

212-220 King Street West – Official Plan Amendment, Zoning Amendment Application – Preliminary Report

Date: March 30, 2021

To: Toronto and East York Community Council

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

Wards: Ward 10 - Spadina-Fort York

Planning Application Number: 20 227738 STE 10 OZ

Notice of Complete Application Issued: January 25, 2021

Designated Heritage Buildings(s) on Site:

212 King Street West: Union Building, 1907, Darling & Pearson;

214 King Street West: Canadian General Electric Building, 1917, Burke, Horwood & White;

220 King Street West: Nicholls Building, 1910, Denison & Stephenson;

Site is also within the Council-approved King-Spadina Heritage Conservation District

Current Use(s) on Site: There are three 5-6 storey designated heritage buildings on the subject site that contain a mix of retail and office uses.

SUMMARY

This report provides information and identifies a preliminary set of issues regarding the Official Plan Amendment and Zoning By-law Amendment application for 212-220 King Street West. This application proposes to redevelop the site with an 80-storey (312 metres including mechanical penthouse) mixed-use development that partially conserves the three heritage buildings on site, adds 588 purpose built rental units, 74,130 square metres of office space and 872 square metres of retail space. Staff are currently reviewing the application. It has been circulated to all appropriate agencies and City divisions for comment. Staff will proceed to schedule a community consultation meeting for the application with the Ward Councillor.

In its current form, the application is not supportable due to its lack of conformity with the built form policies in the Official Plan, Downtown Plan and King-Spadina Secondary Plan. While the proposal aims to conserve the designated heritage façades on the site and proposes office and residential rental uses, the proposed height of the development, its fit within the existing and planned policy context, the impacts on the surrounding public realm, and the lack of public benefit this proposal provides, amongst

other matters, presents significant concerns. Staff will endeavour to continue collaborative discussions with the applicant in order to resolve these concerns and bring forward a supportable revised proposal to City Council in the future.

RECOMMENDATIONS

The City Planning Division recommends that:

1. Staff schedule a community consultation meeting for the application located at 212-220 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 City Planning Division confirms that there are no financial implications resulting from the recommendations included in this report in the current budget year or in future years.

ISSUE BACKGROUND

Application Description

This application proposes to amend the Official Plan and Zoning By-law for the properties at 212-220 King Street West to permit an 80-storey tower that would have a height of 311.8 metres (including the mechanical penthouse). The proposed development would have a total gross floor area (GFA) of 116,864 metres square including 872 metres square of retail uses, 74,130 metres square of office uses, and 588 residential rental units. The proposed floor space index (FSI) would be 28.4 times the area of the lot. The unit mix is proposed to be: 65% one bedroom units, 25% two bedroom units and 10% 3 bedroom units.

The proposal would preserve the exteriors of the three heritage buildings on the site. The existing open space between 212 and 214 King Street West is proposed to be filled in to accommodate a central commercial atrium, elevator banks and part of the residential lobby. The existing space between 214 and 220 King Street is proposed to be infilled to provide new at-grade entrances, retail units and the at-grade loading and an underground entrance proposed to the rear of the site. Retail uses are proposed to front onto King Street West and Simcoe Street. The residential entrance is proposed off of Simcoe Street and Pearl Street.

Above the heritage buildings, a mixed-use tower is proposed, comprised of a larger floorplate (2,150 - 2,200 square metres) office tower from floors 7 to 34, and a rental residential tower, with a 919 square meter floorplate for floors 35 to 80. Part of the tower above the heritage buildings is proposed to be set back 15.3 metres from the King Street West property line for the double height 6th floor. From the 7th to the 34th floor, the office tower component would be set back 7.25 metres from the King Street West property line. From Simcoe Street, the office tower would be set back 3 metres near Pearl Street and 8 metres closer to King Street West.

From the west property line, the office tower would be set back 15.3 metres for the double height 6th floor. It would then be set back 12.5 metres from the west property line, while the residential tower component is proposed to be set back 25 metres from the west property line. The entire tower is proposed to be set back 6.4 metres from the Pearl Street property line.

The application proposes an outdoor terrace on the 6th floor roof of the heritage building on the western and southern portion of the site. There is also an outdoor amenity space proposed for the residential component at the 35th floor that is connected to indoor amenity space. There is also indoor amenity space proposed for future residents on the 36th floor.

Access to the three underground garage levels and the loading area is proposed off of Pearl Street. The development proposes 192 short-term bike parking spaces and 656 long-term bike parking spaces in the B1 level. In addition, the proposal includes a potential connection to the PATH system in the second underground level. This opening at the B2 level would facilitate an east-west PATH connection across Simcoe Street. The development also proposes 92 vehicular parking spaces and the following loading spaces: three Type C, one Type B and one Type G.

The site contains three heritage buildings, each designated individually under Part IV of the Ontario Heritage Act: 212 King Street West: Union Building, 214 King Street West: Canadian General Electric Building, and 220 King Street West: Nicholls Building.

Detailed project information is found on the City's Application Information Centre at: <https://www.toronto.ca/city-government/planning-development/application-information-centre/>

See Attachment 1 - 5 and 8 of this report for the Location Map, 3-dimensional representations of the project in context, Site Plan, Ground Floor Plan, and 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.

Application Submission Requirements

The following materials were submitted in support of the application:

- Survey Plan;
- Architectural Plans, Elevations and Sections;
- Archeological Assessment;

- Landscape Plans;
- Heritage Impact Statement;
- Tree Preservation Plan;
- Sun/Shadow Study;
- Planning Rationale Report;
- Community Services and Facilities Study;
- Public Consultation Strategy Report;
- Pedestrian Level Wind Study;
- Transportation Impact Study;
- Functional Servicing and Stormwater Management Report;
- Geotechnical Report;
- Hydrogeological Report;
- Environmental Impact Assessment;
- Noise Impact Study;
- Energy Efficiency Report;
- Draft Official Plan and Zoning By-law Amendments;
- Toronto Green Development Standards Checklist; and
- Digital copy of the Building Massing Model.

The application was deemed complete as of January 25, 2021.

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 (2020)") came into effect on August 28, 2020. This new plan replaces the previous Growth Plan for the Greater Golden Horseshoe, 2019. The Growth Plan (2020) 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 (2020) establishes policies that require implementation through a Municipal Comprehensive Review (MCR), which is a requirement pursuant to Section 26 of 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 (2020), 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 (2020) 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 (2020). Comments, submissions or advice affecting a planning matter that are provided by Council shall also conform with the Growth Plan (2020).

Major Transit Station Areas

The Growth Plan (2020) 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 (2020) requires that, at the time of the next Municipal Comprehensive Review (MCR), the City update its Official Plan to delineate MTSA boundaries and demonstrate how the MTSAs are planned for the prescribed densities.

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/>

The site is located in the Downtown and Central Waterfront on Map 2 of the Official Plan and designated Regeneration Areas on Map 18, as shown on Attachment 6.

The Downtown Plan

City Council adopted OPA 406 on May 22, 2018. OPA 406 included amendments to the Downtown section of the Official Plan and Map 6 of the Official Plan and brought forward a new Secondary Plan for the entire Downtown area. The Ministry of Municipal Affairs and Housing approved OPA 406 with modifications on June 5, 2019.

The Downtown Plan directs that growth is encouraged within the Downtown, in particular on lands designated Mixed Use Areas 1, Mixed Use Areas 2, Mixed Use Areas 3, Regeneration Areas and Institutional Areas. The highest density of development within the Downtown shall be directed to Mixed Use Areas in close proximity to existing or planned transit stations. However, not all areas will experience the same amount of intensification.

The site is designated Mixed Use Areas 1 - Growth on Map 41-3-A of the Downtown Plan. Development within Mixed Use Areas 1 will include a diverse range of building typologies, including tall buildings, with height, scale and massing, dependent on the site characteristics and supportive of intensification suitable for a downtown growth area. The Complete Communities Policies of the Downtown Plan require that new buildings fit within their existing and planned context, conserve heritage attributes and improve the public realm. and provide transition between different scales of development. Downtown neighbourhoods are to provide access to a complete range of amenities, service and infrastructure and will be inclusive and affordable.

The Downtown Plan identifies King Street West as a Great Street, and a Priority Retail Street. The site is also within the King-Spadina Cultural Precinct, and the Downtown Film Precinct.

The Downtown Plan can be found here:

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

King-Spadina Secondary Plan (1996)

The site is situated within the East Precinct of the King-Spadina Secondary Plan found in Chapter 6.16 of the Official Plan. The King-Spadina Secondary Plan requires new development to reinforce the characteristics of the area through built form, heritage conservation and public realm improvements. A key objective of the Plan is to retain, restore and re-use heritage buildings.

The policies of the King-Spadina Secondary Plan emphasize that new buildings will be sited for adequate light, view, privacy and compatibility with the built form context. The policies direct that new buildings will achieve a compatible relationship with their built form context through consideration of such matters as building height, massing, scale, setbacks, stepbacks, roof line and profile, and architectural character and expression. Heritage plays a key role in establishing the character of the Secondary Plan area. The

policies in the Secondary Plan state that heritage buildings are essential elements of the physical character in the King-Spadina Area.

King-Spadina Secondary Plan (2020) - OPA 486

At its meeting on January 29, 2020, City Council adopted a Final Report and Official Plan Amendment 486 (OPA 486) outlining updates to the King-Spadina Secondary Plan. The City Council Decision can be found here:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2020.TE12.4>

King-Spadina is one of the fastest growing areas in the downtown and has a strong heritage character. Updates have been made to the King-Spadina Secondary Plan to recognize this growth and the evolution of this area from predominantly non-residential uses to an area with a mix of uses. The updated plan recognizes 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 services, and more carefully responds to the built form and heritage character of the area. OPA 486 has been appealed to the LPAT and is not yet in force.

As noted above, the subject site is located within the East Precinct. Policy 6.8.3 in OPA 486 directs that heights of new development within the East Precinct shall be subordinate to the building heights of the Financial District north of Front Street. In addition, policy 6.4 OPA 486 directs that no net-new shadow shall be cast on the north sidewalk of Queen Street West, particularly in the spring, summer and fall, in accordance with the Queen Street West Heritage Conservation District Plan.

The site is identified as Mixed Use Area 1 on Map 16-2 of OPA 486. In addition, there is an existing, planned or potential midblock connection on the site, located in the existing separation between 212 King Street West and 214 King Street West.

Official Plan Amendment 352 – Updating Tall Building Setbacks Downtown

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

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2016.TE18.7>

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-Spadina Heritage Conservation District

The site is within the King-Spadina Heritage Conservation District (HCD) Plan area. The HCD Plan was adopted at the October 2, 2017, City Council meeting, recommending the designation of the King-Spadina HCD Plan under Part V of the Ontario Heritage Act. The HCD Plan is currently under appeal at the LPAT. The City Council decision can be found here: <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2017.TE26.14> The overall objective of the HCD Plan is the protection, conservation and management of the area's heritage attributes, including contributing properties, so that the District's cultural heritage value is protected in the long-term.

There are three heritage properties on the site that are designated under Part IV of the Ontario Heritage Act. All three properties are contributing properties in the King-Spadina HCD Plan.

The King-Spadina Heritage Conservation District Plan can be found here:

<https://www.toronto.ca/legdocs/mmis/2019/cc/bgrd/backgroundfile-139243.pdf>

Zoning By-laws

The site is zoned CRE (Commercial Residential Employment) in Zoning By-law 569-2013 and RA (Reinvestment Area) in the former City of Toronto Zoning By-law 438-86. These zones permit a range of residential, commercial, institutional and limited industrial uses. The maximum height permitted is 30 metres plus 5 metres for a mechanical penthouse. The CRE and RA zoning categories do not include maximum density provisions, rather, the building envelope is established through performance standards, including height, setbacks and stepbacks.

The City's Zoning By-law 569-2013 may be found here:

<https://www.toronto.ca/citygovernment/planning-development/zoning-by-law-preliminary-zoning-reviews/zoningby-law-569-2013-2/>

Design Guidelines

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

- Tall Buildings Design Guidelines;
- King-Spadina Urban Design Guidelines (2006);
- 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 here:

<https://www.toronto.ca/citygovernment/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 been submitted.

COMMENTS

Reasons for the Application

The Official Plan Amendment application was submitted to amend the King-Spadina Secondary Plan (2020) (OPA 486) to add a new Site and Area Specific Policy related to the proposed development. An amendment to OPA 486 is required as the proposed tower height does not conform to the policy direction in OPA 486. OPA 486 directs that heights on this site shall be subordinate to those in the Financial District and shall not cast net new shadow on the north sidewalk of Queen Street West. In addition, an Official Plan amendment is needed to delete the north-south mid-block connection through the site identified in OPA 486 as the development does not propose this connection. The Zoning By-law Amendment application is required to amend several key performance standards including: building height, building setbacks, amenity space, and parking standards. Through the review of the application, staff may identify additional areas of non-compliance with the Official Plan and Zoning By-laws.

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 are evaluating this application against the PPS and the applicable Provincial Plans to establish the application's consistency with the PPS and conformity with the Growth Plan (2020).

Official Plan Conformity

Staff will continue to evaluate this development application to determine conformity with the Official Plan, the in-force King-Spadina Secondary Plan, the revised King-Spadina Secondary Plan (2020) and the Downtown Secondary Plan.

Built Form, Planned and Built Context

Staff are assessing the appropriateness of the proposal based on Provincial policies, the Official Plan and Secondary Plans, and Design Guidelines. To date, staff have identified the overall building height as being one of the key issues of concern. As part

of the review of the application, staff will endeavour to work with the applicant to resolve this and the following additional issues:

- Respecting the existing and planned built form context as directed by the Official Plan, the Downtown Plan and the King-Spadina Secondary Plan, specifically as it relates to the proposed overall tower height and massing.
- Determine whether the proposed density is appropriate for this site;
- Ensuring appropriate tower setbacks, and creating a positive relationship between the proposed development and the existing and planned buildings to the north and west;
- Transition of the proposed tower to and from properties in the vicinity of the site and in relation to the larger East Precinct of King Spadina and the Financial District;
- Appropriate tower setbacks above the heritage façades;
- Relationship between the new development and the designated Heritage properties to ensure appropriate and adequate conservation of heritage resources based upon both Provincial Regulations and Official Plan Policies;
- Pedestrian-level wind conditions along nearby streets, surrounding properties, and open spaces;
- Wind conditions on the outdoor amenity space level;
- Floorplate size of the proposed office and residential towers;
- Shadow impacts on the public realm, including existing and planned open spaces and Queen Street West;
- Enhancements to the public realm, including sidewalk widths and streetscape improvements on and surrounding the site;
- Establishment of a mid-block pedestrian connection through the site, in accordance with the King Spadina Urban Design Guidelines;
- Compliance with the Tall Buildings Guidelines;
- Provision of indoor and outdoor amenity space, including size, location and programming;
- Public access to proposed interior amenity spaces;
- Provision of community services and facilities in accordance with the Complete Communities provisions of the Downtown Plan; and
- Provision of affordable housing.

Tree Preservation

The application is subject to the provisions of the City of Toronto Municipal Code, Chapter 813 Articles II (Street Trees By-law). The application proposes to remove two City-owned street trees. The applicant has submitted a Tree Preservation Plan that is currently under review by City staff.

Archaeological Assessment

An archaeological resource assessment identifies and evaluates the presence of archaeological resources also known as archaeological sites. The subject site has archaeological resource potential. A Stage 1 Archaeological Resources Assessment was submitted with the planning application and is currently under review by City staff.

Community Services and Facilities

Community Services and Facilities (CS&F) are an essential part of vibrant, strong and complete communities. CS&F are the lands, buildings and structures used for the provision of programs and services provided or subsidized by the City or other public agencies, boards and commissions. They include recreation, libraries, childcare, schools, public health, human services, cultural services and employment services, etc. The timely provision of community services and facilities is as important to the livability of the City's neighbourhoods as "hard" services like sewer, water, roads and transit. The City's Official Plan establishes and recognizes that the provision of and investment in community services and facilities supports healthy, safe, liveable, and accessible communities. Providing for a full range of community services and facilities in areas experiencing major or incremental growth, is a responsibility shared by the City, public agencies and the development community.

A Complete Community Assessment was submitted with the application. 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, and the potential for this development to contribute to needed community services and facilities in the area.

Heritage Impact & Conservation

All three properties on the subject site are heritage properties. 212 King Street West was designated as being of cultural heritage value or interest in 2011 under By-law 1146-2011. 214 King Street West was designated in 2007 and 240 King Street West was designated in 2011.

A Heritage Impact Assessment (HIA) Report was submitted with the application. Staff are evaluating the application's impacts on these known cultural heritage resources and the details of the conservation strategy that will be necessary to ensure their adequate protection, restoration and legibility.

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. It is standard to secure community benefits 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 Section 37 community benefits should the application be approved in some form.

Infrastructure/Service Capacity

Staff 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. Staff will also be determining the potential cumulative impact of all proposed developments in the area of this application.

A Servicing Report was provided by the applicant with the submission. Its purpose is intended to evaluate the effects of a proposed change in land use or development on the City's municipal servicing infrastructure and watercourses and identify and provide the rationale for any new infrastructure and upgrades to existing infrastructure.

Staff are also reviewing the Transportation Impact Study submitted by the applicant, the purpose of which is to evaluate the effects of a development or re-development on the transportation system, but also to suggest any transportation improvements that are necessary to accommodate the travel demands and impacts generated by the development.

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. Through this submitted application, staff will work with the applicant to achieve Tier 2 or higher. Staff are reviewing the TGS Checklist submitted by the applicant for compliance with the Tier 1 performance measures.

Other Matters

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

CONTACT

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Tel. No. 416-338-3003
E-mail: Janani.Mahendran@toronto.ca

SIGNATURE

A handwritten signature in black ink, appearing to read 'Macdonald', with a large, stylized initial 'M'.

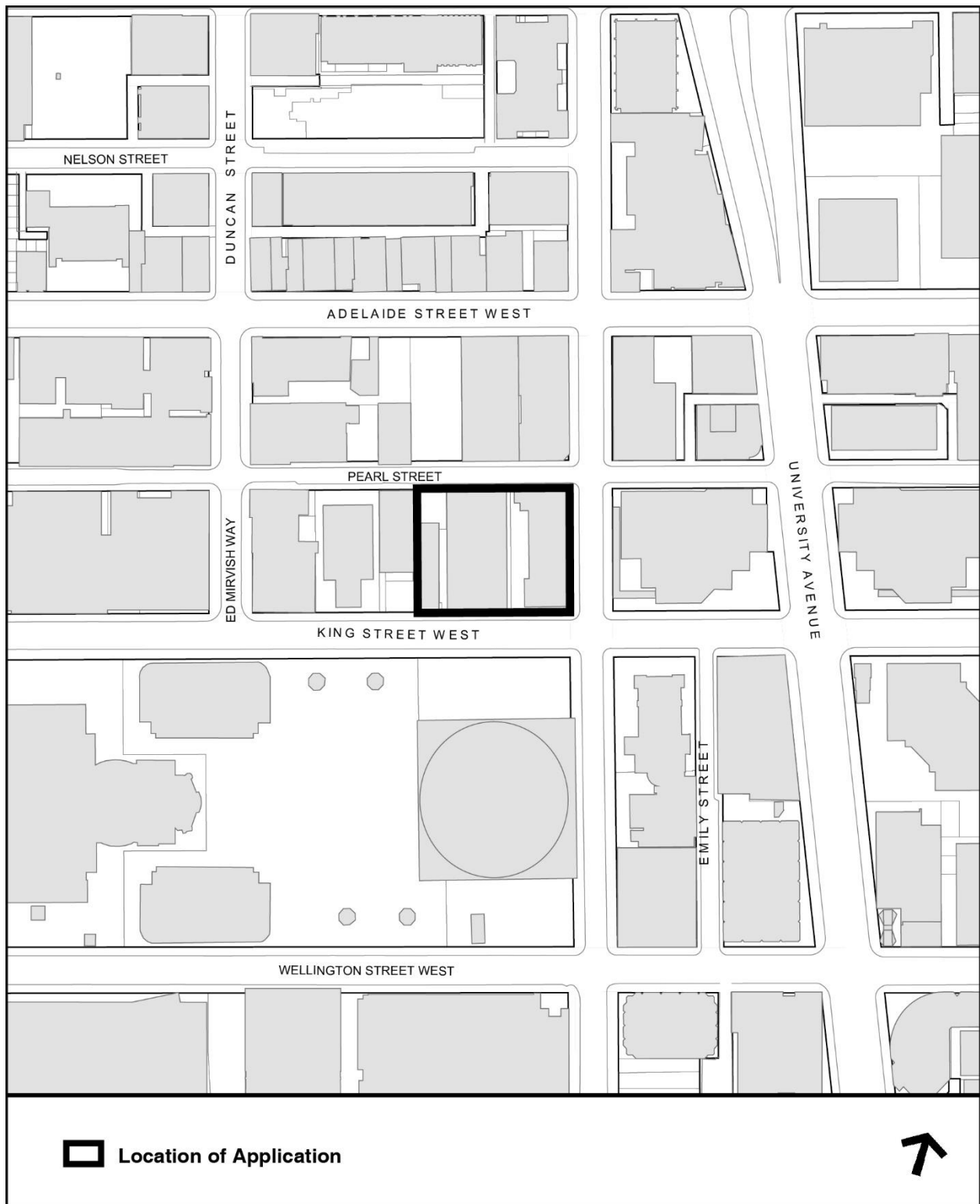
Lynda H. Macdonald, MCIP, RPP, OALA, FCSLA, Director
Community Planning, Toronto and East York District

ATTACHMENTS

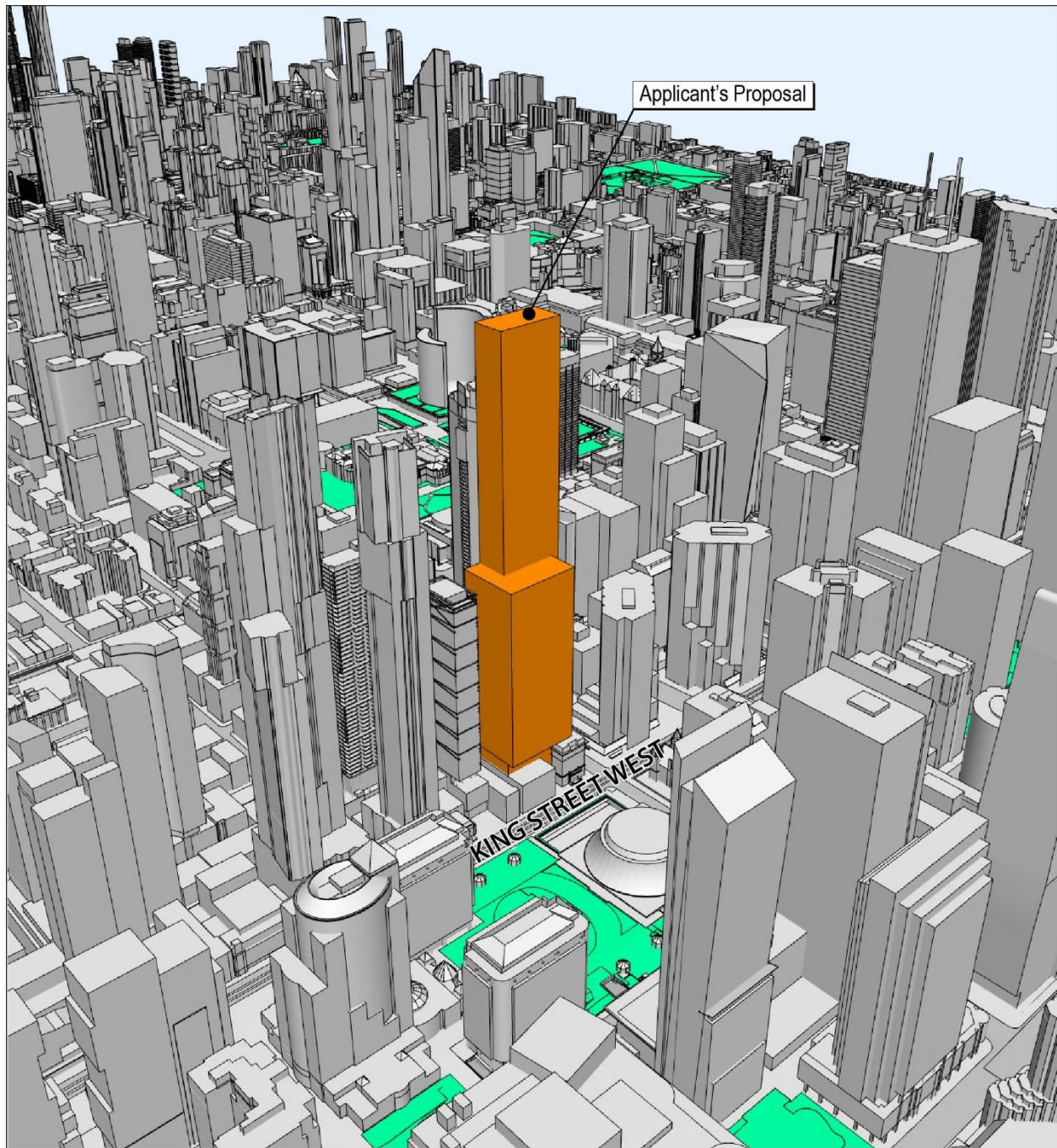
City of Toronto Drawings

- Attachment 1: Location Map
- Attachment 2: 3D Model of Proposal in Context (North-East)
- Attachment 3: 3D Model of Proposal in Context (South-West)
- Attachment 4: Site Plan
- Attachment 5: Ground Floor Plan
- Attachment 6: Official Plan Map
- Attachment 7: Zoning
- Attachment 8: Application Data Sheet

Attachment 1: Location Map



Attachment 2: 3D Model of Proposal in Context (North-East)

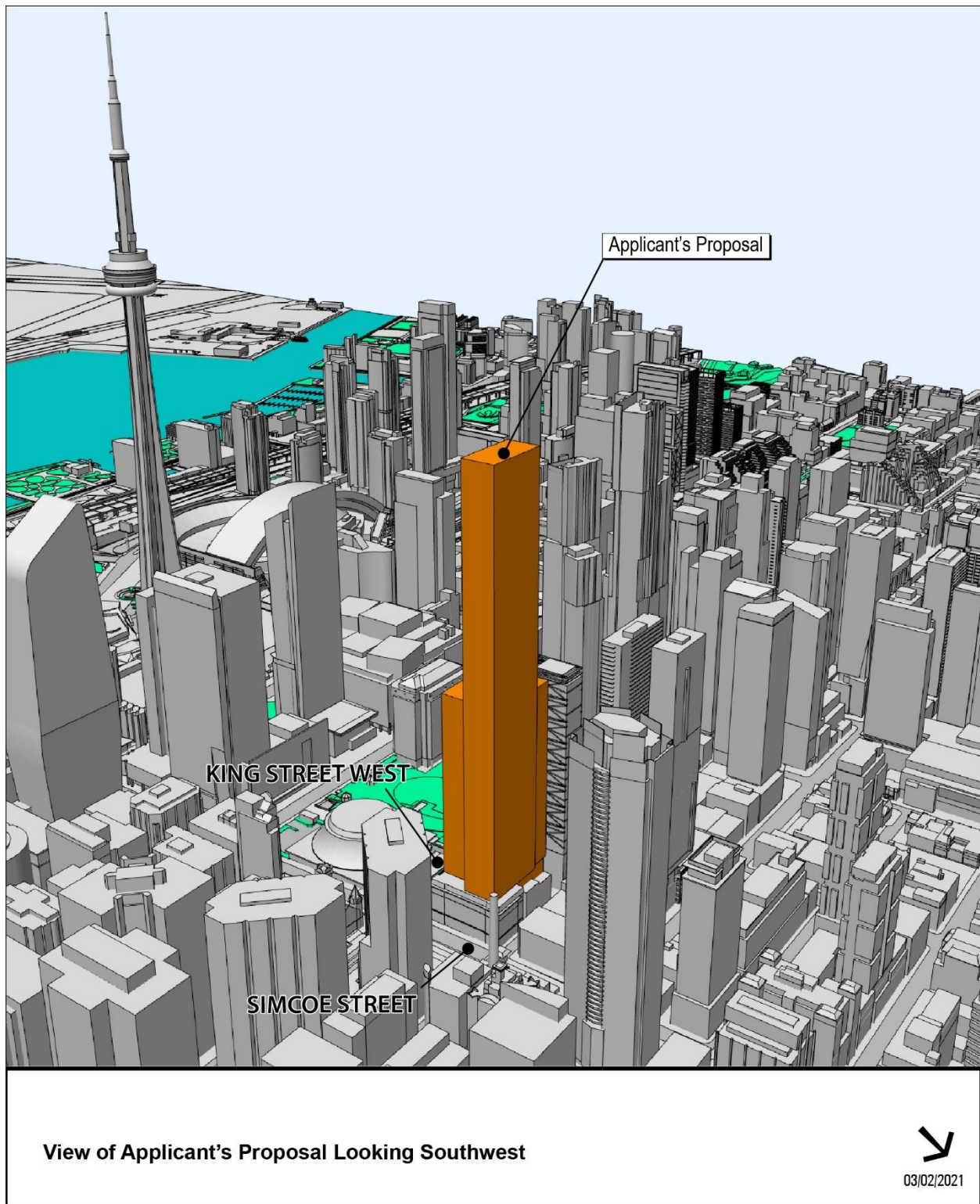


View of Applicant's Proposal Looking Northeast

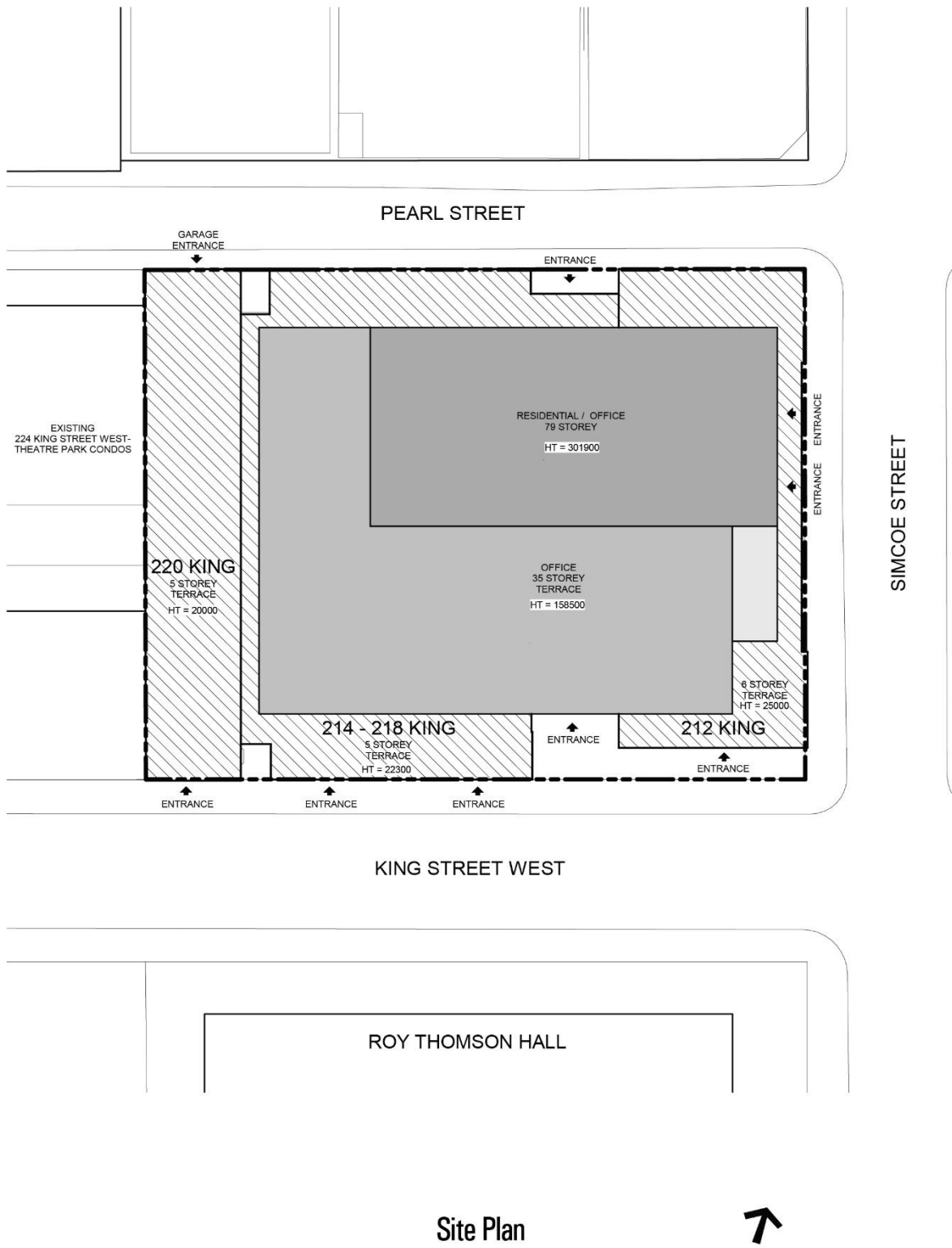


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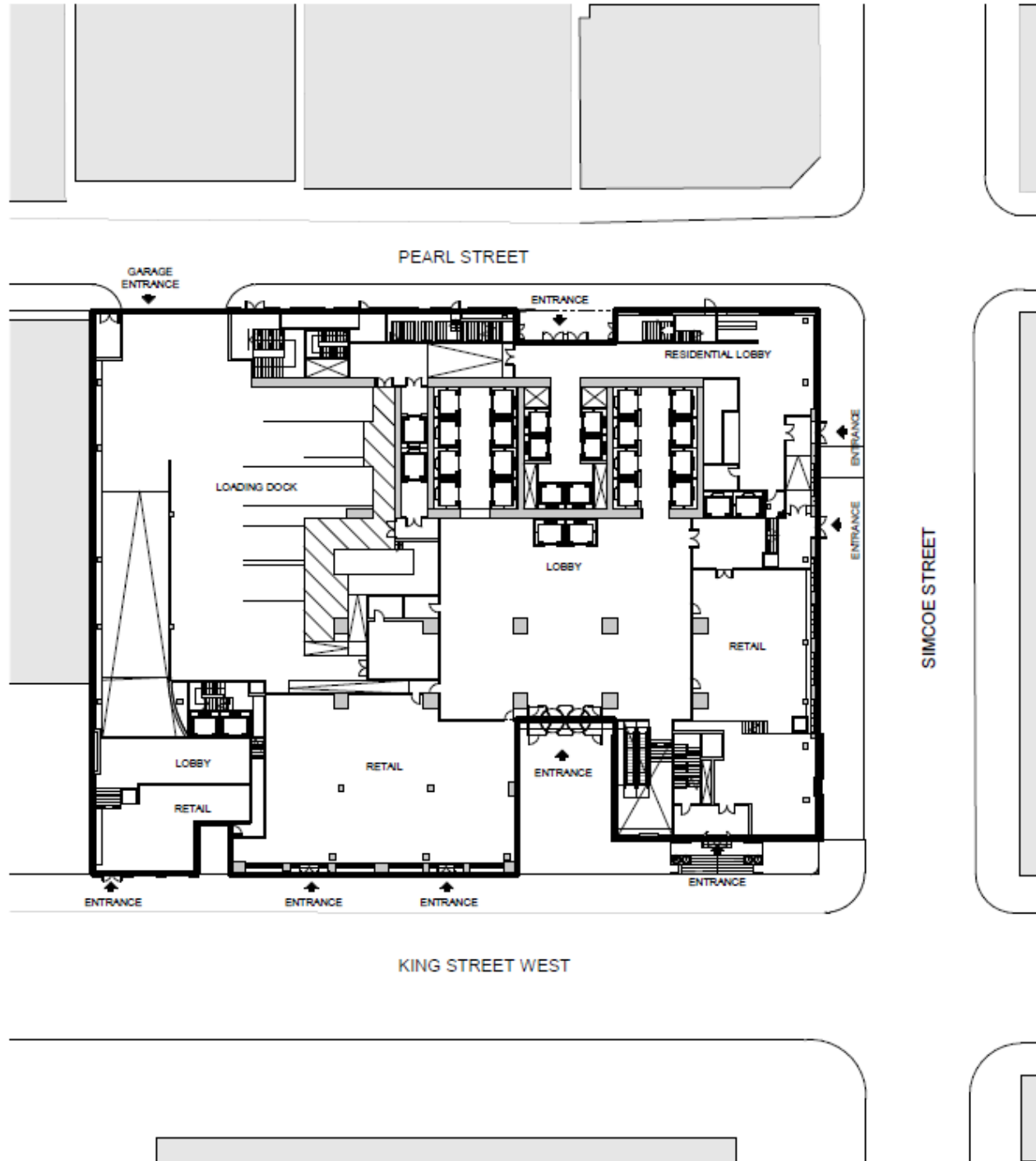
Attachment 3: 3D Model of Proposal in Context (South-West)



Attachment 4: Site Plan



Attachment 5: Ground Floor Plan



Attachment 6: Official Plan Map



Official Plan Land Use Map #18

212-220 King Street West

File # 20 227738 STE 10 02



Location of Application

Mixed Use Areas

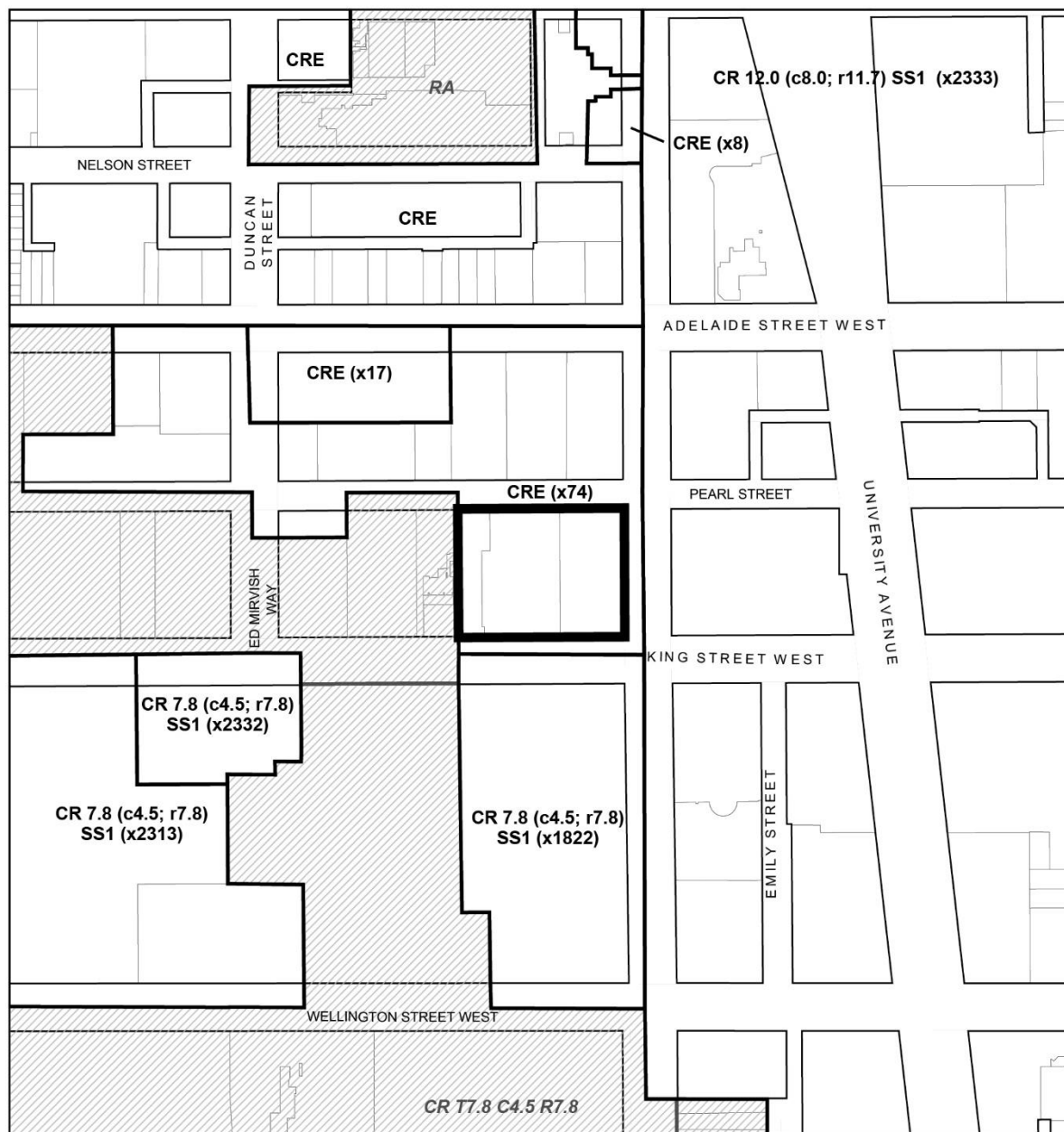
Parks

Regeneration Areas



Not to Scale
Extracted: 02/17/2021

Attachment 7: Zoning



Zoning By-law 569-2013

212-220 King Street West

File # 20 227738 STE 10 0Z



Location of Application

CR
CRE

Commercial Residential
Commercial Residential Employment



See Former City of Toronto By-law No. 438-86
RA Mixed-Use District



Not to Scale
Extracted: 02/17/2021

Attachment 8: Application Data Sheet

Municipal Address: 212 KING ST W Date Received: December 10, 2020

Application Number: 20 227738 STE 10 OZ

Application Type: OPA / Rezoning, OPA & Rezoning

Project Description: Proposal for an 80-storey mixed-use building containing 588 rental dwelling units. The proposed building would have a non-residential gross floor area of 63,348 square metres and a residential gross floor area of 39,586 square metres.

Applicant	Planner	Architect	Owner
DREAM ASSET MANAGEMENT CORPORATION	Urban Strategies Inc.	SHoP Architects	220 KSW INC.

EXISTING PLANNING CONTROLS

Official Plan Designation:	Regeneration Areas	Site Specific Provision:	N
Zoning:	CRE (x74)	Heritage Designation:	Y
Height Limit (m):	30	Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq m): 4,120 Frontage (m): 73 Depth (m): 57

Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):	3,198	3,198	632	3,830
Residential GFA (sq m):			39,586	39,586
Non-Residential GFA (sq m):	20,227	20,227	42,121	62,348
Total GFA (sq m):	20,227	20,227	81,707	101,934
Height - Storeys:	6	6	80	80
Height - Metres:	28	28	312	312

Lot Coverage Ratio (%): 92.97 Floor Space Index: 28.37

Floor Area Breakdown	Above Grade (sq m)	Below Grade (sq m)
Residential GFA:	39,586	

Retail GFA: 855
Office GFA: 61,493
Industrial GFA:
Institutional/Other GFA:

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:			588	588
Freehold:				
Condominium:				
Other:				
Total Units:			588	588

Total Residential Units by Size

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:					
Proposed:			382	147	59
Total Units:			382	147	59

Parking and Loading

Parking Spaces:	92	Bicycle Parking Spaces:	848	Loading Docks:	5
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