

## **1337-1355 King Street West – Official Plan and Zoning By-law Amendment, and Rental Housing Demolition Applications – Decision Report – Approval**

Date: June 21, 2024

To: Toronto and East York Community Council

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

Ward: 4 – Parkdale-High Park

**Planning Application Numbers:** 24 120936 STE 14 OZ and 24 142460 STE 04 RH

### **SUMMARY**

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This Official Plan and Zoning By-law amendment application proposes to permit a 10 storey residential building consisting of 92 affordable housing units, including 10 rental replacement units, at 1337-1355 King Street West. The existing 11 storey “Phoenix Place” apartment building and Parkdale United Church at 1355 King Street West will be fully retained on the site.

The application is supported through the Open Door Affordable Rental Housing Program to provide financial incentives for the development of 92 affordable housing units.

This report also recommends approval of the Rental Housing Demolition application. The proposal includes a Tenant Relocation and Assistance Plan that address the right for existing tenants to return to the rental replacement dwelling units at a similar rent and interim accommodation for the duration of the construction period.

The proposed development is consistent with the Provincial Policy Statement (2020), conforms with the Growth Plan (2020), and represents an appropriate form and scale of development.

This report reviews and recommends amending the Official Plan and Zoning By-law Amendment, and the Rental Housing Demolition Application, with a Holding provision (H) in the Zoning By-law to address servicing matters.

## RECOMMENDATIONS

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

1. City Council amend the Official Plan for the lands at 1337-1355 King Street West substantially in accordance with the draft Official Plan Amendment included as Attachment 5 to this report from the Director, Community Planning, Toronto and East York District.
2. City Council amend Zoning By-law 569-2013 for the lands at 1337-1355 King Street West, substantially in accordance with the draft Zoning By-law Amendment included as Attachment 6 to this report from the Director, Community Planning, Toronto and East York District.
3. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Official Plan and Zoning By-law Amendments as may be required.
4. City Council approve the Rental Housing Demolition Application (File Number 24 142460 STE 04 RH) in accordance with Chapter 667 of the Toronto Municipal Code and pursuant to Section 111 of the City of Toronto Act, 2006 which allows for the demolition of 10 existing affordable rental housing units located at 1337-1355 King Street West, subject to the following conditions:
  - a. the owner shall provide and maintain 10 affordable rental replacement units on the subject site for a period of at least 20 years beginning from the date that each replacement housing unit is first occupied and, during which time, no application may be submitted to the City for condominium registration, or for any other conversion to a non-rental housing purpose, or for demolition without providing for replacement. The replacement units shall collectively have a total gross floor area of at least 85.9 square metres and be comprised of 90 studios and 2 one-bedroom units as generally illustrated in the plans submitted to the City Planning Division dated May 3, 2024. Any revision to these plans shall be to the satisfaction of the Chief Planner and Executive Director, City Planning Division;
  - b. the owner shall, as part of the 10 affordable rental replacement units required in Recommendation 3.a above, provide at least 8 studio units and 2 one-bedroom units at affordable rents, as currently defined in the City's Official Plan, all for a period of at least 10 years, beginning from the date of first occupancy of each unit. Rents shall not include additional charges for laundry or central air conditioning;
  - c. the owner shall provide an acceptable Tenant Relocation and Assistance Plan to all Eligible Tenants of the 10 existing affordable rental units proposed to be demolished at 1337-1355 King Street West, addressing the right to return to occupy one of the rental replacement units at similar rents, the provision of an alternate rental unit during the construction period, and other assistance to lessen hardship. The Tenant Relocation and Assistance Plan shall be developed

in consultation with, and to the satisfaction of, the Chief Planner and Executive Director, City Planning Division;

d. the owner shall provide tenants of all 10 affordable rental replacement units with access to, and use of, all indoor and outdoor amenities in the proposed 10 storey building. Access to, and use of, these amenities shall be on the same terms and conditions as any other resident of the building without the need to pre-book or pay a fee, unless specifically required as an established practice for private bookings;

e. the owner shall provide tenants of all affordable rental replacement units with access to bicycle and visitor parking on the same terms and conditions as any other resident of the proposed building;

f. The owner shall provide and maintain a common laundry room on the basement floor of the proposed building, as generally illustrated in the plans submitted to the City Planning Division dated May 3, 2024. Any revision to these plans shall be to the satisfaction of the Chief Planner and Executive Director, City Planning Division;

g. the affordable rental replacement units required in recommendation 3.a. above shall be made ready and available for occupancy no later than the date by which 70% of the new dwelling units in the proposed development, exclusive of the affordable rental replacement units, are made available and ready for occupancy, subject to any revisions to the satisfaction of the Chief Planner and Executive Director, City Planning; and

h. the owner shall enter into, and register on title to the lands at 1337-1355 King Street West, an agreement pursuant to Section 111 of the City of Toronto Act, 2006 to secure the conditions outlined in Recommendations 3.a. through 3.g. above, all to the satisfaction of the City Solicitor and the Chief Planner and Executive Director, City Planning Division.

5. City Council authorize the Chief Planner and Executive Director, City Planning Division, to issue Preliminary Approval of the Rental Housing Demolition Permit under Chapter 667 of the Toronto Municipal Code for the demolition of the 10 existing affordable rental units located at 1337-1355 King Street West after all the following have occurred:

a. all conditions in Recommendation 4 above have been fully satisfied and secured;

b. the Official Plan and Zoning By-law Amendments have come into full force and effect;

c. the issuance of the Notice of Approval Conditions for site plan approval by the Chief Planner and Executive Director, City Planning Division or their designate, pursuant to Section 114 of the City of Toronto Act, 2006;

d. the issuance of excavation and shoring permits (conditional or full permit) for the approved development on the site; and

e. the owner has confirmed, in writing, that the 10 existing rental units are vacant.

6. City Council authorize the Chief Building Official and Executive Director, Toronto Building Division to issue a Rental Housing Demolition Permit under Chapter 667 of the Toronto Municipal Code after the Chief Planner and Executive Director, City Planning Division has given Preliminary Approval referred to in Recommendation 5 above.

7. City Council authorize the Chief Building Official and Executive Director, Toronto Building Division to issue a Rental Housing Demolition Permit under Chapter 667 of the Toronto Municipal Code after the Chief Planner and Executive Director, City Planning Division has given Preliminary Approval referred to in Recommendation 5 above.

8. City Council authorize the Chief Building Official and Executive Director, Toronto Building Division to issue a Residential Demolition Permit under Section 33 of the Planning Act and Chapter 363 of the Toronto Municipal Code for 1337-1355 King Street West after the Chief Planner and Executive Director, City Planning Division has given Preliminary Approval referred to in Recommendation 5 above, which may be included in the Rental Housing Demolition Permit under Chapter 667 pursuant to section 6.2 of Chapter 363, on condition that:

a. the owner removes all debris and rubble from the site immediately after demolition;

b. the owner erects solid construction hoarding to the satisfaction of the Chief Building Official and Executive Director, Toronto Building;

c. the owner erects the proposed building on site no later than 3 years from the date that demolition of the existing rental units commences, subject to the timeframe being extended to the discretion of the Chief Planner and Executive Director, City Planning Division; and

d. should the owner fail to complete the proposed building within the time specified in Recommendation 6.c. above, the City Clerk shall be entitled to enter on the collector's roll, as with municipal property taxes, an amount equal to the sum of twenty thousand dollars (\$20,000.00) per dwelling unit for which a demolition permit is issued, and that such amount shall, until payment, be a lien or charge upon the land for which the Residential Demolition Permit is issued.

9. City Council request the General Manager, Transportation Services, to review and report back on the feasibility of amending Schedule B of the City of Toronto Municipal Code Chapter 925, Permit Parking, to exclude the development located at 1337-1355 King Street West from Permit Parking.

10. City Council authorize the appropriate City officials to take such actions as are necessary to implement City Council's decision, including execution of the Section 111 Agreement and any other related agreements.

11. City Council recommend that the Chief Planner and Executive Director, City Planning secure through the Site Plan Control process for the proposed development, pursuant to Section 114 of the City of Toronto Act, 2006, the owner's obligation to:

a. Continue to provide and maintain the existing 136 rental dwelling units at 1355 King Street West as rental housing for a period of 20 years commencing from the date the Zoning By-law Amendment comes into force and effect, with no application for demolition or conversion from residential rental use, all to the satisfaction of the City Solicitor and the Chief Planner and Executive Director, City Planning Division; and,

b. Provide access for both existing tenants of 1355 King Street West and new tenants to all the outdoor amenities that will be provided on the subject site.

12. Prior to Site Plan Approval for the development, City Council require the owner to develop a Construction Mitigation and Tenant Communication Plan, including an interim parking plan, to mitigate the impacts of construction of the development on tenants of the existing rental building, all to the satisfaction of the Chief Planner and Executive Director, City Planning Division.

13. City Council authorize the City Solicitor and appropriate City staff to take such necessary steps, as required, to implement City Council's decision.

## **FINANCIAL IMPACT**

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On December 13, 2023, City Council authorized incentives and exemption from taxation for municipal and school purposes through the Open Door Affordable Housing Program to be applied to 856 affordable units, including 1337-1355 King Street West. For the development of 92 affordable units (including 10 rental replacement, resulting in 82 net new affordable units) at 1337-1355 King Street West includes exemption from the payment of development charges and parkland dedication fees, if not already paid or exempted by Provincial legislation, a waiver of all planning application and building permit fees, and the exemption of municipal and school taxation over a 40-year term. The updated value of incentives based on current rates are shown in Table 1 for an estimated total of \$6,648,929 based on current rates.

Table 1: Open Door Incentives and Exemption of Municipal and School Taxation for 1337-1355 King Street West

Site	Net Affordable Rental Homes	Estimated Affordability Period (Years)	Estimated Development Charges*	Estimated Other Fees and Charges**	Estimated Total Value of Incentives	Estimated Net Present Value of Property Taxes***
1337-1339 King Street West	82	40	\$5,187,452	\$1,461,477	\$6,648,929	\$2,043,021

\* Reflects current rates based on total DCs exempted. Council approved rental discounts estimated at \$1.6 million. Bill 23 reductions and exemptions, including non-profit housing exemption, is estimated at \$3.6 million.

\*\* Includes estimated 2024 building permit fees of \$87,696, planning fees of \$144,302, and parkland dedication fees of \$1,230,000.

\*\*Calculated using 2024 property tax rates.

On June 1, 2024, the affordable rental exemption in the Development Charges Act (DCA) came into force, which provides an exemption to development charges, the community benefits charge, and parkland dedication, for units that meet the Provincial Affordable Residential Units Bulletin, and subject to an agreement with the City to secure affordability for 25 years. Development charge rates were updated on June 6, 2024 to reflect the Bill 185 changes to the DCA to repeal the Bill 23 5-year phase-in.

The Chief Financial Officer and Treasurer has reviewed this report and agrees with the information as presented in the Financial Impact Section.

## DECISION HISTORY

On December 13, 2023, City Council endorsed PH8.10 The Open Door Affordable Rental Housing program to offer financial incentives to support 856 affordable rental homes, including 92 units at 1337 and 1339 King Street West. Developments would be eligible for exemptions of fees for planning applications, building permits, parkland dedication, development charges, and municipal property tax. Council's decision can be found at the following link: <https://secure.toronto.ca/council/agenda-item.do?item=2023.PH8.10#>

A pre-application consultation (PAC) meeting was held on February 7, 2022. The Planning Application Checklist Package resulting from the PAC meeting is available here: [www.toronto.ca/1337KingStW](http://www.toronto.ca/1337KingStW). The current application was submitted on April 30, 2024 and deemed complete on May 6, 2024. Staff conducted a Community Consultation Meeting for the application on June 4, 2024. The community consultation is summarized in the Comments section of this Report.

## THE SITE

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**Description:** The site is comprised of two lots located on the southeast intersection of King Street West and Dunn Avenue, with a rear lane providing the southern boundary. The site has area of 2,832 square metres with frontage of 57 metres along King Street West and depth of 52 metres along Dunn Street.

**Existing Rental Housing:** A vacant 2 ½ storey detached dwelling is located at 1337 King Street West. A 2 ½ storey house form apartment is located at 1339 King Street West and contains 10 rental units. The units are comprised of 8 studio and 2 one-bedroom units, operated by the Parkdale United Church Foundation. All units have affordable rents. At 1355 King Street West, an 11 storey apartment building (“Phoenix Place”) consisting of 136 affordable rental units and the Parkdale United Church will be fully retained in the redevelopment of the site. The buildings at 1339 and 1355 King Street West exist on the same legal lot.

### Surrounding Land Uses:

North: King Street West and low-rise residential detached dwellings and low-rise apartments.

South: A public laneway that abuts the site.

East: Three storey apartments and mixed use buildings.

West: A 3 ½ storey apartment building and low-rise residential buildings.

## THE APPLICATION

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**Description:** The applications propose a 10 storey residential building (35.6 metres including mechanical penthouse). A total of 92 affordable rental units are proposed with a total of 5,500 square metres of residential gross floor area. The existing 11 storey rental apartment building (“Phoenix Place”) and Parkdale United Church located at 1355 King Street West will be fully retained on the site.

**Density:** 3.6 times the area of the lot.

**Dwelling Units:** The proposal includes 92 affordable rental units, including 10 rental replacement units that will be owned and operated by the Parkdale United Church Foundation. The dwelling types include 90 studio (98%) and 2 one-bedroom (2%) units.

**Rental Replacement Units:** The 10 replacement rental units, comprising of 8 studio and 2 one-bedroom units, represent full replacement by unit type and existing rental gross floor area. Rents for the replacement rental dwelling units will be set at the same affordability level as the existing units, all of which have affordable rents, for a period of at least 10 years.

Any eligible tenant who returns to a replacement rental dwelling unit will continue to pay similar rent that they currently pay. Replacement rental units will be provided access to a shared laundry room. Tenants will have access to bicycle parking and all indoor and outdoor amenities at no extra charge, on the same terms and conditions as any other resident of the building.

**Tenant Relocation and Assistance Plan:** The applicant has agreed to provide tenant relocation and assistance to all eligible tenants, all to the satisfaction of the Chief Planner and secured through legal agreements with the City.

The Tenant Relocation and Assistance Plan will provide tenants alternative accommodations within the existing Parkdale United Church Foundation building at 1355 King Street West during the demolition and construction period. As part of this plan, all eligible tenants would receive:

- at least five months' notice of the date that they must vacate their rental unit;
- the right to return to a rental replacement unit of the same type at similar rent;
- the provision of an alternate unit at similar rent levels, for the duration of the construction period;
- Special Needs Assistance compensation in the amount equal to 4 months' rent; and
- help to move their belongings between the two buildings at no cost to the tenants.

Tenants that move off-site will be provided with assistance in finding an alternate unit and financial compensation, equivalent to three months' rent as required under the Residential Tenancies Act.

## **Rental Intensification**

The proposed development will maintain the existing 11 storey residential building at 1355 King Street West. All 136 rental units have affordable rents and will be secured as rental housing for a period of at least 20 years. Existing tenants will have access to all new outdoor amenity areas including a large landscaped outdoor space with seating areas for social gatherings and recreational activities.

**Amenity Space:** The proposal includes 329 square metres of indoor amenity space (3.6 square metres per unit), and 187 square metres of outdoor amenity space (2.0 square metres per unit), for a combined ratio of 5.6 square metres per unit.

## **Access, Bicycle Parking, Vehicle Parking and Loading**

The primary pedestrian access to the residential building is along King Street West.

The proposal includes a total of 8 vehicular parking spaces at grade, accessed from Dunn Avenue. A total of 62 bicycle parking spaces are provided, with 20 short-term bicycle parking spaces located at grade and 42 long-term bicycle parking spaces located in a bicycle storage area on the basement level. One Type G loading space will be provided.



A 0.67 metre lane widening is required along the rear of the property to satisfy the requirement of a 6 metre wide lane right-of-way.

### **Additional Information**

See the attachments of this report for the Application Data Sheet, Location Map, site plan, elevations, and three-dimensional representations 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/1337KingStW](http://www.toronto.ca/1337KingStW).

### **Reasons for Application**

The proposal requires an amendment to the Official Plan from Neighbourhoods to Mixed Use Areas to support the development proposal. The draft Official Plan Amendment is included as Attachment 5 to this report.

A Zoning By-law Amendment is required to vary performance standards to permit the proposed height, building setbacks, density, parking requirements, and other performance standards permitted in the City of Toronto Zoning By-law 569-2013, as amended. The draft Zoning By-law Amendment is included as Attachment 6 to this report.

A Rental Housing Demolition application is also required because the development site contains six or more residential units, of which at least one unit is rental housing. 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.

## **APPLICATION BACKGROUND**

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### **Application Requirements**

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

- Arborist Report;
- Geotechnical Study;
- Heritage Impact Study;
- Housing Issues Report;
- Hydrological Report;
- Pedestrian Level Wind Study;
- Planning and Urban Design Rationale;
- Public Consultation Strategy Report;
- Functional Servicing Report;
- Scoped Environmental Impact Study;
- Stormwater Management Report;
- Sun/Shadow Study; and
- Transportation and Parking Review.

## **Agency Circulation Outcomes**

The application 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 application and to formulate appropriate Official Plan and Zoning By-law standards.

## **POLICY & REGULATION CONSIDERATIONS**

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

### **Official Plan**

The Official Plan land use designation for the site is Neighbourhoods. Neighbourhoods contain a full range of residential uses in lower scale buildings, as well as parks, schools, local institutions and small-scale shops serving the needs of area residents. See Attachment 2 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.

Policy 3.2.1.1 requires development to provide a full range of housing, in terms of form, tenure and affordability across the City and within neighbourhoods to meet the current and future needs of residents. A range of housing includes ownership and rental housing, affordable and mid-range rental and ownership housing, social housing, shared and/or congregate-living housing arrangements, supportive housing, emergency and transitional housing for homeless and at-risks groups, and housing that accommodates people with disabilities.

Policies 3.2.1.3 and 3.2.1.4 also encourages investment in new affordable rental housing as a priority by the City through various policy, regulatory, or financial incentives.

Policy 3.2.1.5 requires that significant new development on sites containing six or more rental units, where existing rental units will be kept in the new development, secure as rental housing the existing affordable and mid-range rental units; and secure needed improvements to the existing rental housing, without pass-through costs to tenants.

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

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

## **Zoning**

The site is zoned R(d1.0)(x2219) under Zoning By-law 569-2013. The Residential (R) zoning category permits a range of residential uses, community uses, places of worship and a height of 11 metres with a permitted density of 1.0 times the lot area. 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:

- Mid-Rise Building Performance Standards
- Complete Streets and Pedestrian Priority Guidelines
- Toronto Accessibility Design Guidelines

The City's Design Guidelines may be found here: <https://www.toronto.ca/city-government/planning-development/official-planguidelines/design-guidelines/>

## **Toronto Green Standard**

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 TGS can be found here:

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

## **COMMUNITY CONSULTATION**

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An in-person and virtual Community Consultation Meeting was hosted by City staff on June 4, 2024 at 1355 King Street West. Approximately 20 residents participated in-person and 14 online, as well as representatives on behalf of the Ward Councillor and the applicant. At the meeting, City staff and the applicant team engaged in an open house for a portion of the meeting, followed by presentations on the site and surrounding area, existing planning policy framework, and the proposed development. Following the presentations, City staff led a question-and-answer format discussion. Comments and questions raised at the meeting included:

- The unit sizes and unit mix;
- Support services and funding for the relocation of residents;
- Timing and management of construction and occupancy;
- Servicing capacity to accommodate the development;
- The reduction of vehicular parking spaces;
- Traffic impacts on the surrounding area;
- Dog relief or off-leash areas;

- Environmental impacts to wildlife and tree removal on the site; and
- Support for the proposal contributing to affordable housing and for the City to advance the approval of the development.

The comments heard through community consultation have been considered through the review of the application.

### **Tenant Meeting**

On June 12, 2024, staff held a tenant meeting for impacted tenants to learn more about the City's housing policies, the impact of the proposed demolition on existing tenants, and the proposed Tenant Relocation and Assistance Plan. The meeting was held onsite at 1355 King Street West and attended by nine (9) tenants, representatives of the applicant, and City Planning staff. During the meeting, tenants asked questions and expressed concerns about the timing of the application and overall development, including the length of time tenants would be displaced from their unit, and process of being relocated to an alternative unit.

### **Statutory Public Meeting Comments**

In making their decision with regard to this application, Council members will be given an opportunity to view the oral submissions made at the statutory public meeting held by the Toronto and East York Community Council for this application, as these submissions are broadcast live over the internet and recorded for review.

## **COMMENTS**

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### **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). In the opinion of Staff, the proposal is consistent with the Provincial Policy Statement and conforms with the Growth Plan.

### **Land Use**

This application has been reviewed against the Official Plan policies described in the Policy and Regulation Considerations Section of the report, as well as the policies of the Toronto Official Plan as a whole. The proposal is an appropriate form of residential development within the proposed Mixed Use Area land use designation, which is made up of a broad range of commercial, residential and institutional uses, in single use or mixed-use buildings, as well as parks and open spaces. The proposal takes advantage of the transit priority route along King Street West, and provides the addition of affordable rental housing including the replacement of the existing rental units.

## **Unit Mix**

The proposed 92 affordable rental units, consisting of 90 studio and 2 one-bedroom units are intended to serve returning tenants and individuals requiring housing in the south Parkdale community. Through the proposed development, the Parkdale United Church Foundation will deliver housing to individuals on their waitlist that predominately serves single adults.

## **Rental Housing Replacement**

In accordance with Official Plan policy 3.2.1.6., all 10 existing rental units will be replaced in the new development with units of the same type, at similar unit sizes, and at rents similar to those in effect at the time of application. The proposed replacement rental dwellings units are all larger than the existing rental units, by type.

The applicant has agreed to provide and maintain the 10 replacement rental units at affordable rents for a period of at least 10 years, beginning on the date the replacement rental dwelling units are first occupied. All tenants who resided on the lands at the time of application would have the right to return to a replacement rental unit of the same bedroom type at similar rent, and rents for the replacement rental dwelling units without returning tenants would not exceed the applicable rent threshold for a period of at least 10 years from first occupancy.

The proposed tenant relocation and assistance plan prioritizes relocating tenants of the 10 units proposed to be demolished into the on-site building at 1355 King Street West that will be retained. The applicant has also agreed to help tenants move their belongings between the two buildings at no cost to the tenants. Likewise, once the replacement rental dwelling units are ready for occupancy the applicant will help tenants move into their new unit at no cost.

One tenant household has moved off-site in order to find more appropriate housing for their household. This household is also not likely to return to the new building. This household will be provided with three months' rent as required under the Residential Tenancies Act.

Staff are satisfied with the proposed approach to replacing demolished rental units and the tenant relocation and assistance plan as it is in line with the intent of the City's standard practices for rental replacement and will appropriately address and mitigate hardship experienced by tenants.

The replacement housing and tenant assistance matters will be secured through one or more agreements with the City and to the satisfaction of the Chief Planner and Executive Director, City Planning Division.

## **Rental Intensification**

In accordance with Policy 3.2.1.5 the applicant has agreed to the secure the tenure of the existing 136 rental dwelling units at 1355 King Street West. The existing building at 1355 King Street West has been well maintained. Existing tenants will benefit from

improved outdoor amenities as a result of the redevelopment of the site and staff are satisfied with the outcome with respect to the requirements of Policy 3.2.1.5.

Prior to Site Plan Approval for the development, the applicant is required to develop a Construction Mitigation and Tenant Communication Plan including an interim parking plan, to mitigate the impacts of construction of the development on tenants of the existing rental building, all to the satisfaction of the Chief Planner and Executive Director, City Planning Division

As part of the Site Plan Approval process, the rental tenure of the existing apartment buildings and the provision of shared access to new outdoor amenities will be secured through one or more agreements with the City, and to the satisfaction of the Chief Planner.

### **Public Realm and Streetscape**

City staff are satisfied that the proposal conforms with the applicable public realm policies of the Official Plan. The proposal provides a minimum 2.1 metre pedestrian clearway, to be conveyed to the City, along the entire King Street West frontage. The proposed 3 storey base articulation and low-scale street wall that is situated 1.6 metres to 4.5 metres from the north (front) property line to create an activated pedestrian zone (from curb to building face) to accommodate tree plantings, a raised planter, and a feature bench.

### **Built Form**

The proposed Official Plan Amendment and Zoning By-law Amendment conforms with the applicable Official Plan policies related to built form. The Official Plan requires that development will be located and organized to fit with its existing and/or planned context, define and frame the edges of the public realm with good street proportion, and ensure access to direct sunlight and daylight on the public realm. The development provides appropriate transition in density and scale to adjacent low-rise residential buildings to the south.

The 10 storey (37 metres in height including mechanical penthouse) residential building reflects the direction of the Mid-Rise Building Performance Standards. It has been designed and massed to achieve a significant number of new affordable rental housing units, while maintaining an appropriate building scale and separation to the adjacent apartment building and the low-rise neighbourhood to the south. The proposal provides building setbacks to accommodate an enhanced pedestrian zone and introduces an upper-storey stepback at the fourth storey to provide a pedestrian-scale streetwall along King Street West.

The new residential building will be situated 6 metres east of the retained apartment building at 1355 King Street West with the upper floors of the buildings separated by 7.5 metres. The corridor between the buildings will allow for outdoor seating, short-term bicycle parking, and access to the outdoor amenity space and parking at the rear of the property. The building will be setback back between 10 and 15 metres from the rear property line.

## **Sun and Shadow**

The proposal's shadow will not have significant impacts on open spaces and streets. The proposal adequately minimizes shadows on the north side of King Street West during the spring and fall equinoxes (March 21 and September 21). While the shadow extends on the north side of King Street West up to 1:18pm, the shadow moves off the public realm by 2:18pm.

## **Traffic Impact, Access, Parking and Loading**

A Transportation Impact Study was submitted to assess the traffic impact, access, parking, and loading arrangements for this development. The primary pedestrian access to the new residential building is along King Street West.

The vehicular access and existing circular driveway is proposed to remain at Dunn Avenue. A total of 8 visitor parking spaces are proposed, including two accessible parking spaces. One loading space will be provided to accommodate private waste collection services.

A total of 62 bicycle spaces (20 short-term and 42 long-term) are proposed. Short-term spaces are provided on the west side of the new building adjacent to the residential entrance. Long-term spaces are provided in the bicycle storage area on the basement level.

At City Council's direction, staff recommend the development be reviewed for exclusion from on-street permit parking. A separate report will be submitted, and a Public Notice will be placed on the City's website to allow deputations at a future Toronto and East York Community Council meeting.

Transportation Services staff have reviewed the Transportation Impact Study and accept its conclusions.

## **Road Widening**

In order to satisfy the Official Plan requirement of a 6 metre right-of-way for this segment of the rear public laneway, a 0.67 metre road widening dedication along the public lane frontage of the site is required and is proposed to be conveyed to the City as part of the Site Plan Approval application.

## **Servicing**

The applicant submitted a Functional Servicing and Stormwater Management Report. Engineering staff have reviewed the document and associated plans and require additional information to assess the adequacy of the existing watermain and any required improvements to existing municipal infrastructure to support the proposed development.

A Holding provision (H) is recommended to be incorporated in the amending Zoning By-law, to be lifted following the submission of a revised Functional Servicing Report and

Stormwater Management Report, to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services.

### **Tree Preservation**

The applicant submitted an Arborist Report and Tree Preservation Plan in support of the application indicating that there are 8 by-law regulated privately-owned and street trees to be preserved and 6 privately-owned trees to be removed to accommodate the proposed development. The application proposes to plant 7 new trees and the payment of cash-in-lieu for the required replacement trees not being planted on the site.

### **Parkland**

In accordance with Section 42 of the Planning Act, the Owner is required to satisfy the parkland dedication requirement through cash-in-lieu. In this instance, the dedication fees have been waived under the City's Open Door Affordable Housing Program for the proposed 92 affordable rental units.

### **Heritage Impact**

Heritage Planning staff have evaluated the properties and have determined the existing buildings do not possess enough significance in their design and physical quality to comply with the Provincial criteria for determining heritage value and warrant conservation.

### **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 encouraged to achieve Tier 2 or higher to advance the City's objectives for resilience and to achieve net-zero emissions by 2050 or sooner.

### **Holding Provision**

This report recommends the adoption of a Zoning By-law Amendment that is subject to a Holding provision under Section 36 of the Planning Act, restricting the proposed use of the lands until the condition required to lift the Holding provision, as set out in the By-law, is satisfied. Section 5.1.2 of the Official Plan contemplates the use of a Holding provision and outlines the types of conditions that may have to be satisfied prior to the removal of a Holding provision. The specific condition to be met prior to the removal of the Holding provision in the proposed By-law are:



- The submission of an updated and acceptable Functional Servicing Report and Stormwater Management Report, to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services.

The Chief Planner and their designate have the authority to make decisions on applications to remove Holding provisions, which do not contain financial implications not previously authorized by Council.

## **Conclusion**

The proposal has been reviewed against the policies of the Provincial Policy Statement (2020), A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020), and the Toronto Official Plan. Staff are of the opinion that the proposal is consistent with the Provincial Policy Statement (2020) and conforms with the A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020).

The proposal conforms with the intent of the Official Plan, particularly as it relates to providing a significant number of affordable housing supported by the City's Open Door Affordable Housing Program, including rental replacement units, in a form compatible with the surrounding context. Staff worked with the applicant and the community to address and resolve comments around affordable housing and rental replacement, and the built form. Staff recommend that Council support approval of the application.

## **CONTACT**

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Planner, SIPA  
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E-mail: Jamilla.Mohamud@toronto.ca

## **SIGNATURE**

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

## **ATTACHMENTS**

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### **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
- Attachment 5: Draft Official Plan Amendment
- Attachment 6: Draft Zoning By-law Amendment

### **Applicant Submitted Drawings**

- Attachment 7: Site Plan
- Attachment 8: Elevations
- Attachment 9: 3D Model in Context

## Attachment 1: Application Data Sheet

**Municipal Address:** 1337- 1355 King Street West **Date Received:** April 30, 2024

**Application Number:** 24 142426 STE 04 OZ

**Application Type:** Official Plan and Zoning By-law Amendment

**Project Description:** A new 10 storey residential building with 92 affordable rental units, including 10 rental replacement units. The existing apartment building (Phoenix Place) and Parkdale United Church at 1355 King Street West will be fully retained on the site.

<b>Applicant</b>	<b>Agent</b>	<b>Architect</b>	<b>Owner</b>
Gladki Planning Associates		LGA Architectural Partners	Parkdale United Church Foundation Inc.

### EXISTING PLANNING CONTROLS

Official Plan Designation:	Neighbourhoods	Site Specific Provision:	N/A
Zoning:	R (d 1.0) (x821)	Heritage Designation:	N/A
Height Limit (m):	11	Site Plan Control Area:	Yes

### PROJECT INFORMATION

Site Area (sq m):	2,832	Frontage (m):	56	Depth (m):	52
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<b>Building Data</b>	<b>Existing</b>	<b>Retained</b>	<b>Proposed</b>	<b>Total</b>
Ground Floor Area (sq m):	487	487	613	<b>1,100</b>
Residential GFA (sq m):	5,115	4,460	5,500	<b>9,960</b>
Non-Residential GFA (sq m):				
<b>Total GFA (sq m):</b>	<b>5,115</b>	<b>4,460</b>	<b>5,500</b>	<b>9,960</b>
Height - Storeys:	11	11	10	<b>11</b>
Height - Metres:			33	<b>33</b>

Lot Coverage Ratio (%):	39%	Floor Space Index:	3.57
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<b>Floor Area Breakdown</b>	<b>Above Grade (sq m)</b>	<b>Below Grade (sq m)</b>
Residential GFA:	9,960	
Retail GFA:		
Office GFA:		
Industrial GFA:		
Institutional/Other GFA:		

<b>Residential Units by Tenure</b>	<b>Existing</b>	<b>Retained</b>	<b>Proposed</b>	<b>Total</b>
Rental:	146	136	92	<b>228</b>
Freehold:				
Condominium:				
Other:				
<b>Total Units:</b>	<b>146</b>	<b>136</b>	<b>92</b>	<b>228</b>

#### **Total Residential Units by Size**

	<b>Rooms</b>	<b>Bachelor</b>	<b>1 Bedroom</b>	<b>2 Bedroom</b>	<b>3+ Bedroom</b>
Retained:		134	2		
Proposed:		90	2		
<b>Total Units:</b>		<b>224</b>	<b>4</b>		

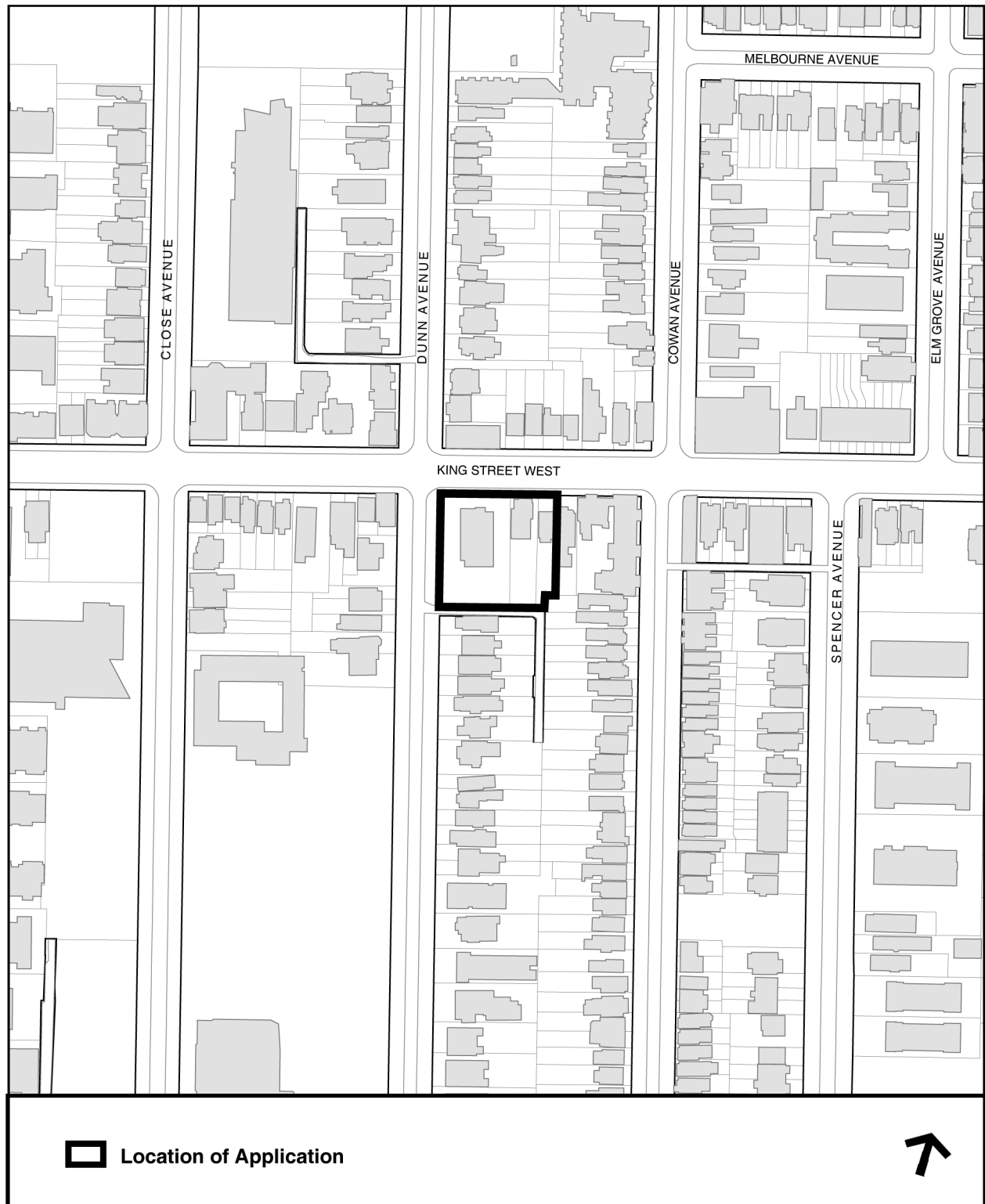
#### **Parking and Loading**

Parking Spaces: 8      Bicycle Parking Spaces: 62      Loading Docks: 1

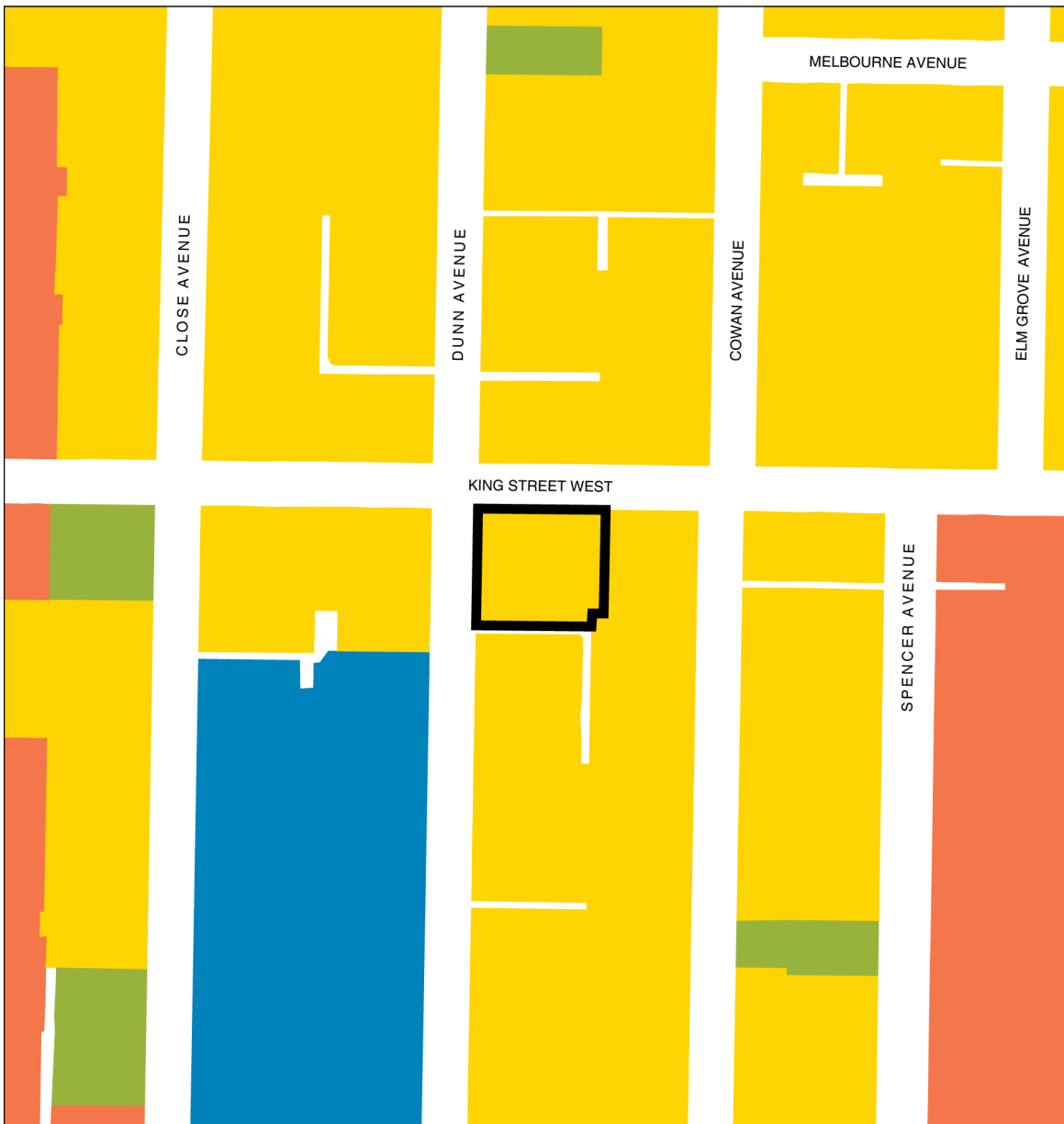
#### **CONTACT:**

Doris Ho, Community Planner  
416-338-1264  
Doris.Ho@toronto.ca

## Attachment 2: Location Map



# Attachment 3: Official Plan Land Use Map



Official Plan Land Use Map 18

1337 - 1355 King Street West

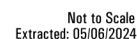
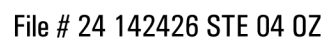
File # 24 142426 STE 04 02



↑  
Not to Scale  
Extracted: 05/06/2024

The map displays a grid of streets and lots with the following zoning designations:

- Streets:** MELBOURNE AVENUE, CLOSE AVENUE, DUNN AVENUE, COWAN AVENUE, KING STREET WEST, ELM GROVE AVENUE, SPENCER AVENUE.
- Zoning Codes and Lots:**
  - R (d1.0) (x324):** Multiple lots along Dunn Avenue and King Street West.
  - R (d1.0) (x988):** Lots along King Street West and near Elm Grove Avenue.
  - R (d1.0) (x821):** Lots along King Street West and near Spencer Avenue.
  - R (d2.0) (x987):** Lots along Close Avenue and King Street West.
  - R (d2.0) (x991):** Lot near Close Avenue and King Street West.
  - R (d2.0) (x823):** Lot near Close Avenue and King Street West.
  - R (d2.0) (x811):** Lot near Spencer Avenue and King Street West.
  - R (d2.0) (x304):** Lots near Spencer Avenue and King Street West.
  - R2 Z1.0:** Shaded areas along Close Avenue and near Dunn Avenue.
  - CR T2.5 C0.5 R2.0:** Shaded area near Cowan Avenue and King Street West.
  - I (x13):** Large lot near King Street West and Spencer Avenue.
  - OR:** Lots near Close Avenue and King Street West.
  - O:** Lot near Dunn Avenue and King Street West.



Attachment 5: Draft Official Plan Amendment

Authority: Toronto and East York Community Council Item ~, as adopted by City of Toronto Council on ~, 2024

Enacted by Council: ~, 2024

**CITY OF TORONTO**  
**Bill XXX**  
**BY-LAW ## - 2024**

**To adopt an Amendment No 745 to the Official Plan  
for the City of Toronto  
respecting the lands known municipally in the year 2023, as  
1337, 1339, 1355 King Street West**

Whereas authority is given to Council under the *Planning Act*, R.S.O. 1990, c.P. 13, as amended, to pass this By-law;

Whereas Council of the City of Toronto has provided adequate information to the public and has held at least one public meeting in accordance with the *Planning Act*; and

The Council of the City of Toronto enacts:

1. The attached Amendment 745 to the Official Plan is adopted pursuant to the *Planning Act*, as amended.

Enacted and Passed this ~ day of ~, A.D. 2024.

Frances Nunziata,  
Speaker

John D. Elvidge,  
City Clerk

(Seal of the City)



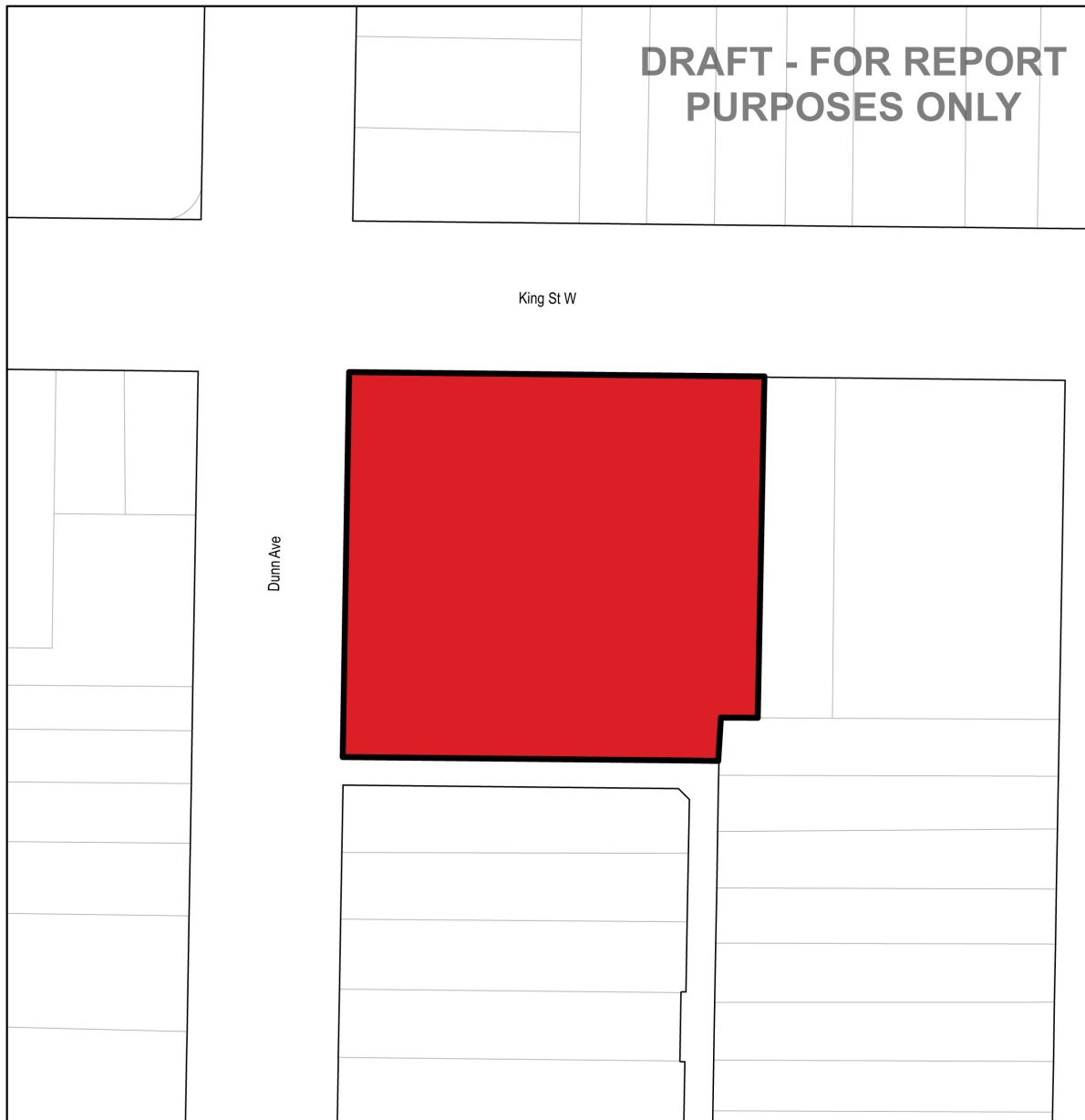
**AMENDMENT NO. 745 TO THE OFFICIAL PLAN**  
**LANDS MUNICIPALLY KNOWN IN THE YEAR 2023 AS**  
**1337, 1339, 1355 KING STREET WEST**

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The Official Plan of the City of Toronto is amended as follows:

1. Map 18, Land Use Plan, is amended by re-designating the lands municipally known in 2023 as 1337, 1339, 1355 King Street West from *Neighbourhoods* to *Mixed Use Areas*, as shown on the attached Schedule 1.

## Schedule 1



### Official Plan Amendment ###

Proposed changes to redesignate lands from Neighbourhoods to Mixed Use Areas

1337-1355 King Street West

File # 24 142426 STE 04 02



Mixed Use Areas

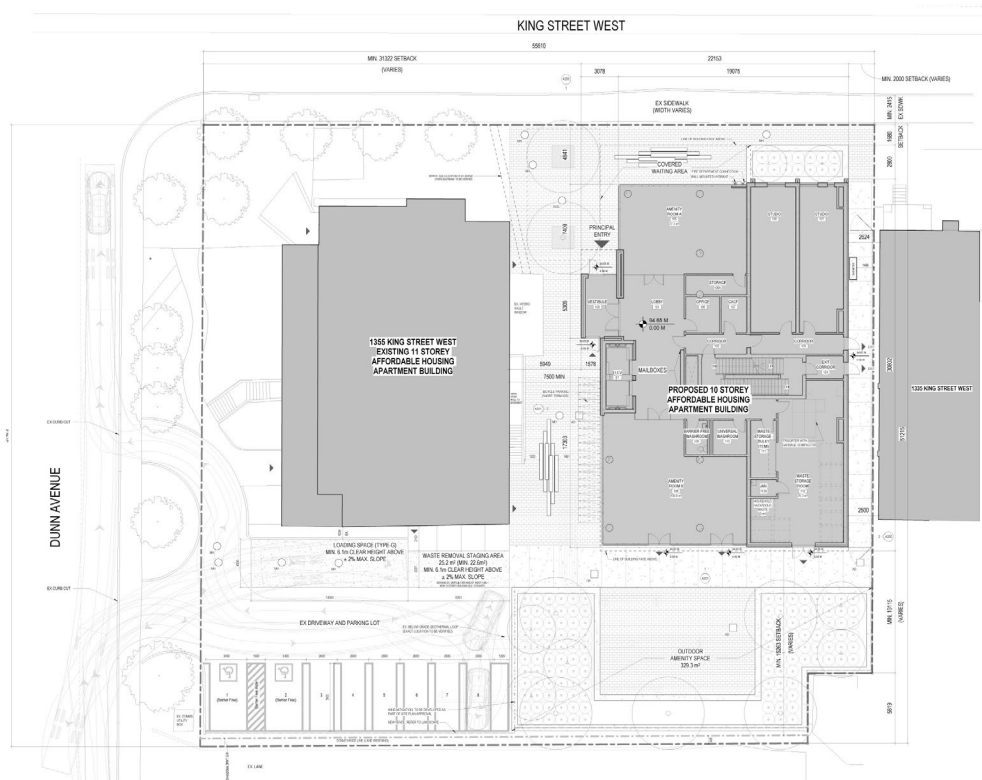


Not to Scale  
05/27/2024

## Attachment 6: Draft Zoning By-law Amendment

Attachment will be made available on or before the July 10, 2024, Toronto and East York Community Council meeting.

## Attachment 7: Site Plan



Site Plan



## Attachment 8: Elevations (1 of 4)

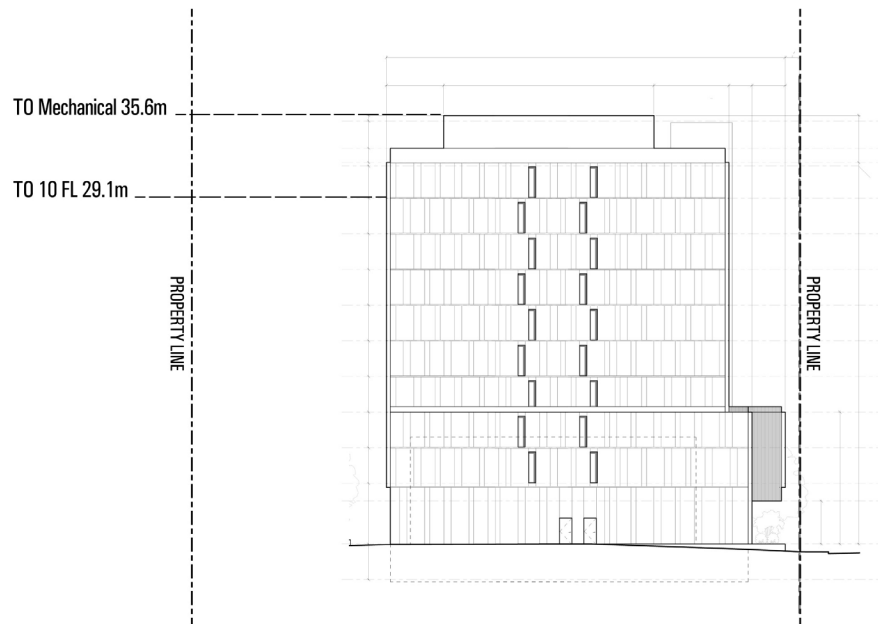


North Elevation

## Attachment 8: Elevations (2 of 4)

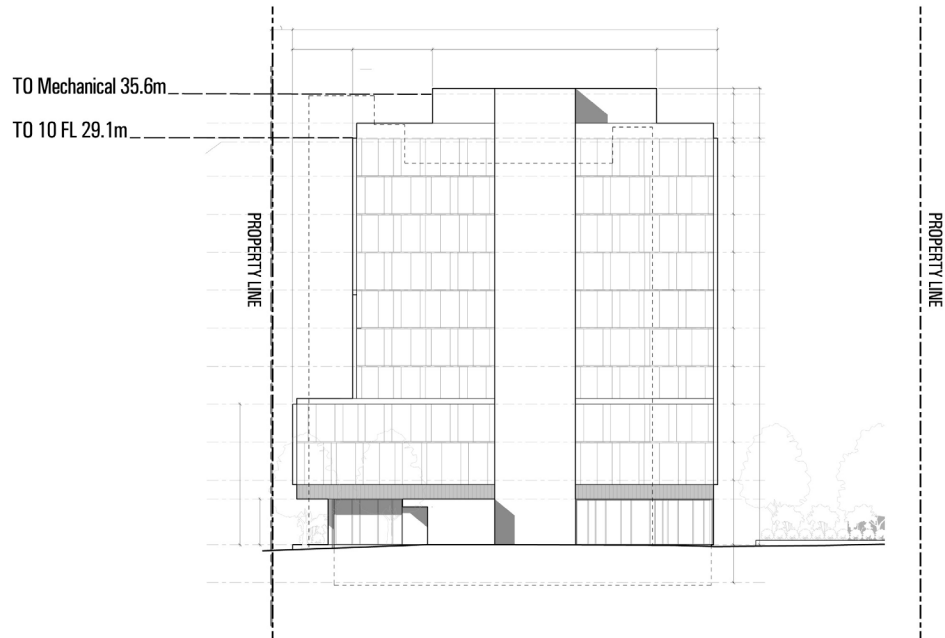


## Attachment 8: Elevations (3 of 4)



East Elevation

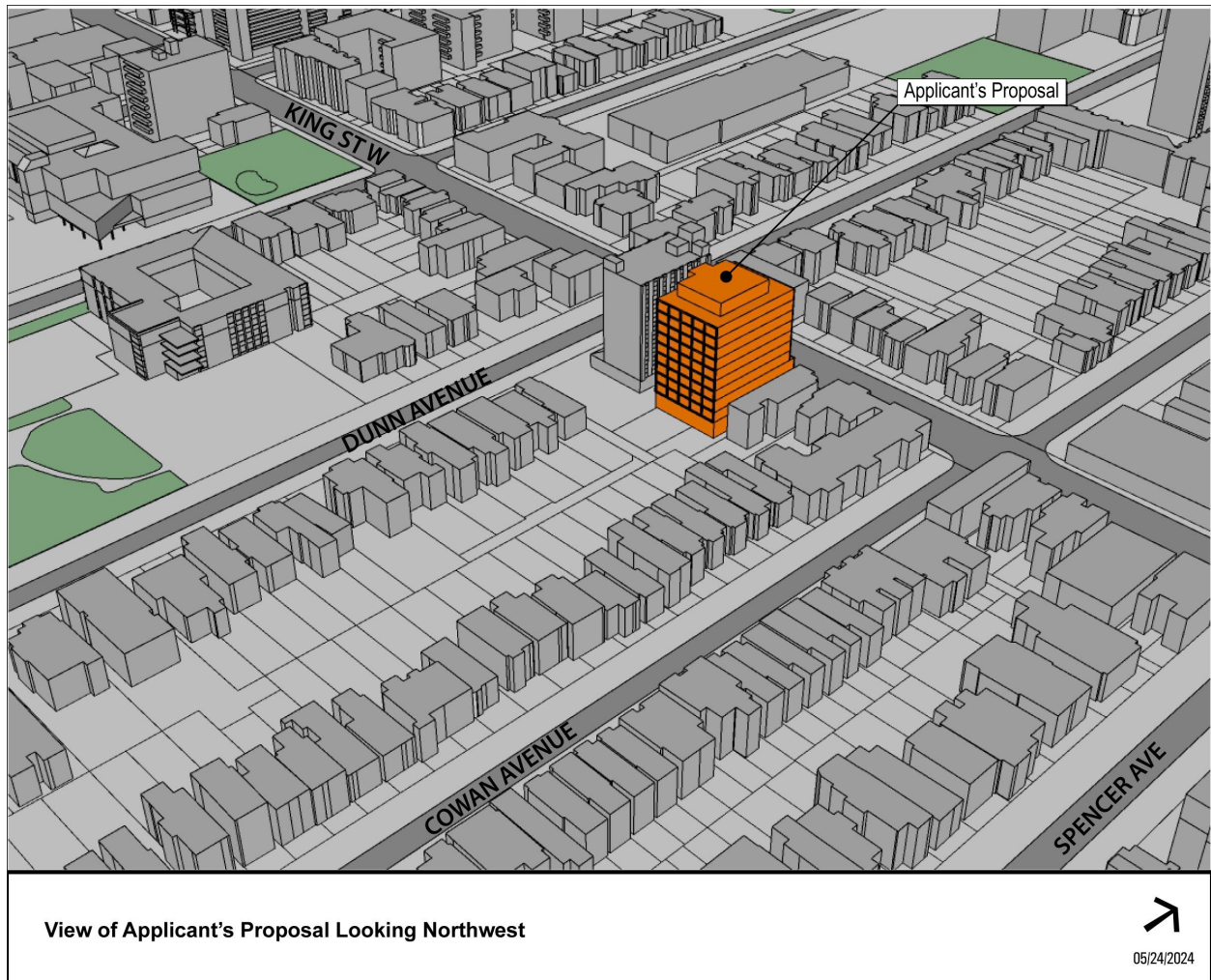
## Attachment 8: Elevations (4 of 4)



West Elevation



## Attachment 9: 3D Model in Context (1 of 2)



## Attachment 9: 3D Model in Context (2 of 2)



**View of Applicant's Proposal Looking Southeast**



05/24/2024