

# **TORONTO** STAFF REPORT

December 16, 2005

To: Toronto and East York Community Council

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

Subject: Preliminary Report  
OPA & Rezoning Application 05 202742 STE 20 OZ  
Applicant: Kim Kovar, Aird And Berlis  
Architect: Kuwabara Payne McKenna Blumberg Architects  
4 A Spadina Avenue and 422, 450 and 476 Fort York Boulevard  
Ward 20 - Trinity-Spadina

Purpose:

To provide preliminary information on the above-noted applications for Council's information and report on the Community Consultation meeting that was held on December 1, 2005.

Financial Implications and Impact Statement:

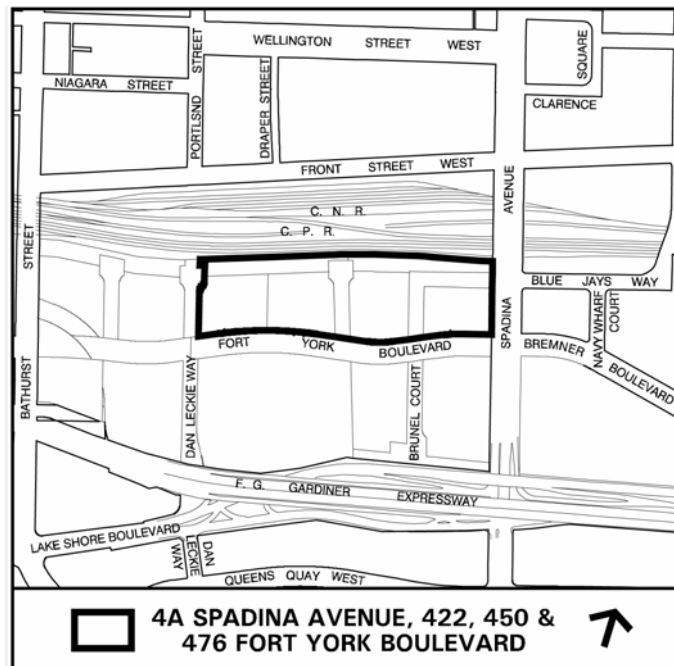
There are no financial implications resulting from the adoption of this report.

Recommendation:

It is recommended that Toronto and East York Community Council receive this report for information.

Background:

The subject sites are in the Railway Lands West Part II Plan area which is bordered by Spadina Avenue, Lake Shore Boulevard West, Bathurst Street and the CN rail corridor. Currently, the subject lands are subject to Zoning By-law No. 1994-0805, as amended.



## Comments:

### Proposal

Applications for an Official Plan Amendment and a Zoning Amendment made by Concord Adex were received by the City on November 15, 2005. The proposal includes the blocks located at 4A Spadina and 422, 450 and 476 Fort York Boulevard. The development at 4A Spadina has already been approved and is in the process of obtaining Site Plan Approval. It was included in this application for completeness but no changes to the approved buildings are contemplated by this application. The proposed massing for the remaining three blocks, Block 26E, 26W and 29 is for 6 residential towers on podium buildings with parking provided underground.

### Site Description

The properties are located between Spadina Avenue and Dan Leckie Way, south of the rail corridor. They are currently vacant.

North: To the north of the subject site is the CN rail corridor that runs south of Front Street.

South: A community park will be located south of Blocks 29 and 26W. It is not yet constructed and the site is now vacant.

East: To the east, on the opposite side of Spadina Avenue, is the recently completed Railway Lands Central neighbourhood which is composed of residential towers, townhouses, an amenity pavilion, retail, and the sales pavilion for Concord Adex.

West: Immediately west of the site are two blocks owned by the city which will be developed by the Toronto Community Housing Corporation for affordable housing. These blocks are currently vacant.

### New Toronto Official Plan

At its meeting of November 26, 2002, City Council adopted the new Official Plan for the City of Toronto. The Minister of Municipal Affairs and Housing approved the new plan, in part, with modifications. The Minister's decision has been appealed in its entirety. The Official Plan is now before the Ontario Municipal Board.

Once the Plan comes into full force and effect, it will designate the site as Mixed Use. The Plan contains development criteria that directs the form and quality of new development in these areas. The proposal will be reviewed for compliance with these criteria and conformity with the intent of the new Plan.

### Zoning

The applicable zoning by-law for the site is 1994-0805, as amended which permits a mixed use development with a variety of heights ranging from 95 metres to 65 metres and generally stepping down from east to west.

### Site Plan Control

Block 24, or 4A Spadina, is currently proceeding through Site Plan Approval. As discussed above, there are no changes proposed to this block with this Official Plan and Zoning Amendment application. There are no Site Plan Approval applications for the other three blocks.

### Tree Preservation

There are no existing trees on the subject properties.

### Reasons for the Application

The approved draft Plan of Subdivision for the lands located west of Spadina Avenue includes three development blocks on the north side of Fort York Boulevard which correspond with blocks 24, 26 and 29 in the Railway Lands West Zoning By-law, 1994-0805. At its meeting on April 12, 13 and 14, 2005, City Council authorized revisions to the draft Plan of Subdivision and Subdivision Agreement to, among other things, permit a revised four block scheme. These four blocks are now identified as 24, 26W, 26E and 29.

Additionally, the number and location of the proposed residential towers has changed as a result of the new block, and amendments to the permitted height and residential gross floor area is also required.

### Community Consultation Meeting

A Community Consultation meeting was held on December 1, 2005. In attendance was the local Councillor, city staff, the applicant and their consultant team and two members of the public. The low number of members of the public is not surprising given the lack of built up area immediately surrounding the site. The notice was distributed within 120 metres of the subject site, as per our standard procedures, which does not encompass many residential units.

The concerns raised included the heights of the proposed towers, the loss of views towards the lake from the condominiums located on the southeast corner of Front Street and Spadina Avenue and the amount of traffic that would be generated by the developments. These issues will be studied by city staff as the circulation process continues.

### Issues to be Resolved

The issues discussed below may not form the complete list of issues that may arise as the approval process continues. As other departments and city agencies review the drawings additional issues may arise that will have to be addressed by the applicant.

### Height and Massing

The proposed heights for the six towers range from 131 metres (44 storeys) to 68 metres (22 storeys). The tallest towers are located to the north edge of the blocks, adjacent to the rail corridor, with the smaller towers adjacent to Fort York Boulevard. There is also a decrease in height from east to west, with the tallest tower located closest to Spadina Avenue.

The heights in the proposal are substantially higher than what is permitted on the site. Under the existing zoning by-law the permitted heights range from 95 metres to 65 metres as you move from east to west. The massing and overall height of the proposal will be assessed in greater detail as part of the review process, based on shadow and wind impacts and the ability of the building to fit into the developing context. The applicant has submitted a shadow study which will be reviewed by City staff. A wind study will need to be submitted by the applicant.

### Access and Parking

The applicant has proposed a 3-level underground garage to serve the project. The proposed access for the parking and the loading for all three blocks is from the street that runs parallel to the North Linear Park. The Traffic Impact Study that the applicant has submitted will be reviewed by both Works and Emergency Services and Transportation Planning staff to assess the adequacy of the proposed parking supply and the traffic impact of the proposed development. Staff will also assess the amount of bicycle parking (both for residents and visitors) that is required to service a development of this size. The effect of all access being adjacent to the linear park will also be assessed.

### Pedestrian Bridge

There is a requirement for Concord Adex to construct a pedestrian bridge that would link the Railway Lands West to the neighbourhood north of the CN rail corridor. The south end of the bridge will be located to the north of the subject sites. The location of the bridge must be considered when confirming the grades for these blocks as well as the integration of the built form, the North Linear Park and the design of the south end of the pedestrian bridge.

### Section 37 Benefits

The former City of Toronto Official Plan contains provisions pertaining to the exchange of public benefits for increased height and density for new development, pursuant to Section 37 of the Planning Act. Possible public benefits may include improvements to area parks, community facilities and streetscapes not abutting the site. Staff will continue to discuss with the applicant how this proposal can appropriately address this policy.

Conclusions:

City staff will continue to review this application and will work with the applicant to deal with the issues outlined above. Staff will report back to Council in the third quarter of 2006 with final recommendations.

Contact:

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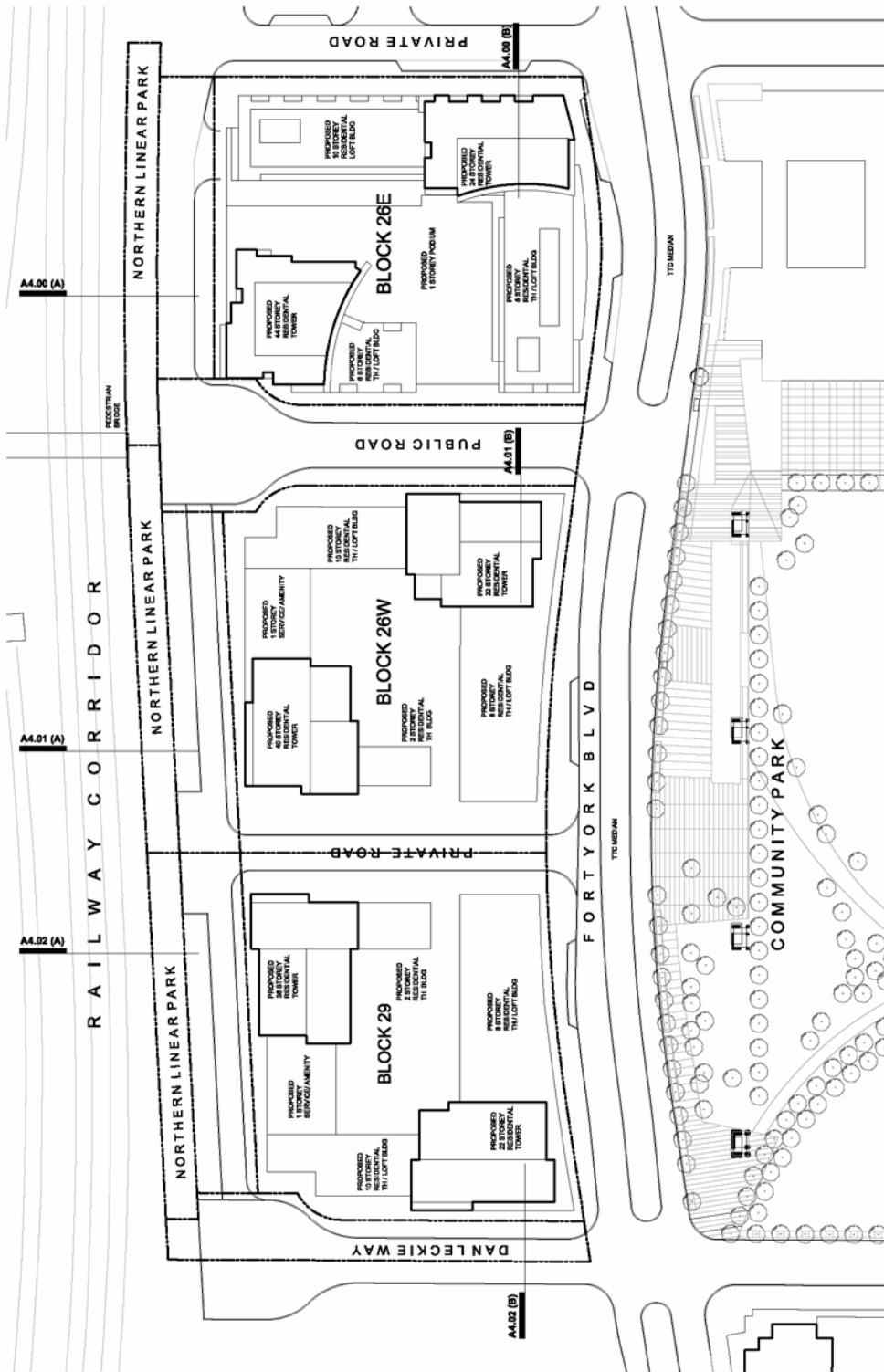
Gary Wright  
Director, Community Planning, Toronto and East York District

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List of Attachments:

Attachment 1: Site Plan  
Attachment 2: Ground Floor Plan  
Attachment 3: Elevation 1  
Attachment 4: Elevation 2  
Attachment 5: Official Plan  
Attachment 6: Zoning  
Application 7: Application Data Sheet

### Attachment 1: Site Plan



## Site Plan

Applicant's Submitted Drawing

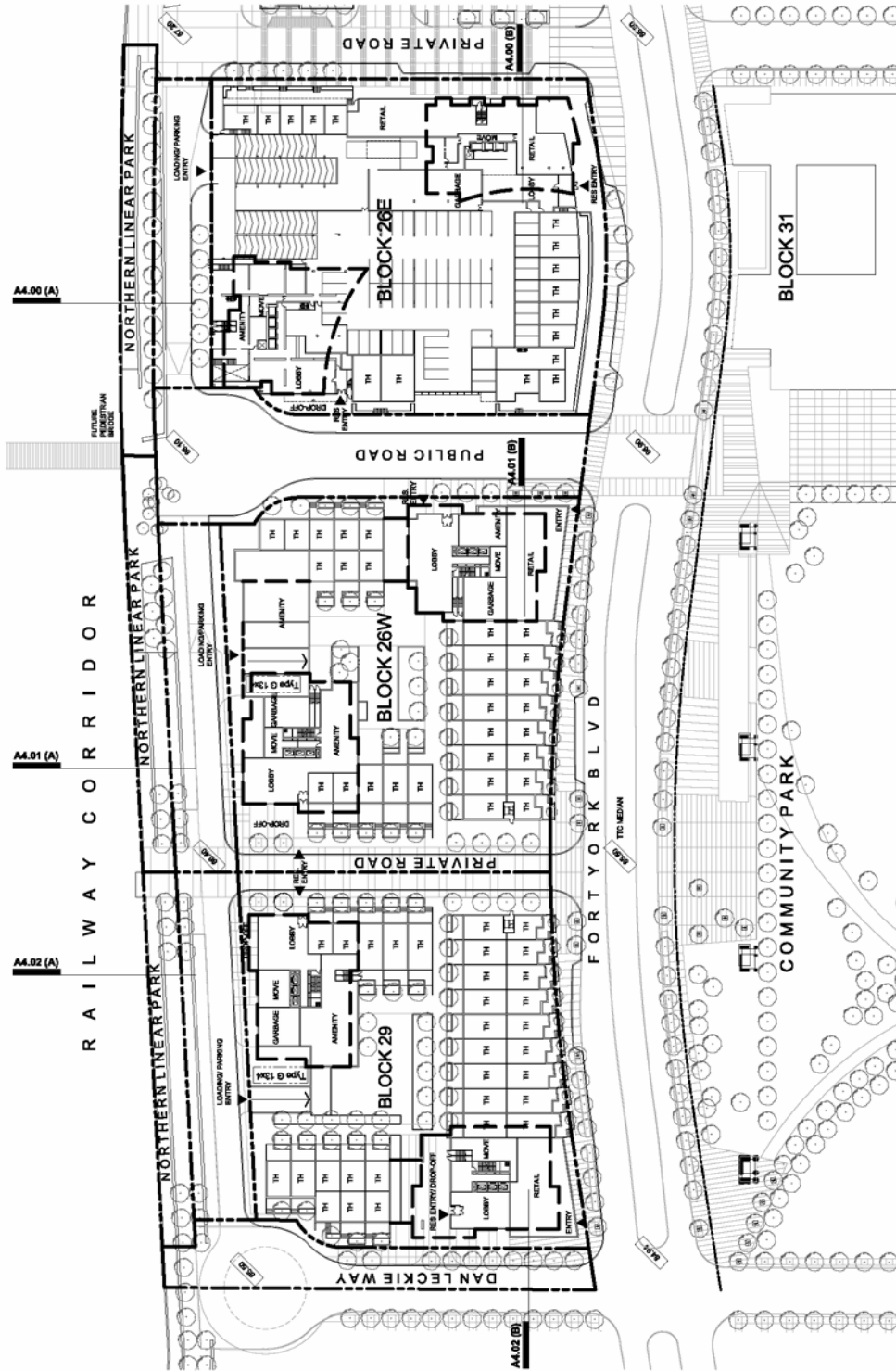
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## 4A Spadina Avenue, 422, 450 & 476 Fort York Boulevard

File # 05\_202742

### Attachment 2: Ground Floor Plan



Ground Floor Plan  
4A Spadina Avenue, 422, 450 & 476 Fort York Boulevard

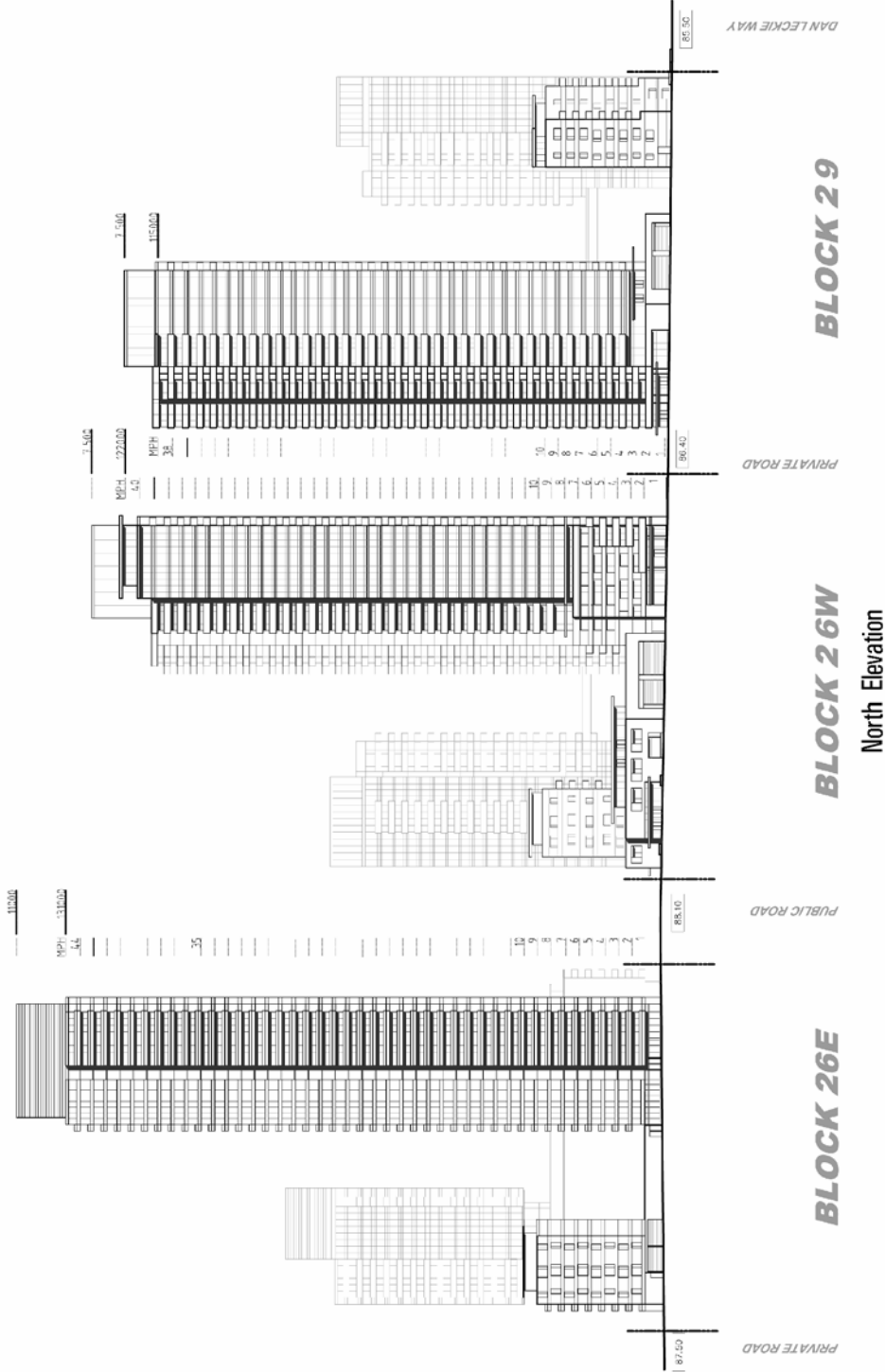
Applicant's Submitted Drawing

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File # 05\_202742

### Attachment 3: Elevation 1



## Elevations

Applicant's Submitted Drawing

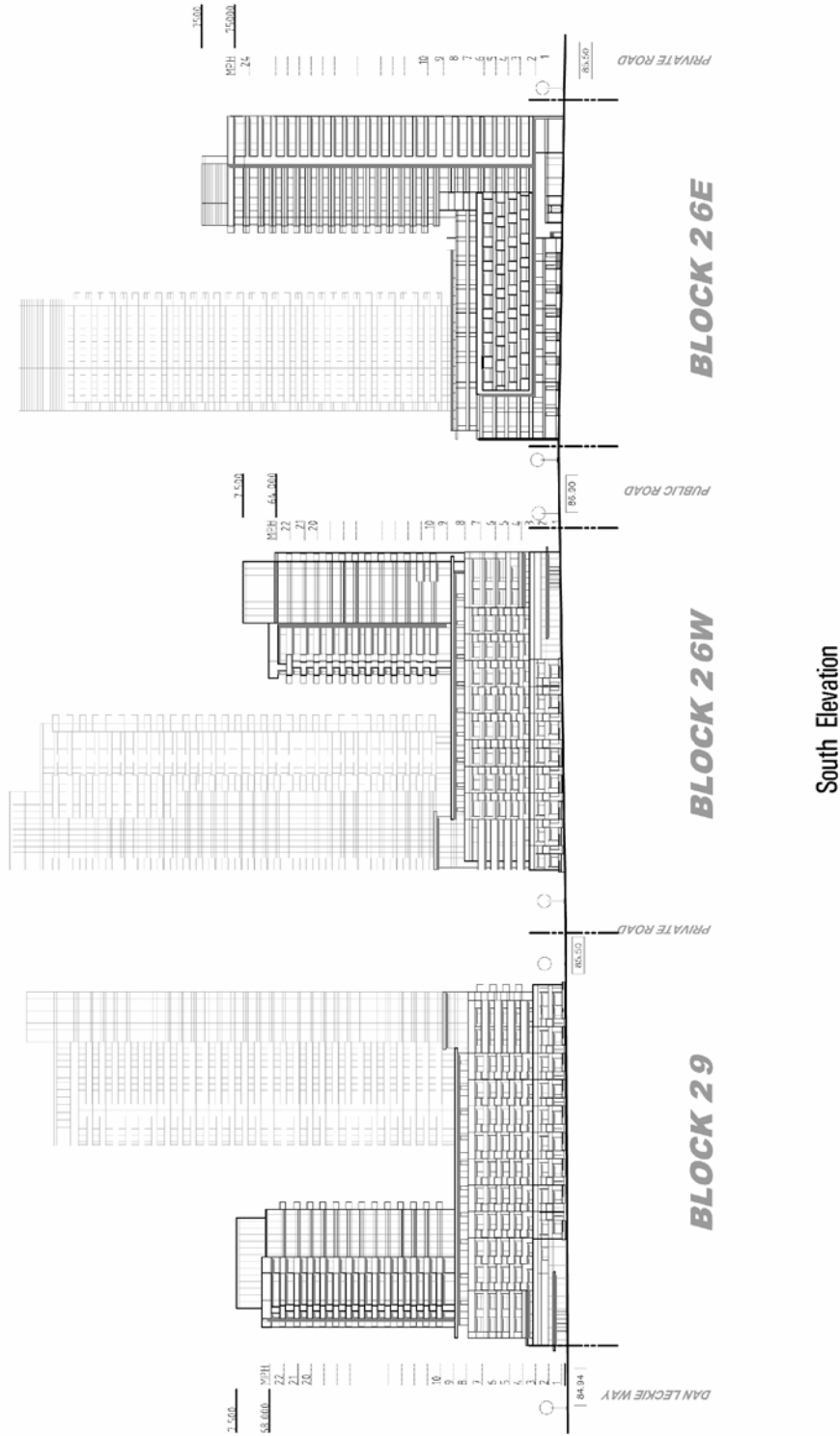
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## 4A Spadina Avenue, 422, 450 & 476 Fort York Boulevard

File # 05\_202742



### Attachment 4: Elevation 2



## Elevations

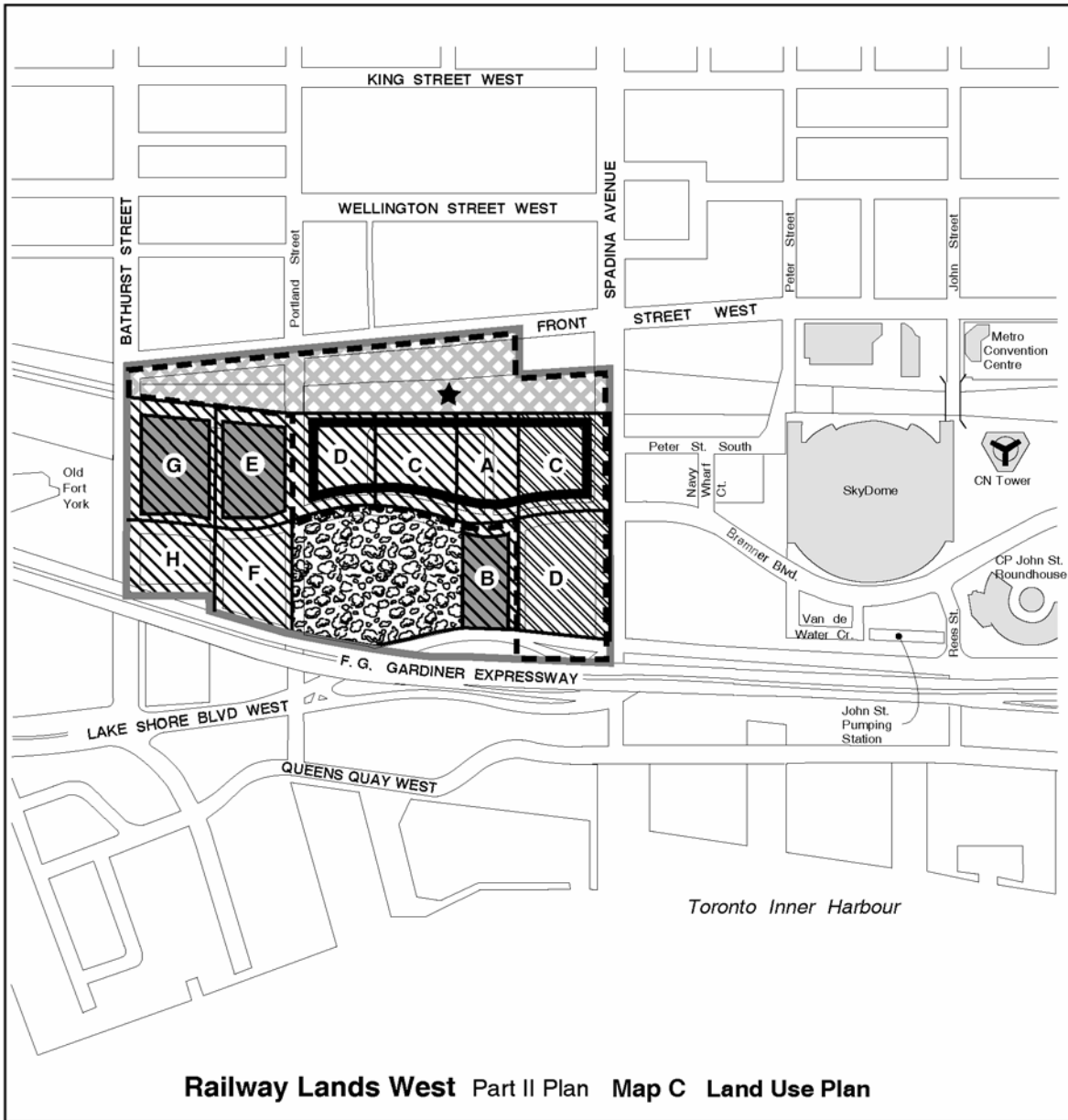
Applicant's Submitted Drawing

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4A Spadina Avenue, 422, 450 & 476 Fort York Boulevard

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Attachment 5: Official Plan (Map)



Railway Lands West Part II Plan Map C Land Use Plan

**Toronto** City Planning Division  
Official Plan

4A Spadina Avenue, 422, 450 & 476 Fort York Boulevard

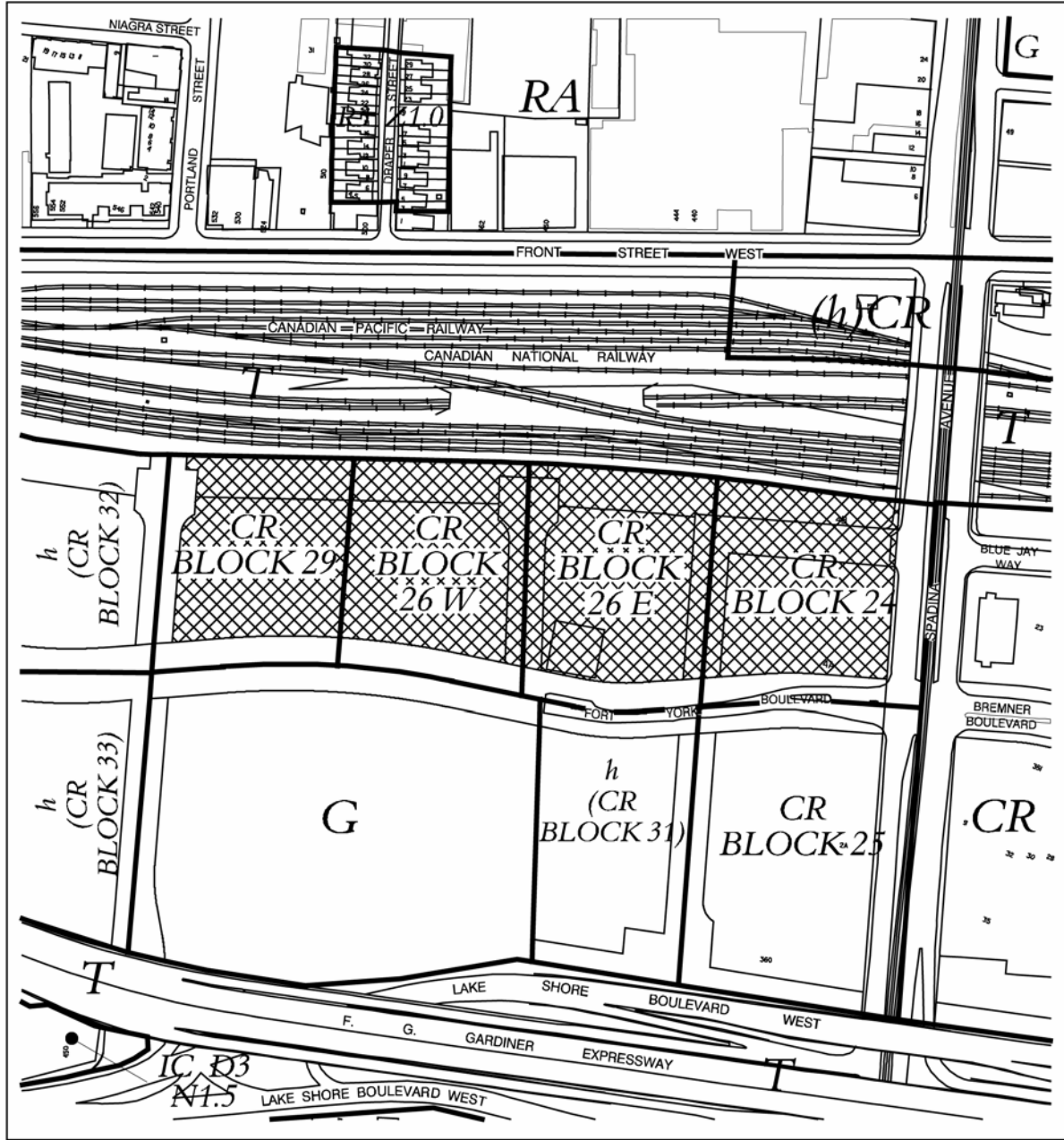
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- Site
- Future Development Area
- City Housing Blocks
- Bathurst Spadina Neighbourhood

- Major Parkland Area
- Spadina Sub-centre Special Mixed Use Area
- Pedestrian Rail Corridor Bridge to be provided between Spadina and Portland Street
- Portion of Map C amended by Official Plan Amendment No. 116

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Attachment 6: Zoning (Map)




**TORONTO** City Planning  
 Division  
**Zoning**

4A Spadina Avenue, 422, 450 & 476 Fort York Boulevard

File # 05\_202742

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

  
 Not to Scale  
 Zoning By-law 438-86 as amended  
 Extracted 12/05/05 - TA

### Attachment 7: Application Data Sheet

Application Type	Official Plan Amendment & Rezoning	Application Number:	05 202742 STE 20 OZ
Details	OPA & Rezoning, Standard	Application Date:	November 15, 2005

Municipal Address: 4 A SPADINA AVE, AND 422, 450, 476 FORT YORK BOULEVARD  
Location Description: PL D970 PT LT20 RP 66R16838 PT 13 \*\*GRID S2016  
Project Description: Build mixed use blds containing 6 towers plus linked mid and low rise building

<b>Applicant:</b>	<b>Agent:</b>	<b>Architect:</b>	<b>Owner:</b>
AIRD AND BERLIS KIM KOVAR		KPMB Architects Inc.	CONCORD CITYPLACE ACQUISITION

#### PLANNING CONTROLS

Official Plan Designation:	Railway Lands West Part II	Site Specific Provision:	1994-0805, as amended
Zoning:	CR	Historical Status:	
Height Limit (m):	65-95 metres	Site Plan Control Area:	Y

#### PROJECT INFORMATION

Site Area (sq. m):	24374	Height:	Storeys:	44, 40, 38, 24, 22, 22
Frontage (m):	0		Metres:	131, 122, 115, 75, 65, 65
Depth (m):	0			
Total Ground Floor Area (sq. m):	0			Total
Total Residential GFA (sq. m):	188209		Parking Spaces:	2360
Total Non-Residential GFA (sq. m):	1192		Loading Docks	6
Total GFA (sq. m):	189401			
Lot Coverage Ratio (%):	0			
Floor Space Index:	7.77			

**DWELLING UNITS**

Tenure Type: Condo  
Rooms: 0  
Bachelor: 0  
1 Bedroom: 1277  
2 Bedroom: 1296  
3 + Bedroom: 0  
Total Units: 2573

**FLOOR AREA BREAKDOWN** (upon project completion)

	<b>Above Grade</b>	<b>Below Grade</b>
Residential GFA (sq. m):	188209	0
Retail GFA (sq. m):	1192	0
Office GFA (sq. m):	0	0
Industrial GFA (sq. m):	0	0
Institutional/Other GFA (sq. m):	0	0

**CONTACT: PLANNER NAME: Sarah Phipps, Planner**  
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