

**21, 23 Widmer Street and 299 Adelaide Street West –
Rezoning Application - Preliminary Report**

Date:	June 6, 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:	08-118571 STE 20 OZ

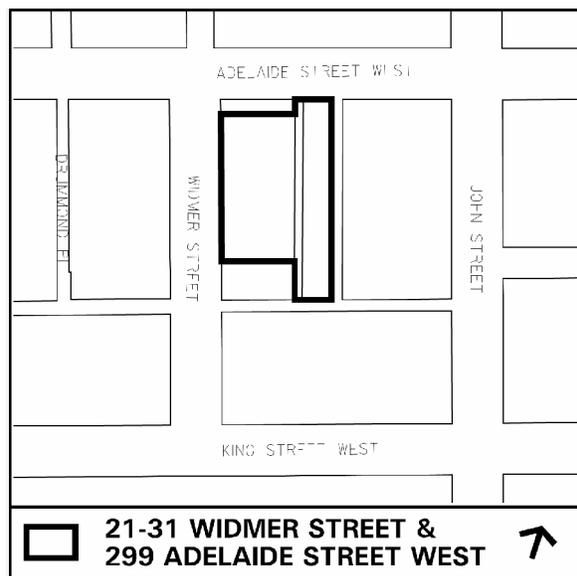
SUMMARY

This application was made on or 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 44-storey mixed use building at 21 -23 Widmer Street with approximately 452 residential units and 885 square metres of commercial space. Four above grade parking levels and four below grade parking levels are proposed. Previous Council permission (By-law 95-2006) permitted a 25 storey mixed use building on the site.

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

The subject properties are located within the King-Spadina Secondary Plan East Precinct area. This area has been the subject of a significant number of development applications that are well in excess of permitted building heights and do not meet the built form policies of the Secondary Plan. In April 2008 Toronto and East York Community Council, directed Planning Staff to review the existing built form policies in the East Precinct, as noted



in motion no. TE 14-70. The study will specifically address the following:

1. The public policy goals and objectives of the Official Plan;
2. The goals and objectives of the King-Spadina Secondary Plan;
3. The emerging “Living Downtown Study” principles;
4. The heritage character of the area including enhancements to the area’s heritage policy framework;
5. The maintaining and enhancing of employment opportunities in the area; and
6. The impact on pedestrian safety and the public realm.

Coupled with this review, the newly established Entertainment District Business Improvement Association (“BIA”), has initiated a Master Plan exercise. The BIA study area includes the East Precinct, which will be reviewed by staff, in accordance with Community Council’s direction. The BIA process commenced on May 29, 2008.

Planning Staff have circulated this application, and other similar, recently received applications in the East Precinct, to be considered parallel with the broader studies.

Community Consultation meetings are recommended throughout the balance of this process, in consultation with the Ward Councillor. Community Consultations for all individual applications and the Built Form Review were held in June of this year, in accordance with the regulations of the Planning Act.

This development proposal challenges many aspects of the existing policy framework for King Spadina, and will be reviewed in the context of the City’s built form review and the BIA Master Plan study. Likewise, comments received on individual applications will help to inform our area review and will be considered in the public consultation process.

It is staff’s goal to have all the studies completed prior to reporting back to Council on any individual application. It is anticipated that a final report for the subject application will be submitted in the first to second quarter of 2009.

RECOMMENDATIONS

The City Planning Division recommends that:

1. Staff be directed to continue to process this application in the East Precinct of the King-Spadina Secondary Plan area, in light of the City’s and BIA’s built form and Master Plan reviews for the area.

2. Staff be directed not to submit Final Reports on development applications in the King-Spadina East Precinct until such a time as the built form review has been considered by Council.

Financial Impact

The recommendations in this report have no financial impact.

DECISION HISTORY

In 2005, a review of the King-Spadina Secondary Plan was initiated by Council to evaluate specific matters related to entertainment uses in the area, community infrastructure, built form policies and the policies related to the public realm. The study was completed in 2006 and resulted in Official Plan Amendment 921-2006 and Zoning By-law Amendment 922-2006 being approved by City Council 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 to the Ontario Municipal Board by area owners and developers. There have been a series of pre-hearing conferences resulting in some appeals being withdrawn or settled. A hearing is now scheduled for November 2008.

This site was the subject of a previous rezoning application for which Council approved Zoning By-law 95-2006 to permit a 25 storey building. Site Plan Approval was not applied for and the project was not built.

ISSUE BACKGROUND

Proposal

The proposal is for a 38-storey point tower above a six-storey podium for a total of 44 storeys containing residential and commercial uses. Four levels of above grade parking are proposed in addition to four levels of below grade parking. It is proposed that the above grade parking levels be fronted by commercial and residential uses. The total parking count is intended to include some commercial parking.

Proposed uses also include residential units to be assigned to Habitat for Humanity, and performance space for Artscape.

Site and Surrounding Area

The site fronts on both Widmer Street and Adelaide Street West. At the north end of the site abutting the corner of Widmer and Adelaide Streets are a pair of semi detached houses. The corner house (Corn Beef House) is not a part of the site although it is attached to the semi that is included in the site. Similarly, the south end of the site abuts a building (Champs Food Supplies) that is not included in the proposal. The remainder of the site is vacant.

To the east of the property there are two City owned north/south lanes separated by a centre strip of land. The applicant has recently acquired the centre strip of land and is in the process of applying to the City for permission to 'stop up and close' the lane abutting

the east side of the site. This process will be concurrent with the Zoning By-law Amendment process as the result of it may impact the final proposal for the site.

The subject site is surrounded by the following uses:

North: a semi detached building in commercial use (Corn Beef House) that is attached to a building that is included in the site; low rise commercial uses on the north side of Adelaide Street;

East: two City owned lanes separated by a strip of land that forms a part of this application; a primarily vacant site on John Street that is the subject of an application for a 44-storey building (Application No. 08 163452 STE 20 OZ), the Preliminary Report for which is also being reported on at the July 6, 2008 Community Council meeting;

South: a lane separates the site from the approved 42-storey project containing the Toronto International Film Festival (5 storeys) and a residential condominium (37 storeys) by the same applicant as this proposal; and

West: six contiguous, two-storey listed row houses constructed in 1876, parking lots and the Holiday Inn (25 storeys).

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

The site is designated *Regeneration Area* in the City of Toronto Official Plan which permits the proposed residential and commercial uses. Chapter 16.6 of the Official Plan contains the King-Spadina Secondary Plan which emphasizes the reinforcement of the characteristics and qualities of the area through special attention to built form and the public realm. In particular, Section 3- Urban Structure and Built Form, subsection (e) specifies that new buildings will achieve a compatible relationship with their built form

context through consideration of such matters of building height, massing scale, setbacks, stepbacks, roof line and profile and architectural character and expression. Further, Section 4-Heritage subsection 4.3, cites that ‘New buildings should achieve a compatible relationship with heritage buildings in context through consideration of such matters as, but not limited to, building height, massing scale, setbacks, stepbacks, roof line and profile and architectural character and expression.’

Zoning

The site is zoned Reinvestment Area (RA) by Zoning By-law 438-86, as amended. As part of the RA zoning controls, density standards were replaced by a built form envelope expressed through height limits and setbacks.

The Zoning By-law permits a maximum building height of 30 metres for this site. An additional 5 metres is permitted for rooftop mechanical elements. A 3-metre stepback above 20 metres on all street frontages is also required.

Site Plan Control

The proposed development is subject to Site Plan Approval. An application has not been received to date.

Other By-law

By-law 95-2006 permitted a 25-storey mixed use building but this proposal was not built.

Reasons for the Application

The application as submitted exceeds the 30 metre height limit permitted by Zoning By-law 438-86, as amended, by 102 metres and does not comply with the 3 metre stepback requirements above 20 metres as set out in Section 12(2)246. It also does not comply with the provisions of By-law 95-2005 and 95-2006 which implemented the most recent amendments for the King-Spadina Secondary Plan and Zoning By-law. Other variances to the Zoning By-law may be identified during the circulation process.

COMMENTS

Issues to be Resolved

Issues to be addressed include, but are not necessarily limited to:

1. Conformity with the existing Urban Structure and Built Form policies of the King-Spadina Secondary Plan;
2. Compliance with the Tall Building Design guidelines;
3. Height and massing relationships with the immediate area and with abutting properties;
4. Relationship to abutting heritage buildings, the Queen Street West Heritage Conservation District, and the physical heritage character of the area;
5. Traffic, site servicing, and impacts on the pedestrian realm;

6. Shadow impacts on the public realm including Queen Street West that result from the height and massing, as well as light, view and privacy issues related to abutting properties.
7. Impacts on the future development of the King-Spadina area.
8. Additional areas of non-compliance with the Zoning By-law may be identified through further review of the application.
9. Identification and securing of community benefits under Section 37 of the Planning Act should the proposed development, or some version thereof advance, will be assessed, in accordance with Sections 5.1 and 7.2 of the King-Spadina Secondary Plan.

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

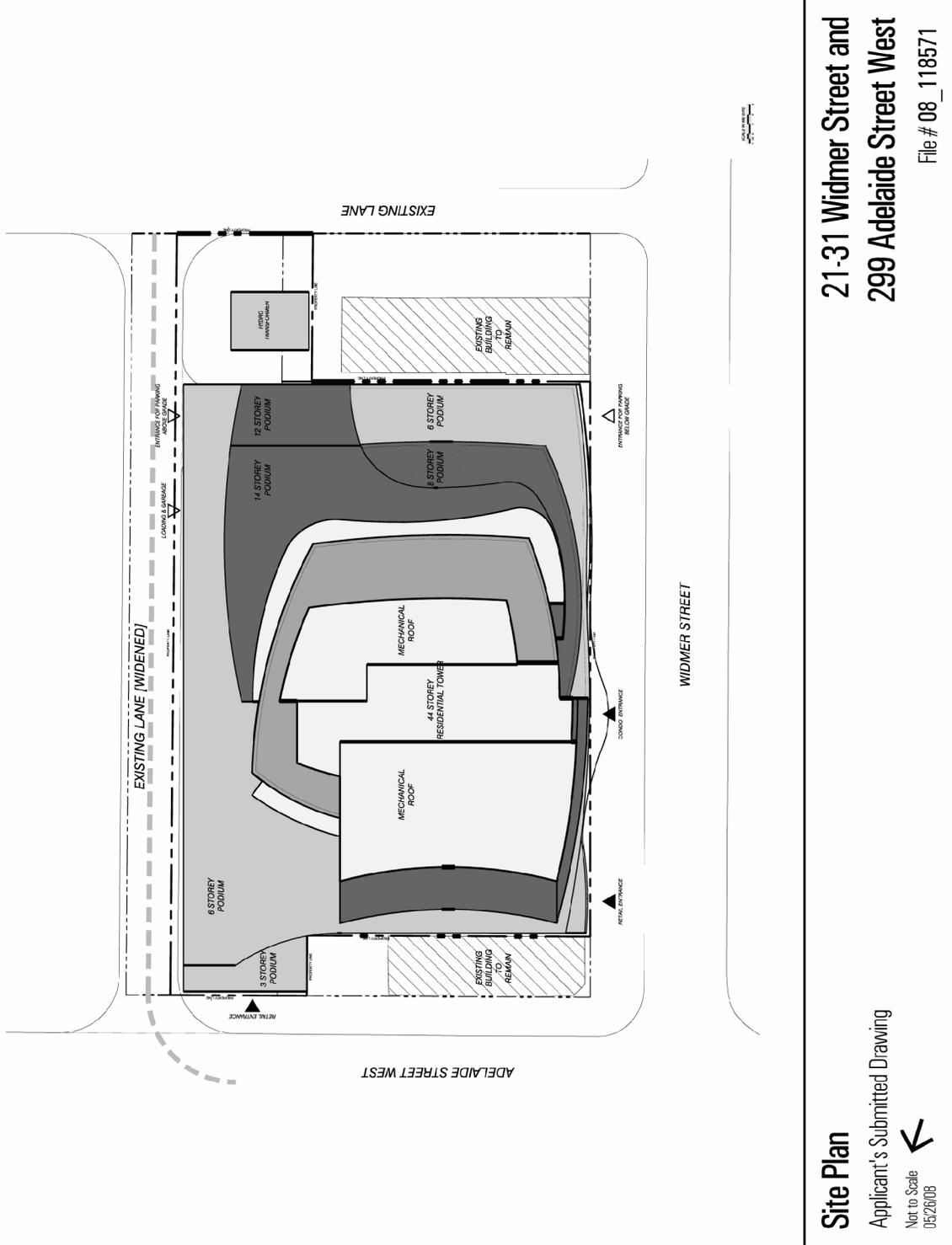
Raymond David, Acting Director
Community Planning, Toronto and East York District

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ATTACHMENTS

Attachment 1: Site Plan
Attachment 2: Elevations
Attachment 3: Elevations
Attachment 4: Elevations
Attachment 5: Elevations
Attachment 6: Zoning
Attachment 7: Application Data Sheet

Attachment 1: Site Plan



**21-31 Widmer Street and
299 Adelaide Street West**

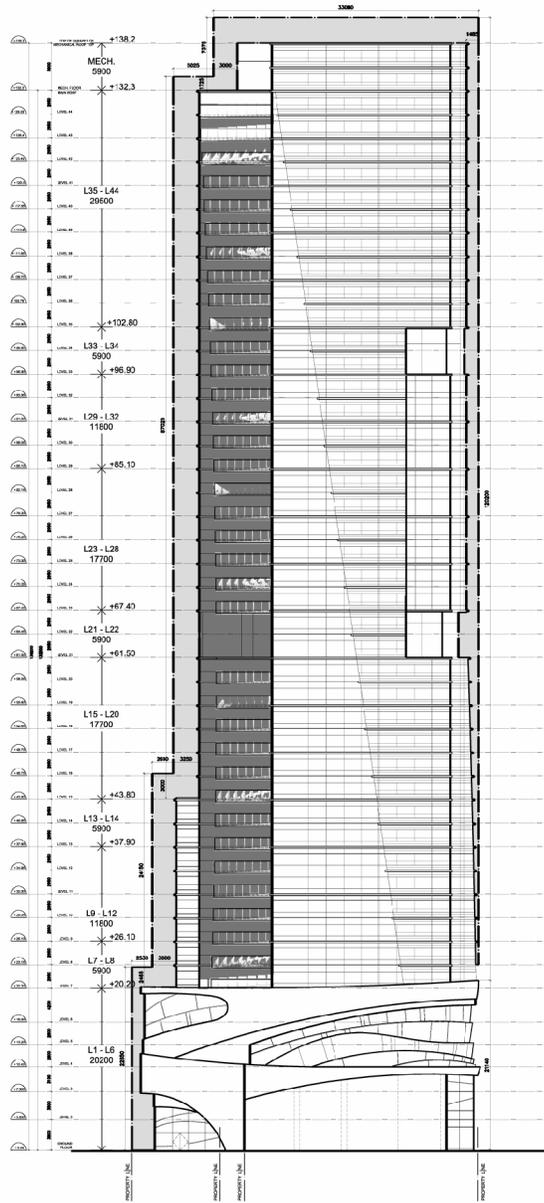
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Site Plan
Applicant's Submitted Drawing

Not to Scale
05/26/08



Attachment 2: Elevations



North Elevation

Elevations

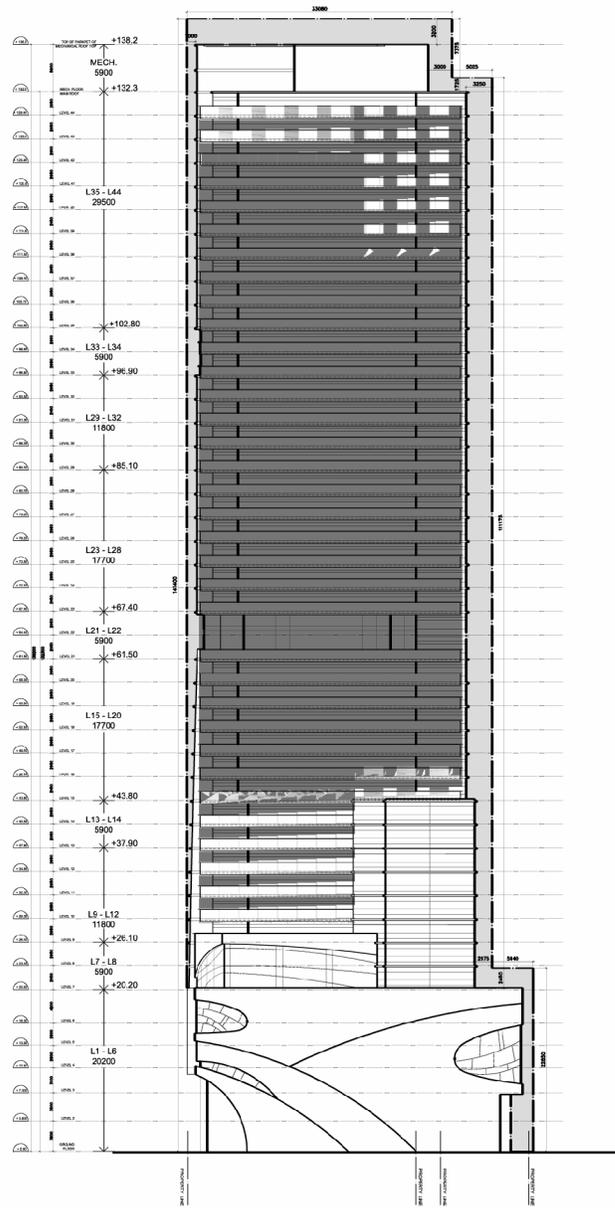
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Attachment 3: Elevations



South Elevation

Elevations

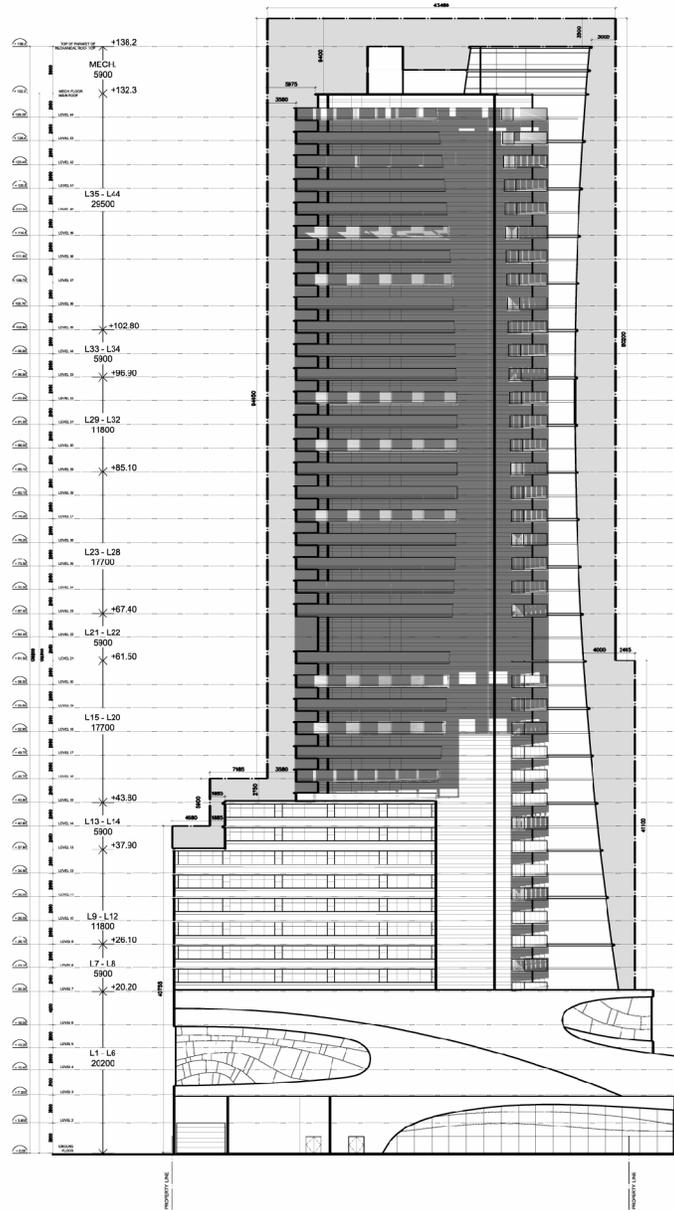
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Attachment 4: Elevations



East Elevation

Elevations

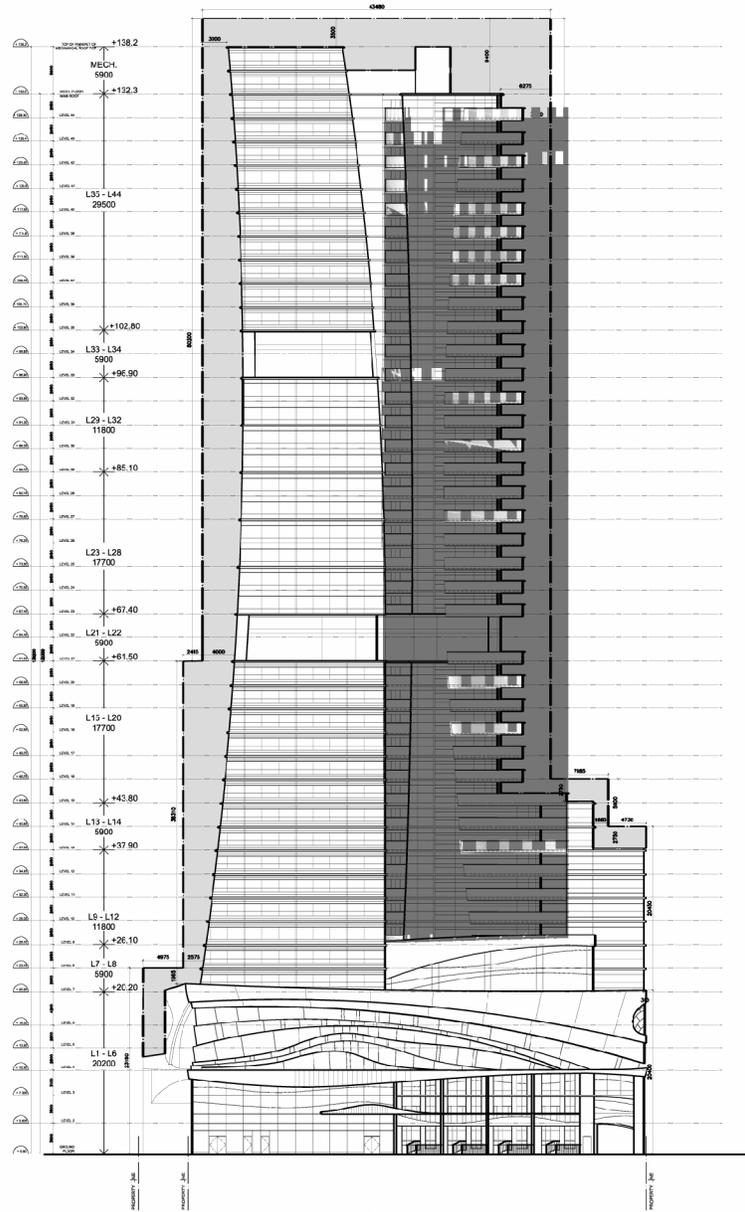
Applicant's Submitted Drawing

Not to Scale
05/26/08

21-31 Widmer Street and
299 Adelaide Street West

File # 08_118571

Attachment 5: Elevations



West Elevation

Elevations

Applicant's Submitted Drawing

Not to Scale
05/26/08

21-31 Widmer Street and
299 Adelaide Street West

File # 08_118571

Attachment 7: Application Data Sheet

Application Type	Rezoning	Application Number:	08 118571 STE 20 OZ
Details	Rezoning, Standard	Application Date:	March 12, 2008
Municipal Address:	21 WIDMER ST		
Location Description:	PL 338 LTS 3 TO 11 PT LT12 **GRID S2015		
Project Description:	Proposed 44 storey mixed-use building with 452 dwelling units & 4 levels of underground parking, a portion of which would be used as commercial parking lot. A three storey glazed portion of the building (proposed to be devoted to Artscape) would be included in the proposal.		

Applicant:	Agent:	Architect:	Owner:
Daniels HR Corporation		Kirkor Architects	Daniels HR Corporation

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):	2750.1	Height: Storeys:	44
Frontage (m):	75.1	Metres:	132.3
Depth (m):	42.6		
Total Ground Floor Area (sq. m):	1737		Total
Total Residential GFA (sq. m):	39925	Parking Spaces:	395
Total Non-Residential GFA (sq. m):	885	Loading Docks	2
Total GFA (sq. m):	40810		
Lot Coverage Ratio (%):	63.1		
Floor Space Index:	14.84		

DWELLING UNITS

Tenure Type:	Condo
Rooms:	0
Bachelor:	28
1 Bedroom:	330
2 Bedroom:	68
3 + Bedroom:	26
Total Units:	452

FLOOR AREA BREAKDOWN (upon project completion)

	Above Grade	Below Grade
Residential GFA (sq. m):	39925	0
Retail GFA (sq. m):	885	0
Office GFA (sq. m):	0	0
Industrial GFA (sq. m):	0	0
Institutional/Other GFA (sq. m):	0	0

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