

**510, 512 and 530 King Street East  
Official Plan and Zoning By-law Amendments Application  
Preliminary Report**

<b>Date:</b>	January 14, 2008
<b>To:</b>	Toronto and East York Community Council
<b>From:</b>	Director, Community Planning, Toronto and East York District
<b>Wards:</b>	Ward 28 – Toronto Centre-Rosedale
<b>Reference Number:</b>	07 276032 STE 28 OZ

**SUMMARY**

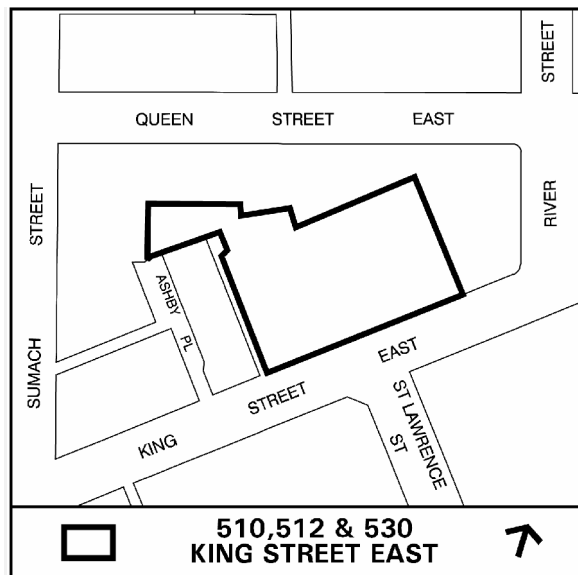
The applicant proposes to develop 510, 512 and 530 King Street East as an 8-storey mixed use building containing 185 residential units with retail at-grade fronting King Street East.

This report provides preliminary information on the application and seeks Community Council's directions on further processing of the application and on the community consultation process.

**RECOMMENDATIONS**

**The City Planning Division recommends that:**

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



## **Financial Impact**

The recommendations in this report have no financial impact.

## **ISSUE BACKGROUND**

### **Related Development Proposals**

In April 2007, Streetcar Developments Inc. submitted Official Plan and Zoning By-law amendments and Site Plan Approval applications for Phase 1 of their Corktown District development plan, which consists of three development sites, known as 52 Sumach Street, 549 and 569 King Street East.

Streetcar Developments Inc. is now proposing to redevelop the properties at 510, 512 and 530 King Street East as an 8-storey mixed-use residential building with retail at-grade. This development proposal is considered Phase 2 of their Corktown District development plan.

As background, Working Group sessions were held for 52 Sumach Street, which resulted in revisions to the proposal's overall height (reduced from six to five-storeys) and built-form (45-degree angular plane along the front and rear frontages of the condominium). Further community consultation will be held for 549 and 569 King Street East (six-storey buildings) in the near future to provide further input and gather information on these two development sites.

On December 4, 2007, the City Clerk's Office received notification that the applicant appealed their Phase 1 applications to the Ontario Municipal Board because the City has not made a determination on their development applications.

Before the comprehensive review can be finalized for Phase 1, integral aspects of this earlier application, which are tied to Phase 2, need to be addressed, including:

- a loading facility (Type-G loading space) for garbage pick-up is required on the Phase 2 land parcel, which will function as a centralized shared garbage staging and loading area for Phase 1 and Phase 2 for the four residential condominium buildings;
- Phase 2 is to provide an enhanced indoor amenity space that will be shared between all four residential buildings. The three Phase 1 mid-rise buildings will each have a meeting room but will be deficient of a multi-purpose room, such as a fitness centre/lounge. It is envisaged that Phase 2 will provide for this indoor amenity space deficiency.
- Another important element that links these two phases is the leasing of two municipal land parcels for a minimum of 10 years for the purpose of satisfying the Zoning By-law visitor parking requirement. As part of the proposed development, these municipal lands will be improved by means of landscaping, lighting and security measures. The Facilities and Real Estate Division has

indicated that once the appropriate planning approvals are in place, they will be in a position to negotiate a lease agreement with the applicant.

## **Proposal**

Nos. 510 and 512 King Street East are contiguous buildings, which will be retained. No. 530 King Street East will be demolished. The properties will be redeveloped as two condominiums. One standard condominium for commercial purposes (to include: part of the ground floor and a portion of the underground garage, which will be restricted in number of parking spaces and usage for commercial tenants only). The second condominium is for residential purposes (to include: part of the ground floor, a portion of underground garage and floors two to eight).

The proposed built form and design of 510-530 King Street East consists of a two and three storey masonry podium reminiscent of the century-old industrial and warehouse structures that are an integral part of Corktown's history. The upper storeys are stepped back from the front, side and rear faces and are proposed to be finished with a continuous expanse of glazing and full width terraces and balconies. These stepped floors are anchored at both ends of the building by six-storey boxes, which feature full-height glazing and a modern aesthetic of metal frames.

The Phase 2 proposal will strive for Leed certification, with the goal of a silver rating. In addition, Phase 2 will seek to meet and/or exceed the performance targets as set out by the Green Development Standard of the City of Toronto. The proposed building will also consist of a green rooftop and select balconies.

For further statistical information refer to the Application Data Sheet found in Attachment 5 of this report.

## **Site and Surrounding Area**

The site is located within the district of Corktown, which is identified by Map 15-3, Area of Special Identity of the King-Parliament Secondary Plan. The Corktown area is situated north of Eastern Avenue, south of Queen Street East between Power and River Streets.

Corktown is one of Toronto's oldest neighbourhoods, which began as a 19<sup>th</sup> century working class community of residents of predominately Irish ancestry. The area is regarded as a unique, small scale, fine grained community consisting generally of small properties, including several heritage buildings. There is a tightly knit mixture of low-rise residential, commercial and industrial uses, largely original fabric with distinctive street patterns.

Nos. 510-512 King Street East consists of an adjoining two and three-storey industrial building and 530 King Street East consist of a single two-storey industrial building. Within the immediate context, the following uses surround the site:

North: a mixture of low-rise mixed-use buildings, which front Queen Street East. The rear yards of these buildings form the site's north property boundary;

South: across King Street East is The Lung Association in a two-storey office building;

West: abutting the site is a north-south public laneway. The rear yards of a row of 1 ½-storey residential buildings form the laneway's west property boundary; and

East: abutting the site is a parcel of land that consists of three buildings, but is dominated by a three-storey industrial building and surface parking.

### **Provincial Policy Statement and Provincial Plans**

The Provincial Policy Statement (PPS) provides policy direction on matters of provincial interest related to land use planning and development. The PPS sets the policy foundation for regulating the development and use of land. The key objectives include: building strong communities; wise use and management of resources; and, protecting public health and safety. City Council's planning decisions are required to be consistent with the PPS.

The Growth Plan for the Greater Golden Horseshoe provides a framework for managing growth in the Greater Golden Horseshoe including: directions for where and how to grow; the provision of infrastructure to support growth; and protecting natural systems and cultivating a culture of conservation. City Council's planning decisions are required to conform, or not conflict, with the Growth Plan for the Greater Golden Horseshoe.

Staff will review the proposed development for consistency with the PPS and for conformity with the Growth Plan for the Greater Golden Horseshoe.

### **Toronto Official Plan**

This application will be reviewed against the policies in the Official Plan including the policies set out in the King-Parliament Secondary Plan. Other important policies include those in the "Downtown", "Public Realm", and "Built Form" sections of the Plan.

The properties are located within the "Downtown and Central Waterfront" area on Map 2 - Urban Structure and are designated "Mixed Use Area" on Map 18 - Land Use Plan. This designation permits a range of residential, commercial and institutional uses, and provides criteria to direct the form and quality of development.

The Plan provides a list of criteria which are intended to direct the design and orientation of new development proposals within the Mixed Use Area designation. The proposed development will be evaluated with respect to the full list of criteria found in Section 4.5.2 of the Official Plan. The criteria include:

- locate and mass new buildings to provide a transition between areas of different development intensity and scale, as necessary to achieve the objectives of the

- Plan, through means such as providing appropriate setbacks and/or a stepping down of heights, particularly towards lower scale Neighbourhoods;
- locate and mass new buildings so as to adequately limit shadow impacts on adjacent Neighbourhoods, particularly during the spring and fall equinoxes;
  - 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;
  - provide an attractive, comfortable and safe pedestrian environment;
  - take advantage of nearby transit services;
  - provide good site access and circulation and an adequate supply of parking for residents and visitors;
  - locate and screen service areas, ramps and garbage storage to minimize the impact on adjacent streets and residences; and
  - provide indoor and outdoor recreation space for building residents in every significant multi-unit residential development.

The Toronto Official Plan is available on the City's website at:  
[www.toronto.ca/planning/official\\_plan/introduction.htm](http://www.toronto.ca/planning/official_plan/introduction.htm)

### **King-Parliament Secondary Plan**

The proposed development is also subject to policies and principles contained within the Mixed Use Area 'A' (Corktown) of the King-Parliament Secondary Plan. This section stipulates that a change of use on a lot from industrial or light industrial to residential or live/work uses alone or in combination is permitted, provided that the development meets certain criteria. The proposed development will be evaluated with respect to criteria found in Section 9, sub-section 9.2, of the King-Parliament Secondary Plan.

The King-Parliament Secondary Plan is available on the City's website at:  
[www.toronto.ca/planning/official\\_plan/pdf\\_secondary/15\\_king\\_parliament\\_june2006.pdf](http://www.toronto.ca/planning/official_plan/pdf_secondary/15_king_parliament_june2006.pdf)

### **Zoning**

Nos. 510-530 King Street East are governed by By-law 438-86, as amended, and are zoned I1 D3. The By-law permits an industrial building containing a total building density of three times the lot area and a height of 12 metres.

## **Site Plan Control**

The proposed development is subject to site plan control. An application for site plan approval has been submitted and is being reviewed concurrently with the Official Plan and Zoning By-law amendments application.

## **Tree Preservation**

The applicant has submitted a tree inventory and preservation report that identifies the type of tree and its condition. In the case of tree removal due to health, root damage, construction activity and poor location, the report suggests if planting of new trees is necessary and which tree will be impacted. Urban Forestry staff are reviewing the submitted material.

## **Design Review Panel**

At its meeting of June 27-29, 2006, City Council authorized the creation of the Design Review Panel Pilot Project (DRP) consisting of a 12-member advisory panel. The DRP is designed to provide independent advice, during the development approval process for public and municipal development in selected areas across the City, with the goal of helping to ensure a high level of urban design that fits well into the cityscape.

The King-Parliament Secondary Plan has been selected by Council as one of the areas of the City within which development proposals are to be reviewed by the Design Review Panel. The applicant's mixed-use project is located within King-Parliament and proposes a significant redevelopment of three warehouse-type buildings. The proposed development has the potential to play a key role in the overall development of the east end of Corktown. As such, a review of the proposal by the Design Review Panel will assist staff in the review of the proposal by providing advice on matters of design that affect the public realm.

## **Reasons for the Application**

The applicant seeks to amend the Official Plan, particularly sub-section 9.2 of the King-Parliament Secondary Plan, because the proposed development exceeds the permitted height. The Mixed-Use Area 'A' (Corktown), stipulates that the erection and use of a new building is not to exceed the height limit.

In addition, the proposal does not comply with the Zoning By-law 438-86, as amended. The proposed 8-storey (approx. 34 metres to mechanical penthouse roof) mixed-use building exceeds the height permission of 12 metres and the proposed density of 3.64 exceeds the 3.0 limit (for industrial uses).

Additional areas of non-compliance with the Zoning By-law may be identified through further review of the application.

## COMMENTS

### Issues to be Resolved

Prior to presenting a Final Report to Toronto and East York Community Council, the following issues, as well as any other issues that may be identified by staff and the public, will need to be addressed by the applicant:

- conformity with policies within the King-Parliament Secondary Plan;
- appropriateness of the proposal's scale and massing in terms of the built form arrangement on the site, and compatibility and interface with the surrounding context;
- ability to provide an appropriate transition in building height along King Street East and between Queen Street East;
- suitability of the proposed indoor amenity space to be shared amongst Phase 1 and Phase 2;
- pedestrian and vehicular access to and movement on and through the site;
- the amount of parking and loading and their siting is satisfactory;
- assessment of traffic and transportation impacts;
- identification and security of community benefits under Section 37 of the *Planning Act* should the proposed development, or some variation thereof, advance; and
- ability to meet the intent and spirit of the Official Plan, Council policies and other applicable planning policies including the Provincial Policy Statement, and to represent good planning and community building.

Staff will be encouraging the applicant to review further sustainable development opportunities by utilizing the Toronto Green Development Standard, adopted by City Council in July 2006. The City's Green Development Standards are available on the City's website at: [www.toronto.ca/environment/greendevlopment.htm](http://www.toronto.ca/environment/greendevlopment.htm)

Additional issues may be identified through the review of the application, agency comments and the community consultation process.

## **CONTACT**

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## **SIGNATURE**

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Gary Wright, Director  
Community Planning, Toronto and East York District

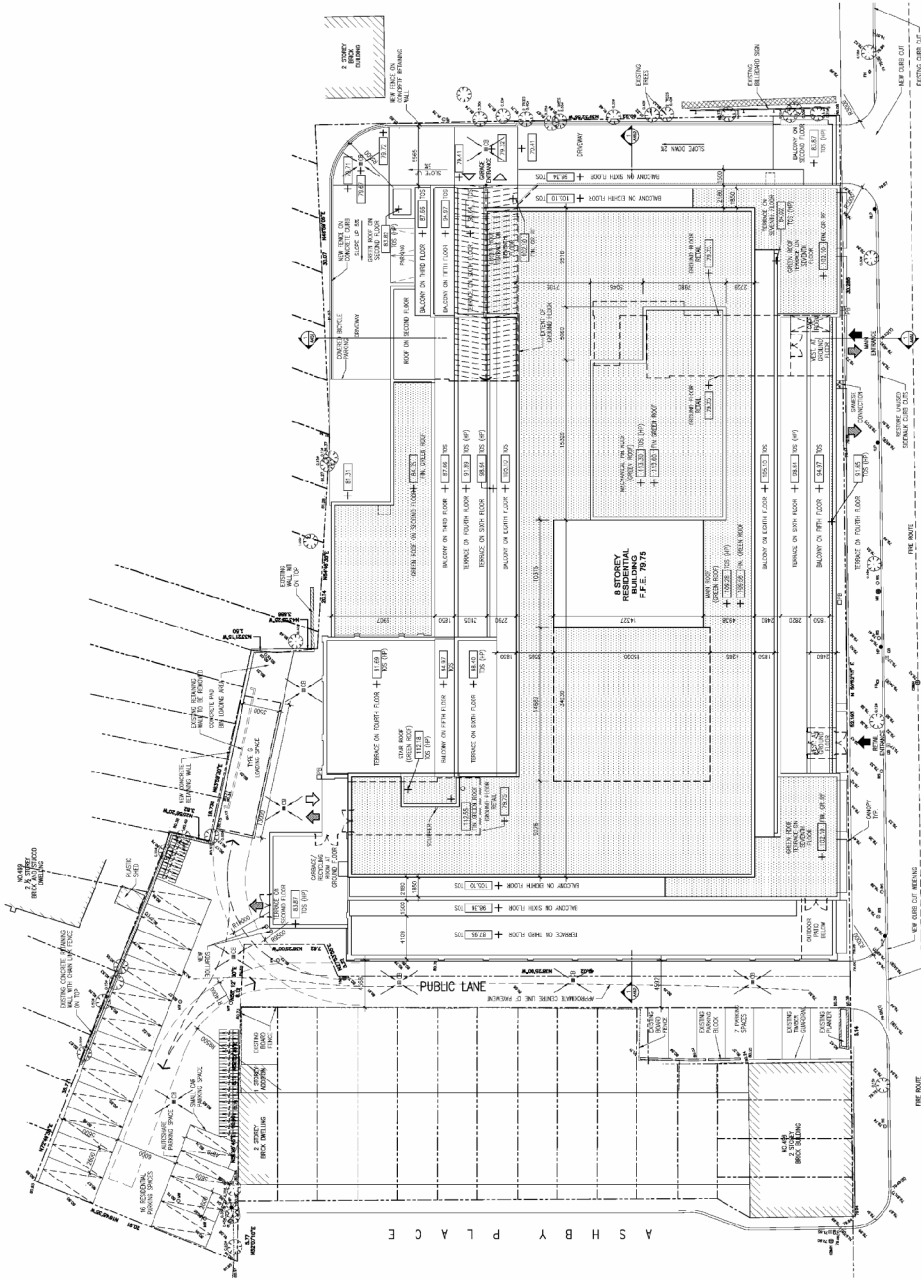
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## **ATTACHMENTS**

Attachment 1: Site Plan  
Attachment 2: Elevations  
Attachment 3: King-Parliament Secondary Plan Excerpt  
Attachment 4: Zoning By-law 438-86, as amended, Excerpt  
Attachment 5: Application Data Sheet



# Attachment 1: Site Plan



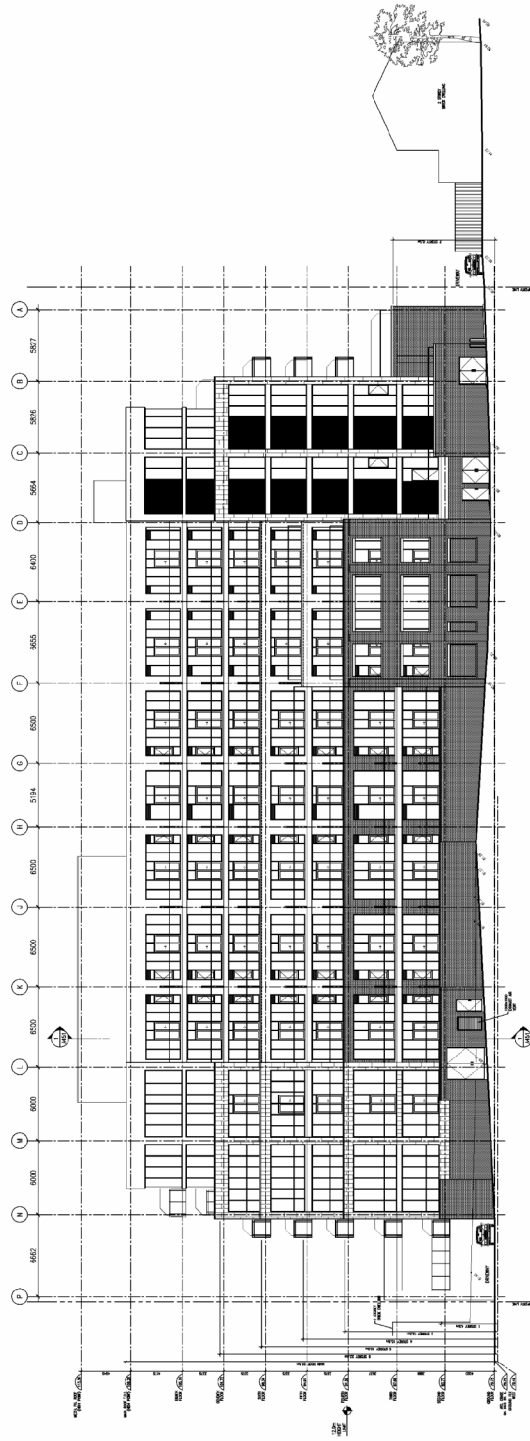
**Site Plan**  
**510,512 & 530 King Street East**

Applicant's Submitted Drawing

Not to Scale  
 11/26/07

File # 07\_276032





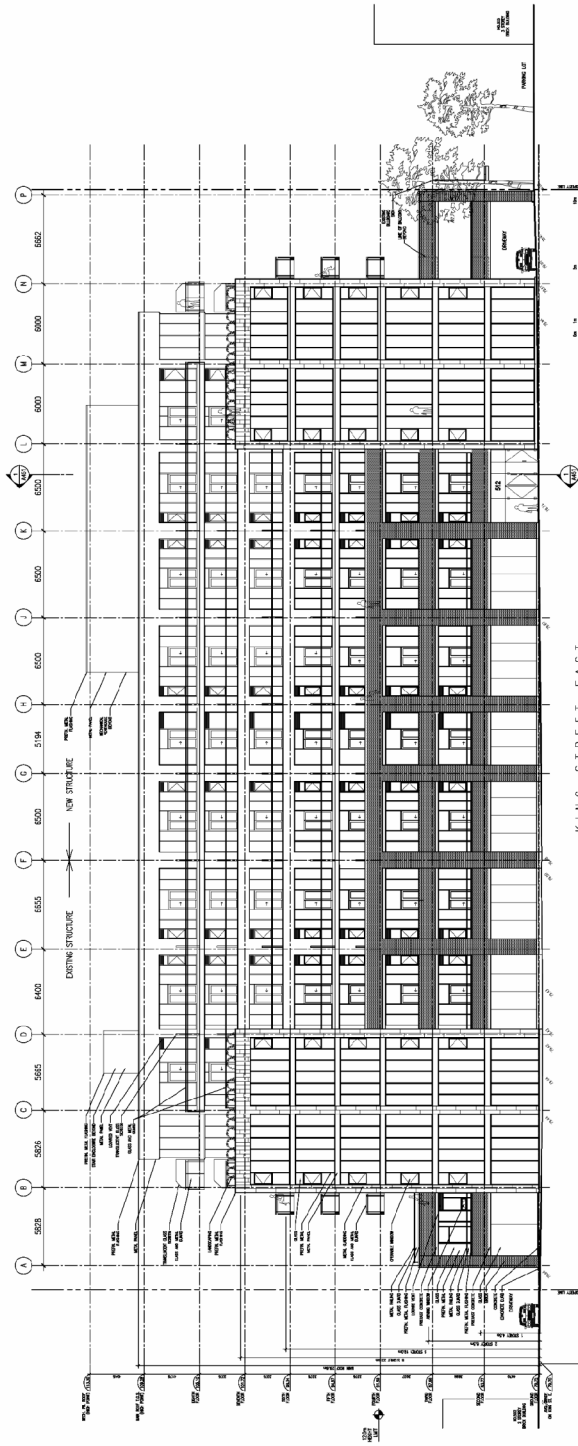
**North Elevation**

Applicant's Submitted Drawing

Not to Scale  
11/26/07

**510,512 & 530 King Street East**

File # 07\_276032



**South Elevation**

Applicant's Submitted Drawing

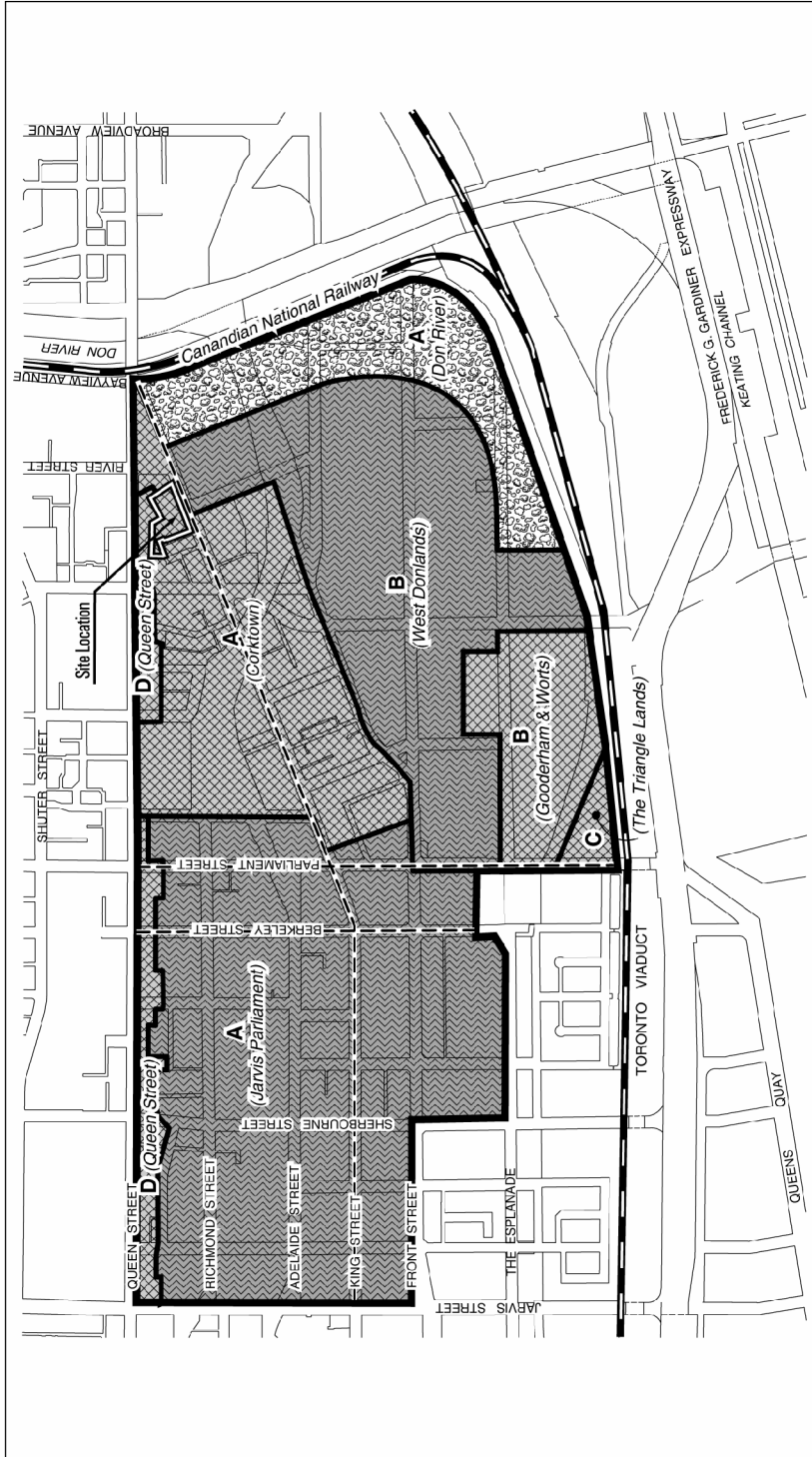
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**510,512 & 530 King Street East**

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Attachment 3: King-Parliament Secondary Plan Excerpt

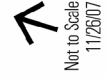


510,512 & 530 King Street East

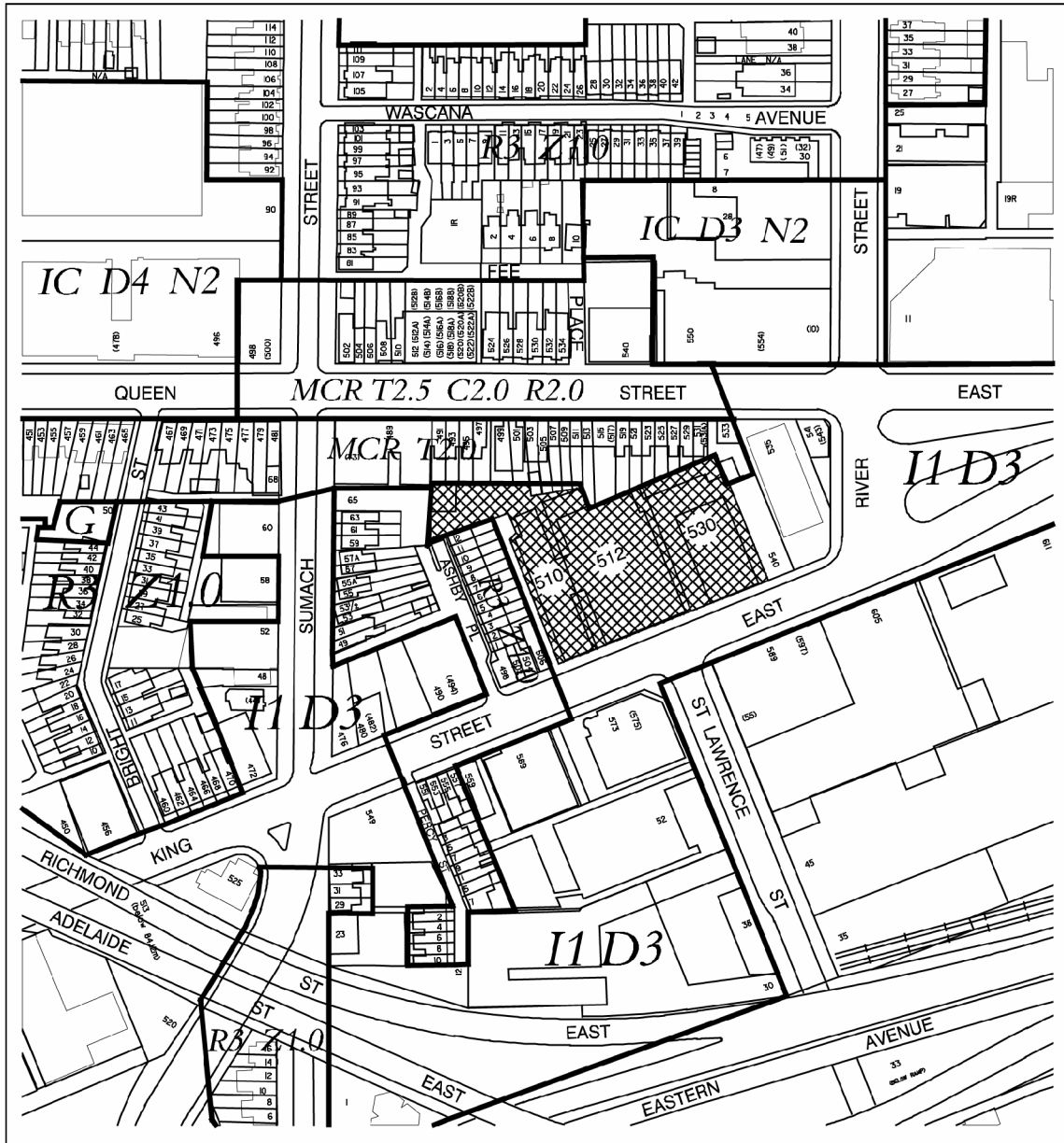
**Toronto** City Planning  
**King-Parliament Secondary Plan**  
 MAP 15-1 Land Use Plan

File # 07\_276032

- Site Location
- Secondary Plan Boundary
- Special Streets
- Regeneration Areas
- Mixed Use Areas
- Parks and Open Space Areas



Attachment 4: Zoning By-law 438-86, as amended, Excerpt



510,512 & 530 King Street East

File # 07\_276032

- G Parks District
- R3 Residential District
- MCR Mixed-Use District
- I1 Industrial District
- IC Industrial District



Not to Scale  
Zoning By-law 438-86 as amended  
Extracted 11/23/07 - DR

## Attachment 5: Application Data Sheet

Application Type	Official Plan Amendment, Rezoning and Site Plan	Application Number:	07 276032 STE 28 OZ and 07 276041 STE 28 SA
		Application Date:	November 5, 2007

Municipal Address: 510, 512 and 530 King Street East

Location Description: North side of King St. E., east of Ashby Place and west of River Street

Legal Description: PL 187E LT18 PL 108 PT LT29 N/S KING PT LTS 17 & 18 S/S QUEEN ST \*\*GRID S2813

Project Description: Corktown District Phase II- Convert two existing industrial buildings into an 8-storey mixed commercial-residential development with 185 condominium units and two levels of underground parking

<b>Applicant:</b>	<b>Architect:</b>	<b>Owner:</b>
Streetcar Developments Inc.	Quadrangle Architects Limited	510-512 King St Investments GP Inc

### PLANNING CONTROLS

Official Plan Designation:	Mixed Use Area	Site Specific Provision:	N/A
Zoning:	I1 D3	Historical Status:	N/A
Height Limit (m):	12	Site Plan Control Area:	Yes

### PROJECT INFORMATION

Site Area (sq. m):	4846.03	Height:	Storeys:	8
Frontage (m):	82		Metres:	33.64 (to mechanical penthouse roof )
Depth (m):	N/A			
Total Ground Floor Area (sq. m):	3213.56			<b>Total</b>
Total Residential GFA (sq. m):	16023.58		Parking Spaces:	121
			Bicycle Spaces:	148
Total Non-Residential GFA (sq. m):	2946.51		Loading Space:	1 Type G
Total GFA (sq. m):	18970.09			
Lot Coverage Ratio (%):	78			
Floor Space Index:	3.64			

### DWELLING UNITS

Tenure Type:	Condo
Rooms:	0
Bachelor:	42
1 Bedroom:	80
2 Bedroom:	63
3 + Bedroom:	0
Total Units:	185

### FLOOR AREA BREAKDOWN (upon project completion)

	Above Grade	Below Grade
Residential GFA (sq. m):	16023.58	0
Retail GFA (sq. m):	2946.51	0
Office GFA (sq. m):	0	0
Industrial GFA (sq. m):	0	0
Institutional/Other GFA (sq. m):	0	0

<b>CONTACT:</b>	<b>CITY PLANNER</b>	
	<b>NAME:</b>	<b>Gregory Pereira, Planner, Downtown Section</b>
	<b>TELEPHONE:</b>	<b>(416) 392-7363</b>