

**250 to 260 Front Street East and 383 King Street East
Zoning Amendment Application - Preliminary Report**

Date:	February 2, 2017
To:	Toronto and East York Community Council
From:	Acting Director, Community Planning, Toronto and East York District
Wards:	Ward 28 – Toronto Centre-Rosedale
Reference Number:	17 269658 STE 28 OZ

SUMMARY

A Zoning By-law Amendment application has been submitted for 250 to 260 Front Street East and 383 King Street East to permit a 19-storey mixed-use building containing: 516 residential units; 6,197 square metres of retail space; and 429 vehicular parking spaces within a 3-level underground garage. The subject site is on the west side of the block bordered by King Street East, Parliament Street, Front Street East and Berkeley Street.

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

It is recommended that a community consultation meeting be scheduled by staff in consultation with the Ward Councillor. A Final Report and public meeting under the *Planning Act* to consider the application is targeted for early 2019, provided that the issues raised in this report and through the review of the application are satisfactorily resolved, and that any requested information is submitted by the applicant in a timely manner.



RECOMMENDATIONS

The City Planning Division recommends that:

1. Staff be directed to schedule a community consultation meeting for the lands at 250 to 260 Front Street East and 383 King Street East 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 have been no *Planning Act* applications submitted within the last 5 years on the site.

Pre-Application Consultation

Preliminary meetings were held on March 29, April 5 and June 12, 2017 with the applicant on development options for the subject site. An 18 to 19 storey mixed-use building was presented by the applicant. City staff identified various issues including: overall height of the building; tower setbacks from property lines to achieve the minimum 25 metre separation distance between towers; the zero lot line condition of the base building; tower setbacks from King Street East and Berkeley Street; and conformity to the St. Lawrence Neighbourhood Heritage Conservation District Plan.

A pre-application consultation meeting was held on July 25, 2017 with the applicant to discuss complete application submission requirements.

ISSUE BACKGROUND

Proposal

The applicant is proposing a mixed-use building consisting of two 19-storey components (75.5 metres including the mechanical penthouse) connected by a 15-storey component (55 metres) and a base building of 2 storeys (15 metres). The proposal has a total gross floor area of 45,336 square metres, of which 39,139 square metres is residential and 6,197 square metres is non-residential in the form of retail spaces on the first two storeys (refer to Attachment 1: Site Plan and Attachments 2-5: Elevations).

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

2-storey Base Building	North	0 m.
	East	3 m. on 1 st storey 0 m. on 2 nd storey
	South	0 m.
	West	0 m.
Two 19 th storey Components	North	5 - 7 m. from 3 rd to 9 th storey 8 m. from 15 th storey 9 m. on 19 th storey
	East	0 m. from 3 rd to 9 th storey 5.5m from 15 th storey 12.5 m. on 19 th storey
	South	5 m from 3 rd to 9 th storey 6 m. from 15 th storey 7 m. on 19 th storey
	West	5 m. from 3 rd to 15 th storey 7 m. on 19 th storey
15-storey Component	East	15 m. from 3 rd storey
	West	6 to 7 m. from 3 rd storey

The application proposes a total of 516 residential units, consisting of: 332 (64%) one bedroom units; 165 (32%) two bedroom units; and 19 (4%) three bedroom units.

Indoor amenity space of 1,032 square metres is proposed on the 3rd storey. Outdoor amenity space of 1,032 square metres is proposed on the 3rd and 15th storey.

Pedestrian access to the residential lobby is located on Berkeley Street. Pedestrian access to the retail spaces are on King Street East, Front Street East and Berkeley Street. A north-south pedestrian connection is proposed on the eastern portion of the site.

Vehicular access is proposed on a private driveway via Front Street East. A 3-level underground garage is proposed to accommodate: 465 residential; 52 visitor; and 35 commercial parking spaces. Four loading spaces comprising of: 2 Type 'B'; 1 Type 'C'; and 1 Type 'G' are proposed to be accessed from the private driveway. Bicycle parking spaces are proposed to be located on the ground floor and within the underground garage to accommodate: 465 resident; 52 visitor; and 35 commercial spaces (refer to Attachment 11: Application Data Sheet).

Site and Surrounding Area

The subject site is an irregular shaped parcel with an area of 5,026 square metres with a frontage of 59 metres along King Street East, 77 metres along Berkeley Street and 52 metres along Front Street East. Currently, the site contains a 1-storey commercial building with an associated surface parking lot.

The surrounding uses are as follows:

North: Across King Street East are the row of 2-storey house-form buildings along Berkeley Street that are included in the City's Heritage Register; a 1-storey commercial building at 310 King Street East; and a 15-storey residential condominium building with retail uses on the ground floor at 330 King Street East.

East: A 2-storey commercial building with an associated surface parking lot at 68 and 70 Parliament Street. Further east is Parliament Street.

South: Across Front Street East is the site of Canada's First Parliament buildings designated under Part IV of the *Ontario Heritage Act* by By-law 91-97 at 265 and 271 Front Street, 25 Berkeley Street and 44 Parliament Street and included in the City's Heritage Register. The site currently consists of two commercial buildings of 1 to 2-storeys, private surface parking lots and a Green P parking lot.

West: Across Berkeley Street is the 17-storey office building at 351 King Street East; a 4-storey mixed-use building at 359 King Street East that is designated under Part IV of the *Ontario Heritage Act* by By-law 682-84 and included in the City's Heritage Register.

Provincial Policy Statement and Provincial Plans

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

- Conserving significant built heritage resources and significant cultural heritage landscapes; and,
- Ensuring development and site alteration adjacent to protected heritage properties are evaluated to ensure that the heritage attributes are 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 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,
- Requiring municipalities to work with stakeholders in developing and implementing official plan policies and strategies for the identification, wise use and management of cultural heritage resources to support the social, economic and cultural well-being of all communities.

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 GGH region. In particular, Policy 5.2.5.6 the Growth Plan recognize the importance of a high quality public realm and compact built form while achieving density targets, directing municipalities to implement urban design and site design direction

through official plan policies and supporting documents such as design guidelines. Policy 4.2.7.1 directs cultural heritage resources will be conserved in order to foster a sense of place and benefit communities, particularly in strategic growth areas. The policies of the Growth Plan take precedence over the policies of the PPS to the extent of any conflict, except where 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 Official Plan places the site within the *Downtown and Central Waterfront* on Map 2 – Urban Structure. The *Downtown* is a growth area and will continue to evolve as a healthy and attractive place to live and work. However, growth is not envisioned to spread uniformly throughout the *Downtown*. Policy 6 of Section 2.2.1 indicates that specific districts in the *Downtown* with historic and distinct character shall have guidelines to ensure development respect the context of such districts. The City has implemented this Official Plan policy through the adoption of the King-Parliament Urban Design Guidelines as discussed later in this report.

Section 4.7 provides policy direction on the *Regeneration Areas* designation for the site as identified on Map 18 – Land Use Plan. *Regeneration Areas* are unique areas of the City where a mixture of uses is encouraged and where strategies and a framework for development shall be "tailor-made" based on the specific policies of the Secondary Plan (refer to Attachment 6: Official Plan).

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

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

Section 3.1.5 – "Heritage Conservation" provides policy direction on the conservation of heritage properties in the City's Heritage Register and on development adjacent to heritage properties. Policy 4 states that properties on the Heritage Register will be conserved and

maintained. Policy 5 requires proposed alterations or development on or adjacent to a property on the Heritage Register to ensure that the integrity of the heritage property's cultural heritage value and attributes will be retained. Policy 26 requires 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. Policy 32 requires any proposal for alteration and development within a Heritage Conservation District to conduct an assessment to ensure that the integrity of the district's heritage values, attributes and character are conserved. Policy 33 requires that Heritage Conservation Districts be managed and conserved by approving new development in accordance with respective Heritage Conservation District plans.

Section 5.6 – "Interpretation" provides guidance on the understanding and interpretation of the Official Plan. Policy 1 indicates the Official Plan should be read as a whole to understand its comprehensive and integrative intent as a policy framework for priority setting and decision making. Further, Section 1.5 – 'How to Read the Plan' indicates the Official Plan is a comprehensive and cohesive whole. The Official Plan can be accessed at: <https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/official-plan/>

King-Parliament Secondary Plan

The site is within the boundary of the King-Parliament Secondary Plan. The main objective of the Secondary Plan is to encourage reinvestment in the area for a mixture of uses that reinforces the historic built form and public realm, while ensuring growth is mutually compatible and complement the existing built form character and scale of the area.

The site is designated *Regeneration Area 'A' (Jarvis-Parliament)* on Map 15-1 – Land Use Plan. *Regeneration Area 'A'* lands are targeted for significant growth as a whole, having a mixture of compatible land uses (refer to Attachment 7: King-Parliament Secondary Plan – Land Use Plan).

The built form policies are provided in Section 3 – "Urban Structure and Built Form" of the Secondary Plan. New development shall: provide adequate light, view and privacy to neighbouring properties; achieve a compatible relationship with its built form through height, massing, scale, setbacks, roof line and profile and architectural character and expression; provide appropriate proportional relationships to adjacent streets to minimize wind and shadowing impacts; and provide streetscape and open space improvements.

Policy directions on heritage conservation are provided in Section 4 – "Heritage and Community Improvement" of the Secondary Plan. Heritage buildings are identified as essential elements of the physical character in the King-Parliament area. New buildings should achieve a compatible relationship with heritage buildings in their context through consideration of such matters as building height, massing, scale, setbacks, roof line and profile and architectural character and expression.

The site is within the *Corktown Area of Special Identity* on Map 15-3 – Areas of Special Identity (refer to Attachment 8: King-Parliament Secondary Plan – Areas of Special Identity). Policy

3.1.4 directs new development to implement urban design policies to protect such areas. Further built form and urban design considerations are discussed in the following section of this report.

This application will be reviewed against all policies of the Secondary Plan, which can be accessed at: <https://www.toronto.ca/wp-content/uploads/2017/11/9063-cp-official-plan-SP-15-KingParliament.pdf>

King-Parliament Urban Design Guidelines

The King-Parliament Urban Design Guidelines correspond to the policy direction of the King-Parliament Secondary Plan. As noted above, the site is identified within the *Corktown Area of Special Identity*. New development shall respect the historical and urban design significance of the area. Further, King Street East and Berkeley Street are identified as a *Special Street*. With regard to King Street East, the Urban Design Guidelines direct new development to respect and reinforce the established built form character along this street corridor. With regard to Berkeley Street, the Guidelines direct new development to complement and maintain the built form of the existing industrial buildings such as Berkeley Castle.

This application will be reviewed against the King-Parliament Urban Design Guidelines, which can be accessed at: <https://www.toronto.ca/wp-content/uploads/2017/08/8fde-Toronto-Urban-Design-Guidelines-King-Parliament.pdf>

King-Parliament Community Improvement Plan

The purpose of the King-Parliament Community Improvement Plan (CIP) is to complement the policies of the King-Parliament Secondary Plan by providing a framework for the improvement of public lands within the King-Parliament area. Potential public realm improvements surrounding the site include tree plantings, decorative lights and reconstruction of public roadways, among other initiatives.

Zoning

The site is zoned RA “Reinvestment Area” with a height limit of 23 metres and certain permission and exception provisions under Zoning By-law 438-86. The RA designation permits a mixture of uses including residential, retail, office and manufacturing uses. Exception provisions for the site include: a massing height of up to 20 metres for the base building, with a 3 metre stepback on subsequent massing height along the Power Street and Adelaide Street East frontages; and a massing height of up to 16 metres for the base building, with the application of an angular plane of 44 degrees on subsequent massing height along King Street East.

On May 9, 2013, City Council enacted city-wide Zoning By-law 569-2013. *Planning Act* applications submitted after May 9, 2013 are subject to the new Zoning By-law. The eastern portion of the site is zoned CRE (x1), and the western portion of the site is zoned CRE (x2) “Commercial Residential Employment”, with the entire site having a height limit of 23 metres under Zoning By-law 569-2013. The CRE zone permits a range of uses similar to the former designation under Zoning By-law 438-86. The (x1) and (x2) provisions refer to site specific exceptions that are carried over from Zoning By-law 438-86 (refer to Attachment 9: Zoning).

St. Lawrence Neighbourhood Heritage Conservation District Plan

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

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

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

While there are shared heritage values and physical character throughout the district, the Plan identifies six Character Sub-Areas. The Sub-Area framework provides a more nuanced and context-specific understanding of the district's character. This framework informs policies for new construction, including additions and infill, so that development will be more responsive to and compatible with the character of its immediate context. The subject property is located within the Front Street Sub-area (refer to Attachment 10: Heritage Conservation District Plan).

Site Plan Control

The application is subject to Site Plan Control. An application for Site Plan Control has not been submitted to date.

City-Wide Tall Building Design Guidelines

In May 2013, Toronto City Council adopted the updated city-wide Tall Building Design Guidelines and directed City Planning staff to use these Guidelines in the evaluation of all new and current tall building development applications. The Guidelines establish a unified set of performance measures for the evaluation of tall building proposals to ensure they fit within their context and minimize their local impacts.

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

This application will be reviewed against the Guidelines including sections on fit and transition in scale, sunlight and sky view, views from the public realm, heritage properties and heritage conservation districts, floor plate size and shape, separation distance, site servicing and access and sustainable design. The city-wide Guidelines can be accessed at: <http://www.toronto.ca/planning/tallbuildingdesign.htm>

Official Plan Amendment No. 352

On October 5-7, 2016, City Council adopted Official Plan Amendment (OPA) 352 – Downtown Tall Building Setback Area (currently under appeal). The purpose of OPA 352 is to establish the policy context for tall building setbacks and separation distances between tower portions of tall buildings Downtown. At the same meeting, City Council adopted area-specific Zoning By-laws 1106-2016 and 1107-2016 (also under appeal), which provide the detailed performance standards for portions of buildings above 24 metres in height.

TOcore

TOcore: Planning Downtown is an inter-divisional study, led by City Planning, which is updating the planning framework for Downtown and developing a series of infrastructure strategies to support implementation. 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 accessed at: <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2017.PG22.1>. Further background information can be accessed at www.toronto.ca/tocore.

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.

Heritage Conservation

Heritage Preservation Services staff is currently reviewing the Heritage Impact Assessment and plans submitted in support of the application for potential impacts to the adjacent heritage properties and conformity to the St. Lawrence Neighbourhood HCD Plan.

Tree Preservation

There are 19 trees on and within proximity of the site. Urban Forestry staff is reviewing the submitted documentation to determine the impact of the proposal to the existing trees. The owner will be required to comply with the City's Tree By-laws.

Reasons for the Application

The proposal requires an amendment to the Zoning By-law for: an increase in overall height; an increase in base building height; reductions of building setbacks; and reduced parking ratios, among others.

Additional areas of non-compliance may be identified through the circulation and review process.

COMMENTS

Application Submission

The following reports/studies were submitted with the application:

- Survey

- Context Plan
- Site Plan
- Floor Plans
- Elevations
- 3-D Computer Massing Model
- Landscape Plans
- Sun/Shadow Study
- Planning and Urban Design Rationale including a Community Services Facilities Study
- Transportation Impact Study
- Heritage Impact Statement
- Stage 1 Archaeological Resource Assessment
- Functional Servicing Report
- Stormwater Management Report
- Geotechnical Study
- Pedestrian Level Wind Study
- Noise and Vibration Study
- Arborist Report
- Toronto Green Standard Checklist

Copies of the submitted documents are available on the City's Application Information Centre at: aic.to/250FrontStE

A Notification of Incomplete Application issued on December 29, 2017 identifies the outstanding material required for a complete application submission as follows:

- Public Consultation Plan
- Topographical Survey
- Energy Strategy
- Hydrological Review
- Building Sections
- Air Impact Report/Letter

Issues to be Resolved

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

- Consistency with the PPS and the Growth Plan for the Greater Golden Horseshoe;
- Conformity with the Official Plan policies;
- Conformity to the King-Parliament Secondary Plan policies;
- Compliance with the intent of urban design guidelines, including the King-Parliament Urban Design Guidelines and the Tall Building Design Guidelines;
- The massing of the proposal including its height and setbacks;
- The evaluation of the proposal's impact to the heritage resources adjacent to the site and the measures needed to conserve and maintain the heritage values of such heritage resources;
- Conformity to the St. Lawrence Neighbourhood HCD Plan;
- The number of family sized dwelling units;

- Appropriate vehicular and loading requirements;
- Assessment of traffic generation and the impact to the existing transportation network;
- The number of vehicular parking spaces for the proposed development;
- Appropriate servicing to accommodate the proposed development; and,
- Adequacy of community services and facilities in the area necessary to support the proposed density.

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

Section 37

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

CONTACT

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SIGNATURE

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

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ATTACHMENTS

Attachment 1: Site Plan

Attachment 2: North Elevation

Attachment 3: South Elevation

Attachment 4: East Elevation

Attachment 5: West Elevation

Attachment 6: Official Plan

Attachment 7: King-Parliament Secondary Plan – Land Use

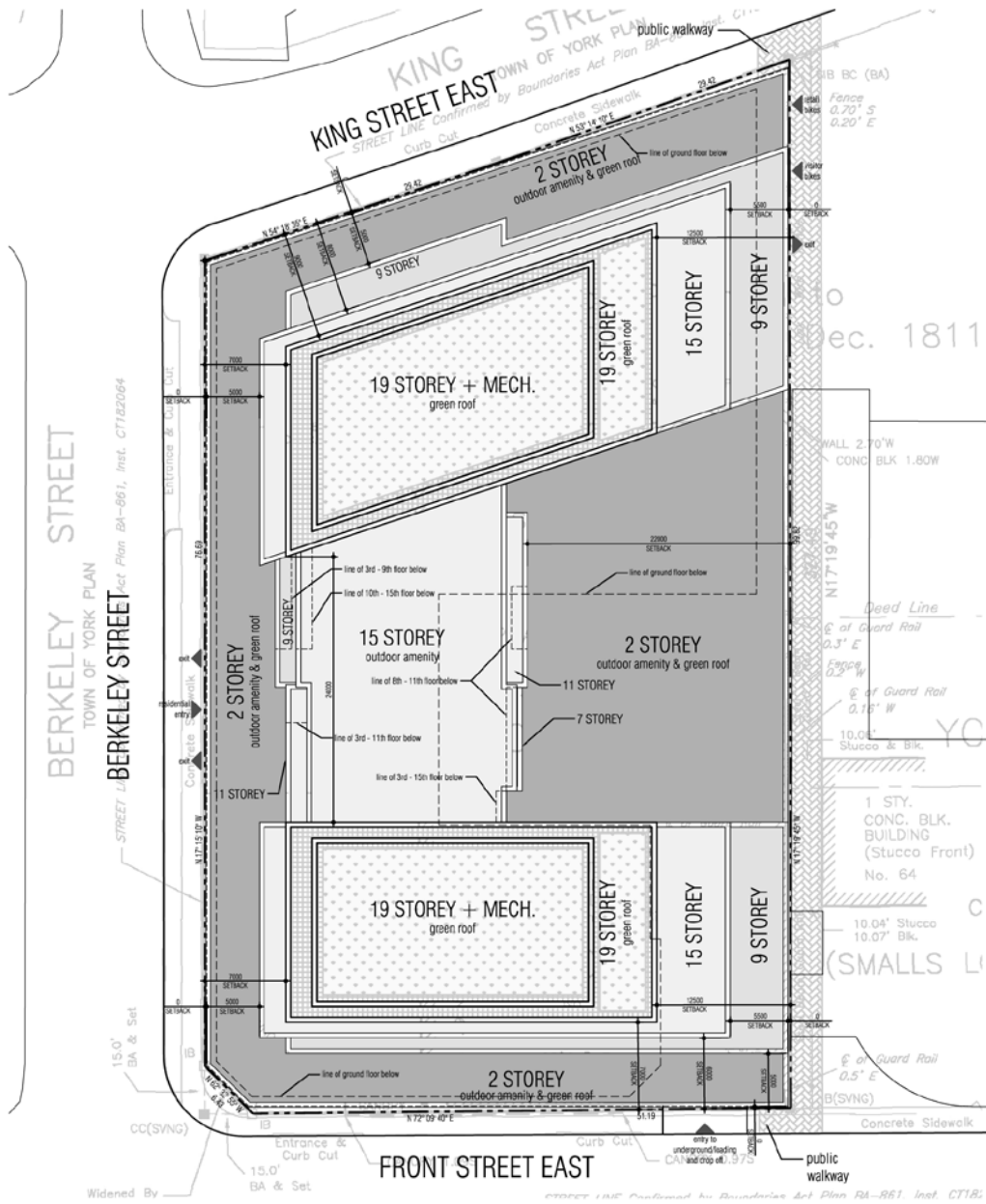
Attachment 8: King-Parliament Secondary Plan – Areas of Special Identity

Attachment 9: Zoning By-law

Attachment 10: Heritage Conservation District Plan

Attachment 11: Application Data Sheet

Attachment 1: Site Plan



Site Plan

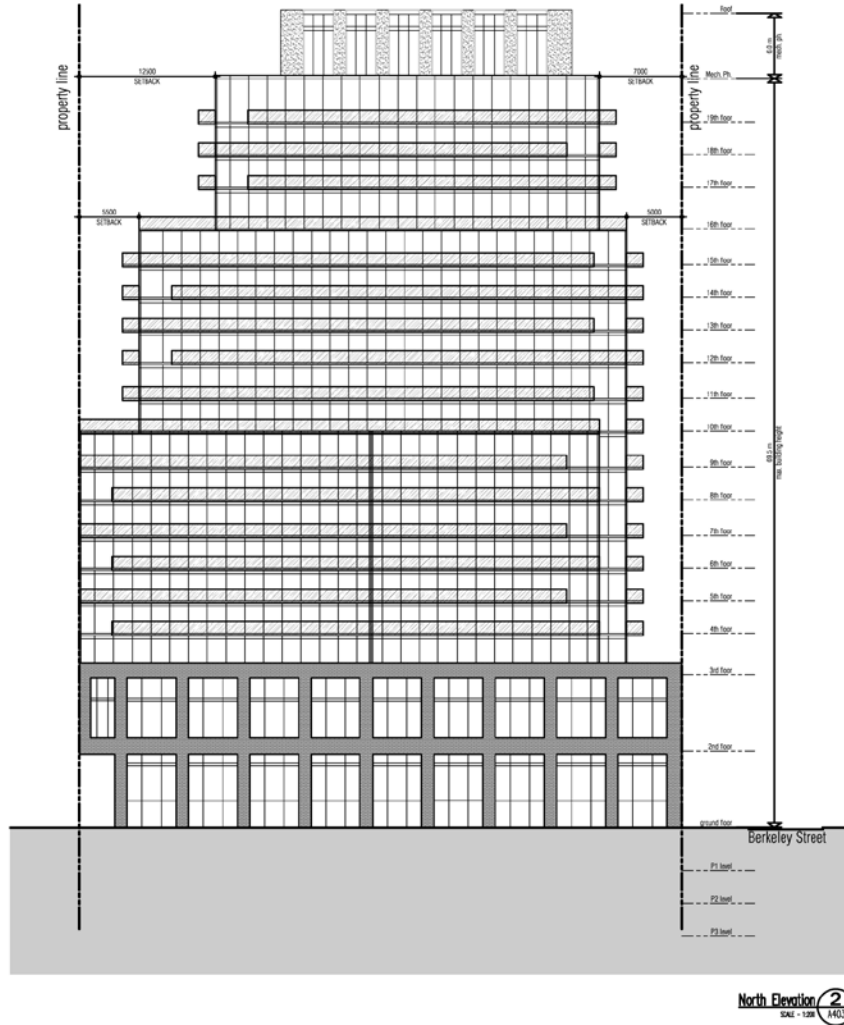
Applicant's Submitted Drawing

Not to Scale

250 and 260 Front Street East and 383 King Street East

File # 17 269658 STE 28 0Z

Attachment 2: North Elevation



North Elevation

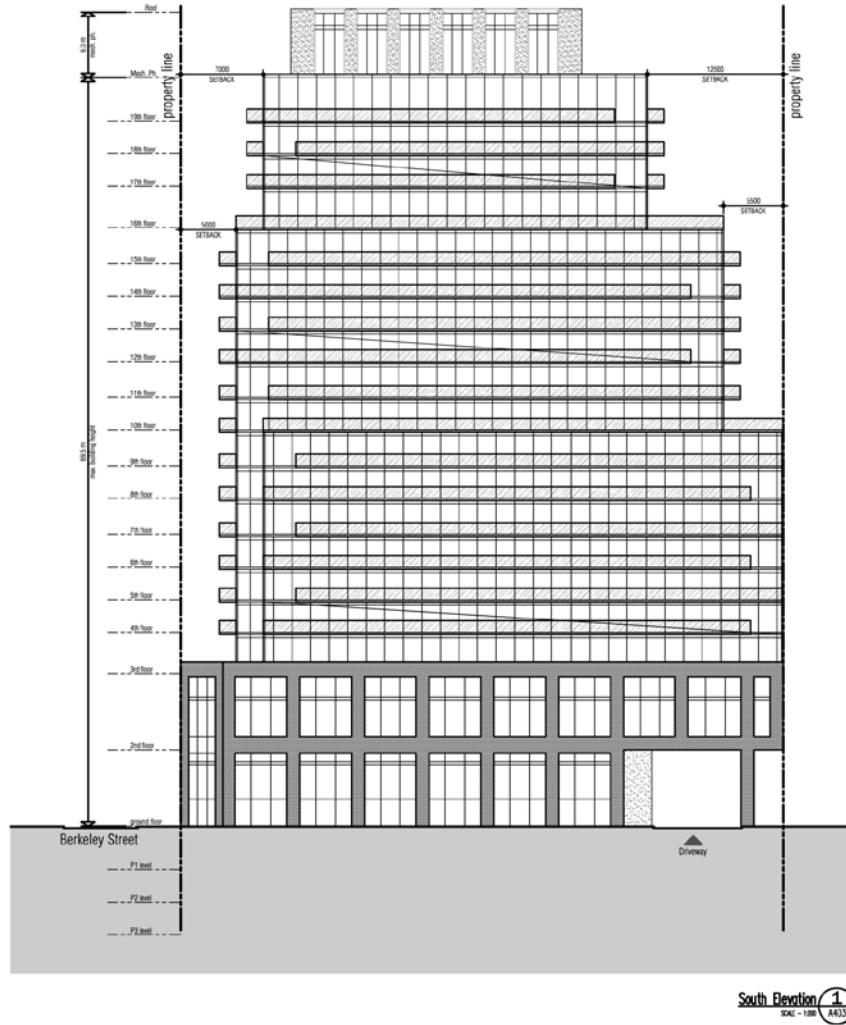
Applicant's Submitted Drawing

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01/10/2018

250 and 260 Front Street East and 383 King Street East

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Attachment 3: South Elevation



South Elevation

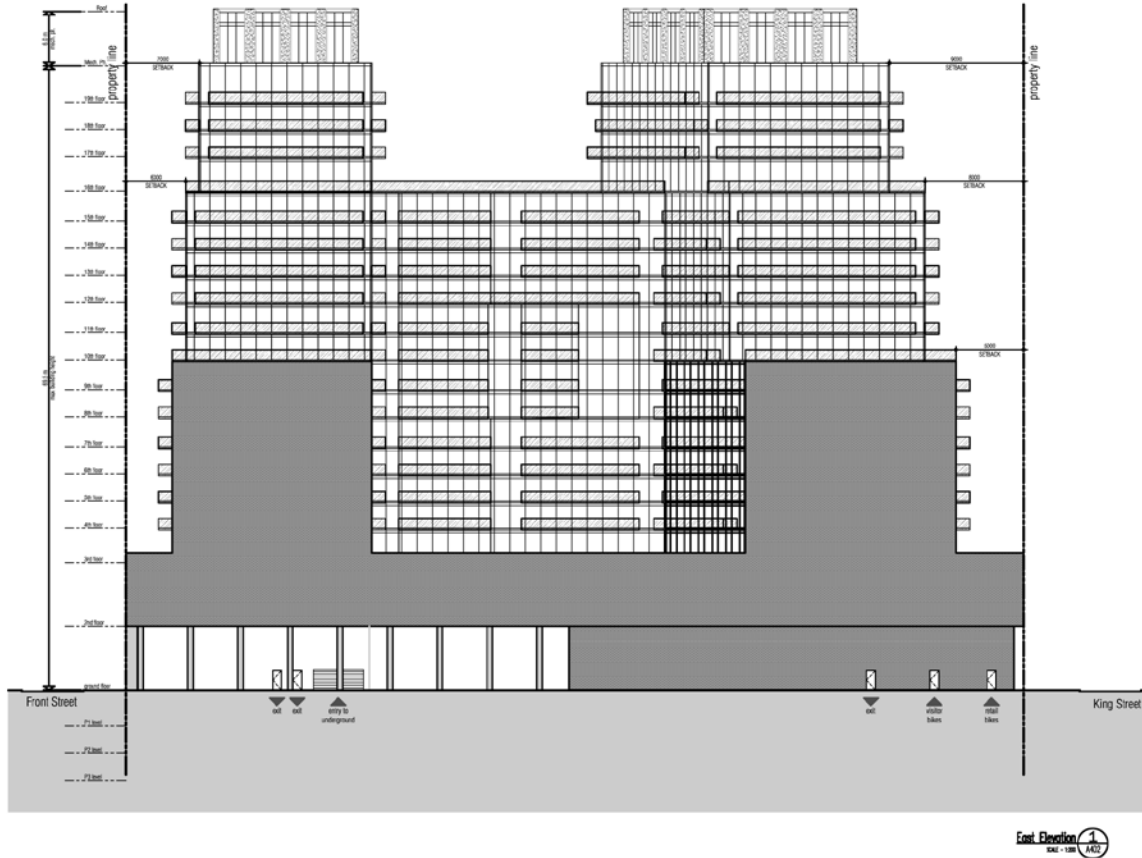
Applicant's Submitted Drawing

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250 and 260 Front Street East and 383 King Street East

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Attachment 4: East Elevation



East Elevation

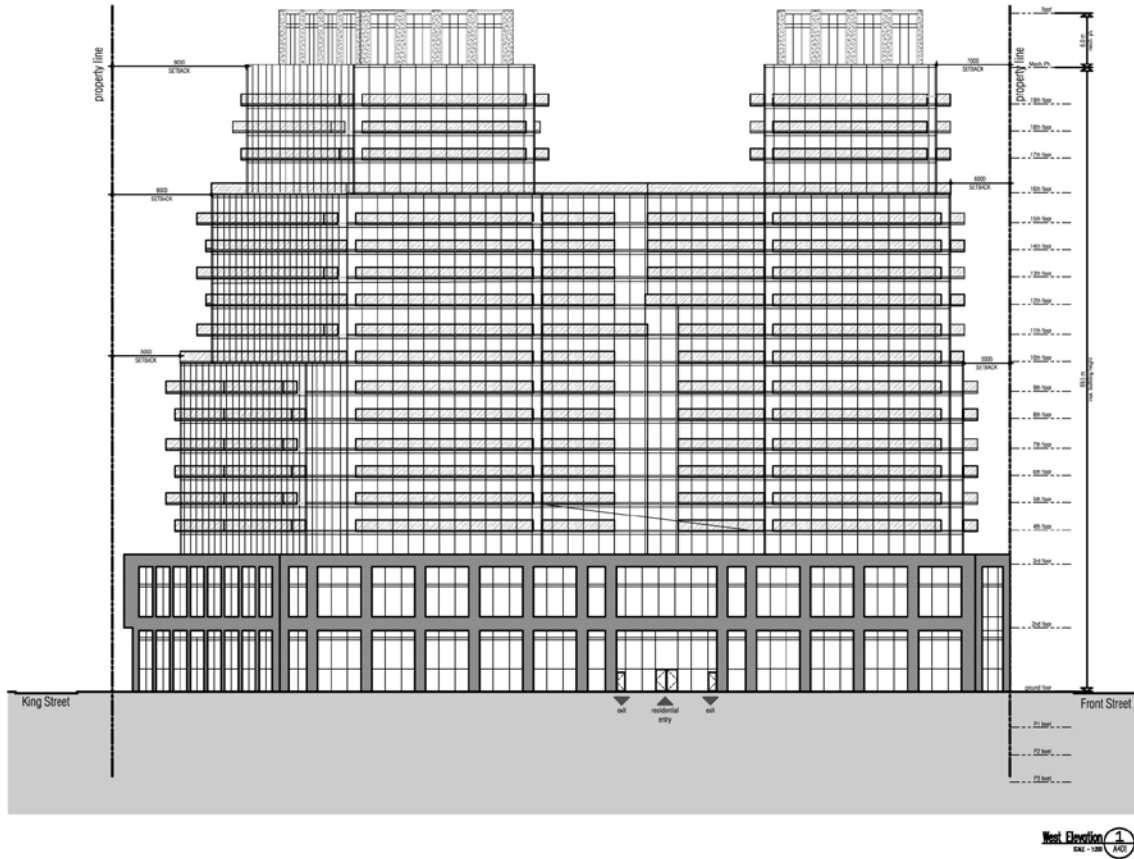
Applicant's Submitted Drawing

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250 and 260 Front Street East and 383 King Street East

File # 17 269658 STE 28 OZ

Attachment 5: West Elevation



West Elevation

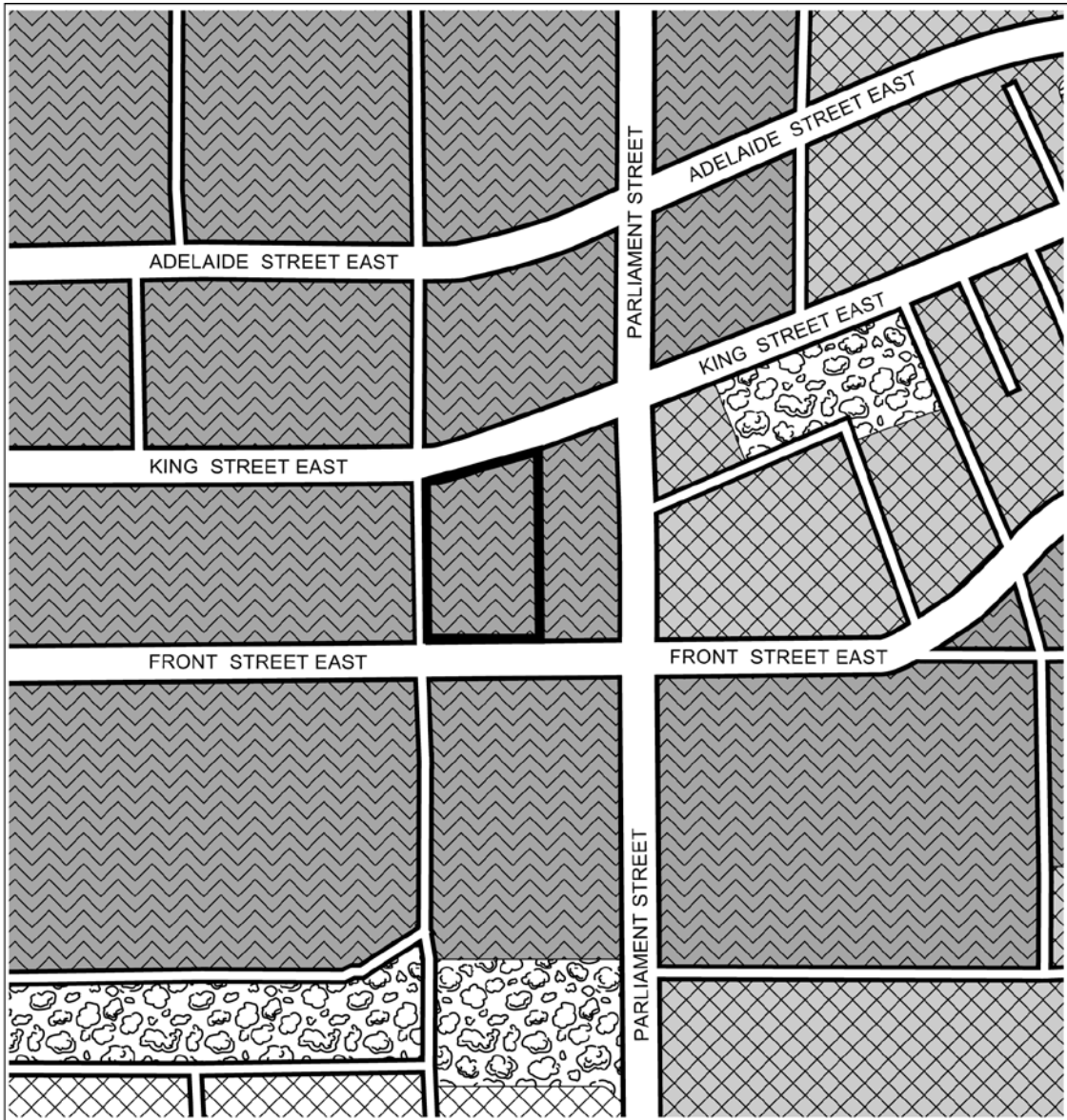
Applicant's Submitted Drawing

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01/10/2018

250 and 260 Front Street East
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File # 17 269658 STE 28 0Z

Attachment 6: Official Plan



TORONTO
Official Plan

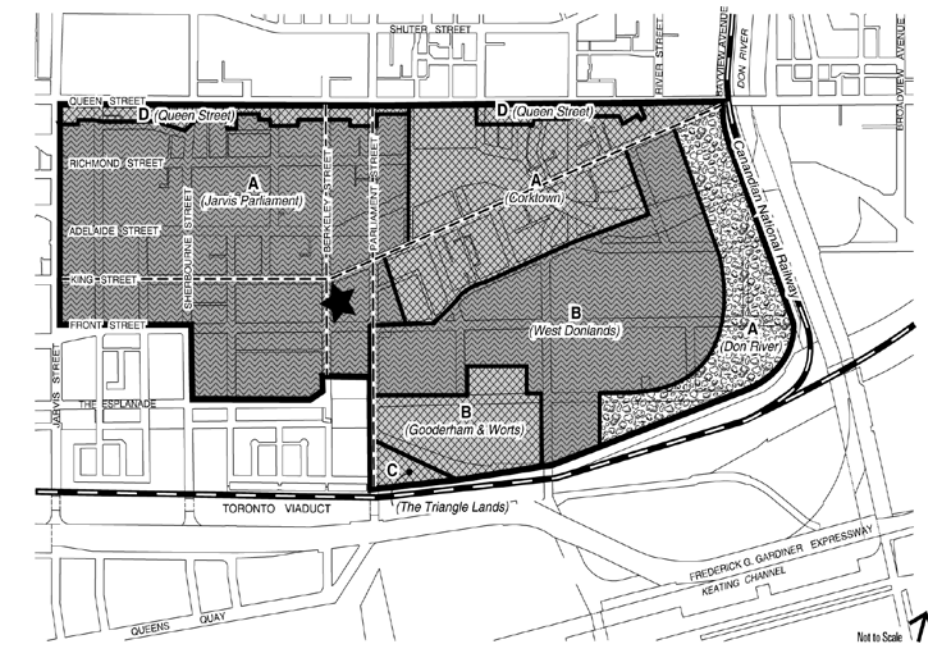
**250 and 260 Front Street East
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Site Location	Parks & Open Space Areas	Institutional Areas	Utility Corridors
Neighbourhoods	Natural Areas	Regeneration Areas	
Apartment Neighbourhoods	Parks	Employment Areas	
Mixed Use Areas	Other Open Space Areas		

Not to Scale
 01/04/2018

Attachment 7: King-Parliament Secondary Plan – Land Use



King-Parliament Secondary Plan

MAP 15-1 Land Use Plan

- Secondary Plan Boundary
- Regeneration Areas
- Special Streets
- Mixed Use Areas
- Parks and Open Space Areas

June 2006

King-Parliament Secondary Plan

MAP 15-1 Land Use Plan



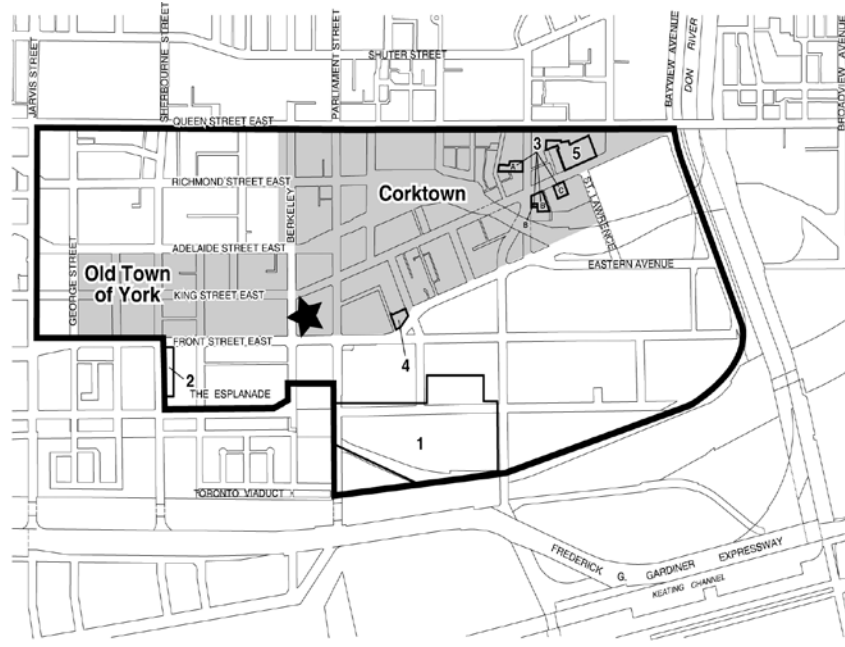
Location of Site -
250 and 260 Front Street East
and 383 King Street East

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and 383 King Street East

Not to Scale
01/05/2018

File # 17 269658 STE 28 0Z

Attachment 8: King-Parliament Secondary Plan – Areas of Special Identity



King-Parliament Secondary Plan
MAP 15-3 Areas of Special Identity

— Secondary Plan Boundary Areas of Special Identity 1 Site and Area Specific Policies

December 2010

King-Parliament Secondary Plan

MAP 15-3 Areas of Special Identity

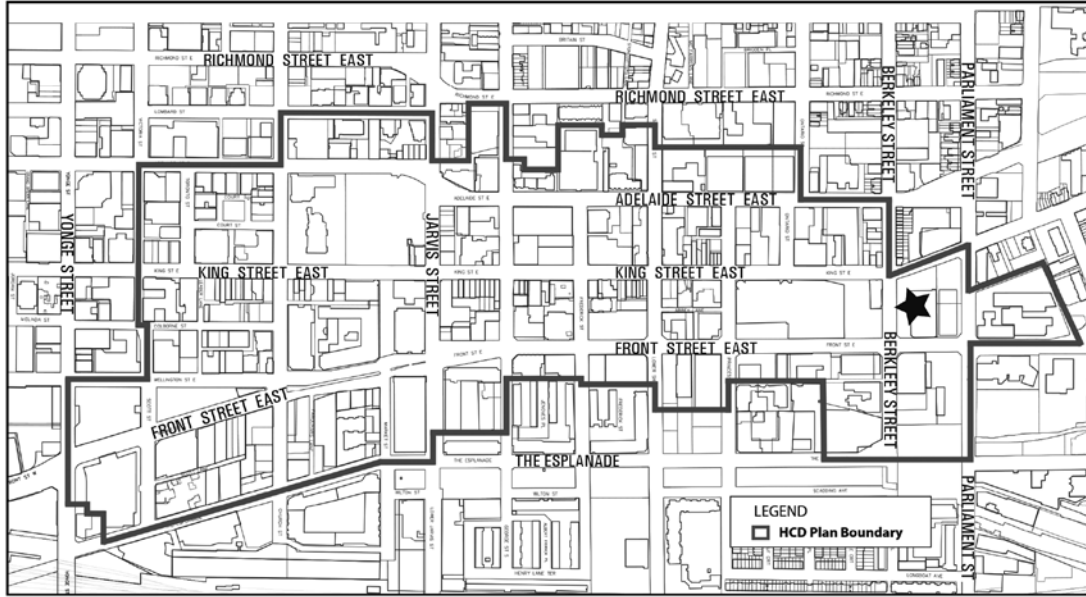
★ Location of Site -
250 and 260 Front Street East
and 383 King Street East

250 and 260 Front Street East
and 383 King Street East

Not to Scale
01/05/2018

File # 17 269658 STE 28 0Z

Attachment 10: Heritage Conservation District Plan



Map 4: HCD boundary

Heritage Conservation Plan Boundary



Location of Site -
250 and 260 Front Street East
and 383 King Street East

250 and 260 Front Street East
and 383 King Street East

Not to Scale
01/05/2018

File # 17 269658 STE 28 OZ

Attachment 11: Application Data Sheet

Application Type	Rezoning	Application Number:	17 269658 STE 28 OZ
Details	Rezoning, Standard	Application Date:	November 30, 2017
Municipal Address:	250 to 260 Front Street East and 383 King Street East		
Location Description:	PLAN TOWN OF YORK PT BLOCK R PART HALTONS LANDS RP 66R5335 PT PART 1 **GRID S2808		
Project Description:	Zoning By-law Amendment to permit a 19-storey mixed-use building (75.5 metres including mechanical penthouse) with street related retail uses and residential dwelling units above. The proposed development is comprised of a total gross floor area of approximately 45,824 square metres, including 6,197 square metres of retail gross floor area that is distributed between the first two levels of the building.		

Applicant:	Agent:	Architect:	Owner:
Lino Pellicano		Graziani + Corazza Architects Inc.	Rovella Developments Ltd.

PLANNING CONTROLS

Official Plan Designation:	Regeneration Areas	Site Specific Provision:	
Zoning:	CRE (x1)	Historical Status:	Yes
Height Limit (m):	23	Site Plan Control Area:	Yes

PROJECT INFORMATION

Site Area (sq. m):	5,026	Height:	Storeys:	19
Frontage (m):	51.2		Metres:	69.5 (75.5 inc. MPH)
Depth (m):	99.82			
Total Ground Floor Area (sq. m):	2,724			Total
Total Residential GFA (sq. m):	39,139	Vehicular Parking Spaces:		429
Total Non-Residential GFA (sq. m):	6,197	Loading Docks:		4
Total GFA (sq. m):	45,336	Bicycle Parking Spaces:		552
Lot Coverage Ratio (%):	54			
Floor Space Index:	9.02			

DWELLING UNITS

Tenure Type:	Condo
Rooms:	0
Bachelor:	0
1 Bedroom:	332 (64%)
2 Bedroom:	165 (32%)
3 + Bedroom:	19 (4%)
Total Units:	516 (100%)

FLOOR AREA BREAKDOWN (upon project completion)

	Above Grade	Below Grade
Residential GFA (sq. m):	39,139	488
Retail GFA (sq. m):	6,197	0
Office GFA (sq. m):	0	0
Industrial GFA (sq. m):	0	0
Institutional/Other GFA (sq. m):	0	0

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