

**266-270 King Street West and 274-322 King Street West,
Zoning Amendment Application - Preliminary Report**

Date:	February 6, 2013
To:	Toronto and East York Community Council
From:	Director, Community Planning, Toronto and East York District
Wards:	Ward 20 – Trinity-Spadina
Reference Number:	12-276890 STE 20 OZ

SUMMARY

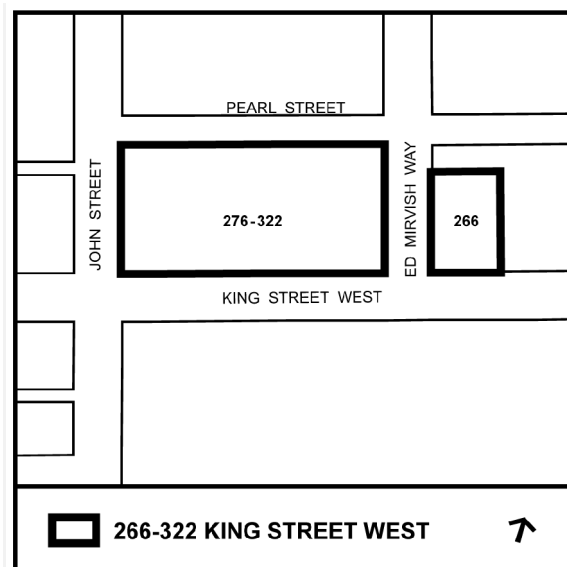
This application proposes to redevelop two separate parcels, municipally known as 266-270 King Street West (east parcel) and 274-322 King Street West (west parcel) for the purpose of a mixed use development on each.

The East Parcel would be developed with an 82-storey mixed use building complete with a six storey base. The West Parcel would be developed with two tower elements having total heights of 84 and 86 storeys from John Street to Ed Mirvish Way respectively, including a six-storey base.

A total of approximately 22,220 m2 of non-residential gross floor area, 2,709 dwelling units and 311 parking spaces are proposed.

The development as proposed would result in the complete demolition of four (4) properties designated under Part IV of the Ontario Heritage Act.

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



Staff are recommending that this application continue to be processed, but that a final report not be submitted for Community Council consideration, until two separate studies that are currently underway, namely the King-Spadina East Precinct Built Form Review (Built Form Review) and Heritage Conservation District study, can better inform this applications' review. Staff are targeting a final report for the application early in 2014.

RECOMMENDATIONS

The City Planning Division recommends that:

1. Staff be directed to schedule a community consultation meeting for the lands municipally known as 266-270 and 276-322 King Street West together with the Ward Councillor for the second quarter of this year.
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.
4. Staff be directed to evaluate the proposal in the context of the King-Spadina East Precinct Built Form Review and King Spadina Heritage Conservation District Study to inform the review of this application in the broader context of the area and the implications that this development may have for the overall development of King-Spadina east Precinct.

DECISION HISTORY

King-Spadina Secondary Plan Review

City Council initiated a review of the King-Spadina Secondary Plan in 2005 to evaluate specific matters related to entertainment uses in the plan area, community infrastructure, heritage, built form policies and the policies related to the public realm. In addition, a number of properties were added to the City's heritage inventory and recommendations were made that a Heritage Conservation District study be completed for the area.

In September 2006, amendments to the King-Spadina Secondary Plan were enacted and the Reinvestment Area (RA) Zoning regulations were updated by By-law 921-2006 and By-law 922-2006 respectively.

The Official Plan Amendment (OPA No. 2) to the King-Spadina Secondary Plan introduced new policies to reinforce the major objectives of the planning framework for King-Spadina that encouraged reinvestment for a wide range of land uses in a manner that would serve to protect, reinforce and enhance the unique physical attributes, character and historic built form of the area. The Secondary Plan Maps for OPA No. 2 are appended to this report as Attachments 7 and 8. The applicant's proposal is located within the East Precinct as illustrated on Attachment 7, across the street from David

Staff report for action – Preliminary Report - 266-270 King St W

Pecaut Square (Metro Hall Square). The sites also abut a Special Character Street (King Street West) and are within an identified Heritage Area as illustrated in Attachment 8.

The amendments to the Secondary Plan and Zoning By-law 438-86 were appealed to the Ontario Municipal Board. It is anticipated that a decision on the remaining appeals filed will be rendered sometime prior to this application being concluded.

King-Spadina East Precinct Built Form Study

Following the King-Spadina Secondary Plan review, a significant number of development applications were made in the East Precinct of the Secondary Plan area. In terms of building heights and built form policies, these applications continued to challenge the planning framework for the area.

As a result of the development pressures in the East Precinct, in April 2008, the Toronto and East York Community Council directed planning staff to again study the existing built form policies in the East Precinct.

The new study was to address:

- the public policy goals and objectives of the Official Plan;
- the goals and objectives of the King-Spadina Secondary Plan;
- the emerging “Living Downtown Study” principles;
- the heritage character of the area including enhancements to the area’s heritage policy framework; the maintaining and enhancing of employment opportunities in the area; and,
- impacts on pedestrian safety and the public realm.

This study was intended to evaluate the character of the East Precinct and provide more specific direction on where and how additional development can be accommodated successfully, given the physical character of the area and recent development approvals.

The study identified character areas in the East Precinct, as illustrated on Attachment 5. The two parcels that comprise this application form part of the King Street Corridor, as well as the Sub-Character area named Theatre Row.

Among other matters, the Built Form Study established a height zone regime that identified height variations within the Precinct as well. The two parcels are located in a height area that did not anticipate building heights greater than 35 metres as illustrated in Attachment 6 – Built Form Review Height Areas.

As the Built Form Review was not completed and a significant number of developments have been approved since, including King Street West, staff will be updating the study, with a goal to prepare detailed design guidelines, development principles and performance criteria to guide future development in the East Precinct of the King-Spadina Secondary Plan Area. Related to this study, a Heritage Conservation District Study that has been initiated.

Toronto Entertainment District BIA Master Plan

In 2008, the Entertainment District Business Improvement Association (BIA) initiated a Master Plan Study of the BIA area that was completed in May 2009. The Master Plan was intended to articulate the long-term vision of the BIA for their area and provide guidance for change. Although the boundaries of the BIA are different than those of the King-Spadina Secondary Plan, the subject sites do fall within the BIA's Master Plan, which complemented the evolving planning framework for King-Spadina Secondary Plan area (East Precinct).

The BIA Master Plan is currently being updated. Open Houses were held on February 6, 2013 to obtain public input into the process. City staff will coordinate the Built Form Review with this process.

Heritage Conservation District

At its meeting of October 2, 3 and 4, 2012, City Council considered item PG17.12, being a report entitled Toronto Heritage Conservation District (HCD) Study Prioritization Report, from the Chief Planner and Executive Director, City Planning Division. This report identified the King-Spadina area as a high priority HCD study area.

The City Council decision was as follows:

"City Council on October 2, 3 and 4, 2012, adopted the following:

1. City Council adopt the prioritization system and criteria included in the report (August 16, 2012) from the Acting Chief Planner and Executive Director, City Planning.
2. City Council direct the Chief Planner and Executive Director, City Planning to initiate the study of the St. Lawrence; King/Spadina; Garden District; Historic Yonge Street and Queen Street East districts, as a result of the application of the prioritization criteria."

As a result of the decision, an HCD study has been initiated for the King-Spadina area, the boundaries of which include the two application parcels.

The decision item can be viewed at the following link:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2012.PG17.12>

The King-Spadina area includes a number of listed and designated heritage properties. The heritage properties in the East Precinct are illustrated on attachment 9.

Pre-Application Consultation

A pre-application letter and partial submission was received by the City on October 1, 2012. A pre-application consultation meeting was held with the applicant to discuss complete application submission requirements on October 17, 2012. A Notice of Complete Application was issued on December 21, 2012.

A community consultation meeting was scheduled by the Ward Councillor and held on December 11, 2012. Although a general overview of the proposed development was presented by staff, the primary purpose of the meeting was to initiate a discussion around contextual considerations and related to community needs in the area, given the significant amount of development and intensification that has occurred in the area and the associated pressures that may be perceived related to this proposal.

Comments at the meeting focused on heritage, hard and soft services and infrastructure to support new development, traffic, pedestrian and bicycle facilities and the question of "at what point has the neighbourhood reached capacity?" A metaphor comparing the community to a "sponge", which could no longer absorb any additional water, was referenced by many.

ISSUE BACKGROUND

Proposal

As previously noted in this report, the application proposes to redevelop two separate parcels of land, municipally known as 266-270 King Street West (east parcel) and 274-322 King Street West (west parcel) for the purpose of a mixed use development on each. The parcels are separated by Ed Mirvish Way.

The East Parcel is a Heritage Designated property, currently occupied by the Reid Building. The proposed development would result in the demolition of this building, making way for a stepped 82-storey building.

The building base is proposed to be a six-storey stepped and articulated mixed-use element, which will be oriented to King Street West. The building base is proposed to include retail, office, residential and institutional (OCAD University) uses.

The tower element of the building would be residential and have an overall building height of 82-storeys (271.5 m), with floor plate areas ranging from 693 to 803 square metres. The development would have an approximate Floor Space Index of 40, which is approximately comprised of floor areas of 1,090 square metres for retail use, 1,020 square metres of commercial use, 2,070 square metres of institutional (OCAD) use, and 51,800 square metres of residential use. Access to the proposed 59 underground parking spaces and the servicing area is proposed off of Ed Mirvish Way, on the western limit of the parcel.

The West Parcel development would result in the demolition of three (3) Heritage Designated properties and the Princess of Wales Theatre, which is not listed or designated on the City's heritage inventory. The proposed development consists of two tower elements atop a six-storey base. The base of the building would accommodate retail, office and residential uses, as well as a gallery space.

The tower element on the western portion of the parcel, near John Street, would have an overall height of 84 storeys (278.1 m), with floor plate areas ranging from 641 square metres to 1,041 square metres. The eastern tower element, near Ed Mirvish Way, would have an overall height of 86 storeys (284 m), with floor plate areas ranging from 1,055 square metres to 1,341 square metres.

The development of the west parcel would have an approximate Floor Space Index of 24.6, which is comprised of an approximate floor area of 8,860 square metres for retail use, 3,430 square metres of commercial use, 5,750 square metres of gallery floor area, and 142,740 square metres of residential use. Vehicular access to the proposed 252 underground parking spaces and servicing is proposed via Pearl Street.

A detailed breakdown of the site statistics has not been completed by the proponent. The available statistics are cited in Attachment 4.

Site and Surrounding Area

There are two parcels of land that are the subject of this application. The parcels are separated by Ed Mirvish Way.

The first, is the eastern parcel municipally known as 266-270 King Street West, located at the north-east corner of Ed Mirvish Way and King Street West. The parcel is rectangular in shape, having an approximate frontage of 30.4 metres along King Street West and approximately 43.6 metres of lot depth along Ed Mirvish Way, with a site area of approximately 1,344 square metres. The abutting property to the north, municipally known as 11 Ed Mirvish Way does not form part of the subject lands. Abutting the site to the east, is the Royal Alexandra Theatre at 260 King Street West, which was designated a heritage property by By-law 1238-2012.

The eastern parcel contains a five-storey building, known as the Reid Building built in 1913. City Council designated this property Heritage by By-law 1148-2011.

The western parcel, municipally known as 276-322 King Street West, encompasses the entire street block bounded by John Street, King Street West, Ed Mirvish Way and Pearl Street. The parcel is rectangular in shape having approximate dimensions of 115.4 metres along King Street West, a depth of 56.4 metres, and an approximate lot area of 6,527 square metres.

The western parcel contains four buildings, of which three are designated heritage buildings, while the fourth is the Princess of Wales Theatre.

The E.W. Gillett Building is a four-storey building, municipally known as 274-276 King Street West, which is located at the eastern limit of the western parcel at the North-west corner of Ed Mirvish Way and King Street West. Built in 1901 and added onto in 1942, this building was designated a heritage property by By-law 1149-2011.

To the west of the Gillett building, is the 1915 built Anderson Building, located at 284 King Street West. This is a four-storey heritage property designated under By-law 1150-2011. West of the Anderson building is the Princess of Wales Theatre, located at 300 King Street West. This building has a four-storey appearance from King Street West.

The final building on the western parcel is the Eclipse Whitewear Company building, located at the north-east corner of John Street and King Street West, municipally known as 322 King Street West. Built in 1903, this is a designated heritage property by By-law 1151-2011, having a height of five-storeys.

The sites are surrounded by the following:

North: Pearl Street, followed by three to four-storey buildings with restaurant and office uses on both sides of Ed Mirvish Way.

South: King Street West, followed by Metro Hall, David Pecaut Square, as well as the Metro Hall office complex with building heights up to 27-storeys and Roy Thomson Hall. These properties are located outside of the King-Spadina Secondary Plan area.

West: John Street, followed by the recently constructed 47-storey Festival Tower and Toronto International Film Festival (TIFF) headquarters.

East: The Royal Alexandra Theatre property (3-4 storeys) abuts the subject site to the east at 260 King Street West. It is designated under Part IV of the Ontario Heritage Act. Immediately east of the Royal Alexandra Theatre is 224 King Street West, which has recently approved development rights for a 47-storey building, followed by three heritage warehouse buildings of 5-6 storeys east to Simcoe Street.

Attachment 3 illustrates the two parcels in relation to the street patterns and municipal addresses, as well as building footprints in the area. The locations of heritage properties within the immediate and surrounding area are illustrated on Attachment 9.

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 properties are located within the Downtown and Central Waterfront area outlined in Map 2 – Urban Structure as well as Map 6 – Downtown and Central Waterfront Boundaries, and are designated *Regeneration Areas* on Map 18 – Land Use Plan of the City of Toronto Official Plan.

Chapter Two of the Official Plan, acknowledges that the downtown area offers 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 fits into the context of existing built form, streets, setbacks, heights and relationship to landmark buildings.

Growth is anticipated in the *Regeneration Areas* designation. The *Regeneration Areas* designation permits a wide range of uses, including the proposed residential and commercial uses. In order to achieve a broad mix of commercial, residential, light industrial and live/work uses, the Official Plan contains policies related to *Regeneration Areas* encouraging the restoration, re-use and retention of existing buildings that are economically adaptable for re-use as well as the revitalization of areas of the City that are vacant or underused.

The Official Plan includes development criteria (Policy 4.7.2) to help guide new development in Regeneration Areas, including:

- a) urban design guidelines related to the unique character of each *Regeneration Area*;
- b) a greening strategy to plan for tree planting, improvements to existing parks and the acquisition of new parks, open spaces;
- c) a community improvement strategy to identify and implement needed improvements to streets, sidewalks, boulevards, parks and open spaces;
- d) a community services strategy to monitor the need for new community services and facilities and local institutions as new residents are introduced and to ensure they are provided when needed;

- e) a heritage strategy identifying important heritage resources, conserving them and ensuring new buildings are compatible with adjacent heritage resources;
- f) environmental policies to identify and ensure that any necessary cleanup of lands and buildings is achieved, that potential conflicts between industrial and residential, other sensitive land uses or live/work uses are mitigated, and that policies for the staging or phasing of development are considered, where necessary; and
- g) transportation policies that encourage transit, walking and cycling in preference to private automobile use and ensure the movement of people and goods as the number of businesses, employees and residents increase.

Chapter Three of the Official Plan, 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. Section 3.1.2 Built Form provides policies that are aimed at ensuring that new development fits within and supports its surrounding context.

Policies 3.1.2.1 to 3.1.2.4 seek to ensure that development is located, organized and massed to fit harmoniously with existing and/or planned context; frames and appropriately defines streets, parks and open spaces at good proportion; and limits impacts of servicing and vehicular access on the property and neighbouring properties. Meeting these objectives requires creating consistent setbacks from the street, massing new buildings to frame adjacent streets and open spaces in a way that respects the existing and/or planned street proportion, creating appropriate transitions in scale to neighbouring existing and/or planned buildings, and limiting shadow impacts on streets, open spaces and parks. The Official Plan also provides guidance with respect to Tall Buildings policies cited in Section 3.1.3, and Community Services and Facilities policies in Section 3.2.2.

Section 3.1.5 of the Official Plan provides guidance and policy direction with respect to the City's heritage resources. Policy 3.1.5.1 seeks to conserve significant heritage resources through listing or designating properties, and designating areas with a concentration of heritage resources as Heritage Conservation Districts and adopting conservation and design guidelines to maintain and improve their character. Policy 3.1.5.2 requires that development adjacent to listed or designated heritage buildings respect the scale, character and form of the heritage buildings.

The Toronto Official Plan is available on the City's website at:
www.toronto.ca/planning/official_plan/introduction.htm

King-Spadina Secondary Plan

The two parcels are also located within the King-Spadina Secondary Plan area, found in Chapter 6.16 of the Official Plan. The Secondary Plan emphasizes the reinforcement of

the characteristics and qualities of the area through special attention to built form and the public realm.

The Plan also seeks to achieve a compatible relationship with heritage buildings. Heritage policies in Section 4 acknowledge that heritage buildings are essential elements of the physical character of King Spadina. Policy 4.3 requires that new buildings achieve a compatible relationship to the heritage buildings within their context through consideration of matters including height, massing, scale, setback, stepbacks, roof line and profile, and architectural character and expression.

The policies of Section 3 - Built Form and in particular the policies of Section 3.6 – General Built Form Principles specify that:

- buildings are to be located along the front property line to define edges along streets and lower levels are to provide public uses accessed from the street;
- servicing and parking are encouraged to be accessed from lanes rather than streets and minimize pedestrian/vehicular conflicts;
- new buildings will be sited for adequate light, view and privacy; compatibility with the built form context;
- new buildings will achieve a compatible relationship with their built form context through consideration of such matters of building height, massing, scale, setbacks, stepbacks, roof line and profile and architectural character and expression;
- appropriate proportional relationships to streets and open spaces will be provided; and wind and shadow impacts will be minimized on streets and open spaces;
- streetscape and open space improvements will be coordinated in new development; and
- high quality open spaces will be provided.

Zoning

The site is zoned Reinvestment Area (RA) by Zoning By-law 438-86, as amended (see Attachment 3- Zoning Map), which regulates the use of land and establishes certain development performance standards, including on-site parking.

The RA zone permits a wide range of land uses and a maximum building height of 30 metres for this site. An additional 5 metres is permitted for rooftop mechanical elements.

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. Section 12(2)246 of the Zoning By-law requires a 3-metre setback above 20 metres on all street frontages.

By-law 922-2006, implementing the zoning by-law amendments arising from the 2006 King-Spadina Secondary Plan review, added provisions that included requirements for windows of dwelling units to maintain a minimum separation of 15 m, and 7.5 m to a lot line that is not a public street, depending on the height of the building. By-law 922-2006 is under appeal to the Ontario Municipal Board.

Site Plan Control

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

Reasons for the Application

An application to amend the Zoning By-law has been made to permit buildings with building heights of 271.5 metres to 284 metres, whereas the permitted maximum building height is 30 metres. There is also a deficiency in on-site parking spaces along with a number of other requirements of the Zoning By-law, which are not met.

As the proposed development is inconsistent with design-based zoning regulations, additional areas of non-compliance with the Zoning By-law will be identified through the review of the application.

COMMENTS

Application Submission

The following reports/studies were submitted with the application, in accordance with the pre-application meeting guidance provided by staff:

1. Arborist Report dated September 28, 2012, prepared by Bruce-Irvine and Associates;
2. Sun/Shadow Study, dated September 22, 2012, prepared by Gehry International Inc.;
3. Urban Design and Planning Rationale Report, dated November 2012, prepared by Bousfields Inc.;
4. Community Services and Facilities Study, dated October 2012, prepared by Bousfields Inc.;
5. Heritage Impact Assessment, dated October 1, 2012, prepared by ERA Architects Inc.;

6. Transportation Impact and Traffic Operations Assessment and Parking and Loading Study, dated October 1, 2012, prepared by MMM Group;
7. Servicing and Stormwater Management Study, dated October 2012, prepared by MMM Group;
8. Archaeological Resource Assessment Report, dated September 28, 2012, prepared by Archaeological Services Inc.;
9. Geotechnical Study, dated November 6, 2012, prepared by Terraprobe; and,
10. Pedestrian Level Wind Study, dated November 5, 2012, prepared by Theakston Environmental Consulting Engineers.

A Notification of Complete Application was issued on December 21, 2012.

Issues to be Resolved

The proposed development, as submitted, with the over 80 storey towers and the complete demolition of four designated buildings, would represent a significant physical change to the area and a departure from any previous approvals in the King Spadina East Precinct. The existing buildings on the site represent an important heritage resource, and house significant employment and the Princes of Wales Theatre, an important cultural resource. The planning review of this project will have to address these "game changing" elements of the proposal and whether any or all of them may be acceptable or modified.

This application will be processed and evaluated in the context of the King-Spadina east Precinct Built Form Review and the Heritage Conservation District study that have been initiated and are underway. Both City-initiated studies will inform the review of this application.

The following issues have been identified by staff, on a preliminary basis, and will be addressed in determining whether an approval can be supported on this site.

- conformity with Official Plan policies and Urban Design Guidelines related to redevelopment in Regeneration Areas, Built Form and Heritage;
- appropriateness of the complete demolition of four designated heritage properties;
- conformity with the Provincial Policy Statement related to heritage resources;
- compatibility with the heritage character of the area and adjacent heritage properties;
- consideration of the parcels in the context of the East Precinct of the Secondary Plan Area, and the potential precedent setting nature of the application, which may create additional pressures to alter the planned context of the area and potentially incompatible built form relationships to the existing physical context;
- opportunities to enhance and potential impacts on the public realm;
- impacts on the community services and facilities and their ability to accommodate the proposed growth;

- impacts on hard services including, but not limited to: pedestrian, traffic and transit networks; water, stormwater and sanitary services; and, hydro services;
- height, scale and intensity of the proposed development and associated potential impacts;
- compatibility and fit with the planned and existing physical character of the area;
- parking supply;
- conformity with the Tall Building Guidelines;
- public art opportunities in accordance with Official Plan policies; and,
- potential for on-site archaeological resources;

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

Section 37 Agreement

Section 37 of the *Planning Act* allows the City to enter into an agreement with an applicant to grant a height and/or density increase for a particular project that is greater than what the zoning by-law would otherwise permit in return for community benefits. The proposed development would qualify under the current Official Plan policies related to Section 37.

Should staff consider the project to represent good planning and recommend it for approval, the proposal would be subject to Section 37 community benefits, in accordance with the relevant policies and City Council approved protocol. The details of the agreement will be negotiated with the applicant once the proposal is determined to represent good planning, in accordance with the established City Council approved protocol.

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.

CONTACT

Philip Carvalino, Senior Planner

Tel. No. 416-394-8233

Fax No. 416-394-6063

E-mail: pcarval@toronto.ca

SIGNATURE

Gregg Lintern, MCIP, RPP
Director, Community Planning
Toronto and East York District

(P:\2013\Cluster B\pln\TEYCC\3334153004.doc) – smc

ATTACHMENTS

Attachment 1: Site Plan

Attachment 2: Elevations

Attachment 3: Zoning

Attachment 4: Application Data Sheet

Attachment 5: Character Areas

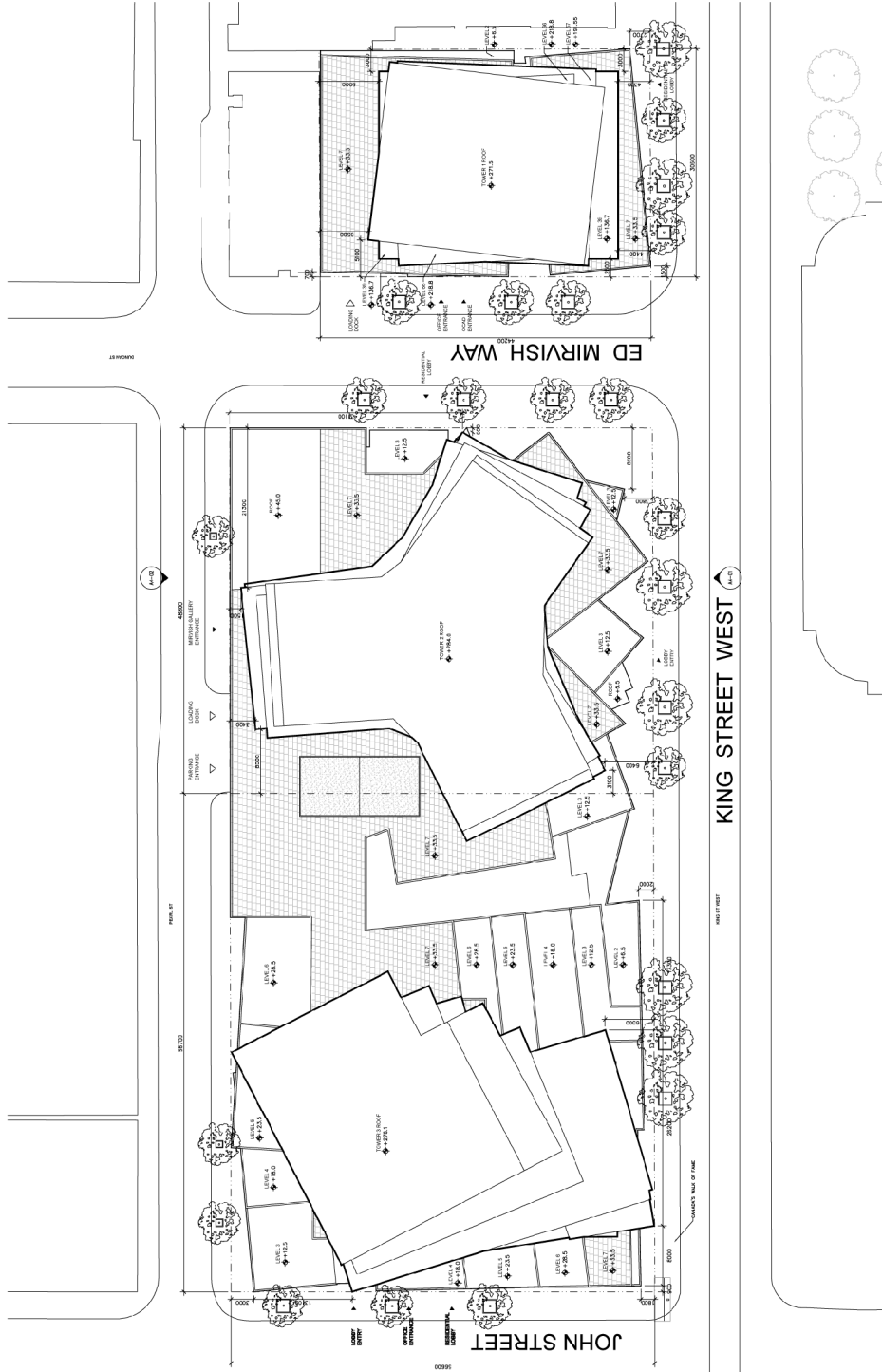
Attachment 6: Built Form Review Height Areas

Attachment 7: King-Spadina Official Plan Amendment 2 Map 16-1

Attachment 8: King-Spadina Official Plan Amendment 2 Map 16-2

Attachment 9: Heritage Properties Map

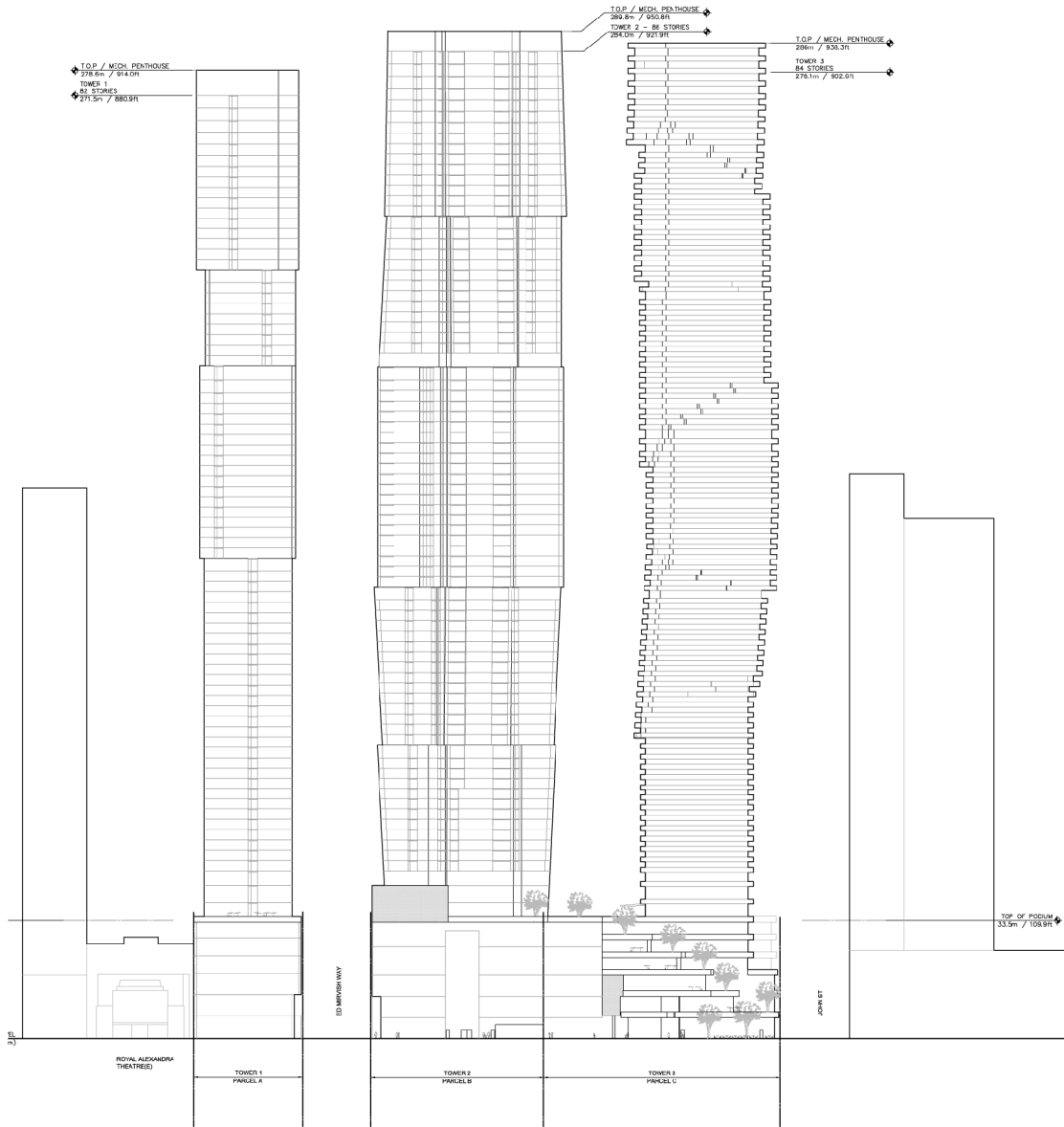
Attachment 1: Site Plan



Site Plan
 Applicant's Submitted Drawing
 Not to Scale
 12/07/2012

266 - 322 King Street East
 File # 12 276890 02

Attachment 2: Elevations



North Elevation

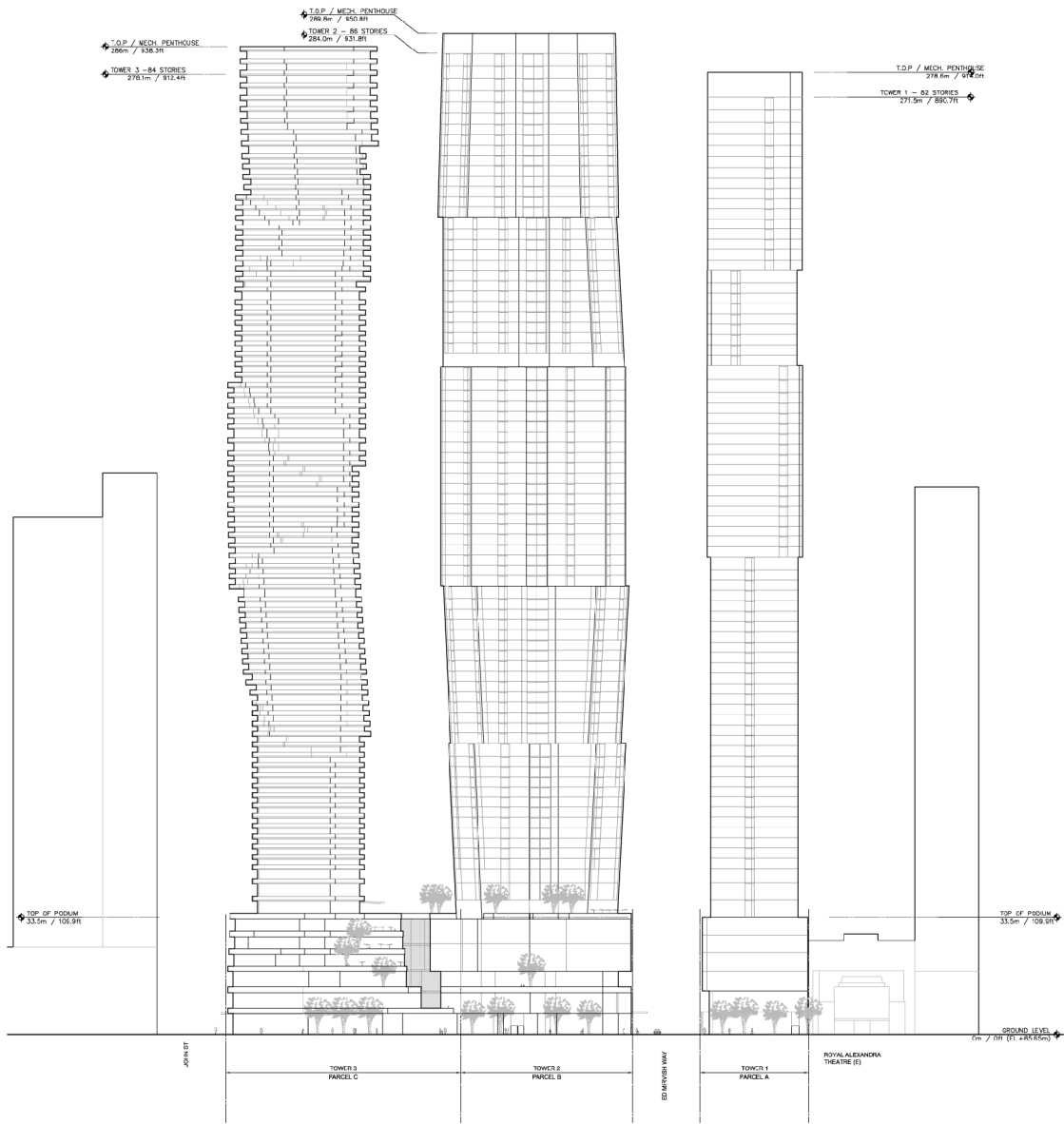
Elevations

Applicant's Submitted Drawing

Not to Scale
12/07/2012

266-322 King Street East

File # 12 276890 02



South Elevation

Elevations

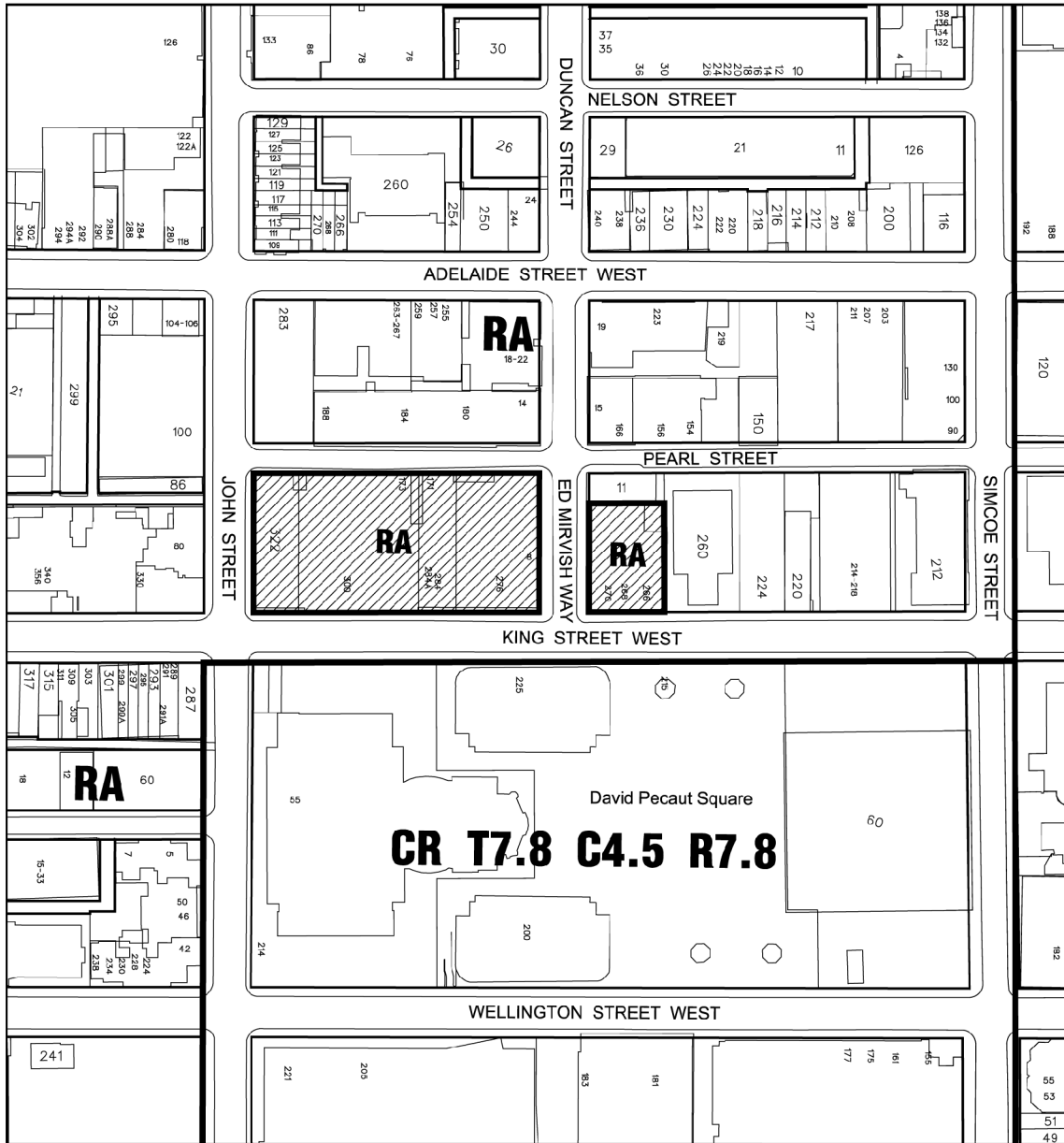
Applicant's Submitted Drawing

Not to Scale
12/07/2012

266 - 322 King Street East

File # 12 276890 OZ

Attachment 3: Zoning



266-322 King Street West

File # 12 276890 0Z

RA Mixed-Use District
CR Mixed-Use District



Not to Scale
Zoning By-law 438-86 (as amended)
Extracted 12/07/2012

Attachment 4: Application Data Sheet

Application Type	Rezoning	Application Number:	12 276890 STE 20 OZ
Details	Rezoning, Standard	Application Date:	November 9, 2012
Municipal Address:	266-270 KING ST W		
Location Description:	PL E223 PT BLK D **GRID S2015		
Project Description:	<p>Rezoning application to permit the redevelopment of the lands municipally known as 266 - 322 King Street west for the purposes of a new mixed use development on three parcels. Parcel A would be developed with a 82 storey mixed use building complete with a six storey podium. Parcel B would be developed with a 86 storey mixed use building complete with a five storey podium and parcel C would be developed with a 84 storey mixed use building complete with a six storey podium. Parcels B and C would be connected by a below grade parking facility. A total of 2,709 dwelling units are proposed including the provision of 311 parking spaces to serve the development.</p>		

Applicant:	Agent:	Architect:	Owner:
PATRICK DEVINE		Gehry Architects Int.	ED MIRVISH ENTERPRISES LIMITED

PLANNING CONTROLS

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

PROJECT INFORMATION

Site Area (sq. m):	7876	Height:	Storeys:	86
Frontage (m):	56		Metres:	284
Depth (m):	115			
Total Ground Floor Area (sq. m):	6635			Total
Total Residential GFA (sq. m):	194500		Parking Spaces:	311
Total Non-Residential GFA (sq. m):	23760		Loading Docks	8
Total GFA (sq. m):	218260			
Lot Coverage Ratio (%):	84.2			
Floor Space Index:	27.7			

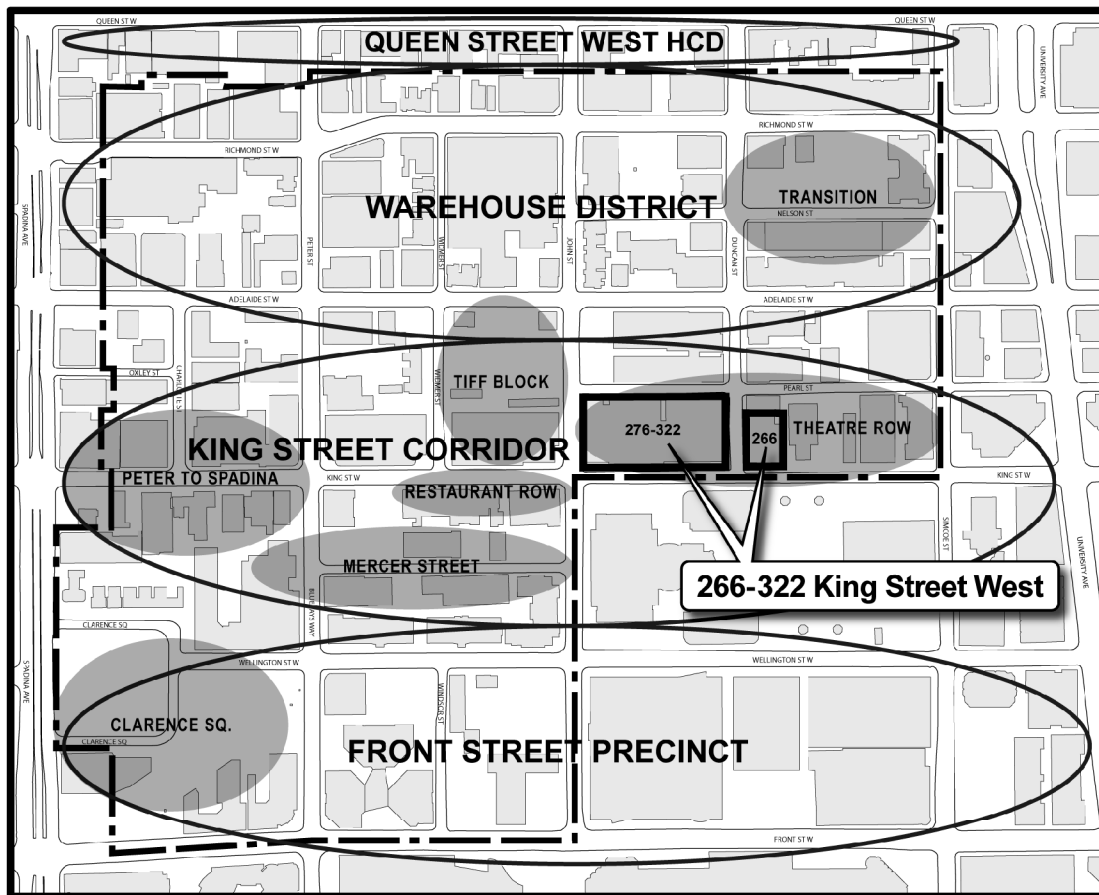
DWELLING UNITS




FLOOR AREA BREAKDOWN (upon project completion)

			Above Grade	Below Grade
Tenure Type:	Condo			
Rooms:	0	Residential GFA (sq. m):	194500	0
Bachelor:	334	Retail GFA (sq. m):	10460	0
1 Bedroom:	1383	Office GFA (sq. m):	4510	0
2 Bedroom:	688	Industrial GFA (sq. m):	0	0
3 + Bedroom:	304	Institutional/Other GFA (sq. m):	8790	0
Total Units:	2709			

CONTACT: PLANNER NAME: Philip Carvalino, Senior Planner

Attachment 5: Character Areas



-  Character Areas
-  Sub-Character Areas
-  East Precinct Boundary

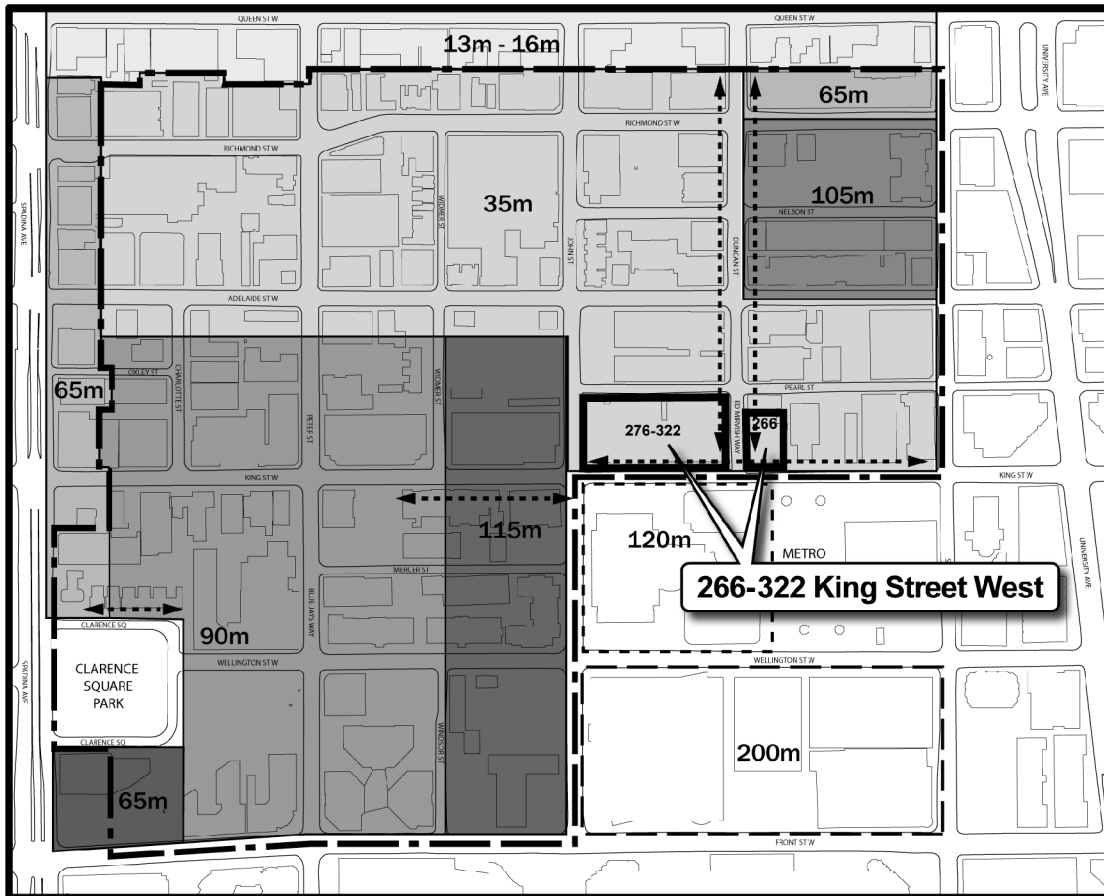
Character Areas

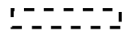
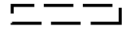
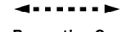
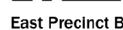
266-322 King Street West

Not to Scale 
12/07/2012

File # 12 276890

Attachment 6: Built Form Review Height Areas



-  Existing Heights in Metro Hall
-  Existing / Approved Heights in Financial District
-  Properties Contributing to Heritage Character
-  East Precinct Boundary

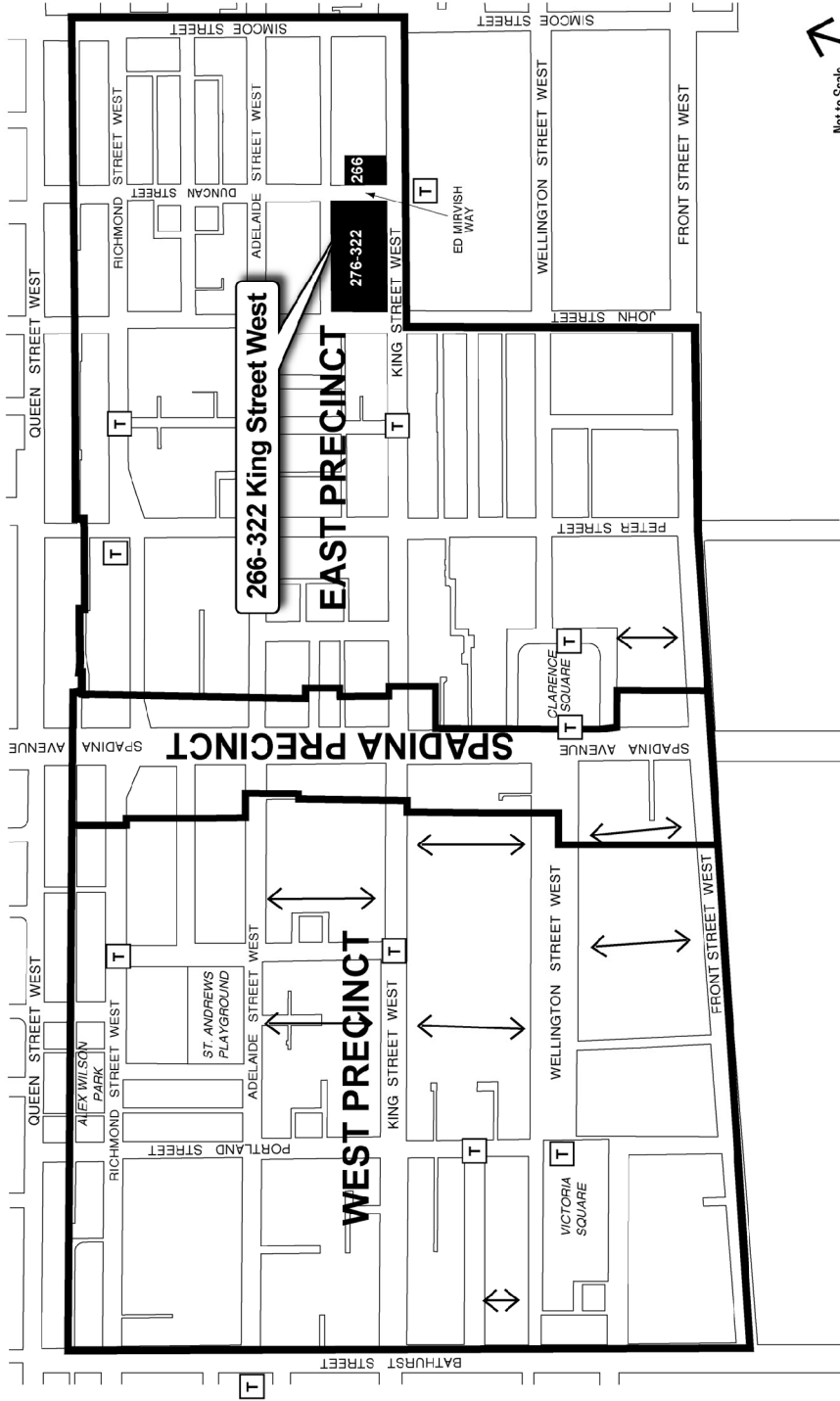
Height Areas

266-322 King Street West

Not to Scale 
12/07/2012

File # 12 276890

Attachment 7: King-Spadina Official Plan Amendment 2 Map 16-1

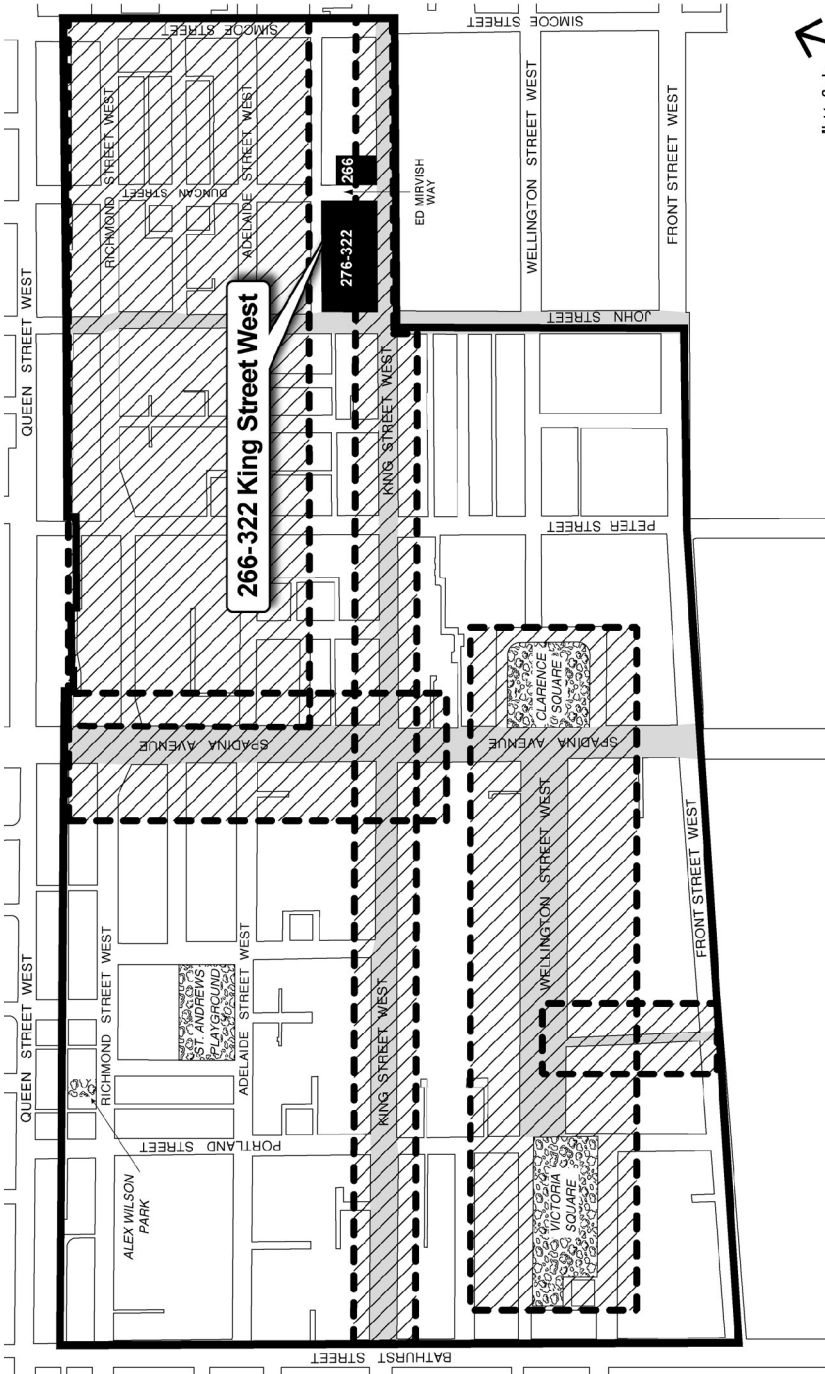


Official Plan Amendment No. 2 for King-Spadina Secondary Plan
MAP 16-1 Urban Structure Plan

- Secondary Plan Boundary
- T View Terminus
- ↔ Potential Mid-block Connections

July 2006

Attachment 8: King-Spadina Official Plan Amendment 2 Map 16-2



Official Plan Amendment No. 2 for King-Spadina Secondary Plan
MAP 16-2 Areas of Importance

- Secondary Plan Boundary
- Special Character Street
- Public Parks
- Heritage Areas

July 2006

Attachment 9: Heritage Properties Map



TORONTO City Planning
Heritage Properties

266-322 King Street West

File # 12 276890

- King-Spadina Secondary Plan - East Precinct Boundary
- Heritage Property



Not to Scale

02/01/2013