

778-788 King Street West – Zoning By-law Amendment Application – Preliminary Report

Date: March 31, 2022

To: Toronto and East York Community Council

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

Ward: 10 - Spadina-Fort York

Planning Application Numbers: 21 237249 STE 10 OZ

SUMMARY

This report provides information and identifies a preliminary set of issues regarding the Zoning By-law Amendment application for an 18 storey mixed-use building comprised of 714 square metres of retail space on the ground floor and 373 residential units above.

The application has been circulated to all appropriate City divisions and public agencies for comment. In consultation with the Ward Councillor.

RECOMMENDATIONS

The City Planning Division recommends that:

1. The City Planning Division recommends that this report be received for information.

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 SITE

Description: The site is located west of Bathurst Street in the Niagara neighbourhood, and is generally rectangular in shape with an approximate area of 2,127 square metres. The site has a frontage of approximately 73.2 metres along King Street West and is bounded to its north by a 3.96-metre wide public laneway. The site is generally flat and does not contain any trees, shrubs or plantings within the public boulevard.

Existing Uses: 2-storey office building (778 King Street West), 1-storey fitness club (780 King Street West), 2.5 and 3 storey office buildings (784 and 786 King Street)

West) and a 2-storey building containing a restaurant on the lower level and a fitness club on the upper level (788 King Street West).

Heritage Resources: Heritage Planning staff have determined that the property at 778 King Street West meets the Ontario Regulation 9/06 criteria, prescribed for municipal designation under Part IV, Section 29 of the Ontario Heritage Act, for its heritage value. As such, the property is a significant built heritage resource, and staff recommend that City Council state its intention to designate the individual property at 778 King Street West under Part IV, Section 29 of the Ontario Heritage Act. On March 23, 2022, the Toronto Preservation Board recommended that the City include the property at 778 King Street West on the City of Toronto's Heritage Register.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2022.PB32.1>

Official Plan Designation: Mixed Use Areas

See Attachment 5 of this report for the Official Plan Land Use Map. The Toronto Official Plan can be found here:

<https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/official-plan/>.

Garrison Common North Secondary Plan: The site is within the Garrison Common North Secondary Plan. The Secondary Plan's major objectives include ensuring that new development is integrated into the established City fabric, and that a variety of land uses and densities are permitted, while being sensitive to and protecting employment uses. Additional objectives relate to new developments providing community services and facilities, and providing a range of housing types in terms of size, type, affordability and tenure.

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.

Zoning: Mainstreets Commercial Residential (MCR T3.0 C1.0 R2.5), with a height limit of 36.0 metres (zoned under the former City of Toronto By-law 438-86).

See Attachment 6 of this report for the existing Zoning By-law Map. The City's Zoning By-law 569-2013 can be found here:

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

THE APPLICATION

Complete Application Submission Date: November 17, 2021

Description: An 18-storey (63.3 metres including mechanical penthouse) mixed-use building, with a stepback at the tenth floor to create a 9-storey streetwall height along King Street and the laneway to the North.

Density: 11.68 times the area of the lot.

Dwelling Units: The proposed 373 dwelling units include 192 studio units (51%), 84 one-bedroom (23%), 48 two-bedroom (13%), and 49 three-bedroom (13%) units.

Access, Parking and Loading: Access to the 3-level underground garage, containing 99 parking spaces, is proposed from the public laneway at the rear of the subject site, which runs in an east west direction, from Tecumseth Street to the west property line of the subject site.

The proposed 388 bicycle parking spaces are located on all levels of the underground garage and include 40 short-term and 348 long-term bicycle parking spaces.

An internalized Type G loading space located on the ground floor is proposed to be accessed at the southeast corner of the site, off King Street.

Additional Information

See Attachments 2, 3, 4 and 7 of this report for a three-dimensional representation of the project in context, a site plan of the proposal, and the Application Data Sheet, respectively. Detailed project information including all plans and reports submitted as part of the application can be found on the City's Application Information Centre at: www.Toronto.ca/778KingStW.

Reason for the Application

The Zoning By-law Amendment application proposes to amend the former City of Toronto Zoning By-Law No. 438-86 and bring it into City-wide Zoning By-law 569-2013, to increase the permitted height and density, as well as to revise other development standards as necessary to accommodate the proposal.

Site Plan Control

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

COMMENTS

ISSUES TO BE RESOLVED

The application has been circulated to City divisions and public agencies for comment. Staff will review this application to determine its consistency with the Provincial Policy Statement, conformity with A Place to Grow: Growth Plan for the Greater Golden Horseshoe, and conformity to the Official Plan.

City Council has declared a Climate Emergency, and set goals to achieve net zero greenhouse gas emissions by 2040 or sooner. To support strong communities and a high quality of life, development should positively contribute to its neighbourhood, including efforts toward climate change mitigation and resilience.

The following preliminary issues have been identified to be resolved:

- Conservation of the 2-storey building at 778 King Street West;
- Proposed total height of the building and base building in relation to the existing and planned built form context of the area including massing, transition and scale;
- The shadow and wind impacts on adjacent properties and the public realm;
- The proposed front yard setback, streetwall height along King Street West and the public laneway, step-back of the upper floors, and setback from the rear property line;
- The appropriate provision of vehicular parking spaces and traffic;
- The appropriateness of direct site access from the public laneway;
- The unit mix and size;
- The location and layout of indoor and outdoor amenity space;
- The provision of affordable housing;
- The quality of the public realm including the relationship of the ground floor and lower levels of the building to the street, the provision of unencumbered sidewalks, and the adequate provision of street furniture and bicycle parking;
- The infrastructure capacity (water, sewage, hydro, community services and facilities, etc.) to accommodate the proposed development;
- The applicant is encouraged to pursue Tier 2, 3 or 4 of the Toronto Green Standard, for climate change mitigation and resilience purposes; and,
- The provision of in-kind benefits pursuant to Section 37 of the Planning Act, in the event the application proceeds to approval. The City's Fair Wage Policy and Labour Trades Contractual Obligations will apply to such work.

Additional Issues

Additional issues may be identified through the review of the application, division and 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.

A Statutory Public Meeting will be held, as required by the *Planning Act*, at a Toronto and East York Community Council meeting, when a Final Report is prepared.

CONTACT

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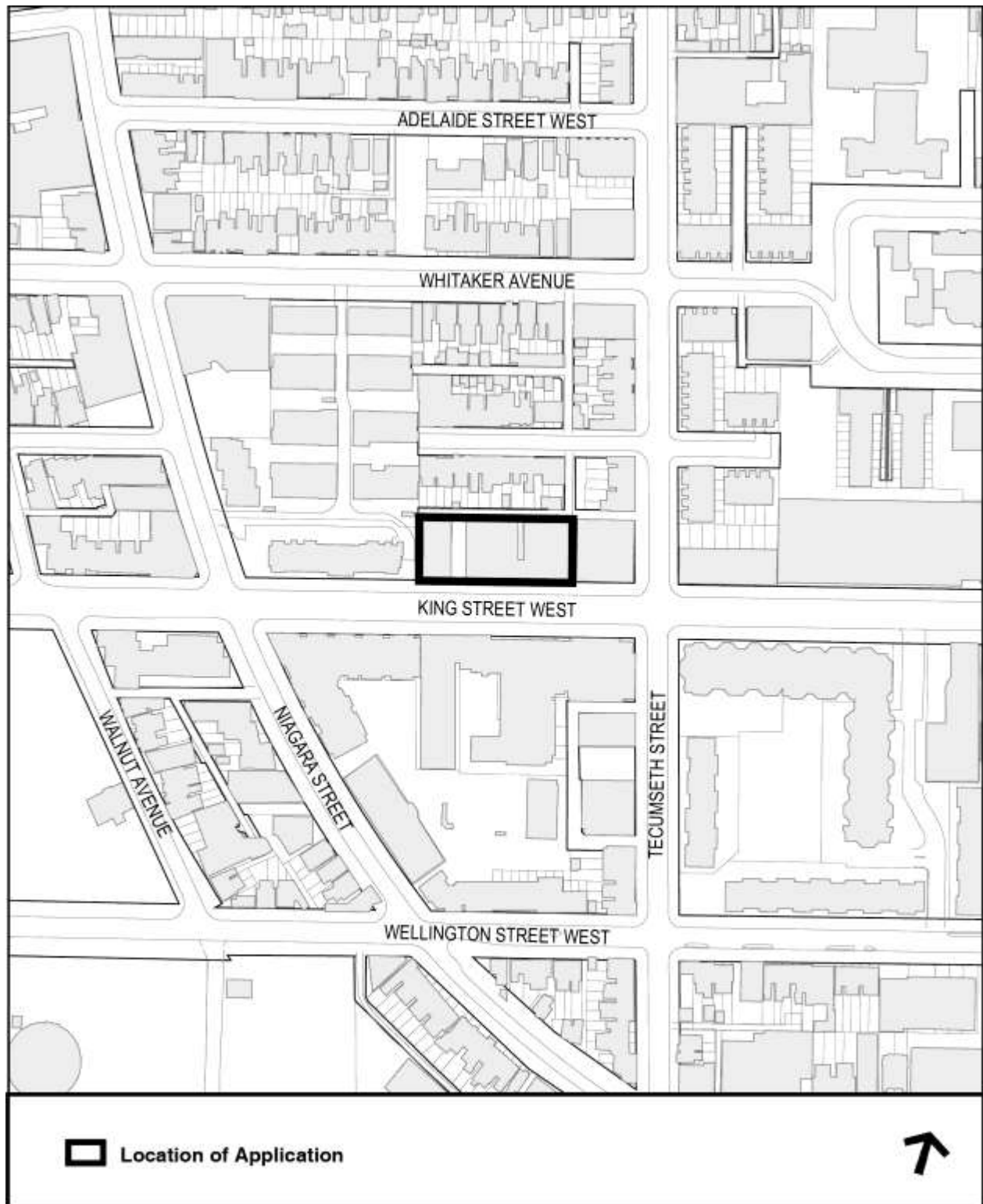
SIGNATURE

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

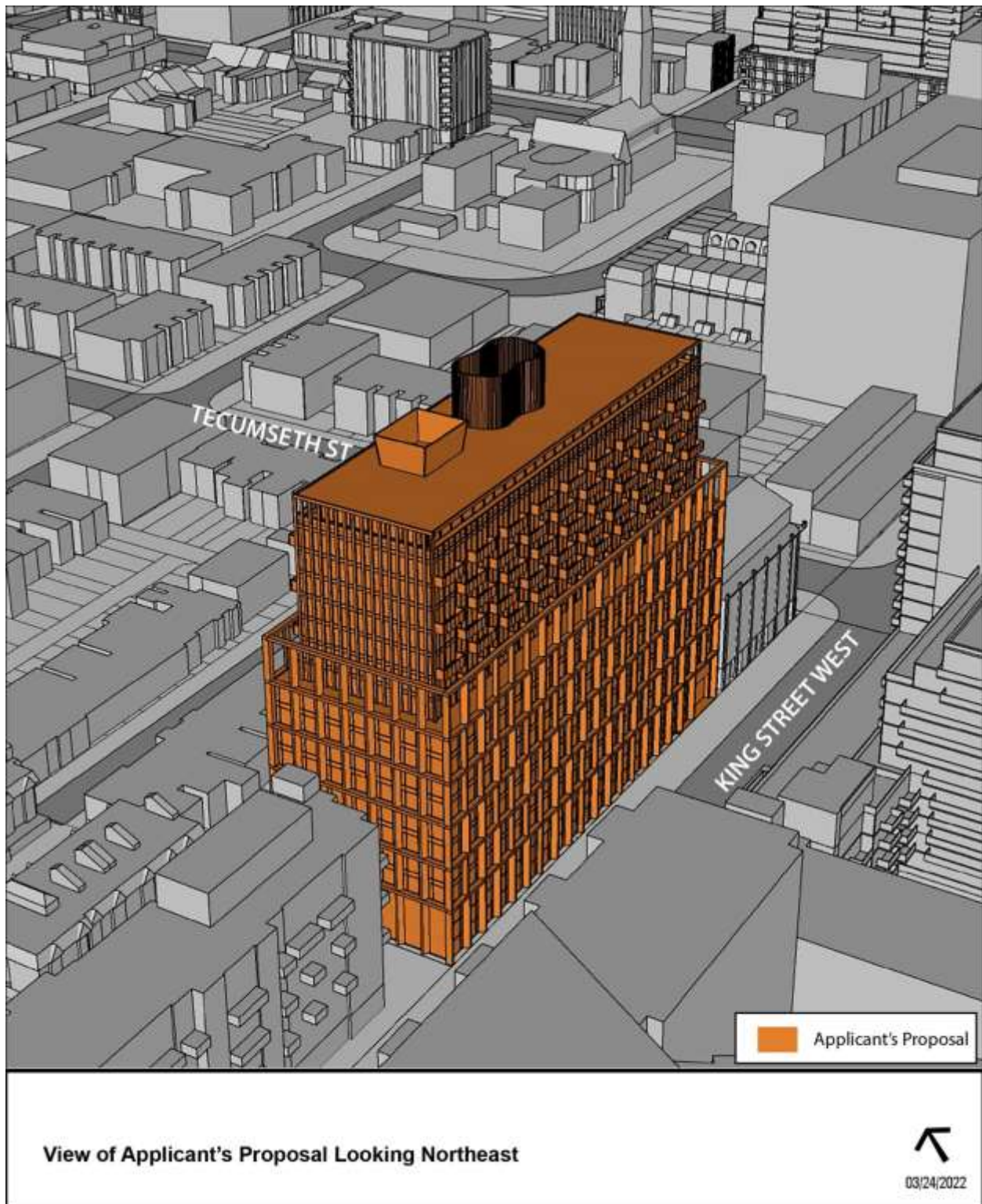
ATTACHMENTS

Attachment 1: Location Map
Attachment 2: 3D Model of Proposal in Context - Looking Northeast
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

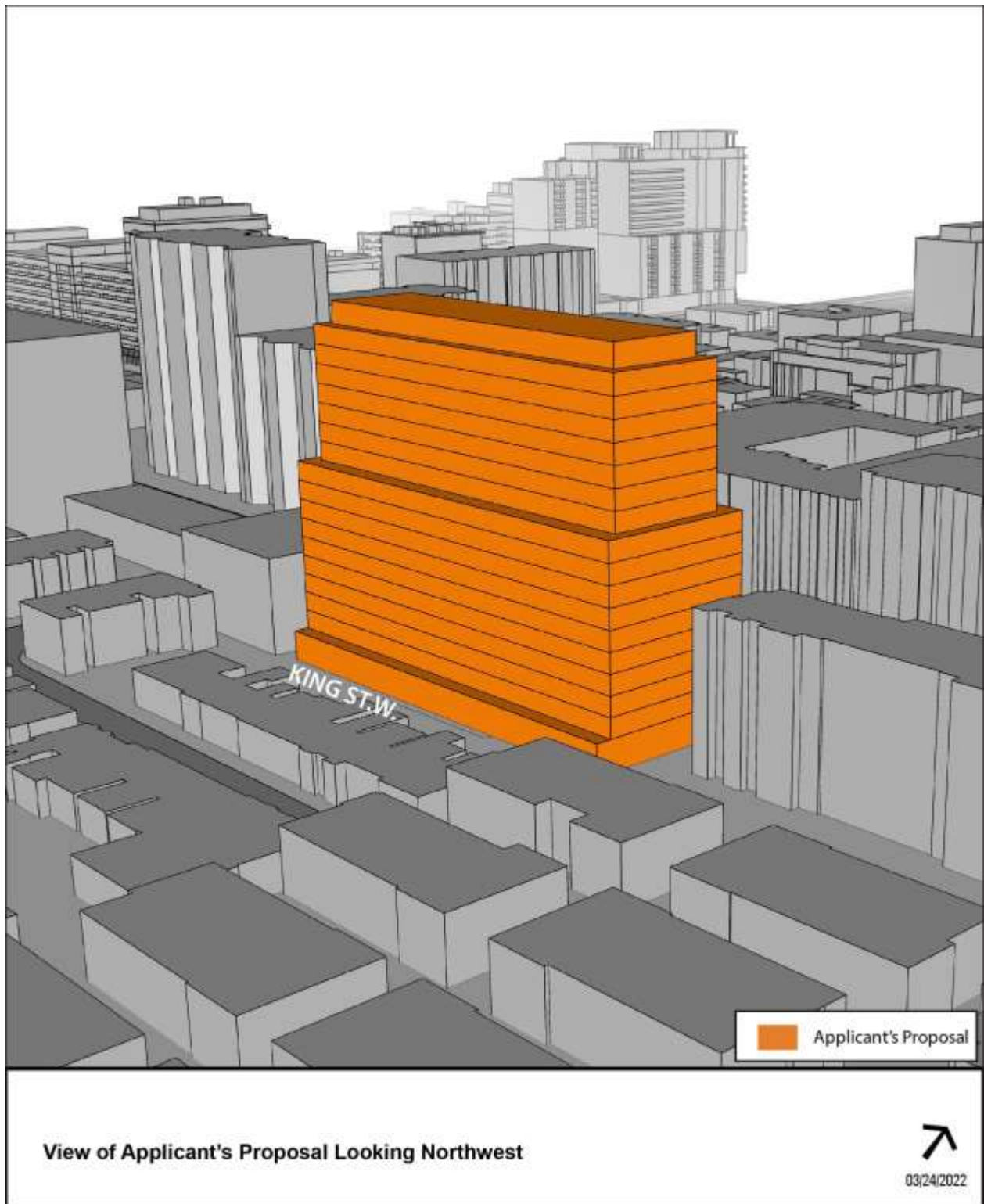
Attachment 1: Location Map



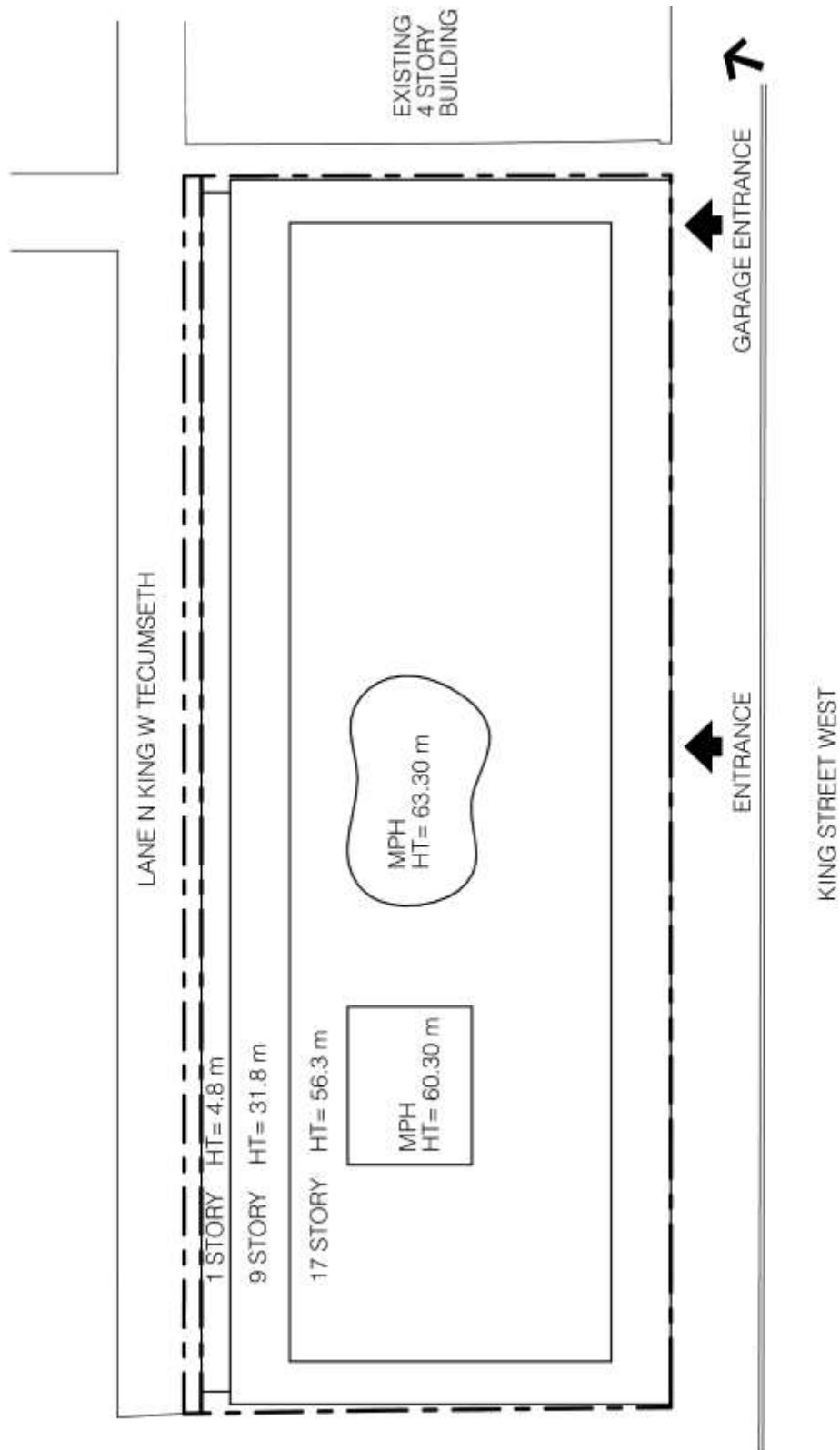
Attachment 2: 3D Model of Proposal in Context



Attachment 3: 3D Model of Proposal in Context



Attachment 4: Site Plan



Attachment 5: Official Plan Map



Official Plan Land Use Map 18

778-788 King Street West

File # 21 237249 STE 10 02



Location of Application

Neighbourhoods

Mixed Use Areas

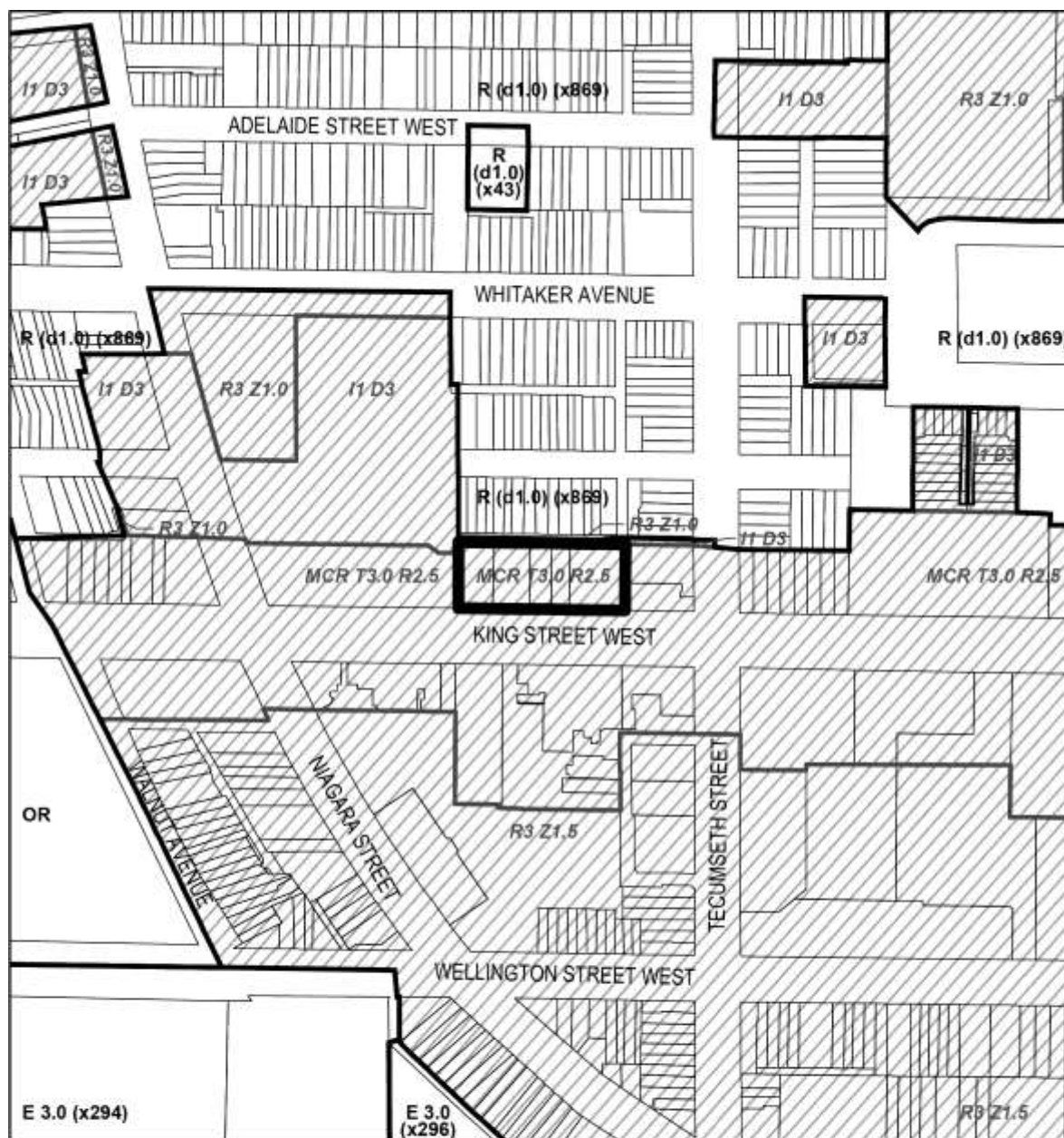
Parks

Regeneration Areas



Not to Scale
Extracted: 11/15/2021

Attachment 6: Zoning By-law Map



Zoning By-law 569-2013

778-788 King Street West

File # 21 237249 STE 10 02

	Location of Application		See Former City of Toronto By-law No. 438-86
R	Residential	R3	Residential District
E	Employment Industrial	MCR	Mixed-Use District
OR	Open Space Recreation	I1	Industrial District

↑
Not to Scale
Extracted: 03/18/2022

Attachment 7: Application Data Sheet

Municipal Address: 778 KING ST W Date Received: November 12, 2021

Application Number: 21 237249 STE 10 OZ

Application Type: OPA / Rezoning, Rezoning

Project Description: Zoning By-law amendment to facilitate the redevelopment of the site for an 18-storey mixed-use building having a non-residential gross floor area of 714 square metres, and a residential gross floor area of 24,126 square metres. 373 residential units are proposed.

Applicant	Agent	Architect	Owner
AIRD & BERLIS LLP			BEL-UNIFORMS BUILDING INC

EXISTING PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:	Garrison Common North Secondary Plan
Zoning:	MCR T3.0 C1.0 R2.5	Heritage Designation:	
Height Limit (m):	36	Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq m): 2,127 Frontage (m): 73 Depth (m): 29

Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):			1,923	1,923
Residential GFA (sq m):			24,126	24,126
Non-Residential GFA (sq m):			714	714
Total GFA (sq m):			24,840	24,840
Height - Storeys:	3		17	17
Height - Metres:			56	56

Lot Coverage Ratio (%)	90.41	Floor Space Index:	11.68
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Floor Area Breakdown	Above Grade (sq m)	Below Grade (sq m)
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Residential GFA: 24,126
 Retail GFA: 714
 Office GFA:
 Industrial GFA:
 Institutional/Other GFA:

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:				
Freehold:				
Condominium:			373	373
Other:				
Total Units:			373	373

Total Residential Units by Size

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:					
Proposed:		192	84	48	49
Total Units:		192	84	48	49

Parking and Loading

Parking Spaces:	99	Bicycle Parking Spaces:	382	Loading Docks:	1
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