

647, 663-665 King Street West, 69-73 Bathurst Street and 58-60 Stewart Street - Zoning Amendment Application - Request for Direction Report and Rental Housing Demolition Application Report

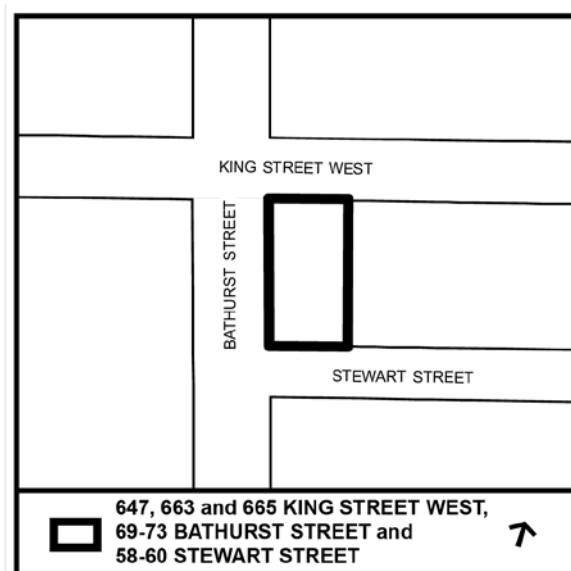
Date:	April 16, 2018
To:	Toronto and East York Community Council
From:	Acting Director, Community Planning, Toronto and East York District
Wards:	Ward 20 – Trinity-Spadina
Reference Number:	16 270239 STE 20 OZ and 16 270246 STE 20 RH

SUMMARY

This application proposes a 19-storey building with retail uses on the ground floor, second floor and third floor and residential uses above at 647, 663-665 King Street West, 69-73 Bathurst Street and 58-60 Stewart Street. The applicant proposes to demolish the four-storey building at 58-60 Stewart Street containing 7 rental dwelling units and replace all existing rental dwelling units within the proposed residential building.

The applicant has appealed its Zoning By-law Amendment application to the Local Planning Appeal Tribunal (LPAT) formerly the Ontario Municipal Board (OMB) citing Council's failure to make a decision within the time allotted by the *Planning Act*. A pre-hearing conference was held on March 26, 2018, and a hearing has been tentatively scheduled for 10 days, from February 5, 2019 to February 15, 2019. A second pre-hearing conference has been scheduled for June 29, 2018.

The proposed development represents an overdevelopment of the site, both in



terms of built form and density. The proposal does not conform with the Official Plan, including but not limited to its built form policies or the applicable Secondary Plan. Further, the proposal does not satisfactorily respond to built form urban design guidelines. Issues specifically raised by the proposal include:

- The proposal does not respond appropriately to the built form context of King Street West and would set a negative precedent;
- The proposed built form of a tower at a height of 67 metres (including the mechanical penthouse) is not consistent with the mid-rise built form of the West Precinct of the King-Spadina Secondary Plan area;
- The proposal does not provide an appropriate level of conservation for the heritage buildings on the site;
- The proposal does not provide for the replacement of the existing office uses on the site;
- The proposed base building is not clearly defined, given the absence of sufficient setbacks for the taller portion of the building; and
- The tower portion of the building does not provide appropriate setbacks from adjacent properties.

An application for Rental Housing Demolition and Conversion under Section 111 of the *City of Toronto Act* (Chapter 667 of the Municipal Code) has been filed to permit the demolition of the 7 existing rental dwelling units at 58-60 Stewart Street.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council direct the City Solicitor and City staff, as appropriate, to attend the Local Planning Appeal Tribunal Hearing, and to oppose the Zoning By-law Amendment application for 647, 663-665 King Street West, 69-73 Bathurst Street and 58-60 Stewart Street in its present form for reasons set out in the report (April 16, 2018) from the Acting Director, Community Planning, Toronto and East York District.
2. City Council authorize City Planning staff to continue discussions with the applicant on a revised proposal which addresses the issues set out in this report, including:

- a. conserving the heritage properties at 663 King Street West and 58 and 60 Stewart Street consistent with the Official Plan and King Spadina Heritage Conservation District Plan;
 - b. reducing the proposed height and massing, and increasing building setbacks to avoid overdevelopment of the site and to limit the negative impacts on adjacent properties;
 - c. improving compliance with Council's approved planning framework for the area including the King-Spadina Urban Design Guidelines (2006); and
 - d. improving compliance with emerging policies reflected in the King-Spadina Secondary Plan review.
3. City Council authorize the Chief Planner and Executive Director, City Planning Division, in consultation with the Ward Councillor, to secure services, facilities or matters pursuant to Section 37 of the *Planning Act*, should the proposal be approved in some form by the Local Planning Appeal Tribunal.
 4. In the event that the Local Planning Appeal Tribunal allows the appeal in whole or in part, City Council authorize the City Solicitor to request the Local Planning Appeal Tribunal to withhold the issuance of any Order until:
 - a. the final form of the Zoning By-law amendments are to the satisfaction of the Acting Director, Community Planning, Toronto and East York District and the City Solicitor, including securing replacement rental dwelling units and rents, tenant assistance and any other rental related matters in conformity with Section 3.2.1.6 of the Official Plan;
 - b. the properties at 663 - 665 King Street West and 58 - 60 Stewart Street are designated pursuant to Section 29 of the *Ontario Heritage Act*;
 - c. that the owner obtains approval to alter the property under Section 33 of the *Ontario Heritage Act*;
 - d. the owner has entered into a Heritage Easement Agreement with the City for the property at 663-665 King Street West and 58-60 Stewart Street to the satisfaction of the Senior Manager, Heritage Preservation Services, including execution and registration of such agreement to the satisfaction of the City Solicitor;
 - e. the owner has provided a Conservation Plan prepared by a qualified heritage consultant for the property at 663-665 King Street West and 58-60 Stewart Street to the satisfaction of the Senior Manager, Heritage Preservation Services;
 - f. the owner has entered into and registered a Section 37 Agreement with the City incorporating such replacement rental dwelling units, rents, tenant

assistance, any other rental related matters and other Section 37 matters, all to the satisfaction of the City Solicitor;

- g. City Council approval of the Rental Housing Demolition application No. 16 270246 STE 20 RH under Chapter 667 of the Toronto Municipal Code pursuant to Section 111 of the *City of Toronto Act, 2006* to demolish the 7 existing rental dwelling units at 58-60 Stewart Street;
 - h. the owner has addressed outstanding items in relation to servicing, solid waste, fire services, and groundwater discharge for the proposed development and has submitted revised servicing and storm water management reports and associated municipal servicing plans to the satisfaction of the Chief Engineer and Executive Director, Engineering & Construction Services; and
 - i. community benefits and other matters in support of the development as are determined appropriate are secured in a Section 37 Agreement executed by the owner and registered on title to the satisfaction of the Acting Director Community Planning, Toronto and East York District and the City Solicitor.
5. City Council defer making a decision at this time on Rental Housing Demolition application No. 16 270246 STE 20 RH under Chapter 667 of the Toronto Municipal Code pursuant to Section 111 of the *City of Toronto Act, 2006* to demolish the 7 existing rental dwelling units at 58-60 Stewart Street, and instruct staff to report on the Rental Housing Demolition and Conversion Application to Toronto and East York Community Council at such time as a Local Planning Appeal Tribunal decision has been issued regarding the Zoning By-law Amendment appeal for such lands at for 647, 663-665 King Street West, 69-73 Bathurst Street and 58-60 Stewart Street.
6. City Council authorize the City Solicitor and other City staff to take such necessary steps, as required, to implement the foregoing.

DECISION HISTORY

On October 17, 2017, a pre-application meeting was held with the applicant to discuss complete application submission requirements, and to identify preliminary issues with the proposal. Staff identified a number of issues including, the treatment of the listed heritage building, the proposed building height, massing and consistency with the policies of the King-Spadina Secondary Plan and the Official Plan. The application filed on December 22, 2016, was generally consistent with the proposal discussed at the pre-application meeting.

ISSUE BACKGROUND

Proposal

The applicant proposes to develop a 19-storey, mixed use retail and residential project. The project would include two-levels of below grade parking with three levels of retail uses. The height of the proposed building would be 62.0 metres to the top of the roof slab of the 18th floor and 67.0 metres to the top of the mechanical penthouse. The 19th floor includes mechanical elements and indoor and outdoor amenity space.

The building, (commonly known as the Banknote Pub) at the southeast corner of King Street West and Bathurst Street, would be demolished, except for the primary façade at the King Street West frontage and one bay at the Bathurst Street frontage which would be conserved. The submitted application proposes that approximately 75% of the external elevation along with all internal floor plates and roof element would be removed in order to construct the development. A new elevation at the Bathurst Street frontage would be constructed to "sympathize" with the scale, form and materiality that characterize many of the heritage structures nearby to the site. The four-storey building at 58-60 Stewart Street would be completely removed from the site.

The development's proposed gross floor area (gfa) is 22,343 square metres with 17,293 square metres dedicated to residential uses and 4,950 square metres dedicated to retail uses on the ground floor, second floor and third floor. The proposed floor-space index is 11.4 times the area of the lot.

The proposed buildings would consist of a base building, which at four-storeys and 19.4 metres, reflects the height of the existing listed heritage building at 663-665 King Street West. As noted above, the proposal would retain the north façade of the building and one bay (approximately 5.6 metres) of the west façade of the building. The north face of the building west of the retained heritage building would be a contemporary glass façade and the west face of the building along Bathurst Street south of the partially retained heritage building would be a contemporary masonry construction intended to mimic the existing heritage building. The proposed building would be built to the lot lines on all three frontages.

The proposed 15-storey tower-portion of the building would be constructed on top of the base building. The outer wall of the residential units in the proposed tower would be set back 5.0 metres from the face of the base building on King Street West and Bathurst Street. However, the projecting balconies which wrap around the proposed tower would effectively reduce the step back by 2.0 metres by adding to the massing of the building. The step back above the base building would therefore read as 3.0 metres from the north

and west elevations adjacent King Street West and Bathurst Street, approximately 1.0 metre from the Stewart Street frontage of the building and approximately 4.0 metres from the property line to the east. Additional step backs are proposed for the 16th, 17th and 18th floors, so these residential floors have smaller floorplates.

The front portion of the tower to a depth of approximately 20 metres is proposed to be built to the east property line of the site up to the 15th floor. The proposed floor plate of the tower portion of the proposed building is approximately 1,160 square metres up to the 15th floor. As noted above, the 16th to the 19th floor of the proposed building include additional step backs which result in smaller floorplates. The 19th floor would provide 504 square metres of outdoor amenity space and 237 square metres of indoor amenity space. Mechanical elements would take up approximately 103 square metres of space in the same structure as the indoor amenity space.

The proposal includes 240 residential units. The unit breakdown is as follows: 12 studio units (5%); 171 one- bedroom units (71%); 34 two-bedroom units (14%); and 23 three-bedroom units (10%).

In addition to the units noted above, the Rental Housing Demolition and Conversion Application proposes to demolish the 7 existing rental dwelling units at 58-60 Stewart Street and replace the 7 existing rental dwelling units in the proposed 19-storey building with units of a similar size and type and at rents similar to those at the time of application, on the 4th floor of the proposed building.

Amenity space consists of 494 square metres of indoor amenity space on the 3rd floor and 19th floor, and 502 square metres of outdoor amenity space on the 19th floor of the building.

The proposed vehicular access is off Stewart Street on the south end of the site. The driveway would be on private property and would provide access for service vehicles at-grade and for passenger vehicles accessing the underground parking by way of a ramp. Separate driveways are proposed for the service and passenger vehicles. One shared Type G and Type B loading space is proposed at-grade inside the building. A Type C loading space is proposed on the first underground level. A total of 98 parking spaces would be provided in a two level below-grade parking garage.

The pedestrian access to the retail components of the building would be from the contemporary glass façade at 647 King Street. The entrance to the residential portion of the building would be from the Stewart Street frontage of the building.

For additional details, see Attachment 1: Site Plan, Attachments 2-4: Elevations and Attachment 5: Application Data Sheet.

Site and Surrounding Area

The site is an assembly of properties consisting of the municipal addresses at 647, 663-665 King Street West, 69-73 Bathurst Street and 58-60 Stewart Street. The site is located

at the southeast corner of King Street West and Bathurst Street, and has frontage on King Street West to the north, Bathurst Street to the west and Stewart Street to the south. The site has an area of 1,954 square metres and is rectangular in shape, with approximately 32 metres of frontage on King Street West, 61 metres of frontage on Bathurst Street and 32 metres of frontage on Stewart Street. The site is occupied by three buildings.

The property at 647 King Street West is occupied by a one-storey commercial building which currently operates as a nightclub (EFS Social Club). The building has a rooftop patio.

The building at 663 to 665 King Street West and 69 to 73 Bathurst Street is occupied by a four-storey brick and beam warehouse style building that was constructed in 1900. The building is listed on the City's Heritage Register. At-grade the building functions as a pub (The Banknote Pub). The lower levels of the southern portion of the building were formerly occupied by a night-cub (The Huxton) which is now closed. The entrance at 71-73 Bathurst Street provides access to shared office space on the upper levels of the building.

The four-storey brick and beam building at 58-60 Stewart Street contains a mix of shared office space, live/work units, and residential rental units, including a total of 7 rental dwelling units.

The applicant's lawyer has confirmed that the commercial uses on the site (restaurant and nightclub) have a total gross floor area of 877 square metres and the office uses on the site have a total gross floor area of 1,955 square metres.

Surrounding uses include:

North: Directly north of the site, at the northeast corner of King Street West and Bathurst Street (668 King Street West), is a two-storey building which is listed on the City's Heritage Register and was originally constructed in 1902 as the Toronto Dominion Bank. The building directly east at 662 King Street West, is a three-storey brick and beam office building which is listed on the Heritage Register, and was constructed in 1904 as the 'Ideal Women's Wear Building'. Immediately east at 650 King Street West & 95 Bathurst Street, is an L-shaped residential condominium building, with heights at 10-storeys along King Street West and 16-storeys along Bathurst Street. On the north side of King Street West farther east are two predominantly two to four-storey former industrial buildings, as well as the site of the recently approved development at 560 King Street West comprised of a 12-storey mixed-use building with 334 units. Continuing north along Bathurst Street, at the southeast corner of Adelaide and Bathurst Streets, is a recently-constructed 17-storey mixed-use building at 111 Bathurst Street (OneEleven Condos) with two levels of retail and office commercial space, and 255 residential units above. The site immediately to the east of 111 Bathurst Street, at 523-525A Adelaide Street West, is a 17-storey

residential building (Musée Condos), with retail at grade and a public park on Adelaide Street West.

East: To the immediate east abutting the site on King Street West is a 6-storey mixed-use building with retail uses at grade and offices above (645 King Street West). To the east of that site is the recently constructed Thomson Residences, at 629, 621 King Street West and 38 Stewart Street, which is 15-storeys in height along the King Street West frontage and steps down to 11-storeys in height along Stewart Street. Directly east along the Stewart Street frontage are three 2 ½ storey, semi-detached Victorian residential dwellings. Continuing east is the 38 Stewart Street entrance to the Thompson Residences, followed by two 9-storey residential buildings at 32 Stewart Street and 66 Portland Street. Farther east on the south side of King Street West are commercial buildings of one to three storeys in height fronting on King Street West.

South: Directly south of the site at 55 Stewart Street and 552-500 Wellington Street West is the Thompson Hotel and Residences. The E-shaped building occupies over half of the block, which starts at 15-storeys at Bathurst Street and intermittently steps down from 12 to 10-storeys towards the east. To the west of the Thompson Hotel entrance, at 51 Bathurst Street is the two-storey Thompson Diner, which was originally constructed in 1940 as the International Harvester Building, and was replicated as part of the Thomson Residences development. To the southeast of the subject site, and adjacent the Thompson Hotel and Residences, is a 10-storey residential building known as Fifty on the Park (50 Portland Street). Continuing south at the southeast corner of Wellington Street West is a 5-storey brick and beam office building, which was constructed in 1912 and is listed on City's Heritage Registry. To the east is Victoria Memorial Square, which is listed on the City's Heritage Register and part of the Fort York National Historic site.

West: Immediately to the west, at the southwest corner of King Street West and Bathurst Street is a three-storey mixed-use building (667 King Street West), known as the Wheat Sheaf Tavern, which operates as a restaurant on the lower level with residential units above. The building is listed on Toronto's Heritage Registry and maintains the same name it had upon construction in 1849. South of the tavern, on the west side of Bathurst Street, at 86 Bathurst Street, is a two-storey brick warehouse building occupied by a women's clothing design, manufacturing and sales company (Fredas). Continuing south, at 82 Bathurst Street, is a two-storey building, which operates as a nightclub known as Chill Ice House. Continuing east along the south side of King Street West, adjacent the Wheat Sheaf Tavern, is a two-storey restaurant (669 King Street West), a three-storey mixed use building with retail at grade and offices above (675 King Street West) as well as an L-shaped residential building with commercial uses at grade, that rises to 20-storeys at the corner, stepping down to 13-storeys on the two ends of the building (The Summit, 725-701 King Street West).

Provincial Policy Statement, Provincial Plans and Planning Act

The Planning Act

Under the *Planning Act*, Section 2 sets out matters of Provincial interest that shall be had regard to. These include:

- (d) the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest;
- (f) the adequate provision and efficient use of communication, transportation, sewage and water services and waste management systems;
- (r) the promotion of built form that,
 - (i) is well designed;
 - (ii) encourages a sense of place;
 - (iii) provides for public spaces that are of high quality, safe, accessible, attractive, and vibrant.

The Provincial Policy Statement, 2014 and The Growth Plan for the Greater Golden Horseshoe, 2017

The Provincial Policy Statement, 2014 (the "PPS") 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 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;
- Providing an appropriate range of housing types and affordability to meet projected requirements of current and future residents;

- Encouraging a sense of place in communities, by promoting well-designed built form and by conserving features that help define local character; and
- Ensuring the conservation of significant built heritage resources and significant cultural heritage landscapes.

The City of Toronto uses the PPS to guide its Official Plan and to inform decisions on 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 (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;
- Recognizing the importance of watershed planning for the protection of the quality and quantity of water and hydrologic features and areas; and
- Conserving irreplaceable cultural heritage resources.

Like other provincial plans, the Growth Plan 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.

Official Plan

Chapter Two – Shaping the City

The Official Plan locates the site within the *Downtown*. Chapter Two – Shaping the City, identifies that the downtown area offers opportunities for substantial employment and residential growth, but that this growth is not anticipated to be uniform. Rather, it is expected that the physical setting of many areas will remain unchanged and that policies and design guidelines specific to districts of historic or distinct character will be implemented to ensure new development fits into the context of existing built form, streets, setbacks, heights and relationship to landmark buildings. Section 2.2.1.5 states that the architectural and cultural heritage of *Downtown* will be preserved by designating buildings, districts and open spaces with heritage significance and by working with owners to maintain and restore historic buildings. Section 2.2.1.6 states that Design Guidelines specific to districts of historic or distinct character will be developed and applied to ensure new development respects the context of such districts in terms of the development's fit with existing streets, setbacks, heights and relationship to landmark buildings.

Section 2.2.1.1 notes that *Downtown* has a specific target for job growth, with a minimum combined gross density target of 400 jobs and residents per hectare. This figure is taken from the Growth Plan for the Greater Golden Horseshoe.

Chapter Three – Building a Successful City

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, open spaces and parks.

Section 3.1.3 Built Form – Tall Buildings provides policies related to the development of tall buildings. 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.

On May 12, 2015, the OMB approved Official Plan Amendment 199 to the City's Official Plan Heritage policies. These policies provide direction on the conservation of heritage properties included on the City's Heritage Register, and provide policy direction on development adjacent to heritage properties. Policy 3.1.5.5 states that proposed alterations, development, and/or public works on or adjacent to, a property on the Heritage Register will ensure that the integrity of the heritage property's cultural heritage value and attributes will be retained, prior to work commencing on the property and to the satisfaction of the City. Where a Heritage Impact Assessment is required in Schedule 3 of the Official Plan, it will describe and assess the potential impacts and mitigation strategies for the proposed alteration, development or public work. Policy 3.1.5.26 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. Policies 3.1.5.32 – 33 deal specifically with development within Heritage Conservation Districts to ensure the integrity of the district's heritage values, attributes and character are conserved in accordance with HCD plans.

Section 3.2.1 of the Official Plan includes policies that require a full range of housing, in terms of form, tenure and affordability, across the City and within neighbourhoods, to be provided and maintained to meet the current and future needs of residents. The existing stock of housing will be maintained and replenished. New housing supply will be encouraged through intensification and infill that is consistent with the Official Plan.

Policy 3.2.1.6 states that new development that would have the effect of removing all or a part of a private building or related group of buildings, and would result in the loss of six or more rental housing units will not be approved unless: all of the rental housing units have rents that exceed mid-range rents at the time of application, or in cases where planning approvals other than site plan are sought, the following are secured: at least the same number, size and type of rental housing units are replaced and maintained with rents similar to those in effect at the time the redevelopment application is made; for a period of at least 10 years, rents for replacement units will be the rent at first occupancy increased annually by not more than the Provincial Rent Increase Guideline or a similar

guideline as Council may approve from time to time; and an acceptable tenant relocation and assistance plan addressing the right to return to occupy one of the replacement units at similar rents, the provision of alternative accommodation at similar rents, and other assistance to lessen hardship.

Chapter Four – Land Use Designations

Within the *Downtown*, the site is designated *Regeneration Area* in the Official Plan which is one of the key areas expected to accommodate growth. The *Regeneration Area* designation permits a wide range of uses, including the proposed commercial uses. 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* encouraging the restoration, re-use and retention of existing buildings that are economically adaptable for re-use as well as the revitalization of areas of the City that are vacant or underused.

Attachment 6 provides an extract of Official Plan Map 18

Official Plan Amendment 231

Official Plan Amendment 231 (OPA 231), adopted by City Council on December 18, 2013, received approval by the Minister of Municipal Affairs and Housing on July 9, 2014, and is in large part under appeal before the Ontario Municipal Board. As an outcome of the Official Plan and Municipal Comprehensive Reviews, OPA 231 contains new economic policies and designations to stimulate office growth in the *Downtown*, *Central Waterfront* and *Centres*, and all other *Mixed Use Areas*, *Regeneration Areas* and *Employment Areas*, and also contains new policies with respect to office replacement in transit-rich areas. In particular, Policy 3.5.1(2a), currently in force and effect, requires:

"A multi-faceted approach to economic development in Toronto will be pursued that:

- (a) Stimulates transit-oriented office growth in the *Downtown* and the *Central Waterfront*, the *Centres* and within walking distance of existing and approved and funded subway, light rapid transit and GO stations in other *Mixed Use Areas*, *Regeneration Areas* and *Employment Areas*".

Additionally Policy 3.5.1(6) requires that new office development will be promoted in *Mixed Use Areas* and *Regeneration Areas* in the *Downtown*, *Central Waterfront* and *Centres*, and all other *Mixed Use Areas*, *Regeneration Areas* and *Employment Areas* within 500 metres of an existing or approved and funded subway, light rapid transit or GO station. Policy 3.5.1 (9) requires the provision of office space on any site containing 1,000 square metres or more of office space, where residential development is proposed.

King-Spadina Secondary Plan

Section 2 – Major Objectives

The proposed development is subject to the King-Spadina Secondary Plan found in Chapter 6.16 of the Official Plan. Major objectives of the King-Spadina Secondary Plan are as follows:

- New investment is to be attracted to the King-Spadina Area;
- The King-Spadina Area will provide for a mixture of compatible land uses with the flexibility to evolve as the neighbourhood matures;
- The King-Spadina Area is an important employment area. Accordingly, the retention and promotion of commercial and light industrial uses including media, design and fashion businesses within the area is a priority;
- Commercial activity, including the retail service industry, which supports the changing demands of the King-Spadina Area will be provided for, to ensure the necessary services for the new residents and businesses in the area; and
- Heritage buildings and other important buildings within the King-Spadina Area, will be retained, restored and re-used.

Section 3 – Urban Structure and Built Form

The King-Spadina Secondary Plan emphasizes reinforcement of the characteristics and qualities of the area through special attention to built form and the public realm. The policies of Section 3 Built Form and in particular the policies of Section 3.6 – General Built Form Principles, specify that:

- The lower levels of new buildings will be sited and organized to enhance the public nature of streets, open spaces and pedestrian routes;
- Servicing and parking are encouraged to be accessed from lanes rather than streets;
- New development will be designed to minimize pedestrian/vehicular conflicts;
- New buildings will be sited for adequate light, view, privacy and compatibility with the built form context;

- New buildings will achieve a compatible relationship with their built form context through consideration of such matters as height, massing, scale, setbacks, stepbacks, roof line and profile and architectural character and expression;
- Buildings adjacent to streets, parks or open spaces will be massed to provide appropriate proportional relationships and will be designed to minimize the wind and shadowing impacts on the streets, parks or open spaces;
- New development will provide comprehensive, high quality, coordinated streetscape and open space improvements to promote greening, landscape enhancement, access, orientation and confidence in personal safety; and
- New developments will include high quality open spaces for the use of residents, visitors and area workers.

Section 4 – Heritage

Heritage buildings in the King-Spadina Area are essential elements of the physical character. In this regard:

- The City shall seek the retention, conservation, rehabilitation, re-use and restoration of heritage buildings by means of one or more legal agreements.
- New buildings should achieve a compatible relationship with the heritage buildings in their context through consideration of such matters as, but not limited to, building height, massing, scale, setbacks, stepbacks, roofline and profile and architectural character and expression.

King-Spadina Secondary Plan Review (2006)

OPA 2 (By-law 921-2006), which is under appeal to the Ontario Municipal Board, proposed amendments to the King-Spadina Secondary Plan that are intended to further clarify and reinforce the fundamental intent of the Secondary Plan.

New Policy 2.2 notes that the scale and character of the historic buildings and pattern of the public realm will be protected and enhanced.

New Policy 3.1 (Urban Structure and Built Form) states that the King-Spadina Area is comprised of the West Precinct, Spadina Avenue Corridor and the East Precinct (see Attachment 8 – King-Spadina Secondary Plan Review – Precinct Plan). The policy states that development will complement and reinforce the distinctive qualities of these precincts and corridor.

King-Spadina Urban Design Guidelines

Policy 5.3.2.1 of the Official Plan outlines 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 King-Spadina Urban Design Guidelines (2006) were endorsed by Council at its meeting on September 25-28, 2006. The King-Spadina Urban Design Guidelines, in conjunction with the Official Plan and King-Spadina Secondary Plan policies, work together to achieve optimal building siting and design that enhances the public realm, while respecting and reinforcing the surrounding built environment and context.

Section 2.5 contains the overall Guidelines. Heritage guidelines seek to ensure that new development is compatible with adjacent heritage buildings in terms of massing, height, setbacks, step backs and materials, and should relate to key elements such as cornices, rooflines, and setbacks from the property line. New development should reinforce the character and scale of the existing street wall, the base of the building should respond proportionally to the width of the street, and development should reinforce the existing streetscape and building rhythm at the street. Tall buildings, where appropriate, must conform with the policies of the Official Plan and Urban Design Guidelines, achieve adequate light, privacy and views, and maintain the potential for adjacent sites to develop in a similar manner. New development should reinforce a street wall height that reflects the character and scale of the area, particularly that of heritage buildings on the same block face.

Section 4.3.1 Heritage notes that the historic form of development on King Street between Bathurst Street and Brant Street is of buildings primarily low to mid-rise commercial and manufacturing buildings, of red brick and of between three and four storeys in height.

Section 4.3.3 Built Form states that the western part of King-Spadina is developing as a mid-rise neighbourhood, a distinguishing characteristic which differentiates this area from the Spadina and eastern portions of the Secondary Plan Area.

Section 5 contains built form guidelines that expand on Section 4.0. Section 5.4.1 recognizes that heights transition down to the west. Section 5.4.3 deals with angular planes and step backs to minimize shadows and ensure adequate sunlight, and strengthen the existing streetwall scale to maintain a comfortable pedestrian experience. Section 5.4.4 addresses light, view and privacy requirements.

The Guidelines point out that accommodations in tall buildings tend to be small, so access to natural light and reasonable views will be particularly important in improving the livability of these units. Protecting privacy is also important in a high density neighbourhood. Light, view and privacy are described as "quality of life" or "livability" issues, which must be evaluated based on the existing and potential development.

With regard to separation distances (facing distances) between towers, the Guidelines refer to the minimum standard of 25 metres between towers or a distance of 12.5 metres between the tower and the property line, as called for in the City's Tall Building Guidelines.

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, 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,⁶ 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 its 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 City of Toronto. 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.

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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.

Staff anticipate that the Draft King Spadina Official Plan policies will be posted on the City Planning web site in 2018. A Final Report outlining the proposed Secondary Plan Amendments 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 Plan

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 subject site is within the boundaries of the HCD.

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.

The King-Spadina HCD Plan is currently under appeal.

TOcore: Planning 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 PPS and the Growth Plan. 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 with 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.

The downtown Plan and supporting documents can be found at www.toronto.ca/tocore.

The Plan will be considered by Planning and Growth Management Committee at its May 1, 2018 meeting.

Growing Up: Planning for Children in New Vertical Communities

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 Council Decision and draft guidelines are available on the City's website at: <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2017.PG21.3>

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 1105-2016 implements OPA 352 and was enacted on November 9, 2016. OPA 352 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.

Rental Housing Demolition and Conversion By-law

Section 111 of the *City of Toronto Act, 2006* authorizes Council to regulate the demolition and conversion of residential rental properties in the City. Chapter 667 of the City's Municipal Code, the Rental Housing Demolition and Conversion By-law, implements Section 111. Chapter 667 prohibits the demolition or conversion of rental housing units in buildings containing six or more residential dwelling units, of which at least one unit is rental, without obtaining a permit from the City and requires a decision by either City Council or, where delegated, the Chief Planner.

Pursuant to Chapter 667, Council may refuse an application, or approve the demolition and may impose conditions, including conditions that must be satisfied before a demolition permit is issued. These conditions further the intent of the City's Official Plan policies protecting rental and affordable housing. Pursuant to the City's demolition control by-law in Chapter 363 of the Municipal Code, Council approval of the demolition of residential dwelling units under Section 33 of the *Planning Act* is also required where six or more residential dwelling units are proposed for demolition, before the Chief Building Official can issue a permit for demolition under the *Building Code Act*.

Where an application for rezoning triggers an application under Chapter 667 for rental demolition or conversion and an application under Chapter 363 for residential demolition control, City Council typically considers both applications at the same time. Unlike *Planning Act* applications, decisions made by City Council under Chapter 667 are not appealable to the Local Planning Appeal Tribunal (LPAT) formerly the OMB.

An application has been filed for a Rental Housing Demolition and Conversion permit pursuant to Chapter 667 of the City of Toronto Municipal Code (file no. 16 270246 STE 20 RH). The application proposes to demolish the seven (7) rental dwelling units located within the four-storey building at 58-60 Stewart Street in order to construct the proposed 19-storey mixed-use building. A Housing Issues Report has been submitted with the required application and is currently under review for consistency with the Official Plan. As per Chapter 667-14, a tenant consultation meeting is required to be held to review the impact of the proposal on tenants of the residential rental property and matters under Section 111. This meeting has not yet been scheduled.

Heritage

The property at 663 King Street West contains a four-storey commercial building that has its primary elevation at the King Street West frontage with a deep fenestrated secondary elevation extending along the Bathurst Street frontage. As stated in the Heritage Impact Assessment provided by the applicant; "Typical of contemporaneous factory and warehouse design, it is rectangular in plan with plain elevations and subtle and well executed detailing throughout." "It was designed by prominent Toronto architect A. R. Denison, who was prolific in the late 19th and early 20th centuries, designing over 100 industrial, residential and ecclesiastical structures throughout Toronto and Ontario." The

property was listed on the City of Toronto Heritage Register by City Council in 1973 and is identified as a contributing property in the King-Spadina Heritage Conservation District (HCD) Plan.

The property at 60 Stewart was built likely soon after the property at 663 King Street West within the first decade of the 20th century. The building is a typical warehouse form structure, and shares the height, rectangular plan and proportions of 663 King Street with simplified detailing. It is identified as a contributing heritage property in the King-Spadina Heritage Conservation District (HCD) Plan.

The development site is adjacent to the following listed or designated properties:

Designated under Part IV of the *Ontario Heritage Act*:

- 51 Bathurst Street, south of the site, across Stewart Street.

Listed Property:

- 662 King Street West, opposite side of King Street West, north from the site;
- 667 King Street West, opposite corner at southwest corner of King Street West and Bathurst Street; and
- 668 King Street West, opposite corner at northeast corner of King Street West and Bathurst Streets.

Site Plan Control

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

Zoning

The site is zoned Reinvestment Area (RA) in former City of Toronto Zoning By-law 438-86. This zoning category permits a range of residential, commercial, institutional and limited industrial uses. The current zoning permits a maximum building height of 26 metres for this site if a three metre stepback at 20 metres is provided. A minimum 7.5 metre setback from both the side and rear lot lines for areas located farther than 25 metres from the street lot line is required.

Zoning By-law 438-86 requires that for the King Street building, where building heights exceed 20 metres, the building shall be located within a 44 degree angular plane measured from 20 metres above the street line. For the Bathurst Street frontage, By-law 438-86 requires that where the building height exceeds 22 metres, the building should be located within a 44 degree angular plane measured from 22 metres above the street line.

The City adopted By-law 922-2006 on September 27, 2006 as a result of the King-Spadina Secondary Plan review. The By-law is under appeal to the LPAT. By-law 922-2006 would amend By-law 438-86 by including the following provisions:

- An additional five metres is permitted for rooftop mechanical elements, provided that the roof slab of the upper floor does not exceed the permitted height as provided by the By-law; and
- A window of a dwelling unit (other than a kitchen or bathroom window), shall maintain a minimum separation distance of 15 metres to the window of another dwelling unit (other than a kitchen or bathroom window), located on the same lot and 7.5 metres to a wall or a lot line that does not abut a public street, lane or park.

In May 2013, the City passed and enacted City-wide Zoning By-law 569-2013. The zoning that applies to the subject site is substantially the same with regard to use, setbacks and height as Zoning By-law 438-86.

The subject lands at 647, 663-665 King Street West, 69-73 Bathurst Street and 58-60 Stewart Street are zoned CRE (x1) (Commercial Residential Employment). The maximum height permitted remains unchanged at 26.0 metres.

See Attachment 9: Zoning for additional details.

Community Consultation

A Pre-Application Community meeting was hosted by the local Councillor on December 5, 2016. The application (essentially unchanged from the proposal submitted in December) was presented at that meeting. The following comments were provided by the public at that meeting:

- Loading and garbage collection needs to happen in the building;
- The parking should be limited to 100 spaces with provision made for some visitor parking;
- There is a need for more two and three bedroom units in the neighbourhood;
- Falling glass is an issue in the area;
- The Banknote is one of the few adult-oriented pubs in the area;
- There is a desire to maintain 'gritty' feel of the area, fear that it is becoming too corporate;

- EFS nightclub is a staple of the night life in the neighbourhood;
- The City needs to do a better job on heritage conservation;
- Concerns were expressed about the proposal setting a negative precedent in terms of heritage treatment; and
- The potential loss of live-work units was a concern as new residents would likely not be artists.

City Planning staff hosted a Community Consultation meeting on June 15, 2017. Staff from Heritage Preservation Services and Strategic Initiatives Policy and Analysis (Housing) also attended to listen to the input from the residents of the area. The following issues were raised at that meeting and subsequently in correspondence from residents:

- The proposed development will have a significant impact on shadows on Stewart Street to the extent that residents will be living in shadows;
- The height of the building needs to come down;
- Noise and vibration during construction could lead to disruption and damage to homes;
- Stewart Street residents had to endure many months of construction with the Thompson Residences building (621 King Street West) and now they are looking at many more months of construction;
- The small townhomes on Stewart Street are being overwhelmed;
- There will be additional traffic on an already crowded laneway;
- Vehicular access should be off King Street or Bathurst Street;
- The building should not be comparing itself to the Thompson Residences (621 King Street West) as that building should never have been built;
- The concerns expressed at the earlier meeting have not been addressed in the submitted plans;
- The proposed building does address the heritage on the site;
- Concerns that the adjacent townhomes on Stewart Street would be torn down and lands incorporated into the development;

- There were questions raised about rental vs. condominium units; and
- The proposed building would be a great addition to the neighbourhood.

These comments have been considered in City Planning staff's review of the application. The applicant has not formally submitted any changes to the proposal since the application was filed on December 22, 2016. City Planning staff met with the applicant prior to the filing of the appeal to the LPAT on August 21, 2017, to discuss possible changes to the proposed building. Staff have met with the applicant subsequent to the appeal to discuss the continued processing of the Zoning Amendment and Rental Housing Demolition applications.

Reasons for the Application

At 67.0 metres, the proposal exceeds the maximum 26 metre height, including mechanical penthouse, permitted by the in-force Zoning By-law by approximately 41 metres. The proposal does not meet minimum standards for side and rear yard setbacks. In addition, there are deficiencies with other performance standards within the Zoning By-law, including required parking and loading standards.

The applicant has also submitted an application for a Rental Housing Demolition and Conversion permit pursuant to Chapter 667 of the City of Toronto Municipal Code for the demolition of the existing rental housing units as the subject lands contain six or more residential dwelling units, of which at least one is rental.

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 arrive at the conclusion that the proposed development cannot be supported in its current form.

COMMENTS

Provincial Policy Statement, Provincial Plans and Planning Act

The scale and massing of the proposal's built form challenges the notion that intensification needs to be sustainable, to be well designed, encourage a sense of place and provide for public spaces that are of high quality, vibrant and attractive. The provision of Sections 2 (r) of the *Planning Act* address the challenges of accommodating development in a manner which adds to livability in a high density neighbourhood.

The PPS contains policies related to managing and directing development. It requires that sufficient land be made available for intensification and redevelopment; that planning authorities identify and promote opportunities for intensification and redevelopment where this can be accommodated taking into account, among other things,

the existing building stock and areas; and that they establish and implement minimum targets for intensification and redevelopment within built up areas.

Policies 1.1.1 (g) and 1.1.3.2 (a) state that one of the factors to be considered in developing healthy, liveable and safe communities is ensuring that the necessary infrastructure, including public service facilities, are available to service the needs of residents. Policy 1.5.1 references the provision and the equitable distribution of public parks and open spaces in promoting healthy, active communities. The West Precinct of King-Spadina is challenged by numerous proposals for buildings which challenge the existing typology of mid-rise buildings. The growth of this part of the City of Toronto is outpacing the City's ability to provide the necessary community services and facilities (parks and open spaces, daycare facilities and a range of community services), including the lack of appropriate sites to accommodate these facilities.

The applicants proposal for 17,293 square metres of residential space and the population which would accompany the proposal, would contribute to the need for parks and open space, as well as services such daycare facilities. The height and massing of the proposed buildings would also have impacts on the streetscape and the access to sunlight for residents and visitors on King Street West and Bathurst Street.

Policy 4.7 indicates that the Official Plan is the most important vehicle for implementing the PPS. Further, policy 1.1.3.3 indicates planning authorities shall identify appropriate locations for intensification and redevelopment. In this context, the Official Plan further implements the direction of the PPS to require appropriate built form to fit harmoniously into its existing and planned context.

The City's Official Plan, which includes the King-Spadina Secondary Plan, contains clear, reasonable and attainable policies that protect provincial interests and direct development to suitable areas while taking into account the existing building stock, including numerous heritage buildings, and protects the character of the area consistent with the direction of the PPS. In this context, although the proposed development does represent intensification, it is not consistent with other objectives of the Official Plan and to that extent not consistent with the PPS, in that it does not fit harmoniously into its existing and planned context, and it represents overdevelopment of the site.

The Downtown Toronto Urban Growth Centre is identified in the Growth Plan. The site is within the Urban Growth Centre (UGC), which is on track to achieve or exceed the UGC density target of 400 jobs and residents per hectare by 2031. The target is the average for the entire Downtown UGC area, and it is not for any one particular area within Downtown. The increased density that that would result from the proposed development is not required to meet the minimum growth figures set out in the Growth Plan for the Greater Golden Horseshoe.

In this context, the Official Plan, the King-Spadina Secondary Plan, the King-Spadina Secondary Plan review, the King-Spadina Heritage Conservation District, the King-

Spadina Urban Design Guidelines (2006), the Tall Buildings Design Guidelines, OPA 352 and Zoning By-laws 1106-2016 and 1107-2016, provide direction on the appropriate scale, massing height and separation distances between buildings within the King-Spadina area. This proposal has not addressed the policy direction of the Official Plan and its supporting documents and therefore challenges the conformity test with the Growth Plan for the Greater Golden Horseshoe in terms of its impact on heritage resources and its relationship to adjacent buildings.

Section 3.2.6 of the Growth Plan states the need to coordinate community infrastructure and growth. The amount of growth being accommodated in the West Precinct of the King-Spadina Secondary Plan area currently is challenging the ability of the City to provide a range of community services and facilities for residents and workers of this community and to ensure a high quality of life.

Conformity with the Planning Framework for King-Spadina

The application has been assessed in the context of the planning framework for King-Spadina which includes the Official Plan, the King-Spadina Secondary Plan, the on-going King-Spadina Secondary Plan Review, King-Spadina Heritage Conservation District Plan and the Tall Building Design Guidelines. As outlined below, the proposal does not meet the objectives of the King-Spadina planning framework. The proposed building fails to conserve heritage resources, to adequately reflect the built form context of the adjacent properties or the policy framework of the King-Spadina neighbourhood.

Land Use

The proposed development is located in the *Downtown* and is designated *Regeneration Areas* in the Official Plan, and is in an appropriate location for development. The proposed retail and residential uses are permitted in this area of the *Downtown*, and provide a mix of uses which are encouraged in the *Regeneration Areas* designation. The proposed development, however, does not address the loss of office space which would result from the current proposal. The following discussion regarding Official Plan Amendment 231 discussed this issue in greater detail.

Compliance with OPA 231

Official Plan Amendment 231 (OPA 231) promotes new office development in transit rich areas of Toronto and includes a policy requiring the replacement of office space in certain circumstances. Specifically, Policy 3.1.5.9 requires that new development which includes residential units on a property with at least 1,000 square metres of gross floor area used for offices is required to increase the non-residential gross floor area used for office purposes where the property is located within *Mixed Uses Areas* or *Regeneration Areas* within the *Downtown and Central Waterfront*. This policy is under appeal to the Local Planning Appeal Tribunal (LPAT), therefore, it is relevant but not determinative in terms of the Official Plan framework. It does reflect Council's current direction to ensure that development preserves and promotes employment opportunities in conjunction with new residential development, which is consistent with provincial policies and plans.

The applicant has confirmed in a letter dated March 21, 2017 that there are a total of 1,955 square metres of occupied office uses on the site and 877 square metres of occupied commercial (restaurant and night club) uses on the site. The night club (The Huxton) has subsequently closed. City Planning staff have requested drawings of the existing building or a site visit to confirm the total amount of office uses on the site.

The proposed development includes a total of 4,950 square metres of non-residential gross floor area. It appears from the plans submitted that the non-residential area of the building will be provided for retail uses and that no provisions have been made to replace the office uses on the site or to increase the office space in compliance with OPA 231. Staff are seeking an increase in the office space on the site in compliance with OPA 231.

Heritage

Built Heritage and Cultural Landscapes

A Heritage Impact Assessment (HIA) prepared by ERA Architects and dated December 20, 2016, was submitted in support of the application. Within the HIA, the Mitigation Strategies provide that the loss of building fabric at 633-665 King Street West is mitigated by: 1) retention of the primary north facade and partial retention of the west facade; 2) a conservation scope for the retained building fabric and upgrades to accommodate retail use and access for people with disabilities; and, 3) replacement of building fabric with a continuous four-storey red brick street wall in a contemporary design. The strategy also provides that impacts to the heritage facade would be further mitigated by the step backs provided from the facade.

Staff believe that the applicant's proposed conservation strategy falls far short of conservation objectives defined in the Official Plan and therefore expected at the site. The suggested Mitigation Strategies provided cannot compensate for almost complete demolition of the heritage property. The proposal also is inconsistent with the policy direction for the district based upon City Council's approval of the King-Spadina Heritage Conservation District Plan.

The proposed development fails to conserve the volume, scale, form and massing of the existing listed property at 663-665 King Street West as viewed from the abutting three street frontages. The heritage property is reduced to its primary facade only, a remnant of the whole. The fenestrated secondary elevations at the Bathurst and Stewart Street frontages would be removed. Although the conserved facade has heritage value, its architectural integrity and value would be significantly and irrevocably diminished as a result of removal of all secondary elevations, floor plates, roof elements and materials that allow the heritage building to be meaningfully conserved in its context.

The building at 58-60 Stewart Street was evaluated by the applicant's heritage consultant under Ontario Regulation 9/06. The consultant concludes that the existing structure does not meet the applicable standards for heritage recognition. It is identified as a

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contributing heritage property in the King-Spadina Heritage Conservation District (HCD) Plan. Notwithstanding the above conclusion by the heritage consultant, staff has identified the property at 60 Stewart Street for further evaluation.

The heritage properties at both 663-665 King Street West and 58-60 Stewart Street should be integrated into the overall proposal's scope. Any addition above the heritage buildings should be stepped back to allow the massing of the heritage buildings to be sufficiently read from the street. Specifically, heritage attributes of the property such as scale, form and massing should be visually conserved as viewed from surrounding streets.

A conservation strategy should look to sympathetically rehabilitate and restore various architectural elements of the properties, including but not limited to: fenestration, masonry work, entrances etc, based upon archival documentation, such as photos and/or drawings.

Rental Housing Replacement

Based on the information submitted by the applicant, the site contains a total of 7 rental dwelling units. The existing four-storey building at 58-60 Stewart Street contains a mix of shared office space, live/work units, and residential rental units, including a total of 7 rental dwelling units. According to the information provided by the applicant at the time of application, these 7 existing rental dwelling units have the following unit mix and rent classification:

- 1 bachelor rental dwelling unit with affordable rent
- 1 bachelor rental dwelling unit with mid-range rent
- 2 bachelor, 2 one-bedroom, and 1 two-bedroom rental dwelling units with high-end rents

As some of these units include live/work uses, the unit type and rent classifications will need to be confirmed through a review of the amount of space in the units used for residential purposes and rents paid to ensure they have been determined to fall under the appropriate unit type and rent thresholds.

At the time of application, 6 of the 7 existing rental dwelling units were occupied by tenants.

The Rental Demolition and Conversion Application proposes to demolish the 7 existing rental dwelling units at 58-60 Stewart Street and provide 7 replacement rental dwelling units within the proposed new building.

A permit under Section 111 of the *City of Toronto Act* and Chapter 667 of the Municipal Code is required as the development proposal involves the demolition of at least 6 residential dwelling units of which at least one was used for residential rental purposes.

Policy 3.2.1.6 of the Official Plan applies to the proposed development as it would result in the loss of at least six rental dwelling units where at least one rental dwelling unit has affordable and/or mid-range rents, and because City Council has not determined that the supply and availability of rental housing in Toronto has returned to a healthy state. Conditions of any Official Plan or Zoning By-law amendment approval would include requiring the full replacement of all existing rental dwelling units at similar rents and the provision of an acceptable Tenant Relocation and Assistance Plan, all to the satisfaction of the Chief Planner and Executive Director, City Planning Division.

The details of the applicant's replacement proposal and Tenant Relocation and Assistance Plan for the purposes of complying with Policy 3.2.1.6 of the Official Plan have not been finalized. The proposal in its current form does not meet the requirements of Official Plan Policy 3.2.1.6 to replace the units at the same number, size and type with similar rents as only the residential portions of the existing units are being replaced while the rent levels remain the same as tenants are currently paying. Staff will continue to work with the applicant to resolve these outstanding matters to the satisfaction of the Chief Planner, to be secured in any by-law amendments and through one or more agreements with the City pursuant to Section 37 of the *Planning Act*, in the event the Tribunal were to allow the appeal in whole or in part. In addition, in the event the Tribunal were to allow the appeal in whole or in part, no Tribunal Order should be issued until such time as the form of any implementing By-laws is satisfactory to the Chief Planner and the City Solicitor, and until a Section 37 Agreement with the City has been executed and registered to the satisfaction of the City, securing such matters.

Staff will also require that the proposed unit layouts and a Tenant Relocation and Assistance Plan be submitted and accepted prior to a meeting being held with the tenants to discuss the proposal and process.

Density, Height, Massing, Setbacks and Separation Distances

Density

The proposed density of the site at a floor space index (fsi) of 11.4 is greater than the density of the development approved by the Ontario Municipal Board and subsequently constructed at 621 King Street West (Thompson Residences) east of the subject site. That development, which consists of a 16-storey building on King Street West and an 11-storey building on Stewart Street with a floor space index of approximately 8.0, represented a departure from previous approvals on King Street West because of the height of the buildings and their poor relationship to adjacent buildings.

Another example of the density of this proposal relative to other proposals in the area is the floor space index of approximately 9.1 recently approved on the Globe and Mail site to the south and east of the subject site. That project was able to accommodate significant density by massing the taller buildings toward the less sensitive frontages of Front Street West and Spadina Avenue. At 7.7 acres, this large site is able to provide

sufficient separation distances between buildings, and to provide for heights to transition down to Wellington Street and the more sensitive interior portions of the West Precinct. That site also did not have any in-situ heritage resources. In contrast, the subject site, at approximately 0.5 acres, is a small infill site, with identified heritage resources. The proposed a density of 11.4 is an indicator of overdevelopment and is, contrary to the Secondary Plan as noted below, an indication that the proposed building is not creating a "compatible relationship with its built form context".

Building Height

The height of the proposed building at 19-storeys and 67 metres (including mechanical elements) is not supportable and does not reflect the existing and planned context, including approvals granted for properties fronting on Bathurst Street, within the 26 metre height limit.

The City's Official Plan policies regarding built form require that new development "fit harmoniously into its existing and/or planned context", (Section 3.1.2.3). The proposed development fails to comply with these policies in the Official Plan.

The King-Spadina Secondary Plan includes the following policy:

New buildings will achieve a compatible relationship with their built form context through consideration of such matters as height, massing, scale, setbacks, stepbacks, roof line and profile and architectural character and expression;

The West Precinct of King-Spadina has evolved successfully as a neighbourhood which incorporates new buildings, many with a contemporary designs and materials, along with many heritage buildings which have been adaptively re-used for both commercial and residential purposes.

The approval of the development at 523, 525 and 252A Adelaide Street West to the north of the subject site at 17-storeys and 50.5 metres in height with the mechanical penthouse at a height of 55.6 metres (file no. 11 289519 STE 20 OZ) was intended to provide a transition from the adjacent development to the west at 103-111 Bathurst (file no. 11 289519 20 OZ) where the 17-storey building on that site in a higher height regime under the Zoning By-law associated with Bathurst Street was approved by the Ontario Municipal Board at 55.6 metres with the mechanical elements 'wrapped' by residential units.

In January of 2013 the Ontario Municipal Board approved a 16-storey mixed-use building at 621 King Street West (Thompson Residence) at a height of 52.8 metres and a small mechanical penthouse at a height of 53.5 metres (file no. 2011 242716 STE 20 OZ). This project was opposed by staff and Council because of its overall height and the proposed built form which, as noted above, was out of character with King Street West, was contrary to the planning framework and departed from an established pattern of

development, with the taller portions of the building being set back from the street. The absence of a meaningful stepback on King Street West and adjacent properties to the east and west is a defining characteristic of that development and one of the reasons why the development was twice opposed at the OMB by staff. As is particularly evident now that the building is completed, this building is an example of what is to be avoided in future developments in the West Precinct of the King-Spadina Secondary Plan.

Staff do not support a building with a height above 50.0 metres (including mechanical elements) on this site. In keeping with approvals in the King-Spadina Secondary Plan area, the taller portions of the building should be set well back from the street with a streetwall height established by the conservation of the existing heritage buildings on the site.

Massing, Stepbacks and Transition

As was noted with regard to overall height, the proposal for a 19-storey building at a height of 67 metres is substantially above the height which has been established even on the wider boundary streets such as Bathurst Street. If this proposed building is to be considered a mid-rise character building in keeping with the character of the West Precinct of King-Spadina, the height of the building needs to come down to no more than 50.0 metres, including mechanical elements. Comments provided below regarding appropriate stepbacks and separation distances assume that the building approved on this site will reflect the existing character, as opposed to creating a different kind of building typology (closer to a tower form building) and a new threshold in terms of building heights.

The proposed building step backs are not legible as the balconies effectively become part of the massing of the building as they wrap around the building and incorporate sheer wall projections between the units. Stepbacks need to be increased above the heritage building to make the three-dimensional character of the buildings on the site more legible. The stepbacks on King Street West, and on Bathurst Street should be a minimum of 5.0 metres with no balcony projections within the stepback area.

The proposed side yard stepbacks from the adjacent building to the east need to reflect the same principle as the above noted stepbacks on the south, west and north sides of the building. The upper portions of the building need to step back a minimum of 5.5 metres from the east property line above a base building height. As with the stepbacks above the base building on the other sides of the property, the building stepback needs to be free of any projecting balconies.

Further stepbacks should be examined for the upper portions of the building to allow for sunlight on the north side of King Street West.

Residential Unit Mix

Official Plan policies state that a full range of housing in terms of form, affordability and tenure arrangements will be provided and maintained to meet the needs of current and future residents. The PPS and Growth Plan contain policies to support the development of affordable housing and a range of housing to accommodate the needs of all household sizes and incomes. The Council-adopted Growing Up: Planning for Children in New Vertical Communities design guidelines also provide guidance on the proportion and size of larger units recommend in new multi-unit residential developments.

The Official Plan housing policies, Growing-Up Guidelines and TOcore draft policies recommend a minimum of ten percent of all units as three-bedroom or greater in order to broaden the range of housing and meet the needs of families with children. The proposal contains a total of 240 residential units, not including the seven existing rental dwelling units which are required to be replaced in the new development by policy 3.2.1.6 in the Official Plan and the City's Rental Housing Demolition and Conversion By-law. The proposed unit breakdown would be: 12 studio units (5%); 171 one-bedroom units (71%); 34 two-bedroom units (14%) and 23 three-bedroom units (10%), This unit mix would meet the intent of the relevant housing policies and guidelines, and this mix of units should be maintained as part of any resubmission addressing the issues outlined in this report. Additional opportunities to deliver affordable housing will be sought through future Section 37 discussions with the applicant.

Sun and Shadow

The applicant submitted shadow studies for the period from 9:18 AM-6:18 PM for June 21st and September 21st / March 21st. These studies show that the proposed building would shadow the north side of King Street West during most of the day, including the most sensitive time for shadows in the street, which is the early afternoon (11:00 AM - 4:00 PM) during the shoulder seasons (September 21st and March 21st).

Zoning By-law 438-86 requires that a building on the site have a street wall height of 20 metres on King Street West with a 44 degree angular plane applied to any portion of the building above that height. A steetwall height of 22 metres with an angular plane of 44 degrees is required for the Bathurst Street frontage of the site. The objective of the angular plane provisions is to reduce shadows on the north side of King Street West and the west side of Bathurst Street. These are both important commercial streets and access to sunlight has long been considered a substantial benefit for pedestrians on these streets. A reduction in the height and the massing of the proposed building, as noted in comments provided to the applicant and discussed in this report, would assist in reducing shadows on these important streets.

Open Space / Parkland / Streetscape

Parkland Dedication

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 site is in a parkland priority area, as per Chapter 415, Article III of the Toronto Municipal Code.

At the alternative rate of 0.4 hectares per 300 units specified in Chapter 415, Article III of the Toronto Municipal Code, the proposed development's parkland dedication requirement is 3,293 square metres or 217% of the site area. However, for sites less than 1 hectare in size, a cap of 10% is applied for the residential use while the non-residential use is subject to a 2% parkland dedication. The total parkland dedication is 161 square metres.

The applicant is requested to satisfy the parkland dedication requirement through the acquisition on an off-site parkland dedication. Official Plan policy 3.2.3.7 references the use of off-site parkland dedication where on-site dedication is deemed not feasible. The applicant is requested to work with other development applicants within 500 metres of their site to consolidate multiple off-site dedication requirements which could result in the conveyance of one suitable parkland site. The size and location of the parkland would be subject to the approval of the General Manager, Parks, Forestry and Recreation.

Streetscape

The applicant's submitted arborist report noted three trees on the City boulevard on King Street West and three trees on the boulevard on Stewart Street. The trees on King Street are proposed to be removed and the trees on Stewart Street, which are just east of the subject site, are proposed to be retained. There is also a boundary tree on the east side of the property which is recommended to be removed.

Urban Forestry staff have noted that a composite utility plan is required to determine an appropriate and feasible landscape treatment for the public boulevard adjacent the site. King Street West is an important street and Bathurst Street has great potential due to the width of the street for improvements, which could improve its attractiveness and functionality as a pedestrian street. The appropriate streetscape treatment for the streets adjacent the site will be reviewed in greater detail through the submission of a Site Plan Approval application.

Comments from Transportation Services staff provided through the comprehensive memo from Engineering and Construction Services dated February 22, 2017, makes a number of points regarding streetscape issues which need to be addressed. These include:

- Identify on plans and provide easements for 5.0 meter corner roundings at King Street West and Bathurst Street and Bathurst Street and Stewart Street.
- The City's Vibrant Street Design Guidelines and the Accessibility for Ontarians with Disabilities Act (AODA) should be referenced. These documents recommend, among other requirements:
 - a 0.2 metre curb;
 - a minimum 0.6 metre wide buffer strip; a furnishing/planting strip of between 1.0 and 2.2 metres (minimum 1.2 metres for planting); and
 - an additional setback area for a marketing zone;
- revised plans should also show:
 - a minimum 2.5 metre clearway on King Street West and Bathurst Street; and
 - a minimum 2.1 metre pedestrian clearway on Stewart Street;
 - design drawings to show heritage façade encroachments on King Street West and Stewart Street;
 - detailed boulevard cross-sections showing the location of property lines, pedestrian clearways, continuous tree trenches and other streetscape elements and utilities; and
 - pedestrian walkway easements will need to be conveyed to the City where the pedestrian clearway is proposed to be partially located on private property.

As is noted above, the achievement of corner roundings, sidewalk and pedestrian clearway objectives will need to be evaluated in light of the heritage conservation objectives of retaining the building in situ.

Facilities for Dogs

Given the current rise in dog population in the downtown area, especially within condominium towers, the applicant is expected to provide on-site dog 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.

Community Services and Facilities

The increasing population in King-Spadina serves as a statement on the serious need to manage growth to ensure livability. One of the most significant challenges faced by the City in efforts to ensure the livability of the King-Spadina area, and the downtown core generally, is the growing gap between the demands for a range of community services and facilities (CS&F) and the facilities and services which are

available. Proposed developments, such as the development proposal which is the subject of this report, which seek to maximize the density and the number of units on a site, threaten to worsen the situation by making the job of reconciling demand with the facilities and services available more difficult. This situation threatens the livability and quality of life for residents and visitors in downtown Toronto.

Traffic Impact, Parking and Loading

Traffic Impact

The applicant's traffic consultant (Lea Consulting Ltd.) has provided, through the submitted Transportation Impact Study (dated December 20, 2016), an assessment of the traffic impacts associated with the proposed development and determined that they are acceptable. Transportation Services staff have agreed with the consultant's conclusion.

Parking Supply

The proposed parking supply of 86 parking spaces consists of 65 residential spaces, 15 spaces shared between residential, visitors and retail uses, four car-share spaces and two electric vehicle (EV) spaces within a two level underground parking facility. The proposed access for the underground parking garage would be from Stewart Street. Transportation Services staff have determined that the required parking supply as per By-law 569-2013 would be 214 spaces, of which 141 spaces would be for residential use and 73 spaces would be shared between residential visitor and retail users. Transportation Services staff have concluded that sufficient justification has been provided to support the proposed reduction in the parking supply.

Loading

The proposed development would provide one Type G/B loading space at grade with access off Stewart Street and one Type C loading space in the P1 level below grade. Transportation Services staff determined that the loading required as per By-law 569-2013 is one Type G loading space and one Type B loading space. The applicant's Transportation Impact Study provided a rationale for the deficiency in the loading requirements, which Transportation Services staff have accepted. Additional information has been requested regarding the dimension of the proposed loading spaces and vertical clearances be shown on revised plans.

Bicycle Parking

The Official Plan contains policies which encourage reduced automobile dependency as well as promoting alternative modes of transportation. The Plan's policies seek to increase the opportunities for better walking and cycling conditions for residents. The application proposes a total of 276 bicycle parking spaces. The applicant's submitted plans show 183 long-term bicycle parking spaces on the P2 level and 40 long terms

Staff report for action – Request for Direction – 647, 663-665 King Street West 69-73 Bathurst Street and 58-60 Stewart Street

spaces, (43 short-term spaces and 10 commercial bicycles parking spaces) on the P1 level. The proposed bicycle parking supply complies with the requirements of By-law 569-2013.

Servicing

Engineering and Construction Servicing staff require that the applicant submit a revised Functional Servicing and Stormwater Management Report to address outstanding requirements. These comments were outlined in a letter dated February 22, 2017, forwarded to the applicant's consulting engineer. The applicant has also been requested to submit a detailed hydrogeological report to confirm whether groundwater will be required to be pumped.

Section 37

Section 37 of the *Planning Act* allows the City to require community benefits in situations where increased density and/or height are permitted. Community benefits are specific capital facilities (or cash contributions for specific capital facilities) and can include: affordable housing; parkland and/or park improvements above and beyond the required s. 42 *Planning Act* 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 as may otherwise be agreed upon, subject to the policies contained in Chapter 5 of the Official Plan. The community benefits must bear a reasonable planning relationship to the proposed development including, at a minimum, an appropriate geographic relationship and may relate to planning issues associated with the development (e.g. local shortage of parkland). No discussions were advanced as the development review had not resulted in an agreement on the proposal.

City Planning staff recommend that the City Solicitor be directed to request the Local Planning Appeal Tribunal, in the event it determines to allow the appeals in whole or in part, to withhold any Order that may approve the development until such time as the City and the owner have presented by-laws to the Tribunal in a form acceptable to the Acting Director, Community Planning, Toronto East York District and the City Solicitor. This includes providing for the appropriate Section 37 benefits to be determined and incorporated into any zoning by-law amendment and a satisfactory Section 37 agreement has been entered into as between the City and the owner and registered on title, all to the satisfaction of the Acting Director, Community Planning, Toronto East York District and the City Solicitor.

Conclusion

Staff have reviewed the Zoning By-law amendment application for 647, 663-665 King Street West, 69-73 Bathurst Street and 58-60 Stewart Street and determined that the proposal does not have regard to relevant matters of provincial interest set forth in section 2 of the *Planning Act*, and is not consistent with the policies of the Provincial Policy Statement or the Growth Plan for the Greater Golden Horseshoe.

The proposal does not conform with the Official Plan, including the King-Spadina Secondary Plan, as well as with the intent of Council-approved guidelines such as the King-Spadina Urban Design Guidelines (2006), which assist in implementing the Official Plan. It is also not consistent with Council-endorsed directions of the King-Spadina Secondary Plan Review or the Council-approved King-Spadina Heritage Conservation District Plan.

It is the opinion of City Planning staff that the proposed development application, in its current form, constitutes overdevelopment of the site, is not good planning, and is not in the public interest. It is recommended that the City Solicitor together with City Planning and other appropriate staff be directed to attend at the Local Planning Appeal Tribunal hearing in opposition to the appeal.

CONTACT

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E-mail: Dan.Nicholson@toronto.ca

SIGNATURE

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

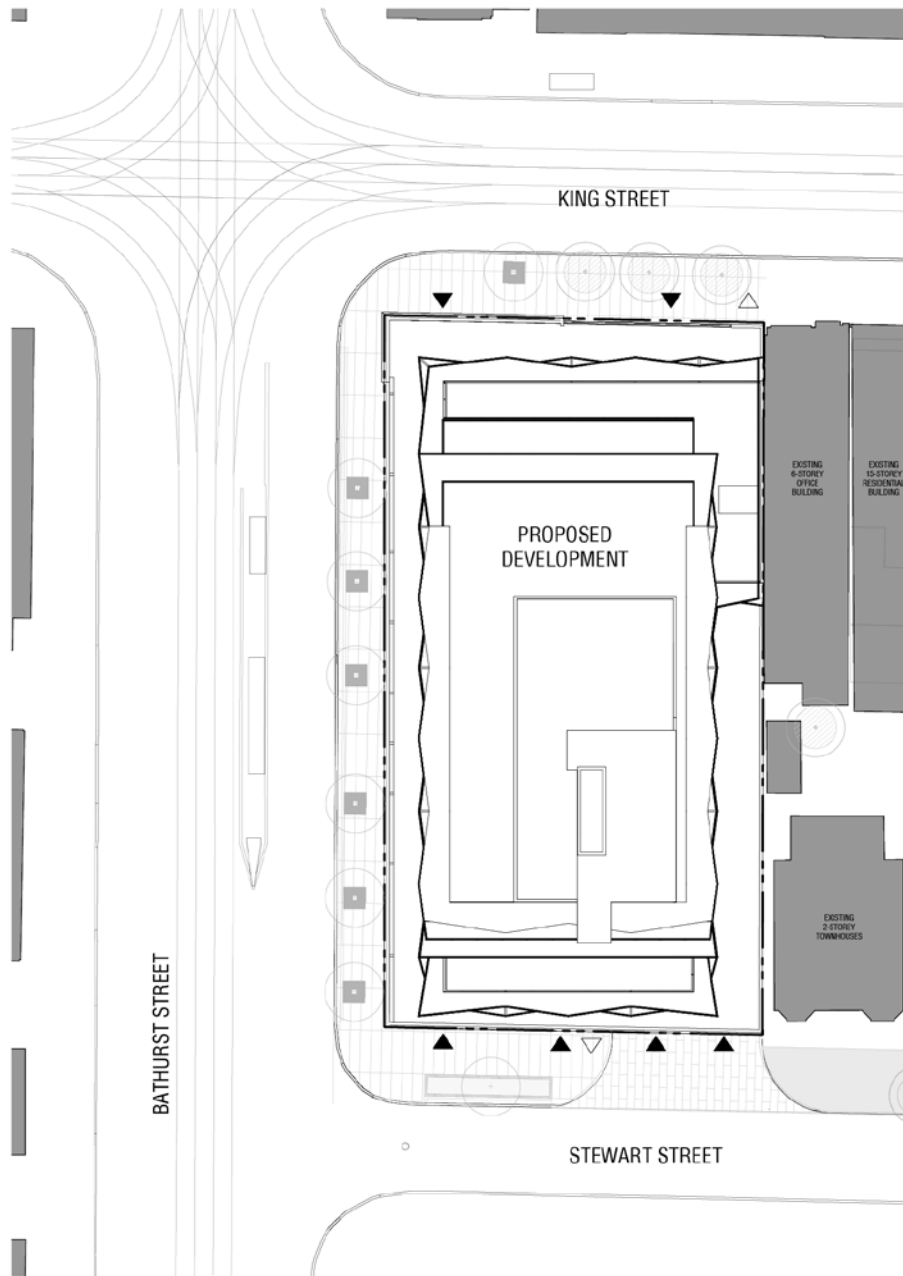
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ATTACHMENTS

- Attachment 1: Site Plan
- Attachment 2: North and South Elevations
- Attachment 3: West Elevation
- Attachment 4: East Elevation
- Attachment 5: Application Data Sheet
- Attachment 6: Official Plan
- Attachment 7: King-Spadina Secondary Plan – Urban Structure Plan
- Attachment 8: King-Spadina Secondary Plan Review – Precinct Plan
- Attachment 9: Zoning Map

Staff report for action – Request for Direction – 647, 663-665 King Street West 69-73 Bathurst Street and 58-60 Stewart Street

Attachment 1: Site Plan



Site Plan

Applicant's Submitted Drawing

Not to Scale
03/08/2017



**647, 663 and 665 King Street West,
69-73 Bathurst Street and 58-60 Stewart Street**

File # 16 270239 STE 20 OZ

Staff report for action – Request for Direction – 647, 663-665 King Street West 69-73 Bathurst Street and 58-60 Stewart Street

Attachment 2: North and South Elevations



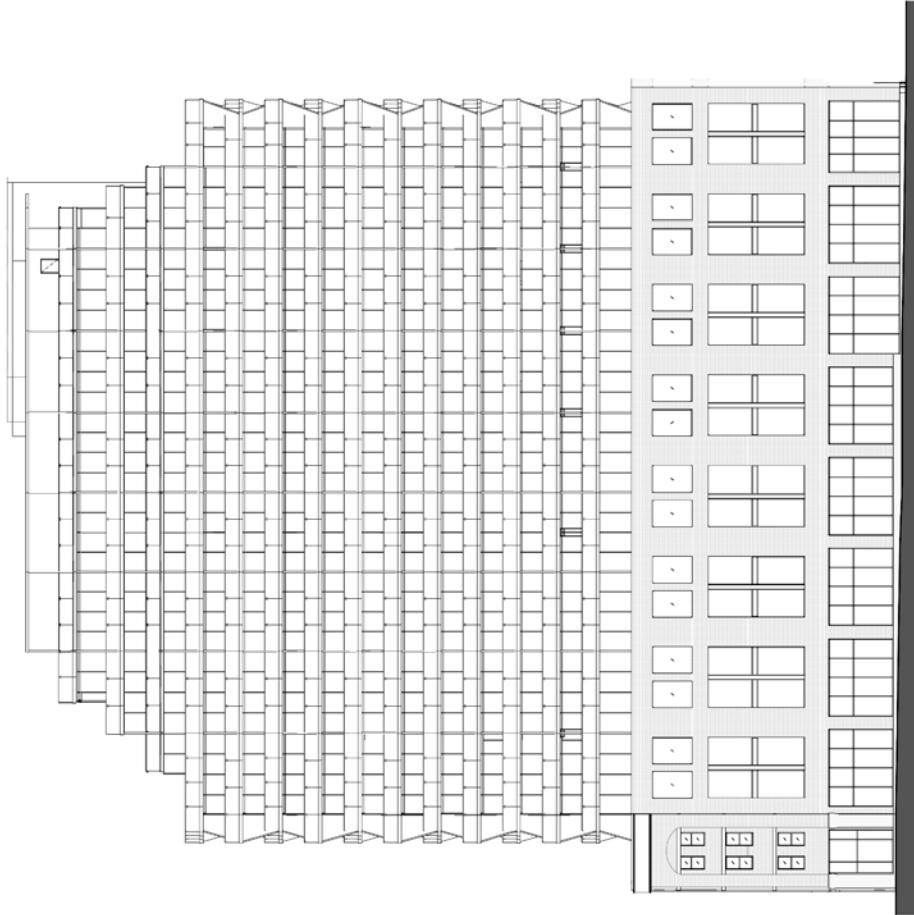
North and South Elevations
647, 663-665 King Street West,
69-73 Bathurst Street, 58-60 Stewart Street

Applicant's Submitted Drawing

Not to Scale
04/11/2018

File # 16 270239 STE 20 02

Attachment 3: West Elevation



West Elevation

Applicant's Submitted Drawing

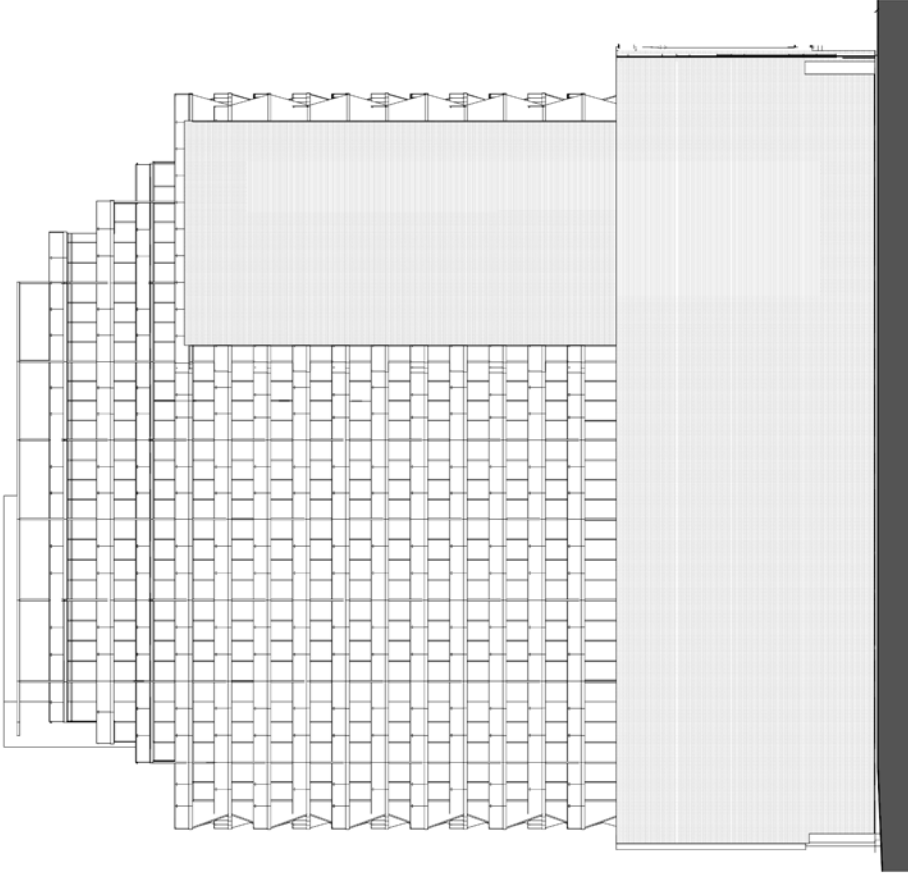
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**647, 663-665 King Street West,
69-73 Bathurst Street, 58-60 Stewart Street**

File # 16 270239 STE 20 0Z

Attachment 4: East Elevation



East Elevation

Applicant's Submitted Drawing

Not to Scale
04/11/2018



**647, 663-665 King Street West,
69-73 Bathurst Street, 58-60 Stewart Street**

File # 16 270239 STE 20 0Z

Attachment 5: Application Data Sheet

Application Type	Rezoning	Application Number:	16 270239 STE 20 OZ
Details	Rezoning, Standard	Application Date:	December 22, 2016
Municipal Address:	663 KING ST W		
Location Description:	MIL RES SECTION M PT LOT 6 **GRID S2014		
Project Description:	Proposal for rezoning related to a 19 storey mixed use building with 3 levels of retail and 2 levels of underground parking, a total of 247 residential units		

Applicant:	Agent:	Architect:	Owner:
LOUIS TINKER		DIAMOND SCHMITT ARCHITECTS	CARIBOU URBAN PROPERTIES INC

PLANNING CONTROLS

Official Plan Designation:	Regeneration Areas	Site Specific Provision:
Zoning:	CRE (x1)	Historical Status:
Height Limit (m):	26	Site Plan Control Area:

PROJECT INFORMATION

Site Area (sq. m):	1954.5	Height:	Storeys:	19
Frontage (m):	32.3		Metres:	62
Depth (m):	60.6			
Total Ground Floor Area (sq. m):	1589			Total
Total Residential GFA (sq. m):	17293		Parking Spaces:	86
Total Non-Residential GFA (sq. m):	4950		Loading Docks	2
Total GFA (sq. m):	22243			
Lot Coverage Ratio (%):	81			
Floor Space Index:	11.38			

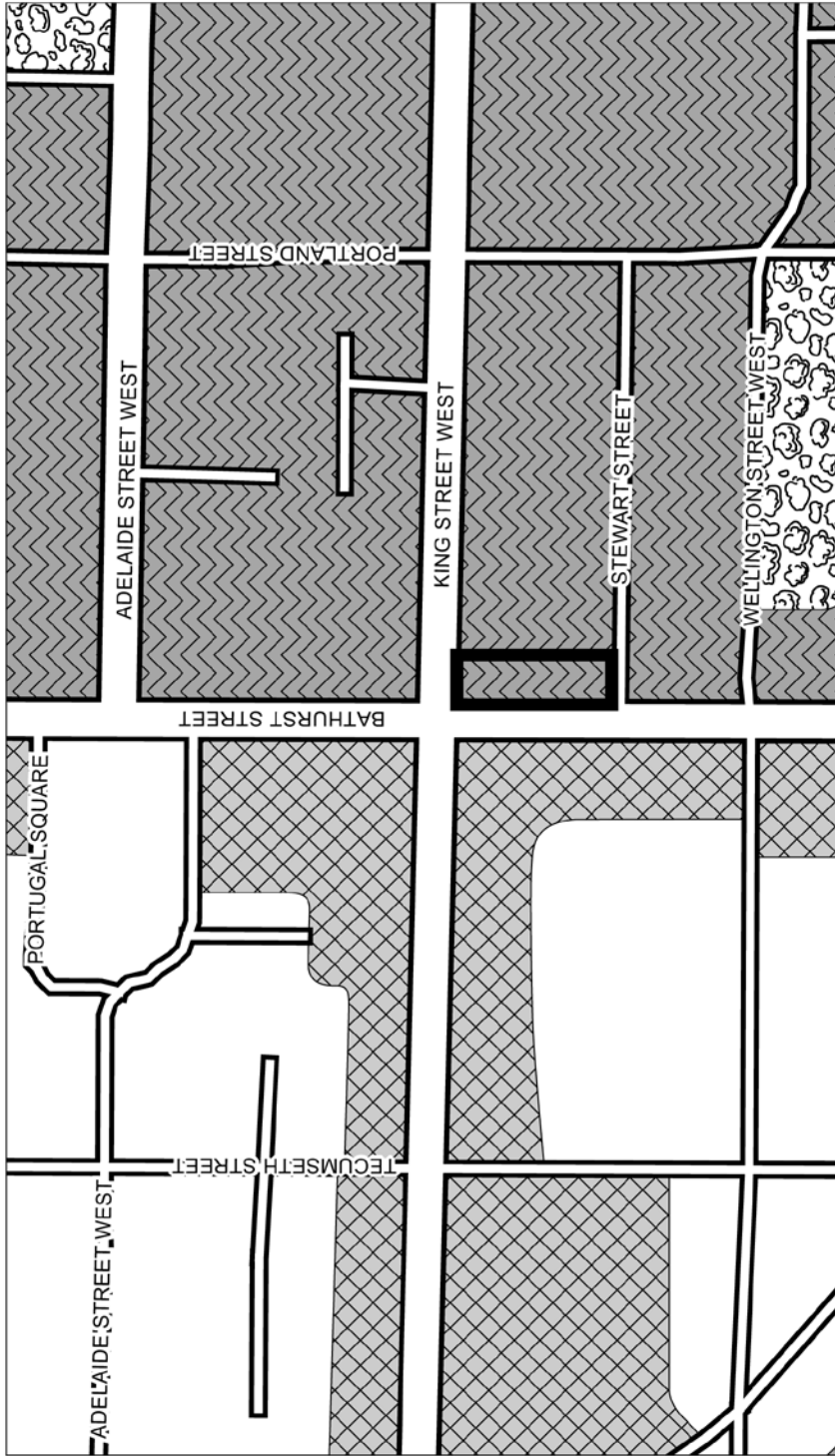
DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

	Rental		Above Grade	Below Grade
Tenure Type:	Rental			
Rooms:	0	Residential GFA (sq. m):	17293	0
Bachelor:	16	Retail GFA (sq. m):	4950	0
1 Bedroom:	173	Office GFA (sq. m):	0	0
2 Bedroom:	35	Industrial GFA (sq. m):	0	0
3 + Bedroom:	23	Institutional/Other GFA (sq. m):	0	0
Total Units:	247			

CONTACT:	PLANNER NAME:	Dan Nicholson, Senior Planner
	TELEPHONE:	(416) 392-7618

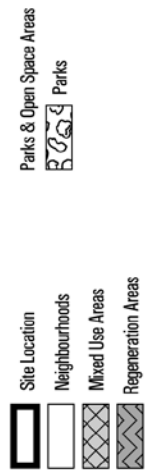
Attachment 6: Official Plan



Toronto
Extract from Official Plan

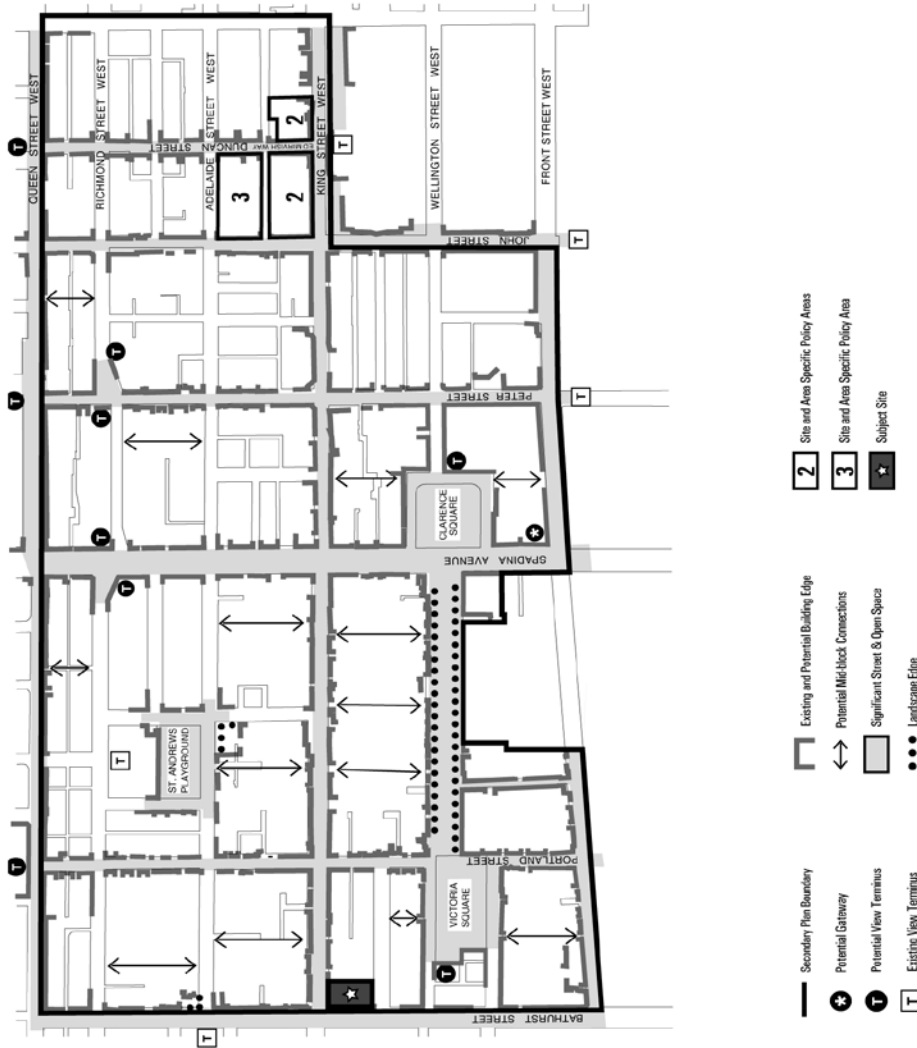
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69-73 Bathurst Street, 58-60 Stewart Street

File # 16 270239 STE 20 0Z



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Attachment 7: King-Spadina Secondary Plan – Urban Structure Plan



**647, 663-665 King Street West,
69-73 Bathurst Street, 58-60 Stewart Street**

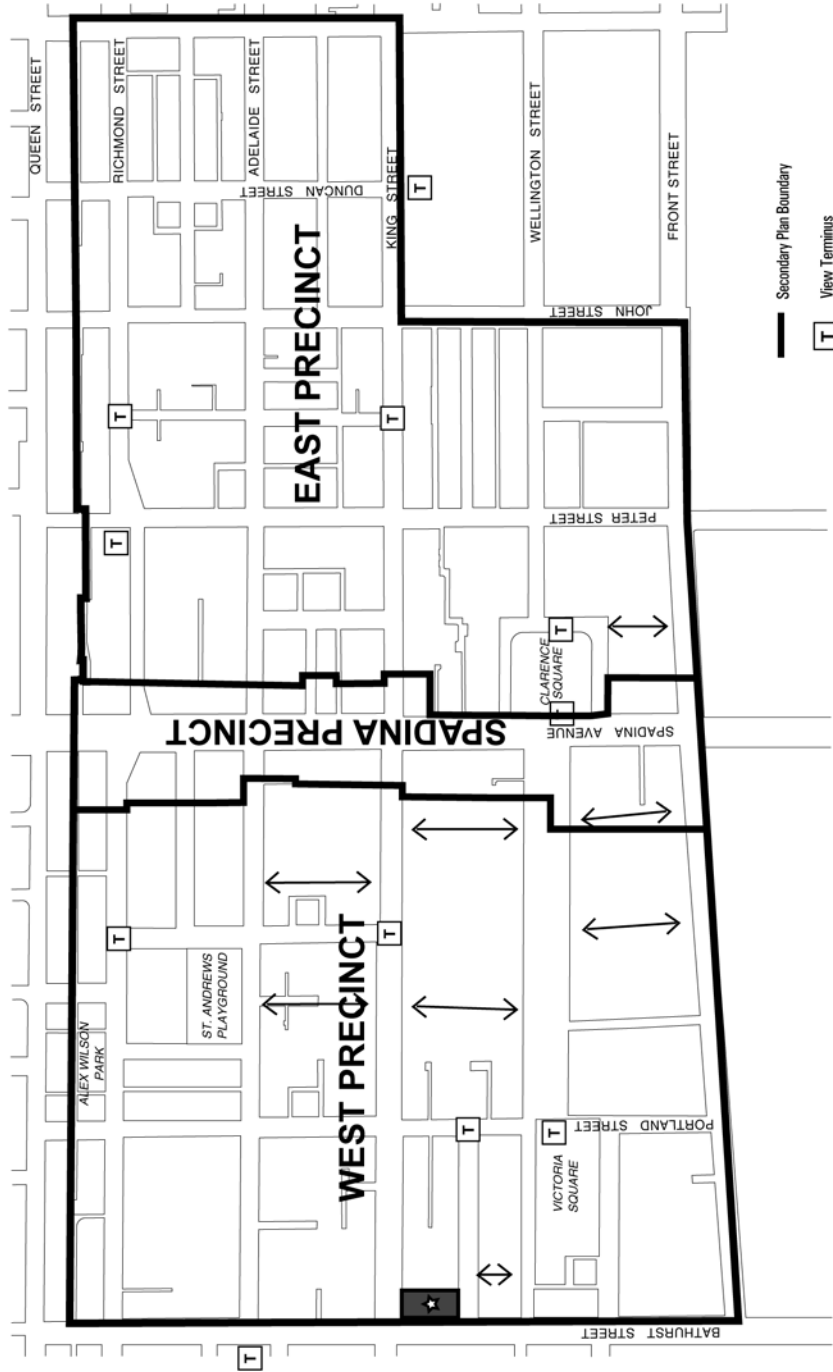
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King-Spadina Secondary Plan

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Attachment 8: King-Spadina Secondary Plan Review – Precinct Plan



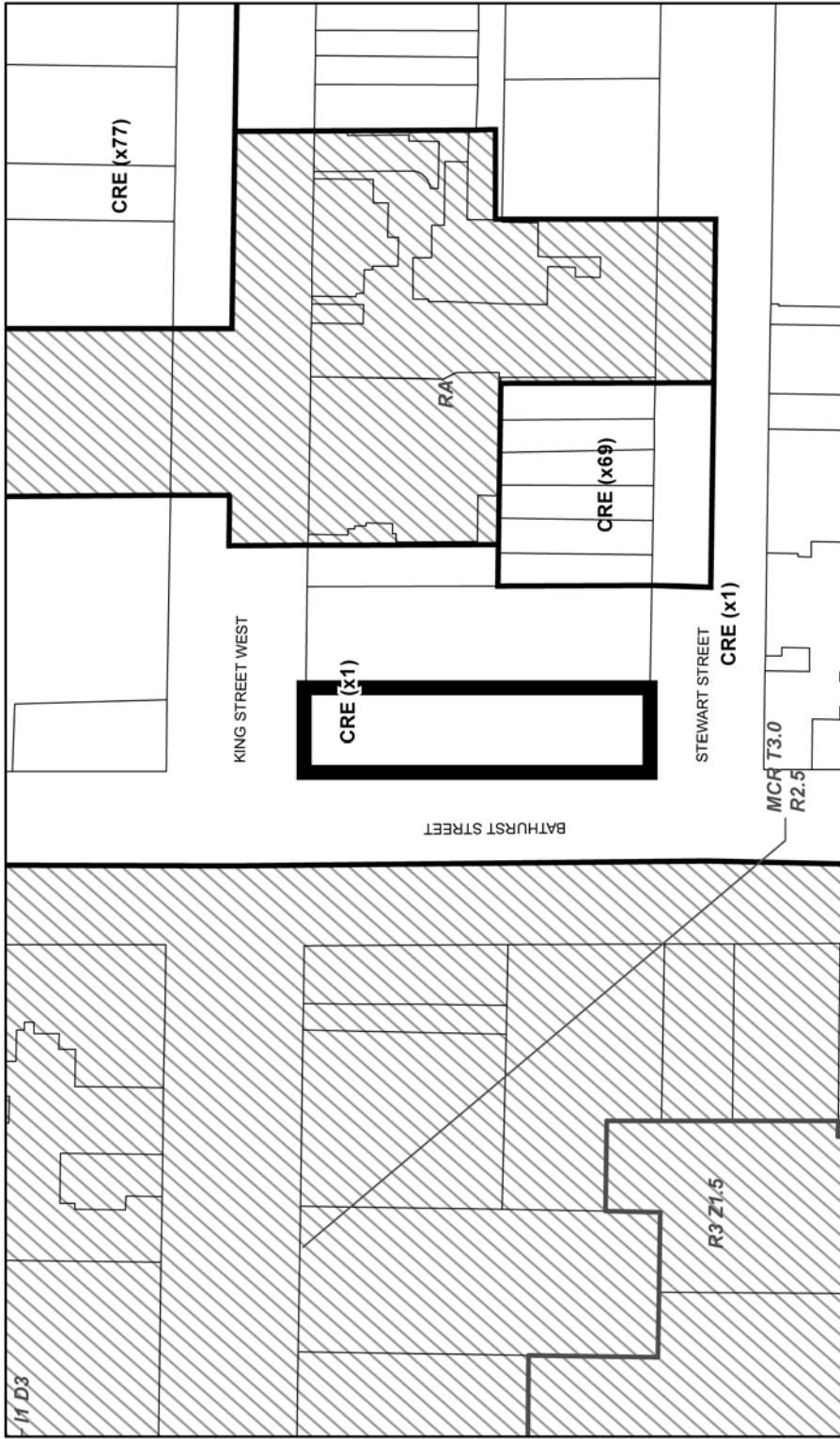
**647, 663-665 King Street West,
69-73 Bathurst Street, 58-60 Stewart Street**

File # 16 270239 STE 20 0Z

**Official Plan Amendment No. 2 for
King-Spadina Secondary Plan**

Not to Scale
10/18/2017

Attachment 9: Zoning Map



TORONTO 647, 663-665 King Street West, 69-73 Bathurst Street, 58-60 Stewart Street
 Zoning By-Law No. 569-2013 File # 16 270239 STE 20 OZ

- Location of Application
- See Former City of Toronto By-Law No. 438-86
- R3 Residential District
- MCR Mixed-Use District
- RA Mixed-Use District
- CRE Commercial Residential Employment



Not to Scale
 Extracted: 10/18/2017