

**57 Spadina Avenue – Zoning Amendment Application – Preliminary Report**

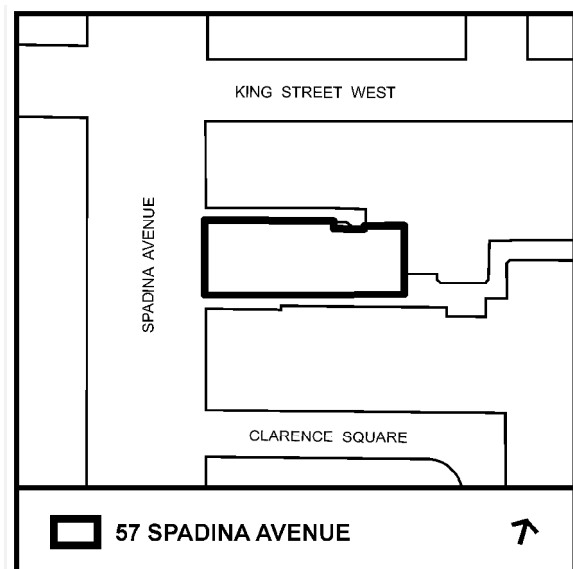
<b>Date:</b>	August 15, 2013
<b>To:</b>	Toronto and East York Community Council
<b>From:</b>	Director, Community Planning, Toronto and East York District
<b>Wards:</b>	Ward 20 – Trinity Spadina
<b>Reference Number:</b>	13 169365 STE 20 OZ

**SUMMARY**

This application proposes to redevelop the subject site with a 36-storey (120.2 metres) mixed use building consisting of 1,815 square metres of retail space, and 26,866 square metres of residential gross floor area with a 5 level below grade parking garage. The development will consist of 370 residential units, 178 automobile parking spaces and 380 bicycle parking spaces.

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 conduct a community consultation meeting to allow the public to review the application and provide feedback. A Final Report is targeted for the second quarter of 2014 assuming the applicant has provided 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 57 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.

## DECISION HISTORY

There were no previous *Planning Act* applications applied on this site.

### Pre-Application Consultation

Pre-application consultation meetings were held with the applicant on September 21, 2012 and March 25, 2013 to discuss complete application submission requirements.

A pre-application community consultation meeting was hosted by the Ward Councillor on April 30, 2013. The applicants presented the proposal to the community alongside the neighbouring development proposal to the north at 401-415 King Street West. Issues identified at the meeting included the proposed height and angular plane on the Spadina Avenue frontage, and separation distances between the subject proposal and the proposal at 401-415 King Street West.

## ISSUE BACKGROUND

### Proposal

The applicant is proposing to redevelop the subject site to construct a residential tower of 36-storeys (120.2 metres including mechanical penthouse), including a base of 12-storeys (41.2 metres) on the western side with frontage on Spadina Avenue, and 8-storeys (28.6 metres) on the eastern side at the rear of the site abutting the property at 393 King Street West. The building has stepbacks of 8.2 metres above the base and 7 metres above the 22<sup>nd</sup> floor on the Spadina Avenue frontage, and stepbacks of 11.2 metres above the base and 4 metres above the 18<sup>th</sup> floor at the rear of the site (refer to Attachments 2a-d – Elevations).

The development proposes a total of 370 residential units consisting of: 265 (71.6%) one bedroom units; 85 (23%) two bedroom units; and 20 (5.4%) three bedroom units. The

development will have a total gross floor area of 30,053 square metres, with 26,866 square metres of residential gross floor area, and 1,815 square metres of retail gross floor area. The proposed density is 17.5 times the lot area. The residential tower is proposed to have an approximate floor plate of 650 square metres.

Indoor amenity space of 740 square metres is proposed on the 6<sup>th</sup> and 9<sup>th</sup> storey, and outdoor amenity space of 324 square metres is proposed on the 9<sup>th</sup> storey of the building.

Pedestrian access to the residential lobby is located on the south laneway, and pedestrian access to the retail space is located on Spadina Avenue. The south laneway is proposed to be widened to approximately 6 metres. The north laneway is proposed to be widened to approximately 10 metres. The sidewalk width along Spadina Avenue abutting the site is proposed to be widened to 6 metres from the south property line, and tapers to 5 metres at the north property line.

Vehicular access is proposed from the south laneway. The proposal includes a 5 level underground parking garage that accommodates 156 resident and 22 visitor parking spaces. A Type B and a Type G loading space are also proposed to be accessed from the south laneway to service the building. Bicycle parking is proposed on the ground, 3<sup>rd</sup>, and 4<sup>th</sup> floors to accommodate 296 resident and 84 visitor spaces (refer to Attachment 4 – Application Data Sheet).

## **Site and Surrounding Area**

The site is bordered immediately by the north laneway, 393 King Street West to the east, the south laneway to the south, and Spadina Avenue to the west. The site is generally flat, with a frontage of 25.46 metres and a depth of 68.22 metres. The current building on the site was constructed in 1905 and is occupied by the 'Winners' retail store on the first floor, and offices on the second floor. Previously, the building was used as a printing plant.

The surrounding uses are as follows:

**South:** On the south side of the south laneway is a Petro Canada gas station; and a row of 12 historic 3-storey townhomes consisting of a mixture of residential and commercial uses known as Clarence Terrace, which are listed on the City of Toronto Inventory of Heritage Properties. Further south is Clarence Square, and Clarence Square Park.

**East:** 393 King Street West, a 12-storey residential condominium tower with a 3-storey base; and the continuation of the south laneway with an east-west orientation are immediately east. Further east is the Soho Metropolitan Hotel and Residences at 318 Wellington Street West, a 16-storey residential/hotel building; various commercial buildings at 381-391 King Street West; and the M5V condominium building at 371-379 King Street West, a 34-storey residential condominium tower with an 8-storey base.

North: 401-415 King Street West is to the north, consisting of the 1-storey LCBO store and a 4 to 6-storey retail/office building that is currently subject to a Zoning By-law Amendment (file: 10 197695 STE 20 OZ). The proposal for 401-415 King Street West includes the construction of two towers of 20 storeys and 37 storeys including a 8-11 storey base building containing commercial uses on the ground and second floors, and residential units above with a total of 459 residential units. The 4 to 6-storey building at 401-409 King Street West is listed on the City of Toronto Inventory of Heritage Properties. Further north is King Street West.

West: On the west side of Spadina Avenue is 425-455 King Street West, a 7-storey building occupied by the Calphalon Culinary Centre and various office uses; 58-64 Spadina Avenue, 2 converted 3-storey retail/office buildings; 40-46 Spadina Avenue, a 5-storey office building; and a Shell Canada gas station.

### **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 identified within the *Downtown and Central Waterfront* area in Map 2 – Urban Structure of the Official Plan. The Downtown is a growth area and will continue to evolve as a healthy and attractive place to live and work. The site is designated *Regeneration Area* in Map 18 – Land Use Plan of the Official Plan. *Regeneration Areas* are unique areas of the City where a mixture of uses are encouraged, where strategies and framework for development shall be “tailor-made” based on the specific policies of a Secondary Plan.

This application will be reviewed against all the policies of the Official Plan, including those in the “Downtown”, “Public Realm”, “Built Form”, and “Heritage Resources” sections of the Official Plan. The Official Plan is available at: [http://www.toronto.ca/planning/official\\_plan/introduction.htm](http://www.toronto.ca/planning/official_plan/introduction.htm)

## **King-Spadina Secondary Plan**

The site is within the boundary of the King-Spadina Secondary Plan. The main objective of the Secondary Plan is to encourage reinvestment in the area for a mixture of uses that reinforces the historic built form and public realm of the area. The subject site fronts on Spadina Avenue, identified as a Significant Street, and is in proximity to Clarence Square Park, identified as an Area of Special identity in the Secondary Plan. This proposal will be reviewed against the policies of the Secondary Plan, and in particular the policies of Section 3 – "Urban Structure and Built Form", where it indicates 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 King-Spadina Secondary Plan is available at:

[http://www.toronto.ca/planning/official\\_plan/pdf\\_secondary/16\\_king\\_spadina\\_june2006.pdf](http://www.toronto.ca/planning/official_plan/pdf_secondary/16_king_spadina_june2006.pdf)

## **King-Spadina Urban Design Guidelines**

The King-Spadina Urban Design Guidelines correspond to the King-Spadina Secondary Plan. As indicated above, the site is within proximity to Clarence Square, identified as an Area of Special Identity. This proposal will be reviewed against the criteria of the Urban Design Guidelines, namely the proposed development's height, massing, architectural articulation and relationship to the built form of Clarence Square. The King Spadina Urban Design Guidelines are available here:

<http://www.toronto.ca/planning/urbdesign/pdf/15kingspadina.pdf>

## **King-Spadina East Precinct Built Form Study**

The area generally bounded by Front Street to the south, Richmond Street West to the north, Simcoe Street to the east and Spadina Avenue to the west (East Precinct), which encompass the subject site, has experienced significant growth pressure that exceeds the height and intensity of development envisioned by the Official Plan and the Zoning By-law. City Planning staff is currently undertaking the King-Spadina East Precinct Built Form Study to review the existing policy framework, guidelines, Zoning By-laws, the King-Spadina Heritage Conservation District study and other relevant planning documents. The study process will inform City Planning staff on the appropriate built form and public realm for the area, and will result in the preparation of an updated King-Spadina Secondary Plan, King-Spadina Urban Design Guidelines, and Zoning By-law provisions. Details on the King-Spadina East Precinct Built Form Study is available here:

[http://www.toronto.ca/planning/king\\_spadina.htm](http://www.toronto.ca/planning/king_spadina.htm)

## **King-Spadina Heritage Conservation District Study**

The King-Spadina area is identified as a Potential Heritage Conservation District (HCD) in Map 39 – Site and Area Specific Policy 305 in the Official Plan. On August 16, 2012, City Council authorized the King-Spadina HCD Study, encompassing an area generally bounded by Queen Street West to the north, Bathurst Street to the west, Wellington Street and King Street West to the south, and University Avenue to the east. The subject site is

within the boundary of the study area. The study process will result in the preparation of an HCD plan(s) and by-law(s) to protect the historical and cultural significance of the study area. Details on the King-Spadina HCD study is available here:

[http://www.toronto.ca/heritage-preservation/heritage\\_districts.htm](http://www.toronto.ca/heritage-preservation/heritage_districts.htm)

## **Zoning**

The site is zoned RA “Reinvestment Area” with a height limit of 18 metres under Zoning By-law 438-86, with a restrictive exception. The RA designation permits a mixture of uses including residential, retail, office and manufacturing uses. The restrictive exception permits a building base height limit with an associated angular plane.

On May 9, 2013, City Council enacted city-wide Zoning By-law 569-2013. *Planning Act* applications submitted after May 9, 2013 are subject to the new Zoning By-law. The site is zoned CRE (x80) “Commercial Residential Employment” with a height limit of 18 metres under Zoning By-law 569-2013 (refer to Attachment 3 – Zoning Map). The CRE zone permits a range of uses similar to the former designation under Zoning By-law 438-86. The (x80) provision indicates site specific exceptions that are carried over from Zoning By-law 438-86.

## **Tall Building Design Guidelines**

In May 2013, City Council adopted the updated city-wide Tall Building Design Guidelines and directed City Planning staff to use these Guidelines in the evaluation of all new and current tall building development applications. The guidelines establish a unified set of performance measures for the evaluation of tall building proposals to ensure that they fit within their context and minimize their local impacts. The city-wide Guidelines are available at: <http://www.toronto.ca/planning/tallbuildingdesign.htm>

This proposal will be reviewed against the city-wide Tall Building Design Guidelines, including sections on transition in scale, adjacency issues to heritage buildings, tower placement, separation distance, site servicing and access, pedestrian realm and sustainable design.

## **Site Plan Control**

The application is subject to Site Plan Control. An application for Site Plan Control has not been submitted to date.

## **Tree Preservation**

Urban Forestry staff has reviewed the Arborist Report and Tree Inventory Plan submitted by the applicant to determine the impact on the existing trees within and surrounding the site. The owner will be required to obtain the necessary permits prior to removing any trees.

## **Reasons for the Application**

The proposal requires an amendment to the Zoning By-law for an increase in overall height and base building height, reduction in setback distances from the north and south laneways, and other development standards that will require site specific zoning provisions.

Additional areas of non-compliance may be identified through the circulation and review process.

## **COMMENTS**

### **Application Submission**

The following plans/reports/studies were submitted with the application:

- Topographical survey
- Property Survey
- Context Plan
- Site Plan
- Floor Plans
- Elevations
- Schematic Sections
- Massing Model
- Architectural Renderings
- Landscape Concept Layout
- Planning Rationale Report
- Sun/Shadow Study
- Arborist Report
- Tree Inventory Plan
- Stage 1 Archaeological Assessment Report
- Pedestrian Wind Conditions Letter
- Transportation Impact Study
- Functional Servicing and Stormwater Report
- Toronto Green Development Standard Checklist
- Draft Zoning By-law Amendments

A Notification of Complete Application was issued on June 14, 2013.

### **Issues to be Resolved**

The following issues are to be addressed by the review of this application:

- Consistency with the Provincial Policy Statement and the Growth Plan for the Greater Golden Horseshoe;

- Conformity with the Official Plan policies, particularly with respect to the sections on "Downtown", "Public Realm", "Built Form", and "Heritage Resources";
- Conformity to the King-Spadina Secondary Plan policies, particularly with respect to the section on "Urban Structure and Built Form";
- Assessment of the proposed development to the criteria of the King-Spadina Urban Design Guidelines, including appropriate height, massing, and articulation of the façade that respects the built form of Clarence Square;
- Conformity with the city-wide Tall Buildings Design Guidelines, including sections on transition in scale, adjacency issues to heritage buildings, tower placement, separation distance, site servicing and access, pedestrian realm and sustainable design;
- Coordination with the development proposal to the north at 401-415 King Street West, including separation distances between the building base and tower, potential shared vehicular and loading service lanes, and shadow impacts;
- Assessment of traffic generation and flow, and their impacts to the existing transportation network;
- Assessment of potential conflicts between pedestrians and vehicles on the laneways;
- The number of resident and visitor parking spaces;
- Assessment of the scale and intensity of the proposal to the pedestrian realm;
- Mix of unit sizes, particularly the provision of family size units; and
- Appropriate servicing to accommodate the proposed development.

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

### **Section 37 Benefits**

The Official Plan includes policies pertaining to the exchange of public benefits for increased height and density for new developments pursuant to Section 37 of the *Planning*



*Act.* The applicant is aware that the City intends to apply the Section 37 provisions of the *Planning Act* to this application. Details of a Section 37 Agreement between the applicant and the City will be established if a development is recommended for approval.

## **CONTACT**

Henry Tang, Planner  
Tel. No. 416-392-7572  
Fax No. 416-392-1330  
E-mail: htang2@toronto.ca

## **SIGNATURE**

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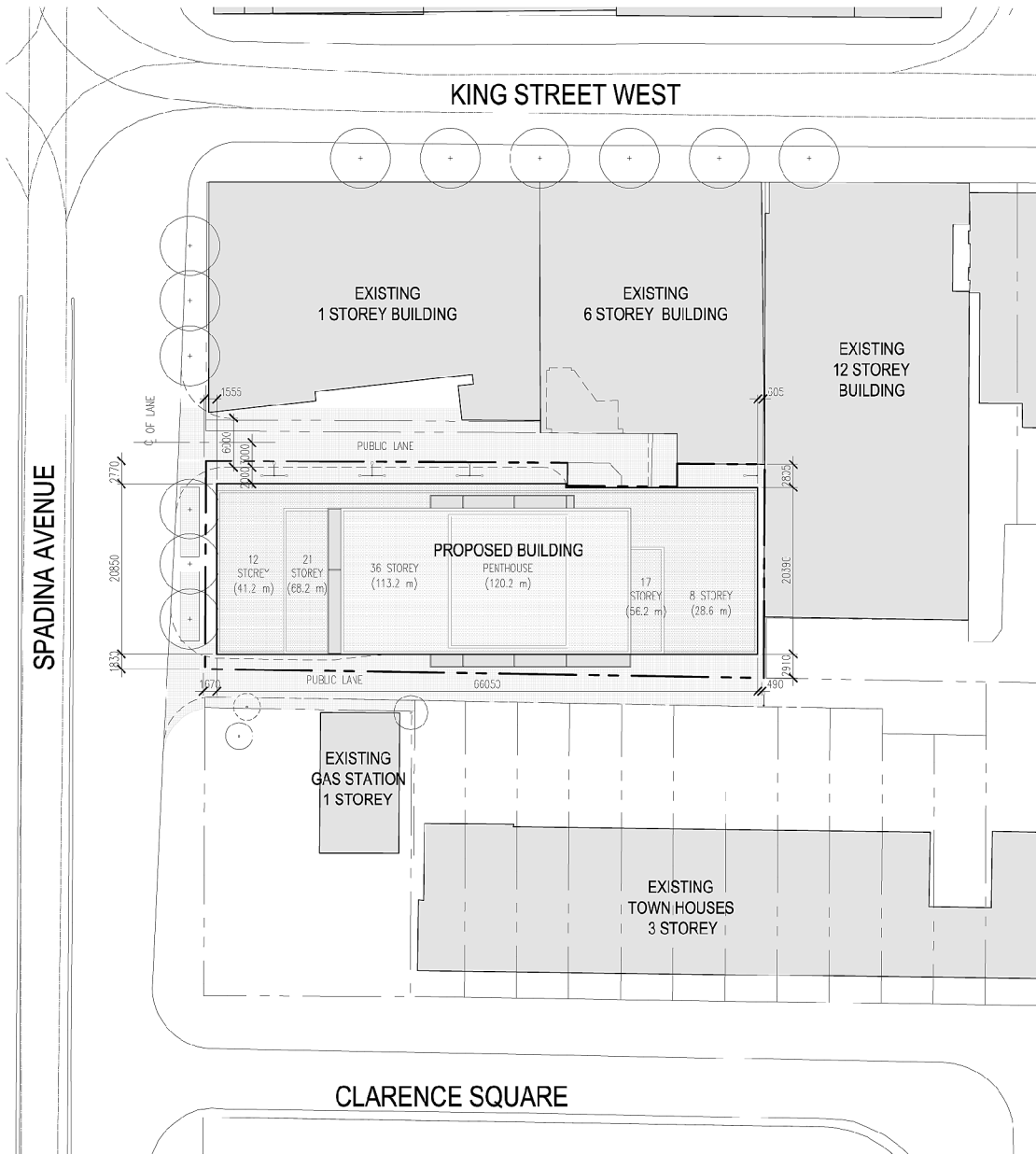
Gregg Lintern, MCIP, RPP  
Director, Community Planning  
Toronto and East York District

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## **ATTACHMENTS**

Attachment 1: Site Plan  
Attachment 2a: West Elevation  
Attachment 2b: South Elevation  
Attachment 2c: East Elevation  
Attachment 2d: North Elevation  
Attachment 3: Zoning  
Attachment 4: Application Data Sheet

# Attachment 1: Site Plan



## Site Plan

57 Spadina Avenue

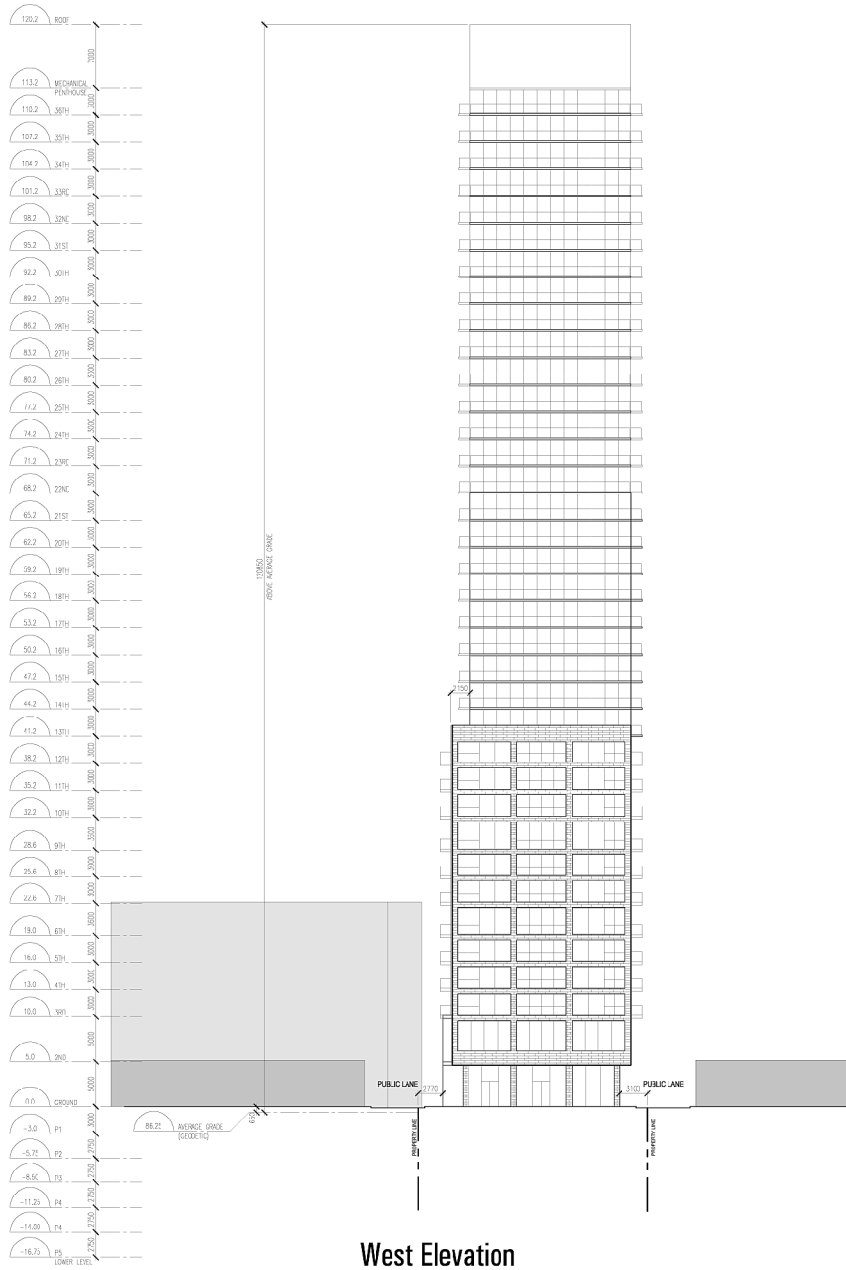
Applicant's Submitted Drawing

Not to Scale  
06/27/2013



File # 13 169365 0Z

## Attachment 2a: West Elevation



### Elevations

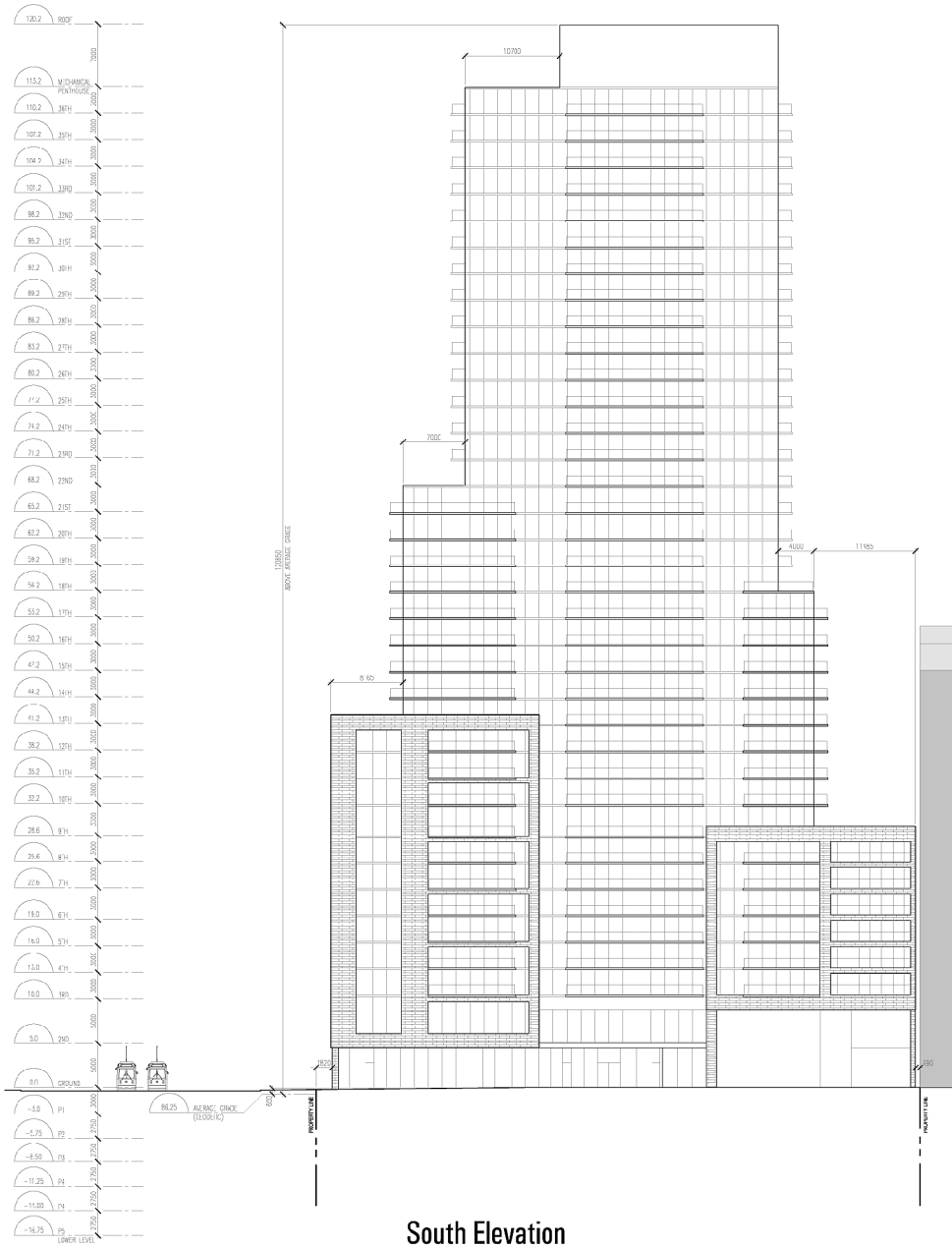
Applicant's Submitted Drawing

Not to Scale  
06/27/2013

57 Spadina Avenue

File # 13 169365 0Z

## Attachment 2b: South Elevation



South Elevation

### Elevations

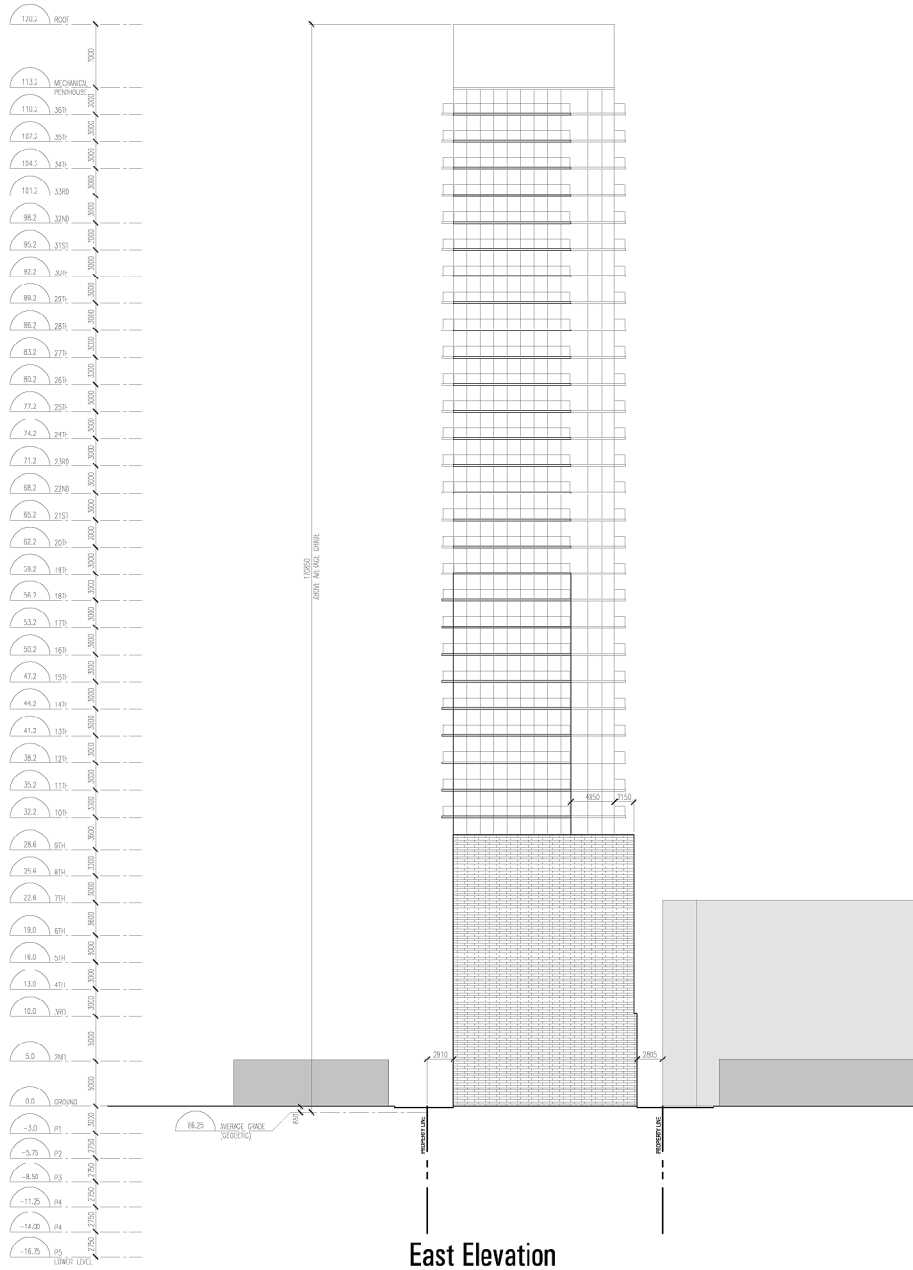
Applicant's Submitted Drawing

Not to Scale  
06/27/2013

### 57 Spadina Avenue

File # 13 169365 0Z

## Attachment 2c: East Elevation



East Elevation

### Elevations

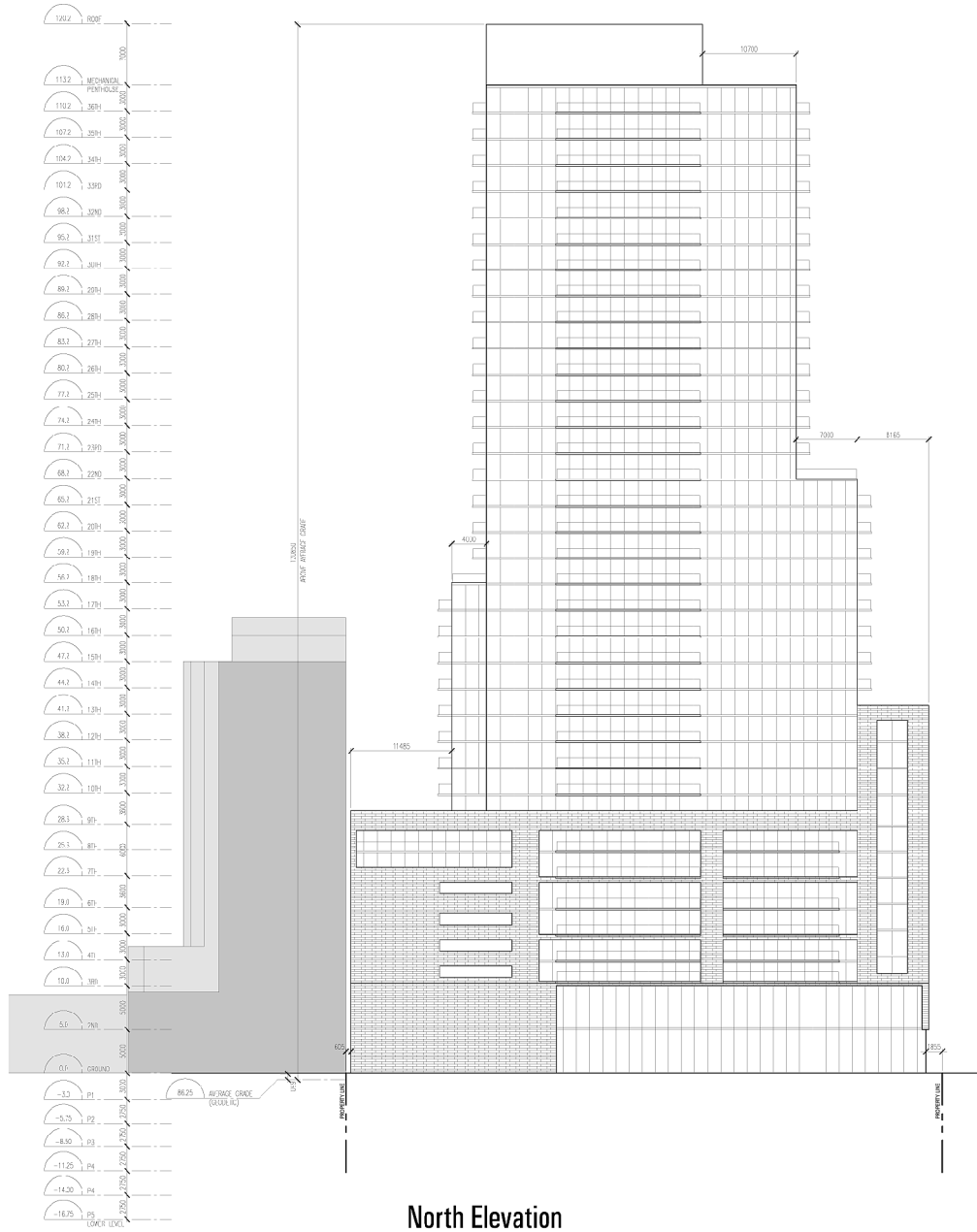
Applicant's Submitted Drawing

Not to Scale  
06/27/2013

57 Spadina Avenue

File # 13 169365 0Z

## Attachment 2d: North Elevation



North Elevation

### Elevations

Applicant's Submitted Drawing

Not to Scale  
06/27/2013

57 Spadina Avenue

File # 13 169365 0Z



## Attachment 4: Application Data Sheet

Application Type	Rezoning	Application Number:	13 169365 STE 20 OZ
Details	Rezoning, Standard	Application Date:	May 15, 2013

Municipal Address: 57 SPADINA AVENUE

Location Description: PLAN D253 LOT 12 PT LOTS 9 TO 11 \*\*GRID S2015

Project Description: To permit a 36-storey (120.2 m) mixed use building, with 1,815 sq.m. of gross retail floor area and 26,866 sq.m. of gross residential floor area, consisting of 370 residential units. A 5-level below grade parking garage is to accommodate 178 automobile parking spaces. 380 bicycle parking spaces is proposed on the ground, 3rd and 4th floor.

<b>Applicant:</b>	<b>Agent:</b>	<b>Architect:</b>	<b>Owner:</b>
DIAMOND CORP. 22 St. Clair Avenue East, Suite 1010 Toronto, Ontario, M4T 2S3		DIAMOND SCHMITT ARCHITECTS 384 Adelaide Street West, Suite 300 Toronto, Ontario M5V 1R7	57 SPADINA AVENUE INC. 22 St. Clair Avenue East, Suite 1010 Toronto, Ontario, M4T 2S3

### PLANNING CONTROLS

Official Plan Designation:	Regeneration Areas	Site Specific Provision:	No
Zoning:	RA under By-law 438-86 CRE under By-law 569-2013	Historical Status:	No
Height Limit (m):	18	Site Plan Control Area:	Yes

### PROJECT INFORMATION

Site Area (sq. m):	1,722	Height:	Storeys:	36
Frontage (m):	25.46		Metres:	120.2
Depth (m):	68.22			
Total Ground Floor Area (sq. m):	837			<b>Total</b>
Total Residential GFA (sq. m):	26,866		Parking Spaces:	178
Total Non-Residential GFA (sq. m):	1,815		Loading Docks	2
Total GFA (sq. m):	28,681			
Lot Coverage Ratio (%):	80.0			
Floor Space Index:	17.5			

### DWELLING UNITS

### FLOOR AREA BREAKDOWN (upon project completion)

	Condo		Above Grade	Below Grade
Rooms:	0 (0%)	Residential GFA (sq. m):	26,866	0
Bachelor:	0 (0%)	Retail GFA (sq. m):	1,815	0
1 Bedroom:	265 (71.6%)	Office GFA (sq. m):	0	0
2 Bedroom:	85 (23%)	Industrial GFA (sq. m):	0	0
3 + Bedroom:	20 (5.4%)	Institutional/Other GFA (sq. m):	0	0
Total Units:	370 (100%)			

<b>CONTACT:</b>	<b>PLANNER NAME:</b>	<b>Henry Tang, Planner</b>
	<b>TELEPHONE:</b>	<b>(416) 392-7572</b>
	<b>E-MAIL:</b>	<b>htang2@toronto.ca</b>