

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

Date: September 9, 2024

To: Toronto and East York Community Council

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

Ward: 10 - Spadina-Fort York

Planning Application Number: 22 204199 STE 10 OZ

SUMMARY

The application proposes to amend Zoning By-law 569-2013 to permit a 21-storey mixed-use building with a height of approximately 72 metres (75.25 metres to the top of the mechanical penthouse) for the property at 675 King Street West. The application proposes a total gross floor area of approximately 12,906 square metres, which includes approximately 2,480 square metres of non-residential space with 141 square metres of at-grade retail and 2,339 square metres of office uses. A total of 166 residential units are proposed.

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 proposed development also conforms to the City's Official Plan and the Garrison Common North Secondary Plan.

This report reviews and recommends approval of the application to amend the Zoning By-law. The proposed mixed-use building is of an appropriate scale that fits with the existing and planned context of the surrounding area and assists in the creation of complete communities by providing mixed-use intensification around a future transit station.

RECOMMENDATIONS

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

1. City Council amend Zoning By-law 569-2013 for the lands at 675 King Street West substantially in accordance with the draft Zoning By-law Amendment included as Attachment 5 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. submits a revised Functional Servicing and Stormwater Management Report, including the Foundation Drainage Summary Form and Servicing Report Groundwater Summary (“Engineering Reports”), and supporting plans, to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services, in consultation with the General Manager, Toronto Water; and

b. enters into a financially secured agreement with the City to secure the construction of any upgrades or required improvements to the existing municipal infrastructure identified in the accepted Engineering Reports to support the development, if any, all to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services and the General Manager, Toronto Water.

4. 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 675 King Street West from Permit Parking.

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

The current application was submitted on September 20, 2022 and deemed complete on October 19, 2022. Staff conducted a Community Consultation Meeting for the application on May 31, 2023, the results of which are summarized in the Comments section of this Report. On May 9, 2024, the proposal was resubmitted and revised to add an additional 2 storeys and 21 residential units.

THE SITE

Description

The site is located on the south side of King Street West approximately 40 metres west of Bathurst Street. The site is generally square in shape, having a lot area of 1,100 square metres with 32 metres of frontage along King Street West.

Existing Use

The subject site is currently occupied by a three-storey building with commercial uses at-grade and office uses occupying the upper two floors. The at-grade commercial uses currently include a convenience store, nail salon and restaurant.

THE APPLICATION

Description

The proposed development is for a 21-storey mixed use building with a height of approximately 72 metres to the top of the roof (75.25 metres to the top of the mechanical penthouse). A total gross floor area of approximately 12,906 square metres is proposed, which includes 141 square metres of ground floor retail and 2,339 square metres of office uses on levels 2 to 4. The application proposes a total of 166 residential units located on levels 5 to 20. Indoor and outdoor amenity spaces are located on level 2, with additional indoor and outdoor amenity space proposed on level 21.

Density

The proposal has a density of 11.57 times the area of the lot.

Dwelling Units

A total of 166 dwelling units are proposed, comprised of 124 one-bedroom (74.7%), 25 two-bedroom (15.1%), and 17 three-bedroom units (10.2%).

Non-Residential Uses

The proposal includes 2,480 square metres of non-residential floor area, that includes 141 square metres of retail on the ground floor and 2,339 square metres of office uses on levels 2 to 4.

Amenity Space

The proposal includes 253 square metres of indoor amenity space (1.5 square metres per unit) located on levels 2 and 21, and 350 square metres of outdoor amenity space (2.1 square metres per unit) also located on levels 2 and 21.

Mobility

A total of 179 bicycle parking spaces are proposed, with 166 designated for residential use (149 long-term and 17 short-term) and 13 spaces for the non-residential uses (8 long-term and 5 short-term). Long-term and short-term bicycle parking will be located underground with some short-term bicycle parking spaces located on King Street West.

One Type G loading space is proposed to be provided within the building at the rear of the site. Both loading and vehicular parking are proposed to be accessed through a 6-metre-wide driveway on the west side of the property that is to be shared with the

adjacent property to the west at 689 King Street West. The driveway is proposed to be half on this property and half on the adjacent property and would be secured through an access easement during the Site Plan Control process. The property at 689 King Street West was approved in 2022 for a two-building development consisting of an 18-storey hotel building fronting King Street West and an 11-storey hotel building closer to the rear of the site.

A total of 17 vehicular parking spaces are also proposed, including 15 spaces in a stacked configuration for the future residents of the building. Two visitors parking spaces will be provided in the southeast corner of the site: an accessible surface parking space and an EV visitor parking space.

Changes from the Original Proposal

The current application incorporates a number of changes from the original proposal submitted on September 20, 2022, including:

- a redesign of the ground floor to provide more active uses at-grade;
- increased pedestrian clearway on King Street West from 2.1 metres to 4.9 metres;
- increase to the overall building height from 19 storeys (65.82 metres) to 21 storeys (71.7 metres);
- increase to the east stepback on Level 13 from 4.15 metres to 5 metres;
- increase to the rear stepback from 10 metres to 15 metres;
- incorporating an increased setback and cantilever that aligns with the neighbouring property 689 King Street West to create a more cohesive relationship between the two properties and a consistent street wall; and,
- relocating some of the outdoor amenity space from level 2 to level 21.

Additional Information

See the Attachments section of this report for the Application Data Sheet, Location Map, Official Plan Map, Secondary Plan Map, Zoning Map, Site Plan, Ground Floor Plan, Elevations, and 3D Massing Model 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/675KingStW.

Reasons for Application

The proposal requires an amendment to the Zoning By-law to include the property into city-wide Zoning By-law 569-2013 and to revise performance standards, including maximum building height, gross floor area, building setbacks and stepbacks and other site specific criteria.

POLICY AND 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.

Official Plan

The Official Plan Urban Structure Map 2 identifies the site as being on an Avenue. The land use designation for the site is Mixed Use 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/>.

Secondary Plan

The site is within the Garrison Common North Secondary Plan. This Secondary Plan's major objectives include:

- Ensuring that new development is integrated into the established city fabric in terms of streets, blocks, uses, and density patterns;
- Permitting a variety of land uses and densities;
- Providing community services and facilities;
- Providing a range of housing types in terms of size, type, affordability and tenure through new development; and
- Encouraging the improvement of commercial areas along King Street West.

The Garrison Common North Secondary Plan can be found here:

<https://www.toronto.ca/wp-content/uploads/2017/11/97df-cp-official-plan-SP-14-Garrison.pdf>

Site and Area Specific Policy 761

The site is located within lands identified as subject to Site and Area Specific Policy 761. SASP 761 requires existing and permitted development within a Protected Major Transit Station Area (PMTSA) to be planned for a minimum of 400 residents and jobs combined per hectare and a minimum density of 2 times the area of the lot. The area covered by SASP 761 is generally bounded by Front Street West and the CNR rail line to the south, Walnut Street, Niagara Street, and Tecumseth Street to the west, Queen Street West and Robinson Street to the North, and Spadina Avenue to the east. SASP 761 is awaiting approval by the Ministry and is not currently in force.

Zoning

The subject site is zoned Mixed Commercial Residential (MCR) under Zoning By-law 438-86. The MCR zoning category permits a wide range of residential and non-

residential uses, including apartment buildings, retail stores, offices, and a range of institutional and community service uses. The site is not part of the City's harmonized Zoning By-law 569-2013, but it is anticipated that any amendment for the current proposal would be rolled into Zoning By-law 569-2013. 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 Guidelines for Children in Vertical Communities
- Pet Friendly Design Guidelines for High Density Communities
- Retail Design Manual

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/>

Site Plan Control

The site is subject to Site Plan Control. An associated Site Plan Control application (22 204198 STE 10 SA) has been received and is under review.

COMMUNITY CONSULTATION

A virtual Community Consultation Meeting was hosted by City staff on May 31, 2023. Approximately 14 people participated. Staff gave a presentation on the planning framework, the development review process and the site and surrounding area, and the applicant presented the details of their proposal. Following the presentations, a moderated question-and-answer discussion was held. Comments and questions included:

- Timing of construction for this site and how it will be coordinated and mitigated with nearby Ontario Line construction;
- increase to the amount of vehicles and traffic to the area; and
- inclusion of affordable units.

Further correspondence following the community consultation occurred with residents adjacent to the site, who indicated additional concerns related to heritage retention and nomination for nearby buildings on the heritage registry.

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

Statutory Public Meeting Comments

In making their decision with regard to this application, Council members have been 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

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. The current proposal has been reviewed 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 PPS and conforms with the Growth Plan.

Public Realm

The building is set back from the King Street West property line by approximately 2 metres, which will allow for a curb to building face distance of approximately 7.5 metres. The increased sidewalk width here will allow for appropriate space and soil volume for two new street trees, as well as five new bike rings and other public realm improvements along the King Street West frontage.

Density, Height, Massing

The proposed height and massing have been considered within the existing and planned context identified in the Official Plan and Garrison Common North Secondary Plan, and in conjunction with the Tall Building Design Guidelines.

The application proposes a maximum height of 71.7 metres exclusive of the mechanical penthouse. The existing context includes a neighbouring parking lot with an approved development application to permit two hotel buildings (18 and 11 storeys) with a maximum height of 60 metres at 689 King Street West, and a mixed-use building at 64-86 Bathurst Street with a height of 61.3 metres that is currently under construction. Given the existing and future context, the proposed height is appropriate.

The base building is proposed to be four storeys in height (approximately 18.4 metres). As noted above, the ground level is set back from the front lot line by approximately two meters to allow for a curb to building face distance of approximately 7.5 metres. The ground floor setback aligns with the setback provided for the building at 689 King Street West, and the two-metre setback allows for greater exposure of the heritage building at 667 King Street West (The Wheat Sheaf). Levels 2 to 4 are cantilevered approximately

2.1 metres over the ground floor at a height of 6.5 metres. Levels 5 to 21 are stepped back 3 metres from the front lot line. On the east side, a 5-metre setback is being provided starting at level 13 to allow for sky views while fitting in with the existing context.

As part of the approval for 689 King Street West, a party wall condition was incorporated along its east elevation with the expectation that development on 675 King Street West would incorporate a similar party wall condition on the west side. In addition, the expectation was that there would be an upper storey setback on the east side of 675 King Street West to help break up the massing along King Street West. Both of these conditions have been incorporated into the proposal.

On the east side, the development proposes a 12-storey party wall condition which staff are of the opinion creates an acceptable relationship between the two sites given the surrounding built form context along King Street West. On the south side, the proposal provides a 5.5 metre step back at levels 3 and 4 and a 10-metre setback starting from level 5 to 21. These setbacks are acceptable as they provide adequate separation distance from the 17-storey building under construction at 64-68 Bathurst Street. A 2.5-metre notch has been provided in the southwest corner to help mitigate any privacy concerns from the hotel uses at 689 King Street West.

Community Planning staff are of the opinion that the proposed massing is appropriate given the existing and planned context for the area and provides adequate separation from neighbouring buildings.

Sun, Shadow and Wind

A shadow study submitted as part of the application illustrates the new shadow cast by the proposed 21-storey building, which staff find reasonable as it has no impacts on city-owned parks and minimal impacts to nearby public spaces.

The applicant also submitted a pedestrian level wind study that concluded that all ground-level areas within and surrounding the site are predicted to experience conditions considered acceptable for intended pedestrian uses throughout the year, including nearby public sidewalks, transit stops, and building access points. Wind comfort conditions on the levels 2 and 21 rooftop amenity terraces are expected to be mostly calm and suitable for sitting during typical use periods.

Amenity Space

For the original proposal, staff had concerns regarding the location of the outdoor amenity space. The proposal was revised to relocate the outdoor amenity areas to more appropriate locations on levels 2 and 21. The previously proposed location of the outdoor amenity space would have been located on the lower levels at the rear of the building. This would have created overlook and privacy impacts wherein the office spaces in the building under construction to the south at 64-86 Bathurst Street would have looked directly onto the proposed outdoor amenity space. The revised amenity space locations are much improved,

The proposal includes approximately 253 square metres of indoor amenity space (1.5 square metres per unit) located on levels 2 and 21, and approximately 350 square metres of outdoor amenity space (2.1 square metres per unit) also located on levels 2 and 21. This results in approximately 603 metres of amenity space, an increase of 18 square metres from the original application. The design of the proposed outdoor pet relief/off-leash on level 2 and the children's play area located on level 21 will be further reviewed and secured during the site plan control process.

Mobility

The site is well-serviced by public transit, with proximity to numerous downtown amenities, services, retail and other area attractions. The site is serviced by three TTC routes, namely the 121 Fort York Esplanade bus, the 504 King and 511 Bathurst streetcars. The site is also a one-minute walk to the future Bathurst-King Ontario Line station.

A total of 179 bicycle parking spaces are proposed, with 10 bicycle parking spaces on the ground level within the King Street West right of way and 169 bicycle parking spaces within the underground level. 17 vehicular parking spaces and one loading space would be accessed from a shared vehicular driveway off of King Street West. The 15 long-term car parking spaces are proposed to be provided in a stacked parking arrangement on the ground floor and all spaces would be provided with energized Electric Vehicle outlets. Two visitors parking spaces will be provided in the southeast corner of the site, of which one of these would be an accessible parking space, and the other outfitted with an EV plug-in. A type G loading space is proposed at the rear of the site.

At City Council's direction, staff also recommend the subject 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.

The proposal complies with the Zoning By-law 569-2013 in terms of the minimum number of bicycle and vehicle parking spaces. Parking and loading access to the site will be provided through a future privately shared driveway with 689 King Street West and utilizing an existing curb cut. An easement will need to be secured between the two private property owners prior to site plan approval, as the drive aisle and collection vehicle access will be shared with the neighboring property.

Transportation Services staff have reviewed the proposal and found the anticipated transportation impacts and proposed access and parking to be acceptable.

Servicing

Engineering and Construction Services (ECS) staff have reviewed the Functional Servicing and Stormwater Management Report submitted and have requested additional information in the form of a revised Functional Servicing and Stormwater Management Report. Should it be determined that upgrades and/or road improvements are required to support the development, the owner would be required to enter into a

financially secured agreement to secure the construction of any improvements to the municipal infrastructure. Staff are recommending that these matters be addressed prior to the bills proceeding to City Council for the proposed development.

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'.

As part of the original application, the applicant provided a Tree Declaration Memorandum on September 15, 2022 that indicated there were no trees on or within six metres of the site. The applicant has submitted applications to provide two public street trees on the King Street West frontage.

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.

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), the Official Plan, and the Garrison Common North Secondary Plan. Staff are of the opinion that the proposal is consistent with the PPS (2020) and conforms with the A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020). Furthermore, the proposal conforms to the Official Plan and Garrison Common North Secondary Plan as well as promoting intensification around a future transit site. Staff worked with the applicant and the community to address and resolve design, massing, and public realm issues. The proposal represents an appropriate massing and intensification, while providing new office and retail uses, as well as much needed residential units.

CONTACT

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SIGNATURE



Carly Bowman, 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: Garrison Common North Secondary Plan
- Attachment 5: Existing Zoning By-law Map
- Attachment 6: Draft Zoning By-law Amendment
- Attachment 7: Site Plan
- Attachment 8: Ground Floor Plan
- Attachment 9: North Elevation
- Attachment 10: East Elevation
- Attachment 11: South Elevation
- Attachment 12: West Elevation
- Attachment 13: 3D Massing Model

Attachment 1: Application Data Sheet

Municipal Address: 675 KING ST W Date Received: September 15, 2022

Application Number: 22 204199 STE 10 OZ

Application Type: Rezoning

Project Description: The proposed development is for a 21-storey mixed-use building with a height of approximately 72 metres to the top of the roof (75.25 metres to the top of the mechanical penthouse) with approximately 12,906 square metres of total gross floor area, including approximately 2,480 square metres of commercial uses containing at-grade retail and replacement of the existing office space. A total of 166 residential units are proposed.

Applicant	Agent	Architect	Owner
THE PLANNING PARTNERSHIP		Sweeny & Co Architects Inc.	1283244 ONTARIO LTD

EXISTING PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:	SASP 761
Zoning:	MCR T3.0 C1.0 R2.5	Heritage Designation:	N
Height Limit (m):	36	Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq m):	1,115	Frontage (m):	32	Depth (m):	35
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Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):	924		940	940
Residential GFA (sq m):			10,425	10,425
Non-Residential GFA (sq m):	2,644		2,481	2,481
Total GFA (sq m):	2,644		12,906	12,906
Height - Storeys:	3		21	21
Height - Metres:	12		72	72

Lot Coverage Ratio (%)	84.31	Floor Space Index:	11.57
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Floor Area Breakdown	Above Grade (sq m)	Below Grade (sq m)
Residential GFA:	10,368	57
Retail GFA:	141	
Office GFA:	2,339	
Industrial GFA:		
Institutional/Other GFA:		

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:			166	166
Freehold:				
Condominium:				
Other:				
Total Units:			166	166

Total Residential Units by Size

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:					
Proposed:			124	25	17
Total Units:			124	25	17

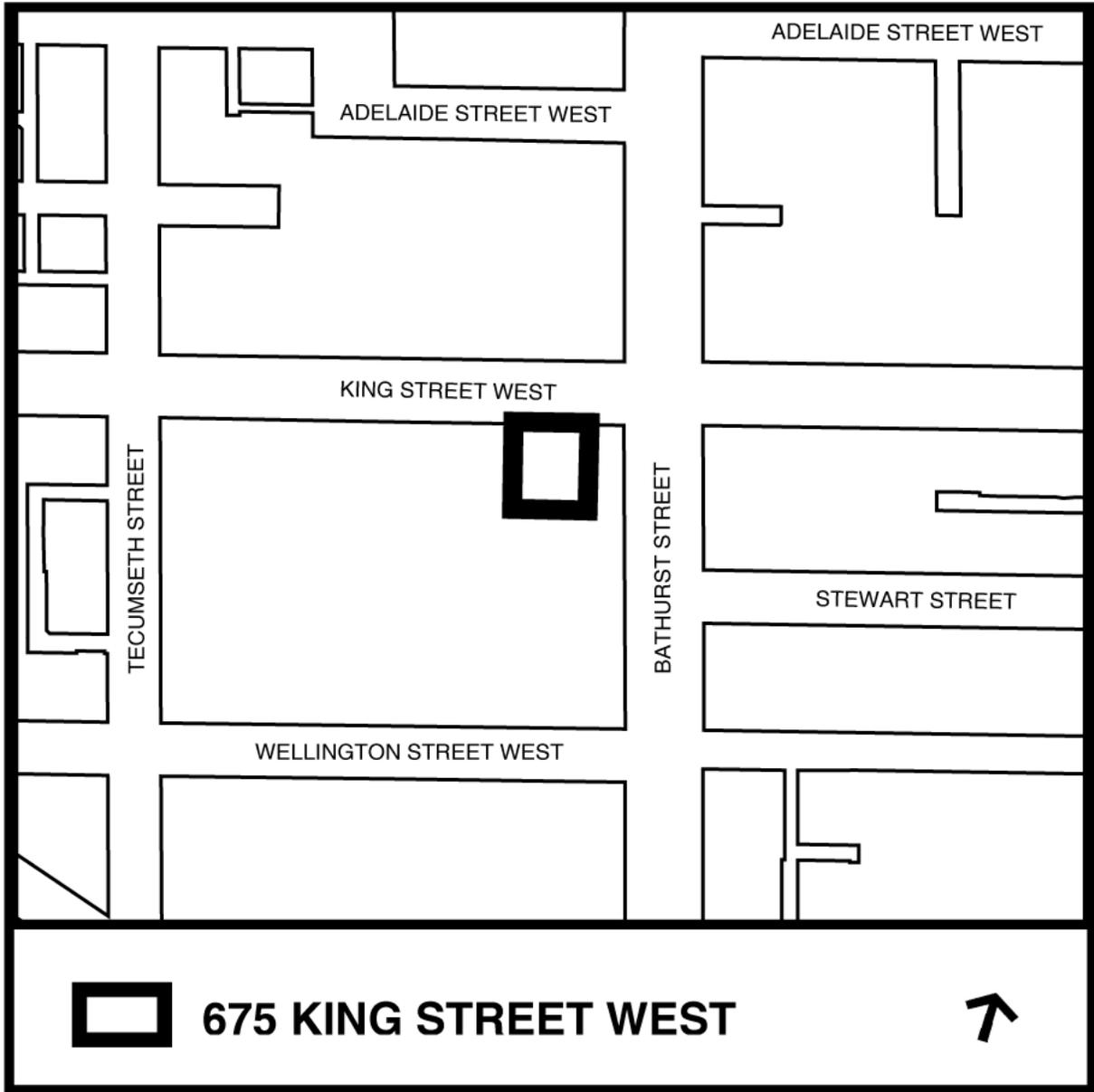
Parking and Loading

Parking Spaces:	17	Bicycle Parking Spaces:	179	Loading Docks:	1
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CONTACT:

Benjamin Waters, Community Planner
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benjamin.waters@toronto.ca

Attachment 2: Location Map



Attachment 3: Official Plan Land Use Map



Official Plan Land Use Map #18

675 King Street West

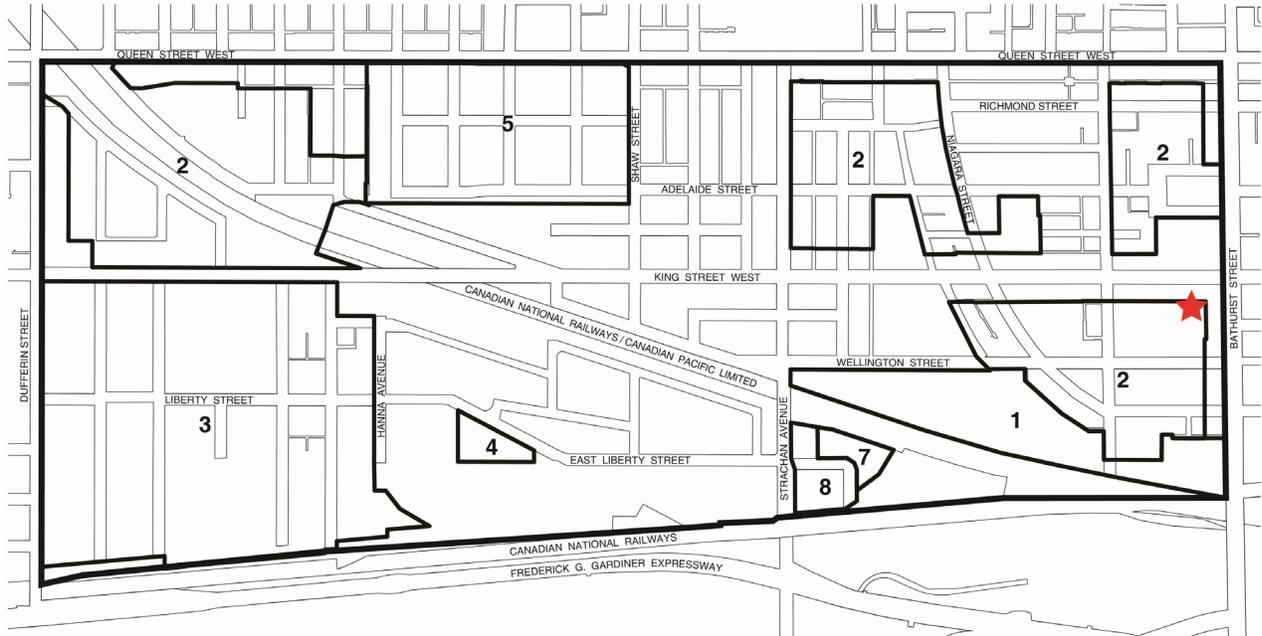
File # 22 2014199 STE 10 0Z

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



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Extracted: 07/31/2024

Attachment 4: Garrison Common North Secondary Plan Map



Not to Scale 



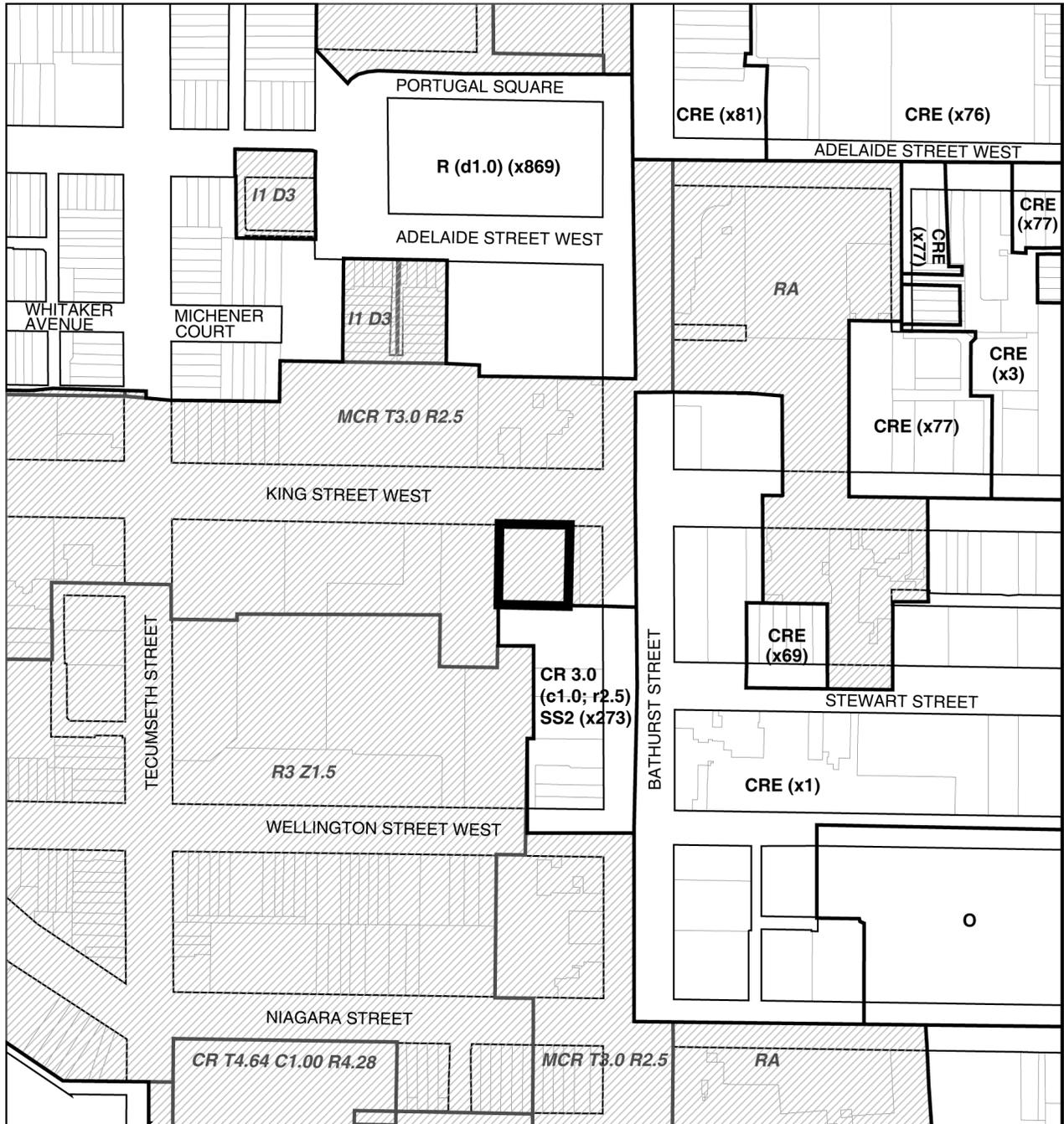
Garrison Common North Secondary Plan

MAP 14-1 Site and Area Specific Policies

-  Secondary Plan Boundary
-  1 Site and Area Specific Policies
-  Location of Application

December 2010

Attachment 5: Existing Zoning By-law Map



Zoning By-law 569-2013

675 King Street West

File # 22 204199 STE 10 0Z

-  Location of Application
- R** Residential
- CR** Commercial Residential
- CRE** Commercial Residential Employment
- E** Employment Industrial
- O** Open Space

-  See Former City of Toronto By-law No. 438-86
- RA** Mixed-Use District
- R3** Residential District
- MCR** Mixed-Use District
- I1** Industrial District
- CR** Mixed-Use District

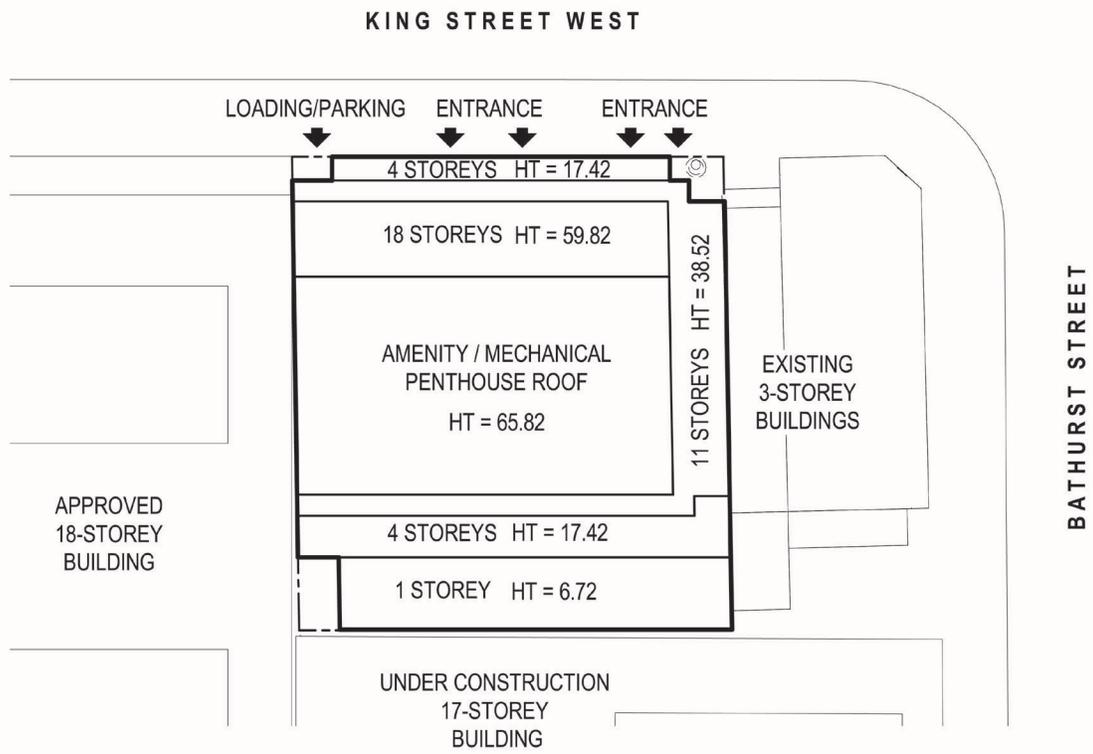


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Attachment 6: Draft Zoning By-law Amendment

To be submitted prior to the September 25, 2024 Toronto and East York Community Council Meeting

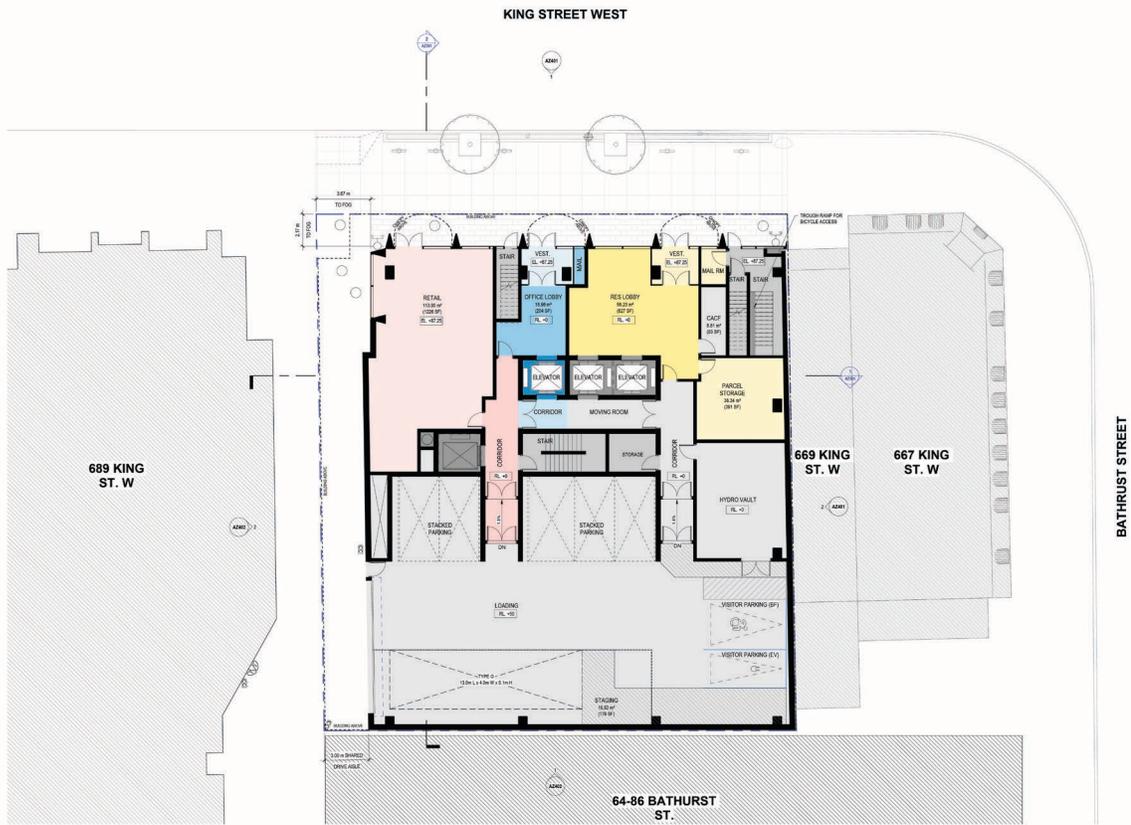
Attachment 7: Site Plan



Site Plan

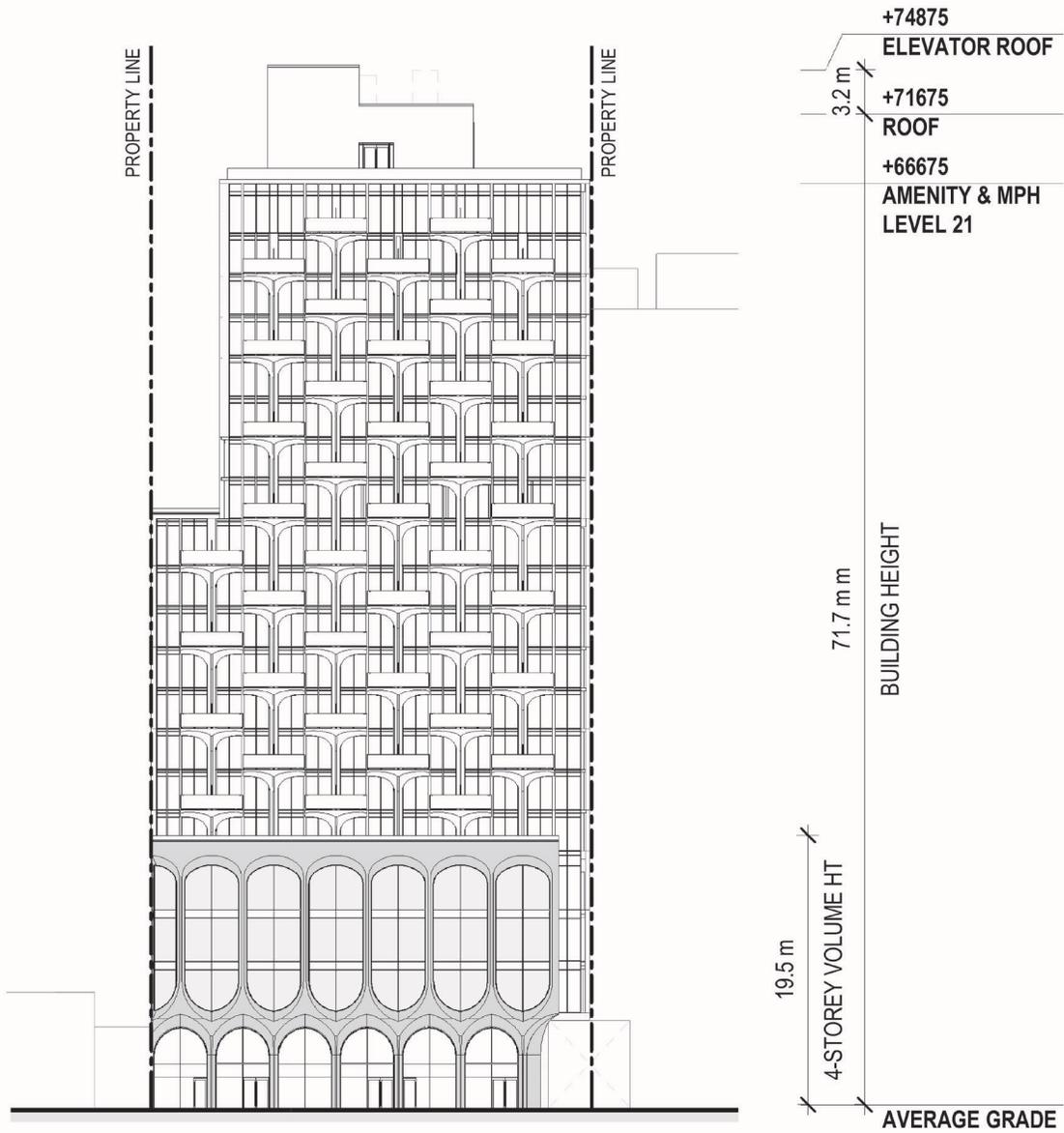


Attachment 8: Ground Floor Plan



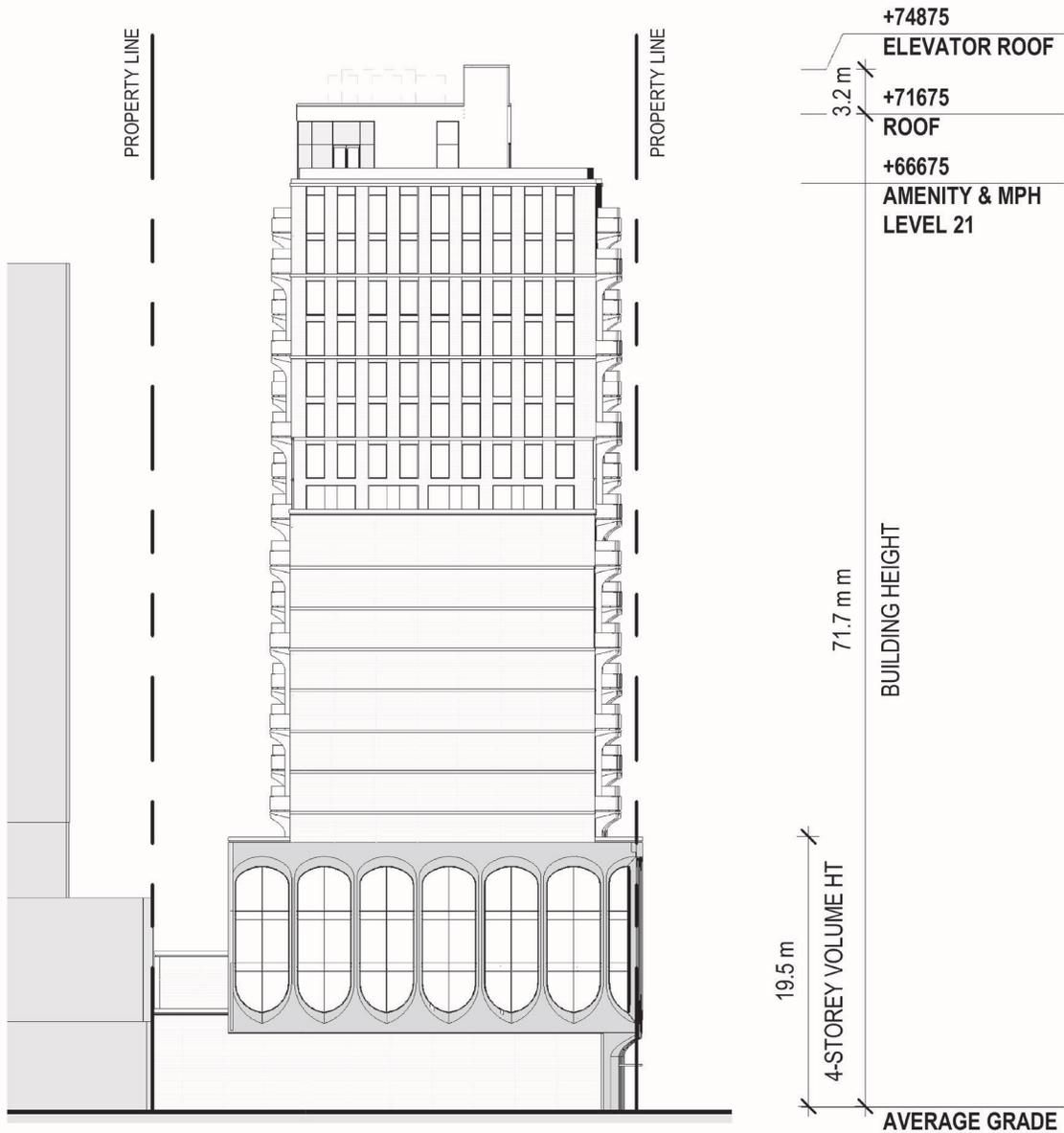
Ground Floor Plan

Attachment 9: North Elevation



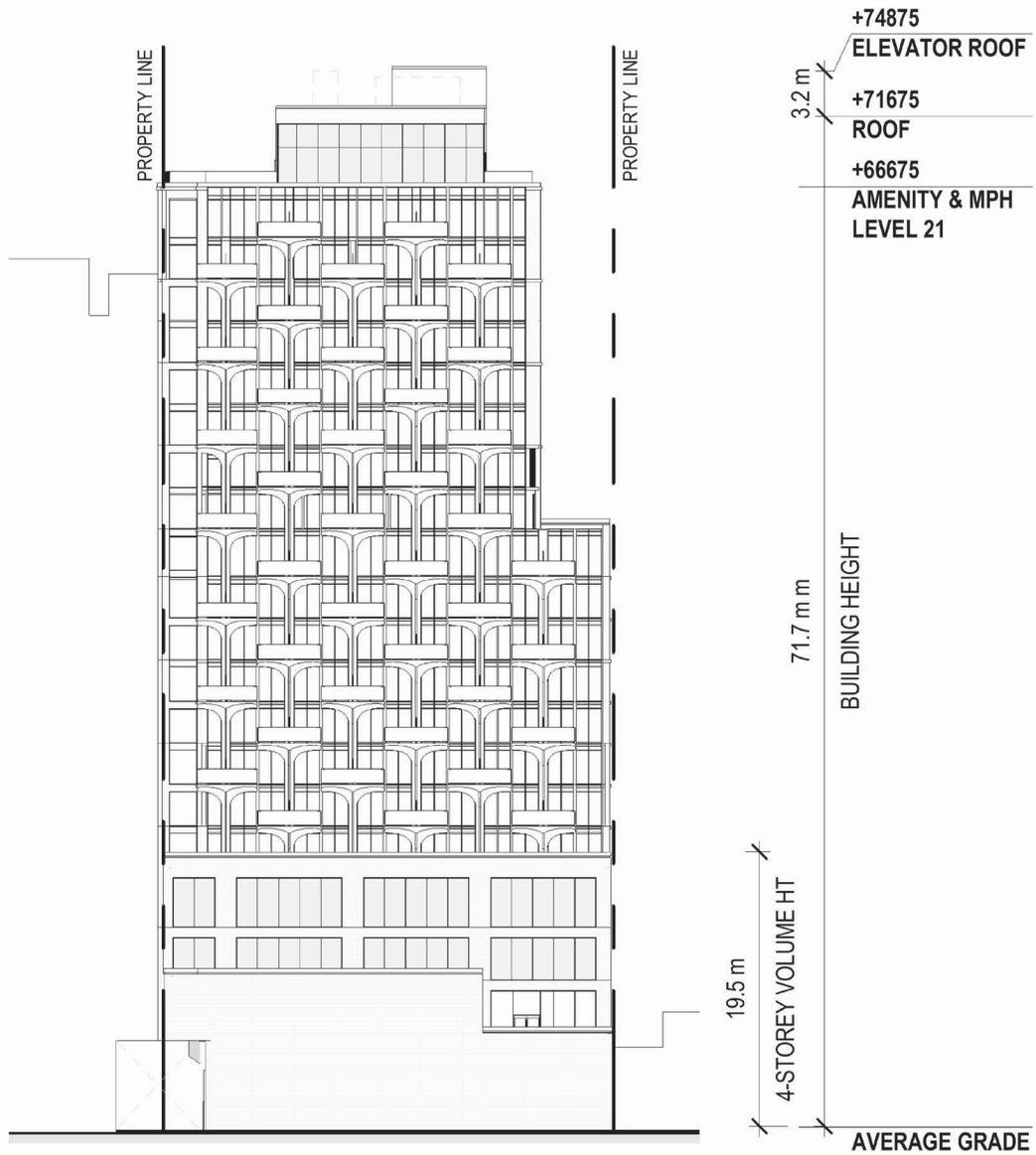
North Elevation

Attachment 10: East Elevation



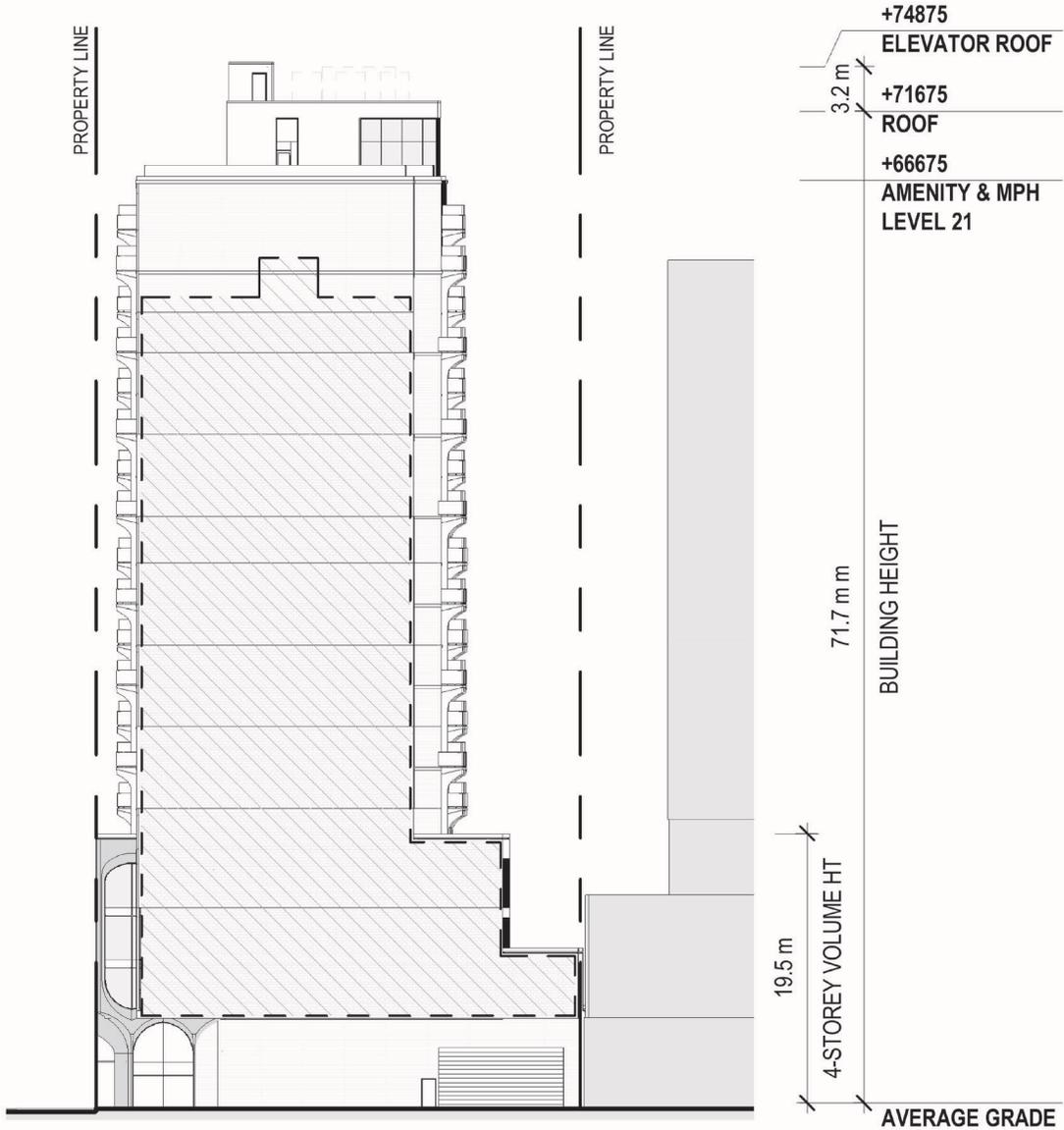
East Elevation

Attachment 11: South Elevation



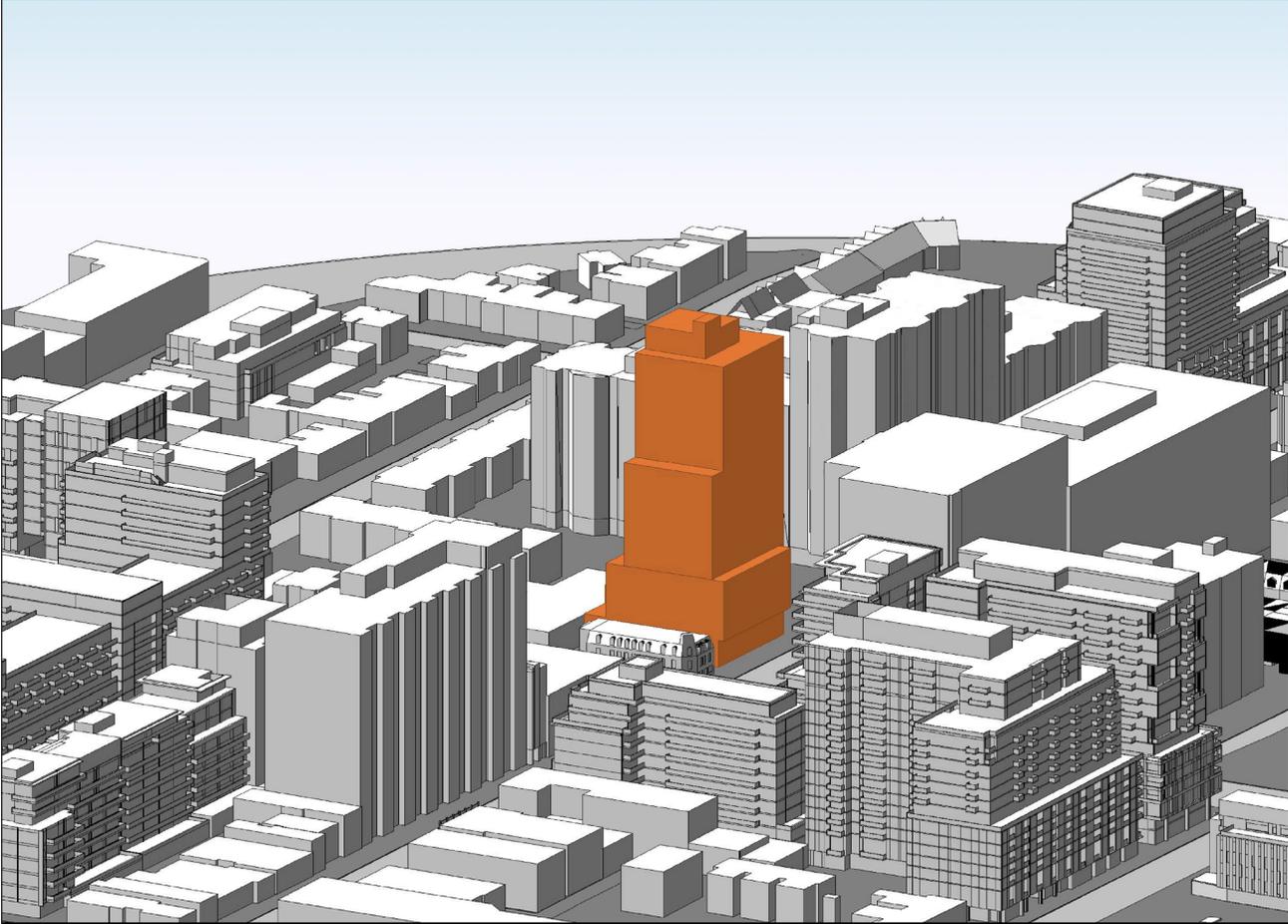
South Elevation

Attachment 12: West Elevation



West Elevation

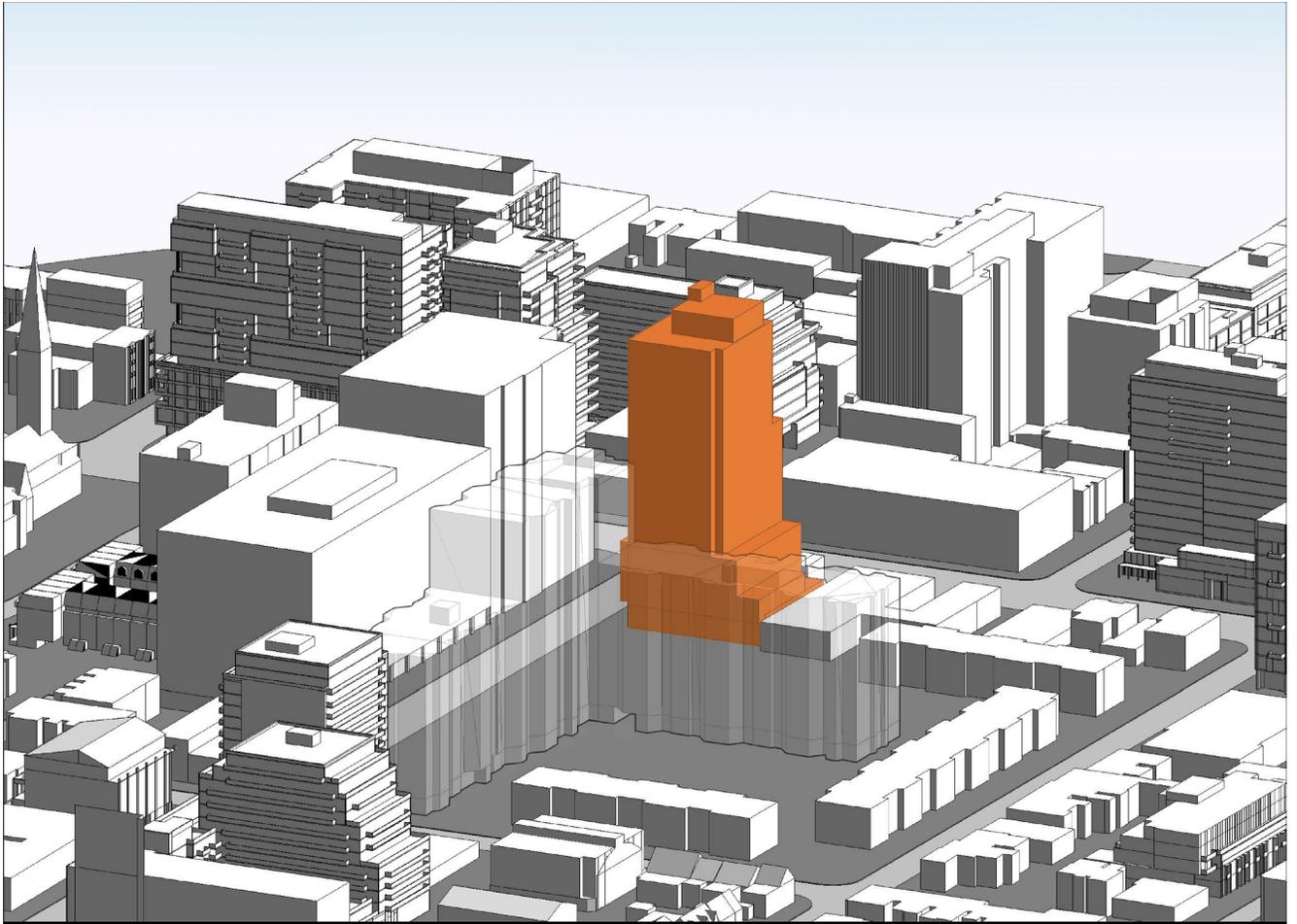
Attachment 13: 3D Massing Model



View of Applicant's Proposal Looking Northeast



08/13/2024



View of Applicant's Proposal Looking Southwest



08/13/2024