application to amend the Zoning By-law to permit a 34-storey (124.7 metres) building with commercial uses on the first two floors and residential uses on the upper floors at 371-379 King Street West. The application has been appealed to the Ontario Municipal Board.

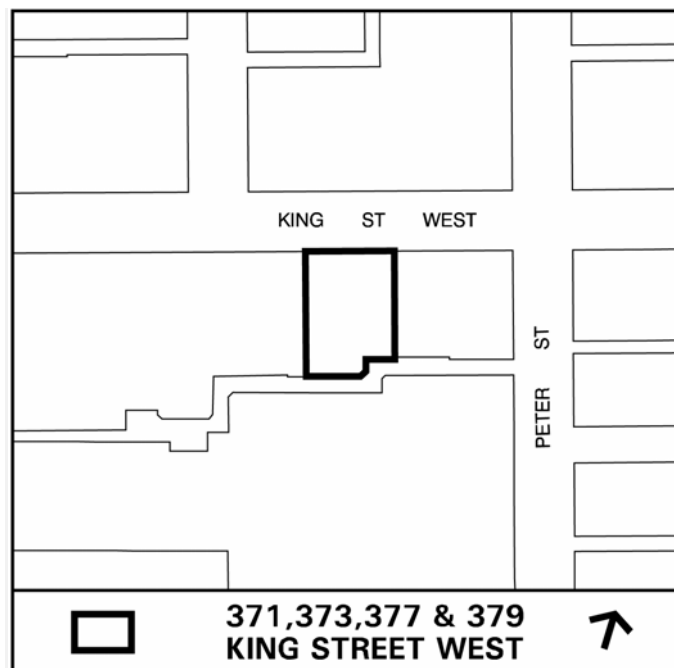
Financial Implications and Impact Statement:

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

Recommendations:

It is recommended that City Council:

- (1) refuse the March 21, 2006 revised submission to Zoning By-law Amendment application 05 210463 STE 20 OZ and Site Plan Approval application 05 210467 STE 20 SA respecting the proposal to construct a 34-storey building; and,
- (2) authorize the City Solicitor, other appropriate City staff and outside consultants as appropriate, to



oppose the applicant's appeal to the Ontario Municipal Board on the grounds of Council's failure to make a decision on the application.

Background:

Application Status

On December 16, 2005 the applicant submitted Zoning By-law Amendment and Site Plan Approval applications for the lands at 371, 373-377 and 379 King Street West. The plans were subsequently revised and the applicant submitted a full set of drawings and a traffic addendum in support of their revised application on March 21, 2006. The revisions primarily related to loading and servicing matters.

On June 20, 2006 the applicant appealed their applications to the Ontario Municipal Board on the basis that the City failed to make a decision on the zoning application within the statutory period. To date, neither a pre-hearing nor hearing date has been scheduled. City Council's consideration and decision on the recommendations set out in this report will provide a City position on the application and enable the City Solicitor to present the City's issues with the application at a pre-hearing and hearing.

Proposal

The application includes three parcels of land: 371, 373-377 and 379 King Street West. These lands total 1,212.5 m² in area. The property at 371 King Street West currently supports a three-storey building with a restaurant on the ground floor and commercial uses on the upper floors. Speedy Automobile is located at 373-377 and 379 King Street west and these lands include a single storey automotive building and a driveway from King Street West to the rear of the site. The existing buildings are proposed to be demolished.

Application Submission

The following table summarizes the key elements of the March 21, 2006 proposal. The application data sheet included as Attachment 1 to this report provides additional information on the March 21, 2006 revised proposal.

Building Element	March 21, 2006 Proposal
Building Height to top of roof (metres)	115.7 metres
Mechanical Penthouse Height (metres)	124.7 metres
Storeys	34
Angular Plane from King Street	0
Stepback from King Street	0 metres on east portion of elevation 3 metres (above 28.5 metres) on west portion of elevation
Side Yard Setbacks	5.5 metres above heights of 22 and 28.5 metres
Rear Yard Setback	0 metres

Building Element	March 21, 2006 Proposal
Indoor/Outdoor Amenity Area	454 m ² / 275 m ²
Total Residential Units	227
Gross Floor Area/ Density	24,456 m ² / 20.17 times the area of the lot

Surrounding Land Uses:

North: King Street West and a two-storey commercial building (Mountain Equipment Co-Op) located directly opposite.

South: A lane abuts the south limit of the site beyond which is the rear of the Soho residential condominium which fronts onto Wellington Street West and Blue Jays Way. The Soho condominium ranges in height from three to seven 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 southeast of the subject site. A zoning by-law amendment application has been received for the Second City site proposing to redevelop the site for an 18-storey (approximately 55 metres) residential condominium building.

East: Commercial uses fronting the south side of King Street West, the majority of which are three storeys in height, but range between one and five storeys. On the north side of King Street West are commercial uses in buildings approximately two and three storeys in height.

West: Along the south side of King Street West are commercial uses, the majority of which are three storeys in height, as well as a residential building of approximately 16-storeys (approximately 50 metres) 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 approved in 2005 for a 32-storey (approximately 105 metres) residential condominium building and the lands at the northeast corner of Spadina Avenue are currently under construction for a 21-storey (approximately 69 metres) residential condominium building.

Planning Framework:

The King-Spadina Secondary Plan and implementing zoning were enacted in 1996 and Urban Design Guidelines adopted. The planning approach set out in this framework was considered to be innovative. The area was a former manufacturing area in decline and the new planning framework encouraged reinvestment and revitalization by permitting a wide range of land uses throughout the area and setting out policies and zoning provisions so that new development would be governed by built form expectations rather than density. A similar approach was adopted at the same time for King-Parliament directly east of the downtown core and together they are referred to as 'The Kings'.

The King-Spadina area has been very successful. There has been significant reinvestment and development in the area and there continues to be a wide range of land uses. Notwithstanding this success there have been challenges. In particular, new development in the area east of Spadina Avenue is challenging the built form expectations of the Plan. In response to this

challenge and other concerns regarding certain land uses, the level of community services and facilities, and the quality of the public realm the City has recently undertaken a review and re-evaluation of the existing planning framework. This review and re-evaluation is consistent with the King-Spadina Secondary Plan which identified that impacts of redevelopment on the area would be monitored and, if necessary, modifications made to the Plan. This review is now complete and modifications to the planning framework for the area were the subject of a report to City Council at its meeting of July 25-27, 2006 with recommended modifications to be submitted to the September 13, 2006 Toronto and East York Community Council meeting (Report No. 6, Clause 11).

In addition to changes to the planning framework underway in King-Spadina, the application was also made during a period of transition for the City of Toronto Official Plan. At the time of the application in December 2005, the site was designated Reinvestment Area under the City's Part I Official Plan and King-Spadina Part II Plan. On July 6, 2006 the Ontario Municipal Board issued Order No. 1928 bringing the majority of the new Official Plan into full force and effect. The Order also repealed most of the policies of the City of Toronto Official Plan and Metro Plan that were previously in effect. The Order did not bring into force the new Plan policies related to Section 37, Housing and the flood plain 'Special Policy Areas'. Policies in the City of Toronto Official Plan and Metro Plan respecting these three policy areas remain in effect.

It is the practice of the OMB to not bring the new Plan into force for those lands that were subject to applications under appeal to the OMB as of July 6, 2006, the approval date. Regarding the subject site, OMB Order No. 1928 erroneously omitted the property in the list of lands that were subject to OMB appeals on July 6 and are therefore exempt from new Plan approval.

At an OMB prehearing conference respecting the new Plan on September 22, 2006, the City Solicitor will request the OMB to correct this oversight by issuing an amending Order to administratively alter OMB Order No. 1928. The effect of the amending Order would be to exempt the subject site from the new Plan approval consistent with the OMB practice regarding appealed applications, and thereby keep City of Toronto Official Plan and Metro Plan policies in effect for the duration of the hearing of the appeals of these applications.

Following is a summary of the planning framework relevant to the application, including the former City of Toronto Official Plan and Metro Plan as well as the new City of Toronto Official Plan.

a) Planning Act and Provincial Policy Statement

Section 1.1 of the Planning Act identifies the decision-making authority and accountability of municipal councils in planning. Section 2 of the Act identifies matters of provincial interest that a municipality shall have regard to in carrying out its responsibilities under the Act. These responsibilities include the orderly development of safe and healthy communities, the resolution of planning conflicts involving public and private interests and the appropriate location of growth and development.

The Provincial Policy Statement is issued under the authority of Section 3 of the Planning Act. On March 1, 2005 a new Provincial Policy Statement (PPS) came into effect. The PPS policies identify that the long term prosperity, health and well-being of the province depend on wisely managing change and promoting efficient land use and development patterns which support strong, liveable and healthy communities.

b) Metropolitan Toronto Official Plan (Metroplan)

The site is located in the Central Area which is intended to function as a primary location for government, head office and office uses, retail and tourist activities and to be a focus for communication, cultural, industrial and entertainment activities. The design of Centres is to ensure the creation of a safe, comfortable and accessible public realm and to provide a transition in scale from new development to the surrounding area. Among other things, Metroplan requires that major development within the Central Area be consistent in terms of scale and density with the level of transportation and other services, accommodate development that supports transit and fosters pedestrian activity and is physically compatible with the surrounding area.

The policies of the Plan also intend that the quality and safety of the pedestrian environment will be protected and enhanced and the character of those areas which impart a distinctive identity will be strengthened. Areas of special identity will be enhanced to, among other things, commemorate the heritage or cultural value of the area and demonstrate a high standard of quality in the design of the public realm.

c) City of Toronto Official Plan

Former City of Toronto Official Plan

The site is designated in the former City of Toronto Official Plan and King-Spadina Part II Plan as a 'Reinvestment Area'. The King-Spadina Part II Plan was enacted in 1996. The major objectives for King-Spadina identify that the area is to be considered as an evolving area with a wide range of activities all of which respect and are consistent with the attractive and unique built form character and scale of the area. Future growth is to be encouraged within prescribed built form envelopes to protect and enhance the special physical character of the area and the structure of the public realm.

King Street West is identified as a special street and the policies of the Plan establish that quality and unique character of special character streets are to be preserved, maintained and enhanced through such means as zoning regulations, urban design guidelines and streetscape improvement programs.

The General Built Form Principles identify that new development is to contribute to the achievement of an attractive, inviting, comfortable and safe public realm. This is to be achieved by following principles to meet adequate light, view and privacy standards and to achieve a harmonious relationship with their built form context through matters such as building height, massing, scale, setbacks, stepbacks, roofline and roof profile, and architectural character and expression. Buildings adjacent to streets are to be massed to provide appropriate proportional

relationships and to minimize wind and shadow impacts. The heritage policies affirm that heritage buildings are essential elements to the physical character of the area. The monitoring policies identify that the impacts of the development in the area will be monitored and, if appropriate, modifications to the Plan will be made.

New City of Toronto Official Plan

The new Official Plan locates the subject site within the Downtown and Central Waterfront Area of the Urban Structure Map and designates the site Regeneration Area. The lands are also located within the King-Spadina Secondary Plan area. The policy framework for the area remains relatively unchanged with the new Official Plan. The King-Spadina Part II Plan has been brought forward and now forms Section Sixteen, Chapter Six of the new City of Toronto Official Plan. The Secondary Plan policies have been modified slightly, primarily to remove policies that replicated policies contained in the citywide Official Plan. The new Official Plan objectives and policies relevant to this proposal area include the following:

- Chapter Two – Shaping the City identifies that the downtown area offers unique opportunities for substantial employment and residential growth, but that this growth is not anticipated to be uniform. Rather, it is expected that the physical setting of many areas will remain unchanged and that design guidelines specific to districts of historic or distinct character will be implemented to ensure new development respects the context of such districts in terms of the development's fit with existing streets, setbacks, heights and relationship to landmark buildings.
- Chapter Three – Building a Successful City identifies that most of the City's future development will be infill and redevelopment and, as such, will need to fit in, respect and improve the character of the surrounding area and fit within the context of the neighbourhood and the City. Development will be located, organized and massed to fit harmoniously with its existing and/or planned context. Development will limit its impacts on neighbouring properties and the public realm by respecting street proportions, creating appropriate transitions in scale, providing for adequate light and privacy, and limiting shadow and wind impacts. This section of the Plan also contains specific policies on tall buildings and built form principles to be applied to the location and design of tall buildings.
- Chapter Four – Land Use Designations includes the Regeneration Area designation policies. Regeneration Areas identify unique areas of the City where reinvestment is encouraged and where the policy framework should be 'tailor-made' relative to the existing built context, character of adjacent areas and market opportunities. The Regeneration Area policies direct that the development framework for these areas will be set out in a Secondary Plan and accompanying guidelines and strategies.
- Chapter Five – Implementation includes policies on Secondary Plans and Implementation Plans. Secondary Plans are to promote a desired type and form of physical development, indicate opportunities or constraints posed by unique characteristics such as heritage, and

urban design objectives, guidelines and parameters. Implementation Plans and guidelines are intended to be adopted to advance the vision, objectives and policies of the Plan.

- Chapter Six – Section 16 – King-Spadina Secondary Plan. The objectives and policies of the Secondary Plan are discussed in the King-Spadina section of this report.

d) City of Toronto Tall Building Guidelines

At its meeting of July 25-27, 2006, City Council adopted Tall Building Guidelines. These guidelines were developed as part of the work undertaken for the new Official Plan. The guidelines are to be used in the review and evaluation of all tall buildings in the City, defined as buildings higher than the width of the adjacent street.

The Guidelines provide direction on matters including the scale of buildings, building floor plates and spatial separation. Key criteria in the Guidelines are minimum facing distances of 25 metres between towers and minimum side and rear yard tower setbacks of 12.5 metres.

e) King-Spadina

The subject site is located within the King-Spadina Secondary Plan area. The Plan area has undergone review and re-evaluation over the past eighteen months to address issues that were challenging the planning framework enacted in 1996.

December 2004 Charrette - King Street West

In December 2004, the City held a two-day charrette to consider the potential for tall buildings along King Street West, east of Spadina Avenue and within the King-Spadina Plan Area. The charrette was motivated by City Council's approval in 2004 of a development in support of the Toronto International Film Festival at the northwest corner of King Street West and John Street.

The proceedings of the charrette identify three emerging corridors of intensification between Spadina Avenue and John Street: Front Street West; Wellington Street West; and, King Street West. The proceedings also identify King Street West as being the most complex on the basis of its role as a transit route supporting two-way streetcar service, the variation in lot characteristics between the south and north sides of the street, and the historic main street character of the south side of the street. The majority of participants at the charrette were of the opinion that the scale and character of the historic buildings and retail activity on the south side of the street should be maintained.

February 2005 Principles Report

At its meeting of February 16, 2005 (Motion J12) City Council adopted a report that set out principles to inform and direct the upcoming King-Spadina Secondary Plan Review Study and the review of development applications in the area until the Secondary Plan Review Study was complete. These principles included consistency with the existing planning objectives and

policies for the area, specific built form principles for development in excess of the permitted building height as well as public realm principles related to improvements in the area.

The built form principles for building heights taller than the current permissions addressed the scale of the podium, spacing, dimensions and sculpting of towers relative to light, view, privacy and shadow impacts.

King-Spadina Secondary Plan Review Study

In September 2005 the firm of The Planning Partnership was retained to undertake a focused review of the King-Spadina Secondary Plan. The study was to look at specific matters related to land use, community infrastructure, built form and the public realm. That study is now complete and was adopted by City Council at their meeting of July 25-27, 2006. At this meeting, City Council also directed staff to bring forward amendments to the planning framework as recommended by staff. These recommended amendments to the planning framework - the King-Spadina Secondary Plan, Reinvestment Area District Zone, and King-Spadina Urban Design Guidelines and the Community Improvement Plan will be submitted to the September 13, 2006 Toronto and East York Community Council meeting.

Relative to built form, the consultant evaluated the current built form environment relative to the original intent of the King-Spadina Plan. The report concluded that, for the most part, development has maintained the intent of the Plan. However, there have been and continue to be development applications in the area east of Spadina Avenue, on and south of King Street West which challenge the intent that new development would reinforce the scale and character of the area's historic buildings. The review concluded that there may be potential for building heights in excess of the existing planning framework but likely only in limited locations and in all cases subject to certain site conditions. Many of the recommended site conditions recommended by the Review study are consistent with those in the City's Tall Building Guidelines. Additional conditions proposed by the study and recommended to be incorporated in the King-Spadina Secondary Plan are that such proposals demonstrate that they would not impact adjacent sites or the public realm and incorporate an increased stepback from the podium to the taller building elements.

King-Spadina Secondary Plan

The King-Spadina Secondary Plan forms Chapter Six, Section Sixteen of the new City of Toronto Official Plan. The Plan provides a framework for reinvestment and development, the fundamental intent of which is to encourage reinvestment for a wide range of uses in the context of a consistent built form that relates to the historic building stock. The policies of the Plan are implemented through the RA zoning which prescribes a built form. This approach is supported by the Urban Design Guidelines.

The policies of the Plan establish that the physical character of the area is derived from its historic buildings and the pattern of streets, lanes and parks. New development is to achieve a compatible relationship with heritage buildings and the public realm. As well, the Plan provides

policy direction regarding light, view and privacy, compatibility with the built form context, and wind and shadow impacts.

Amendments to the King-Spadina Secondary Plan are proposed as part of a package of amendments and updates to the King-Spadina planning framework being submitted to the September 13, 2006 Toronto and East York Community Council meeting. These amendments are intended to further clarify and reinforce the fundamental intent of the Plan that the unique physical character of the area be emphasized and that new development respond to this character. King Street West is identified as a special character street on the basis of its main street character, active street life and lower scale.

King-Spadina Urban Design Guidelines

The King-Spadina Urban Design Guidelines are intended to support the implementation of the King-Spadina Secondary Plan. King Street West, west of John Street, is identified as a Special Street in the guidelines on the basis of the relatively continuous frontage of three and four storey buildings from the late 19th century along the south side of the street. The guidelines expect that new infill development on the street will respect and reinforce the built form character established by these historic commercial buildings in terms of building type, height and character along the street frontage, vertical and horizontal articulation and use.

Updated King-Spadina Urban Design Guidelines are proposed as part of a package of amendments and updates to the King-Spadina planning framework being submitted to the September 13, 2006 Toronto and East York Community Council meeting.

Zoning By-law

The site is zoned 'Reinvestment Area' (RA) by Zoning By-law 438-86 as amended. The RA zoning implements the King-Spadina Secondary Plan and the provisions of the By-law are intended to achieve a desirable built form through prescribed heights, setbacks, stepbacks and angular planes on certain streets, as well as provisions for heritage buildings.

The site has a height permission of 30 metres, subject to the introduction of a 44-degree angular plane above a height of 16 metres at the King Street lot line. The Zoning By-law permits development to the front lot line and to the side lot lines to a depth of 25 metres. Beyond a depth of 25 metres, a 7.5 metre setback is required. A 7.5 metre setback to the rear lot line is also required.

Site Plan Control

The applicant submitted a concurrent site plan application with their zoning by-law amendment application. The Site Plan application has also been appealed to the Ontario Municipal Board.

Reasons for Application

At 34-storeys (115.7 metres to the top of the roof) the proposal exceeds the 30 metre height limit for the site and does not meet the angular plane provisions. Additional areas of non-compliance with the zoning by-law identified by the Building Division include side yard, rear yard, parking and outdoor amenity area.

Community Consultation

A community consultation meeting was held on March 22, 2006 at Metro Hall. Approximately 40 people were in attendance at this meeting. The majority of comments at this meeting expressed opposition to the proposal primarily on the basis of the height and scale of the development as well as traffic concerns. A few of the comments at the meeting expressed support for the proposal on the basis that the site's location in downtown provided a rationale for taller buildings.

Agency Circulation

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

Comments:

Pre-Application Meetings

City staff met with the owner of the property and their urban designer and/or architect prior to the submission of a formal application.

In March 2005, the owner met with staff to advise that they were exploring development options for the site. Staff provided information on the existing planning framework for the site and area, the December 2005 King Street West charrette, the Study to be completed for the Secondary Plan area and the February 2005 motion of Council regarding principles for the evaluation of development applications. In April 2005, a model of a potential building was presented for the site. Staff requested that further analysis and modeling be undertaken to evaluate the effect of repeating this type of development on adjacent sites in the block.

In September 2005, preliminary plans were presented proposing a 32-storey building, with 4.5 metre sideyard setbacks and no upper level stepback from the street or rear of the property. Staff requested minimum sideyard setbacks above a podium of 5.5 metres, reiterated the angular plane requirements from King Street West set out in the zoning by-law and expressed continued concern regarding the scale of development proposed, particularly relative to impacts in the immediate area. On October 12, 2005 the applicant advised staff that they would be submitting an application for the site. Staff indicated their continued interest in addressing previously noted concerns regarding their proposal.

Reason for Refusal

The applicant's proposal fails to address planning concerns discussed in the Preliminary Report with respect to the appropriateness of the proposed height and built form in the context of the area plan objectives and policies and existing buildings in the immediate area, view and shadow impacts, and adequacy of outdoor amenity space.

Local Context

The site is located on the south side of King Street West, mid-block between Spadina Avenue and Peter Street. The character of this block is diverse. The north side of the street has four properties, each having undergone some level of reinvestment in recent years. The south side of the street has thirteen properties of which the subject application represents the first application for redevelopment since the enactment of the King-Spadina Secondary Plan and RA zoning.

The development expectations for the north side of the street are different than those for the south side of the street where the zoning by-law requires an angular plane to ensure sunlight on King Street West. The approvals of the buildings on the north side of King Street West between Spadina Avenue and Charlotte Street reflect this difference as well as the City's opinion that there are some opportunities for development in excess of the existing planning framework on the north side of the street.

Built Form

The building envelope for the site prescribed by the RA zone would result in a mid-rise building of 30 metres or approximately nine to ten storeys with the building stepping back at an angular plane from King Street West. The presence of the angular plane requirement on the south side of the street and the absence of a similar built form provision on the north side of the street conveys the expectation that the scale and form of development would be different on each side of the street.

The applicant is proposing a 34-storey building with no angular plane stepping the building back from King Street West. This does not meet the intent of the planning framework for the area and is not acceptable.

At a height of approximately 28.5 metres, the west portion of the King Street elevation is set back from the street approximately two metres and balconies are proposed to project 1.5 metres into this setback. The remaining east portion of the King Street elevation rises from grade to the roof of the building at approximately 115 metres in height. The proposal will not result in a clearly distinguishable building base that is strongly related to the proportion of the street and will not fit in with the planned context for the area.

Angular Plane

The intent of the angular plane requirement of the zoning by-law is to ensure sunlight on the street, particularly the north side of the street. The applicant's proposal does not incorporate an angular plane.

Shadow studies were submitted by the applicant in support of their proposal which show the impacts of the proposed development. The as-of-right shadow impacts were not indicated.

The applicant's shadow study identifies that during the spring and fall equinox the proposed building will cast shadow on King Street West all day, and impact well beyond King Street for portions of the day. Based on the applicant's submission, from 10:00 a.m. to before noon, the proposal will have a shadow impact on King Street West, Charlotte Street, Spadina Avenue, Oxley Street and Adelaide Street West. Part of the shadow of the proposed building will fall within the shadows cast by other existing and approved developments in the immediate area. After 1:00 p.m. to 5:00 p.m. the building will shadow Peter Street and Widmer Street in the late afternoon.

The angular plane provisions of the zoning by-law achieve acceptable sunlight conditions on the street in consideration of the planned context for the area. Although as-of-right shadow impacts have not been provided for comparison purposes, given that the proposal penetrates the angular plane it can be interpreted that the proposal does not meet the intent of the Official Plan or Zoning By-law.

Future Development

Other sites on this side of King Street West are considered to be future redevelopment sites. The development permissions ultimately approved for this site could influence future redevelopment sites. The characteristics of this lot are not considered to be substantially different than those of other expected future redevelopment sites. Development of a height and massing similar to this proposal is not considered appropriate for this side of the street generally or for this site in particular.

Section 37

Section 37 is applicable to this proposal. A Section 37 valuation has not been completed for the proposal at this time as a supportable development has not been achieved. Should development in excess of the existing permissions be approved, Section 37 would apply to this application.

Conclusions:

The policy framework does not support the proposal to construct a 34-storey building on this site. The proposal requires a built form response that clearly expresses a base building, addresses the intent of the angular plane requirement on the south side of King Street West and evaluates height and setbacks relative to the local context.

The report recommends that the Zoning By-law Amendment application and related Site Plan approval application be refused in their current form. It is recommended that the City Solicitor and appropriate City staff attend at the Ontario Municipal Board in opposition to the proposal.

Contact

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Gary Wright

Director, Community Planning, Toronto and East York District

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List of Attachments:

Attachment 1: Application Data Sheet

Attachment 2: Zoning

Attachment 3: Site/Context Plan

Attachment 4: North Elevation

Attachment 5: South Elevation

Attachment 6: East Elevation

Attachment 7: West Elevation

Attachment 1: Application Data Sheet

Application Type	Rezoning	Application Number:	05 210463 STE 20 OZ
Details	Rezoning, Standard	Application Date:	December 16, 2005 March 21, 2006 Rev

Municipal Address: 371 KING ST W, TORONTO ON
 Location Description: D263 PT LTS 6 & 7 **GRID S2015
 Project Description: Proposed 34 storey mixed-use building with 227 dwelling units; includes 373-377 & 379 King St. W.

Applicant:	Agent:	Architect:	Owner:
Sherman Brown Adam Brown			1640830 Ontario Inc.

PLANNING CONTROLS

Official Plan Designation:	Reinvestment Area	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:	115.7/124.7
Depth (m):	41.015		
Total Ground Floor Area (sq. m):	932.8		Total
Total Residential GFA (sq. m):	23277	Parking Spaces:	120
Total Non-Residential GFA (sq. m):	1179	Loading Docks	1
Total GFA (sq. m):	24456		
Lot Coverage Ratio (%):	77		
Floor Space Index:	20.1		

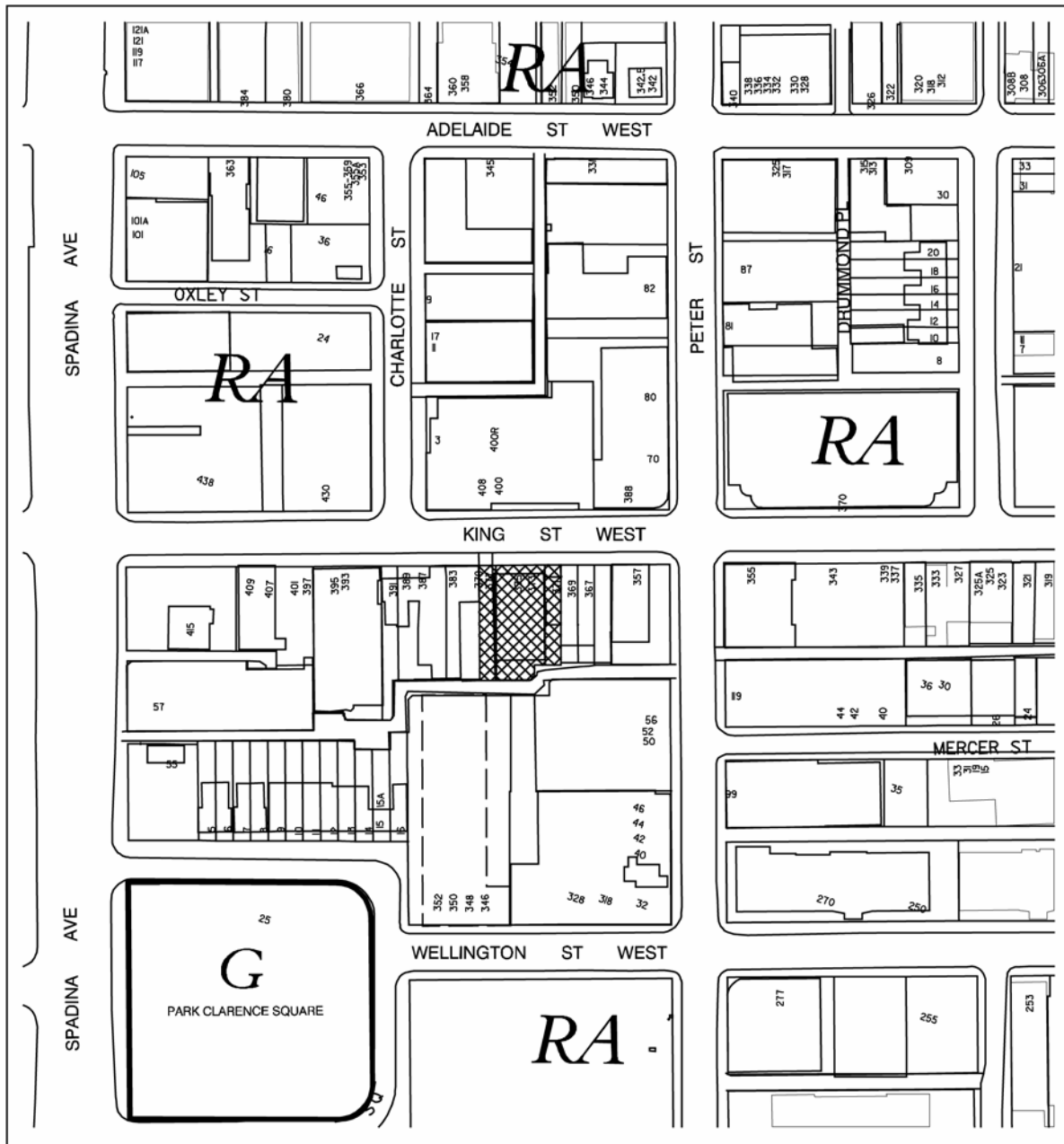
DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

Tenure Type:	Condo		Above Grade	Below Grade
Rooms:	0	Residential GFA (sq. m):	23201.32	0
Bachelor:	47	Retail GFA (sq. m):	1179	0
1 Bedroom:	124	Office GFA (sq. m):	0	0
2 Bedroom:	48	Industrial GFA (sq. m):	0	0
3 + Bedroom:	8	Institutional/Other GFA (sq. m):	0	0
Total Units:	227			

CONTACT: PLANNER NAME: Sharon Hill, Senior Planner
TELEPHONE: (416) 392-7574

Attachment 2: Zoning



371,373,377 & 379 King Street West

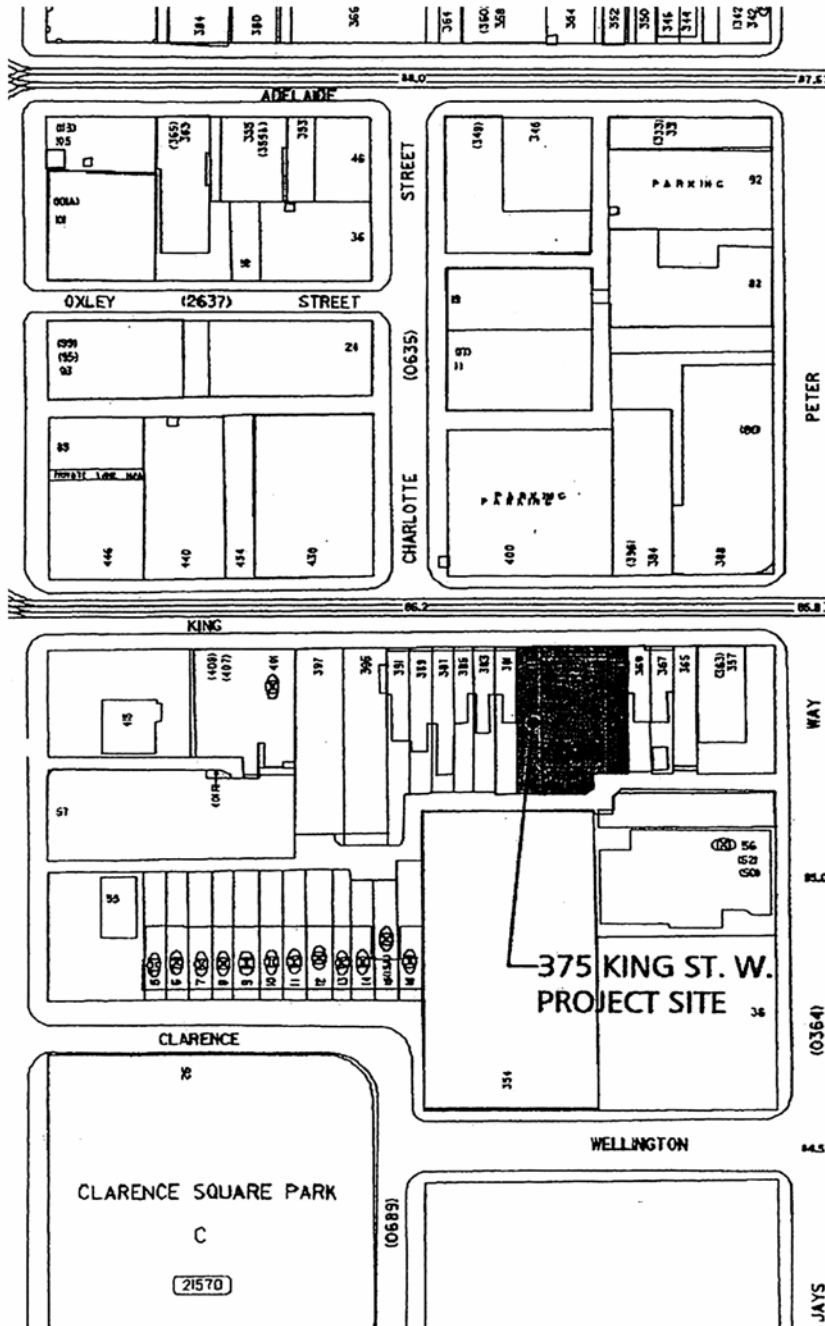
File # 05_210463

- G Parks District
- RA Mixed-Use District



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

Attachment 3: Site Context Plan



Site / Context Plan

371,373,377 & 379 King Street West

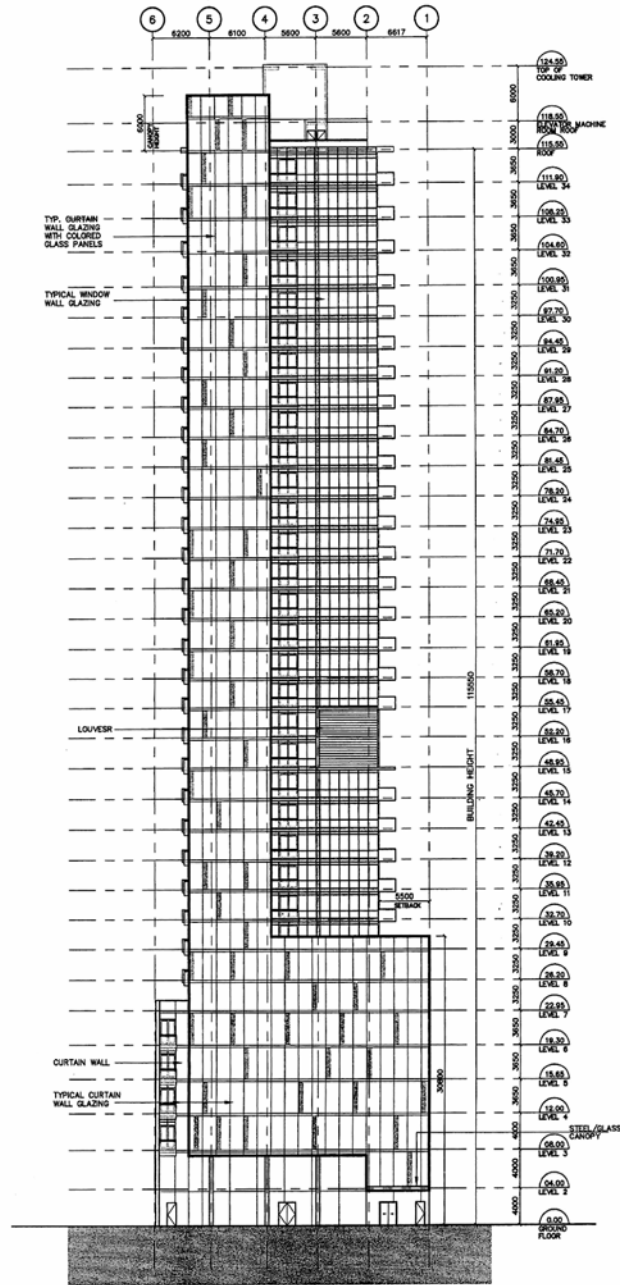
Applicant's Submitted Drawing

Not to Scale
02/28/06



File # 05_210463

Attachment 4: North Elevation



North Elevation

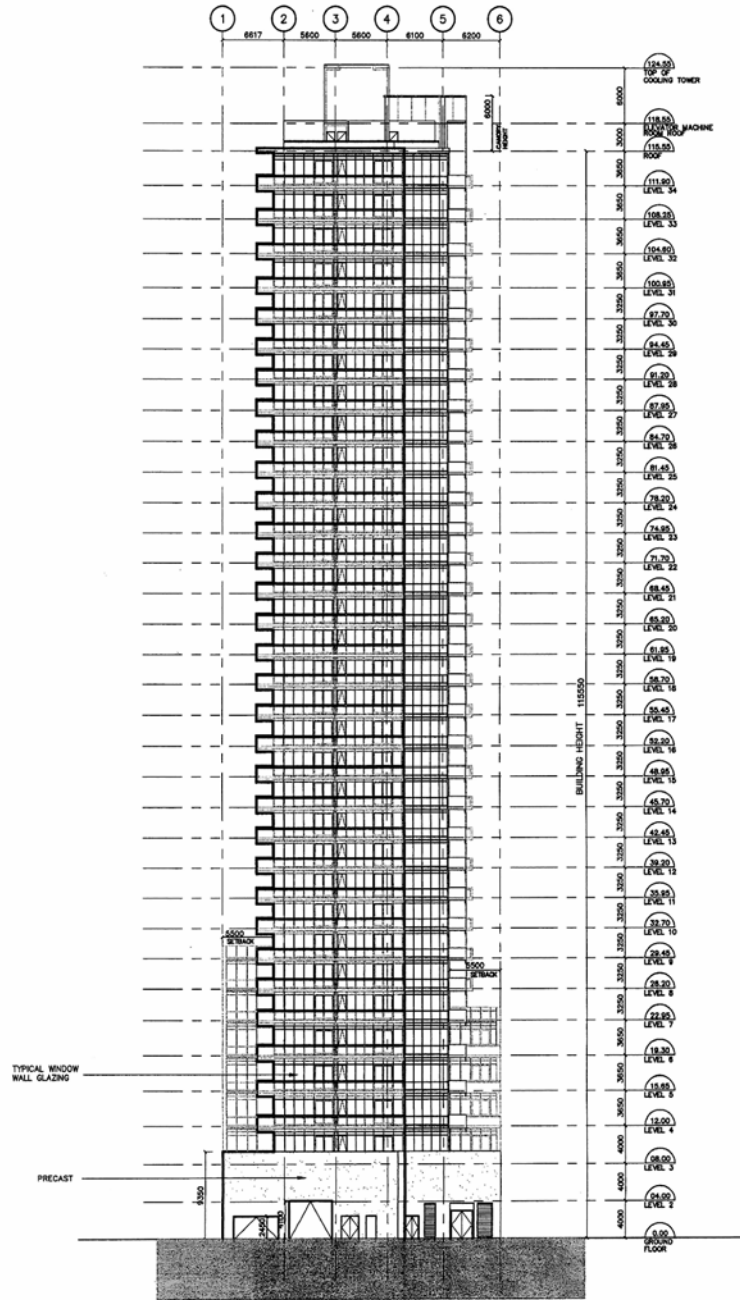
Applicant's Submitted Drawing

Not to Scale
02/28/06

371,373,377 & 379 King Street West

File # 05_210463

Attachment 5: South Elevation



South Elevation

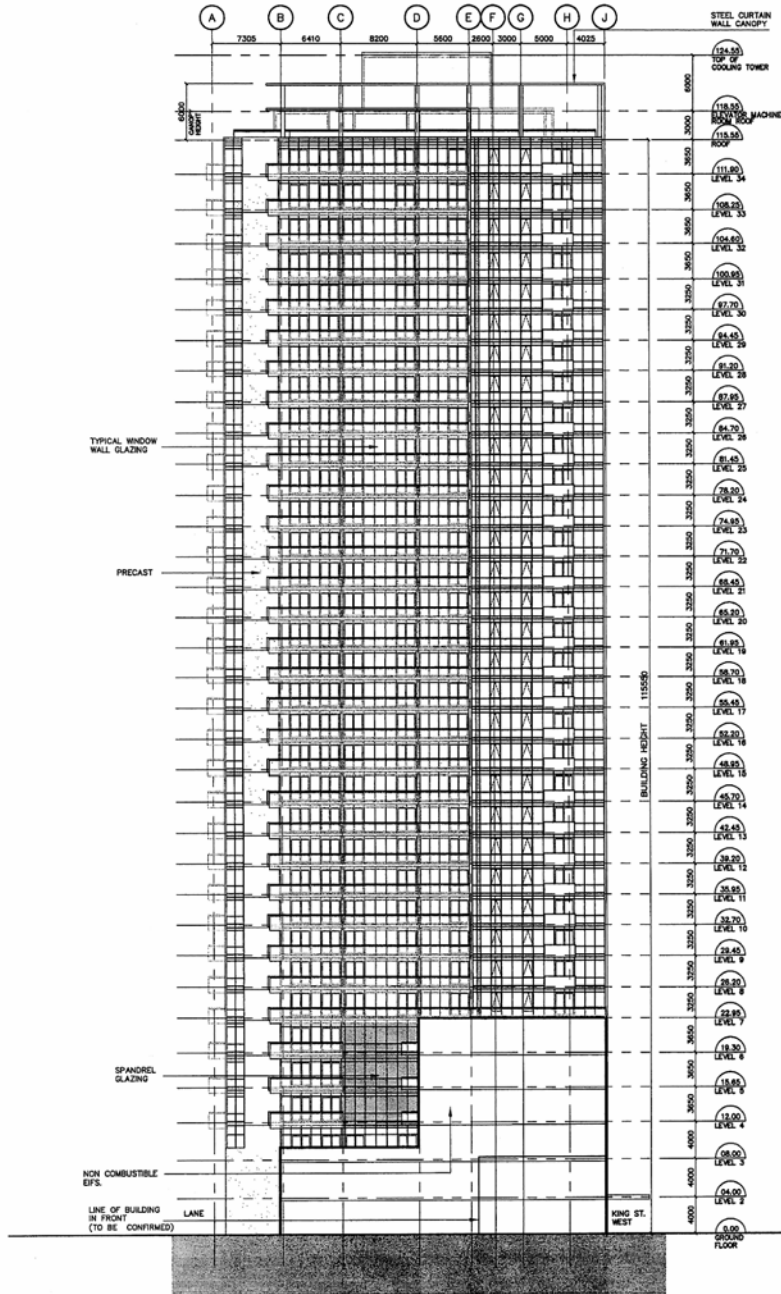
371,373,377 & 379 King Street West

Applicant's Submitted Drawing

Not to Scale
02/28/06

File # 05_210463

Attachment 6: East Elevation



East Elevation

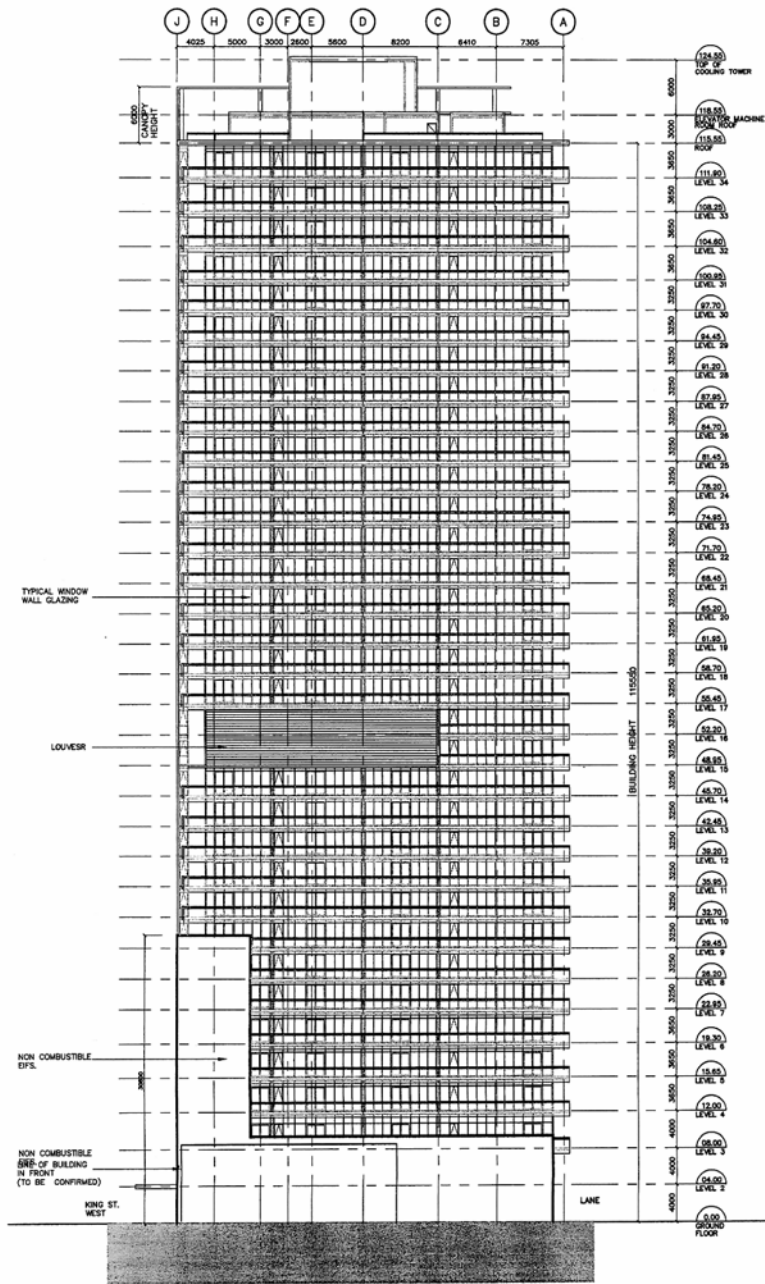
Applicant's Submitted Drawing

Not to Scale
02/28/06

371,373,377 & 379 King Street West

File # 05_210463

Attachment 7: West Elevation



West Elevation

Applicant's Submitted Drawing

Not to Scale
02/28/06

371,373,377 & 379 King Street West

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