

## **1071 King Street West - Zoning By-law Amendment Application – Supplementary Request for Direction Report**

Date: July 7, 2020

To: Toronto and East York Community Council

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

Ward: 10 - Spadina-Fort York

**Planning Application Number:** 11 251394 STE 19 OZ

### **SUMMARY**

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This report provides supplementary information to the report “1071 King Street West - Zoning By-law Amendment Application - Request for Direction Report”, from the Director, Community Planning, Toronto and East York District, dated June 18, 2020, being considered by Toronto and East York Community Council on July 16, 2020 as Item TE16.9. This report discusses and recommends two changes proposed to the development at 1071 King Street West: to reduce the number of required resident vehicle spaces; and to increase the overall height of the building by 0.5 metres.

### **RECOMMENDATIONS**

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The City Planning Division recommends that Recommendation 1 of the report “1071 King Street West - Zoning By-law Amendment Application - Request for Direction Report”, from the Director, Community Planning, Toronto and East York District, dated June 18, 2020 be deleted and replaced with the following:

1. City Council authorize the City Solicitor and appropriate City staff to attend the Local Planning Appeal Tribunal (the "LPAT") respecting the Zoning By-law Amendment Application appeal at 1071 King Street West in support of the revised proposal, as described in the report (June 18, 2020) from the Director, Community Planning, Toronto and East York District, and also as appended at Attachments 5 to 9, with the following revisions to the Draft Zoning By-law amendments (Attachments 8 and 9):

- a. Reduce the required resident parking ratio from a minimum of 0.19 spaces per unit to a minimum of 0.14 spaces per unit in Attachments 8 and 9; and,

- b. Increase the maximum permitted height of the roof of the building as shown on Map 2, and Schedule 6 of Attachments 8 and 9, respectively, from 47.5 metres to 48 metres.

## **FINANCIAL IMPACT**

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The City Planning Division confirms that there are no financial implications resulting from the recommendations included in the report in the current budget year or in future years.

## **PROPOSED CHANGES AND DISCUSSION**

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In anticipation of submitting a Site Plan Control application for the subject property, the applicant has advanced the structural design of the proposed development and the design of the proposed crash wall along the south property line. As a result of this recent design work, minor changes to the building height and parking ratio, as originally detailed in the report “1071 King Street West - Zoning By-law Amendment Application - Request for Direction Report”, from the Director, Community Planning, Toronto and East York District, dated June 18, 2020, are being proposed.

### **Resident Vehicle Parking Spaces**

The design of the rail safety crash wall along the south property line has advanced as discussions with Metrolinx and rail safety consultants have continued in recent months. In order to accommodate the revised crash wall dimensions, changes are required to the proposed underground parking area layout. These changes limit the area available for the provision of parking spaces. A reduction to the minimum resident parking space ratio from 0.19 spaces per unit to a minimum of 0.14 spaces per unit, is required. The amount of required visitors' parking spaces, at 0.1 spaces per unit, remains unchanged. With this change, the overall number of required parking spaces, including both resident and visitors parking, is reduced from 63 spaces to 52 spaces.

The proposed reduction in parking is consistent with the City's objectives to encourage the use of transit and active transportation, and reduce personal automobile dependency. The subject site is well served by transit and active transportation options and is situated on the alignment of the West Toronto Rail Path east extension. The proposed reduction in parking is driven by necessary improvements to the design of the rail safety crash wall. City Planning Staff support the proposed reduction in parking.

### **Overall Building Height**

Due to structural design considerations resulting from advancing the detailed design of the proposed building, the applicant has requested that the height of the roof of the building be increased from 47.5 metres to 48.0 metres. The heights of other portions of the building and permitted mechanical penthouse encroachments are proposed to remain unchanged.

The proposed increase of 0.5 metres does not have an appreciable impact on sunlight, sky view, or privacy on adjacent properties. The proposed building form continues to be appropriate as discussed in the June 18, 2020 report. City Planning supports the proposed roof height increase of 0.5 metres.

## **CONTACT**

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## **SIGNATURE**

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