

**288A, 290 and 294 Adelaide Street West – Zoning
Amendment Application – Final Report**

Date:	December 13, 2010
To:	Toronto and East York Community Council
From:	Director, Community Planning, Toronto and East York District
Wards:	Ward 20 – Trinity-Spadina
Reference Number:	09 198079 STE 20 OZ

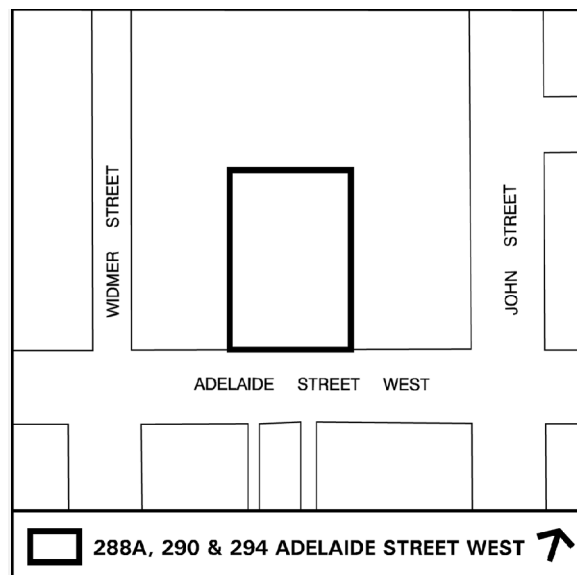
SUMMARY

This report responds to the request of Toronto and East York Community Council that a Final Report be brought forward with an implementing Zoning-By-law and Section 37 Agreement for the proposed 37 storey mixed use building at 288A, 290 and 294 Adelaide Street West.

RECOMMENDATIONS

If City Council approves Zoning Amendment Application 09 198079 STE 20 OZ for 288A, 290 and 294 Adelaide Street West, then Council should:

1. Authorize amendments to Zoning By-law 438-86 for the former City of Toronto and Zoning By-law 1156-2010 for the City of Toronto for the lands at 288A, 290 and 294 Adelaide Street West, in accordance with the draft Zoning By-law Amendments to be provided at the January 18, 2011 meeting of Toronto and East York Community Council.



2. Authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendments as may be required.
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 and City Solicitor. The agreement is to be registered on title to the lands in a manner satisfactory to the City Solicitor and to secure the following from the owner:
 - a. A cash contribution of \$2,000,000.00 to be used for John Street streetscape improvements and local parks;
 - b. The proposed design.

Financial Impact

The recommendations in this report have no financial impact.

DECISION HISTORY

On August 10, 2010 Toronto and East York Community Council deferred consideration of a Refusal Report for the rezoning application at 288A, 290 and 294 Adelaide Street West until its meeting in January 2011.

On December 10, 2010, Toronto and East York Community Council, by motion, directed that staff provide notice of a statutory public meeting for the application, as per the requirements of the Planning Act, to be scheduled for the January 18, 2011 Toronto and East York Community Council and that a Final Report be brought forward which includes an implementing Zoning By-law and Section 37 Agreement securing both the proposed design, as well as the contribution of \$2,000,000.00 towards John Street streetscape improvements and local parks.

ISSUE BACKGROUND

Proposal

The application proposes a 37 storey building, 122.4 metres high, at 288A, 290 and 294 Adelaide Street West (Attachments 1, 2, 3, 4 & 5). The proposed building consists of a 7 storey (25.3 metre) podium containing 276 square metres of retail space, 1562 square metres of office space, a loading area, a 5 level, above grade commercial parking garage with 84 parking spaces, amenity space and the lower levels of 4 dwelling units. There are 281 residential units proposed in a 30 storey tower above the podium. Four levels of underground parking with 161 parking spaces are proposed for the residential uses. Access is proposed off Adelaide Street from a 6 metre wide driveway at the east end of the site. Additional site and development statistics are outlined in the application data sheet; Attachment 6. The proposal has been revised from the initial submission that included 282 apartments and 17 live-work units.

COMMENTS

Planning Staff in consultation with the City Solicitor and Buildings staff are preparing amendments to the former City of Toronto and new Toronto Zoning By-laws that implement the proposal. The draft Zoning By-law Amendments and Section 37 Agreement will be available at the January 18, 2011 East York Community Council.

Development Charges

It is estimated that the development charges for this project will be \$1,846,255.00. The actual charge is assessed and collected upon issuance of the building permit.

CONTACT

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SIGNATURE

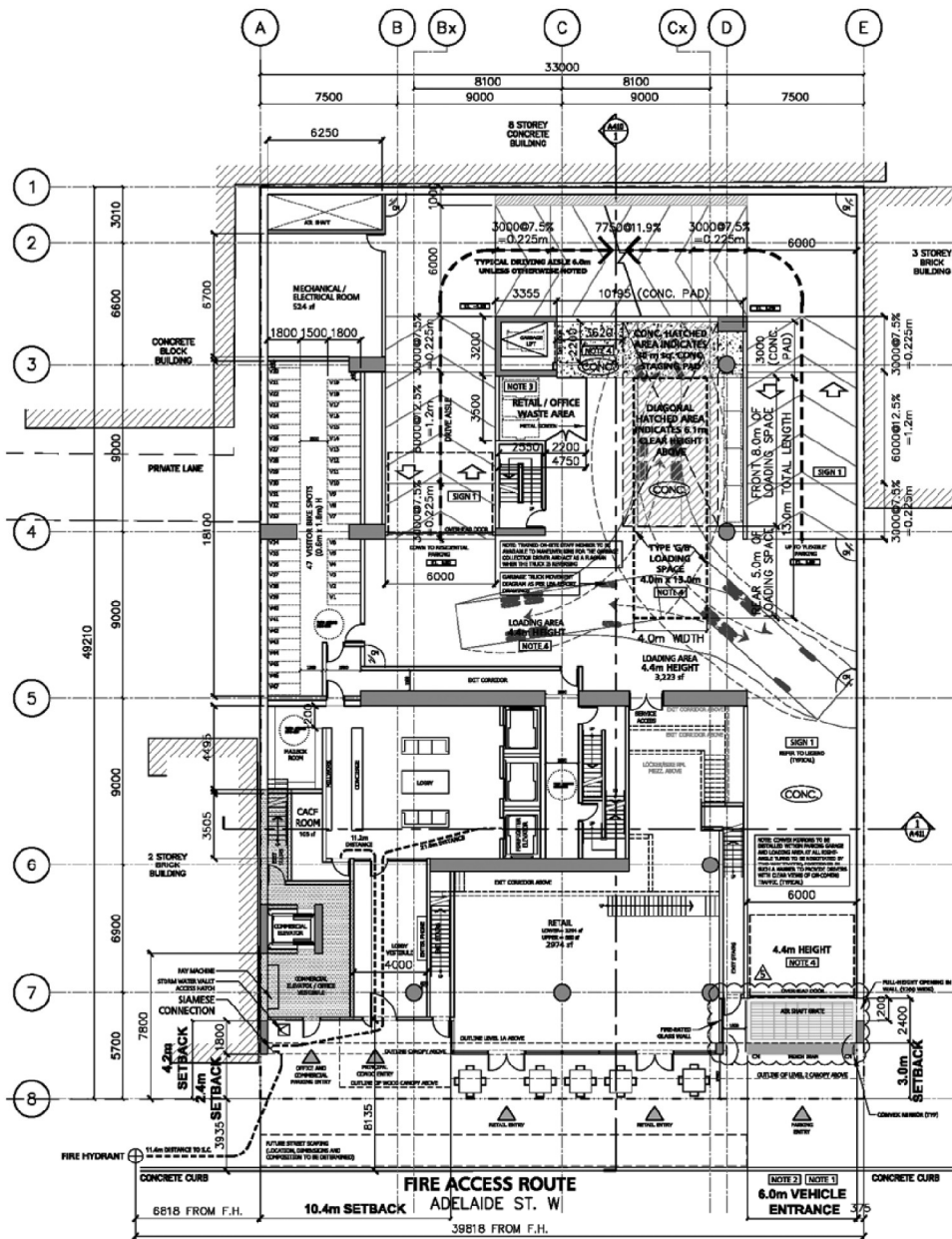
Raymond David, Director
Community Planning, Toronto and East York District

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ATTACHMENTS

Attachment 1: Site Plan
Attachment 2: South Elevation
Attachment 3: East Elevation
Attachment 4: West Elevation
Attachment 5: North Elevation
Attachment 6: Application Data Sheet

Attachment 1: Site Plan



Ground Floor

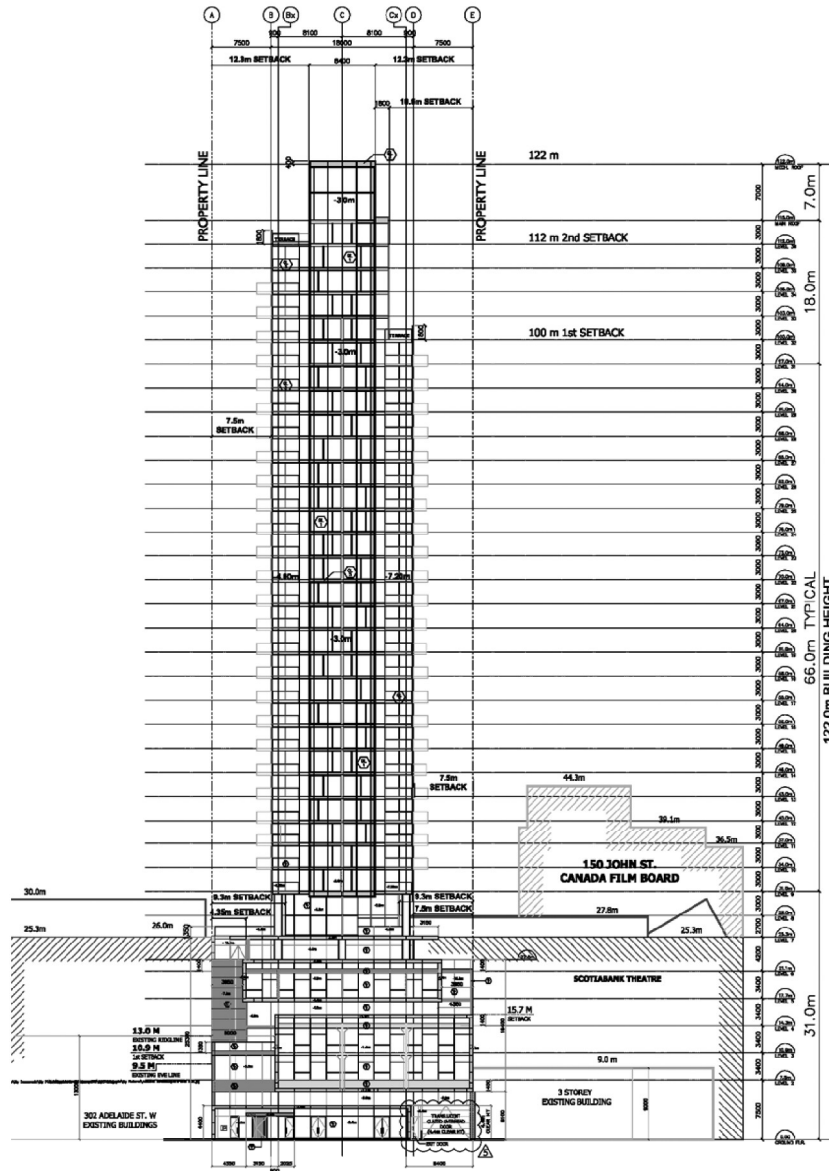
288A, 290, 294 Adelaide Street West

Applicant's Submitted Drawing

Not to Scale
12/13/2010

File # 09_198079

Attachment 2: South Elevation



South Elevation

Elevations

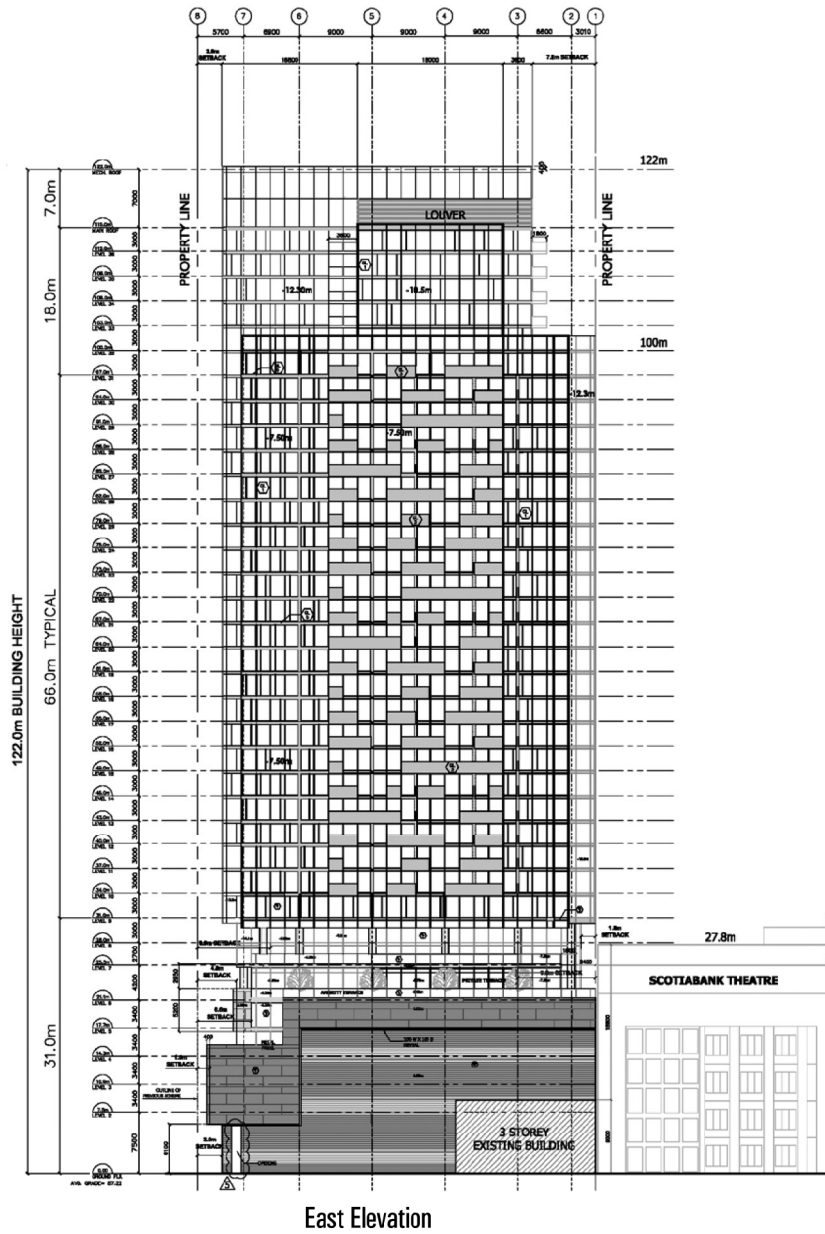
288A, 290, 294 Adelaide Street West

Applicant's Submitted Drawing

Not to Scale
12/13/2010

File # 09_198079

Attachment 3: East Elevation



Elevations

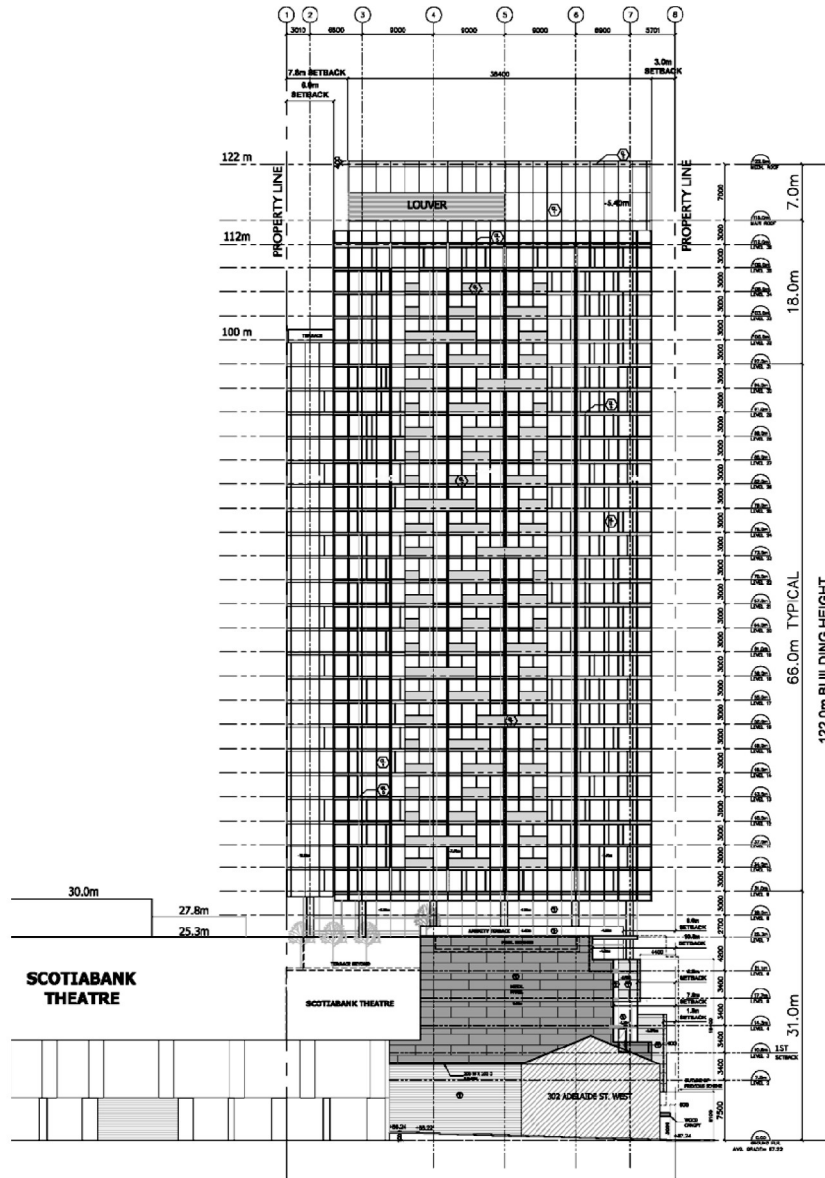
288A, 290, 294 Adelaide Street West

Applicant's Submitted Drawing

Not to Scale
12/13/2010

File # 09_198079

Attachment 4: West Elevation



West Elevation

Elevations

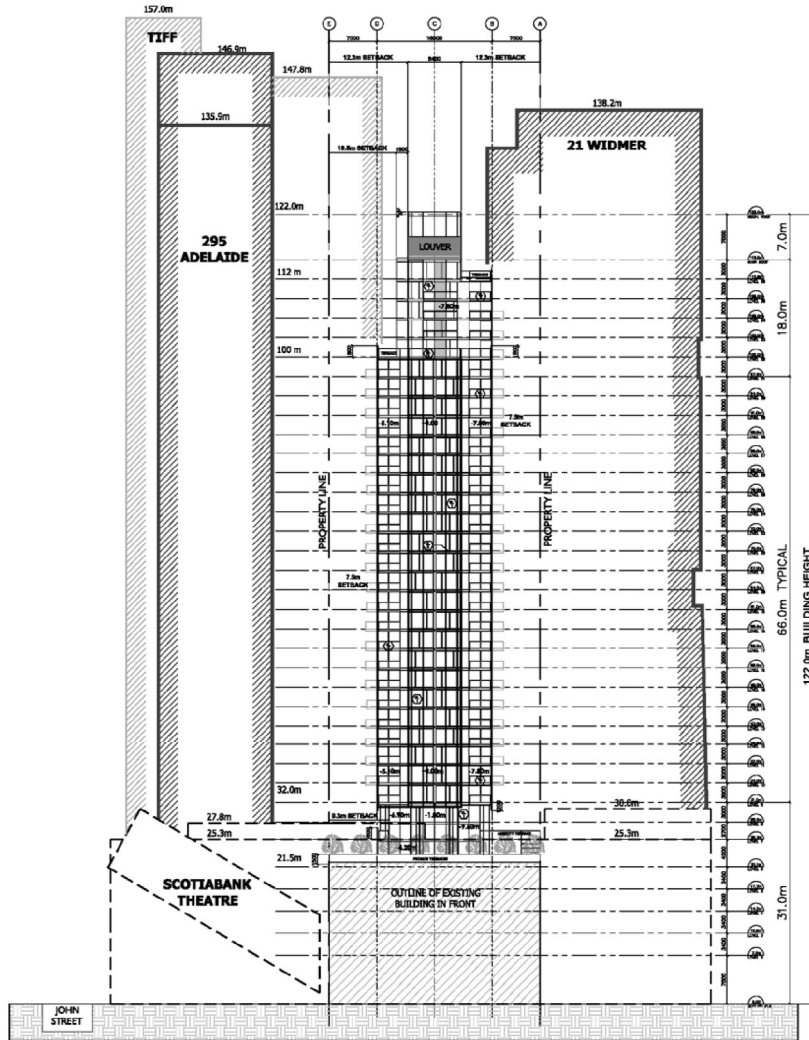
288A, 290, 294 Adelaide Street West

Applicant's Submitted Drawing

Not to Scale
12/13/2010

File # 09_198079

Attachment 5: North Elevation



North Elevation

Elevations

288A, 290, 294 Adelaide Street West

Applicant's Submitted Drawing

Not to Scale
12/13/2010

File # 09_198079

Attachment 6: Application Data Sheet

APPLICATION DATA SHEET

Application Type	Rezoning	Application Number:	09 198079 STE 20 OZ
Details	Rezoning, Standard	Application Date:	December 18, 2009

Municipal Address: 288A, 290 and 294 Adelaide Street West.

Location Description: PL TOWN OF YORK PT LT12 **GRID S2013

Project Description: The application proposes a 37 storey building, 122.4 metres high. The proposed building consists of a 6 storey (22.5 metre) podium containing 1838 square metres of office and retail space, a loading space, and a 5 level commercial parking garage with 84 parking spaces. There are 281 residential units proposed in a 31 storey tower (93.9 metre) above the podium and a mechanical penthouse (7.4 metres) on top. The mix of apartment units includes; 23 studio, 148 one bedroom, 99 two bedroom and 11 three bedroom apartments

Applicant:	Agent:	Architect:	Owner:
Sherman Brown Dryer Karol		Core Architects Inc.	Lifetime Adelaide Street Inc.

PLANNING CONTROLS

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

PROJECT INFORMATION

Site Area (sq. m):	1619	Height:	Storeys:	37
Frontage (m):	32.94		Metres:	122.4
Depth (m):	49.23			
Total Ground Floor Area (sq. m):	847			Total
Total Residential GFA (sq. m):	21293		Parking Spaces:	245
Total Non-Residential GFA (sq. m):	6387		Loading Docks	1
Total GFA (sq. m):	27680			
Lot Coverage Ratio (%):	52.3			
Floor Space Index:	17.1			

DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

			Above Grade	Below Grade
Tenure Type:	Condo			
Rooms:	0	Residential GFA (sq. m):	21293	0
Bachelor:	23	Retail GFA (sq. m):	276	0
1 Bedroom:	148	Office GFA (sq. m):	1562	0
2 Bedroom:	99	Industrial GFA (sq. m):	0	0
3 + Bedroom:	11	Institutional/Other GFA (sq. m):	4549	0
Total Units:	281			

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