

600 King Street West – Zoning Amendment Application – Preliminary Report

Date: April 21, 2021

To: Toronto and East York Community Council

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

Ward 10 - Spadina-Fort York

Planning Application Number: 21 120904 STE 10 OZ

Listed Heritage Building on Site: Yes

Current Uses on Site: A 4-storey heritage building containing a restaurant, social club and associated uses, including a detached 1-storey service building located at the rear of the site.

SUMMARY

This report provides information and identifies a preliminary set of issues regarding the application to amend the Zoning By-law located at 600 King Street West. The application proposes to redevelop the site with an addition overtop of and behind the existing 4-storey heritage building, increasing the height of the existing building to a total of 9-storeys. The proposed development would have a height of 36.5 metres to the top of the roof and 41.5 metres including the mechanical penthouse. In addition to retaining the existing listed heritage building, the existing restaurant, social club and associated uses currently located within the building would also be retained. The new portions of the development would contain office and hotel uses.

Staff are currently reviewing the application. It has been circulated to all appropriate agencies and City divisions for comment. Together with the Ward Councillor, staff have identified a community consultation meeting date of May 27, 2021.

RECOMMENDATIONS

The City Planning Division recommends that:

1. Staff proceed with scheduling a community consultation meeting for the application located at 600 King Street West, together with the Ward Councillor, for the selected date of May 27, 2021.

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

The subject site contains a 4-storey listed heritage building located 4.8 metres from the east property line and 11.54 metres from the north property line which is proposed to be retained as part of the development. A 1-storey service building is located at the rear of the property, on the north property line, and would be demolished to accommodate the proposed development.

This application proposes to amend the Zoning By-law to permit the re-development of the site with an addition overtop of and behind the existing heritage building, increasing the height of the existing building to a total of 9-storeys. On the east side, a vertical addition is proposed to wrap the heritage building starting at the fourth storey, supported by four freestanding exterior columns. The proposed development would have a height of 36.5 metres to the top of the roof and 41.5 metres including the mechanical penthouse.

Along the King Street West frontage, the existing heritage building is located on the property line. Above this, the proposed addition would step back 5 metres from the existing King Street West façade for floors 5-7 and a total of 10.5 metres for floors 8-9, including the mechanical penthouse. The development would have a total gross floor area of 5,338 square metres and floor space index of 6 times the area of the lot.

Along the Portland Street frontage, the existing heritage building is also located on the property line. Above this, the new addition would be stepped back 3 metres from the property line at the 5th floor. Above this, a 1 metre cantilever is proposed, reducing the stepback to 2 metres for the remainder of the building, including the mechanical penthouse.

At the rear of the property, the first 4 floors of the new development would be located on the Portland Street, north and east property lines. Above this, the 5th floor of the new development would step back 3 metres, 5 metres and 1.6 metres from the Portland Street, north and east property lines, respectively. Starting at the 6th floor, the stepback

would be reduced to 2 metres from Portland Street and 2.5 metres from the north property line. Further, at floors 7-8, the stepback would increase to 4.3 m metres from the north property line and 4.8 metres from the east property line.

On the east side, the vertical addition which starts at the fourth floor would be located 1.6 metres from the east property line for floors 4-7. Floors 8-9 as well as the mechanical penthouse would be located 4.8 metres from the east property line.

The existing uses on the site, including the restaurant, social club and associated uses would be retained within the conserved heritage building and the new development would add a hotel component containing 26 hotel suites along with some office space.

Pedestrian access would be through the existing building from King Street West, with a secondary, accessible entrance at the east side of the building. The existing boulevard patio located on the west side along Portland Street would be maintained and a new patio is proposed within the setback area on the east side of the lot. The vertical addition on the east side would cantilever over the proposed patio space.

A total of 5 short term bicycle parking spaces are proposed within the exterior space on the east side of the building, and 4 long term spaces are proposed in the basement level. The existing building does not have any formal loading or car parking spaces. The proposal includes 1 Type-B and 1 Type-C loading space at the rear of the site internal to the building, with access from Portland Street. No vehicular parking spaces are proposed.

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 Attachments 1-7 of this report, for a three dimensional representation of the project in context, Location Map, proposed Site Plan and Application Data Sheet.

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).

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 Land Use Plan Map 18, as shown on Attachment 5.

The Downtown Plan

City Council adopted OPA 406 on May 22, 2018. OPA 406 included amendments to the Downtown section 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 2 - Intermediate, shown on Map 41-3-B of the Downtown Plan. Development in Mixed Use Areas 2 will include building typologies that respond to their site context, including low-rise, mid-rise and some tall buildings and the scale and massing of buildings will respect and reinforce the existing and planned context of the neighbourhood. Mixed Use Areas 2 provides for a diverse range of uses, including retail, service, office, institutional and residential. Further, 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.

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 West 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 were made to the King-Spadina Secondary Plan to recognize this growth and the evolution of the 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 infrastructure, 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. The applicant for the subject proposal has filed a site-specific appeal.

As noted above, the subject site is located within the West Precinct of King Spadina. Policy 6.12 in OPA 486 directs that development in the West Precinct will not exceed 50 metres in height including the mechanical penthouse and all projections. Additionally, Policy 6.14 directs that above the base building, development will include stepbacks from adjacent properties to provide separation distances between buildings that protect access to light, view and privacy. A minimum stepback of 5.5 metres will be provided from any property line that is not adjacent to a public street or public lane.

The site continues to be identified as Mixed Use Areas 2 on Map 16-2 of OPA 486, consistent with the Downtown Plan.

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

On September 11, 2020, the Ministry of Municipal Affairs and Housing approved 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.

The property at 600 King Street West was listed on the City's Heritage Register in 1973. It was also identified as a contributing property 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 By-law 569-2013 and RA (Reinvestment Area) in former City of Toronto Zoning By-law 438-86. These zones permit a range of residential, commercial, institutional and light industrial uses. The maximum height permitted is 23 metres plus 5 metres for a mechanical penthouse. The RA zoning category does not include maximum density provisions but rather, the building envelope is established through the performance standards, including height, setbacks and stepbacks.

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/>

Design Guidelines

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

- King-Spadina Urban Design Guidelines (2004 and 2006)

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

COMMENTS

Reasons for the Application

The Zoning By-law Amendment application seeks to obtain relief from the development criteria in Zoning By-law 569-2013 and Zoning By-law 438-86 as amended, as they relate to height, setbacks, stepbacks, parking and loading requirements. Through the review of the application, staff may identify additional areas of non-compliance with the 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 (2020) and the applicable Provincial Plans to establish the application's consistency with the PPS (2020) and conformity with the Growth Plan (2020).

Official Plan Conformity

Staff will continue to evaluate this planning application to determine its conformity with the Official Plan, the King-Spadina Secondary Plan and the King-Spadina Secondary Plan update (2020) and the Downtown Plan.

Heritage Impact and Conservation

The property at 600 King Street West, listed on the Heritage Register, has been identified as a contributing property containing a detached commercial building in the (under appeal) King-Spadina HCD Plan.

The site is also adjacent to 5 contributing properties within the King-Spadina HCD Plan. Of the 5 adjacent properties, 3 are listed on the City's Heritage Register, located at 579, 581 and 583 King Street West; 602 King Street West is designated under Part IV of the Ontario Heritage Act; and finally, City Council has stated its intention to designate the property located at 582 King Street West.

A Heritage Impact Assessment was submitted with the application and is under review. This application will be evaluated to determine if the proposed alterations to the heritage resource at 600 King Street West are consistent with applicable provincial and municipal policies.

Built Form, Planned and Built Context

Staff are assessing the suitability of the proposed heritage conservation strategy, massing, and other built form issues based on Provincial policies, the City's Official Plan (including the King-Spadina Secondary Plan and the Downtown Plan), the King-Spadina Heritage Conservation District Plan and the King-Spadina Design Guidelines. Staff will continue to work with the applicant to resolve these issues.

As part of the review of this application, staff will continue to assess:

- The proposed heritage conservation strategy;
- The proposed building massing, including setbacks, stepbacks and cantilevers;
- The proposed separation distance to adjacent properties;
- Location and number of bicycle parking spaces;
- The proposed site access;
- Public realm enhancements on and surrounding the site and
- Provision and location of the proposed loading spaces.

Tree Preservation

The application is subject to the provisions of the City of Toronto Municipal Code, Chapter 813 Articles II (Street Trees By-law). There are 5 City owned trees immediately adjacent to the site and the application proposes to remove 1 of these trees. Depending on work within the tree protection zone, City staff identified that another tree may need to be removed. The applicant has submitted a Tree Preservation Plan that is currently under review by City staff.

Infrastructure/Servicing Capacity

The applicant has submitted the following studies and reports which are being reviewed by Engineering and Construction Services staff: a Functional Servicing & Stormwater Management Report and Transportation Impact Study. A Hydrogeological report is required and still pending. Staff will continue to review 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.

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. Tier 1 performance measures are secured on site plan drawings and through a Site Plan Agreement or Registered Plan of Subdivision. Staff will continue to assess the TGS Checklist submitted by the applicant for compliance with the Tier 1 performance measures. Through the Site Plan approval process, staff will work with the applicant to achieve Tier 2 or higher.

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

CONTACT

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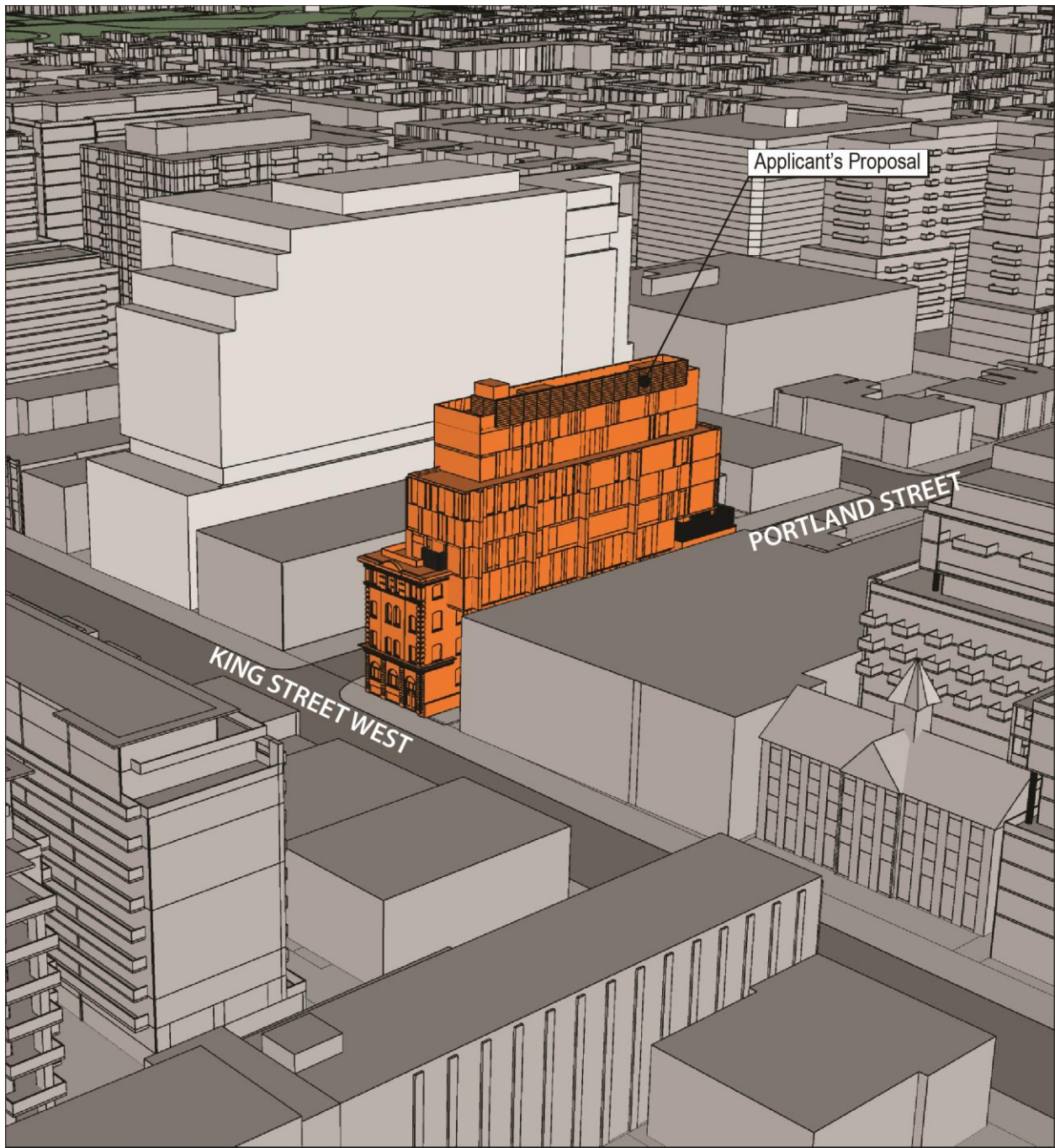
SIGNATURE

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

ATTACHMENTS

Attachment 1: 3D Model of Proposal in Context - northwest view
Attachment 2: 3D Model of Proposal in Context - southeast view
Attachment 3: Location Map
Attachment 4: Site Plan
Attachment 5: Official Plan Map
Attachment 6: Zoning Map
Attachment 7: Application Data Sheet

Attachment 1: 3D Model of Proposal in Context - Northwest View

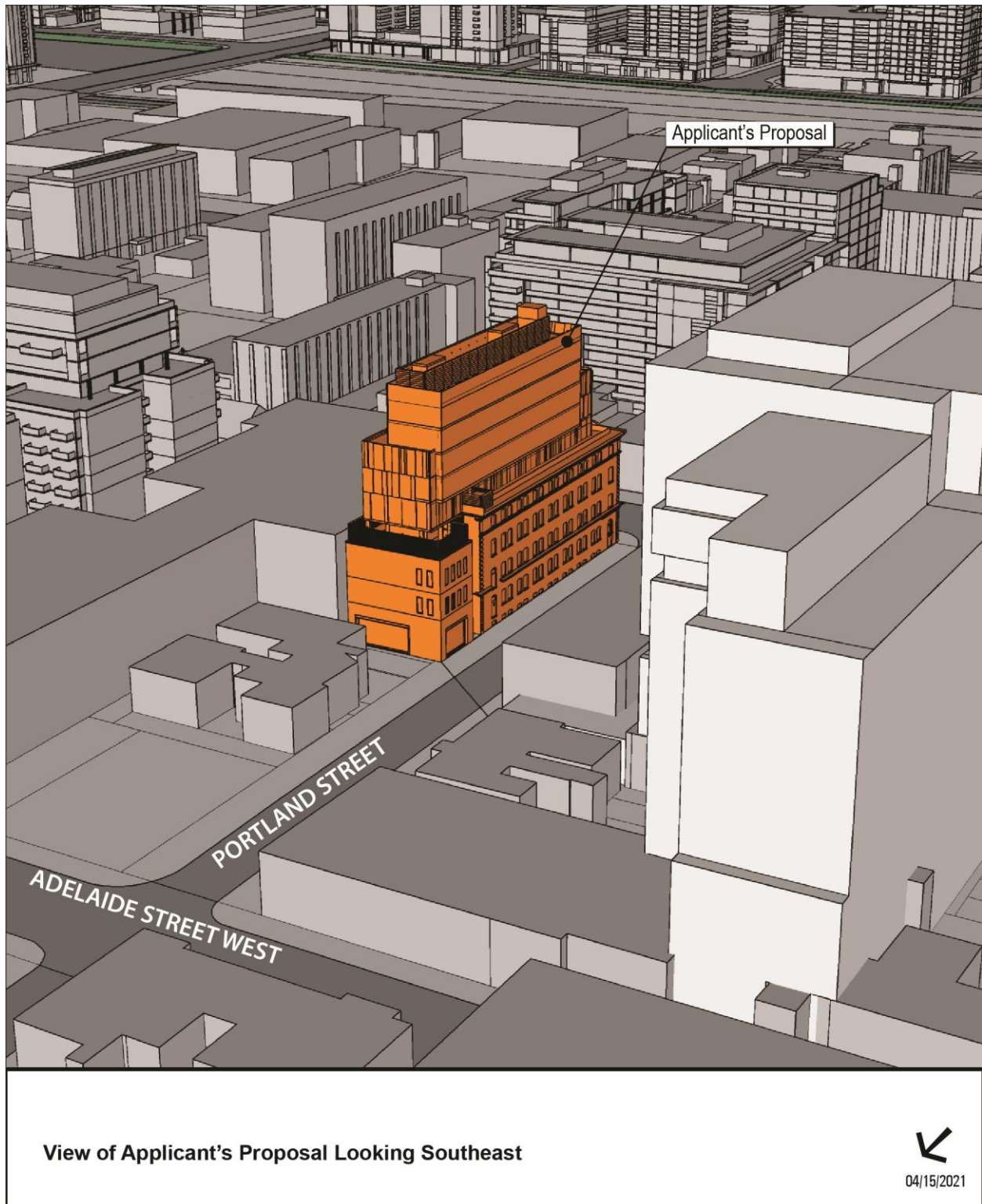


View of Applicant's Proposal Looking Northwest

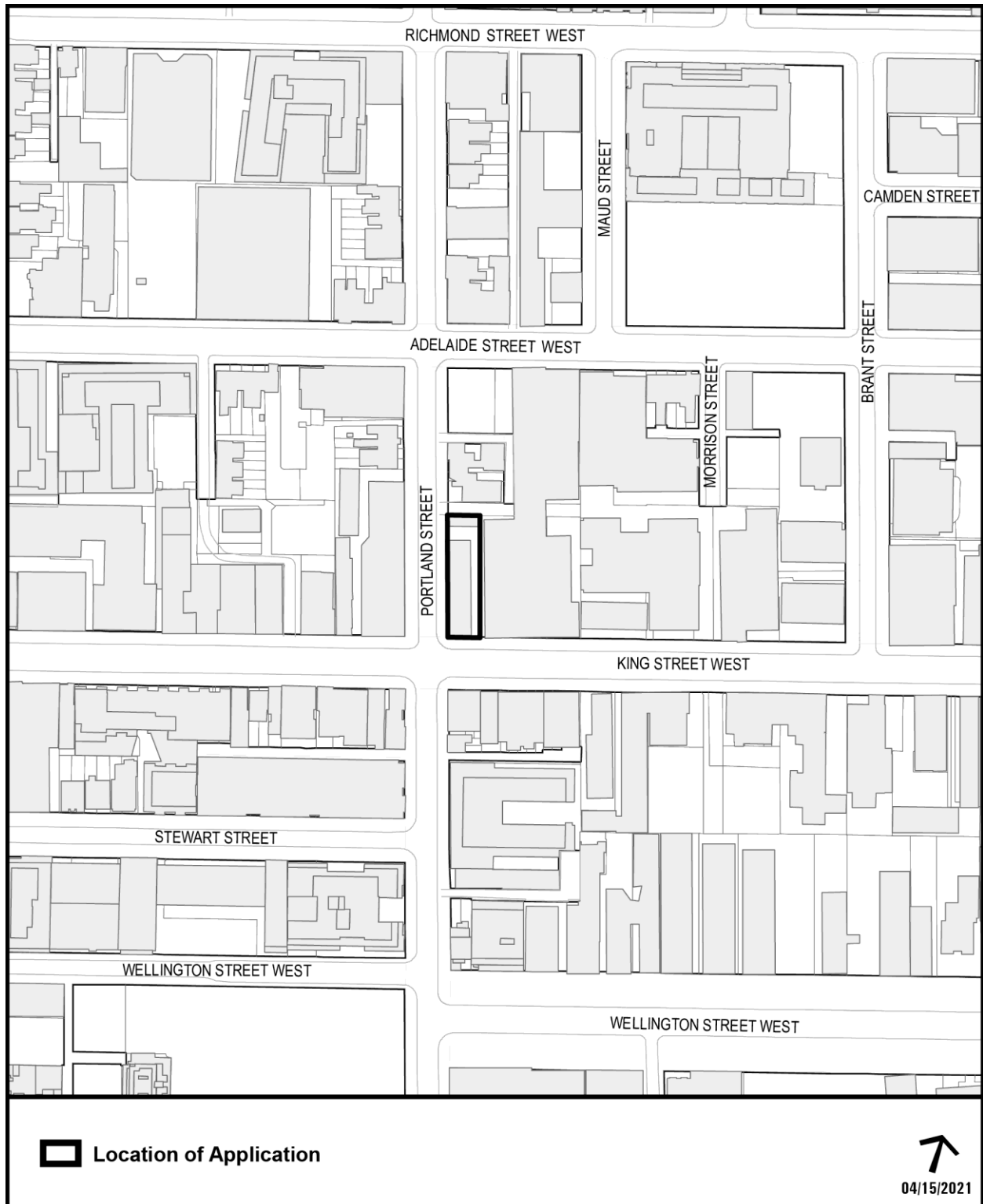


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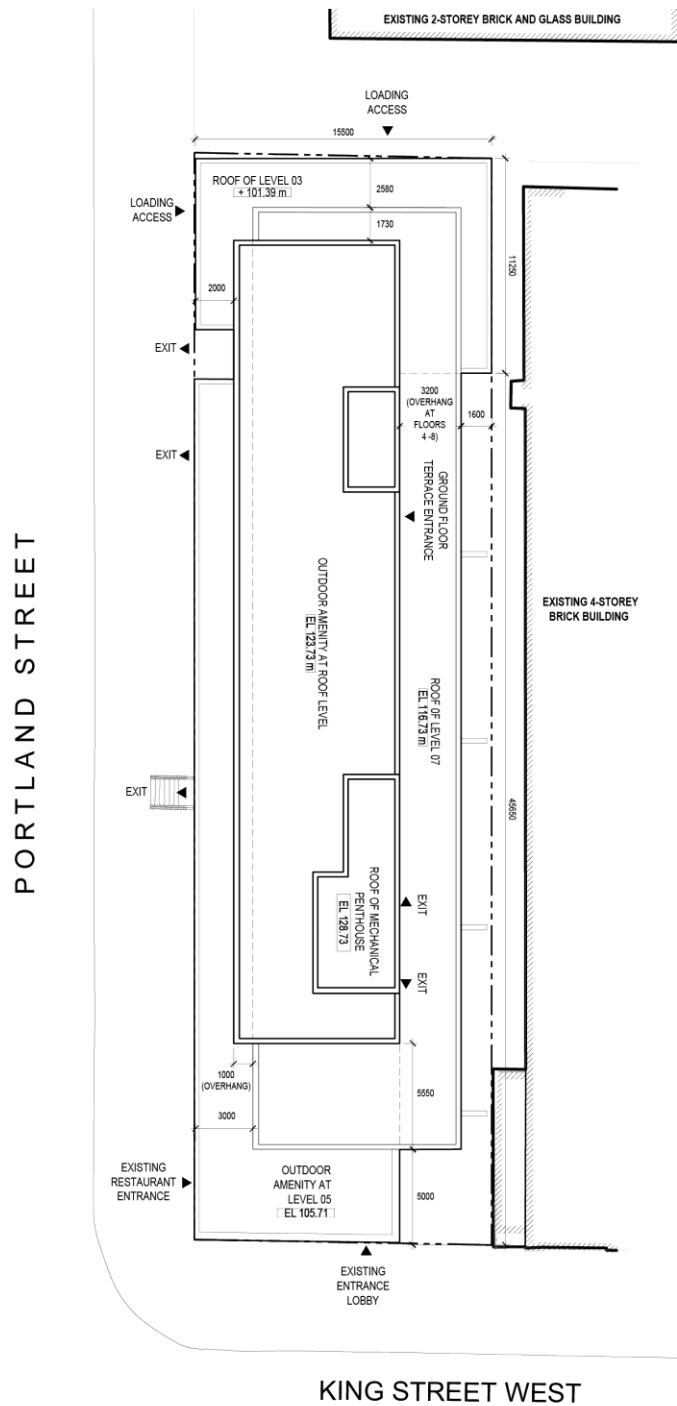
Attachment 2: 3D Model of Proposal in Context - Southeast View



Attachment 3: Location Map



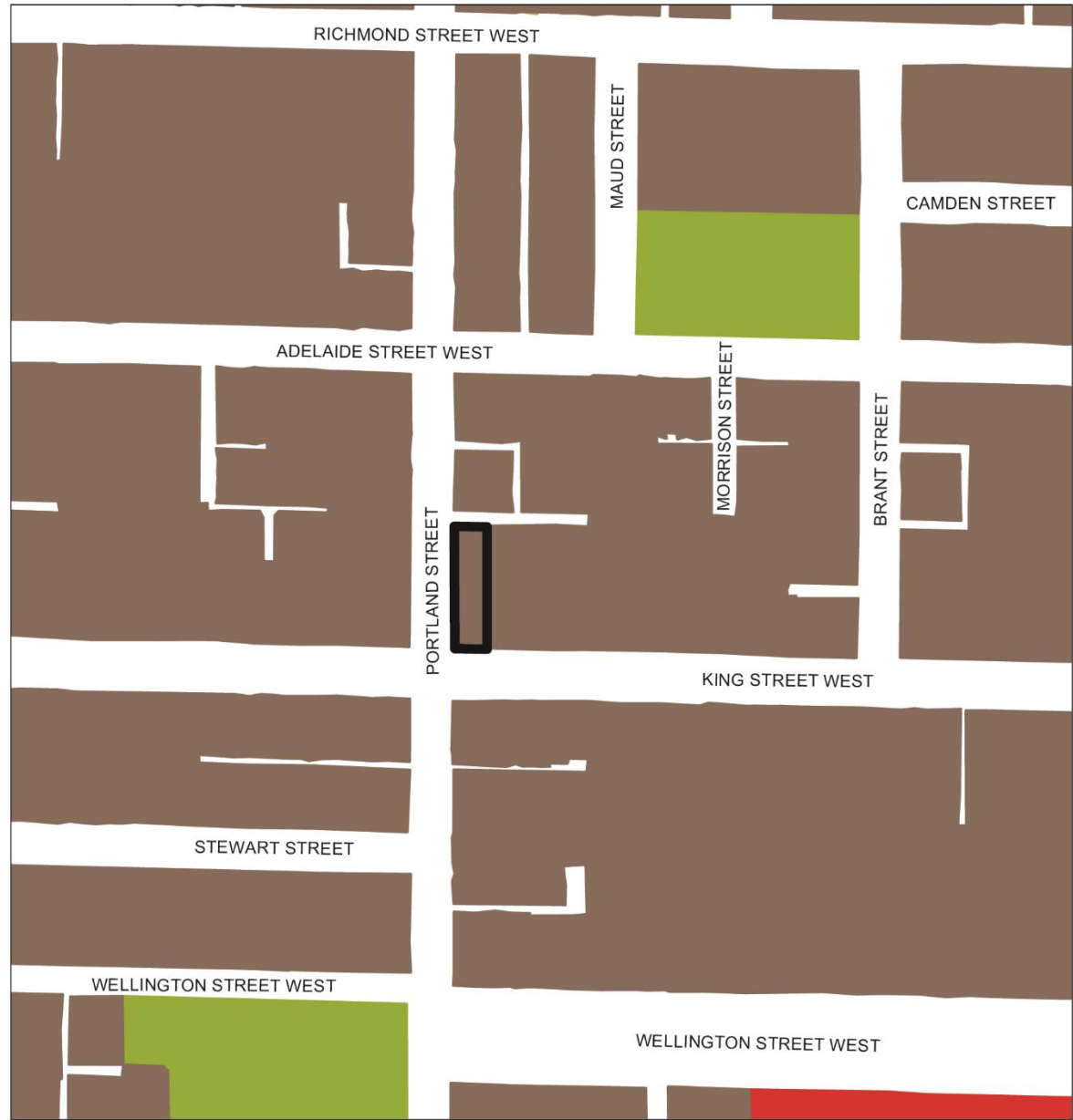
Attachment 4: Site Plan



Site Plan



Attachment 5: Official Plan Map



600 King Street West

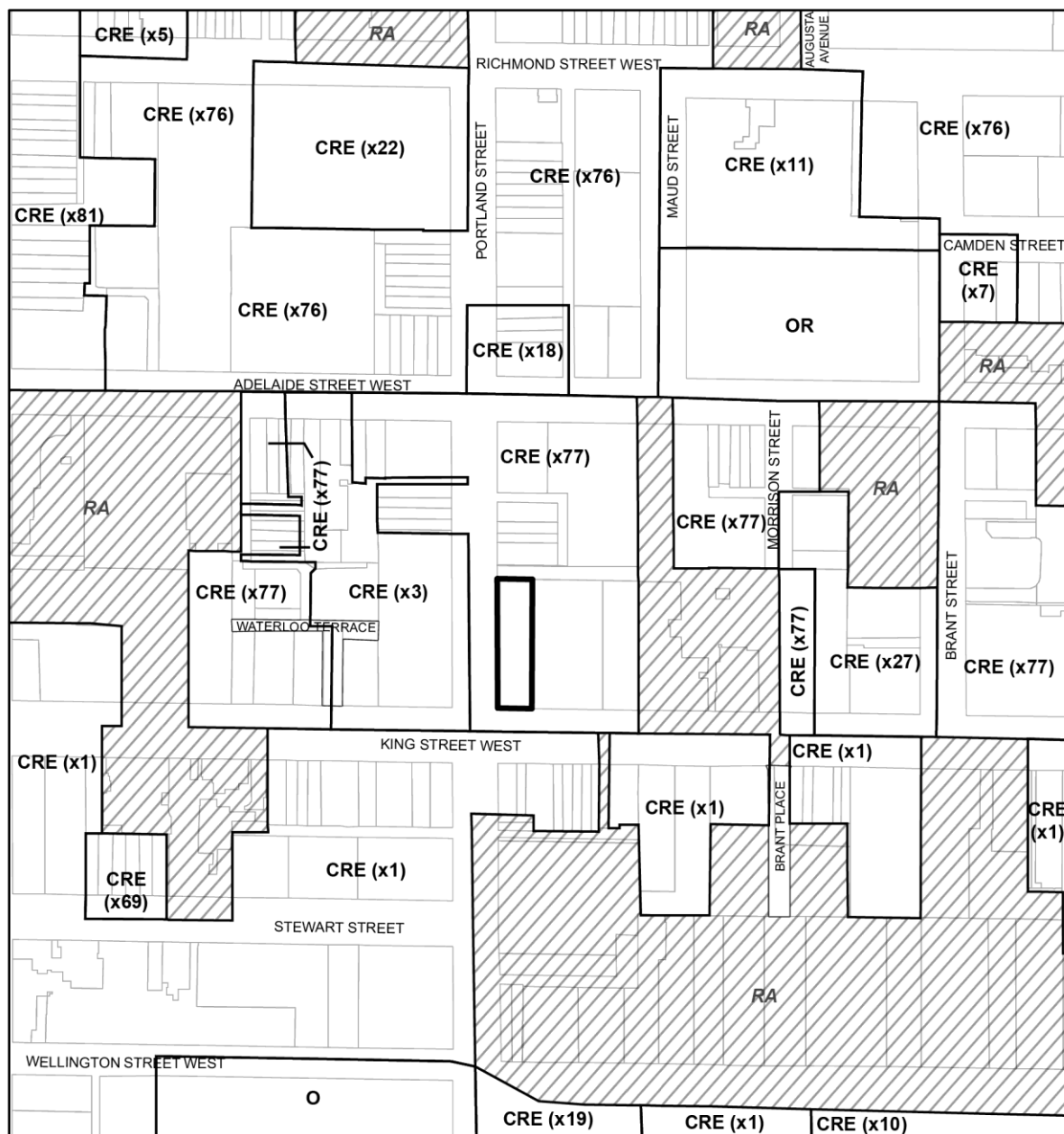
Official Plan Land Use Map

File # 21 120904 STE 10 0Z

-  Location of Application
-  Mixed Use Areas
-  Parks
-  Regeneration Areas

↑
Not to Scale
04/15/2021

Attachment 6: Zoning Map



Zoning By-law 569-2013

600 King Street West

File # 21 120904 STE 10 OZ



Location of Application

CRE Commercial Residential Employment



OR Open Space
Open Space Recreation



See Former City of Toronto By-law No. 438-86

MCR
RA

Mixed-Use District
Mixed-Use District



Not to Scale
Extracted: 04/15/2021

Attachment 7: Application Data Sheet

Municipal Address: 600 KING STREET WEST Date Received: February 26, 2021
 Application Number: 21 120904 STE 10 OZ
 Application Type: OPA / Rezoning, Rezoning
 Project Description: Zoning Amendment Application to permit the re-development of the site with an addition overtop of and behind the existing heritage building, increasing the height of the existing building to a total of 9-storeys (36.5 metres to the top of the building and 41.5 metres to the top of the mechanical penthouse). The existing 4-storey heritage building is proposed to be incorporated into the development. The development would have a gross floor area of 5,340 square metres, would include 9 bicycle spaces, zero parking spaces, 1 Type B and 1 Type C loading space.

Applicant	Agent	Architect	Owner
MHBC PLANNING LTD	MHBC PLANNING LTD	E.R.A ARCHITECTS INC	600 KW LIMITED

EXISTING PLANNING CONTROLS

Official Plan Designation:	Regeneration Areas	Site Specific Provision:
Zoning:	CRE (x77)	Heritage Designation: Y
Height Limit (m):	23	Site Plan Control Area: Y

PROJECT INFORMATION

Site Area (sq m): 885 Frontage (m): 16 Depth (m): 57

Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):	461	461	93	554
Residential GFA (sq m):	N/A		N/A	
Non-Residential GFA (sq m):	2,278	2,278	3,060	5,338
Total GFA (sq m):	2,278	2,278	3,060	5,338
Height - Storeys:	4	4	9	9
Height - Metres:			36.5	36.5

Lot Coverage Ratio 62.59 Floor Space Index: 6.03
(%):

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

Residential GFA:

Retail GFA: 2,278

Office GFA: 1,034

Industrial GFA:

Institutional/Other GFA: 1,210

Parking and Loading

Parking Spaces: Bicycle Parking Spaces: 9 Loading Docks: 2

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