

1100 King St W - Zoning Amendment Application - Preliminary Report

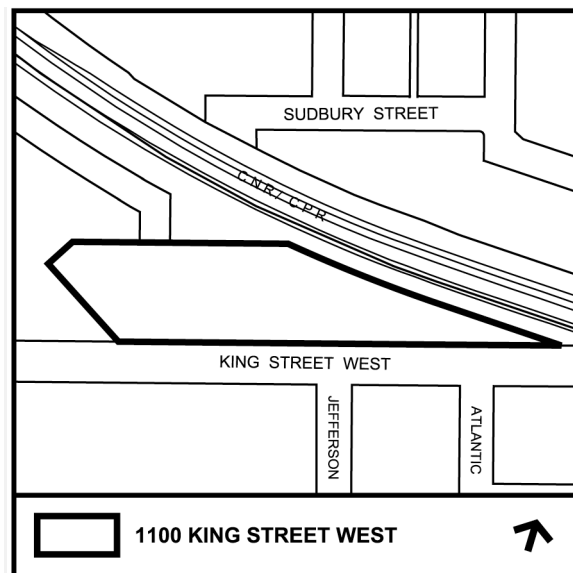
Date:	May 25, 2012
To:	Toronto and East York Community Council
From:	Director, Community Planning, Toronto and East York District
Wards:	Ward 14 – Parkdale-High Park
Reference Number:	11 210449 STE 14 OZ

SUMMARY

This application proposes an amendment to By-law 438-86 as amended by Site Specific By-law 1194-2010(OMB). The proposal contemplates 3 mixed-use buildings at the site, municipally known as 20 Joe Shuster Way and 1100 King Street West. The proposal consists of a total of 892 residential units and 16,682 m2 of retail and other non-residential gross floor area.

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

In consultation with the Ward Councillor, staff will schedule a community consultation meeting in the second quarter of 2012 and anticipate submitting a final report to Community Council the last quarter of 2012 assuming that the applicant provides all required information in a timely fashion.



RECOMMENDATIONS

The City Planning Division recommends that:

1. Staff be directed to schedule a community consultation meeting for the lands at 1100 King Street West 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.

Financial Impact

The recommendations in this report have no financial impact.

DECISION HISTORY

On April 12, 2005, the Ontario Municipal Board approved a zoning by-law amendment to permit the development of the 1100 King Street West site. By-law No. 1194-2010(OMB), addresses the 1100 King Street West site as two lots, the East Lot and the West Lot. The area identified as 'Block G', (East Lot), is the subject of this rezoning application.

Due to outstanding matters to be secured under a Section 37 agreement and the known on-site contamination of the East Lot, an 'h' (holding provision), was placed on the whole of Block G. City Council approved the lifting of the 'h' at its meeting of February 6 and 7, 2012, (By-law No. 211-2012), for the lands municipally known as 20 Joe Shuster Way. The lifting of the "h" allowed for the development of the western portion of 'Block G' with a 40 metre high, 14-storey condominium building with grade-related retail.

Pre-Application Consultation

A pre-application community consultation meeting was held on July 28, 2011. At this meeting general comments were provided by City Planning staff on heights being proposed and the need for buildings fronting on King Street West to relate to the Barrymore Building on the south side of King Street.

ISSUE BACKGROUND

Proposal

The applicant proposes to develop the East Lot ('Block G') lands to the east of Joe Shuster Way with 2 mixed-use residential condominium towers identified as Building A and Building B. Building C at 20 Joe Shuster Way, is a single mixed use residential condominium tower. The total density proposed is 3.72 times the area of the lot. The proposal, consists of 892 units in total with 486 units in Building A, 153 units in Building

B, and 253 units in Building C. Building C, is the subject of a site plan application (10 278667 STE 14 SA), and is currently under construction including four levels of underground parking). Access to Building C is proposed via Joe Shuster Way. Access to the loading and the four levels of underground parking for both buildings A & B, is via two access points located along the King Street West frontage and one access point at the north west end of the site from Joe Shuster Way. (See Attachment 1: Site Plan). There are 1003 parking spaces in total for Building A and B and C and 412 bicycle parking spaces proposed.

In the east portion of the development site, the part of Building B closest to the King Street W is 42 metres increasing to a height of 45.8 metres while Building A consists of a two towers a 38.3 metre tower and 52.6 metre a top a 25.3 metre, 9 storey, podium. Building C has a height of 40 metres.

The applicant's submitted plans and drawings show non-residential gfa oriented closest to the railway corridor to the north of the site and the residential gfa is oriented furthest from the railway.

See the Application Data Sheet, (Attachment 4), attached to this report for more information.

Site and Surrounding Area

The 1100 King Street West site was previously the location of a Canadian Pacific Rail Yard. The lands are bounded by King Street West in the south the Canadian Pacific Railway in the north and east Dufferin Street in the west.

West: A 22 storey, 534 unit condominium building at 38 Joe Shuster Way.

North and East: Immediately to the north & east of the site are the rail lands. On the north side and south side of King Street West east of the subject site are mid rise towers.

South: Immediately to the south is Adam Lamport Stadium Park and the Liberty Village Employment District consisting primarily of low rise buildings.

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 City of Toronto Official Plan designates the property as *Regeneration Areas*, which are intended to provide for a broad mix of commercial, residential, light industrial, parks and open space, institutional, live/work and utility uses in an urban form.

In addition, the Garrison Common North Secondary Plan applies to the site.

The Secondary Plan's major objectives include:

- ensuring that new development be integrated into the established city fabric;
- permitting a variety of land uses and densities;
- community services and facilities; and
- a range of housing types in terms of size, type, affordability and tenure.

Within the Secondary Plan the subject lands are located within Site Specific Policy Area 2. Within Site Specific Policy Area 2 a mix of employment and residential uses is permitted provided that employment uses are restricted to those compatible with adjacent and neighbouring residential uses in terms of emissions, odour, noise and generation of traffic.

Required studies include urban design guidelines, an open space plan, a community services strategy, a community improvement strategy, and environmental and transportation policies.

With respect to urban structure and built form, the Secondary Plan calls for new developments to be designed to easily adapt to conversion with particular focus on:

- use of street level spaces;
- ability to facilitate changes in market demand for services and activities;
- ability to provide for a range of dwelling types, with an emphasis on grade-related units that are suitable for households with children; and
- shared open space, parking facilities and servicing areas between development parcels, where possible.

Zoning

The property is subject to Site Specific Zoning By-law 1194-2010(OMB).

Site Plan Control

A Site Plan Control application is required but has not been submitted at the time of the writing of this report.

Reasons for the Application

The current, 'h', CR zoning does not allow the density or height being requested.

COMMENTS

Application Submission

A Notification of Incomplete Application was issued on July 7, 2011. The following material was identified as outstanding:

- Planning Rationale
- Noise Impact Study
- Vibration Study
- Loading Study
- Parking Study
- Traffic Operations Assessment
- Transportation Impact Study
- Stage 1 Archaeological Assessment

The outstanding material was submitted on January 16, 2012 and a Notification of Complete Application was subsequently issued on January 20, 2012.

Issues to be Resolved

Through the initial review of the application, staff have identified the following issues to be addressed:

- Height and massing of the proposed buildings in relation to the context
- Adequacy and location parking & loading and vehicular access
- Appropriateness of setbacks and stepbacks of the proposed development from the rail corridor to the north.
- The adequacy of the supply of residential amenity space.
- Conformity with the Garrison North Secondary Plan policies
- Mix of uses and residential unit sizes
- The impact and appropriate massing of the proposal on King Street West and the heritage buildings on the south side of King Street West

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

Section 37

Should the project proceed to approval, appropriate community benefits under Section 37 of the Planning Act will be identified and secured.

Toronto Green Standard

The Toronto Green Standard (TGS) is a tool to implement the broader environmental policies of the Official Plan. Several of the natural environment policies of the Official Plan encourage green development. These policies are geared to reduce the negative impacts of development on the natural environment through practices such as improved stormwater management, water and energy efficiency, and waste reduction and recycling. These policies also promote development that enhances the natural environment and support green industry.

CONTACT

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SIGNATURE

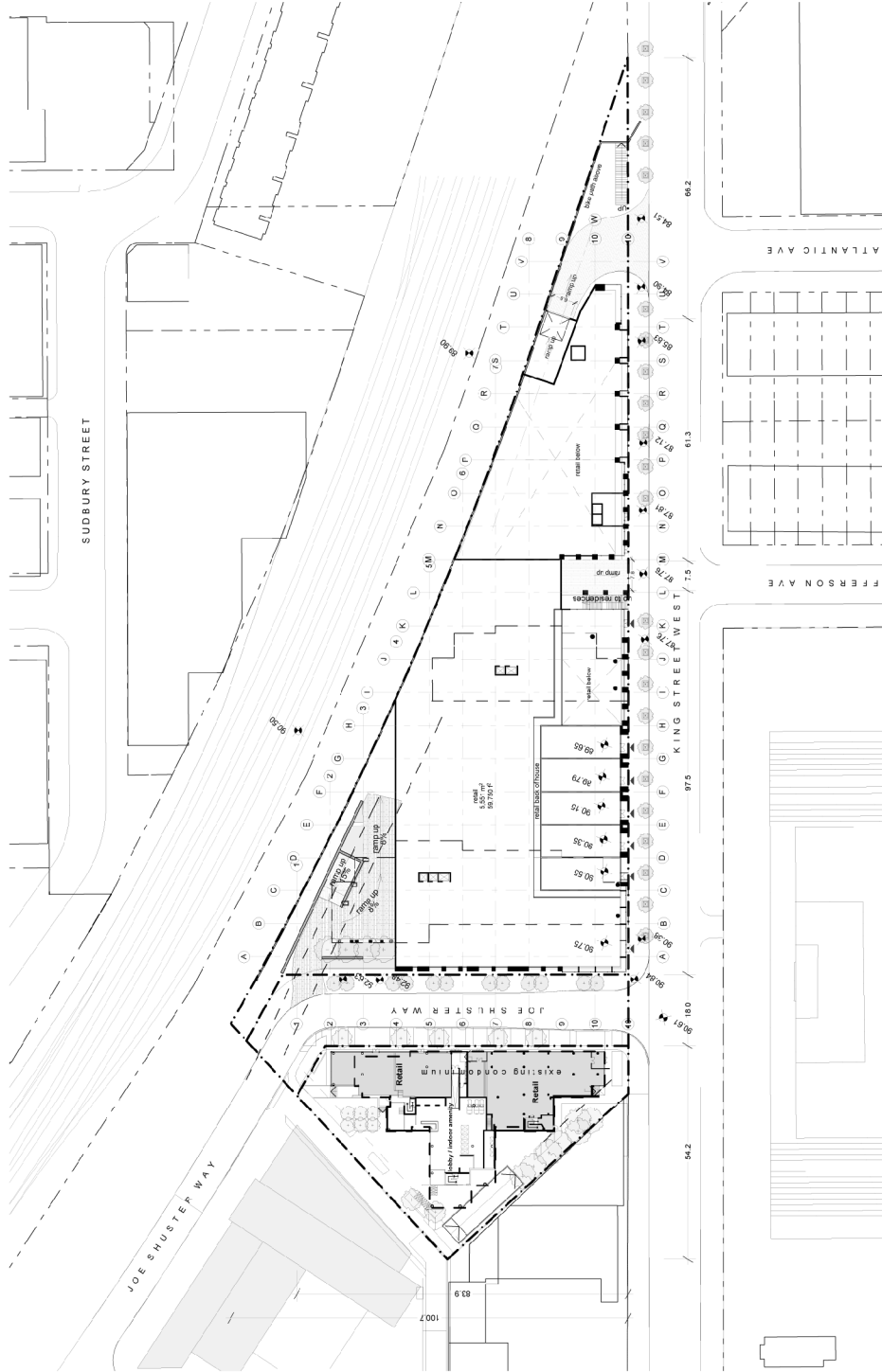
Raymond David, Director
Community Planning, Toronto and East York District

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ATTACHMENTS

Attachment 1:	Site Plan
Attachment 2a:	Elevation – South
Attachment 2b:	Elevation - North
Attachment 2c:	Elevation - East
Attachment 2d:	Elevation - West
Attachment 3:	Zoning
Attachment 4:	Application Data Sheet

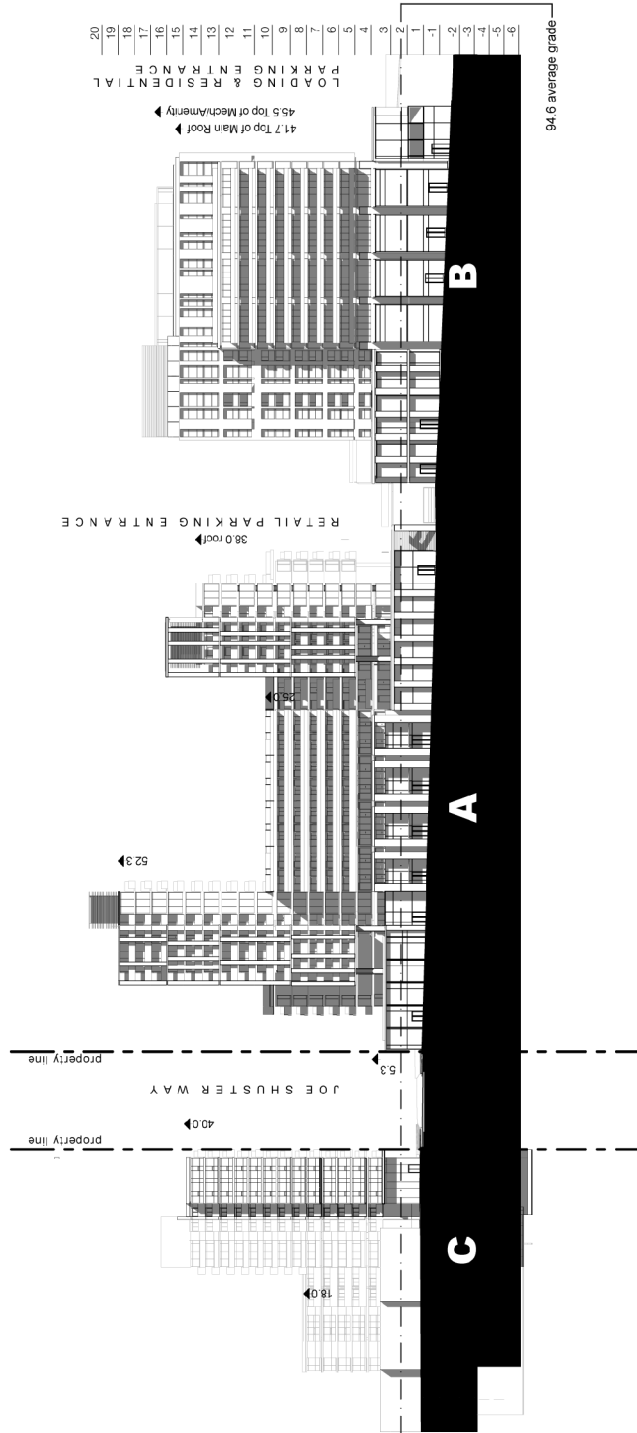
Attachment 1: Site Plan



Site Plan
1100 King Street West
 Applicant's Submitted Drawing
 Not to Scale
 05/14/2012

File # 11 210449 0Z

Attachment 2a: Elevation -South



South Elevation

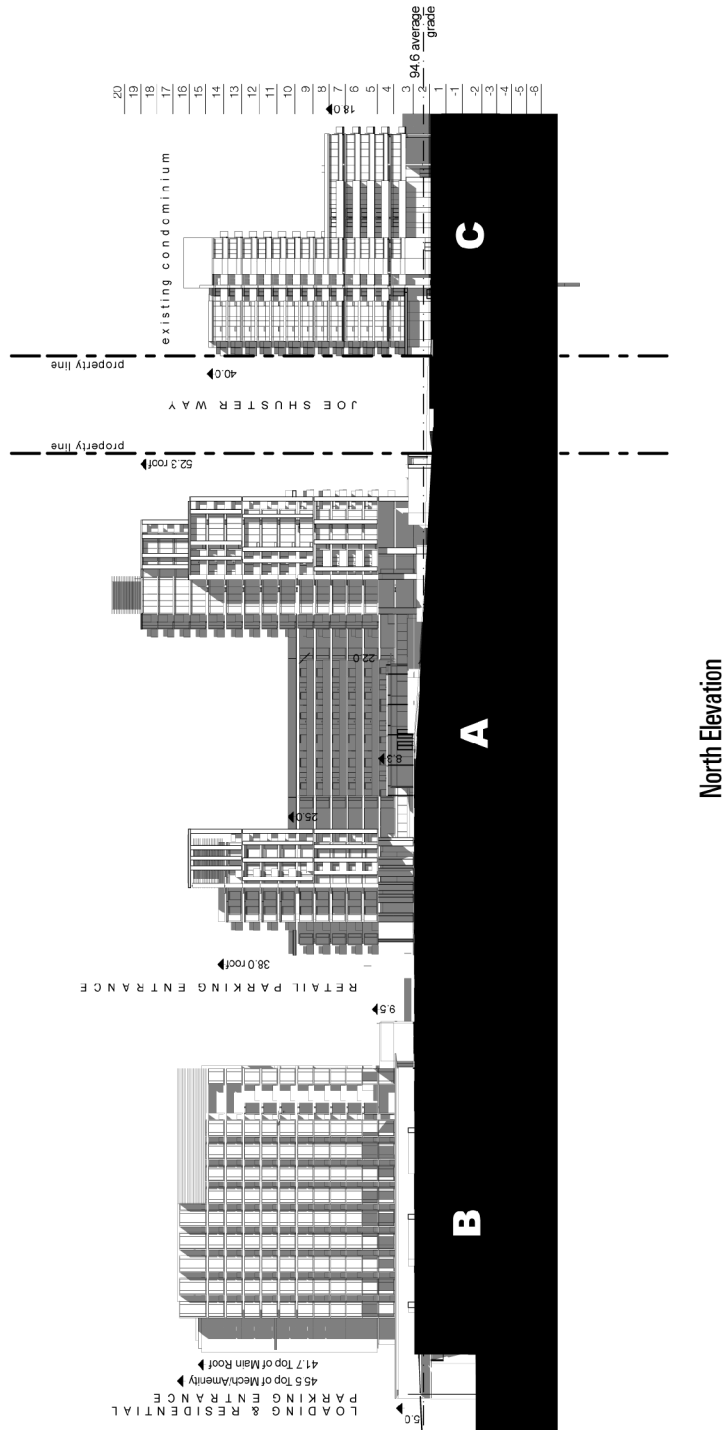
1100 King Street West

Elevations
 Applicant's Submitted Drawing

Not to Scale
 05/14/2012

File # 11 210449 0Z

Attachment 2b: Elevations – North



1100 King Street West

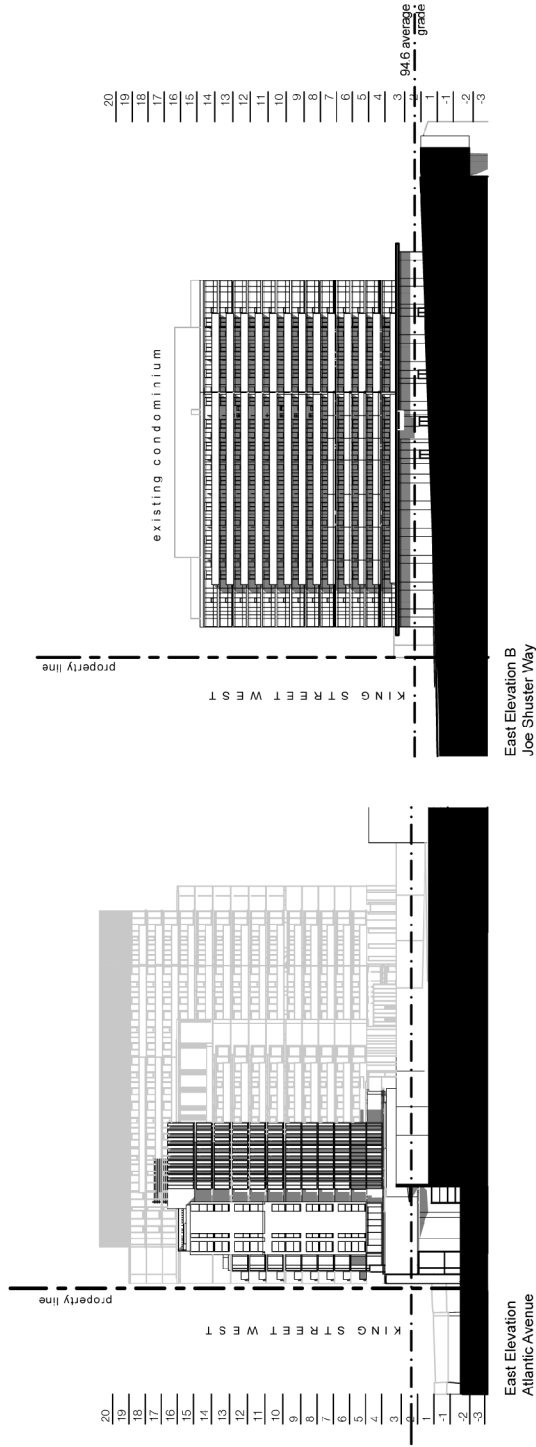
Elevations

Applicant's Submitted Drawing

Not to Scale
05/14/2012

File # 11 210449 0Z

Attachment 2c: Elevation – East



East Elevations

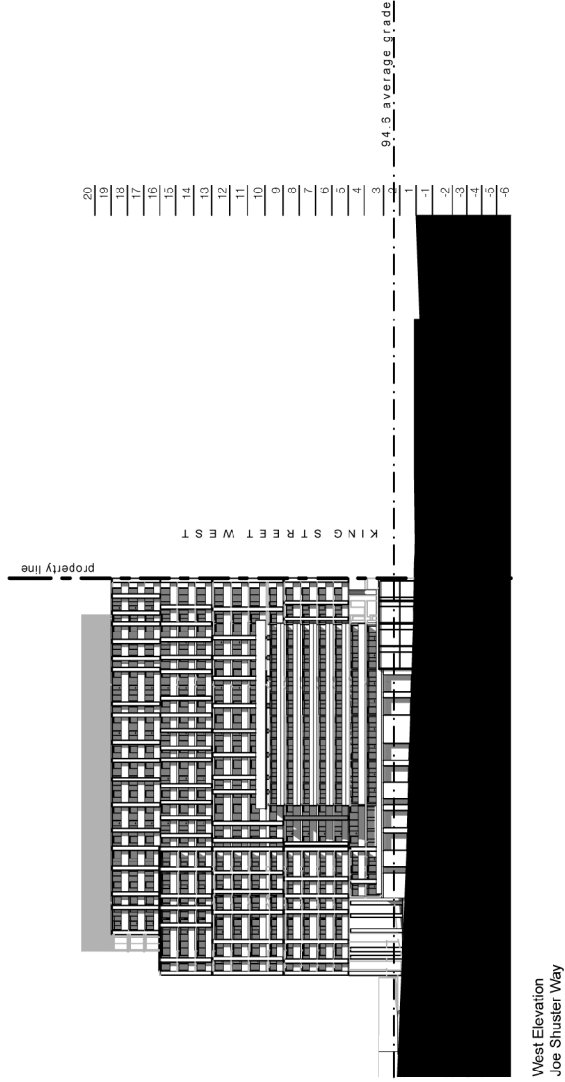
1100 King Street West

Elevations
Applicant's Submitted Drawing

File # 11 210449 0Z

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Attachment 2d: Elevation – West



West Elevation

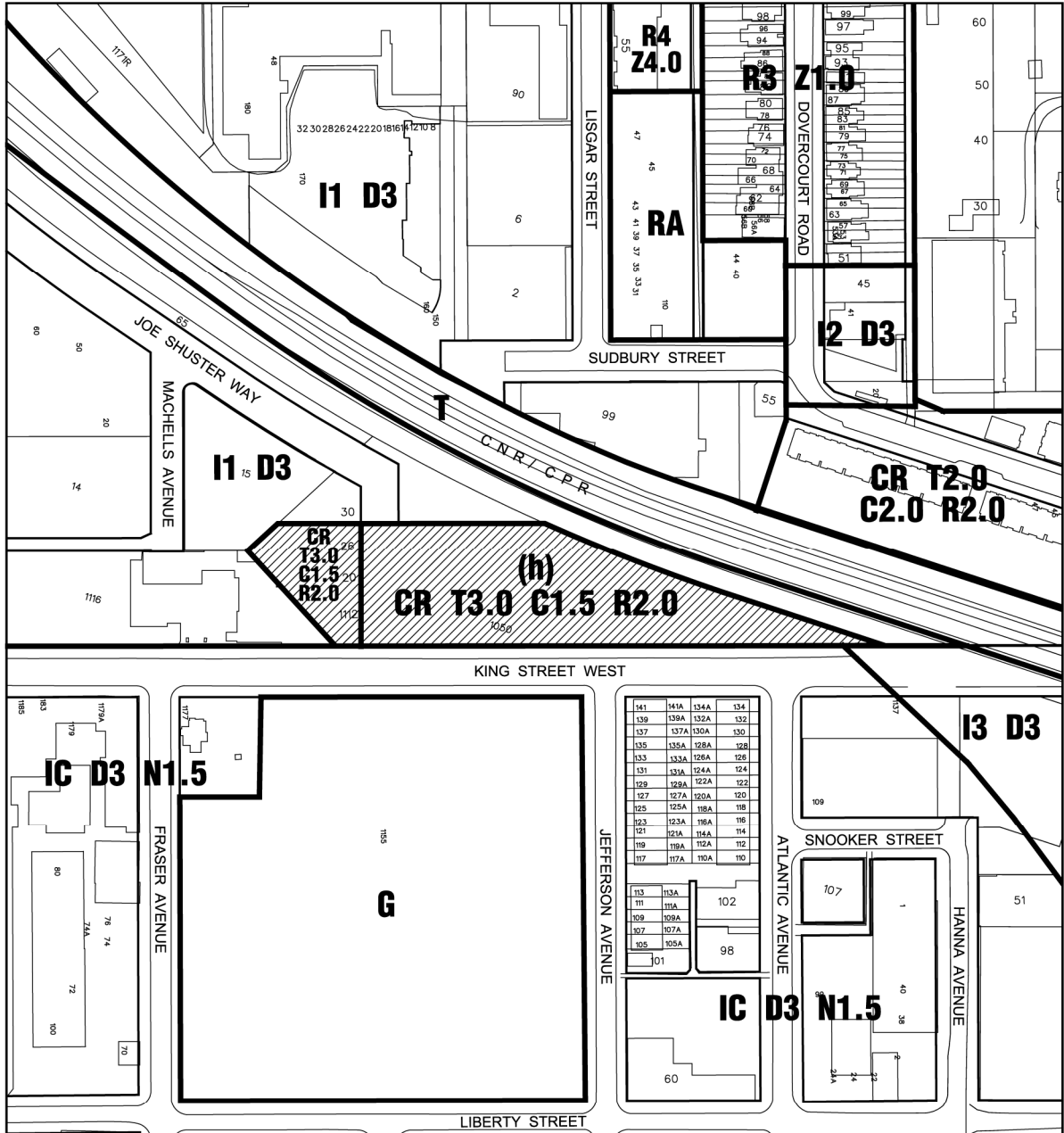
1100 King Street West

Elevations
Applicant's Submitted Drawing

Not to Scale
05/14/2012

File # 11 210449 0Z


Attachment 3: Zoning



1100 King Street West

File # 11 210449 0Z

- | | | | |
|----|---------------------|-----|----------------------|
| I1 | Industrial District | R3 | Residential District |
| I3 | Industrial District | R4 | Residential District |
| IC | Industrial District | G | Parks District |
| CR | Mixed-Use District | (h) | Holding District |
| RA | Mixed-Use District | | |


 Not to Scale
 Zoning By-law 438-86 (as amended)
 Extracted 05/10/2012

Attachment 4: Application Data Sheet

Application Type Rezoning Application Number: 11 210449 STE 14 OZ
 Details Rezoning, Standard Application Date: June 3, 2011
 Municipal Address: 1100 KING ST W & 20 Joe Shuster Way
 Location Description: CP OTHER LAND **GRID S1408
 Project Description: This application proposes an amendment to the City of Toronto By-law 438-86 as amended by Site Specific By-law 1194-2010(OMB). The proposal contemplates 3 mixed use residential condominium towers on 'Block G', (municipally known as 20 Joe Shuster Way and 1100 King Street West).

Applicant:	Agent:	Architect:	Owner:
KINGS CLUB DEVELOPMENT INC	UrbanCorp	Tact Architecture Inc.	KING NORTH CORPORATION

PLANNING CONTROLS

Official Plan Designation:	Regeneration Areas	Site Specific Provision:
Zoning:	(h) CR T3.0 C1.5 R2.0	Historical Status:
Height Limit (m):	40 m & 53 m	Site Plan Control Area: Y

PROJECT INFORMATION

Site Area (sq. m):	11710	Height: Storeys:	19
Frontage (m):	232.5	Metres:	53
Depth (m):	87.59		
Total Ground Floor Area (sq. m):	0		Total
Total Residential GFA (sq. m):	37083	Parking Spaces:	893
Total Non-Residential GFA (sq. m):	15877	Loading Docks	6
Total GFA (sq. m):	52960		
Lot Coverage Ratio (%):	0		
Floor Space Index:	3.5		

DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

Tenure Type:	Condo		Above Grade	Below Grade
Rooms:	0	Residential GFA (sq. m):	51862	0
Bachelor:	0	Retail GFA (sq. m):	879	14764
1 Bedroom:	892	Office GFA (sq. m):	0	0
2 Bedroom:	0	Industrial GFA (sq. m):	0	0
3 + Bedroom:	0	Institutional/Other GFA (sq. m):	0	0
Total Units:	893			

CONTACT: PLANNER NAME: Jeffery Sinclair, Planner
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