

TORONTO STAFF REPORT

August 31, 2005

To: Toronto and East York Community Council

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

Subject: Preliminary Report
Application to amend the Official Plan and Zoning By-law 438-86
2027330 Ont. Inc. (Architects Alliance)
751 – 775 King Street West
File: 05 172406 STE 19 OZ
Trinity Spadina, Ward 19

Purpose:

To provide preliminary information on the above-noted application and to seek Community Council's direction on further processing of the application and on the community consultation process.

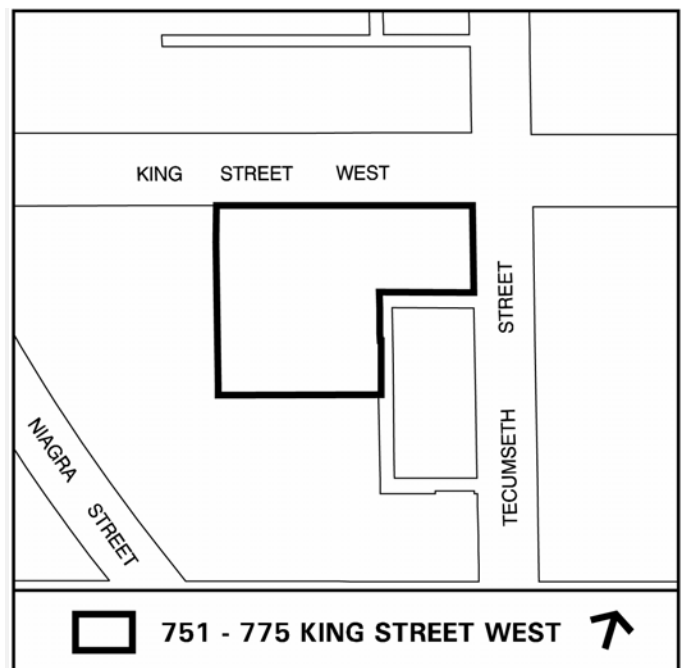
Financial Implications and Impact Statement:

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

Recommendations:

It is recommended that:

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



- (3) notice for the Public Meeting under the Planning Act be given according to the regulations under the Planning Act.

Background:

The subject property is located within the Niagara neighbourhood, which is an area generally described as being bounded by Bathurst Street to the east, King Street to the north, Strachan Street to the west, and the Canadian National/Canadian Pacific rail line to the south.

In the fall of 2005 staff initiated a built form and density study for the Niagara neighbourhood in response to changes expected and underway in the neighbourhood. Generally, the south portion of the neighbourhood is designated and zoned for residential and industrial uses and the north portion of the neighbourhood is designated and zoned for commercial and residential uses. Much of the south portion of the neighbourhood is the subject of active applications for conversion and development for residential uses on industrial sites. There is also development activity on Bathurst Street and King Street West for residential development that exceeds the current planning permissions.

Based on community consultation and a consideration of the area, planning staff presented draft zoning by-law provisions for the area at a community meeting on June 23, 2005. For lands on the south side of King Street West, maximum building heights of up to 36 metres subject to angular plane considerations were proposed. For lands off the main streets and within the neighbourhood maximum building heights of 12 metres subject to angular plane considerations were proposed.

The draft zoning provisions continue to be reviewed and refined and are expected to be brought forward as part of a comprehensive report on the Niagara neighbourhood built form and density study at the end of 2005 or early in 2006.

Comments:

Proposal

The application proposes the redevelopment of the site for residential buildings of twelve and seventeen storeys (not including mechanical penthouse) with commercial uses at grade. A T-type building orientation is proposed with the massing located along the King Street West frontage and stepping down to the rear of the site. Open space, connecting with existing private open space to the south of the site, is also proposed.

Site Description

The site is located at the south-west corner of King Street West and Tecumseth Street. A lane runs along the south limit of a portion of the property from Tecumseth Street. The site is currently occupied by a single storey and a two storey commercial building and surface parking.

The site is surrounded by the following uses:

North: King Street West of which mixed commercial and residential uses ranging in from one to nine storeys in height are located on the north side of the street.

South: private open space and residential townhouses associated with the Niagara Co-operative Housing Development and Citysphere Condominiums which wrap around Niagara Street to King Street West.

East: Tecumseth Street beyond which is the Summit residential development ranging in height from fifteen to twenty-two storeys. A single storey commercial building is also located on the west side of Tecumseth Street, directly south of the subject site.

West: is the Gotham Loft residential conversion which is six storeys in height.

Official Plan

The site is located within the Garrison Common North Part II Plan which designates the lands Medium Density Mixed Commercial Area along the King Street West frontage and Mixed Industrial Residential Area 'A' at the rear of the site. Both designations permit the uses proposed by the subject application, however the Plan limits residential development to a maximum density of 1.5 times the area of the site.

At its meeting of November 26, 2002, City Council adopted the new Official Plan for the City of Toronto. The Minister of Municipal Affairs and Housing approved the new Plan, in part, with modifications. The Minister's decision has been appealed in its entirety. The Official Plan is now before the Ontario Municipal Board and the hearing has commenced.

The Garrison Common North Secondary Plan has been carried forward, with only minor modifications, as Chapter 6, Secondary Plan 14 of the City of Toronto Plan.

Once the Plan comes in to full force and effect, it will designate the property as a Mixed Use Area, permitting residential and commercial uses. This portion of King Street West is also designated as an Avenue which is intended to identify areas of the City where intensification compatible with the surrounding community is to be encouraged.

Zoning

The site is zoned Mixed Use (CR) on that portion of the site fronting King Street West and Industrial (I1) at the rear of the site.

The CR zone permits a range of residential and commercial uses at a total combined maximum density of 3.0 times the area of the site, however limits residential uses to a maximum density of 2.5 times the area of the site. Maximum permitted building height is 25 metres.

The I1 zone permits various retail and services uses as well as live-work uses, but not residential uses. A maximum density of 3.0 times the area of the lot is permitted. Building height is limited to a maximum of 18 metres.

Site Plan Control

A site plan application has not been filed. Site Plan approval will be required to implement the proposed development.

Reasons for the Application

The application proposes development for the site that does not conform to the policies of the former City of Toronto Official Plan or Zoning By-law 438-86 as amended. An amendment to the former City of Toronto Official Plan and Zoning By-law 438-86 as amended are required to implement the proposal.

Issues to be Resolved

Issues related to this application include but are not limited to the following:

- appropriateness of proposal relative to City of Toronto Official Plan and Garrison Common North Secondary Plan;
- appropriateness of built form and impact on area objectives relative to the guidelines and zoning provisions emerging from the Niagara neighbourhood built form and density study;
- impact of proposed height on adjacent buildings and land uses;
- impact of proposed density on area;
- view and shadow impacts;
- traffic access and site circulation; and
- provision and location of on-site amenity space.

Other issues may be identified through the review and evaluation of this application and the community consultation process.

Section 37

Should staff determine that increased height and density are suitable and appropriate, a Section 37 Agreement may be negotiated during the course of the proposal.

Conclusions:

Should the recommendations of this report be approved, a community consultation meeting could be held in October or November 2005. Provided that identified issues are addressed and requested information is provided in a timely fashion, a Final Report on this application could be before City Council at the end of the first quarter of 2006.

Contact:

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Community Planning, Toronto and East York District

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List of Attachments:

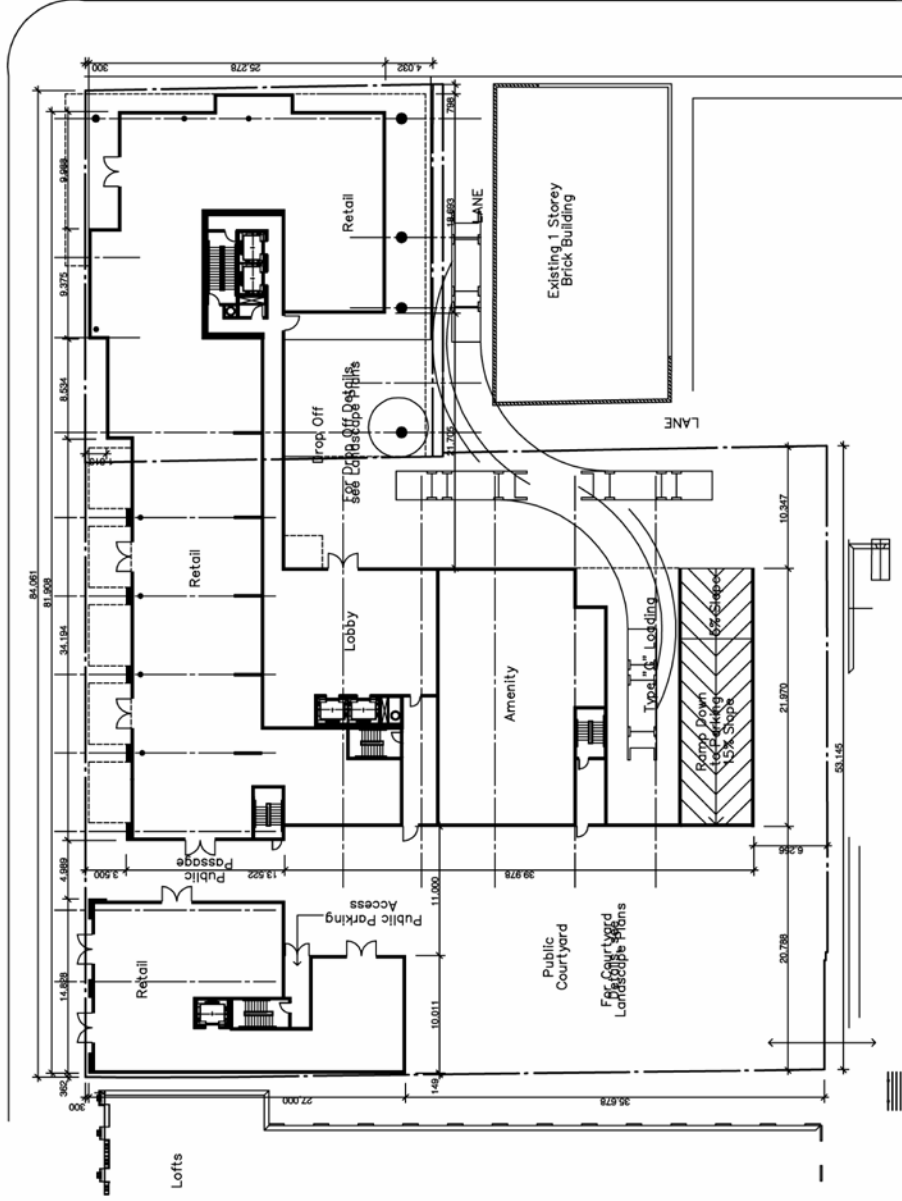
Attachment 1: Site Plan

Attachment 2-5: Elevations

Attachment 6: Zoning

Attachment 7: Official Plan

King Street West

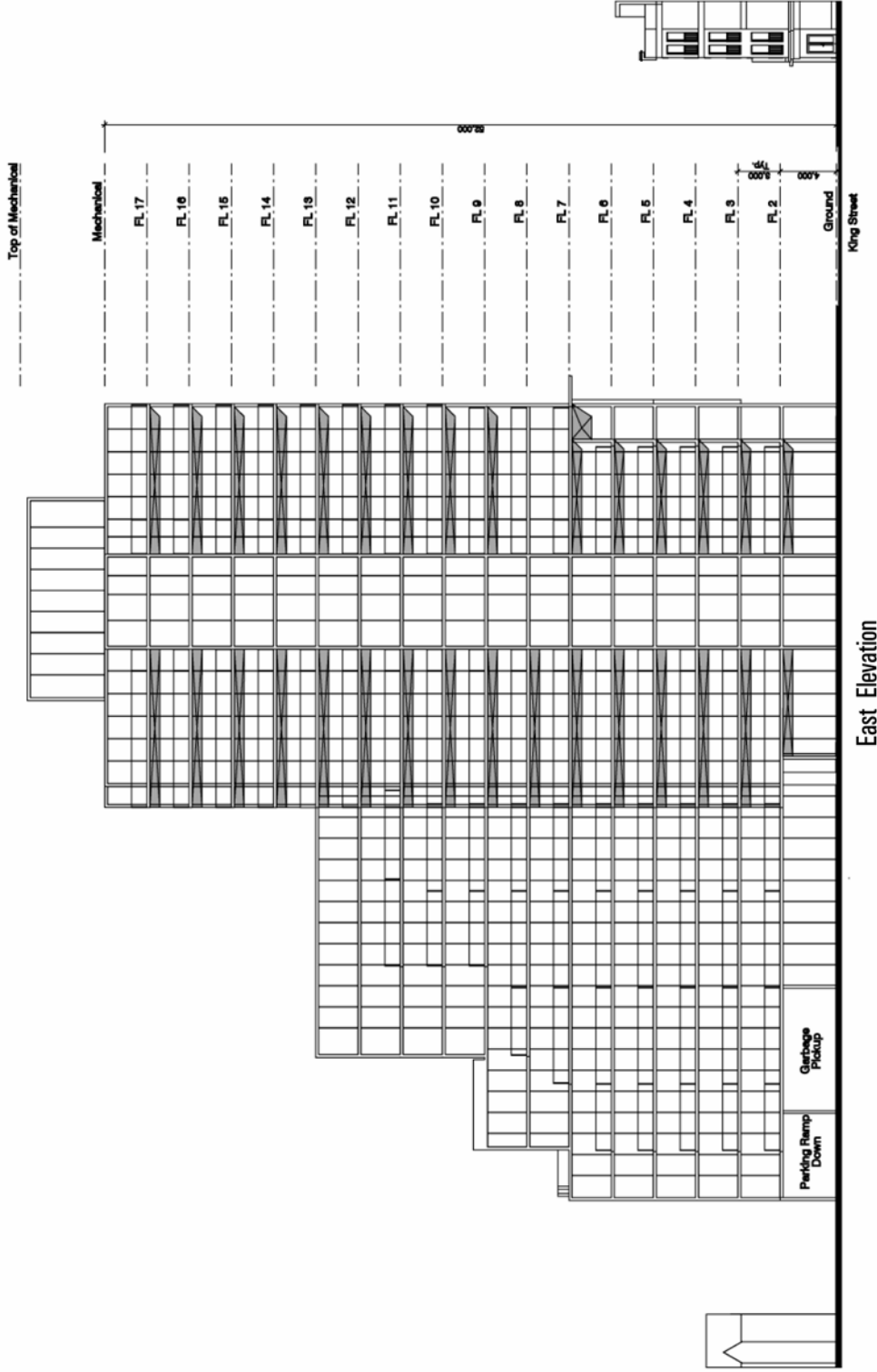


751 - 775 King Street West

Site Plan
 Applicant's Submitted Drawing
 Not to Scale
 08/24/05



File # 05_172406

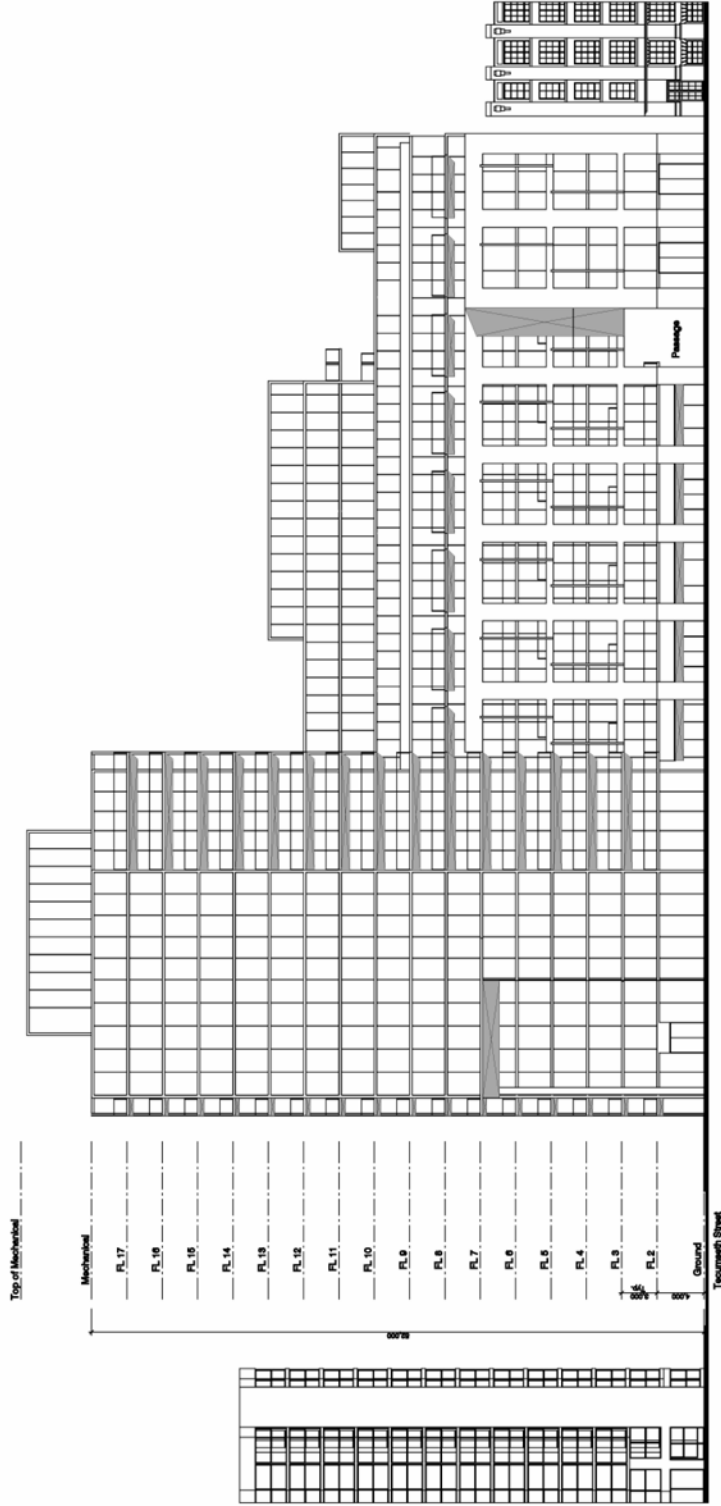


751 - 775 King Street West

Elevations
Applicant's Submitted Drawing

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North Elevation

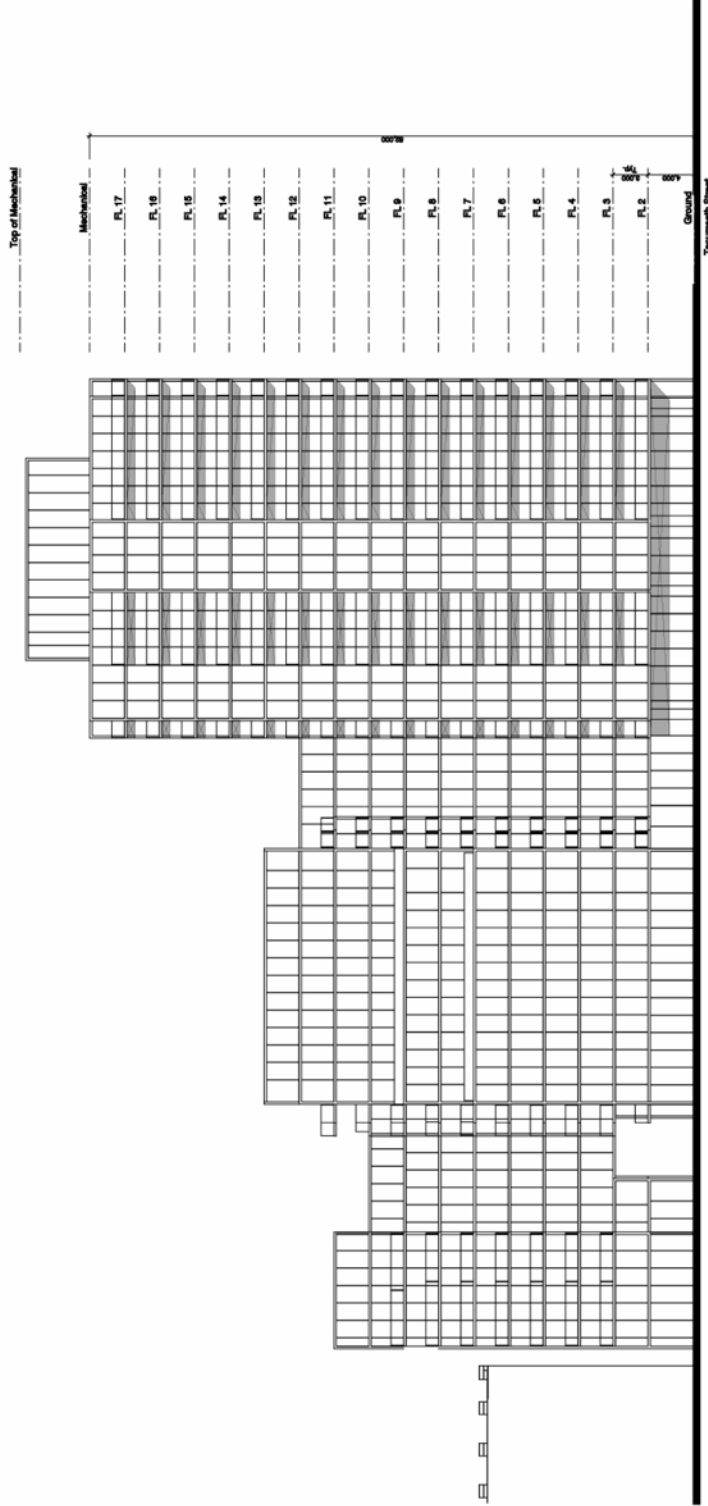
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South Elevation

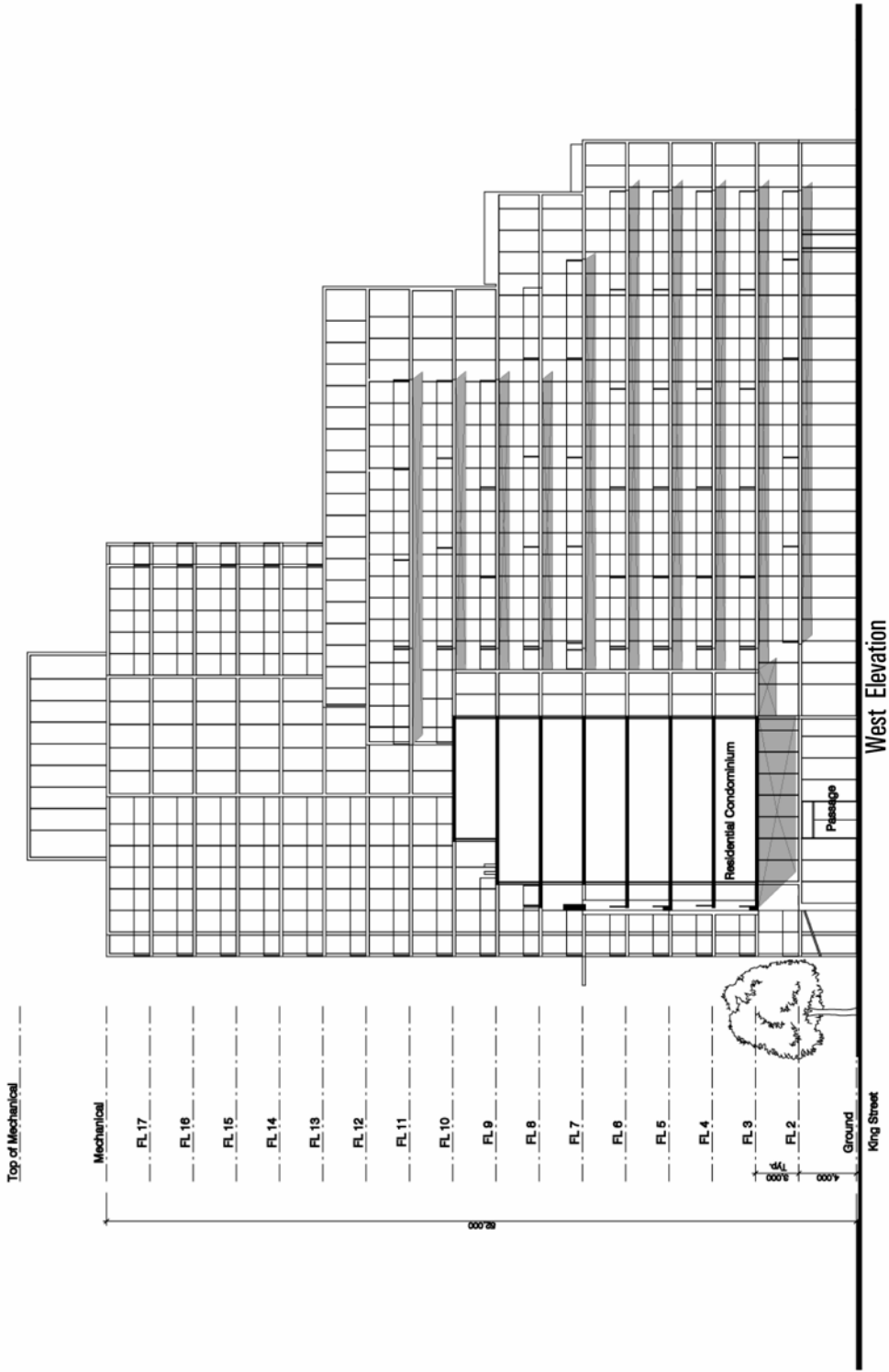
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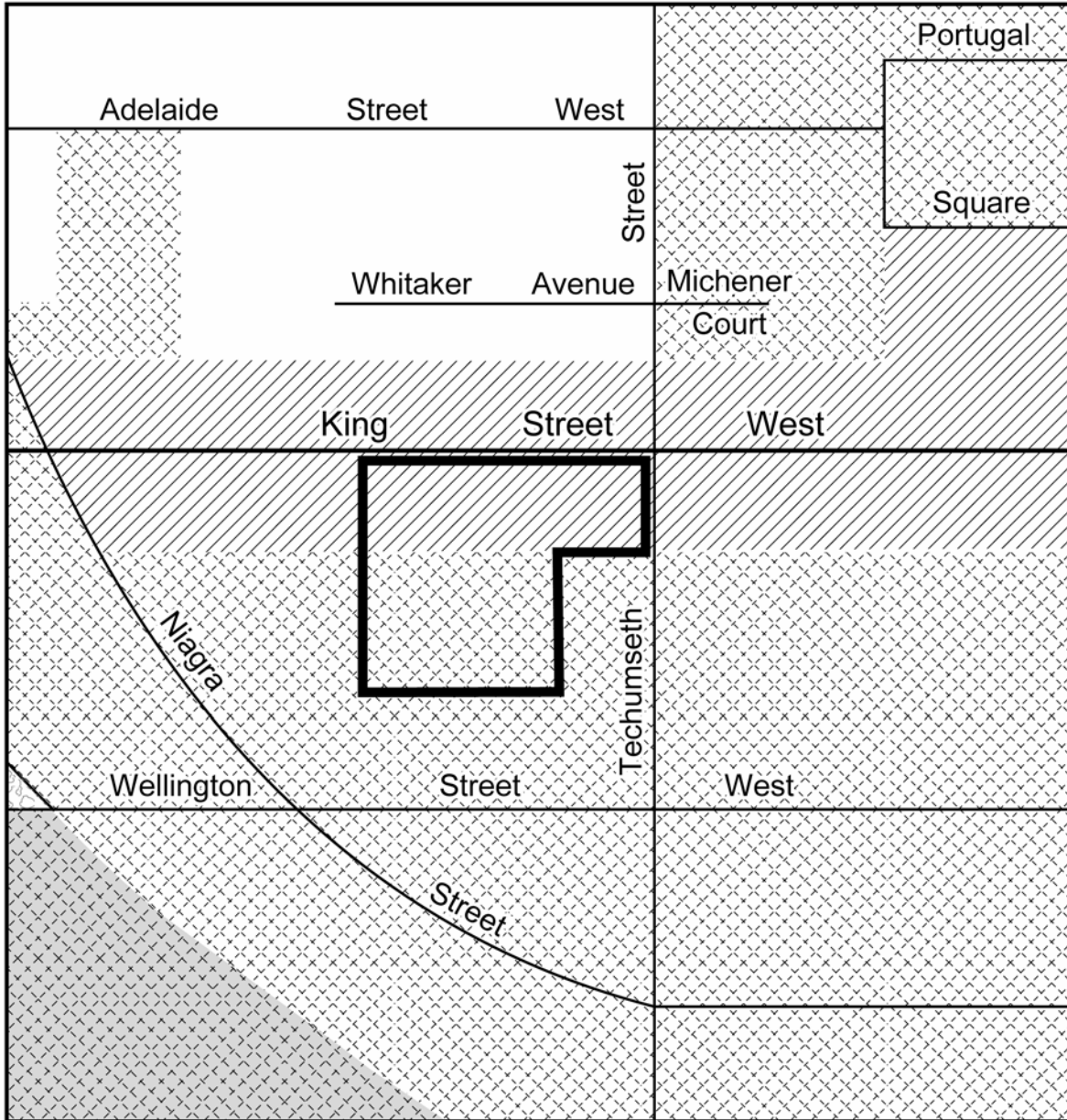
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 **TORONTO** City Planning Division
Official Plan

751 - 775 King Street West

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- | | |
|---|---|
|  Site |  General Use Areas |
|  Low Density Residence Areas |  Open Space |
|  Medium Density Mixed Commercial - Residential Areas | |
|  Mixed Industrial - Residential Areas | |



Not to Scale
08/24/05