

296-300 King Street East and 56-60 Berkeley Street – Official Plan and Zoning By-law Amendment Application – Preliminary Report

Date: January 31, 2021

To: Toronto and East York Community Council

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

Ward: 13 - Toronto Centre

Planning Application Number: 21 235932 STE 13 OZ

Related Applications: 21 235937 STE 13 CD

Heritage Buildings on Site: Yes

Current Uses on Site: A 1-storey commercial building at 296 King Street East, 3-storey mixed-use building with ground floor commercial and one rental dwelling unit at 300 King Street East and 56 Berkeley Street, and 1-storey commercial building at 58-60 Berkeley Street.

SUMMARY

This report provides information and identifies a preliminary set of issues regarding the application located at 296-300 King Street East and 56-60 Berkeley Street. The application proposes a 34-storey (115.9 metres, including mechanical penthouse) mixed-use building with ground floor retail uses and 364 residential dwelling units.

The application has been circulated to all appropriate agencies and City divisions for comment. City Planning staff will proceed to schedule a community consultation meeting for the application, in consultation with the Ward Councillor. Staff note that the application is not supportable in its current form.

RECOMMENDATIONS

The City Planning Division recommends that:

1. Staff schedule a community consultation meeting for the application located at 296-300 King Street East and 56-60 Berkeley Street 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.

DECISION HISTORY

A pre-application meeting was held with the applicant on November 1, 2021 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 policies; compliance with the Tall Building Guidelines; heritage conservation; and transition to adjacent low-rise areas.

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.

THE APPLICATION

Complete Application Submission Date: On December 9, 2021, the applicant was sent a Notice of Incomplete application.

Description

This application proposes to amend the Zoning By-law for the property at 296-300 King Street East and 56-60 Berkeley Street to permit a 34-storey (115.9 metres, including mechanical penthouse) mixed-use building with ground floor retail and 364 dwelling units. The proposal consists of 1,188 square metres of retail use and 22,522 square metres of residential use, for a total of 23,710 square metres in an overall Floor Space Index ("FSI") of 17.1 times the lot area. The residential unit mix provided includes 49 studio units (32%), 139 one-bedroom units (38%), 64 two-bedroom units (18%), and 43 three-bedroom units (12%).

The proposal includes 46 vehicle parking spaces which are dedicated to the residential component of the development. The vehicle parking spaces are provided within a 4-level underground garage and accessed via two vehicle elevators off of the public lane, Pompadour Lane, located adjacent to the northwest corner of the site and accessed from Adelaide Street East. One Type G loading space is provided which is also accessed via the public lane. A total of 366 bicycle parking spaces (329 long-term spaces and 37 short-term spaces) are provided on the floors 1 and P1 to P4.

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 of this report for the location map, Attachment 2 and 3 for three dimensional representations of the project in context, Attachment 4 for the proposed site plan drawing and Attachment 7 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 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.

The Official Plan Amendment Application proposes an amendment to the Downtown Plan to redesignate a portion of the site from *Mixed Use Areas 4* to *Mixed Use Areas 2*.

Site Plan Control

The application is subject to Site Plan Control. A Site Plan Control application has been submitted and is under review.

POLICY CONSIDERATIONS

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* of Ontario (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. 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

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.

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 on lands shown as *Downtown and Central Waterfront* on Map 2 of the Official Plan. The site is designated as *Regeneration Areas* on Map 18 of the Official Plan. 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.

The western portion of the site is designated *Mixed Use Areas 2 - Intermediate* on Map 41-3-B and the eastern portion of the site along the Berkeley Street frontage is designated *Mixed Use Areas 4 - Local* on Map 41-3-D. Development in *Mixed Use Areas 2* will include building typologies that respond to their site context, including midrise and some tall buildings, and development in *Mixed Use Areas 4* will be of a low-rise scale, generally four storeys or less in height, which will be compatible with the existing physical character of the neighbourhood as well as the planned context. 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>

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. 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. The site is also located within the Old Town of York Area of Special Identity on Map 15-3 - 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.

On May 5, 2021, City Council approved the updated King-Parliament Secondary Plan and supplementary Zoning By-laws. The applicant has appealed both the Secondary Plan and the supplementary Zoning By-law.

The proposed King-Parliament Secondary Plan can be found here: <https://www.toronto.ca/city-government/planning-development/planning-studiesinitiatives/king-parliament-secondary-plan-review/>

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 setbacks and separation distances for buildings taller than 24 metres.

OPA 352 and Zoning By-laws 1106-2016 and 1107-2016 were appealed to OLT 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 May 28, 2021, the OLT partially approved modifications to OPA 352 and the Zoning By-laws, however, some properties remain under site-specific appeal.

The Official Plan Amendment and associated Zoning By-law Amendments can be found here: <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2016.TE18.7>

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 OLT. 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 OLT 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 OLT 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 298-300 King Street East and 56 Berkeley Street is listed on the City's Heritage Register and is identified as a contributing property in the St. Lawrence Neighbourhood HCD Plan. The properties at 296 King Street East and 58-60 Berkeley Street are identified as non-contributing in the St. Lawrence Neighbourhood HCD Plan.

The site is also adjacent to a number of listed heritage properties: 302-306 King Street East; 53-73 Berkeley Street; 359-361 King Street East and 54 Berkeley Street; and 528 Adelaide Street East and 70 Berkeley Street.

Zoning By-laws

Under the City's harmonized Zoning By-law 569-2013, the site is zoned CRE (x41), CRE (x57) and CRE (x1). This zone permits a wide range of residential, commercial, industrial, recreational and institutional uses. The current zoning permits a height of 12.0 metres. See Attachment 6: Zoning By-law Map.

The By-law includes 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).

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/>

As part of the recent King-Parliament Secondary Plan Review, By-law 393-2021 rezoned the site to CR SS1 (x339). The permitted height is 12.0 metres along the Berkeley Street frontage, 16.0 metres along the King Street East frontage, and 90.0 metres for the northwest portion of the site. By-law 393-2021 is currently under appeal.

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 OLT 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>

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;
- Retail Design Manual;
- Best Practices for Bird-Friendly Glass;
- Best Practices for Effective Lighting; and
- Toronto Accessibility Design Guidelines.

The City's Design Guidelines may be found here: <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/>.

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; an appropriate range of housing to accommodate a range of incomes and household sizes is provided; 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 Downtown Plan and King-Parliament Secondary 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; the King-Parliament Secondary Plan; the Downtown Plan (OPA 406); OPA 352; and the City's Design Guidelines and identify necessary changes with the aim of arriving at a proposal supportable by staff.

The following preliminary issues have been identified:

- The proposed building height exceeds the existing and planned context and does not achieve an appropriate transition to adjacent sites; and

- The proposed building is not complying with a number of the City's tall building performance standards including tower setbacks, stepbacks, and separation distances.

Staff will continue to assess:

- The appropriateness of the site for a tall building, and the suitability of the proposed scale, height and massing, including setbacks and stepbacks, in relation to the area's existing and planned built form character and scale, and site characteristics;
- The appropriateness of the base building's mass and height, including compliance with the *Mixed Use Areas 4* designation;
- The proposed development's compatibility with the historic main street character of King Street East;
- The appropriateness of the tower step backs above the base building;
- The appropriateness of the tower setbacks and separation distances;
- The adequacy of the location and amount of proposed outdoor amenity space;
- The appropriateness of the proposed unit mix and sizes; and
- The appropriateness of the amount of proposed non-residential GFA.

Public Realm

Staff will continue to review the proposed built form in relation to the public realm including:

- The appropriateness of the proposed enhancements to the public realm, including sidewalk widths and streetscape design along King Street East and Berkeley Street;
- The suitability of the proposed pedestrian realm and the relationship of the building to the street; and
- Pedestrian level wind conditions along King Street East and Berkeley Street.

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.

City Planning staff will engage in discussions with the applicant, the Ward Councillor, and other City divisions to evaluate potential opportunities for the 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) and III (Private Tree By-law). The applicant has submitted an Arborist Report and a Tree Inventory and Preservation Plan. Staff will assess the appropriateness of the applicant's Preservation Plan.

Heritage Impact & Conservation

The property at 298-300 King Street East and 56 Berkeley Street is listed on the City's Heritage Register and is identified as a contributing property in the St. Lawrence Neighbourhood HCD Plan. The site is also adjacent to a number of listed heritage properties: 302-306 King Street East; 53-73 Berkeley Street; 359-361 King Street East and 54 Berkeley Street; and 528 Adelaide Street East and 70 Berkeley Street.

A Heritage Impact Assessment was submitted and is currently under review by City staff.

The Heritage Impact Assessment submitted with the application is under review by staff to evaluate the impact that the proposal will have on the on-site and the adjacent cultural heritage resources. Staff will seek to ensure that the proposed development conserves and enhances the cultural heritage value of the on-site and adjacent properties.

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.

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.

The applicant has incorporated a CS&F review into the Planning Justification report submitted in support of the application, and staff are reviewing this material for completeness.

Infrastructure/Servicing Capacity

In support of the proposed development, the applicant has submitted the following studies and reports for review by Engineering and Construction Services and Transportation Services staff: Geotechnical Study, Hydrogeological Report, Servicing report, Stormwater Management Report, and Transportation Impact Study.

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.

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.

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.

The proposal at its current height and density would be subject to Section 37 contributions under the *Planning Act*. Further discussion with the Ward Councillor, City staff, residents, and the applicant will be required to determine the extent and nature of the required Section 37 community benefits should the application be approved in some form.

Other Matters

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.

Next Steps

City Planning staff will host a Community Consultation Meeting.

City staff will work with the applicant to resolve the preliminary issues discussed in this report and any additional issues that may be identified by staff and the public. City Planning staff will report back at the appropriate time in the review of the application. If a

Final Report is prepared, the report will proceed to the Toronto and East York Community Council meeting which will serve as the Statutory Public Meeting as required by the Planning Act, before being considered by City Council for a decision.

CONTACT

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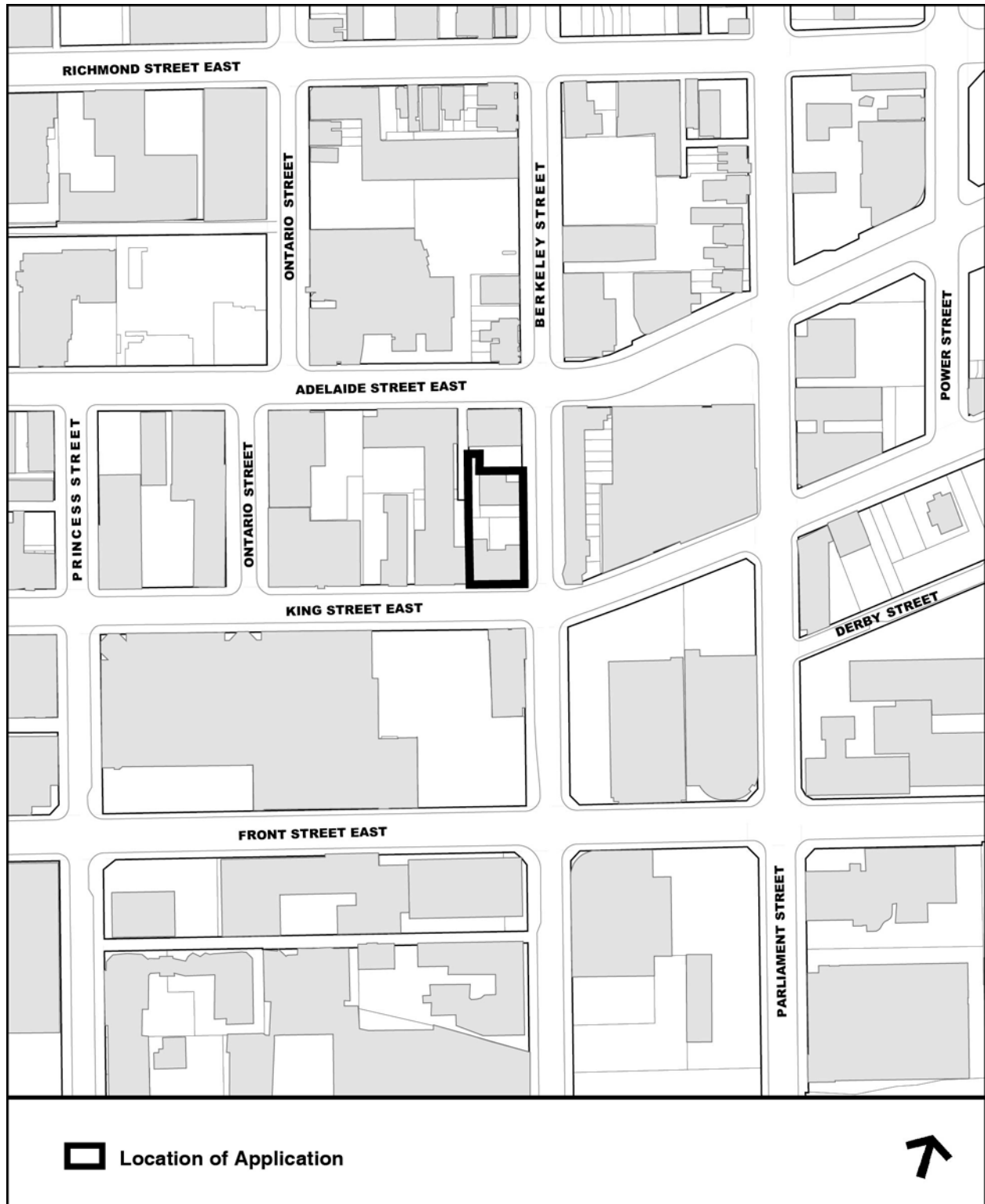
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Lynda H. Macdonald, MCIP, RPP, OALA, FCSLA
Director, Community Planning, Toronto and East York District

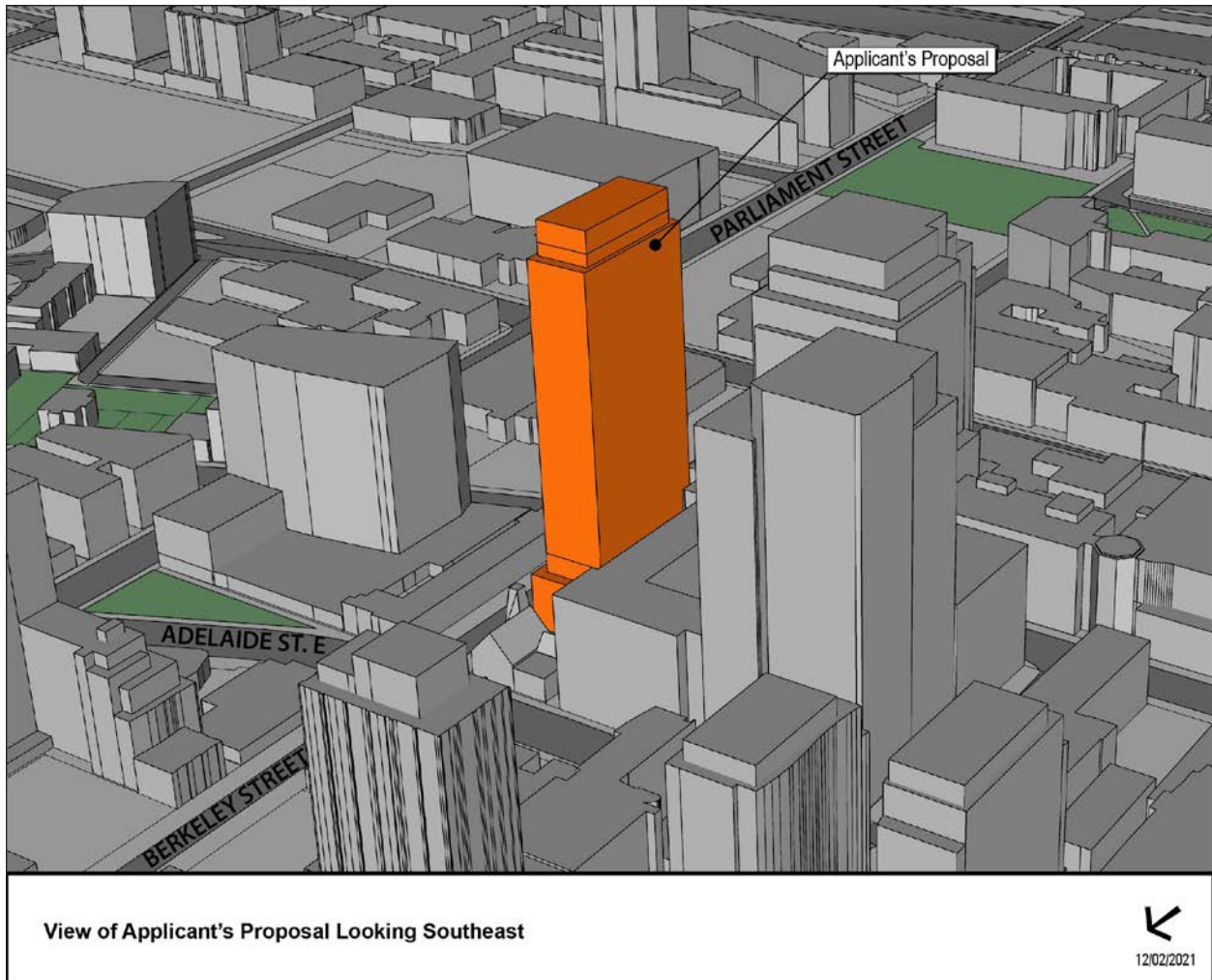
ATTACHMENTS

Attachment 1: Location Map
Attachment 2: 3D Model of Proposal in Context Looking Southeast
Attachment 3: 3D Model of Proposal in Context Looking Northwest
Attachment 4: Site Plan
Attachment 5: Official Plan Map
Attachment 6: Zoning By-law Map
Attachment 7: Application Data Sheet

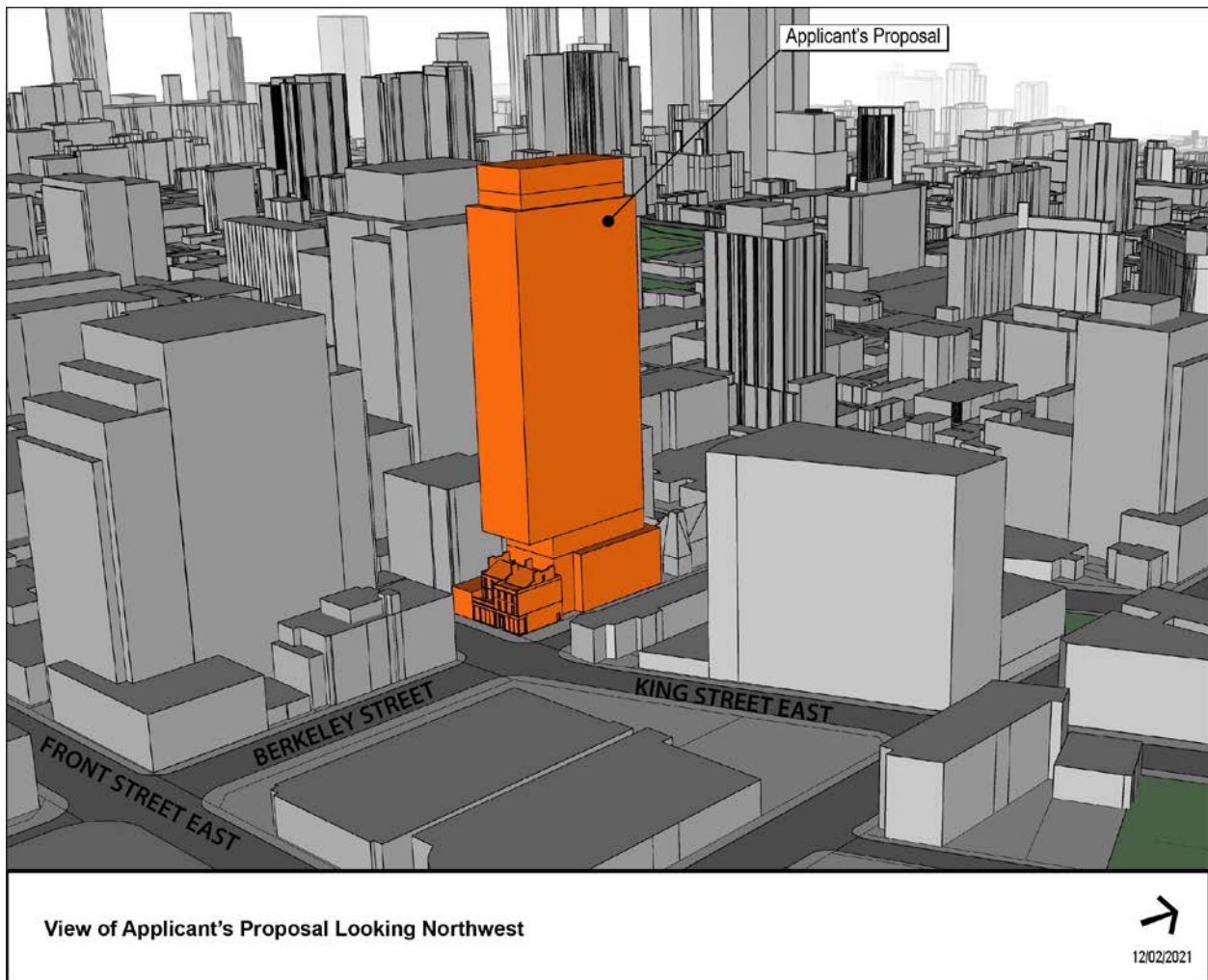
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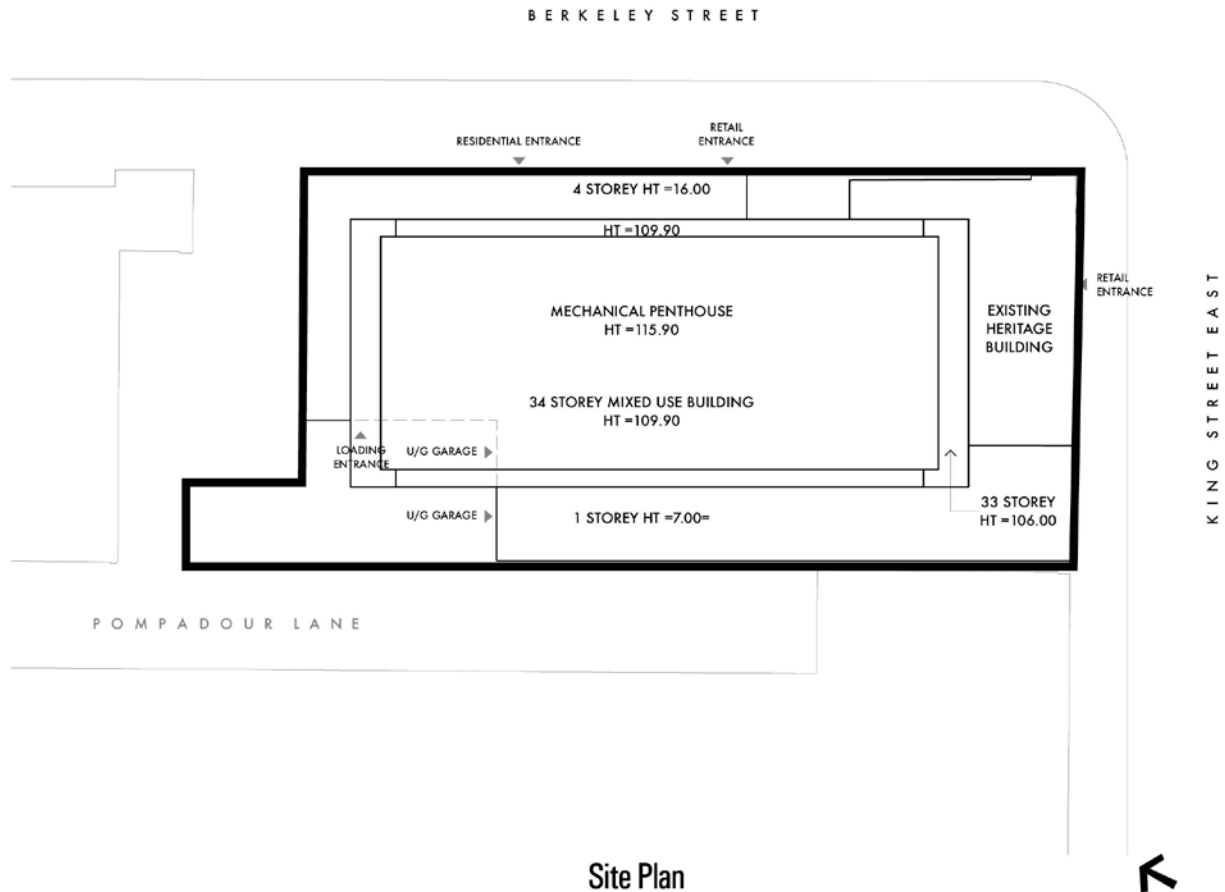
Attachment 2: 3D Model of Proposal in Context Looking Southeast



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



Attachment 4: Site Plan



Site Plan

Attachment 5: Official Plan Map



296-300 King Street East & 56-60 Berkeley Street

Official Plan Land Use Map #18

File # 21 235932 STE 13 0Z



Location of Application



Mixed Use Areas



Parks

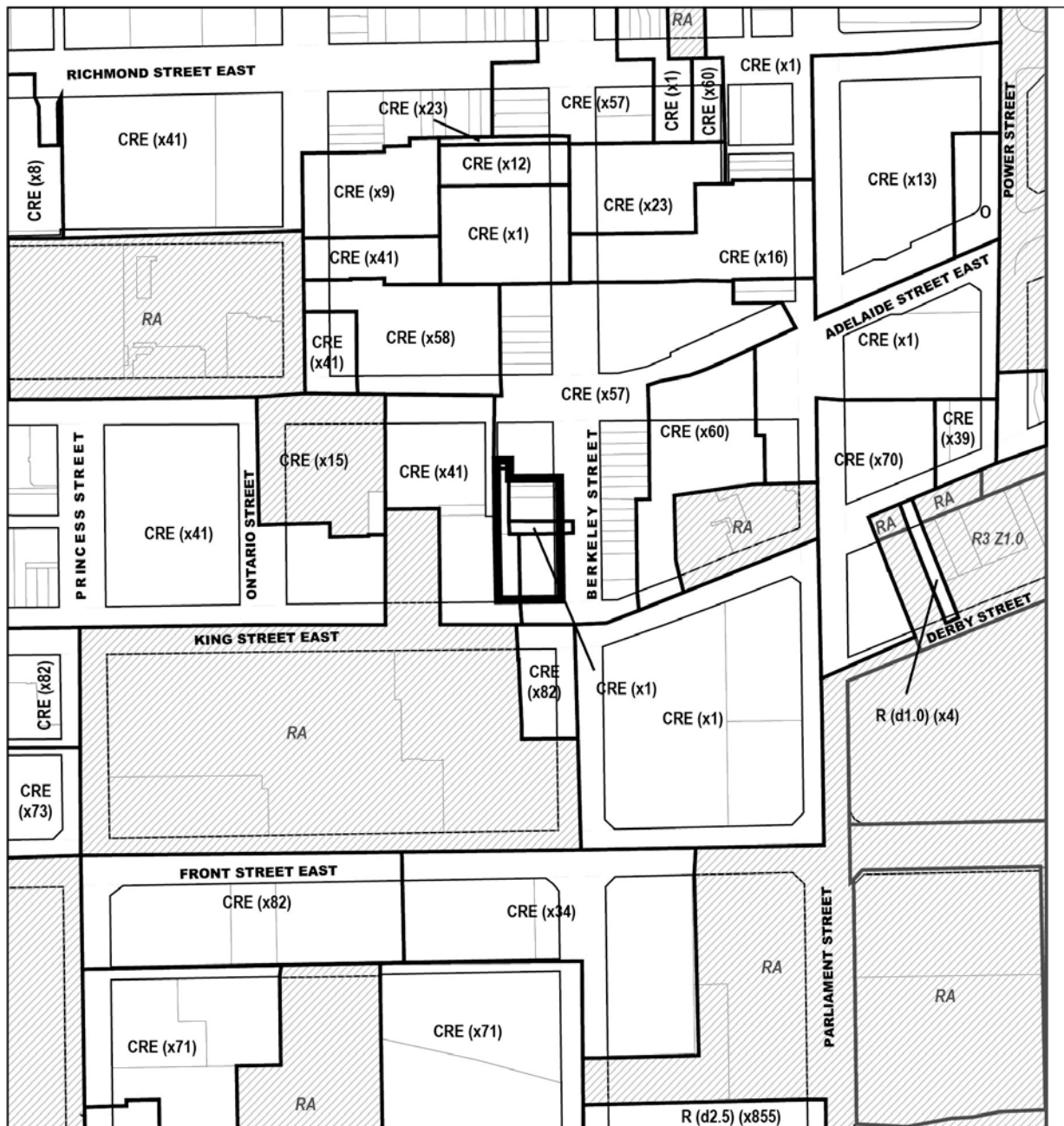


Regeneration Areas



Not to Scale
Extracted: 11/15/2021

Attachment 6: Zoning By-law Map



Zoning By-law 569-2013

296-300 King Street East & 56-60 Berkeley Street

File # 21 235932 STE 13 0Z

Location of Application
R Residential
CR Commercial Residential
CRE Commercial Residential Employment
O Open Space

See Former City of Toronto By-law No. 438-86
R3 Residential District
RA Mixed-Use District
IC Industrial District



Not to Scale
 Extracted: 11/15/2021

Attachment 7: Application Data Sheet

Municipal Address: 296-300 KING ST E & 56-60 BERKELEY ST
Date Received: November 9, 2021

Application Number: 21 235932 STE 13 OZ

Application Type: Opa & Rezoning

Project Description: 34-storey mixed-use building

Applicant	Agent	Architect	Owner
AIRD & BERLIS LLP	Bousfields Inc.	Architects Alliance	58/60 BERKELEY CORP

Existing Planning Controls

Official Plan Designation:	Regeneration Areas	Site Specific Provision:	Downtown Plan; King-Parliament Secondary Plan
Zoning:	CRE (x41, x57, x1, x339) SS1	Heritage Designation:	y
Height Limit (m):	12, 16, 90	Site Plan Control Area:	Y

Project Information

Site Area (sq m): 1,386 Frontage (m): 51 Depth (m): 26

Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):			1,166	1,166
Residential GFA (sq m):			22,522	22,522
Non-Residential GFA (sq m):	825		1,188	1,188
Total GFA (sq m):	825		23,710	23,710
Height - Storeys:	3		34	34
Height - Metres:			110	110

Lot Coverage Ratio (%): 84.13 Floor Space Index: 17.11

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

Residential GFA: 22,522

Retail GFA: 1,188

Office GFA:

Industrial GFA:

Institutional/Other GFA:

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:	1			
Freehold:				
Condominium:			364	364
Other:				
Total Units:	1		364	364

Total Residential Units by Size

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:					
Proposed:		49	208	64	43
Total Units:		49	208	64	43

Parking and Loading

Parking Spaces: 46 Bicycle Parking Spaces: 366 Loading Docks: 1

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