

**400 - 420 King Street West - Zoning Amendment
Application - Preliminary Report**

Date:	December 15, 2017
To:	Toronto and East York Community Council
From:	Acting Director, Community Planning, Toronto and East York District
Wards:	Ward 20 – Trinity-Spadina
Reference Number:	17 190839 STE 20 OZ

SUMMARY

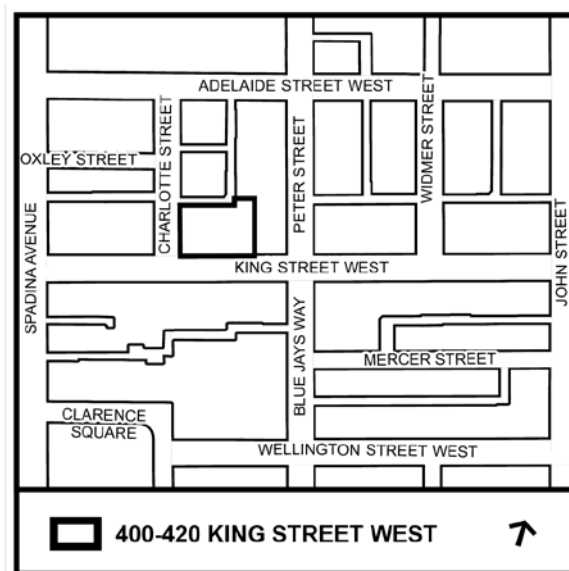
This application proposes to amend the former City of Toronto Zoning By-law No. 438-86, and the City-wide Zoning By-law 569-2013, to permit the development of a 47-storey residential mixed use building with an 11-storey podium including 3,437 square metres of retail space located at the first two levels of the podium and a total of 530 residential units at 400 and 420 King Street West.

This report provides preliminary information on the above-noted application and seeks Community Council's direction on further processing of the application and on the community consultation process. Next steps include the scheduling of a community consultation meeting. A final report is targeted for the first quarter of 2019. The target date of the final report assumes that the applicant will provide all required information in a timely manner and address the issues identified in this report and any additional issues that arise through the review process.

RECOMMENDATIONS

The City Planning Division recommends that:

1. Staff be directed to schedule a



community consultation meeting for the lands at 400 and 420 King Street West together with the Ward Councillor.

2. Notice for the community consultation meeting be given to landowners and residents within 120 metres of the site.
3. Notice for the public meeting under the Planning Act be given according to the regulations of the Planning Act.

Financial Impact

The recommendations in this report have no financial impact.

DECISION HISTORY

There are no recent approvals on this site.

ISSUE BACKGROUND

Proposal

The proposal is for a 47-storey mixed use building with an overall height of 157 metres (including the 6.0 metre tall mechanical penthouse). The proposed building includes an 11-storey base building containing retail (non residential) floor space on the first and second levels, and residential uses on the other levels. The base building includes a building element that projects towards King Street between the 3rd and 6th floors, and along Charlotte Street the podium steps back by 3.0 metres after the 5th floor. The tower portion is rectangular in shape, oriented in an east-west direction with a floor plate of approximately 834 square metres. A total Gross Floor Area (GFA) of 42,980 square metres, comprised of 39,543 square metres residential and 3,437 square metres of retail space is proposed. A total of 530 residential units are proposed, comprised of 164 one-bedroom units, 313 two-bedroom units, and 53 three-bedroom units. The overall Floor Space Index (FSI) is 16.5.

The residential lobby entrance is accessed from the west side of the building along Charlotte Street and occupies the north-west corner of the ground floor of the building. Both levels of retail space are accessible from a galleria, the entry for which is located at the building's south-west corner at King Street West and Charlotte Street. An escalator connects the two levels of retail space.

A total of 147 vehicle parking spaces are proposed in three levels of underground parking. Access to the underground parking levels is via a ramp accessed from the public laneway adjacent the site to the north. Access to the two proposed loading spaces is also from the rear lane. The loading spaces are situated in the eastern half of the north façade of the building.

A total of 477 long-term bicycle parking spaces are proposed in the underground parking garage. In addition, a total of 67 short term bicycle parking spaces are proposed, comprised of 53 spaces for resident use and 14 spaces for all other uses.

A total of 1,060 square metres of private indoor amenity and 1,077 square metres of private outdoor amenity space are proposed. Indoor amenity space is located on the third and twelfth floors of the building, with outdoor terraces adjacent at both of these levels. The twelfth floor is entirely dedicated to amenity space, including outdoor terraces at the east and north portions of the building. Refer to Attachment 1: Site Plan and Attachment 7: Application Data Sheet.

The building is designed with the greatest height close to the south-west corner of the site, with the building stepping away from both the east and north property lines above the 11th floor level. Building setbacks are described in the following table:

Table 1: Building Setbacks from property lines

	South (King Street West)	North (laneway)	East	West (Charlotte Street)
Ground floor – 2nd floor	3.5 m (6.3 m to 7.3 m at King/Charlotte corner)	0.6 m	0.3 m	0.5 m – 0.9 m (11.1 m at King/Charlotte corner)
Floors 3 to 5	0.4 m (6.3 m to 7.3 m at King/Charlotte corner)	0.6 m (westerly 1/3 of building) 13.5 m (remainder)	0.3 m	0.5 m – 0.9 m (11.1 m at King/Charlotte corner)
Floor 6	0.4 m (6.3 m to 7.3 m at King/Charlotte corner)	0.6 m (westerly 1/3 of building) 13.5 m (remainder)	0.3 m	3 m – 3.1 m (11.1 m at King/Charlotte corner)
Floors 7 to 11	4.4 m to 4.5 m (6.3 m to 7.3 m at King/Charlotte corner)	0.6 m (westerly 1/3 of building) 13.5 m (remainder)	0.3 m	3 m – 3.1 m (11.1 m at King/Charlotte corner)
Floor 12 to 47	4.4 m to 4.5 m 12 th floor 7.3 m (7.3 m at King/Charlotte corner)	13.5 m	16.2 m	3 m – 3.1 m (11.1 m at King/Charlotte corner)

Site and Surrounding Area

The site is located at the north-east corner of King Street West and Charlotte Street. The site has frontages of approximately 61 metres on King Street West, and 41 metres on Charlotte Street, with a lot area of approximately 2,611 square metres. A public laneway, approximately 5.5 metres in width, abuts the north property line and then turns north and extends to Adelaide Street. The lot extends to a depth of 46.94 metres along the east property line, thus resulting in a slightly irregular lot dimension, with the lot extending in part along the east side of the abutting laneway's northward trajectory. The site is currently occupied by a two-storey commercial building containing approximately 4,450 square metres of retail uses. Current tenants include Mountain Equipment Co-op (MEC), the Detox Market and Merit Travel. Underground parking and access to the loading space for the current building is provided from Charlotte Street.

The site is surrounded by the following uses:

- North: Immediately north of the site is a 32-storey residential building at 11 Charlotte Street. Further north is a four-storey warehouse building and north-east of the site, at 81 Peter Street located on the east side of Peter Street, a 49-storey mixed use building has been approved.
- South: Immediately opposite the site, on the south side of King Street West, is the 34-storey M5V building at 375 King Street West which includes ground floor retail uses. Just west of the M5V building are three-storey buildings containing commercial uses at grade. To the east of the M5V building are a two-storey commercial building and a five-storey commercial building. Further east at 357 King Street West at the south-west corner of King Street West and Blue Jays Way is a site approved for a 42-storey mixed-use building which contemplates three levels of retail use and residential units in the remainder of the building. At the south-east corner of King Street West and Peter Street a project under construction at 355 King Street West and 117 Blue Jays Way (King-Blue) incorporates the heritage designated Westinghouse Building into a development including two condominium towers, 42 and 47-storeys in height, on a 7-storey podium building.
- East: Immediately adjacent to the site at the south-west corner of King Street West and Peter Street is a two-storey building containing grade related Shoppers Drug Mart retail use. A 33-storey office building with commercial uses at grade has been approved for this site at 388 King Street West and 85 Peter Street. East of Peter Street on the north side of King Street West is the 20-storey Hyatt hotel. East of the Hyatt hotel is the 42-storey TIFF Bell Lightbox and Festival Tower.
- West: At the north-west corner of Charlotte Street and King Street West is a 36-storey building with a 5-storey podium at 430 King Street West (Charlie). Further north at 36 Charlotte Street is a residential building at 13-storeys.

North of Oxley Street on the west side of Charlotte Street is a 16-storey residential building at 25 Oxley Street (Glas Condos).

Provincial Policy Statement and Provincial Plans

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 promoting a mix of housing; recreation, parks and open space; and transportation choices that increase the use of active transportation and transit; and
- Encouraging a sense of place in communities, by promoting well-designed built form and by conserving features that help define local character.
- Providing that significant built heritage resources and significant cultural 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.

The Growth Plan for the Greater Golden Horseshoe (2017) (the "Growth Plan") 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; and
- Recognizing the importance of watershed planning for the protection of the quality and quantity of water and hydrologic features and areas.

Like other provincial plans, the Growth Plan for the Greater Golden Horseshoe (2017) builds upon the policy foundation provided by the PPS and provides more specific land use planning policies to address issues facing the Greater Golden Horseshoe 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, or not conflict, as the case may be, with the Growth Plan.

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

Official Plan

The site is also located in the Downtown and Central Waterfront as identified in the City's Urban Structure map. The site is designated *Regeneration Area* in the Official Plan, and is part of the King-Spadina Secondary Plan Area.

Downtown and Central Waterfront Policies

Policies for the *Downtown* and *Central Waterfront* are contained in Section 2.2.1, and identify that the *Downtown* will continue to evolve as a healthy and attractive place to live and work as new development that supports the urbanization strategy and the goals for *Downtown* is attracted to the area. Sites located within the *Downtown* offer opportunities for substantial employment and residential growth. The Official Plan directs growth to the *Downtown* in order to achieve multiple City objectives. Among other things, it promotes the efficient use of municipal services and infrastructure, concentrates jobs and people in areas well served by transit, promotes mixed use development to increase opportunities for living close to work and to encourage walking and cycling.

Public Realm and Built Form Policies

The Public Realm policies of the Official Plan are contained in Section 3.1.1. These policies recognize that City streets are significant public open spaces which connect people and places and support the development of sustainable, economically vibrant and complete communities. These policies address how City streets will incorporate a Complete Streets approach. Sidewalks and boulevards will be designed to achieve safe, attractive, interesting and comfortable spaces for pedestrians by providing co-ordinated tree planting and landscaping, among other things. Utilities within streets, within buildings or underground will be located and designed in a manner that will minimize negative impacts on the natural, pedestrian and visual environment and enable the planning and growth of trees to maturity.

The Built Form policies of the Official Plan are contained in Section 3.1.2. These policies relate to the form of the new development, and recognize that for the most part future development will be built on infill and redevelopment sites and will need to fit in, respecting and improving the character of the surrounding area. Among other things, these policies stipulate that new development will:

- be located and organized to fit with its existing and/or planned context;
- development will frame and support adjacent streets, parks and open spaces to improve the safety, pedestrian interest and casual views to these spaces;
- locate and organize vehicle parking, vehicular access, service areas and utilities to minimize their impact on the property and on surrounding properties and to improve the safety and attractiveness of adjacent streets, parks and open spaces; and
- be massed and its exterior face will be designed to fit harmoniously into its existing and/or planned context, and will limit its impact on neighbouring streets, parks, open spaces and properties.

Regeneration Areas Policies

Regeneration Areas policies provide for a broad mix of commercial, residential, light industrial, parks and open space, institutional, live/work and utility uses in an urban form. These policies seek to revitalize areas of the City that are largely vacant or underused, create new jobs and homes, restore, re-use and retain existing buildings that are economically adaptable for re-use, particularly heritage buildings and structures, achieve streetscape improvements and promote environmental clean up and re-use of contaminated lands.

King-Spadina Secondary Plan (2006)

The subject site is located within the King-Spadina Secondary Plan area, as set out in Chapter 6.16 of the Official Plan. The major objectives of the Secondary Plan are:

- Attracting new investment to the area;

- Providing for a mixture of compatible land uses with the flexibility to evolve as the neighbourhood matures;
- Identifying that this is an important employment area and as such prioritizing the retention and promotion of commercial and light industrial uses including media, design and fashion businesses;
- Providing for commercial activities which support the changing demands of the area and to ensure the necessary services for new residents and businesses of the area are available;
- Retaining, restoring and re-using heritage and other important buildings.

The urban structure and built form principles in the King-Spadina Secondary Plan provide that new buildings will be sited and massed to provide adequate light, sky view and privacy for neighbouring properties and the public realm and achieve a compatible relationship with their built form context through consideration of matters such as building height, massing, scale, setbacks, roof line and profile and architectural character and expression. In the context of King-Spadina these principles require special consideration when reviewing development proposals to ensure that new development reinforces and enhances the historic built form that makes this area of the City distinct. The King-Spadina Urban Design Guidelines (2006) will also be referenced in reviewing this application.

King-Spadina Secondary Plan Review

The King-Spadina Secondary Plan Review began as the "King-Spadina East Precinct Built Form Study". The first expansion to the Study area was made by City Council at its meeting on July 7, 2015, City Council, where the boundary was expanded to also include the Spadina Precinct. At its meetings on August 25, 2014 and July 7, 2015 City Council endorsed a number of directions for the King-Spadina East Precinct to be used in reviewing current and future development applications including a downward gradation of tower heights from east to west from University Avenue towards Spadina Avenue, employing the city-wide Tall Buildings Guidelines to evaluate towers, particularly with regard to tower spacing and tower floor plates and protecting the network of mid-block connections and laneways as a defining feature of the public realm, and expanding these connections to further the pedestrian network.

The geographic boundaries of the study were further expanded to include the West Precinct, thereby including the entire King-Spadina Secondary Plan Area by Toronto and East York Community Council at the September 6, 2017 meeting, through their consideration of the Draft Policy Directions Report. Draft policy direction includes:

- Proposed land use redesignation from *Regeneration Areas* to *Mixed Use Areas*,
- Public Realm Strategy,
- Urban Design Guidelines,

- Parkland acquisition prioritization,
- Built Form policies;
- Identification of Areas of Special Identity; and,
- Provisions for Infrastructure.

The Community Council decision and staff report, which provides a detailed background of the decision history of studies within this Secondary Plan area can be found here: <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2017.TE26.60>.

King Spadina is one of the highest growth areas in the downtown. The King-Spadina Secondary Plan Review recognizes that this area has evolved from an area of employment (non-residential uses) into an area with a range of uses including residential. The updated Secondary Plan will recognize that while the area will continue to grow and change, it must do so in a way that positively contributes to liveability, is better supported by hard infrastructure and community infrastructure, and more carefully responds to the strong heritage and character of the area.

Draft King Spadina Official Plan policies will be posted on the City Planning web site in the first quarter of 2018. The Final Report will be considered at a public meeting of the Toronto and East York Community Council under the *Planning Act* after a consultation period to allow for public input on the draft policies.

King–Spadina Heritage Conservation District Study

At its meeting on August 16, 2013 Toronto City Council directed Heritage Preservation Services staff to undertake Heritage Conservation District (HCD) studies in five priority areas, including King-Spadina. A team led by Taylor-Hazell Architects developed the study, and was subsequently retained to prepare the Plan.

The first phase of the study involved the identification of the area's cultural heritage value, and the determination of potential HCD boundaries. In May 2014, the Toronto Preservation Board endorsed the HCD Study for King-Spadina, along with City staff recommendations to proceed with two HCD plans for King-Spadina, divided along Peter Street. Through the development of policies for the two HCDs and the community consultation process, the project team and City Staff determined that a single HCD for the entire district would be more appropriate. The HCD boundary roughly aligns to that of the King-Spadina Secondary Plan, between Simcoe and Bathurst Streets, and Richmond and Front/Wellington/King Street West.

The final version of the HCD Plan was released for public comment in June 2017. The Plan was endorsed by the Toronto Preservation Board on June 22, 2017 followed by the September 6, 2017 Toronto and East York Community Council and was adopted by City Council at its October 2, 3, and 4, 2017 meeting.

The final report and City Council's decision are available at: <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2017.TE26.14>

The overall objective of the King-Spadina HCD Plan is the protection, conservation and management of its heritage attributes including contributing properties so that the District's cultural heritage value is protected in the long-term.

TOcore: Planning Toronto's Downtown

TOcore: Planning Downtown is an inter-divisional initiative, led by City Planning, which is updating the planning framework for Downtown and developing a series of five infrastructure related strategies to implement the plan. TOcore is a response to the rapid intensification of Downtown that is placing pressure on physical and social infrastructure assets and occurring in a pattern and at an intensity that threatens to jeopardize the quality of life in the city centre and the economic role that the Downtown plays for the entire city.

TOcore's purpose is to ensure growth positively contributes to Toronto's Downtown as a great place to live, work, learn, play and invest by determining: a) how future growth will be accommodated and shaped, and b) what physical and social infrastructure will be needed, where it will go and how it will be secured. The study area is bounded by Lake Ontario to the south, Bathurst Street to the west, the mid-town rail corridor and Rosedale Valley Road to the north, and the Don River the east.

Building on Downtown's existing planning framework and drawing on best practices within City Planning Division, the Downtown Plan is being developed to serve as a blueprint for future growth and infrastructure in the heart of Toronto over the next 25 years. It will provide detailed direction on the appropriate scale and location of future growth. It will also link this growth with infrastructure provision to ensure the creation of 'Complete Communities', addressing the requirements under the Provincial Policy Statement (2014) and the Growth Plan for the Greater Golden Horseshoe (2017). A series of infrastructure strategies for transportation, parks and public realm, community services and facilities, water and energy are in development as part of this review.

At its meeting on October 2-4, 2017, City Council considered the Proposed Downtown Plan and directed Staff to undertake stakeholder and public consultation on that document and its proposed policies, leading to a recommendations report and an amendment to Toronto's Official Plan in the second quarter of 2018. Additionally, Council directed Staff to consider the policies contained within the Proposed Downtown Plan in the review of all development applications within the Downtown going forward:

6. City Council request City Planning staff to consider the Proposed Downtown Plan policies, in Attachment 1 to the report (August 18, 2017) from the Chief Planner and Executive Director, City Planning, during the evaluation of current and future development applications in the Downtown Plan area and continue to refine the policies in consultation with stakeholders and the community.

More information on Council direction pertaining to TOcore can be found here: <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2017.PG22.1>.

Further background information can be found at www.toronto.ca/tocore.

Official Plan Amendment 352 – Updating Tall Building Setbacks Downtown

On October 5, 2016, City Council adopted Official Plan Amendment (OPA) 352 – Downtown Tall Building Setback Area as part of the TOcore: Planning Toronto's Downtown work.

By-law no. 1105-2016 implements OPA 352, and was enacted on November 9, 2016. The OPA creates Site and Area specific Policy 517 which identifies the geographic area to which this site and area specific policy applies and sets out detailed policies for Tall Buildings including among other things, the objectives that tall building development will have, and the components that will form the basis of performance standards in the zoning by-law to achieve these policies.

The purpose of OPA 352 is to establish the policy context for tall building setbacks and separation distances between tower portions of a tall building in the Downtown which would be implemented through an area specific Zoning By-law. The intent is that these policies would ensure that future growth positively contributes to the liveability, sustainability and health of Toronto's Downtown. More specifically, policies establish the reasoning for tower setbacks and recognize that not all sites can accommodate tall buildings and address base building heights.

Area-specific Zoning By-laws 1106-2016 and 1107-2016 were adopted at the same time as OPA 352, and establish detailed performance standards for portions of buildings above 24 metres in height.

City Council's decision document, OPA 352, amending zoning by-laws and the Final Report can be found here:
<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2016.TE18.7>

Both OPA 352 and the implementing by-law are currently under appeal.

Zoning

The site is zoned Reinvestment Area (RA) under Zoning By-law 438-86, as amended. The RA Zone permits a range of residential uses, as well as commercial, institutional and limited industrial uses. As part of the RA zoning controls, density standards were replaced with built form objectives expressed through height limits and setbacks. The Zoning By-law permits a maximum building height of 30 metres with a 3 metre setback at a height of 20 metres.

The site is also subject to the new City-wide comprehensive Zoning By-law 569-2013. The By-law was passed by City Council on May 5, 2013 and is subject to numerous appeals and is not yet fully in force. By-law 569-2013 zones the site as CRE (x74) with a maximum height of 30 metres. The CRE (Commercial Residential Employment) Zone permits a range of retail, service commercial, office, residential and limited

industrial uses in single use buildings and mixed use buildings. Exception 74 (x74) indicates that certain site-specific zoning by-laws will prevail on individual sites within the exception area. The site is not subject to any prevailing site-specific zoning by-laws.

Refer to Attachment 6: Zoning.

Site Plan Control

Site Plan Control is applicable, however, an application has not yet been filed.

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. Key criteria in the Guidelines are minimum facing distances of 25 metres between towers in order to achieve appropriate light and privacy, minimum side and rear yard tower setbacks of 12.5 metres, and articulation of tower floor plates that are larger than 743 square metres to break down the massing of the building. The city-wide Guidelines are available at <http://www.toronto.ca/planning/tallbuildingdesign.htm>

King-Spadina Urban Design Guidelines

The King-Spadina Urban Design Guidelines (2004) support the implementation of the King-Spadina Secondary Plan (2006) with detailed guidelines for areas of special identity and special streets. The guidelines seek to ensure that new development respects the massing, height, setback, orientation and character of the industrial buildings prevalent on the street. Building articulation and fenestration should be based on the articulation of the historic building facades.

The updated Guidelines encourage buildings with podiums that relate to nearby historic buildings, and evaluate tall buildings in terms of massing and height and impacts on light, view, privacy, sunlight access and wind conditions, as well as ensuring that the potential for other sites appropriate for tall buildings to develop in a similar manner is maintained. Stepbacks between 3 and 9 metres are encouraged for tall portions of buildings so as to not overwhelm the street wall. The updated guidelines do not identify the subject site as a terminus location.

The Urban Design Guidelines also state that tall buildings are to be assessed in accordance with the City's Tall Building Design Guidelines, including guidelines for tower separation, floor plate and sky view and shadow impacts.

Growing Up Draft Urban Design Guidelines

In July 2017, Toronto City Council adopted the Growing Up Draft Urban Design Guidelines, and directed City Planning staff to apply the "Growing Up Guidelines" in the evaluation of new and under review multi-unit residential development proposals. The objective of the Growing Up Draft Urban Design Guidelines is that developments deliver tangible outcomes to increase liveability for larger households, including families with children at the neighbourhood, building and unit scale.

The Growing Up Draft Urban Design Guidelines will be considered in the review of this proposal.

City Council's decision document, the Staff Report and the Draft Guidelines can be found here: <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2017.PG21.3>.

Tree Preservation

The arborist report submitted in support of the application recommends the removal of the three street trees on the public boulevard on Charlotte Street adjacent the site. The landscape plan submitted with the proposal would provide four new street trees on the Charlotte Street boulevard and six street trees on the King Street West boulevard. Urban Forestry staff have indicated that they would like to see one additional street tree on the Charlotte Street boulevard. There are no trees on the subject site.

Reasons for the Application

The applicant has submitted a Zoning By-law Amendment application to permit a building that exceeds the permitted maximum building height of 30 metres by approximately 127 metres, having a total building height of 157 metres including the mechanical penthouse. The proposal also seeks specific performance standards to permit the proposed development.

COMMENTS

Pre-Application Consultation

A pre-application consultation meeting was held on March 28, 2017 with the applicant to discuss complete application submission requirements.

A pre-application community consultation meeting hosted by the Local Councillor was held on June 28, 2017. The proposal as presented at that meeting was the same proposal submitted to the City just two day later. The following issues were raised at the meeting:

- Concerns related to the height of the proposed tower;
- Facing distances to the residential condominium tower at 11 Charlotte Street to the north;

- The need for a larger POPS at the corner of Charlotte Street and King Street West;
- The proposed size of the floor plate is larger than the maximum as per the city's Tall Building Guidelines;
- City diligence in applying its own Tall Building Guidelines in the review of this and other applications;
- Congestion associated with the proposed use of the rear laneway for loading a vehicular access and in particular, possible conflicts with the practice of 11 Charlotte Street condos of using the adjacent public lane for temporary storage of bins;
- The applicant should look at opportunities to reduce parking;
- There should be a green roof on the podium;
- This may be an opportunity to make part of the outdoor amenity space available to the public.

Application Submission

The following reports/studies were submitted with the application:

- Planning and Urban Design Rationale
- Urban Transportation Considerations Report
- Arborist Report
- Functional Servicing Report
- Qualitative Pedestrian Wind Level Assessment
- Preliminary Geotechnical Report
- Preliminary Geohydrology Assessment
- Heritage Impact Assessment
- Noise and Vibration Feasibility Study
- Public Consultation Strategy
- Energy Strategy

A Notification of Complete Application was issued on October 16, 2017.

Issues to be Resolved

Planning Staff are in the process of reviewing the application for any potential issues, in particular fit with the existing built form context including overall building height and podium heights, facing and separation distances. Staff will work with the applicant to resolve issues in order to achieve an appropriate built form for the site. Some of the issues to be addressed include the following:

- Consistency with the Provincial Policy Statement;
- Conformity with the Growth Plan and the Official Plan;
- Conformity with the existing Urban Structure and Built Form policies of the King-Spadina Secondary Plan;
- Conformity with the Council approved, and currently under appeal Downtown Tall Building policies of OPA 352, and the related implementing zoning by-laws, and the City's Tall Building Guidelines including, but not limited to, the determination of appropriate building heights, separation distances and building setbacks;
- Appropriateness of the development in the context of the Council approved King Spadina Heritage Conservation District;
- Evaluation of the base building height, setbacks and articulation on both King Street West and Charlotte Street and the appropriate response to the context;
- Consideration of the emerging policies of the King-Spadina Secondary Plan and TOcore initiatives;
- Provision of a range of housing units (size and bedrooms) and affordability;
- Evaluation of how the residential demand generated by the proposed development impacts community services and any resulting improvements that may be needed;
- Streetscape design including the setback of the building, the width of sidewalks and treatments to be included to improve the pedestrian experience, including compliance with the Accessibility for Ontarians with Disabilities Act (AODA), the City's Vibrant Streets Guidelines and the Pedestrian Priority Network;
- Provision of an appropriately sized and designed Publicly Accessible Open Space (POPS) along with the provision of an appropriately sized corner rounding at the King Street West and Charlotte Street intersection;
- Evaluation of the adequacy and arrangement of proposed parking (vehicular and bicycle) and loading facilities;
- Evaluation of how the development achieves the Growing Up: Planning for Children in New Vertical Communities draft Urban Design Guidelines;
- Evaluation of wind and shadow impacts;

- Satisfying engineering related matters such as hydrogeology and servicing;
- Provision of an appropriate number of replacement tree plantings along with adequate soil volumes and quality to support tree growth;
- Evaluation of the Energy Strategy to assess how the development contributes to the City's objective of reducing energy consumption;
- Securing an appropriate parkland dedication; and
- Securing appropriate Section 37 contributions if the project proceeds to approval.

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

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

CONTACT

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SIGNATURE

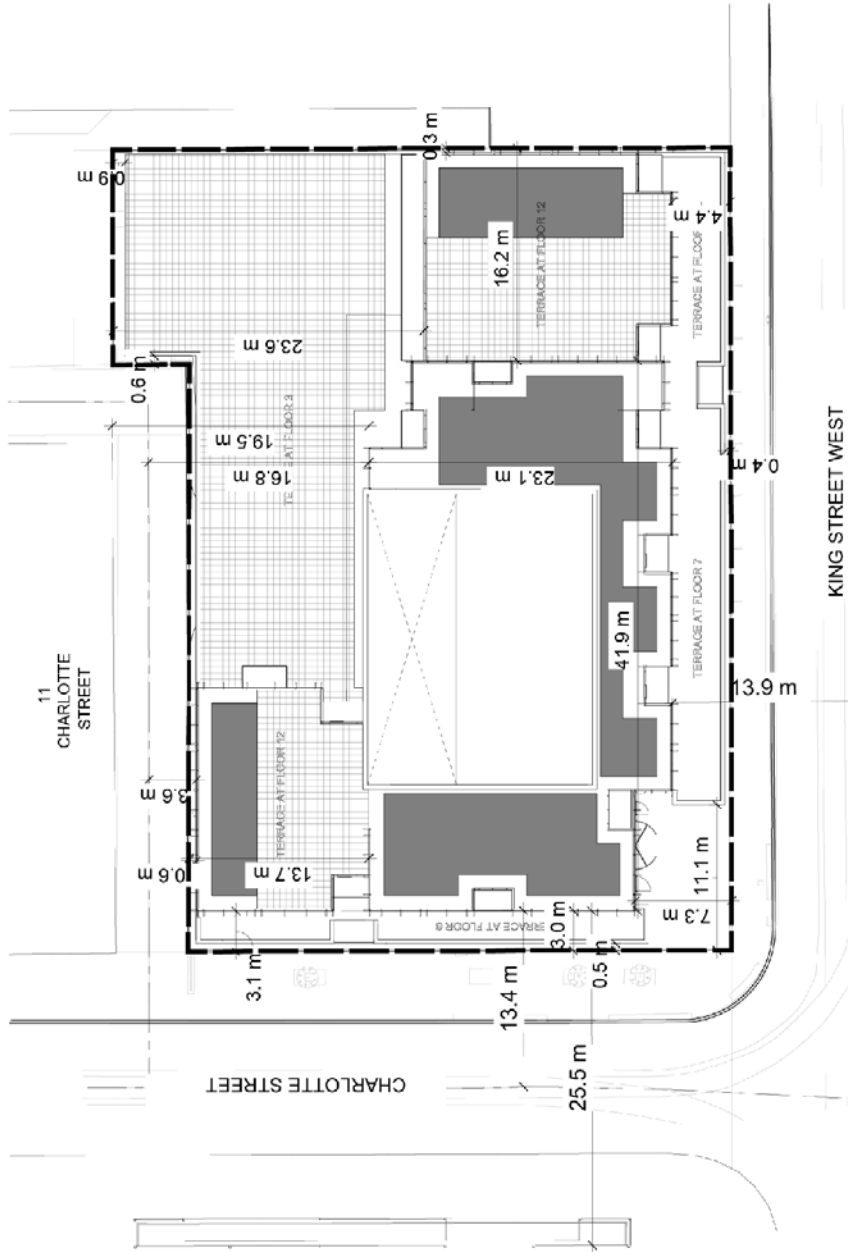
Lynda H. Macdonald
Acting Director, Community Planning
Toronto and East York District

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ATTACHMENTS

Attachment 1: Site Plan
Attachment 2: Elevation – South
Attachment 3: Elevation – North
Attachment 4: Elevation – East
Attachment 5: Elevation - West
Attachment 6: Zoning
Attachment 7: Application Data Sheet

Attachment 1: Site Plan



400-420 King Street West

File # 17 190839 STE 20 0Z

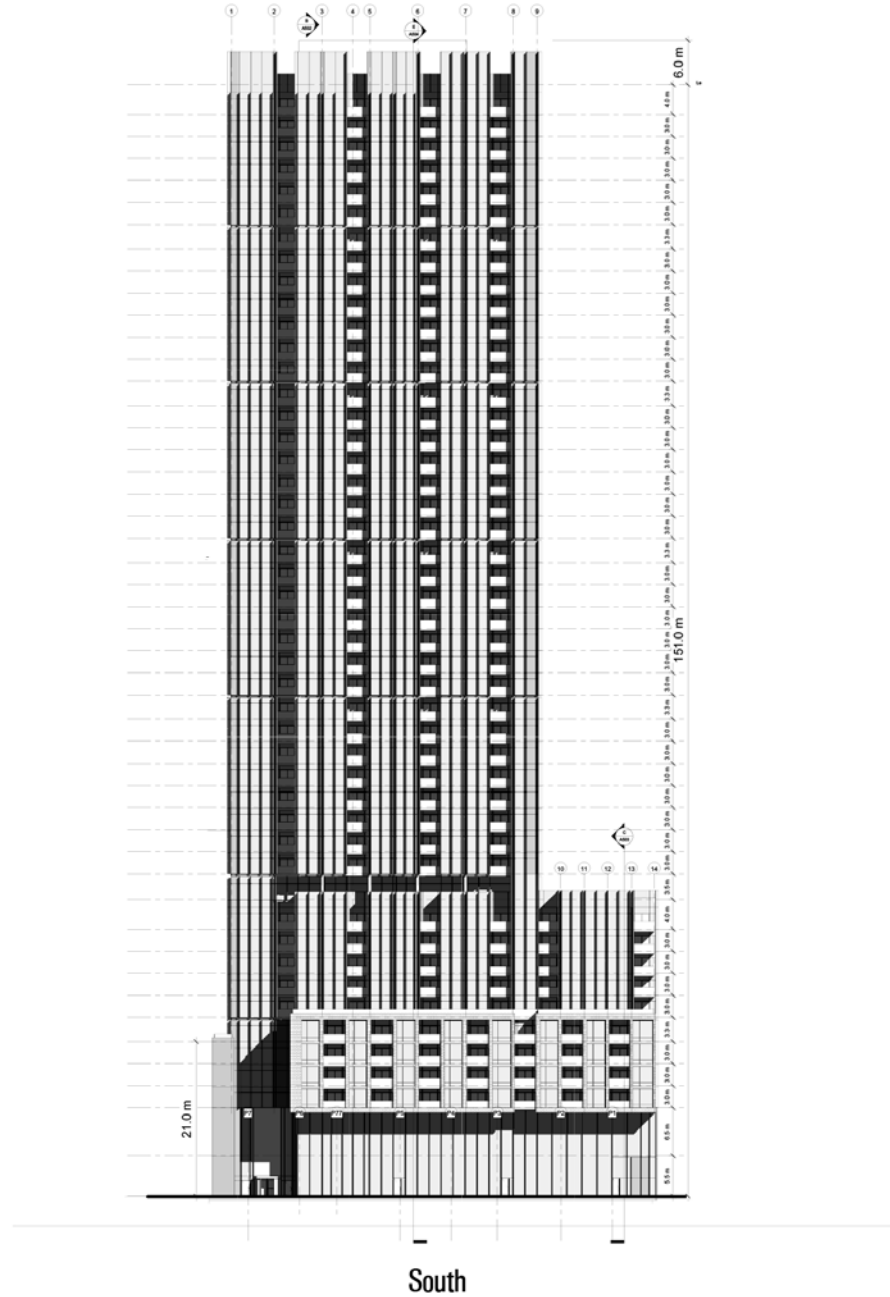
Site Plan

Applicant's Submitted Drawing

Not to Scale
08/29/17



Attachment 2: Elevations – South



Elevations

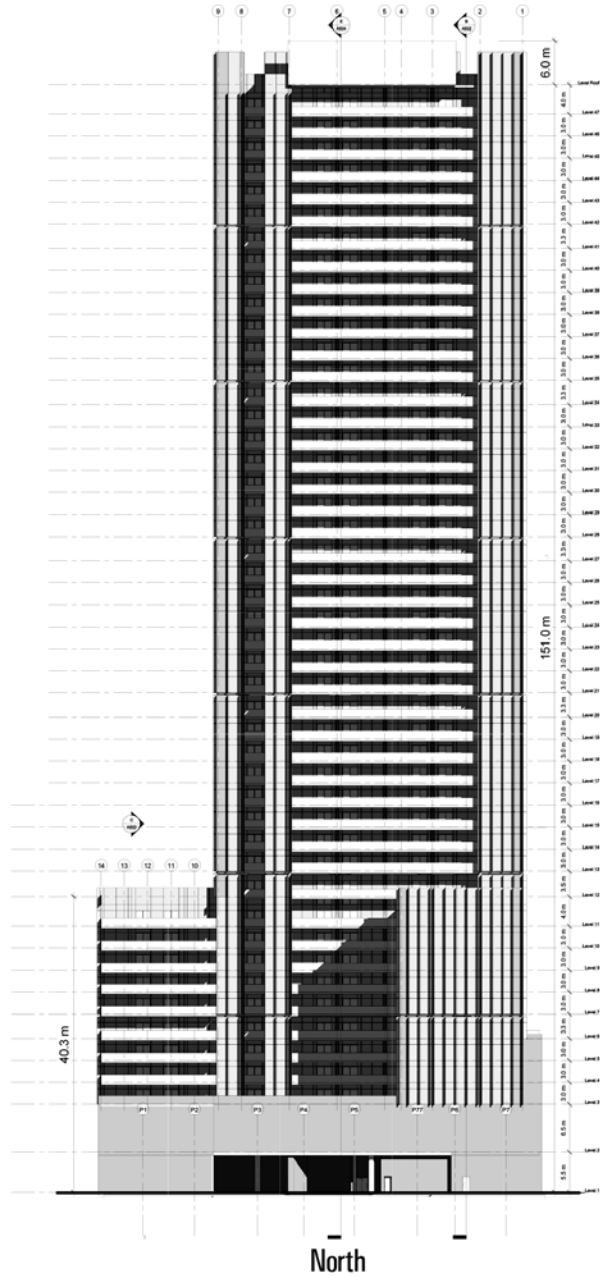
Applicant's Submitted Drawing

Not to Scale
9/29/17

400-420 King Street West

File # 17 190839 STE 20 0Z

Attachment 3: Elevations – North



Elevations

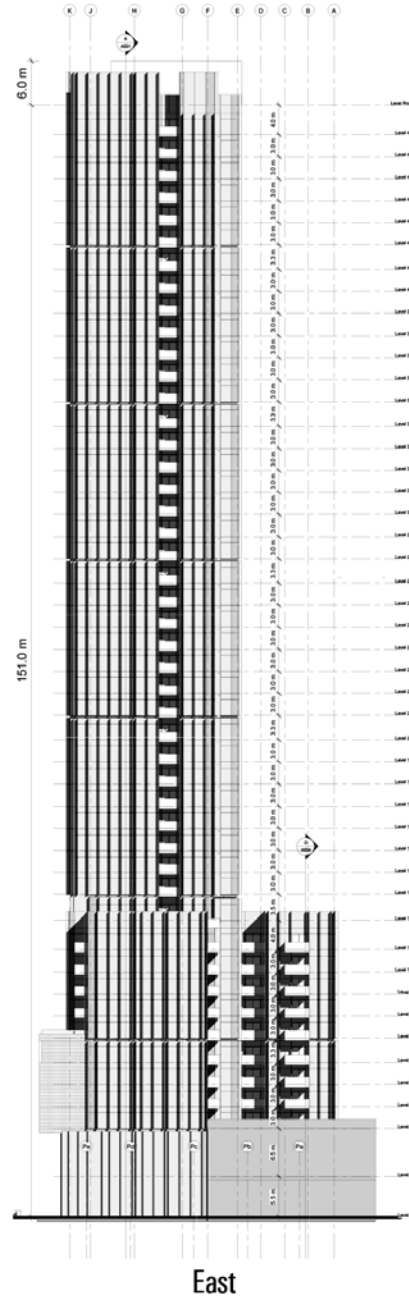
Applicant's Submitted Drawing

Not to Scale
9/29/17

400-420 King Street West

File # 17 190839 STE 20 OZ

Attachment 4: Elevations - East



Elevations

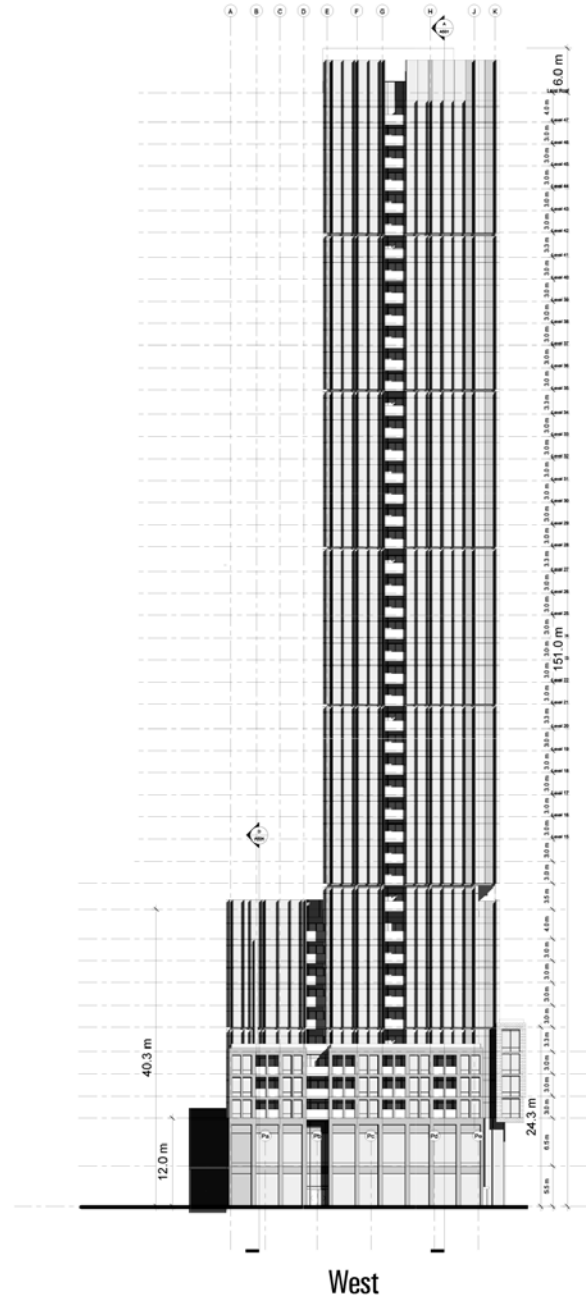
Applicant's Submitted Drawing

Not to Scale
9/29/17

400-420 King Street West

File # 17 190839 STE 20 OZ

Attachment 5: Elevations - West



Elevations

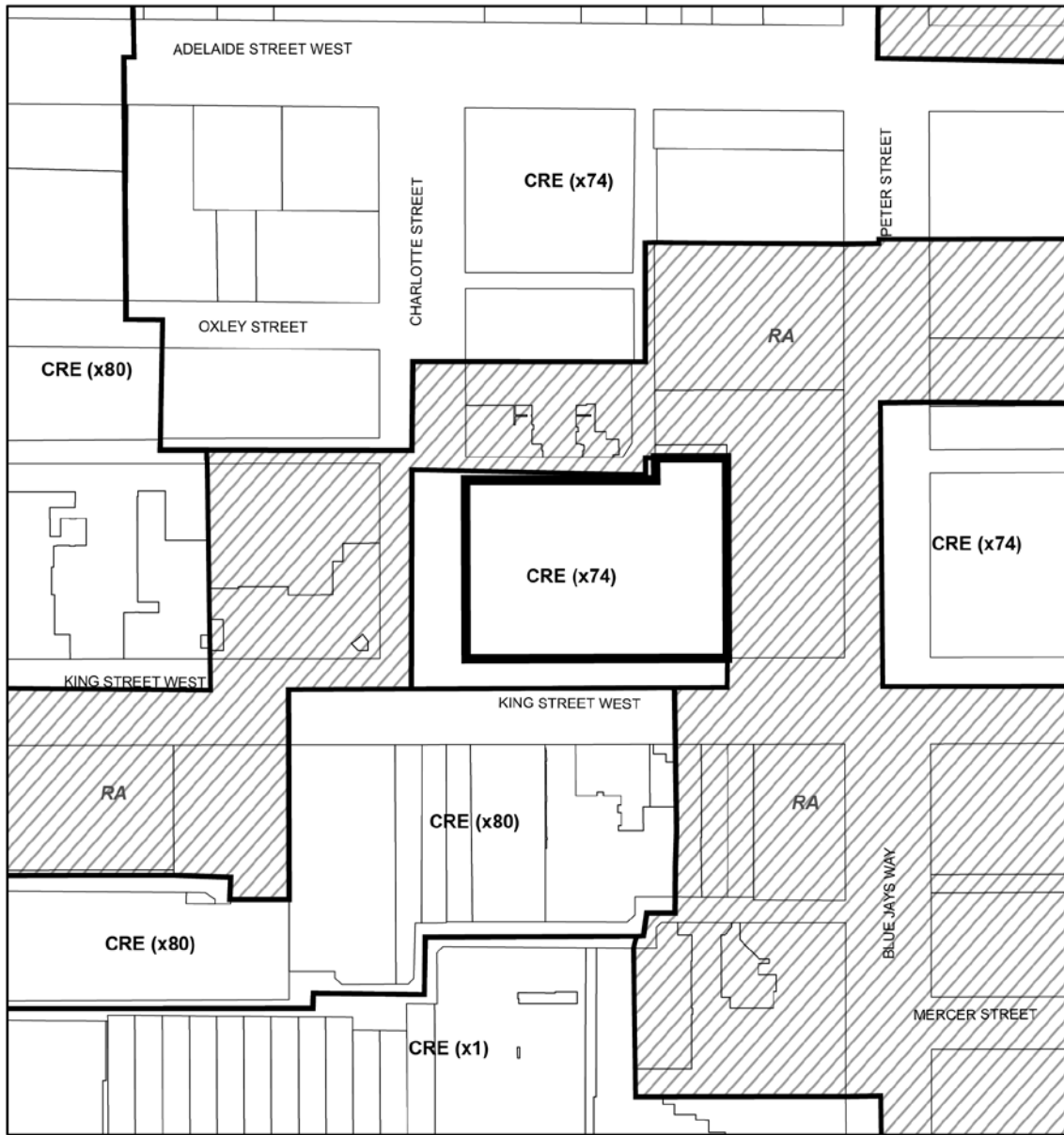
Applicant's Submitted Drawing

Not to Scale
9/29/17

400-420 King Street West

File # 17 190839 STE 20 OZ

Attachment 6: Zoning




Zoning By-Law No. 569-2013

400-420 King Street West

File # 17 190839 STE 20 0Z

 Location of Application
CRE Commercial Residential Employment

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


 Not to Scale
 Extracted: 09/28/2017

Attachment 7: Application Data Sheet

Application Type	Rezoning	Application Number:	17 190839 STE 20 OZ
Details	Rezoning, Standard	Application Date:	June 30, 2017

Municipal Address: 400 KING ST W

Location Description: RESERVE MILITARY PT BLK H RP 66R17497 PARTS 3 & 4 **GRID S2015

Project Description: Zoning By-law Amendment to permit a 47-storey mixed-use building (157.0 metres, including mechanical penthouse), with a total of 530 residential units and approximately 3,437 square metres of retail space located on the first two levels of the podium.

Applicant:	Agent:	Architect:	Owner:
PETER SMITH		DAVID PONTARINI HARIRI PONTARINI ARCHITECTS	CHARLOTTE KING RESIDENCES CORP.

PLANNING CONTROLS

Official Plan Designation:	Regeneration Areas	Site Specific Provision:
Zoning:	CRE (x74)	Historical Status:
Height Limit (m):	30	Site Plan Control Area:

PROJECT INFORMATION

Site Area (sq. m):	2612	Height:	Storeys:	47	
Frontage (m):	41.2		Metres:	151	
Depth (m):	61.1				
Total Ground Floor Area (sq. m):	1669				Total
Total Residential GFA (sq. m):	39543		Parking Spaces:	147	
Total Non-Residential GFA (sq. m):	3437		Loading Docks	2	
Total GFA (sq. m):	42980				
Lot Coverage Ratio (%):	64				
Floor Space Index:	16.46				

DWELLING UNITS

Tenure Type:	Condo
Rooms:	0
Bachelor:	0
1 Bedroom:	164
2 Bedroom:	313
3 + Bedroom:	53
Total Units:	530

FLOOR AREA BREAKDOWN (upon project completion)

		Above Grade	Below Grade
Residential GFA (sq. m):	39543	0	0
Retail GFA (sq. m):	3437	0	0
Office GFA (sq. m):	0	0	0
Industrial GFA (sq. m):	0	0	0
Institutional/Other GFA (sq. m):	0	0	0

CONTACT: PLANNER NAME: Andrea Reaney, Senior Planner
TELEPHONE: (416) 396-7023