

234-250 King Street East and 162 Princess Street – Zoning By-law Amendment Application – Preliminary Report

Date: March 30, 2021

To: Toronto and East York Community Council

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

Ward: 13 - Toronto Centre

Planning Application Number: 20 233160 STE 13 OZ

Date of Complete Application Submission: December 22, 2020

Heritage Building(s) on Site: Yes

Current Use(s) on Site: 3-storey commercial building (ground floor restaurant with office above) at 234-236 King Street East. 3-storey commercial building (office) at 238 King Street East; 1- and 2-storey commercial building (restaurant) at 240-242 King Street East; 1-storey vacant building at 244 King Street East and 162 Princess Street; 2-storey commercial building (restaurant) at 246 King Street East; and 2-storey commercial building (cannabis store) at 248-250 King Street East.

SUMMARY

This report provides information and identifies a preliminary set of issues regarding the application located at 234-250 King Street East and 162 Princess Street. The application proposes a 40-storey (123.4 metres plus a 9.75-metre mechanical penthouse) mixed-use building with ground floor retail uses and 488 residential dwelling units.

Staff are currently reviewing the application. It has been circulated to all appropriate agencies and City divisions for comment. A community consultation meeting is scheduled for April 14, 2021.

RECOMMENDATIONS

The City Planning Division recommends that:

1. Additional mailing costs resulting from an expanded notification area for the community consultation meeting held on April 14, 2021 beyond 120 metres from the site be borne by the applicant.

2. Staff continue to work with the applicant to address issues identified in this report and additional issues that may be identified through the continuing review of the application, agency comments and further community consultation processes.

FINANCIAL IMPACT

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.

DECISION HISTORY

Pre-application meetings were held with the applicant on July 27, 2020 and September 17, 2020 to discuss the proposed development concept and identify application requirements. Staff discussed the applicable policy framework and identified concerns, including: conformity with the Downtown Plan and King-Parliament Secondary Plan (current and proposed) policies; compliance with the St. Lawrence Neighbourhood Heritage Conservation District Plan; building height and massing; tower floorplate, setbacks, setbacks and separation distance; heritage conservation; proposed mix of uses; public realm improvements; amenity space; and visitor parking.

On May 22, 2018, City Council directed staff to undertake a review of the King-Parliament Secondary Plan and the area north of Queen Street East between Jarvis Street and River Street. The review focuses on three themes being built form, public realm and heritage. On October 29, 2019, City Council directed staff to apply the policies of the proposed King-Parliament Plan on current development applications.

On December 9 and 10, 2015, City Council adopted the St. Lawrence Neighbourhood HCD Plan under Part V of the Ontario Heritage Act. City Council subsequently enacted by-law 1328-2015. This by-law was subsequently appealed to the Local Planning Appeal Tribunal ("LPAT"). The final report and City Council's decision are available at: <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2015.TE12.11>

On July 27, 2020, the LPAT issued a decision allowing the appeal in part against the St. Lawrence Neighbourhood HCD Plan. The Plan has been approved in principle with modifications. As of today, the HCD Plan is not in force and the parties are still revising it in accordance with the LPAT decision. The Decision Document can be accessed here: <http://www.omb.gov.on.ca/e-decisions/mm160020-Oct-25-2016.pdf>

ISSUE BACKGROUND

Complete Application Submission Date: This application was deemed Complete as of December 22, 2020.

Application Description

The application proposes to amend the Zoning By-law for the properties at 234-250 King Street East and 162 Princess Street to permit a 40-storey (123.4 metres plus a

9.75-metre mechanical penthouse) mixed-use building with ground floor retail and 488 residential dwelling units. The proposed 448 dwelling units would be comprised of 51 studio (10%), 313 1-bedroom (64%), 74 2-bedroom (15%), and 50 3-bedroom (10%) units. The application proposes a total gross floor area of 33,846.9 square metres, including 604.5 square metres of non-residential floor area resulting in an overall Floor Space Index ("FSI") of 17.36 times the area of the lot.

The proposal includes 113 vehicle parking spaces and 490 bicycle parking spaces within a four level underground garage. Vehicle access to the garage will be provided via the public lane, Duke Mews, to the north of the site. The public lane will be widened to 6.0 metres as part of this application. A surface conveyance over the rear portion of 234-236 King Street East will be provided to extend public access and use of Duke Mews westward.

The application proposes the partial retention of the listed and contributing heritage property at 234-236 King Street East and the contributing heritage properties at 240 and 242 King Street East. The remainder of the King Street East and Princess Street façades will be filled in with a base building ranging in height from 3 to 6 storeys.

The application proposes the tower to be setback 5.0 to 7.3 metres from the south lot line (King Street East), 3.5 metres from the east lot line (Princess Street), 8.3 to 10.5 metres to the centreline of the public lane to the north (Duke Mews), and 12.5 metres to the west lot line. A 7.9-metre deep 11-storey (38.54 metres) portion of the building will be located 0 metres from the west lot line and abutting the east side wall of the adjacent condominium at 230 King Street East known as Kings Court Condos.

Detailed project information including all plans and reports submitted as part of the application can be found on the City's Application Information Centre at: <https://www.toronto.ca/city-government/planning-development/application-information-centre/>

See Attachment 1 of this report for the location map , Attachment 2 and 3 for three dimensional representations of the project in context, 4 for the proposed site plan drawing and Attachment 10 for the application data sheet. The Application Data Sheet contains additional details on the proposal including: site area and dimensions; floor area; unit breakdowns; and parking counts.

Reasons for the Application

The Zoning By-law Amendment Application has been submitted in order to amend City-wide Zoning By-law 569-2013 and Former City of Toronto Zoning By-law 438-86 to permit an increase in the overall height and density on the site and to modify various performance standards such as those for setbacks and parking.

POLICY CONSIDERATIONS/PLANNING FRAMEWORK

Provincial Policy Statement and Provincial Plans

Any decision of Council related to this application is required to be consistent with the Provincial Policy Statement (2020) (the "PPS"), and to conform with applicable Provincial Plans which, in the case of the City of Toronto, include: A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020). The PPS and all Provincial Plans may be found on the Ministry of Municipal Affairs and Housing website.

Growth Plan for the Greater Golden Horseshoe (2020)

A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2020 (the "Growth Plan") came into effect on August 28, 2020. This new plan replaces the previous Growth Plan for the Greater Golden Horseshoe, 2019. The Growth Plan continues to provide a strategic framework for managing growth and environmental protection in the Greater Golden Horseshoe region, of which the City forms an integral part. The Growth Plan establishes policies that require implementation through a Municipal Comprehensive Review ("MCR"), which is a requirement pursuant to Section 26 of the Ontario Planning Act (the "Planning Act").

Policies not expressly linked to a MCR can be applied as part of the review process for development applications, in advance of the next MCR. These policies include:

- Directing municipalities to make more efficient use of land, resources and infrastructure to reduce sprawl, contribute to environmental sustainability and provide for a more compact built form and a vibrant public realm;
- Directing municipalities to engage in an integrated approach to infrastructure planning and investment optimization as part of the land use planning process;
- Achieving complete communities with access to a diverse range of housing options, protected employment zones, public service facilities, recreation and green space, and better connected transit to where people live and work;
- Retaining viable lands designated as employment areas and ensuring redevelopment of lands outside of employment areas retain space for jobs to be accommodated on site;
- Minimizing the negative impacts of climate change by undertaking stormwater management planning that assesses the impacts of extreme weather events and incorporates green infrastructure; and
- Recognizing the importance of watershed planning for the protection of the quality and quantity of water and hydrologic features and areas.

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 GGH 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. In accordance with Section 3 of the Planning Act all decisions of Council in respect of the exercise of any authority that affects a planning matter shall conform with the Growth Plan. Comments, submissions or advice affecting a planning matter that are provided by Council shall also conform with the Growth Plan.

Planning for Major Transit Station Areas

The Growth Plan as amended contains policies pertaining to population and employment densities that should be planned for in major transit station areas ("MTSAs") along priority transit corridors or subway lines. MTSAs are generally defined as the area within an approximately 500 to 800 metre radius of a transit station, representing about a 10-minute walk. The Growth Plan requires that, at the time of the next MCR, the City update its Official Plan to delineate MTSA boundaries and demonstrate how the MTSAs are planned for the prescribed densities. The site is located within 800 metres of a planned transit station for the new Ontario Line subway.

Toronto Official Plan

The City of Toronto Official Plan (the "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. The PPS recognizes the Official Plan as the most important document for its implementation.

The Official Plan contains policies related to building complete communities, heritage preservation, community services, transportation, and environmental stewardship. The Official Plan also 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 of community benefits in the form of capital facilities.

The site is located on lands shown as Downtown and Central Waterfront on Map 2 of the Official Plan. The site is designated Regeneration Areas as shown on Land Use Map 18 (see Attachment 5: Official Plan Map).

Downtown Plan

Official Plan Amendment 406 ("OPA 406" or the "Downtown Plan") is now in force and effect. OPA 406 includes amendments to Section 2.2.1 and Map 6 of the Official Plan, as well as a new Downtown Secondary Plan. It applies to all applications deemed complete after June 5, 2019. The Plan – in conjunction with the associated infrastructure strategies that address water, energy, mobility, parks and public realm, and community services and facilities – provides a comprehensive and integrated policy framework to shape growth in Toronto's fast-growing Downtown over the next 25 years. It provides the City with a blueprint to align growth management with the provision of infrastructure, sustain liveability, achieve complete communities and ensure there is space for the economy to grow. The Plan area is generally 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 to the east.

Map 41-3-B designates the site as Mixed Use Areas 2 - Intermediate. Policy 6.28 provides that development within Mixed Use Areas 2 will include building typologies that respond to their site context including mid-rise and some tall buildings. Policy 6.26 states that the scale and massing of buildings will be compatible with the existing and planned context of the neighbourhood, including the prevailing heights, massing, scale,

density and building type. Specific policy direction articulated in the King-Parliament Secondary Plan is to be read together with the Downtown Plan.

The Downtown Plan identifies King Street East as both a Great Street and a Priority Retail Street. The site is also located within the Old Town – St. Lawrence – Distillery Parks District, a Cultural Precinct and the Downtown Film Precinct.

The in-force Downtown Plan may be found here:

<https://www.toronto.ca/legdocs/mmis/2019/cc/bgrd/backgroundfile-135953.pdf>

Official Plan Amendment 352 – Downtown Tall Building Setback Area

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

OPA 352 and Zoning By-laws 1106-2016 and 1107-2016 were appealed to the Local Planning Appeal Tribunal (LPAT) following City Council's adoption of the planning instruments. On November 25, 2020 and February 2, 2021, City Council approved modifications to OPA 352 and the Zoning By-laws with the intention of resolving the appeals. On March 15, 2021, City Legal, together with the appropriate City Staff, presented the modifications to the LPAT for approval. At the time of this report, a written decision from the LPAT on the modified policies and regulations has not been issued.

Further information regarding OPA 352 can be found at www.toronto.ca/tocore

Official Plan Amendment 479 and 480 – Public Realm and Built Form Official Plan Policies

On September 21, 2020, the Ministry of Municipal Affairs and Housing issued Notices of Decision approving OPA 479 and OPA 480. OPA 479 (Public Realm) and OPA 480 (Built Form) were adopted as part of the Five-Year Official Plan Review. The OPAs replace Sections 3.1.1, 3.1.2 and 3.1.3 of the Official Plan with new and revised policies for the public realm, built form and built form types, which respond to Council's direction to amend the urban design policies of the Official Plan.

The Official Plan Amendment can be found here:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2019.PH11.4>

King-Parliament Secondary Plan

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

The site is designated Regeneration Area 'A' (Jarvis Parliament) on Map 15-1 - Land Use Plan (see Attachment 6: King-Parliament Secondary Plan Land Use). Regeneration Area 'A' lands are targeted for significant growth, having a mix of compatible land uses including commercial, industrial, institutional, residential, live/work and entertainment uses within new buildings and existing ones, including the numerous historically and architecturally significant buildings in the area.

The site is located within one of the 10 Original City Blocks and along King Street East which is identified as a Special Street with unique physical characteristics on Map 15-2 - Urban Structure (see Attachment 7: King-Parliament Secondary Plan Land Use). The site is also located within the Old Town of York Area of Special Identity on Map 15-3 - Areas of Special Identity (see Attachment 8: King-Parliament Secondary Plan Areas of Special Identity). New development will implement urban design policies to protect such areas.

Heritage buildings are identified as essential elements of the physical character in the King-Parliament area. New buildings should achieve a compatible relationship with heritage buildings in their context through consideration of such matters as building height, massing, scale, setbacks, roof line and profile and architectural character and expression.

The King-Parliament Secondary Plan may be found here:

<https://www.toronto.ca/wp-content/uploads/2017/11/9063-cp-official-plan-SP-15-KingParliament.pdf>

King-Parliament Secondary Plan Review

On May 22, 2018, City Council directed staff to undertake a review of the King-Parliament Secondary Plan and the area north of Queen Street East between Jarvis Street and River Street. The review focuses on three themes being built form, public realm and heritage. On October 29, 2019, City Council directed staff to apply the policies of the proposed King-Parliament Plan on current development applications. Staff are bringing forward a recommended King-Parliament Secondary Plan and updated Zoning By-law to Toronto and East York Community Council on April 21, 2021 and to City Council on May 5, 2021.

The proposed King-Parliament Secondary Plan can be found here:

<https://www.toronto.ca/city-government/planning-development/planning-studies-initiatives/king-parliament-secondary-plan-review/>

Zoning By-laws

The site is zoned Commercial Residential Employment CRE (x41) under the City's harmonized Zoning By-law 569-2013.

This zone permits a wide range of residential, commercial, industrial, recreational and institutional uses. The current zoning permits a height of 30.0 metres. New buildings and additions to existing buildings on heritage sites require a minimum 3.0-metre step-back above the height of the existing heritage building.

The City's Zoning By-law 569-2013 may be found here: <https://www.toronto.ca/city-government/planning-development/zoning-by-law-preliminary-zoning-reviews/zoning-by-law-569-2013-2/>

The site is also subject to former City of Toronto Zoning By-law 438-86, under which it is zoned Reinvestment Area (RA), which is substantially the same with respect to use and height as the provisions under Zoning By-law 569-2013.

Both By-laws include a number of Restrictive Exceptions that provide additional zoning provisions for the site. These provisions include: base height at lot line and angular plane requirements (Section 12(2) 260); and amount of non-residential floor area and size of retail units (Section 12(2) 270).

On November 26, 2019 City Council adopted the Priority Retail Streets Zoning By-law Amendments 1681-2019 and 1692-2019 which specify standards for retail spaces at grade. By-laws 1681-2019 and 1692-2019 identify this portion of King Street East as a Priority Retail Street. The By-laws were subsequently appealed to the LPAT on a city-wide basis. The Council-adopted By-laws can be found here: <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2019.PH10.1>

St. Lawrence Neighbourhood Heritage Conservation District Plan

The site is located within the St Lawrence Neighbourhood Heritage Conservation District ("HCD") Plan.

On December 9 and 10, 2015, City Council adopted the St. Lawrence Neighbourhood HCD Plan under Part V of the Ontario Heritage Act. City Council subsequently enacted by-law 1328-2015. This by-law was subsequently appealed to the Local Planning Appeal Tribunal ("LPAT"). The final report and City Council's decision are available at: <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2015.TE12.11>

On July 27, 2020, the LPAT issued a decision allowing the appeal in part against the St. Lawrence Neighbourhood HCD Plan. The Plan has been approved in principle with modifications. As of today, the HCD Plan is not in force and the parties are still revising it in accordance with the LPAT decision. The Decision Document can be accessed here: <http://www.omb.gov.on.ca/e-decisions/mm160020-Oct-25-2016.pdf>

Heritage

The property at 234-236 King Street East is listed on the City's Heritage Register. This property, as well as the properties at 240 King Street East and 242 King Street East are identified as contributing in the HCD Plan. The properties at 238 King Street East, 244 King Street East & 162 Princess Street, 246 King Street East, and 248-250 King Street East are identified as non-contributing in the HCD Plan.

Urban Forest/Ravines/Environment

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).

Design Guidelines

The following design guidelines will be used in the evaluation of this application:

- King-Parliament Urban Design Guidelines;
- Tall Building Design Guidelines;
- Growing Up: Planning for Children in New Vertical Communities;
- Pet-Friendly Design Guidelines; and
- Retail Design Manual.

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

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, Draft Plans of Subdivision and Site Plan Control are required to meet and demonstrate compliance with Tier 1 of the Toronto Green Standard. Tiers 2, 3 and 4 are voluntary, higher levels of performance with financial incentives intended to advance the City's objectives for resilience and to achieve net-zero emissions by 2050 or sooner. Tier 1 performance measures are secured on site plan drawings and through a Site Plan Agreement or Registered Plan of Subdivision.

Applications must use the documentation required for the version of the Toronto Green Standard in effect at the time of the initial application. TGS Version 1.0: no longer in effect. Older applications must be upgraded. TGS Version 2.0: new applications received between January 1, 2010 and April 30, 2018. TGS Version 3.0: new applications submitted on or after May 1, 2018. Visit <https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/toronto-green-standard/tier-1-planning-application-requirements/>.

Site Plan Control

The application is subject to Site Plan Control. A Site Plan Control application has not been submitted.

COMMENTS

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 evaluate this application to determine its consistency with the PPS and conformity to the Growth Plan, including but not limited to whether: the proposal makes efficient use of land and resources, infrastructure and public facilities; the proposal is directed at an appropriate location; appropriate development standards are promoted

which facilitate compact form; and the proposal represents an appropriate type and scale of development and transition of built form to adjacent areas.

Official Plan Conformity

Staff will evaluate this planning application to determine its conformity to the Official Plan, including the King-Parliament Secondary Plan (both existing and proposed) and the Downtown Plan.

Built Form, Planned and Built Context

Staff will evaluate the suitability and appropriateness of the proposed height, massing, transition, and other built form issues based on Section 2 (d), (p), (q) and (r) of the Planning Act; the PPS; the Growth Plan; the City's Official Plan policies; OPA 352; the Downtown Plan (OPA 406) policies; the current and proposed King-Parliament Secondary Plan policies; and the City's Design Guidelines.

Staff will continue to assess:

- The suitability of the proposed height and massing, including setbacks and stepbacks, in relation to the area's existing and planned built form character and scale;
- The appropriateness of the tower floor plate dimensions, tower setbacks and separation distances;
- The appropriateness of the base building's mass and height;
- The adequacy of the location and amount of proposed outdoor amenity space;
- The impacts of new shadowing on the public realm and private open spaces. A Sun-Shadow Study was submitted and is currently under review by City staff; and
- The impacts of any changes to the pedestrian level wind conditions along abutting and nearby streets, and surrounding properties. A Pedestrian Wind Assessment was submitted and is currently under review by City staff.

Heritage Conservation

The property at 234-236 King Street East is listed on the City's Heritage Register. This property, as well as the properties at 240 King Street East and 242 King Street East are identified as contributing in the HCD Plan. The properties at 238 King Street East, 244 King Street East & 162 Princess Street, 246 King Street East, and 248-250 King Street East are identified as non-contributing in the HCD Plan. A Heritage Impact Assessment was submitted and is currently under review by City staff.

Staff will continue to assess:

- The adequacy of the proposed tower stepback to conserve the scale, form and massing of the partially retained heritage buildings;
- The appropriateness of the proposed base building heights; and
- The appropriateness of the proposed building materials.

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). There are 12 trees on or within proximity of the subject site. An Arborist Report and a Tree Preservation Plan were submitted and are currently under review.

Infrastructure/Servicing Capacity

Staff and commenting agencies are reviewing the application to determine if there is sufficient infrastructure capacity (roads, transit, water, sewage, hydro, community services and facilities, etc.) to accommodate the proposed development.

The applicant has submitted the following studies and reports which have been reviewed by Engineering and Construction Services and Transportation Services staff: a Functional Servicing and Stormwater Management Report; Geohydrology Assessment; Hydrological Review Summary; and Transportation Considerations Report.

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 Impact Study submitted by the applicant, to evaluate the effects of the development on the transportation system, and to identify any transportation improvements that are necessary to accommodate the travel demands and impacts generated by the development.

Affordable Housing

Affordable Housing and Smart Urban Growth are key Strategic Actions for the City of Toronto. Section 3.2.1 of the City's Official Plan states that a full range of housing will be provided and maintained to meet the needs of current and future residents. The Growth Plan (2020) also contains policies to support the development of affordable housing and a range of housing to accommodate the needs of all household sizes and incomes.

Staff will engage in discussions with the applicant, the Ward Councillor, and City staff to evaluate potential opportunities for the provision of affordable housing.

Archaeological Assessment

An archaeological resource assessment identifies and evaluates the presence of archaeological resources also known as archaeological sites. An Archaeological Assessment has been submitted and is under review.

Toronto Green Standard

Staff will review the TGS Checklist submitted by the applicant for compliance with the Tier 1 performance measures. Staff will encourage the applicant to pursue Tier 2, 3 or 4.

ADDITIONAL ISSUES

The application has been circulated to City divisions and public agencies for comment. Additional issues may be identified through the review of the application, agency comments and the community consultation process.

CONTACT

Kevin Friedrich, Senior Planner
Tel. No.: 416-338-5740
E-mail: Kevin.Friedrich@toronto.ca

SIGNATURE

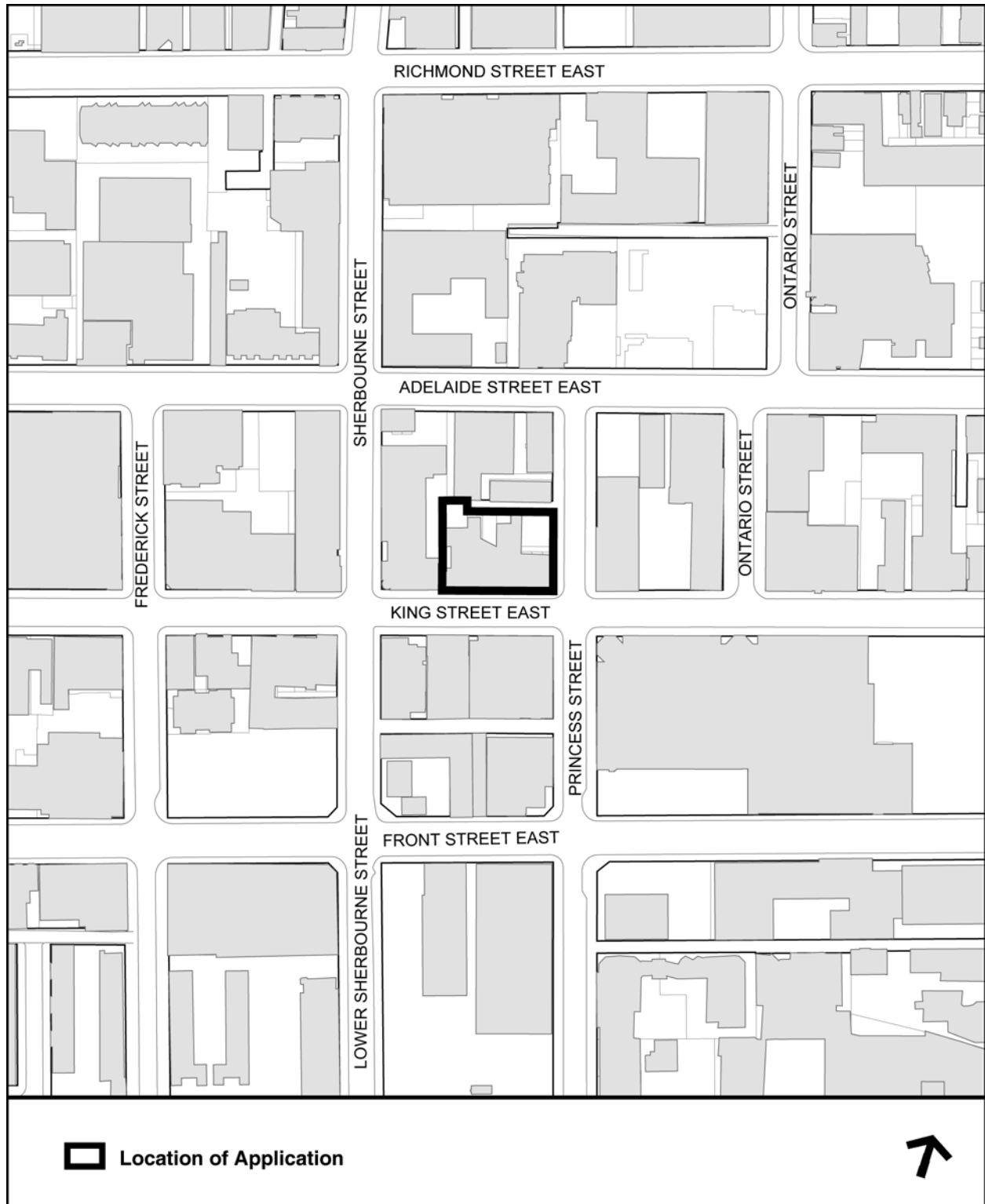
Lynda H. Macdonald, MCIP, RPP, OALA, FCSLA
Director, Community Planning
Toronto and East York District

ATTACHMENTS

City of Toronto Drawings

- Attachment 1: Location Map
- Attachment 2: 3D Model of Proposal in Context Looking Northwest
- Attachment 3: 3D Model of Proposal in Context Looking Southeast
- Attachment 4: Site Plan
- Attachment 5: Official Plan Map
- Attachment 6: King-Parliament Secondary Plan Land Use
- Attachment 7: King-Parliament Secondary Plan Urban Structure
- Attachment 8: King-Parliament Secondary Plan Areas of Special Identity
- Attachment 9: Zoning By-law Map
- Attachment 10: Application Data Sheet

Attachment 1: Location Map



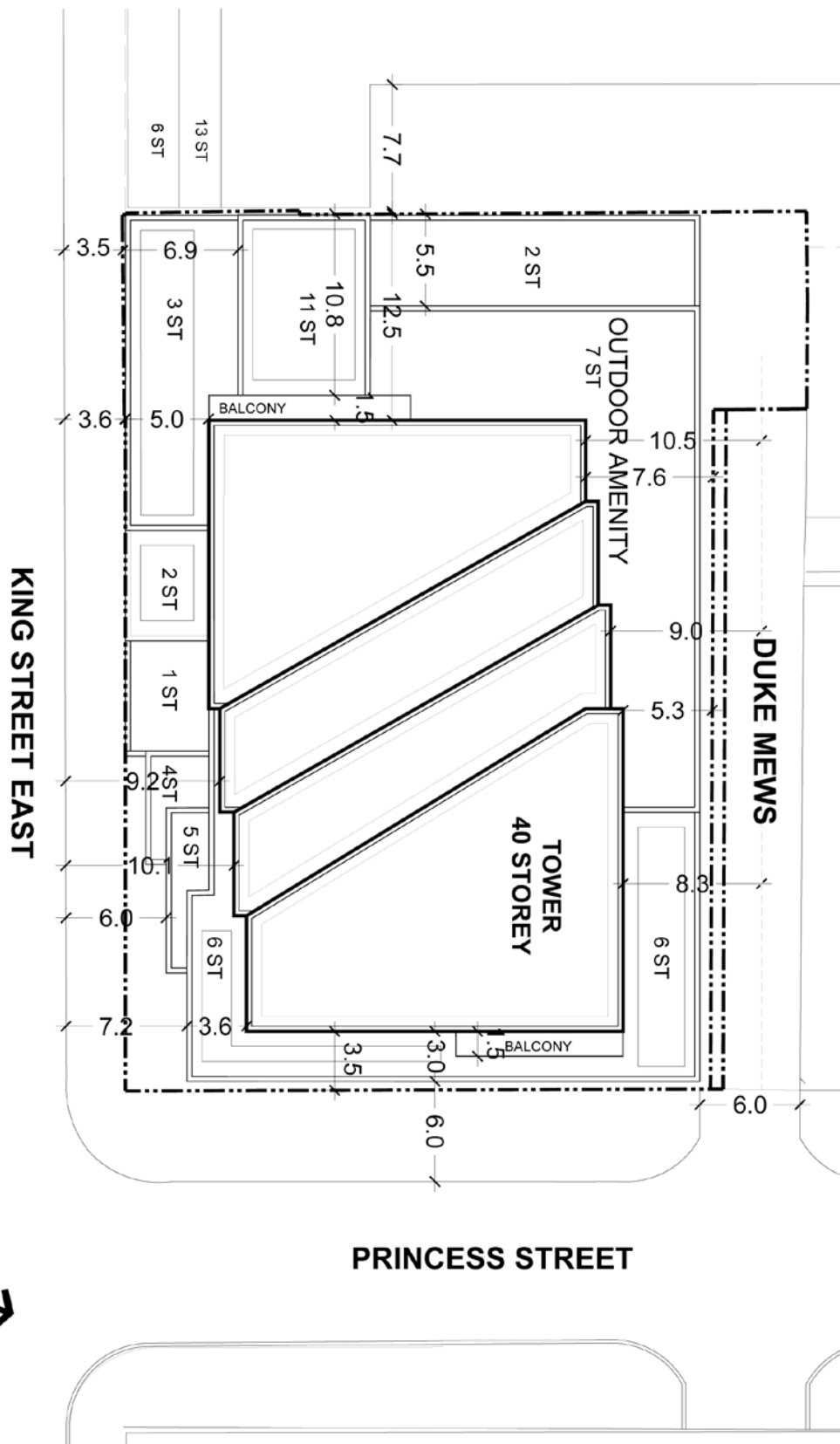
Attachment 2: 3D Model of Proposal in Context Looking Northwest



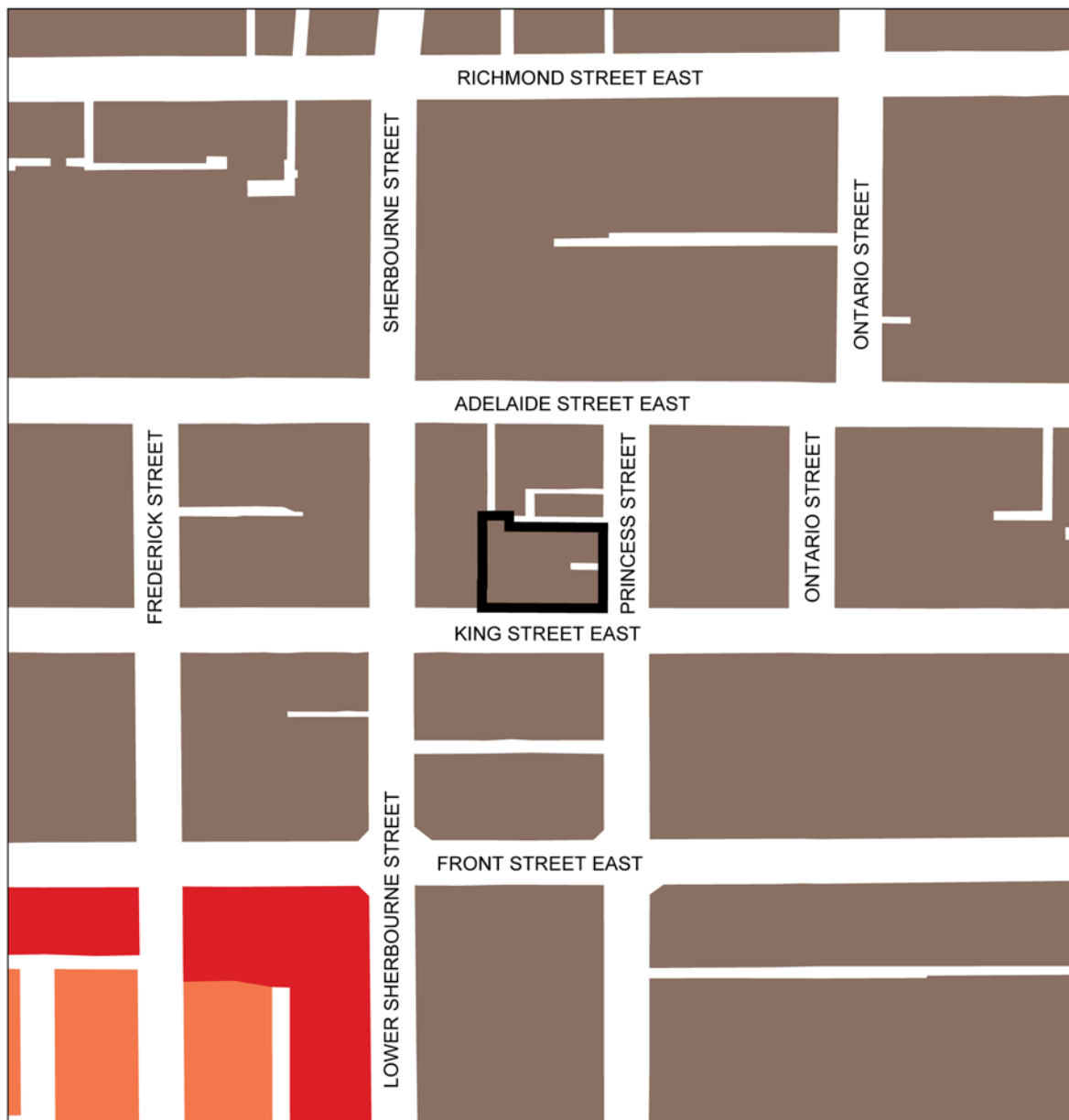
Attachment 3: 3D Model of Proposal in Context Looking Southeast



Attachment 4: Site Plan



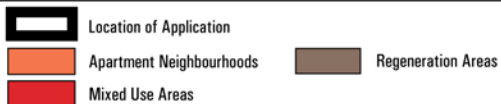
Attachment 5: Official Plan Map



Official Plan Land Use Map #18

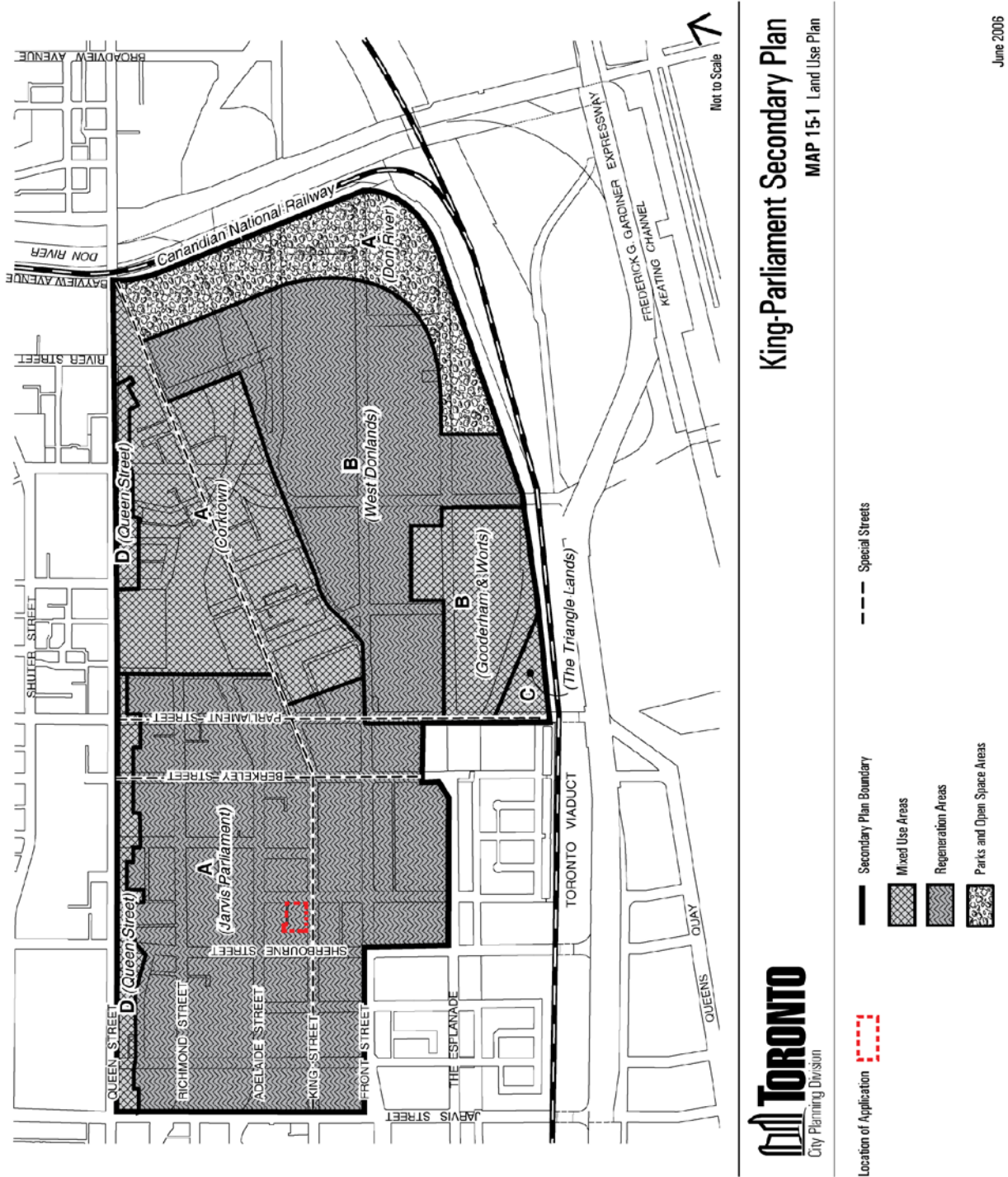
234-250 King Street East And 162 Princess Street

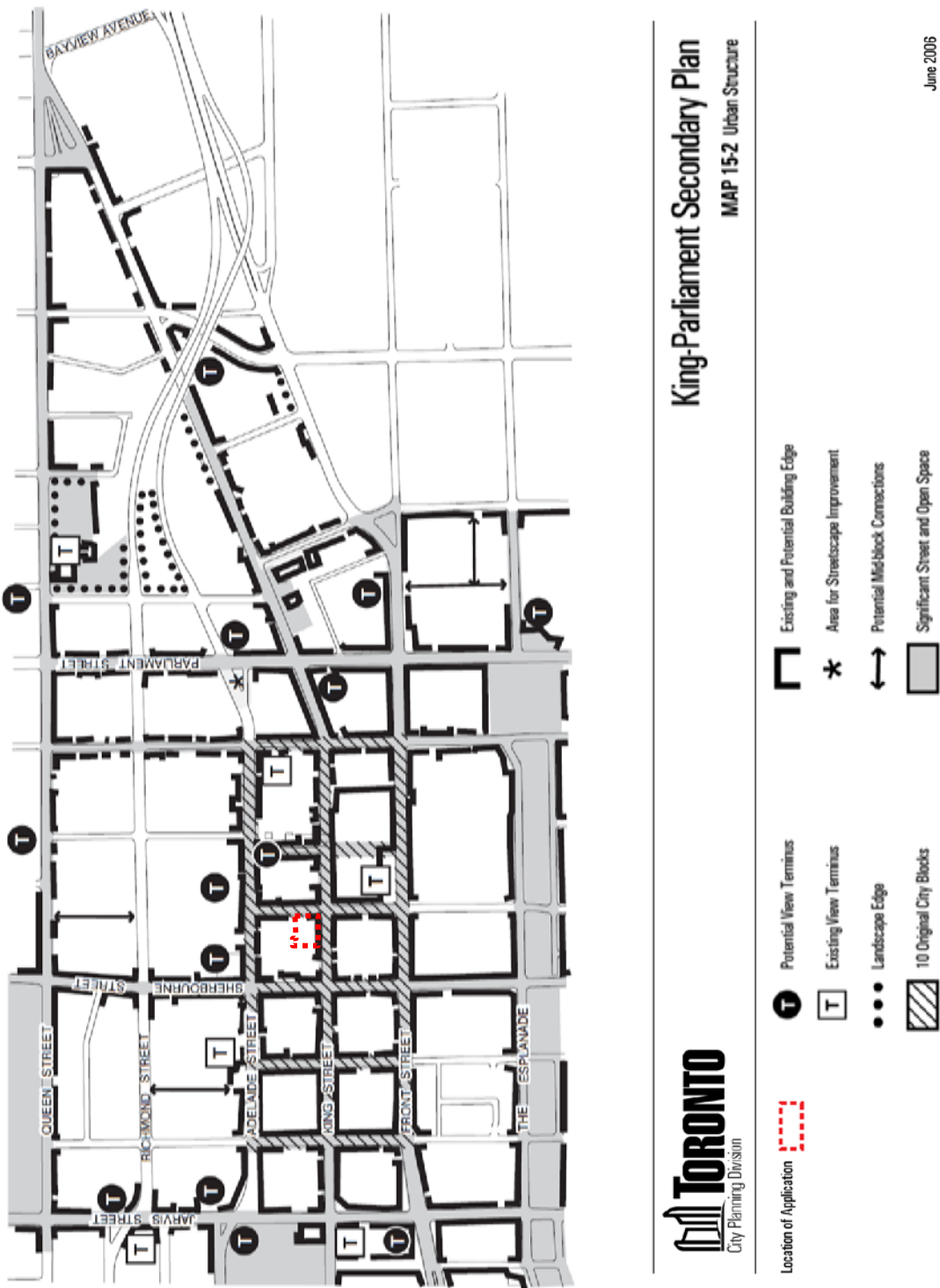
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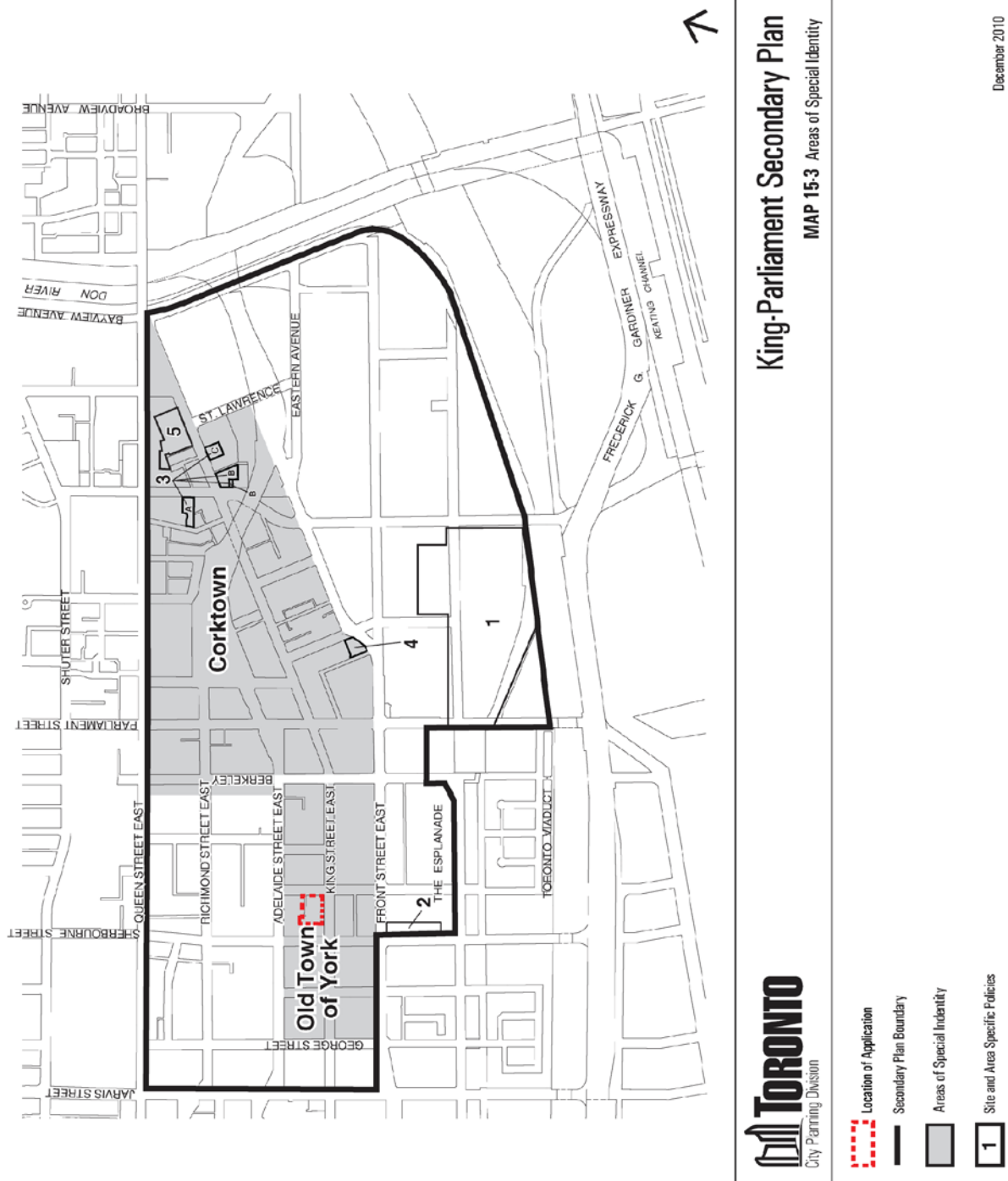


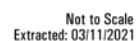
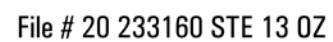
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Extracted: 03/11/2021

Attachment 6: King-Parliament Secondary Plan Land Use









Attachment 10: Application Data Sheet

Municipal Address: 234-250 King St E & 162 Princess St **Date Received:** December 22, 2020

Application Number: 20 233160 STE 13 OZ

Application Type: Rezoning

Project Description: 40-storey mixed-use building

Applicant	Agent	Architect	Owner
Emblem Developments	Bousfields Inc.	IBI Group	1721623 Ontario Limited

Existing Planning Controls

Official Plan Designation:	Regeneration Areas	Site Specific Provision:	SASP 517
Zoning:	CRE (x41)	Heritage Designation:	Y
Height Limit (m):	30	Site Plan Control Area:	Y

Project Information

Site Area (sq m): 1,950 Frontage (m): 53 Depth (m): 36

Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):	1,796		1,679	1,679
Residential GFA (sq m):			33,242	33,242
Non-Residential GFA (sq m):	3,391		605	605
Total GFA (sq m):	3,391		33,847	33,847
Height - Storeys:	3		40	40
Height - Metres:	11		132	132

Lot Coverage Ratio (%): 86.12 Floor Space Index: 17.36

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

Residential GFA: 33,242

Retail GFA: 605

Office GFA:

Industrial GFA:

Institutional/Other GFA:

**Residential Units
by Tenure****Existing****Retained****Proposed****Total**

Rental:

Freehold:

Condominium: 488 **488**

Other:

Total Units: 488 **488****Total Residential Units by Size****Rooms****Bachelor****1 Bedroom****2 Bedroom****3+ Bedroom**

Retained:

Proposed: 51 313 74 50

Total Units: **51 313 74 50****Parking and Loading**

Parking Spaces: 113 Bicycle Parking Spaces: 490 Loading Docks: 2

Contact:

Kevin Friedrich, Senior Planner

(416) 338-5740

Kevin.Friedrich@toronto.ca