

2980 King Street East

Zoning By-law Amendment Application

ZBA24/014/K/ES

Official Plan Amendment Application

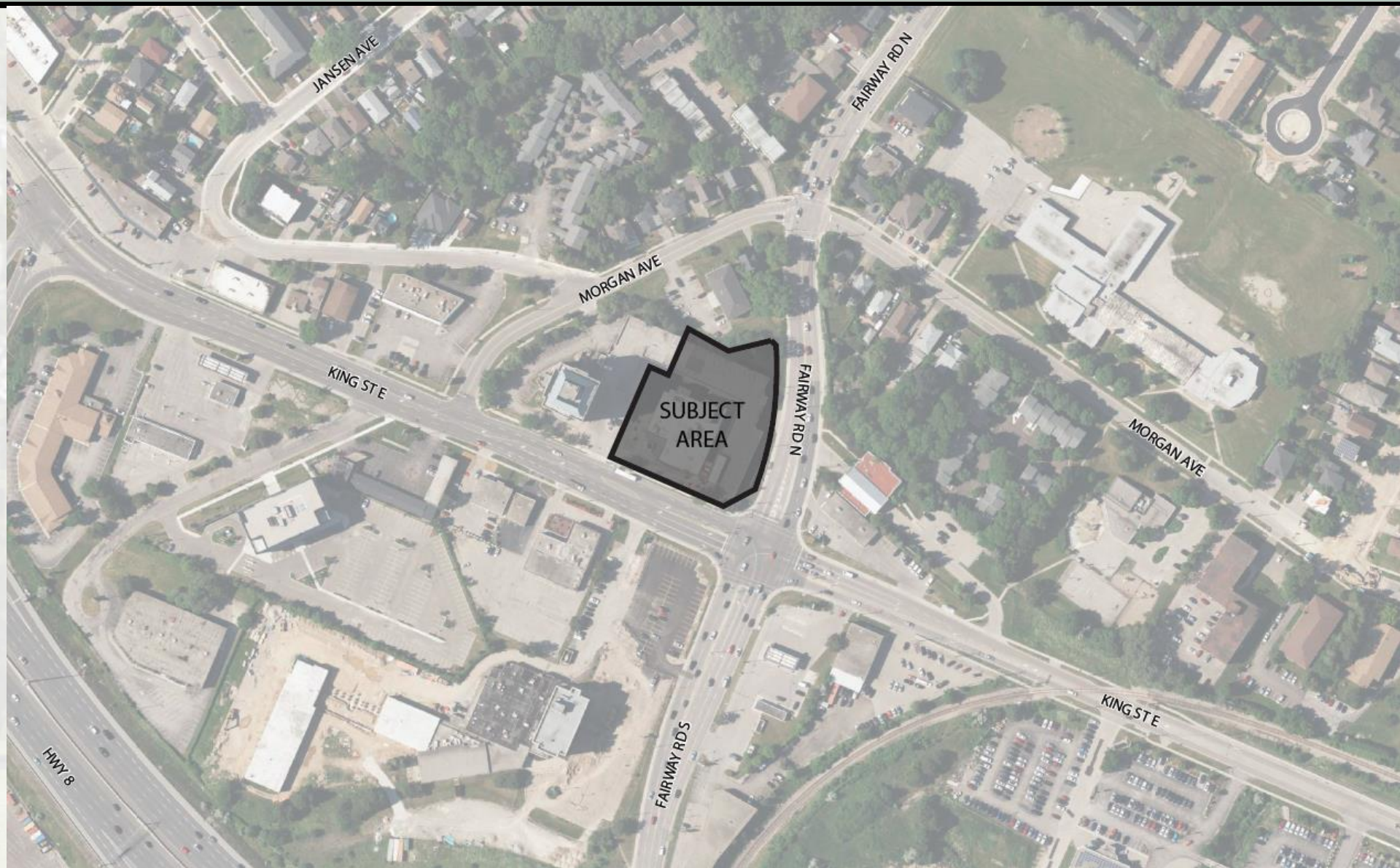
OPA24/008/K/ES

Owner: Charcoal Properties Limited

Planning & Strategic Initiatives Committee

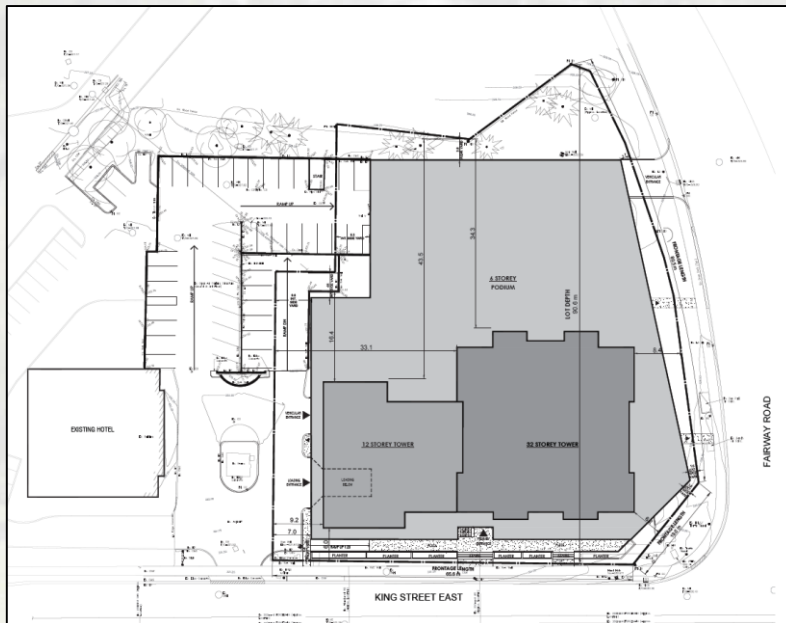
September 16, 2024

2980 King Street East Site Context



Concept

- 436 Residential Dwelling Units
- 692 square metres of Commercial Space
- 339 Vehicle Parking Spaces
- 292 Bicycle Parking Spaces



Concept Plan illustrating site layout



Rendering of view of the Mixed-Use Building from the Intersection of King Street East and Fairway Road North

Regional Comments

- Review of Aeronautical Assessment
- Region does not support land uses incompatible with airport operations (ROP policy 5.A.20)
- Reduction of approximately 5 storeys in height



Rendering of view of the Mixed-Use Building from the Intersection of King Street East and Fairway Road North

Opportunity



- Facilitate the redevelopment of a commercial site while replacing and the commercial floor space on site.
- Adding approximately 400 dwelling units in an Urban Corridor area with good access to transit, community amenities and existing services.
- Add visual interest at the street level and the skyline, with a high level of urban design.
- Foster an efficient use of land, infrastructure, and services through intensification/infill.

Highlights and Conclusion



- Recommending approval of the Official Plan Amendment application to
 - Establish a Specific Policy Area to allow a Floor Space Ratio (FSR) of 11 and a maximum building height of 85 metres.
- Recommending approval of the Zoning By-law Amendment application to
 - Establish a Holding Provision for a detailed noise study
 - Establish a Site-Specific Provision to:
 - Permit reduced rear yard setbacks for the podium portion of the building;
 - Permit a maximum building height of 85 metres above grade, and 420 metres above sea level (ASL);
 - Permit a maximum Floor Space Ratio of 11;
 - Permit a vehicle parking rate of 0.75 spaces per dwelling unit;
 - Require 1 secure bicycle parking space per unit; and
 - Prohibit the use of geothermal energy systems.
- The proposed Official Plan and Zoning By-law Amendments demonstrate good planning principles and are consistent with provincial, Regional and City planning policies.