

1030 King Street West – Rezoning Application - Preliminary Report

Date:	February 25 , 2009
To:	Toronto and East York Community Council
From:	Director, Community Planning, Toronto and East York District
Wards:	Ward 19 – Trinity-Spadina
Reference Number:	08 232225 STE 19 OZ

SUMMARY

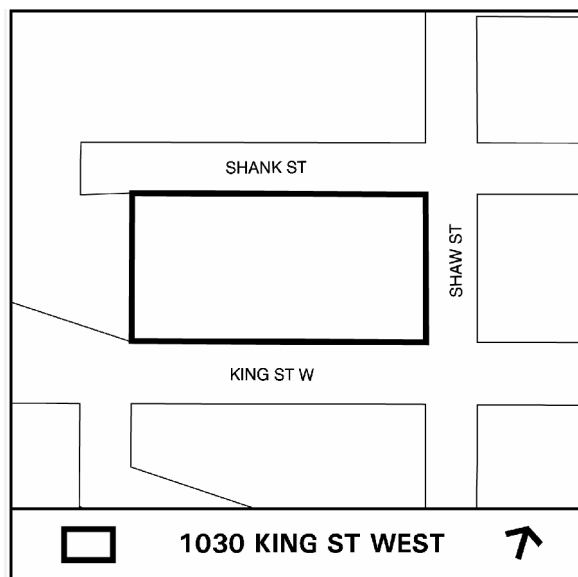
This application was made on or after January 1, 2007 and is subject to the new provisions of the Planning Act and the City of Toronto Act, 2006.

The application proposes to redevelop the property at 1030 King Street West with a terraced 9 to 15 storey condominium containing approximately 673 residential units and having just over 49,000m² of gross floor area, which includes approximately 5,500m² of commercial retail space fronting King Street.

This report provides preliminary information on the above-noted application and seeks Community Council's directions on further processing of the applications and on the community consultation process.

This application has been circulated to City departments and external agencies, where appropriate, for comment.

The next step is to undertake a community engagement process, which will include a community consultation meeting enabling the public to review the applicant's submission, and ask questions of City staff and the applicant.



RECOMMENDATIONS

The City Planning Division recommends that:

1. Staff be directed to schedule a community consultation meeting together with the Ward Councillor.
2. Notice for the community consultation meeting be given to landowners and residents within 120 metres of the site;
3. Notice for the public meeting under the Planning Act be given according to the regulations under the Planning Act; and
4. Toronto and East York Community Council determine that the development of the lands at 1030 King Street West completes the pattern of development for this segment of King Street West, that overall infrastructure is available and that development can proceed prior to the completion of an Avenue study.

Financial Impact

The recommendations in this report have no financial impact.

DECISION HISTORY

There are no previous applications or decisions related to the subject property.

Pre-Application Consultation

A pre-application consultation meeting was held with the applicant to discuss complete application submission requirements.

ISSUE BACKGROUND

Proposal

The application proposes to redevelop the former DaimlerChrysler car dealership lands with a terraced 9 to 15 storey condominium at 1030 King Street West. The building is designed in a “W” shape, with two 10 storey wings on the east and west sides and a central wing of 15 storeys. The building wings are perpendicular to King Street, separated by approximately 20 metres, and conjoined by two 13 storey buildings parallel to Shank Street. The project would have a 2 storey podium containing commercial/retail space on the ground floor focused along King Street, two storey townhouses along the west walkway (opposite the Sudbury townhouses), live-work townhouses on the corner of Shaw and Shank Streets and the main residential lobby fronting Shank Street.

An approximate total of 673 residential units are proposed with a rough breakdown being 508 (75%) one bedroom/one bedroom + den units, 142 (20%) two bedroom and live-work townhouse units and 23 (5%) bachelor units. The total gross floor area for the

project is just over 49,000m² (527,990 sq.ft.), of which 5,500m² (60,000 sq.ft.) is proposed for commercial/retail uses – 3,200m² at ground level, 2,300m² below grade.

A total of approximately 647 parking spaces would be provided on a four level underground parking garage that would be accessible from Shank Street. The first underground level (P1) would be dedicated as a large shared retail and visitor parking area, with potential space that can be developed to provide additional commercial/retail space linked to the ground floor, depending on market demand. The required residential parking would be located on the remaining parking levels (P2 through P4), with those levels being exclusive to resident parking. There will also be 200 bicycle parking spaces provided for residents and visitors. Servicing and loading will be located at the northeast corner of the site, with ingress and egress off Shank and Shaw Streets.

For further statistical information, refer to the Application Data Sheet found at Attachment 7 of this report.

Site and Surrounding Area

The site, municipally referred to as 1030 King Street West, is located on the northwest corner of King Street West and Shaw Street. The rectangular shaped lot has an area of 0.67 hectares with 115.1 metres of frontage on King Street, 57.9 metres flanking Shaw Street and 114.9 metres abutting Shank Street along the rear property line.

The large one-storey concrete building and several related structures pertaining to the former DaimlerChrysler car dealership on the subject lands are vacant and will be demolished.

Land uses surrounding the site are as follows:

- North: 9 storey residential co-op building across Shank Street with the Centre for Addiction and Mental Health (CAMH) lands further north
- South: 10 storey residential condominium building across King Street
- East: 9 storey residential condominium building across Shaw Street
- West: 3 storey stacked townhouse development

Provincial Policy Statement and Provincial Plans

The Provincial Policy Statement (PPS) provides policy direction on matters of provincial interest related to land use planning and development. The PPS sets the policy foundation for regulating the development and use of land. The key objectives include: building strong communities; wise use and management of resources; and, protecting public health and safety. City Council's planning decisions are required to be consistent with the PPS.

The Growth Plan for the Greater Golden Horseshoe provides a framework for managing growth in the Greater Golden Horseshoe including: directions for where and how to grow; the provision of infrastructure to support growth; and protecting natural systems

and cultivating a culture of conservation. City Council's planning decisions are required to conform, or not conflict, with the Growth Plan for the Greater Golden Horseshoe.

Staff will review the proposed development for consistency with the PPS and for conformity with the Growth Plan for the Greater Golden Horseshoe.

Official Plan

The subject property is located within an *Avenues* area on the Urban Structure Map (Map 2) and is designated *Mixed Use Areas* on the Land Use Plan Map (Map 18).

The property, 1030 King Street West, is located along the King Street West *Avenue*, designated in the Official Plan between Bathurst Street and the railway underpass west of Sudbury Street. *Avenues* are important corridors along major streets where reurbanization is anticipated and encouraged to create new housing and job opportunities. *Avenues* are identified as an area where growth can be best accommodated, with mixed use *Avenues* emphasizing residential growth.

The *Mixed Use Areas* designation in the Official Plan provides for a broad range of commercial, residential and institutional uses subject to a number of development criteria. The proportion of commercial and residential uses will vary widely among *Mixed Use Areas*. For example, office and retail uses will continue to be paramount in the *Financial District*, but much of the new development along the *Avenues* will have a residential emphasis. The policies of *Mixed Use Areas* require new development to provide a transition between areas of different development intensity and scale.

In addition, the Garrison Common North Secondary Plan applies to the site, however, the lands are not located within any of the site specific policy areas identified within the Plan and are therefore subject to the general policies outlining the objectives and direction for the area.

The Toronto Official Plan is available on the City's website at:
www.toronto.ca/planning/official_plan/introduction.htm

Zoning

Under Former City of Toronto Zoning By-law 438-86 the subject site is zoned CR T2.5 C0.5 R2.5 (Attachment 6). The CR zoning classification permits a mix of commercial and residential uses up to a total density of 2.5 times the area of the lot, of which a maximum of 0.5 times the area of the lot is permitted to be commercial and 2.5 times the area of the lot residential. The maximum permitted height for the site is 18.0 metres.

Site Plan Control

An application for Site Plan Control approval will be required but has not yet been filed.

Toronto Green Standards

Staff will be encouraging the applicant to review sustainable development opportunities by utilizing the Toronto Green Standard, adopted by City Council in July 2006.

Reasons for the Application

The applicant has submitted a rezoning application to permit a building that exceeds the 18.0 metre maximum height limit permitted for the site, as well as the 2.5 x total density as set out in Zoning By-law 438-86. Other areas of non-compliance may be identified through the review process.

The proposed height of 51.9 metres (57.9 metres to the top of the mechanical penthouse) and proposed density of 6.9 times the area of the lot do not comply with the zoning by-law.

Provided the proposed development is found to be in compliance with the development criteria for *Avenues* and *Mixed Use Areas* an Official Plan Amendment will not be required. Staff is also of the opinion that an Avenue Segment Study should not be required as the subject property represents one of the last remaining soft sites and would complete development along this portion of King Street West.

COMMENTS

Application Submission

The applicant has provided a Planning Rationale Report, Traffic Impact Study, Shadow Diagrams, Servicing Report and Arborist Report in support of their application.

Additional studies and/or analysis may be identified through the evaluation of the application.

A Notification of Complete Application was issued on January 29, 2009.

Section 37 Agreement

Should staff recommend support for an increase in height and density, a Section 37 Agreement will be negotiated during the review of the application.

Issues to be Resolved

On a preliminary basis, issues to be resolved prior to the presentation of a Final Report include the following:

1. The appropriateness of the proposed density and height of the development in the context of the Official Plan policies and objectives, and potential impacts on the adjacent neighbourhood;
2. Determining if the built form, massing and location of the proposed building is appropriate and provides a suitable relationship with the adjacent properties;

3. The treatment of the building base and ground floor of the building and their relationship to the streetscape;
4. Adequacy of indoor and outdoor on-site amenity area, including location, size and programming;
5. Potential wind, view and shadow impacts;
6. Vehicular and pedestrian access and circulation; and
7. Provision, location, and access to vehicular and bicycle parking and loading.

Additional issues may be identified through the review of the application, agency comments and the community consultation process.

CONTACT

Jeff Markowiak, Planner
Tel. No. (416) 397-4647
Fax No. (416) 392-1330
E-mail: jmarkow@toronto.ca

SIGNATURE

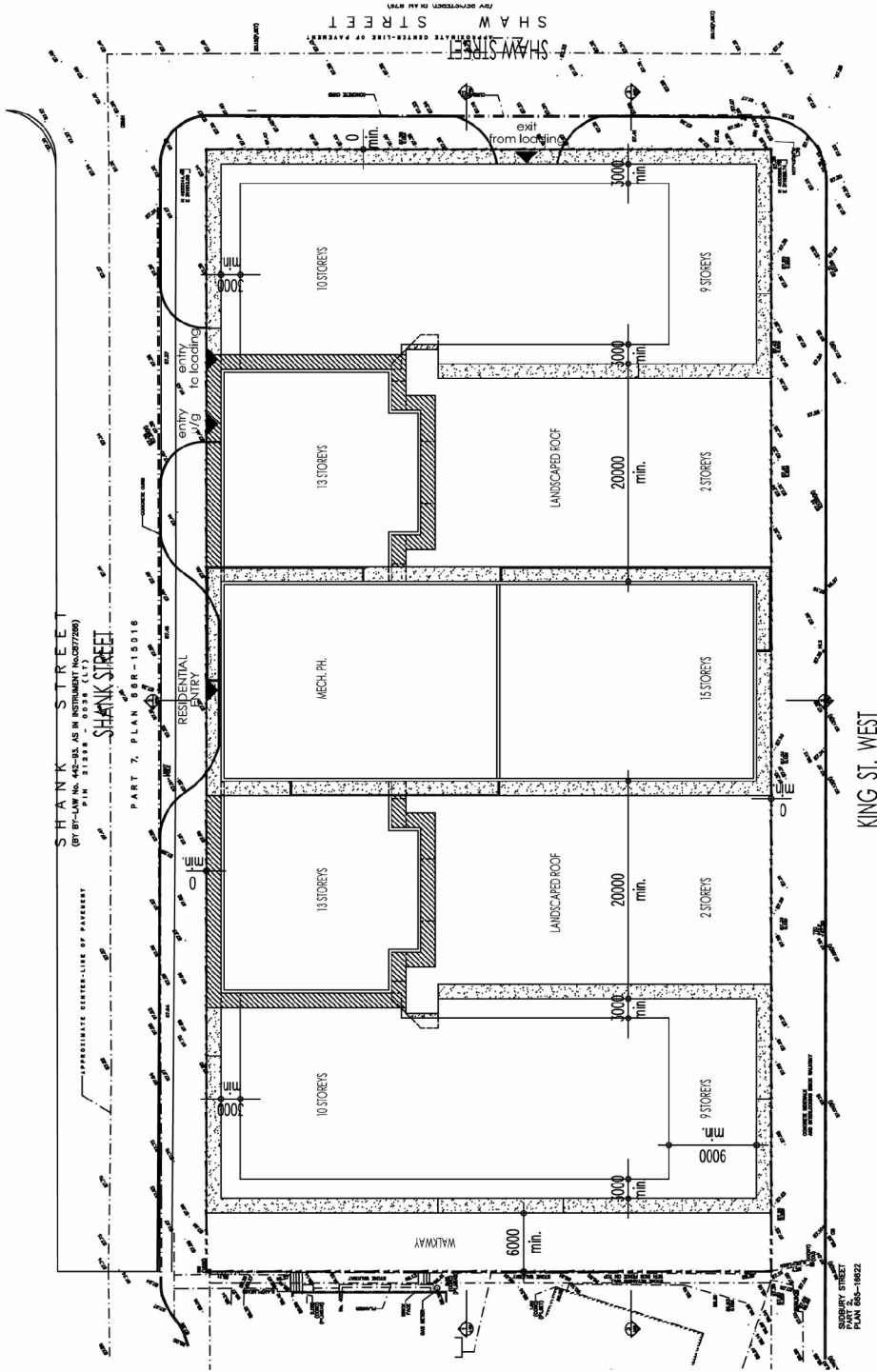
Raymond David, Director
Community Planning, Toronto and East York District

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ATTACHMENTS

Attachment 1: Site Plan
Attachment 2: South Elevation
Attachment 3: North Elevation
Attachment 4: East Elevation
Attachment 5: West Elevation
Attachment 6: Zoning
Attachment 7: Application Data Sheet

Attachment 1: Site Plan



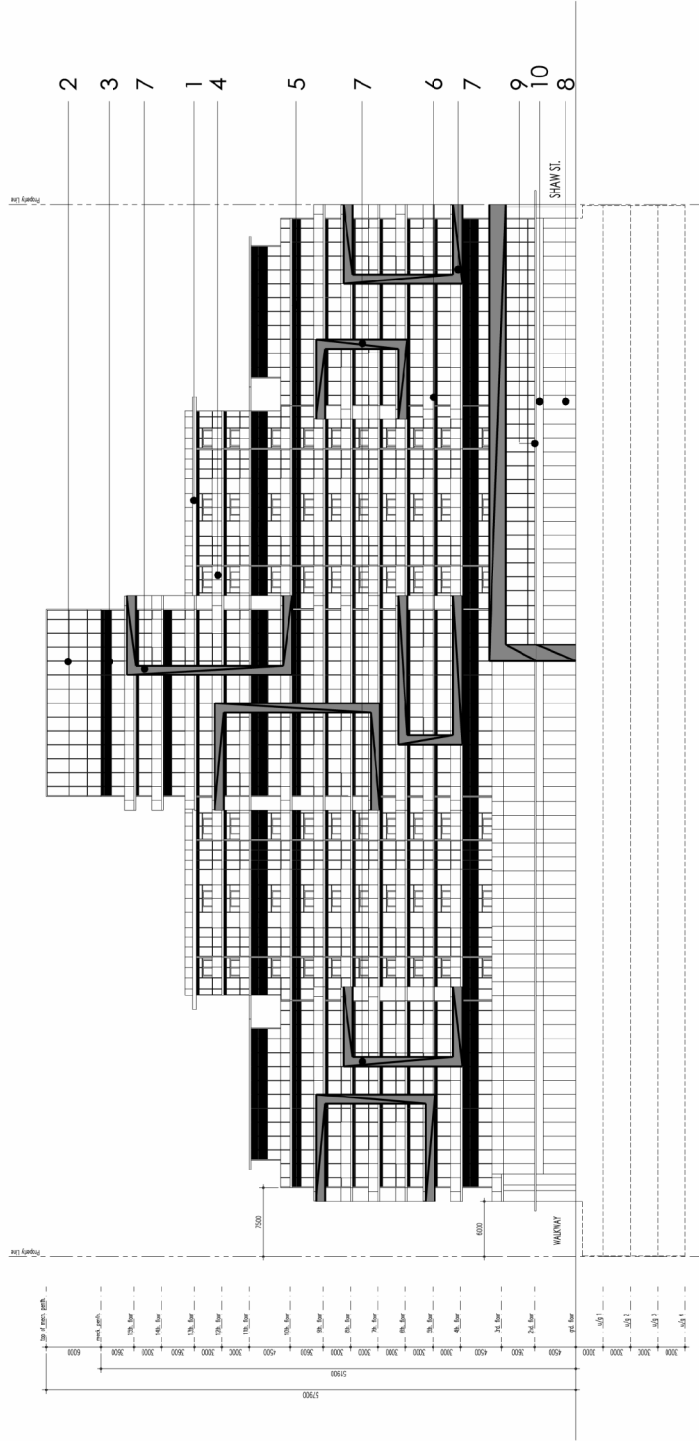
1030 King Street West

Site Plan
 Applicant's Submitted Drawing

File # 08_232225

Not to Scale
 01/20/09

Attachment 2: South Elevation



1030 King Street West

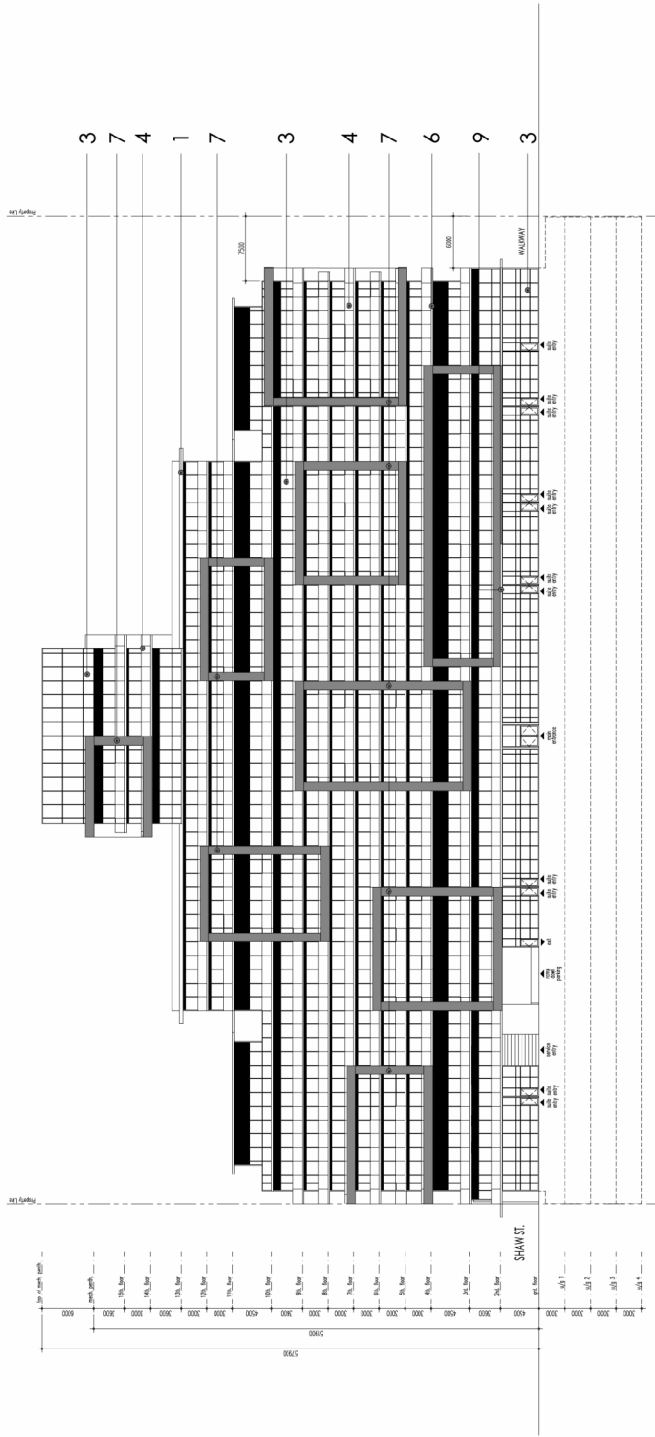
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South Elevation

Applicant's Submitted Drawing

Not to Scale
01/20/09

Attachment 3: North Elevations



North Elevation

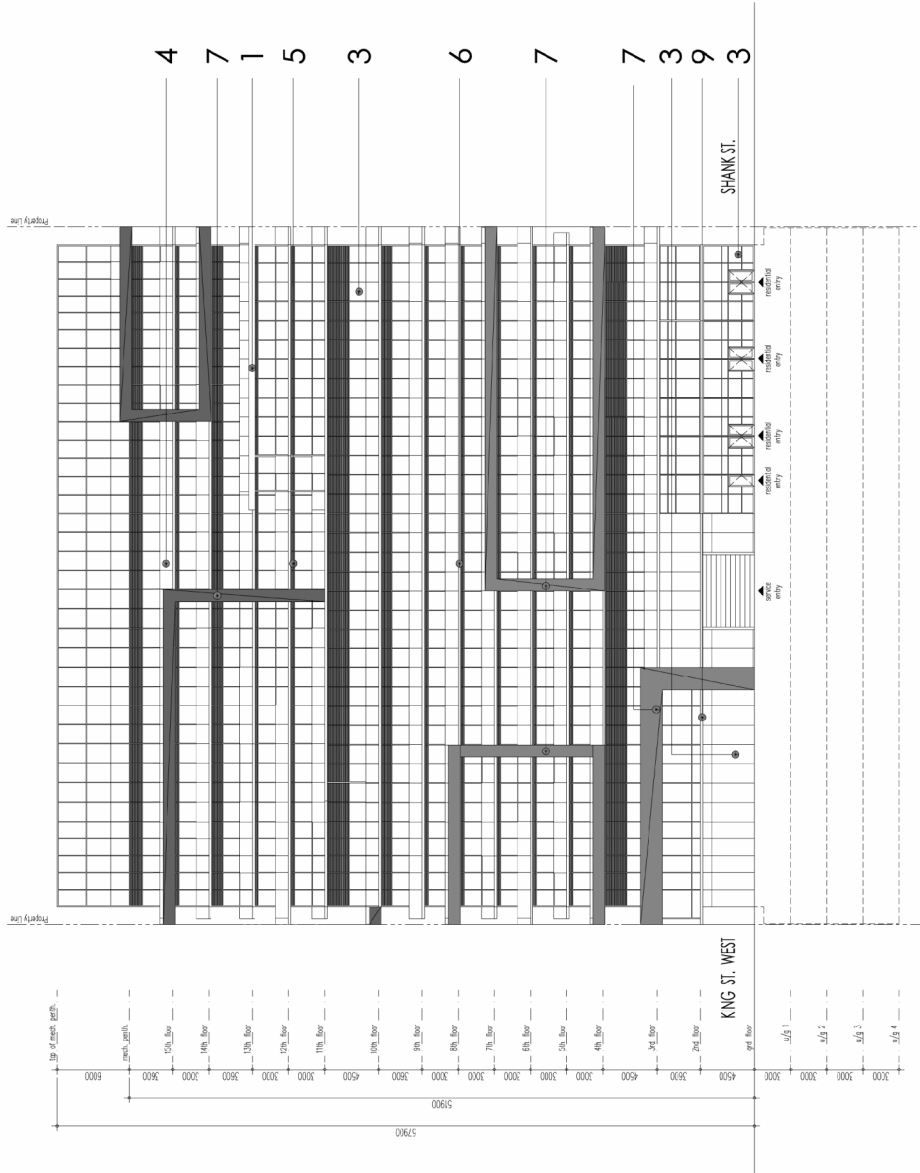
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Not to Scale
01/20/09

1030 King Street West

File # 08_232225

Attachment 4: East Elevation



1030 King Street West

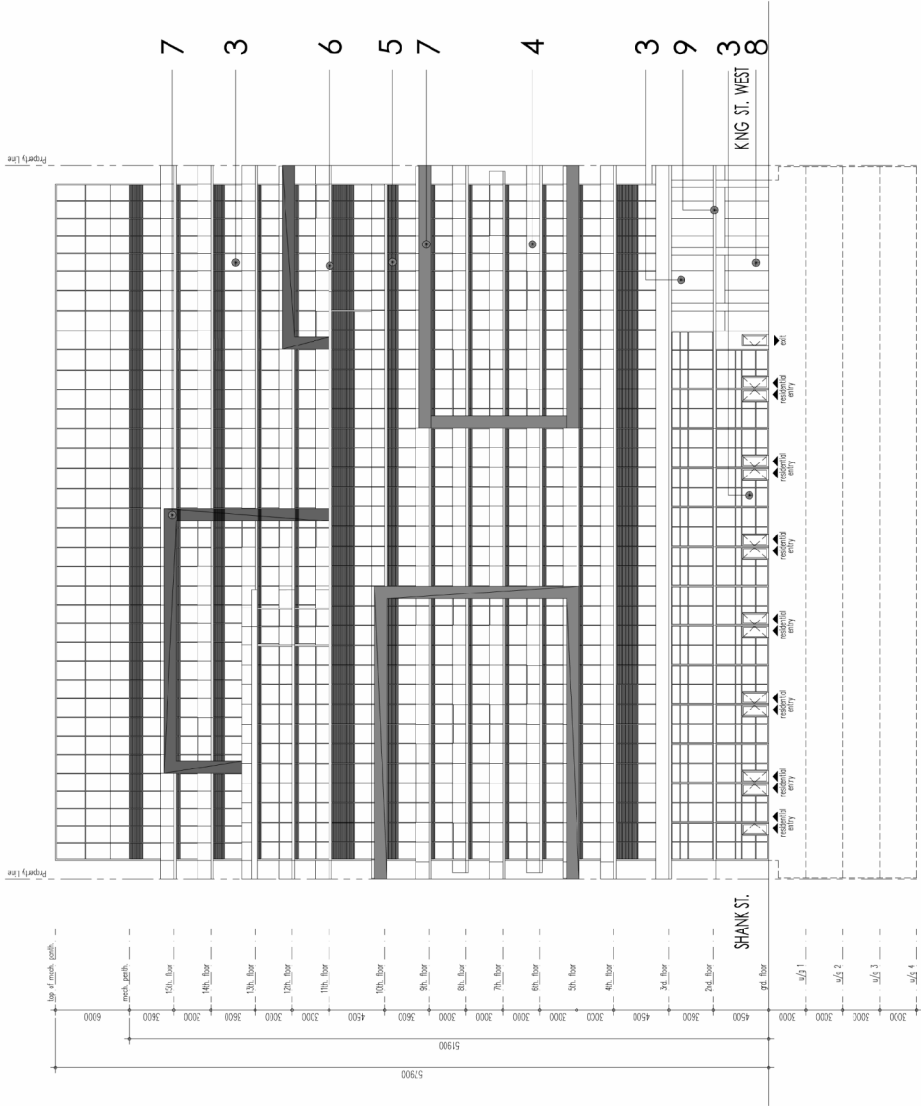
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East Elevation

Applicant's Submitted Drawing

Not to Scale
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Attachment 5: West Elevation



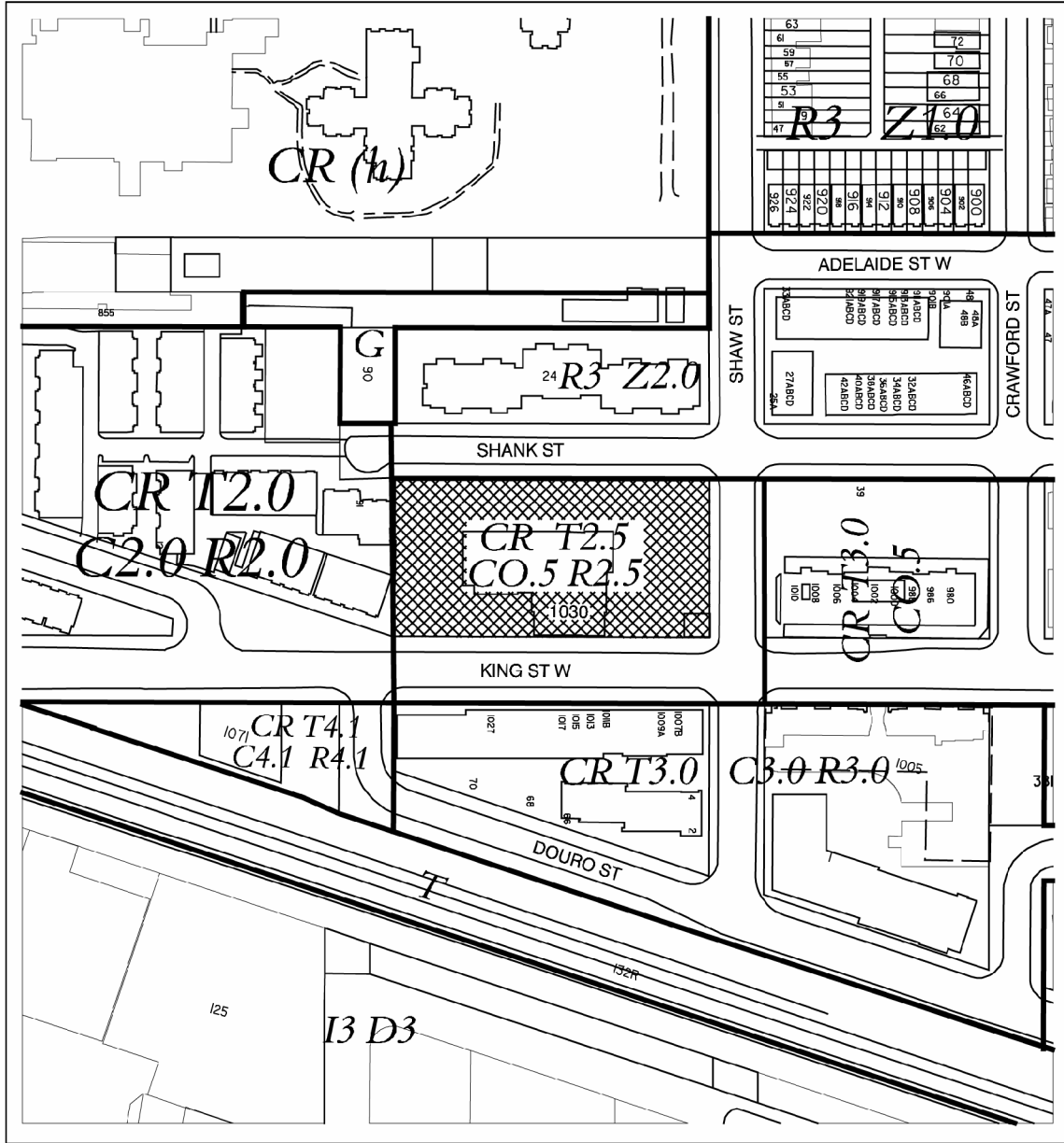
1030 King Street West

West Elevation
 Applicant's Submitted Drawing

File # 08_232225

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Attachment 6: Zoning



1030 King Street West
File # 08_232225

- G Parks District
- R3 Residential District
- CR Mixed-Use District
- I3 Industrial District
- T Industrial District
- (h) Holding District



Not to Scale
Zoning By-law 438-86 as amended
Extracted 01/20/09 - DR

Attachment 7: Application Data Sheet

APPLICATION DATA SHEET

Application Type	Rezoning	Application Number:	08 232225 STE 19 OZ
Details	Rezoning, Standard	Application Date:	December 30, 2008

Municipal Address: 1030 KING ST W
 Location Description: PT ORDNANCE RESERVE RP 66R15016 PT 3 **GRID S1908
 Project Description: Mixed commercial residential building 9 - 15 stORIES - 673 residential units Bachelor 23 - 1 bed = 508, 2 bed + 142 - Below ground parking - 647, Commercial area 5498m2.

Applicant:	Agent:	Architect:	Owner:
ARMSTRONG HUNTER AND ASSOCIATES			1030 KING GENERAL PARTNER INC

PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:
Zoning:	CR T2.5 C0.5 R2.5	Historical Status:
Height Limit (m):	18	Site Plan Control Area:

PROJECT INFORMATION

Site Area (sq. m):	6677	Height:	Storeys:	15
Frontage (m):	114.5		Metres:	51.9
Depth (m):	57.5			
Total Ground Floor Area (sq. m):	6009.3			Total
Total Residential GFA (sq. m):	43553.4		Parking Spaces:	647
Total Non-Residential GFA (sq. m):	5497.7		Loading Docks	2
Total GFA (sq. m):	49051.1			
Lot Coverage Ratio (%):	90			
Floor Space Index:	6.9			

DWELLING UNITS

Tenure Type:	Condo
Rooms:	0
Bachelor:	23
1 Bedroom:	508
2 Bedroom:	142
3 + Bedroom:	0
Total Units:	673

FLOOR AREA BREAKDOWN (upon project completion)

		Above Grade	Below Grade
Residential GFA (sq. m):		42957	596.4
Retail GFA (sq. m):		3193.7	2304
Office GFA (sq. m):		0	0
Industrial GFA (sq. m):		0	0
Institutional/Other GFA (sq. m):		0	0

CONTACT: PLANNER NAME: Jeff Markowiak, Planner
TELEPHONE: (416) 397-4647