

1304-1318 King Street West and 143-145 Cowan Avenue – Official Plan, Zoning By-law Amendment and Rental Housing Demolition Applications – Decision Report – Refusal

Date: April 18, 2024

To: Toronto and East York Community Council

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

Ward: 4 - Parkdale-High Park

Planning Application Number: 23 213844 STE 04 OZ and 23 213845 STE 04 RH

SUMMARY

This application proposes to amend the Official Plan and Zoning By-law to permit a 21 storey mixed use building containing 263 dwelling units and 213 square metres of ground floor retail at 1304-1418 King Street West and 143-145 Cowan Avenue. A related Rental Housing Demolition and Conversion application proposing to replace the existing eight rental dwelling units is currently under review.

The proposed development is not consistent with the Provincial Policy Statement (2020) and does not conform with A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020). The proposed development also does not conform to the City's Official Plan.

This report reviews and recommends refusal of the application to amend the Official Plan and Zoning By-law as the request has not demonstrated that a tall building can be accommodated on the site in a manner that is appropriate within the existing and planned context, nor has it demonstrated that certain provisions of the Toronto Green Standards could be achieved.

RECOMMENDATIONS

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

1. City Council refuse the application for an Official Plan Amendment and Zoning By-law Amendment Applications (Application No. 23 213844 STE 04 OZ) in their current form,

for the lands municipally known as 1304-1318 King Street West and 143-145 Cowan Avenue.

2. In the event the applications are appealed to the Ontario Land Tribunal, City Council, pursuant to subsections 22(8.1) and 34(11.0.0.1) of the Planning Act, use mediation, conciliation or other dispute resolution techniques in an attempt to resolve the Official Plan Amendment and Zoning By-law Amendment applications, to the satisfaction of the Chief Planner and Executive Director, City Planning and the City Solicitor.
3. City Council direct the City Clerk, should an appeal be filed, to notify all persons or public bodies who may have filed an appeal to this decision of City Council's intention to rely on subsections 22(8.1) and 34(11.0.0.1) of the Planning Act and the City Clerk shall provide notice to all prescribed persons or public bodies under subsections 22(8.2) and 34(11.0.0.2) of the Planning Act.
4. City Council direct the City Clerk, should an appeal be filed, to notify the Ontario Land Tribunal of City Council's intention pursuant to subsections 22(8.1) and 34(11.0.0.1) of the Planning Act, and that the Ontario Land Tribunal shall receive the record, the notice of appeal and other prescribed documents and materials seventy-five (75) days after the last day for filing a notice of appeal for these matters.
5. Should the Official Plan Amendment and Zoning By-law Amendment applications be resolved, and there is no appeal to the Ontario Land Tribunal or the appeal to the Ontario Land Tribunal has been withdrawn, City Council direct the Director, Community Planning, Toronto and East York District to bring forward an Approval Report to Toronto and East York Community Council for a statutory public meeting as required under the Planning Act.
6. City Council authorize the City Solicitor and other appropriate staff to take any necessary steps to implement City Council's decision.
7. City Council direct the City Solicitor to request that, in the event of an appeal to the Ontario Land Tribunal, the Tribunal withhold its final order, until the following conditions are met:
 - a. the final form of the Official Plan and Zoning By-law Amendments are to the satisfaction of the Chief Planner and Executive Director, City Planning, and the City Solicitor, including any appropriate holding (H) provisions;
 - b. City Council has approved Rental Housing Demolition Application 23 213845 STE 04 RH under Chapter 667 of the Toronto Municipal Code pursuant to Section 111 of the City of Toronto Act, 2006 to permit the demolition of the existing rental housing, and the owner has entered into, and registered on title to the lands, one or more agreements with the City, to the satisfaction of the City Solicitor and the Chief Planner and Executive Director, City Planning, securing all

rental housing-related matters necessary to implement City Council's decision including:

- i. replacement of the existing eight rental dwelling units, including the same number of units, bedroom type and size and with similar rents; and
- ii. an acceptable Tenant Relocation and Assistance Plan addressing the right for existing tenants to return to a replacement rental unit on the lands at similar rents, the provision of rent gap assistance, and other assistance to lessen hardship, all to the satisfaction of the Chief Planner and Executive Director, City Planning.

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. If City Council does not make a decision on this Report, there may be financial implications to the City to the current budget year and in future years.

Section 34(11.0.0.0.1) of the Planning Act stipulates that City Council must make a decision on a combined Official Plan Amendment and Zoning By-law Amendment Application within 120 days of the day the application was deemed complete (the applications that are the subject of this report were deemed complete on February 14, 2024). If City Council does not make a decision within the legislated timeline, the City may be subject to a request to refund all or part of the application fees. Due to the financial impact of the recommendations of this Report, this matter is urgent and must be considered at the May 22-24, 2024 meeting of City Council and should not be deferred.

DECISION HISTORY

The pre-application consultation (PAC) meeting was held on September 19, 2023. The Planning Application Checklist Package resulting from the PAC meeting is available [here](#). The current application was submitted on October 12, 2023, and deemed complete on February 14, 2024. A Preliminary Summary of the application is available [here](#). Staff conducted a Community Consultation Meeting for the application on March 26, 2024. The community consultation is summarized in the Comments section of this Report.

THE SITE

Description

The site is rectangular in shape and is located on the north side of King Street West flanked by a laneway to the east and Cowan Avenue to the west. The site is 1,594 square metres in area and has 40 metres of frontage along both King Street West and Cowan Avenue, respectively.

Existing Use

The existing two storey building at 1304-1318 King Street West contains several commercial units on the ground floor and eight rental residential dwelling units on the second floor, with the following mix: one studio, three one-bedroom units and four two-bedroom units on the second floor. The building at 145 Cowan Avenue has a history of multi-tenant units ranging between 14 to 17 dwelling rooms. Records indicate that the building has been vacant for several decades.

Surrounding Land Uses

North: three storey apartment building containing 28 dwelling units.

South: three storey mixed-use building with a fast-food restaurant at grade and two levels of dwelling units above. The remainder of the block is predominantly comprised of three storey semi-detached dwellings and three storey townhouses.

East: three and a half storey apartment building.

West: two and a half storey detached low rise residential housing form buildings.

PROPOSAL

Description

A 21 storey mixed use building containing 263 residential units and 213 square metres of ground floor retail.

Density

10.11 times the area of the lot.

Dwelling Units

A total of 263 dwelling units (including eight rental replacement dwelling units), are comprised of 130 studio units (49%), 44 one-bedroom units (17%), 62 two-bedroom units (24%), and 27 three-bedroom units (10%). Three ground-related units are located at grade level, fronting onto Cowan Avenue.

Rental Replacement Units

The lands contain eight rental dwelling units, with all eight proposed to be demolished. The application proposes replacement of all eight rental dwelling units within the new mixed-use building along with a tenant relocation and assistance plan to lessen hardship. A related Rental Housing Demolition application has been submitted and is currently under review.

Amenity Space

The proposal includes 1052 square metres of amenity space, including 946.9 square metres of indoor amenity space (3.6 square metres per unit) and 105.1 square metres of outdoor amenity space (0.4 square metres per unit).

Non-Residential:

The proposal includes 213 square metres of ground floor non-residential gross floor area, fronting onto King Street West.

Access, Parking and Loading

Pedestrian access to three residential units is proposed from Cowan Avenue with a centralized residential lobby accessed from King Street West, while retail units are proposed to have access from King Street West. A driveway access from Cowan Avenue is proposed to provide access to an on-site Type 'G' loading space, underground parking for five resident parking spaces and 303 bike parking spaces. The vehicle parking uses a mechanical stacking system. No visitor parking is proposed.

Additional Information

See Attachments 1 to 9 of this report for the location, Official Plan and Zoning Maps, application data sheet, three dimensional representations of the project in context, 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: toronto.ca/1304KingStW.

Reasons for Application

The application proposes an amendment to the Official Plan to redesignate the lands from Neighbourhoods to Mixed Use Areas. The proposed Zoning By-law Amendment

seeks to bring the lands at 1304-1318 King Street West into Zoning By-law 569-2013 and to place a site-specific Commercial Residential CR zone on the entire site. The proposal includes modified performance standards including: building height, setbacks and floor space index.

APPLICATION BACKGROUND

Application Requirements

The following reports/studies were submitted in support of the applications:

- Arborist Report
- Architectural Plans
- Block Context Analysis
- Civil and Utility Plans
- Draft Official Plan Amendment
- Draft Zoning By-law
- Energy Strategy Report
- Functional Servicing Report and Stormwater Management Report
- Geotechnical Study
- Hydrogeological Report
- Landscape Plans
- Pedestrian Level Wind Study
- Public Consultation Strategy Report
- Planning Rationale
- Renderings and Perspective Drawings
- Sun/Shadow Study
- Survey Plans
- Toronto Green Standard Checklist
- Transportation Impact Study

Material submitted in support of the applications can be found on the City Planning Application Information Centre at: <https://www.toronto.ca/city-government/planning-development/application-information-centre/>.

Agency Circulation Outcomes

The applications together with the applicable reports noted above, have been circulated to all appropriate agencies and City Divisions. Responses received have been used to assist in evaluating the applications.

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 A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020), the Greenbelt Plan, and others.

Official Plan

The lands are designated Neighbourhoods, as shown on the Official Plan Land Use Map. 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 lands are not on an Avenue, as identified on the Official Plan Urban Structure Map 2 and are not included in any Major Transit Station Area (MTSA) approved through Official Plan Amendments 540, 544, 570 and 575.

Official Plan Policy 3.2.1.6 requires new development that would result in the loss of six or more rental dwelling units, to replace at least the same number, size, and type of rental units at similar rents to those in effect at the time of application. The policy also requires the provision of an acceptable tenant relocation and assistance plan, addressing the right of existing tenants to return to the replacement units at similar rents and other assistance to lessen hardship.

This application involves the demolition of eight rental housing units. Under Chapter 667 of the City of Toronto Municipal Code, an applicant is required to obtain a Rental Housing Demolition and Conversion Permit from the City to demolish existing rental housing units if a site contains six or more residential units, of which at least one unit is rental housing. The City may impose conditions that must be satisfied prior to obtaining a demolition permit.

The Official Plan can be found here: <https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/official-plan/>.

Zoning

145 Cowan Avenue is zoned R (d1.0) (x324) under Zoning By-law 569-2013. The Residential (R) zone permits low rise housing forms from single family homes to multiplexes and apartment buildings, and a limited range of institutional uses and parks.

1304-1318 King Street West and 143 Cowan Avenue are zoned CR T 2.5 C0.5 R2.0 and R2 Z1.0 under the former City of Toronto Zoning By-law 438-86. The Commercial Residential (CR) zone permits residential uses, community services, cultural and art

facilities, institutional uses, retail and service shops, workshops and office uses. See Attachment 4 of this report for the existing Zoning By-law Map.

Design Guidelines

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

- Tall Building Design Guidelines;
- Growing Up: Planning for Children in New Vertical Communities;
- Pet Friendly Design Guidelines for High Density Communities;
- Retail design Manual;
- Toronto Accessibility Design Guidelines;
- Streetscape Manual; and
- Complete Streets Guidelines.

Urban Design Guidelines can be found here:

<https://www.toronto.ca/citygovernment/planning-development/official-plan-guidelines/design-guidelines/>

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.

The Toronto Green Standard can be found here:

<https://www.toronto.ca/citygovernment/planning-development/official-plan-guidelines/toronto-green-standard/>

Site Plan Control

Site Plan Control applies to this proposal. Should the proposal be approved, a Site Plan Control application will be required in the future.

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 is not consistent with the PPS and that it does not conform with the Growth Plan for the following reasons:

- The proposal represents overdevelopment based on the existing and planned context of the surrounding area being directed towards lower scale housing forms. This is not an efficient use of land and resources available per Policy 1.1.3.2a) - f) of the PPS.
- Proposed non-residential Gross Floor Area (GFA) represents a loss of commercial uses on site and detracts from the goal of achieving complete communities per the guiding principles in Section 1.2.1 of the Growth Plan.
- The proposed intensification is not located within a strategic growth area as directed by the Growth Plan's Guiding Principles in Section 1.2.1.

Staff recommend that the application be refused accordingly.

Land Use

This application has been reviewed against the Official Plan policies and planning studies described in the Policy and Regulation Considerations Section of the Report as well as the policies of the Official Plan as a whole. Policy 5.3.1.3 of the Official Plan requires that amendments that are not consistent with the general intent of the OP shall be discouraged. Development must be compatible with the physical context and not affect nearby Neighbourhoods. Policy 3.1.3.5 directs development to fit with its existing and planned context. The proposal has not demonstrated that the general intent of the Official Plan has been maintained with a 21 storey, mixed use building proposed to be located directly adjacent to low rise buildings. The proposed building has not been appropriately designed to fit within this context. This conclusion is discussed further below.

Public Realm

A 6 metre wide public realm is proposed on King Street West and a 7.5 metre public realm along Cowan Avenue. The proposal includes ground floor retail facing King Street West and grade-related dwelling units facing Cowan Avenue which are positive contributions to the public realm and streetscape.

Version 4 of the Toronto Green Standard requires a minimum of 290 square metres of soil volume to be provided either on site or along the street frontage to accommodate approximately nine new large canopy shade trees. The proposal's limited plantings and total soil volume of 73 square metres results in non-compliance with Official Plan policy 3.1.3.10 in terms of promoting civic life and adequately improving the public right of way.

Density, Height, Massing

This application has been reviewed against the Official Plan policies and design guidelines described in the Policy and Regulation Considerations Section of the report. The Official Plan also directs growth and intensification along Avenues, Centres,

Employment Areas and Downtown in Policy 2.2.2. The lands are not located in any of these areas, nor are they within an area that anticipates this scale of development. The lands are also located outside of an MTSA identified in OPAs 540, 544, 570 and 575. Based on the foregoing, the proposal is not located within a strategic growth area or within a planned context that can accommodate the proposed scale of development, and is not supported by staff.

This portion of King Street West is identified as a Major Street which, through the Neighbourhoods designation, encourages gentle forms of intensification such as ground-related units or low-scale apartment buildings. The proposed tower form does not reflect this intent and is not supported by staff.

The proposal includes a 4 to 6 storey building podium with a 5.5m setback to the north and a 0.0m setback to the east. These limited setbacks result in a massing that does not provide adequate transition to adjacent land uses and lands designated Neighbourhoods. A greater setback and lower building podium is required to provide an appropriate transition.

Sun, Shadow, Wind

This application has been reviewed against the Official Plan policies and design guidelines described in the Policy and Regulation Considerations Section of the report. The building podium location 5.5m from the Neighbourhoods to the north casts a permanent shadow on adjacent lands. This does not comply with Policy 3.1.4.10 of the Official Plan in terms of limiting shadow on adjacent Neighbourhoods.

The Pedestrian Level Wind Study indicates that some mitigation measures are required to ensure that appropriate sitting and standing conditions are maintained on site in sensitive areas such as outdoor amenity space, building entrances, and the sidewalk. Should this application be approved, these mitigation measures are to be incorporated into the future Site Plan application. Should the development substantially change, a revised Study will be required to reflect the new built form and to ensure appropriate mitigation is provided.

Servicing

A Functional Servicing Report has been submitted in support of the proposal. Revisions are required to confirm that no further upgrades to the servicing system is required. Should these applications be approved, a Holding Provision should be applied to the implementing Zoning By-law to ensure the Functional Servicing Report is revised to the satisfaction of staff.

Rental Housing Demolition and Conversion By-law

This application involves the demolition of rental housing. Since the development site contains six or more residential units, of which at least one unit is rental housing, an

application is required under [Chapter 667](#) of the City's Municipal Code, the Rental Housing Demolition and Conversion By-law. The By-law requires an applicant obtain a permit from the City allowing the demolition of the existing rental housing units. The City may impose conditions that must be satisfied before a demolition permit is issued.

The current application proposes replacement of the eight existing rental dwelling units located on the development site. Details on the rental replacement proposal, including replacement unit sizes, are outstanding.

Should the applications be appealed to the Ontario Land Tribunal, staff recommend that the City Solicitor request that the Tribunal withhold its final order until it has been advised that City Council has dealt with the Rental Housing Demolition application, including appropriate tenant relocation under Chapter 667 of the Toronto Municipal Code pursuant to Section 111 of the City of Toronto Act, 2006.

Open Space/Parkland

The Official Plan contains policies to ensure that Toronto's systems of parks and open spaces are maintained, enhanced and expanded. Map 8B of the Official Plan shows local parkland provisions across the City. The lands that are the subject of this application are in an area with 4 to 12 square metres of parkland per person, which is below the City-wide average provision of 28 square metres of parkland per person.

In accordance with Section 42 of the Planning Act, the Owner is required to satisfy the parkland dedication requirement through a cash-in-lieu payment. As per Toronto Municipal Code Chapter 415-29, the appraisal to determine the cash-in-lieu contribution will be conducted under the direction of the Executive Director, Corporate Real Estate Management. Additionally, Toronto Municipal Code Chapter 415-28, requires that the payment be made prior to the issuance of the first above-ground building permit for the land to be developed.

The site is approximately a 270 m walk away from Masaryk Park, a 5,843 square metre park that contains a wading pool, playground, outdoor tennis table and community garden.

Given the current rise in dog-owning populations, should the application be approved in future, the Owner is expected to provide on-site dog amenities with proper disposal facilities such as dog relief stations within the building or on site to accommodate future residents' needs. This will also help alleviate pressure on existing parks. Please refer to Toronto's Pet Friendly Design Guidelines and Best Practices for New Multi-Unit Buildings.

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). Four trees

have been identified for removal, one of which is a City-owned tree in good health and of high significance. No replacement trees are currently proposed. Special attention needs to be given to the retention and protection of existing healthy mature trees located on the City road allowance and on private property over the placement of new/replacement trees.

The overall building footprint needs to consider this context to ensure that existing trees can be retained and that adequate space is available for new plantings as required by the Toronto Green Standard.

Mobility

The application proposes five vehicle parking spaces for residents with no additional parking for visitors or commercial units. Zoning By-law 569-2013 requires a minimum of 15 spaces for visitors and permits a total maximum of 240 parking spaces; 30 spaces of which for visitors, eight spaces for commercial uses, and 212 for residents. The proposed parking spaces are accessed via a mechanical elevator which is not suitable for visitor parking.

The minimum required visitor parking is not provided, nor has any visitor parking been proposed on site. Staff are not supportive of this approach and would require an alternative design to accommodate an appropriate mix of parking which includes some visitor parking spaces.

A Type 'G' loading space is proposed internal to the building which is acceptable. A total of 303 bike parking spaces are proposed, 237 of which are long-term bike parking spaces and 56 spaces are for short-term spaces. The proposed bike parking provisions are acceptable.

Toronto Green Standard

Council has adopted the four-tier Toronto Green Standard. The TGS is a set of performance measures for green development. Applications for Zoning By-law Amendments, Draft Plan of Subdivision and Site Plan Control are required to meet and demonstrate compliance with Tier 1 of the TGS. 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. The applicant proposes 73 square metres of soil volume in the public right of way and no new tree plantings. Staff do not support the reduction in soil volume or lack of street trees. The building massing does not demonstrate that adequate soil volume can be provided on site or within the public right of way to achieve the necessary tree plantings. As a result, the following TGS standards

have not been met: i) Tree Planting Areas and Soil Volume (EC1.1), ii) Trees Along Street Frontages (EC 1.2), iii) Watering Program (EC 1.4), and iv) On-site landscaping (EC 2.2).

Community Consultation

A virtual Pre-Application Consultation meeting was hosted by the applicant and Ward Councillor's office on August 30, 2023. A virtual Community Consultation Meeting was held by City staff on March 26, 2024. Approximately 60 participants attended the Community Consultation Meeting, which was attended by the Ward Councillor and the applicant's team. The Ward Councillor, City staff, and the applicant's team gave presentations and answered questions from the participants. The following comments were provided by the participants at the meetings and via email:

- Concerns with the scale and overall height of development given surrounding context;
- Lack of affordable units;
- Concern with the large number of studio-sized units which was disproportionate in comparison to the other proposed units;
- Concern with increased traffic on the local road network;
- Concern with lack of parking provided on site;
- Concern with lack of response to community feedback to date;
- Concern with loss of local businesses and overall reduction in non-residential space on site; and
- Concerns with shadow impacts on lands to the north.

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

Tenant Meeting

As part of the Rental Housing Demolition and Conversion application, City staff will hold a separate consultation meeting with affected tenants prior to any future City Council consideration of the Rental Housing Demolition and Conversion application.

Summary of Issues to be Resolved

Based on the foregoing, the following issues have not been addressed and need to be resolved in order for redevelopment to proceed.

- The proposed redesignation from Neighbourhoods to Mixed Use Areas should be reconsidered to better address the transition in scale and character to the surrounding lands;
- Height, scale, density, massing, and fit of the development within the existing and planned context;

- Setbacks and separation distances, including relationships to, and impacts on, adjacent properties;
- Impacts to the public realm, including shadow and wind;
- Preserving existing healthy trees;
- Provision of appropriate on-site visitor parking;
- Meeting Tier 1 of the TGS; and
- Providing affordable housing, and addressing rental housing demolition.

Conclusion

The proposal has been reviewed against the policies of the PPS (2020), A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020) and the Official Plan. Staff are of the opinion that the proposal is not consistent with the PPS (2020) and that it does not conform to A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020). Further, the proposal does not conform with the Official Plan, particularly as it relates scale of development, appropriate transition to Neighbourhoods, tree plantings, and redesignation that is in keeping with the general intent of the Official Plan. The proposal does not represent good planning and is not in the public interest. Staff recommends that Council refuse the application. Staff also recommends Council utilize the dispute resolution mechanisms under the Planning Act, in an attempt to resolve the issues generally outlined in this Report with the application in its current form.

CONTACT

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SIGNATURE

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

ATTACHMENTS

City of Toronto Data/Drawings

Attachment 1: Application Data Sheet

Attachment 2: Location Map

Attachment 3: Official Plan Land Use Map

Attachment 4: Existing Zoning By-law Map

Applicant Submitted Drawings

Attachment 5: Site Plan

Attachment 6: Elevations

Attachment 7: 3D Massing Model - Northeast

Attachment 8: 3D Massing Model - Southwest

Attachment 1: Application Data Sheet

Municipal Address: 1304-1318 KING ST W & 143-145 COWAN AVE Date Received: October 12, 2023

Application Number: 23 213844 STE 04 OZ

Application Type: OPA & Rezoning

Project Description: Proposal for a 21 storey mixed use development containing 263 dwelling units and 213 square metres of ground floor retail space. Application requests an Official Plan redesignation from Neighbourhoods to Mixed Use Areas.

Applicant	Agent	Architect	Owner
BOUSFIELDS INC		BDP Quadrangle	2600546 ONTARIO INC

EXISTING PLANNING CONTROLS

Official Plan Designation:	Neighbourhoods	Site Specific Provision:	N
Zoning:	CR T2.5 C0.5 R2.0 (438-86); R (d1.0) (x324)	Heritage Designation:	N
Height Limit (m):	18, 11	Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq m): 1,594 Frontage (m): 40 Depth (m): 40

Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):	1,033		984	984
Residential GFA (sq m):	536		15,912	15,912
Non-Residential GFA (sq m):	1,013		213	213
Total GFA (sq m):	1,549		16,126	16,126
Height - Storeys:	2		21	21
Height - Metres:			72	72

Lot Coverage Ratio (%): 61.72 Floor Space Index: 10.11

Floor Area Breakdown	Above Grade (sq m)	Below Grade (sq m)
Residential GFA:	15,870	43
Retail GFA:	213	
Office GFA:		
Industrial GFA:		
Institutional/Other GFA:		

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:	8		8	8
Freehold:				
Condominium:			255	255
Other:				
Total Units:			263	263

Total Residential Units by Size

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:					
Proposed:	130	44	62	27	
Total Units:	130	44	62	27	

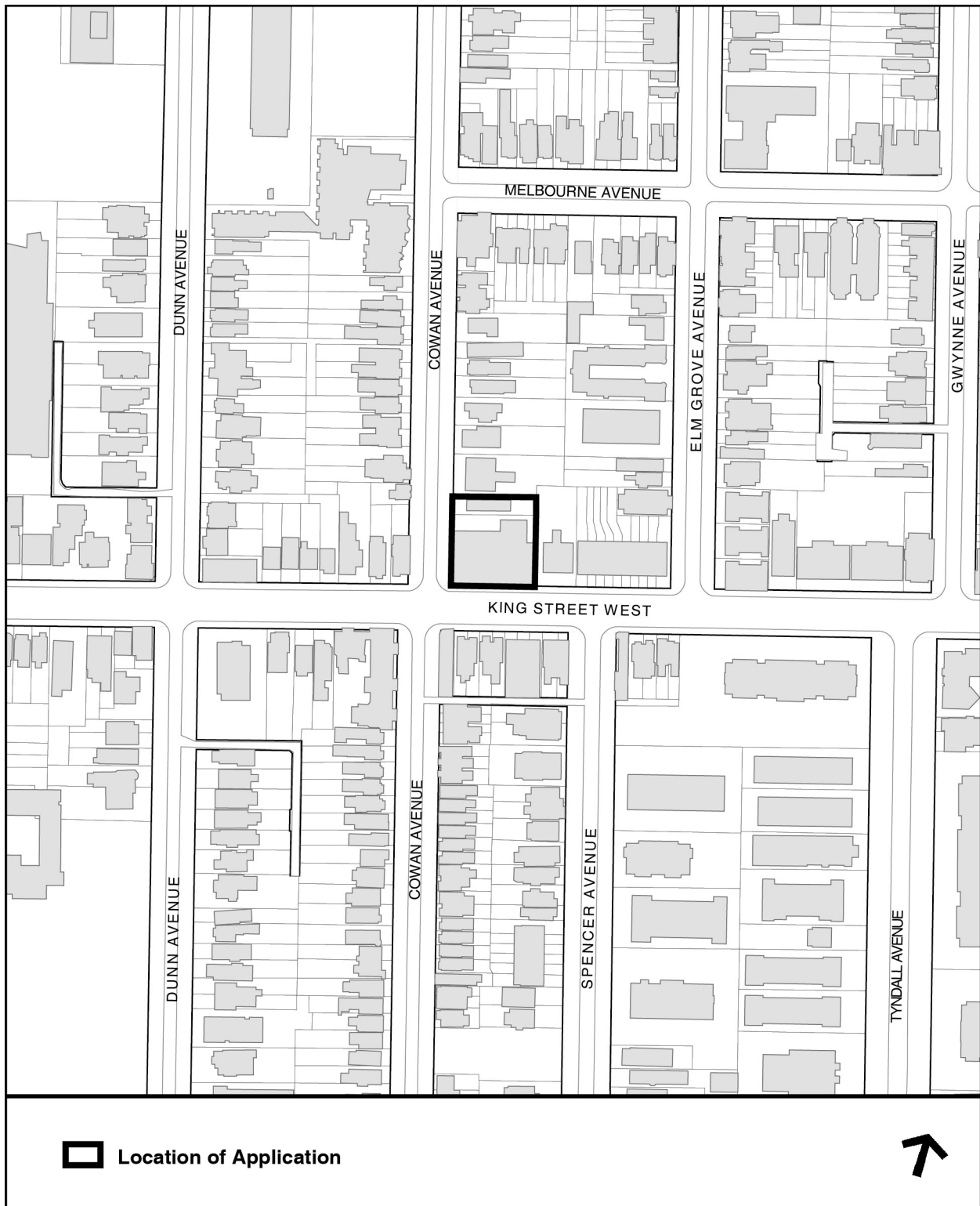
Parking and Loading

Parking Spaces:	5	Bicycle Parking Spaces:	303	Loading Docks:	1
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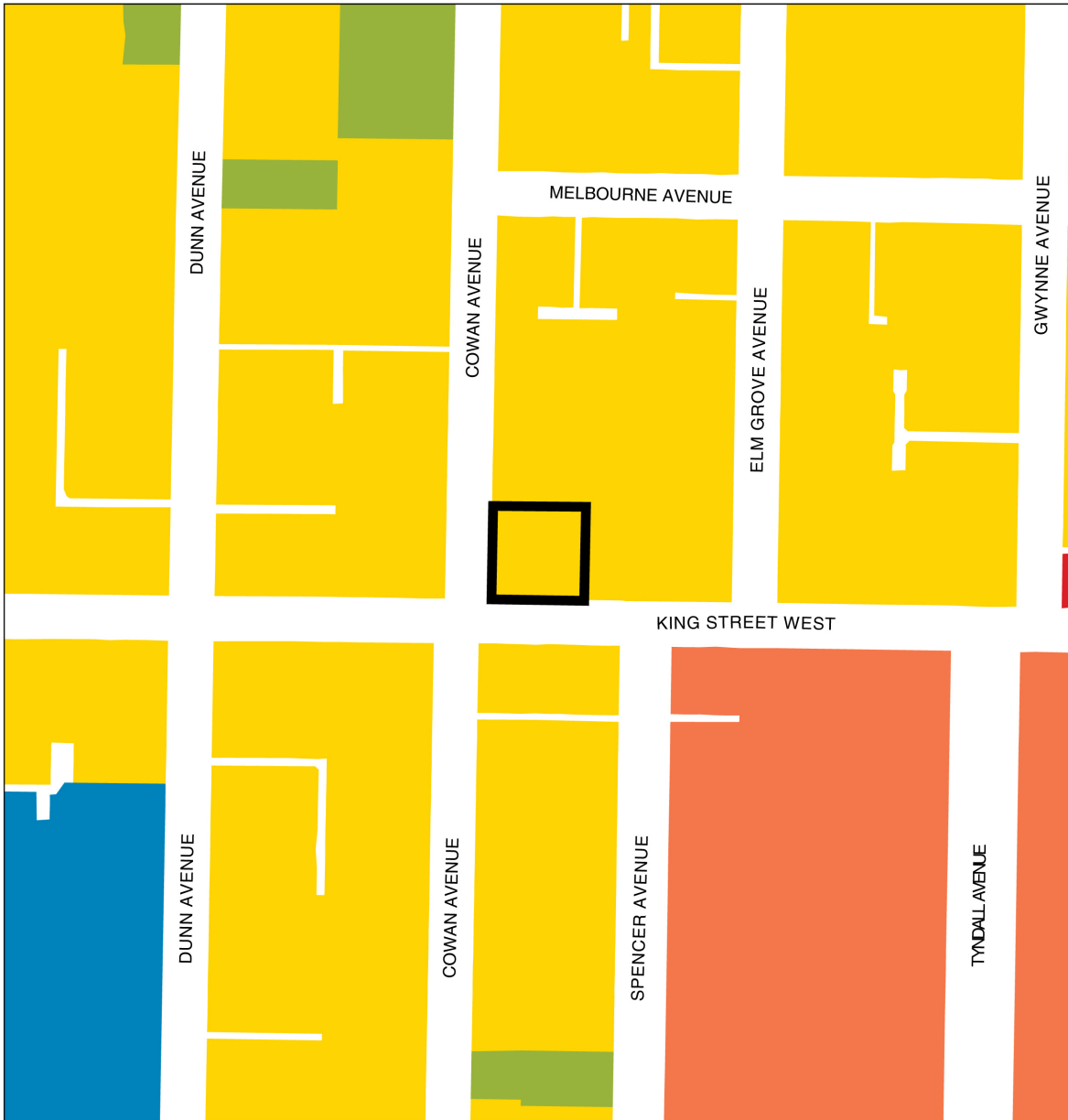
CONTACT:

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Melanie.Schneider@toronto.ca

Attachment 2: Location Map




Attachment 3: Official Plan Land Use Map




Official Plan Land Use Map #18

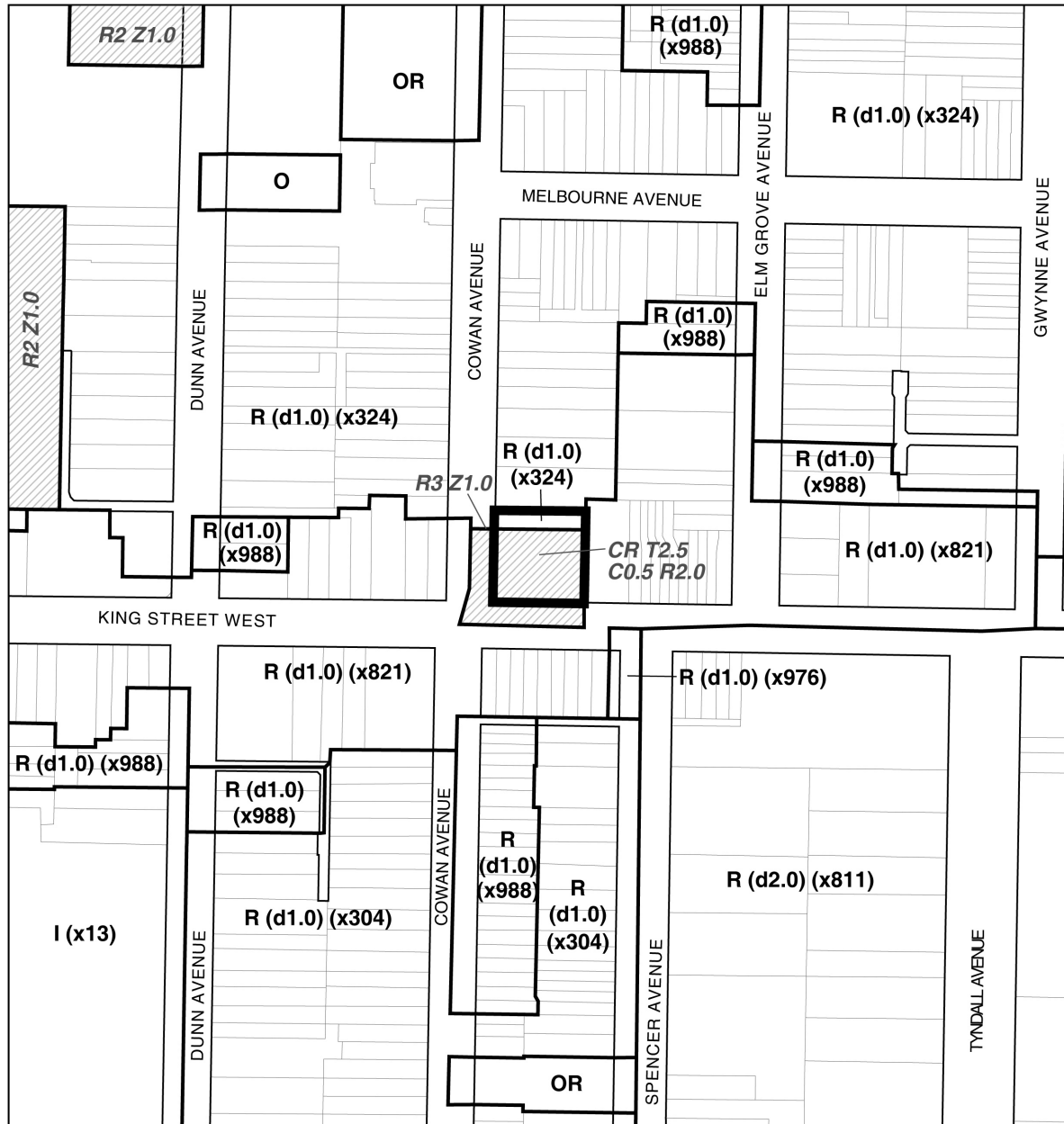
1304 King Street West

File # 23 213844 STE 04 0Z

-  Location of Application
-  Neighbourhoods
-  Parks
-  Institutional Areas
-  Apartment Neighbourhoods
-  Mixed Use Areas


 Not to Scale
 Extracted: 03/07/2024

Attachment 4: Existing Zoning By-law Map



Zoning By-law 569-2013

1304 King Street West

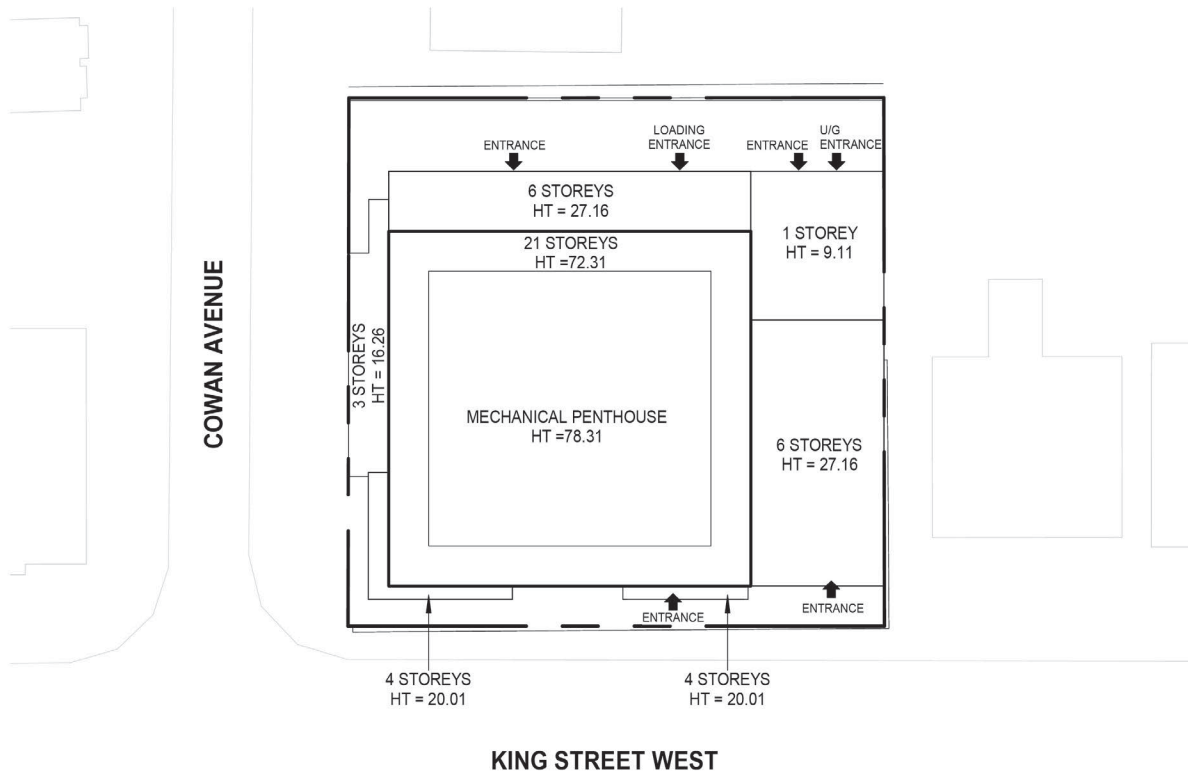
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-  Location of Application
- R Residential
- I Institutional
- O Open Space
- OR Open Space Recreation

-  See Former City of Toronto By-law No. 438-86
- R2 Residential District
- R3 Residential District
- CR Mixed-Use District

↑
Not to Scale
Extracted: 03/07/2024

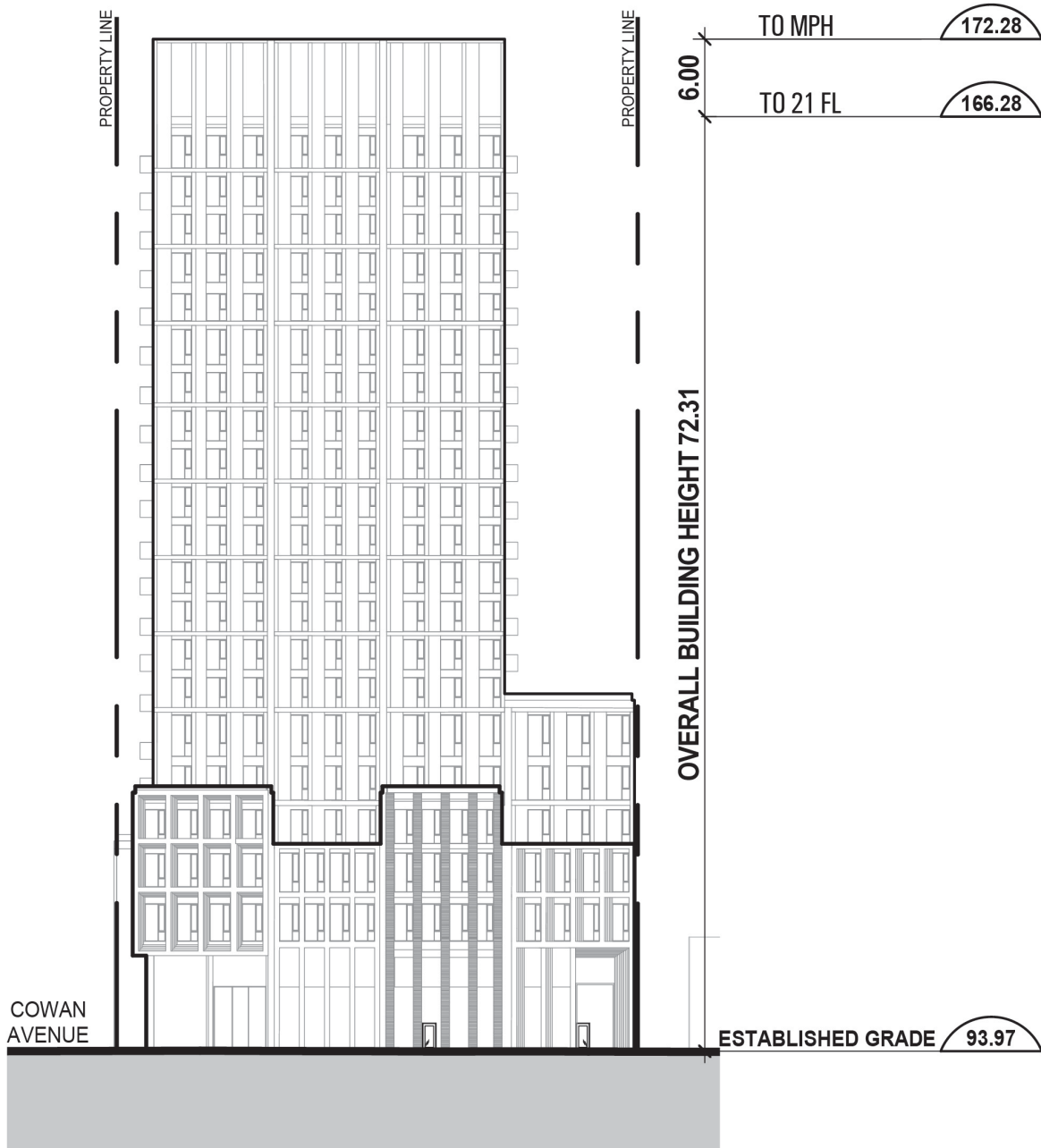
Attachment 5: Site Plan



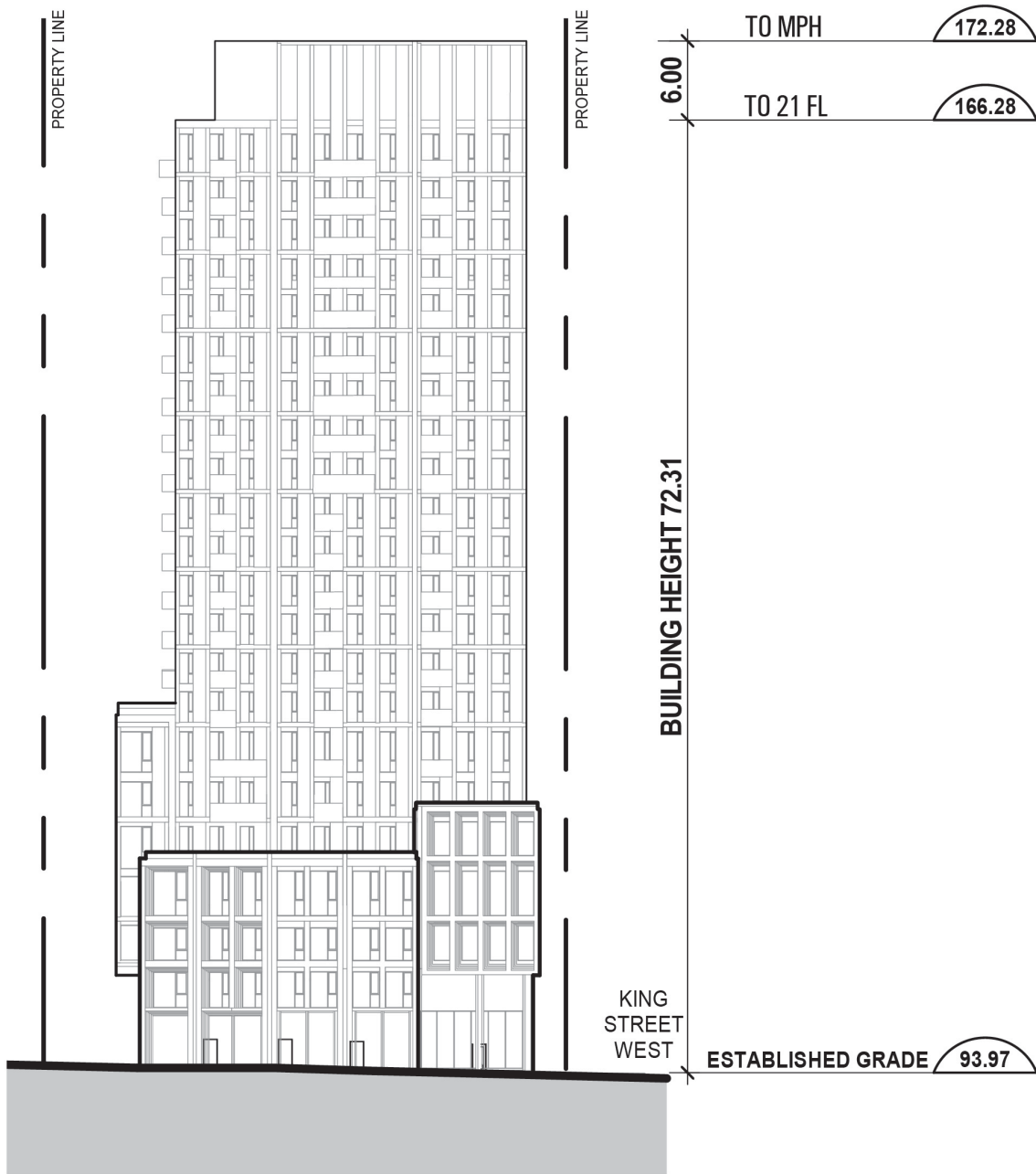
Site Plan



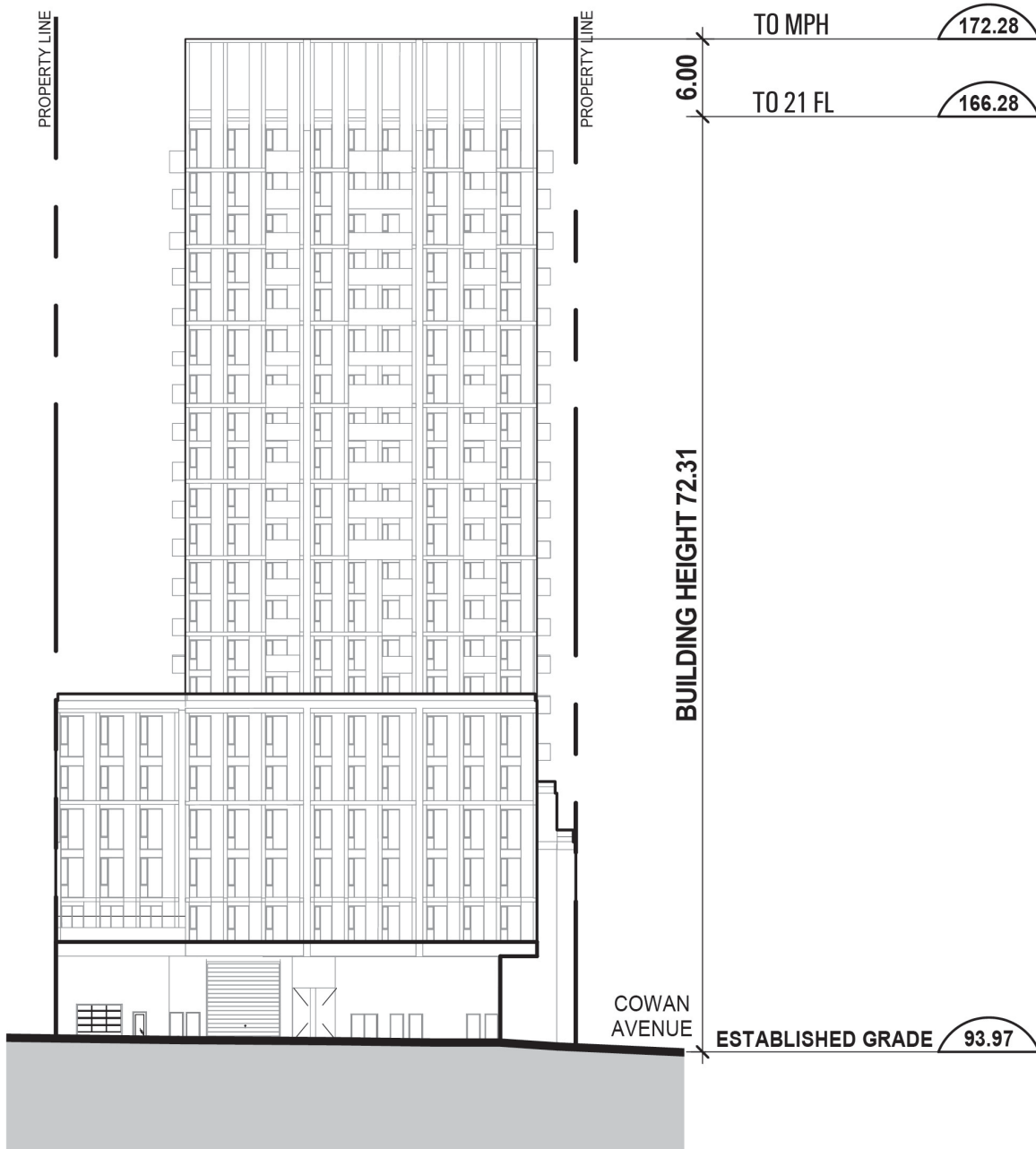
Attachment 6: Elevations



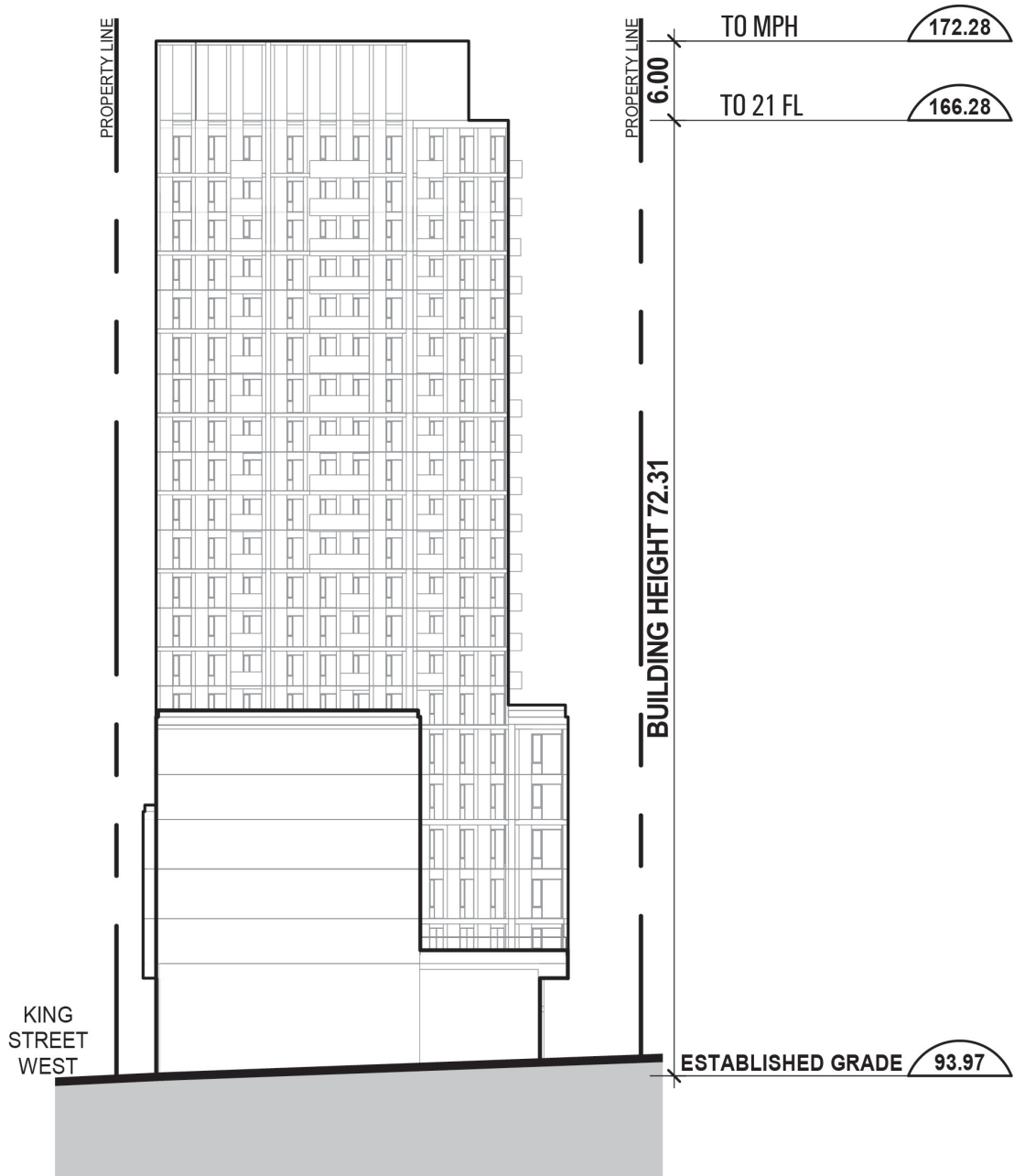
South Elevation



West Elevation

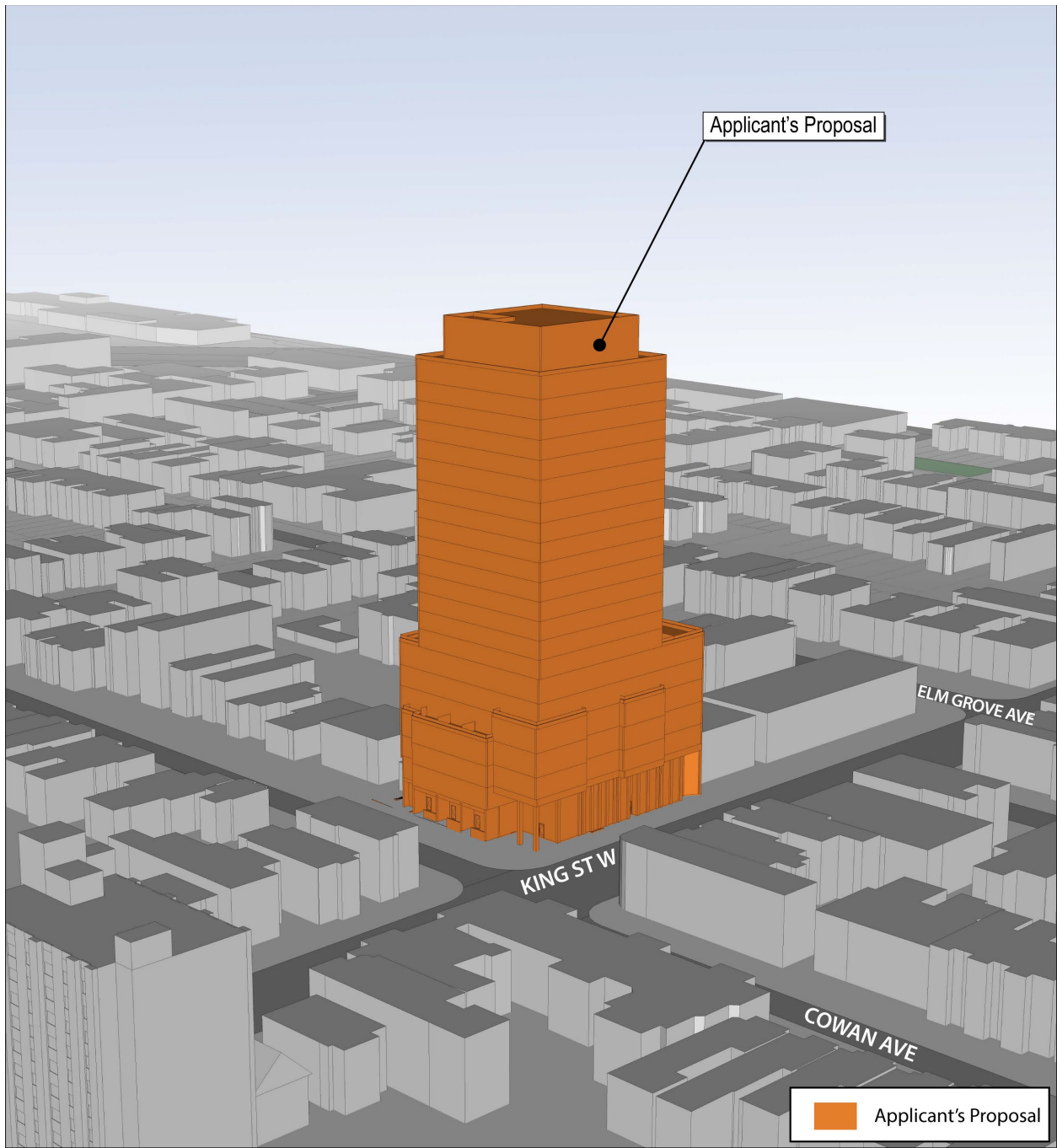


North Elevation



East Elevation

Attachment 7: 3D Massing Model - Northeast

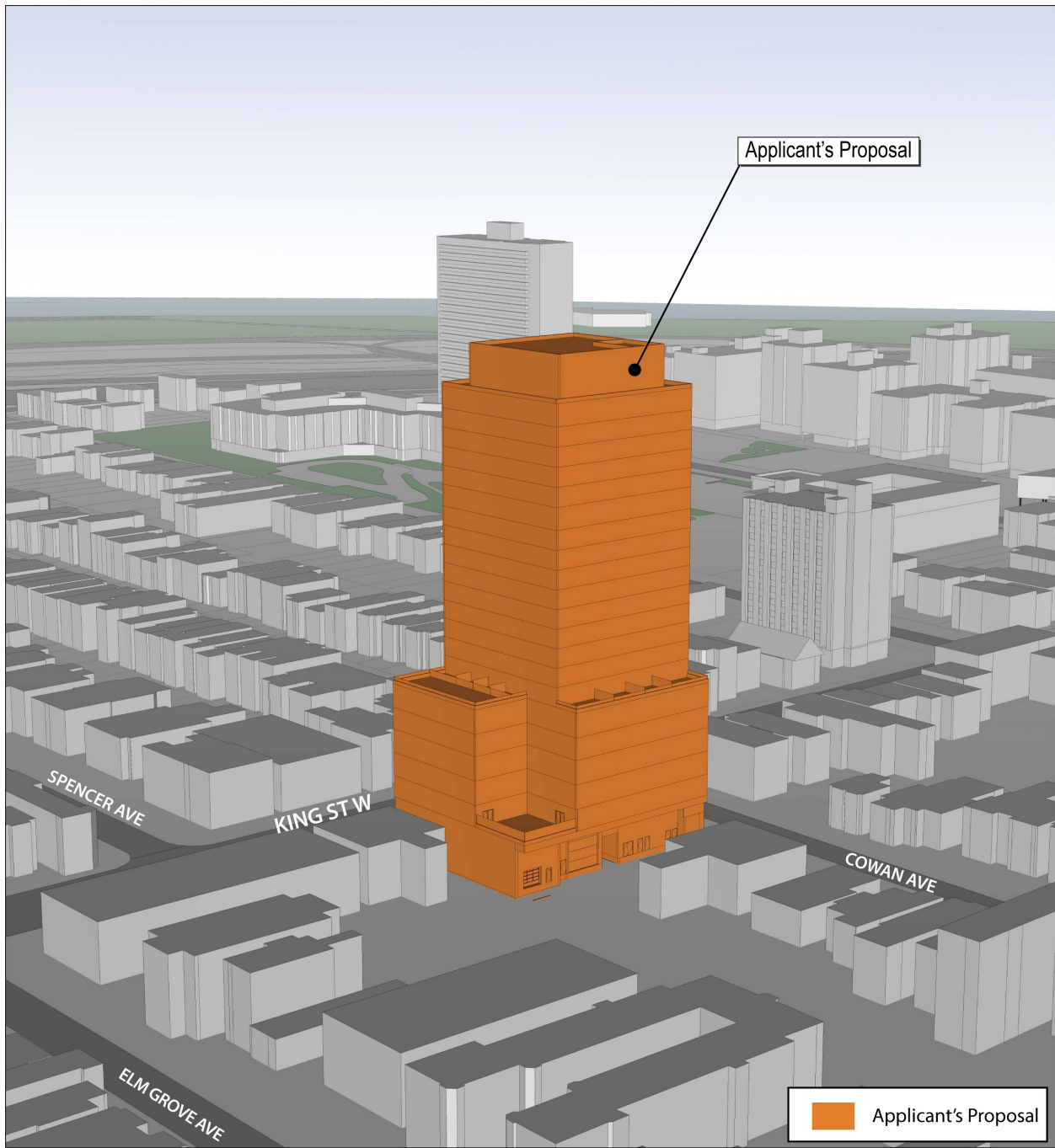


View of Applicant's Proposal Looking Northeast



03/07/2024

Attachment 8: 3D Massing Model - Southwest



View of Applicant's Proposal Looking Southwest



03/07/2024