

1182 King Street West and 1221 King Street West –Zoning Amendment Application – Final Report

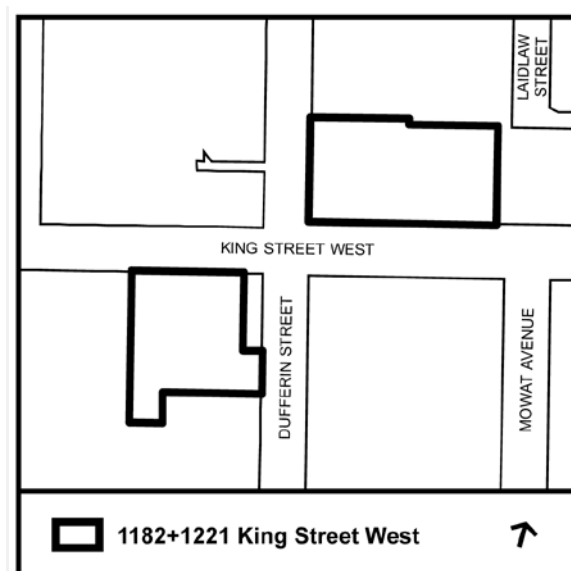
Date:	October 30, 2017
To:	Toronto and East York Community Council
From:	Acting Director, Community Planning, Toronto and East York District
Wards:	Ward 14 – Parkdale-High Park
Reference Number:	15 193651 STE 14 OZ

SUMMARY

This application seeks an amendment to the Zoning By-law to permit a 17-storey (58.0 metres plus mechanical penthouse to 63.5 metres) mixed-use building at 1182 King Street West, and a 14-storey (48 metres plus mechanical penthouse to 53.5 metres) mixed-use building at 1221 King Street West. The proposed development at 1182 King Street West, located at the northeast corner of King Street West and Dufferin Street, would include 1927 square metres of commercial at grade and 410 residential units above. The building would include 3 levels of underground parking with 337 vehicular parking spaces. The proposed development at 1221 King Street West, located at the southwest corner of King Street West and Dufferin Street, would include 1431 square metres of commercial at grade and 293 residential units above. The building would include 3 levels of underground parking with 219 vehicular parking spaces.

Staff have reviewed the proposed Zoning By-law amendment, and have determined the proposal to be appropriate for the site. The applicant has made significant modifications since the initial submission of the application to reduce the height of the buildings, increase the setbacks, and improve the relationship of the building at-grade.

This report reviews, and recommends approval of, the Zoning By-law amendment, subject to certain conditions and engineering



requirements being satisfied before the bills are adopted by City Council.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council amend former City of Toronto Zoning By-law 438-86, as amended for the lands at 1182 and 1221 King Street West substantially in accordance with the draft Zoning By-law attached to the report from the Acting Director, Community Planning, Toronto and East York District dated October 30, 2017 to be available at the November 14, 2017 meeting of Toronto and East York Community Council.
2. City Council amends City-Wide Zoning By-law 569-2013, for the lands at 1182 and 1221 King Street West substantially in accordance with the draft Zoning By-law Amendment attached to the report from the Acting Director, Community Planning, Toronto and East York District dated October 30, 2017 to be available at the November 14, 2017 meeting of Toronto and East York Community Council.
3. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendments as may be required.
4. Prior to introducing the necessary Bills to City Council for enactment, City Council requires the owner to enter into an agreement pursuant to Section 37 of the Planning Act in support of the development securing the following:
 - a) An indexed cash contribution in the amount of \$2,100,000.00 to be allocated as follows:
 - i. \$200,000.00 towards capital improvements to parkland in Ward 14, and;
 - ii. \$ 1,900,000.00 towards affordable rental housing in Ward 14.
 - b) In the event the cash contributions referred to in 4 a), and b) above has not been used for the intended purpose within five (5) years of this by-law coming into full force and effect, the cash contribution may be redirected for another purpose, at the discretion of the Chief Planner and Executive Director of City Planning, in consultation with the local Councillor, provided that the purpose is identified in the Toronto Official Plan and will benefit the community in the vicinity of the lands.
 - c) The owner shall provide a minimum fifteen percent (15%) of the residential units located at 1181 King Street West having at least three bedrooms, and a minimum of ten percent (10%) of the residential units located at 1221 King Street West also having at least three bedrooms.
 - d) The submission of a wind study to the satisfaction of the Chief Planner and Executive Director, City Planning, and securing of any wind mitigation measures as set out in the submitted wind study to be secured as part of any site plan approval.

5. Prior to introducing the necessary Bills to City Council for enactment, City Council requires the owner to address the Engineering comments identified in the Engineering and Construction Services memo to City Planning dated October 18, 2017 to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services.
7. Council approve a development charge credit against the Parks and Recreation component of the Development Charges for the design and construction by the owner of the above base park improvements to the satisfaction of the General Manager, Parks, Forestry and Recreation (PFR). The development charge credit shall be in an amount that is the lesser of the cost to the owner of designing and constructing the above base park improvements, as approved by the General Manager, PFR, and the Parks and Recreation component of development charges payable for the development in accordance with the City's Development Charges By-law, as may be amended from time to time.

Financial Impact

The recommendations in this report have no financial impact.

DECISION HISTORY

At its meeting on November 10, 2015, Toronto and East York Community Council adopted the recommendations in the Preliminary Report from the Director, Community Planning, Toronto and East York District, dated October 23, 2015 (Item TE12.31).

A link to the Community Council direction and report from the Director, Community Planning, Toronto and East York District is provided below:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2015.TE12.31>

ISSUE BACKGROUND

Proposal

The application proposes a 17-storey residential building (58.0 metres plus mechanical penthouse to 63.5 metres) with retail at grade and 410 residential units plus two live/work units at 1182 King Street West, and a 14-storey building (48 metres plus mechanical penthouse to 53.5 m) with retail at grade and 293 residential units at 1221 King Street West, located on opposite sides of the Dufferin/King intersection. A total of 556 vehicle parking spaces are proposed. Both buildings are massed with 4-storey podiums (16.3 metres) along the street edge and upper storey stepbacks that mitigate the impact of the proposed massing, and respond to the adjacent heritage building.

The proposed indoor amenity space is 823.5 square metres for 1182 King Street West (2.01 square metres/unit), and 629.01 square metres for 1221 King Street West (2.15 square metres/unit). The proposed outdoor amenity space is 472.74 square metres (1.15 square metres/unit) for 1182 King Street West, and 410.03 square metres (1.4 sq.m./unit) for 1221 King Street West.

The proposed combined unit mix includes 72 percent 1-bedroom units, 14 percent 2-bedroom units, and 14 percent 3-bedroom units.

The application was submitted 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 proposal in one application.

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 the site fronting King Street West, with surface parking making up the balance of the site at the rear.

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, followed by a 2-storey listed heritage building (A.B. Ormsby Factory, 1913) with commercial uses across the street on the south side of King Street West.
- East: A 1.5 storey City facility (Transportation Services) building and yard, followed by 3.5-storey stacked townhouses, and Rita Cox Park to the north east.
- West: Dufferin Street, followed by 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 currently 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. The site is approximately 70 metres deep at the deepest point. A 1-storey commercial building including a drive-through restaurant is currently situated on site, with surface parking making up the balance of the 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 on the north side of King Street West, and residential uses in house-form and low-rise 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. An 11-storey apartment building is located to the southwest of the site.
- East: A 2-storey heritage building currently being used as a bank, followed by Dufferin Street, and a 2-storey listed heritage building (A.B. Ormsby Factory, 1913).
- West: A pair of 2.5 storey semi-detached residential buildings, two 3-storey apartment buildings, and further west past Tyndall Avenue, a 14-storey apartment building.

Provincial Policy Statement and Provincial Plans

Section 2 of the Planning Act sets out matters of provincial interest that City Council shall have regard to in making any decision under the Planning Act. Relevant matters of provincial interest include amongst other matters: Section 2(d) the conservation of features of significant architectural, cultural or historical interest; and Section 2(r) the promotion of built form that is well-designed, encourages a sense of place, and provides for public spaces that are of high quality, safe, accessible, attractive, and vibrant.

The Provincial Policy Statement (2014) provides policy direction Province wide on land use planning and development to promote strong communities, a strong economy, and a clean and healthy environment. It includes policies on key issues that affect communities, such as:

- The efficient and wise use and management of land and infrastructure over the long term in order to minimize impacts on air, water, and other resources;
- Protection of the natural and built environment;
- Building strong, sustainable, and resilient communities that enhance health and social well-being by ensuring opportunities exist locally for employment;
- Residential development providing an appropriate range of housing types and affordability; recreation, parks, and open space; and transportation choices that increase the use of active transportation and transit;
- Encouraging a sense of place in communities, by promoting well-designed built form, and by conserving features that help define local character, and;

- Providing that significant built heritage resources and significant cultural heritage landscapes shall be conserved.

The City of Toronto uses the PPS to guide its Official Plan, and to inform decisions on other planning and development matters. The PPS is issued under Section 3 of the Planning Act, and all decisions of Council affecting land use planning matters "shall be consistent with" the Provincial Policy Statement. Policy 4.7 further states that the Official Plan is the most important vehicle for implementing the PPS.

The Growth Plan for the Greater Golden Horseshoe (2017) provides a strategic framework for managing growth in the Greater Golden Horseshoe region including:

- Setting minimum density targets within settlement areas and related policies directing municipalities to make more efficient use of land, resources, and infrastructure to reduce sprawl, cultivate a culture of conservation, and promote compact built form and better-designed communities with high quality built form, and an attractive and vibrant public realm established through site design and urban design standards;
- Directing municipalities to engage in an integrated approach to infrastructure planning and investment optimization as part of the land use planning process;
- Building complete communities with a diverse range of housing options, public service facilities, recreation, and green space that better connect transit to where people live and work;
- Retaining viable employment lands, and encouraging municipalities to develop employment strategies to attract and retain jobs;
- Minimizing the negative impacts of climate change by undertaking stormwater management planning that assesses the impacts of extreme weather events, and incorporates green infrastructure;
- Recognizing the importance of watershed planning for the protection of the quality and quantity of water and hydrologic features and areas, and;
- Conserving *heritage resources* in order to foster a sense of place, and benefit communities, particularly in *strategic growth* areas.

Like other provincial plans, the Growth Plan for the Greater Golden Horseshoe (2017) builds upon the policy foundation provided by the Provincial Policy Statement (2014), and provides more specific land-use planning policies to address issues facing the GGH region. The policies of the Growth Plan take precedence over the policies of the PPS to the extent of any conflict, except where the relevant legislation provides otherwise. All decisions by Council affecting land use planning matters are required by the Planning Act, to conform to, or not conflict with, as the case may be, the Growth Plan.

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, parks, and open spaces.

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 two 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.

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 meet 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 1182 King Street West site 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 uses 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 Secondary Plan area.

The proposed application was evaluated against the policies described above, as well as the policies of the Official Plan as a whole.

Zoning

Both properties are subject to both former City of Toronto Zoning By-law 438-86, as amended, and City-Wide Zoning By-law 569-2013. The commercial-residential zoning classification permits a range of residential and commercial uses.

Former City of Toronto Zoning By-law 438-86, as Amended

The site located at 1182 King Street West is zoned Commercial-Residential (CR T4.0, C3.0, R2.0) by former City of Toronto Zoning By-law 438-86, as amended, with a height limit of 23 metres. The site located at 1221 King Street West is also zoned Commercial- Residential (CR T2.5 C0.5 R2.0) by Zoning By-law 438-86, as amended, but has a lower permitted height limit of 12 metres (see Attachment 4).

City-Wide Zoning By-law 569-2013

The site located at 1182 King Street West is zoned Commercial-Residential (CR4.0, c3.0, r2.0, with a 23 metre height limit. The site located at 1221 King Street West is zoned Commercial-Residential (CR 2.5, c0.5, r2.0) and also has a height limit of 12 metres.

Site-Specific Zoning By-law

Some Site Specific Zoning By-law exceptions apply to both sites. The property at 1182 King Street West is subject to Site-Specific By-law 711-83. 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.

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>

The Tall Building Design Guidelines were considered in the review of this proposal.

Midrise Building Guidelines

Toronto City Council, at its meeting of July 8, 2010, adopted the recommendations of the "Avenues and Mid-Rise Buildings Study". This Council-adopted policy encourages future intensification along Toronto's *Avenues* that is compatible with the adjacent neighbourhoods through appropriately scaled and designed mid-rise buildings. The study provides performance standards for mid-rise buildings on *Avenues*.

In June 2016, City Council approved the Mid-Rise Building Performance Standards Addendum (April 20, 2016). The Addendum is to be used by City Staff together with the 2010 approved Mid-Rise Building Performance Standards during the evaluation of development applications where mid-rise buildings are proposed and the Performance Standards are applicable. The Performance Standards are identified as being applicable to the evaluation of proposed mid-rise buildings that are located both within existing land-use designations for *Mixed Use Areas*, *Employment*, *Institutional*, or some *Apartment Neighbourhoods* where the existing built form supports mid-rise development, and where the site fronts onto a Major Street as identified on Map 3 of the Official Plan with planned rights of way of at least 20 metres in width. The subject site is in a *Mixed Use Area* and on a Major Street, and as such, the Performance Standards are now applicable.

A link to the Council decision can be found here:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2016.PG12.7>

The guidelines assisted in evaluating this proposal.

Site Plan Control

The subject site and development are subject to Site Plan Control. An application for Site Plan Control has not been submitted.

Reasons for 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 40 metres, resulting in a proposed building height of 63.5 metres (including mechanical penthouse) and exceeds the permitted maximum building height of 12 metres at 1221 King Street West by approximately 41 metres, resulting in a proposed building height of 53.5 metres (including 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.

Community Consultation

Two community consultation meetings were held by Planning Staff to consult with the community on this application. The first community consultation meeting was held on October 29, 2015 at the Parkdale United Church. Approximately 100 people attended. The second community consultation meeting was held on April 18, 2017 at Holy Family Catholic School, and was attended by approximately 90 people. At both meetings, concerns were raised about the

proposal including the proposed height of both buildings, the relationship of the building to the surrounding context, the lack of affordable housing, the potential gentrification of Parkdale, and the loss of the existing businesses on-site.

The application has been substantially modified since the initial application including reductions in height, changes to the massing, improved public realm, and parkland dedication. The issues raised during community consultation have been considered in Staff's assessment of the proposal, and have influenced revisions to the proposal.

Agency Circulation

The application was circulated to all appropriate agencies and City divisions. Responses received have been used to assist in evaluating the application and to formulate appropriate By-law standards.

COMMENTS

Planning Act, Provincial Policy Statement and Provincial Plans

Section 2 of the Planning Act identifies matters of provincial interest, which include, among other matters, the orderly development of safe and healthy communities, the appropriate location of growth and development, the adequate provision of a full range of housing, and the promotion of a built form that is well-designed. The proposed development has regard for matters of provincial interest as identified in Section 2 of the Planning Act.

The proposal is consistent with the 2014 PPS. The PPS contemplates new development accommodating a range and mix of uses, which the proposed development does through the provision of both residential and retail uses. Section 1.1.3.3 indicates that "Planning authorities shall identify appropriate locations and promote opportunities for *intensification* and *redevelopment* where this can be accommodated taking into account existing building stock or areas...". The subject sites have been identified as appropriate locations for intensification and redevelopment as both 1182 King Street West with its associated *Regeneration Areas* land-use designation in the Official Plan, and 1221 King Street West with its *Mixed Use Areas* land-use designation in the Official Plan both have land-use designations intended to accommodate growth. The proposed developments take into consideration the surrounding area, and are appropriate for the surrounding area. Section 4.7 indicates that the Official Plan is the most important vehicle for implementation of the PPS, and that Official Plans shall identify provincial interests, as identified in Section 2 of the Planning Act, which includes the promotion of a well-designed built form. The proposed development is consistent with Official Plan policies, and provides a well-designed built form that provides appropriate transition to adjacent properties.

The Growth Plan for the Greater Golden Horseshoe (2017) designates this site within the delineated built up area. Section 2.2.2.4 identifies that delineated built up areas are areas to encourage intensification, and also identifies that municipalities will identify the appropriate type and scale of development and transition of built form to adjacent areas. The Regeneration Areas and Mixed Use Areas designations of the subject sites are both areas intended for intensification. The proposed developments are consistent with the Built Form policies in the Official Plan, providing an appropriate scale of development and transition to adjacent areas. The proposed

development conforms, and does not conflict with, the Growth Plan for the Greater Golden Horseshoe.

Land Use

The proposed building at 1182 King Street West is located in an area designated *Regeneration Areas* in the Official Plan. The proposed building at 1221 King Street West is located in an area designated *Mixed-Use Areas* in the Official Plan. Both land-use designations are intended to permit a mix of uses. The buildings proposed at 1182 and 1221 King Street West, both provide a mixture of uses by providing commercial use at grade and residential use above, and comply with the *Mixed Use Areas* and *Regeneration Areas* policies in the Official Plan.

Height and Massing

The height and massing of the proposed development is appropriate, and has been distributed to mitigate the impact of the proposed development on the surrounding area to the satisfaction of Staff.

1182 King Street West

The height and massing of the proposed development at 1182 King Street West is acceptable to Staff. The development has a height of 17-storeys on the west portion of the site adjacent Dufferin Street, and 13-storeys on the east portion of the site. This height is acceptable. It is similar to the heights approved for the buildings to the east and minimizes shadow impacts on Rita Cox Parkette, as described below in the "Sun, Shadow, and Wind" section of this report.

The proposed development provides adequate setbacks to mitigate the impact of the proposed massing. The proposed development has a 4-storey plus mezzanine podium, which creates an appropriate streetwall height along King Street West and Dufferin Street. The building steps back 3 metres above the base on the King Street West elevation and 2.7 metres on the Dufferin Street West elevation, clearly defining the base building.

The proposed 17-storey tower element is setback 12.5 metres to the building face for the 8th storey and above, creating a setback that allows for appropriate tower separation distance and is consistent with the 12.5 metre setback provided in the Tall Building Design Guidelines. The 13-storey eastern portion of the development is setback a minimum of 9.3 metres to the building face for all portions of the building at the 5th level and above, providing adequate separation to the townhouses on Laidlaw Street to the north. The development also provides a minimum 6 metre setback to the building face for the eastern elevation of the property, providing an adequate separation distance to the adjacent City of Toronto works yard.

1221 King Street West

The height and massing of the proposed development at 1221 King Street West is also acceptable to Staff. The development proposes a height of 14-storeys, similar to the height of the nearby taller buildings on Tyndall Avenue. The proposed 4-storey plus mezzanine level base building is an appropriate height as it has been designed in a way that responds to the adjacent heritage building to the east. The building also steps back from the adjacent heritage building on its east elevation. The design of the proposed development, and its response to the adjacent heritage building, will be further refined through the site plan review.

Sun, Shadow, and Wind

The shadow impact of the proposed development has been reduced since the original submission to a level that is acceptable to Staff.

The shadow created by the proposed development at 1182 King Street West adds additional shadow to *Neighbourhoods*-designated properties on the east side of Dufferin Street during the spring and fall equinoxes. However, this shadow is removed by 1:18 pm. A limited amount of increased shadowing on Rita Cox Parkette will result from this proposal. However, this shadow does not begin until 4:18 pm, and is not present by 5:18 pm during the spring and fall equinoxes.

The proposed development at 1221 King Street West removes all shadow from the *Neighbourhoods*-designated properties to the north by 11:18 am during the spring and fall equinoxes.

Planning Staff are satisfied that the shadow generated by the proposed development has been adequately limited.

The applicant will be required to submit a comprehensive Wind Study as part of the site plan control application to demonstrate that the proposed development does not generate adverse wind impacts, and will be required to implement any necessary mitigation measures. The provision of a Wind Study as part of the Site Plan Control application will be secured as a matter of legal convenience through the Section 37 Agreement associated with this application.

Public Realm

The public realm created by the proposed development will provide adequate space for pedestrians, with consideration for the increased pedestrian use of the area.

The proposed development at 1182 King Street West includes a 7.6 metre sidewalk width along the King Street West frontage. This exceeds the 6 metre sidewalk width that is recommended in the Tall Building Design Guidelines, and provides sufficient space for pedestrians, landscaping, and the King Street West streetcar stop. The proposal also includes a 5.6 metre sidewalk width along Dufferin Street. This slightly substandard sidewalk width is sufficient to accommodate pedestrians and landscaping as Dufferin Street does not have the same level of pedestrian traffic as King Street West.

The proposed development at 1221 King Street West includes a sidewalk width on King Street West that varies between 6 metres and 8.8 metres. This also exceeds the 6 metre sidewalk width that is recommended in the Tall Building Design Guidelines, and provides sufficient space for pedestrians, landscaping, and the TTC streetcar stop. The sidewalk width proposed for the portion of the proposed development along Dufferin Street, south of the existing bank building, is 6.9 metres, which exceeds the 6 metre setback recommended in the Tall Building Design Guidelines.

The proposed public realm areas for both 1182 and 1221 King Street West exceed what is generally recommended in the Tall Buildings Guidelines, and will make a positive public realm contribution to the area.

Proposed Unit Mix

The proposed development at 1182 King Street West includes 410 residential units. These units are comprised of 290 one-bedroom units (70.7percent), 51 two-bedroom units (12.4 percent), and 69 three-bedroom units (16.8 percent). The proposed quantity of three-bedroom units exceeds the 10 percent three-bedroom units Staff generally seek to secure as part of new developments, consistent with the requirement in Official Plan policy 3.2.1 that requires a full range of housing to be provided and maintained to meet the current and future needs of residents.

The proposed development at 1221 King Street West includes 293 residential units. These units are proposed to include 216 one-bedroom units (73.7 percent), 47 two-bedroom units (16 percent), and 30 three-bedroom units (10.2 percent). Similar to 1182 King Street West, the proposed quantity of 3-bedroom units exceeds the 10 percent three-bedroom units Staff generally seek to secure in multi-unit developments.

Amenity Space

The proposed development at 1182 King Street West would include 824 square metres of indoor amenity space (2 square metres per unit) and 473 square metres of outdoor amenity space (1.15 square metres per unit). Indoor amenity space is proposed on the mezzanine level, connected to the outdoor amenity space that is also proposed to be located on that level. Connected indoor and outdoor amenity spaces are also proposed to be located on the second level.

The proposed development at 1221 King Street West contemplates 629 square metres of indoor amenity space (2.15 square metres per unit) and 410 square metres of outdoor amenity space (1.4 square metres per unit). Indoor amenity space is proposed to be located on the second level, connected to the proposed outdoor amenity spaces.

The proposed ratios of indoor and outdoor amenity space per unit will be secured in the draft site-specific zoning by-law. The location of the proposed indoor and outdoor amenity spaces will be secured in the review of the site plan control application, to ensure these spaces are able to appropriately serve building residents.

Traffic Impact, Access, Parking

The proposed development at 1182 King Street West includes 337 vehicular parking spaces, including 271 residential parking spaces, and 66 commercial parking spaces to be shared with residential visitors. Staff have accepted the proposed vehicular parking supply. Access to the proposed vehicular parking is proposed from Dufferin Street. The vehicular parking entrance is combined with the loading entrance, which minimizes the interference with pedestrians and the public realm.

The proposed development at 1221 King Street West includes 219 vehicular parking spaces, including 162 spaces for residents, and 57 spaces for commercial uses to be shared with residential visitors. Staff have accepted this proposed vehicular parking supply. Access to the proposed vehicular parking is also off Dufferin Street. Similar to the portion of the development located at 1182 King Street West, the vehicular parking entrance is combined with the loading entrance, which minimizes the impact on the public realm.

Staff have reviewed the Transportation Impact Study provided by the applicant, and have determined that the traffic generated by the proposed developments is at a level acceptable to Staff.

The proposed quantities of vehicular parking for both developments will be secured in the draft site-specific zoning by-law.

Site Servicing and Hydrogeology

Revisions are required to the Functional Servicing and Stormwater Management reports, and associated Site Servicing drawings provided by the applicant. The applicant is also required to provide a Hydrogeological Assessment report to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services. Staff recommend that the required revisions to the Functional Servicing and Stormwater Management reports and associated Site Servicing drawings be provided before City Council adopts the bills associated with this Zoning By-law Amendment application.

Bicycle Parking

City-Wide Zoning By-law 569-2013 requires 423 bicycle spaces to be provided in association with the development proposed at 1182 King Street West (369 for residents, 41 for visitors, and 13 for the commercial component). The application exceeds this requirement by proposing 405 bicycle spaces for residents, and 102 spaces to be allocated for the shared use of visitors to the building and the commercial component.

City-Wide Zoning By-law 569-2013 requires 305 bicycle spaces to serve the proposed development at 1221 King Street West (262 for the residents, 30 for visitors, and 11 for the commercial component). Again, this application proposes to exceed this requirement by proposing 264 spaces for the residents, and 44 spaces to be shared by visitors and the commercial uses.

City Planning is satisfied with the bicycle space provision in this application.

Open Space/Parkland

The Official Plan contains policies to ensure that Toronto's system of parks and open spaces are maintained, enhanced, and expanded. Map 8B of the Toronto Official Plan shows local parkland provisions across the City. The lands which are the subject of this application are in an area with 0 to 0.42 hectares of local parkland per 1,000 people. The site is in the lowest quintile of current provision of parkland. The site is in a parkland acquisition priority area, as per Chapter 415, Article III of the Toronto Municipal Code.

The application is for the construction of two new buildings on two separate sites. The site at 1182 King Street West is proposed to contain 2,758 square metres of non-residential gross floor area, and 408 residential units consisting of 29,451 square metres of residential gross floor area. The building at 1221 King Street West has 1,903 square metres of non-residential gross floor area, and 293 residential units consisting of 20,828 square metres of residential gross floor area.

At the alternative rate of 0.4 hectares per 300 units specified in Chapter 415, Article III of the Toronto Municipal Code, the parkland dedication requirement is 9,347 square metres or 138 percent of the site area. However, for sites that are less than 1 hectare in size, a cap of 10 percent of the development site is applied to the residential use while the non-residential use is subject to a 2 percent parkland dedication. In total, the parkland dedication requirement is 689 square metres.

The applicant is required to satisfy the parkland dedication requirement for the building located at 1221 King Street West of 308 square metres through an on-site dedication. The park is to be on the south side of the site to expand the existing Dufferin-King Parkette.

Any remaining parkland dedication requirement will be satisfied through cash-in-lieu of land. The value of the cash-in-lieu of parkland dedication will be appraised through Real Estate Services. Payment will be required prior to the issuance of the first above grade building permit.

Given the current rise in dog population in the downtown area, especially within condominium towers, the applicant is expected to provide on-site dog off-leash amenities with proper disposal facilities for the building residents, or dog relief stations within the building. This will help to alleviate some of the pressure on the existing neighbourhood parks, and will be secured the Site Plan Approval process.

Toronto Green Standard

In 2013, City Council updated the two-tiered Toronto Green Standard (TGS) that was adopted by City Council on October 27, 2009. The TGS is a set of performance measures for green development. Tier 1 is required for new development. Tier 2 is a voluntary, higher level of performance with financial incentives. Achieving the Toronto Green Standard will improve air and water quality, reduce green house gas emissions, and enhance the natural environment.

The applicant is required to meet Tier 1 of the TGS.

The site-specific zoning by-law will secure performance measures for bicycle parking. Other applicable TGS performance measures will be secured through the Site Plan Approval process.

This application does not meet the green roof requirement. The applicant will be required, during the Site Plan Control process, to apply for an exemption to the Green Roof By-law requirement to the satisfaction of the Chief Planner and Executive Director, City Planning Division.

Section 37

Section 37 of the *Planning Act* allows the City to grant increased density and/or height in exchange for community benefits. Community benefits are specific capital facilities (or cash contributions for specific capital facilities) and can include: parkland and/or park improvements above and beyond the parkland dedication; public art; streetscape improvements on the public boulevard not abutting the site; and other works detailed in Section 5.1.1.6 of the Official Plan. Section 37 may also be used to secure other matters as may otherwise be agreed upon, subject to the policies contained in Chapter 5 of the Official Plan.

The community benefits recommended to be provided and secured in the Section 37 Agreement are as follows:

1. An indexed cash contribution in the amount of \$2,100,000.00 to be allocated as follows:
 - a) \$200,000.00 towards capital improvements to parkland in Ward14, and;
 - b) \$ 1,900,000.00 towards affordable rental housing in Ward 14.
2. In the event the cash contributions referred to in 1 a), b), and c) above has not been used for the intended purpose within five (5) years of this by-law coming into full force and effect, the cash contribution may be redirected for another purpose, at the discretion of the Chief Planner and Executive Director of City Planning, in consultation with the local Councillor, provided that the purpose is identified in the Toronto Official Plan and will benefit the community in the vicinity of the lands.
3. The owner shall provide a minimum fifteen percent (15%) of the residential units located at 1181 King Street West having at least three bedrooms, and a minimum of ten percent (10%) of the residential units located at 1221 King Street West also having at least three bedrooms.
4. The submission of a wind study to the satisfaction of the Chief Planner and Executive Director, City Planning, and securing of any wind mitigation measures as set out in the submitted wind study to be secured as part of any site plan approval.

Conclusion

The application is consistent with the Provincial Policy Statement and conforms with the Growth Plan as it proposes residential intensification within an urban growth area, and is located on properties well-served by the Dufferin bus, and the King Street and Queen Street streetcars.

The application conforms to the Official Plan by proposing a mix of commercial and residential uses within *Mixed-Use* and *Regeneration* designated areas of the city, both of which land-use designations encourage intensification and a mix of uses. The proposal meets the intent of the Built Form policies of the Official Plan by fitting in, respecting, and transitioning to adjacent areas of differing scale, while framing and defining the streets and the park at good proportion. The proposal also provides for a range of housing types in terms of size, type, and affordability encouraging households of all sizes to locate within Garrison Common North Secondary Plan area.

The majority of the \$2,100,000.00 financial contribution secured through Section 37 funds associated with this application will be allocated toward increasing affordable rental housing in the local community, meeting the Housing policies of the Official Plan by providing a full range of housing in terms of form, tenure and affordability across the City and within neighbourhoods, meeting the current and future needs of residents.

The proposal improves the character of the surrounding area by enhancing two prominent corners of the city, which are currently occupied by 1-storey, single-use commercial buildings, each with drive-through restaurants and surface parking. The Dufferin-King Parkette, located south of 1221 King Street West, will be expanded as a result of this application, and the public realm will be improved by providing above-standard sidewalk widths along their King Street West frontages.

For the reasons discussed in this report from the Acting Director, Community Planning, Toronto and East York District dated October 25, 2017, City Planning Staff recommends approval of the Zoning By-law Amendment application for the lands located at 1182 and 1221 King Street West, respectively.

CONTACT

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E-mail: Kirk.Hatcher@toronto.ca

SIGNATURE

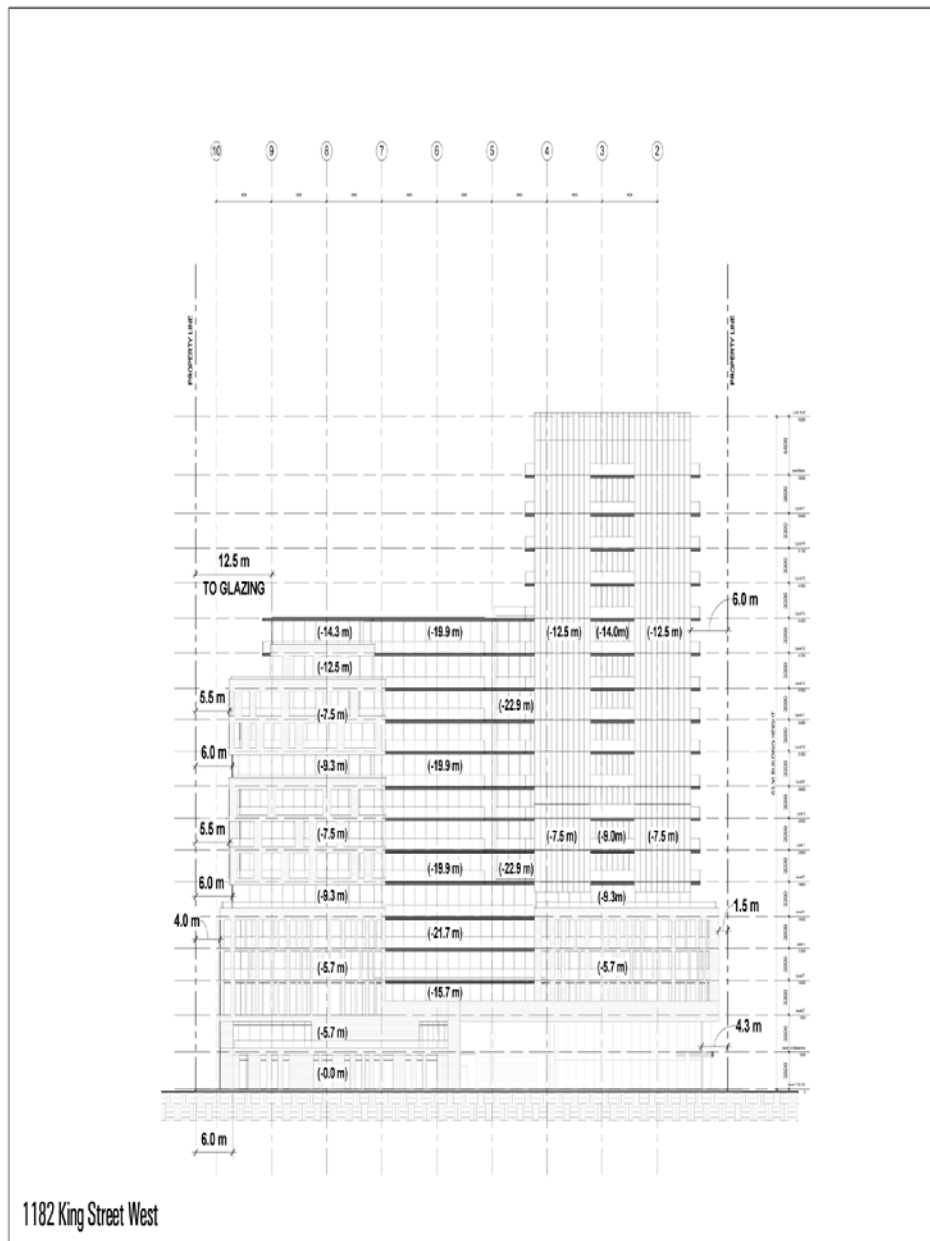
Lynda H. Macdonald,
Acting Director, Community Planning
Toronto and East York District

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ATTACHMENTS

Attachment 1: Site Plan
Attachment 2: 1182 King Street West Elevations
Attachment 3: 1221 King Street West Elevations
Attachment 4: Zoning
Attachment 5: Application Data Sheet
Attachment 6: Draft Zoning By-law Amendment former City of Toronto Zoning By-law 438-86,
as amended
Attachment 7: Draft Zoning By-law Amendment City-Wide Zoning By-law 569-2013

Attachment 2: Elevations – 1182 King Street West



North Elevation

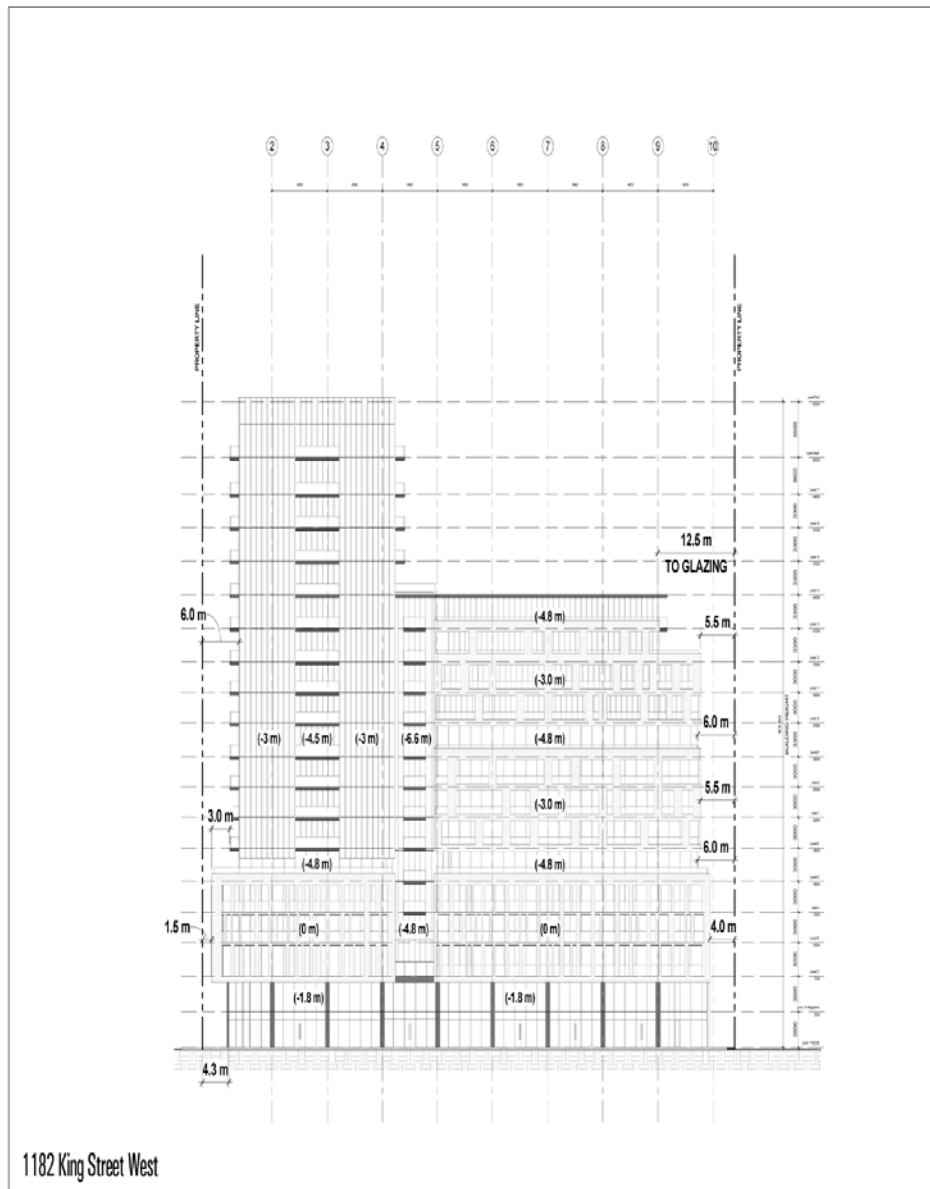
Applicant's Submitted Drawing

Not to Scale
10/25/2017



1182 & 1221 King Street West

File # 15 193651 STE 14 02



South Elevation

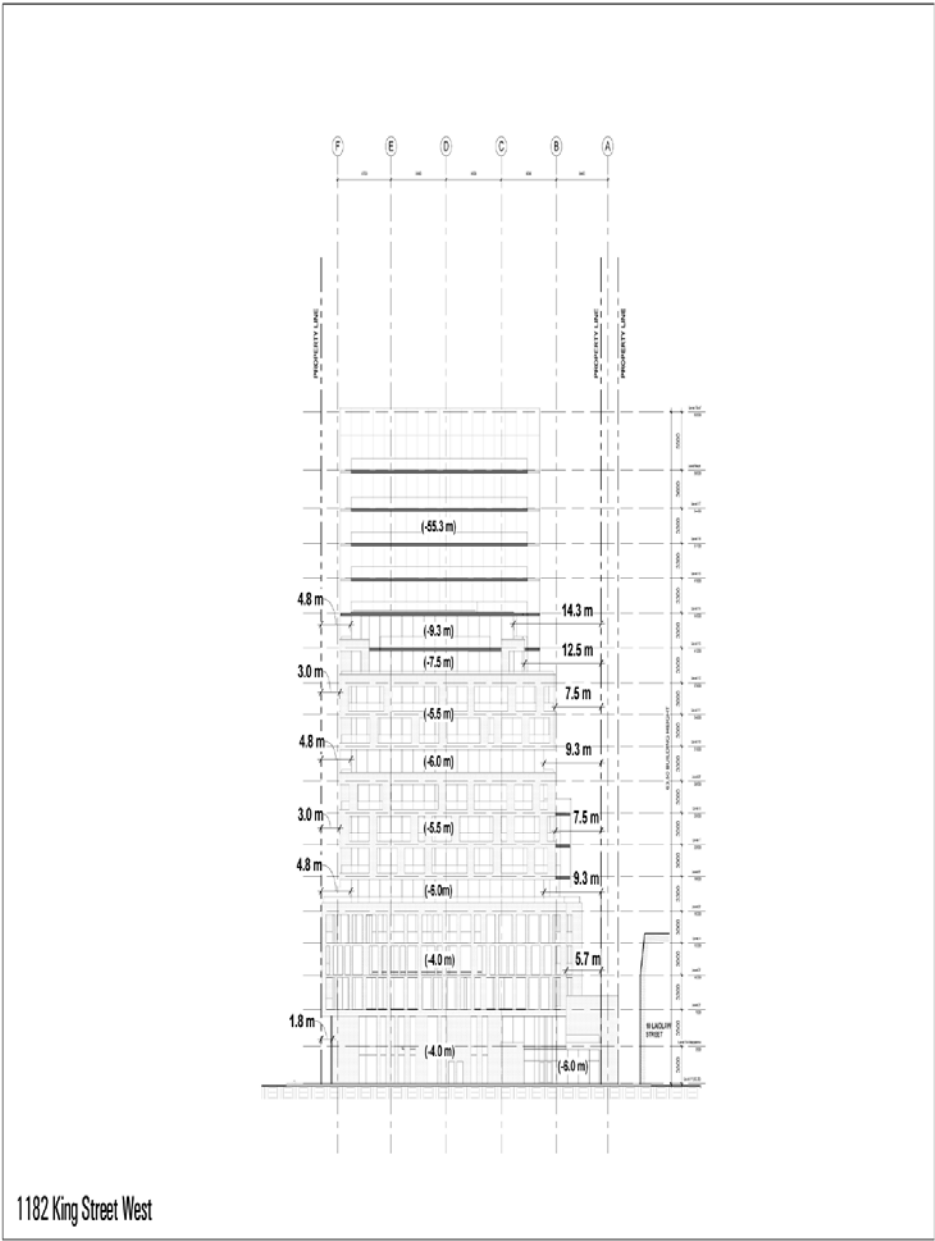
1182 & 1221 King Street West

Applicant's Submitted Drawing

Not to Scale
10/25/2017



File # 15 193651 STE 14 0Z



1182 King Street West

East Elevation

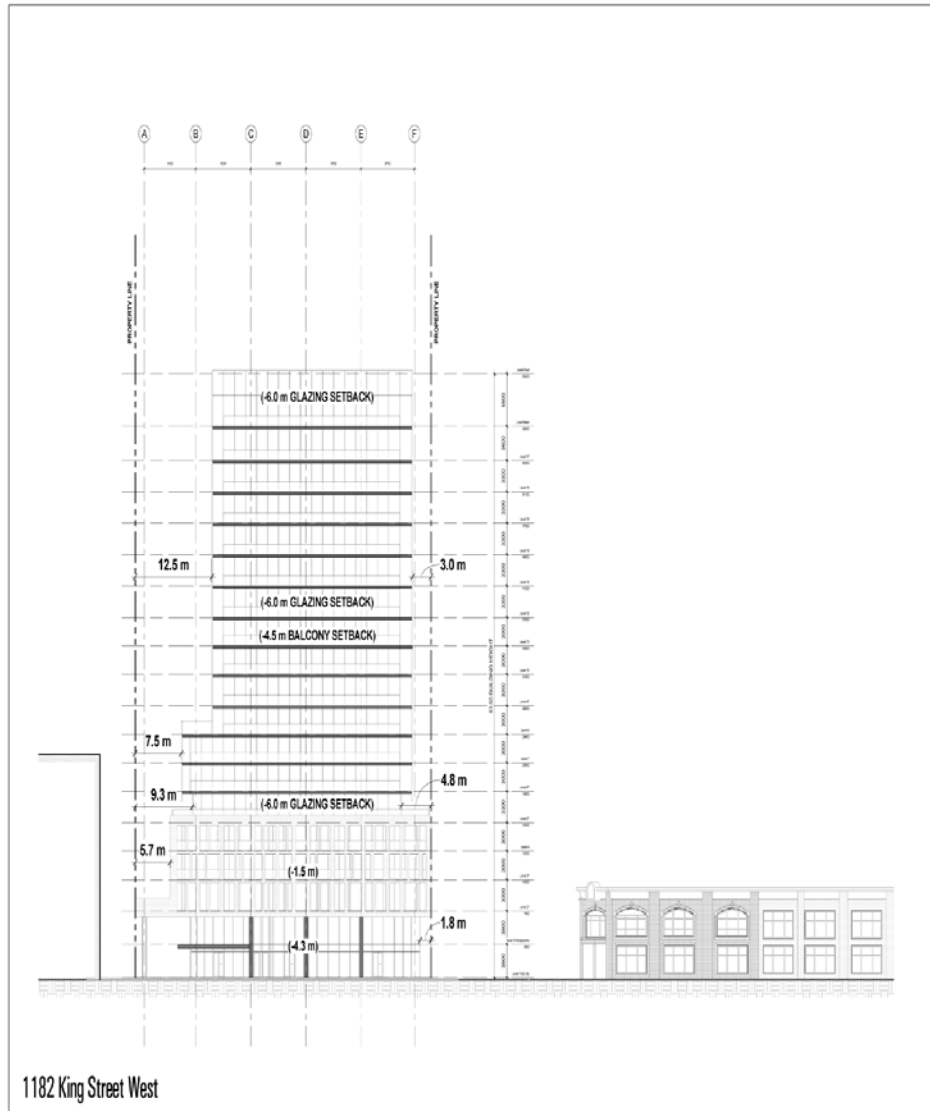
1182 & 1221 King Street West

Applicant's Submitted Drawing

Not to Scale
10/25/2017



File # 15 193651 STE 14 02



West Elevation

Applicant's Submitted Drawing

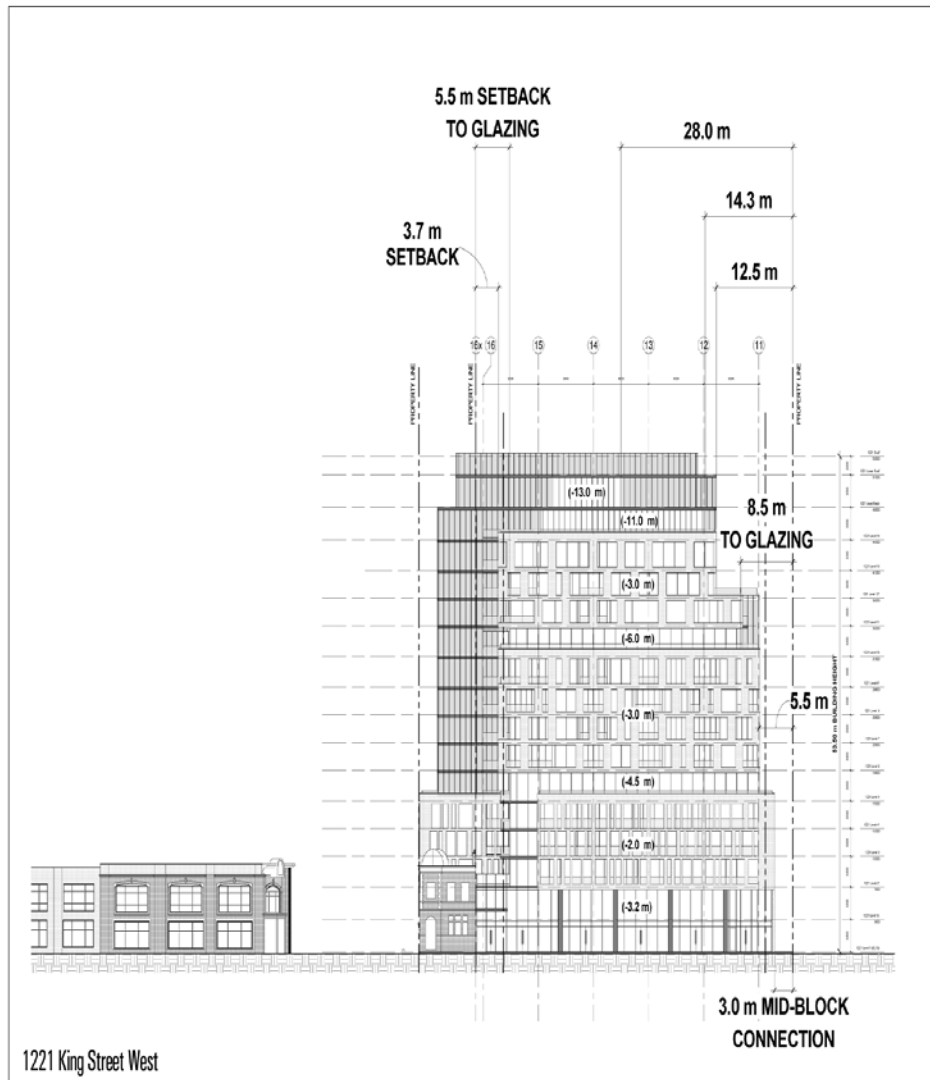
Not to Scale
10/25/2017



1182 & 1221 King Street West

File # 15 193651 STE 14 0Z

Attachment 3: Elevations - 1221 King Street West



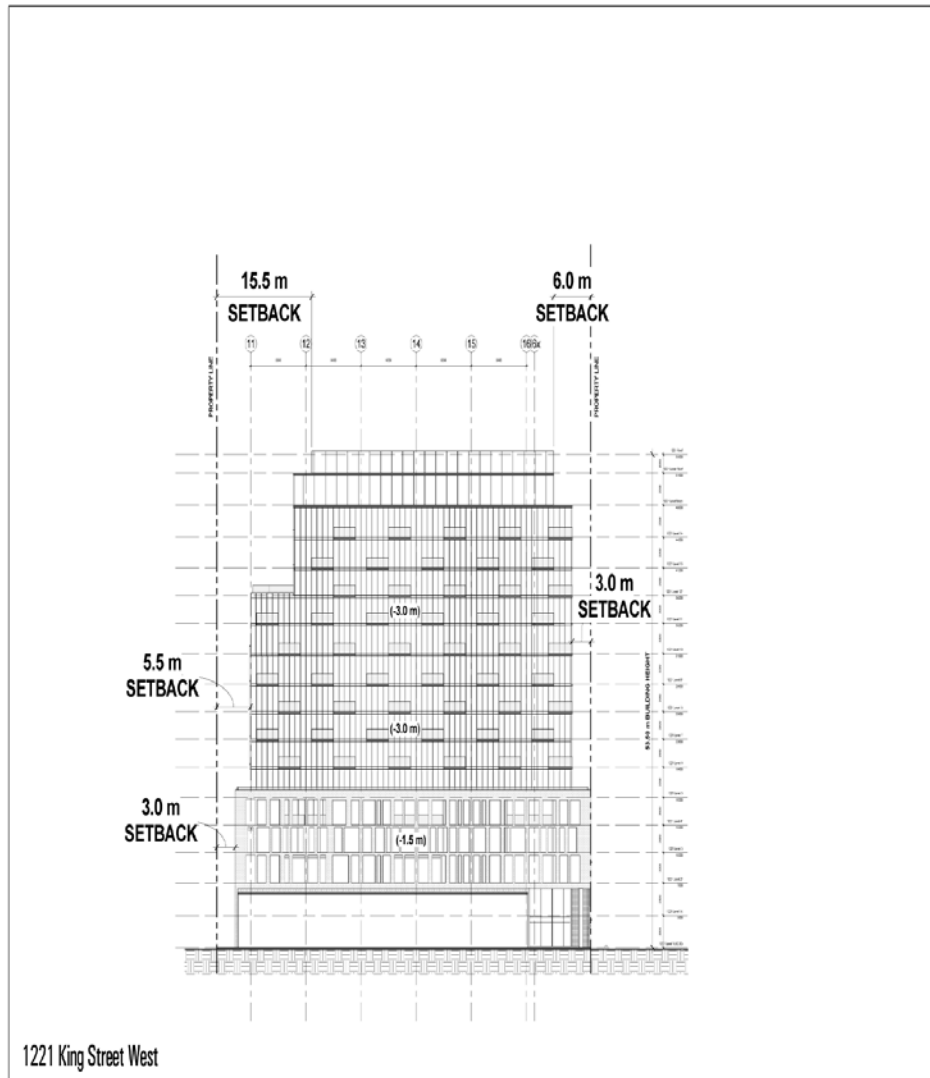
North Elevation

1182 & 1221 King Street West

Applicant's Submitted Drawing

Not to Scale
10/25/2017

File # 15 193651 STE 14 02



South Elevation

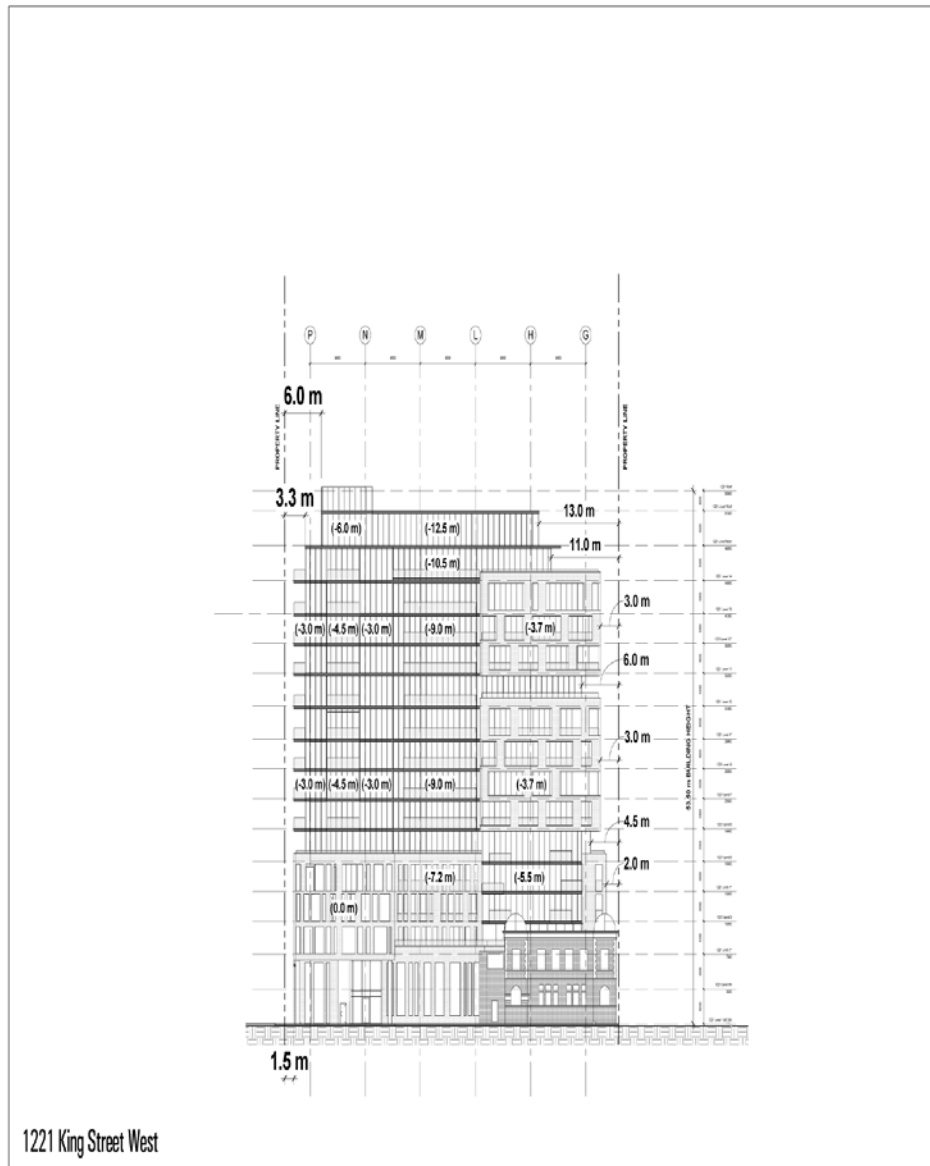
Applicant's Submitted Drawing

Not to Scale
10/25/2017



1182 & 1221 King Street West

File # 15 193651 STE 14 0Z



East Elevation

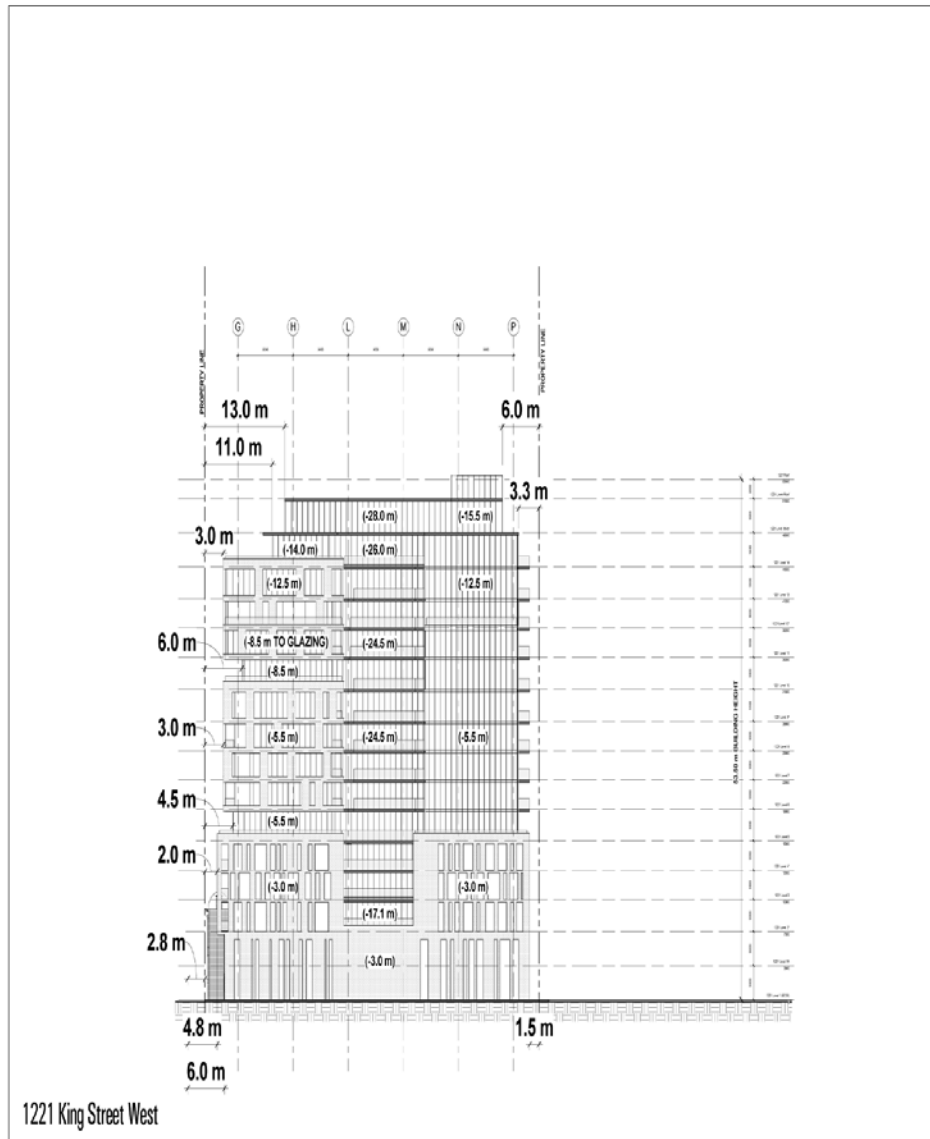
Applicant's Submitted Drawing

Not to Scale
10/25/2017



1182 & 1221 King Street West

File # 15 193651 STE 14 02



West Elevation

Applicant's Submitted Drawing

Not to Scale
10/25/2017



1182 & 1221 King Street West

File # 15 193651 STE 14 02

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: 10/25/2017

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 STREET WEST		
Location Description:	PART OF ORDNANCE RESERVE RP 66R-16257 PARTS 1 & 2 **GRID S1408		
Project Description:	Proposal for two buildings (northeast and south west corners of King Street West and Dufferin Street), comprised of 3 levels of underground parking, commercial uses at grade, and 749 residential units.		

Applicant:	Agent:	Architect:	Owner:
LIFETIME DEVELOPMENTS	PAUL PUREWELL	CORE ARCHITECTS INC	1172 KING STREET WEST LTD

PLANNING CONTROLS

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

PROJECT INFORMATION

Site Area (sq. m):	7396	Height:	Storeys:	17
Frontage (m):	51.8		Metres:	58
Depth (m):	70.2			
Total Ground Floor Area (sq. m):	4972			Total
Total Residential GFA (sq. m):	50506		Parking Spaces:	556
Total Non-Residential GFA (sq. m):	3358		Loading Docks	4
Total GFA (sq. m):	53864			
Lot Coverage Ratio (%):	67			
Floor Space Index:	7.3			

DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

Tenure Type:	Condo		Above Grade	Below Grade
Rooms:	0	Residential GFA (sq. m):	50506	0
Bachelor:	0	Retail GFA (sq. m):	3324	0
1 Bedroom:	506	Office GFA (sq. m):	0	0
2 Bedroom:	98	Industrial GFA (sq. m):	0	0
3 + Bedroom:	99	Institutional/Other GFA (sq. m):	34	0
Total Units:	703			

CONTACT:	PLANNER NAME:	Kirk Hatcher
	TELEPHONE:	416-392-0481

**Attachment 6: Draft Zoning By-law Amendment
Former City of Toronto Zoning By-law 438-86, as amended**

To be available at the November 14, 2107 meeting of Toronto and East York Community Council.

**Attachment 7: Draft Zoning By-law Amendment
City-Wide Zoning By-law 569-2013**

To be available at the November 14, 2107 meeting of Toronto and East York Community Council.