

1030 King Street West – Rezoning and Site Plan Applications – Request for Directions Report

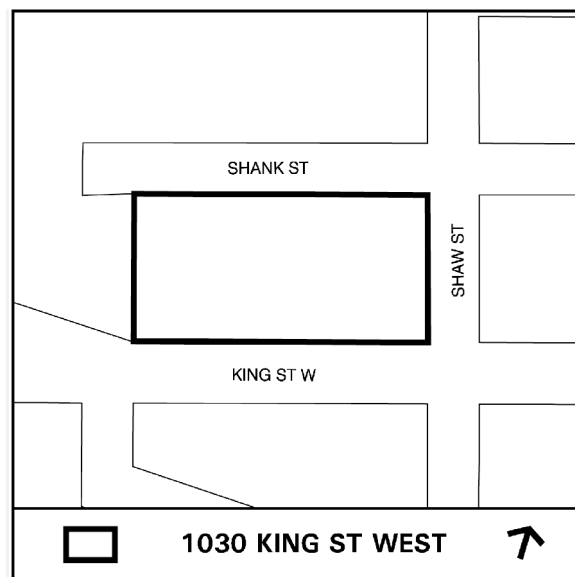
Date:	December 13, 2010
To:	Toronto and East York Community Council
From:	Director, Community Planning, Toronto and East York District
Wards:	Ward 19 – Trinity-Spadina
Reference Number:	08 232225 STE 19 OZ, 10 250037 STE 19 SA

SUMMARY

On December 30, 2008 a rezoning application proposing to redevelop the property at 1030 King Street West with a terraced 9 to 15 storey condominium was submitted on behalf of the land owner, 1030 King General Partner Inc. The proposal was designed in a “W” shape, with two 10 storey wings on the east and west sides and a central wing of 15 storeys. The building wings were to be perpendicular to King Street and conjoined by two 13 storey buildings parallel to Shank Street.

The applicants submitted a revised proposal on June 11, 2010, in an attempts to respond to the concerns over the original proposal expressed by City staff, the local Councillor and area residents. The amended design proposes two 10 storey towers fronting King Street with two 14 storey towers running perpendicular to King Street, through the interior of the site to Shank Street. Planning staff expressed concerns that the massing and height of the revised proposal is still inappropriate for the site.

On August 27, 2010 the owners of 1030 King Street West appealed their revised proposal to the Ontario Municipal Board (OMB) pursuant to Section 34(11) of the



Planning Act, on the basis of Council's failure to enact the requested zoning amendment within 120 days.

The applicants for 1030 King Street West submitted a Site Plan application, based on their revised proposal, on August 31, 2010. The owners of the site filed a site plan referral to the OMB on October 21, 2010.

A detailed directions report for staff to attend the OMB on both the rezoning and Site Plan applications is being prepared and will be submitted directly to Toronto and East York Community Council for its meeting on January 18, 2011.

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SIGNATURE

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