

**Preliminary Report
Rezoning Application
300 Front Street West**

Date:	June 4, 2007
To:	Toronto and East York Community Council
From:	Director, Community Planning, Toronto and East York District
Wards:	Ward No. 20 – Trinity-Spadina
Reference Number:	File No. 07-193797 STE 20 OZ

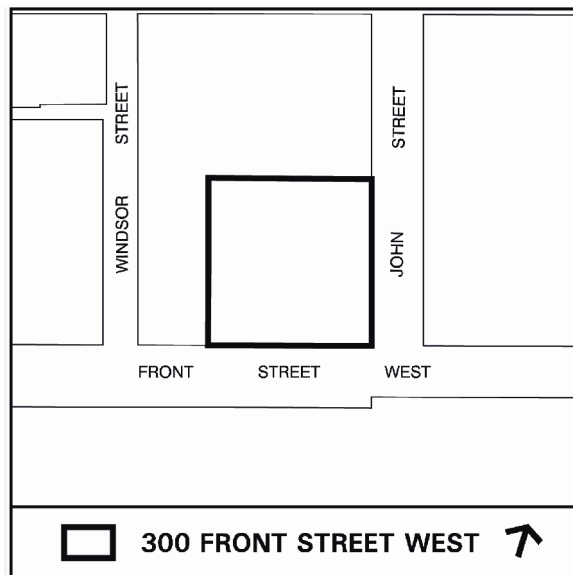
SUMMARY

This application was made on May 4, 2007 and is subject to the new provisions of the *Planning Act* and the *City of Toronto Act, 2006*.

The application proposes the redevelopment of the site at 300 Front Street West, at the northwest corner of Front and John Streets, for a residential building ranging in height between 13 and 58 storeys, with commercial uses on the ground floor.

This report provides preliminary information on the application and seeks Community Council's direction on further processing of the applications and on the community consultation process.

This application has been circulated to City departments and external agencies, where appropriate, for comment.



RECOMMENDATIONS

The City Planning Division recommends 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. 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.

ISSUE BACKGROUND

Site History

In 1996, the previous owner of the site appealed the King-Spadina Part II Plan (now Secondary Plan) and implementing RA zoning in 1996. At its meeting of October 6-7, 1997 City Council approved a proposed settlement to this appeal which would have permitted a building with a 20 metre high podium upon which wings of a cruciform element rose to heights of between 37 and 50 metres including rooftop mechanical equipment. The building was also setback 3 metres from Front Street West. The report also recommended a one percent public art contribution pursuant to the policies of the former City of Toronto Official Plan. This settlement was never finalized at the Ontario Municipal Board.

Proposal

The application proposes the redevelopment of the site for a residential building with commercial uses at grade. The building is comprised of two distinct elements: a tower building of 58 storeys (183 metres) located in a north-south orientation along the John Street frontage of the site; and, a slab building of 13 storeys (39 metres) in an east-west orientation along the north limit of the site.

A total of 641 residential units are proposed with the unit breakdown being approximately 55% one-bedroom units, 25% two-bedroom units and 20% three-bedroom units. The total gross floor area for the project is 59,357 m² of which 381 m² is proposed for ground floor commercial uses.

Indoor residential amenity area totalling 1,162 m² is proposed to be located on the fourteenth floor and include an outdoor swimming pool, fitness centre, party room and theatre. Outdoor open space is also proposed at-grade in the form of an urban garden on

the west side of the site fronting onto Front Street West. This space is proposed to be a public garden.

A total of 492 parking spaces will be provided in a five level underground parking garage that will be accessible from both Front and John Streets. Servicing for the project is proposed to be located at the northwest corner of the site on the ground floor level of the 13-storey element of the building.

For further statistical information, refer to the Application Data Sheet found at Attachment 4 of this report.

Site and Surrounding Area

The site is located at the northwest corner of Front Street West and John Street at the south limit of the King-Spadina Secondary Plan area, on the block bounded by Front Street West to the south, John Street to the east, Wellington Street West to the north and Windsor Street to the west. The total site area is 4,169 m², with frontage of approximately 65 metres on each of Front Street West and John Street. The site currently supports a surface parking lot.

The site is surrounded by the following uses:

North: Abutting the north limit of the site is a Toronto Hydro Transformer Installation. This installation is unenclosed and is estimated to be about 15 metres in height.

South: Directly south of the site across Front Street West is the city owned Isabella Valancy Crawford Park. This park provides landscaping and seating and forms an entrance to the Rogers Stadium directly south. Southwest of the site on the south side of Front Street West is a commercial building with a maximum building height of approximately 75 metres. Southeast of the site, on the south side of Front Street West, is the Metro Toronto Convention Centre which has heights ranging between 9 and 70 metres.

East: Across John Street is the CBC broadcast building which ranges between 50 and 70 metres in height. This building is part of the CBC block which includes Simcoe Park and the WSIB building both which front onto Front Street West east of the CBC building, as well as the proposed but not yet constructed Ritz Carlton hotel and residence and the Royal Bank office building which front onto Wellington Street West and Simcoe Street respectively.

West: Abutting the west limit of the site is a surface parking lot beyond which is Windsor Street. On the west side of Windsor Street is a commercial building which occupies most of the block to Blue Jays Way and ranges in height between approximately 30 and 60 metres.

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

This application will be reviewed against the policies in the Official Plan including the policies set out in the King Spadina Part II Plan in Chapter 6.16. The site is designated as a 'Regeneration Area' (RA) and is located within the King-Spadina Secondary Plan area.

Section 3 of the Official Plan specifies that new buildings will achieve a compatible relationship with their built form context through consideration of such matters as building height, massing, scales, setback, stepbacks, roof line and profile and architectural character and expression. The King-Spadina Secondary Plan permits a wide range of uses, including the proposed uses, and provides policy direction on built form.

King-Spadina Review Study

In 2005, a review of the King-Spadina Part II Plan was initiated to look at specific matters related to entertainment uses in the area, community infrastructure, built form and the public realm. The study was completed in 2006, and resulted in Official Plan Amendment 921-2006 and Zoning By-law Amendment 922-2006 which introduced limited changes to the planning framework for the area. These amendments were enacted by City Council in September 2006 and are currently under appeal. A pre-hearing is scheduled for November 20, 2007. Updated Urban Design Guidelines were also adopted by City Council in September 2007.

One of the amendments to the King-Spadina Secondary Plan contained in Official Plan Amendment 921-2006 is a policy that identifies the potential to consider additional building height in limited locations in the East Precinct of the Secondary Plan area, subject to a consideration of certain criteria including the City of Toronto Tall Building Design Guidelines and impact on the development potential of adjacent sites. The

subject site is one of the locations in which additional height may be considered. The owner has appealed this policy.

As well, the public realm component of the Study recommended that the John Street right-of-way be reconfigured to increase sidewalk widths to support pedestrian and commercial activity in support of the street's identification as a cultural and heritage corridor in the City's Waterfront Culture and Heritage Infrastructure Plan.

Zoning

The site is zoned 'Reinvestment Area' (RA). As part of the RA zoning controls, density standards are replaced by a package of built form objectives expressed through height limits and setbacks. The Zoning By-law permits a height of 30 metres for this site. Section 12(2)246 of the Zoning By-law requires a 3 metre setback above 20 metres on all street frontages.

Urban Design Guidelines

The proposal will be evaluated in the context of the King-Spadina Urban Design Guidelines adopted by City Council in September 2006 as well as the City of Toronto Tall Building Design Guidelines also adopted by City Council in September 2006.

Waterfront Cultural and Heritage Infrastructure Plan

John Street is one of seven themed cultural and heritage corridors in the City on the basis of its connecting Harbourfront to the Art Gallery of Ontario and important institutions of the arts, entertainment and new media including the National Film Board building, the City TV building, the CBC building and the Toronto International Film Festival building which is currently under construction at the northwest corner of King Street West and John Street. Opportunities to reinforce John Street as a cultural and heritage corridor will be evaluated as part of the review of this application.

Reasons for the Application

The application proposes a height substantially in excess of the existing zoning by-law permission. Additional areas of non-compliance with the zoning may be identified through the review of this application.

COMMENTS

Issues to be Resolved

The application will be evaluated in the context of the City's objectives for the King Spadina area as set out in the Official Plan, including the King Spadina Secondary Plan.

The application will also be considered relative to the recently approved and currently under appeal Official Plan and Zoning By-law amendments for King-Spadina.

Issues related to this application included but are not limited to the following:

- appropriateness and impact of built form in the context of the area plan objectives and policies and the immediate surroundings, including the public park to the south, the hydro installation to the north and the vacant lot to the west;
- appropriateness and impact of additional height in the context of the area plan objectives and policies and the immediate surroundings;
- adequacy of indoor and outdoor on-site amenity area, including location, size and programming;
- view and shadow impacts;
- traffic access and circulation; and,
- provision, location, and access of vehicular and bicycle parking and loading.

Studies/Statements/Reports

The applicant has provided a planning rationale report, transportation study, site servicing study and shadow study in support of their application. Staff are advised that an archaeological study is currently being finalized. Additional studies and/or analysis may be identified through the evaluation of the application.

Section 37 Agreement

Should staff recommend support for an increase in height a Section 37 Agreement will be negotiated during the review of the application.

Environment

The applicant is seeking to have the development LEED certified to support the City's Toronto Green Development Standard.

COMMENTS

Staff will be encouraging the applicant to review sustainable development opportunities by utilizing the Toronto Green Development Standard, adopted by City Council in July 2006.

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

CONTACT

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SIGNATURE

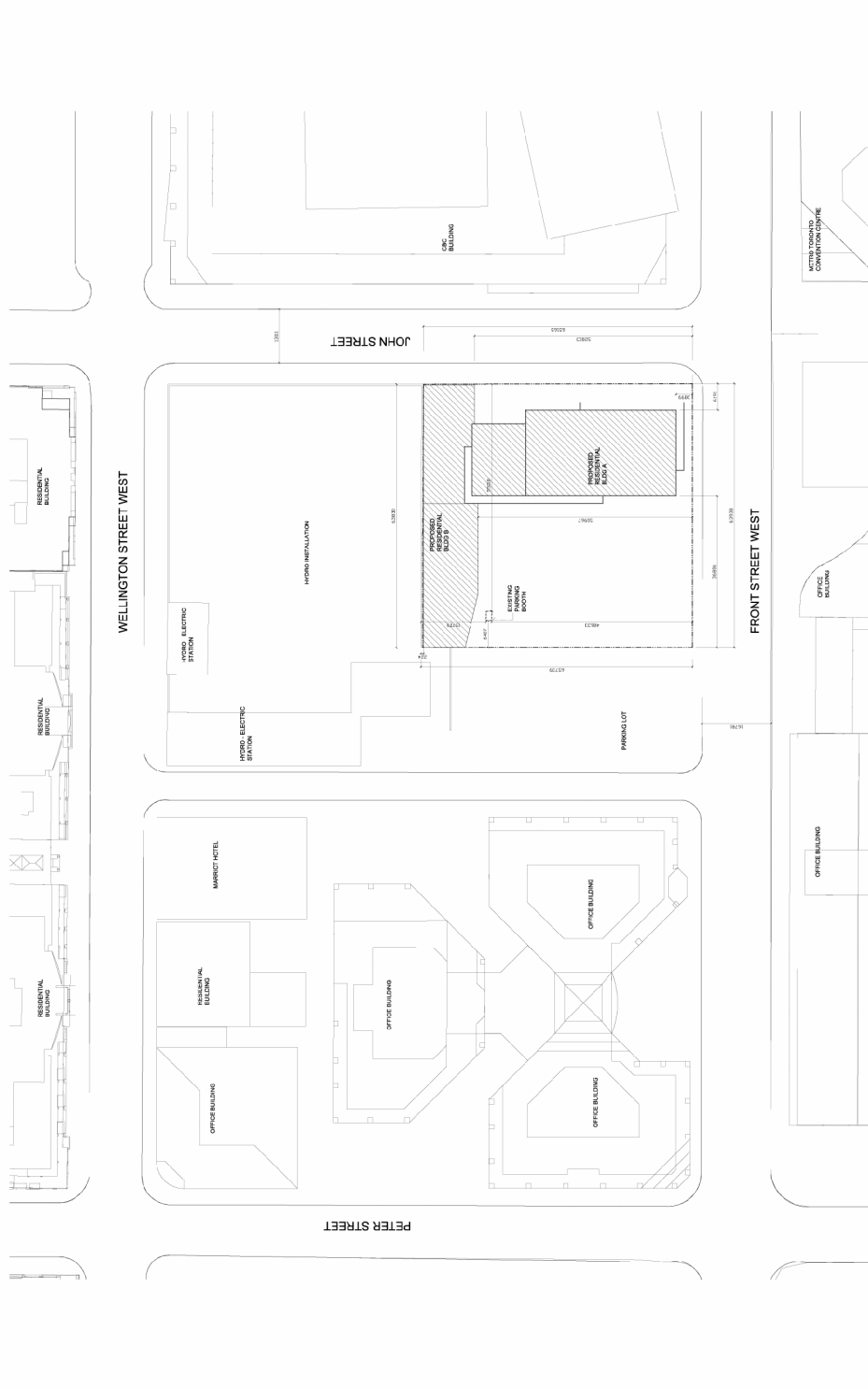
Gary Wright, Director
Community Planning, Toronto and East York District

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ATTACHMENTS

Attachment 1: Site Plan
Attachment 2: Elevations
Attachment 3: Zoning
Attachment 4: Application Data Sheet

Attachment 1: Site Plan



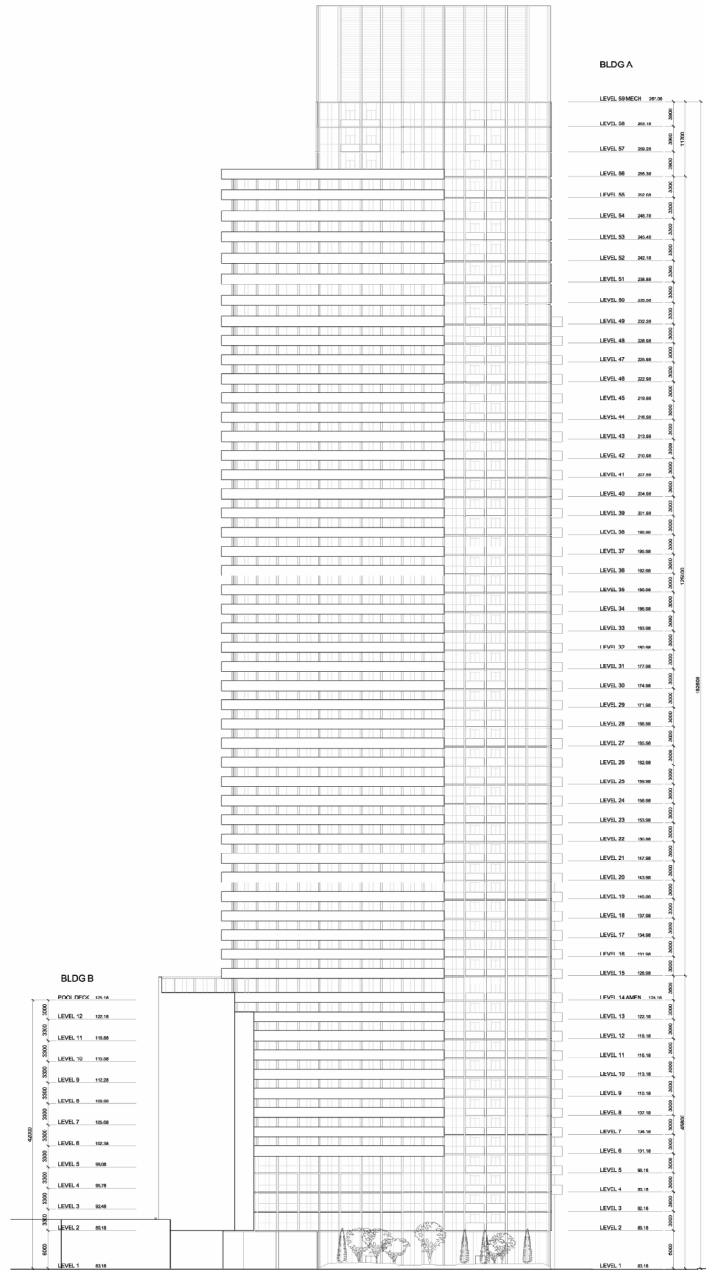
Site Plan

Applicant's Submitted Drawing

Not to Scale
05/24/07

File # 07_193797

Attachment 2: Elevations



Elevation

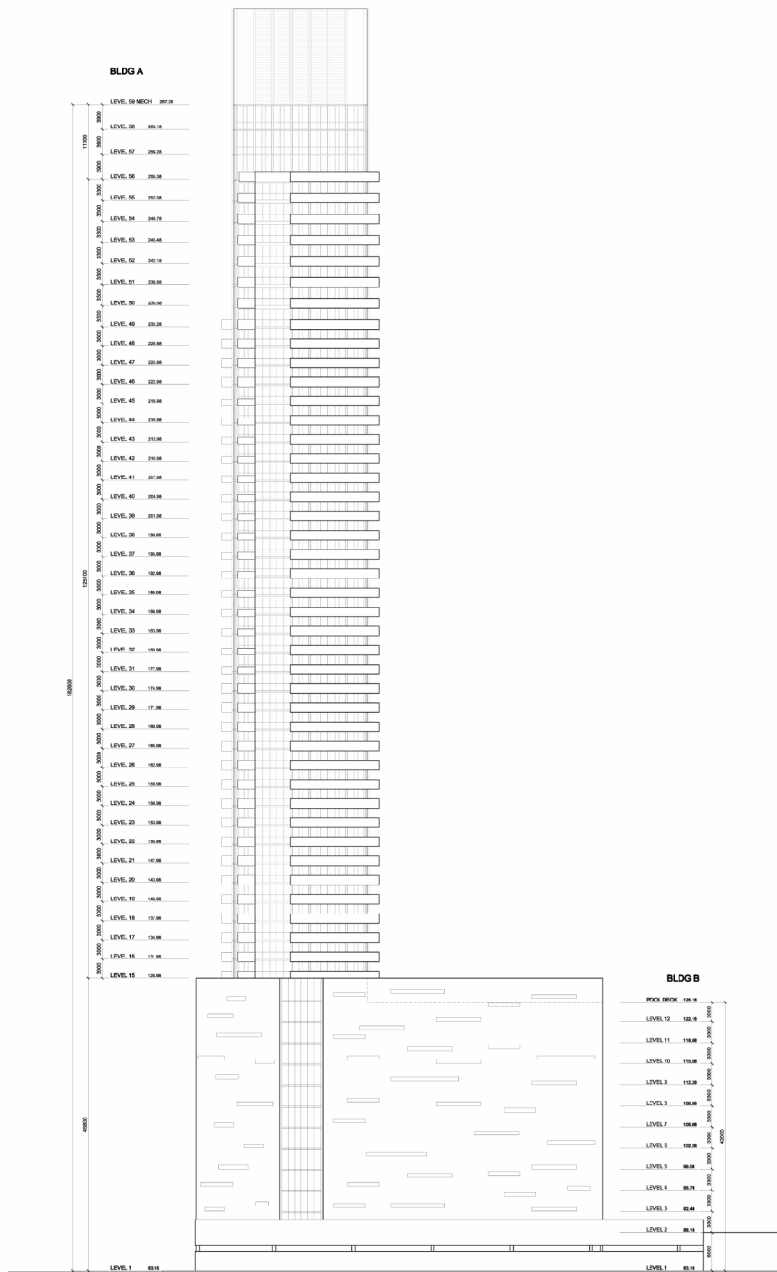
West Elevation

300 Front Street West

Applicant's Submitted Drawing

Not to Scale
05/24/07

File # 07_193797



Elevation

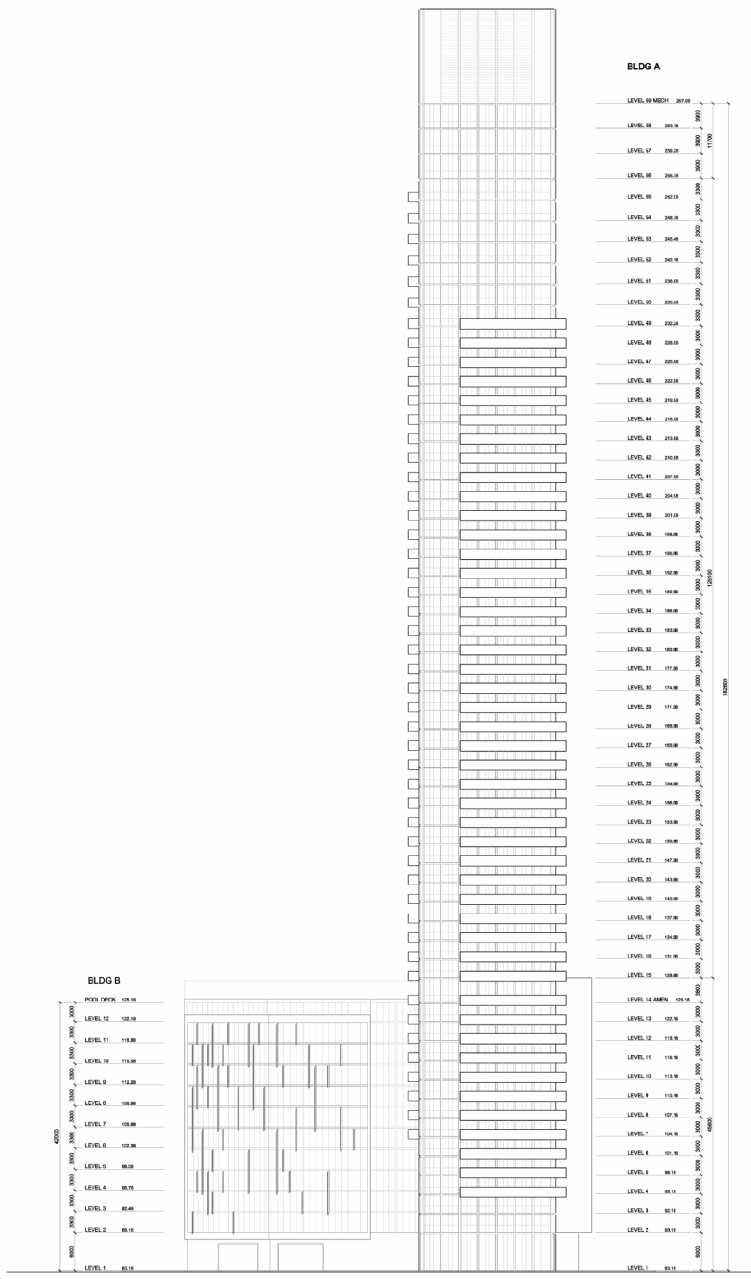
North Elevation

300 Front Street West

Applicant's Submitted Drawing

Not to Scale
05/24/07

File # 07_193797



Elevation

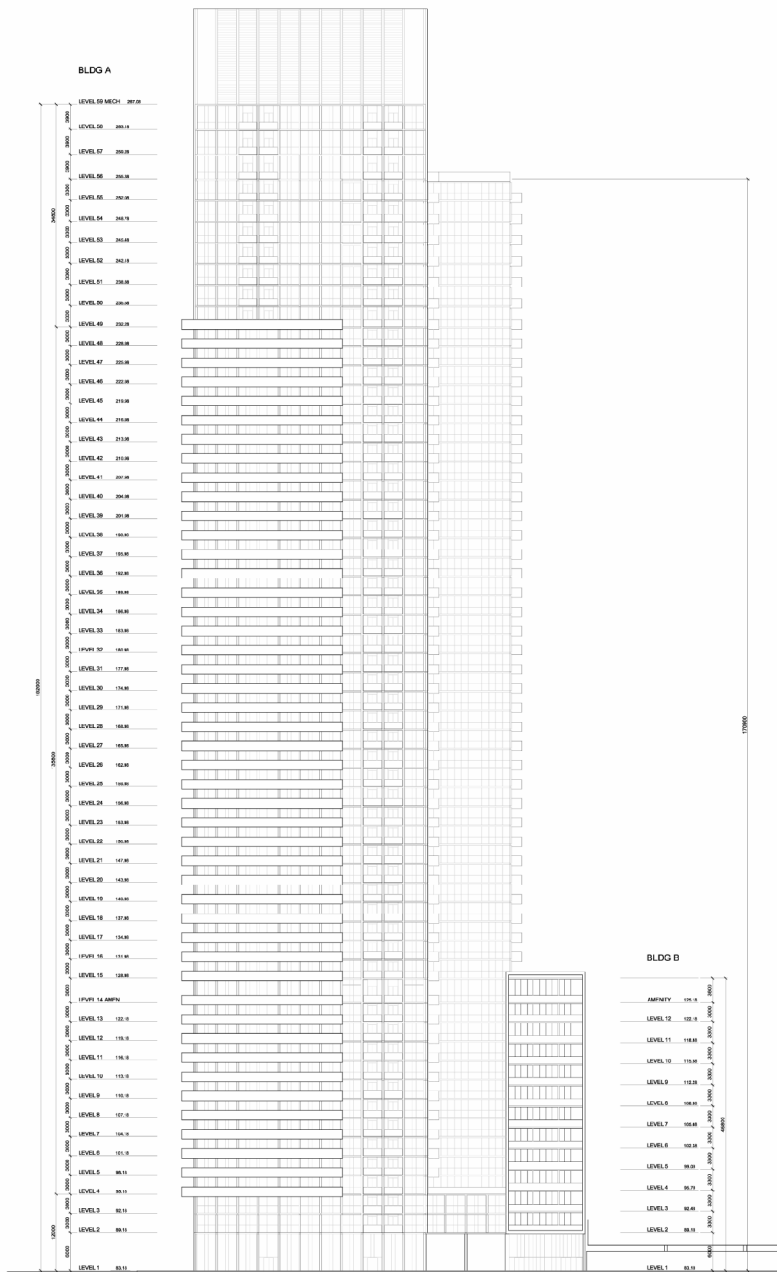
South Elevation

300 Front Street West

Applicant's Submitted Drawing

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File # 07_193797



Elevation

East Elevation

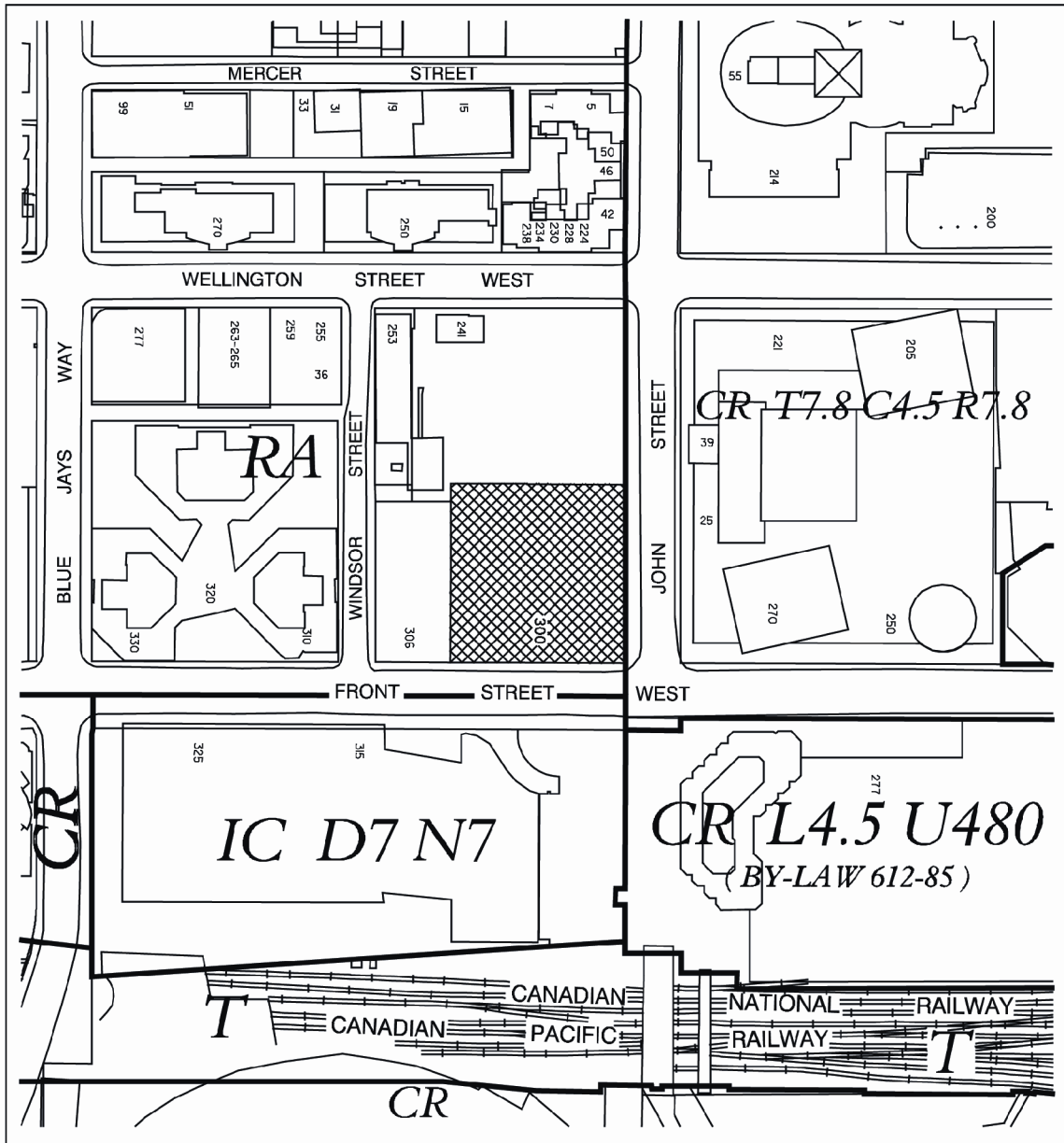
300 Front Street West

Applicant's Submitted Drawing

Not to Scale
 05/24/07

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Attachment 3: Zoning



TORONTO City Planning
Zoning

300 Front Street West
File # 07_193797

- CR Mixed-Use District
- RA Mixed-Use District
- IC Industrial District
- T Industrial District



Not to Scale
Zoning By-law 438-86 as amended
Extracted 05/28/07 - TA

ATTACHMENT 4

APPLICATION DATA SHEET

Application Type	Rezoning	Application Number:	07 193797 STE 20 OZ
Details	Rezoning, Standard	Application Date:	May 4, 2007

Municipal Address: 300 FRONT ST W, TORONTO ON
 Location Description: 1.03 ACS CORNER PROPERTY RP 66R14098 PT 1,2,3,4 & 5 **GRID S2015
 Project Description: PROPOSED 58 STOREY MIXED-USE RESIDENTIAL BUIDLING WITH COMMERCIAL AT GRADE AND 14-STOREY RESIDENTIAL BUILDING

Applicant:	Agent:	Architect:	Owner:
DELTERA INC			1679207 ONTARIO LIMITED

PLANNING CONTROLS

Official Plan Designation:	Site Specific Provision:
Zoning: RA	Historical Status:
Height Limit (m): 30	Site Plan Control Area: Y

PROJECT INFORMATION

Site Area (sq. m):	4169.3	Height:	Storeys:	58
Frontage (m):	63.94		Metres:	183
Depth (m):	65.42			
Total Ground Floor Area (sq. m):	999.7			Total
Total Residential GFA (sq. m):	57813.9		Parking Spaces:	492
Total Non-Residential GFA (sq. m):	381		Loading Docks	1
Total GFA (sq. m):	58194.9			
Lot Coverage Ratio (%):	24			
Floor Space Index:	13.96			

DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

			Above Grade	Below Grade
Tenure Type:	Condo			
Rooms:	0	Residential GFA (sq. m):	57813.9	0
Bachelor:	0	Retail GFA (sq. m):	381	0
1 Bedroom:	349	Office GFA (sq. m):	0	0
2 Bedroom:	160	Industrial GFA (sq. m):	0	0
3 + Bedroom:	132	Institutional/Other GFA (sq. m):	0	0
Total Units:	641			

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