

Authority: Toronto and East York Community Council Item TE7.7, as adopted by City of Toronto Council on July 7, 8 and 9, 2015

CITY OF TORONTO

BY-LAW No. 803-2015

To adopt Amendment No. 317 to the Official Plan for the City of Toronto with respect to the lands known municipally in the year 2014 as 440, 444, 450 and 462 Front Street West, 425, 439, 441 and 443 Wellington Street West and 6-18 Spadina Avenue.

Whereas authority is given to Council under the *Planning Act*, R.S.O. 1990, c. P.13, as amended, to pass this By-law; and

Whereas Council of the City of Toronto has provided adequate information to the public and has held at least one public meeting in accordance with the *Planning Act*;

The Council of the City of Toronto enacts:

1. The attached Amendment No. 317 to the Official Plan is hereby adopted pursuant to the *Planning Act*, as amended.

Enacted and passed on July 9, 2015.

Frances Nunziata,
Speaker

Ulli S. Watkiss,
City Clerk

(Seal of the City)

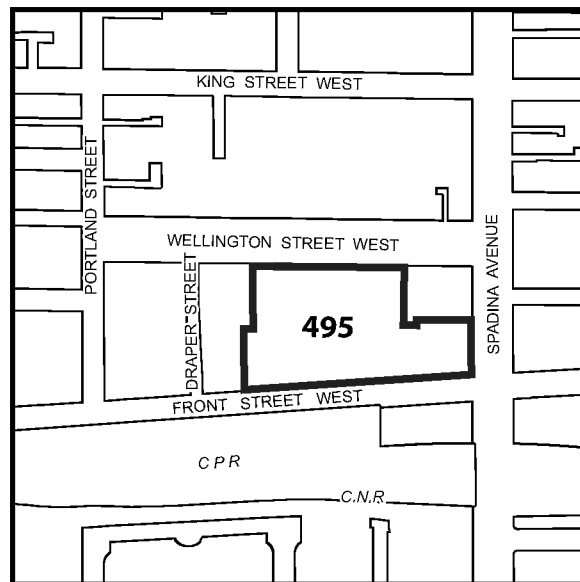
AMENDMENT NO. 317 TO THE OFFICIAL PLAN

Lands municipally known in the year 2014 as 440, 444, 450 and 462 Front Street West; 425, 439, 441 and 443 Wellington Street West; and 6-18 Spadina Avenue.

The Official Plan of the City of Toronto is amended as follows:

1. Maps 17 and 18, Land Use Plan, are amended by redesignating the lands known municipally in 2014 as 440, 444, 450 and 462 Front Street West; 425, 439, 441 and 443 Wellington Street West; and 6-18 Spadina Avenue from *Regeneration Areas* to *Mixed Use Areas* as shown on attached Schedule "A".
2. Chapter 6, Section 16, King-Spadina Secondary Plan is amended by removing the lands known municipally in 2014 as 440, 444, 450 and 462 Front Street West; 425, 439, 441 and 443 Wellington Street West; and 6-18 Spadina Avenue from the Secondary Plan area as shown on attached Schedule "B".
3. Chapter 7, Site and Area Specific Policies, is amended by adding Site and Area Specific Policy No. 495 for the lands south of Wellington Street West, West of Spadina Avenue, North of Front Street West and East of Draper Street as follows:

495. South of Wellington Street West, West of Spadina Avenue, North of Front Street West and East of Draper Street as follows:



INTERPRETATION

- a) The site is currently designated "Regeneration Areas" on the Land Use map of the City's Official Plan and the proposed development is in conformity with Section 2.3.1 Healthy Neighbourhoods as it relates to the relationship between Regeneration Areas and Neighbourhoods, as well as the Regeneration Area policies in Chapter 4.7. The site is proposed to be re-designated to the "Mixed

Use Areas" designation. This is in recognition of the King-Spadina area's evolution from an area in need of revitalization to a successful mixed-use neighbourhood which has attracted significant reinvestment since the King-Spadina Secondary Plan was approved in 1996. Lands identified as "Mixed Use Areas" as identified on Schedule B, shall be regarded as an area that is intended to contain a significant mix of employment and residential uses in several buildings varying in type, height and scale.

Given the size of the site and its unique contextual relationship to a heritage district and a wide, open air rail corridor, a draft site-specific Official Plan Amendment to the King-Spadina Secondary Plan has been developed to recognize this site and the proposed development as described in this site-specific policy as unique in the King-Spadina Secondary Plan area, particularly as it relates to the lands west of Spadina Avenue known as the "West Precinct". The area governed by the site and area specific policy has been proposed to be removed from the King-Spadina Secondary Plan in recognition of the unique size of this site, allowing the opportunity to provide for a significant amount of publicly accessible, privately owned open space and dedicated parkland. The site is also able to provide built form transition downward toward Wellington Street West and the Draper Street Heritage Conservation District within its boundaries. The built form proposed for this site would not be appropriate in another location in the West Precinct of the King-Spadina Secondary Plan Area.

VISION AND MAJOR OBJECTIVES

- b) Lands identified on Schedule C shall be developed based on the following principles:

The proposal is a mixed-use development which includes a mix of residential, commercial (office) and retail use. These uses are intended to create a vibrant mixed-use community that will provide for a minimum of 65,000 square metres of office space.

The proposal includes public realm improvements on abutting public roads and an internal pedestrian circulation system which will invite residents, workers and visitors to explore the site.

The development will be pedestrian oriented. The design of the internal pedestrian circulation system on the site will provide clearly defined north-south connections through the site and a central 'spine' to form an east-west connection. The public realm will create open spaces framed by street-related buildings containing a mix of uses and interesting architecture. The design of the site will aim to create a sense of place which will be both comfortable and lively.

The proposal includes planned improvements to Wellington Street West, Front Street West and Spadina Avenue. These improvements will enhance the public realm and improve connectivity for residents and visitors. The plan for Wellington Street West is to reflect the original 19th Century vision of an

extensive green space on the wide public boulevard that will ultimately be implemented beyond the site boundaries to connect Clarence Square to the east and Victoria Memorial Square to the west. Improvements to Draper Street are also proposed.

The buildings on this large site transition from the office tower at the corner of Front Street West and Spadina Avenue down to the mid-rise scale buildings to the north and west of the site. An important objective of this transition is to recognizing the heritage context of the site. This context includes: the house form buildings on Draper Street to the west which are designated as a Heritage Conservation District under the *Ontario Heritage Act* and are designated as "Neighbourhoods"; the listed heritage building (Gale Building) at 49 Spadina Avenue and 401 Wellington Street West; and the listed and designated heritage buildings on the north side of Wellington Street West. The lands within the King-Spadina Secondary Plan to the west, north and east of the site are currently under study as a Heritage Conservation District.

PARKLAND DEDICATION

- c) The requirements for parkland dedication will be secured through land dedication or other arrangements. Dedicated lands will be designated City Parkland on Map 8A through a subsequent Official Plan amendment.

In the event that the applicant proposes an off-site parkland dedication, the applicant will be required to enter into a Letter of Agreement with the City clearly stating the commitment to provide an off-site dedication of a specific size in a specific location.

PUBLIC REALM

- d) High-quality east-west and north-south publicly accessible mid-block connections will be provided throughout, connecting Spadina Avenue with Draper Street and Front Street West with Wellington Street West.

Improvements to the public realm along the south side of Wellington Street West will create a high-quality green and pedestrian promenade. A well-designed, high-quality public realm will be provided along Spadina Avenue and Front Street West.

PUBLICLY ACCESSIBLE PRIVATE OPEN SPACE (POPS)

- e) A substantial portion of the total site area will be maintained as publicly accessible private open space and/or parkland. These lands will be open to the public and easements will be granted to the City at appropriate locations to ensure that publicly accessible private open spaces are open to the public.

RANGE OF RESIDENTIAL UNIT TYPES

- f) The residential portion of any building is encouraged to contain units of 2 bedrooms or more which are intended for families.

RANGE OF RETAIL UNIT SIZES

- g) A range of retail unit sizes are encouraged, with consideration for smaller units at-grade adjacent the open space to create an urban main street retail experience.

MIX OF RESIDENTIAL TENURE

- h) A mix of residential tenure including rental and ownership housing is encouraged.

MAJOR OFFICE COMPONENT

- i) A major office tower, with a large floorplate, shall be located at the northwest corner of the intersection of Spadina Avenue and Front Street West, reflecting this intersection's importance as a gateway location in the City.

SHADOWS

- j) The office tower to be located at the northwest corner of the intersection of Spadina Avenue and Front Street West shall be designed to minimize new shadows on Clarence Square Park between 12:00 p.m. and 2:00 p.m. on September 21.

The height and massing of buildings on Wellington Street West shall be limited and massed in such a way as to ensure that shadows on the north side of Wellington Street West cast by these buildings will be mostly within the shadows cast by the Front Street buildings and off the north side of Wellington Street boulevard (north of the curb) between 12:00 p.m. - 1:00 p.m. on September 21 as reflected in the Urban Design Guidelines.

DENSITY

- k) The maximum total density of these lands shall be 9.5 FSI, with a minimum of 65,000 square metres of gross floor area dedicated to office space.

TALL BUILDINGS AND BUILDING TRANSITION

- l) Zoning By-law standards and Design Guidelines shall be developed to address built form matters such as size of tower floorplates, setback and setbacks that consider the unique size of the site and area context, while providing for appropriate transition to the north side of Wellington Street West and the Draper Street Heritage Conservation District.

All buildings shall be located below the height limit of the major non-residential building located at the northwest corner of the intersection of Spadina Avenue and Front Street West, transitioning down towards Draper Street and Wellington Street West.

Due to the unique size of the site and area context, the three mixed-use buildings on Front Street West to the west of the office building located at the northwest corner of Spadina Avenue and Front Street West are permitted to have tower floorplates greater than the maximum recommended under the City's Tall Building Design Guidelines, provided that these towers meet or exceed the minimum 25 metre separation distances specified in the Guidelines.

URBAN DESIGN GUIDELINES

- m) The Urban Design Guidelines to be developed to the satisfaction of the Chief Planner and Executive Director, City Planning Division, and adopted by Council will guide the design of the buildings and open space elements of the project. Urban Design Guidelines will guide development to implement the Official Plan and this Site and Area Specific Policy and assist staff in evaluating applications for Site Plan Approval. The Urban Design Guidelines include the following elements and reflect the following matters:
- i. A Public Realm Master Plan for the site which identifies all public and private open space including how the pedestrian network connects to and complements the public realm around the site.
 - ii. Buildings and the public realm will be designed so as to minimize impacts on adjacent heritage buildings, particularly the Draper Street Heritage Conservation District and the listed heritage building (Gale Building) at 49 Spadina Avenue and 401 Wellington Street West.
 - iii. The plan for Wellington Street will acknowledge the cultural heritage of the street and support the creation of an extensive green space on the wide public boulevard to connect Clarence Square to the east and Victoria Memorial Square to the west.
 - iv. The proposed Wellington Street buildings will be designed so as to create a variety in the architecture of these buildings to reflect the varied massing, design and materials found in the buildings on the north side of the street.
 - v. Designs and materials should enhance sustainability.
 - vi. Phasing, including plans for interim treatments where required.
 - vii. A lighting plan which will complement the design and enhance security.
 - viii. A signage strategy.

- ix. Consider input provided by the City's Design Review Panel.

TRANSPORTATION

- n) Revitalization of the lands will be planned and designed to encourage walking, cycling, transit use and car sharing as means of reducing the use of private automobiles.

Bicycle parking facilities will be provided onsite to encourage bicycle use in the area, and the number of bicycle facilities required at grade level shall adhere to the Tier 1 Toronto Green Standard requirements.

Auto share facilities are encouraged on site to further reduce auto demands to the development.

Where feasible, transit stops and/or signage providing direction to the nearest transit stop shall be provided onsite.

The underground portions of buildings with frontage on Front Street West, Wellington Street West and Spadina Avenue will be designed to include knock-out panels to facilitate potential connections to future rapid transit stations. The applicant is also encouraged to connect to the PATH system.

Vehicular parking and loading shall be located underground and is encouraged to be shared between non-residential uses on the site.

SITE SERVICING

- o) The requirements for upgrades and/or modifications to existing municipal infrastructure in order to support the Official Plan Amendment will be secured as part of the Zoning By-Law Amendment and Site Plan Control applications.

SECTION 37 IMPROVEMENTS

- p) Section 37 improvements may include matters such as: on-site Community Services and Facilities (including but not limited to a Community and/or Recreation Centre Facilities); improvements to Wellington Street West and Spadina Avenue beyond streetscape improvements typically delivered through the Site Plan Control process; improvements to the public realm on the south side of Front Street West; improvements to Draper Street; contributions to affordable housing; additional ramps and/or stairs to improve access to the Puente de Luz pedestrian bridge; an appropriate contribution of public art on the site; and other matters consistent with the Official Plan.

PUBLIC ART

- q) Public Art on the lands will contribute to the character of the neighbourhood by enhancing the quality of public spaces and places that are publicly accessible and

visible. In prominent locations, the art themes should express community heritage and identity while creating a sense of place.

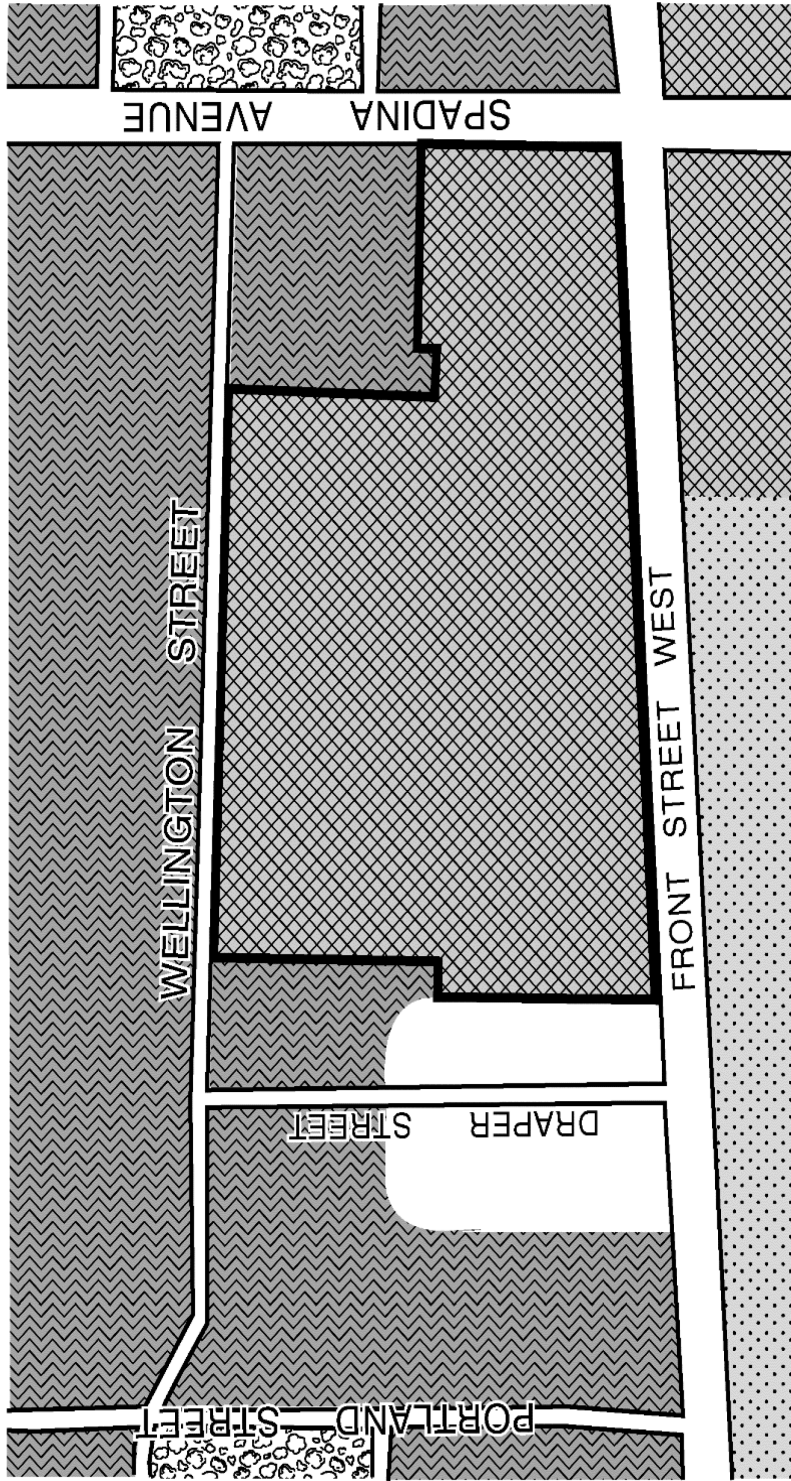
The applicant is encouraged to provide public art that is interactive and responds to the interests of all ages.

IMPLEMENTATION

- r) Development of the lands will not proceed prior to enactment of an implementing Zoning By-law for the lands that reflect this Site and Area Specific Policy.

Implementing Zoning By-laws will specify density and/or gross floor area limits to provide for a mixed-use development.

The development will have regard for the Council-adopted Urban Design Guidelines respecting the lands.

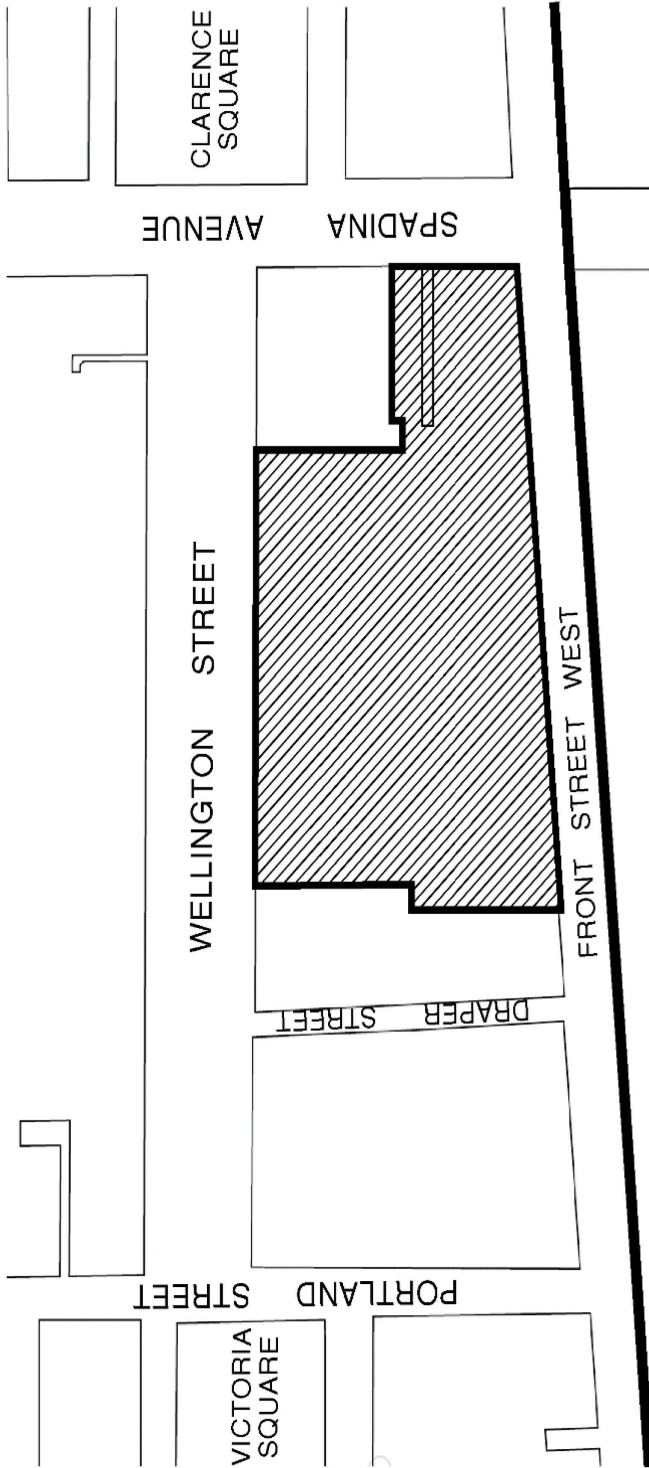


Toronto City Planning
Official Plan Amendment Schedule "A"
 Revisions to Land Use Map 18 to Redesignate Lands from Regeneration Areas to Mixed Use Areas

440, 444, 450 & 462 Front Street West, 425, 439, 441 & 443 Wellington Street West and 6 - 18 Spadina Avenue
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-  Site Location
-  Neighbourhoods
-  Mixed Use Areas
-  Regeneration Areas
-  Utility Corridors
-  Parks

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 Note to Scale
 05/21/15




Not to Scale

440, 444, 450 & 462 Front Street West, 425, 439, 441 & 443 Wellington Street West and 6 - 18 Spadina Avenue
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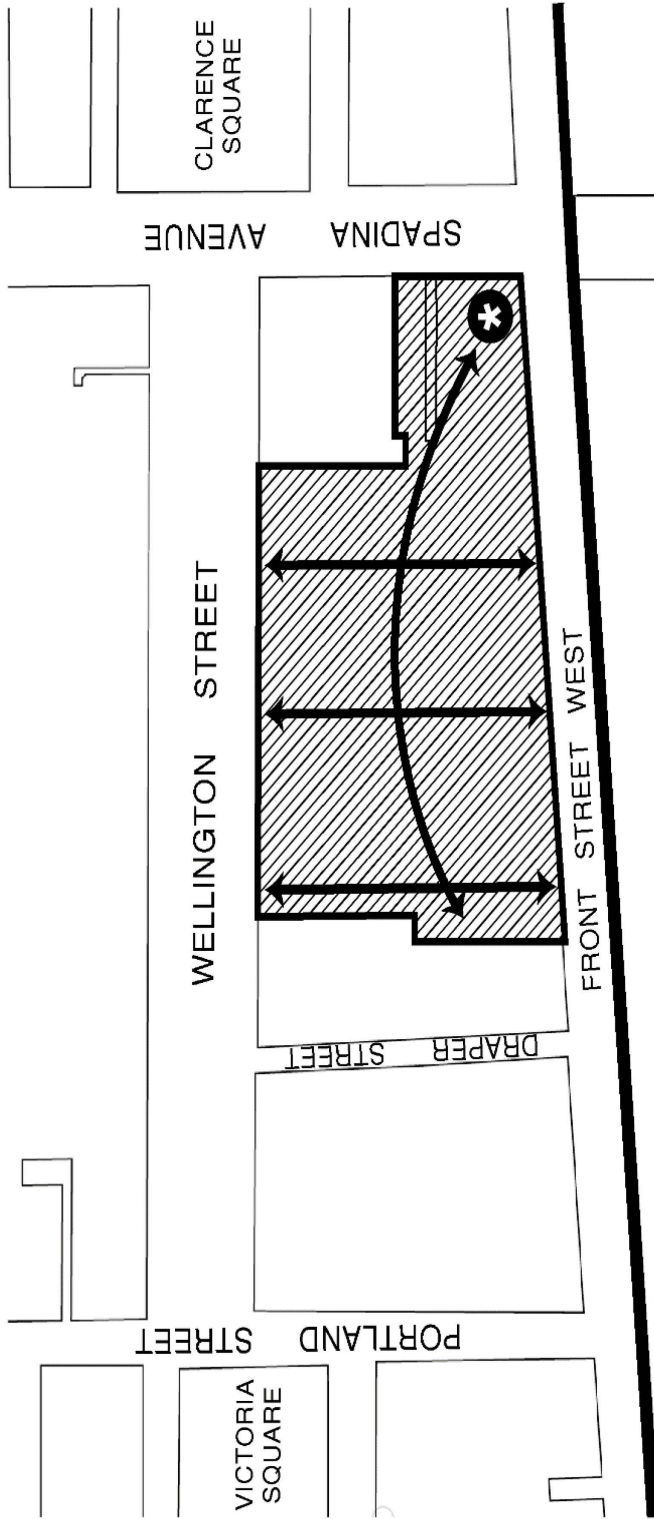


Official Plan Amendment Schedule "B"

Revisions to Land Use Map 16-1 King-Spadina Secondary Plan to exclude lands at 440, 444, 450 & 462 Front Street West, 425, 439, 441 & 443 Wellington Street West and 6 - 18 Spadina Avenue

-  Secondary Plan Boundary
-  Lands to be excluded from the Secondary Plan

Note to Scale
05/21/15



Not to Scale

440, 444, 450 & 462 Front Street West, 425, 439, 441 & 443 Wellington Street West
and 6 - 18 Spadina Avenue

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TORONTO City Planning
Official Plan Amendment Schedule "C"

-  Secondary Plan Boundary
-  Lands to be excluded from the Secondary Plan
-  Potential Midblock Connections
-  Gateway Buildings
-  Note to Scale
08/21/15