

**352 Front St W
Rezoning Application - Preliminary Report**

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| Date: | October 21, 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 188717 STE 20 OZ |

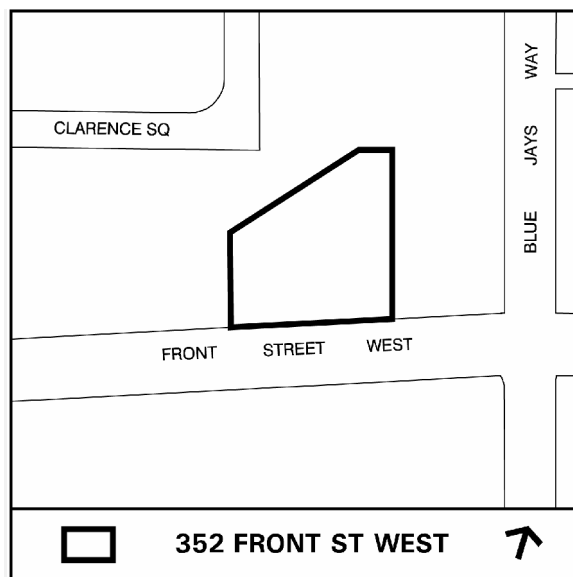
SUMMARY

This application proposes to amend the former City of Toronto Zoning By-law 438-86 to permit the development of a 24 storey mixed use building, comprised of 396 dwelling units and retail uses at grade at 352 Front Street West.

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

The subject properties are located within the King-Spadina Secondary Plan, East Precinct area. This area is presently undergoing two studies. The City is undertaking a Built-form review, while the Toronto Entertainment District BIA is in the process of completing a Master Plan for their boundaries, which includes this area.

This application will be evaluated in light of the Built-form review findings, which will not hinder the anticipated timing for the application review. The agent for this application has been present at a number of the consultation meetings related to the two studies.



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 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 many appeals being withdrawn or settled. A hearing is now scheduled for November 2008.

PRE-APPLICATION CONSULTATION

There have been four pre-application consultation meetings and one community open house meeting organized by the Ward Councillor regarding the proposed development. The most significant issues raised at these meetings include:

- proposed building height and massing and the resulting shadows cast on Clarence Square Park;
- the opportunity to establish a linear connection that will serve as a future link from Clarence Square to Front Street West; and,
- separation distance to the existing building to the east located at 340 Front Street West.

As a result of the pre-application meetings, the proposed development was modified to shift a portion of the building further west to lessen the shadows cast onto Clarence Square Park, provide a meaningful west side yard setback for a mid-block connection, and greater opportunities to animate the portion of the building that would front onto this connection.

The application as submitted proposes a 15m to 17m setback from the west property line, in order to establish a mid-block connection from Front Street West to Clarence Square. Shadows that will be cast onto Clarence Square Park have been reduced, but will still affect a portion of the park.

ISSUE BACKGROUND

Proposal

The subject site is currently used as a surface commercial parking lot with approximately 150 parking spaces. It is located on the north side of Front Street West, mid-block between Spadina Avenue to the west and Blue Jays Way to the east.

The proposed redevelopment of the site consist of a 24 storey building (building height of 81.5m, including mechanical penthouse) with 396 residential dwelling units (240 one bedroom unit; 127 two bedroom units; and 29 three bedroom units). The proposal is for 32,892 square metres (354,058 square feet) of gross floor area, including 415 square metres (4,460 square feet) of retail commercial uses to be located at grade along Front Street West. A total of 290 parking spaces are proposed to serve the expected parking demand associated with this development, including visitor parking spaces.

The proposed building is setback 15m from the west and 6m from the north property lines to facilitate a mid-block connection to Clarence Square from Front Street West. This allows for two-way traffic flow into a centralized area in the back (north) of the building, beneath a landscaped podium, where servicing and access to the four levels of underground parking can occur.

The proposed building is twenty four (24) storeys (81.5m) in height plus a mechanical penthouse, fronting onto the north side of Front Street West, with a component stepping down to twenty two (22) storeys to the north, in a north-south orientation (see attachment 1 – Site Plan). A second north-south element of the building that will front onto the proposed mid-block connector, will be three (3) storeys in height.

Site and Surrounding Area

The subject site is located on the north side of Front Street West between Spadina Avenue and Blue Jays Way. It is approximately 0.34 hectares (0.84 acres) in area, with 63m of frontage on Front Street West and an irregular depth of 37m to 66m on the west and east sides respectively. The site is currently used as a surface commercial parking lot.

The subject site is surrounded by the following uses:

North: surface commercial parking lot, which “wraps” the site to the west as well, followed by Clarence Square and Wellington Street West, and the Soho residential condominium/hotel

South: across Front Street West, are the City Place condominiums, backed by a rail corridor

East: an existing 24 storey residential condominium building (“The Element”)

West: surface commercial parking lot that “wraps” the site to the north as well

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 6.16 of the new Official Plan contains the King-Spadina Secondary Plan. The King-Spadina Secondary Plan 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 as building height, massing, scale, setbacks, stepbacks, roof line and profile and architectural character and expression. Further, Section 4 – Heritage, subsection 4.3, states that ‘New buildings should achieve a compatible relationship with heritage buildings in their 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 (see Attachment 3- Zoning Map). As part of the RA zoning controls, density standards were replaced by built form objectives expressed through height limits and setbacks.

The Zoning By-law permits a maximum building height of 61 metres on the southern portion of the site and 18m on the northern portion. The purpose and intent of the height restriction in this area is to protect Clarence Square Park from adverse shadow impacts. 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. No site plan submission has been made.

Reasons for the Application

The applicant has submitted a Zoning By-law Amendment application to permit a building that exceeds the permitted maximum building height of 61m on the southern portion of the site and 18m for the northern portion as set out in Zoning By-law 438-86, as amended, by 20.5m and 63.5m respectively, resulting in a proposed 81.5m building height inclusive of the mechanical penthouse. In addition, the building does not comply with the required 7.5 metre setbacks from the side and rear lot lines as set out in Zoning By-law, nor does the proposal comply with the 3m setback requirement.

The built form policies of the King-Spadina Secondary Plan, sets out a policy framework that results in a built form and massing, which is complementary to the historic physical fabric in the area. This built form generally results in a mid-rise building that reinforces the area's warehouse character. Provided the proposed development is found to be in compliance with the development criteria for the Regeneration Areas and the policies of the King-Spadina Secondary Plan, an Official Plan amendment will not be required.

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 resulting shadow impacts and adjacent properties, public realm and Clarence Square Park;
4. Traffic, site servicing, and impacts on the pedestrian realm;

5. Additional areas of non-compliance with the Zoning By-law may be identified through further review of the application; and,
6. 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

ATTACHMENTS

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

Attachment 1: Site Plan



Site Plan

352 Front Street West

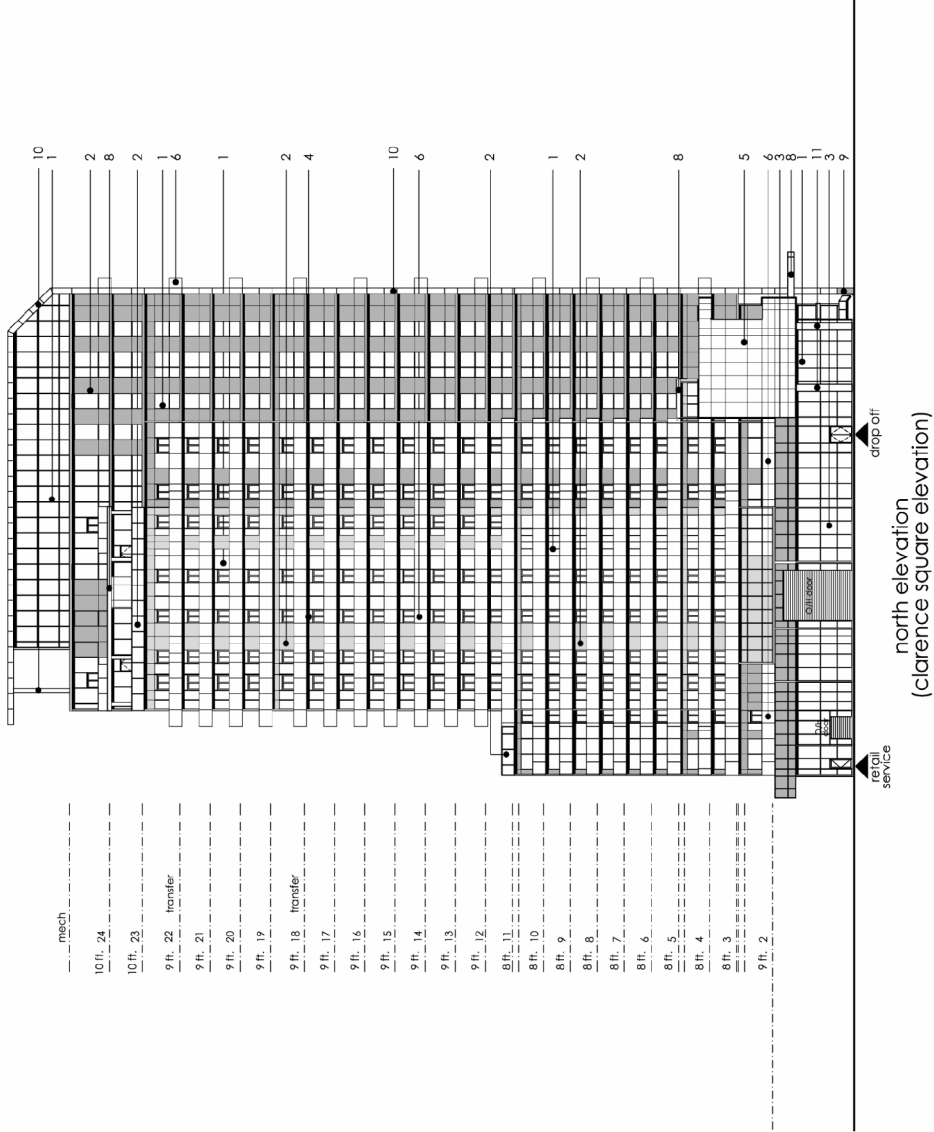
Applicant's Submitted Drawing

Not to Scale
09/30/08



File # 08_188717

Attachment 2: Elevations



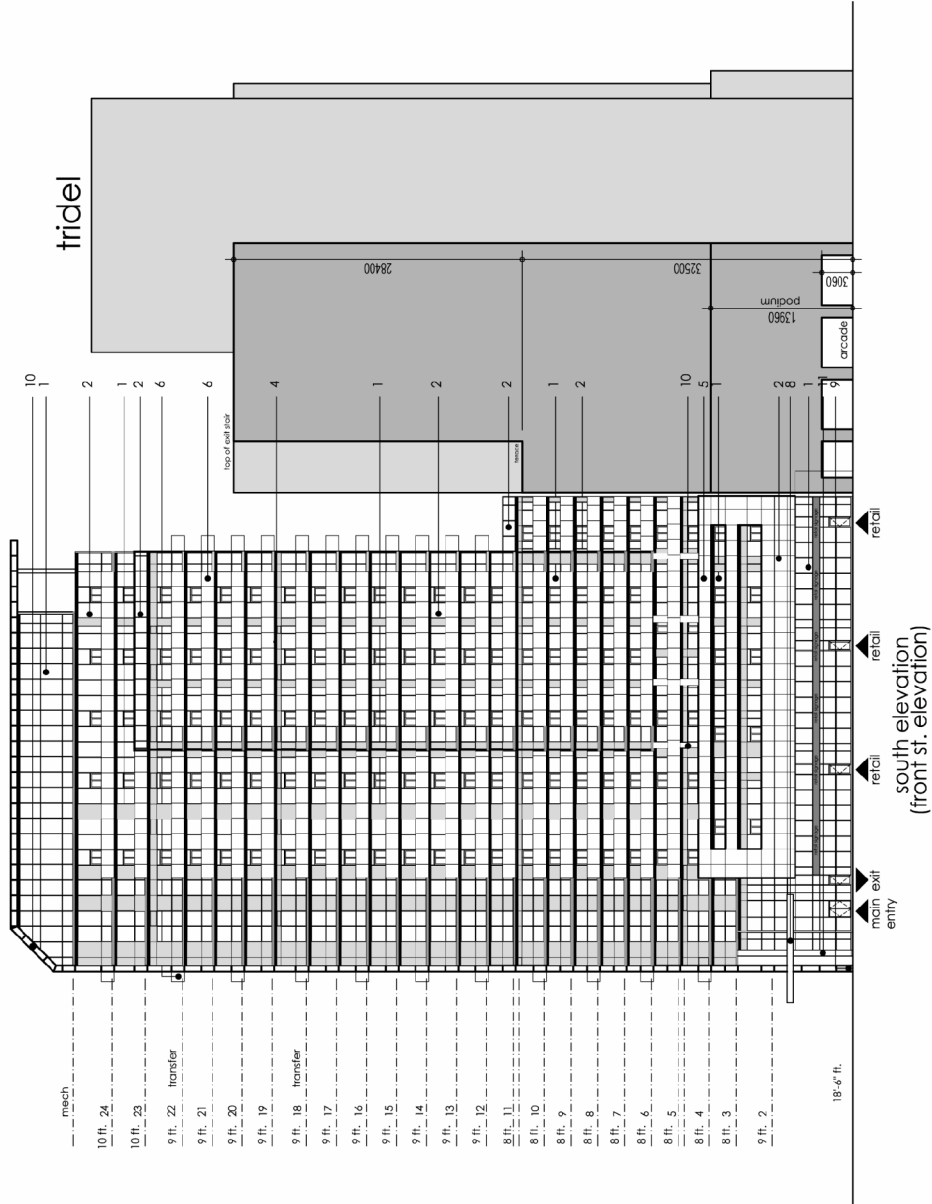
North Elevation

Applicant's Submitted Drawing

Not to Scale
09/30/08

352 Front Street West

File # 08_188717



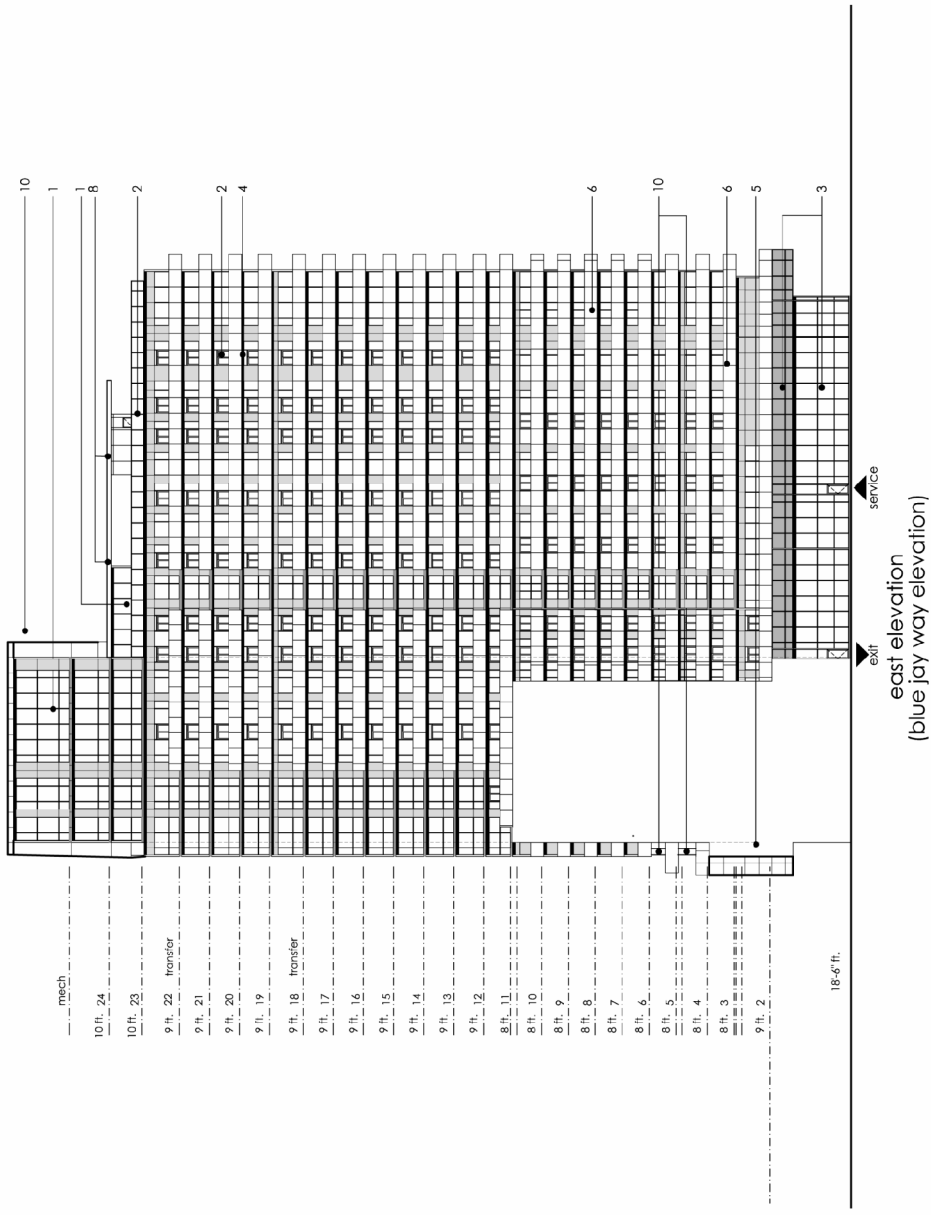
South Elevation

Applicant's Submitted Drawing

Not to Scale
09/30/08

352 Front Street West

File # 08_188717



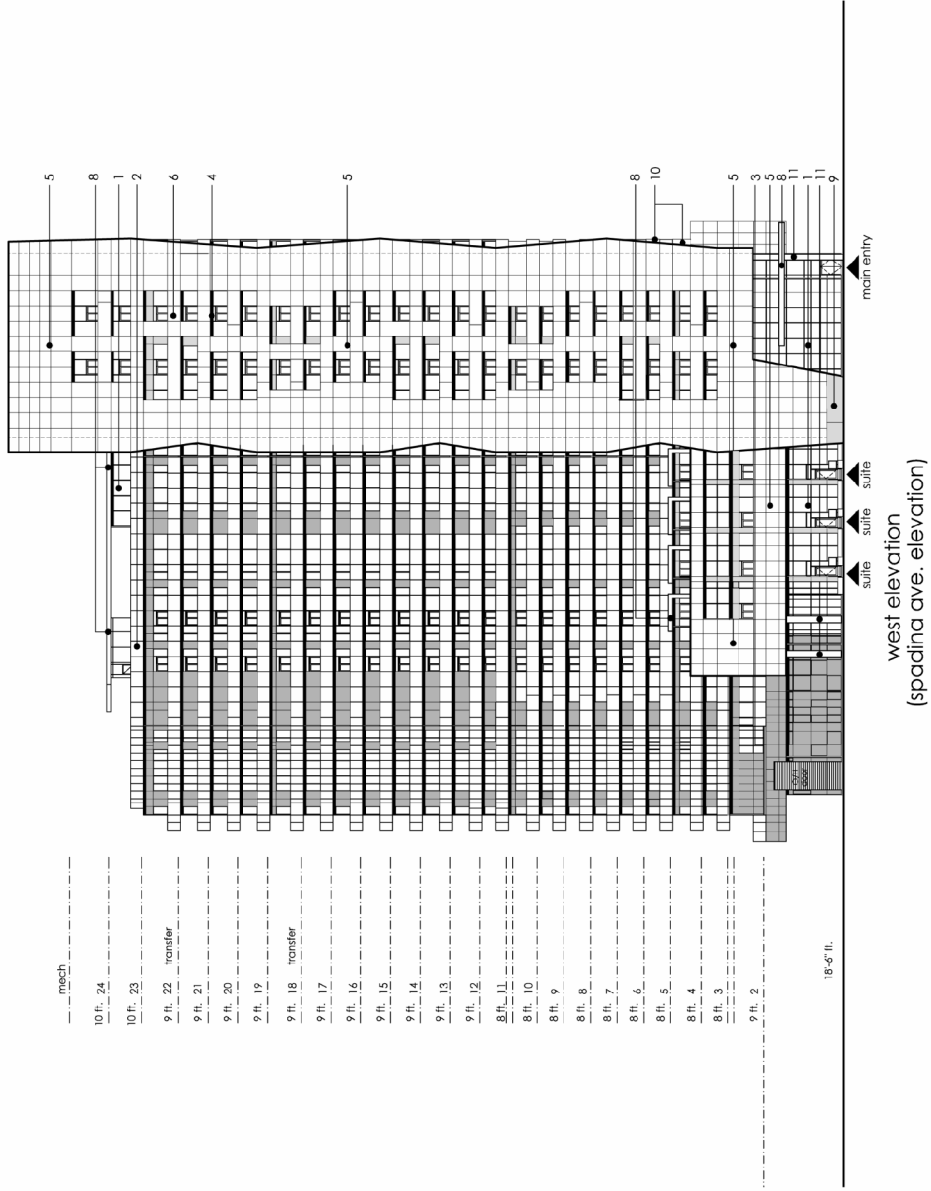
East Elevation

Applicant's Submitted Drawing

Not to Scale
09/30/08

352 Front Street West

File # 08_188717

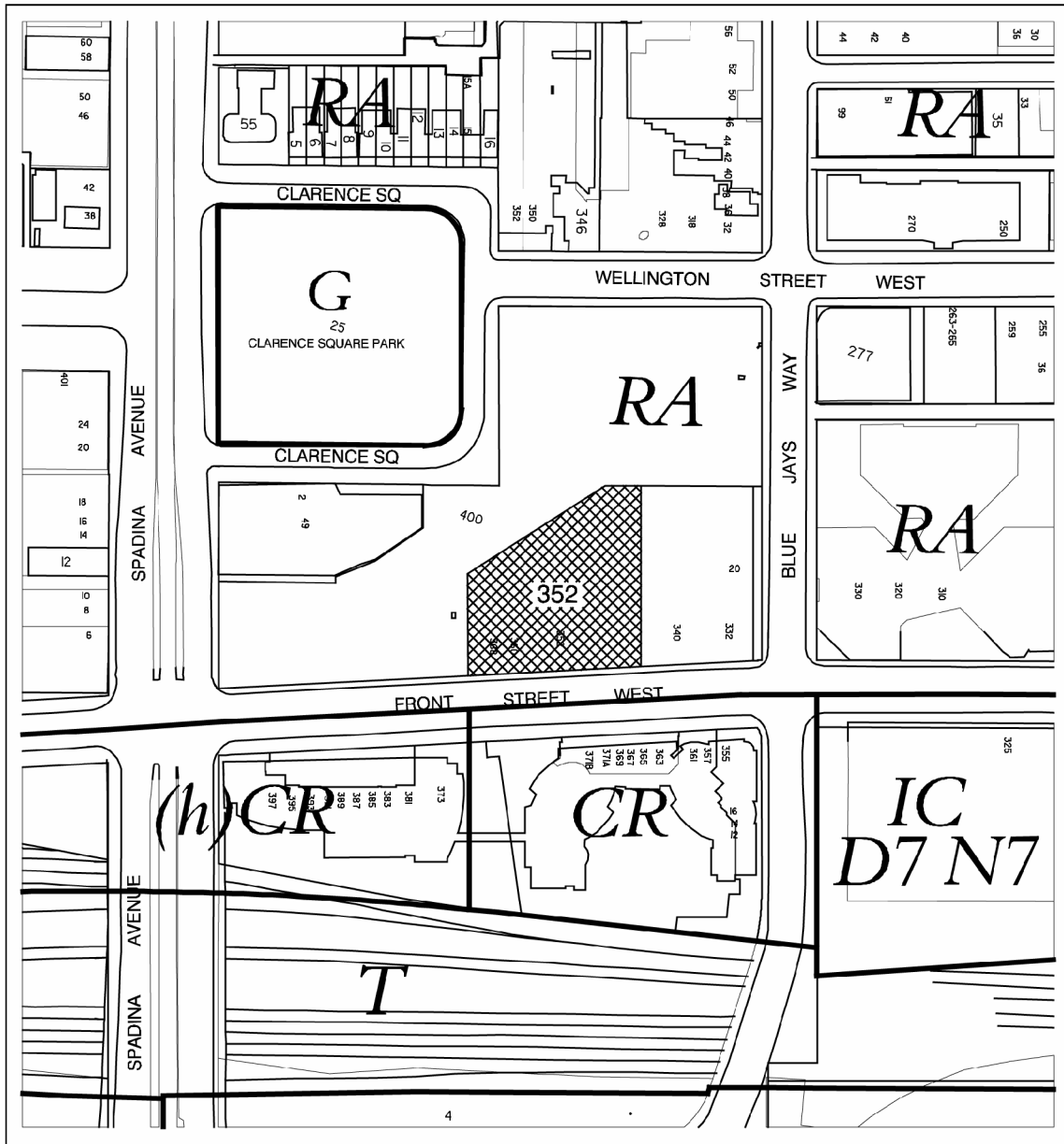


West Elevation

Applicant's Submitted Drawing
 Not to Scale
 09/30/08

352 Front Street West
 File # 08_188717

Attachment 3: Zoning



TORONTO City Planning
Zoning

352 Front Street West
File # 08_188717

- G Parks District
- CR Mixed-Use District
- RA Mixed-Use District
- (h) Holding District



Not to Scale
Zoning By-law 438-86 as amended
Extracted 09/30/08 - DR

Attachment 4: Application Data Sheet
APPLICATION DATA SHEET

| | | | |
|------------------|--------------------|---------------------|---------------------|
| Application Type | Rezoning | Application Number: | 08 188717 STE 20 OZ |
| Details | Rezoning, Standard | Application Date: | July 31, 2008 |

Municipal Address: 352 FRONT ST W
 Location Description: MILITARY RES SEC O PT LTS 4 & 5 PL D167 LT11 PT LT10 PL E526 PT BLK B
 **GRID S2015
 Project Description: Rezoning application to permit development of site for a new mixed use building on the lands

| | | | |
|-------------------|---------------|----------------------------------|--|
| Applicant: | Agent: | Architect: | Owner: |
| CRAIG HUNTER | | Graziani+Corazza Enzo Corazza | EMPIRE COMMUNITIES (FRONT STREET) LTD |

PLANNING CONTROLS

| | | | |
|----------------------------|-------------------|--------------------------|---|
| Official Plan Designation: | Regeneration Area | Site Specific Provision: | |
| Zoning: | RA | Historical Status: | N |
| Height Limit (m): | 30, 18 | Site Plan Control Area: | Y |

PROJECT INFORMATION

| | | | | |
|------------------------------------|-------|---------|-----------------|--------------|
| Site Area (sq. m): | 3480 | Height: | Storeys: | 24 |
| Frontage (m): | 63 | | Metres: | 81 |
| Depth (m): | 66 | | | |
| Total Ground Floor Area (sq. m): | | | | Total |
| Total Residential GFA (sq. m): | 32892 | | Parking Spaces: | 290 |
| Total Non-Residential GFA (sq. m): | 415 | | Loading Docks | 1 |
| Total GFA (sq. m): | 33307 | | | |
| Lot Coverage Ratio (%): | 9.6 | | | |
| Floor Space Index: | 9.6 | | | |

DWELLING UNITS

| | |
|--------------|-------|
| Tenure Type: | Condo |
| Rooms: | 0 |
| Bachelor: | 0 |
| 1 Bedroom: | 240 |
| 2 Bedroom: | 127 |
| 3 + Bedroom: | 29 |
| Total Units: | 396 |

FLOOR AREA BREAKDOWN (upon project completion)

| | Above Grade | Below Grade |
|----------------------------------|-------------|-------------|
| Residential GFA (sq. m): | 32892 | 0 |
| Retail GFA (sq. m): | 415 | 0 |
| Office GFA (sq. m): | 0 | 0 |
| Industrial GFA (sq. m): | 0 | 0 |
| Institutional/Other GFA (sq. m): | 0 | 0 |

CONTACT: **PLANNER NAME:** **Philip Carvalino, Senior Planner**
TELEPHONE: **(416) 392-7574**