

263 Adelaide Street West Zoning Amendment Application - Preliminary Report

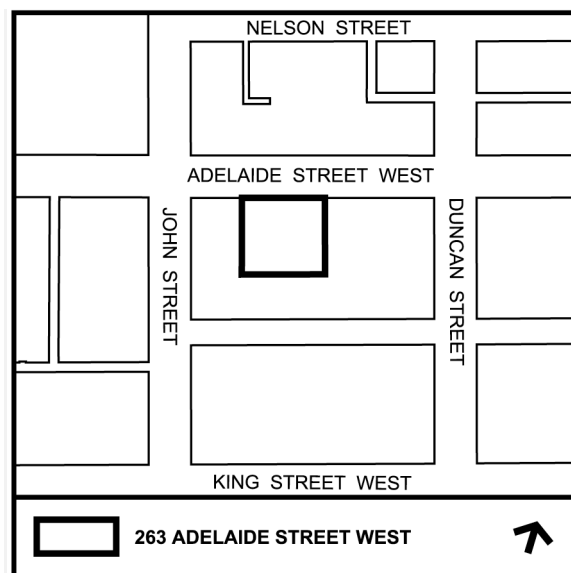
Date:	July 31, 2012
To:	Toronto and East York Community Council
From:	Director, Community Planning, Toronto and East York District
Wards:	Ward 20 – Trinity-Spadina
Reference Number:	12 152660 STE 20 OZ

SUMMARY

This application proposes to redevelop the site at 263 Adelaide Street West with a 42-storey mixed-use building including a five-storey podium containing commercial uses.

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

The next step is to undertake a community engagement process, which will include a community consultation meeting enabling the public to review the applicant's submission and ask questions of City staff and the applicant. The final report will be targeted for the first quarter of 2013, subject to any required information being provided by the applicant 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 263 Adelaide Street West 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

A pre-application consultation meeting was held with the applicant to discuss complete application submission requirements on June 20, 2011.

ISSUE BACKGROUND

Proposal

The applicant proposes to redevelop the site at 263 Adelaide Street West, currently occupied by the five-storey Purman Building listed on the City's Inventory of Heritage Buildings, with a 42-storey mixed-use building measuring 135 m in height. The building will include a five-storey podium containing the façade of the Purman Building. Commercial uses will be located within the podium with residential uses above.

The development will include approximately 328 residential units with the following breakdown: 42 bachelor units (13%), 210 one-bedroom units (64%), 44 two-bedroom units (13%), 32 three-bedroom units (10%). In total there will be 116 parking spaces located within a five-storey below-grade parking garage.

It is proposed that service vehicles access the site via Adelaide Street and that passenger vehicles access the site via Adelaide Street but exit via Pearl Street.

For further statistical information, refer to the Application Data Sheet found as Attachment 7 of this report.

Site and Surrounding Area

The site fronts Adelaide Street West and has a frontage of 39 m and a depth of 36 m for an approximate site area of 1,404 m². The site currently contains a five-storey commercial building known as the Purman Building constructed in 1915 which houses commercial, live-work and

residential uses. This building was listed on the City's Inventory of Heritage Properties in May 2005. There is also a strata easement on title across the adjacent property to the south at 188 Pearl Street, the purpose of which is to provide vehicular access to the site via Pearl Street.

Land uses surrounding the site are as follows:

North: one to four-storey commercial buildings including a Toronto Fire Station on the north side of Adelaide Street West. At the north-west corner of Adelaide Street and John Street is a recently approved 41-storey tower at 290 Adelaide Street West.

South: three to four-storey commercial buildings located on the north side of Pearl Street. These have been identified as contributing to heritage character in the King Spadina East Precinct Built Form Study.

Further south are five to six-storey commercial buildings on the north side of King Street West, many of which are either heritage or contributing buildings, including:

- six-storey Eclipse Whitewear Building, designated heritage (322 King St. W.)
- six-storey Princess of Wales Theatre, contributing (300 King St. W.)
- six-storey Anderson Building, designated heritage (284 King St. W.)
- five-storey E.W. Gillett Building, designated heritage (274-276 King St. W.)

Also located at the north-west corner of John Street and King Street West is the recently completed 46-storey mixed-use TIFF Lightbox Festival Tower building.

East: immediately adjacent to the site on the east side is a six-storey mixed-use building at 257 Adelaide Street West and adjacent to this is a three-storey commercial building at 18-20 Duncan Street which formerly contained boarding houses for Upper Canada College. This building was listed heritage in 1984.

West: immediately adjacent to the site on the west side is a vacant lot located at 283 Adelaide Street West. This site is subject to a recently submitted Zoning Amendment Application (12-107447 STE 20 OZ) for Pinnacle Phase 2 which proposes to redevelop the site with a 40 storey mixed-use building including a five-storey podium. The tower portion itself will be located on the southern half of the site adjacent to Pearl Street.

Further west, at the south-west corner of Adelaide Street and John Street, is a new development currently under construction for Pinnacle Phase 1, a 43-storey mixed-use building. The Richard West House, a heritage building, is being incorporated into this development.

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 locates the subject site within the *Downtown*. Chapter Two – Shaping the City identifies that the downtown area offers opportunities for substantial employment and residential growth, but that this growth is not anticipated to be uniform. Rather, it is expected that the physical setting of many areas will remain unchanged and that design guidelines specific to districts of historic or distinct character will be implemented to ensure new development fits into the context of existing built form, streets, setbacks, heights and relationship to landmark buildings.

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 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, the policies of Section 3 - Built Form specify 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.

The Official Plan also contains policies for *Regeneration Areas* requiring the restoration, re-use and retention of existing buildings that are economically adaptable for re-use, in order to achieve a broad mix of commercial, residential, light industrial and live/work uses.

Zoning

The site is zoned Reinvestment Area (RA) by Zoning By-law 438-86, as amended (see Attachment 6). As part of the RA zoning controls, density standards were replaced by built form objectives expressed through height limits and setbacks.

The By-law permits a maximum height of 30 metres for the property at 263 Adelaide Street West. A 3m setback must be provided from the main wall of the building for any portion of the building above a height of 20 m. The By-law also contains a number of requirements related to building setbacks from the side and rear lot lines.

The RA zone allows a range of uses including commercial, office, retail and residential. The requested uses are permitted under the By-law.

City of Toronto Tall Building Guidelines

The Design Criteria for Review of Tall Building Proposals provide direction on matters related to the scale of buildings, building floor plates and spatial separation. Key criteria in the Guidelines are minimum facing distances of 25 metres between towers in order to achieve appropriate light and privacy, minimum side and rear yard tower setbacks of 12.5 m, and articulation of tower floor plates that are larger than 743 m² to break down the massing of the building. The recently City Council adopted Downtown Tall Buildings Vision and Performance Standards Design Guidelines do not apply to Secondary Plan Areas and therefore do not apply to the subject site.

King-Spadina Secondary Plan Review and King-Spadina East Precinct Built Form Study (2009)

The subject site falls within the Warehouse District as identified within the King-Spadina East Precinct Built Form Study, which was considered by Council in 2009. The Study included the principle that heights decrease generally from east to west (University Avenue to Spadina Avenue), and from south to north (Front Street to Queen Street). Within this general height trend are areas of localized conditions where additional height may be permitted so long as various built-form criteria are met. It is noted in the Study that the built form character of the Warehouse District is a main feature of the King-Spadina area and is the character that the Secondary Plan policies seek to protect.

The King-Spadina East Precinct Built Form Study also provides for a two-tier height approach. Development proposals aiming to achieve the “Second Tier” height permissions are to be considered in light of the policy objectives in the King-Spadina planning framework as well as the built form standards that apply to any tall building development in the City, including but not limited to: respect for heritage in the immediate context; preservation of sunlight on important pedestrian streets; conformity with the King-Spadina Built Form Guidelines; and, achieving a 25 metre tower separation and a maximum 750 square metre floor plate to address light, view and privacy.

The King-Spadina Secondary Plan also describes this neighbourhood as being an important employment area. Therefore, the retention and promotion of commercial and light industrial uses such as media, design and fashion businesses is a priority.

Site Plan Control

The subject site and development is subject to Site Plan Control. A site plan application has not been submitted at this time.

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 30 metres by approximately 105 metres resulting in a proposed building height of 135. In addition, the proposed building does not comply with other restrictions that are in effect on the lands.

COMMENTS

Application Submission

The following reports/studies were submitted with the application:

- Planning Rationale;
- Boundary Plan of Survey;
- Architectural Plans;
- Underground Garage Plans;
- Landscape Plan;
- Stage 1 Archaeological Resource Assessment;
- Heritage Impact Assessment;
- Traffic Impact Study;
- Site Servicing and Stormwater Management Report;
- Shadow Study;
- Pedestrian Level Wind Assessment;
- Green Standards Checklist;
- Tree Inventory and Preservation Plan; and
- Housing Issues Report

A Notification of Incomplete Application was issued on May 30, 2012 and identified a requirement to resubmit the Housing Issues Report to include the following details:

- Floor areas of the units proposed to be demolished;
- Dates that any vacant units were last occupied;
- A proposal for the replacement of the demolished rental units with units of the same types and sizes and at similar rents; and,
- A proposal for a Tenant Assistance and Relocation Plan to assist the current tenants and information regarding consultation with tenants about the proposed demolition.

The applicant is currently working on supplying the City with this required information and upon receipt, a Notification of Complete Application will be issued.

Issues to be Resolved

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. Appropriate preservation and/or replacement of existing rental housing;
4. Height and massing relationships with the immediate area and with abutting properties;
5. Preservation of the on-site heritage building;
6. Relationship to abutting heritage buildings and the physical heritage character of the area;
7. Replacement of the existing amount of non-residential gross floor area;
8. Traffic, site servicing, and impacts on the pedestrian realm;
9. Vehicular site access;
10. Building setbacks and stepbacks

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.

Additional issues may be identified through the review of the application, agency comments and the community consultation process.

Section 37

Should the project proceed to approval, City Planning, in consultation with the Ward Councillor, will identify and secure community benefits under Section 37 of the *Planning Act*, in accordance with Sections 5.1 and 7.2 of the King Spadina Secondary Plan.

CONTACT

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SIGNATURE

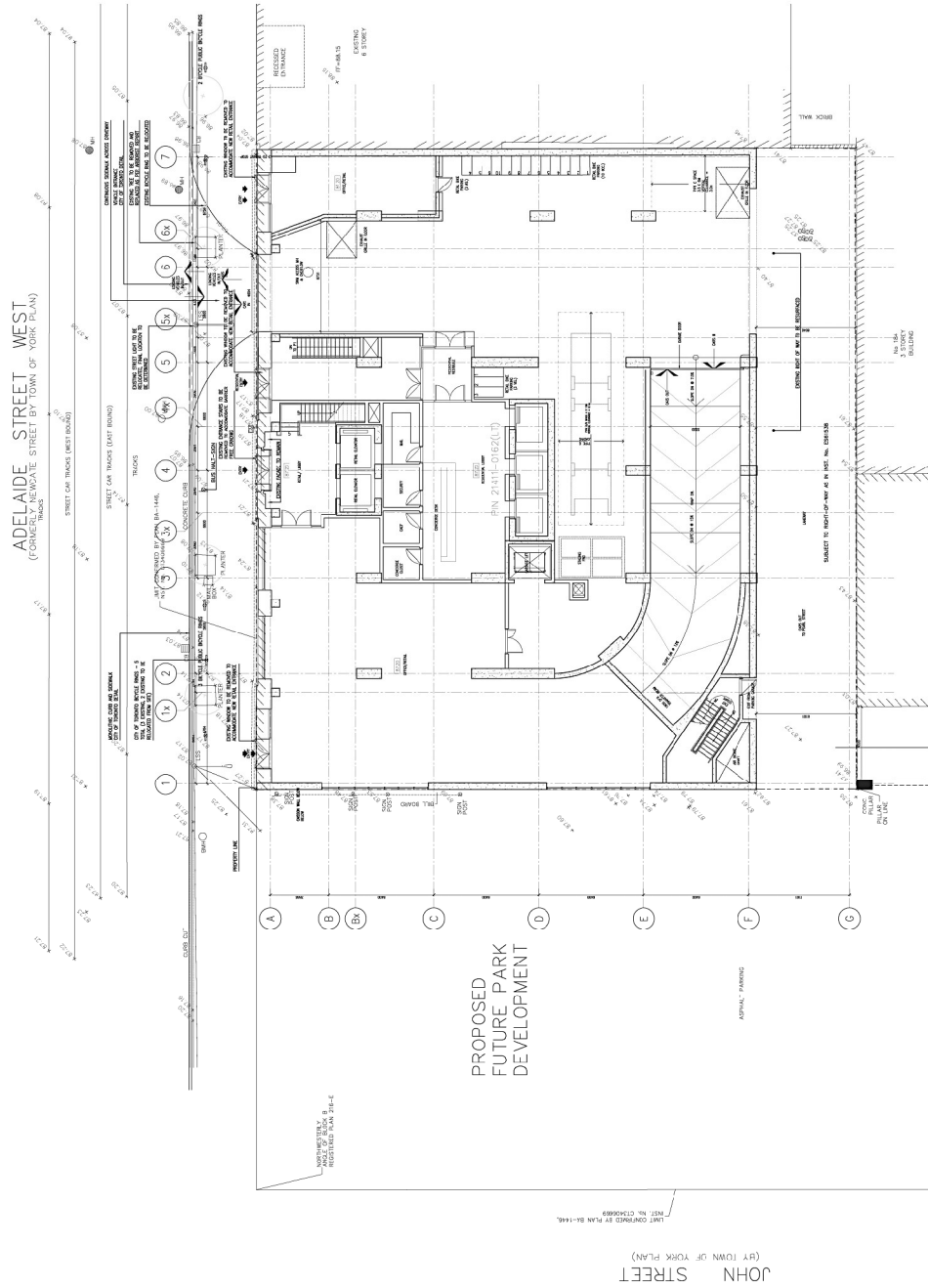
Raymond David, Director
Community Planning, Toronto and East York District

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ATTACHMENTS

Attachment 1: Site Plan
Attachment 2: 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



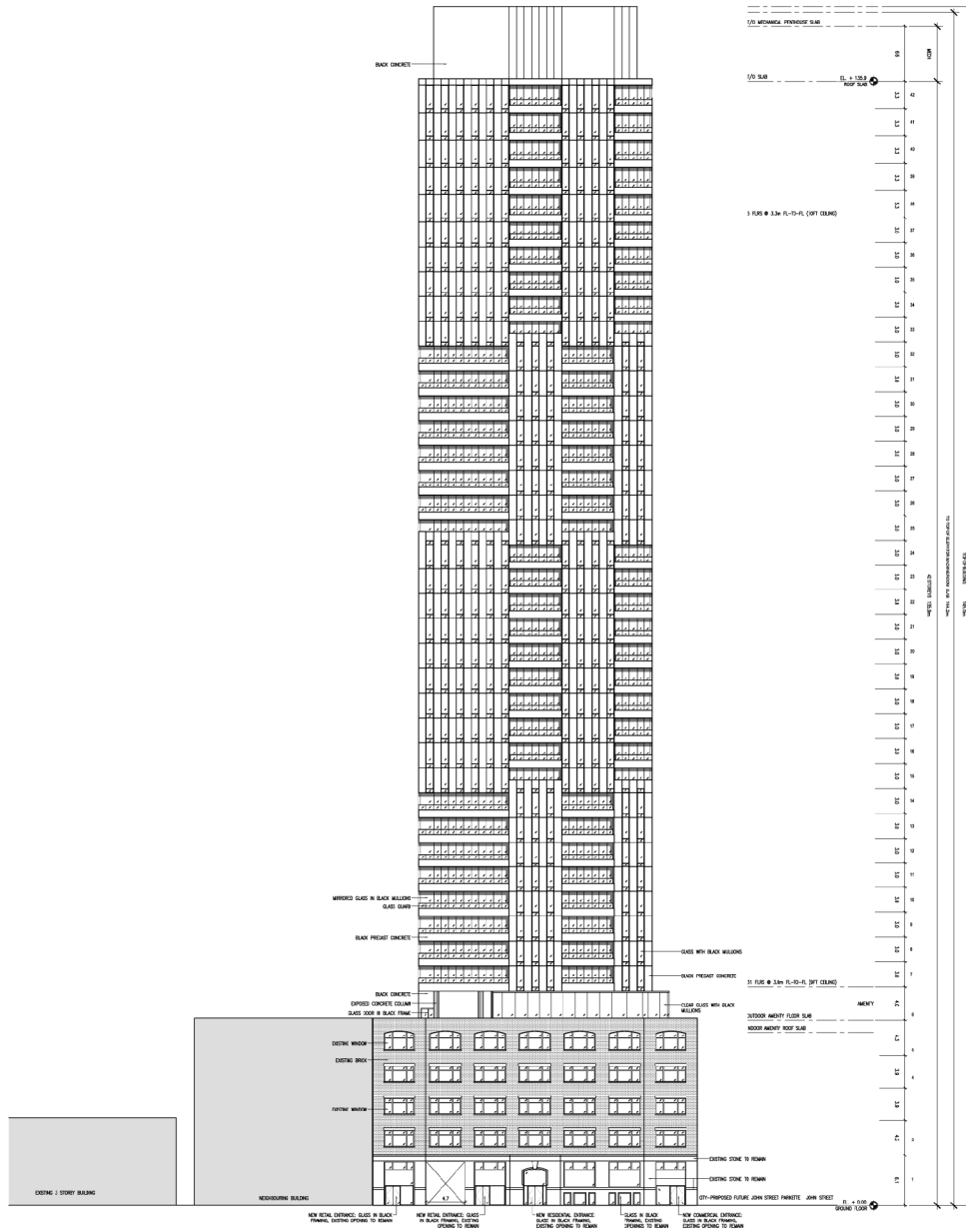
263 Adelaide Street West

Site Plan
 Applicant's Submitted Drawing

Not to Scale
 07/31/2012

File # 12 152660 0Z

Attachment 2: North Elevation



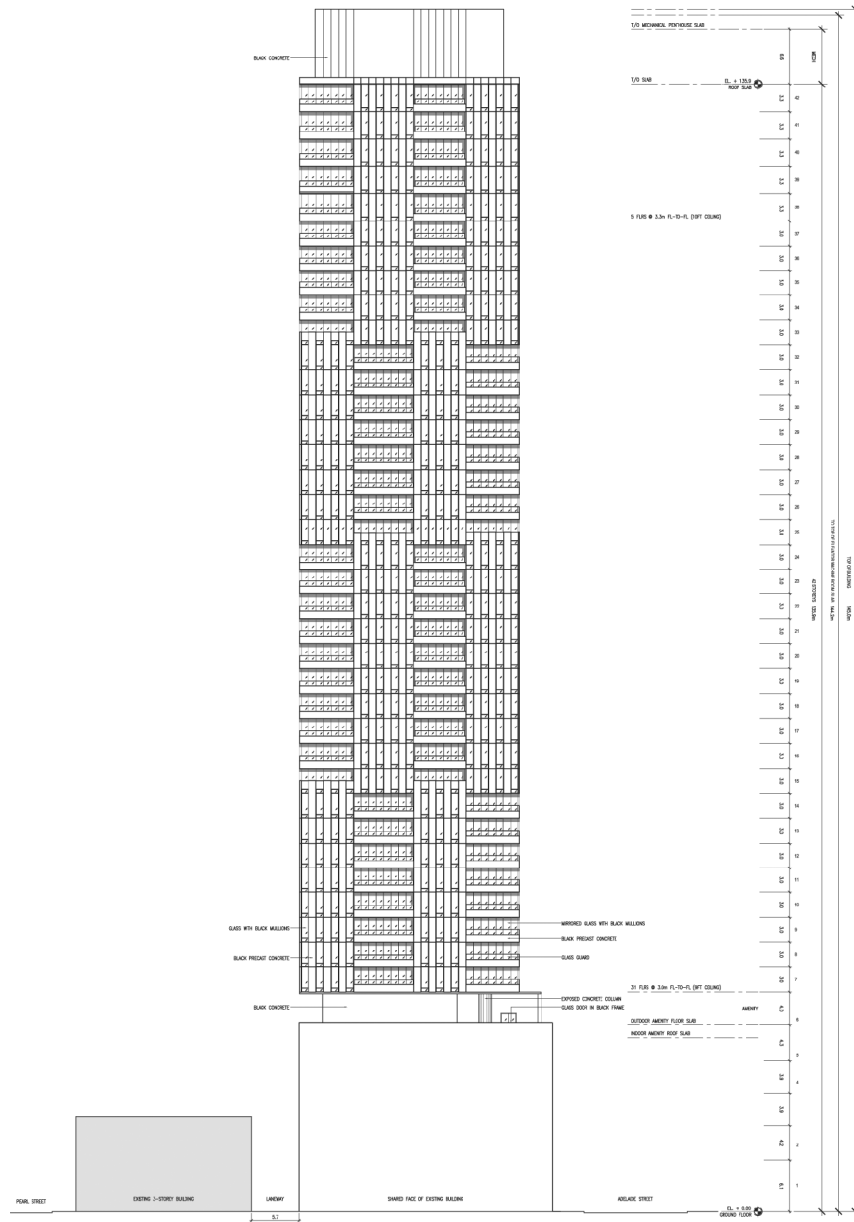
263 Adelaide Street West

Applicant's Submitted Drawing

Not to Scale
05/07/2012

File # 12 152660 0Z

Attachment 4: East Elevation



East Elevation

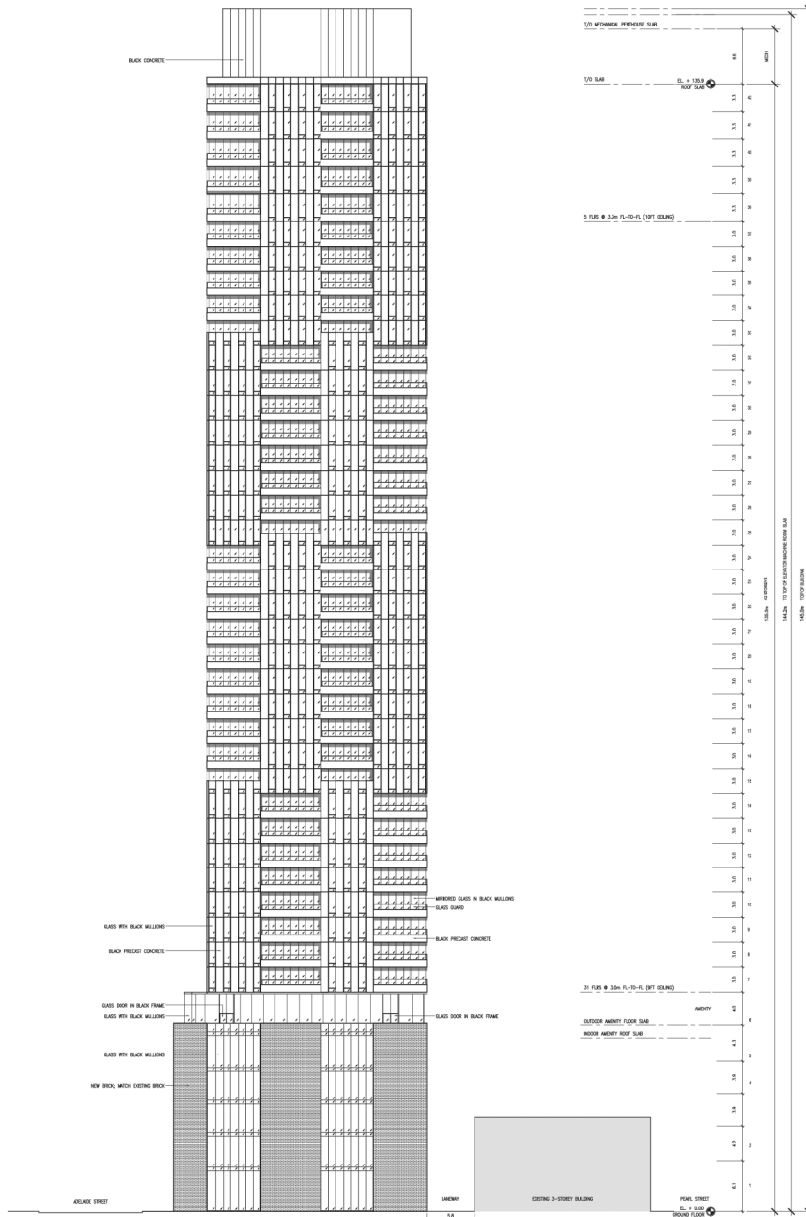
263 Adelaide Street West

Applicant's Submitted Drawing

Not to Scale
05/07/2012

File # 12 152660 OZ

Attachment 5: West Elevation



West Elevation

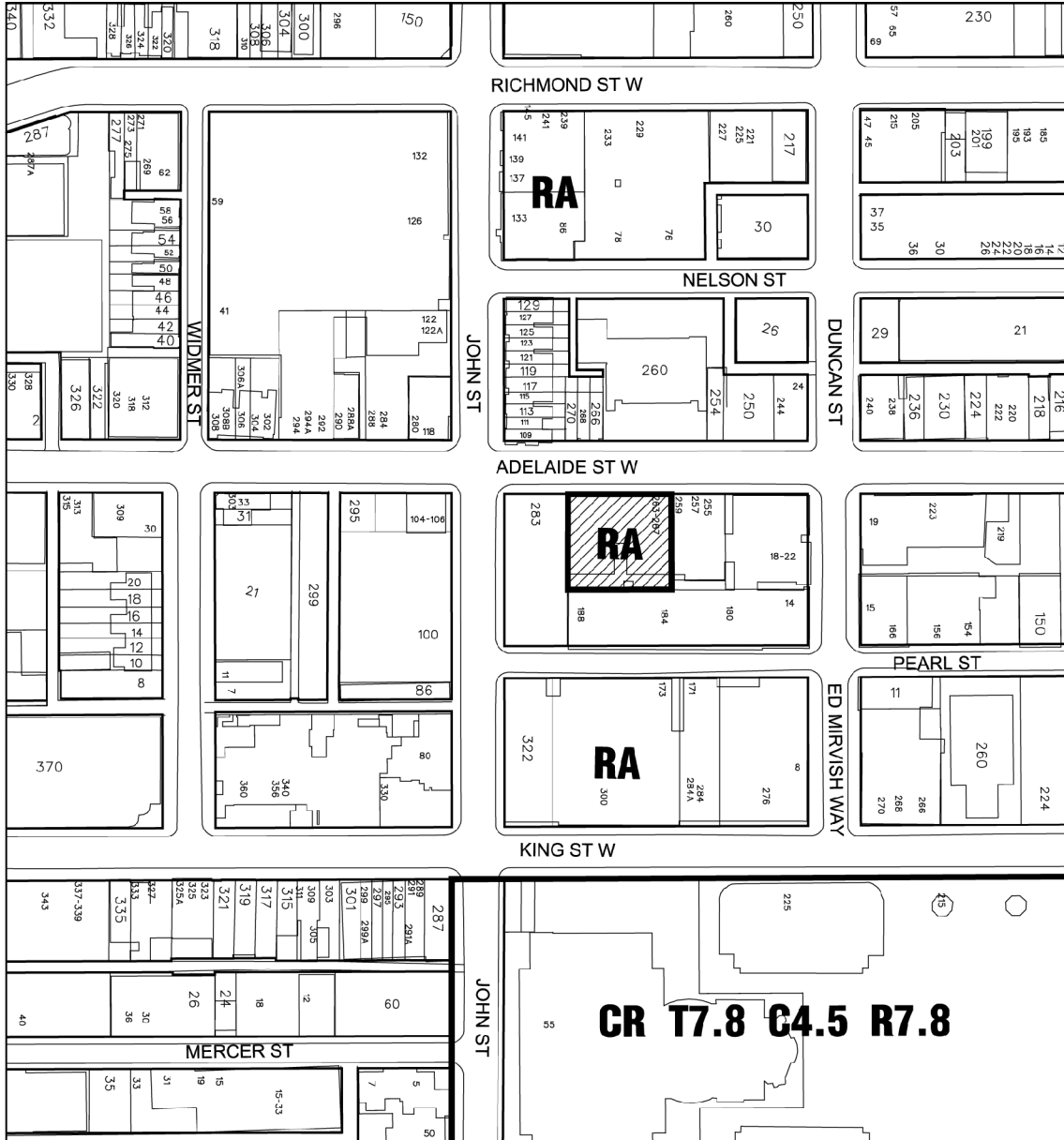
Applicant's Submitted Drawing

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05/07/2012

263 Adelaide Street West

File # 12 152660 OZ

Attachment 6: Zoning



263 Adelaide Street West

File # 12 152660 0Z

- RA Mixed-Use District
- CR Mixed-Use District



Not to Scale
Zoning By-law 438-86 (as amended)
Extracted 05/07/2012

Attachment 7: Application Data Sheet

Application Type	Rezoning	Application Number:	12 152660 STE 20 OZ
Details	Rezoning, Standard	Application Date:	April 12, 2012
Municipal Address:	263 ADELAIDE STREET WEST		
Location Description:	PLAN 216E PT BLK B SUBJ TO ROW **GRID S2015		
Project Description:	Zoning Amendment application to facilitate the redevelopment of the site with a 42-storey mixed-use building including a 5-storey podium containing commercial uses. The building will contain 328 residential units and 116 parking spaces in 5 levels below grade parking.		

Applicant:	Agent:	Architect:	Owner:
ROBERT GLOVER, BOUSFIELDS INC		TEEPLE ARCHITECTS INC	ADELAIDE STREET LOFTS INC

PLANNING CONTROLS

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

PROJECT INFORMATION

Site Area (sq. m):	1433.5	Height: Storeys:	42
Frontage (m):	39.1	Metres:	135
Depth (m):	36.4		
Total Ground Floor Area (sq. m):	0		Total
Total Residential GFA (sq. m):	23458.9	Parking Spaces:	116
Total Non-Residential GFA (sq. m):	5057.8	Loading Docks	2
Total GFA (sq. m):	28516.7		
Lot Coverage Ratio (%):	0		
Floor Space Index:	20		

DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

Tenure Type:	Condo		Above Grade	Below Grade
Rooms:	0	Residential GFA (sq. m):	23458.9	0
Bachelor:	42	Retail GFA (sq. m):	5057.8	0
1 Bedroom:	210	Office GFA (sq. m):	0	0
2 Bedroom:	44	Industrial GFA (sq. m):	0	0
3 + Bedroom:	32	Institutional/Other GFA (sq. m):	0	0
Total Units:	328			

Contact:	Planner Name:	Joanna Kimont, Planner
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