

**1071 King Street West
Zoning Amendment Application - Preliminary Report**

Date:	August 9, 2012
To:	Toronto and East York Community Council
From:	Director, Community Planning, Toronto and East York District
Wards:	Ward 19 – Trinity-Spadina
Reference Number:	11 251394 STE 19 OZ

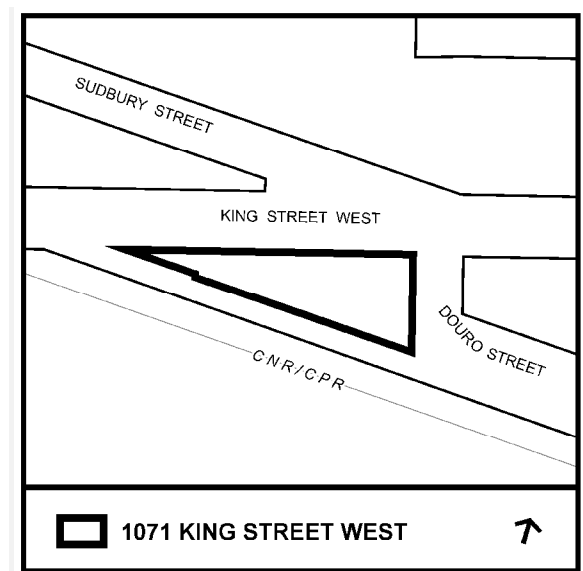
SUMMARY

This application proposes a 14-storey, 205-unit mixed-use building with commercial/retail uses on the ground and second floors and three levels of underground parking at 1071 King Street West, located on the southwest corner of Douro Street and King Street West.

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

The next step is to undertake a community engagement process, which will include a community consultation meeting enabling the public to review the applicant's submission and ask questions of City staff and the applicant.

A final report is targeted for the 2nd quarter of 2013 if all required materials are submitted in a timely manner and when all outstanding issues, which are detailed in this report, have been addressed.



RECOMMENDATIONS

The City Planning Division recommends that:

1. Staff be directed to schedule a community consultation meeting for the lands at 1071 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.
4. City Council determine that the proposed development of the lands at 1071 King Street West completes the pattern of development for this segment of King Street West, that overall infrastructure is available, that development can proceed prior to the completion of an Avenue Study, and that an Avenue Segment Study will not be required.

Financial Impact

The recommendations in this report have no financial impact.

DECISION HISTORY

There are no previous applications or decisions related to the subject property.

Pre-Application Consultation

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

ISSUE BACKGROUND

Proposal

The site at 1071 King Street West is currently vacant. The applicant proposes to redevelop the site with a 14-storey, 205-unit mixed-use building with 684 square metres of retail floor space on the ground floor and 1,992 square metres of office space on the second floor. Indoor and outdoor amenity areas are proposed on the third floor. The development is proposed to include 205 residential units, though no unit breakdown has been provided.

Vehicular access for both service and passenger vehicles is proposed from Douro Street, with a loading area situated within the building podium. A total of 154 parking spaces are being proposed, consisting 126 spaces for residents, 25 noted as visitor/office spaces, and 3 noted as car-share spaces. Parking is proposed within a three-storey underground garage accessed from Douro Street.

For further statistical information, refer to the Application Data Sheet found as Attachment 4 of this report.

Site and Surrounding Area

The site is roughly triangular in shape with an approximate site area of 2,302 m², and has frontages of approximately 89 metres along King Street West and 40 metres along Douro Street.

Land uses surrounding the site are as follows:

North: A three-storey stacked townhouse development is situated on the north side of King Street West. A small sodded area and park space are situated on both sides of Sudbury Street, which intersects King Street in front of the subject site, and divides the stacked townhouse blocks.

East: A 9-10 storey mixed use building and a three storey townhouse development are situated on the east side of Duoro Street immediately to the east of the subject site.

South and West: The CNR/CPR railway runs along the southwest property line of this triangular shaped subject site. A commercial plaza with surface parking is situated on the opposite side of the CNR/CPR railway.

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 subject property is located within an Avenues area on the Urban Structure Map (Map 2) and is designated Mixed Use Areas on the Land Use Plan Map (Map 18). Attachment.

Avenues are important corridors along major streets where reurbanization is anticipated and encouraged to create new housing and job opportunities.

Mixed Use Areas are made up of a broad range of commercial, residential, and institutional uses, in single-use or mixed-use buildings, as well as parks and open spaces and utilities. Development in Mixed Use Areas is intended to create a balance of high quality commercial, residential, institutional, and open space uses that reduce automobile dependency and meet the needs of the local community. Mixed Use Areas are to provide an attractive, comfortable, and safe pedestrian environment, take advantage of nearby transit services, and provide good site access and circulation and an adequate supply of parking for residents and visitors. New buildings should frame the edges of streets and parks with good proportion and maintain sunlight and comfortable wind conditions for pedestrians on adjacent streets, parks, and open spaces.

The Garrison Common North Secondary Plan also applies to the site, however, the lands are not located within any of the site specific policy areas identified by the Plan and are therefore subject to the general policies outlining the objectives and direction for the area.

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

Zoning

The site is zoned CR T4.1 C4.1 R4.1 by Zoning By-law 438-86, as amended (Attachment 3). The CR zoning classification permits a mix of commercial and residential uses up to a total density of 4.1 times the area of the lot, of which a maximum of 4.1 times the area of the lot is permitted to be commercial and 4.1 times the area of the lot is permitted to be residential. The maximum permitted building height for the site is 18.0 metres.

Mid-Rise Performance Standards

The Official Plan vision for Toronto's Avenues is one of vibrant, pedestrian-oriented streets, framed by well designed and contextually sensitive mid-rise mixed-use buildings that provide a variety of retail and community uses at the ground floor level. The City of Toronto's Mid-Rise Performance Standards are typically applied to new developments along Avenues to help achieve the Official Plan vision for Avenues and provide appropriate transition to adjacent neighbourhoods by introducing building setbacks at certain heights and angular plane requirements.

The subject property is situated on an Avenue on the Urban Structure Map (Map 2) and is adjacent to lands designated Neighbourhoods on the Land Use Plan Map (Map 18). Planning staff will have regard for the Mid-Rise Performance Standards when reviewing the building height and massing of this proposed development.

The Avenues and Mid-Rise Building Study is available on the City's website at:
<http://www.toronto.ca/planning/midrisestudy.htm>

Site Plan Control

An application for Site Plan Control approval will be required but has not yet been filed.

Reasons for the Application

The applicant has submitted a rezoning application to permit a building height of 42.7 metres (47.7 metres to the top of the mechanical penthouse), which exceeds the 18.0 metre maximum height limit permitted for the site, as well as a proposed density of 7.09 times the lot area, which exceeds the maximum 4.1 total density as set out in Zoning By-law 438-86, as amended. Other areas of non-compliance may be identified through the review process.

Provided the proposed development is found to be in compliance with the development criteria for Avenues and Mixed Use Areas an Official Plan Amendment will not be required. Staff are not recommending that an Avenue Segment Study be completed as the subject property represents one of the last remaining redevelopment sites and would complete development along this portion of King Street West.

COMMENTS

Application Submission

The subject application was submitted on March 21, 2012. The following items were submitted with the application:

- Planning Rationale/Draft Zoning By-law/Community Services and Facilities Study
- Boundary Survey
- Architectural Plans
- Underground Garage Plans
- Landscape Plan
- Noise Impact Statement
- Rail Vibration Analysis
- Traffic Impact Study
- Functional Servicing Report
- Stormwater Management Report
- Phase 1 Environmental Assessment
- Shadow Study
- Pedestrian Level Wind Assessment
- Green Standards Checklist
- Tree Inventory and Preservation Plan

Notification of Complete Application was issued on April 20, 2012.

Issues to be Resolved

Building Height and Massing

Both the proposed building height and density are higher than the context of this section of King Street West, including most recent approvals.

The character of King Street West towards the east of the proposed development consists predominantly of mixed-use buildings with heights generally between 7 and 10 storeys. On the north side of King Street West, an existing stacked townhouse development, designated 'neighbourhoods' in the Official Plan, is 3 storeys in height. As 1071 King Street East is potentially the last significant redevelopment site along this portion of King Street West, any redevelopment proposal must have regard for the established character of the area. This property also represents the westernmost site along the King Street West Avenue and should provide an appropriate relationship to the low-rise residential through application of the Mid-Rise Performance Standards.

Planning Staff will work with the ward Councillor, the community, and the applicant to explore reducing the building height and adjusting the building massing to better address the existing and planned context.

King-Liberty Pedestrian and Cycle Bridge

In order to provide better connectivity between the communities on the north and south sides of the CNR/CPR railway corridor between Atlantic Avenue and Strachan Avenue, the construction of the King- Liberty Pedestrian and Cycle Bridge was approved by City Council at its meeting of November 29, 2011. The applicant has expressed an interest in the potential construction of this bridge. The location of the north entrance to the bridge will be considered within the context of this development application.

Other Issues

On a preliminary basis, other issues to be resolved prior to the presentation of a Final Report include the following:

1. The treatment of the building base and ground floor of the building and their relationship to the streetscape, with a focus on hard and soft landscaping elements, pedestrian-scale lighting, and appropriate building materials.
2. Adequacy of indoor and outdoor on-site amenity area, including location, size and programming.
3. Potential wind, view and shadow impacts.
4. Vehicular and pedestrian access and circulation.
5. Provision, location, and access to vehicular and bicycle parking and loading.

6. Noise and vibration impacts from the adjacent CNR/CPR rail corridor.
7. Adequacy of the separation distance between residential uses and the CNR/CPR rail corridor.

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.

Section 37 Agreement

Should this application proceed to approval, appropriate community benefits will be secured through Section 37 of the Planning Act R.S.O. 1990.

CONTACT

Graig Uens, Planner
Tel. No. 416-397-4647
Fax No. 416-396-4265
E-mail: guens@toronto.ca

SIGNATURE

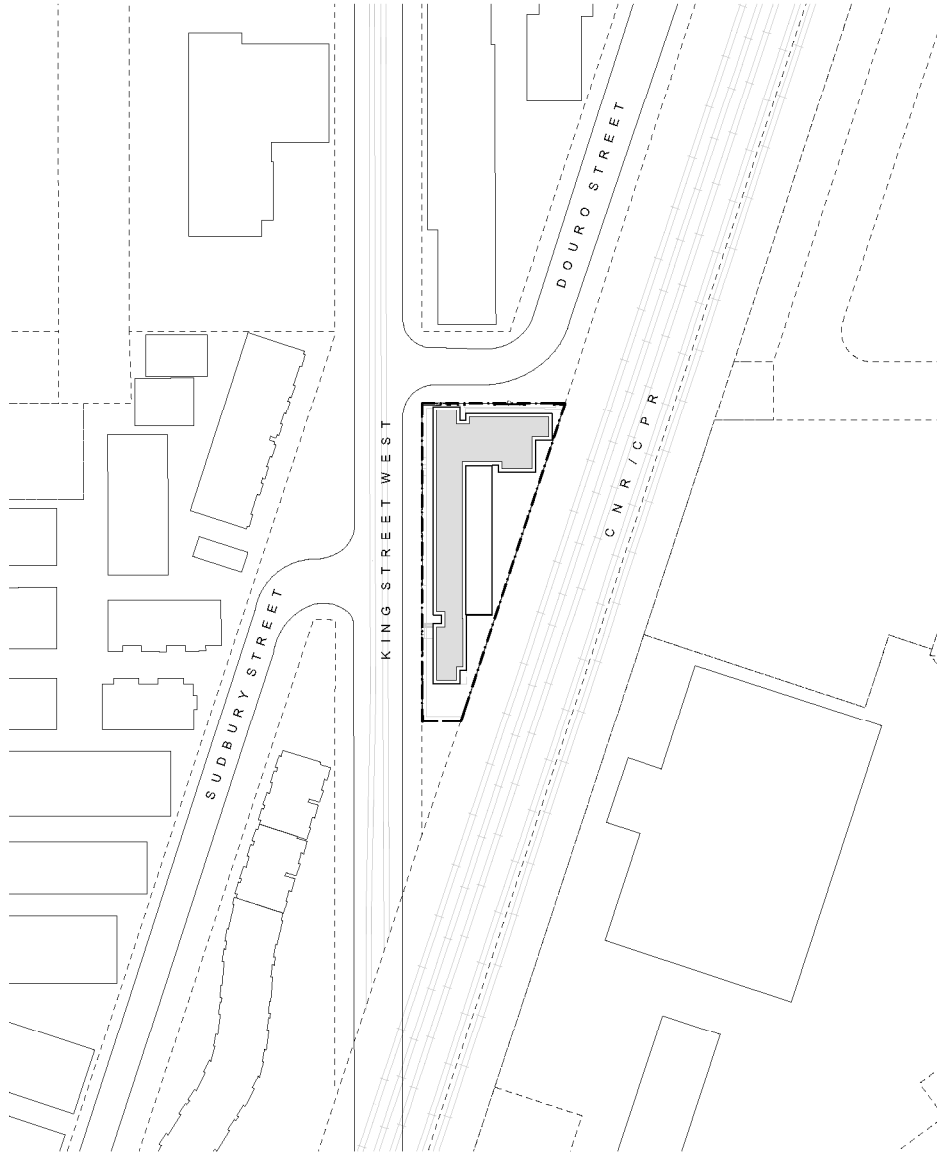
Raymond David, Director
Community Planning, Toronto and East York District

(p:\2012\Cluster B\pln\TEYCC\22153105022.doc) - at

ATTACHMENTS

Attachment 1: Site Plan
Attachment 2: Building Elevations and Section
Attachment 3: Zoning By-law
Attachment 4: Application Data Sheet

Attachment 1: Site Plan



1071 King Street West

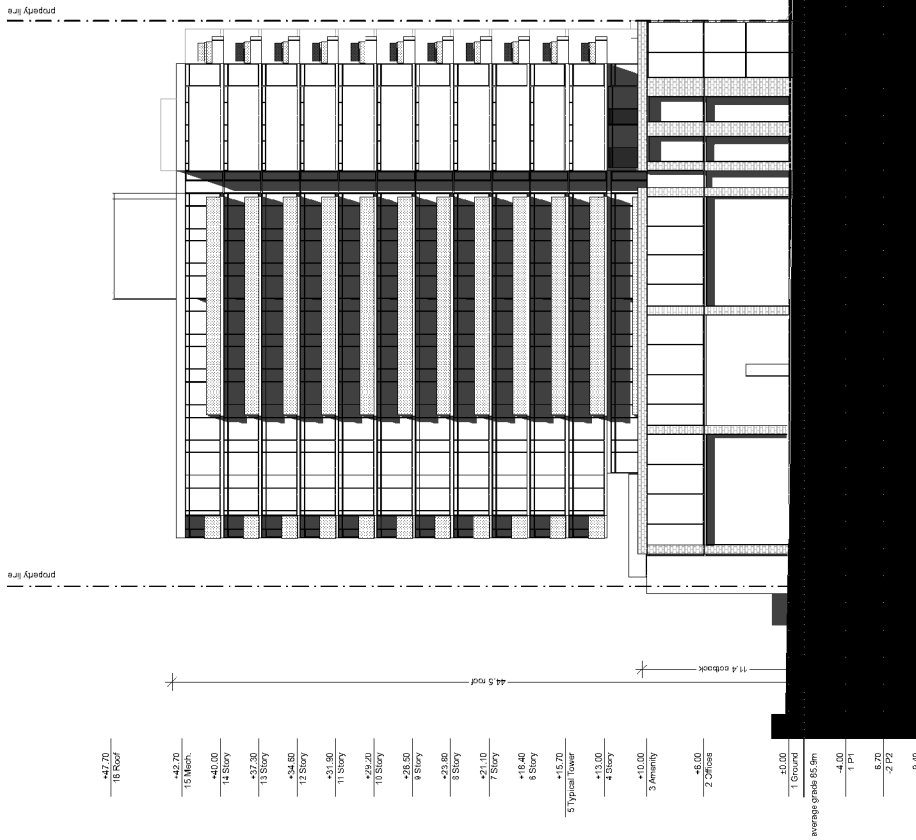
Site Plan

Applicant's Submitted Drawing

Not to Scale
08/10/12

File # 11_251394

Attachment 2: Elevations

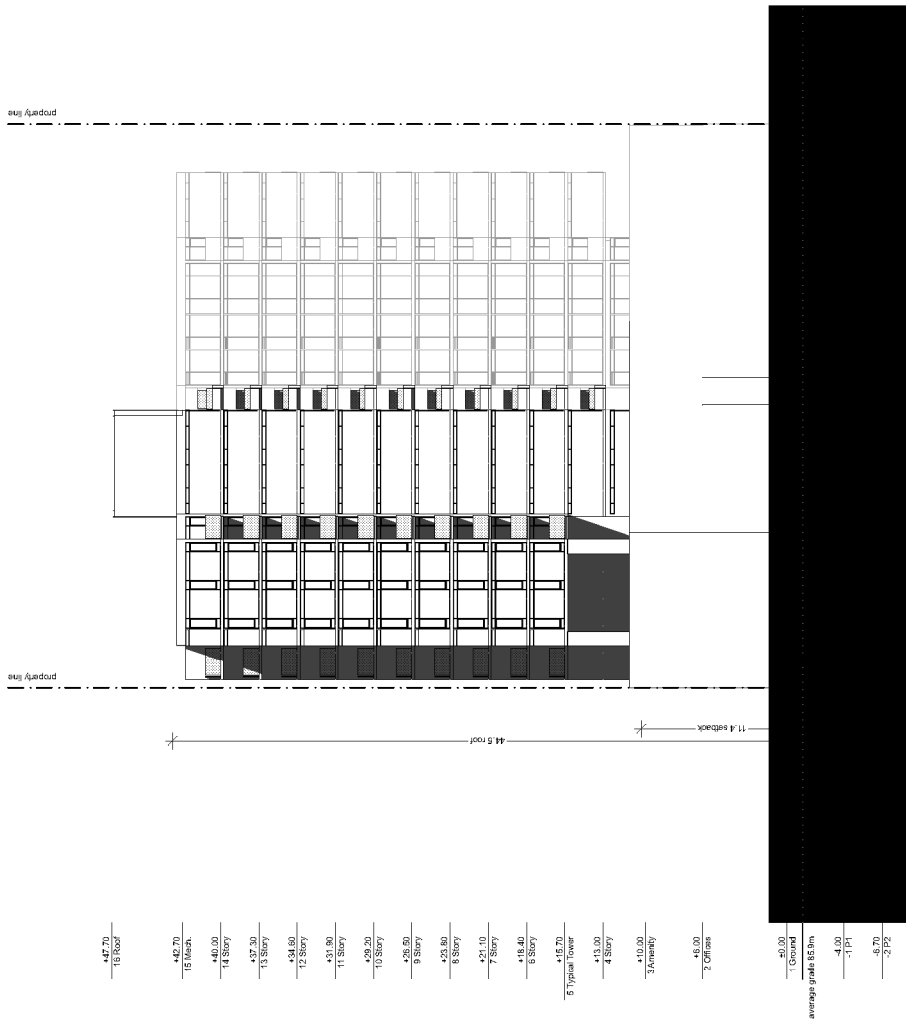


1071 King Street West

Applicant's Submitted Drawing

Not to Scale
08/10/12

File # 11_251394



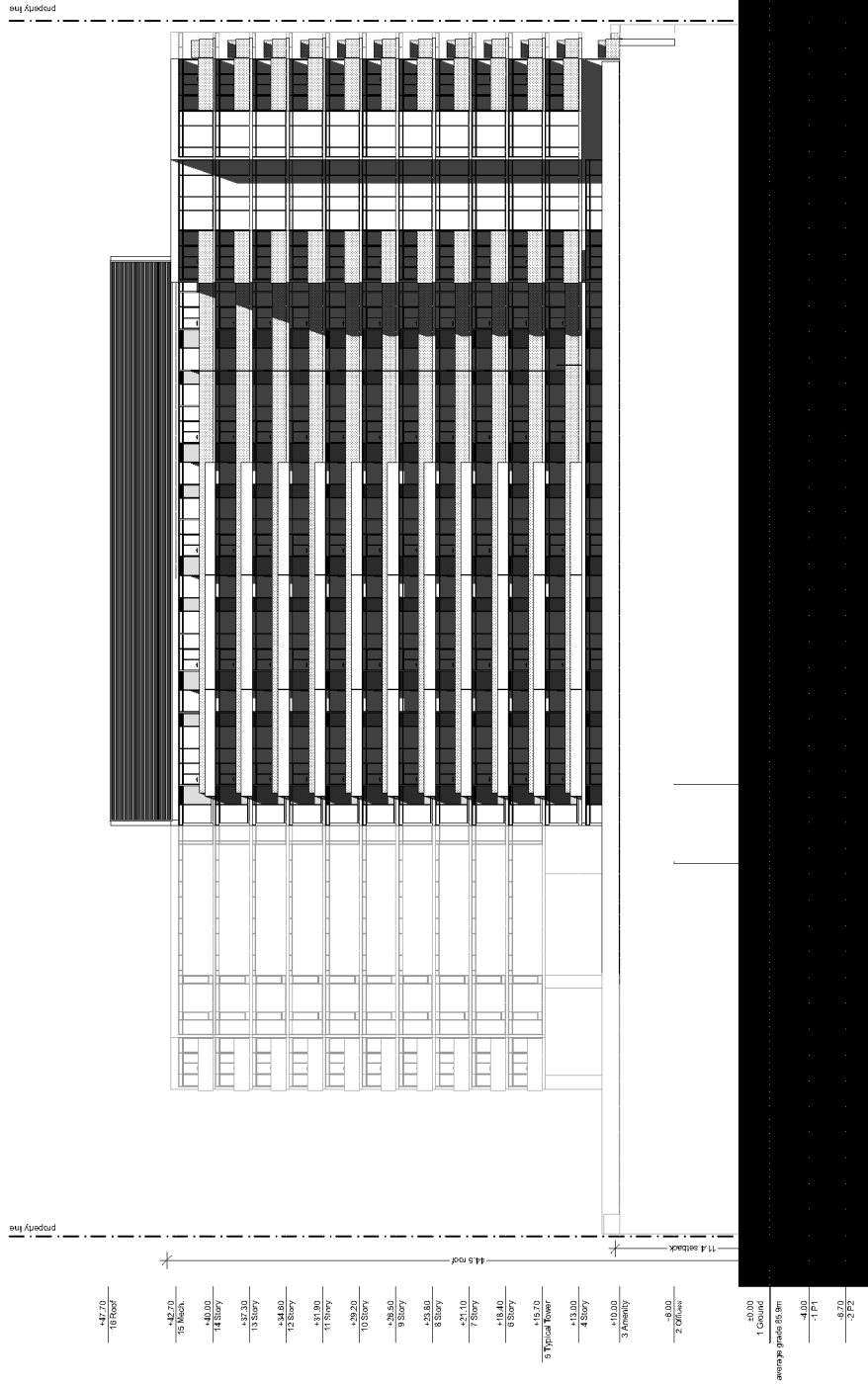
West Elevation

1071 King Street West

Applicant's Submitted Drawing

Not to Scale
 08/10/12

File # 11_251394



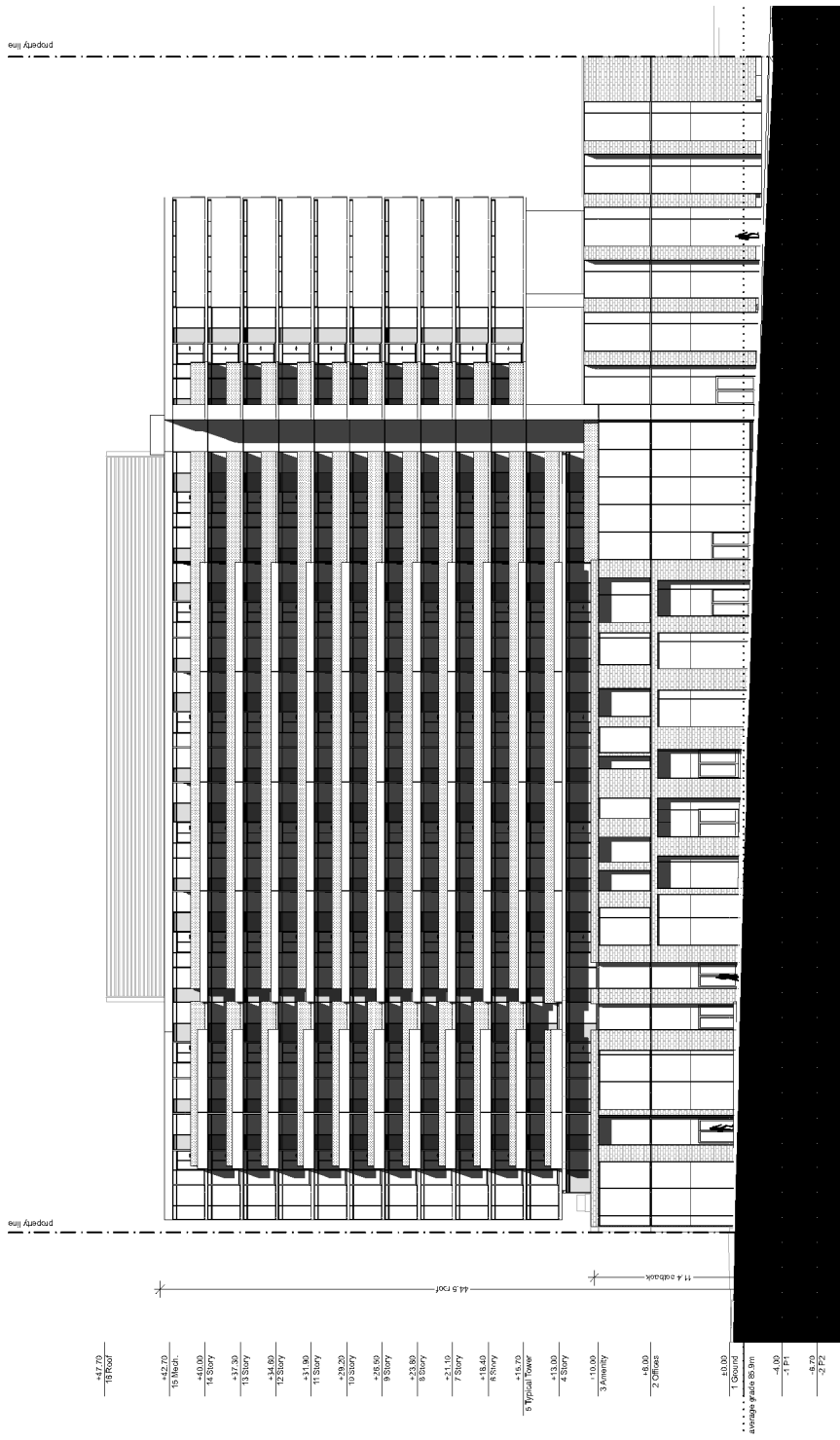
South Elevation

1071 King Street West

Elevations
 Applicant's Submitted Drawing

Not to Scale
 08/10/12

File # 11_251394



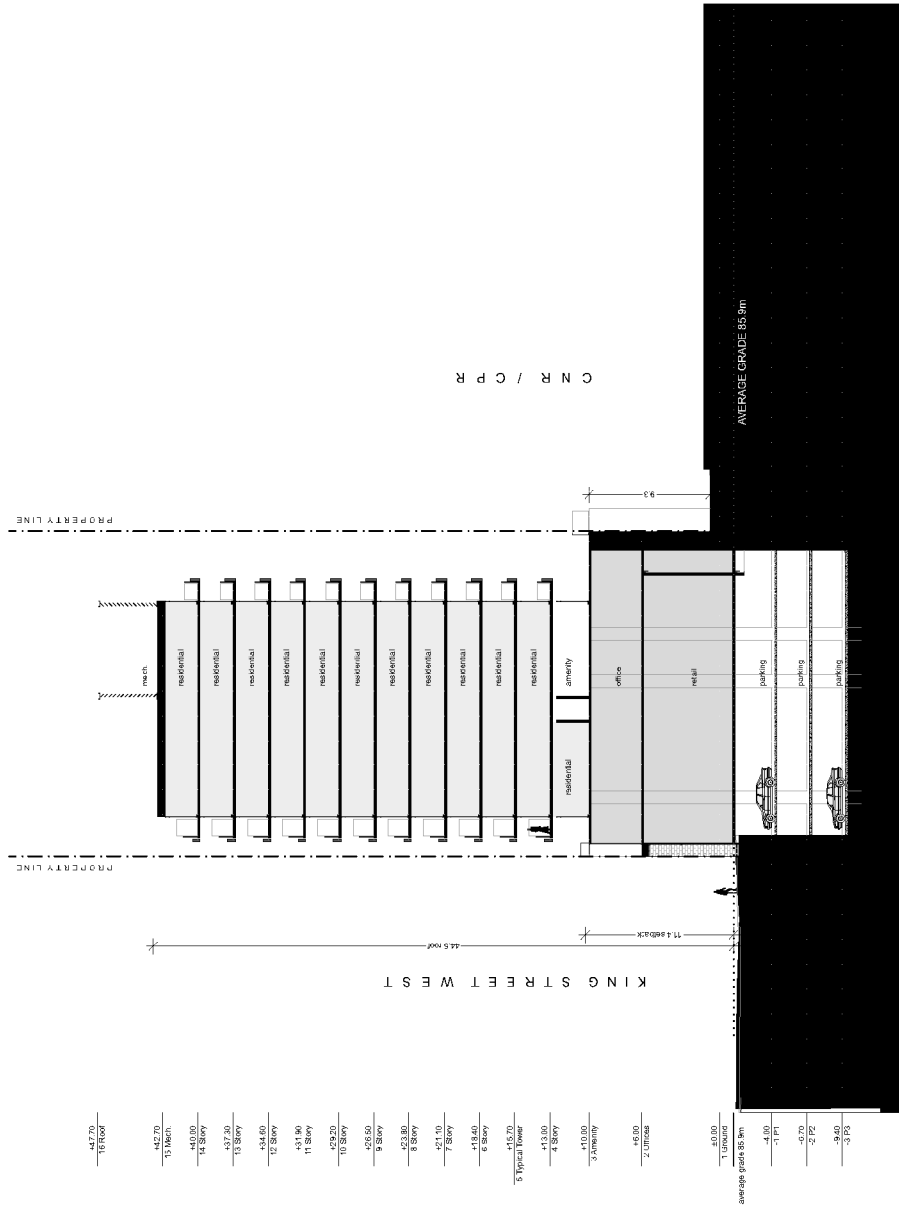
1071 King Street West

Elevations

Applicant's Submitted Drawing

Not to Scale
08/10/12

File # 11_251394



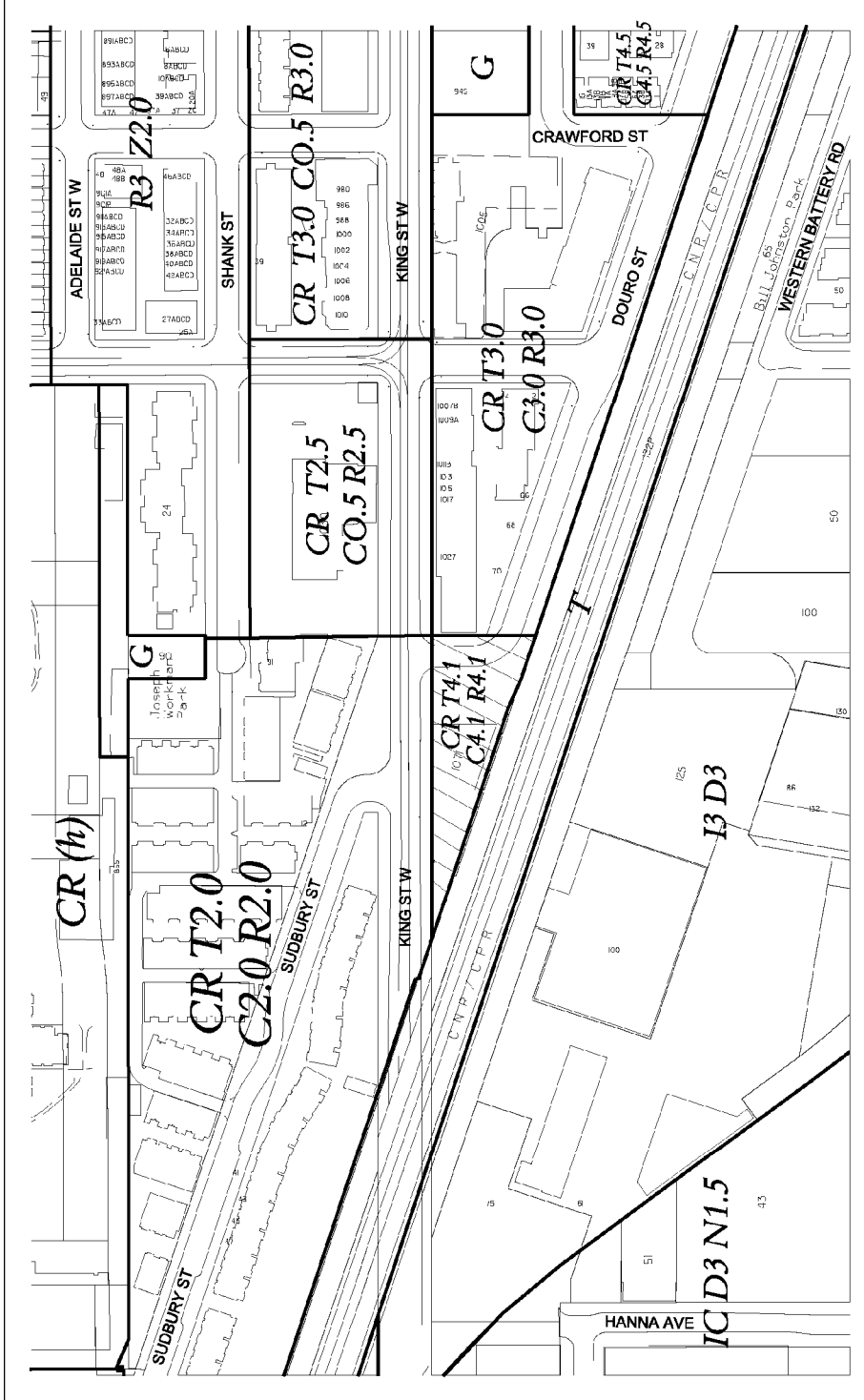
1071 King Street West

Sections
 Applicant's Submitted Drawing

Not to Scale
 08/10/12

File # 11_251394

**Attachment 3:
Zoning**



1071 King Street West
File # 11-251394

Toronto Urban Development Services
Zoning

- G Parks District
- CR Mixed-Use District
- I3 Industrial District
- R3 Residential District

Not to Scale
Zoning By-law 438-86 as amended
Extracted 09/08/12 - jb



Attachment 4: Application Data Sheet

Application Type	Rezoning	Application Number:	11 251394 STE 19 OZ
Details	Rezoning, Standard	Application Date:	Mar 21, 2012
Municipal Address:	1071 KING ST W		
Location Description:	**GRID S1908		
Project Description:	Proposal to construct a 14-storey mixed-use building (16,323m ²) with a two lower level parking facility (154 parking spaces), ground and second floor commercial units (Retail:684m ² , Office: 1,992m ²) and 205 residential units (13,647m ²) on the remaining upper levels.		

Applicant:	Agent:	Architect:	Owner:
FIRST CAPITAL CORPORATION		TACT Architecture Inc.	First Capital Corporation

PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:
Zoning:	CR T4.1 C4.1 R4.1	Historical Status:
Height Limit (m):	18	Site Plan Control Area:

PROJECT INFORMATION

Site Area (sq. m):	2302	Height: Storeys:	14
Frontage (m):	89.8	Metres:	42.7
Depth (m):	39.9		
Total Ground Floor Area (sq. m):	2258		Total
Total Residential GFA (sq. m):	13647	Parking Spaces:	154
Total Non-Residential GFA (sq. m):	2676	Loading Docks	1
Total GFA (sq. m):	16323		
Lot Coverage Ratio (%):	70.5		
Floor Space Index:	7.09		

DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

Tenure Type:	Condo		Above Grade	Below Grade
Rooms:	-	Residential GFA (sq. m):	13,647	0
Bachelor:	-	Retail GFA (sq. m):	684	539
1 Bedroom:	-	Office GFA (sq. m):	1,992	0
2 Bedroom:	-	Industrial GFA (sq. m):	0	0
3 + Bedroom:	-	Institutional/Other GFA (sq. m):	0	0
Total Units:	205			

CONTACT: PLANNER NAME: Graig Uens, Planner
TELEPHONE: (416) 397-4647