

## 484 Spadina Avenue - Zoning Amendment Application - Preliminary Report

<b>Date:</b>	August 19, 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>	13-165361 STE 20 OZ

### SUMMARY

This application proposes to redevelop the lands at 484 Spadina Avenue with a 22-storey mixed use building consisting of non-residential uses within the first two storeys of the building, with residential dwelling units above. The application is not supportable in its current form.

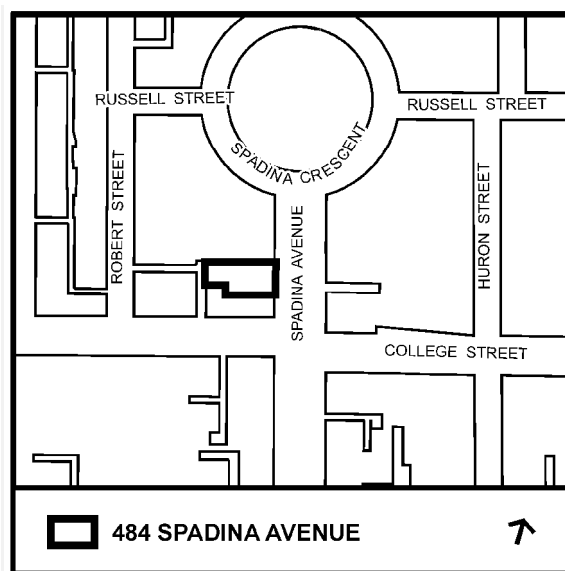
This report provides preliminary information on the above-noted application and seeks Community Council's directions on further processing of the applications and on the community consultation process.

A community consultation meeting is targeted for late fall of 2013, with a Final Report and Statutory Public meeting anticipated after the College Street Study has been completed.

### RECOMMENDATIONS

**The City Planning Division recommends that:**

1. Staff be directed to schedule a community consultation meeting for the lands at 484 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**

On February 14, 2012 Toronto and East York Community Council requested the Director, Community Planning, Toronto and East York District, to review the policy context for Spadina Avenue generally from Front Street West to Bloor Street West and College Street generally from University Avenue to Bathurst Street, and report back to Toronto and East York Community Council on preliminary findings for both reviews along with recommendations for a community consultation process.

Staff will include these lands in the College Street study as they form the context for the College Street and Spadina Avenue intersection. This review is scheduled to begin later this year into 2014.

### **Pre-Application Consultation**

A pre-application consultation meeting was held with the applicant to discuss complete application submission requirements.

### **ISSUE BACKGROUND**

#### **Proposal**

The application proposes to redevelop the lands at 484 Spadina Avenue with a 22-storey mixed-use building consisting of retail and commercial uses on the first two levels of the building, with residential dwelling units above. The overall building height as proposed by the applicant is approximately 70 metres, plus mechanical penthouse.

The application proposes a total gross floor area of approximately 14,676 square metres, of which, 1,622 square metres will be allocated to non-residential gross floor area, with the remaining 13,054 square metres allocated to residential gross floor area. An overall density of approximately 10 times the lot area is proposed.

The application proposes to provide a total of 202 dwelling units, 70 vehicular parking spaces in 3 levels of underground parking accessed from the public lane, and 214 bicycle parking spaces.

#### **Site and Surrounding Area**

The subject site is located on the west side of Spadina Avenue, north of College Street. The site is irregular in shape, and has a lot frontage of approximately 28 metres on

Spadina Avenue, and a depth of approximately 58 metres at its deepest point. The overall area of the subject site is approximately 1,465 square metres.

Development in the vicinity of the site is as follows:

North: Immediately north of the site is a 3-storey building used by the Scott Mission. Further north along Spadina Avenue are low-rise residential, and institutional buildings.

East: To the east of the subject site is a 4-storey non-residential building, the University of Toronto - St. George Campus, and the Centre for Mental Health and Addiction.

South: Immediately south of the subject site is a 2-storey non-residential building. Further south, Spadina Avenue consists of low-rise mixed use developments ranging in height from 3 to 4-storeys.

West: West of the subject site along College Street are low-rise mixed use developments ranging in height from 2 to 3 storeys.

## **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**

Map 2 of the Official Plan identifies that the subject site is located *Downtown*. The *Downtown* is intended to continue to evolve as a healthy and attractive place to live and work, as new development that supports the reurbanization strategy and the goals for *Downtown*, is attracted to the area. Section 2.2.1.1 of the Plan identifies that the *Downtown* policies of the Plan will shape the City's future by accommodating development that:

- builds on the strength of *Downtown* as the premier employment centre in the GTA; and
- provides a full range of housing opportunities for *Downtown* workers and reduces the demand for in-bound commuting.

Although the Plan identifies that the *Downtown* as one of the areas which can accommodate growth, the Plan identifies that growth will not be spread uniformly across the whole of the *Downtown*, as the *Downtown* is home to a wide range of development types ranging from tall buildings to low scale established *Neighbourhoods* where little change is desired. Other considerations which contribute to the liveability and success of the *Downtown* are guided by the policies that seek to maintain a full range of uses including office, institutional, and housing, respect for the built heritage, and promote contextual and district based planning to ensure distinctive character is balanced with growth promotion.

The site is designated *Mixed Use Areas* in the Official Plan. This designation permits a broad range of commercial, residential and institutional uses and includes policies and development criteria to guide development and its transition between areas of different development intensity and scale.

The development criteria in *Mixed Use Areas* include:

- creating a balance of high quality commercial, residential, institutional and open space uses that reduces automobile dependency and meets the needs of the local community;
- providing for new jobs and homes for Toronto's growing population on underutilized lands;
- locating and massing new buildings to provide a transition between areas of different development intensity and scale;
- locating and massing new buildings to frame the edges of streets and parks;
- providing an attractive, comfortable and safe pedestrian environment;
- providing good site access and circulation and an adequate supply of parking for residents and visitors;
- locating and screening service areas, ramps and garbage storage to minimize the impact on adjacent streets and residences; and

- providing indoor and outdoor recreation space for building residents in every significant multi-residential development.

The Built Form policies, contained within section 3.1.2 of the Official Plan emphasise the importance of ensuring that new development fits within its existing and/or planned context, while limiting impacts on neighbouring streets, parks and open spaces. New buildings are required to provide appropriate massing and transition in scale that will respect the character of the surrounding area.

The proposal will be reviewed against the policies described above as well as all of the policies of the Official Plan as a whole. To review these and all sections of the Toronto Official Plan refer to the City's website at:

[www.toronto.ca/planning/official\\_plan/introduction.htm](http://www.toronto.ca/planning/official_plan/introduction.htm).

## **Zoning**

The subject site is zoned MCR T3.0 C2.0 R2.5 in the former City of Toronto Zoning By-law 438-86, as amended. This zoning category permits a range of residential and commercial uses to a maximum height of 16.0 metres, with a maximum density of 3.0 times the lot area.

## **Site Plan Control**

The subject site and development are subject to Site Plan Control. An application for Site Plan Control has not been submitted to date.

## **Tall Buildings Design Guidelines**

In May 2013, Toronto 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 project is located within an area that is also subject to the Downtown Tall Buildings: Vision and Supplementary Design Guidelines (adopted by City Council in July 2012 and consolidated with the city-wide Tall Building Design Guidelines May 2013). This document identifies where tall buildings belong Downtown, and establishes a framework to regulate their height, form and contextual relationship to their surroundings. The Downtown Vision and Supplementary Design Guidelines should be used together with the city-wide Tall Building Design Guidelines to evaluate new and current Downtown tall building proposals. The Downtown Tall Buildings Guidelines are available at <http://www.toronto.ca/planning/tallbuildingstudy.htm#guidelines>

The subject property is located on Spadina Avenue which is identified as a Special Study Street on Map 1. Spadina Avenue is not intended to be a High Street and has no additional height applied to it. Due to the special heritage character of Spadina Avenue,

City Planning staff will be conducting a further study of the Avenue for the segment between Bloor Street West and Queen Street West in order to reinforce its historic character and scale. This study will contemplate the desirability of establishing a Heritage Conservation District and creating a framework to help guide: building scale and height, public realm and pedestrian improvements; and views, vistas and view termini given the prominent location adjacent to the Spadina Circle.

### **Reasons for the Application**

The proposed construction of a 22-storey mixed use building at a density of 10.2 times the lot area exceeds the 3.0 times the lot area density permitted by the former City of Toronto By-law 438-86, as amended.

At 22-storeys or 70 metres in height, the proposed mixed commercial-residential building will require an amendment to the former City of Toronto By-law 438-86, as amended, to exceed the permitted height of 16 metres.

Other areas of non-compliance requiring zoning amendments to permit the proposed mixed-use development will be identified through the processing of this application.

## **COMMENTS**

### **Application Submission**

The following reports/studies were submitted with the application:

- Boundary Plan of Survey;
- Architectural Plans (including site plan, building elevations and sections);
- Landscape Plans and Details;
- Tree Preservation Plan;
- Arborist Tree Preservation Report;
- Shadow Studies;
- Pedestrian Wind Level Assessment;
- Traffic Impact Study;
- Transportation Source Noise Study; and
- Streetcar Vibration Analysis.

A Notification of Complete Application was issued on June 20, 2013.

## **Issues to be Resolved**

On a preliminary basis, the following issues have been identified. Other issues may be identified through the community consultation process and the processing of this application.

## **College Street Study**

Council directed City Planning staff to study College Street and Spadina Avenue, reviewing the policy context for both College Street and Spadina Avenue, and report back to Toronto and East York Community Council on preliminary findings along with recommendations for a community consultation process. Staff will include the subject site in the College Street Study as they form the context for the College Street and Spadina Avenue intersection. The proposal will be evaluated within the context of this Study.

## **Heritage**

On September 12, 2011, Toronto and East York Community Council requested the Acting Director, Policy and Research, City Planning Division, to consider listing and designating as Heritage Properties 484 Spadina Avenue (The Waverly Hotel) and 486 Spadina Avenue (The Silver Dollar Room). Heritage Preservation Staff staff will be scheduling the necessary research to determine if the building should be included on the City's inventory of heritage properties.

## **Building Height, Siting and Massing**

The Official Plan Built Form policies stress the importance of new development fitting harmoniously into its existing and/or planned context and limiting its impacts on neighbouring streets, parks, open spaces and properties. The Official Plan identifies that developments may be considered not only in terms of the individual building and site, but also in terms of how that building and site fit within the context of the neighbourhood and the City. New development within *Mixed Use Areas* is required to locate and mass new buildings to frame the edge of the streets, maintain sunlight and comfortable wind conditions, and locate and mass new buildings to provide a transition between areas of different development intensity and scale.

The Official Plan identifies a tall building as a building which has a height greater than the width of the adjacent right-of-way. In this case, the overall building height is greater than the Spadina Avenue right-of-way, and thus is considered a tall building. Staff have concerns with the proposed scale and massing, overall heights proposed, built form arrangements on the site, building floor plate sizes, setbacks from lot lines, as well as the compatibility and relationship with the surrounding context.

## **Parking and Vehicular Access**

The amount of parking provided and the location of the parking, in addition to the design and access, must be reviewed in relation to the demand generated by the proposal, and in

context of the developments proximity to public transit. A Transportation Study has been submitted and is currently under review by the City's Engineering and Construction Services Division.

### **Amenity Space**

Section 3.1.2.6 of the Official Plan states that every significant new multi-unit residential development will provide indoor and outdoor amenity space for residents of the new development, in addition to identifying that each resident will have access to outdoor amenity spaces. The proposal includes indoor and outdoor amenity space for the residential component of the development. The adequacy of the amenity space proposed will be considered through the review of the application.

### **Rental Housing**

Staff will examine the status of the Waverley Hotel, and determine if the proposal constitutes demolition or conversion as per the Official Plan housing policies and Rental Housing Demolition and Conversion By-law.

### **Section 37 of the Planning Act**

The application in its current form will be subject to Section 37 contributions under the *Planning Act*. Should a redevelopment be recommended, Staff in consultation with the Ward Councillor, will identify and secure public benefits pursuant to Section 37 of the *Planning Act* which address local priorities.

### **Parkland**

The *Planning Act* enables the municipality under Section 42 to require, as a condition of development or redevelopment of land, a conveyance of land and/or cash-in-lieu of land for park or other public recreational purposes. For residential uses, the site is subject to 5%, or if the site is located within a Parkland Acquisition Priority Area, the amount of conveyance is determined by the overall site size. The subject site is located within a Parkland Acquisition Priority Area as outlined in the Alternative Parkland Dedication By-law 1420-2007.

### **Toronto Green Standard**

Staff will be encouraging the applicant to review sustainable development opportunities by utilizing the Toronto Green Standard, adopted by City Council in July 2006. 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.



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**

Marian Prejel, Senior Planner  
Tel. No. (416) 392-9337  
Fax No. (416) 392-1330  
E-mail: mprejel@toronto.ca

## **SIGNATURE**

---

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

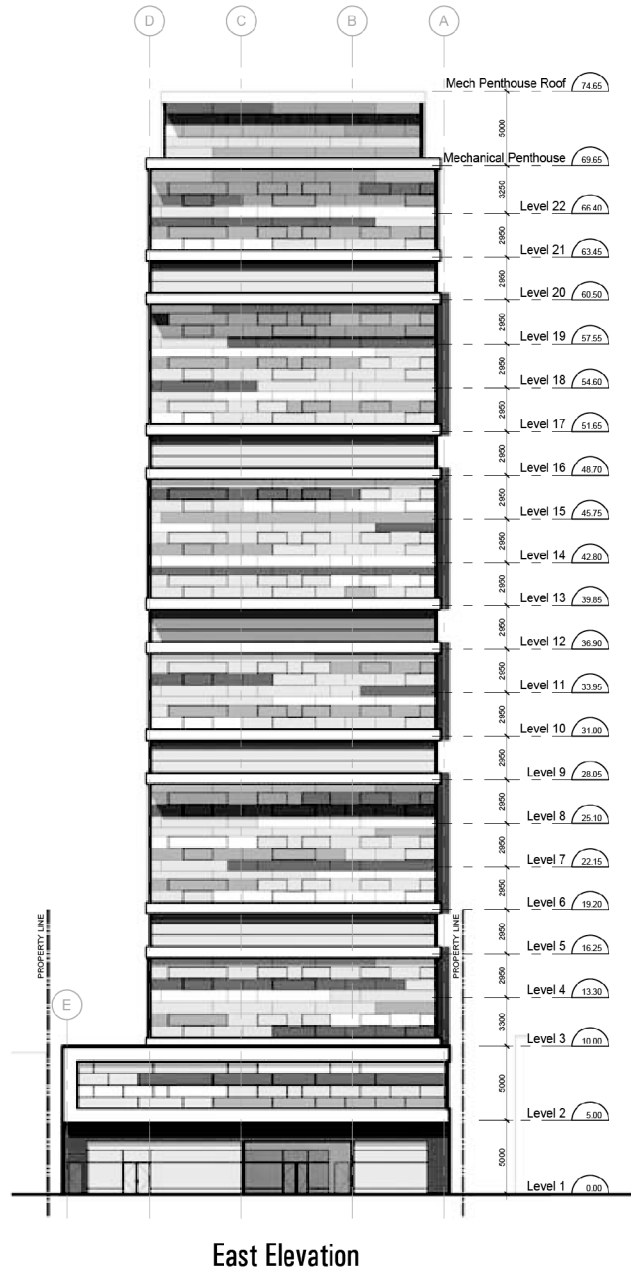
(P:\2013\Cluster B\pln\TEYCC\17849817085.doc) – smc

## **ATTACHMENTS**

Attachment 1: Site Plan  
Attachment 2: East Elevation  
Attachment 3: South Elevation  
Attachment 4: West Elevation  
Attachment 5: North Elevation  
Attachment 6: Zoning  
Attachment 7: Official Plan  
Attachment 8: Application Data Sheet



## Attachment 2: East Elevation



### Elevations

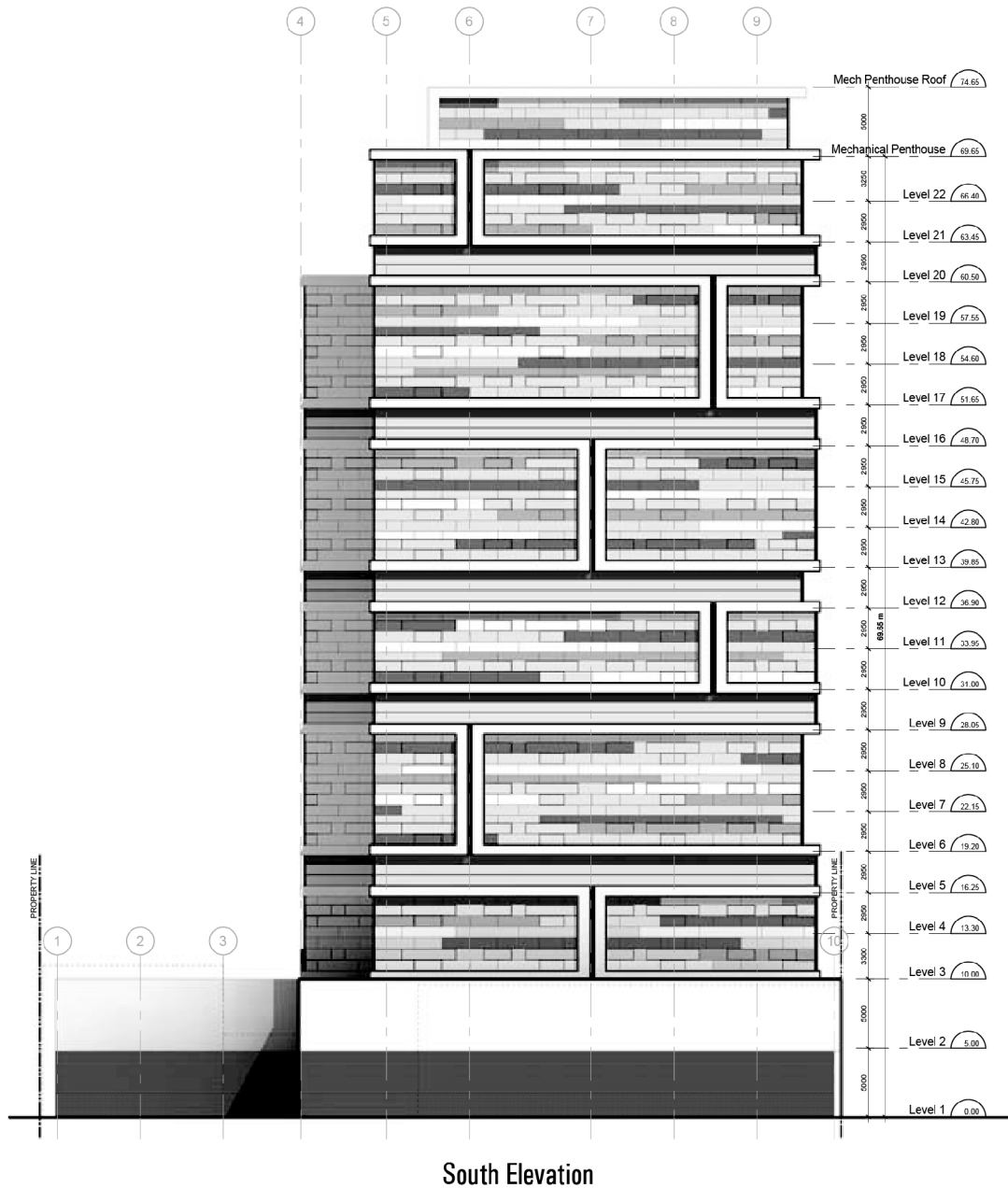
Applicant's Submitted Drawing

Not to Scale  
08/16/2013

484 Spadina Avenue

File # 13 165361 02

### Attachment 3: South Elevation



## Elevations

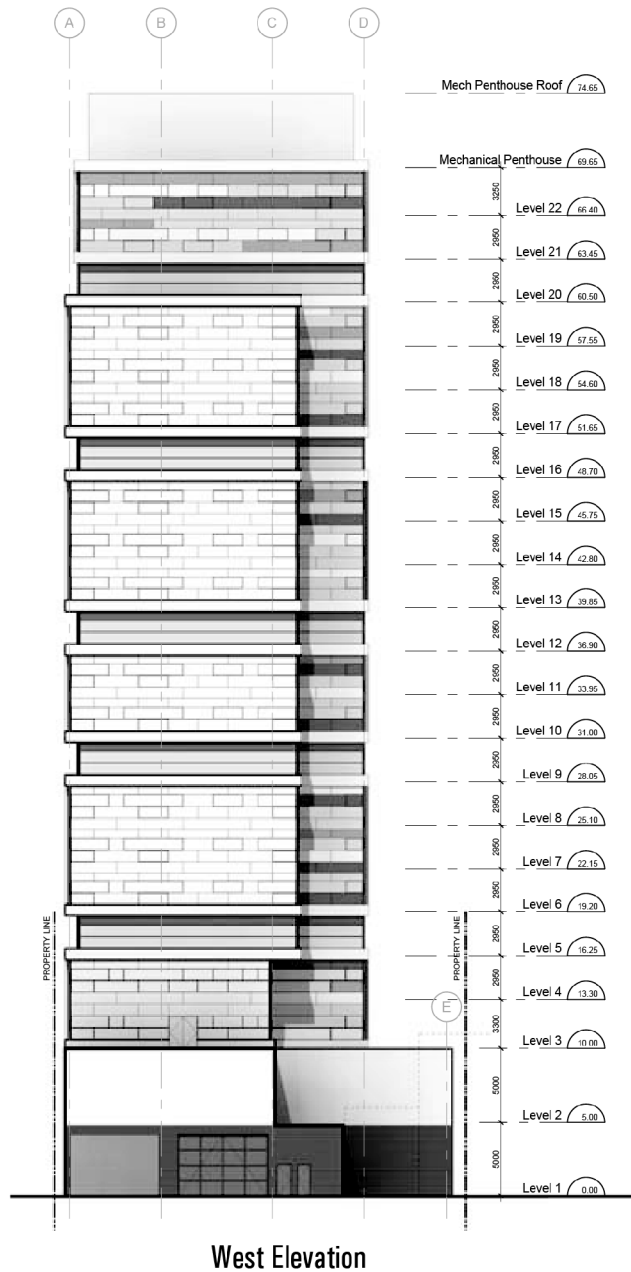
Applicant's Submitted Drawing

Not to Scale  
08/16/2013

484 Spadina Avenue

File # 13 165361 02

## Attachment 4: West Elevation



### Elevations

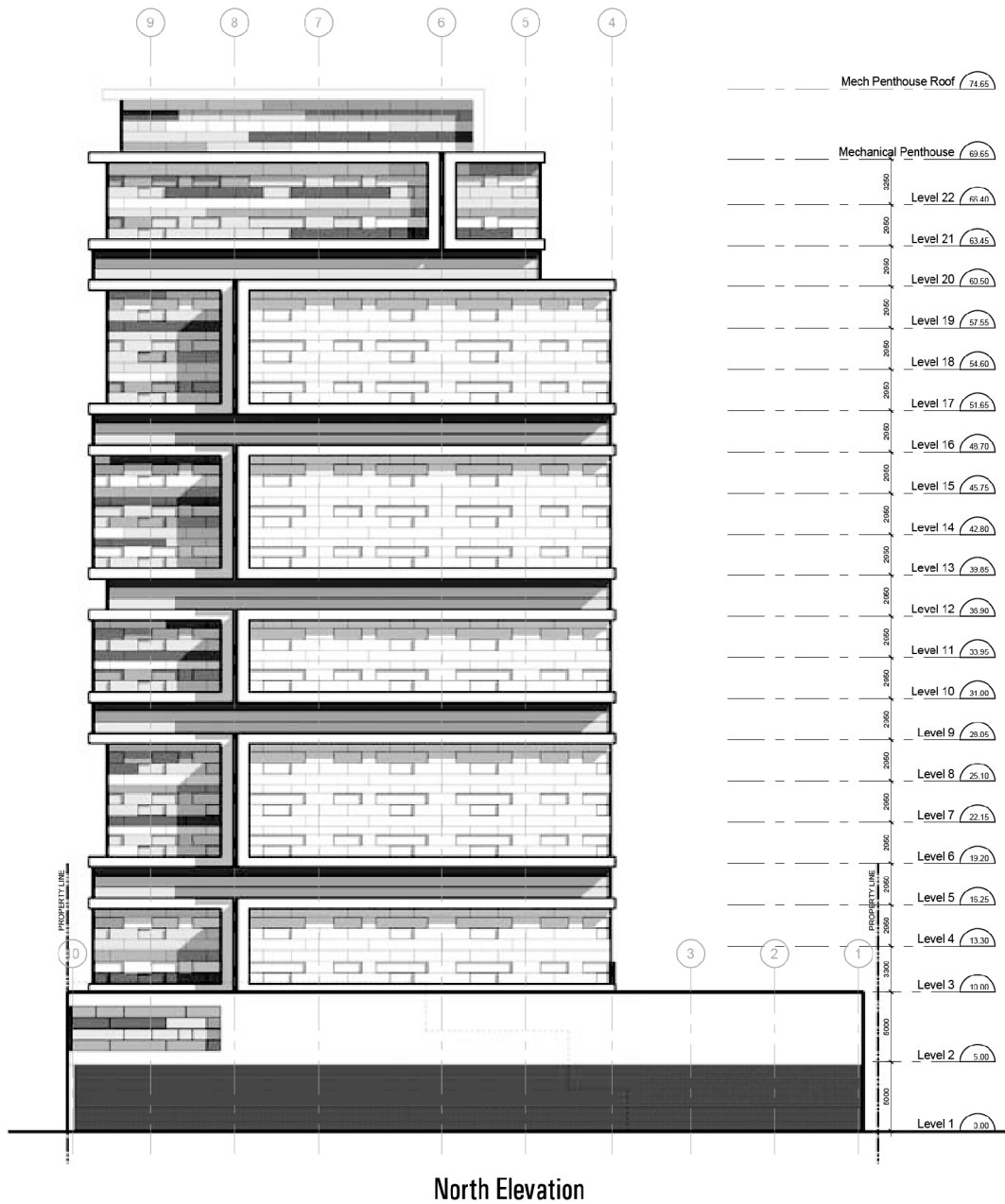
Applicant's Submitted Drawing

Not to Scale  
08/16/2013

484 Spadina Avenue

File # 13 165361 02

## Attachment 5: North Elevation



### Elevations

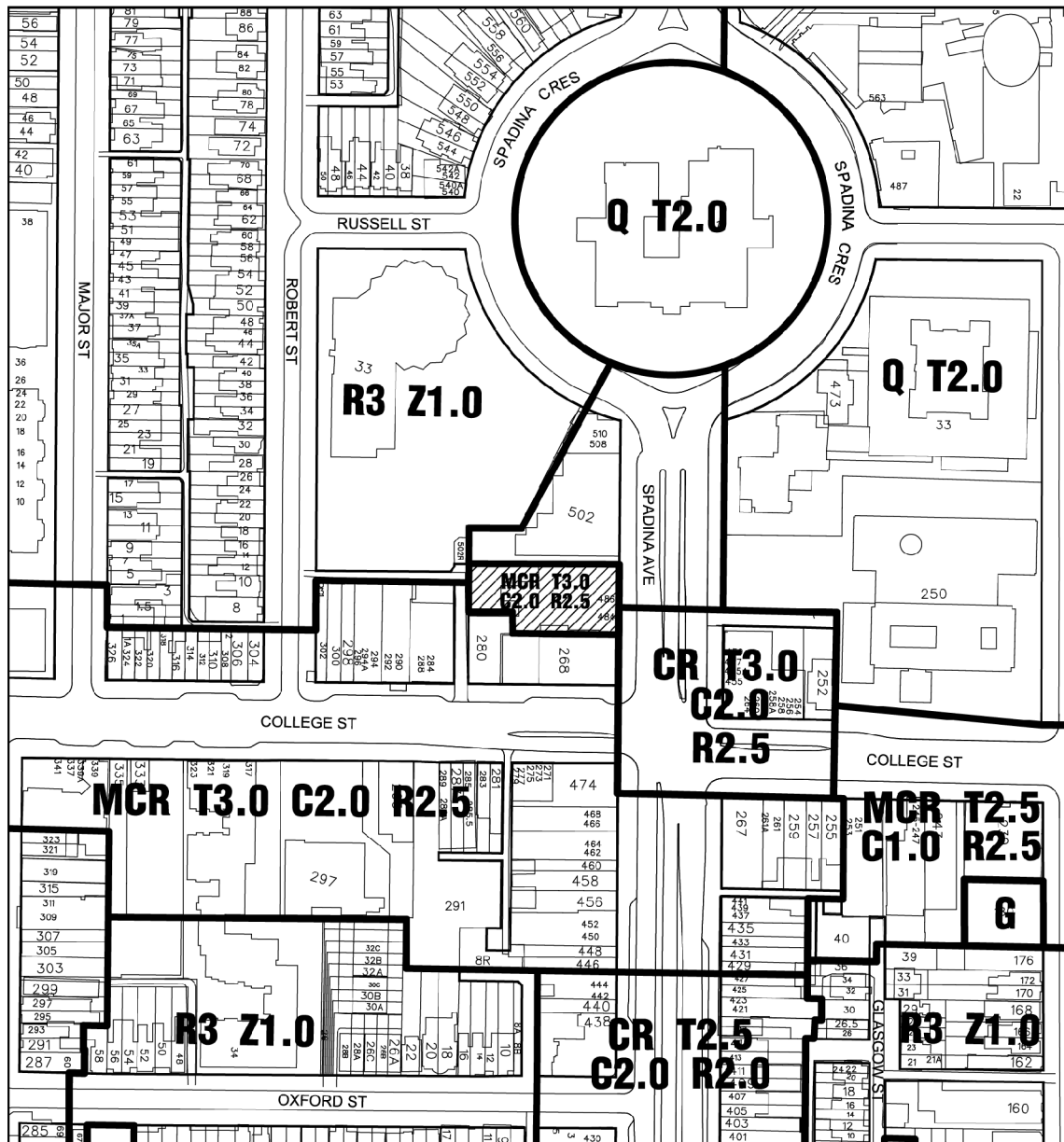
Applicant's Submitted Drawing

Not to Scale  
08/16/2013

484 Spadina Avenue

File # 13 165361 02

## Attachment 6: Zoning



**TORONTO** City Planning  
Zoning

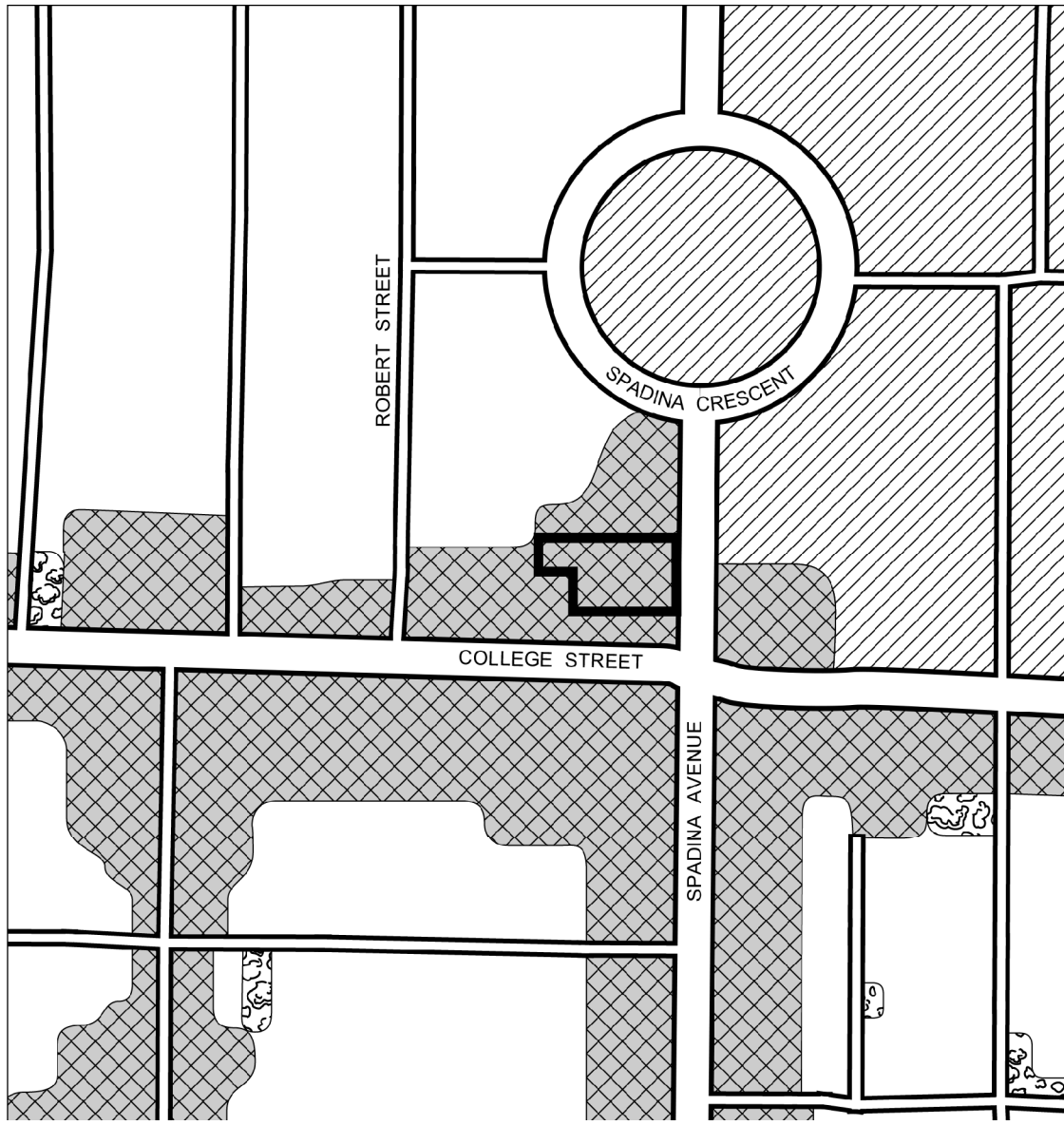
484 Spadina Avenue

File # 13 165361 0Z

R3 Residential District  
G Parks District  
CR Mixed-Use District  
MCR Mixed-Use District  
Q Mixed-Use District

Not to Scale  
Zoning By-law 438-86 (as amended)  
Extracted 08/16/2013

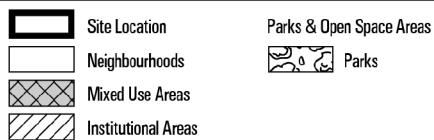
## Attachment 7: Official Plan



**TORONTO** City Planning  
Official Plan

484 Spadina Avenue

File # 13 165361 0Z



↑  
Not to Scale  
09/16/2013



**Attachment 8: Application Data Sheet**

Application Type	Rezoning	Application Number:	13 165361 STE 20 OZ
Details	Rezoning, Standard	Application Date:	May 9, 2013
Municipal Address:	484 SPADINA AVE		
Location Description:	PLAN D10 PT LOTS 48 49 & 50 **GRID S2006		
Project Description:	The proposal consists 22- storey tower above, containing 202 residential units. The proposal would have an overall building height of approximately 70 metres to the top of the main roof (plus mechanical penthouse). The new building will contain three levels of underground parking accommodating 70 vehicular spaces and accessed from Douglas Campbell Lane. 214 bicycle parking spaces are proposed as part of this application.		

<b>Applicant:</b>	<b>Agent:</b>	<b>Architect:</b>	<b>Owner:</b>
David Butterworth		Kirkor Architects	693793 Ontario Limited

**PLANNING CONTROLS**

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:
Zoning:	MCR T3.0 C2.0 R2.5	Historical Status:
Height Limit (m):	16	Site Plan Control Area: Y

**PROJECT INFORMATION**

Site Area (sq. m):	1464.8	Height:	Storeys:	22
Frontage (m):	27.89		Metres:	74.65
Depth (m):	57.97			
Total Ground Floor Area (sq. m):	1279.8			<b>Total</b>
Total Residential GFA (sq. m):	13053.08		Parking Spaces:	70
Total Non-Residential GFA (sq. m):	7188.36		Loading Docks	1
Total GFA (sq. m):	20241.44			
Lot Coverage Ratio (%):	87.3			
Floor Space Index:	13.8			

**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):	13053.08	0
Bachelor:	48	Retail GFA (sq. m):	1622.47	0
1 Bedroom:	139	Office GFA (sq. m):	0	0
2 Bedroom:	15	Industrial GFA (sq. m):	0	0
3 + Bedroom:	0	Institutional/Other GFA (sq. m):	1740.38	3825.51
Total Units:	202			

<b>CONTACT:</b>	<b>PLANNER NAME:</b>	<b>Marian Prejel, Senior Planner</b>
	<b>TELEPHONE:</b>	<b>(416) 392-9337</b>