

**22 John Street, 33 King Street and 2 Elsmere Avenue  
(The Weston Community Cultural Hub) - Official Plan  
Amendment and Zoning By-law Amendment Application  
- Preliminary Report**

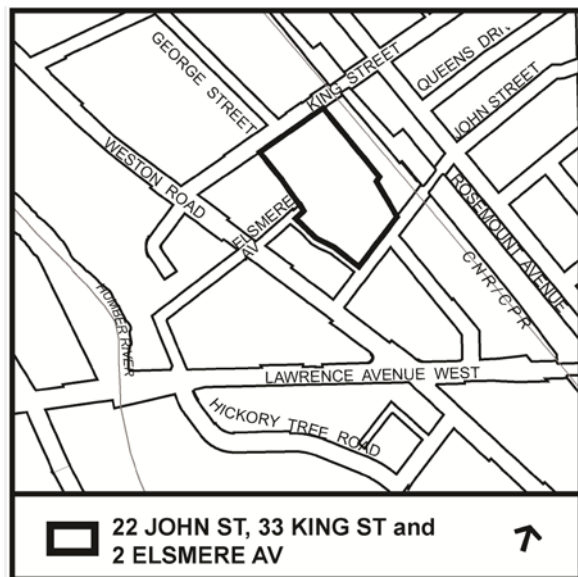
<b>Date:</b>	August 18, 2015
<b>To:</b>	Etobicoke York Community Council
<b>From:</b>	Director, Community Planning, Etobicoke York District
<b>Wards:</b>	Ward 11 – York South-Weston
<b>Reference Number:</b>	15 170792 WET 11 OZ

**SUMMARY**

This application proposes to amend the Official Plan, the former City of York Zoning By-law No. 1-83 and City of Toronto Zoning By-law 569-2013 to permit the development of a 30-storey, 370-unit rental apartment building, seven at-grade townhouses and a 1,200 m<sup>2</sup> outdoor community open space at 22 John Street, which will be used for a Farmers Market and public open space. A 794 m<sup>2</sup> Creative Cultural Hub with 26 affordable live/work artist units is also proposed at 33 King Street and 2 Elsmere Avenue, with 70 new Toronto Parking Authority (TPA) parking spaces on the lands municipally known as 14 John Street.

In addition, 3,897 m<sup>2</sup> of vacant ground floor space at 33 King Street is proposed to be converted to a self-storage facility. Parking for the proposed development at 22 John Street would be provided in an underutilized parking garage located at 33 King Street.

The Weston community has been identified as one of the City's 31 Neighbourhood



Improvement Areas (NIA's). The proposed development, along with local expansion of public transit by Metrolinx and GO Transit, will contribute to an area-wide social and economic revitalization.

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

A community consultation meeting arranged by staff in consultation with the Ward Councillor has been scheduled for September 16, 2015. A Final Report and statutory public meeting under the *Planning Act* to consider this application is targeted for the November 10, 2015 meeting of Etobicoke York Community Council provided that all required information is submitted by the applicant in a timely manner.

## **RECOMMENDATIONS**

---

### **The City Planning Division recommends that:**

1. Staff be directed to schedule a community consultation meeting in September 2015 for the lands at 22 John Street, 33 King Street and 2 Elsmere Avenue 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 of the *Planning Act*.

### **Financial Impact**

The recommendations in this report have no financial impact.

The Affordable Housing Office in consultation with relevant City Divisions, as directed by City Council at its meeting of March 31, 2015, will report through Executive Committee to City Council on the final funding and program for the Community/Cultural Hub, the live/work units and the open space area required for final approval. A Final Report from the Affordable Housing Office is targeted for the December 1, 2015 meeting of Executive Committee. The Final Reports from City Planning and the Affordable Housing Office would both be considered by City Council at its meeting of December 9 and 10, 2015.

## **DECISION HISTORY**

In July 2010, City Council directed the Project Director, Tower Renewal Office to work with the Chief Planner and Executive Director, City Planning, the Executive Director, Social Development, Finance and Administration, the General Manager, Economic

Development and Culture and other divisions as required, to assess the opportunities in the Weston and Mount Dennis area to apply tower renewal concepts. The decision of City Council can be found at the following link:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2010.EX45.52>

In May 2011, City Council adopted a staff report prepared by the Economic Development and Culture Division entitled *Creative Capital Gains: An Action Plan for Toronto*, which tabled a report on behalf of Toronto's Creative Capital Advisory Council, a volunteer council co-chaired by the Chair of the Economic Development Committee and leaders in business, creative industries and not-for-profit arts community. This report made a number of recommendations to the City designed to enhance Toronto's place as a leading international cultural centre and to increase the role of culture in the economic and social development of the City. Its recommendations included: "3.2 - *Support the development of the Cultural/Creative Hub in Weston Mount Dennis and use it to showcase the community's history.*" The decision of City Council and accompanying reports can be found at the following link:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2011.ED3.3>

In March 2012, City Council adopted a staff report prepared by City Planning and Social Development Finance and Administration staff entitled *Weston 2021 Revitalization Strategy - Request for Direction Report*, which provided a summary and update on City and agency initiatives in the Weston community. It recommended that Council endorse the revitalization approach and the establishment of an inter-divisional implementation team to coordinate the revitalization initiatives in the community of Weston. In particular, the report described the significant efforts by the community, stakeholders and staff in supporting this initiative, including the Weston Design Charrette held during 2011, the work of the not-for-profit Urban Land Institute (ULI) Technical Assistance Panel (TAP) in bringing experts in the field of real estate, planning and development to collaborate on complex land use and redevelopment matters to determine the feasibility of the Weston Design Charrette findings and Artscape in developing the Feasibility Study for a Community Cultural Hub in Weston Mount Dennis. In an effort to support and stimulate social, cultural and economic revitalization and to further establish the community of Weston as a destination, the strategy also identified the Weston Community Cultural Hub as one of its Signature Initiatives. The decision of City Council and accompanying documents can be found at the following link:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2012.EY13.3>

In August 2012, the Toronto Parking Authority (TPA) issued *The Development Opportunity – 16 John Street in the Historic Village of Weston – For Sale By Expression of Interest (EOI)*, prepared by Lennard Commercial Realty. Through the EOI, the Rockport Group was chosen as the successful bidder. To achieve its vision for the community, Rockport's proposal includes Woodburn Capital (owners of the adjoining apartment building at 33 King Street) and Toronto Artscape as active participants.

In December 2013, City Council authorized the sale of part of 22 John Street to accommodate a pedestrian bridge over the Georgetown South rail corridor/Union-Pearson Air-Rail Link at the John Street location as well as to support redevelopment of the surface parking lot at 22 John Street, which includes a residential component, a replacement municipal parking facility, a Farmer's Market and a Cultural Hub. The decision of City Council can be viewed at:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2013.GM26.17>

In August 2014, City Council adopted a staff report prepared by the Affordable Housing Office entitled *Development of a Community/Cultural Hub in Weston - Mount Dennis - Status Report* and directed staff to conduct the necessary due diligence on the Weston Mount Dennis Community/Cultural Hub Proposal and report to Council through the Executive Committee on funding and other resources required to proceed. The decision of City Council can be viewed at:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2014.EX44.19>

In March 2015, City Council adopted a further staff report prepared by the Affordable Housing Office entitled *The Weston Community/Cultural Hub: Next Steps* and directed staff to report on the final funding and program for the Community/Cultural Hub, the 26 live/work units and the open space area when City Council considers the land use approvals for the overall project. A final report from the Affordable Housing Office on these matters is targeted for the December 1, 2015 meeting of Executive Committee. The decision of City Council can be viewed at:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2015.EX4.6>

The current Official Plan and Zoning By-law Amendment application for 22 John Street, 33 King Street and 2 Elsmere Avenue was received on June 9, 2015.

## **Pre-Application Consultation**

Over the last two and a half years, several pre-application meetings have been held with various City divisions and the applicant (Rockport Group) to discuss the development proposal, complete application submission requirements, and the status of the proposal relative to the City's Official Plan, applicable Zoning By-laws and Urban Design Guidelines. Additional pre-application consultation meetings and discussions were held with the applicant and City Planning staff throughout the period of May 2014 to May 2015.

The Ward Councillor also held community information meetings on March 19, 2014 and June 2, 2015 with City Planning staff and the applicant in attendance, to present the proposal to the community and obtain feedback/comments. Additional meetings were held with the Ward Councillor, community associations and the John Street Working Group (established by the Ward Councillor), over the period of October 2013 to June 2015. The overall proposal presented to the community at these meetings was essentially the same in terms of layout and design as the current proposal being reviewed by staff.

However, the original proposal included an 18-storey 302 unit apartment building that stepped down to 8-storeys with 3-storey townhouses at-grade and a 1,200 m<sup>2</sup> outdoor community open space at 22 John Street. A 794 m<sup>2</sup> Creative Cultural Hub with 26 live/work artist units at 33 King Street and 2 Elsmere Avenue were also included in the proposal.

At these meetings residents expressed overall comments of support for the proposed development. However, some residents also expressed concern over the height of the tower and the potential for shadow impacts, the provision of parking for visitors to the area and patrons of the Weston Farmer's Market, public realm improvements along John Street to Weston Road, community use of Cultural Hub, the removal of highly visible on-site hydro poles/lines and the enhancement of the existing Farmer's Market area.

During initial and subsequent reviews of the applicant's proposals, City Planning staff identified its incompatibility with the City's Tall Buildings Guidelines and requested the proposal be revised to be in keeping with the Urban Design Guidelines for Tall Buildings, performance standards. Staff also noted concerns with site access and circulation, loading and garbage collection and potential noise and vibration and pedestrian-level winds.

An advisory panel chaired by the Ward Councillor was also created to discuss and address issues raised by the community. The panel was comprised of area residents, City Planning staff, the applicant and their architect.

## **ISSUE BACKGROUND**

### **Proposal**

The applicant is proposing the development of a 30-storey, 370-unit rental apartment building, seven at-grade townhouses and a 1,200 m<sup>2</sup> outdoor community open space at 22 John Street, which will be used for a Farmers Market and public open space. A 794 m<sup>2</sup> Creative Cultural Hub with 26 affordable live/work artist units is also proposed at 33 King Street and 2 Elsmere Avenue, with 70 new TPA parking spaces on the lands municipally known as 14 John Street, which is currently vacant. It is intended that site access for servicing, loading and garbage pick-up for the proposed apartment building be provided via 14 John Street. The Creative Cultural Hub would be operated by Artscape.

In addition, 3,897 m<sup>2</sup> of vacant ground floor space at 33 King Street is proposed to be converted to a self-storage facility. Parking for the proposed development at 22 John Street would be provided by in an underutilized parking garage located at 33 King Street (see Attachment Nos. 1a and 1b: Site Plan and 2a, 2b, 2c and 2d: Elevations). Further information on the proposal is contained in Attachment 5, Application Data Sheet.

### **Site and Surrounding Area**

The subject property is located at the northeast quadrant of Weston Road and John Street and is comprised of three properties, 22 John Street, 33 King Street and 2 Elsmere

Avenue. The overall site is irregular in shape and is approximately 1.75ha (4.3 acres) in area. The 22 John Street site is currently occupied by a Toronto Parking Authority paid parking lot.

Surrounding land uses include:

North: A rental apartment building municipally known as 33 King Street and the 35 King Street Business Centre, Costi Employment Services, a TPA Parking lot, a Toronto Public Library, senior's residence, institutional and residential uses and two local schools (H.J. Alexander Community School and St. John the Evangelist Catholic School).

South: A car dealership, rental apartment buildings, institutional, residential and local business uses, the new Weston Go Station and professional offices including a pharmacy.

East: Metrolinx and Canadian Pacific Railway (CPR) rail corridor, residential uses, a low-rise apartment building, local and professional businesses and C.R. Marchant Middle School.

West: Vacant parcel of land (14 John Street) and surface parking, commercial and local business uses including a bank of Montréal, Royal Bank and Shoppers Drugmart.

## **Provincial Policy Statement and Provincial Plans**

The Provincial Policy Statement (PPS), 2014 provides policy direction on matters of provincial interest related to land use planning and development. These policies support the goal of enhancing the quality of life for all Ontarians. Key objectives include: building strong, healthy communities; wise use and management of resources; and protecting public health and safety. The PPS recognizes that local context and character is important. Policies are outcome-oriented, and some policies provide flexibility in their implementation provided that provincial interests are upheld. 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 lands are designated *Mixed Use Areas* on Land Use Map 14 in the Official Plan (see Attachment 4). This designation provides for a range of commercial, residential,

and institutional uses, in single use or mixed use buildings, as well as parks, open spaces and utilities and provides criteria to direct the form and quality of development. It is one of four designations identified in the Official Plan providing opportunities for increased jobs and/or population. The Official Plan states that “*Mixed Use Areas* will absorb most of the anticipated increase in retail, office and service employment in Toronto in the coming decades, as well as much of the new housing.” However, not all *Mixed Use Areas* will experience the same scale or intensity of development. The policies of *Mixed Use Areas* require new development to provide a transition between areas of different development intensity and scale.

The Official Plan criteria to evaluate developments in *Mixed Use Areas* is set out in Policy 4.5.2, which requires developments in these areas to create a balance of high quality commercial, residential, institutional and open space uses that:

- (a) reduces automobile dependency and meets the needs of the local community;
- (b) provides new jobs and homes for Toronto’s growing population on underutilized lands in the Downtown and other lands designated *Mixed Use Areas*;
- (c) locates and masses new buildings to provide a transition between areas of different development intensity and scale, as necessary to achieve the objectives of the Plan, through means such as providing appropriate setbacks and/or stepping down heights, particularly towards lower scale *Neighbourhoods*;
- (d) locates and masses new buildings so as to adequately limit shadow impacts on adjacent *Neighbourhoods*, particularly during the spring and fall equinoxes;
- (e) locates and masses new buildings to frame the edges of streets and parks with good proportion and maintaining sunlight and comfortable wind conditions for pedestrians on adjacent streets, parks and open spaces;
- (f) provides an attractive, comfortable and safe pedestrian environment;
- (g) have access to schools, parks, community centres, libraries and childcare;
- (h) take advantage of nearby transit services;
- (i) provides good site access and circulation and an adequate supply of parking for residents and visitors;
- (j) locates and screens service areas, ramps and garbage storage to minimize the impact on adjacent streets and residences; and
- (k) provides indoor and outdoor recreation space for building residents in every significant multi-unit residential development.

The Built Form policies in Section 3.1.2 of the Official Plan will also be utilized to assess the proposed development. Specifically, regard will be given to Policy 3.1.2.1 which states: "New development will be located and organized to fit within its existing and/or planned context. It will frame and support adjacent streets, parks and open spaces to improve the safety, pedestrian interest and casual views to these spaces from the development by:

- a) generally locating buildings parallel to the street or along the edge of a park or open space with a consistent front yard setback.;
- b) locating main building entrances so that they are clearly visible and directly accessible from the public sidewalk;
- c) providing ground floor uses that have views into and, where possible, access to, adjacent streets, parks and open spaces; and
- d) preserving existing mature trees wherever possible and incorporating them into landscaping designs.

Other Built Form policies of the Plan that will be considered in review of this application include policies 3.1.2.2, 3.1.2.3, 3.1.2.4 and 3.1.2.5. Section 3.1.3 Built Form – Tall Buildings, and specifically policies 3.1.3.1 and 3.1.3.2, will also be considered in conjunction with the City’s Tall Buildings Guidelines.

Section 3.2.1 Housing policies, will also be considered in assessment and evaluation of this proposal.

Other Official Plan policies that will provide guidance in the review of this application include Site and Area Specific Policies No. 45 and 51 which apply to lands located in the Weston Village and Weston Area as identified on SASP Maps 45 and 51 in the Official Plan.

SASP 45 states that new buildings within Weston Village will have a maximum height of 8 storeys (24 metres). They should be sited at the front lot line and oriented to the adjacent street, similar to existing low-rise buildings along Weston Road. On John Street, building height will be limited to 3 storeys (9 metres) at the street frontage but may step back to the 8 storeys (24 metres) maximum. Part (b) of this policy provides further provisions for the reinforcement of the Weston Village as a focal point of the Weston Community.

SASP 51 states that view corridors to the Humber Valley from street intersections of Weston Road in the Weston community should be maintained. Links between the Weston community and the Humber Valley will be improved by adding and improving existing pedestrian connections including: an expansion of the pedestrian/bicycle trail system north of Cruickshank Park and establishing additional amenities for park users such as a café, retail pavilion and washrooms. Part (b) of this policy states that a significant open space feature should be provided in the Lawrence employment area.

## **Zoning**

The site is zoned MCR (Main Street Commercial /Residential Zone) in the former City of York Zoning By-law No. 1-83. This zoning permits a range of uses including residential uses such as townhouses and apartments, and non-residential uses such as retail stores, restaurants, recreational uses, theatres, hotels, institutional uses and office, among others (see Attachment 3a).



The property at 33 King Street also has a Site-specific prevailing Zoning By-law No. 197 that permits the existing development and provides specific permissions relative to parking provisions.

Site-specific Zoning By-law No. 261 applies to 22 John Street and provides specific restrictions relative to the operation of any open air market. However, this by-law is not subject to this application.

The site is also zoned CR (Commercial Residential Zone) 2.5(c2.5; r2.0) with a density provision of 2.5 times the area of the lot and is subject to Development Standard Set SS2, in the current City of Toronto Zoning By-law 569-2013 (see Attachment 3b). This zoning permits a mix of commercial and residential uses. In addition, the King Street site is subject to Exception CR 973 and the John Street site to Exception CR 974. Building setbacks, angular planes and other performance standards affecting the lands are outlined in the Development Standards Set No. 3 (SS2) of the Zoning By-law.

Exception CR 973 provides site specific development provisions relative to 33 King Street and indicates that Site-Specific Zoning By-law 197 of the former City of York By-law No. 1-83 continues to prevail. Exception CR 974 also provides site specific development provisions relative to 22 John Street and indicates that Site-Specific Zoning By-law 16(261) of the former City of York By-law No. 1-83 continues to prevail.

### **Site Plan Control**

The proposal is subject to Site Plan Control. A Site Plan application is expected to be received in August 2015 and will be reviewed concurrently with this application.

### **City-Wide Tall Building Design Guidelines**

In May 2013, Toronto City Council adopted the updated City-wide Tall Building Design Guidelines and directed City Planning staff to use these Guidelines in the evaluation of all new and current tall building development applications. The Guidelines establish a unified set of performance measures for the evaluation of tall building proposals to ensure they fit within their context and minimize their local impacts. The City-wide Guidelines are available at <http://www.toronto.ca/planning/tallbuildingdesign.htm>

### **Tree Preservation**

This application is subject to the provisions of the City of Toronto Private Tree Protection By-law. An Arborist Report, Tree Inventory and Tree Preservation Plan were submitted with the application, which are currently being reviewed by staff.

### **Archaeological Assessment**

The site is located within an area of Archeological Significance. A Stage 1 Archeological Assessment Report has been received and is currently being reviewed by staff.

## **Community Consultation**

On March 19, 2014 and June 2, 2015 the Ward Councillor held community information sessions to obtain feedback on the proposal. Planning and other city staff were in attendance with the applicant and between 30-50 area residents attended each meeting. Notification for the meeting was arranged by the Ward Councillor. Issues and concerns raised by the community include:

- density, height and built form;
- potential shadow impacts;
- potential noise and vibration issues;
- pedestrian-level winds;
- demands on existing City infrastructure (stormwater, sanitary and water);
- public realm enhancements on John Street;
- enhancement of the existing Farmer's Market;
- provision of parking for visitors and patrons to the Weston Farmer's Market;
- community use of the Creative Cultural Hub;
- removal of visible on-site hydro poles/lines; and
- lack of loading and garbage collection.

The applicant agreed to review the comments provided at the meetings and address as many concerns as possible prior to submitting the current application.

## **Reasons for the Application**

An Official Plan Amendment application is required to permit the proposed height of the development at 22 John Street, as it does not conform to Site and Area Specific Policy No. 45 of the Plan.

A Zoning By-law Amendment application is required to amend the former City of York Zoning By-law No. 1-83 and City of Toronto Zoning By-law 569-2013 to permit the height and density being proposed and to implement appropriate site-specific development standards to facilitate the proposed development. An Amendment to Site-specific By-law No. 197 for 33 King Street is also required to allow for additional uses on the ground floor (self-storage) and to amend the parking requirement to recognize the accommodation of required parking for the 22 John Street development.

## **COMMENTS**

### **Application Submission**

The following reports/studies were submitted with the application:

- Planning Rationale;
- Toronto Green Standard (TGS) Template and Checklist;

- Functional Servicing and Stormwater Management Report;
  - Arborist Report;
  - Stage 1 Archeological Assessment;
  - Transportation Impact Study;
  - Community Services and Facilities Study;
  - Sun / Shadow Study;
  - Draft Zoning By-law Amendment; and
  - Draft Official Plan Amendment.
- A Notification of Complete Application was issued on July 17, 2015.

### **Issues to be Resolved**

Based on a preliminary review of the proposal, Planning staff have identified the following issues/concerns:

- Conformity with the Official Plan and current Zoning By-laws;
- Conformity with the City's Urban Design Guidelines for Tall Buildings;
- Scale and mass of the development;
- Relationship of proposed development at 22 John Street to the existing building at 33 King Street;
- Site Servicing;
- Site functionality for pedestrian and vehicular access;
- Connection to the public realm and integration with the surrounding neighbourhood;
- Public realm improvements on John Street;
- Potential for noise and vibration impacts from the abutting rail line;
- Potential pedestrian-level winds;
- Potential shadowing impacts;
- Assessment of archeological significance;
- Site circulation, loading and garbage storage and collection; and
- Addressing the issues raised by the community at the community information meetings.

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**

Natasha Laing, Senior Planner  
Tel. No. (416) 394-8205  
Fax No. (416) 394-6063  
E-mail: nlaing@toronto.ca

## **SIGNATURE**

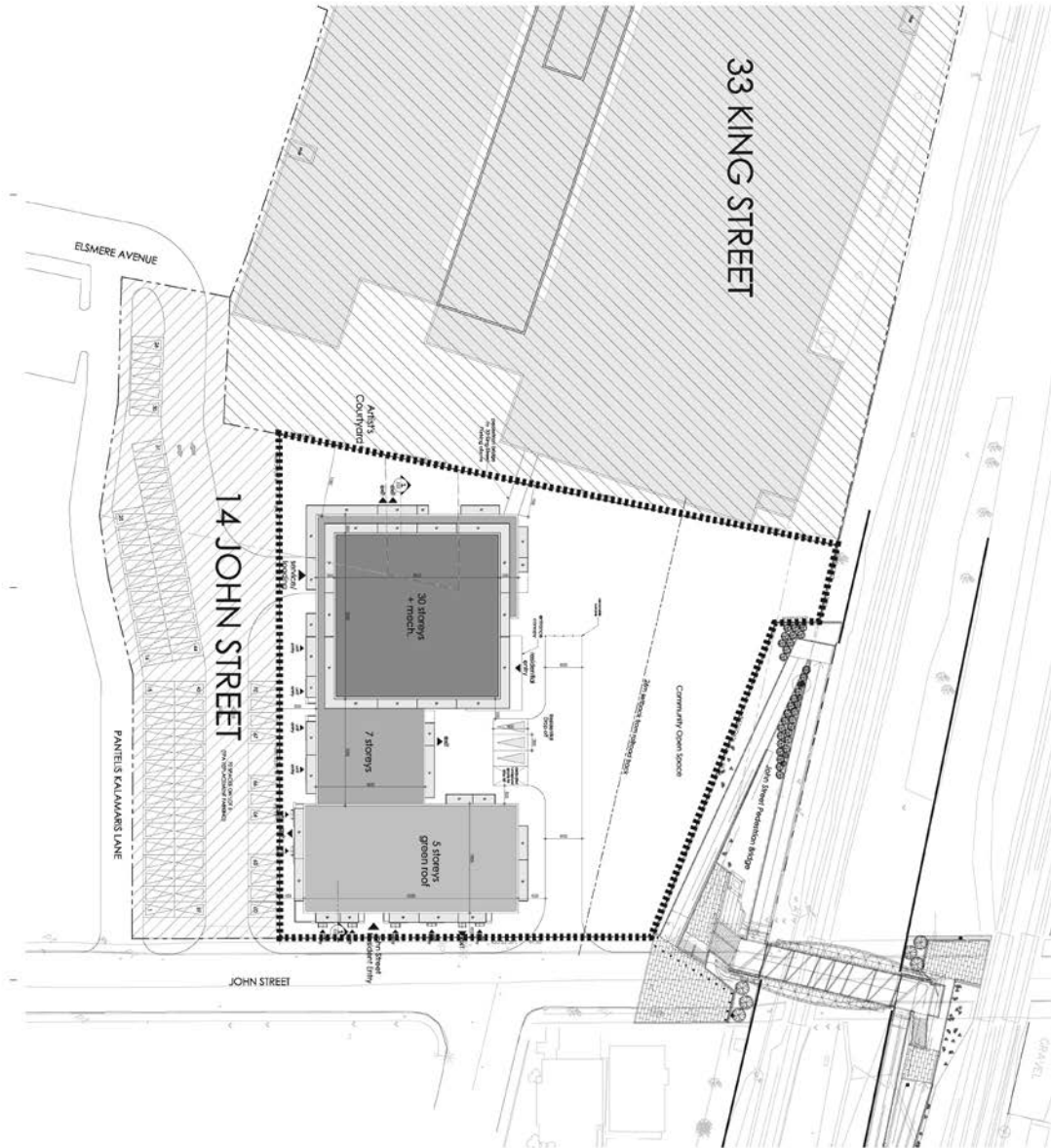
---

Neil Cresswell, MCIP, RPP  
Director of Community Planning  
Etobicoke York District

## **ATTACHMENTS**


Attachment 1a: Site Plan (22 John Street)  
Attachment 1b: Site Plan (33 King Street)  
Attachment 2a: Elevations (22 John Street)  
Attachment 2b: Elevations (22 John Street)  
Attachment 2c: Elevations (33 King Street)  
Attachment 2d: Elevations (33 King Street)  
Attachment 3a: Former City of York Zoning By-law No. 1-83  
Attachment 3b: City of Toronto Zoning By-law 569-2013  
Attachment 4: Official Plan  
Attachment 5: Application Data Sheet

**Attachment 1a: Site Plan – 22 John Street**



**Site Plan**

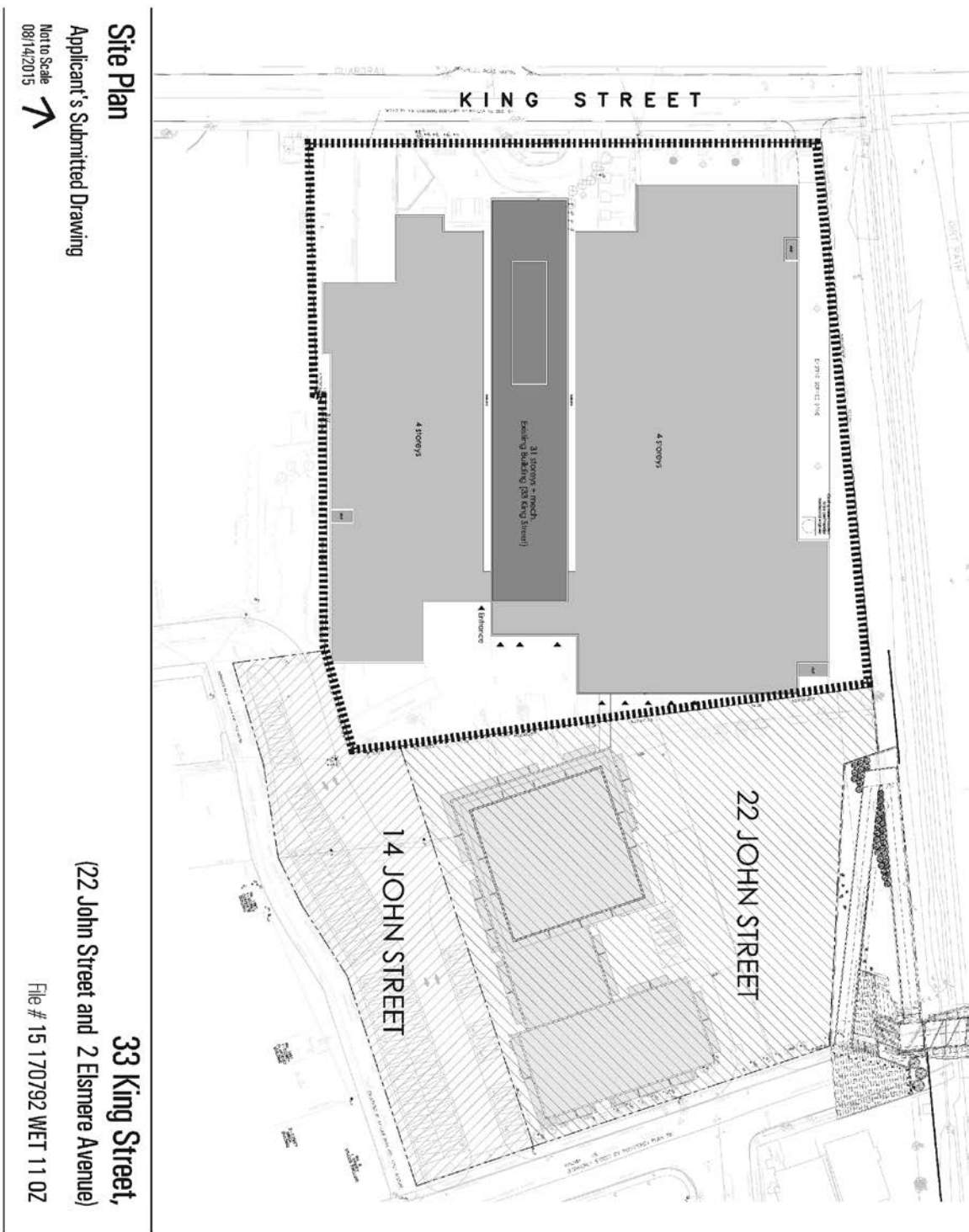
Applicant's Submitted Drawing

Not to Scale   
08/11/2015

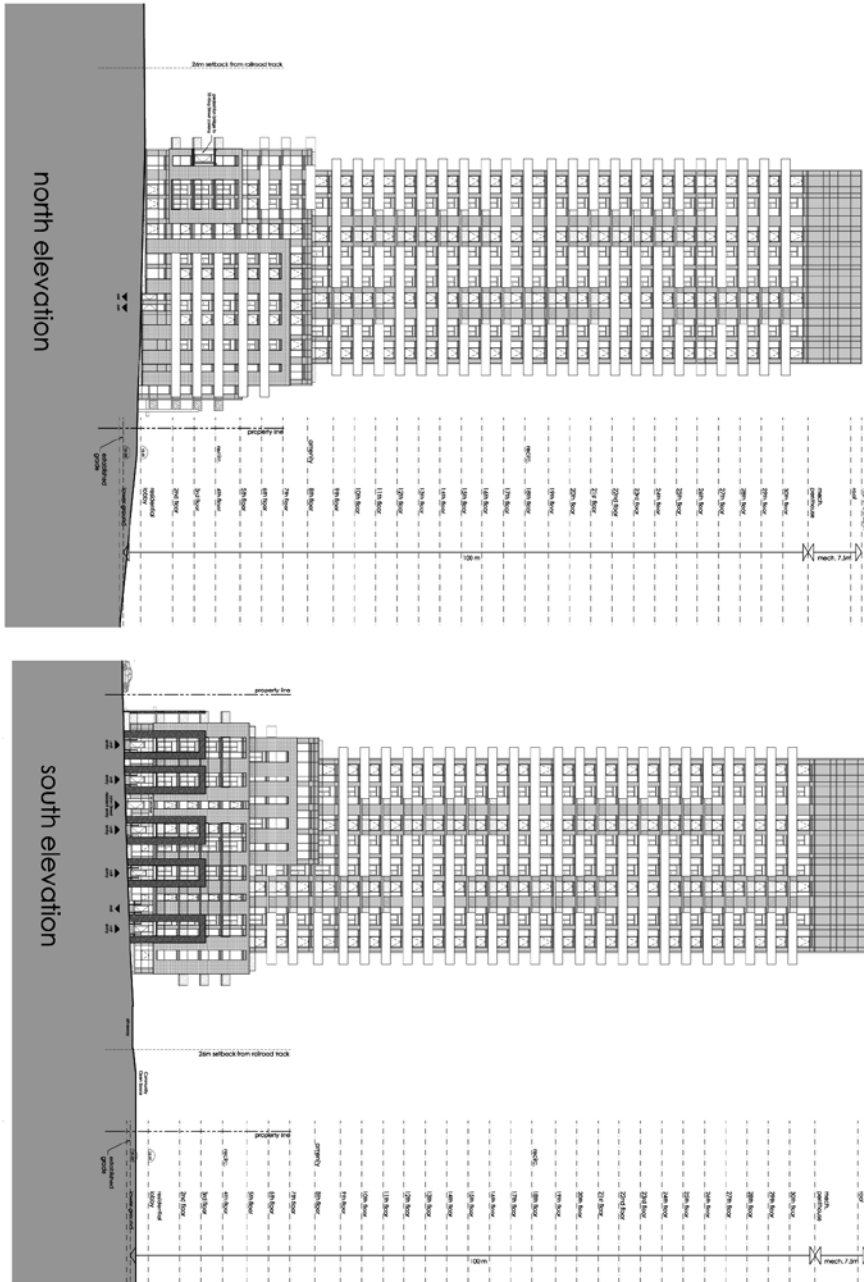
**22 John Street,  
(33 King Street and 2 Elsmere Avenue)**

File # 15 170792 WET 11 0Z

# Attachment 1b: Site Plan – 33 King Street



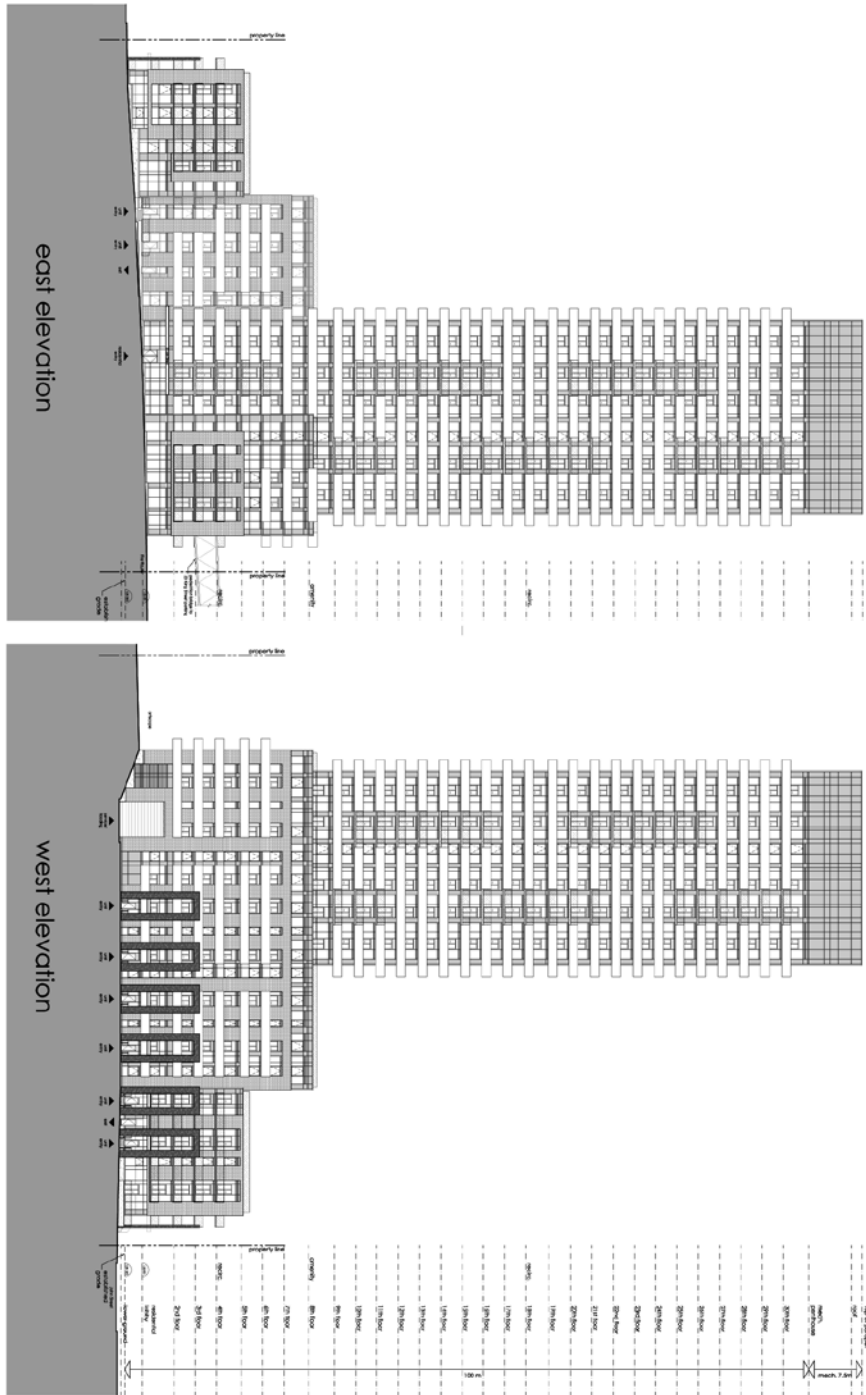
**Attachment 2a: Elevations – 22 John Street**



**Elevations**  
 Applicant's Submitted Drawing  
 Not to Scale  
 08/14/2015

**22 John Street,**  
 (33 King Street and 2 Elsmere Avenue)  
 File # 15 170792 WET 11 0Z

**Attachment 2b: Elevations – 22 John Street**



**Elevations**

Applicant's Submitted Drawing

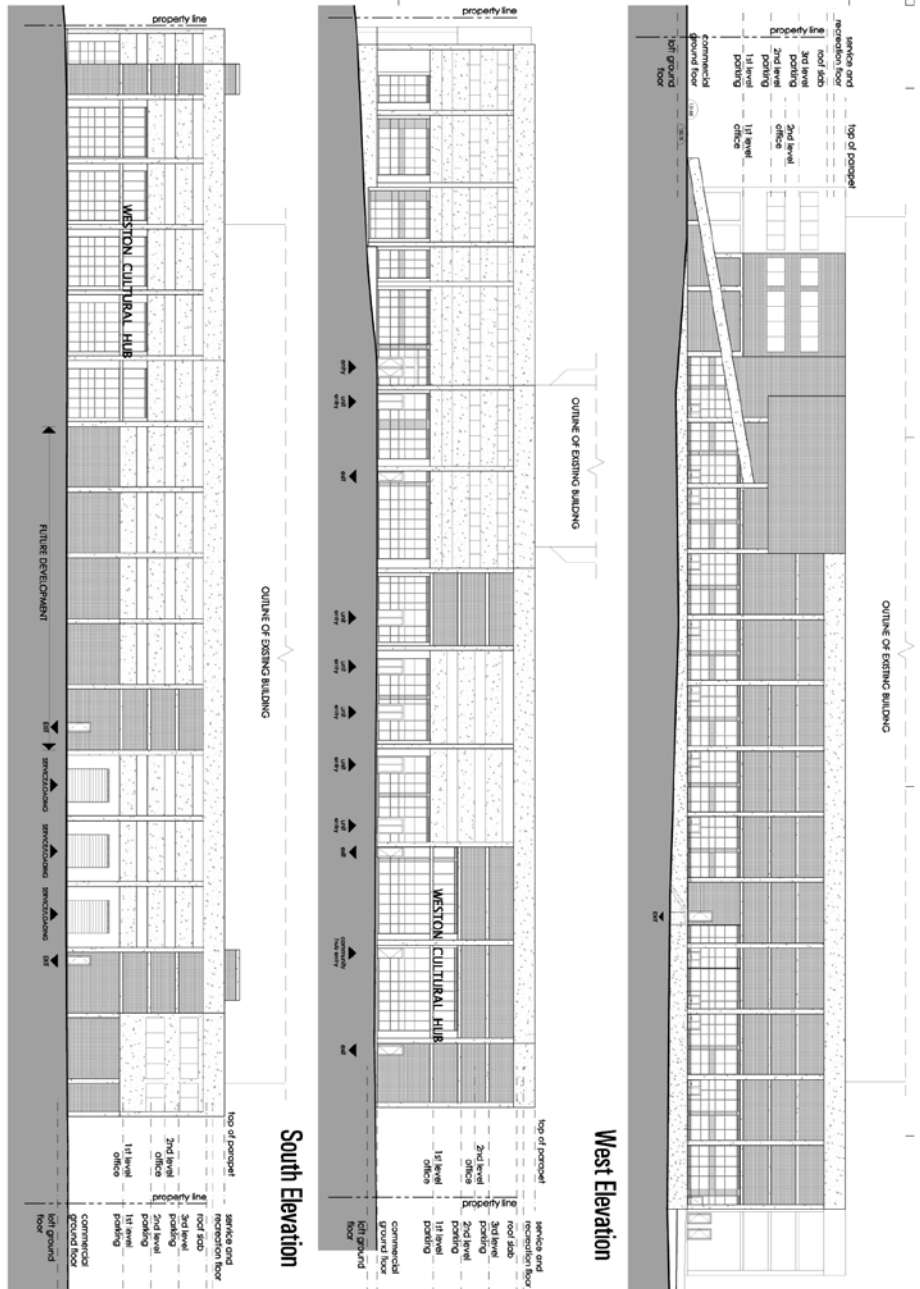
Not to Scale  
08/14/2015

**22 John Street,**  
**(33 King Street and 2 Elsmere Avenue)**

File # 15 170792 WET 11 02



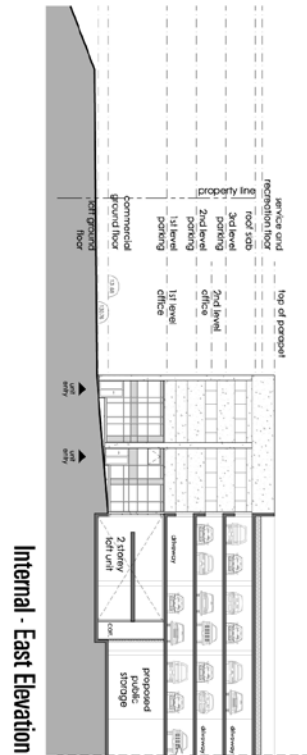
# Attachment 2c: Elevations – 33 King Street



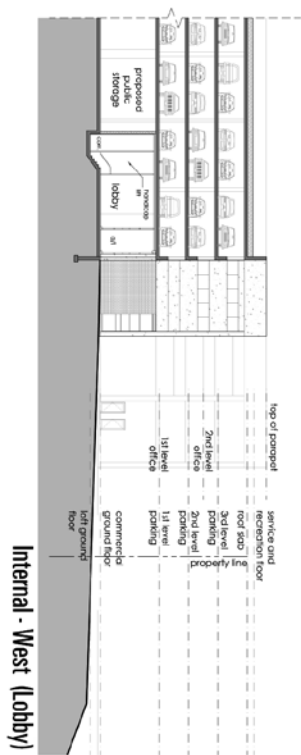
**Elevations**  
 Applicant's Submitted Drawing  
 Not to Scale  
 08/14/2015

**33 King Street,**  
 (22 John Street and 2 Elsmere Avenue)  
 File # 15 170792 WET 11 0Z

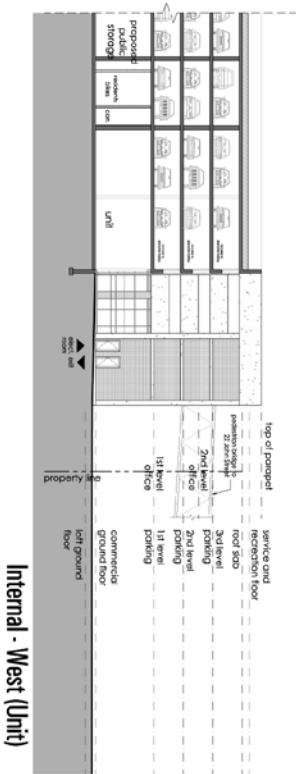
# Attachment 2d: Elevations – 33 King Street



**Internal - East Elevation**



**Internal - West (Lobby)**



**Internal - West (Unit)**

## Elevations

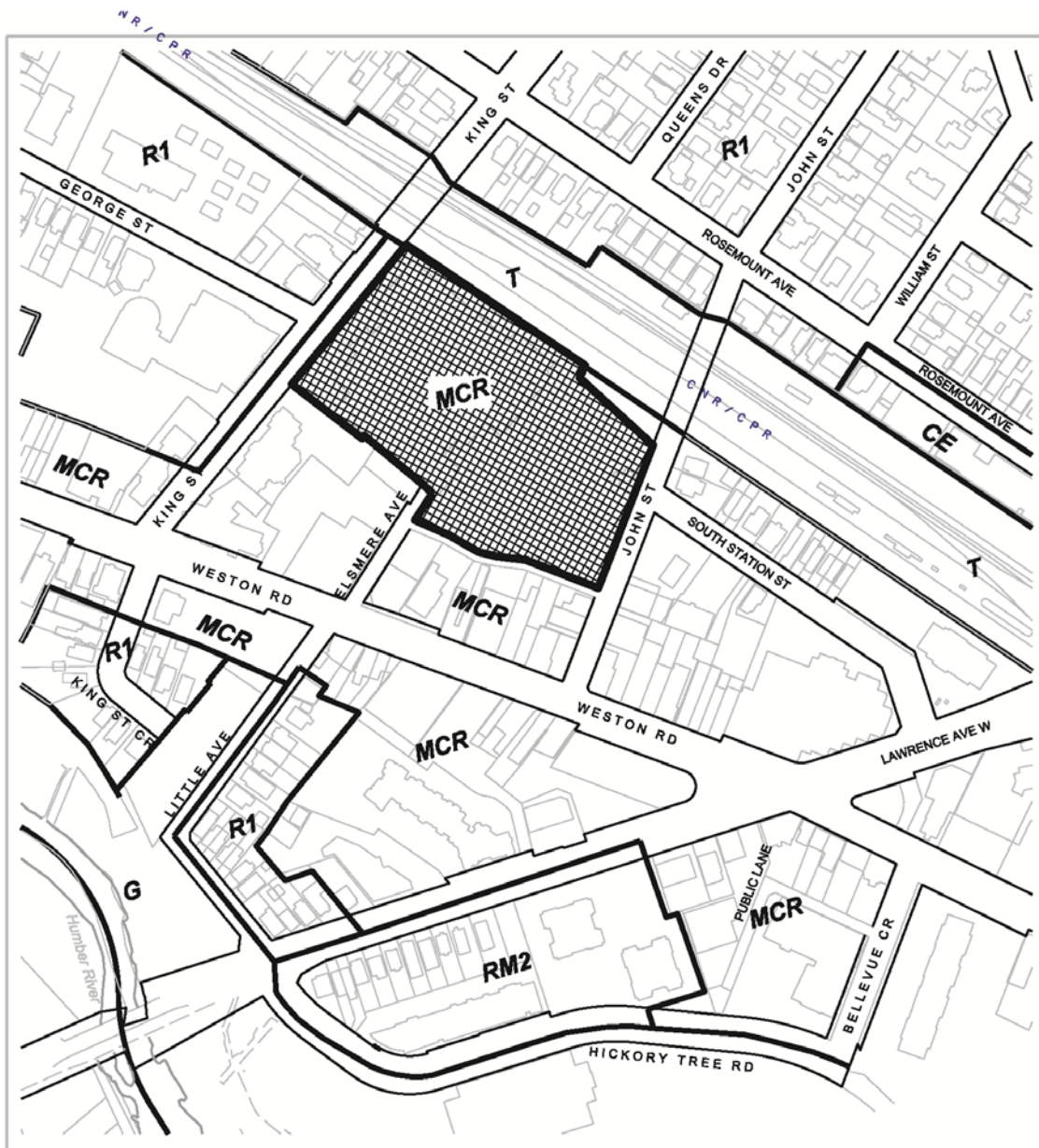
Applicant's Submitted Drawing

Not to Scale  
08/14/2015

**33 King Street,**  
(22 John Street and 2 Elsmere Avenue)

File # 15 170792 WET 11 0Z

Attachment 3a: Former City of York Zoning By-law No. 1-83



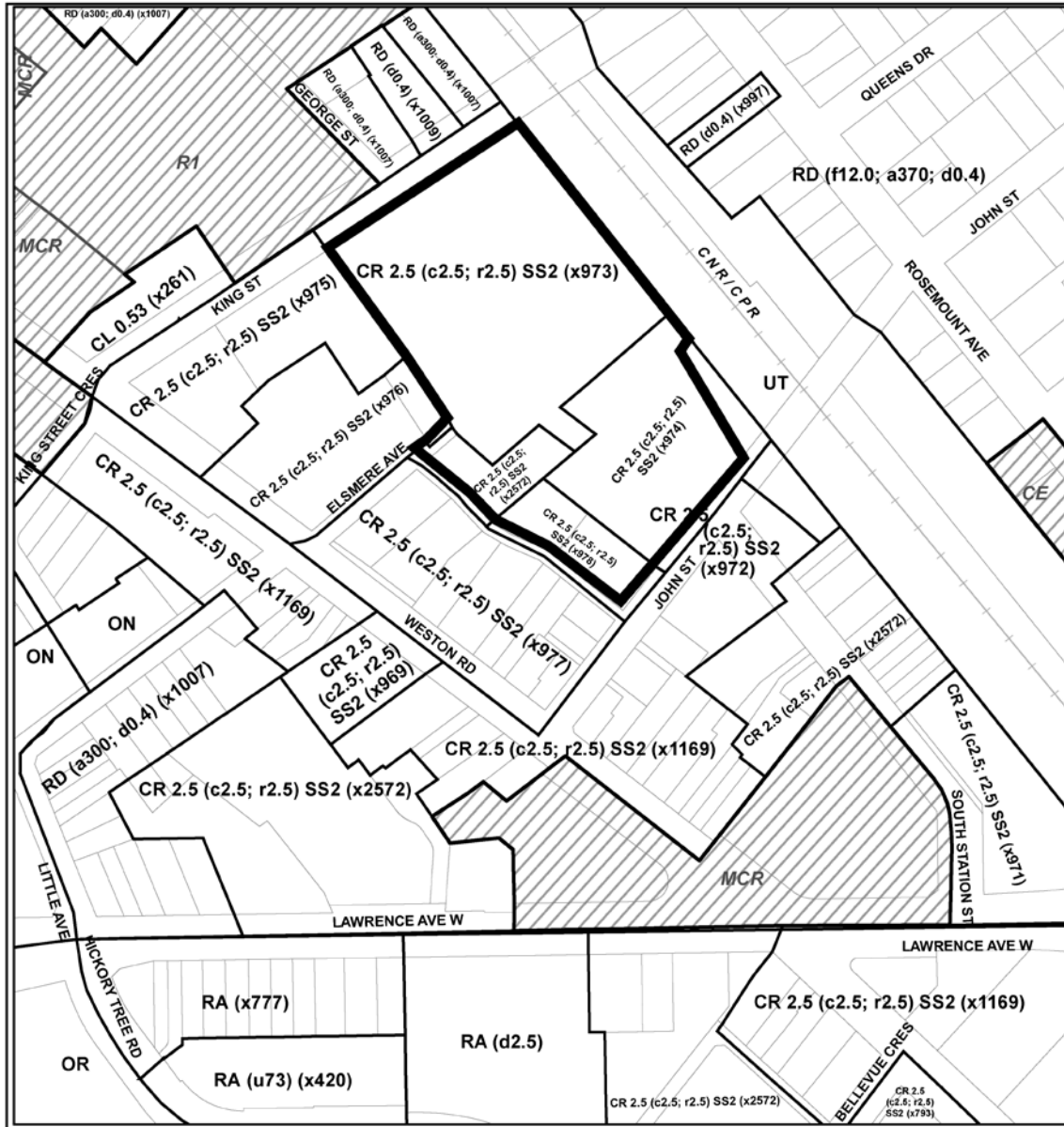
**TORONTO** City Planning  
Zoning

22 John Street, 33 King Street,  
and 2 Elsmere Avenue  
File # 15 170792 WET 11 02

- R1 Residential Zone
- MCR Mixed Commercial Residential
- CE Commercial Employment Zone
- T Transportation & Utilities
- G Green Open Space

↑  
Not to Scale  
Former York Zoning By-law 1-83  
Extracted 08/06/2015

## Attachment 3b: City of Toronto Zoning By-law 569-2013



**Toronto** City Planning  
**Zoning By-law 569-2013**

**22 John Street, 33 King Street and  
 2 Elsmere Avenue**  
 File # 15 170792 WET 11 0Z

- Location of Application
- RD** Residential Detached
- RA** Residential Apartment
- CR** Commercial Residential
- UT** Utility and Transportation

**ON** Open Space Natural

- See Former City of York Bylaw No. 1-83
- R1** Residential Zone
- MCR** Mixed Commercial Residential









Not to Scale  
 Extracted 08/05/2015

## Attachment 4: Official Plan



**TORONTO** City Planning  
**Extract from Official Plan**

**22 John Street, 33 King Street  
 and 2 Elsmere Avenue**  
 File # 15 170792 WET 11 0Z

- |  |   |  |
|--|---|--|
|  Site Location            |  Utility Corridors |  Parks & Open Space Areas |
|  Neighbourhoods           |  Natural Areas     |  Parks                    |
|  Apartment Neighbourhoods |   |  |
|  Mixed Use Areas          |   |  |

  
 Not to Scale  
 08/07/2015

## Attachment 5: Application Data Sheet

Application Type	Official Plan Amendment & Rezoning	Application Number:	15 170792 WET 11 OZ
Details	OPA & Rezoning, Standard	Application Date:	June 9, 2015

Municipal Address: 22 JOHN STREET, 33 KING STREET and 2 ELSMERE AVENUE  
 Location Description: \*\*GRID W1102  
 Project Description: Proposed amendments to the Official Plan and Zoning By-laws to permit the development of a 30 storey, 370-unit rental apartment building, 7 at-grade townhouses and a 1, 200 m<sup>2</sup> outdoor community open space at 22 John Street. A 794 m<sup>2</sup> Creative Cultural Hub with 26 live/work units is also being proposed at 33 King Street with 70 new TPA parking spaces on the lands municipally known as 14 John Street. Parking for the proposed development at 22 John Street will be provided in the underutilized parking garage space at 33 King Street. In addition, 3,897 m<sup>2</sup> of vacant ground floor space at 33 King Street is proposed to be converted to a self-storage facility.

<b>Applicant:</b>	<b>Agent:</b>	<b>Architect:</b>	<b>Owner:</b>
22 JOHN STREET DEVELOPMENTS	Rockport Group		CITY OF TORONTO

### PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:	SASP's 45 and 51
Zoning:	MCR and CR	Historical Status:	No
Height Limit (m):	8 Storeys	Site Plan Control Area:	Yes

### PROJECT INFORMATION

Site Area (sq. m):	17538	Height:	Storeys:	30	
Frontage (m):	85.93		Metres:	107.5	
Depth (m):	194 (irregular lot shape)				
Total Ground Floor Area (sq. m):	9995				<b>Total</b>
Total Residential GFA (sq. m):	62506		Parking Spaces:	563	
Total Non-Residential GFA (sq. m):	6122		Loading Docks	2	
Total GFA (sq. m):	68628				
Lot Coverage Ratio (%):	56.99				
Floor Space Index:	3.91				

### FLOOR AREA BREAKDOWN (upon project completion)

DWELLING UNITS			Above Grade	Below Grade
Tenure Type:	Rental			
Rooms:		Residential GFA (sq. m):	62506	0
Bachelor:	25	Retail GFA (sq. m):	87	0
1 Bedroom:	201	Office GFA (sq. m):	1484	0
2 Bedroom:	170	Industrial GFA (sq. m):	0	0
3 + Bedroom:	0	Institutional/Other GFA (sq. m):	4551	0
Total Units:	396			

<b>CONTACT:</b>	<b>PLANNER NAME:</b>	Natasha Laing, Planner
	<b>TELEPHONE:</b>	(416) 394-8205