

**34-50 King Street East and 2 Toronto Street - Zoning Amendment Application - Preliminary Report**

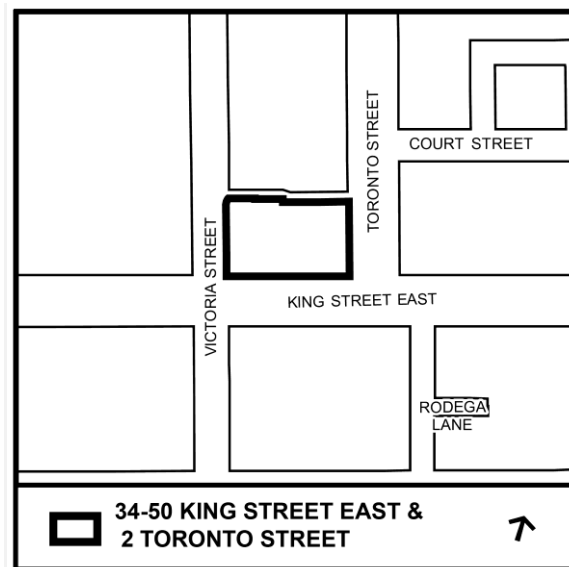
<b>Date:</b>	July 29, 2016
<b>To:</b>	Toronto and East York Community Council
<b>From:</b>	Director, Community Planning, Toronto and East York District
<b>Wards:</b>	Ward 28 – Toronto Centre-Rosedale
<b>Reference Number:</b>	16 159562 STE 28 OZ

**SUMMARY**

A Zoning Amendment application has been submitted for 34 to 50 King Street East and 2 Toronto Street to permit a 33-storey mixed-use building consisting of 219 residential dwelling units, 10,006 square metres of office space, 255 square metres of retail space and 78 vehicular parking spaces in a 5-level underground garage. The site is bordered by Victoria Street to the west, King Street East to the south, Toronto Street to the east, and Old Post Office Lane to the north.

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.

It is recommended that a community consultation meeting be scheduled by staff, in consultation with the Ward Councillor. A Final Report and public meeting under the *Planning Act* to consider the application is targeted for the fourth quarter of 2017, provided that the issues raised in this report and through the review of the application are satisfactorily resolved and that any requested information is submitted by the applicant in a timely manner.



## RECOMMENDATIONS

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### The City Planning Division recommends that:

1. Staff be directed to schedule a community consultation meeting for the lands at 34-50 King Street East and 2 Toronto Street 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

There had been no Planning Act applications submitted within the last 5 years on the site.

### Pre-Application Consultation

The applicant met with City staff on December 18, 2015 and February 17, 2016 regarding a 33-storey mixed-use building on the site. City staff identified various issues including: conformity to Official Plan Amendment 231 on replacing the existing office gross floor area; conformity to the City's Tall Building Guidelines on building height, separation distances and mitigation of shadow impacts on St. James Park and St. James Cathedral; vehicular and loading access via Victoria Street; heritage conservation of the Quebec Bank building; and conformity to the St. Lawrence Neighbourhood Heritage Conservation District Plan. Subsequent to the meetings, City staff provided formal comments dated March 14, 2016 outlining City Planning's expectations based on the discussions that took place.

On April 27, 2016, the applicants met with City staff and the Ward Councillor on the 33-storey proposal. City staff reiterated the same issues and concerns.

## ISSUE BACKGROUND

### Proposal

The applicant is proposing to redevelop the site to construct a mixed-use building of 33-storeys (112.4 metres including the mechanical penthouse). The Quebec Bank building at the eastern portion of the site is proposed to be conserved and integrated as part of the redevelopment. The existing 12-storey and 8-storey office buildings at the middle and western portion of the site are proposed to be demolished.

The proposal's breakdown of the gross floor area is summarized in the following table:

Gross Floor Area (sq.m.)	Office	10,006 sq.m. on the 2 to 10 <sup>th</sup> storey
	Residential	15,046 sq.m. on the 11 <sup>th</sup> to 33 <sup>rd</sup> storey
	Retail	255 sq.m. on the 1 <sup>st</sup> storey

The massing of the building represents a 'canyon form' typology along King Street East, with an average tower floor plate of 820 square metres. A setback of 3 metres on the 20<sup>th</sup> storey is proposed along King Street and Victoria Street. A setback of 7.2 metres on the 8<sup>th</sup> storey, above the existing Quebec Bank building is proposed along Toronto Street. Further, a reveal of approximately 1 metre in depth is proposed on the 6<sup>th</sup> and 7<sup>th</sup> storey along King Street East.

The proposal's setbacks are summarized in the following table:

Base Building Setbacks from Property Line (m.)	Victoria Street	0
	King Street East	0
	Toronto Street	0
	Old Post Office Lane	0 - 3.8
Tower Setbacks from Property Line (m.)	Victoria Street	3 at the 20 <sup>th</sup> storey
	King Street East	3 at the 20 <sup>th</sup> storey
	Toronto Street	13 at the 6 <sup>th</sup> storey 7.2 at the 8 <sup>th</sup> storey 13.1 at the 20 <sup>th</sup> storey 22.7 at the 30 <sup>th</sup> storey 31.3 at the 32 <sup>nd</sup> storey
	Old Post Office Lane	8.2 at the 11 <sup>th</sup> storey 8.2 – 14.5 at the 30 <sup>th</sup> storey 15 at the 32 <sup>nd</sup> storey

A total of 219 residential rental dwelling units are proposed starting on the 11<sup>th</sup> storey of the tower, consisting of: 20 bachelor units (9%); 148 one bedroom units (68%); 29 two bedroom units (13%); and 22 three bedroom units (10%).

Indoor amenity space of 461 square metres and outdoor amenity space of 181 square metres are proposed on the 11<sup>th</sup> storey. The Zoning By-law requirement is 2 square metres of each of indoor and outdoor amenity space be provided per residential unit. This standard translates to 438 square metres of indoor amenity space and 438 square metres of outdoor amenity space for the 219 residential unit proposal.

Pedestrian accesses to the development is proposed from King Street East for the office and retail uses and from Victoria Street for the residential use. The pedestrian sidewalk rights-of-way are proposed to have a width of 3.6 metres along King Street East, 4.5 metres along Toronto Street and 1.8 metres along Victoria Street.

Vehicular access is proposed from Victoria Street. The application proposes a 5-level underground parking garage that accommodates: 51 resident; 23 commercial; and 4 car-share parking spaces. Loading activity is accommodated by 2 Type 'B'/Type 'G' spaces and 2 Type 'C' spaces accessed from Victoria Street. Bicycle parking is proposed in the 1<sup>st</sup> and 2<sup>nd</sup> underground levels, consisting of 219 resident and 50 visitor parking spaces (refer to Attachment 4: Application Data Sheet).

### **Site and Surrounding Area**

The site is a rectangular shaped parcel bordered by Victoria Street to the west, King Street East to the south, Toronto Street to the east, and Old Post Office Lane to the north. Three buildings are currently on site. The buildings are: a 12-storey office building with street-related retail uses at 34 King Street East; an 8-storey office building with street-related retail uses at 36 King Street East; and a 5-storey brick commercial building (the Quebec Bank building) that is included in the City's Heritage Register.

The surrounding uses are as follows:

- West: On the west side of Victoria Street are: an 18-storey office building with street-related retail at 18 King Street; a 14-storey office building with street-related retail at 10 King Street East; and the 20-storey Royal Bank of Canada office building with street-related retail that is designated under Part IV of the *Ontario Heritage Act* by By-law 103-76 and included on the City's Heritage Register at 2 King Street East and 79-81 Yonge Street. The King Subway station entrance is located along King Street East, east of Yonge Street.
- South: On the south side of King Street East are: the 8 and 18-storey King-Edward Hotel at 37 King Street East, a designated building under Part IV of the *Ontario Heritage Act* by By-law 156-76 and included on the City's Heritage Register. Southeast is: Leader Lane; a surface commercial parking lot at 65 King Street East; a row of 4 to 5 storey mixed use buildings at 73 to 97 King Street East that are designated under Part IV of the *Ontario Heritage Act* by By-law 201-2016 and included in the City's Heritage Register; and a 3-storey commercial building at 40 Colborne St. The lands at 65-77 King Street East and 46 Colborne Street are subject to a Rezoning application for a 19-storey office building (file no. 15 258720 STE 28 OZ).
- East: On the east side of Toronto Street are: a 14-storey office building with street-related retail at 1 Toronto Street; and a 17-storey residential condominium at 92 King Street East. East of Church Street is St. James Cathedral Church and St. James Park. St James Cathedral is designated under Part IV of the *Ontario Heritage Act* by By-law 588-77 and included on the City's Heritage Register.

North: On the north side of Old Post Office Lane are: the 2-storey Toronto Street Post Office, a National Historic Site and a designated building under Part IV of the *Ontario Heritage Act* by By-law 182-2006 and included on the City's Heritage Register.

### **Planning Act, Provincial Policy Statement and Provincial Plans**

Section 2 of the *Planning Act* sets out matters of provincial interest, which City Council shall have regard to in carrying out its responsibilities. The matters include: the orderly development of safe and healthy communities; the adequate provision of a full range of housing; the conservation of features of significant architectural, cultural, historical and archaeological or scientific interest; and the appropriate location of growth and development.

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; protecting significant built heritage resources; and protecting public health and safety. In regards to the City's built heritage resources, the PPS aligns with the *Ontario Heritage Act* by not permitting development on adjacent lands to protected heritage properties except where the proposed development and site alteration has been evaluated and has been demonstrated that the attributes of the heritage property will be conserved. 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. In this regard, the Official Plan is the most important vehicle for the implementation of the PPS. City Council's planning decisions are required, by the *Planning Act*, 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, as the case may be, with the Growth Plan for the Greater Golden Horseshoe.

Staff will review the proposed development for consistency with the *Planning Act*, PPS and for conformity with the Growth Plan for the Greater Golden Horseshoe.

### **Official Plan**

The Official Plan places the site within the *Downtown and Central Waterfront* on Map 2 – Urban Structure. The *Downtown* is a growth area and will continue to evolve as a healthy and attractive place to live and work.

**Section 4.5** – "Mixed Use Areas" provides the development criteria for *Mixed Use Areas*. The site is designated *Mixed Use Areas* on Map 18 – Land Use Plan. Policy 1 indicates *Mixed Use Areas* are to provide a broad range of commercial, residential and institutional uses in single-use or mixed-use buildings. Policy 2 directs that development shall: locate and mass new buildings to provide a transition between areas of different development intensity and scale; locate and mass buildings to frame the edges of streets with good proportion; maintain sunlight and comfortable wind conditions for pedestrians on adjacent streets; provide good access and circulation for vehicular activity; and provide indoor and outdoor recreation space for residents. Development in *Mixed Use Areas* should also: provide new jobs and homes on underutilized lands; provide access to schools, parks and community centres; and take advantage of nearby transit services.

**Section 3.1.2** – "Built Form" directs that new development fit within the existing and/or the planned context of the neighbourhood. In particular, Policy 3 requires new development to be massed to fit harmoniously into its existing and/or planned context by creating appropriate transitions in scale to neighbouring buildings, providing for adequate light and privacy and framing adjacent streets and open spaces in a way that respects the street proportion. Policy 4 requires new development be massed to define edges of streets, parks and open spaces at good proportion. Taller buildings will be located to ensure there is adequate access to sky view. Policy 5 requires new development to provide amenity for adjacent streets and open spaces to make these areas attractive, interesting, comfortable and functional for pedestrians.

**Section 3.1.3** – "Built Form – Tall Buildings" provides policy direction for tall buildings. Policy 2 requires tall building proposals to address key urban design considerations that include: demonstrating how the proposed building and site design will contribute to and reinforce the overall City structure; taking into account the relationship of the site to the topography and other tall buildings; and providing high quality, comfortable and usable publicly accessible open space areas.

**Section 3.1.5** – "Heritage Conservation" provides policy direction on the conservation of heritage properties in the City's Heritage Register and on development adjacent to heritage properties. Policy 4 indicates that properties on the Heritage Register will be conserved and maintained consistent with the *Standards and Guidelines for the Conservation of Historic Places in Canada*. Policy 5 indicates that any proposed alterations or development on or adjacent to a property on the Heritage Register will retain the integrity of the heritage property's cultural heritage value and attributes. Policy 6 encourages the appropriate adaptive re-use of properties on the Heritage Register. Policy 26 requires new construction on, or adjacent to a property on the Heritage Register to be designed to conserve the cultural heritage values, attributes and character of the property and to mitigate the visual and physical impact on it, including consideration such as scale, massing, materials, height, building orientation and location relative to the heritage property. Policy 27 encourages the conservation of whole or substantial portions of buildings and structures on the Heritage Register. Policy 32 requires any proposal for alteration and development within a Heritage Conservation District to conduct an

assessment to ensure that the integrity of the districts' heritage values, attributes, and character are conserved.

**Section 5.6** – "Interpretation" provides guidance on the understanding and interpretation of the Official Plan. Policy 1 indicates 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. Further, Section 1.5 – 'How to Read the Plan' indicates the Official Plan is a comprehensive and cohesive whole. The Official Plan can be accessed at:

<http://www1.toronto.ca/wps/portal/contentonly?vnextoid=03eda07443f36410VgnVCM10000071d60f89RCRD>

### **Official Plan Amendment 231**

Official Plan Amendment 231 (OPA 231), an amendment to the City's economic health and employment lands policies, was approved by City Council on December 18, 2013, and subsequently approved, with minor modifications, by the Minister of Municipal Affairs and Housing (MMAH) in July 2014. Various appeals have been submitted to the Ontario Municipal Board from MMAH's decision. OPA 231 amends Section 2.2.4 of the Official Plan by adding Policy 9, which requires office space in residential redevelopment be maintained or increased, where there is currently a minimum 1,000 square metres of office space on site. *Planning Act* applications submitted after the approval of OPA 231 by the Province should meet the intent of both City Council's and the Province's direction. The subject site currently contains over 10,000 square metres of office space. OPA 231 can be accessed at:

<http://www1.toronto.ca/wps/portal/contentonly?vnextoid=f9b552cc66061410VgnVCM10000071d60f89RCRD>

### **Zoning**

Under Zoning By-law 438-86, the site is zoned CR T7.8 C4.5 R7.8 with a height limit of 61 metres. A density of 7.8 times the lot area is permitted, where the maximum commercial and residential densities of 4.5 and 7.8 of the lot area are permitted respectively. The CR designation permits a mixture of residential and non-residential uses. Permissions and exceptions applicable to the site include: the prohibition of commercial parking garages or private commercial garages.

On May 9, 2013, City Council enacted city-wide Zoning By-law 569-2013. *Planning Act* applications submitted after May 9<sup>th</sup>, 2013 are subject to the new Zoning By-law. The site is zoned CR 7.8 (c4.5 r 7.8) SS1 (x2314) "Commercial Residential" with a height limit of 61 metres. The permissions and exceptions that are applicable in By-law 438-86 for the site are carried over to By-law 569-2013 (refer to Attachment 4 – Zoning).

### **TOcore**

On December 9, 2015, City Council adopted a staff report entitled 'TOcore: Planning Toronto's Downtown – Phase 1 – Summary Report and Phase 2 Directions'. The report outlined the deliverables of TOcore which will be a renewed planning framework through a Downtown Secondary Plan and a series of infrastructure strategies. The work for

TOcore began on May 13, 2014 when Toronto and East York Community Council adopted a staff report regarding 'TOcore: Planning Toronto's Downtown', along with a related background document entitled 'Trends and Issues in the Intensification of Downtown'.

TOcore is looking at how Toronto's Downtown should grow, with both a renewed planning framework and the necessary physical and social infrastructure to remain a great place to live, work, learn, play and invest. TOcore is in its second phase, which involves drafting policies, plans and strategies. Reports to Toronto and East York Community Council are targeted by the end 2016 on the results of the second phase and the next steps of implementation.

As a component of TOcore's second phase, a Final Report for the City-initiated Official Plan and Zoning By-law amendments to update setback requirements for tall buildings in the *Downtown* is currently before Toronto and East York Community Council. The Official Plan and Zoning By-law amendments seeks to reinforce minimum tall building setback and separation distance requirements to ensure that future growth positively contributes to the liveability, sustainability and health of *Downtown*.

The TOcore website is [www.toronto.ca/tocore](http://www.toronto.ca/tocore)

### **Site Plan Control**

The proposed development is subject to Site Plan Control. An application for Site Plan approval has not been submitted.

### **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.

Policy 1 in Section 5.3.2 – 'Implementation Plans and Strategies for City-Building' of the Official Plan states Guidelines will be adopted to advance the vision, objectives, and policies of the Plan. Urban design guidelines specifically are intended to provide a more detailed framework for built form and public improvements in growth areas. The Tall Building Design Guidelines serve this policy intent, helping to implement Chapter 3.1 – 'The Built Environment' and other policies within the Official Plan related to the design and development of tall buildings in Toronto.

This application will be reviewed against the city-wide Tall Building Design Guidelines, including sections on context analysis, fit and transition in scale, sunlight and sky view, views from the public realm, heritage properties and HCDs, floor plate size and shape, tower placement, separation distance, site servicing and access, pedestrian realm, and sustainable design. The city-wide Guidelines can be accessed at:

<http://www.toronto.ca/planning/tallbuildingdesign.htm>



## **Downtown Tall Buildings: Vision and Supplementary Design Guidelines**

This project is located within an area that is also subject to the Downtown Tall Buildings: Vision and Supplementary Design Guidelines (adopted by City Council in July 2012 and consolidated with the city-wide Tall Building Design Guidelines May 2013). This document identifies where tall buildings belong Downtown, and establishes a framework to regulate their height, form and contextual relationship to their surroundings. The Downtown Vision and Supplementary Design Guidelines should be used together with the city-wide Tall Building Design Guidelines to evaluate new and current Downtown tall building proposals.

King Street is identified as a High Street on Map 1 and within a Canyon Form Typology on Map 3, which allows for tall buildings to be constructed with a base building height consistent with the height of the existing high street wall. The height range for this High Street ranges from 15 to 25 storeys as identified on Map 2. However, Section 1.3 of the Guidelines identify mitigating factors that take precedence over the height range assigned for this section of King Street East, including: no new net shadows on St. James Park – a Signature Park, between 10:00 am to 4:00 pm during the spring/fall equinoxes; and conformity with the character and values of the St. Lawrence Neighbourhood Conservation District Plan. The Downtown Tall Buildings Guidelines can be accessed at: <http://www.toronto.ca/planning/tallbuildingstudy.htm#guidelines>

## **St. Lawrence Neighbourhood Focused Area Urban Design Guidelines**

The site is within the St. Lawrence Neighbourhood Focused Area Urban Design Guidelines (St. Lawrence Guidelines). In July 2005, City Council adopted the St. Lawrence Guidelines, a document intended to serve a number of functions including: to guide the development industry on the appropriate built form for new development proposals; to guide the City on prioritizing public realm enhancements; to assist in the preparation of the St. Lawrence Neighbourhood Community Improvement Plan; and to assist in the Heritage Conservation District study process.

The St. Lawrence Guidelines is separated into three areas of special identity: Berczy Park; the Market; and The Esplanade. The subject site is at the northern border of the Berczy Park special identity area. The St. Lawrence Guidelines are further delineated into eight Corridors and Precincts, each with a distinct direction on appropriate built form, function and identity. The subject site is within the King Street Corridor where building heights are to gradually decrease from Yonge Street towards the east.

On August 25, 2014, City Council directed the Chief Planner to initiate a review of the area bounded by the St. Lawrence Guidelines and report back to the Toronto and East York Community Council to provide a recommended amendment to the Official Plan with respect to height and built form for development, as well as community benefits under Section 37 of the Planning Act.

This application will be reviewed against the St. Lawrence Guidelines and the Official Plan amendment study. The St. Lawrence Guidelines can be accessed at:

[https://www1.toronto.ca/city\\_of\\_toronto/city\\_planning/urban\\_design/files/pdf/st\\_lawr\\_udg\\_full.pdf](https://www1.toronto.ca/city_of_toronto/city_planning/urban_design/files/pdf/st_lawr_udg_full.pdf). The Status Report on the St. Lawrence Neighbourhood Focused Area Official Plan Amendment can be accessed at:  
<http://www.toronto.ca/legdocs/mmis/2015/te/bgrd/backgroundfile-80588.pdf>

## **St. Lawrence Neighbourhood Heritage Conservation District Plan**

On December 9 and 10, 2015 Toronto City Council adopted the St. Lawrence Neighbourhood Heritage Conservation District (HCD) Plan under Part V of the *Ontario Heritage Act*. City Council subsequently enacted by-law 1328-2015. This by-law is currently under appeal to the Ontario Municipal Board. The owners of the subject property are among the appellants. Given Council's adoption of the HCD staff will evaluate the proposal for conformity with the Plan.

The St. Lawrence Neighbourhood HCD's cultural heritage value is based on its historical significance as the birthplace of the Town of York, including its original ten blocks, its distinct physical character with an intact collection of 19<sup>th</sup> century commercial warehouse and industrial type buildings and its contextual, social and community significance due to the presence of numerous institutions and landmarks.

The overall objective of the Plan is to protect and conserve the cultural heritage value and interest of the District as manifested by its heritage attributes, in order to preserve these qualities for the benefit of current and future generations. The statement of objectives further identifies objectives that are linked to the identified values of the district.

While there are shared heritage values and physical character throughout the district, the Plan identifies six Character Sub-Areas. The Sub-Area framework provides a more nuanced and context-specific understanding of the district's character. This framework informs policies for new construction, including additions and infill, so that development will be more responsive to and compatible with the character of its immediate context. The subject property is located within the Court House sub-area.

## **Heritage Conservation**

Heritage Preservation Services is currently reviewing the plans and drawings and the accompanying Heritage Impact Assessment submitted in support of the application for potential impacts to the Quebec Bank Building, adjacent heritage properties and to the St. Lawrence Neighbourhood HCD Plan.

## **Tree Preservation**

There are four trees along King Street East, and 2 trees along Toronto Street within proximity of the subject site. Urban Forestry staff is reviewing the submitted documentation to determine the impact of the proposal to the existing trees. The owner will be required to comply with the City's Tree By-laws.

## **Reasons for the Application**

The proposal requires an amendment to the Zoning By-law to amend the current standards on: overall building height; maximum gross floor area; and minimum parking ratios, among other standards.

Additional areas of non-conformity to the Official Plan and Zoning By-law may be identified through the circulation and review process.

## **COMMENTS**

### **Application Submission**

The following reports/studies were submitted with the application:

- Architectural Plans
- Topographical Survey
- Landscape Plans
- Tree Preservation Plans
- Computer Generated Building Mass Model
- Planning Rationale Report
- Draft Zoning By-law Amendment
- Community Services and Facilities Study
- Pedestrian Level Wind Study
- Sun/Shadow Study
- Completed Toronto Green Standard Checklist
- Noise Impact Study
- Heritage Impact Statement
- Phase 1 Environmental Site Assessments
- Functional Servicing and Stormwater Management Report
- Geotechnical Report
- Urban Transportation Considerations Report
- Arborist Report

A Notification of Incomplete Application issued on June 23, 2016 identifies the outstanding material required for a complete application submission as follows:

- Site and Building Sections; and,
- Air Quality Assessment.

The outstanding material was submitted on July 22, 2016 and a Notification of Complete Application was subsequently issued on July 28, 2016.

Copies of the submitted reports/studies are available for download on the City's Application Information Centre at:

<http://www1.toronto.ca/wps/portal/contentonly?vgnextoid=691552cc66061410VgnVCM10000071d60f89RCRD>

## Issues to be Resolved

The following issues are to be addressed by the review of this application:

- Consistency with the *Planning Act*, PPS and the Growth Plan for the Greater Golden Horseshoe;
- Conformity with the Official Plan policies, including sections on "Downtown", "Built Form", "Built Form – Tall Buildings", "Heritage Conservation" and "Mixed Use Areas";
- Conformity to the Council adopted, and MMAH approved OPA 231 to provide for the retention of office uses on site;
- Conformity to the St. Lawrence Neighbourhood Focused Area Urban Design Guidelines, including the gradual transition down in building height along King Street East from Yonge Street to Church Street;
- Conformity with the city-wide Tall Building Design Guidelines, including fit and transition in scale, sunlight and sky view, heritage properties and heritage conservation districts, street animation, floor plate size and shape, tower placement, site servicing and access, and pedestrian realm;
- Conformity with the Downtown Tall Buildings Vision and Performance Standards Design Guidelines, including fit and transition in scale, sunlight and sky view, heritage properties and heritage conservation districts, base building height and scale, and street animation;
- The massing of the building including its height, setbacks and setbacks;
- Shadow impacts on St. James Park and St. James Cathedral;
- The appropriate right-of-way width for the pedestrian walkways along this section of King Street East and Victoria Street;
- The evaluation of the proposal's impact to the Quebec Bank building on the site, and the measures needed to conserve and maintain the heritage values of the heritage building;
- The evaluation of the proposal's impact to the heritage resources adjacent to the site, and the measures needed to conserve and maintain the heritage values of such heritage resources;
- Conformity to the City Council adopted St. Lawrence Neighbourhood Heritage Conservation District Plan;
- Appropriate and loading access requirements;

- Assessment of traffic generation and flow and their impacts to the existing transportation network;
- The number of vehicular parking spaces for the proposed development;
- Appropriate servicing to accommodate the proposed development;
- Adequacy of community services and facilities in the area necessary to support the proposed density; and
- Conformity to the Toronto Green Standard.

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

### **Section 37 Benefits**

The Official Plan includes policies pertaining to the exchange of public benefits for increased height and density for new developments pursuant to Section 37 of the *Planning Act*. The City intends to apply the Section 37 provisions of the *Planning Act* to this application should it be approved in some form.

### **CONTACT**

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 E-mail: htang2@toronto.ca

### **SIGNATURE**

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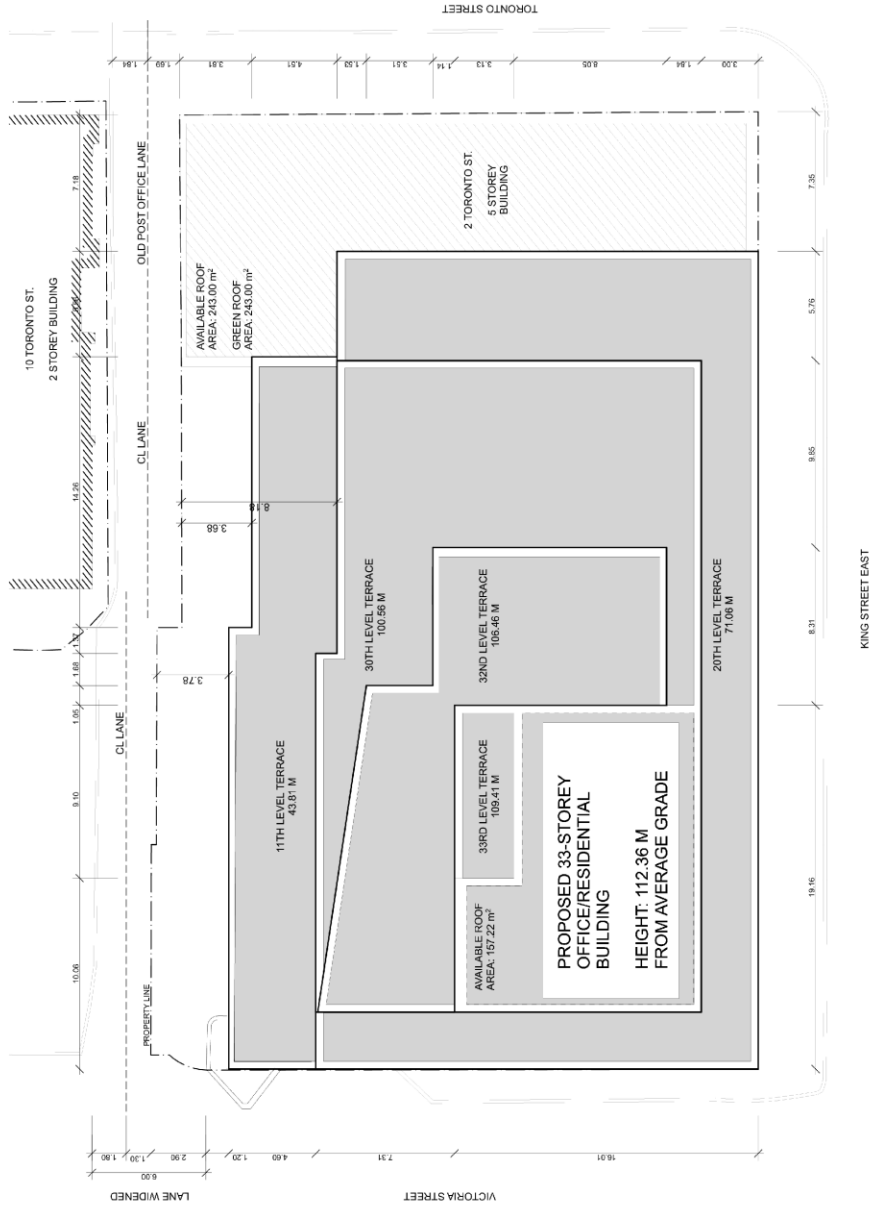
Gregg Lintern MCIP, RPP  
 Director, Community Planning  
 Toronto and East York District

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### **ATTACHMENTS**

Attachment 1: Site Plan  
 Attachment 2a-d: Elevations  
 Attachment 3: Official Plan  
 Attachment 4: Zoning  
 Attachment 5: Application Data Sheet

# Attachment 1: Site Plan



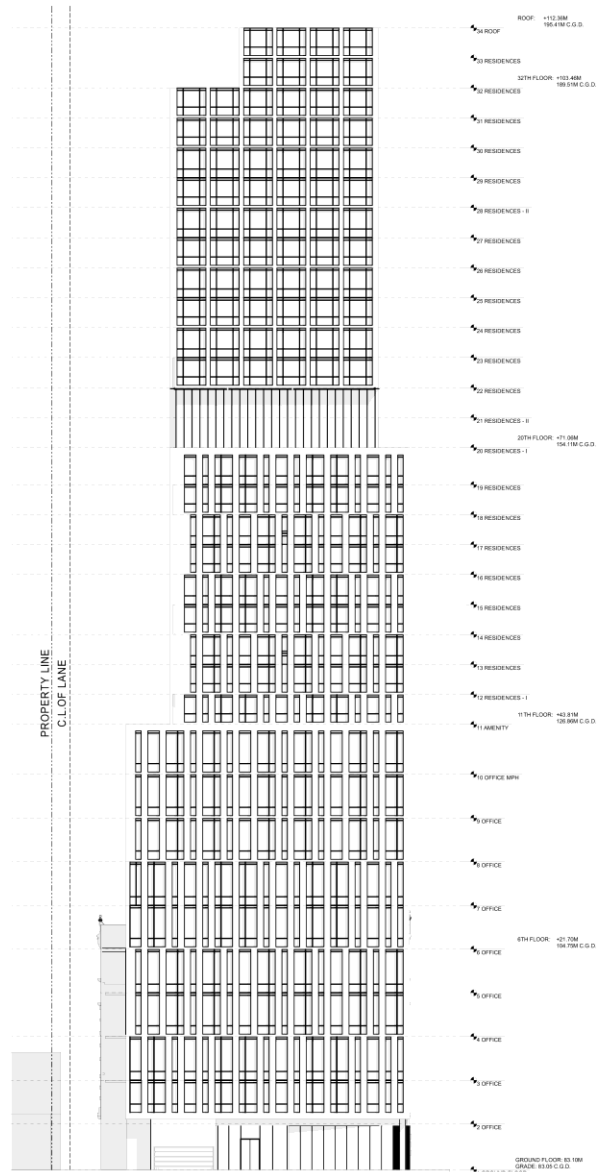
**Site Plan**  
**Applicant's Submitted Drawing**  
 Not to Scale  
 07/08/2016

**34-50 King Street East & 2 Toronto Street**

File # 16 159562 STE 28 0Z



## Attachment 2b: West Elevation



### West Elevation

### 34-50 King Street East & 2 Toronto Street

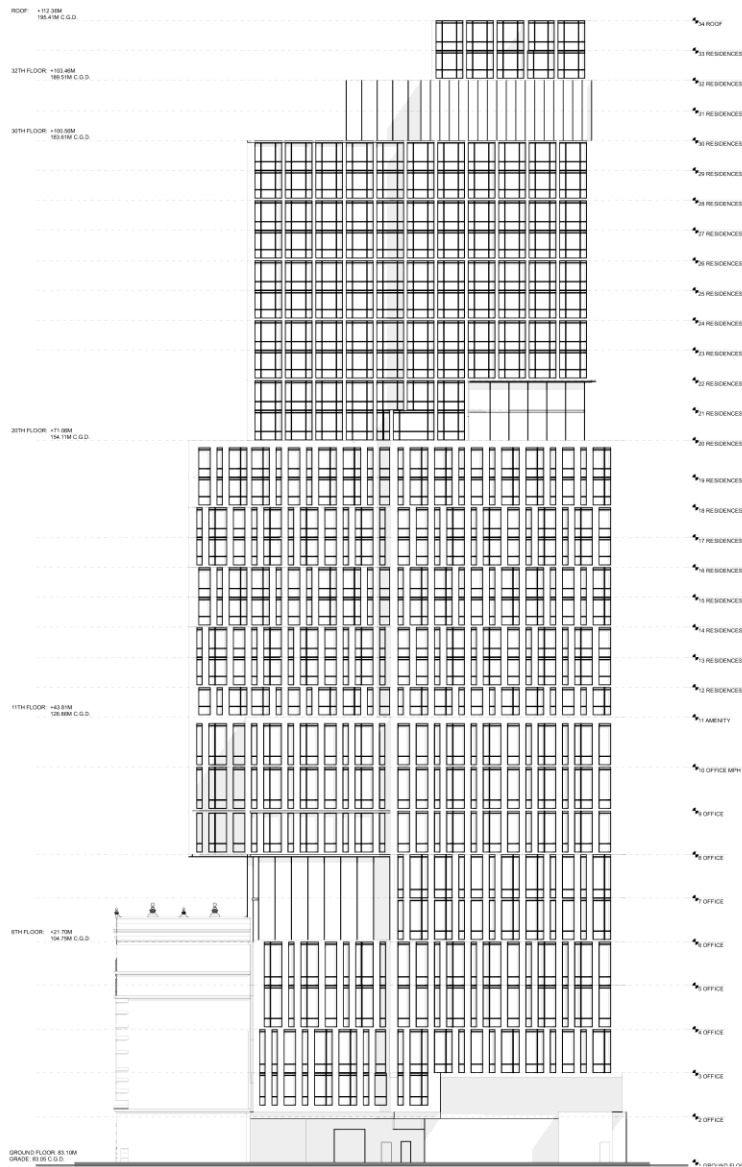
Applicant's Submitted Drawing

Not to Scale  
07/08/2016

File # 16 159562 STE 28 0Z



## Attachment 2c: North Elevation



### North Elevation

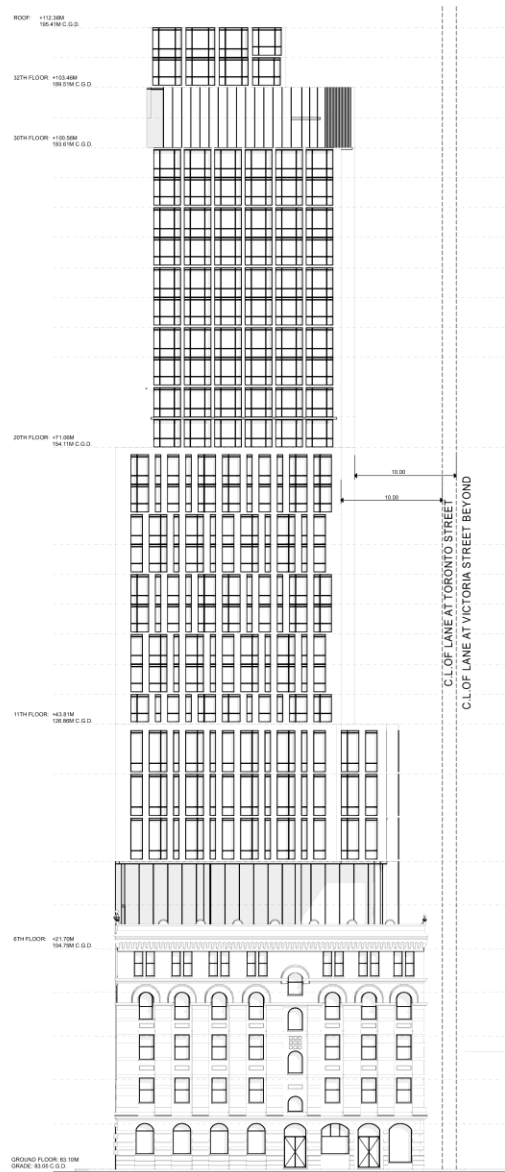
### 34-50 King Street East & 2 Toronto Street

Applicant's Submitted Drawing

Not to Scale  
07/08/2016

File # 16 159562 STE 28 OZ

## Attachment 2d: East Elevation



### East Elevation

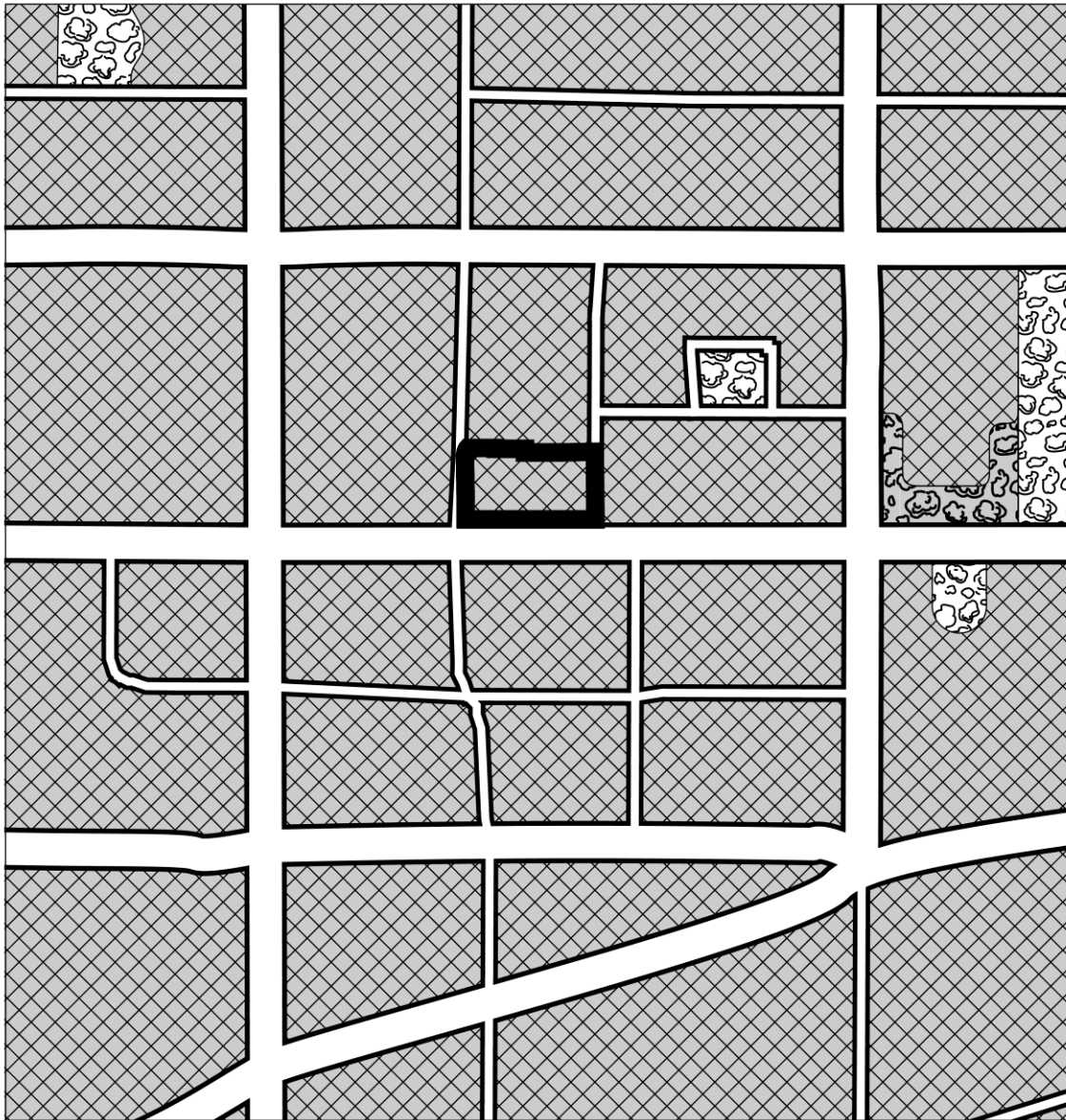
### 34-50 King Street East & 2 Toronto Street

Applicant's Submitted Drawing

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07/08/2016

File # 16 159562 STE 28 OZ

### Attachment 3: Official Plan



**TORONTO**  
 Extract from Official Plan

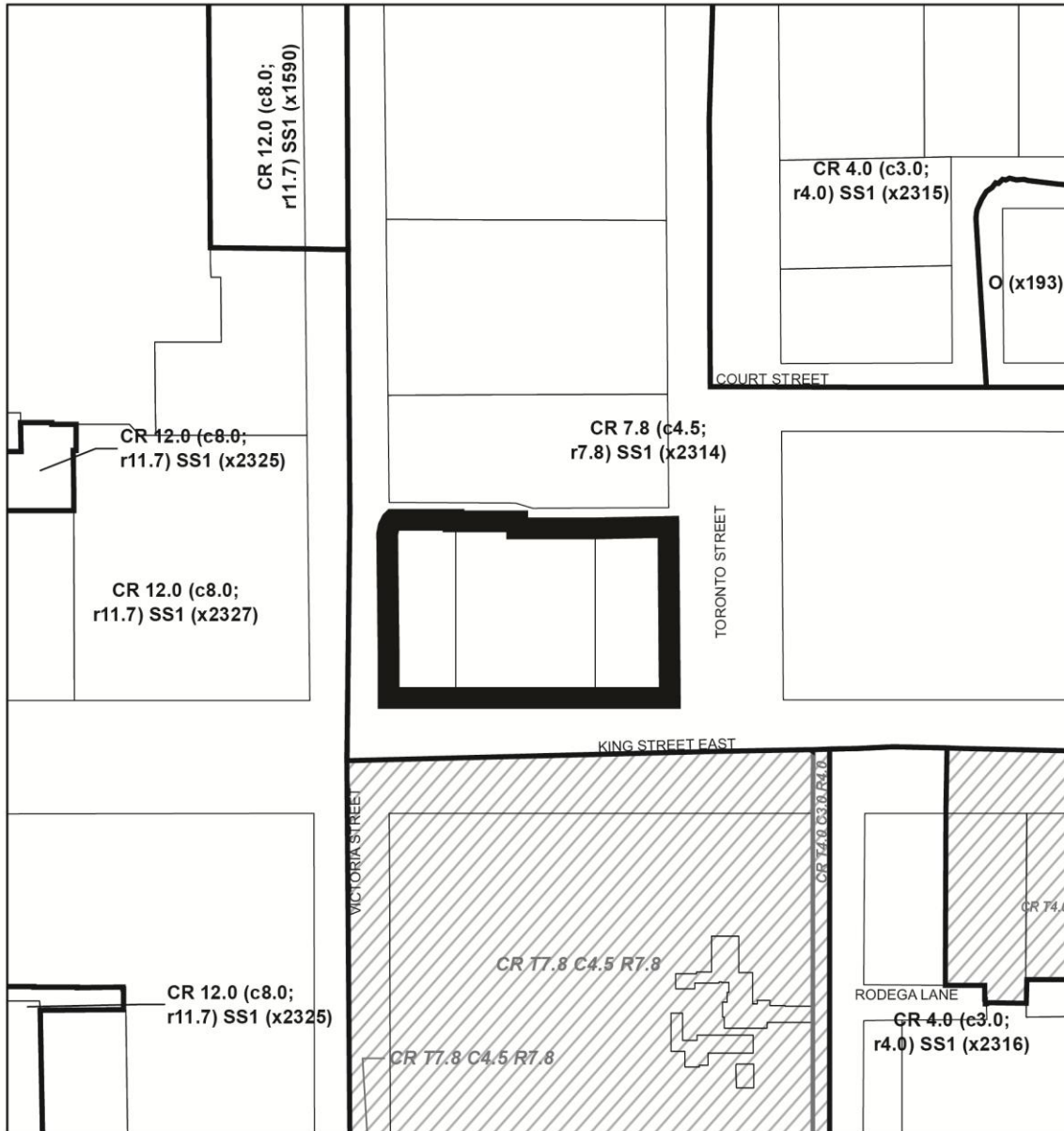
34-50 King Street East & 2 Toronto Street

File # 16 159562 STE 28 OZ

- |   |  |
|---|--|
|  Site Location   | <b>Parks &amp; Open Space Areas</b>  |
|  Mixed Use Areas |  Parks                  |
|   |  Other Open Space Areas |

  
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 07/08/2016

### Attachment 4: Zoning




### 34-50 King Street East & 2 Toronto Street

Zoning By-Law No. 569-2013

File # 16 159562 STE 28 0Z

-  Location of Application
- CR** Commercial Residential    **O** Open Space

-  See Former City of Toronto By-Law No. 438-86
- CR** Mixed-Use District

  
 Not to Scale  
 Extracted: 07/08/2016

## Attachment 5: Application Data Sheet

Application Type	Rezoning	Application Number:	16 159562 STE 28 OZ
Details	Rezoning, Standard	Application Date:	May 20, 2016

Municipal Address: 34 TO 50 KING STREET EAST AND 2 TORONTO STREET

Location Description: PLAN TOWN OF YORK PT LOT 2 \*\*GRID S2810

Project Description: Rezoning application to permit a 33-storey mixed-use office and residential building with ground floor retail. The proposal include: 219 residential rental units; 10,261 square metres of non-residential space; 78 parking spaces in a 5-level underground garage; and 269 bicycle parking spaces. The proposal also includes the conservation of the existing 5-storey heritage listed Quebec Bank building on-site as part of the development.

<b>Applicant:</b>	<b>Agent:</b>	<b>Architect:</b>	<b>Owner:</b>
LARCO Investments Ltd.		Architects Alliance	34 King St. E. Ltd. Partnership et. al.

### PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:	
Zoning:	CR 7.8 (c4.5; r7.8) SS1 (x2314)	Historical Status:	Yes
Height Limit (m):	61	Site Plan Control Area:	Yes

### PROJECT INFORMATION

Site Area (sq. m):	1,569	Height:	Storeys:	33
Frontage (m):	49		Metres:	133
Depth (m):	32			
Total Ground Floor Area (sq. m):	1,176			<b>Total</b>
Total Residential GFA (sq. m):	15,046		Vehicular Parking Spaces:	78
Total Non-Residential GFA (sq. m):	10,419		Loading Docks:	4
Total GFA (sq. m):	25,465		Bicycle Parking Spaces:	269
Lot Coverage Ratio (%):	75			
Floor Space Index:	16.2			

### DWELLING UNITS

### FLOOR AREA BREAKDOWN (upon project completion)

			Above Grade	Below Grade
Tenure Type:	Condo			
Rooms:	0	Residential GFA (sq. m):	15,046	0
Bachelor:	20 (9%)	Retail GFA (sq. m):	255	0
1 Bedroom:	148 (68%)	Office GFA (sq. m):	10,006	0
2 Bedroom:	29 (13%)	Industrial GFA (sq. m):	0	0
3 + Bedroom:	22 (10%)	Institutional/Other GFA (sq. m):	0	0
Total Units:	219 (100%)			

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