

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

Date:	April 4, 2008
To:	Toronto and East York Community Council
From:	Acting Director, Community Planning, Toronto and East York District
Wards:	Ward 20 – Trinity-Spadina
Reference Number:	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.

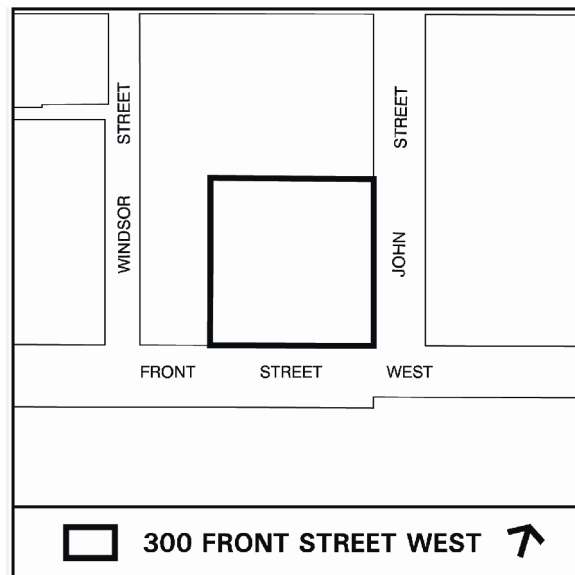
This application proposes the redevelopment of the site at 300 Front Street West, at the northwest corner of Front and John Streets, for a residential building ranging in height between 16 and 52 storeys, with commercial uses on the ground floor. A Section 37 Agreement is recommended to secure community benefits.

This report reviews and recommends approval of the application to amend the Zoning By-law.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council amend the Zoning By-law substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 8;
2. City Council authorize the City Solicitor and the Chief Planner and



Executive Director, City Planning Division, to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required to implement the intent of this report;

3. Before introducing the necessary Bills to City Council for enactment, require the owner to enter into an Agreement pursuant to Section 37 of the *Planning Act*, satisfactory to the Chief Planner and Executive Director, City Planning Division, and the City Solicitor, such agreement be registered on title to the lands in a manner satisfactory to the City Solicitor, to secure a financial contribution of \$2,000,000 to be indexed pursuant to the Non-Residential Building Construction Price Index, to be paid prior to the first above grade building permit and to be allocated to the following public benefits and in the following order of priority:

- (i) the amount of \$1,050,000 to be applied to:
 - (a) improvements for the east and west sides of John Street between Front Street West and Wellington Street West, including streetscape improvements, beyond what is typically secured through site plan approval under Section 41 of the *Planning Act*;
 - (b) improvements to Isabella Valancy Crawford Park to generally implement the design modifications illustrated in the attached Schedule “A”; and
 - (c) streetscape improvements within the King-Spadina area east of Spadina Avenue;

The amounts to be applied to each of 3(i)(a) and 3(i)(b) above shall be determined through the finalization of design and construction drawings, however no more than \$750,000 shall be applied to John Street and other streetscape improvements and no more than \$500,000 shall be applied to improvements to Isabella Valancy Crawford Park

- (ii) the amount of \$750,000 payable to the City of Toronto, to be used for improvements to:
 - (a) Metro Hall Park;
 - (b) Simcoe Street Park; and/or
 - (c) Clarence Square Park
- (iii) the amount of \$200,000 for capital improvements to Toronto Community Housing Corporation properties in Ward 20;
- (iv) the provision and maintenance of public art pursuant to a public programme, to be located on publicly accessible portions of the lot, or within publicly owned or publicly accessible locations in the East Precinct of the King-Spadina Plan Area, of a value not less than one per cent of the gross construction costs of all buildings and structures to be erected on the lot;

- (v) that 10% of the total units be 3-bedroom units and/or have knock-out panels to enable the conversion;
 - (vi) the submission of 1:50 scale drawings for representative portions of the buildings to the satisfaction of the Chief Planner and Executive Director, City Planning.
 - (vii) the provision of 825 square metres of publicly accessible open space on the lot.
4. On the Zoning By-law Amendment for 300 Front Street West coming into effect, the applicant shall withdraw their appeal to Official Plan Amendment 921-2006 for the King-Spadina Plan area; and
 5. City Council authorize City officials to take all necessary steps, including the execution of agreements and documents, to give effect to the above-noted recommendations.

Financial Impact

The recommendations in this report have no financial impact.

ISSUE BACKGROUND

Site History

In 1996 City Council enacted Official Plan and Zoning By-law amendments for the subject site and surrounding King-Spadina area to provide for redevelopment in the area and encourage its transformation from a historical industrial manufacturing area to a mixed-use urban neighbourhood. The former owner of the subject lands appealed these amendments. Although settlement discussions occurred, the appeal was never resolved. Therefore, while the draft zoning by-law attached to this report is based on the RA zoning being in force and effect, it is recommended that the City solicitor be given authority to dispose of the appeal and/or amend this draft zoning by-law so that by the time the bill is brought forward, if Council chooses to enact it, such will reflect the intent of this report.

Proposal

The original application, submitted on May 4, 2007 proposed a T-shaped residential building with commercial uses on the ground floor. A 183 metre north-south building on the east limit of the site and a 39 metre east-west building at the north end of the site were proposed. A private open space area was proposed on the west side of the site.

Through discussions with City staff and based on comments at the community consultation meeting, the proposal has been modified. The current proposal reorganizes the development on the site, reduces the maximum building height and modifies the built form of the tall building element through offsetting of the building length and stepping of the building height.

The current 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 tall element of 48 storeys (140 metres) and 52 storeys (156 metres) centrally located on the site in a north-south orientation; and, a lower rise building that graduates in height from 1 storey (6 metres) to 16 storeys (50 metres) oriented east-west at the north end of the site. (See Attachment 1: Site Plan)

A publicly accessible open space area of approximately 825 square metres is proposed at the intersection of John Street and Front Street West.

A total of 676 residential units are proposed. The unit breakdown is approximately 63% one-bedroom units, 35% two-bedroom units and 2% three-bedroom units with knock-out panels to be incorporated to allow the opportunity for up to 10% of the units to be three-bedroom. The total gross floor area for the project is 56,528 m² of which 349 m² is proposed for ground floor commercial uses.

Indoor residential amenity area totalling 1,267 m² is proposed to be located on the top floor (sixteenth floor) of the lower building element and include a fitness centre, party room and theatre. The indoor residential amenity area is to be located directly adjacent to the outdoor residential amenity area to be comprised of an outdoor patio and swimming pool.

Vehicle access to the site will be from both John Street and Front Street West. A five-level underground parking garage will provide 481 parking spaces for residents, residential visitors and commercial space. The loading and servicing area for the development is to be integrated into the ground floor of the east-west oriented building. For further statistical information, refer to the Application Data Sheet found at Attachment 7 of this report.

Site and Surrounding Area

The site is located at the northwest corner of Front Street West and John Street 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 site is located at the southern edge of the King-Spadina Secondary Plan area. The total site area is 4,169m², 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 station. A concrete wall of approximately 2.75 metres in height encloses the station with billboard advertising above. The total height of the transformer elements is approximately 15 metres in height.

South: Directly south of the site across Front Street West is 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 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 building 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, to the east of the CBC building, Simcoe Park and the WSIB building which are located along Front Street West and the Ritz Carlton hotel residence and Royal Bank office building both of which are under construction and located along Wellington Street West.

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.

Official Plan

The site is designated as a 'Regeneration Area' (RA) and is located within the King-Spadina Secondary Plan area, which forms Chapter 6.16 of the Official Plan. The King-Spadina Secondary Plan permits a wide range of uses, including the proposed uses, and provides policy direction on built form.

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 a building height, massing, scale, setback, stepbacks, roof line and profile and architectural character and expression.

King-Spadina Review Study

In 2005, a review of the King-Spadina Secondary Plan was undertaken to look at specific matters related to entertainment uses in the area, community services and facilities, built form and the public realm. The study was completed in 2006. The general goal of the planning framework was to encourage redevelopment and a built form that reinforces the historic context was reaffirmed. City Council enacted amendments to the King-Spadina Secondary Plan and implementing zoning (921-2006 and 922-2006 respectively) which introduced limited modifications to the planning framework. These amendments are currently under appeal, including an appeal to the Official Plan Amendment by the applicant for the subject site.

Of relevance to this application, the Official Plan Amendment that resulted from the review study includes a policy acknowledging that lands in the Plan area, including the subject site, may be considered for buildings with heights in excess of those permitted by the existing zoning by-law subject to a consideration of their ability to meet criteria set out in the City's Tall Building Guidelines.

Zoning

The subject site is zoned RA – Reinvestment Area. This zoning does not include density standards, but instead sets out specific built form requirements that are intended to reinforce the historic built form character of the Plan area. This zoning permits a building height of 30 metres and requires a setback from the street at an elevation of 20 metres.

Given that the 'Reinvestment Area' (RA) zoning is not in-force and in effect, the Industrial 'I' zoning still applies. However, once the RA zoning is in-force and in effect, it is important to note that 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. An additional 5 metres is permitted for rooftop mechanical elements. 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 has been evaluated by staff in the context of the King-Spadina Urban Design Guidelines (2006), as well as the City of Toronto Tall Buildings Design Guidelines (2006). The Tall Buildings Design Guidelines were adopted for a period of two years and are to be the subject of a status report to City Council in 2008.

Waterfront Cultural and Heritage Infrastructure Plan

The Waterfront Cultural and Heritage Infrastructure Plan was adopted by City Council in December 2001. The purpose of the Plan is: to identify significant cultural and heritage places, to articulate a cultural and heritage vision for the waterfront; and establish the principles, objectives and opportunities for culturally conscious development in the central waterfront that will attract local, national and international visitors and enhance the quality of life for residents.

The site abuts Front Street West as well as John Street with both these streets identified as two of the seven themed cultural and heritage corridors in the City. Front Street connects historic and cultural sites that were once waterfront places and are still active cultural attractions (Distillery District in the east and Fort York in the west). John Street also links important arts, entertainment and new media including the National Film Board, the City TV, CBC 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 have been evaluated as part of the review of the application.

Reasons for Application

The application proposes a height and built form not contemplated or permitted by the existing zoning by-law permission.

Community Consultation

A community consultation meeting was held on June 19, 2007. Approximately 6 members of the public attended the meeting as well as the applicant and City Planning staff. Issues raised include: building height, the provision of affordable housing, public space opportunities, opportunities to provide dog-friendly places, concern about insufficient parking in the area, the need to attract desirable at-grade retail uses and the appropriate siting of the tower.

Agency Circulation

The application was circulated to all appropriate agencies and City divisions. Responses received have been used to assist in evaluating the application and to formulate appropriate by-law standards.

COMMENTS

The subject site is located within an area considered to have the potential to accommodate taller buildings within the Plan area. The application has been reviewed on the basis of its relationship to and impact on the surrounding existing and planned context as well as the built form criteria set out in the Council approved Tall Building Guidelines and Urban Design Guidelines. The application is recommended for approval for the reasons set out in the sections below.

The reorganization of the development to establish a publicly accessible open space at the intersection directly across from an existing public park supports and advances the cultural corridor status of John Street and Front Street West and can establish companion public open space areas with a shared design theme at this intersection. The height and built form changes to the taller building element introduce more interesting architectural detail to the development.

Organization of the Site

The reorganization of the development for the site from the original proposal improves the relationship of the development to its surroundings and presents opportunities to advance the role of John Street as a Cultural Corridor for the City.

The at-grade open space area has been relocated to the corner of John Street and Front Street West and will become a privately owned but publicly accessible open space. The effect of this relocation of the open space component of the development is to allow the open space to visually and functionally become part of the public realm. Further, this report recommends that a portion of the recommended Section 37 contributions be allocated to undertake improvements and modifications to the existing public park directly opposite the site (Isabella Valancy Park). The proposed modifications will introduce design elements that are also proposed for the on-site open space area to achieve a more cohesive public open space area at the intersection.

Built Form

The general T-shape of the building remains, however the taller element has been reduced in height and the design modified to introduce some detail to the built form. The taller element has been shifted to a location central to the site and the height is now 140 metres on the west and north portion of this part of the building and 156 metres on the east and south portion. Also, along Front Street West, the building has a variable setback of 1.5 and 5.0 metres (See attached Draft Zoning By-law Map 2). The effect of these changes to the architecture of the building is a more interesting built form outcome than the original proposal.

The east-west element of the building had changed in form and height from an overall 44 metres building height to a graduated range in heights from 6 metres (1 storey), 50 metres (16 storeys) and to 44 metres (16 storeys). This building element runs along the entire width of the site at the north property line. It will be a single-sided building, with units facing only south. The north side of the building abuts the hydro transformer station and, as a result no windows are being introduced to this side of the building. The City and applicant are exploring opportunities to provide architectural detail to this side of the building as well as potential opportunities to work with Hydro One on public art that addresses this condition. These details will be resolved through the Site Plan approval process. This report recommends a 1% public art contribution as part of the Section 37 Agreement and includes a reference to the potential for these funds to be used to respond to the hydro transformer station.

The wind studies are being finalized. The preliminary results indicate that mitigation measures will likely include canopies at the pedestrian level. These matters will be finalized through the site plan process.

Building Height

The current proposal reduces the height of the taller building element to 140 and 156 metres inclusive of rooftop mechanical elements. The east-west portion of the building now ranges from 6 metres to 50 metres and 44 metres.

The City's Tall Building Design Guidelines and the King-Spadina Urban Design Guidelines provide criteria to evaluate the ability of tall buildings to be accommodated on a site. These criteria address lot size and dimensions and setbacks from the property line to ensure that facing conditions to adjacent existing or future developments are acceptable.

The site is an approximately 64 metre square lot. The taller element of 140 and 156 metres in height is now shifted to a central location on the site. The west setback to the vacant lot to the west will be 12.5 metres except for the rear 15.5 metres of the lot where there will be a 1 storey (6 metre) level component. The east setback to John Street will be approximately 28.7 metres. The 28.7 metre setback on the east side of the site provides the space to accommodate the publicly accessible open space along two street frontages and opens up views up John Street. The west setback, in principle, meets the City's guideline requirements of a 12.5 metre setback to property lines for tall buildings. The maximum height of 156 metres is taller than existing City Place buildings along the south side of Front Street West located west of the site (which range between 83 metres and 108 metres) and is lower than the buildings under construction in the CBC block to the east (which will be approximately 69 metres).

The predominance of the east-west portion of the building at the heights of 44 and 50 metres provides a visual screen across the entire width of the site to the hydro transformer station directly north and is slightly lower than the CBC building directly across the street.

Tall Building Guidelines

Staff have determined that the proposal responds positively to key objectives as outlined in the Tall Buildings Guidelines with respect to; appropriate transitioning in scale to existing adjacent sites, to ensure the massing fits harmoniously in the planned context, to minimize additional shadowing and uncomfortable wind conditions and for the provision of attractively designed, publicly accessible outdoor amenity space.

Shadow

The applicant submitted shadow studies in support of their application which demonstrate that the development will have no shadow impacts on either King Street West or Clarence Square Park which are located north and west of the site respectively. The development will have afternoon shadow impact on John Street. In June, the development does not cast a shadow on John Street until after 2 p.m. In March and September, there is afternoon shadow on John Street. It is important to note that a building constructed on the site under the as-of-right permissions (35 metres including mechanicals) would also shadow John Street in the afternoon hours.

Wind

The applicant has submitted a study of potential wind impacts resulting from the development. City staff have reviewed the applicant's wind study, as prepared by Rowan Williams Davies & Irwin Inc. (RWDI), to assess the impact on and around the proposed site including; both sides of Front Street West, John Street and Wellington Street West, and on the east side of Blue Jays Way. The wind studies are being finalized. The preliminary results indicate that mitigation

measures will likely include canopies at the pedestrian level. These matters will be finalized through the Site Plan Approval process.

Impact on Adjacent Lands

City staff have examined the impact of the proposal with respect to adjacent properties. The lower building element is located along the full length of the north limit of the property to screen the hydro transformer station directly north. Hydro One has provided input on the application relative to impacts on this station. Hydro One has no objections to the proposal subject to the conditions set out in the recommendations to this report which will be incorporated into the Section 41 Agreement.

The lands to the immediate west of the subject site (306 Front Street West) currently support a surface parking lot. For the purposes of evaluating this application, this site was considered to be a future redevelopment site. The owners of 306 Front Street West have contacted City staff to advise that they object to the revised proposal which places the north-south building element centrally on the applicant's site. This objection is based on their belief that development opportunities on their site at 306 Front Street West are constrained by this relocation of the tall building element.

Staff reviewed the implications of the proposed 12.5 metre setback of the subject application on future development opportunities for the adjacent site at 306 Front Street West. It has been concluded that this setback does not impact development opportunities. The 306 Front Street West site will be constrained by its lot dimensions, in particular its narrow lot depth of approximately 27.6 metres from Windsor Street.

Traffic Impact and Vehicular Access

There will be two driveways providing access to the site: one at the north end of the site on John Street and the other at the west end of the site on Front Street West. Technical Services staff have reviewed the Traffic Impact Study as prepared by the BA Group and have concluded that the traffic impacts are acceptable. There will be full movement permitted from the John Street driveway and right-in/right-out driveway permissions from the Front Street West driveway.

Parking

The proposal provides five levels of underground vehicle parking for both residential and visitor usage. A total of 408 residential parking spaces and 41 visitor parking spaces are proposed. Visitor parking will be located on the P1 level. The proposed parking for the development meets the by-law requirements.

Bicycle Parking

The general Zoning By-law requires a total of 200 bicycle parking spaces consisting of 160 residential spaces and 40 visitor spaces for the proposal. The applicant is providing 160 residential bicycle spaces to be provided on the P1 underground parking level. Visitor bicycle parking spaces will be located on the ground level (28 spaces) and the P1 parking level (12 spaces). The proposed bicycle parking meets the by-law requirements. Details regarding security of bicycle parking spaces, such as location of doors and windows, will be finalized through site plan approval.

Servicing

Servicing for the development is to be located at the northwest corner of the site, integrated into the ground floor of the east-west building element. This location, and the configuration of the driveway through the site, allows garbage and servicing vehicles to accommodate all turning manoeuvres on site. Technical Services staff have reviewed the proposed loading and garbage pick-up arrangement and it is deemed as acceptable.

Amenity Space

The general Zoning By-law requires 2 square metres per residential unit of indoor amenity space which, for the subject application would total 1352 square metres. The proposal provides a total of 1267 square metres, which amounts to 1.87 square metres per proposed residential unit. The amenity space will be located on the sixteenth floor of the east-west portion of the building and accessible for use by all residents of the building. A ratio of 1.87 square metres per residential unit is considered to be acceptable, subject to the general zoning standards of a single multi-purpose room or contiguous multi-purpose rooms, one of which shall contain a kitchen and a washroom.

The general Zoning By-law requires 2 square metres per residential unit of outdoor amenity space which, for the subject application would total 1352 square metres. The proposal provides for a total of 1175 square metres of outdoor residential amenity space which amounts to 1.74 square metres per proposed residential unit. Outdoor amenities are proposed to include a pool and patio area on the sixteenth floor directly opposite the indoor amenity area. This outdoor amenity area for the exclusive use of the residents of the building is considered to be acceptable provided that the at-grade publicly accessible open space is also provided on-site.

The on-site publicly accessible open space is also an important amenity space for future residents of the development. The proposed design of the space provides for green space, pathways and low seating walls in consideration of the need for more green space in the area and providing outdoor seating and passive amenity space. This space is recommended to form part of the Section 37 contribution for the proposal and the Section 37 Agreement will set out details related to title, public access, and maintenance.

Public Realm

The King-Spadina Secondary Plan area is successfully undergoing a transformation from a former industrial manufacturing area to a mixed-use urban neighbourhood adjacent to the downtown core. Given the limited number and size of public park and park-like spaces in the area, the streets take on added importance as part of the public realm.

Through the review of the application, City staff worked with the applicant to maximize opportunities to improve the public realm in the area, in particular seeking opportunities to advance the status of John Street as a Cultural Corridor. This perspective motivated the package of Section 37 contributions set out in the Section below. Briefly, the nature of and rationale for the proposed public realm improvements is as follows:

Publicly Accessible Open Space – the relocation of the on-site open space to the corner of John Street and Front Street West provides a prominent public space along two street frontages and enhances long views up and down John Street between the Rogers Centre and the Art Gallery of Ontario.

Isabella Valancy Park – is located directly opposite the site and directly opposite the now relocated open-space area of the development. Modifications are proposed to the design of this public park which will echo the design themes of the open space area on the development site so that the two park spaces will become a single unifying open space element at this intersection. This will provide a visual ‘bookend’ park relationship that will be visually attractive and inviting for the pedestrian. It also performs the function of connecting pedestrians to the Rogers Skydome.

John Street – The original King Spadina Community Improvement Plan envisioned improvements to streets in the Plan area that included increasing sidewalk widths to accommodate pedestrian activity. This idea was reaffirmed through the 2006 King-Spadina Review Study. More recently, at its meeting of October 22nd & 23rd, 2007 (Clause PW9.2, item ‘F’) City Council authorized Transportation Services to pursue opportunities and sustainable transportation initiatives to improve City streets, citing specifically widening public sidewalks where possible. This proposal has the potential to advise those initiatives. City Planning is currently in discussions with Transportation Services to implement modifications to John Street which would result in a widening of the public sidewalk on one or both sides of the streets. Also, the intention is to increase the urban tree canopy for a more desirable pedestrian experience for residents, office workers and tourists.

Anchored by the Rogers Centre at the south and the Art Gallery of Ontario at the north, with the CBC, the Toronto International Film Festival, and National Film Board buildings in between, improvements to the pedestrian character of John Street would be a significant and substantial improvement in support of the street’s status.

Simcoe Park – is located on the block immediately east of the subject site and contains a number of public art pieces and originally included unique under-lighting along the seating areas. Improvements to the original lighting of the park would re-establish the importance of this park to the area and is considered a priority given the increasing residential population.

Metro Hall Park – is located north and east of the site in the block surrounded by John, King Street West, Simcoe Street and Wellington Street West. The park was originally designed and constructed as a civic square for Metro Hall in the 1980’s. The role and function of the park has changed over time. The space now supports a wide variety of year round events each with varying programming and facility needs, as well as continuing to accommodate daytime office users, night time concert and theatre goers and an increasing number of residents. Revitalization of the space in the context of these use needs and demands would support the ongoing evolution of the neighbourhood as a desirable cultural destination and help to serve a more traditional park function for area residents.

Section 37

The Official Plan contains provisions pertaining to the exchange of public benefits for an increase in height and/or density pursuant to Section 37 of the Planning Act. It is recommended that the applicant enter into a Section 37 Agreement in order to secure the following community benefits:

- the amount of \$1,050,000 to be applied to:
 - (a) improvements for the east and west sides of John Street between Front Street West and Wellington Street West, including streetscape improvements, beyond what is typically secured through site plan approval under Section 41 of the *Planning Act*; and,
 - (b) improvements to Isabella Valancy Crawford Park to generally implement the design modifications illustrated in the attached Schedule “A”;
 - (c) streetscape improvements within the King-Spadina area east of Spadina Avenue

The amounts to be applied to each of (a) and (b) above shall be determined through the finalization of design and construction drawings, however no more than \$750,000 shall be applied to John Street streetscape improvements and no more than \$500,000 shall be applied to improvements to Isabella Valancy Crawford Park

- the amount of \$750,000 payable to the City of Toronto, to be used for improvements to:
 - (a) Metro Hall Park;
 - (b) Simoce Street Park; and/or
 - (c) Clarence Square Park
- the amount of \$200,000 for capital improvements to Toronto Community Housing Corporation properties in Ward 20;
- the provision and maintenance of public art pursuant to a public programme, to be located on publicly accessible portions of the lot, or within publicly owned or publicly accessible locations in the East Precinct of the King-Spadina Plan Area, of a value not less than one per cent of the gross construction costs of all buildings and structures to be erected on the lot;

The following matters are also recommended to be secured in the Section 37 agreement as a legal convenience to support development.

- that 10% of the total units be 3-bedroom units and/or have knock-out panels to enable the conversion; and
- that 1:50 scaled elevations be provided for representative portions of the buildings.
- the provision of 825 square metres of publicly accessible open space on the lot.

Provincial Policy Statement and Provincial Plans

The proposal is consistent with the Provincial Policy Statement, as demonstrated in this report.

Environment

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

Tenure

The applicant has expressed their intention to register the proposed two buildings as standard residential condominiums with retail uses at grade.

Development Charges

It is estimated that the development charges for this project will be approximately 3,736,186.00. This is an estimate. The actual charge is assessed and collected upon issuance of the building permit.

Other Matters

The applicant filed an appeal to the recently enacted King-Spadina Official Plan Amendment and Zoning By-law Amendment, By-laws 921-2006 and 922-2006 respectively. This report contains a recommendation that these appeals be withdrawn prior to the enactment of the recommended zoning by-law amendment.

The applicant filed a site plan application for the development in March 2008. This application is currently in circulation. Matters being reviewed include, but are not limited to: loading and servicing and vehicular and bicycle parking details, wind and weather protection canopies, streetscaping, and lighting. A Section 41 Agreement will be required to secure development of the lands in accordance with the approved site plan.

City staff have approached the applicant with respect to continuing the underground walkway connection with the PATH system to adjacent sites to the east. However, there has been no resolution.

CONTACT

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SIGNATURE

Raymond David, Acting Director
Community Planning, Toronto and East York District

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ATTACHMENTS

Attachment 1: Site Plan

Attachment 2: Elevations – North

Attachment 3: Elevations – South

Attachment 4: Elevations - East

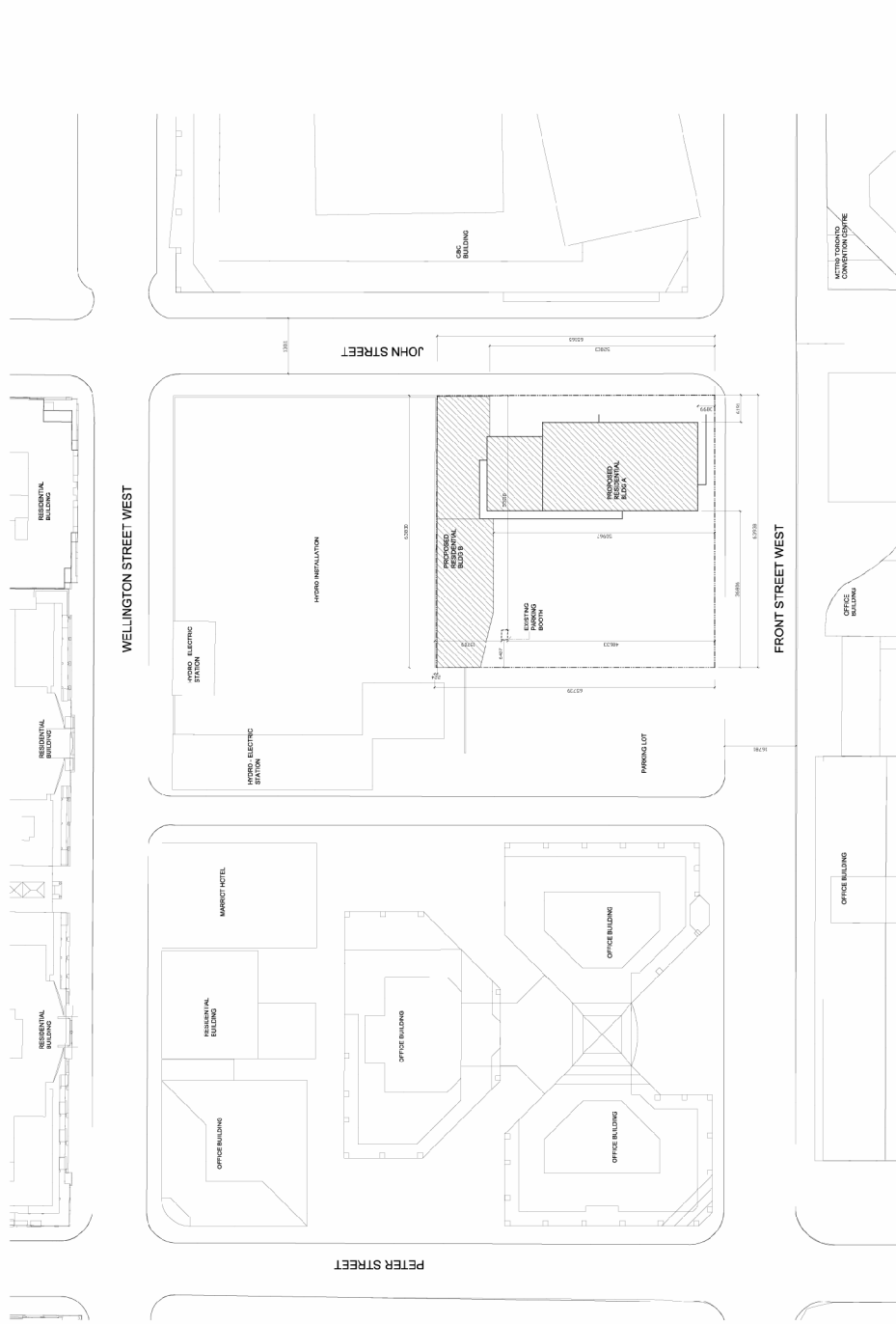
Attachment 5: Elevations - West

Attachment 6: Zoning

Attachment 7: Application Data Sheet

Attachment 8: Draft Zoning By-law Amendment

Attachment 1: Site Plan



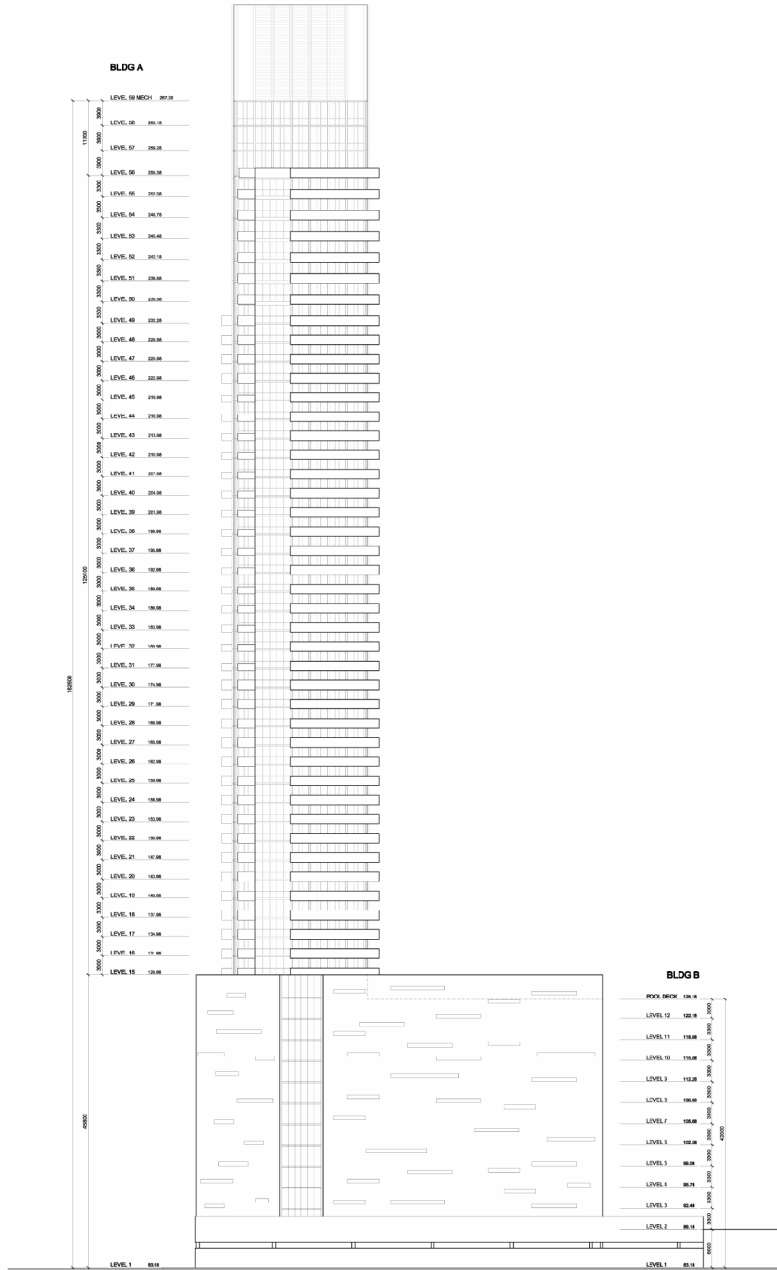
300 Front Street West

Site Plan
 Applicant's Submitted Drawing

Not to Scale
 05/24/07

File # 07_193797

Attachment 2: Elevations - North



Elevation

North Elevation

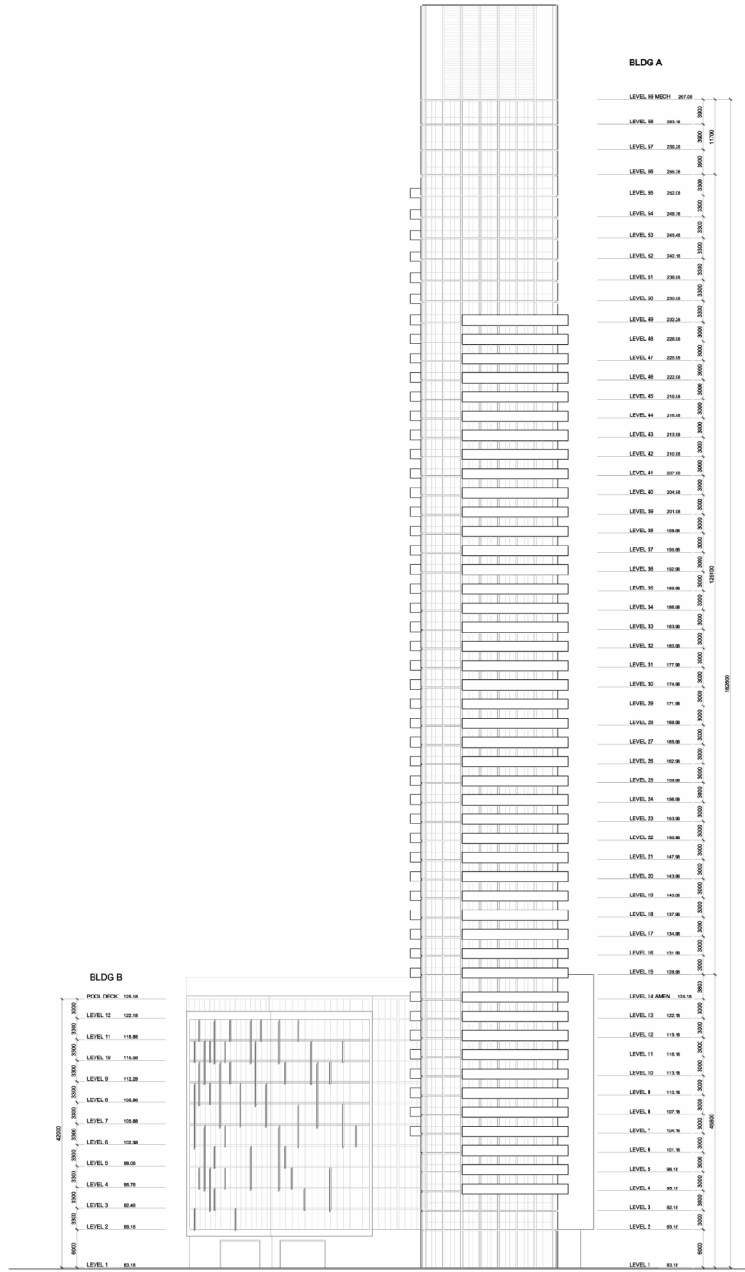
300 Front Street West

Applicant's Submitted Drawing

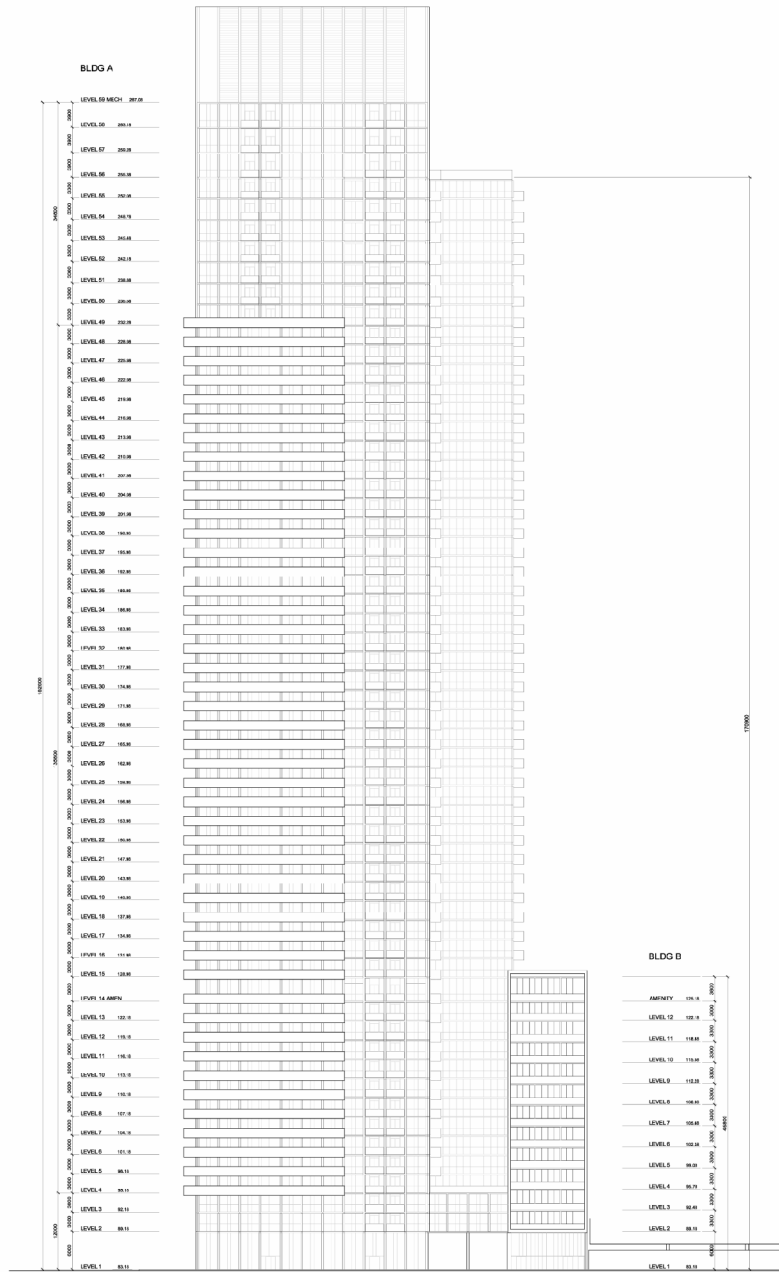
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Attachment 3: Elevations - South



Attachment 4: Elevations – East



Elevation

East Elevation

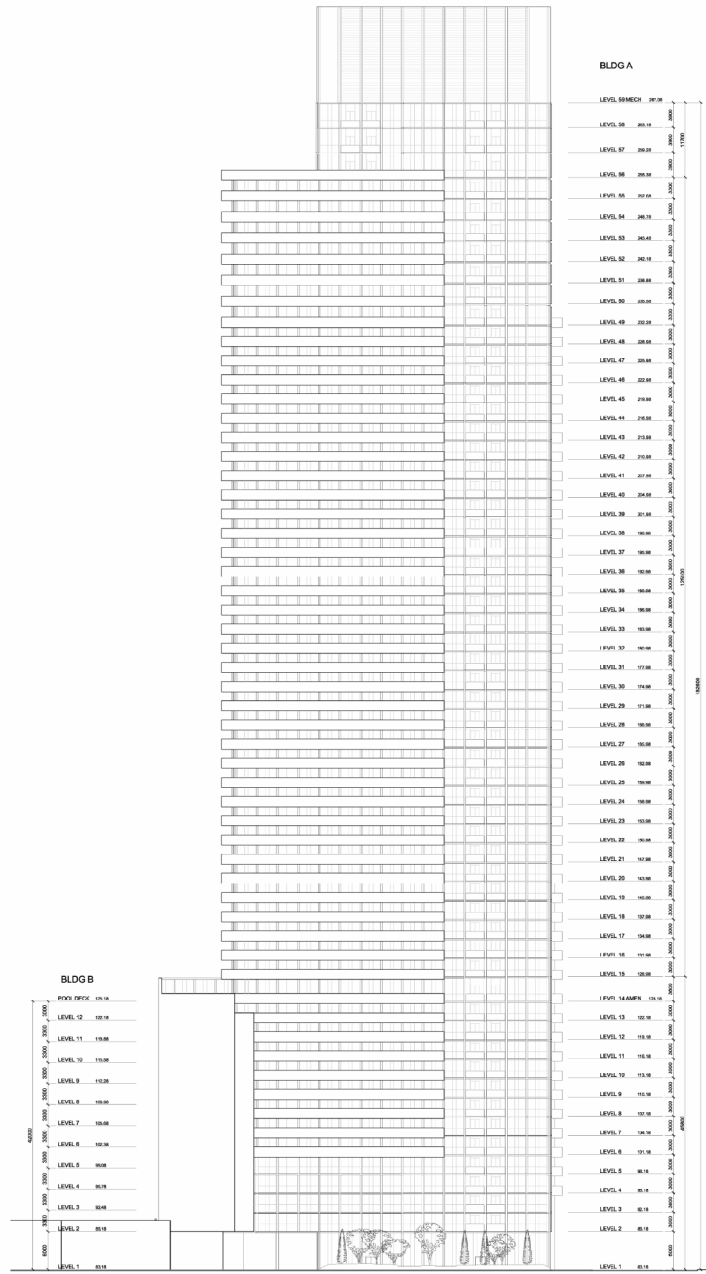
300 Front Street West

Applicant's Submitted Drawing

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05/24/07

File # 07_193797

Attachment 5: Elevations – West



Elevation

West Elevation

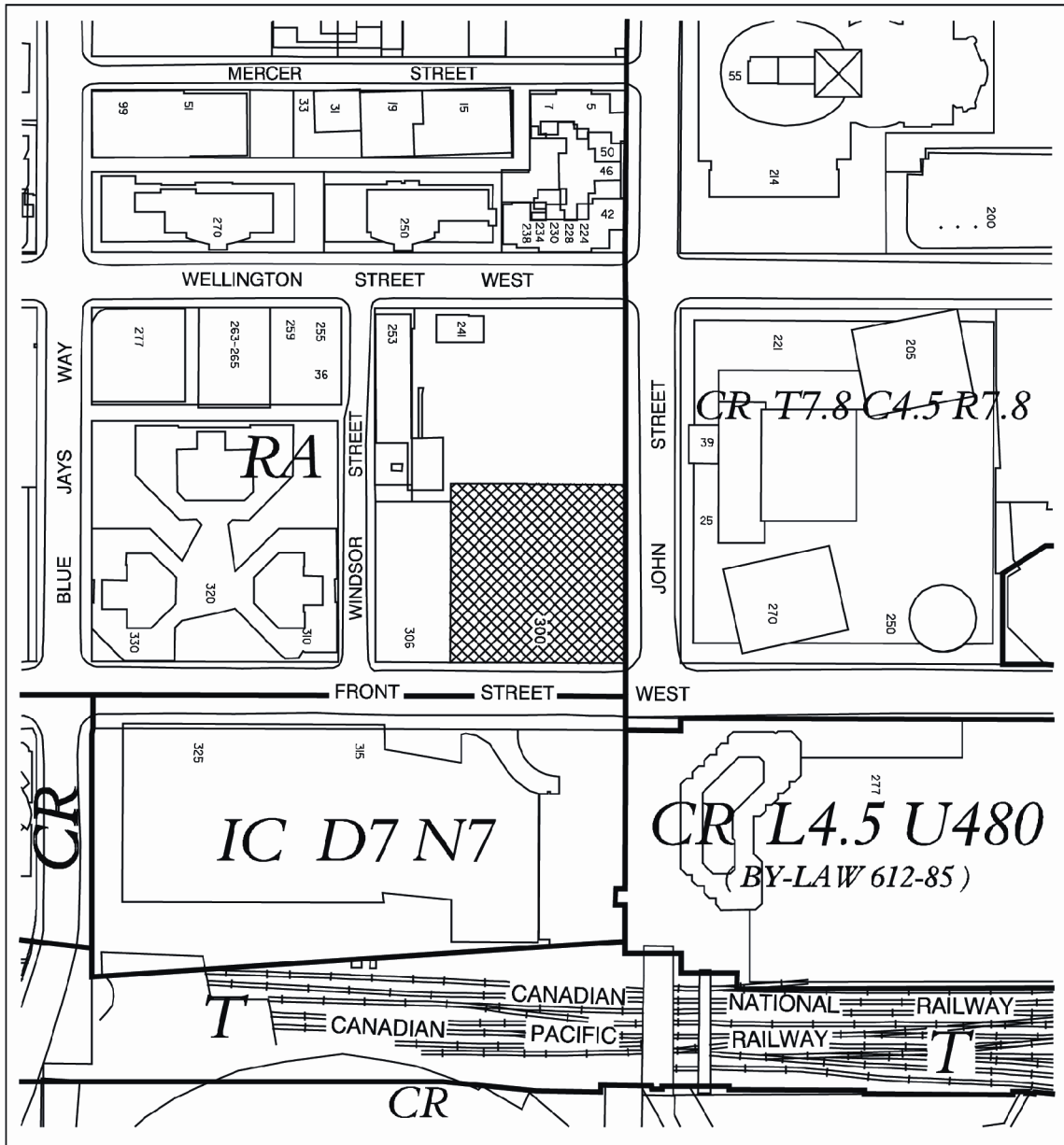
300 Front Street West

Applicant's Submitted Drawing

Not to Scale
05/24/07

File # 07_193797

Attachment 6: 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 7: 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 52 storey mixed-use residential building with commercial at grade and 16-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:	52
Frontage (m):	63.94		Metres:	156
Depth (m):	65.42			
Total Ground Floor Area (sq. m):	1361.3			Total
Total Residential GFA (sq. m):	56528.3		Parking Spaces:	481
Total Non-Residential GFA (sq. m):	349		Loading Docks	1
Total GFA (sq. m):	56877.3			
Lot Coverage Ratio (%):	33			
Floor Space Index:	13.96			

DWELLING UNITS

Tenure Type:	Condo
Rooms:	0
Bachelor:	0
1 Bedroom:	424
2 Bedroom:	238
3 + Bedroom:	14
Total Units:	676

FLOOR AREA BREAKDOWN (upon project completion)

		Above Grade	Below Grade
Residential GFA (sq. m):	56528.3	0	0
Retail GFA (sq. m):	349	0	0
Office GFA (sq. m):	0	0	0
Industrial GFA (sq. m):	0	0	0
Institutional/Other GFA (sq. m):	0	0	0

CONTACT: PLANNER NAME: Diane Silver, Planner
TELEPHONE: (416) 397-4648

Attachment 8: Draft Zoning By-law Amendment

Authority: Toronto and East York Community Council Item 8.46 as adopted by City of
Toronto Council on _____, 2008
Enacted by Council: _____, 2008

CITY OF TORONTO BY-LAW No. xxx-2008

To amend General Zoning By-law No. 438-86, as amended, of the former City of Toronto with respect to the lands known municipally in the year 2007 as 300 Front Street West.

WHEREAS the Council of the City of Toronto has been requested to amend its Zoning By-law pursuant to Section 34 of the *Planning Act*, R.S.O. 1990, c.P. 13, as amended, with respect to lands known municipally in the year 2007 as 300 Front Street West; and

WHEREAS the Council of the City of Toronto has conducted a public meeting under Section 34 the *Planning Act* regarding the proposed Zoning By-law amendment; and

WHEREAS Subsection 37(3) of the *Planning Act* provides that, where an owner of land elects to provide facilities, services, or matters in return for any increase in the height or density of development, the Municipality may require the owner to enter into one or more agreements with the Municipality dealing with the facilities, services, and matters; and

WHEREAS the owner of the lands hereinafter referred to has elected to provide the facilities, services, and matters as are hereinafter set forth; and

WHEREAS the increase in the height of development permitted hereunder, beyond that otherwise permitted on the lands by By-law No. 438-86, as amended, is to be permitted in return for the provision of the facilities, services and matters set out in this By-law and to be secured by one or more agreements between the owner of the lands and the City of Toronto (hereinafter referred to as the "City");

WHEREAS the Council of the City has required the owner of the aforesaid lands to enter into one or more agreements for the provision of certain facilities, services, and matters in return for the increases in height permitted in this By-law;

The Council of the City of Toronto HEREBY ENACTS as follows:

1. For the purposes of this By-law, the *lot* shall consist of the lands delineated by heavy lines on Map 1 attached to and forming part of this By-law.
2. Notwithstanding District and Height and Minimum Lot Frontage Maps 50G-322 or any other provision of Zoning By-law No. 438-86 of the former City of Toronto, as amended, the *lot* is within an RA district for the purposes of said By-law No. 438-86, as amended, and By-law No. 438-86, as amended, shall apply to the *lot* except as otherwise provided for in this By-law.

3. None of the provisions of Section 2(1) with respect to the definition of *grade*, 4(2)(a), 4(5), 4(12), 7(3) Part II 1 (i) & 3, 12 (2) 132, 12(2) 246(a), 12(2) 246(c), 12 (2) 246(e), of Zoning By-law No. 438-86 being “A By-law to regulate the use of land and the erection, use, bulk, height, spacing of and other matters relating to buildings and structures and to prohibit certain uses of lands and the erection and use of certain buildings and structures in various areas of the City of Toronto”, as amended, shall apply to prevent the erection and use of a *mixed-use building* on the *lot* containing both residential and non-residential uses, including uses *accessory* thereto, provided that:
- (1) no portion of any building erected above *grade* is located outside the areas delineated by heavy lines shown on Map 2 attached to and forming part of this By-law, with the exception of the following:
 - (a) balconies are permitted to project a maximum of 2.0 metres outside the areas delineated by heavy lines in the locations shown as “balconies” on the attached Map 2; and
 - (b) lighting fixtures, canopies, balustrades, stairs, stair enclosures, wheel chair ramps, underground garage ramps, ornamental or architectural features, and landscape features may extend beyond the heavy lines shown on the attached Map 2;
 - (2) No person shall erect or use a building or structure on the *lot* having a greater *height*, in metres or *storeys*, than the lesser of:
 - (a) the *height* in metres specified by the numbers following the symbol H on the attached Map 2; or
 - (b) the number of *storeys* specified on the attached Map 2;
 - (3) Rooftop mechanical areas, including a wall or structure enclosing a stair tower, elevator shaft or heating, cooling and ventilating equipment, shall be located in the area specified on the attached Map 2 and shall not exceed the building height shown on the attached Map 2;
 - (4) Notwithstanding (2) and (3),
 - (a) roof parapets and railings are permitted to exceed the height permissions on the attached Map 2 provided the maximum vertical dimension of such elements shall not exceed the sum of 1.2 metres and the applicable maximum *height* in metres as specified on the attached Map 2;
 - (b) window washing equipment is permitted to exceed the height permissions on the attached Map 2 provided the maximum vertical dimension of any such elements shall not exceed the sum of 2.0 metres and the applicable maximum *height* in metres as specified on the attached Map 2;
 - (c) for the portion of the building subject to a maximum *height* of 44.0 metres and 16 *storeys*, structures on the roof of the building enclosing a stair

tower or used for outside or open air recreation, landscaping, safety, or wind protection are permitted to exceed the height permissions on the attached Map 2 provided the maximum vertical dimension of such structures shall not exceed the sum of 3.0 metres and the applicable maximum *height* in metres as specified on the attached Map 2;

- (5) *parking spaces* shall be provided and maintained on the *lot* in accordance with the following:

Residents' Parking:

- (a) a minimum of 0.3 *parking spaces* per bachelor *dwelling unit*;
- (b) a minimum of 0.5 *parking spaces* per one bedroom *dwelling unit*;
- (c) a minimum of 0.75 *parking spaces* per two bedroom *dwelling unit*;
- (d) a minimum of 1.2 *parking spaces* per three or more bedroom *dwelling unit*;

Visitor Parking:

- (e) a minimum of 0.06 *parking spaces* per *dwelling unit* for visitors;
- (f) The visitors *parking spaces* required to be provided and maintained on the *lot* pursuant to this By-law shall be reserved at all times for visitors to the building and shall be individually designated by means of clearly visible signs as being for the exclusive use of visitors to the building;

Non-Residential

- (g) any non-residential use or a portion of a building used for any non-residential purpose:
 - (i) for any floor level below *grade* or the first floor level above *grade*:
 - A. no minimum required; and
 - B. a maximum of 1 *parking space* for each 25 square metres of net floor area;
 - (ii) for any floor level above *grade* not included in clause A., above:
 - A. a minimum of 1 *parking space* for each 300 square metres of net floor area; and
 - B. a maximum of 1 *parking space* for each 135 square metres of net floor area;

- (6) Where the calculation of the number of *parking spaces* required to be provided and maintained by Section 3(5) results either in a fraction of a *parking space*, or in a whole number of *parking spaces* and a fraction of a *parking space*, the fraction if equal to or greater than 0.5 shall be taken to be 1.0 and added to the whole number of the *parking spaces* required to be provided and maintained, and if the fraction is less than 0.5 it shall be excluded from the determination of the number of *parking spaces* that are required to be provided and maintained in respect of the building or structure to be erected or used;
- (7) *residential amenity space* shall be provided and maintained on the *lot* in accordance with the following:
 - (a) not less than 1.87 square metres of indoor *residential amenity space* per unit located in a multi-purpose room or contiguous multi-purpose rooms, at least one of which contains a kitchen and a washroom;
 - (b) a minimum of 350 square metres of outdoor *residential amenity space* of which at least 40 square metres is to be provided in location adjoining or directly accessible from the *indoor residential amenity space*;
- (8) the provision of *bicycle parking spaces* shall be separate from and independent of individual storage spaces;
- (9) *bicycle parking spaces* – visitor:
 - (a) shall be located only on the first level below *grade* or on the first level above *grade*;
 - (b) shall not be located within a secured enclosure or room or bicycle locker; and
 - (c) shall be reserved at all times for visitors to the building and shall be designated by means of clearly visible signs as being for the exclusive use of visitors to the building in such areas.

4. Site Servicing:

- Such by-law requires that no person shall use any land or erect or use any building or
- 1.** structure unless the following municipal services are provided to the lot line and

the following provisions are complied with:

- (a) all new public roads have been constructed to a minimum of base curb and base asphalt and are connected to an existing public highway; and
- (b) all water mains and sanitary sewers, and appropriate appurtenances, have been installed and are operational.

2.
 5. Pursuant to Section 37 of the *Planning Act*, the height of the development is permitted to increase beyond that otherwise permitted on the lands by By-law No. 438-86 and in return, the owner shall, at its sole expense, enter into an agreement with the City and provide the City with the facilities, services and matters set out below, and shall register such agreement on title to the lands as a first charge, and such agreement and registration shall to be to the satisfaction of the City of Toronto:
 - (1) the provision of a *publicly accessible open space* on the *lot* with a minimum area of 825 square metres located within the area identified as “Area A (publicly accessible open space)” on the attached Map 2, the final size and dimensions and design of which is to be subject to the development review process contemplated by Section 114 of the *City of Toronto Act*, 2006 or Section 41 of the *Planning Act*;
 - (2) a contribution in the total amount of \$2,000,000, indexed to the Consumer Price Index from the date of execution of the agreement under Section 37 of the *Planning Act* until the date the owner pays such sum, which sum is due to the City prior to the issuance of the first above grade building permit for the development on the *lot* and is to be used by the City for the following public realm and park improvements and City initiatives in the surrounding area in the following order of priority and amounts:
 - (a) the amount of \$1,050,000 to be applied to:
 - (i) improvements for the east and west sides of John Street between Front Street West and Wellington Street West, including streetscape improvements, beyond what is typically secured through site plan approval under Section 41 of the *Planning Act*; and
 - (ii) improvements to Isabella Valancy Crawford Park as generally illustrated on the attached Schedule “A”;
 - (iii) streetscape improvements within the King-Spadina area east of Spadina Avenue;
 - (b) the exact amount of the contribution to be applied to each of (i) and (ii) above shall be determined through the finalization of design and construction drawings; however, no more than \$750,000 shall be applied to John Street streetscape improvements and no more than \$500,000 shall be applied to improvements to Isabella Valancy Park;
 - (c) the amount of \$750,000 payable to the City of Toronto, to be used for improvements to:
 - (a) Metro Hall Park;
 - (b) Simcoe Street Park; and/or
 - (c) Clarence Square Park

- (d) the amount of \$200,000 for capital improvements to the Toronto Community Housing Corporation (T.C.H.C.) property at 168 John Street;
- (e) the provision and maintenance of public art pursuant to a public programme, to be located on publicly accessible portions of the lot, or within publicly owned or publicly accessible locations in the East Precinct of the King-Spadina Plan Area, of a value not less than one per cent of the gross construction costs of all buildings and structures to be erected on the lot;
- (f) that 10% of the total units be 3-bedroom units and/or have knock-out panels to enable the conversion; and
- (g) the submission of 1:50 scale drawings for representative portions of the buildings to the satisfaction of the Chief Planner and Executive Director, City Planning.

6. None of the provisions of this By-law or By-law No. 438-86, as amended, as of the date of the passing of this By-law, shall apply to prevent the following uses on the *lot*:

- (1) a temporary *sales office*; and
- (2) a *commercial parking garage* within the *mixed-use building* otherwise permitted by this By-law.

7. Definitions:

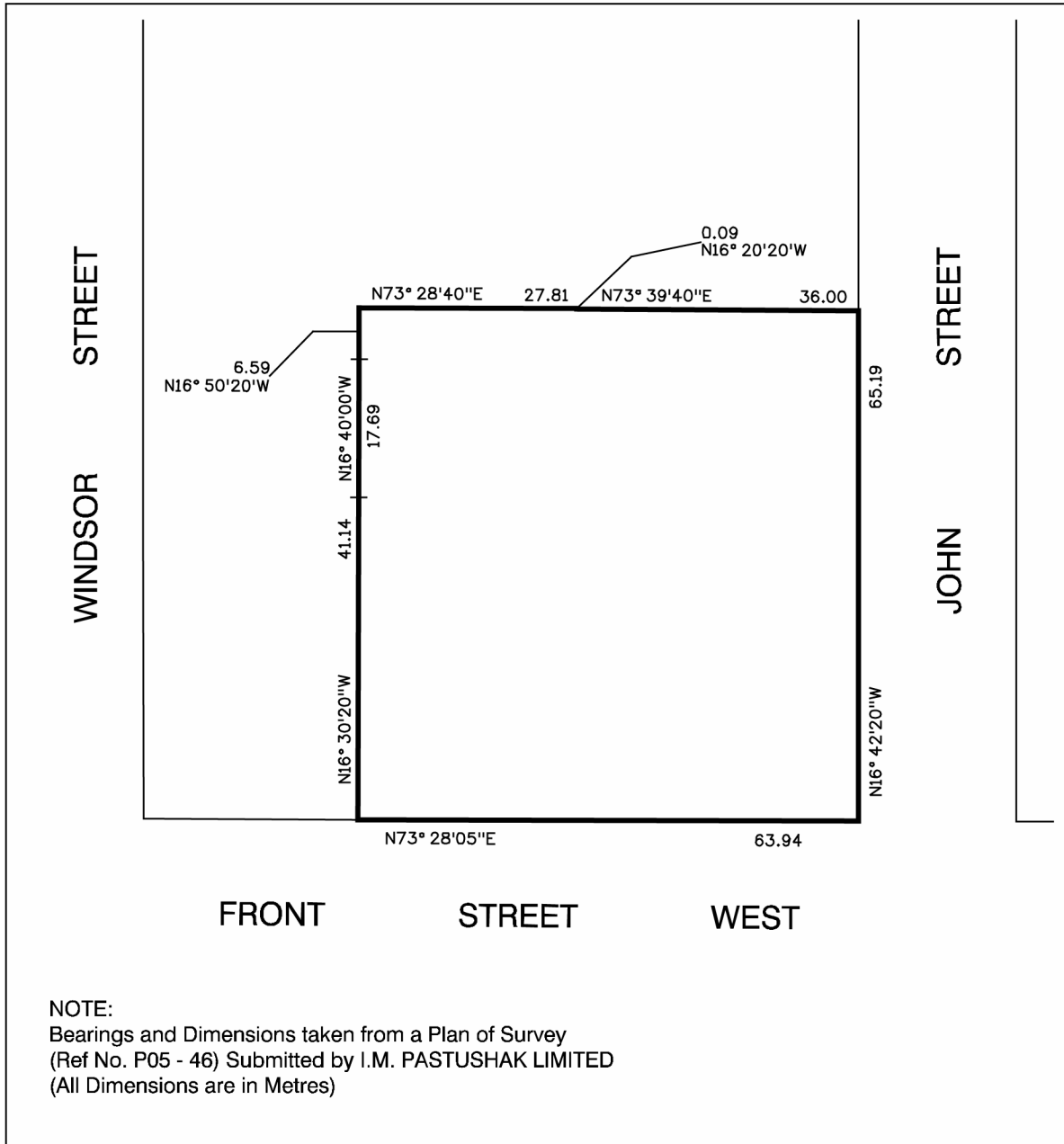
For the purposes of this By-law, each word or expression that is italicized in this By-law shall have the same meaning as each such word or expression as defined in the said By-law No. 438-86, as amended, except for the following:

- (1) “*parking space*” means an unobstructed area of at least 5.9 metres in length and at least 2.6 metres in width and having a minimum unobstructed vertical clearance at all times for the parking and removal of a motor vehicle without the necessity of moving another motor vehicle;
- (2) “*grade*” means 83.3 metres Canadian Geodetic Datum;
- (3) “*publicly accessible open space*” means an area on the *lot* that is privately owned, operated and maintained, but open and accessible to the public from either or both of Front Street West and John Street at all hours daily, everyday of the year;
- (4) “*sales office*” means a building or structure for the purpose of marketing and sales related to use(s) permitted on the *lot*.

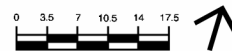
ENACTED AND PASSED this ~ day of ~, A.D. 2008.
DAVID R. MILLER,
Mayor

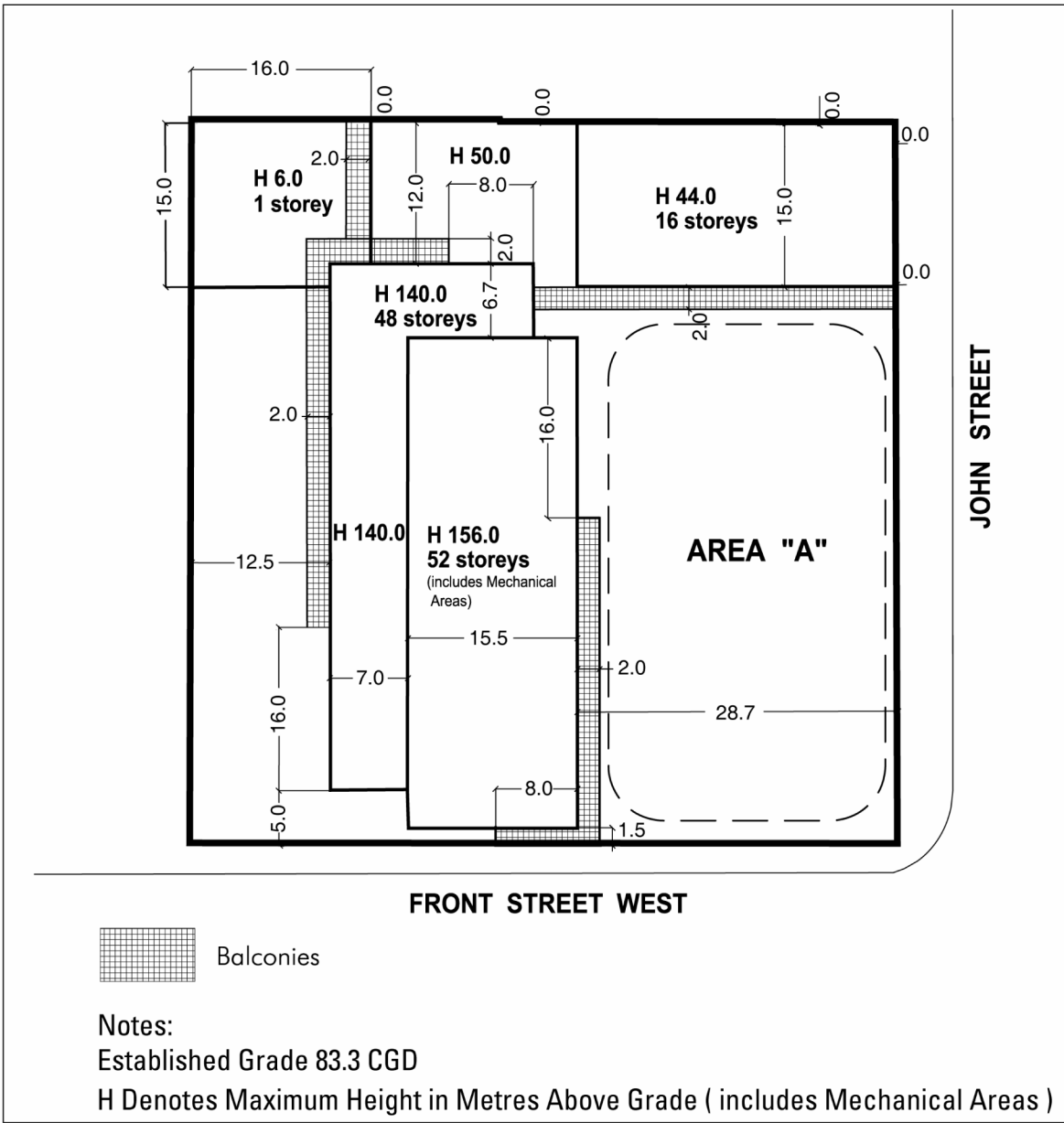
ULLI S. WATKISS,
City Clerk

(Corporate Seal)

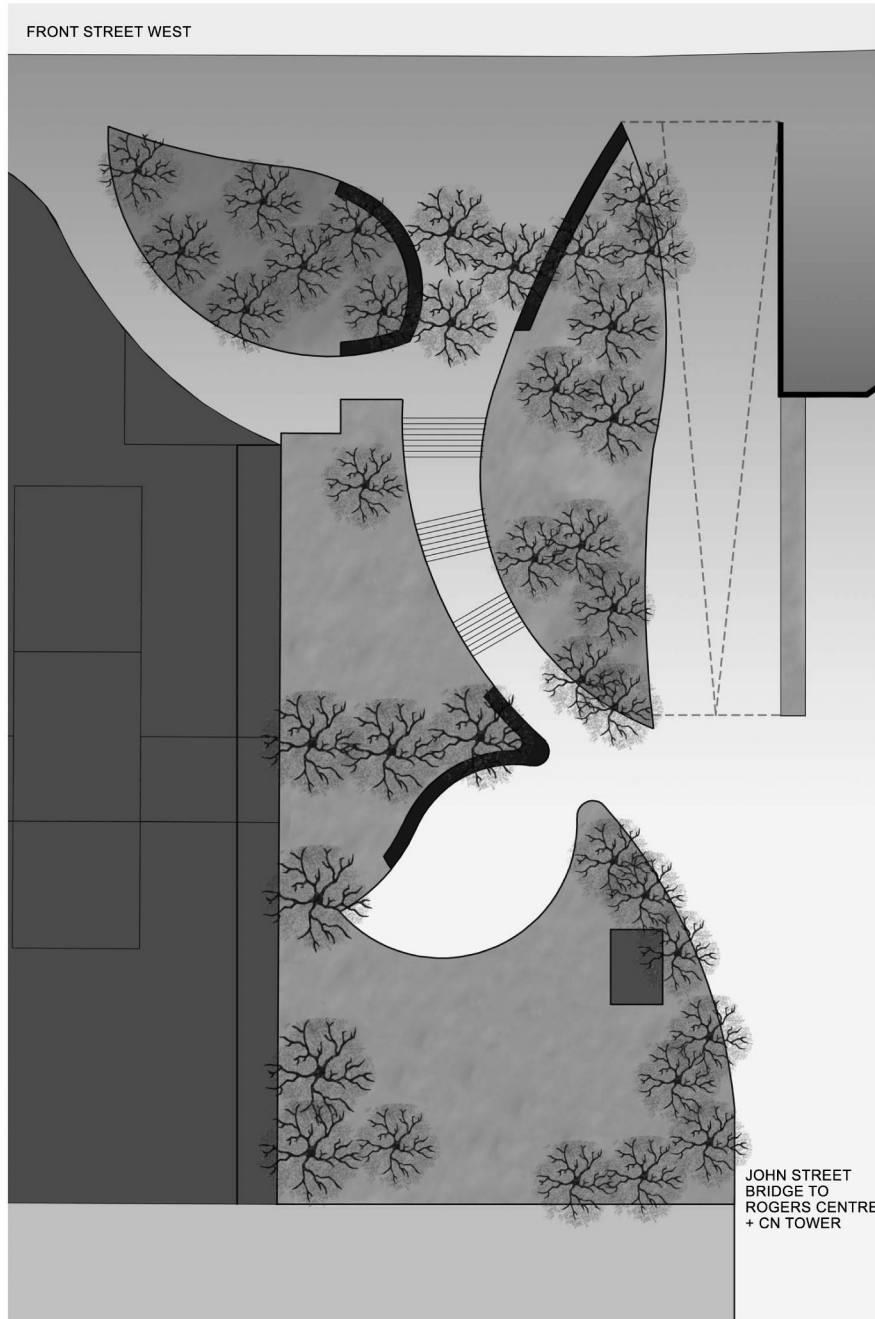


NOTE:
 Bearings and Dimensions taken from a Plan of Survey
 (Ref No. P05 - 46) Submitted by I.M. PASTUSHAK LIMITED
 (All Dimensions are in Metres)





Schedule "A"



Plan 1: Isabella Valancy Crawford Park

300 Front Street West

Applicant's Submitted Drawing

Not to Scale
03/28/08

File # 07_193797