

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

Date: July 8, 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

The purpose of this report is to provide updated directions on holding and bicycle parking zoning by-law provisions, further to the Decision Report dated June 21, 2024.

The updated directions are reflected in the Draft Zoning By-law (Attachment 6 to the report dated June 21, 2024 from the Director, Community Planning) and are based on the resolution with the applicant of servicing and bicycle parking details for the proposal. These are supported by City Staff.

COMMENTS

Since the completion of the Decision Report, dated June 21, 2024, City Planning staff have continued to refine the Draft Zoning By-law through conversations with the applicant and the filing of additional material. This has necessitated changes to the provision in the Draft Zoning By-law as described below.

Servicing and Holding Provision

City Planning staff have determined a holding provision is no longer required on the site and removed a holding provision from the draft Zoning By-law. A holding provision was previously recommended to ensure the necessary servicing infrastructure improvements are secured prior to development.

The owner has submitted a revised Functional Servicing Report and Stormwater Management Report to the satisfaction of City staff and a holding provision is not necessary.

Bicycle Parking Spaces

Transportation Services staff have determined that a minimum requirement of 0.9 long-term bicycle parking spaces per dwelling unit is required to serve the proposed development as per Zoning By-law 569-2013. The proposed development has been revised accordingly, to the satisfaction of Transportation Services staff.

CONTACT

Doris Ho, MCIP, RPP
Planner, Community Planning
Telephone: 416-338-1264
E-mail: Doris.Ho@toronto.ca

SIGNATURE

A handwritten signature in cursive script, appearing to read 'Carly R', followed by a long horizontal flourish.

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