

689 King Street – Zoning Amendment Application – Preliminary Report

Date: March 26, 2019

To: Toronto and East York Community Council

From: Director, Community Planning, Toronto and East York District

Ward 10: Spadina - Fort York

Planning Application Number: 19 115906 STE 10 OZ

Notice of Complete Application Issued: March 5, 2019

Current Use(s) on Site: Surface parking lot. Formerly a one-storey retail building and a carwash.

SUMMARY

This report provides information and identifies a preliminary set of issues regarding the application located at 689 King Street West. Staff are currently reviewing the application, which has been circulated to all appropriate agencies and City divisions for comment. It is City Planning staff's opinion that the proposed building is not supportable in its current form due to its height, lack of setbacks and stepbacks, and transition to the surrounding context. Staff will proceed to schedule a community consultation meeting for the application with the Ward Councillor.

RECOMMENDATIONS

The City Planning Division recommends that:

1. Staff schedule a community consultation meeting for the application located at 689 King Street West together with the Ward Councillor.
2. Notice for the community consultation meeting be given to landowners and residents within 120 metres of the application site, and to additional residents, institutions and owners to be determined in consultation with the Ward Councillor, with any additional mailing costs to be borne by the applicant.

FINANCIAL IMPACT

The recommendations in this report have no financial impact.

ISSUE BACKGROUND

Application Description

This application proposes a 13-storey office building with retail uses at-grade. The building would have a total gross floor area of 14,874 square metres and a density of 9.3 times the area of the lot. The overall height would be 56 metres, excluding the rooftop mechanical equipment.

The ground floor is proposed to contain 427 square metres of retail space fronting on King Street West (with an additional 135 square metres of retail storage at-grade), a pedestrian entrance and lobby to the office space above, and an internal private driveway with access off King Street West leading to a Type B loading area at the rear. The underground level includes an additional 253 square metres of retail space, as well as 36 short-term and 32 long-term bicycle parking spaces with shower and change room facilities. No vehicle parking is proposed.

The ground floor of the building is proposed to be setback approximately one meter from the front and rear lot lines, while on the north and south sides it would be built to the property lines. The proposed front setback would allow for a widened sidewalk zone of 6.7 metres along King Street West.

On levels 2-8, the building would cantilever over the one meter ground floor front setback. On level 9 the building would step-back 3 metres from the front façade and provide a front terrace in the stepback area.

At the rear, the building would provide stepbacks on three different levels. On level 2, the building would be setback 9.1 metres from the rear lot line. On the 7th floor the building would be setback 12.4 metres from the rear property. While on the 11th floor, the building would be setback 17.7 metres from the property line. Rear terraces would be provided in the stepback areas of levels 2, 7 and 9.

Detailed project information is found on the City's Application Information Centre at:

<https://www.toronto.ca/city-government/planning-development/application-informationcentre/>

See Attachments 1a and b, 3 and 5 of this report for a three dimensional representation of the project in context, the proposed site plan and application data sheet, respectively.

Provincial Policy Statement and Provincial Plans

Land use planning in the Province of Ontario is a policy led system. Any decision of Council related to this application is required to be consistent with the Provincial Policy Statement (2014) (the "PPS"), and to conform with applicable Provincial Plans which, in the case of the City of Toronto, includes: the Growth Plan for the Greater Golden Horseshoe (2017). The PPS and all Provincial Plans may be found on the Ministry of Municipal Affairs and Housing website.

Toronto Official Plan Policies and Planning Studies

The City of Toronto Official Plan is a comprehensive policy document that guides development in the City, providing direction for managing the size, location, and built form compatibility of different land uses and the provision of municipal services and facilities. Authority for the Official Plan derives from The Planning Act of Ontario. The PPS recognizes the Official Plan as the most important document for its implementation. Toronto Official Plan policies related to building complete communities, including heritage preservation and environmental stewardship may be applicable to any application. Toronto Official Plan policies may be found here:

<https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/official-plan/>

A portion of the subject site is identified on Map 2 of the Official Plan as being on an Avenue. The boundaries of land use designations on Map 17 are not distinguishable using fixed features such as roads, public laneways, utility corridors, railroads, watercourses or other clearly defined physical features. In such instances, the boundaries of land use designations are determined by reviewing of existing zoning by-laws. The subject lot is zoned Mixed Commercial Residential (MCR), which correlates to a *Mixed Use Area* designation.

The site is also located within the Garrison Common North Secondary Plan Area.

Zoning By-laws

The site is zoned Mixed Commercial Residential (MCR) by Zoning By-law 438-86, as amended. The MCR Zone permits a range of residential uses, as well as commercial, office, institutional and community services uses. The Zoning By-law permits a maximum building height of 36 metres and a density of 3 times the lot area of which a maximum density of 1.0 times the lot area is permitted for commercial uses and a maximum density of 2.5 times the lot area is permitted for residential uses.

The property is not subject to City-Wide Zoning By-law 569-2013.

Design Guidelines

The Tall Building Urban Design Guidelines and the Mid-Rise Buildings Design Guidelines will be used in the evaluation of this application.

The City's Design Guidelines may be found here: <https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/design-guidelines/>

Site Plan Control

The application is subject to Site Plan Control. A Site Plan Control application has not yet been submitted as part of this proposal.

COMMENTS

Reasons for the Application

The Zoning By-law Amendment application proposes to obtain relief from the development criteria in Zoning By-law 438-86, as amended, including those related to height, density, and setbacks. Additional deviations from the Zoning By-law may be identified as part of the application review.

ISSUES TO BE RESOLVED

The application has been circulated to City divisions and public agencies for comment. At this stage in the review, the following preliminary issues have been identified:

Provincial Policies and Plans Consistency/Conformity

Staff will continue to evaluate this planning application against the PPS (2014) and the applicable Provincial Plans (2017) to establish the application's consistency with the PPS (2014) and conformity with the Growth Plan (2017).

Given the explicit link between Provincial Policy and the Official Plan, conformity with the PPS and the Growth Plan will be largely determined by conformity with the Official Plan.

Official Plan Conformity

Staff will continue to evaluate this planning application to determine the application's conformity to the Official Plan and the Garrison Common North Secondary Plan.

Land Use

Official Plan Amendment 231 requires the replacement and increase of office space on properties that have more than 1,000 square metres of existing office space. As a condition of approval for a rezoning application located at 647, 663-665 King Street West, 69-73 Bathurst Street and 58-60 Stewart Street, the applicant is required to provide a minimum of 1,955 square metres of office space within the vicinity to fulfill the office replacement requirements. The applicant proposes to replace the office space from the 647, 663-665 King Street West, 69-73 Bathurst Street and 58-60 Stewart Street application within the proposed building at 689 King Street West. Staff will be assessing the suitability of the proposed off-site office replacement.

Built Form, Planned and Built Context

Staff will be assessing whether the proposed height, massing and setbacks are suitable based on the City's Official Plan policies and the City's Design Guidelines, particularly the Tall Building Design Guidelines and Mid-Rise Buildings Design Guidelines.

The following issues have been identified:

- The suitability of the proposed building height and massing, including setbacks and stepbacks in relation to the existing and planned context;
- The appropriateness of the proposed density of 9.3 times the area of the lot;
- The suitability of the proposed massing transition to the low-scale *Neighbourhoods* designation;
- The potential shadow impacts on the public realm and adjacent properties; and
- The appropriateness of the proposed location of the vehicle entrance off King Street West.

Tree Preservation

The application is subject to the provisions of the City of Toronto Municipal Code, Chapter 813 Articles II (Street Trees By-law) and III (Private Tree By-law). The applicant has submitted a Tree Inventory and Preservation Plan. Staff will assess the appropriateness of the applicant's Preservation Plan, which currently proposes the retention of two trees and the removal of four trees that are located immediately adjacent to the proposed building. Two new trees are proposed to be located in front of the building along the King Street West sidewalk.

Community Services and Facilities

Staff will evaluate the impact of the proposed development and local development activity on community services and facilities, including assessment of existing capacity to support proposed future population.

- A Community Services & Facilities report has been submitted and is currently being reviewed by City staff.

Infrastructure/Service Capacity

Staff are reviewing the application to determine if there is sufficient infrastructure capacity (roads, transit, water, sewage, hydro, etc.) to accommodate the proposed development. The applicant has submitted the following studies and reports which are being reviewed by Engineering and Construction Services: a Functional servicing and Stormwater Management Report; Preliminary Geotechnical Study; Preliminary Hydrogeological Investigation; and Transportation Network Study.

Staff will continue to assess:

- The Servicing Report provided by the applicant, to evaluate the effects of the development on the City's municipal servicing infrastructure and identify and provide the rationale for any new infrastructure and upgrades to existing infrastructure, necessary to provide adequate servicing to the proposed development; and
- The Transportation Network Study submitted by the applicant, to evaluate the effects of the development on the transportation and parking systems, and to identify any transportation and parking improvements that are necessary to accommodate the travel demands and impacts generated by the development.

Revisions and additional details have been requested of the applicant by Engineering Construction and Servicing staff.

Toronto Green Standard

Council has adopted the four-tier Toronto Green Standard (TGS). The TGS is a set of performance measures for green development. Applications for Zoning By-law Amendments and Site Plan Control are required to meet and demonstrate compliance with Tier 1 of the Toronto Green Standard. Tier 1 performance measures are secured on site plan drawings and through a Site Plan Agreement. The applicant has submitted the required Toronto Green Standards Checklist for Mid to High Rise Non-Residential Development. The checklist is being reviewed for conformity with Tier 1 requirements and full compliance will be required prior to approval of the requested applications. Staff will encourage the applicant to pursue a Tier 2 performance measures.

Section 37 Community Benefits

The Official Plan provides for the use of Section 37 of the Planning Act to pass by-laws for increases in height and/or density not otherwise permitted by the Zoning By-law in return for the provision by the applicant of community benefits in the form of capital facilities. Any community benefits would be secured in a Section 37 Agreement which is then registered on title.

Further discussion with the Ward Councillor, City staff, residents, and the applicant will be required to determine the extent and nature of the Section 37 community benefits should the proposal proceed to approval in some form.

Conclusion

On a preliminary basis, City Planning staff have identified concerns with the proposed massing, density and lack of setbacks. As such, the application is not supportable in its current form. Additional issues may be identified through the review of the application, agency comments and the community consultation process.

CONTACT

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SIGNATURE

Lynda H. Macdonald, MCIP, RPP, OALA
Director, Community Planning
Toronto and East York District

ATTACHMENTS

City of Toronto Drawings

Attachment 1: 3D Model of Proposal in Context

Attachment 2: Location Map

Attachment 3: Site Plan

Attachment 4: Official Plan Map

Attachment 5: Application Data Sheet

Attachment 1a: 3D Model of Proposal in Context Looking Northeast

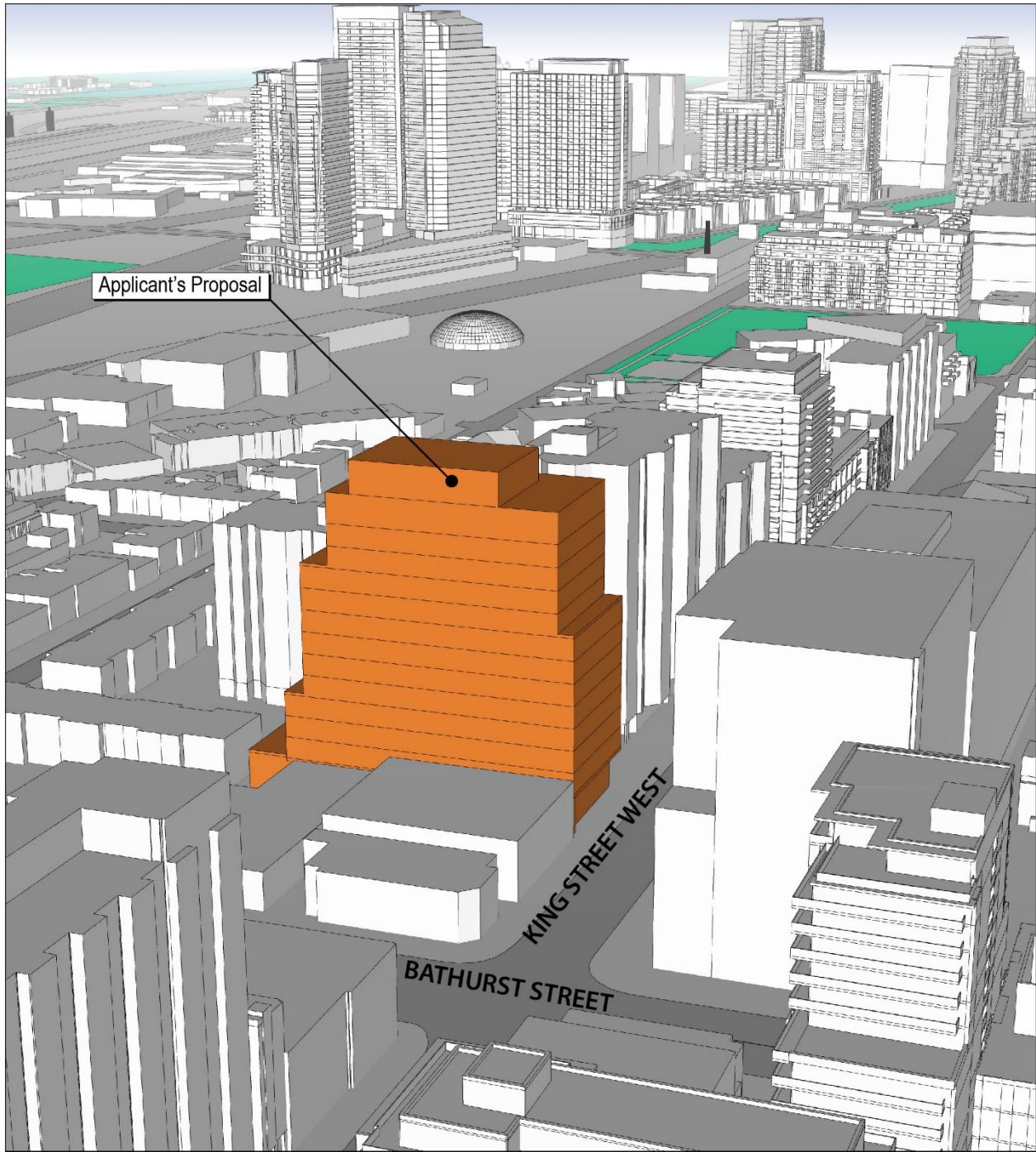


View of Applicant's Proposal Looking Northeast



03/18/2019

Attachment 1b: 3D Model of Proposal in Context Looking Southwest

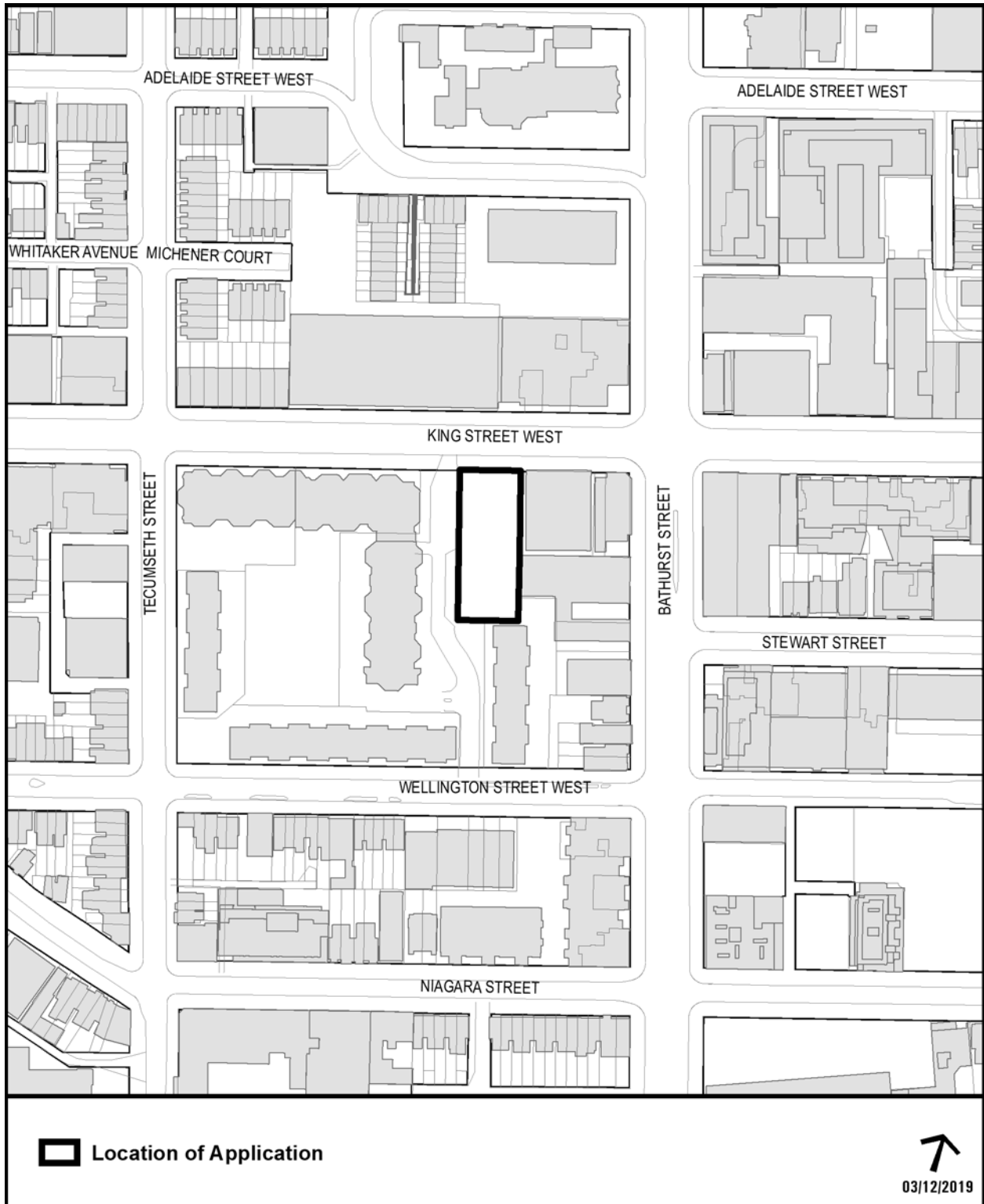


View of Applicant's Proposal Looking Southwest

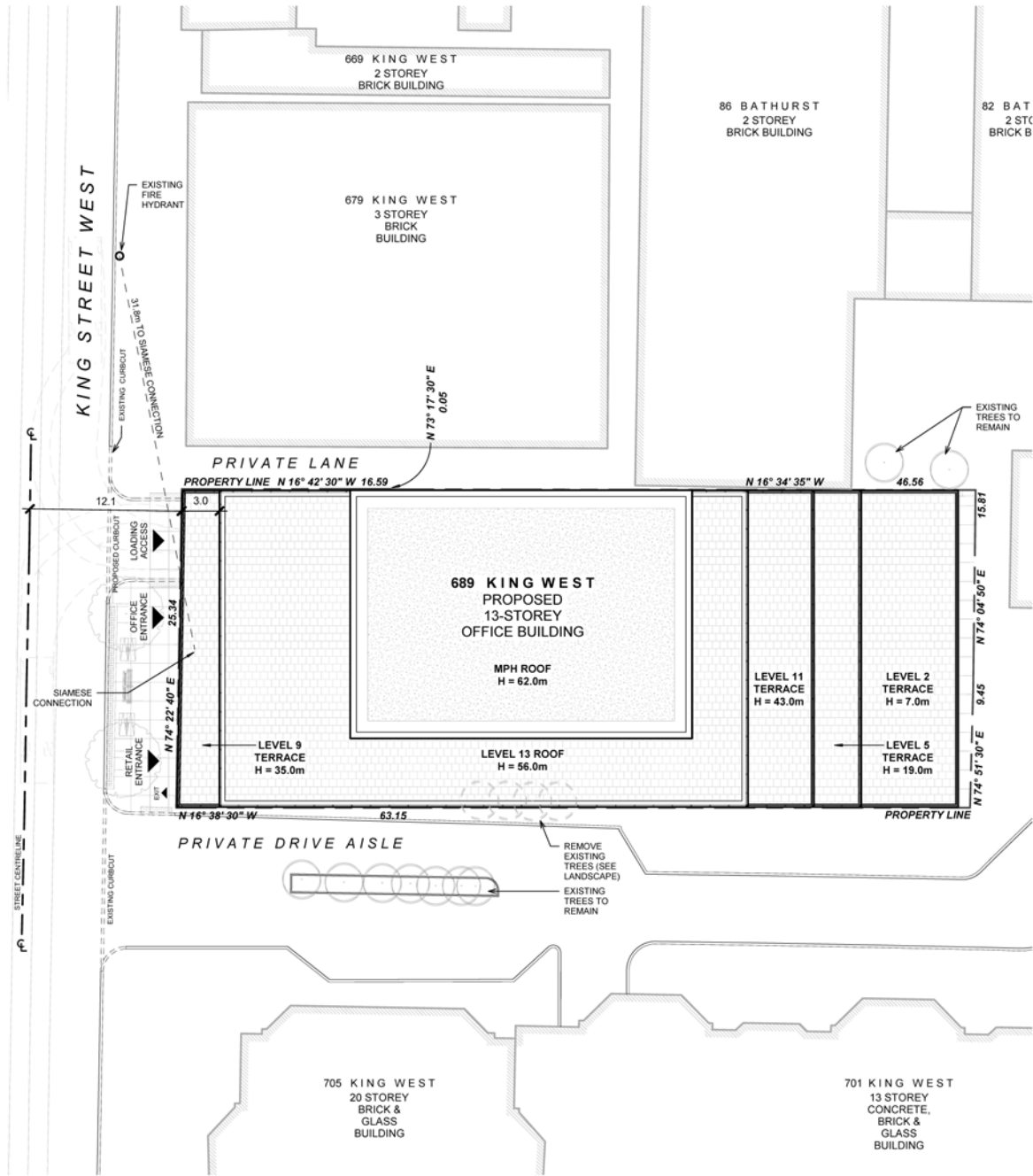


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Attachment 2: Location Map



Attachment 3: Site Plan



Site Plan

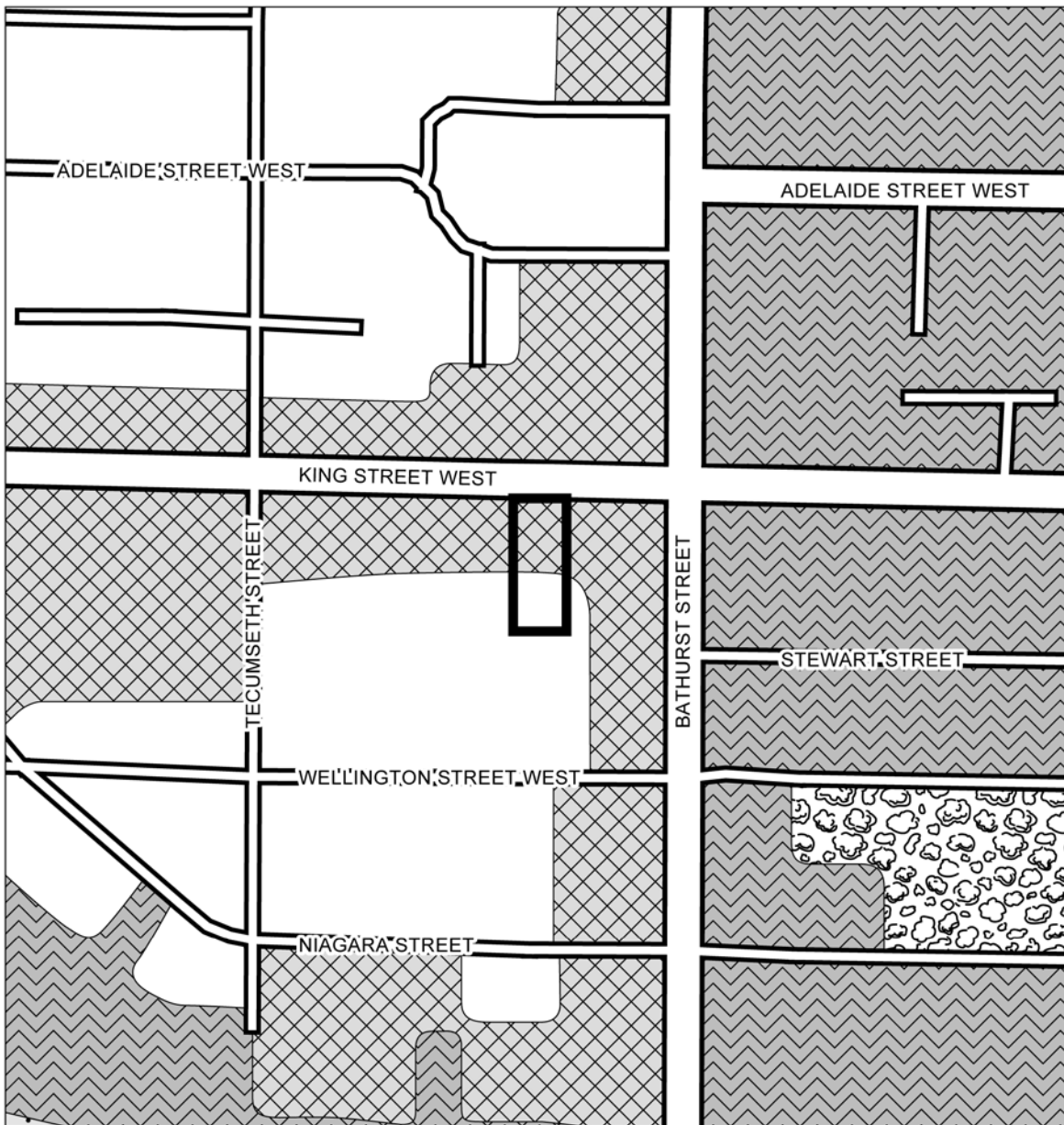
689 King Street West

Applicant's Submitted Drawing

Not to Scale
03/18/2019

File # 19 115906 STE 10 0Z

Attachment 4: Official Plan Map



TORONTO
Official Plan Land Use Map #18

689 King Street West

File # 19 115906 STE 10 0Z



Not to Scale
 03/19/2019

Attachment 5: Application Data Sheet

Municipal Address: 689 KING ST W Date Received: February 15, 2019

Application Number: 19 115906 STE 10 OZ

Application Type: OPA / Rezoning, Rezoning

Project Description: Zoning By-Law Amendment to permit a 13 Storey Non-Residential building proposing 14,048 square metres of new office space and 826 square metres of retail space.

Applicant	Agent	Architect	Owner
BOUSFIELDS INC	Jordan Kemp	Sweeny&Co Architects	TIMBERCREEK FOUR QUADRANT GP 2 INC

EXISTING PLANNING CONTROLS

Official Plan Designation: Mixed Use Areas Site Specific Provision: No

Zoning: MCR T3.0 C1.0 R2.5 Heritage Designation: No

Height Limit (m): 36 Site Plan Control Area: Yes

PROJECT INFORMATION

Site Area (sq m): 1,599 Frontage (m): 25 Depth (m): 63

Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):	1,257		1,467	1,467
Residential GFA (sq m):				
Non-Residential GFA (sq m):	1,257		14,874	14,874
Total GFA (sq m):	1,257		14,874	14,874
Height - Storeys:	1		13	13
Height - Metres:			56	56

Lot Coverage Ratio (%): 91.74 Floor Space Index: 9.3

Floor Area Breakdown Above Grade (sq m) Below Grade (sq m)

Residential GFA:

Retail GFA: 826
 Office GFA: 14,048
 Industrial GFA:
 Institutional/Other GFA:

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:				
Freehold:				
Condominium:				
Other:				
Total Units:				

Total Residential Units by Size

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:					
Proposed:					
Total Units:					

Parking and Loading

Parking Spaces:	Bicycle Parking Spaces: 68	Loading Docks: 1
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CONTACT:

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