

**170 Spadina Avenue - Zoning Amendment Application - Preliminary Report**

<b>Date:</b>	February 13, 2012
<b>To:</b>	Toronto and East York Community Council
<b>From:</b>	Director, Community Planning, Toronto and East York District
<b>Wards:</b>	Ward 20 – Trinity-Spadina
<b>Reference Number:</b>	12-108570 STE 20 OZ

**SUMMARY**

This application proposes a residential development with 210 residential units and retail uses on the ground floor. The proposed building height is 19 storeys or 57 metres, plus mechanical penthouse. Vehicle access is proposed off of Cameron Street via a private driveway at 170 Spadina Avenue leading to 44 underground vehicle parking spaces.

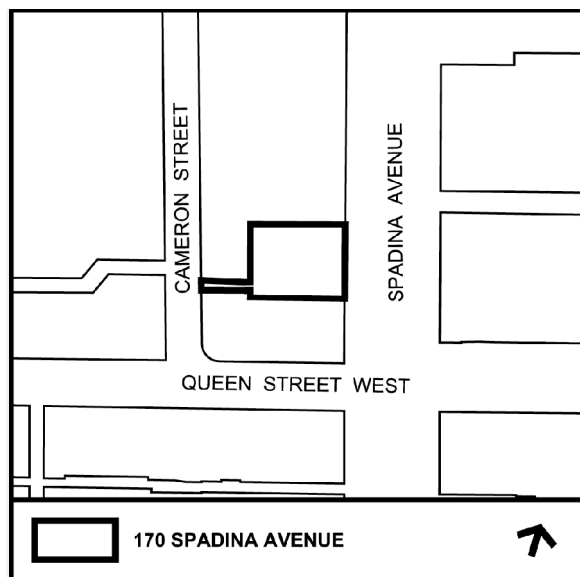
This report provides preliminary information on the above-noted application and seeks Community Council's directions on further processing of the applications and on the community consultation process.

City Planning staff will host and schedule a community consultation meeting in the second quarter of 2012 and target a Final Report in the fourth quarter of 2012, the latter date assumes the applicant will provide all required information in a timely manner.

**RECOMMENDATIONS**

**The City Planning Division recommends that:**

1. Staff be directed to schedule a community consultation meeting for the lands at 170 Spadina Avenue



- 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.

### **Pre-Application Consultation**

Planning staff held a pre-application consultation meeting with the applicant to discuss complete application submission requirements and preliminary issues with the proposal.

## **ISSUE BACKGROUND**

### **Proposal**

The applicant proposes a residential development with 210 residential units and retail uses on the ground floor. The approximate gross floor area is 15,000 square metres. The proposed building height is 19 storeys or 57 metres, plus mechanical penthouse. Vehicle access is proposed off of Cameron Street via a private driveway leading to 44 underground vehicle parking spaces, six spaces are proposed to be dedicated for car-sharing purposes.

The applicant proposes a total of 106 bicycle parking spaces, 38 of which are for visitors and are located on the ground floor. The remaining residential bicycle parking spaces are located within the ground floor and underground parking levels.

The unit mix consists of 36 bachelor units (17%), 104 one-bedroom units (50%), 59 two-bedroom units (28%) and 11 three-bedroom units (5%). A total of 456 square metres of residential amenity space is proposed, where 400 square metres are indoor and 56 square metres are outdoor. Refer to Attachment 7 of this report for additional project details.

### **Site and Surrounding Area**

Existing on the site is a two-storey commercial building with Spadina Avenue frontage that consists of two retail stores, including a video rental chain store and a small restaurant. Atop the existing building are two mounted third party signs facing north and south, for which the City issued a permit in 1996. Leading from a curb cut on Spadina Avenue, at the northern edge of the site is a 3-metre wide private driveway, which continues along the western boundary of the property and exits out onto Cameron Street to the west of the site. This driveway provides shared vehicular access for the subject property and for neighbouring properties to the north, west and south through easements registered on the subject property's title.

To the north of the site is seven storey office and commercial building, which reflects the warehouse character of the area through its design and masonry construction. The neighbouring building to the north has frontage on Spadina Avenue and stretches back to Cameron Street where the rear access is located. To the west and the rear of the site are a pair of two-storey buildings and a three-storey residential rental building with frontage on Cameron Street. These buildings along with the office building to the north have vehicular access atop the subject property through easements. Across Spadina Avenue and to the east of the property is the three-storey CIBC Bank, which forms part of the Queen Street West Heritage Conservation District.

### **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 Official Plan (OP) Urban Structure Map 2 identifies the subject site as part of the *Downtown and Central Waterfront*. The subject site is designated as *Mixed Use Area* in the OP.

The OP contemplates that the *Downtown* will see new development to house residents and jobs. The advantage of developing residential units in the *Downtown* is that it offsets the need for in-bound commuting each day by creating "accessibility through proximity". The *Downtown* policies provide that a full range of housing opportunities be encouraged through sensitive infill. Not all areas in the *Downtown* can be developed to the same level of intensity.

*Mixed Use Areas* are made up of a broad range of commercial, residential and institutional uses, in single use or mixed use buildings, as well as parks and open spaces and utilities. Relative to other *Mixed Use Areas* in the City, the highest buildings and greatest intensity will typically occur *Downtown*. New development is subject to the development criteria for *Mixed Use Areas*, including:

- locating and massing new buildings so as to adequately limit shadow impacts on adjacent *Neighbourhoods*, particularly during the spring and fall equinoxes;
- providing good site access and circulation and an adequate supply of parking for residents and visitors;
- locating and screening service areas, ramps and garage storage to minimize the impact on adjacent streets and residences; and
- providing indoor and outdoor recreation space for building residents in every significant multi-unit residential development.

## **Zoning**

The former City of Toronto's Zoning By-law 438-86 zones the property within a CR T3.5 C2.0 R2.5 Zone, which permits a mix of commercial and residential uses to a maximum total density of 3.5 times the area of the lot. The maximum permitted building height is 28 metres, which is equivalent to a nine-storey building.

## **Tall Buildings Design Guidelines**

In June 2006, in co-operation with HOK Architects, the City produced the Design Criteria for Review of Tall Buildings Proposals. These guidelines provide a common set of measurable criteria and other qualitative indicators that staff will apply in the review of the proposed development.

## **Site Plan Control**

Site Plan Control is applicable to the site; however, the applicant has not submitted an application for Site Plan approval.

## **Reasons for the Application**

The proposed mix of uses is contemplated by the OP and is permitted in a CR zone, however the proposed intensity of residential uses is above the zoning permissions. The proposed building height also exceeds the permissions. Given the intensity of use and proposed building height, an application to amend the Zoning By-law is required.

## **COMMENTS**

### **Application Submission**

Planning staff issued a Notification of Complete Application on February 8, 2012. The following reports/studies were submitted with the application:

- Shadow Study for March/September 21;
- Planning and Urban Design Rationale;
- Pedestrian Wind Comfort Study;
- Traffic Impact and Parking Study;
- Site Plan Review (Loading);
- Site Servicing Report; and
- Arborist Report.

## **Issues to be Resolved**

The following section outlines preliminary issues to be resolved with the applicant. Additional issues may be identified through the review of the application, agency comments and the community consultation process.

### **Building Height**

The proposed building height of 57 metres or 19-storeys, plus mechanical penthouse is double the permitted height. In its current form, staff cannot support the proposed building height at this location. The planning rationale submitted by the applicant suggests that 19-storeys represents a moderate scale of high-rise development that is in keeping with the general height patterns in the overall area, including the planned redevelopment of Toronto Community Housing Corporation's revitalization of Alexandra Park and Atkinson Housing Co-op. Staff have concerns with the proposed height and the rationale used to support it. Through the review of the application, including community consultation, staff will work with the applicant to determine the most appropriate building height for this location.

### **Building Setbacks - light view and privacy**

The proposed building setbacks from the property line to neighbouring buildings range from 0 metres on the south property line to 3-metres from the north property line. The proposed development has windows that face onto these neighbouring properties. Building setbacks will have to be increased to provide appropriate light, view and privacy for future residents of the proposed development and for neighbouring properties.

### **Parking and Loading**

The proposed number of vehicle and bicycle parking spaces is below what is required by the Zoning By-law. Transportation Services and Planning staff will review the submitted Parking Study and consider the proposed supply and demand for vehicle parking at this location. A loading dock is proposed to the rear of the site with access off the private laneways. In support of the loading dock location, the applicant submitted a loading study, which staff will review.

### **Queen Street West and Spadina Avenue Building Character**

The predominant built form character along Spadina Avenue, north of Queen Street West exhibits a low to mid-rise warehouse style building typology featuring brick and masonry construction. The proposed development abuts the Queen Street West Heritage Conservation District (HCD) directly to the south. Given the proposed adjacency to the HCD and Spadina Avenue's warehouse building character, staff will work with the applicant to help identify an appropriate building height, massing and mix of materials to be used for the proposed building's frontages. The submitted plans to the City do not identify proposed materials and staff will require that acceptable materials are labelled and secured in any approved drawings.

### **Rear Access to Properties Fronting on Queen Street West**

The proposed development is to be built on its southern property line, which is shared by the properties fronting on Queen Street West. To the rear of Queen Street West properties is a private lane system secured through easements. The proposed development would impact vehicular access to the private lane system, which provides rear access to the Queen Street West properties. Maintaining existing rear access for the commercial properties with frontage on Queen will need to be addressed.

### **Section 37 Contribution**

Should Planning staff and the applicant resolve zoning and built form issues and any other issues arising from the review of the proposal, staff will be recommending an appropriate contribution towards community benefits in keeping with policies in the Height and/or Density Incentives section (5.1.1.) of the OP.

### **Toronto Green Standard**

The Toronto Green Standard (TGS) is a tool to implement the broader environmental policies of the Official Plan. Several of the natural environment policies of the Official Plan encourage green development. These policies are geared to reduce the negative impacts of development on the natural environment through practices such as improved stormwater management, water and energy efficiency, and waste reduction and recycling. These policies also promote development that enhances the natural environment and support green industry.

The TGS Checklist has been submitted by the applicant and is currently under review by City staff for compliance with the Tier 1 performance measures.

### **CONTACT**

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E-mail: [jcantos@toronto.ca](mailto:jcantos@toronto.ca)

### **SIGNATURE**

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Gregg Lintern MCIP, RPP, Director  
Community Planning, Toronto and East York District

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## **ATTACHMENTS**

Attachment 1: Site Plan

Attachment 2: North Elevation

Attachment 3: South Elevation

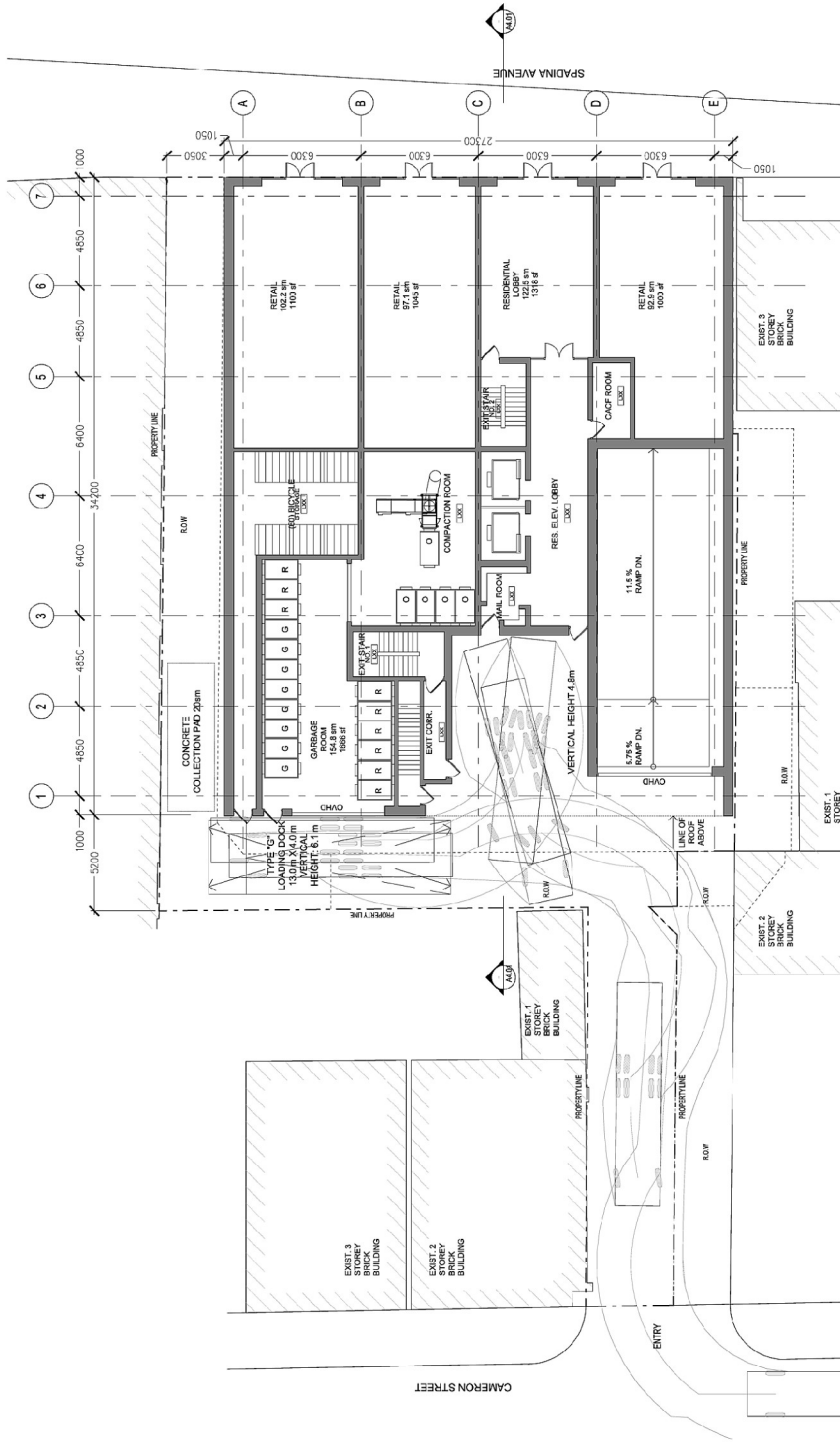
Attachment 4: East Elevation

Attachment 5: West Elevation

Attachment 6: Zoning

Attachment 7: Application Data Sheet

# Attachment 1: Site Plan



170 Spadina Avenue

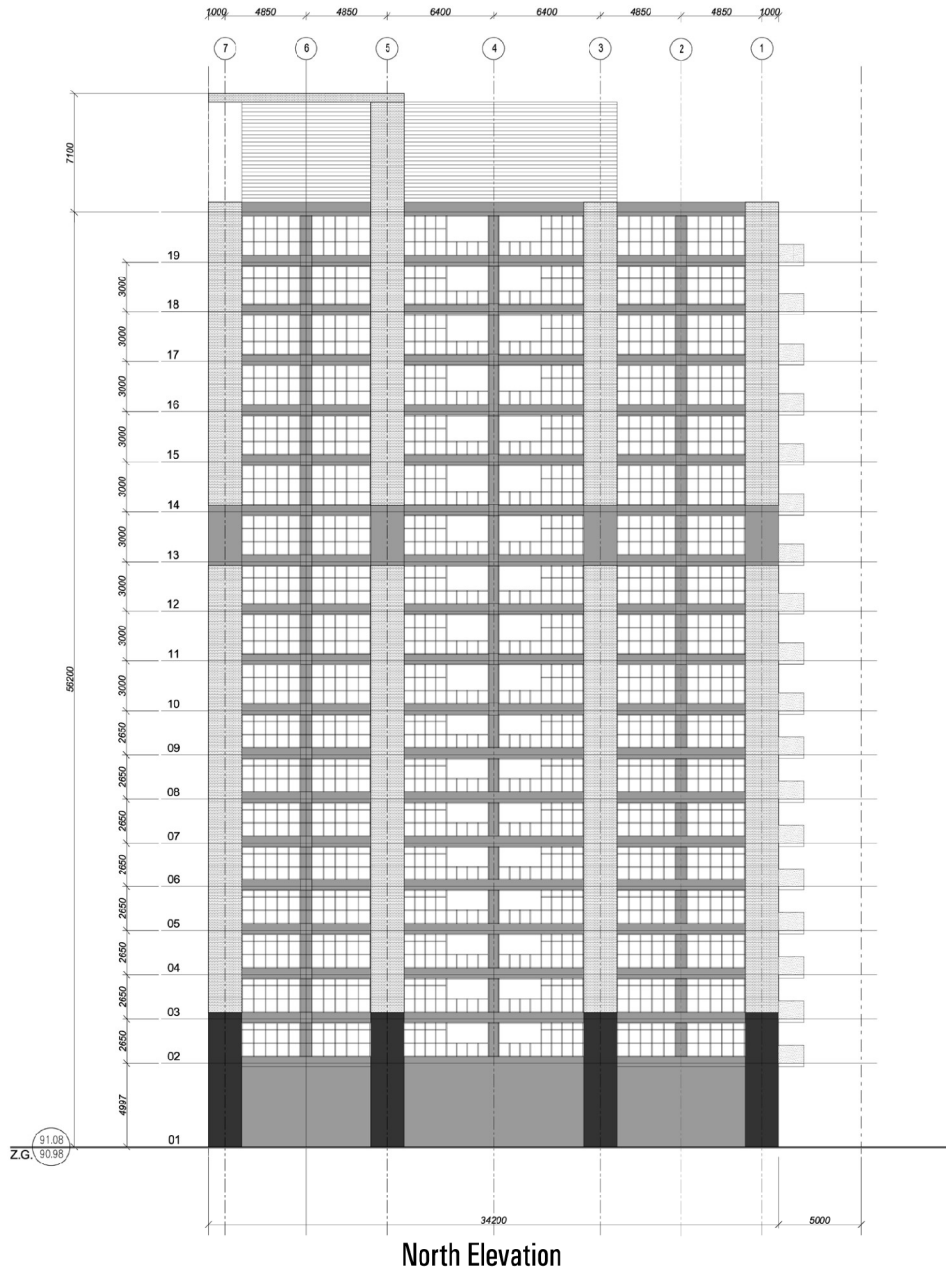
Floor Plan - Level 1  
 Applicant's Submitted Drawing

File # 12 108570 0Z

Not to Scale  
 02/21/2012



## Attachment 2: North Elevation



### Elevations

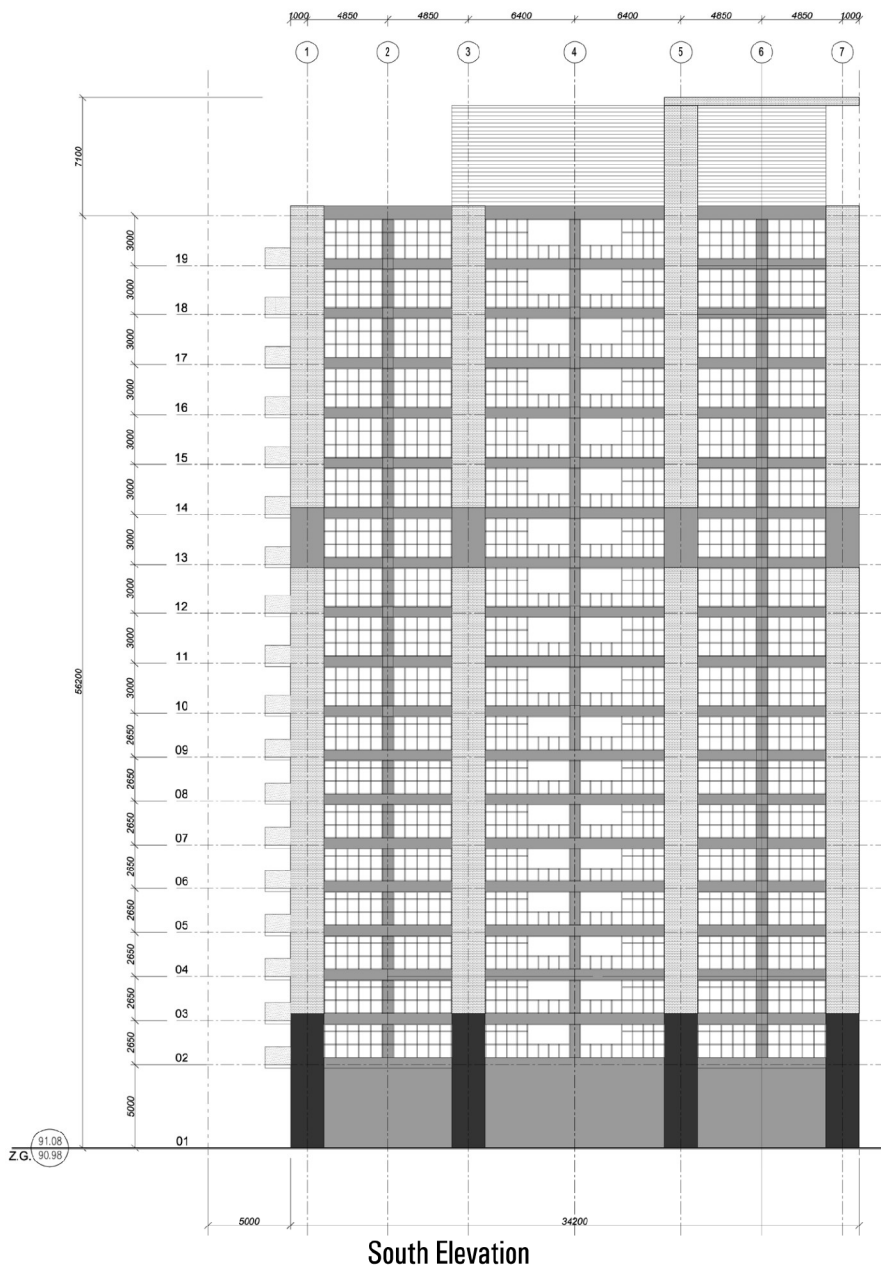
Applicant's Submitted Drawing

Not to Scale  
02/21/2012

### 170 Spadina Avenue

File # 12 108570 02

### Attachment 3: South Elevation



## Elevations

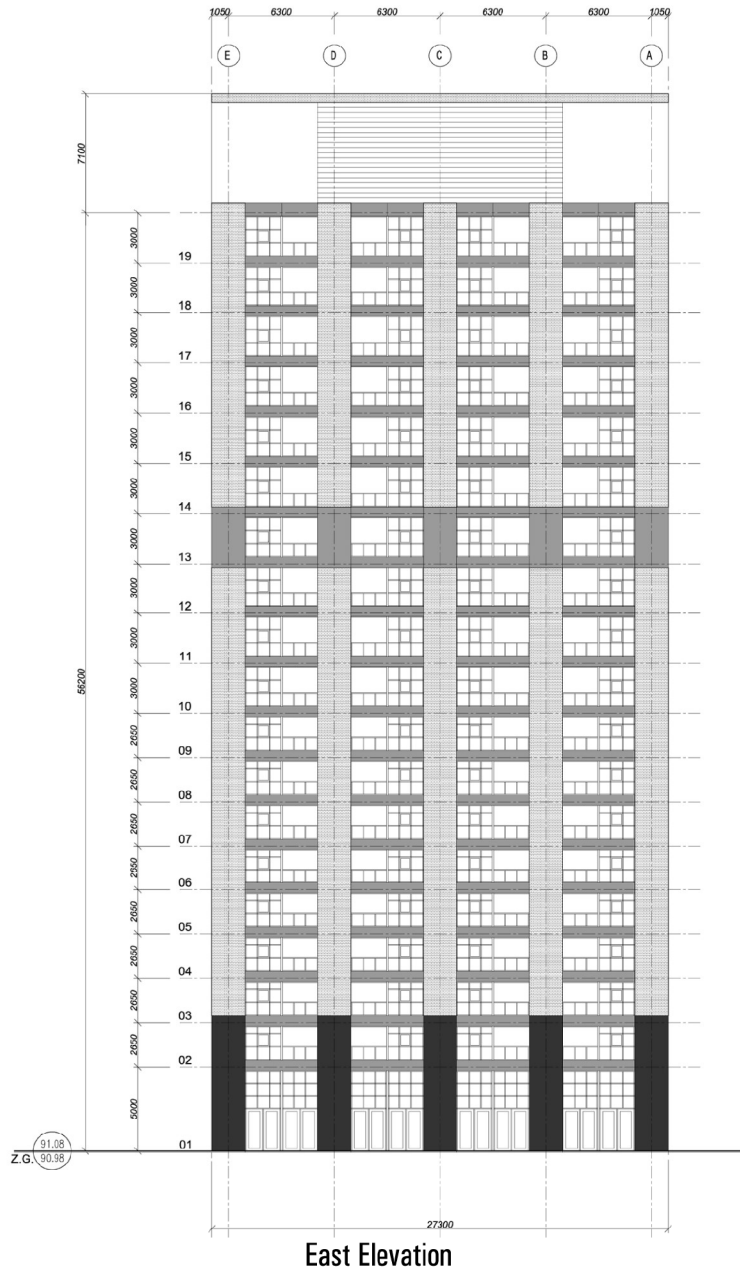
## 170 Spadina Avenue

Applicant's Submitted Drawing

Not to Scale  
02/21/2012

File # 12 108570 0Z

## Attachment 4: East Elevation



### Elevations

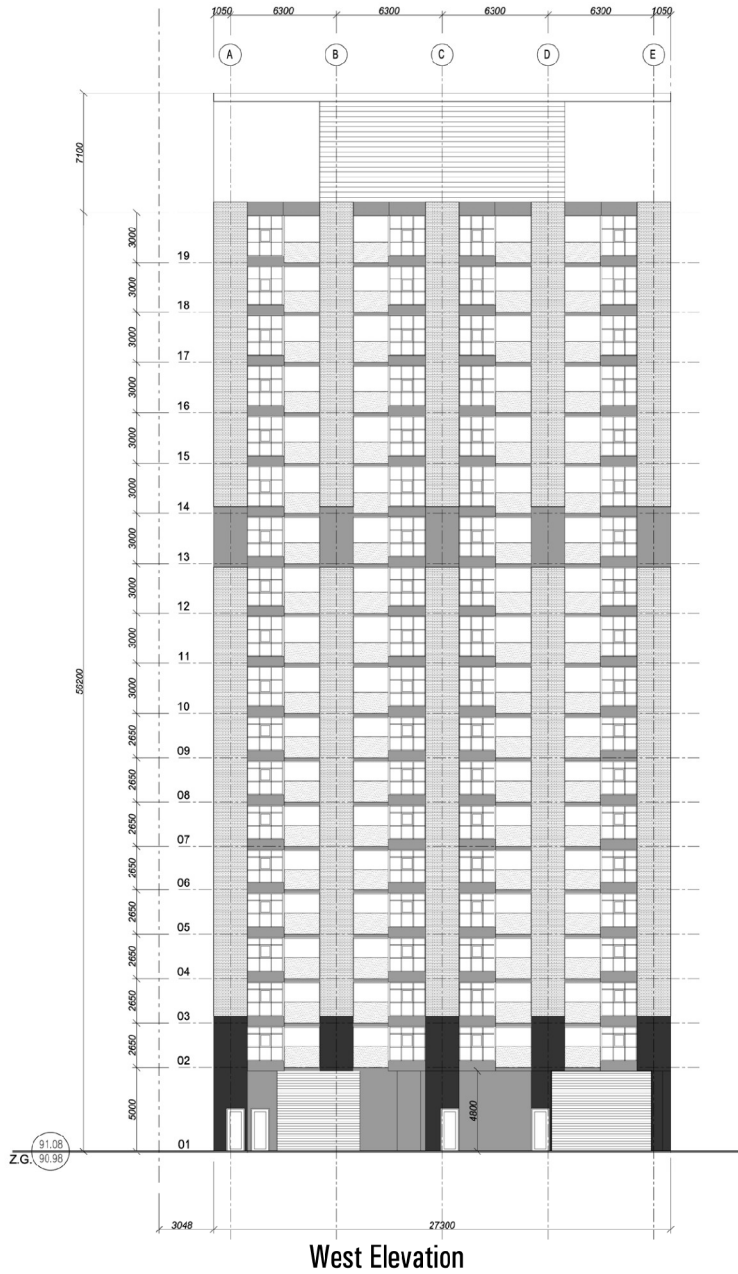
Applicant's Submitted Drawing

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02/21/2012

170 Spadina Avenue

File # 12 108570 0Z

# Attachment 5: West Elevation



## Elevations

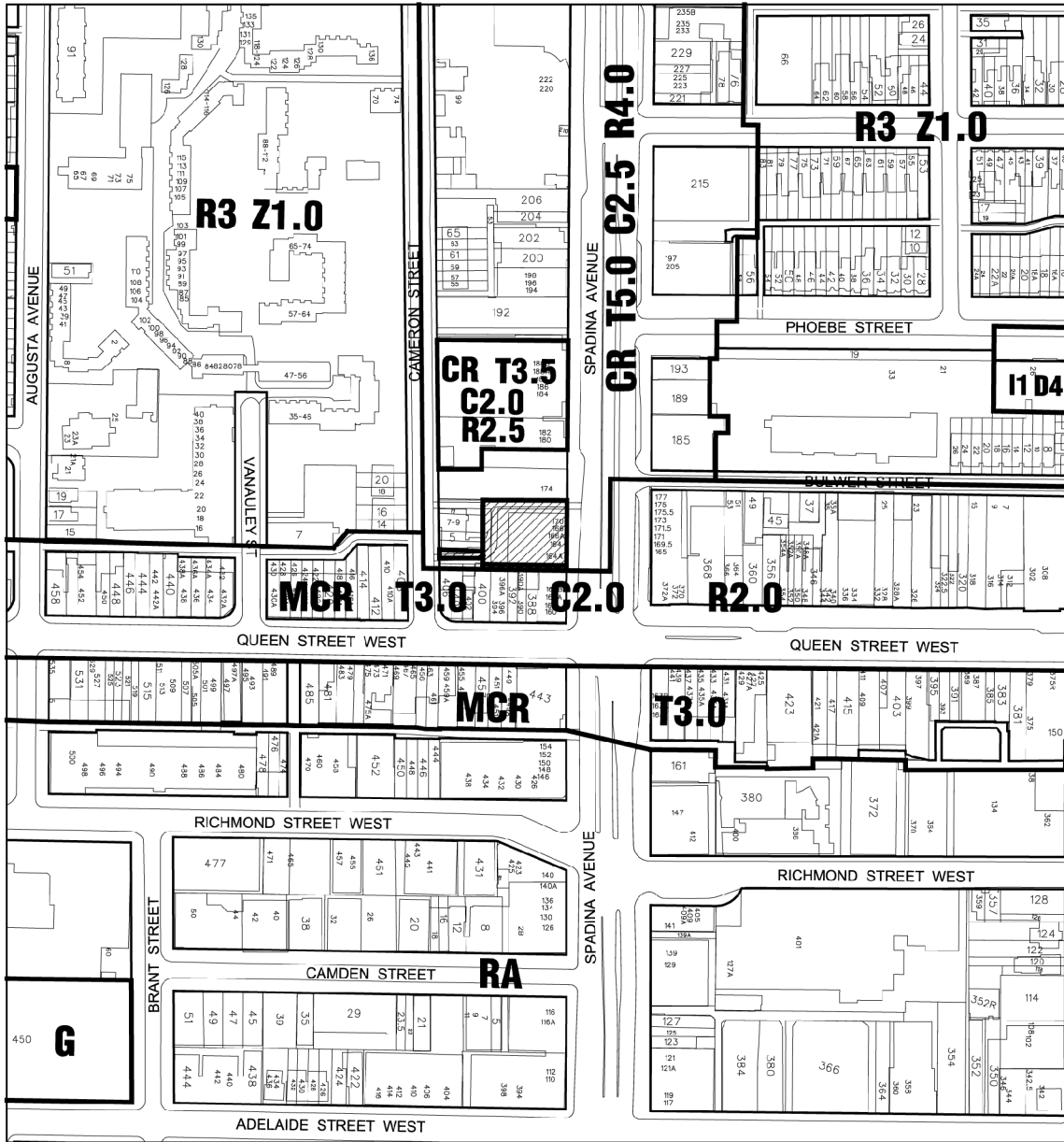
Applicant's Submitted Drawing

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02/21/2012

170 Spadina Avenue

File # 12 108570 0Z

# Attachment 6: Zoning



170 Spadina Avenue

File # 12 108570 0Z

- G Parks District
- R3 Residential District
- RA Mixed-Use District
- CR Mixed-Use District
- MCR Mixed-Use District
- I1 Industrial District



Not to Scale  
Zoning By-law 438-86 (as amended)  
Extracted 02/21/2012

## Attachment 7: Application Data Sheet

Application Type                      Rezoning                                      Application Number:      12 108570 STE 20 oz  
Details                                      Rezoning, Standard                      Application Date:          January 19, 2012  
Municipal Address:                      170 SPADINA AVE  
Location Description:                      CON 1 FTB PT PARK LOT 16 PLAN 441 LOT 1 \*\*GRID S2010  
Project Description:                      Rezoning application to permit the redevelopment of the existing two storey  
non residential building on the site for a new 19 storey mixed use building  
complete with 292m2 of retail area at the ground floor and 210 residential  
units above. Included in the proposal is 44 vehicular parking spaces to serve  
the development, all of which would be located below grade.

### **Applicant:**

Tri-Win International  
Investment Group Inc

### **Agent:**

### **Architect:**

Wallman Architects

### **Owner:**

Tri-Win International  
Investment Group Inc

### **Planning Controls**

Official Plan                                      Mixed Use Areas                                      Site Specific Provision:  
Designation:  
Zoning:    CR T5.0 C2.5 R4.0                                      Historical Status:  
Height Limit (m):                                      28    Site Plan Control Area:

### **Project Information**

Site Area (sq. m):	1370	Height:	Storeys:	19
Frontage (m):	30.36		Metres:	56.2
Depth (m):	60			
Total Ground Floor Area (sq. m):	959			<b>Total</b>
Total Residential GFA (sq. m):	14631		Parking Spaces:	44
Total Non-Residential GFA (sq. m):	292		Loading Docks	1
Total GFA (sq. m):	14923			
Lot Coverage Ratio (%):	70			
Floor Space Index:	10.9			

### **Dwelling Units**

### **Floor Area Breakdown (upon project completion)**

Tenure Type:	Condo		<b>Above Grade</b>	<b>Below Grade</b>
Rooms:	0	Residential GFA (sq. m):	14631	0
Bachelor:	36	Retail GFA (sq. m):	292	0
1 Bedroom:	104	Office GFA (sq. m):	0	0
2 Bedroom:	59	Industrial GFA (sq. m):	0	0
3 + Bedroom:	11	Institutional/Other GFA (sq. m):	0	0
Total Units:	210			

### **Contact:**

### **Planner Name:**

**Jeffrey Cantos, Planner**

### **Telephone:**

**(416) 338-5740**