

**1182 and 1221 King St W - Zoning Amendment
Application - Preliminary Report**

Date:	October 23, 2015
To:	Toronto and East York Community Council
From:	Director, Community Planning, Toronto and East York District
Wards:	Ward 14 – Parkdale-High Park
Reference Number:	15-193651 STE 14 OZ

SUMMARY

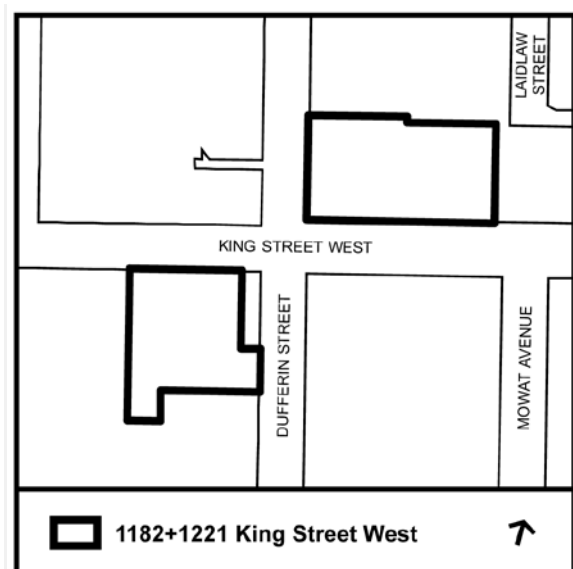
Lifetime Developments has submitted an application to amend the City's Official Plan and Zoning By-laws 438-86 and 569-2013. The application proposes a 21-storey residential building (73 m) with retail at grade and 448 residential units at 1182 King Street West and a 19-storey building (67 m) with retail at grade and 301 residential units at 1221 King Street West, located on opposite sides of the Dufferin/King intersection.

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

The next step is to schedule a community consultation meeting enabling the public to review the applicant's submission and ask questions of the applicant and City staff.

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

A final report is targeted for the 2nd quarter of 2016, provided 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 1182 King Street West and 1221 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 of the Planning Act.

Financial Impact

The recommendations in this report have no financial impact.

DECISION HISTORY

A series of site specific zoning exceptions were approved for these sites in the 1970s and 1980s. These are described in more detail in the section on Zoning below.

Pre-Application Consultation

A pre-application meeting was held on April 2, 2014. The proposal presented was similar to the application submitted, including one tall building consisting of a slab building and point tower on each site (29 storeys at 1182 King Street West and 24 storeys at 1221 King Street West). City Planning staff raised concerns including but not limited to height, overdevelopment, shadows on local parks, transition to Parkdale and adjacent neighbourhoods, the planned mid-rise context for this section of King Street West, compatibility with the low-rise streetwall along King Street West, unit mix and public realm issues, including shadowing on local parks and sidewalk widths. City Planning staff requested significant revisions to the building height, massing, stepbacks and setbacks, and a better relationship to the existing area context and parks and open spaces. Some changes were made following the pre-application meeting, the most significant being a reduction in the maximum height of the proposed buildings.

ISSUE BACKGROUND

Proposal

The application proposes a 21-storey residential building (66.3m plus mechanical penthouse to 73.0m) with retail at grade and 448 residential units at 1182 King Street West and a 19-storey building (60.3m plus mechanical penthouse to 67.0m) with retail at

grade and 301 residential units at 1221 King Street West, located on opposite sides of the Dufferin/King intersection. A total of 553 vehicle parking spaces are proposed. Both buildings are massed with 6 storey podiums (19 metres) along the street edge and stepbacks along King Street West of 4.8 metres to the 15 storey slab mid-sections (44.5 metres). Point towers rising to total heights of 19 storeys (67 metres) at 1221 King Street West and 21 storeys (73 metres) at 1182 King Street West are located above.

The proposed indoor amenity space is 461.9 square metres for 1182 King Street West (1.05 sq.m./unit) and 510.5 square metres for 1221 King Street West (1.70 sq.m./unit). The proposed outdoor amenity space is 514.1 square metres (1.17 sq.m./unit) for 1182 King Street West and 567.1 sq.m. (1.88 sq.m./unit) for 1221 King Street West.

The proposed unit mix includes 78% 1-bedroom units, 12% 2-bedroom units and 10% 3-bedroom units.

The applicant made the submission as one multi-site application for two non-contiguous properties, located on opposite sides of the intersection. While not the usual practice, there is merit in reviewing the combined impacts of the application as one.

Site and Surrounding Area

The subject site is comprised of two properties on opposite sides of the intersection: 1182 and 1221 King Street West. Both properties are relatively flat.

The 1182 King Street West property is located at the northeast corner of the intersection of King Street West and Dufferin Street. The rectangular site has a total area of approximately 4,092 square metres, measuring 87 metres wide by 46 metres deep. A one-storey street-related commercial building with drive-through is currently situated on site.

The uses surrounding 1182 King Street West are as follows:

North: an 8-storey residential apartment building and 3.5 storey stacked townhouses.

South: King Street West, and a 2-storey listed heritage building (A.B. Ormsby Factory, 1913) with commercial uses across the street.

East: a 1.5 storey City facility (Transportation Services) building and yard, and 3.5 storey stacked townhouses and Rita Cox Park to the north east.

West: Dufferin Street, and across the street, 1-3 storey commercial buildings and a 7-storey residential apartment building.

The 1221 King Street West property is located just west of the southwest corner of the intersection of King Street West and Dufferin Street. The irregular site has a total area of 3,304 square metres, and does not include the corner property where a bank is located. The site's dimensions are approximately 51.8 metres east to west along the King Street West frontage and approximately 61.0 metres wide at the widest point further south, and approximately 70 metres deep at the deepest point. A one-storey commercial building including drive-through is currently situated on site.

The uses surrounding 1221 King Street West are as follows:

- North: King Street West, with 1-storey to 3-storey street-related retail buildings with residential units above located across the street, and residential uses in house-form and low and mid-rise apartment buildings further to the north.
- South: Dufferin King Parkette, vacant lots at 248-250 Dufferin Street (planned for a park expansion), and further south, a 14-storey apartment building, and to the southwest, an 11-storey apartment building.
- East: Dufferin Street, and a 2-storey listed heritage building (A.B. Ormsby Factory, 1913) with commercial uses across the street.
- West: 2.5 storey residential houses, 3.5 storey apartment buildings and, further west past Tyndall Avenue, a 14-storey apartment building.

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 policy 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 City of Toronto's Official Plan contains a number of policies that affect the proposed development. The Official Plan policies that affect the proposed development are as follows:

Chapter 3 – Built Form

Chapter Three – Building a Successful City, 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.

Section 3.1.3 Built Form – Tall Buildings provides policies related to the development of tall buildings, which will be reviewed if a tall building is considered appropriate for this site. Policy 3.1.3 states that tall buildings come with larger civic responsibilities than buildings of a smaller scale. This policy states that proposals for tall buildings should clearly demonstrate how they relate to the existing and planned context, take into account their relationship with the topography and other tall buildings and how they meet other objectives of the Official Plan. This policy also states that when poorly located and designed tall buildings can physically and visually overwhelm adjacent streets, parks and neighbourhoods. They can block sunlight, views of the sky and create uncomfortable wind conditions.

The proposed development is adjacent to heritage properties. The Official Plan's Policy 3.1.5.2 states that development adjacent to properties on the City's *Inventory of Heritage Properties* will respect the scale, character and form of the heritage buildings and landscapes. Official Plan Amendment 199 (Policy 3.1.5.26 of the Official Plan) states that new construction on or adjacent to a property on the Heritage Register will be designed to conserve the cultural heritage values, attributes and character of that property and to mitigate visual and physical impact on it (adjacent, conserve both defined terms in OP).

Other relevant policies utilized during the review of this development proposal include those in the “Public Realm” and “Built Form” sections of the Official Plan. These policies

determine matters such as appropriate height, scale, massing, site organization, contextual fit and quality of public spaces.

Chapter 4 – Land Use Designation

The 1182 King Street West site is designated *Regeneration Areas* in the Official Plan and the 1221 King Street West site is designated *Mixed Use Areas*. Both of these designations permit the proposed commercial and residential uses and are expected to accommodate growth.

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* addressing the revitalization of areas of the City that are vacant or underused, through adaptive re-use of existing buildings and new construction.

Mixed Use Areas are intended to include a broad array of residential uses, offices, retail and services, institutions, entertainment, recreation and cultural activities, in single use or mixed use buildings, and parks and open spaces.

Development in *Mixed Use Areas* is intended to create a balance of high quality commercial, residential, institutional and open space uses that reduce automobile dependence and meets the needs of the local community. New buildings are to be located and massed to provide a transition between areas of different development intensity and scale, to frame the edges of streets and parks with good proportion and to maintain comfortable conditions for pedestrians on adjacent streets, parks and open space. Development is intended to provide good vehicular and pedestrian access and an adequate supply of parking for both residents and visitors. Development in *Mixed Use Areas* is also intended to have access to on-site indoor and outdoor amenity space, and appropriate community services. Servicing is to be located and screened to minimize the impact on adjacent streets and residents.

As per Policy 5.6.1, the Official Plan should be read as a whole to understand its comprehensive and integrative intent as a policy framework for priority setting and decision making. The Toronto Official Plan is available on the City's website at: www.toronto.ca/planning/official_plan/introduction.htm

Garrison Common North Secondary Plan

The portion of the site at 1182 King Street West is also subject to the Garrison Common North Secondary Plan, located in Chapter 6.14 of the Toronto Official Plan. Section 2.1 of the Secondary Plan outlines major objectives for built form, including that new development will be integrated into the existing city fabric in terms of streets and blocks, uses and density patterns. The commercial area along King Street West is to be improved. Community services and facilities are to be provided to meet the needs of current and future residents.

Major objectives of the Secondary Plan are that new development within Garrison Common North will:

- (a) be integrated into the established fabric in terms of streets and blocks, uses and density patterns;
- (b) enhance the public open space system by completing the existing north-south public open space system, providing both visual and physical connections to Fort York and the waterfront;
- (c) include a variety of land use and densities including community services and facilities, so that development can respond to changing market demands over time and provide services for new residents and tenants; and
- (d) provide for a range of housing types in terms of size, type, affordability and tenure, to encourage households of all sizes to locate within Garrison Common North.

Zoning

The portion of the site at 1182 King Street West is zoned CR T4.0 c3.0 R2.0, H 23.0 by Zoning By-law 438-86, as amended. The portion of the site at 1221 King Street West is zoned CR T2.5 C0.5 R2.0, H12.0 by Zoning By-law 438-86, as amended (see Attachment 4). The CR Zone permits a range of residential and commercial uses.

Some site specific Zoning By-law exceptions apply to the sites. The property at 1182 King Street West is subject to By-law 711-83, details of which are being verified by Toronto Buildings. The property at 1221 King Street West is subject to site specific Zoning By-law exceptions (S.12 (2) 26, 27 and 28, dating back to 1988) to permit a commercial plaza including drive-through.

The site is also subject to the new City-wide comprehensive Zoning By-law 569-2013. The by-law was passed by City Council on May 5, 2013, is subject to numerous appeals and is not yet in force. By-law 569-2013 zones the properties as Commercial Residential, within Standard Set 2. The Commercial Residential (CR) zone allows a wide variety of commercial uses and dwelling units. Standard Set 2 requires an angular plane from the front and rear property lines and rear setbacks, among other things.

The property at 1182 King Street West is zoned CR 4.0 (c3.0 r2.0) SS2 with height limit of 23 m. Because the height limit (23 m) is less than the right-of-way width (approx. 24 m), the front and rear angular plane provisions continue to apply to this site as per Exception 2459.

The property at 1221 King Street West is zoned CR 2.5 (c.0.5, r2.0) SS2 with a height limit of 12 m and subject to Exception 1558, which carries forward several of the site specific zoning bylaw exceptions from Zoning Bylaw 438-86, including s.12(2) 26, 27 and 28.

Site Plan Control

The proposed development is subject to site plan approval. An application for Site Plan Control was submitted but has since been withdrawn.

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. These policies are based on the premise that tall buildings are desirable in the right places, but do not belong everywhere. The city-wide Guidelines are available at <http://www.toronto.ca/planning/tallbuildingdesign.htm>

Tree Preservation

The application proposes the removal of several trees. The applicant's Arborist Reports, by Strybos Barron King Landscape Architecture, dated May 12, 2015, are under review.

Reasons for the Application

The applicant has submitted a Zoning By-law Amendment application to permit a building that exceeds the permitted maximum building height of 23 metres at 1182 King Street West by approximately 50 metres, resulting in a proposed building height of 73.0 metres (inclusive of the mechanical penthouse) and exceeds the permitted maximum building height of 12 metres at 1221 King Street West by approximately 55 metres, resulting in a proposed building height of 67 metres (inclusive of mechanical penthouse). In addition, the proposed building does not comply with other restrictions that are in effect on the lands, including but not limited to density limits, angular plane requirements and setbacks.

COMMENTS

Application Submission

A Notification of Complete Application was issued on September 4, 2015.

The following reports/studies were submitted with the application:

- Planning Rationale for each property;
- Shadow Study;

- Functional Servicing Report;
- Stormwater Management Report;
- Transportation Impact Study;
- Heritage Impact Statement;
- Arborist Report for each property;
- Pedestrian Level Wind Assessment; and
- Stage 1 Archaeological Resource Assessment for each property;

The Toronto Green Standard Checklist has been submitted by the applicant and is currently under review by City staff for compliance with the Tier 1 performance measures.

Issues to be Resolved

The primary issues to be resolved are:

- whether these two sites should accommodate tall buildings;
- if the proposed designs are appropriate given the policy and built form context; and
- what form and scale of development would be appropriate.

Based on a preliminary review of the sites, the key issues related to this development proposal are that the application proposes:

- tall buildings on sites which are better suited to mid-rise development;
- very large floorplates which are not in keeping with the Tall Building Guidelines (1,949 m² and 1,307 m² at the 8th to 14th storeys);
- insufficient setbacks from property lines;

The following additional matters will also be reviewed.

Height, Density & Massing

Matters relating to height, massing and density will be reviewed, including:

- Conformity with the Tall Building Design Guidelines;

- Compatibility with the existing context and streetscape along King Street West, the Neighbourhood-designated low-rise residential area immediately west of 1221 King Street West and north of the lane north of King Street West, and the low-rise residential buildings north of 1182 King Street West;
- Transition from recent developments to the east (1100 King Street West) down to Parkdale and to the low-rise portion of Liberty Village;
- Shadow impacts on Neighbourhoods and the public realm, including both sidewalks and public parkland; and
- Relationship to the low-rise residential development on Laidlaw Street

Parkland & Community Services

Issues related to parkland and community services will be reviewed, including:

- Adequacy of community services and parkland in the area;
- Opportunities to expand the adjacent Dufferin-King Parkette, including but not limited to on-site parkland dedication; and
- Relationship of the proposed building at 1221 King Street West to the Dufferin-King Parkette, including built form and servicing.

Transportation & Servicing

Pedestrian, bicycle and vehicular access, parking and traffic, as well as overall servicing issues, will be reviewed, including:

- Location and access to the proposed rear townhouses at 1182 King Street West;
- Appropriate building setbacks to provide sufficiently wide sidewalks;
- Potential for a mid-block connection between Laidlaw Street / Rita Cox Park and one of the adjacent arterial streets (King Street West or Dufferin Street);
- Review of impacts on transit along King Street West and Dufferin Street, including both consideration of current transit levels and the ability to upgrade transit service in the future;
- Appropriate servicing required to accommodate the proposal;

- Assessment of traffic generation and flow, and their impacts to the existing transportation network;
- The location and amount of proposed bicycle parking spaces; and
- The amount and allocation of vehicular parking spaces.

Heritage

Review of the application must also address the proposed relationship to the adjacent heritage properties.

Section 37 of the Planning Act

The application in its current form will be subject to Section 37 contributions under the *Planning Act*. Should a development be recommended, Staff in consultation with the Ward Councillor will identify and secure public benefits pursuant to Section 37 of the *Planning Act* which address local priorities.

Additional Matters

A number of additional matters will be reviewed and addressed within the context of this application, including but not limited to the following:

- Consistency with the Provincial Policy Statement and the Growth Plan for the Greater Golden Horseshoe;
- Conformity with the City’s Official Plan policies;
- Relationship to the existing municipal fleet services yard adjacent to 1182 King Street West;
- Unit mix; and
- Indoor and outdoor amenity space.

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

Conclusion

City Planning staff are concerned about the overall height, massing and density proposed by this application, and will be seeking significant revisions, while also reviewing other aspects of the proposal. The next steps include a community meeting for public consultation to ensure public input into this process, and working with the community,

the applicant, the Ward Councillor, and commenting agencies to continue to process this application to arrive at a more appropriate redevelopment proposal for these sites.

CONTACT

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E-mail: ehug@toronto.ca

SIGNATURE

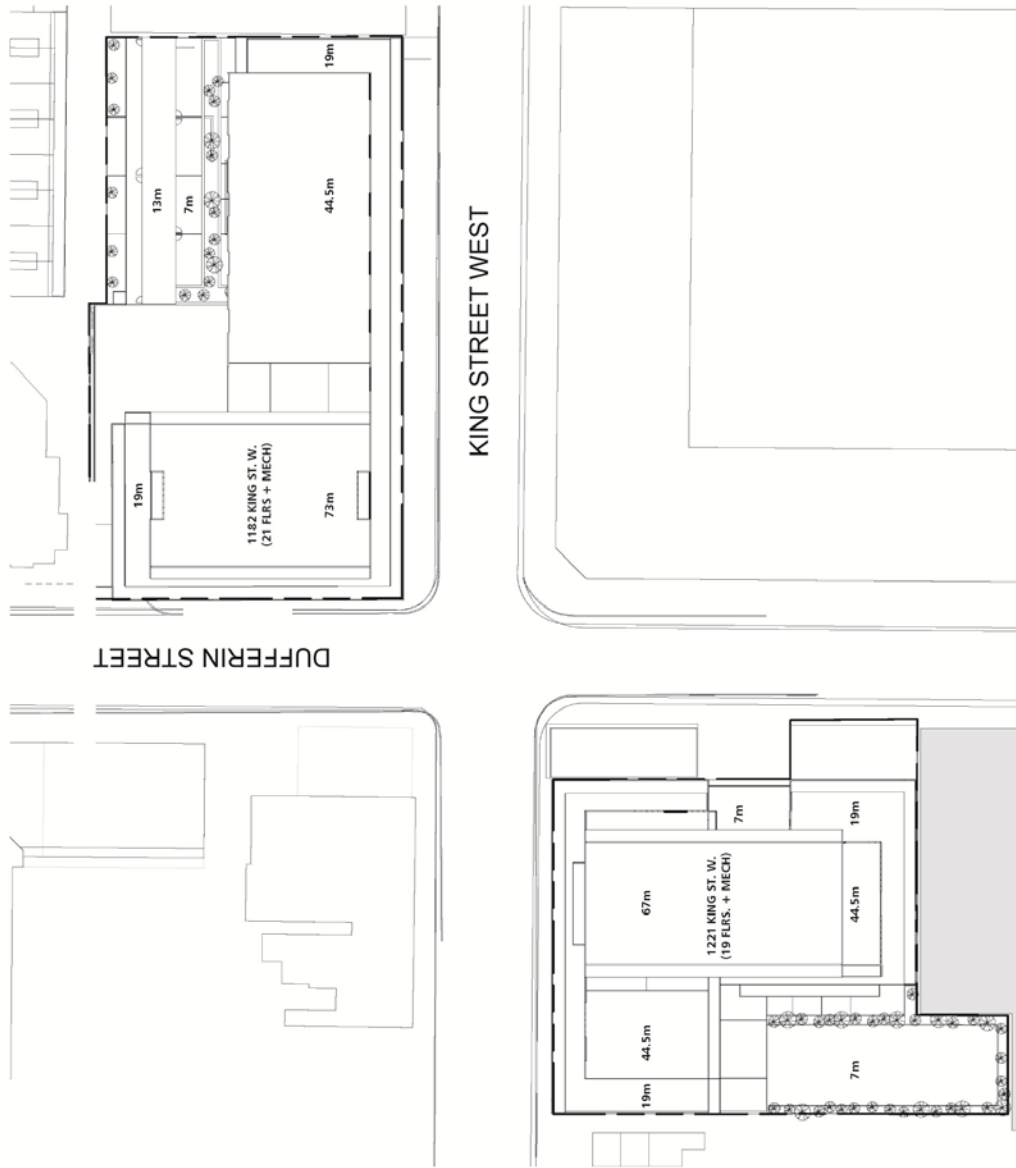
Gregg Lintern, MCIP, RPP
Director, Community Planning
Toronto and East York District

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ATTACHMENTS

Attachment 1: Site Plan
Attachment 2: Elevations – 1182 King Street West
Attachment 3: Elevations – 1221 King Street West
Attachment 4: Zoning
Attachment 5: Application Data Sheet

Attachment 1: Site Plan



1182 + 1221 King Street West

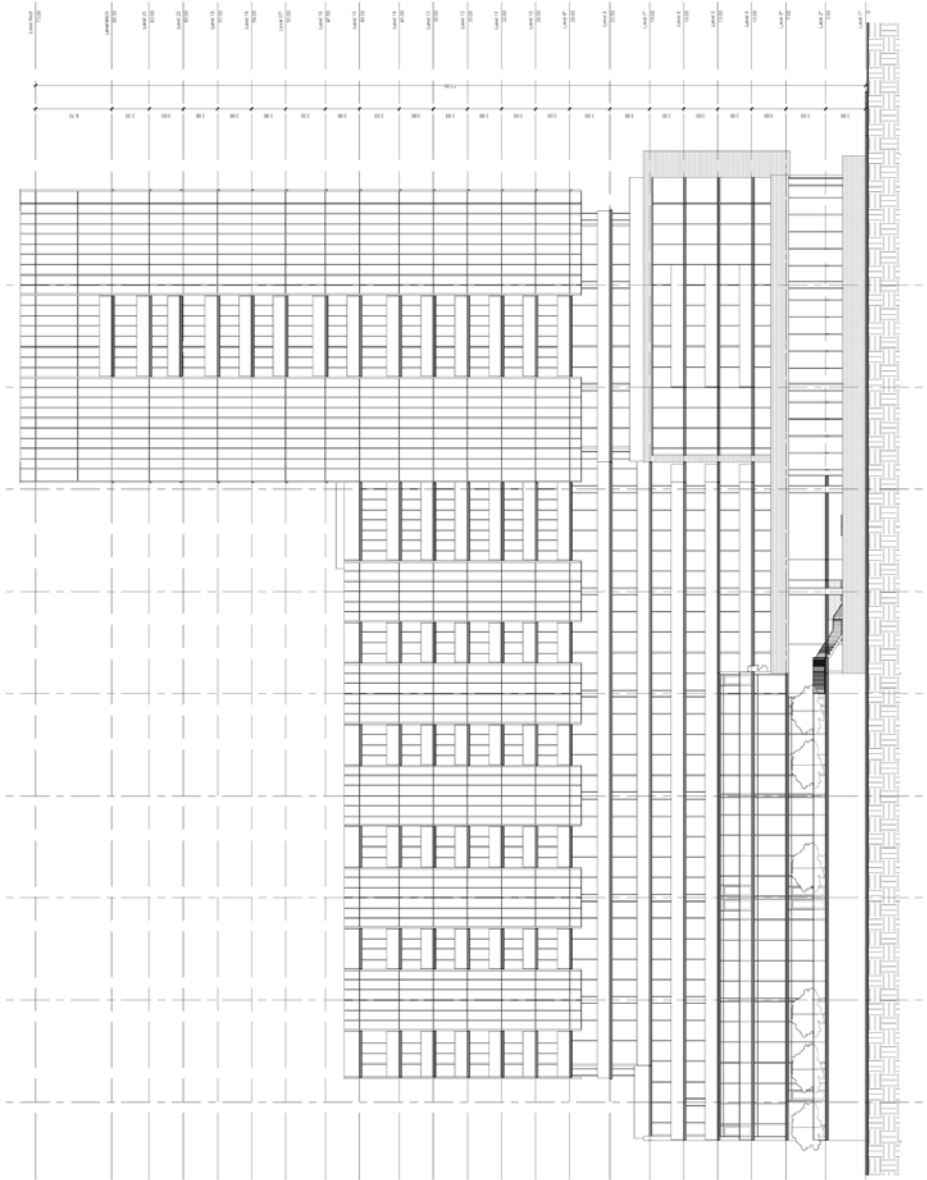
Site Plan

Applicant's Submitted Drawing

Not to Scale
09/04/2015

File # 15 193651 STE 14 0Z

Attachment 2: Elevations – 1182 King Street West



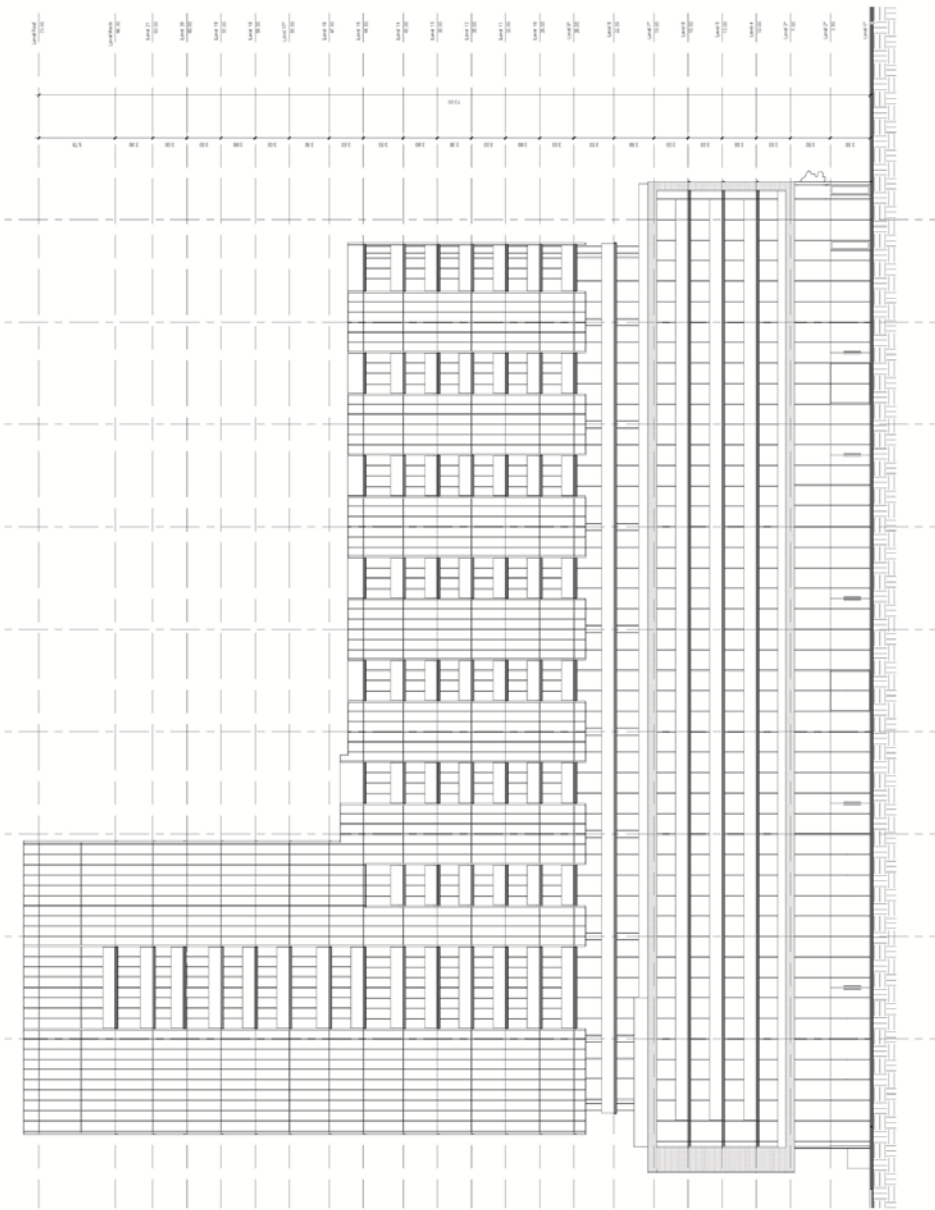
North Elevation

1182 King Street West

Elevations
Applicant's Submitted Drawing

Not to Scale
09/04/2015

File # 15 193651 STE 14 0Z



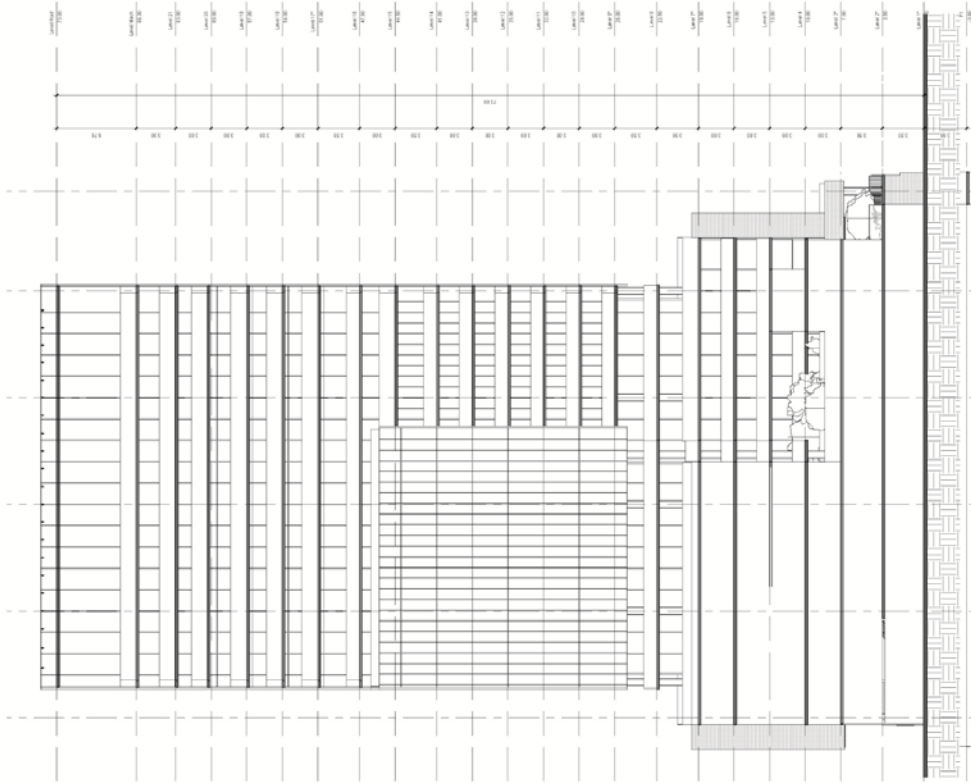
South Elevation

1182 King Street West

Elevations
Applicant's Submitted Drawing

Not to Scale
09/04/2015

File # 15 193651 STE 14 02



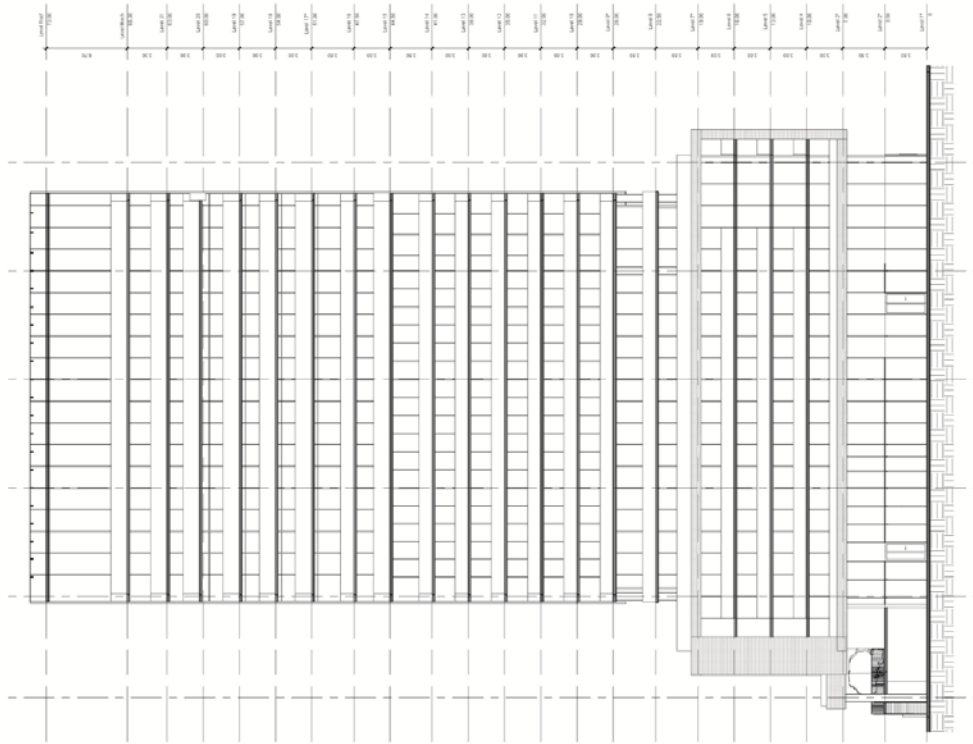
East Elevation

1182 King Street West

Elevations
Applicant's Submitted Drawing

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09/04/2015

File # 15 193651 STE 14 0Z



West Elevation

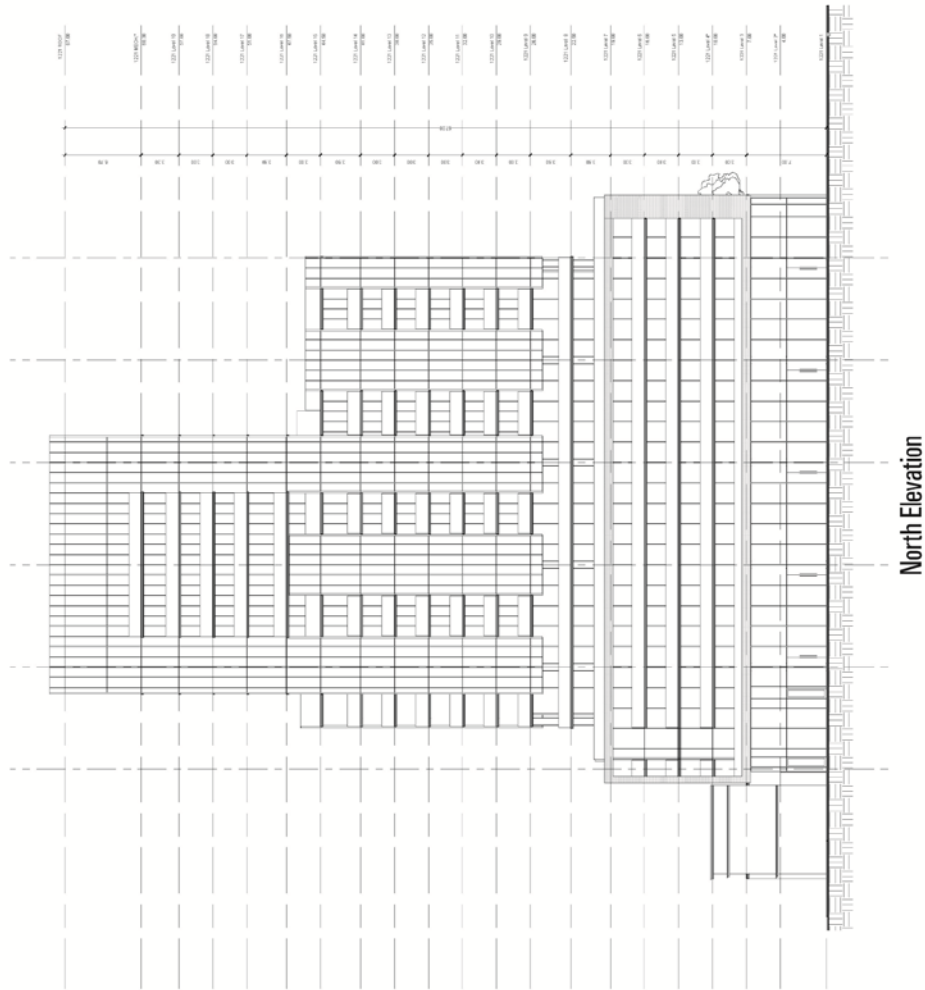
1182 King Street West

Elevations
 Applicant's Submitted Drawing

Not to Scale
 09/04/2015

File # 15 193651 STE 14 0Z

Attachment 3: Elevations – 1221 King Street West



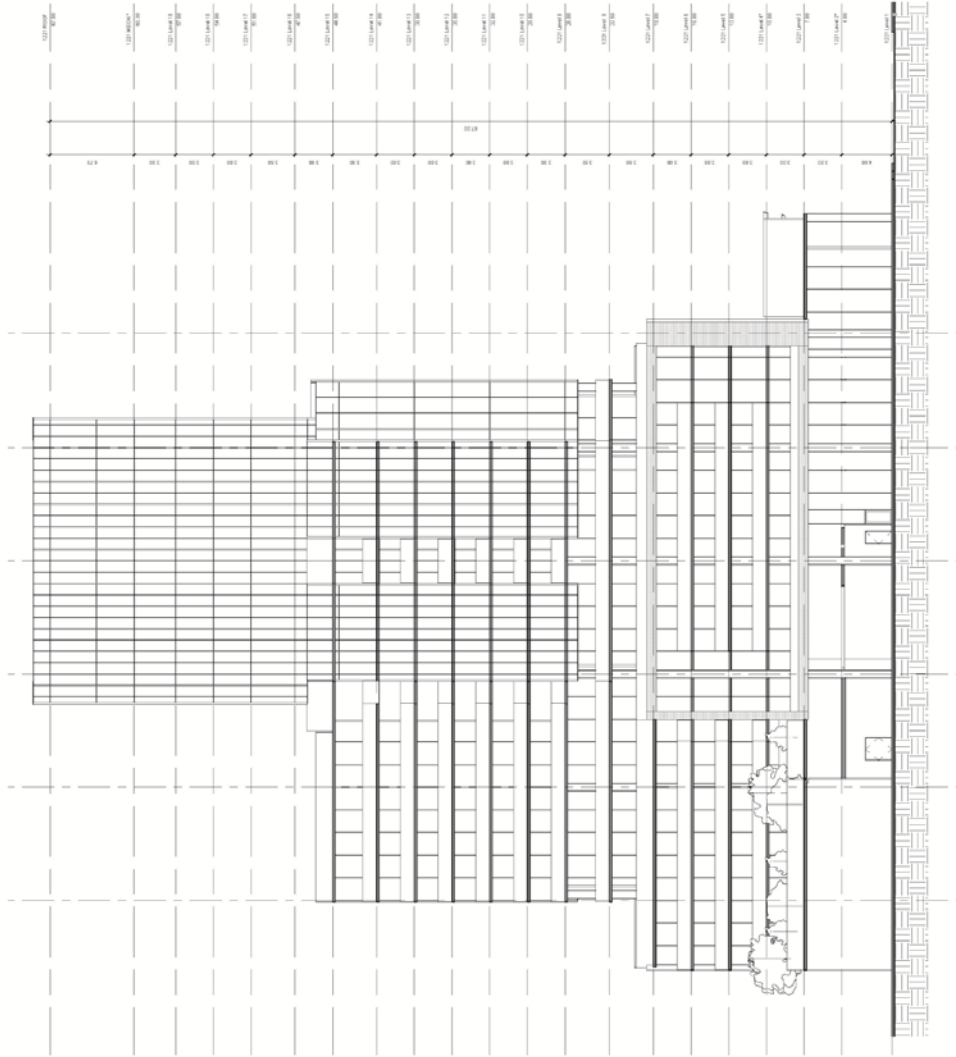
1221 King Street West

Elevations

Applicant's Submitted Drawing

Not to Scale
09/04/2015

File # 15 193651 STE 14 0Z



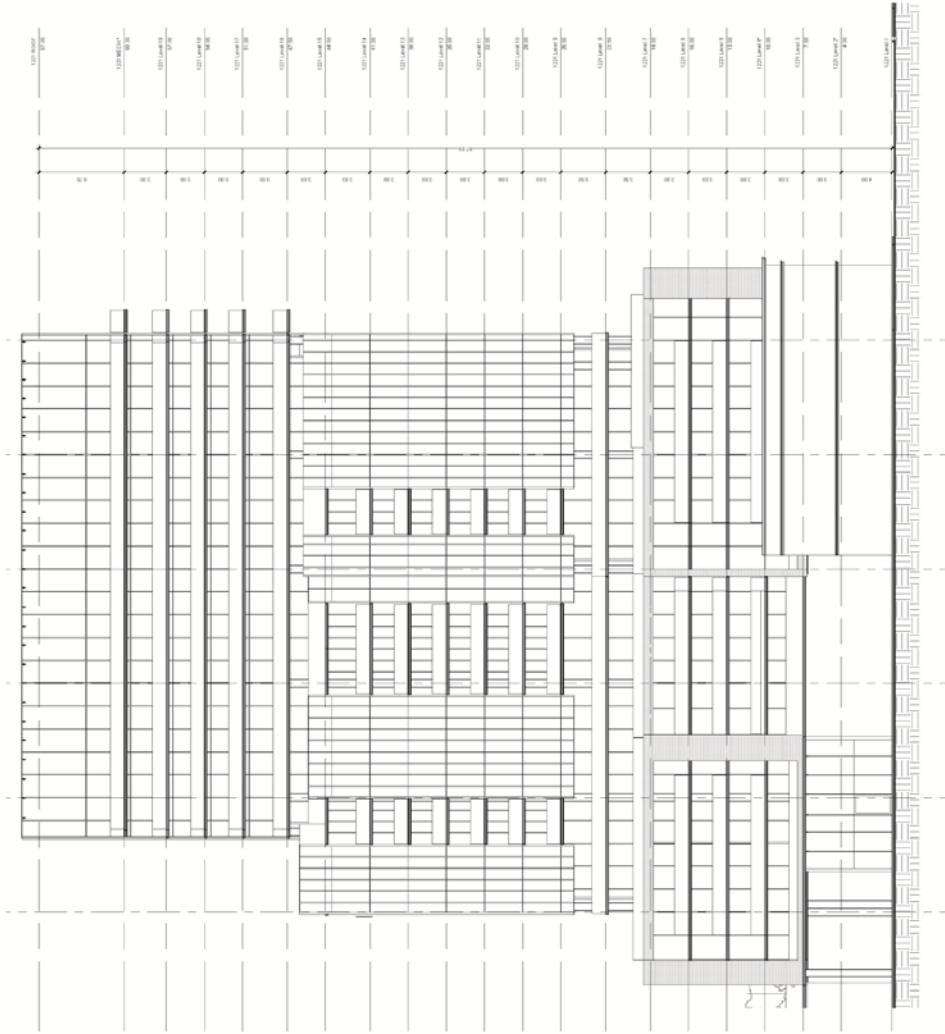
South Elevation

1221 King Street West

Elevations
Applicant's Submitted Drawing

Not to Scale
09/04/2015

File # 15 193651 STE 14 02



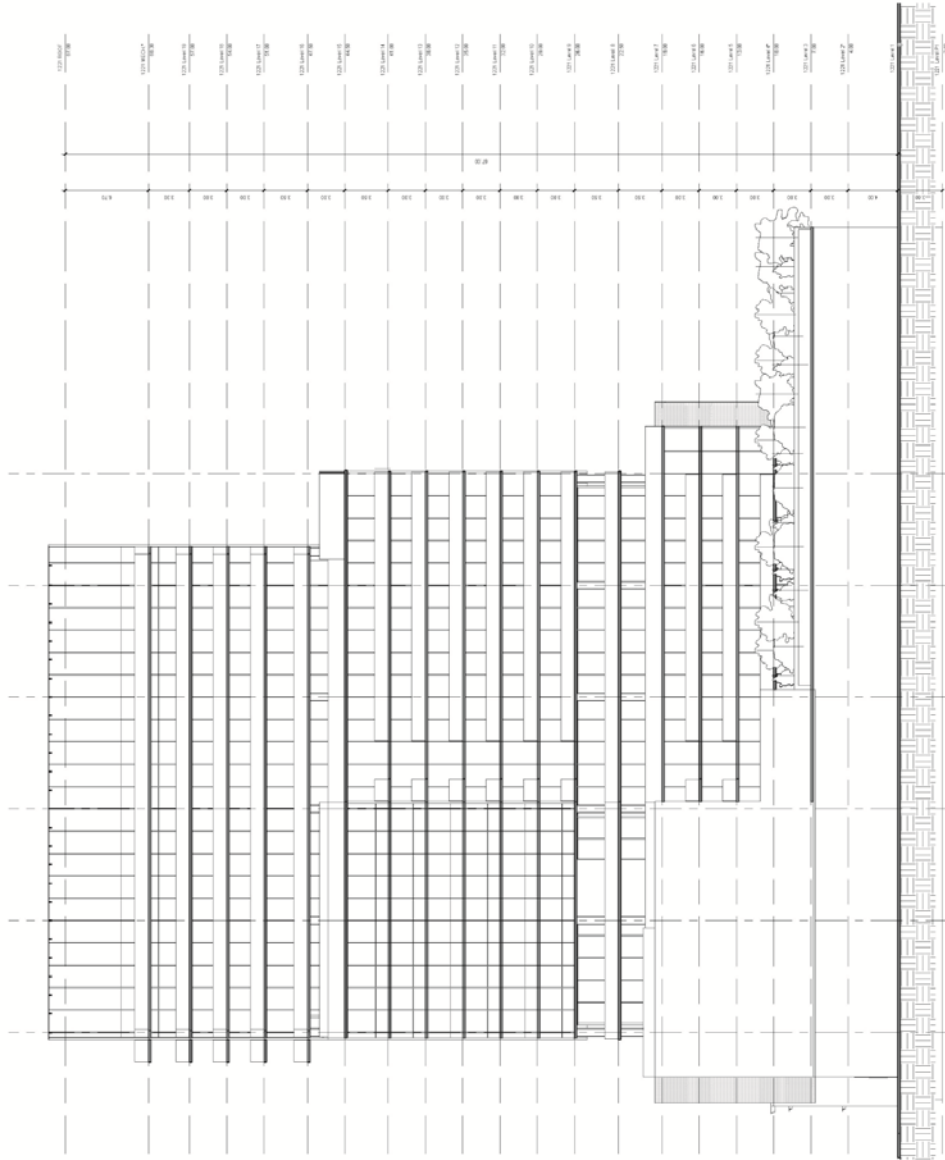
Elevations

Applicant's Submitted Drawing

Not to Scale
09/04/2015

1221 King Street West

File # 15 193651 STE 14 0Z



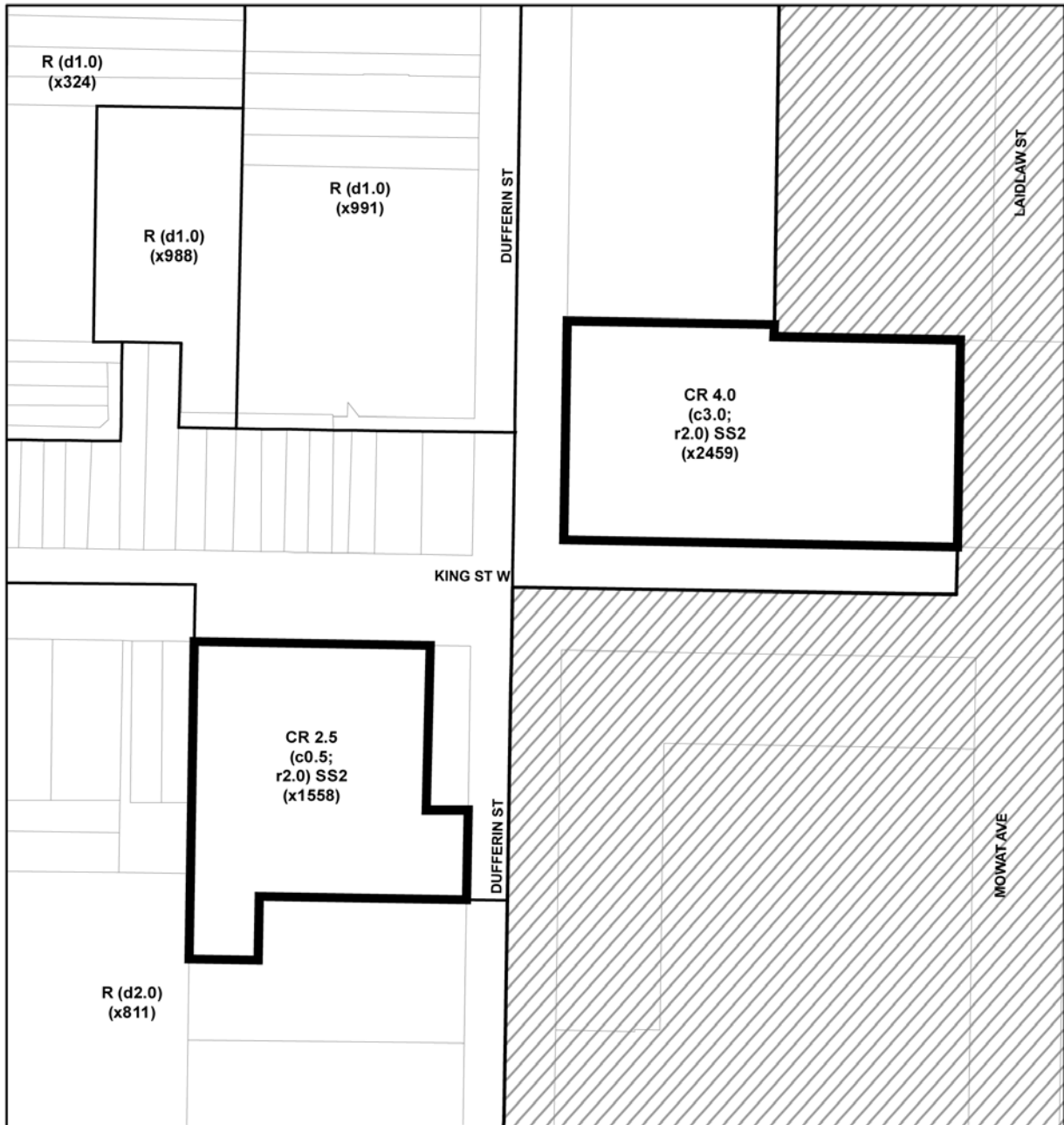
West Elevation

Elevations
Applicant's Submitted Drawing
Not to Scale
09/04/2015

1221 King Street West

File # 15 193651 STE 14 0Z

**Attachment 4:
Zoning**



Zoning By-law 569-2013

1182 + 1221 King Street West

File #15 193651 STE 14 0Z

Location of Application

See Former City of Toronto Bylaw No. 438-86

R Residential **CR** Commercial Residential



Not to Scale
Extracted: 09/17/2015

Attachment 5: Application Data Sheet

Application Type Rezoning Application Number: 15 193651 STE 14 OZ
 Details Rezoning, Standard Application Date: July 20, 2015
 Municipal Address: 1182 KING ST W
 Location Description: PART OF ORDNANCE RESERVE RP 66R-16257 PARTS 1 & 2 **GRID S1408
 Project Description: Proposal for rezoning for two residential towers, with commercial ground floors, underground parking & total of 749 residential units. 1181 King St W (21 storeys) is on the north east site, and 1221 King St W (19 storeys) across street.

Applicant: **Agent:** **Architect:** **Owner:**
 Lifetime Developments CORE Architects 1172 King Street West Ltd Inc.

PLANNING CONTROLS

Official Plan Regeneration Areas Site Specific Provision: Garrison Common
 Designation: North Secondary Plan
 Zoning: CR 4.0 (c3.0; r2.0) SS2 (x2459); Historical Status:
 CR 2.5 (c0.5; r2.0) SS2 (x1558)
 Height Limit (m): 23, 12 Site Plan Control Area: Y

PROJECT INFORMATION

Site Area (sq. m):	7396	Height:	Storeys:	21 & 19
Frontage (m):	51.8		Metres:	73 & 67
Depth (m):	70.2			
Total Ground Floor Area (sq. m):	5993			Total
Total Residential GFA (sq. m):	50843		Parking Spaces:	577
Total Non-Residential GFA (sq. m):	5347		Loading Docks	4
Total GFA (sq. m):	56190			
Lot Coverage Ratio (%):	81			
Floor Space Index:	7.6			

DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

Tenure Type:	Condo		Above Grade	Below Grade
Rooms:	0	Residential GFA (sq. m):	50843	0
Bachelor:	0	Retail GFA (sq. m):	5347	0
1 Bedroom:	580	Office GFA (sq. m):	0	0
2 Bedroom:	89	Industrial GFA (sq. m):	0	0
3 + Bedroom:	80	Institutional/Other GFA (sq. m):	0	0
Total Units:	749			

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 TELEPHONE: **416-338-2560**