

TORONTO STAFF REPORT

August 17, 2006

To: Toronto and East York Community Council

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

Subject: Preliminary Report
Application for Zoning By-law Amendment
Application No. 06 163120 STE 28 OZ
Applicant: Cynthia MacDougall, McCarthy Tetrault
Architect: Hariri Pontarini Architects
406 Adelaide Street East
Ward 28, Toronto Centre-Rosedale

Purpose:

To provide preliminary information on the above-noted application and to seek Community Council's directions on further processing of the application and on the community consultation process.

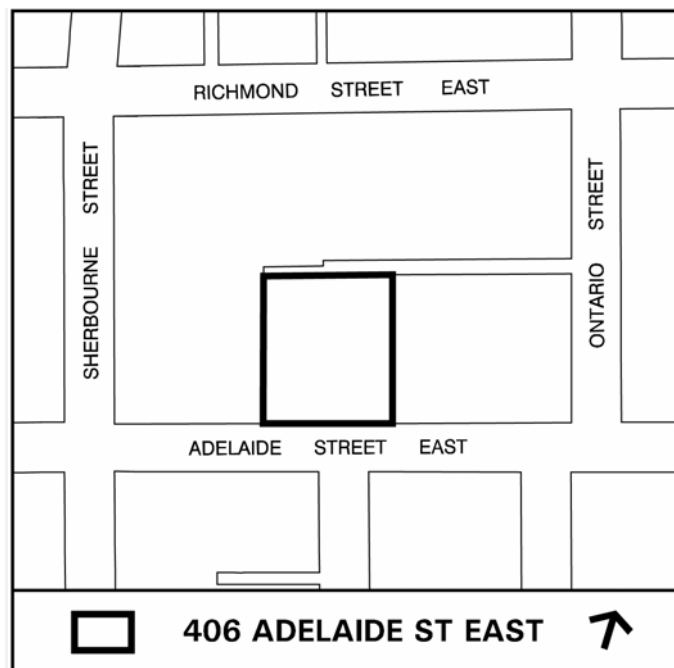
Financial Implications and Impact Statement:

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

Recommendations:

It is recommended 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; and
- (3) staff be directed to establish a working committee for review of the proposal together with the Ward Councillor.



Comments:

Proposal

The applicant is proposing a 29-storey residential building with 262 units. The base of the proposed building has a five-storey podium extending along the frontage of Adelaide Street. Townhouse and live work units will occupy the ground floor level of the podium, providing animation at the street level. The tower is 92.5-metres or 29-storeys with a floorplate of 680 square metres (7,320 square feet).

Access to the site will be from an entryway from Adelaide Street that aligns with Princess Street to the south. The entry way connects to the internal courtyard and the public lane at the rear of the property. As the entryway is aligned with Princess Street, special architectural treatment is proposed to highlight the view terminus at this location.

A total of 253 parking spaces are provided in an underground garage. Access to the underground parking garage is the laneway at the rear of the property which has access to Ontario Street or from the internal courtyard of the site which has access from Adelaide Street East.

Site

The site is located on the north side of Adelaide Street East between Sherbourne Street and Ontario Street. The site is currently used as a commercial surface parking lot. There are no existing buildings on the site.

North: an existing one-storey building at 381 Richmond Street East. This existing building will be demolished when the first phase of Innovation Square, a new office development is built. Phase 1 of Innovation Square will have a height of 64-metres. A site plan application has been made and Notice of Approval Conditions have been issued.

South: the property forms the terminus to Princess Street. On the west side of Princess Street is a one-storey building and on the east side of Princess Street is a parking lot.

East: a one-storey building located immediately to the east of the property. This building will be demolished for Phase 2 of Innovation Square a 55-metre commercial building. A site plan application for Phase 2 has not been submitted.

West: at the corner of Adelaide Street East and Sherbourne Street is the building known as the Victorian Tin Works. The building is designated under the Ontario Heritage Act. On the south side of Adelaide Street East at Sherbourne are two historic townhouses which are part of a larger redevelopment project of King's Court.

Official Plan Policies

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. On July 6, 2006, most of the new Official Plan was brought into force. Policies related to housing, Section 37 and

flood plain special policy areas have not come into force and the provisions of the former City of Toronto Official plan continue to apply.

The site is located in the Jarvis Parliament Regeneration Area in the King Parliament Secondary Plan. Policies in Section 8 of the King Parliament Secondary Plan indicate that the Jarvis Parliament area is an area targeted for significant growth, the introduction of new residential uses, including live/work units as complimentary to the areas role as business area.

The recent Ontario Municipal Board approval of the Official Plan did not include Policy 8 of the King Parliament Secondary Plan being Regeneration Area A (Jarvis Parliament). The issue with this policy was originally raised by the Ministry of Municipal Affairs and Housing in the context of their overall floodplain and Special Policy area concerns with the new Plan. City staff have since learned after discussions with the Ministry that this is an incorrect policy reference and the Ministry has no outstanding issues with this policy of the Secondary Plan. The correct policy that should have been identified is Policy 15.8. Staff will be requesting the OMB correct this at the next pre-hearing in September.

Zoning

The site is currently designated RA, Regeneration Area. This designation provides for a wide variety of uses including residential and live work. The current height limit on the property is 26 metres (approximately eight storeys).

Site Plan Control

A site plan application has not been submitted at this time but will be submitted at an appropriate time in the future.

Tree Preservation

There are no trees on the property that are subject to the Tree Protection By-laws.

Reasons for the Application

The applicant has applied for a Zoning By-law amendment to permit the increase in height to 92.5-metres from the as-of-right height of 26-metres. The project will be reviewed for compliance with all the performance standards of the RA designation.

Issues to be Resolved

The application is incomplete at this time. Support documentation for a full review of the application has not been submitted. Planning staff have indicated serious concerns with the proposed height of the development and compliance with the King Parliament Secondary Plan. In a pre-consultation meeting with the applicant and the Councillor it was determined that, given staff concerns, a working committee process could facilitate feedback and ideas for revisions. The working committee would review the application and assist in the discussion on the height

and massing of the proposal. While staff are willing to participate with a working committee, in the end, staff will report independently on the recommendations for this proposal.

As the proposal is likely to change significantly through out the working committee process, the applicant has requested that much of the required supporting information be submitted once the height and massing of the development have been refined.

The following issues, as well as any other issues that are identified by City agencies and the public, must be addressed:

- (a) compliance with the King Parliament Secondary Plan and other relevant planning policy;
- (b) appropriateness of the height of the tower;
- (c) tower and podium massing;
- (d) placement of the tower which would include a review of built form impact and shadows;
- (e) street level interface;
- (f) appropriateness of the proposed streetscape treatment and contribution to the King Parliament Community Improvement Plan;
- (g) treatment and layout of outdoor amenity areas; and
- (h) identification and security of community benefits, including public art, under Section 37 of the Planning Act.

The following is a list of information that will be required to assist staff with the review of the proposal. The applicant may be required to provide some of the information at times throughout the working committee process in order for the timely assessment of the proposal and any alternatives. Studies required are:

- site servicing report;
- transportation impact study;
- sun/shadow studies; and
- pedestrian level wind study.

Conclusions:

Staff have concerns that the application in its present form does not reflect and appropriately respond to the existing and planned context. The applicant has expressed a desire to work with staff, the Councillor and the area residents to hopefully achieve a supportable development for this site. Staff are willing to participate in a working committee process. Staff anticipate that the working committee would work through the Fall, followed by a technical review. Once the review is complete and any outstanding issues resolved a Final Report would be targeted for Council consideration in mid-2007.

Contact:

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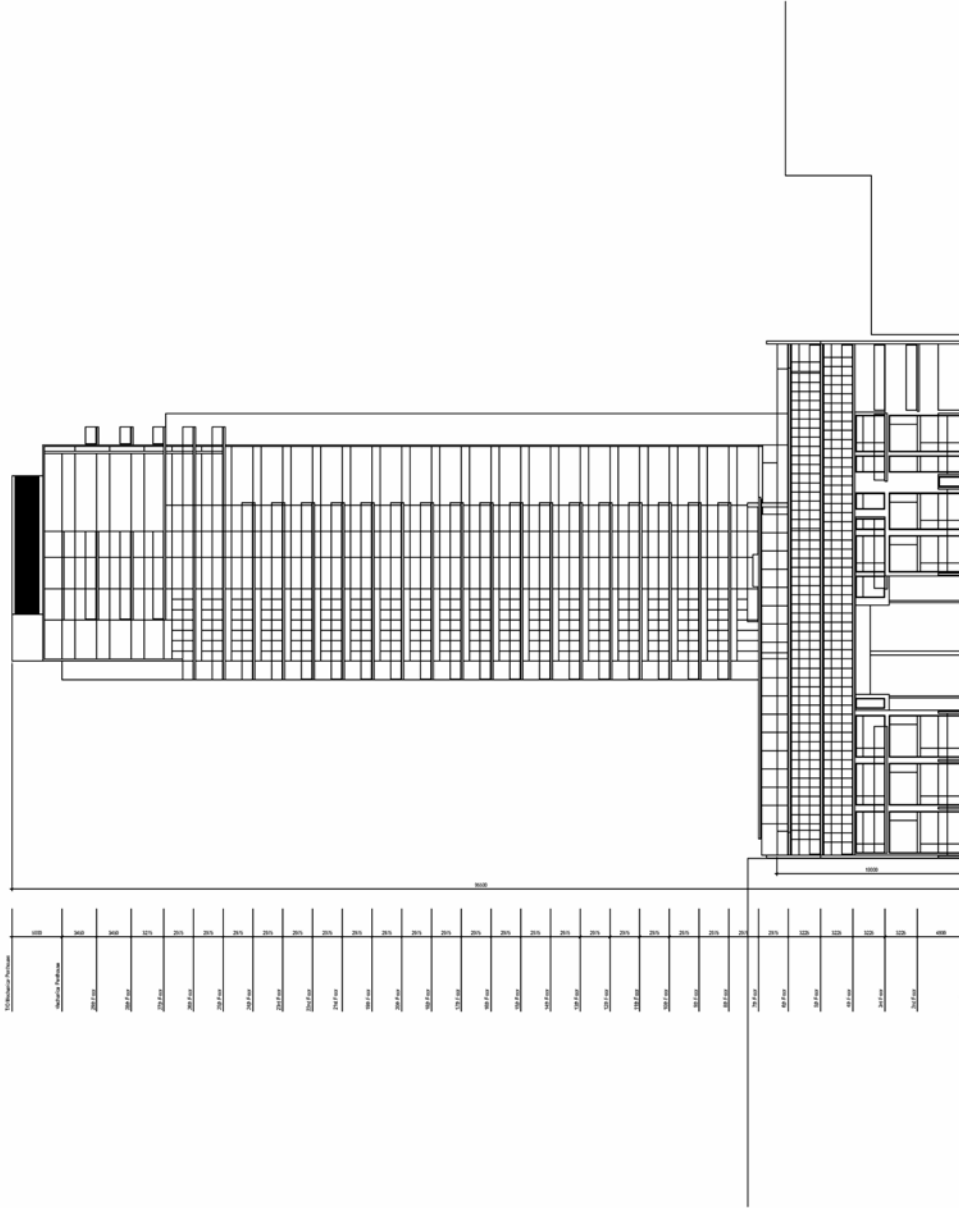
Gary Wright
Director, Community Planning, Toronto and East York District

T: 22672127051

List of Attachments:

Attachment 1: Site Plan
Attachment 2: Elevations - North
Attachment 3: Elevations - South
Attachment 4: Elevations - East
Attachment 5: Elevations – West
Attachment 6: Building Sections
Attachment 7: Existing Zoning
Attachment 8: Application Data Sheet

Attachment 2: Elevation 1



North Elevation

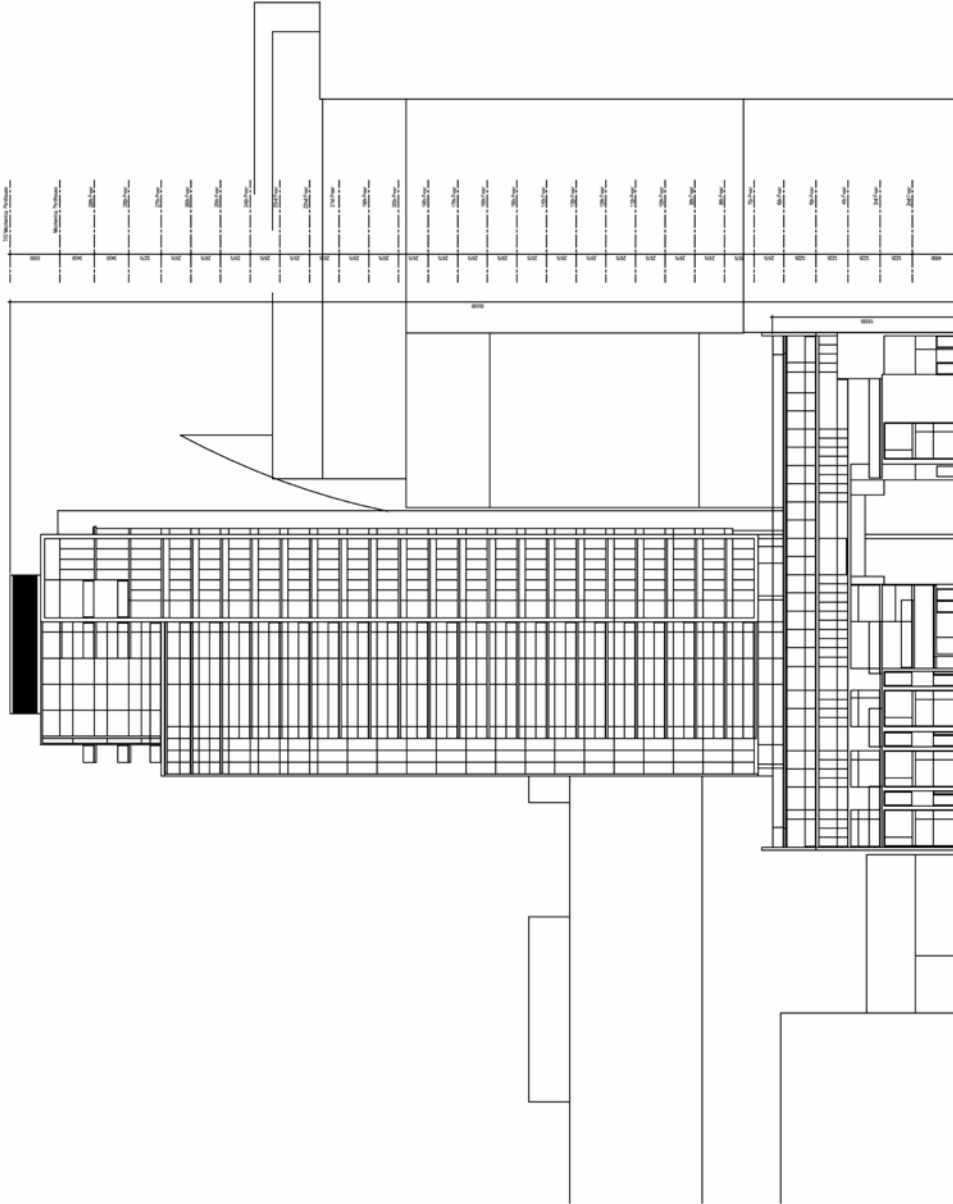
Applicant's Submitted Drawing

Not to Scale
08/04/06

406 Adelaide Street East

File # 06_163120

Attachment 3: Elevation 2



South Elevation

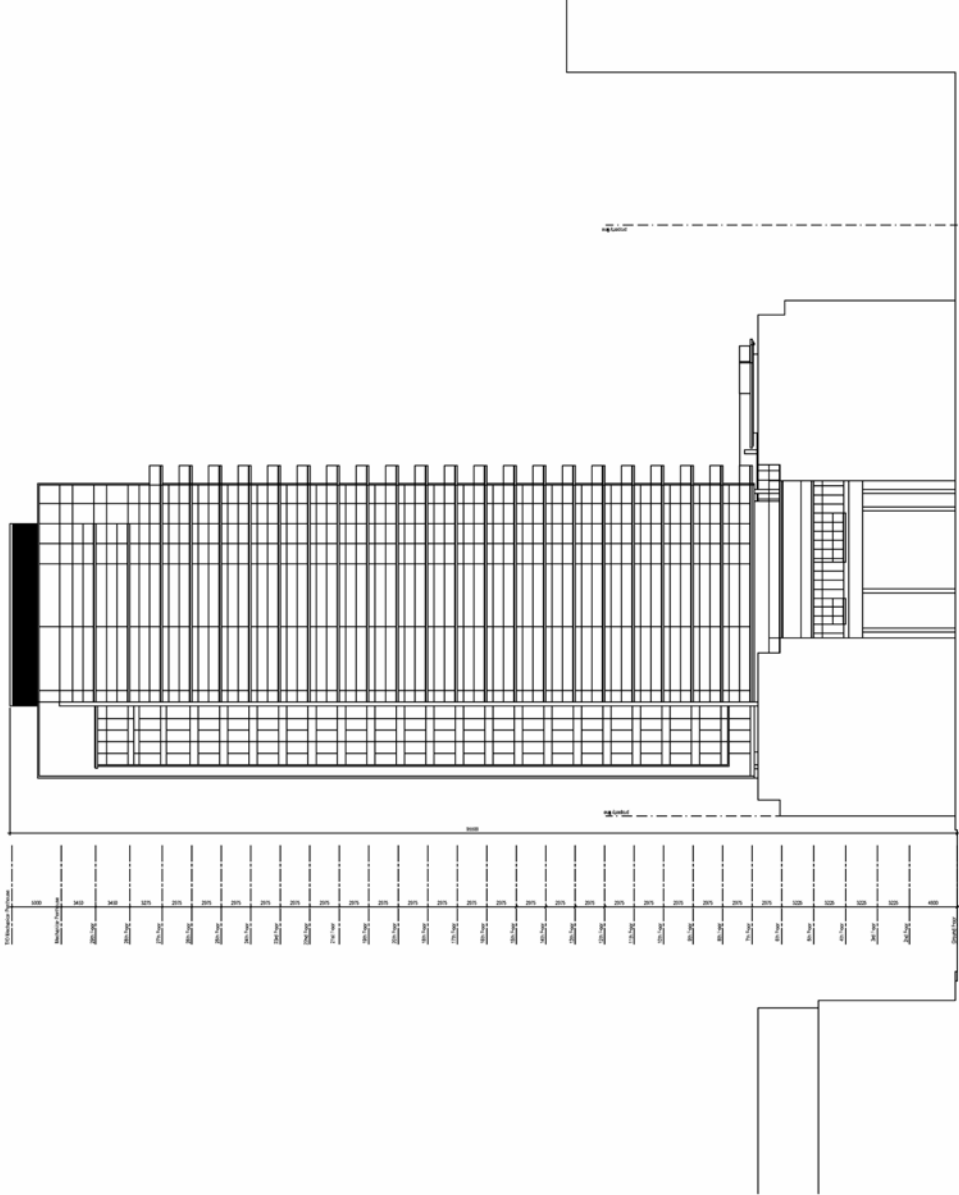
Applicant's Submitted Drawing

Not to Scale
08/04/06

406 Adelaide Street East

File # 06_163120

Attachment 4: Elevation 3



East Elevation

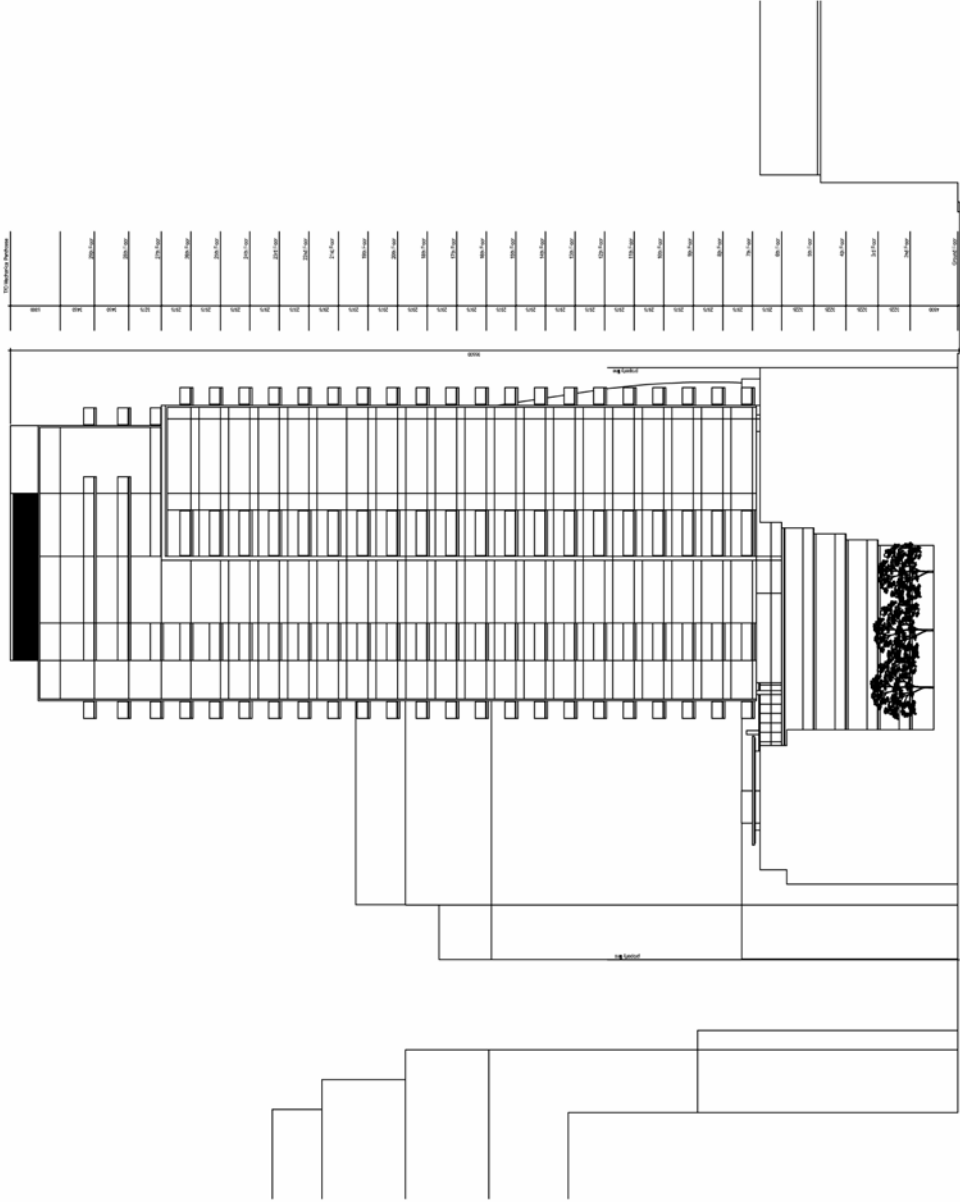
Applicant's Submitted Drawing

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08/04/06

406 Adelaide Street East

File # 06_163120

Attachment 5: Elevation 4



West Elevation

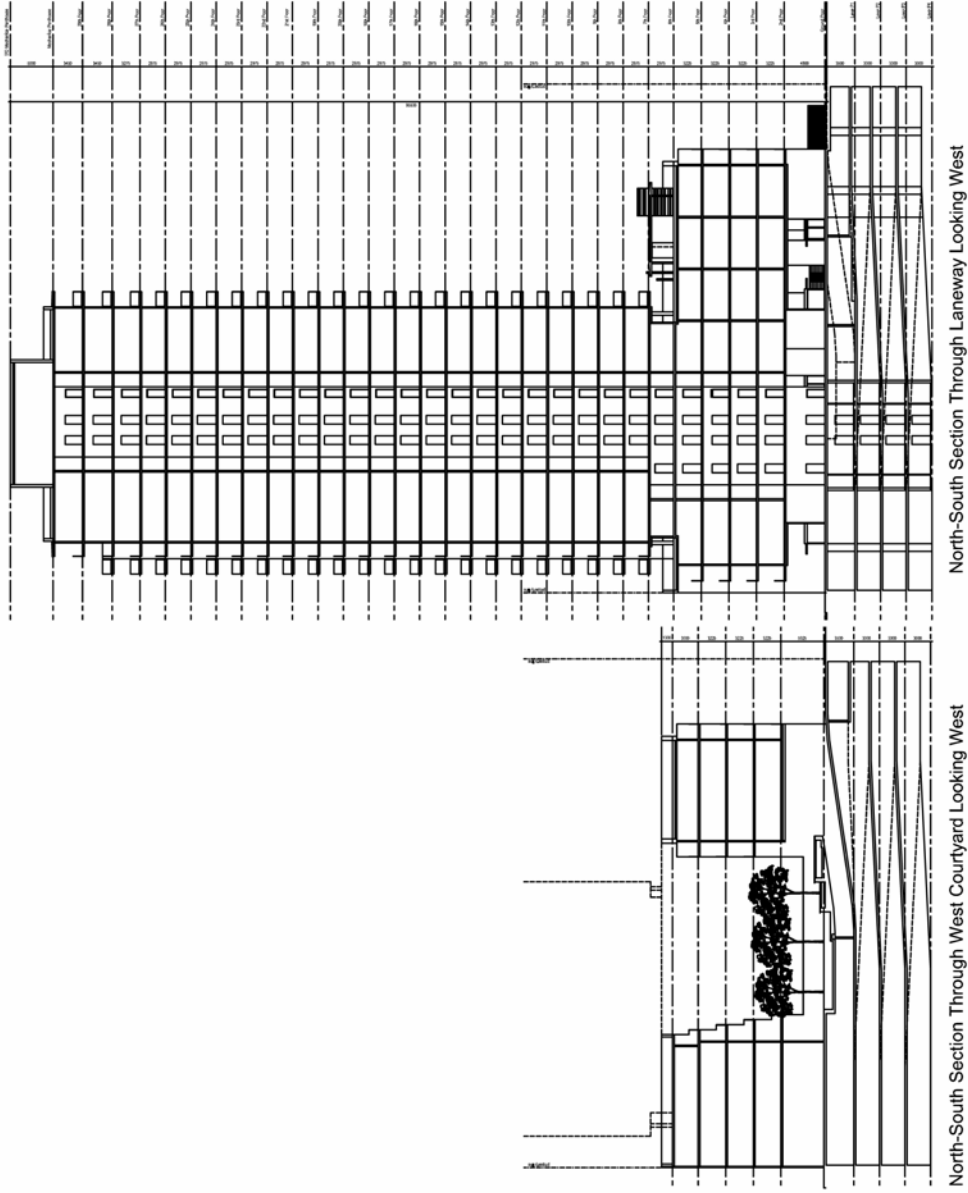
Applicant's Submitted Drawing

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File # 06_163120

Attachment 6: Elevation 5



Building Sections

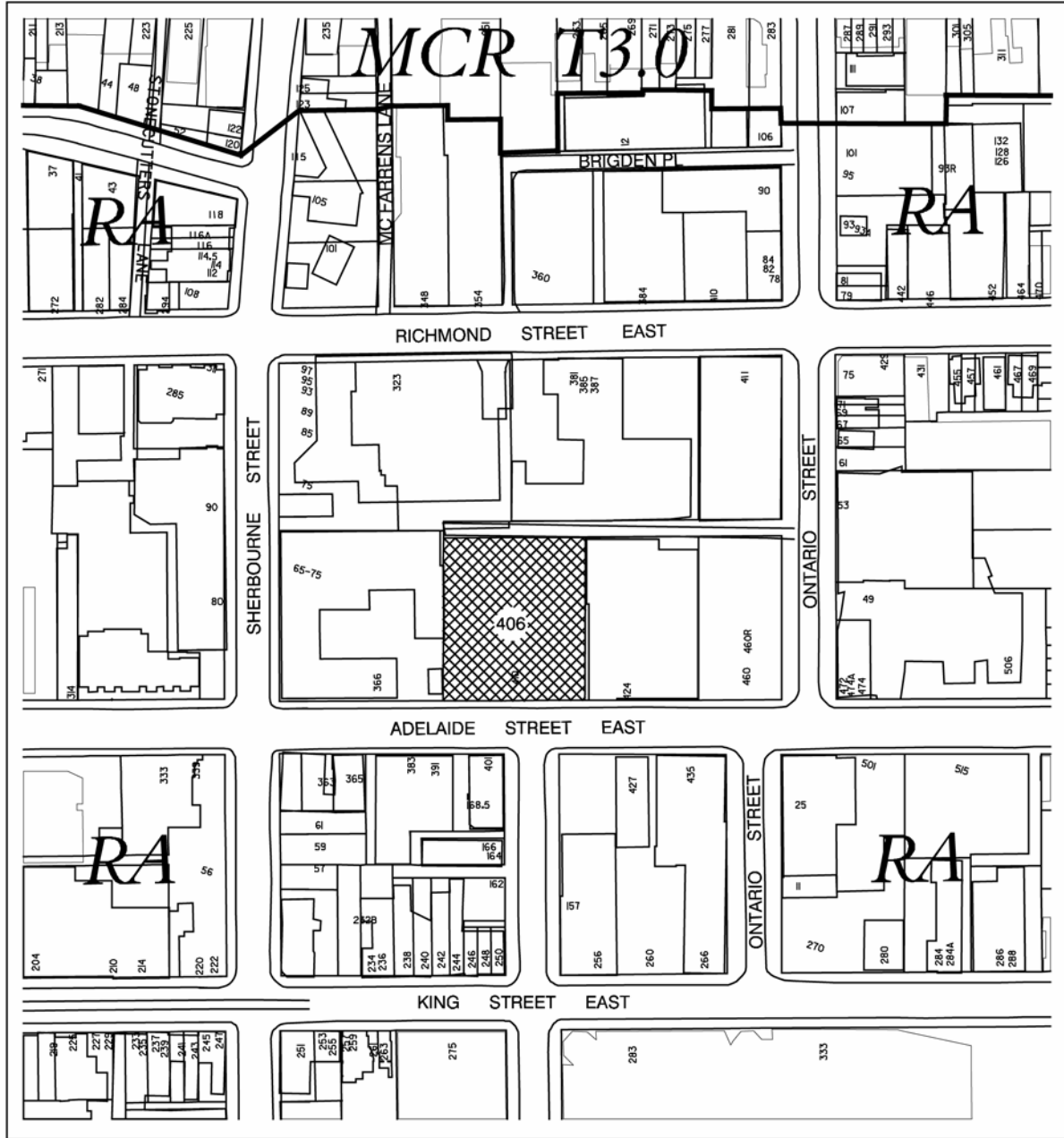
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Not to Scale
08/04/06

406 Adelaide Street East

File # 06_163120

Attachment 7: Zoning (Map)



406 Adelaide Street East

File # 06_163120

MCR Mixed-Use District
RA Mixed-Use District



Not to Scale
Zoning By-law 438-86 as amended
Extracted 08/04/06 - DR

Attachment 8: Application Data Sheet

Application Type	Rezoning	Application Number:	06 163120 STE 28 OZ
Details	Rezoning, Standard	Application Date:	August 2, 2006

Municipal Address: 406 ADELAIDE ST E, TORONTO ON
 Location Description: PL D39 PT BLK A **GRID S2808
 Project Description: Proposed 29-storey residential tower with a 5-storey podium. Proposed development will contain a total of 262 dwelling units, including 9 townhouses and four live-work units.

Applicant:	Agent:	Architect:	Owner:
Mccarthy Tetrault: Cynthia MacDougall		Hariri Pontarini	400 Adelaide Residences Corp.

PLANNING CONTROLS

Official Plan Designation:		Site Specific Provision:	
Zoning:	RA	Historical Status:	
Height Limit (m):	26	Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq. m):	3102.9	Height:	Storeys:	29
Frontage (m):	52.02		Metres:	96
Depth (m):	59.828			
Total Ground Floor Area (sq. m):	1208.3			Total
Total Residential GFA (sq. m):	24163.9		Parking Spaces:	252
Total Non-Residential GFA (sq. m):	0		Loading Docks	1
Total GFA (sq. m):	24163.9			
Lot Coverage Ratio (%):	38.9			
Floor Space Index:	7.79			

DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

			Above Grade	Below Grade
Tenure Type:	Condo			
Rooms:	0	Residential GFA (sq. m):	24163.9	0
Bachelor:	3	Retail GFA (sq. m):	0	0
1 Bedroom:	82	Office GFA (sq. m):	0	0
2 Bedroom:	177	Industrial GFA (sq. m):	0	0
3 + Bedroom:	0	Institutional/Other GFA (sq. m):	0	0
Total Units:	262			

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