

**330 King Street East - Rezoning Application
Preliminary Report**

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| Date: | March 2, 2008 |
| To: | Toronto and East York Community Council |
| From: | Acting Director, Community Planning, Toronto and East York District |
| Wards: | Ward 28 – Toronto Centre-Rosedale |
| Reference Number: | 08 107933 STE 28 OZ |

SUMMARY

This application proposes to demolish an existing one-storey commercial building and construct a 15-storey, including mechanical penthouse, mixed-use building at 330 King Street East, containing 176 dwelling units, retail uses on the ground and mezzanine levels and three levels of underground parking.

This report provides preliminary information on the above-noted 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

Proposal

The applicant, Aird & Berlis LLP representing Gerrard Park Building Corporation, proposes to develop the property as a mixed-use building with 176 dwelling units with retail at-grade. The proposed unit breakdown is 38 studio units, 89 one-bedroom/ one-bedroom plus den units and 49 two-bedroom/ two-bedroom plus den units. The proposal provides a total of 110 parking spaces, of which one parking space is proposed for a car-share program. Attachments 1 and 2 show the proposal's site plan and building elevations.

Site and Surrounding Area

The site is located on the northwest corner of King Street East and Parliament Street. The site is irregular in shape and is approximately 1,637 square metres in area. It is currently occupied by a one-storey commercial building and a surface parking lot.

North of the site is a four-storey live-work building, 86 Parliament Street. The southern blank building wall of 86 Parliament Street abuts the north property line boundary of 330 King Street East.

East of the site is a five-storey building, 334-340 King Street East, containing an interior design commercial operation on the lower two floors and residential dwelling units above. This building is listed on the City of Toronto inventory of heritage properties as having architectural and contextual interest.

Further east of Parliament Street is the Corktown neighbourhood, which includes Little Trinity Church, the Rectory and Enoch Turner Schoolhouse on the south side of King Street East, west of Trinity Street.

At the southeast corner of King and Parliament Street is 393 King Street East, a four-storey loft-style building. Further south is the 51 Division Police Station and police museum.

West of the site is a one-storey building at 310 King Street East/ 553 Adelaide Street East, which is occupied by a retail furniture and interior decorating outlet. The building is L-shaped and wraps around the subject site to the north. To the west of this building within the same block are a number of buildings listed on the City of Toronto inventory of heritage properties, including a former tavern at 302 King Street East, which is currently vacant, and a row of two-storey houses from 55 to 79 Berkeley Street dating from 1872.

For further statistical information refer to Attachment 5, the Application Data Sheet.

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.

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 "Regeneration 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 Toronto Official Plan is available on the City's website at:
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 Regeneration Area 'A' (Jarvis-Parliament) section of the King-Parliament Secondary Plan. This section stipulates that the Jarvis-Parliament will be regarded as an area targeted for growth, having mix of compatible land uses including commercial, industrial, institutional, residential, live/work and entertainment uses within new and existing ones.

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

Zoning

Under the former City of Toronto Zoning By-law 438-86, as amended, the site is zoned RA, a reinvestment area district, which permits a number of residential uses, as well as other complementary non-residential uses. The site is not subject to a density permission

but has a height limit of 23 metres. Attachment 3 provides an excerpt of the zoning map for the site and immediate area.

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 Zoning By-law amendment application.

Tree Preservation

The applicant has provided a Tree Assessment 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.

Reasons for the Application

The applicant seeks to amend By-law 438-86, as amended, because the proposed building's height of 49.8 metres and massing, specifically along Parliament Street, are not in compliance with the Zoning By-law.

By-law 438-86, as amended, permits a wide range of uses including the proposed residential and retail uses. However, the by-law only permits a maximum building height of 23 metres. The site is also subject to an exception in 12(2)260 of the Zoning By-law, which applies to the Parliament Street frontage and limits the height of buildings at the lot line to 16 metres, above which an angular plane of 44 degrees is to be maintained.

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 reviewed and addressed:

- appropriateness of the proposal's scale and massing in terms of overall height and built form arrangement on the site, and compatibility and interface with the surrounding context;
- an appropriate transition in building height along King Street East and Parliament Street;
- pedestrian and vehicular access to, from and movement on 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

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

CONTACT

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SIGNATURE

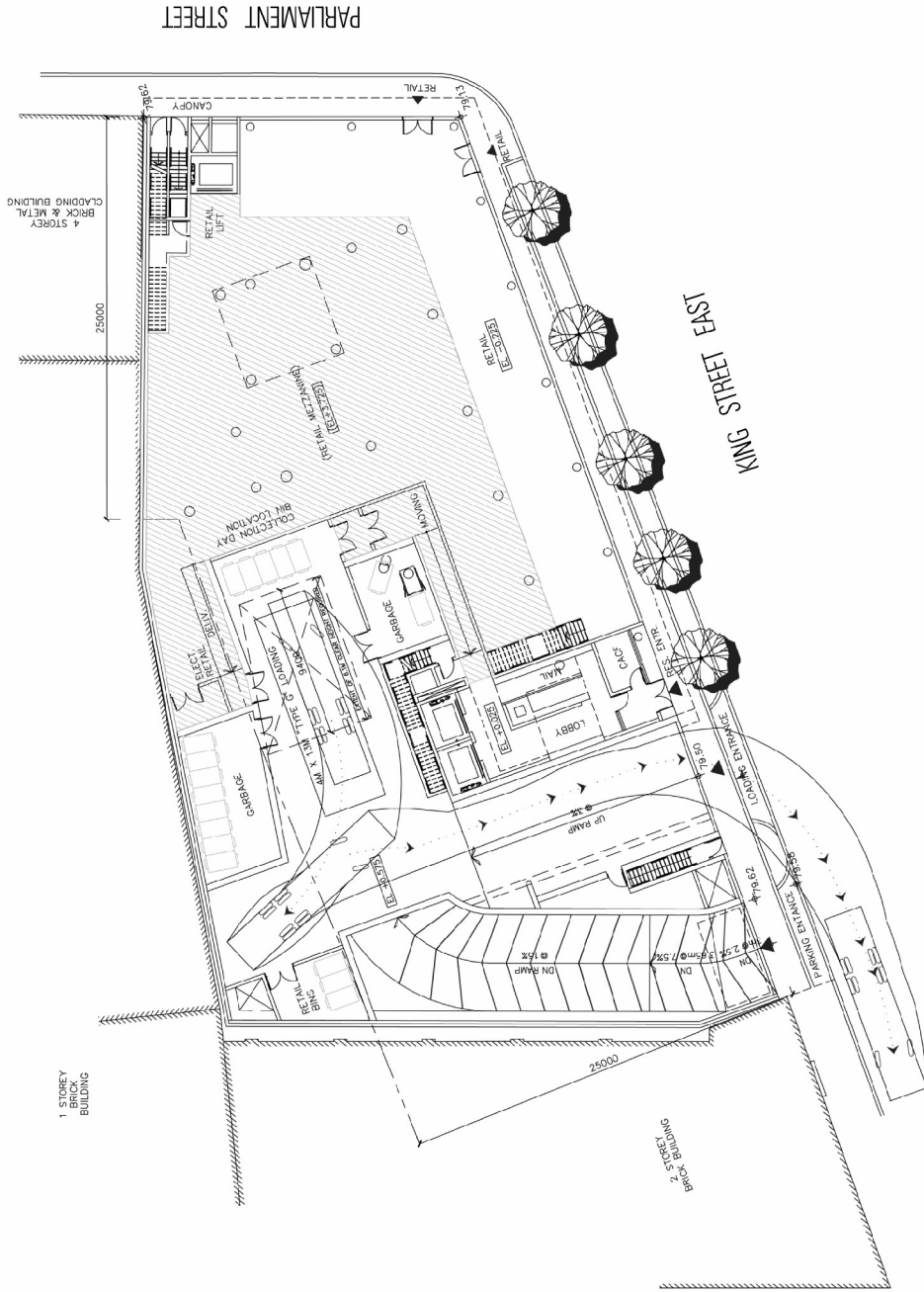
Raymond David, Acting Director
Community Planning, Toronto and East York District

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ATTACHMENTS

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

Attachment 1: Site Plan



330 King Street East

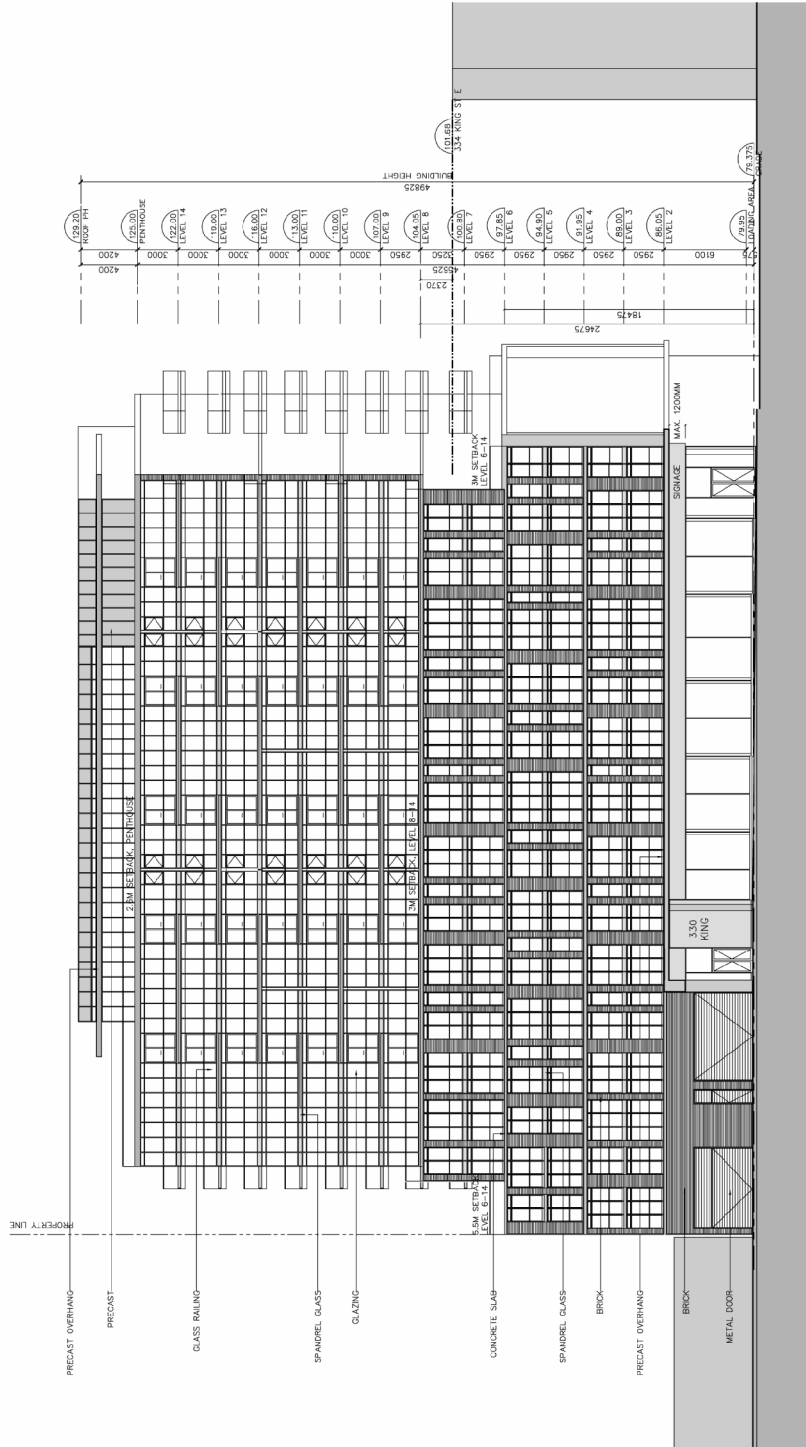
Site Plan
 Applicant's Submitted Drawing

File # 08_107933

Not to Scale
 02/19/08



Attachment 2: Elevations



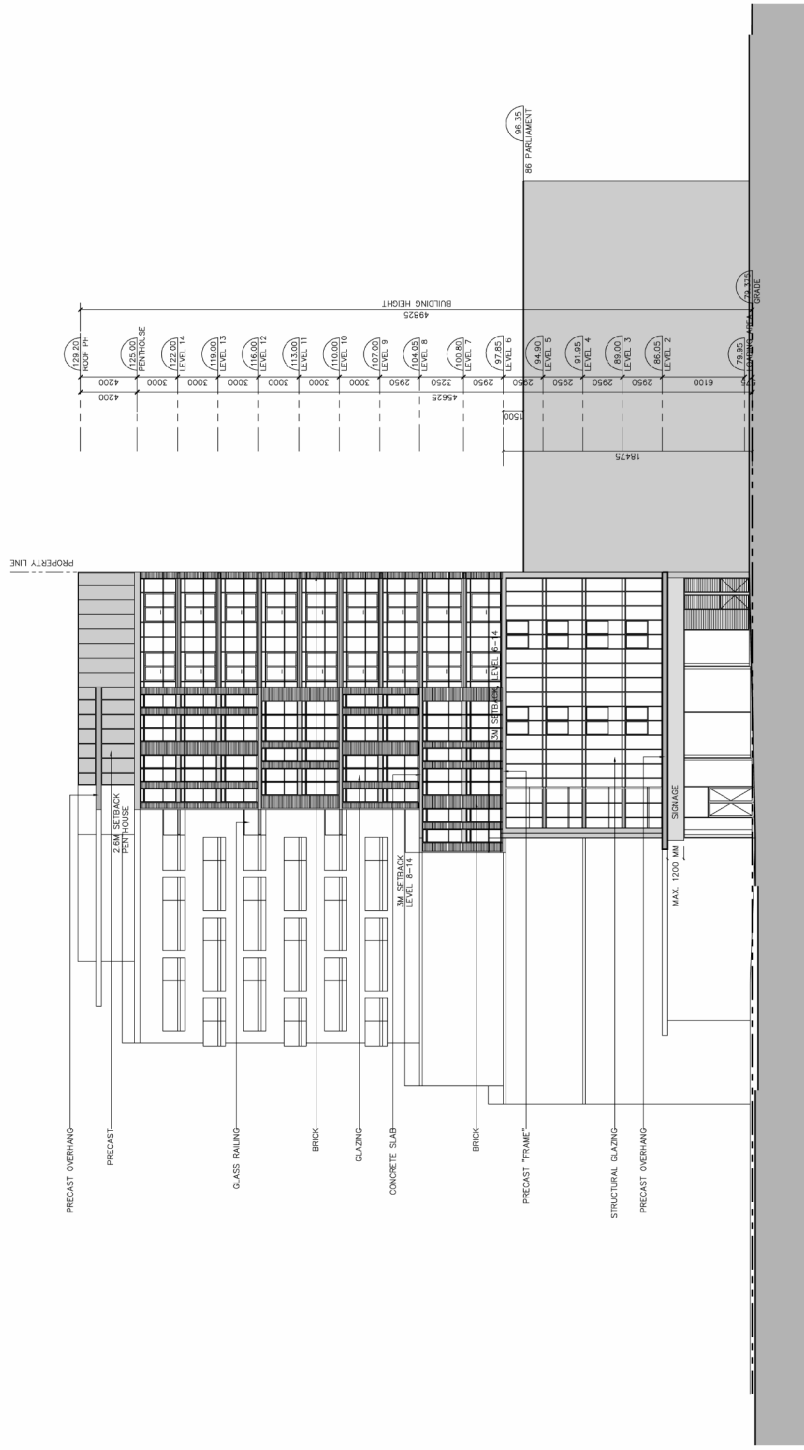
South Elevation

Applicant's Submitted Drawing

Not to Scale
02/19/08

330 King Street East

File # 08_107933

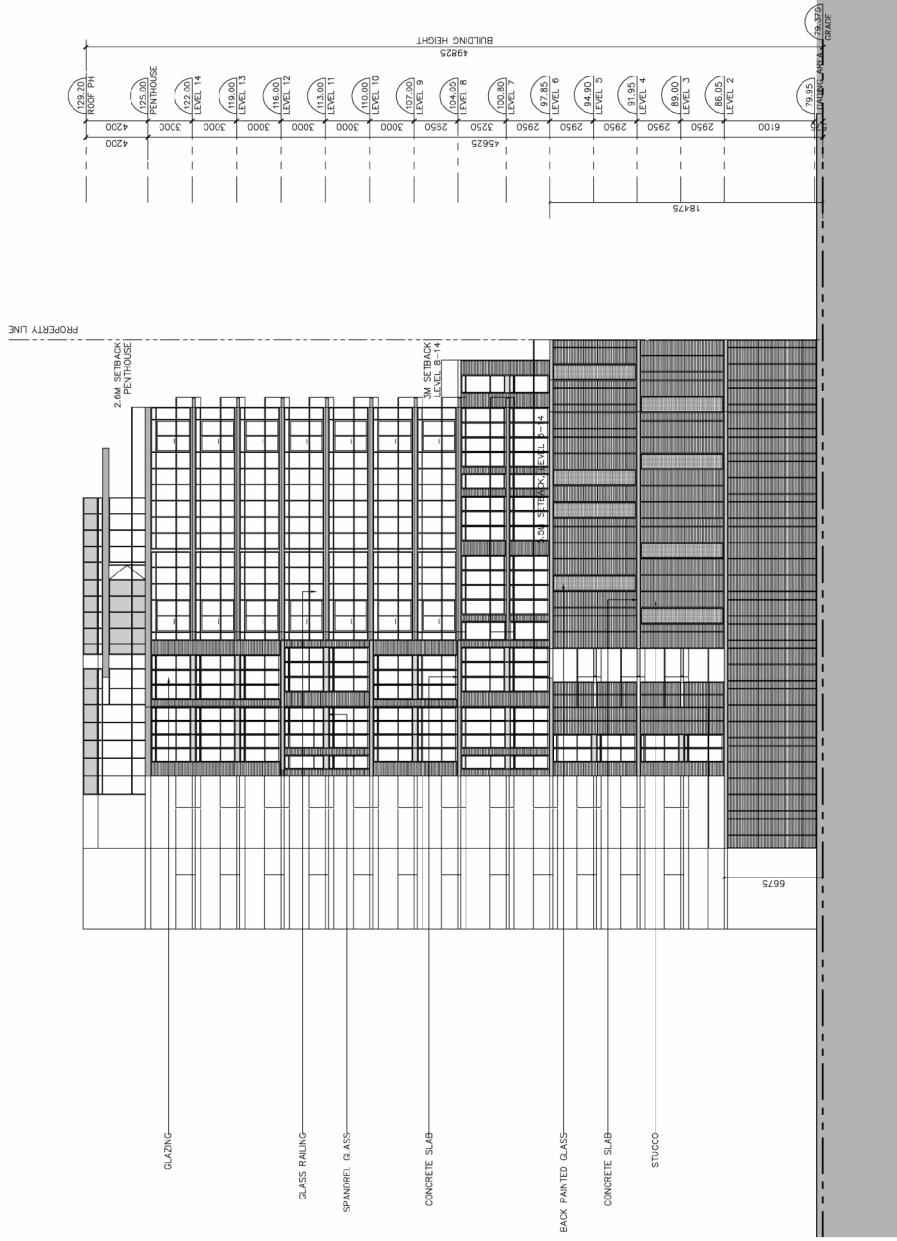


330 King Street East

East Elevation
 Applicant's Submitted Drawing

Not to Scale
 02/19/08

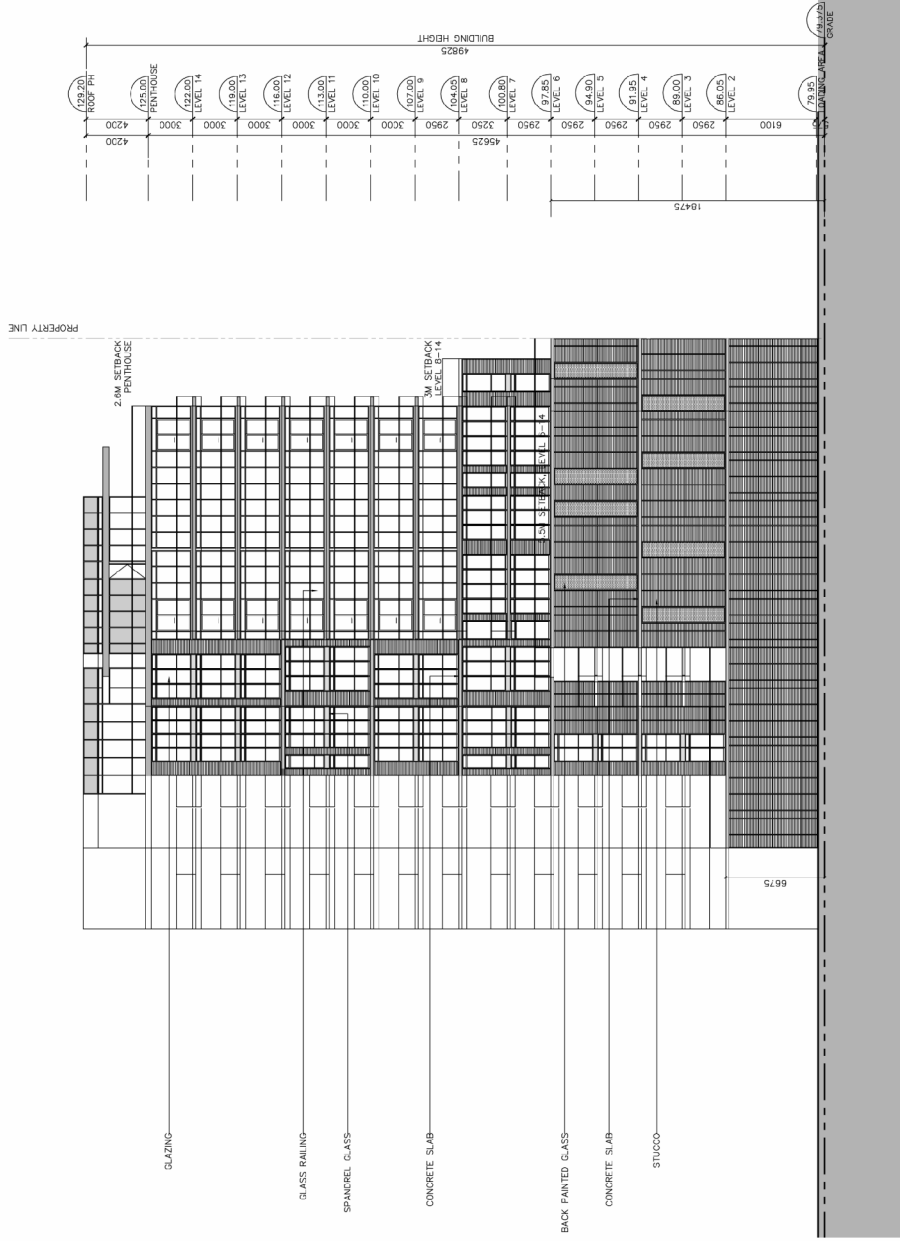
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West Elevation
 Applicant's Submitted Drawing
 Not to Scale
 02/19/08

330 King Street East

File # 08_107933

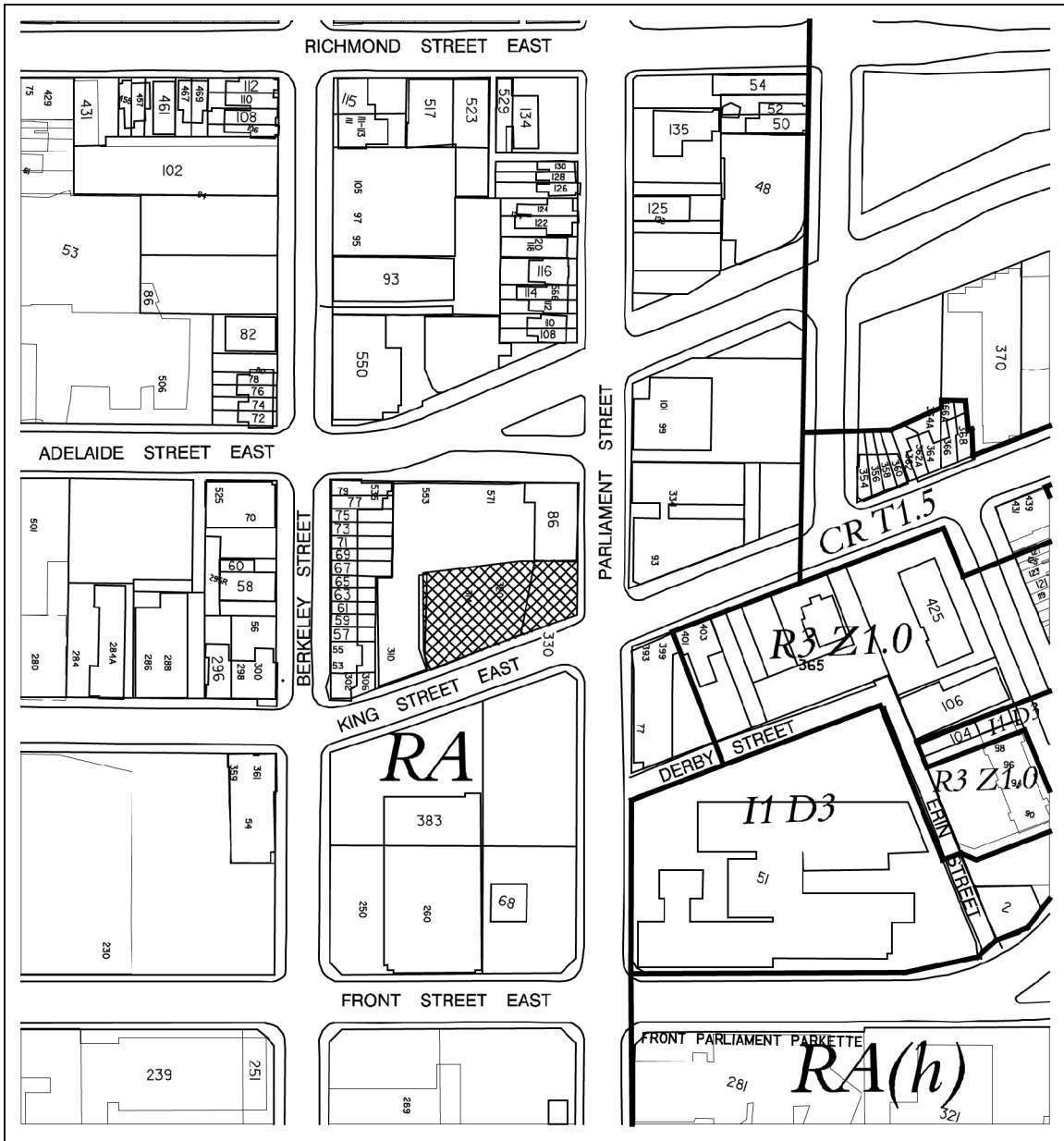


North Elevation
 Applicant's Submitted Drawing
 Not to Scale
 02/19/08

330 King Street East

File # 08_107933

Attachment 3: Zoning By-law 438-86, as amended, Excerpt



330 King Street East
File # 08_107933

- R3 Residential District
- CR Mixed-Use District
- RA Mixed-Use District
- I1 Industrial District
- (h) Holding District

↑
Not to Scale
Zoning By-law 438-86 as amended
Extracted 02/19/08 - EM

Attachment 4: Application Data Sheet

Application Type: Rezoning Application Number: 08 107933 STE 28 OZ
 Details: Rezoning, Standard Application Date: January 30, 2008
 Municipal Address: 330 KING STREET EAST
 Location Description: Northwest corner of King Street East and Parliament Street
 Project Description: A proposed 15-storey including mechanical mixed use building with retail at-grade and mezzanine levels, 176 dwelling units and 3 levels of below grade parking.

Applicant: Aird & Berlis LLP, Attn: Kim Kovar
Architect: Core Architects Inc.
Owner: Gerrard Park Building Corporation

PLANNING CONTROLS

Official Plan Designation: Regeneration Area Site Specific Provision: None
 Zoning: RA Historical Status: N/A
 Height Limit (m): 23 Site Plan Control Area: Yes

PROJECT INFORMATION

Site Area (sq. m): 1637.3 Height: Storeys: 15 including mechanical penthouse
 Frontage (m): 19.72 Metres: 49.825
 Depth (m): 58.35
 Total Ground Floor Area (sq. m): 955 **Total**
 Total Residential GFA (sq. m): 15412 Parking Spaces: 110 (includes 1 car share)
 Total Non-Residential GFA (sq. m): 1264 Loading Docks: 1 Type G
 Total GFA (sq. m): 16676
 Lot Coverage Ratio (%): 58
 Floor Space Index: 10.18

DWELLING UNITS

Tenure Type: Condo
 Rooms: 0
 Bachelor: 38
 1 Bedroom: 89
 2 Bedroom: 49
 3 + Bedroom: 0
 Total Units: 176

FLOOR AREA BREAKDOWN (upon project completion)

| | Above Grade | Below Grade |
|----------------------------------|--------------------|--------------------|
| Residential GFA (sq. m): | 15412 | 0 |
| Retail GFA (sq. m): | 1264 | 0 |
| Office GFA (sq. m): | 0 | 0 |
| Industrial GFA (sq. m): | 0 | 0 |
| Institutional/Other GFA (sq. m): | 0 | 0 |

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