

600 King Street West – Zoning By-law Amendment Application – Decision Report – Approval

Date: October 26, 2023
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

SUMMARY

This report reviews and recommends approval of the application to amend the Zoning By-law to permit the construction of a 5-storey addition to an existing heritage designated building. The proposal is entirely non-residential, including a restaurant, private club, and hotel uses. The proposed building contains no vehicular parking and nine bicycle parking spaces.

The proposed development is consistent with the Provincial Policy Statement (2020) and conforms with A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020). The proposal results in an appropriate built form that fits with the existing and planned context of the surrounding area, retains the heritage attributes of the site, and provides for additional economic growth.

RECOMMENDATIONS

The Director, Community Planning Toronto and East York District recommends that:

1. City Council amend City of Toronto Zoning By-law 569-2013 for the lands at 600 King Street West substantially in accordance with the draft Zoning By-law Amendment, included as Attachment 8 to this report.
2. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required.
3. Before introducing the necessary Bills to City Council for enactment, require the owner to:
 - a. submit a revised Functional Servicing and Stormwater Management Report, to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services; and

b. enter into a Municipal Infrastructure Agreement to financially secure the construction of any improvements to the municipal infrastructure in connection with the accepted Functional Servicing Report by the Chief Engineer and Executive Director, Engineering and Construction Services, should it be determined that improvements to such infrastructure are required.

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.

DECISION HISTORY

A pre-application consultation (PAC) meeting was held on January 11, 2021. The application was submitted on February 26, 2021 and deemed complete on September 27, 2021. A preliminary report was before Toronto and East York Community Council on May 19, 2021. The report can be viewed at: <https://secure.toronto.ca/council/agenda-item.do?item=2021.TE25.15>

THE SITE

Description: The site contains a 4-storey designated heritage building. The site is rectangular in shape with a 16 metre frontage along King Street West and a depth of 57 metres.

Existing Use: The existing uses on the site include a restaurant, social club and associated uses.

THE APPLICATION

Description: This application proposes to amend the Zoning By-law to permit an addition atop and behind the existing 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.

Density: 6 times the area of the lot.

Non-Residential Development: 5,417 square metres of gross floor area. No residential gross floor area is proposed.

Access, Parking, and Loading: Pedestrian access is through the existing building from King Street West, with a secondary, accessible entrance at the east side of the building. A total of five short term bicycle parking spaces are proposed and four long

term spaces are proposed in the basement level. 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.

Additional Information: See the attachments of this report for the Application Data Sheet, Location Map, a site plan, and elevations of the proposal. 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/600KingStW

Reasons for Application: The Zoning By-law Amendment application seeks to obtain relief from the development criteria in Zoning By-law 569-2013 as they relate to height, setbacks, stepbacks, parking and loading requirements.

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

POLICY & REGULATION CONSIDERATIONS

Provincial Land-Use Policies

All decisions of Council in respect of the exercise of any authority that affects a planning matter shall be consistent with the Provincial Policy Statement (2020), and shall conform to provincial plans, including the Growth Plan (2020) for the Greater Golden Horseshoe, the Greenbelt Plan, and others.

Official Plan

The Official Plan Urban Structure Map 2 identifies the site as Downtown and Central Waterfront. The land use designation for the site is Regeneration Areas. See Attachment #3 of this report for the Land Use Map. The Official Plan should be read as a whole to understand its comprehensive and integrative intent as a policy framework for priority setting and decision making. The Official Plan can be found here: <https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/official-plan/>.

Downtown Plan

The Downtown Plan, under OPA 406, identifies the site as Mixed Use Areas 2 - Intermediate, shown on Map 41-3-B of the Plan. Development in Mixed Use Areas 2 includes building typologies that respond to their site context including mid-rise and some tall buildings. The Downtown Plan can be found here: <https://www.toronto.ca/wp-content/uploads/2022/06/962d-cityplanning-official-plan-41-secondary-plan-downtown-plan.pdf>

King-Spadina Secondary Plan

The Ontario Land Tribunal recently approved the updated King-Spadina Secondary Plan, under OPA 486. The Secondary Plan is now in-force as of August 14, 2023. The

Secondary Plan recognizes the diverse, mixed-use neighbourhood of King-Spadina with its large concentration of jobs in the cultural sector, growing residential communities, historic and well-used parks, animated commercial main streets, a lively arts scene, and a vibrant nighttime economy. The Secondary Plan works together with the King-Spadina Public Realm Strategy which City Council adopted on July 14, 2021. The King-Spadina Secondary Plan can be found here: <https://www.toronto.ca/city-government/planning-development/planning-studies-initiatives/king-spadina-secondary-plan-review/>

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 is a designated property in the City's Heritage Register. 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

The site is zoned CRE (Commercial Residential Employment) in By-law 569-2013. The zone permits a range of residential, commercial, institutional and light industrial uses. The maximum height permitted is 23 metres plus 5 metres for a mechanical penthouse.

Design Guidelines

The following design guidelines have been used in the evaluation of this application:

- King-Spadina Urban Design Guidelines (2004 and 2006)
- King Spadina Public Realm Strategy (2021)

Toronto Green Standard

The Toronto Green Standards (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.

COMMUNITY CONSULTATION

On May 27, 2021, staff hosted a virtual community consultation to discuss the application. Eleven members of the public were in attendance. Concerns raised regarding the proposal included: construction impacts; extent of development growth in King-Spadina; the need for office and hotel uses given the COVID pandemic and its impact to these types of spaces.

Regarding construction, the applicant will be required to meet various City by-laws on controlling noise and dust and timing of construction. Respecting development growth, King-Spadina is a designated Regeneration Area in the City's Official Plan, which means that growth is both expected and targeted. This application is of modest scale and, in the opinion of City staff, will contribute positively to the King-Spadina community. Regarding the impact the COVID pandemic had on non-residential uses, since the date of the consultation, workers have been returning to the office and travel and tourism has resumed.

The issues raised through community consultation have been considered through the review of the application.

Statutory Public Meeting

In making their decision regarding this application, Council members have an opportunity to consider submissions made at the statutory public meeting held by the Toronto and East York Community Council for this application. The Community Council meeting is broadcast live over the internet and recorded for review.

COMMENTS

Provincial Policy Statement and Provincial Plans

Staff's review of this application has had regard for the relevant matters of provincial interest set out in the Planning Act. Staff has reviewed the current proposal for consistency with the Provincial Policy Statement (2020) and conformity with the Growth Plan (2020). Staff find the proposal to be consistent with the PPS and conforms with the Growth Plan.

Land Use

The proposal includes maintaining the existing restaurant and private club uses and adding a hotel use with accessory uses such as additional event and work space. These non-residential uses are supportable and add to the economic vibrancy of the King-Spadina community.

Built Form, Shadow, and Wind

City Planning staff find that the proposal conforms with the applicable Official Plan policies with respect to built form and massing.

The proposed building would retain the existing heritage building on site and add an additional five storeys for a total height of 36.5 metres (excluding mechanical penthouse). The mechanical penthouse adds an additional 5 metres, as permitted in the zoning by-law. This additional height is modest and fits within the existing and planned context of the King-Spadina community. The hotel suites are proposed in the new floors and face Portland Street to the west and King Street West to the south. A private lane separates the site from the property to the north. The additional floors are set back 4.8 metres from the east property line where corridors are generally located, limiting impacts to privacy.

With regards to shadow impacts, the proposed building does not shadow any public parks or open spaces. The proposed building does shadow Portland Street in the morning at 9:18 and 10:18 am and King Street West in the evening starting at 5:18 pm. Based on the analysis of the shadow study provided, City Planning staff consider the shadow impacts adequately limited.

With regards to wind, RWDI prepared a pedestrian-level wind study and found that the wind conditions both at grade and in the outdoor terrace on the fifth floor are comfortable and meet wind safety criteria. As such, the wind impacts are adequately limited.

Public Realm

The sidewalk width along Portland Street is 6.6 metres and along King Street West is 5.7 metres. This provides appropriate space for pedestrian movement and allows for landscaping. Existing street trees will remain except for one which is proposed to be removed and then replaced. City staff are satisfied with the public realm conditions proposed through the rezoning application.

Heritage

The proposal will conserve the entire existing heritage building and its three-dimensional integrity. Heritage Planning staff have reviewed the application and consider the conservation acceptable. An Additions and Alterations report to the Toronto Preservation Board is scheduled for November 6, 2023.

Servicing

Engineering and Construction Services staff have reviewed the submitted materials and have identified several outstanding items for resolution prior to enabling zoning. These matters will be addressed prior to submitting bills to City Council for approval.

Traffic Impact, Access, Parking and Loading

The applicant's transportation consultant, LEA Consulting Ltd., prepared a Transportation Impact Assessment, dated February 2021, which provided a brief discussion of the site-generated traffic. Based on the similar scale of the development and zero parking provision, Transportation Services has no further concerns regarding vehicular traffic.

Vehicular access to the site is proposed via a direct driveway connection to Portland Street, which would provide access to the site's loading spaces. Transportation Services support this vehicular access. Additional comments related to the proposed curb depression, site access arrangement, site circulation, and layout will be provided through the site plan review process.

The proposed development does not include any vehicular parking on-site. There are five short term and four long term bicycle parking spaces. Transportation Services accept the provision of bicycle parking spaces and the zero supply of vehicular parking spaces.

One Type B and one Type C loading space are proposed, and vehicle maneuvering diagrams were provided, illustrating the motion of a truck entering and exiting the site and using the provided loading spaces. Given the constrained nature of the site, Transportation Services accept the proposed reverse manoeuvres onto Portland Street to accommodate on-site loading.

To improve vehicular and pedestrian safety in the immediate area, a trained building maintenance person will be required to assist large vehicle operators with turning and reversing maneuvers to and from the loading spaces by controlling pedestrians, cyclists, and other vehicular activity in the immediate area.

Open Space/Parkland

In accordance with Chapter 415, Article III of the Toronto Municipal Code, the applicant is required to satisfy the parkland dedication requirement through cash-in-lieu. The value of the cash-in-lieu of parkland dedication will be appraised through Real Estate Services. The appraisal will be conducted upon the submission of an application for the first above ground building permit and is valid for six months. Payment will be required prior to the issuance of said permit.

Tree Preservation

The application is subject to the provisions of the City of Toronto Municipal Code, Chapter 813, Trees, Articles II (Trees on City Streets) and III (Private Tree Protection), commonly referred to as the 'Street Tree By-law' and the 'Private Tree By-law'.

There are five City street trees on the site. The applicant proposes to remove and replace one City street tree. The other four City street trees are proposed to be retained and protected during construction.

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.

The applicant is required to meet Tier 1 of the TGS. The applicant is encouraged to achieve Tier 2 or higher to advance the City's objectives for resilience and to achieve net-zero emissions by 2040 or sooner. Performance measures for the Tier 1 development features will be secured through the Site Plan Approval process.

Conclusion

Staff are of the opinion that the proposal is consistent with the PPS (2020) and conforms with the Growth Plan (2020). The proposal conforms to the Official Plan, including the Downtown Secondary Plan and the King-Spadina Secondary Plan. The proposed 5-storey addition to the existing building will result in appropriate built form that contributes to the economic growth of King-Spadina and retains the heritage attributes of the site. Staff recommend that Council support approval of the application.

CONTACT

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SIGNATURE

Carly Bowman, M.Sc.Pl., MCIP, RPP
Director Community Planning,
Toronto and East York District

ATTACHMENTS

Attachment 1: Application Data Sheet
Attachment 2: Location Map
Attachment 3: Official Plan Land Use Map
Attachment 4: Zoning By-law Map
Attachment 5: Site Plan

Attachment 6A: East and North Elevations
Attachment 6B: West and South Elevations
Attachment 7A: 3D Massing Model Perspective
Attachment 7B: 3D Massing Model Perspective
Attachment 8: Draft Zoning By-law

Attachment 1: Application Data Sheet

Municipal Address: 600 KING ST W Date Received: February 26, 2021

Application Number: 21 120904 STE 10 OZ

Application Type: 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 5,417 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.	ERA ARCHITECTS	600KW LIMITED

EXISTING PLANNING CONTROLS

Official Plan Designation: Regeneration Areas Site Specific Provision: King Spadina

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):				
Non-Residential GFA (sq m):	2,278	2,278	3,139	5,417
Total GFA (sq m):	2,278	2,278	3,139	5,417
Height - Storeys:	4	4	9	9
Height - Metres:			37	37

Lot Coverage Ratio (%): 62.59 Floor Space Index: 6.12

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

Residential GFA:

Retail GFA:

Office GFA: 1,034

Industrial GFA:

Institutional/Other GFA: 4,383

Residential Units by Tenure	Existing	Retained	Proposed	Total
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Rental:

Freehold:

Condominium:

Other:

Total Units:

Total Residential Units by Size

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
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Retained:

Proposed:

Total Units:

Parking and Loading

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

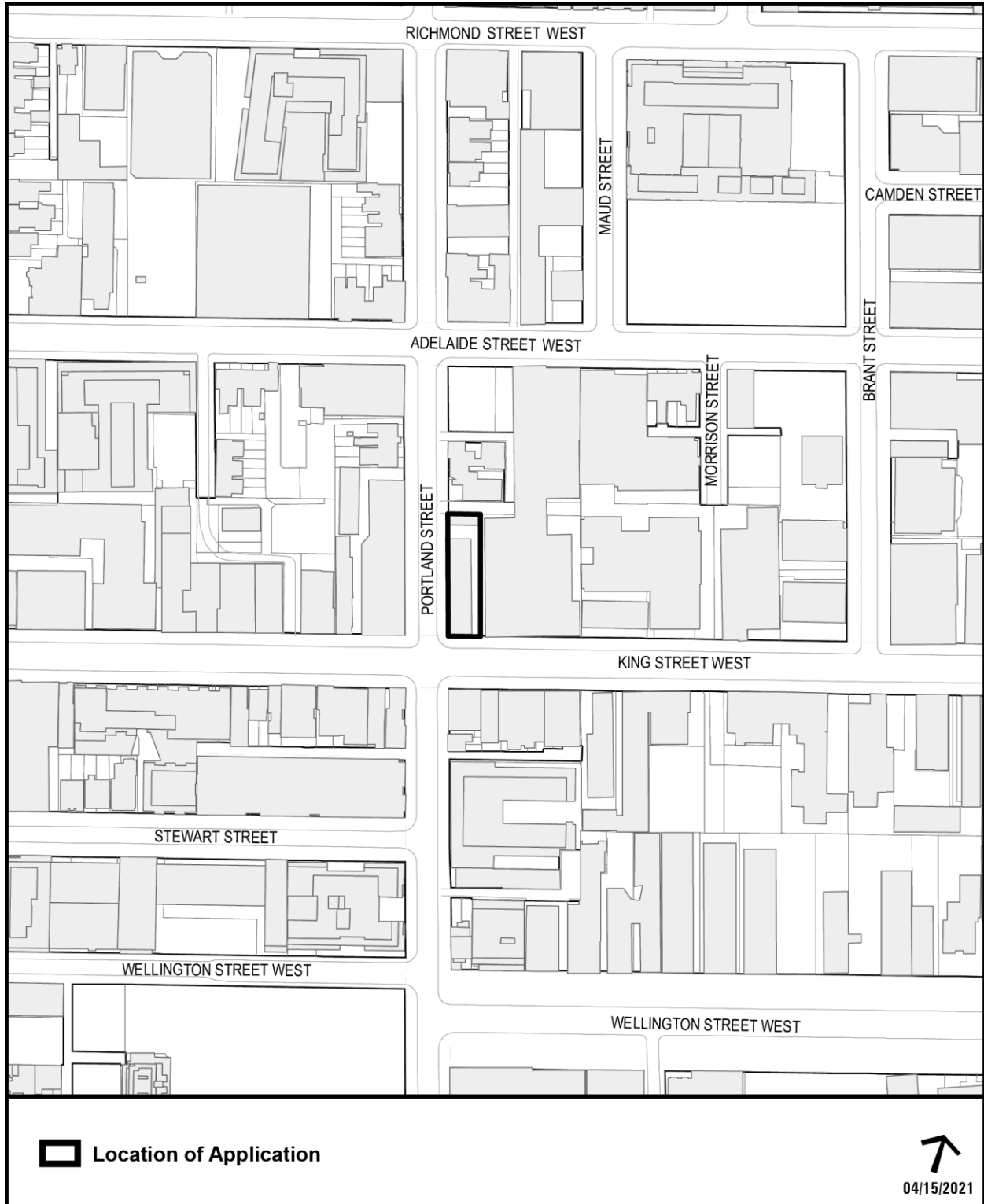
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Attachment 2: Location Map



Attachment 3: Official Plan Land Use Map



Official Plan Land Use Map

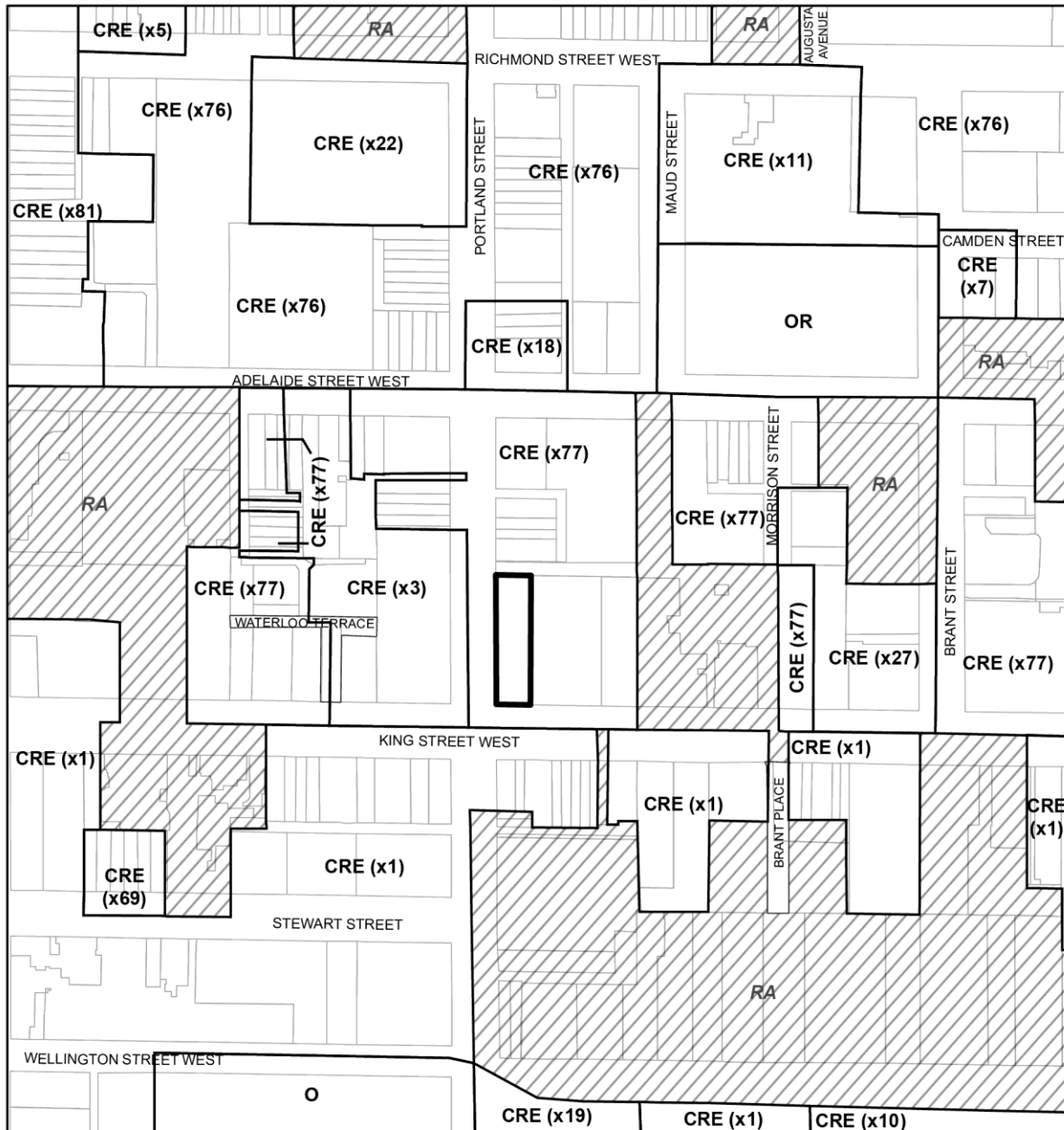
600 King Street West

File # 21 120904 STE 10 OZ

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


Not to Scale
04/15/2021

Attachment 4: Zoning By-law Map



Zoning By-law 569-2013

600 King Street West

File # 21 120904 STE 10 0Z

Location of Application

CRE Commercial Residential Employment

O Open Space
OR Open Space Recreation

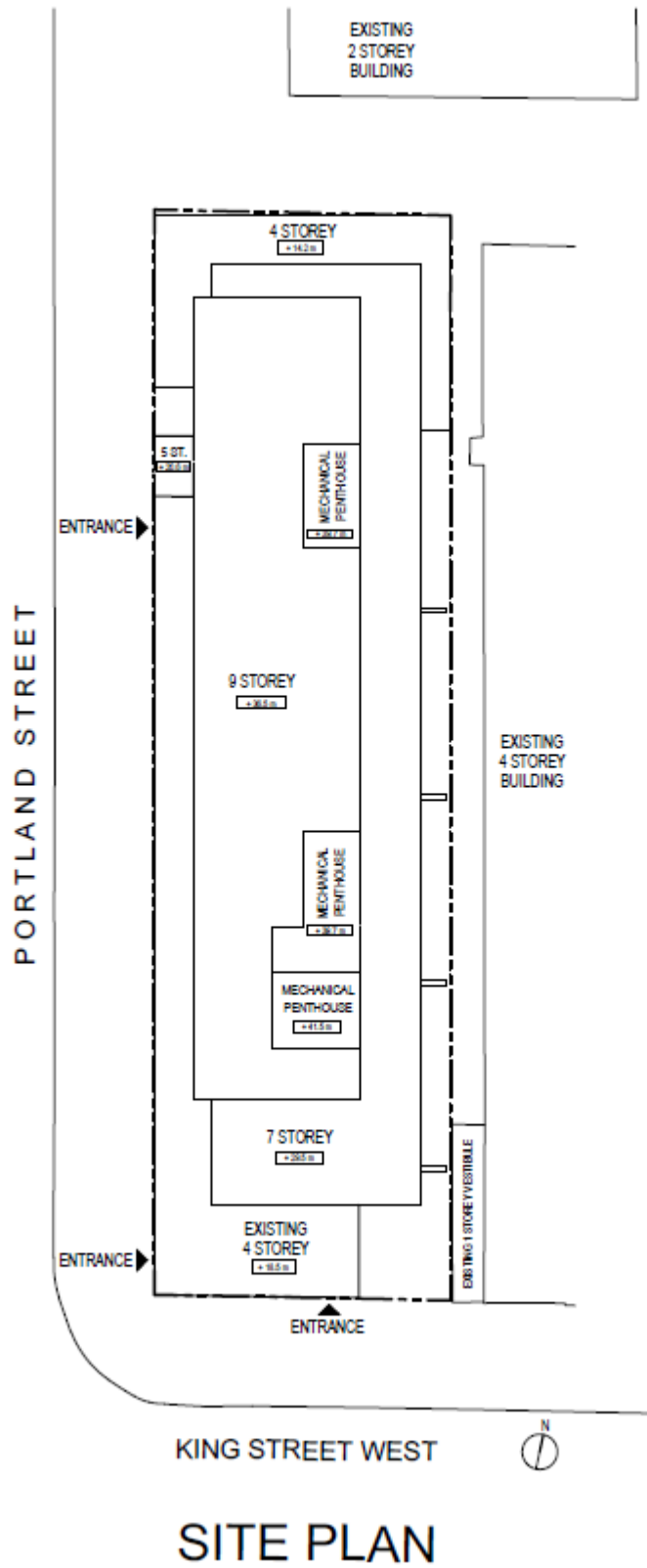
See Former City of Toronto By-law No. 438-86

MCR Mixed-Use District
RA Mixed-Use District

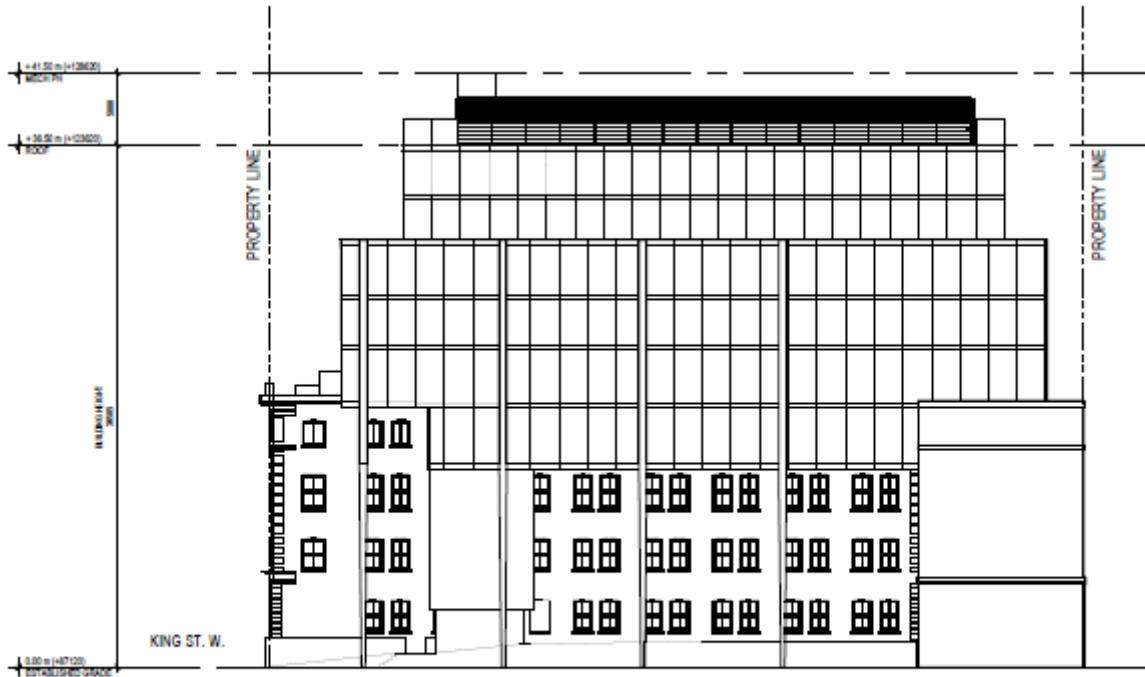


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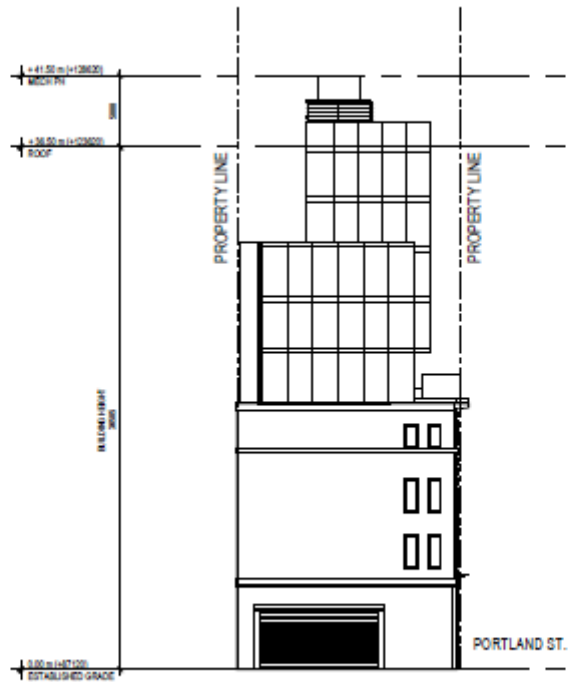
Attachment 5: Site Plan



Attachment 6A: East and North Elevations

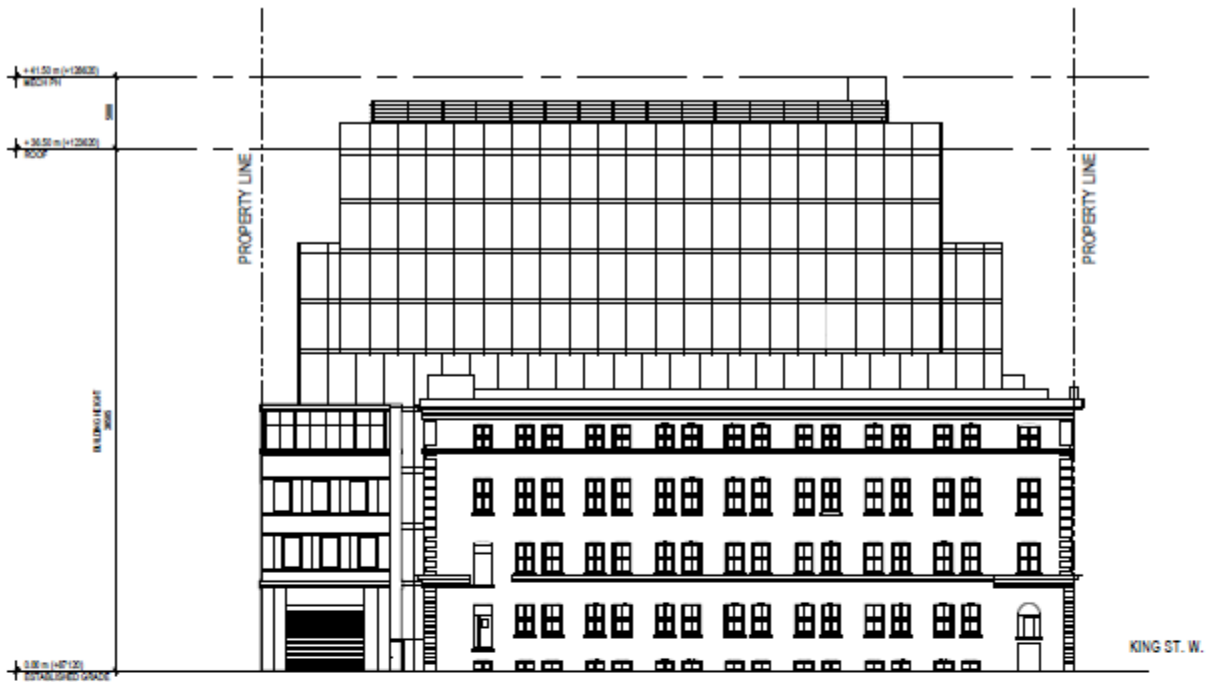


EAST ELEVATION

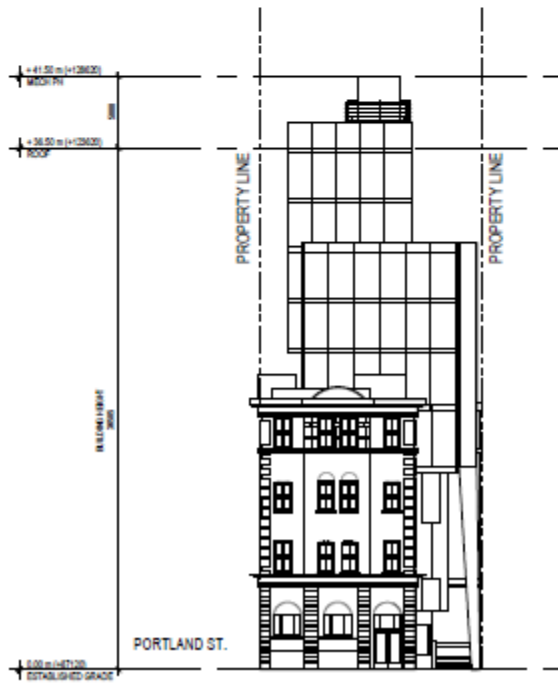


NORTH ELEVATION

Attachment 6B: West and South Elevations

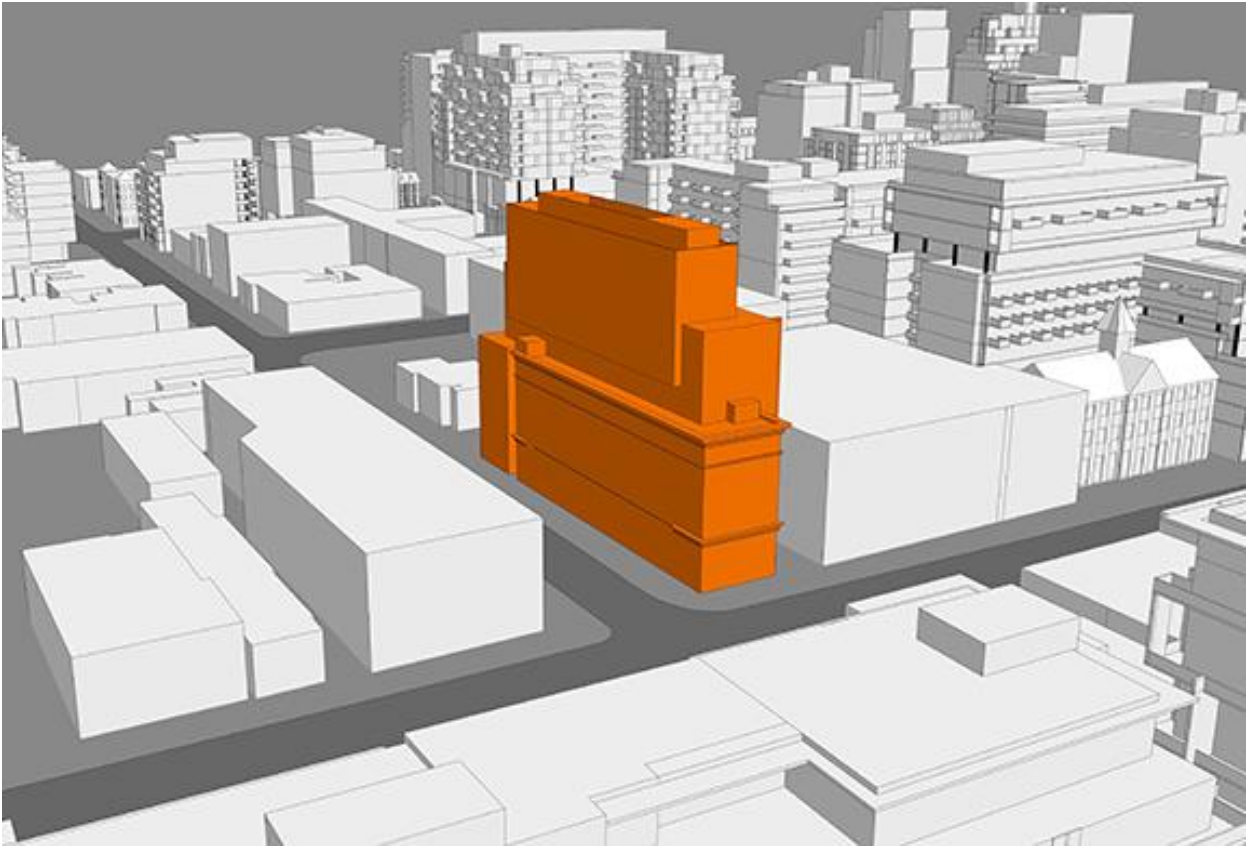


WEST ELEVATION

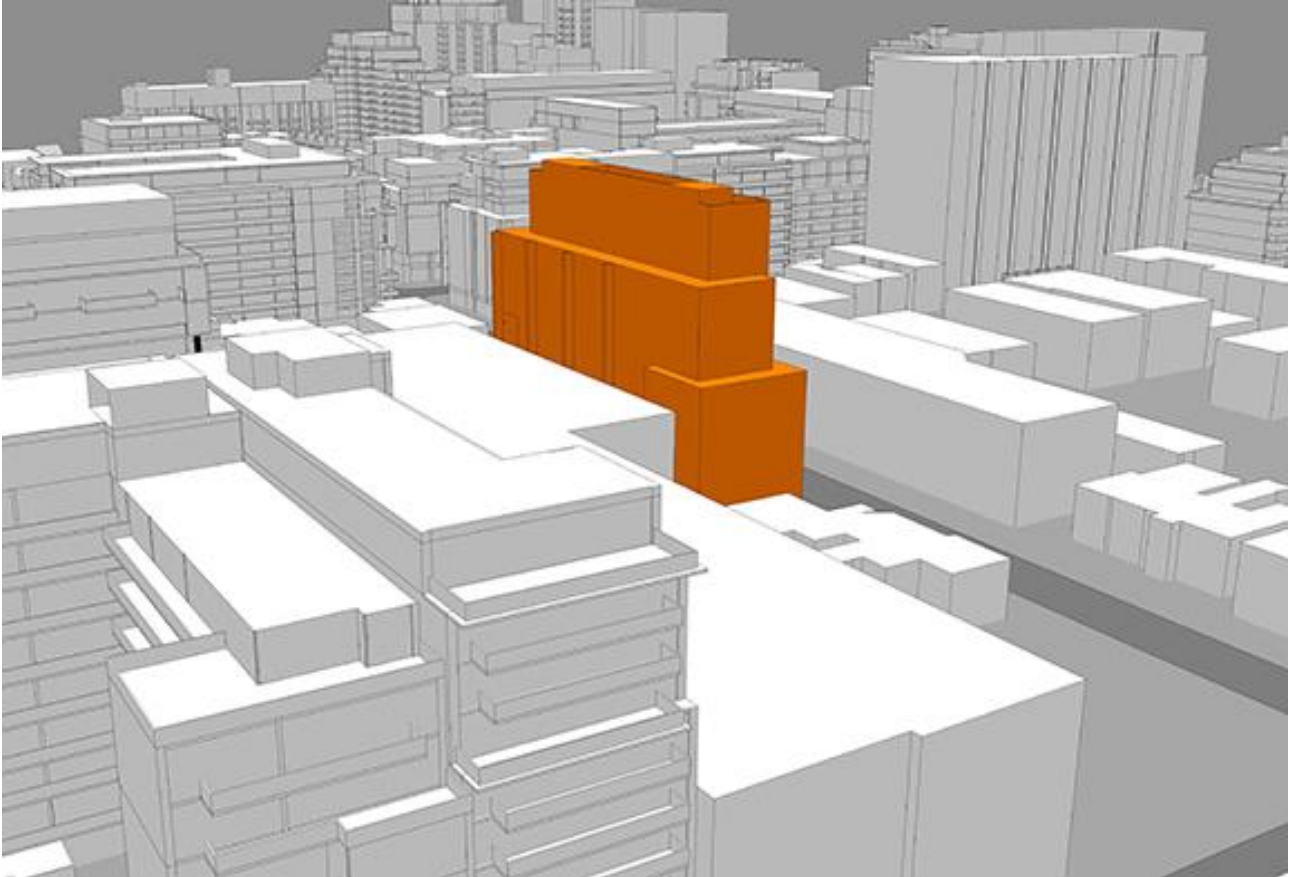


SOUTH ELEVATION

Attachment 7A: 3D Massing Model Perspective



Attachment 7B: 3D Massing Model Perspective



Attachment 8: Draft Zoning By-law

The Draft Zoning By-law Amendment will be available prior to Toronto and East York Community Council.