



## STAFF REPORT INFORMATION ONLY

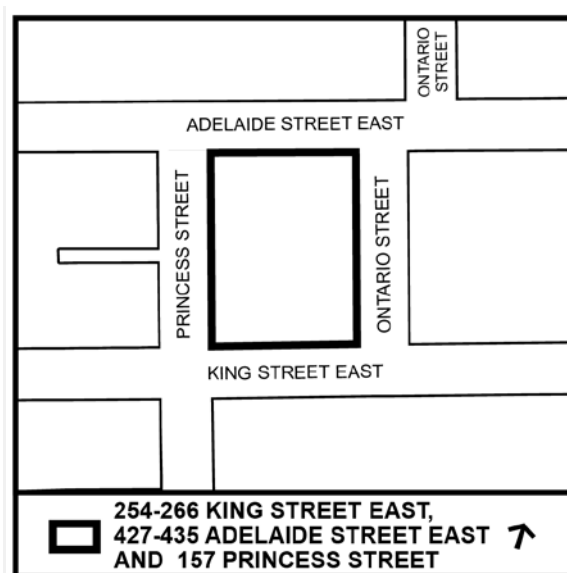
### 254-266 King Street East, 427-435 Adelaide Street East and 157 Princess Street - Zoning Amendment Application – Supplementary Report

<b>Date:</b>	January 27, 2017
<b>To:</b>	City Council
<b>From:</b>	Chief Planner and Executive Director, City Planning
<b>Wards:</b>	Ward 28 – Toronto Centre-Rosedale
<b>Reference Number:</b>	P:\2017\Cluster B\PLN\City Council\CC17002

## SUMMARY

At its meeting on January 17, 2017, the Toronto and East York Community Council had before it a Refusal Report for the proposed rezoning for 254-266 King Street East, 427-435 Adelaide Street East and 157 Princess Street. This Supplementary Report provides a summary of the feedback received from the community at the Community Consultation Meeting held on January 11, 2017. This report also provides a description of a revised development proposal that was presented by the applicant at the Community Consultation Meeting. It is anticipated that this revised proposal will be formally submitted to the City imminently.

Overall, the community expressed concerns at the Community Consultation Meeting about the proposed development because they found it too tall, too dense, and not in keeping with the character of the neighbourhood.



Staff find the revised proposal represents a minor improvement compared to the original submission but does not significantly change staff's overall findings with respect to over-development of the site, the negative impact on heritage buildings, character of the area, and the pedestrian environment. There are no changes to staff's recommendations as provided in the Refusal Report dated December 16, 2016.

## DECISION HISTORY

On January 17, 2017, Toronto and East York Community Council (TEYCC) adopted staff's recommendations contained in the Refusal Report dated December 16, 2016. A complete record of TEYCC's recommendations is provided at:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2017.TE21.7>

## ISSUE BACKGROUND

### Proposal

The revised proposal as presented at the Community Consultation Meeting contains several minor revisions that are described in the following table and compared to the original submission as described in the Refusal Report dated December 16, 2017.

	Original Proposal	Revised Proposal
Retail space	3,500 sq. metres	2,640 sq. metres - 4 to 6 units on ground floor - 1 unit on second floor
Office space	none	2,830 sq. m - 2 ground floor lobbies - two office spaces on the second floor - 1 office space on the third floor
Gross floor area	61,500 sq. metres	63,250 sq. metres
Parkland	400 sq. metres	470 sq. metres
Minimum Tower separation	18 metres	20 metres
East building setback from King Street East	10 metres	14.2 metres
East tower step-back / overhang facing King Street East	1.8-metre overhang	No step-back or overhang
West tower step-back facing King Street East	10 metres	14.2 metres
West building setback from Adelaide Street East	~0.5 metres	3.0 metres
East building setback from Adelaide Street East	~1.6 metres	3.0 metres
West tower step-back / overhang facing Adelaide	3-metre overhang - 1.5-metre overhang on floors	0 metres - ~1.5-3-metre step-back

Street East	6-11 and 15-23 - 3-metre overhang on floors 12-14 and 24-32	("reveal") on the 4 <sup>th</sup> storey
East tower step-back / overhang facing Adelaide Street East	1.5-metre overhang on floors 23-32	0 metres - ~1.5-3-metre step-back ("reveal") on the 6 <sup>th</sup> and 7 <sup>th</sup> storeys
Tower step-back facing Princess Street	0 metres - 1.5-metre step-backs on floors 4-5, 12-14, and 24-32	0 metres - 1.5 to 3-metre step-back ("reveal") on the 4 <sup>th</sup> storey
Tower step-back facing Ontario Street	0 metres - 1.5-metre step-back on floors 6-11, 22-25 and mechanical penthouse	0 metres - 1.5-metre step-back ("reveal") on the 6 <sup>th</sup> and 7 <sup>th</sup> storeys
Bicycle parking	940 spaces - residential occupant spaces located on third floor	938 spaces - residential occupant spaces located on P1
Automobile parking	249 spaces	276 spaces
% of 3-bedroom units	8.4%	10%

## Community Consultation

A Community Consultation Meeting was held on January 11, 2017, and was attended by approximately 32 members of the local community. Written comments were received from nine local residents, two local businesses, and the St. Lawrence Neighbourhood Association, including the comments referenced in the Refusal Report dated December 16, 2016. The following provides a summary of the comments received both at the meeting and individually submitted to City Planning.

### Height

Several people commented that the proposed height is excessive, out of context, and would set a precedent for even larger buildings in the future.

### Character

Several people found the proposal not in keeping with the local character of the area, disrespectful to the existing heritage character, and would contribute to a loss of the distinct character of Old Town Toronto.

### Density

Concerns were raised by several people that the proposed density and number of dwelling units was too much for the existing infrastructure and community facilities in the area to support. Personal safety was raised as a concern with respect to increasing demand for emergency services (i.e. fire, EMS, police).

**Transportation and parking**

Concerns included traffic congestion on King Street East and in the general vicinity, pedestrian congestion and safety on King Street East, the transit capacity and overcrowding on the King streetcar, and a lack of parking in the area.

**Architecture**

Comments with respect to the architecture suggested the buildings do not fit in with the area, are unattractive, are "King Street-centric" as they have a lack of regard for the Adelaide Street East frontage, have insufficient tower separation, and that the proposed bridges appear as a wall with two holes.

**Commercial uses**

A concern was expressed that the proposed office replacement is insufficient since it is much less than currently exists on-site. It was also mentioned that retail units should not be too small since they are less flexible and limit retail opportunities.

**Compatibility with neighbouring office building**

A representative of the neighbouring office building at 480 King Street East (the SAS building) raised concerns that the noise from the HVAC equipment on the roof of the SAS building will impact proposed residential dwellings and will lead to noise complaints and negatively impact their operations of the office building.

**Construction impact**

A few people had concerns with respect to construction impact in terms of noise, light, and garbage and enforcement of existing regulations. One person commented that construction should avoid lane closures on King Street East and Adelaide Street East.

**COMMENTS**

The revised proposal shown at the Community Consultation Meeting provides minor improvements with regard to defining the base building, providing some office space, increasing the size of the proposed park, increasing the tower separation, increasing the tower step-back from King Street East, increasing the building setback from Adelaide Street East, and increasing the number of 3-bedroom units. Despite these minor improvements, the revisions do not go far enough to change staff's overall findings, conclusions and recommendations as described in the Refusal Report dated December 16, 2016.

Staff still find the revised development proposal is inappropriate for the subject property as it represents over-development of the site, does not sufficiently preserve heritage resources, does not adequately address the existing and planned context and character of the area, does not comply with Official Plan built form policies, and substantially deviates from the Tall Building Design Guidelines and the policies and guidelines in the St. Lawrence Neighbourhood Heritage Conservation District (HCD) Plan.

## **CONTACT**

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## **SIGNATURE**

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