

323-333 King Street West – Rezoning Application - Preliminary Report

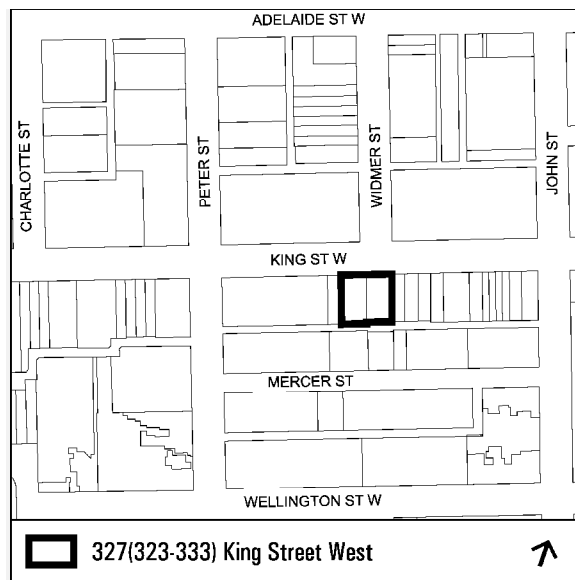
Date:	November 30, 2010
To:	Toronto and East York Community Council
From:	Director, Community Planning, Toronto and East York District
Wards:	Ward 20 – Trinity-Spadina
Reference Number:	10 182677 STE 20 OZ

SUMMARY

This application was made after January 1, 2007 and is subject to the new provisions of the *Planning Act* and the *City of Toronto Act, 2006*.

This application proposes to amend the former City of Toronto Zoning By-law 438-86 and comprehensive Zoning By-law No. 1156-2010 to permit the development of a 39-storey mixed use building. The proposed building would contain 201 residential units and be comprised of a 3-storey podium and a 36-storey tower. Retail uses are proposed at grade on King Street West. On-site parking is to be provided in a six (6) level underground parking garage. The applicant proposes to retain the façade’s of the listed heritage buildings which will be integrated into the podium.

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 for the lands at 323-333 King Street West together with the Ward Councillor.
2. Notice for the community consultation meeting be given to landowners and residents within 120 metres of the site.
3. Notice for the public meeting under the Planning Act be given according to the regulations under the Planning Act.

Financial Impact

The recommendations in this report have no financial impact.

DECISION HISTORY

There have been no recent development applications filed on the subject properties.

Pre-Application Consultation

A pre-application consultation meeting was held with the applicant in February 2010 to discuss complete application submission requirements.

ISSUE BACKGROUND

Proposal

The applicant proposes the development of a 39-storey mixed-use building (118 metres, excluding mechanical). The four storey base of the building, including the facades of the listed heritage buildings, is 14 metres in height. The mechanical elements of the building add an additional 11.2 metres in height resulting in a total height of 129.2 metres. Retail uses are proposed at grade on King Street West.

The proposed gross floor area of the development 18,597 square metres. The proposed residential gross floor area is 17,647 square metres and the non-residential gfa is 950 square metres, resulting a floor space index of 19.6. The proposed tower has a floor plate of 486 square metres. The proposed unit mix consists of 4 bachelor units, 105 one-bedroom units, 72 two-bedroom units, and 20 three-bedroom units for a total of 201 units. A total of 114 parking spaces are proposed in a six (6) level underground parking garage with an additional 15 tandem parking spaces provided for the use of the family (three-bedroom) unit owners. One hundred and fifty eight (158) bicycle parking spaces are proposed. Vehicular access to parking and loading is proposed to the rear of the site

from an existing public laneway off John Street. See Attachment 5 – Application Data Sheet.

Site and Surrounding Area

The site is located on the south side of King Street West opposite the terminus of Widmer Street, approximately midway between John Street and Blue Jays Way. The site has a frontage of approximately 31.5 metres on King Street West and has an overall site area of 949.5 square metres. There is a public lane which runs along the south edge of the site that will be used for servicing.

The site is currently occupied by commercial buildings of one to three storeys in height. All of the buildings on the site, with the exception of a one-storey building which is contemporary in appearance, are listed in the City's Inventory of Heritage Properties. It should be noted that the buildings at 323-325 King Street West, although listed on the Inventory of Heritage Properties, are replicas of the original structures.

The site is surrounded by the following uses:

North: The northern edge of the site is defined by King Street West. On the north side of King Street West between Peter Street and Widmer Street is the 20 storey Hyatt Regency Hotel. The 42 storey Festival Tower and Bell Lightbox (TIFF) is located between Widmer Street and John Street.

South: To the south of the subject site is a public laneway, opposite which is the Hotel Le Germain, a ten storey contemporary building fronting on Mercer Street .

West: To the west of the Hotel Le Germain and the subject site are commercial parking lots and the six storey Westinghouse Building. These properties are the location of the recently approved development at 355 King Street and 119 Blue Jays Way, which features two towers at 42 and 47 storeys.

East: To the east of the Hotel Le Germain and the subject site and south west of the subject site is the recently approved residential development at 60 John Street which consists of a 33 storey mixed-use building with a five-storey podium fronting on Mercer Street.

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

The site is designated Regeneration Area in the City of Toronto Official Plan which permits the proposed residential and commercial uses. Chapter 6.16 of the new Official Plan contains the King-Spadina Secondary Plan. The King-Spadina Secondary Plan emphasizes the reinforcement of the characteristics and qualities of the area through special attention to built form and the public realm. In particular the policies of Section 3 – Built Form specify that new buildings will achieve a compatible relationship with their built form context through consideration of such matters as building height, massing, scale, setbacks, stepbacks, roof line and profile and architectural character and expression.

Zoning By-law 438-86

The site is zoned Reinvestment Area (RA) by Zoning By-law 438-86, as amended (see Attachment 3 - Zoning Map, By-law No. 438-86). As part of the RA zoning controls, density standards were replaced by built form objectives expressed through height limits and setbacks.

The Zoning By-law permits a maximum building height of 30 metres for this site. An additional 5 metres is permitted for rooftop mechanical elements. A 3-metre stepback above 20 metres on all street frontages is also required.

Zoning By-law 1156-2010

At its meeting on August 25-27, 2010, City Council enacted a new City-wide comprehensive Zoning By-law (By-law No. 1156-2010). This By-law was enacted to reflect the City's Official Plan as required by the *Planning Act*. The subject site is zoned as Commercial Residential Employment Zone (CRE) in By-law No. 1156-2010 (see Attachment 4 - Zoning Map, By-law No. 1156-2010). The purpose of the CRE (Commercial Residential Employment) Zone is to provide a range of retail, service commercial, office, residential and limited industrial uses in single use buildings and mixed use buildings.

Exception 80 (x80) indicates that certain site-specific zoning by-laws will prevail on individual sites within the exception area. The site is not subject to any prevailing site specific Zoning By-laws.

City of Toronto Tall Building Guidelines

The Tall Building Guidelines provide direction on matters related to the scale of buildings, building floor plates and spatial separation. Key criteria in the Guidelines are minimum facing distances of 25 metres between towers in order to achieve appropriate light and privacy, minimum side and rear yard tower setbacks of 12.5 m, and articulation of tower floor plates that are larger than 743 sq. m. to break down the massing of the building.

King-Spadina East Precinct Built Form Study

The findings of the King-Spadina East Precinct Built Form Study include the principle that heights decrease generally from east to west (University Avenue to Spadina Avenue), and from south to north (Front Street to Queen Street). Within this general height trend are areas of localized conditions. The subject site is within the King Street Corridor identified by the Built Form Study and falls within the “Restaurant Row” sub-area. “Restaurant Row” describes a row of substantially intact heritage and pedestrian level streetscapes. The Built form Study recommended that “Restaurant Row” was not an appropriate location for tall buildings.

Site Plan Control

The proposed development is subject to site plan approval. No site plan submission has been made.

Reasons for the Application

The applicant has submitted a Zoning By-law Amendment application to permit a building that exceeds the permitted maximum building height of 30 metres by approximately 99 metres, resulting in a proposed building height of 129.2 metres inclusive of the mechanical penthouse. In addition, the proposed building does not comply with other restrictions that are in effect on the lands.

The built form policies of the King-Spadina Secondary Plan set out a policy framework that results in a built form and massing which is complementary to the historic physical fabric of the area. Provided the proposed development is found to be in compliance with the development criteria for the Regeneration Areas and the policies of the King-Spadina Secondary Plan, an Official Plan amendment will not be required.

COMMENTS

Application Submission

The following reports/studies were submitted with the application: Planning Rationale; Shadow Study; Boundary Plan of Survey; Topographical Survey; Architectural Plans; Context Plan; Concept Site and Landscape Plan; Underground Garage Plan; Tree Declaration; Urban Transportation Report; Storm Water Management Report; Preliminary Servicing Report; Noise Impact Study; Vibration Study; Heritage Impact Assessment; Stage 1 Archaeological Assessment; Green Standards Checklist; and Pedestrian Wind Study.

A Notification of Complete Application letter was issued on August 4, 2010.

Issues to be Resolved

The proposed building at 323-333 King Street West is located in an area identified as "Restaurant Row" in City Planning's Built Form Review. This area is characterized by a row of intact Victorian row houses occupied primarily by restaurants. The application for this site needs to respect and reinforce this character and ideally be at a similar scale. However, the current review also needs to consider recent Council approvals for tall buildings in the surrounding area and the fact that some of the buildings on this site are replicas of the original heritage buildings. If a tower is considered for this site it will have to also be reviewed in the context of the Tall Building Guidelines, particularly given the small size of the site.

The Toronto Entertainment District BIA has completed a Master Plan for their boundaries, which includes this area.

Issues to be addressed include, but are not necessarily limited to:

1. Conformity with the existing Urban Structure and Built Form policies of the King-Spadina Secondary Plan;
2. Compliance with the Tall Building Design guidelines;
3. Height and massing relationships with the immediate area and resulting shadow impacts on the King Street West public realm and properties in the vicinity;
4. Traffic, parking, site servicing, and impacts on the pedestrian realm that may result from the intensity and scale of the proposed development;
5. Compliance with the applicable Official Plan and Zoning By-law requirements regarding the preservation of built heritage resources;
6. Additional areas of non-compliance with the applicable Zoning By-laws may be identified through further review of the application; and
7. Identification and securing of community benefits under Section 37 of the *Planning Act*, should the proposed development, or some version thereof advance, will be assessed in accordance with Sections 5.1 and 7.2 of the King Spadina Secondary Plan.

Toronto Green Standard

The Toronto Green Standard (TGS) is a tool to implement the broader environmental policies of the Official Plan. Several of the natural environment policies of the Official Plan encourage green development. These policies are geared to reduce the negative impacts of development on the natural environment through practices such as improved stormwater management, water and energy efficiency, and waste reduction and recycling. These policies also promote development that enhances the natural environment and support green industry.

The TGS Checklist has been submitted by the applicant and is currently under review by City staff for compliance with the Tier 1 performance measures.

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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Community Planning, Toronto and East York District

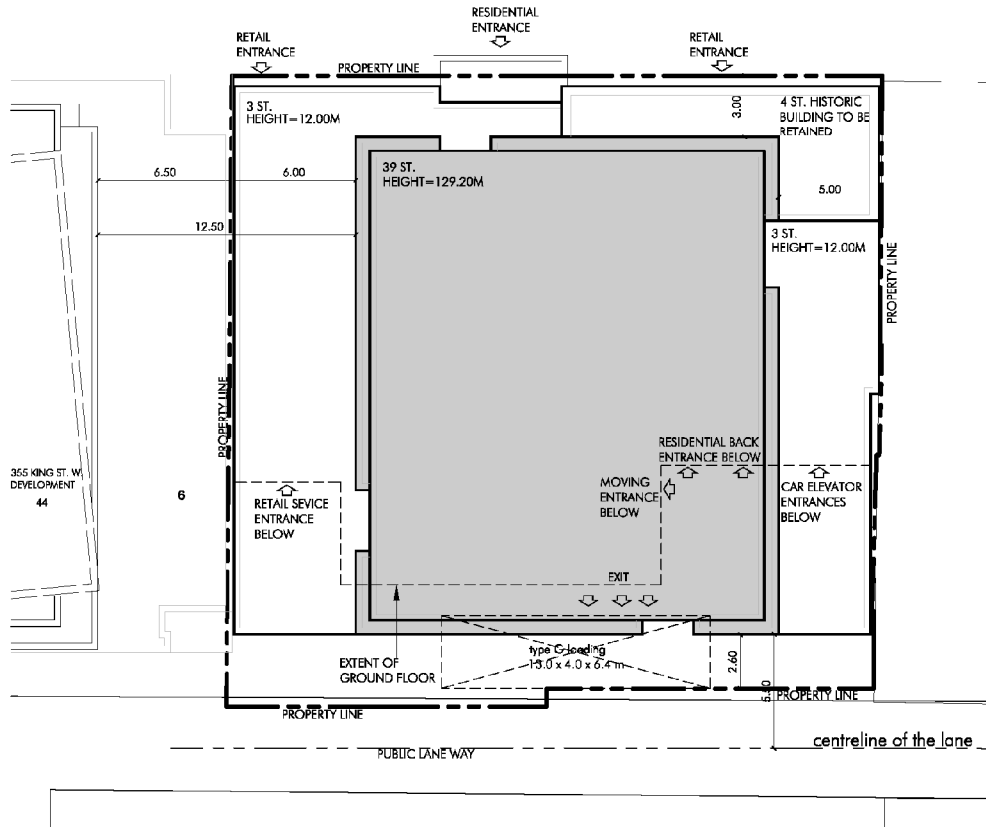
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ATTACHMENTS

Attachment 1: Site Plan
Attachment 2: Elevations
Attachment 3: Zoning (By-law 438-86)
Attachment 4: Zoning (By-law 1156-2010)
Attachment 5: Application Data Sheet

Attachment 1: Site Plan

KING STREET WEST



Site Plan

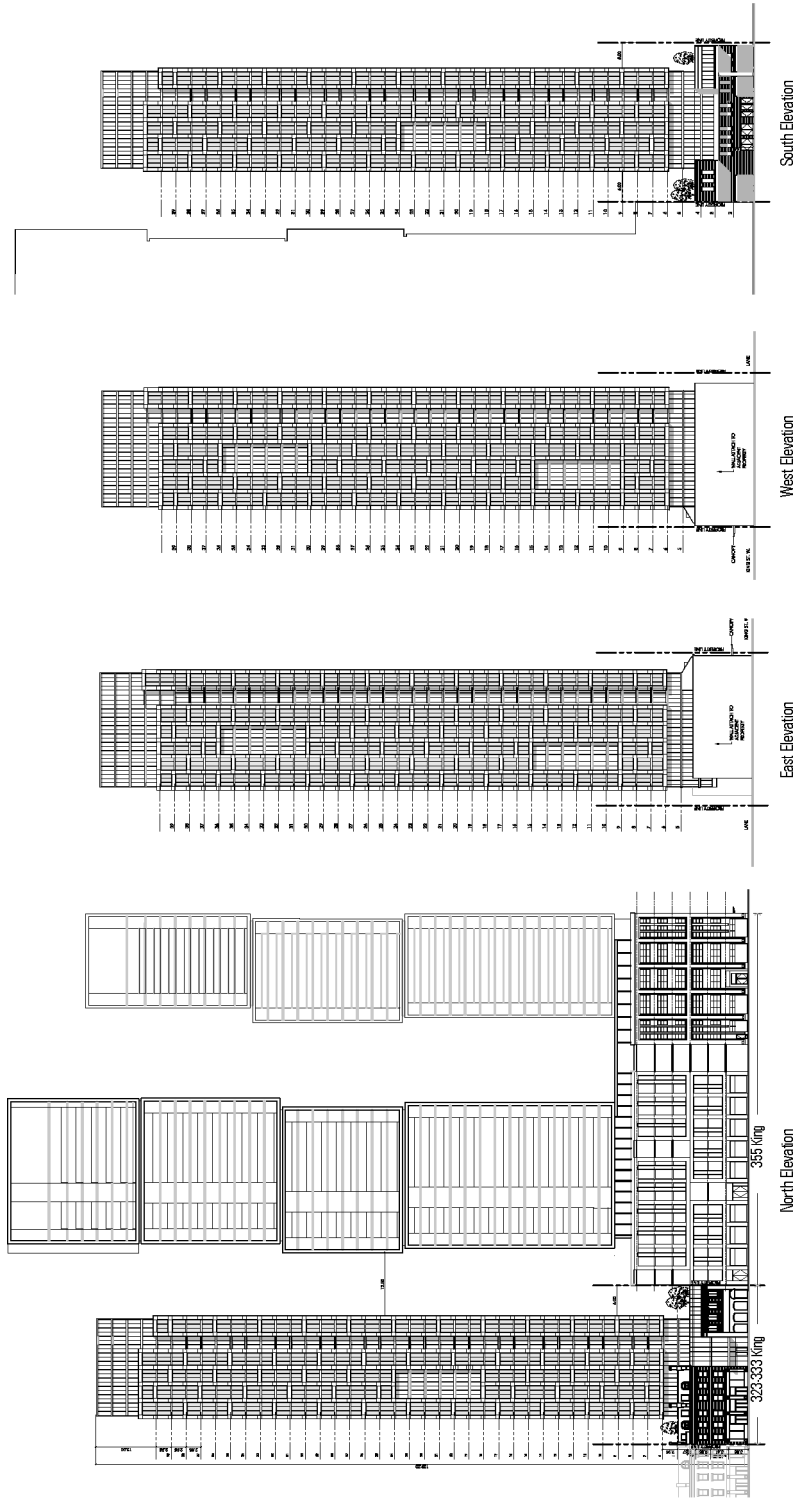
327 King Street West

Applicant's Submitted Drawing

Not to Scale
10/26/2010

File # 10_182677 OZ

Attachment 2: Elevations



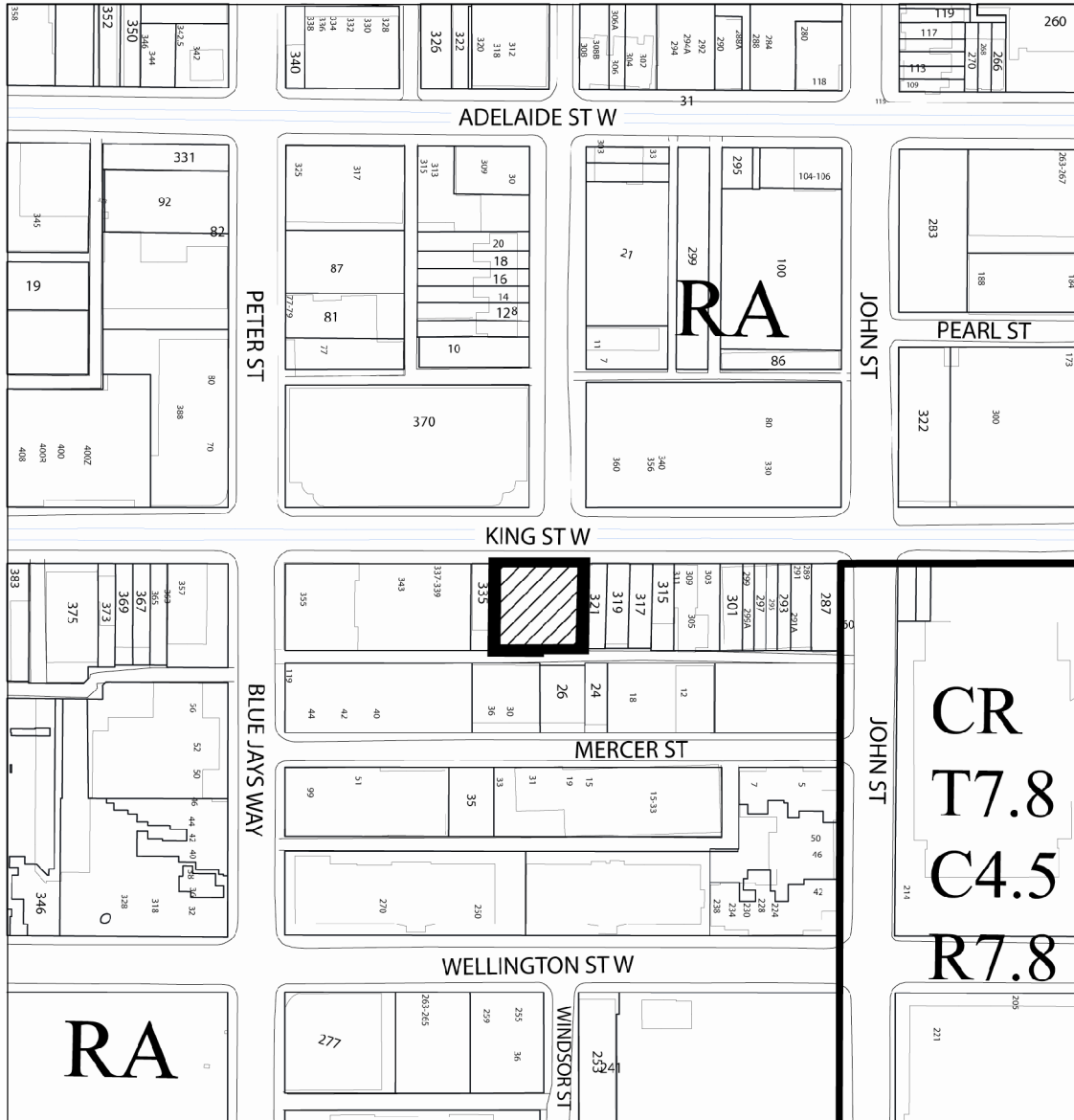
327 King Street West

Elevations
Applicant's Submitted Drawing

Not to Scale
10/26/2010

File # 10_182677 0Z

Attachment 3: Zoning (By-law No. 483-86)




327 King Street West

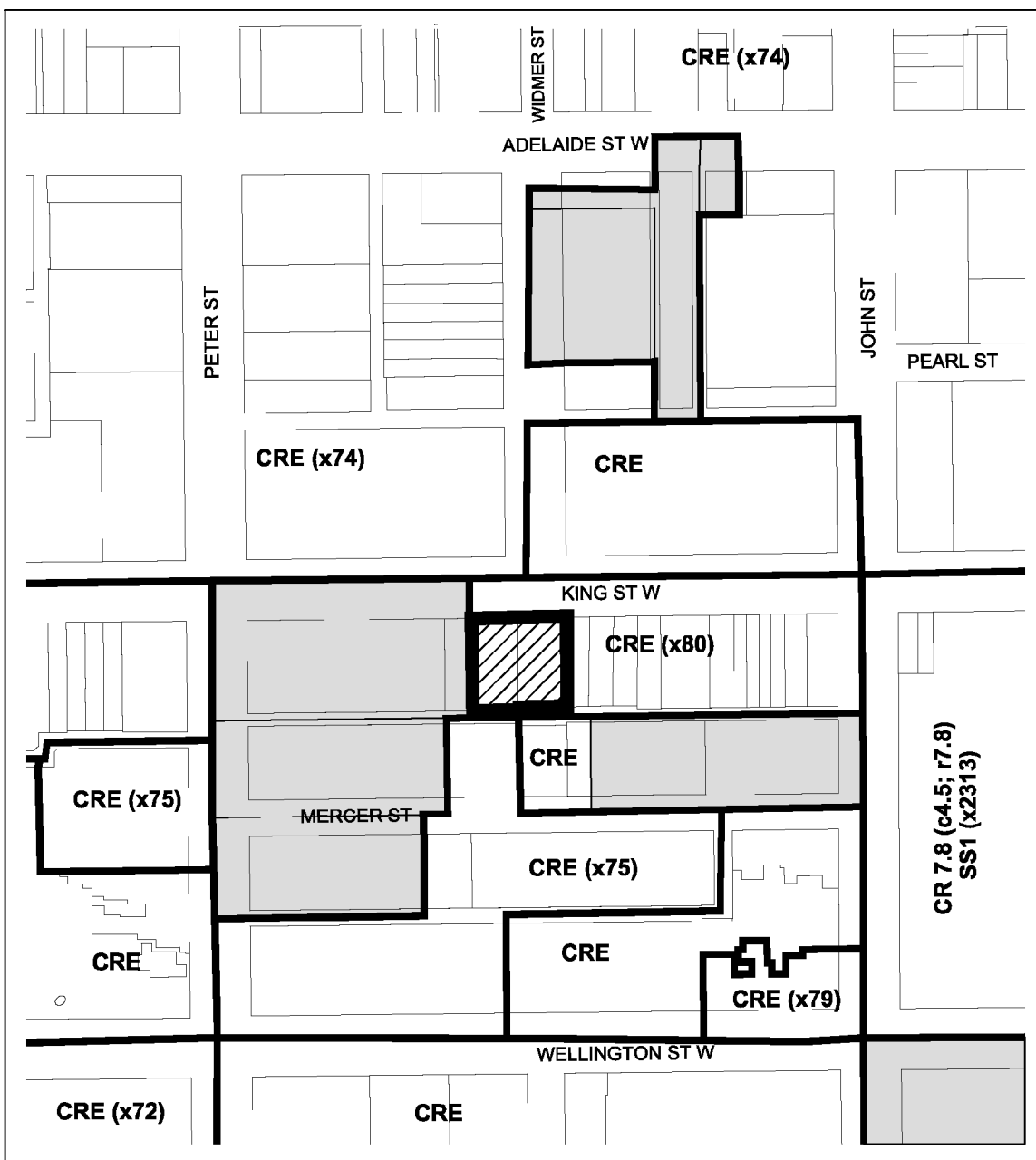


File # 10_182677

-  Site Location
- CR** Mixed-Use District
- RA** Mixed-Use District


 Not to Scale
 Zoning By-law 438-86 as amended
 10/27/10 - MH

Attachment 4: Zoning (By-law Law No. 1156-2010)



Toronto City Planning
Zoning

327 King Street West
 File # 10 182677

Not Part of By-Law 1156-2010
 R Residential
 OR Open Space Recreation
 CR Commercial Residential

City of Toronto By-Law 1156-2010
 Not to Scale
 11/18/10

Attachment 5: Application Data Sheet

APPLICATION DATA SHEET

Application Type	Rezoning	Application Number:	10 182677 STE 20 OZ
Details	Rezoning, Standard	Application Date:	May 26, 2010

Municipal Address: 327 KING ST W

Location Description: PLAN 57 LOT 11 PT LOT 10 **GRID S2015

Project Description: The applicant proposes the redevelopment of the subject property with a 39-storey, 201 unit condominium building comprises of a 3-storey podium, a 36-storey tower, and a six (6) level underground parking garage. The parking garage is accessible by two car elevators and the existing heritage buildings will be conserved and integrated into the podium.

Applicant:	Agent:	Architect:	Owner:
AIRD AND BERLIS LLP		PAGE AND STEELE / IBI GROUP ARCHITECTS	DANI COHEN

PLANNING CONTROLS

Official Plan Designation:	Regeneration Areas	Site Specific Provision:
Zoning:	RA	Historical Status:
Height Limit (m):	61	Site Plan Control Area:

PROJECT INFORMATION

Site Area (sq. m):	949.52	Height:	Storeys:	39
Frontage (m):	31.5		Metres:	129.2
Depth (m):	30.7			
Total Ground Floor Area (sq. m):	657			Total
Total Residential GFA (sq. m):	17647		Parking Spaces:	114
Total Non-Residential GFA (sq. m):	950		Loading Docks	1
Total GFA (sq. m):	18597			
Lot Coverage Ratio (%):	69.2			
Floor Space Index:	19.59			

DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

Tenure Type:	Condo		Above Grade	Below Grade
Rooms:	0	Residential GFA (sq. m):	17647	0
Bachelor:	4	Retail GFA (sq. m):	950	0
1 Bedroom:	105	Office GFA (sq. m):	0	0
2 Bedroom:	72	Industrial GFA (sq. m):	0	0
3 + Bedroom:	20	Institutional/Other GFA (sq. m):	0	0
Total Units:	201			

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