



STAFF REPORT ACTION REQUIRED

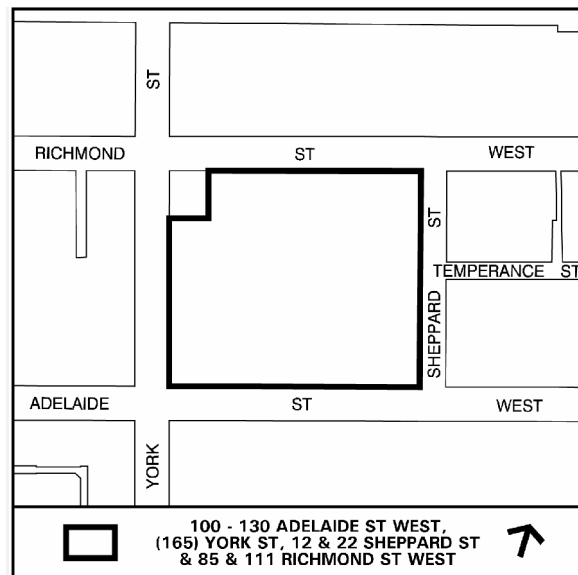
Richmond Adelaide Centre - 100, 104, 120, 130 Adelaide Street West, 12, 22 Sheppard Street, 165 York Street, and 85, 111 Richmond Street West Rezoning Application - Preliminary Report

Date:	October 9, 2007
To:	Toronto and East York Community Council
From:	Director, Community Planning, Toronto and East York District
Wards:	Ward 28 – Toronto Centre-Rosedale
Reference Number:	07 257217 STE 28 OZ

SUMMARY

This application was made after January 1, 2007 and is subject to the new provisions of the Planning Act and the City of Toronto Act, 2006.

This application proposes a 48-storey (183 metre) mixed use building with 23 storeys of office (lower floors) and 25 storeys of residential uses, and five storeys of underground parking, at the Richmond Adelaide Centre (RAC) block. The office building at 85 Richmond Street West and the seven storey parking garage at 22 Sheppard Street would be demolished. PATH and site improvements are proposed for the entire RAC block which consists of 100, 104, 120, 130 Adelaide Street West, 12, 22 Sheppard Street, 165 York Street, and 85, 111 Richmond Street West. The Concourse Building at 100 Adelaide Street West would be preserved and used for residential use. The office building at 111 Richmond Street West would be renovated.



The applicant has requested flexible zoning to permit an alternative all-office

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development of the tower at the same density but at a lower height (due to the larger floor plate for the upper floors of the tower). The height of this alternative tower would be 35 storeys or 150 metres.

This report provides preliminary information on the above-noted application and seeks Community Council's directions on further processing of the application and on the community consultation process.

The next step is to undertake a community engagement process, which will include an initial open house / information session enabling the public to review the applicant's submission, and ask questions of City staff and the applicant.

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.
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.

DECISION HISTORY

In 1999, an application was submitted to permit the construction of a 41-storey office tower at the north-west corner of Adelaide Street West and Sheppard Street (100 Adelaide Street West). To accommodate the tower, the historically designated Concourse Building at 100 Adelaide Street West was proposed to be demolished and its façade rebuilt into the new development. The application included the construction of an atrium west of the office tower running parallel to Adelaide Street West.

Site specific Zoning By-law 875-2000 was passed by City Council in 2000. The by-law permitted the following:

- a maximum non-residential gross floor area of 66,716 square metres for the office tower proposed for 100 Adelaide Street West;

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- a maximum non-residential gross floor area of 211,500 square metres for all building on the site, including the non-residential gross floor area of the heritage buildings known as 85 Richmond Street West and 111 Richmond Street West, respectively; and
- a maximum height for the office tower of 182 metres, including the mechanical penthouse.

The applicant has submitted a Site Plan Approval application for an atrium building addition at 120 Adelaide Street West (file: 07 238090 STE 28 SA). The application is in circulation for comments. The Committee of Adjustment application (file: A0489/07 TEY) for the building addition was approved on September 5, 2007.

ISSUE BACKGROUND

Proposal

The applicant proposes to revitalize the RAC block through the introduction of contemporary design, cohesive pedestrian connections, enhanced landscaping, and the rehabilitation of two heritage buildings, including the adaptive reuse of the Concourse Building at 100 Adelaide Street West.

The proposal includes the following components:

1. A 48-storey mixed use building with 23 storeys of office (lower floors) and 25 storeys of residential (rental) uses, and five storeys of underground parking in the location of the existing office building at 85 Richmond Street West, the seven storey parking garage at 22 Sheppard Street, and surface level parking lot at 12 Sheppard Street. The tower would be 183 metres high. The tower would be called the RAC V Tower. The office building at 85 Richmond Street West and parking garage at 22 Sheppard Street would be demolished.
2. A new atrium running east-west along the frontage of Adelaide Street West.
3. A new galleria running from the proposed atrium to the base of the RAC to the base of the RAC V Tower.
4. Rehabilitation and adaptive reuse of the heritage designated Concourse Building at 100 Adelaide Street West for residential (rental) use, and restoration of the lobby and cornice.
5. Rehabilitation of the heritage designated 111 Richmond Street West building and restoration and expansion of its lobby and removal of the later two-storey addition to the eastern façade.

6. A contemporary new plaza on the north portion of the RAC block thereby resulting in improvements to the Richmond Street West streetscape.
7. A new landscaping scheme which will increase the public open space and bring cohesion to the RAC block and streetscapes.
8. The addition of a green roof at 111 Richmond Street West.
9. The relocation of the daycare at 111 Richmond Street West to 130 Adelaide Street West.

The applicant proposes the following changes to the RAC:

Area	Existing RAC	Proposed RAC
Ground Floor Area	9,932 square metres	12,500 square metres
Residential Gross Floor Area	0	31,231 square metres
Non-residential Gross Floor Area	159,369 square metres	168,104 square metres
Total Gross Floor Area	159,369 square metres	199,335 square metres
Landscaped Open Space	5,713 square metres	5,033 square metres

The applicant proposes a housing mix as follows:

Type	Number	Percentage
Studio	56	14%
1-Bedroom	267	66%
2-Bedroom	80	20%
3-Bedroom	0	0%
Total	403	100%

The owner has indicated that the residential units would likely be rental. The owner has requested flexibility to establish residential condominium units.

The proposal includes a total of 782 below-grade parking spaces. The residential component would have 212 parking spaces and the office component would have 570 parking spaces. Twelve loading spaces are proposed.

The applicant proposes to improve the PATH system through the block. The route would be less circuitous and have fewer grade changes.

The applicant has requested flexible zoning to permit an alternative all office development of the RAC V tower at the same density but at a lower height (due to the larger floor plate for the upper floors of the tower). The height of the all office tower would be 35 storeys (150 metres).

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For more information on the proposal please refer to the Application Data Sheet in Attachment 4.

Site and Surrounding Area

The subject property is known as the Richmond Adelaide Centre (RAC). The site is located in the Financial District. The site is a rectangular 1.79 hectare (4.4 acre) property with a minor slope down from the north to the south.

The land included in this application includes all of the property bounded by York Street, Adelaide Street West, Sheppard Street and Richmond Street West, except 121 Richmond Street West which is not part of the RAC block.

The property is occupied by the following:

1. 100 Adelaide Street West, the Concourse Building, a 16-storey, historically designated office building constructed in the late 1920s located at the southeast corner of the RAC block;
2. 120 Adelaide Street West, a 26-storey office building constructed in the mid 1960s located on the north side of Adelaide Street West in the centre of the RAC block;
3. 130 Adelaide Street West, a 35-storey office building constructed in the late 1970s located on the southwest corner of the RAC block;
4. 85 Richmond Street West, the Federal Building, an 11-storey, historically designated office building constructed in the early 1920s located at the northeast corner of the RAC block;
5. 111 Richmond Street West, a 15-storey, historically designated office building located on the south side of Richmond Street West;
6. 165 York Street, a one-storey building on the east side of York Street which is currently the location of the Keg Steakhouse restaurant; and
7. 22 Sheppard Street, a seven-storey above-grade parking garage at the western terminus of Temperance Street.

In total, the site contains 159,369 square metres of non-residential gross floor area. The retail concourse includes PATH connections to the north, south and west.

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RAC is served by 696 parking spaces. Parking in below grade structures and above grade structures is accessed via a two-way driveway on York Street, and two driveways on Sheppard Street (one inbound and one outbound). There is a temporary 20 parking space surface level parking lot located at 12 Sheppard Street.

There is a common service and delivery vehicle area with four loading bays located at the concourse level, and it is served by a two-way driveway located at Sheppard Street.

Abutting the property is the following:

North: Richmond Street West, beyond which is the Sheraton Hotel

South: Adelaide Street West, beyond which is First Canadian Place office building complex

East: Sheppard Street, beyond which are the following:

- the Graphic Arts building at 73 Adelaide Street West which is a residential condominium building
- a parking lot at 66 Temperance Street subject to an approved Committee of Adjustment application for a high-rise mixed use residential condominium development
- south of Temperance Street, high-rise office buildings

West: an office building located at 121 Richmond Street West, beyond which is York Street and beyond are a office buildings and the Hilton Hotel

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.

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Official Plan

The Toronto Official Plan is now in force. This application will be reviewed against the policies in the Plan.

The site is located within the Downtown and Central Waterfront, and the Financial District on Map 6. The site is designated “Mixed Use Areas” on Map 18 - Land Use Plan in the Toronto Official Plan. This designation permits a range of residential, commercial and institutional uses. The Plan includes criteria that direct the form and quality of development in this land use designation.

Other important policies include those in the “Downtown”, “Public Realm”, “Heritage Resources”, “Parks and Open Space” and “Built Form” sections of the Plan. This includes the built form policies for tall buildings. To assist with the implementation of these policies, the City has prepared a study, Design Criteria for Review of Tall Building Proposals. The study provides key urban design criteria that should be considered in the evaluation of tall building applications. The City will review the proposed development for compliance with the study. The applicant’s team has prepared a master plan, as required for larger sites, which will be reviewed.

The Toronto Official Plan is available on the City’s website at:
www.toronto.ca/planning/official_plan/introduction.htm

The City’s Design Criteria for Review of Tall Building Proposals study is also available on the City’s website at: www.toronto.ca/planning/urbdesign/index.htm

Zoning

The site is governed by Zoning By-law 438-86, as amended. The site is zoned CR T12.0 C8.0 R11.7 which permits a mix of residential and commercial uses to a maximum density of 12 times the area of the lot area, and a height limit of 137 metres on the eastern portion of the RAC block and 76 metres on the western portion of the RAC block.

The RAC block (excluding 85 and 111 Richmond Street West and 100 Adelaide Street West) is subject to site specific By-law 512-78 which was passed to permit the construction of 130 Adelaide Street West. The RAC block excluding 165 York Street is also subject to By-law 875-2000 which was passed to permit the construction of an atrium along the north side of Adelaide Street West and an office tower at 100 Adelaide Street West in 2000 (known as the RAC III proposal). While By-law 875-2000 permitted a development of essentially the same height and density of the RAC V proposal, it is specific to the RAC III proposal and does not permit the new RAC V proposal.

Site Plan Control

The proposed development is subject to Site Plan Approval. A Site Plan Approval application has been filed (file: 07 238090 STE 28 SA). This application is applicable to the atrium building addition at 120 Adelaide Street West. An additional site plan application will be required for the remainder of the site.

Tree Preservation

The Official Plan calls for an increase in the amount of tree canopy coverage. City Council has adopted the objective of increasing the existing 17 percent tree canopy coverage to between 30 to 40 percent.

The application included a report on the trees located on the development site including the private open space and the abutting municipal rights-of-way. The City of Toronto Municipal Code regulates privately and publicly owned trees in the city. The intent is to preserve significant trees and to ensure a sustainable tree canopy and urban forest in Toronto. The existing tree population on the site and abutting streets provides environmental and aesthetic benefits to the Financial District. The protection of existing trees and the planting of large growing shade trees on both public and private lands should be an important objective for any proposal for the development site.

Reasons for the Application

Amendments are required to Zoning By-law. The RAC V proposal will result in an overall density of approximately 11 times (9.3 times the non-residential gross floor area and 1.75 times the residential gross floor area) which exceeds the non-residential density maximum of 8 times in Zoning By-law 438-86. The RAC V Tower is proposed to be constructed to a height of 183 metres which exceeds the height limitation of 137 metres prescribed by Zoning By-law 438-86. Additional areas of non-compliance with the general zoning may be identified as the review of the application advances.

COMMENTS

Issues to be Resolved

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.

The following issues as well as any other issues that may be identified will be assessed:

- appropriateness of the proposal's scale and massing in terms of the built form arrangement on the site, and compatibility and interface with the existing heritage buildings and surrounding context;
- responding to the site's different opportunities for improvement on the four frontages: York Street, Richmond Street West, Adelaide Street West, and Sheppard Street;
- ability to provide an appropriate transition in building height between the scale of the Financial District and lands north of Queen Street West outside of the Financial District;
- relationship to the abutting heritage resources including Graphic Arts Building;
- placement and scale of proposed multi-storey tower with respect to tower separation to existing and proposed multi-storey buildings in the vicinity;
- potential impacts on Nathan Phillips Square and adjacent residential properties, including shadow, overlook and privacy;
- suitability of the proposed unit sizes and mix of unit types, with particular emphasis on requiring apartments and amenities suitable for families;
- assessment of traffic and transportation impacts;
- pedestrian and vehicular access to and movement on and through the site including below-grade PATH connections, knockout panels for future PATH connections to buildings, and continuous weather protection along street frontages;
- bicycle parking and facilities for both the residential and commercial components of the building;
- incorporation of green development standards such as green roofs and connection to Enwave;
- heritage preservation of the existing buildings including appropriate treatment of the historic façades and interior of the Concourse Building located at 100 Adelaide Street West and 111 Richmond Street West, and retention of potential for sections of 85 Richmond Street West;
- community benefits under Section 37 of the *Planning Act* should this application, or some variation thereof, proceed; and
- ability to meet the intent and spirit of the Official Plan, Council policies and other applicable planning policies including the Provincial Policy Statement, and to represent good planning and community building.

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The application has been circulated to City Divisions for review. Additional issues may be identified through the review of the application, agency comments and the community consultation process.

Community Engagement Process

This report recommends that an initial open house/information session to allow the public to review the applicant's submission, and ask questions of City staff and the applicant.

Studies / Statements / Reports

The applicant has provided all required studies for staff and external agencies to complete an evaluation of the application.

CONTACT

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SIGNATURE

Gary Wright, Director
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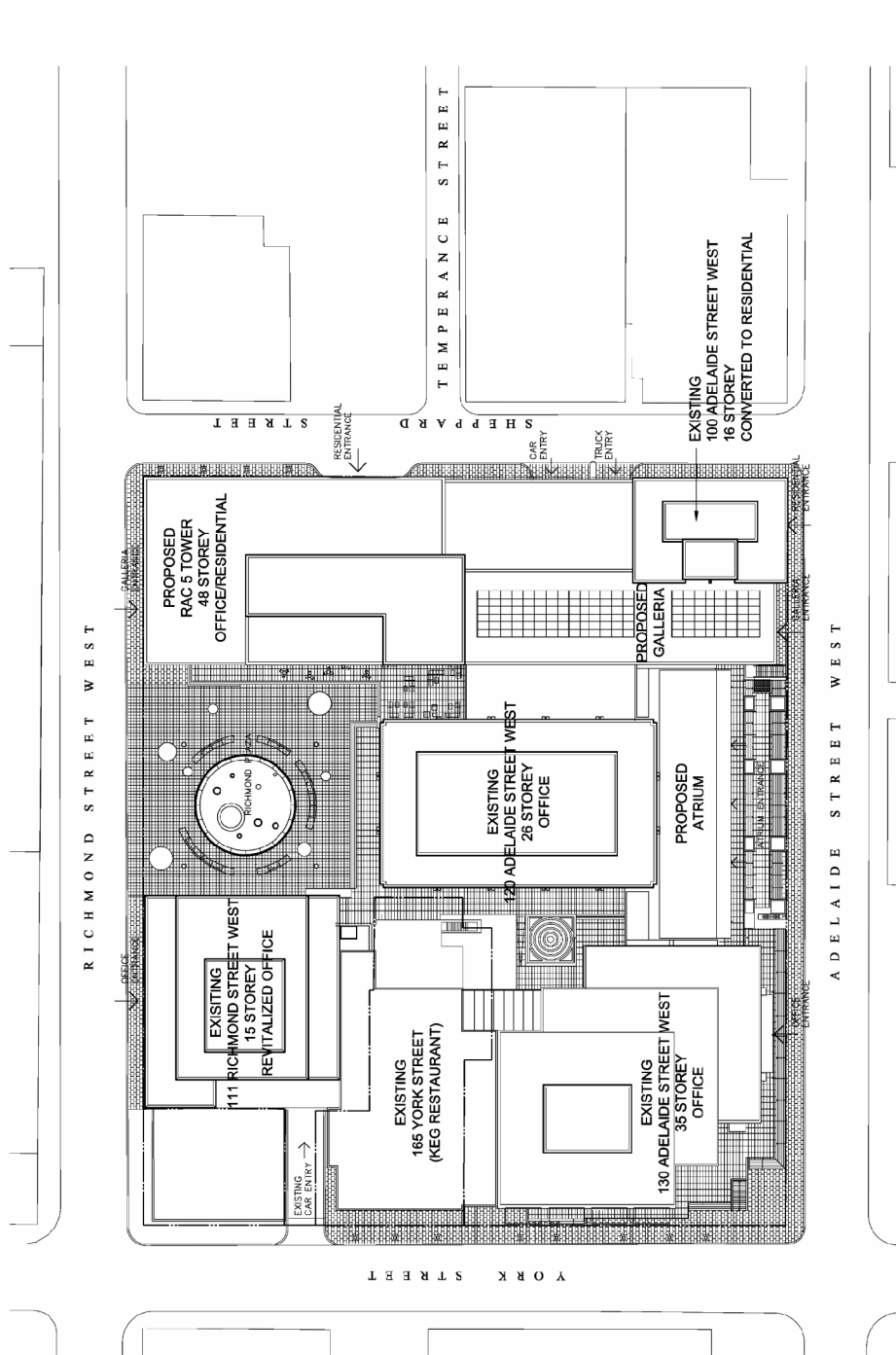
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ATTACHMENTS

Attachment 1: Site Plan
Attachment 2a: North Elevation
Attachment 2b: South Elevation
Attachment 2c: East Elevation
Attachment 2d: West Elevation
Attachment 3: Zoning
Attachment 4: Application Data Sheet

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Attachment 1: Site Plan

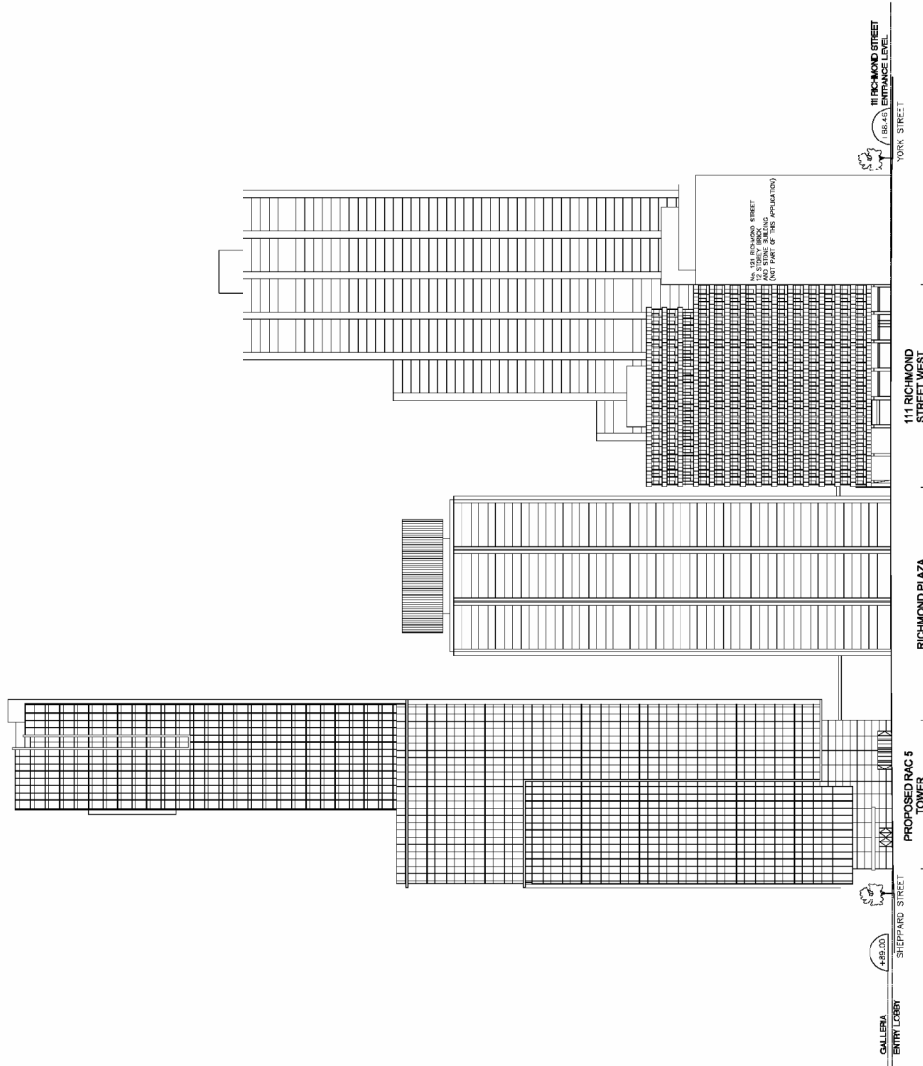


Site Plan
 Applicant's Submitted Drawing
 Not to Scale
 09/13/07

**100 - 130 Adelaide St West (165) York St,
 12 & 22 Sheppard St and 85 & 111 Richmond St West**
 File # 07_257217

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Attachment 2a: North Elevation



North Elevation

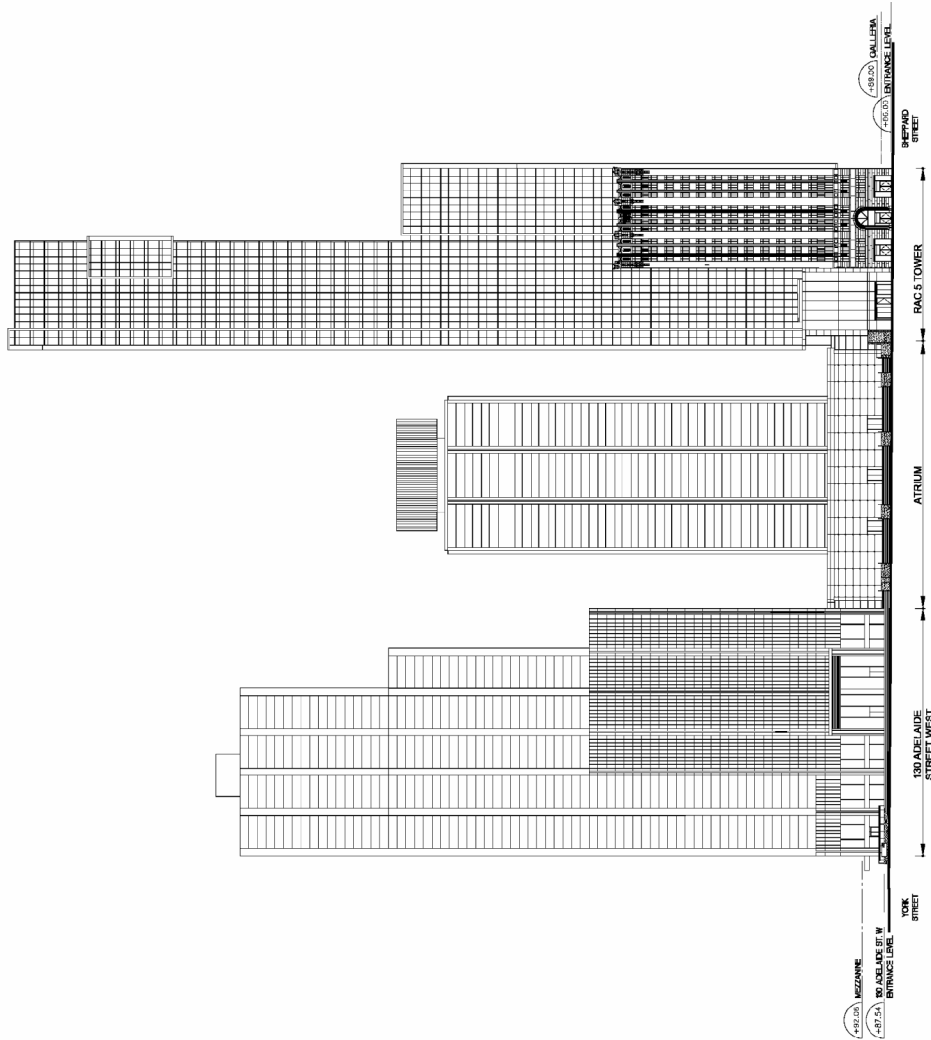
Applicant's Submitted Drawing

Not to Scale
09/13/07

**100 - 130 Adelaide St West (165) York St,
12 & 22 Sheppard St and 85 & 111 Richmond St West**

File # 07_257217

Attachment 2b: South Elevation

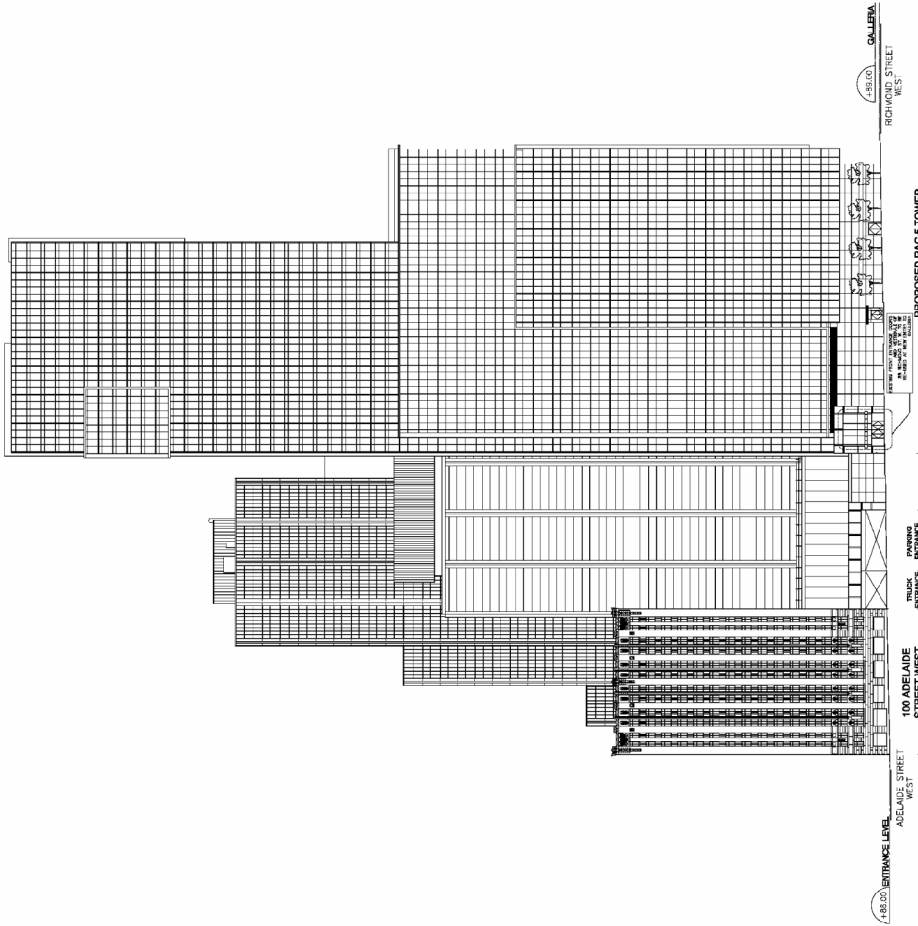


South Elevation
 Applicant's Submitted Drawing
 Not to Scale
 09/13/07

**100 - 130 Adelaide St West (165) York St,
 12 & 22 Sheppard St and 85 & 111 Richmond St West**

File # 07_257217

Attachment 2c: East Elevation



East Elevation

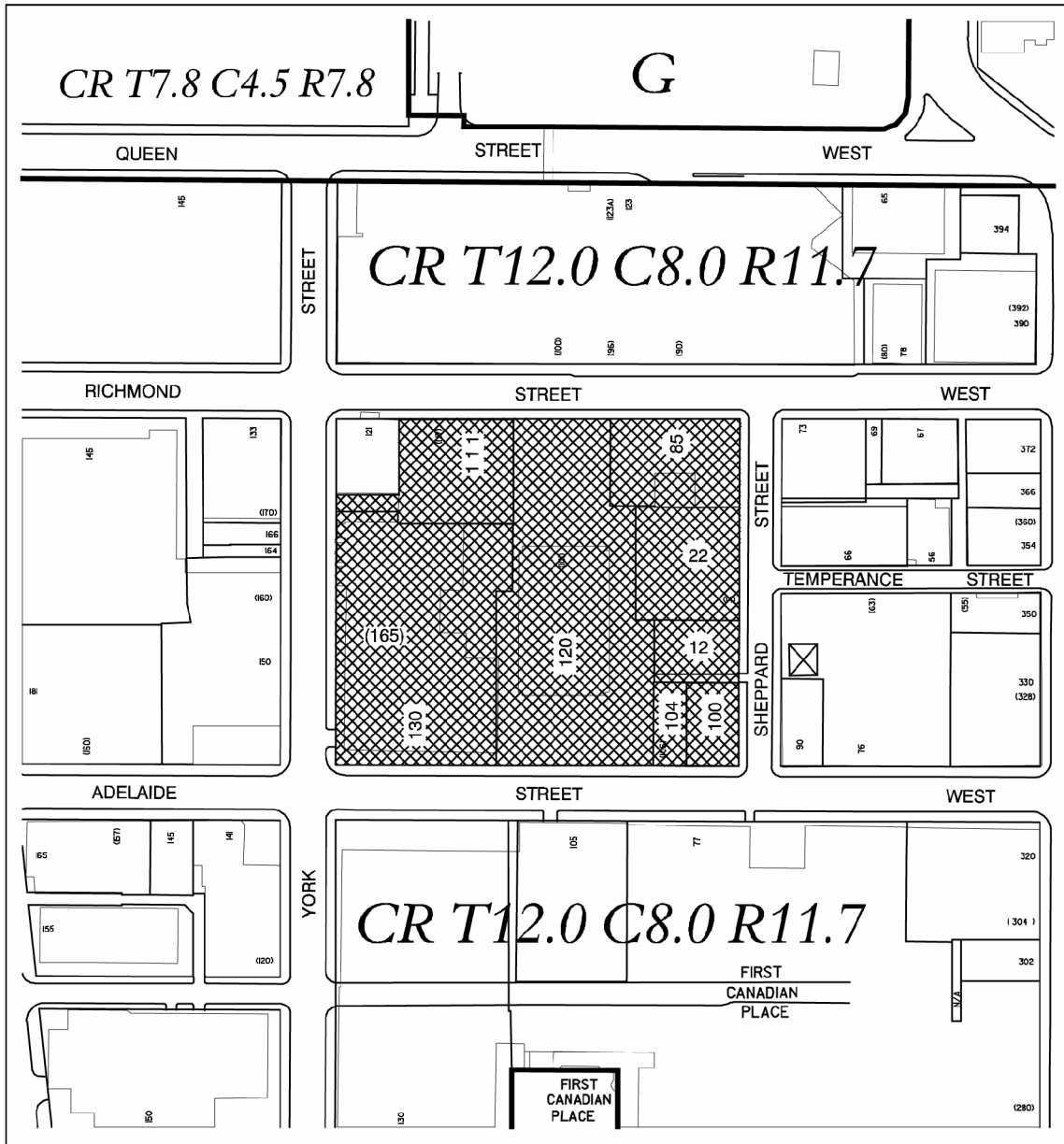
**100 - 130 Adelaide St West (165) York St,
12 & 22 Sheppard St and 85 & 111 Richmond St West**

Applicant's Submitted Drawing

Not to Scale
09/13/07

File # 07_257217

Attachment 3: Zoning



100 - 130 Adelaide St West, (165) York St,
12 & 22 Sheppard St and 85 & 111 Richmond St West
File # 07_257217

G Parks District
CR Mixed-Use District



Not to Scale
Zoning By-law 438-86 as amended
Extracted 09/13/07 - DR

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Attachment 4: Application Data Sheet

Application Type	Rezoning	Application Number:	07 257217 STE 28 OZ
Details	Rezoning, Standard	Application Date:	August 28, 2007
Municipal Address:	100, 104, 120, 130 Adelaide Street West, 12, 22 Sheppard Street, 165 York Street, and 85, 111 Richmond Street West (Richmond Adelaide Centre)		
Location Description:	Block bounded by Richmond Street West, Sheppard Street, Adelaide Street West and York Street (not including 121 Richmond Street West).		
Project Description:	Proposed 48-storey (183 metre) mixed use building with 23 storeys of office (lower floors) and 25 storeys of residential (upper floors) and five floors of underground parking. The tower is proposed for the southwest corner of Adelaide Street West and Sheppard Street. The proposal includes the demolition of 85 Richmond Street West which is an 11 storey historically designated office building and 22 Sheppard Street which is a seven storey above grade parking structure.		

Applicant:

Wood Bull LLP
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Suite 1400
Toronto, ON
M5H 2M5

Architect:

WZMH Architects
95 St. Clair Avenue West,
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Owner:

Oxford Properties Group Incorporated
130 Adelaide Street West
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PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:	875-00, 511-78, 512-78
Zoning:	CR T12.0 C8.0 R11.7	Historical Status:	Y
Height Limit (m):	137, 76	Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq. m):	17996	Height:	Storeys:	48
Frontage (m):	147		Metres:	183
Depth (m):	127			
Total Ground Floor Area (sq. m):	12500			Total
Total Residential GFA (sq. m):	31231		Parking Spaces:	782
Total Non-Residential GFA (sq. m):	168104		Loading Docks	12
Total GFA (sq. m):	199335			
Lot Coverage Ratio (%):	70			
Floor Space Index:	11.1			

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DWELLING UNITS

Tenure Type: Rental

Rooms: 0
 Bachelor: 56
 1 Bedroom: 267
 2 Bedroom: 80
 3 + Bedroom: 0
 Total Units: 403

FLOOR AREA BREAKDOWN (upon project completion)

		Above Grade	Below Grade
Residential GFA (sq. m):	0	31231	0
Retail GFA (sq. m):	56	5216	974
Office GFA (sq. m):	267	157190	0
Industrial GFA (sq. m):	80	0	0
Institutional/Other GFA (sq. m):	0	4724	0

CONTACT: PLANNER NAME: Al Rezoski, Senior Planner - Downtown Section
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