

333 King Street East - Zoning Amendment Application - Preliminary Report

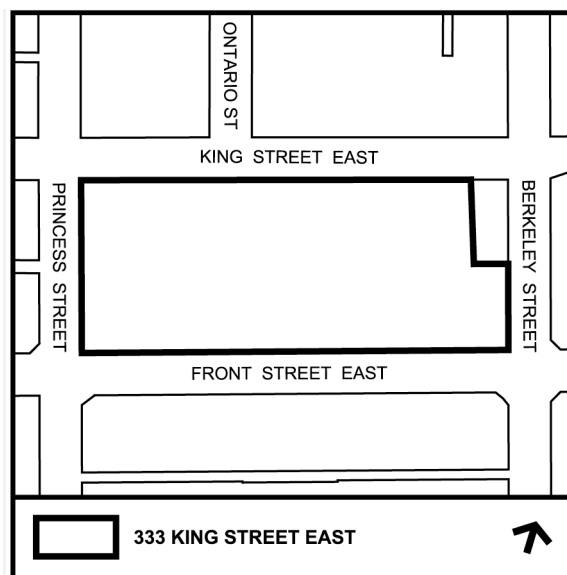
Date:	April 19, 2012
To:	Toronto and East York Community Council
From:	Director, Community Planning, Toronto and East York District
Wards:	Ward 28 – Toronto Centre-Rosedale
Reference Number:	12 144494 STE 28 OZ

SUMMARY

This application proposes a comprehensive redevelopment plan for the entire former Toronto Sun property at 333 King Street East. The redevelopment proposes the retention of all of the existing buildings on the site with the addition of three new towers: a 16-storey commercial building at the northeast corner of the site, a 24-storey residential tower at the southeast corner and a 19-storey office building at the southwest corner. The proposal includes lowering the permitted heights on the property for the retained buildings to their current heights. A total of 262 residential units, 628 parking spaces, 540 bike parking spaces and 13 loading spaces are proposed.

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.

Staff recommend that a community consultation meeting be held in the second quarter of 2012, as an opportunity for the public to review the applicant's submission, ask questions of City staff and the applicant, and provide feedback on the application. Also proposed is a presentation before the City's Design Review Panel in the second quarter of 2012.



It is anticipated that a final report on the application will be submitted to Community Council for consideration in late 2012 or early 2013. These target dates assume that the applicant will provide all required information in a timely manner.

RECOMMENDATIONS

The City Planning Division recommends that:

1. Staff be directed to schedule a community consultation meeting for the lands at 333 King Street East 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

An application to the Committee of Adjustment to obtain consent for partial discharge of a mortgage on part of the subject property was refused in April 2010. The refusal was premised on the following:

- The proposed land division is premature.
- The proposed land division does not conform to the policies of the Official Plan.
- The suitability of the land for the purposes for which it is to be subdivided has not been demonstrated.
- The suitability of the dimensions and shapes of the proposed lots has not been demonstrated.
- The adequacy of roads, vehicular access, parking and loading facilities has not been demonstrated.
- The adequacy of utilities and municipal services has not been demonstrated.

A similar consent application to sever the vacant development parcels on the subject property from those containing re-tenanted buildings was submitted in December 2011 and has not yet been considered. Staff contend that the application is still pre-mature, as the entire block should be considered as part of a comprehensive application for the re-development of the entire block. This application, which is the subject of this report, was recently received (March 2012), and has not yet been considered by City Council.

A minor variance application seeking permission for a three-storey office addition to the existing building at the northwest corner of the subject property was approved by the Committee of Adjustment in April 2011. This addition, anticipated to be the new

headquarters of Coca-Cola Canada, is now under construction with occupancy expected in mid-2012.

Pre-Application Consultation

The applicant presented conceptual ideas for redevelopment of this property in May 2009 and August 2010. Some of these discussions were focussed on their plans for the re-tenanting of the existing Toronto Sun buildings, as well as the proposed three-storey Coca-Cola office addition at the northwest corner of the site. A proposal was also presented for a 35 to 40-storey tower at the corner of Front Street East and Berkeley Street, connected to a 14 to 16-storey slab building fronting on King Street East on the east side of the site. Staff expressed significant concern with the proposed built form, notably the height of the proposed tower and its lack of conformity with the planned and emerging context of the King-Parliament area. It was also identified at the earliest meeting that the applicant should submit a rezoning application outlining a comprehensive plan for the entire site, including the existing buildings and the vacant parcel at the southwest corner of the property. With a comprehensive plan, staff would have the ability to more fully analyze potential impacts of build out of the entire block, as well as ensure that there is a complete and unified streetscape plan for the site.

A meeting was held with the applicant, planning staff and the local councillor's office in June 2011 at which the architect presented a revised proposal depicting two towers: a 15-storey office building fronting on King Street East and a 26-storey residential tower at Front Street East and Berkeley Street. Comments from staff included:

- an appreciation for the height reduction, however still concern for the precedent-setting nature of the proposed heights beyond those previously approved in the vicinity;
- the need for adequate setbacks of at least three metres for both towers above their respective bases on King Street East and Front Street East, so as to maintain the industrial warehouse character and an appropriate pedestrian level street height;
- the requirement for an adequate separation distance of 25 metres between towers to ensure sufficient light, views and privacy for occupants of either building;
- the provision of open space and/or a mid-block/north-south pedestrian connection through the development site;
- the requirement for a comprehensive development plan for the entire block so that any potential approvals for the vacant parcels on the site would include consideration of the retention of the existing low-rise buildings on the site;
- the provision of a streetscape plan for the entire block, including features contained within the Pan Am Games Pedestrian Promenade Plan such as building setbacks at ground level, wider pedestrian clearways, continuous tree trenches adjacent to the curb, bump-outs of the sidewalk at street corners, street furniture, etc;

- adherence to the Heritage Lighting Master Plan for Old Town Toronto for street lighting;
- the need for some form of public art to compensate for the lost mural on the Front Street East façade of the Toronto Sun building and to commemorate the site's significance as two of the original 10 blocks of the Old Town of York;
- encouraging the applicant to pursue a high level of sustainability in construction through Tier Two of the Toronto Green Standard and/or LEED certification; and
- preference for an innovative architectural design that respected the historic character and materiality of the area, while introducing a contemporary approach.

A final pre-application consultation meeting was held in February 2012 with the applicant to discuss complete application submission requirements and to reiterate staff's concerns about height, setbacks and separation distances, as well as a preference for the submission of an application which included a proposal for the vacant parcel at the southwest corner of the site and which restricted the heights of the existing buildings to their current heights.

ISSUE BACKGROUND

Proposal

First Gulf, a division of Great Gulf Homes, submitted this zoning amendment application to facilitate the redevelopment of the subject property, including three new towers, the retention of all of the existing buildings on the site, and the creation of a unified streetscape plan for the entire block. They are seeking permission for increases in the permitted height to facilitate the construction of a 16-storey office building at the northeast corner of the site, a 24-storey residential building at the southeast corner and a 19-storey office building at the southwest corner. The application also proposes to restrict the heights of the retained buildings to their existing height (See Attachment 12).

The following table summarizes some of the details of the proposed redevelopment:

	Existing Buildings	Office Tower at NE Corner of Site	Residential Tower at SE Corner of Site	Office Tower at SW Corner of Site
Use	retail, office, institutional	retail, office	retail, residential	retail, office
Podium Height	2-6 storeys 11-26 metres	3 storeys 16m	6 storeys 23m	1 storey 7-11m
Tower Height	N/A	16 storeys 69m 80m (with mechanical)	24 storeys 79m 90m (with mechanical)	19 storeys 79m 90m (with mechanical)
Tower Floor Plate Size		1,863m ²	765m ²	1,289m ²
Podium Setbacks from Prop. Line	0m	~2m	~2m on Front St E ~1.5m on Berkeley Street	~ 1m on Front St E 1-6m on Princess Street
Sidewalk Widths (incl. trees)	3m on Front St E 5m on Princess Street 4m on King St E	4.5-5.5 m on King St E	4m on Front St E 5.5m on Berkeley Street	3m on Front St E 5m on Princess Street
Stepbacks of Tower above	~6 m for Coca Cola office addition	2m	~2m	~2m
Gross Floor Area	33,457m ² non-residential	29,543m ² non-residential	18,875m ² residential 1,175m ² non-residential	23,891m ² non-residential
Vehicle Parking	98	245	156- residential 16-visitor	113
Bike Parking	43	130	262	103
Loading Spaces	1 Type A 5 Type B 5 Type C	1 Type B 3 Type C 1 Type G	Shared with office at NE Corner	Shared with existing buildings

The total gross floor area for the entire proposed development, including the existing buildings is 106,941 square meters. This equates to a density across the site of approximately 6.8 times the area of the lot. The proposed office and residential condominium towers on the east side of the subject property are proposed to have a separation distance of 18 metres. For the residential building at the corner of Front Street East and Berkeley Street (the southeast corner of the site), a total of 262 units are proposed, with a unit breakdown of 170 one-bedroom units (65%), 88 two-bedroom units (33%) and 4 three bedroom units (2%).

Grade-related retail uses cover the majority of the street frontages of the existing and proposed development. Pedestrian access to the office tower at the northeast corner of

the site is through a lobby on King Street East. For the residential tower the lobby is accessed from Berkeley Street, and the office tower at the southwest corner of the site has a lobby off Princess Street. Weather protection is proposed at each of the proposed lobby entrances. Amenity space for the residential condominium consists of a small outdoor courtyard with a water feature at the pedestrian/vehicular access area off Berkeley Street, as well indoor and outdoor space on the seventh floor. A total of 710 square meters of indoor amenity space and 677 square meters of outdoor amenity space are proposed.

Vehicular access to the eastern portion of the property is proposed from a two-way entrance off Berkeley Street, with access to the western portion of the site from the existing curb cut on Front Street East, just east of Princess Street. Within five levels of underground parking, a total of 628 parking spaces are proposed. All of the 538 bike parking spaces are proposed to be located either on the ground level or the first level below grade. The 16 loading spaces are all within enclosed areas on the ground floor of the proposed development on the east and west sides of the site.

Attachments 1-6 show the applicant's site plan, proposed rendering and elevations for the project. Additional site and development statistics are included in the application data sheet, Attachment 13.

Site and Surrounding Area

Site

The subject property consists of the entire block bounded by King Street East to the north, Berkeley Street to the east, Front Street East to the south and Princess Street to the west, except a small parcel at 359-361 King Street East (see key map on Page 1). It is generally flat and rectangular in shape with a small change in elevation from King Street East down to Front Street East. The land area is approximately 15,827 square metres with 185 metres of frontage on King Street East, 40 metres on Berkeley Street, 202 metres on Front Street East and 82 metres on Princess Street.

At present, approximately 65% of the site is covered with buildings, all of which were purpose built between 1975 and 1991 for office and production uses associated with the Toronto Sun newspaper. These buildings range in height from one and a half to six storeys, most of which have been re-tenanted for office, institutional, and retail uses including a grocery store, banks, a discount store and an LCBO. The remaining unoccupied portion of the site contains ancillary surface parking and loading uses.

On the same block as the subject property, though not part of this application or under the same ownership is the above-mentioned four-storey building at 359 to 361 King Street East. This red-brick/stucco building was built in 1891 by the Reid Lumber Company and listed on the City's Inventory of Heritage Properties in 1973. It was designated under Part IV of the Ontario Heritage Act in 1984, with a heritage easement agreement, identifying its heritage attributes, registered on title to the property in the same year. The building currently houses grade-related retail, commercial and residential uses.

Surrounding Area

The property is within the original ten blocks of the Town of York, bounded by Duke Street (now Adelaide Street East) to the north, Berkeley Street to the east, Front Street East to the south and George Street to the west. Originally surveyed in 1791, this was the first area of Toronto to be laid out with a grid of streets and blocks. It is now considered part of the King-Parliament area, a district characterized by historic red-brick buildings, retrofitted former warehouses used for commercial, office and institutional uses, contemporary residential buildings and several vacant parcels used as surface parking areas. Within the immediate context, the following uses surround the site:

North: on the north side of King Street East, across the street from the western half of the subject property are a collection of three to five storey, red-brick, former warehouse buildings, all of which are listed on the City's Inventory of Heritage Properties and contain retail and office uses; there is also an ancillary surface parking lot; north of the eastern half of the subject property is a contemporary eight-storey, LEED silver certified office building (the 'SAS' building), a three storey office building which is the subject of an application for a nine-storey office building (File No. 09-138395 STE 28 SA), a 14-storey residential rental building and a three-storey, red-brick/stucco building at the northwest corner of King Street East and Berkeley Street that is listed on the City's Inventory of Heritage Properties;

East: northeast of the subject property at the northeast corner of King Street East and Berkeley Street and further north along the east side of Berkeley Street are a series of two-storey row houses containing a mix of office and residential uses, which were formerly workers cottages dating from the 1870s, all of which were listed on the City's Inventory of Heritage Properties in 1973; east of the subject site is a two-storey office supply store with a large surface parking lot immediately abutting Berkeley Street; southeast of the subject property is a series of parcels under both public and private ownership, housing three one-storey buildings, which together comprise the First Parliament site; this is the site of Upper Canada's First Parliament buildings, first constructed in 1793, the remains of which have been discovered under the surface parking areas on the site; this property was designated under the Heritage Act in 1997;

South: immediately south of the subject property on the south side of Front Street East is another designated heritage building, a large red-brick former warehouse building, now housing the Canadian Opera Company; west of this building are two three and four-storey red-brick, former industrial heritage buildings from the 1880s, both of which are listed or designated; at the southeast corner of Front Street East is two storey fire hall building and ancillary parking lot/loading area; there is a one-storey retail grocer at the southwest corner of Front Street East and Princess Street, part of a land assembly that is the subject of another recently submitted comprehensive development application for the entire block bounded by Front Street East, Princess Street, The Esplanade and Sherbourne Street (File

No. 12-141911 STE 28 OZ); the proposal includes two residential towers of 33 and 34 storeys in height; and

East: abutting the site to the east is an eight-storey red brick office building and a recently completed 13-storey charcoal brick mixed-use retail/office/residential building ('East Lofts').

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 the "Downtown and Central Waterfront" area on Map 2 – Urban Structure in the Official Plan and is designated "Regeneration Area" on Map 18 – Land Use Plan. This structure and designation anticipates re-development in the area, permits a range of residential, commercial, employment and institutional uses, and provides criteria to direct the form and quality of development.

Built form policies in the Official Plan state that new buildings should: be massed to fit harmoniously into their existing context; create appropriate transitions in scale to neighbouring existing or planned buildings; ensure adequate access to sky view; and provide attractive and comfortable pedestrian amenities. Heritage Resources policies require new development to respect the scale, character and form of adjacent heritage resources.

Policies for Regeneration Areas support a broad mix of uses and provide for the establishment of Secondary Plans and urban design guidelines that will provide a framework to guide revitalization related to the unique character of each area.

The proposal will be reviewed in more detail for compliance with these and other relevant policies within the Official Plan. Attachment 7 provides an excerpt of the Official Plan designation for the site and vicinity. The Toronto Official Plan is available on the City's website at: www.toronto.ca/planning/official_plan/introduction.htm

King-Parliament Secondary Plan and King-Parliament Community Improvement Plan

The proposed development is also subject to the criteria contained within the King-Parliament Secondary Plan, which identifies the site as being part of the 'Jarvis-Parliament Regeneration Area'. Policies within the plan speak to new development: providing adequate light, view and privacy for neighbouring properties; achieving a compatible relationship with their built form context through consideration of height, massing, scale, setback and stepbacks, roof line and profile, and architectural character and expression; creating inviting streetscapes which meet high standards of urban design and promote greening, landscape enhancement, access, orientation and confidence of personal safety for residents, visitors and area workers.

Attachments 8 and 9 provide excerpts of the Secondary Plan maps for the site and vicinity. The King-Parliament Secondary Plan is available on the City's website at: www.toronto.ca/planning/official_plan/pdf_secondary/15_king_parliament_dec2010.pdf

The King-Parliament Community Improvement Plan provides several themes for redevelopment within the King-Parliament area, particularly with respect to improving physical identity and pedestrian amenity through improved paving materials and lighting. This Plan will be reviewed as part of the assessment of this application.

Design Guidelines

New development in this area should be consistent with the King-Parliament Urban Design Guidelines, which provide more detailed built form criteria for re-development. The subject property is within the Old Town of York 'Area of Special Identity', the area considered to be the original 10 blocks of the City of Toronto. Specifically, the guidelines speak to new development respecting the historical and urban design significance of the area and reinforcing the scale and continuity of street wall enclosure along the street.

The King-Parliament Urban Design Guidelines are available on the City's website at: www.toronto.ca/planning/urbdesign/pdf/14kingparliament.pdf

The proposal will also be reviewed for conformity with the Design Criteria for Review of Tall Building Proposals, a set of Council-approved guidelines which outline built form principles for the siting and design of buildings higher than the adjacent street's right-of-way width. Among other goals, these guidelines seek to reduce the impacts of tall building proposals on adjacent development, while encouraging design excellence. Assessment using these guidelines is based on issues such as height transition, building orientation, servicing, amenity space, massing, light and privacy, landscaping, weather protection and shadow impacts.

The City's Design Criteria for Review of Tall Building Proposals is available on the City's website at: http://www.toronto.ca/planning/pdf/tallbuildings_udg_aug17_final.pdf

Zoning

Under the former City of Toronto Zoning By-law 438-86, as amended, the site is zoned RA (Reinvestment Area) District, which permits a wide array of commercial, light industrial, institutional, recreational and residential uses. This zoning specifies a maximum height of 26 metres, plus an additional five metres for a mechanical penthouse.

Section 12(2) 246 of By-law 438-86 contains provisions for buildings in the King-Parliament area with respect to upper level setbacks, building depth, parking and loading. A three metre upper level setback from the property line abutting a street is required for that portion of a building exceeding 20 metres in height.

There is also an angular plane requirement referenced in Section 12(2) 260 of Zoning By-Law 438-86. Specifically, no building is permitted to penetrate the space above a street wall height of 16 metres and stepped back at a 44 degree angle for that portion of the subject property on the south side of King Street East. The zoning by-law also has requirements for minimum indoor and outdoor amenity space, and bike parking.

Attachments 10 and 11 provide excerpts of the zoning and permitted height maps for the site and vicinity.

Site Plan Control

The proposed development is subject to site plan control. A site plan control application has not yet been submitted.

Heritage Preservation

A Heritage Impact Assessment prepared by E.R.A. Architects Inc., dated March 28, 2012, was submitted with the application. The purpose of this Heritage Impact Assessment (HIA) is to provide information on the heritage resources that may be affected by the proposed redevelopment. It is currently under review by staff in Heritage Preservation Services.

Tree Preservation

The applicant has provided an arborist report dated January 7, 2012, prepared by Bras d'Or Forestry Services, which identifies all of the existing trees on or adjacent to the site, including their species and condition. The report identifies 14 trees on the subject property and 33 trees within the City's right of way. All of the trees on the subject property are proposed to be removed, although only one of these is of a size that triggers the City's private tree bylaw and requires a permit for removal. Five of the 33 City trees are proposed for removal, either due to poor health or their conflict with the proposed design of the site. The arborist report and landscape plans will be reviewed in more detail by staff in Urban Forestry.

Reasons for the Application

The proposed three towers, at 69 metres to the roof line (northeast office) and 79 metres (southeast residential and southwest office) all exceed the maximum height of 26 metres

permitted in the zoning by-law. Other areas of non-compliance with the zoning bylaw identified to date include: exceeding the permitted mechanical penthouse height of five metres, penetration of the 16 metre, 44 degree angular plane on the south side of King Street East, inadequate upper-level setbacks above a 20 metre street wall height and not providing the required setbacks beyond 25 metres in building depth.

Additional areas of non-compliance with the Zoning Bylaw may be identified through further review of the application.

COMMENTS

Application Submission

The following reports/studies were submitted with the application:

- Architectural Drawings
- 3D Building Mass Model
- Planning Rationale Report
- Community Services and Facilities Study
- Sun/Shadow Study
- Draft Zoning Bylaw
- Heritage Impact Assessment
- Stage 1 Archaeological Resource Assessment
- Pedestrian Wind Study
- Arborist Report
- Urban Transportation Considerations (parking/loading/traffic report)
- Toronto Green Standard Checklist and Statistics Template
- Functional Servicing and Stormwater Management Report
- Environmental Noise Feasibility Study
- Streetcar Vibration Analysis.

City staff are reviewing the application for completeness and will notify the applicant appropriately within 30 days of the date of receipt.

Issues to be Resolved

1. Consistency with the Provincial Policy Statement and the Growth Plan for the Greater Golden Horseshoe;
2. conformity with Official Plan policies, particularly with respect to the sections on built form, built form for tall buildings and heritage;
3. conformity with the King-Parliament Secondary Plan, specifically policies within the sections on urban structure and built form, heritage and community improvement, pedestrian environment, and environment;
4. compliance with the King-Parliament Urban Design Guidelines, including the criteria for the Old Town of York 'Area of Special Identity';

5. adherence to the King-Parliament Community Improvement Plan's recommendations for improving physical identity and pedestrian amenity;
6. compliance with the Design Criteria for Review of Tall Building Proposals, namely the sections on transition in scale, prominent sites, heritage buildings, spatial separation, and pedestrian realm;
7. height of the proposed three towers and separation distance between the two towers on the eastern edge of the site;
8. floorplate size of the proposed towers, particularly the two office buildings;
9. adequacy of the proposed stepbacks for each tower above their podium;
10. other built form and massing issues including, but not limited to: setbacks on the ground level, sky view, light penetration, privacy, wind mitigation and pedestrian realm weather protection;
11. architectural character of the proposed towers and how they integrate into the surrounding fabric both on and within the vicinity of the site;
12. opportunity for a north-south, mid-block pedestrian connection;
13. proposed landscape plan and its adherence to the Heritage Lighting Master Plan for Old Town Toronto and the Pan Am Games Pedestrian Promenade Plan;
14. provision of public art and commemoration of the subject property's location within the Old Town of York;
15. adequacy of community facilities in the area to service the proposed development;
16. the proposed sustainability strategy for the project, including green roof requirements, car-share services and the potential for the applicant to pursue Tier Two of the Toronto Green Standard; and
17. identification and securing of public benefits pursuant to Section 37 of the Planning Act should there be a recommendation for approval.

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.

The TGS Checklist has been submitted by the applicant and is currently under review by City staff for compliance with the Tier 1 performance measures.

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

CONTACT

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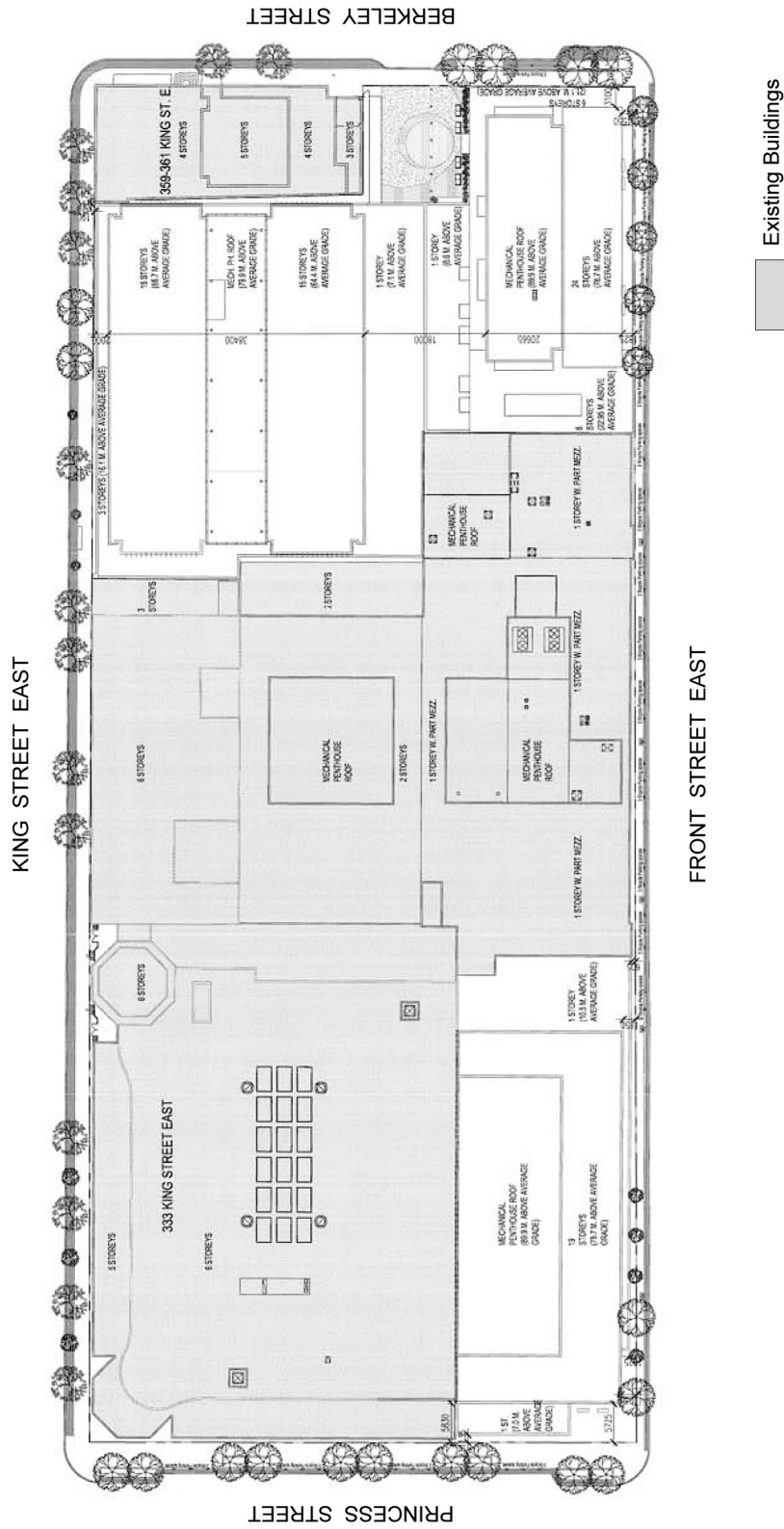
Raymond David, Director
Director, Community Planning
Toronto and East York District

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ATTACHMENTS

Attachment 1: Site Plan
Attachment 2: Applicant's Rendering
Attachment 3: West Elevation
Attachment 4: North Elevation
Attachment 5: East Elevation
Attachment 6: South Elevation
Attachment 7: Official Plan
Attachment 8: Secondary Plan Map 15-2
Attachment 9: Secondary Plan Map 15-3
Attachment 10: Zoning
Attachment 11: Permitted Heights
Attachment 12: Proposed Height Limits
Attachment 13: Application Data Sheet

Attachment 1: Site Plan



333 King Street East

Site Plan
Applicant's Submitted Drawing
Not to Scale
04/16/2012

File # 12 144494 OZ

Attachment 2: Applicant's Rendering



Isometric View

Applicant's Submitted Drawing

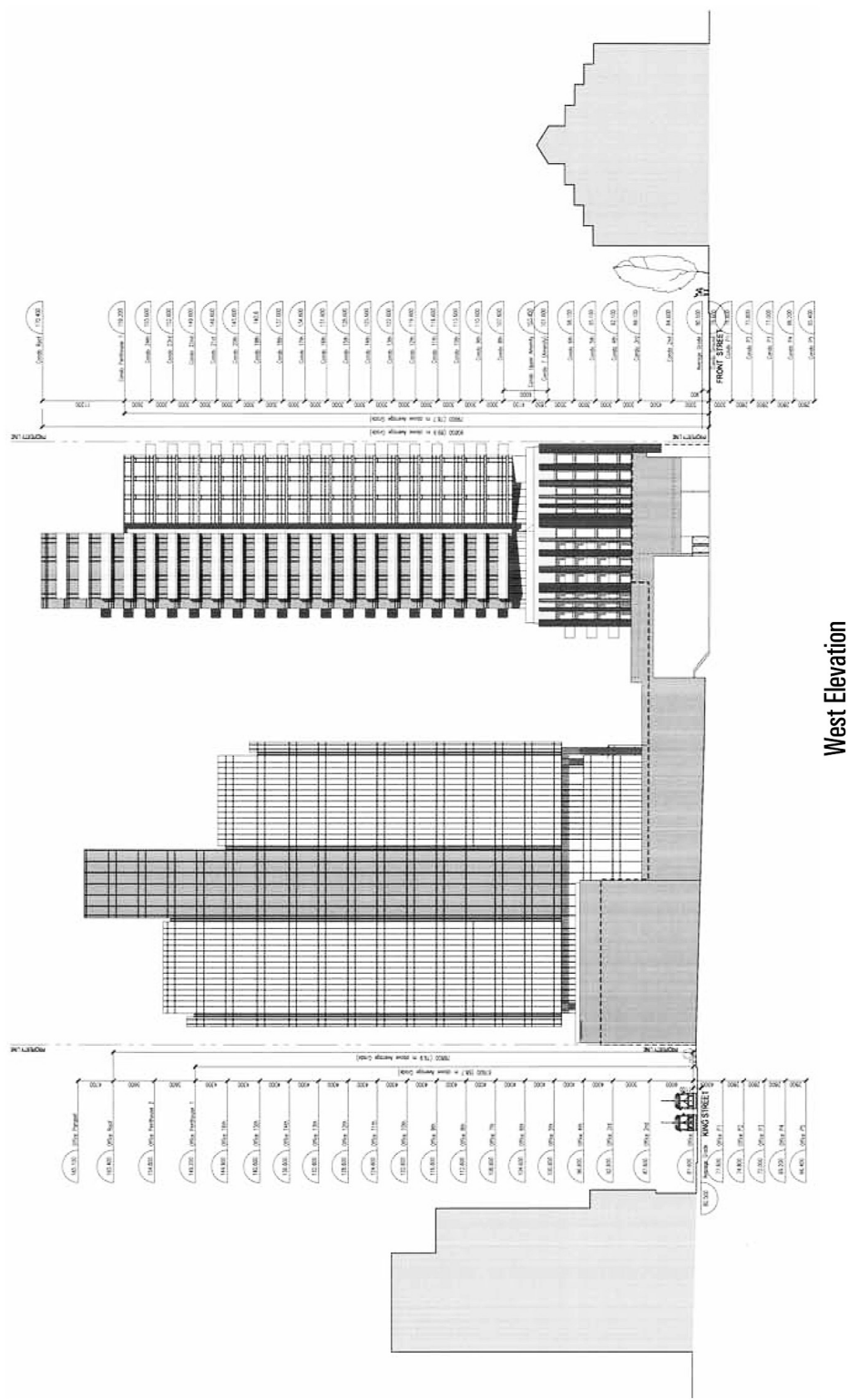
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333 King Street East

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Attachment 3: West Elevation

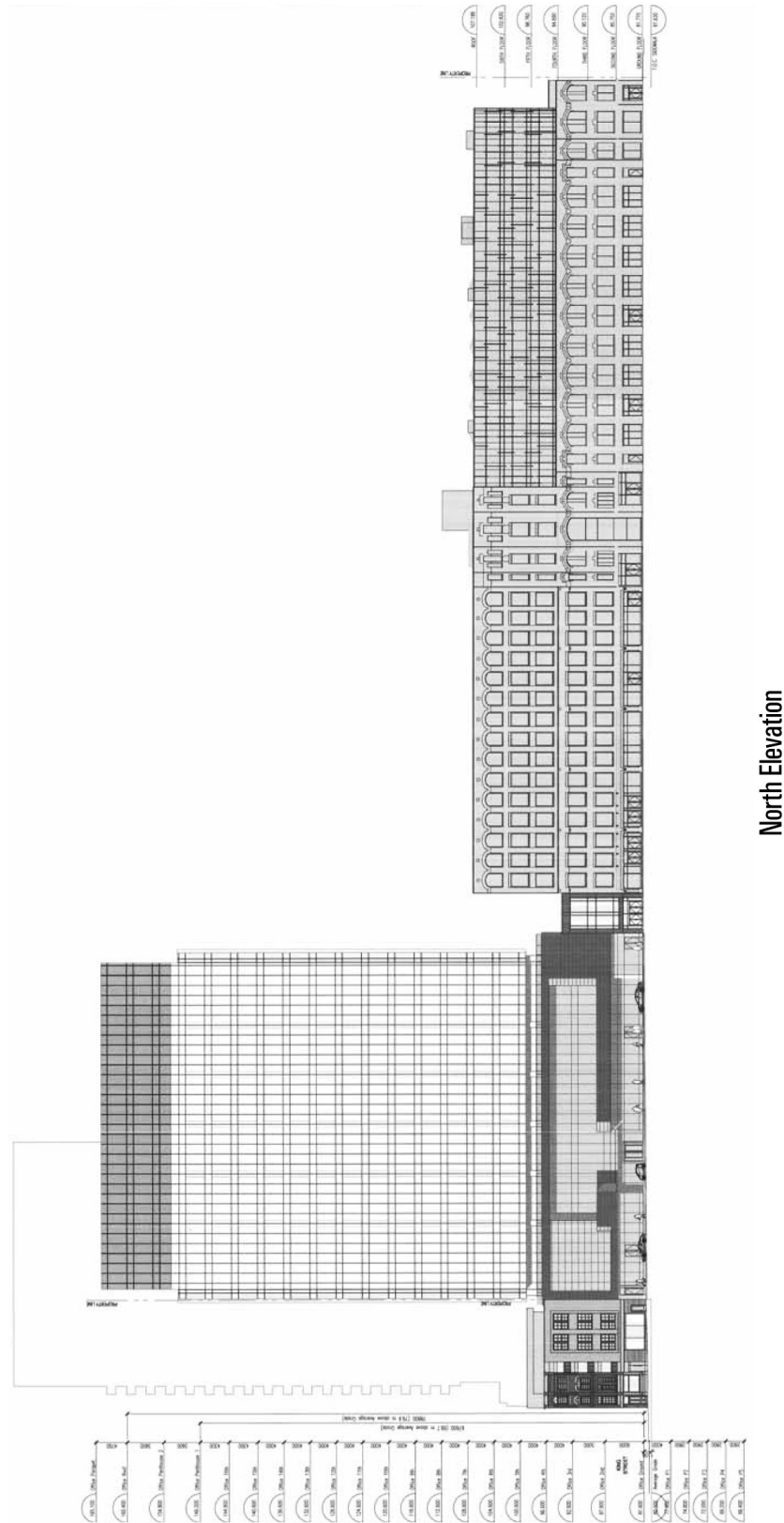


333 King Street East

Elevations
Applicant's Submitted Drawing
Not to Scale
04/16/2012

File # 12 144494 0Z

Attachment 4: North Elevation



333 King Street East

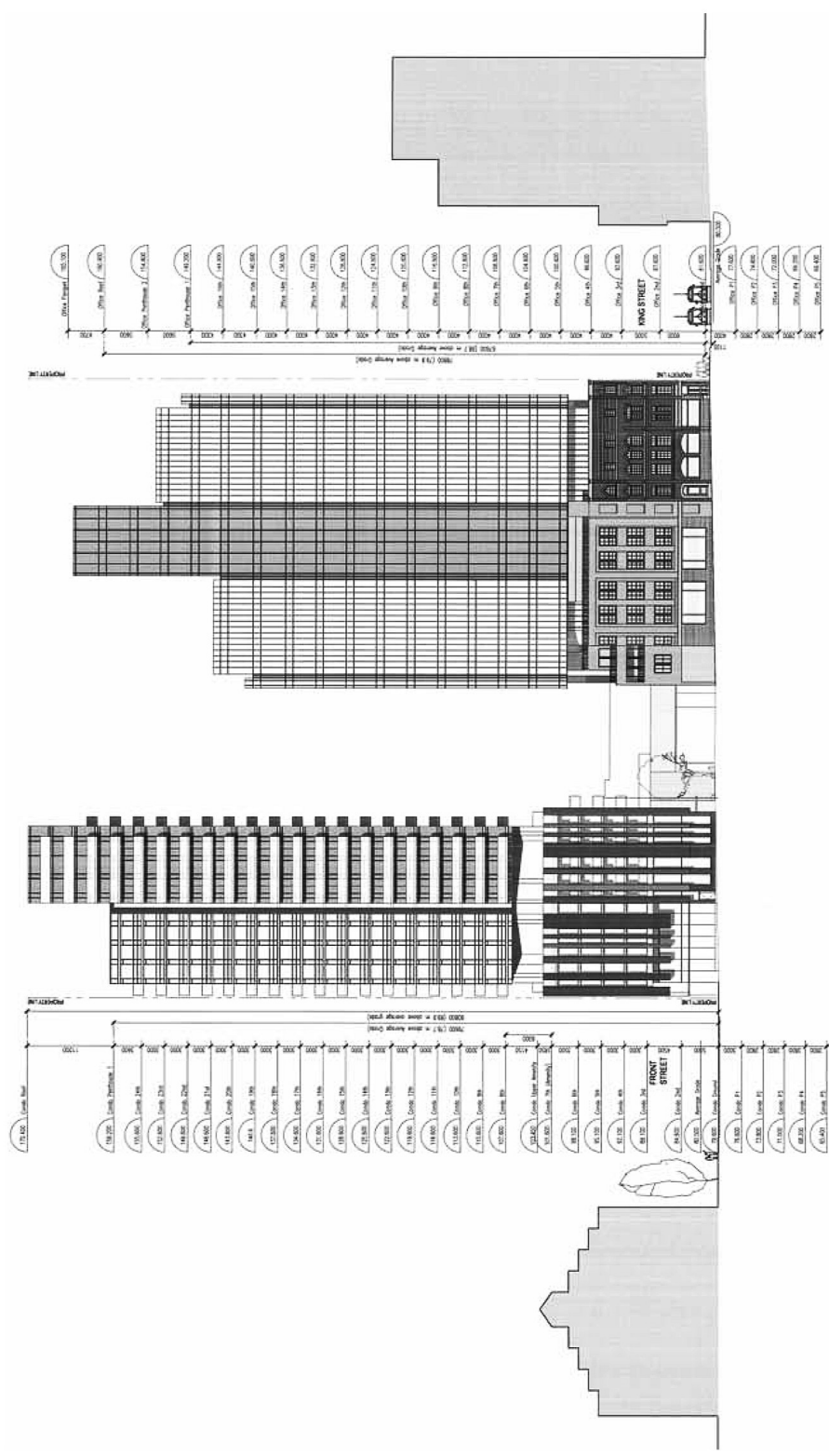
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Elevations

Applicant's Submitted Drawing

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Attachment 5: East Elevation



East Elevation

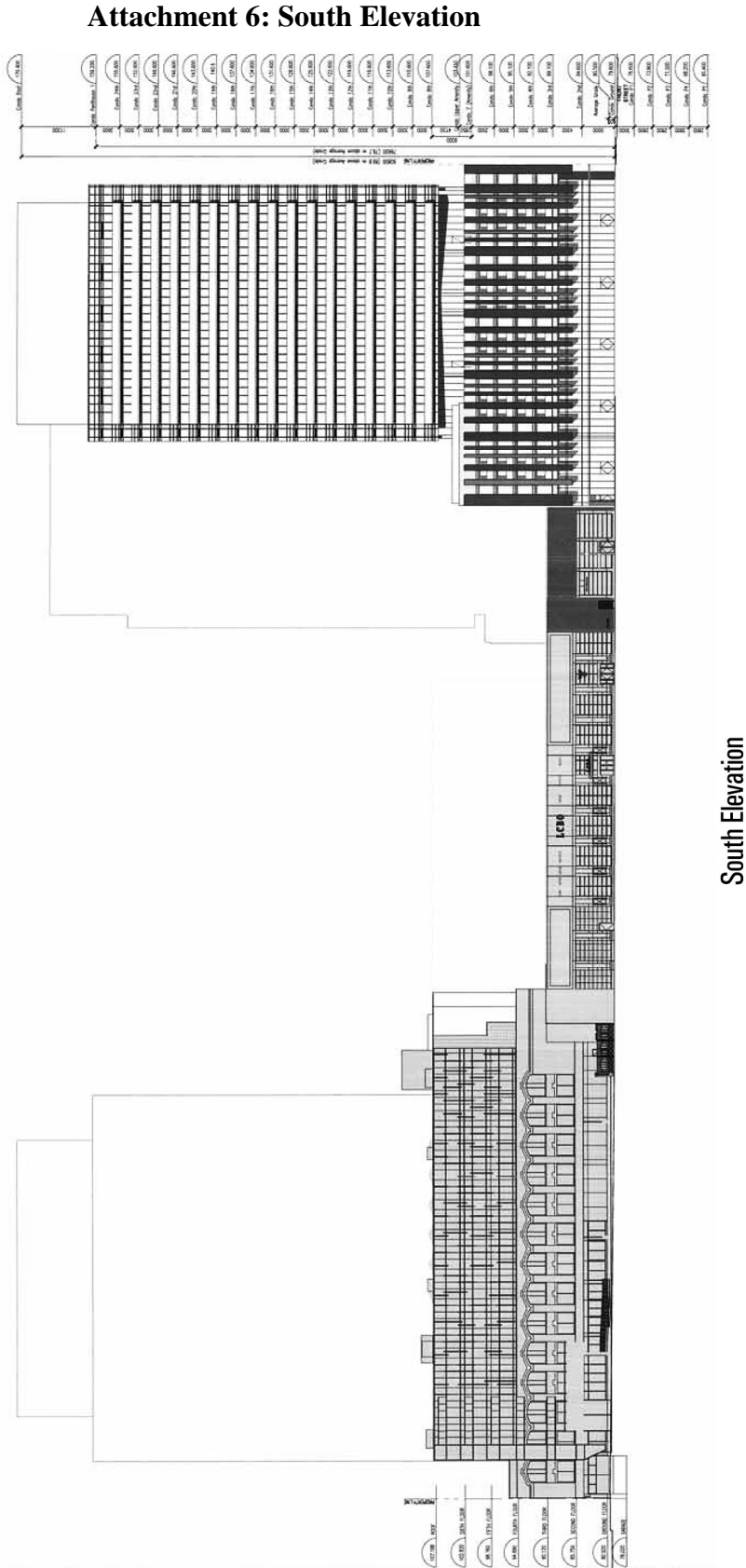
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Elevations

Applicant's Submitted Drawing

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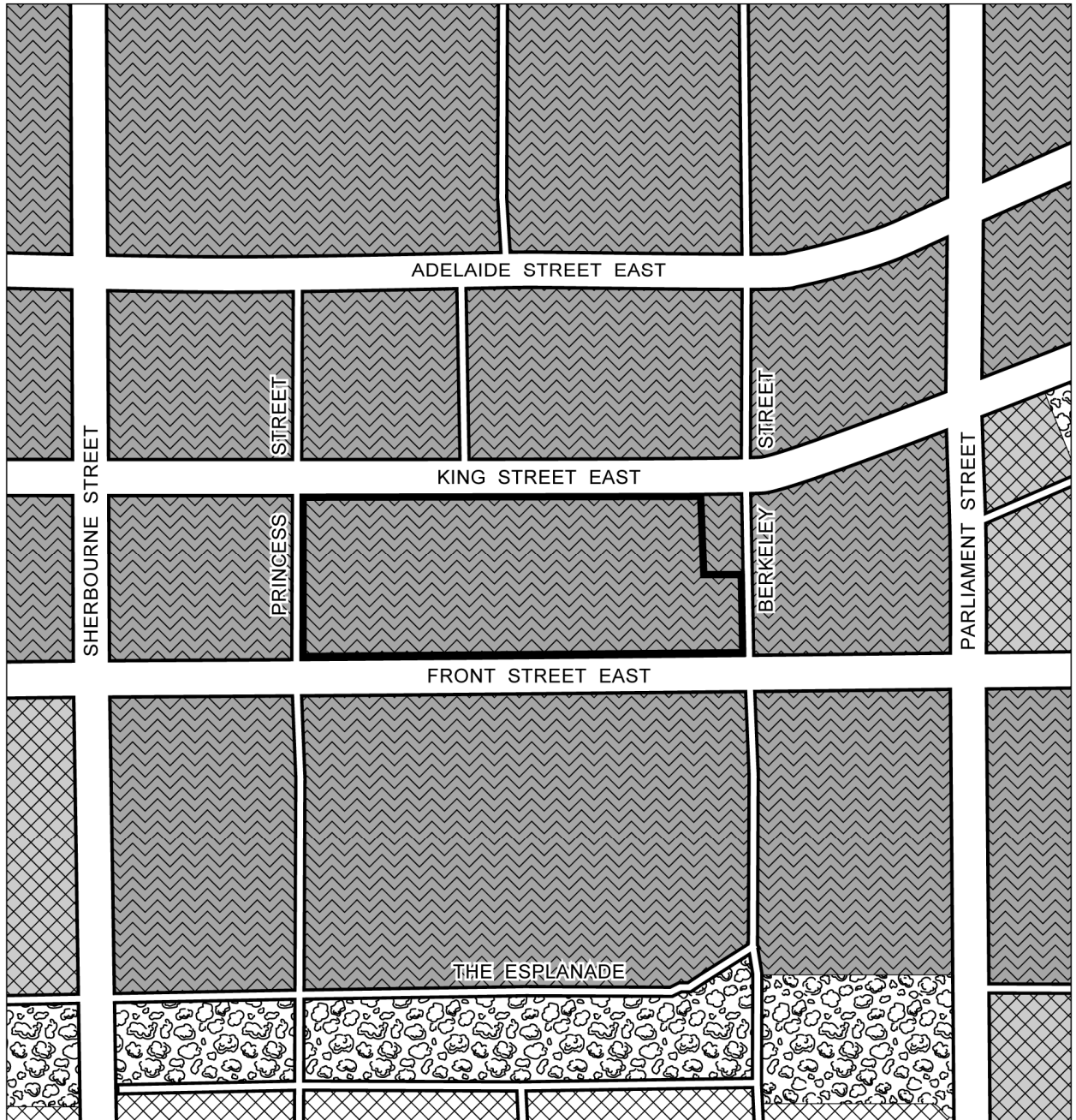
333 King Street East

Elevations
Applicant's Submitted Drawing

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Attachment 7: Official Plan



Toronto City Planning
Official Plan

333 King Street East

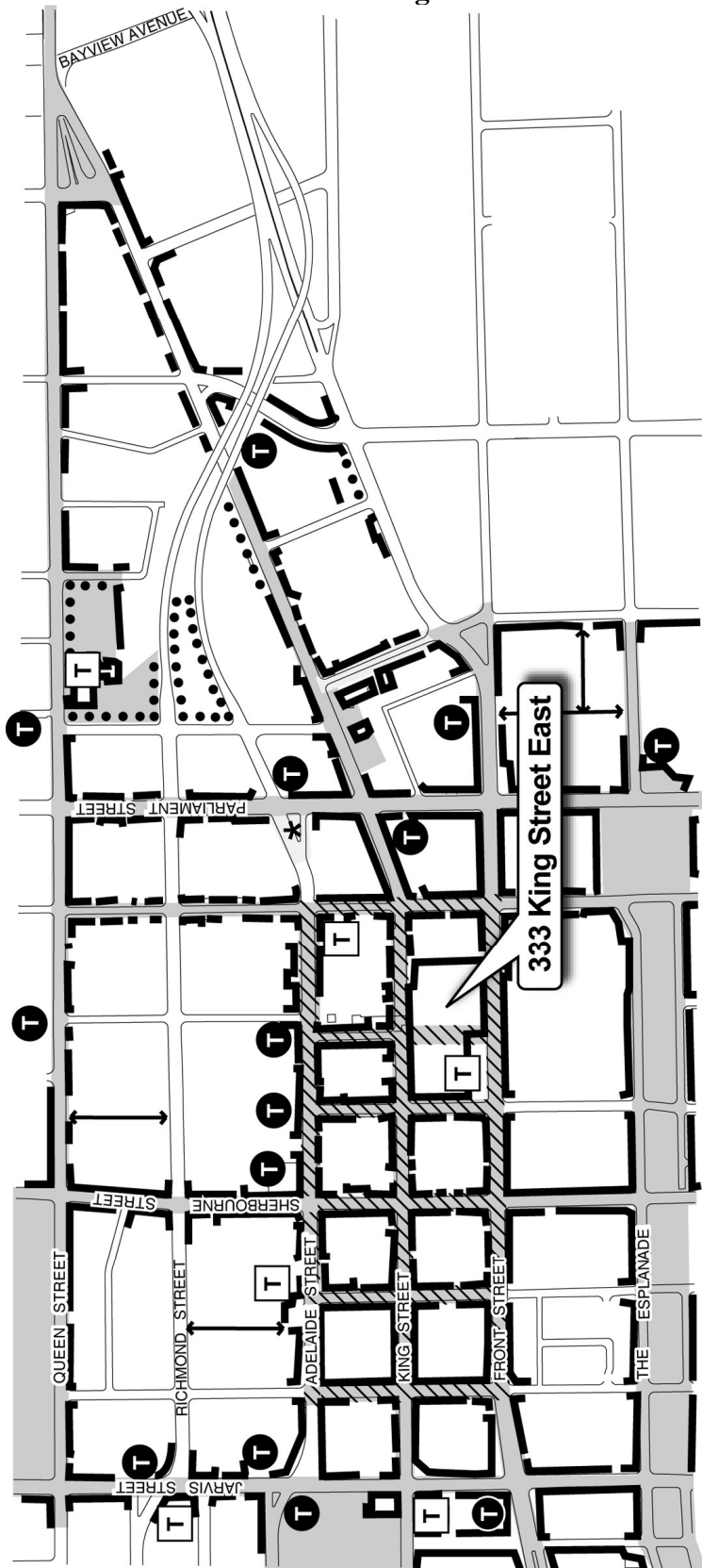
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	Site Location		Parks & Open Space Areas
	Regeneration Areas		Parks
	Mixed Use Areas		
	Apartment Neighbourhoods		



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Attachment 8: King-Parliament Secondary Plan Map 15-2



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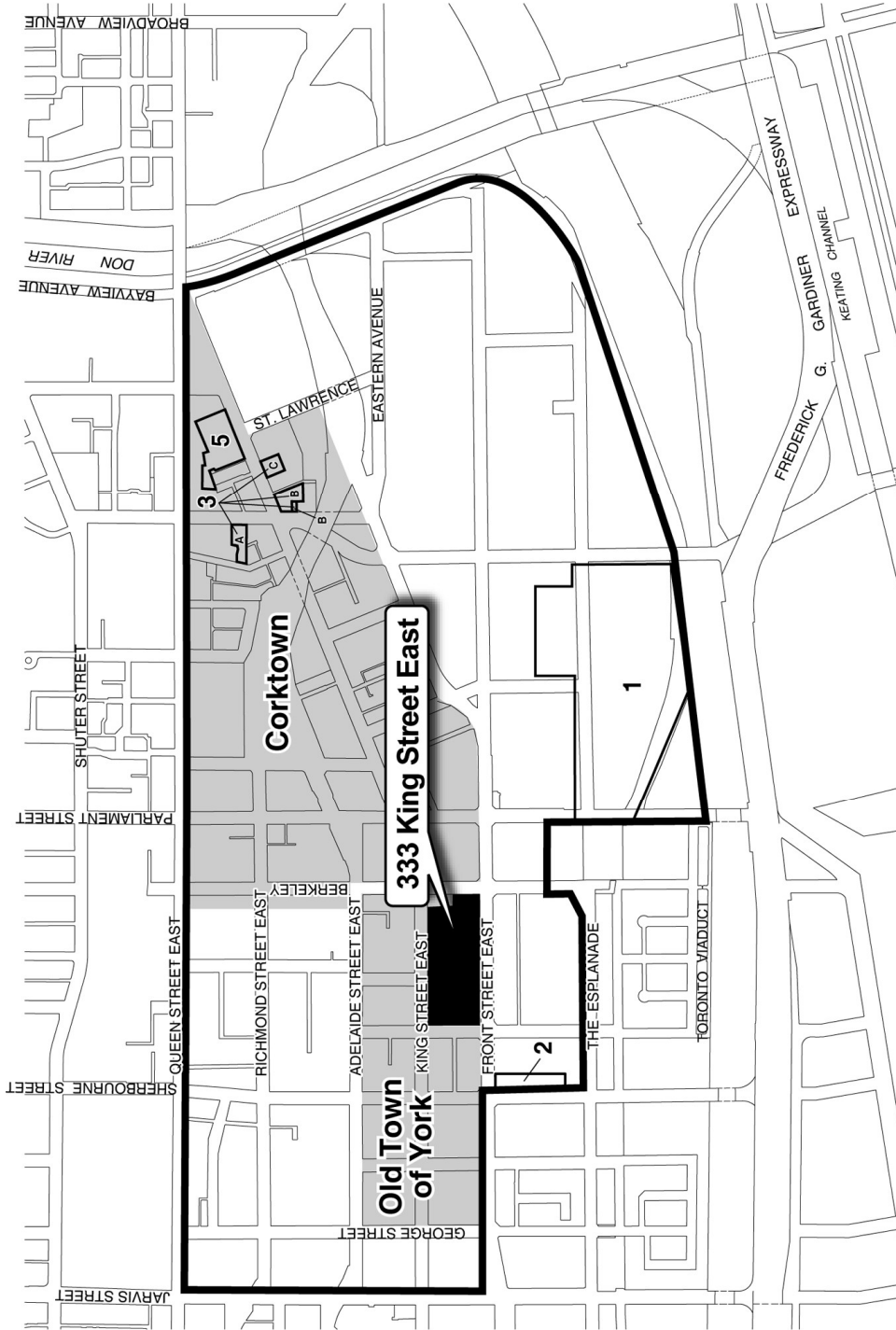


King-Parliament Secondary Plan

MAP 15-2 Urban Structure

- | | | | |
|--|-------------------------|--|--------------------------------------|
| | Potential View Terminus | | Existing and Potential Building Edge |
| | Existing View Terminus | | Area for Streetscape Improvement |
| | Landscape Edge | | Potential Mid-block Connections |
| | 10 Original City Blocks | | Significant Street and Open Space |

Attachment 9: King-Parliament Secondary Plan Map 15-3



King-Parliament Secondary Plan

MAP 15-3 Areas of Special Identity

— Secondary Plan Boundary

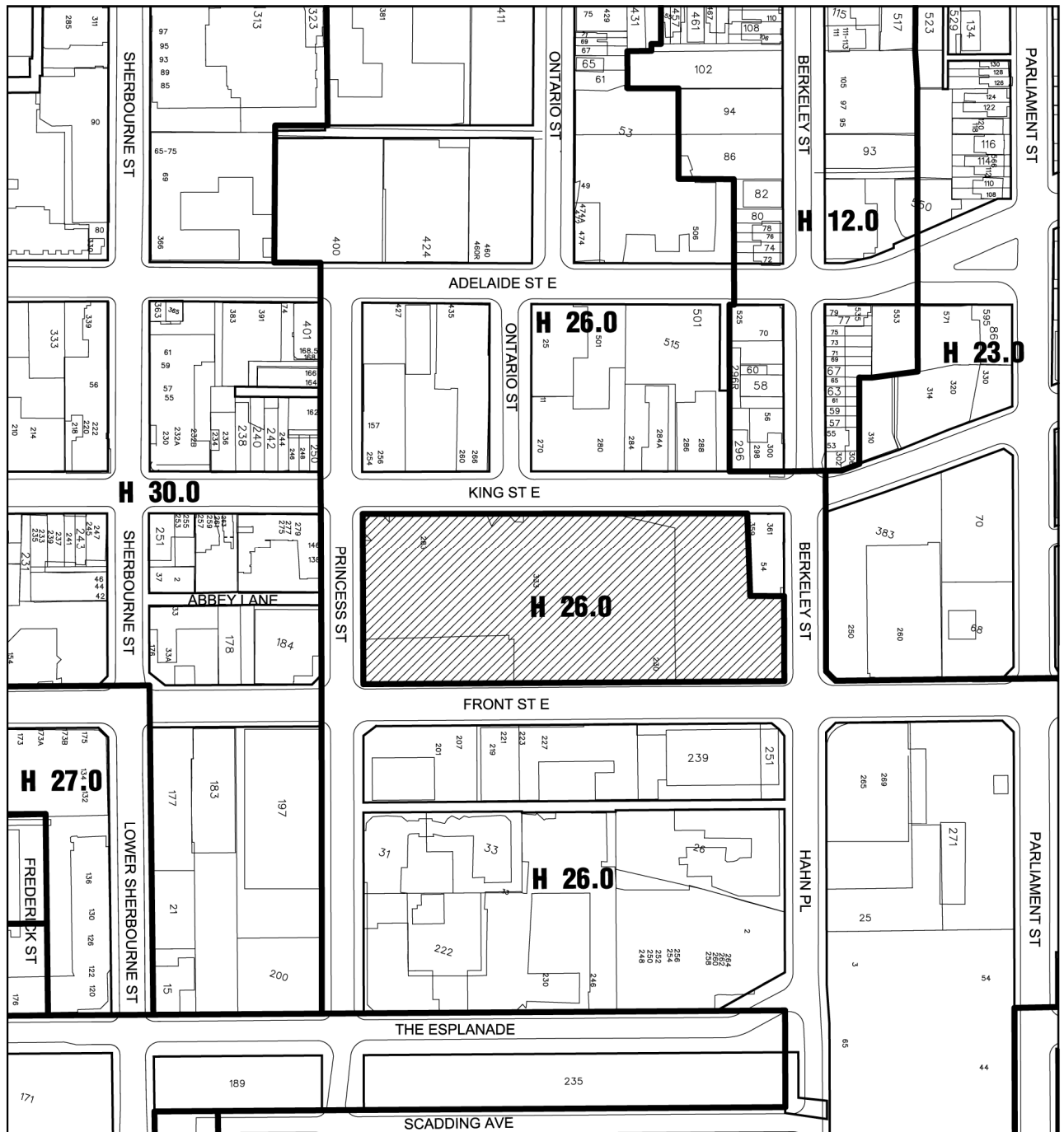
■ Areas of Special Identity

1 Site and Area Specific Policies



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Zoning By-law 438-86 (as amended)
Extracted 04/16/2012

Attachment 11: Permitted Heights



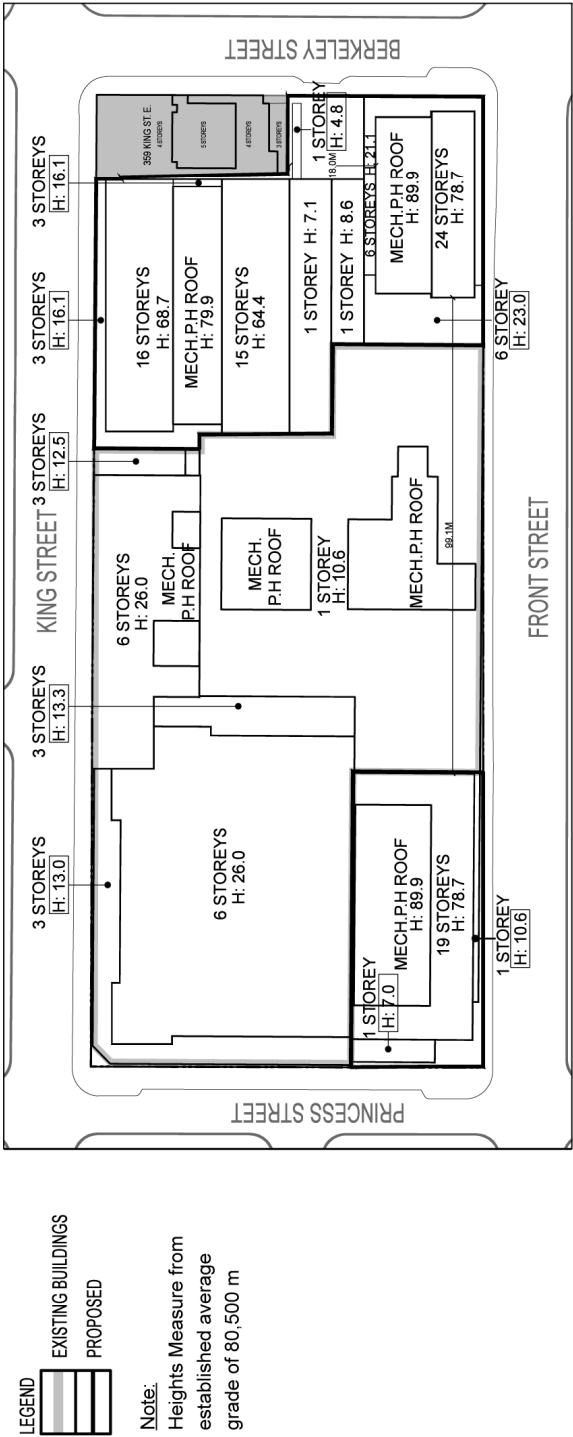
Toronto City Planning
Existing Permitted Height Limits

333 King Street East

File # 12 144494 0Z



Not to Scale
Zoning By-law 438-86 (as amended)
Extracted 04/16/2012



Extracted from page 23 of
PLANNING RATIONALE 333 King Street East
by Bousfields Inc.

Proposed Heights Map

Applicant's Submitted Drawing

Not to Scale
04/16/2012

333 King Street East

File # 12 144494 0Z

Attachment 13: Application Data Sheet

Application Type	Rezoning	Application Number:	12 144494 STE 28 OZ
Details	Rezoning, Standard	Application Date:	March 28, 2012

Municipal Address: 333 KING STREET EAST

Location Description: PLAN 133 LOTS 1 TO 5 BLKS F G AND TWN LOTS 2 PT LOTS 1 8 C RP 63R4208 PARTS 1 2 RP 66 R21701 PARTS 2 4 6 8 10 12 **GRID S2808

Project Description: Rezoning application to construct new mixed use development on the former Toronto Sun property consisting of an office (16 storeys) and condo tower (24 storeys) on the east portion of the property and separate office building (19 storeys) on the southwest corner of the site. All existing buildings on the property to be retained. A total of 262 residential units and 628 parking spaces in five levels of below grade parking as well as 540 bicycle parking spaces are proposed.

Applicant:	Agent:	Architect:	Owner:
First Gulf Corporation 3751 Victoria Park Avenue Toronto, ON M1W 3Z4		Diamond and Schmitt 384 Adelaide Street West Toronto, ON M5V 1R7	First Gulf King Street Inc. 3751 Victoria Park Avenue Toronto, ON M1W 3Z4

PLANNING CONTROLS

Official Plan Designation:	Regeneration Areas	Site Specific Provision:	No
Zoning:	RA	Historical Status:	None
Height Limit (m):	26m	Site Plan Control Area:	yes

PROJECT INFORMATION

Site Area (sq. m):	15827.2	Height:	Storeys:	24
Frontage (m):	200		Metres:	78.7
Depth (m):	80			
Total Ground Floor Area (sq. m):	13698			Total
Total Residential GFA (sq. m):	20652		Parking Spaces:	628
Total Non-Residential GFA (sq. m):	83194		Loading Docks	13
Total GFA (sq. m):	103846			
Lot Coverage Ratio (%):	87			
Floor Space Index:	6.7			

DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

Tenure Type:	Condo, Freehold		Above Grade	Below Grade
Rooms:	0	Residential GFA (sq. m):	20652	0
Bachelor:	0	Retail GFA (sq. m):	2588	0
1 Bedroom:	170 (65%)	Office GFA (sq. m):	80606	0
2 Bedroom:	88 (33%)	Industrial GFA (sq. m):	0	0
3 + Bedroom:	4 (2%)	Institutional/Other GFA (sq. m):	0	0
Total Units:	262			

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