

**23 Spadina Ave - Zoning Amendment Application - Preliminary Report**

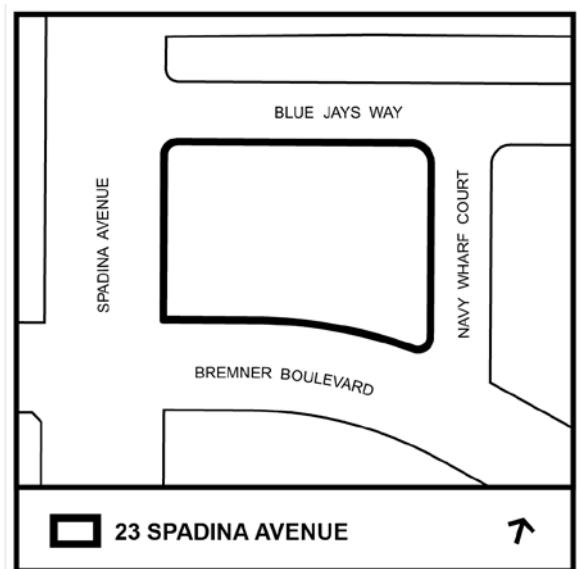
<b>Date:</b>	January 27, 2015
<b>To:</b>	Toronto and East York Community Council
<b>From:</b>	Director, Community Planning, Toronto and East York District
<b>Wards:</b>	Ward 20 – Trinity-Spadina
<b>Reference Number:</b>	14 204219 STE 20 OZ

**SUMMARY**

This application proposes to redevelop the lands at 23 Spadina Avenue with two residential condominium towers having heights of 79 and 68 storeys. The proposal includes a 10-storey mixed-use podium which will consist of retail, office, and residential dwelling units. A total of 1,536 residential dwelling units and 724 parking spaces are proposed as part of this development.

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 early 2015, with a Final Report targeted for the fourth quarter of 2015. The target date assumes that applicant will provide all required information in a timely manner.



## **RECOMMENDATIONS**

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### **The City Planning Division recommends that:**

1. Staff be directed to schedule a community consultation meeting for the lands at 23 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 of the Planning Act.

### **Financial Impact**

The recommendations in this report have no financial impact.

## **DECISION HISTORY**

### **Pre-Application Consultation**

A pre-application consultation meeting was held with the applicant to discuss complete application submission requirements. The applicant held a community open house on December 10, 2014.

## **ISSUE BACKGROUND**

### **Proposal**

The application proposes a mixed use development consisting of two towers having heights of 79-storeys (Tower A) and 68-storeys (Tower B) atop a 10-storey street-related podium which will contain retail, office and residential uses. The floor plate of Tower A has a rectangular footprint with an east-west orientation and a typical floor plate size of 842 square metres. Tower B is also rectangular in shape but has a north-south orientation to provide additional separation and visual interest to the design. The 842 square metre floor plate is similar to that of Tower A.

The overall gross floor area proposed is approximately 126,277 m<sup>2</sup>, resulting in an overall density of 21.83 times the lot area. The towers heights proposed by the application are 248 metres for Tower A and 216 metres for Tower B. A total of 1,536 residential dwelling units and 724 parking spaces are proposed as part of this development.

### **Site and Surrounding Area**

The subject site is bound by Spadina Avenue to the west, Bremner Boulevard to the south, Navy Wharf Court to the east and Blue Jays Way to the north. The site has a total area of 5,784m<sup>2</sup> with a 60 metre frontage on Spadina Avenue, a 91 metre frontage on

Bremner Boulevard, a 69 metre frontage along Navy Wharf Court, and an 89 metre frontage along Blue Jays Way. The site is currently occupied by a 2-storey building that is used as the Concord Adex presentation centre, as well as a surface parking lot containing 53 parking spaces.

Development in the vicinity is as follows:

- North: Immediately north of the site is Blue Jays Way. To the north of Blue Jays Way are the North Linear Park and the rail corridor.
- East: Immediately east of the site are Navy Wharf Court, and a 34-storey residential building. Further east is the Rogers Centre.
- South: Immediately south of the site are Bremner Boulevard, a 42-storey mixed use building with an 8-storey base, and townhouses.
- West: Immediately west of the site is Spadina Avenue. To the west of Spadina Avenue, is a mixed use block containing a 47-storey mixed use building, and a 15-storey mixed-use building.

### **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**

Maps 2 and 6 of the Official Plan identify that the subject site is located *Downtown*. The Official Plan identifies the *Downtown* as one of the areas which can accommodate a vibrant mix of residential and employment growth.

The Official Plan identifies that the *Downtown* will 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. In particular, Section 2.1.1.1 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.

The subject site is designated *Mixed Use Areas* in the Official Plan. The *Mixed Use Areas* 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* designation includes, but is not limited to:

- creating a balance of high quality commercial, residential, institutional and open space uses that reduce automobile dependency and meet 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.

## **Railway Lands Central Secondary Plan**

The subject site is located with the Railway Lands Central Secondary Plan area. The Secondary Plan identifies that the Railway Lands Central will be developed as an integral part of the *Downtown* so that the barrier effects of the road and rail corridors will be minimized and the central City reunited with the Central Waterfront. New development in the Railway Lands Central should have a mix of uses, and a form, character and environmental quality which will ensure that the area is used by people for a wide variety of purposes throughout each day. The Secondary Plan also identifies that new development in the Railway Lands Central will be structured by a public street system which:

- divides the Railway Lands Central into blocks comparable in area and dimension to blocks elsewhere in the City;
- allows for street-oriented development throughout the Railway Lands Central;
- reinforces the existing north-south streets as major connections between the *Downtown* and the Central Waterfront; and
- establishes Bremner Boulevard as a major and continuous east-west link for pedestrians, bicycles, private vehicles and public transit.

Development in the Railway Lands Central will contribute to the achievement of an attractive, inviting, comfortable and safe public realm, including generously proportioned public streets, parks and publicly accessible open spaces which meet high standards of urban design and provide good access to sunlight and protection from winds.

The subject lands are designated *Mixed Use Area D* in the Secondary Plan. *Mixed Use Area D* will be regarded as appropriate locations for non-residential and residential development with a strong street related and service use component.

## **Zoning**

The subject site is subject to the provisions of the Railway Lands Central Zoning By-law 1994-0806, as amended. The subject site is zoned Commercial Residential (CR). The CR zone permits a wide range of residential and non-residential uses including apartment buildings, retail, service and office uses. The site has a maximum height permission of 160.0 metres and a maximum permitted gross floor area of 46,000 m<sup>2</sup>.

## **Site Plan Control**

The lands are subject to Site Plan Control. A Site Plan Control application has been submitted and is being reviewed concurrently with the Zoning By-law Amendment application.

## **City-Wide Tall Building 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 they fit within their context and minimize their local impacts. The city-wide Guidelines are available at <http://www.toronto.ca/planning/tallbuildingdesign.htm>

## **Toronto Urban Design Guidelines: Railway Lands West and Central**

The site is within an area subject to the Railway Lands West and Central Urban Design Guidelines. These guidelines are intended to provide a context for development of the lands into a predominantly residential neighbourhood, along with non-residential and entertainment uses, parks, schools, and other amenities.

The guidelines seek to ensure adequate streets walls through appropriate base building heights adjacent to public streets and open spaces, and allow for architectural expression and encourage high quality architectural design.

## **TOcore**

On May 13, 2014, the Toronto and East York Community Council (TEYCC) considered a Staff Report regarding *TOcore: Planning Toronto's Downtown*, along with a related background document entitled *Trends and Issues in the Intensification of Downtown*. Both reports are available at:

<http://www1.toronto.ca/wps/portal/contentonly?vgnextoid=222101f2e9745410VgnVCM10000071d60f89RCRD>.

TOcore is looking at how Toronto's Downtown should grow, with both a renewed planning framework and the necessary infrastructure to remain a great place to live, work, learn and play. TOcore is in its initial 'taking stock' phase, which involves an analysis of existing conditions, growth trends and priority issues in the Downtown. The review of this application will be informed by the issues being considered under TOcore.

## **Reasons for the Application**

A Zoning By-law Amendment application is required to permit the height, density and reduction in parking as proposed by the applicant.

## **COMMENTS**

### **Application Submission**

The following reports/studies were submitted with the application:

- Architectural and Landscape drawings
- Mechanical Site plan
- Site Grading plan
- Site Servicing plan
- Tree Removal plan
- Sun/Shadow Study
- Planning Rationale
- Pedestrian Level Wind Study
- Stage I Archeological Resource Assessment
- Heritage Impact Assessment
- Toronto Green Standards Checklist
- Arborist Report
- Geotechnical Study
- Stormwater Management Report
- Municipal Servicing Report
- Urban Transportation Considerations Report
- Phase I Environmental Site Assessment

- Phase II Environmental Site Assessment
- Air Quality Assessment Report
- Noise and Vibration Impact Statement
- Draft Zoning B-law

A Notification of Complete Application was issued on October 14, 2014.

## **Issues to be Resolved**

On a preliminary basis, the following issues have been identified. Additional issues may be identified through the review of the application, agency comments and the community consultation process.

### **Height and Density**

The proposed height and density exceeds the maximums as prescribed by the Zoning By-law for the site. The appropriateness of the proposed height and density needs to be evaluated in terms of the surrounding context, impacts on adjacent properties and land uses, taking into account the continued intensification of this area.

### **Built Form**

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 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.

Staff will review the proposed built form against the policies contained within the Official Plan and the Railway Lands Central Secondary Plan. Staff will also evaluate the proposal against the Railway Lands West and Central Urban Design Guidelines.

### **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.

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

## **Wind**

As part of the application review, staff will review the pedestrian level wind study in order to ensure that the site conditions would be suitable and appropriate. Should the wind study identify site issues, the necessary mitigative measures will need to be provided.

## **Full Range of Housing**

The Official Plan provides direction to provide a full range of housing in terms of form, tenure and affordability. The provision of this range of housing across the City and within neighbourhoods is important to achieving the diversity required to meet current and future needs of residents, and to provide economic competitiveness and social cohesion. Currently, the proposal does not identify that family sized units will be provided as part of the development. Staff will work with the applicant in effort to provide family sized units within the development.

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

The application in its current form will be subject to Section 37 contributions under the *Planning Act*. Should the application be approved, Staff in consultation with the Ward Councillor, will identify and secure public benefits pursuant to Section 37 of the *Planning Act* including appropriate community services, facilities and amenities 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. The Official Plan contains policies to ensure that Toronto's system of parks and open spaces are maintained, enhanced and expanded. Map 8B of the Toronto Official Plan shows local parkland provisions across the City. The lands which are the subject of this application are in an area with 0.43 to 0.78 hectares of local parkland per 1,000 people (based on 2006 census). The site is in the second lowest quintile of current provision of parkland. The site is in a parkland priority area, as per the City Wide Parkland Dedication By-law 1020-2010.

## **Toronto Green Standard**

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.



## **Conclusion**

A community meeting is anticipated to be held early 2015. Provided that the applicant provides all required information and addresses any issues raised without delay, a Statutory Public Meeting is targeted for the fourth quarter of 2015.

## **CONTACT**

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## **SIGNATURE**

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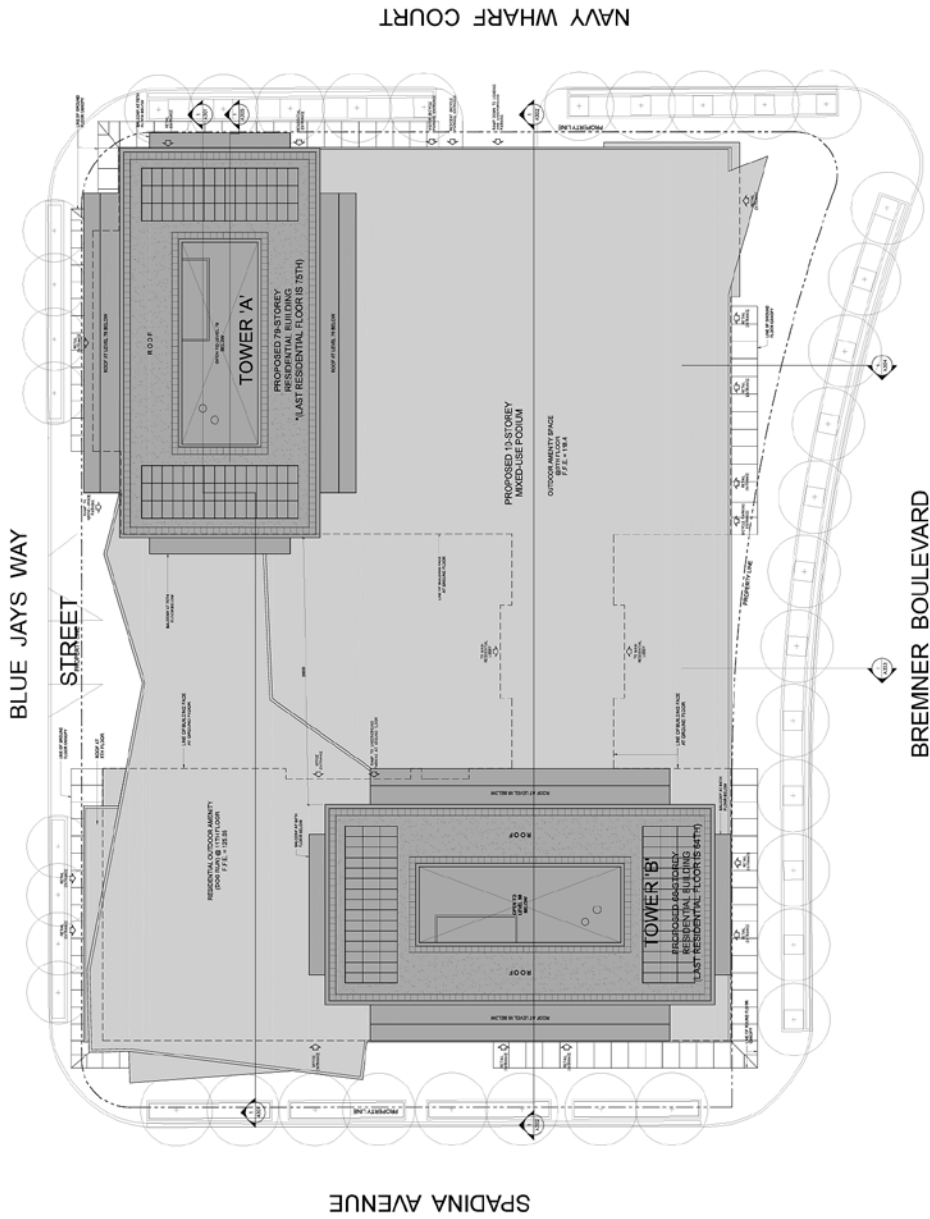
Gregg Lintern, MCIP, RPP  
Director, Community Planning  
Toronto and East York District

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## **ATTACHMENTS**

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

Attachment 1: Site Plan



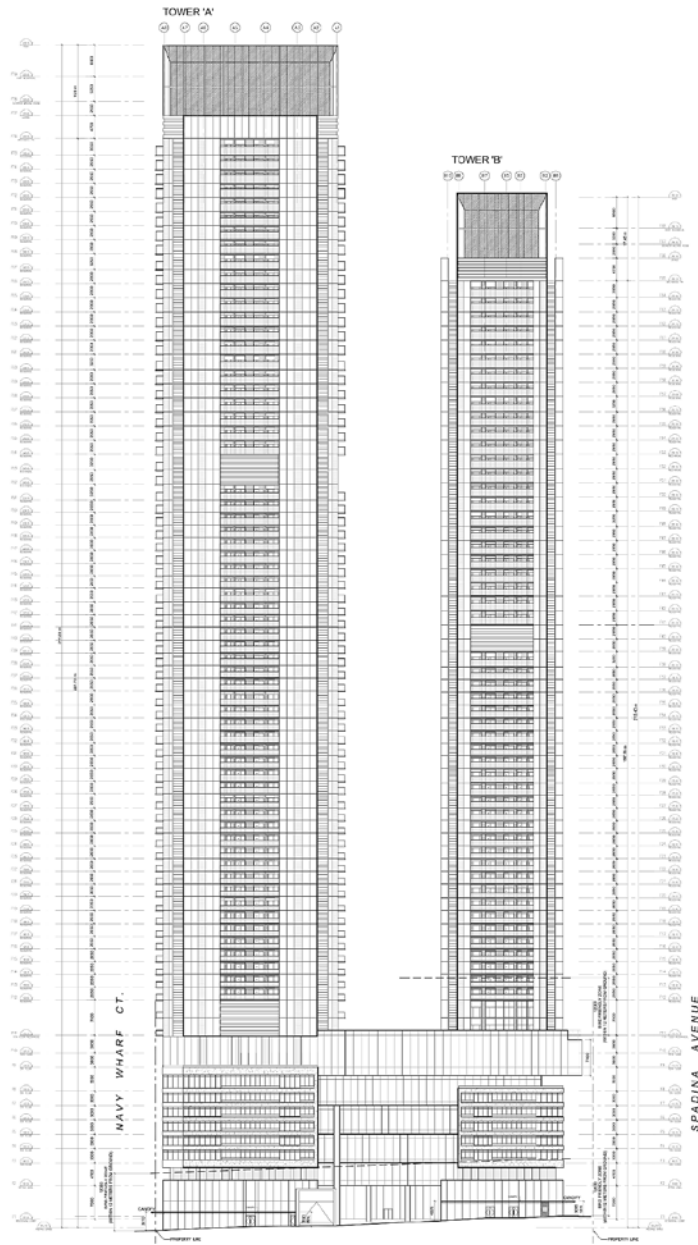
23 Spadina Avenue

Site Plan  
 Applicant's Submitted Drawing

File # 14-204219 STE 20 0Z

Not to Scale  
 12/15/2014

## Attachment 2: North Elevation



North Elevation

### Elevations

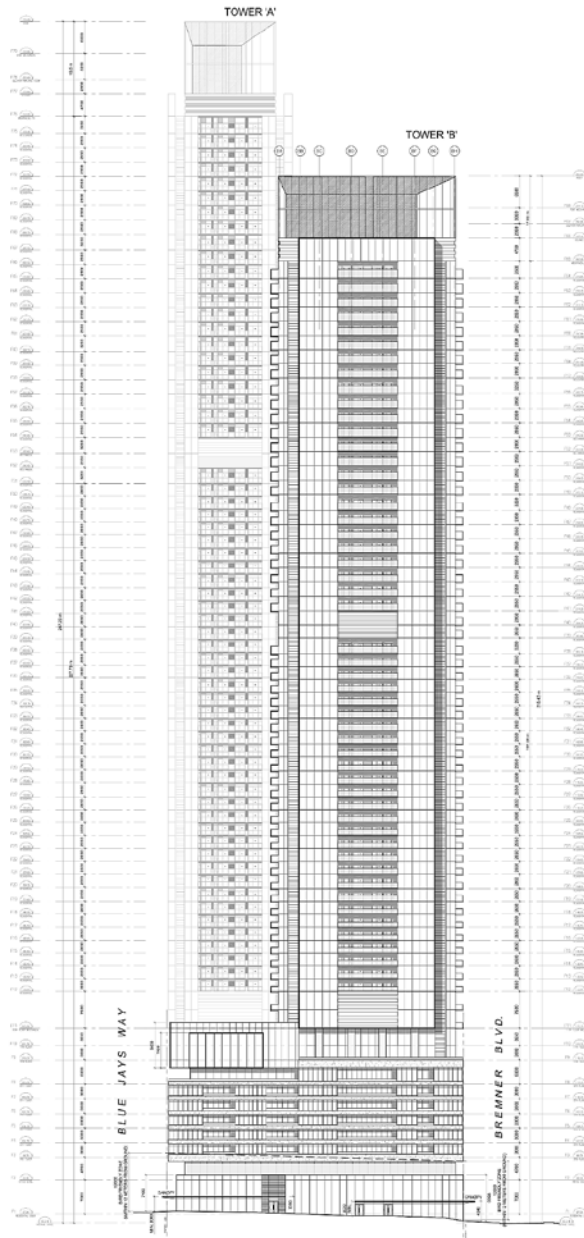
Applicant's Submitted Drawing

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12/15/2014

23 Spadina Avenue

File # 14 204219 STE 20 OZ

# Attachment 3: West Elevation



West Elevation

## Elevations

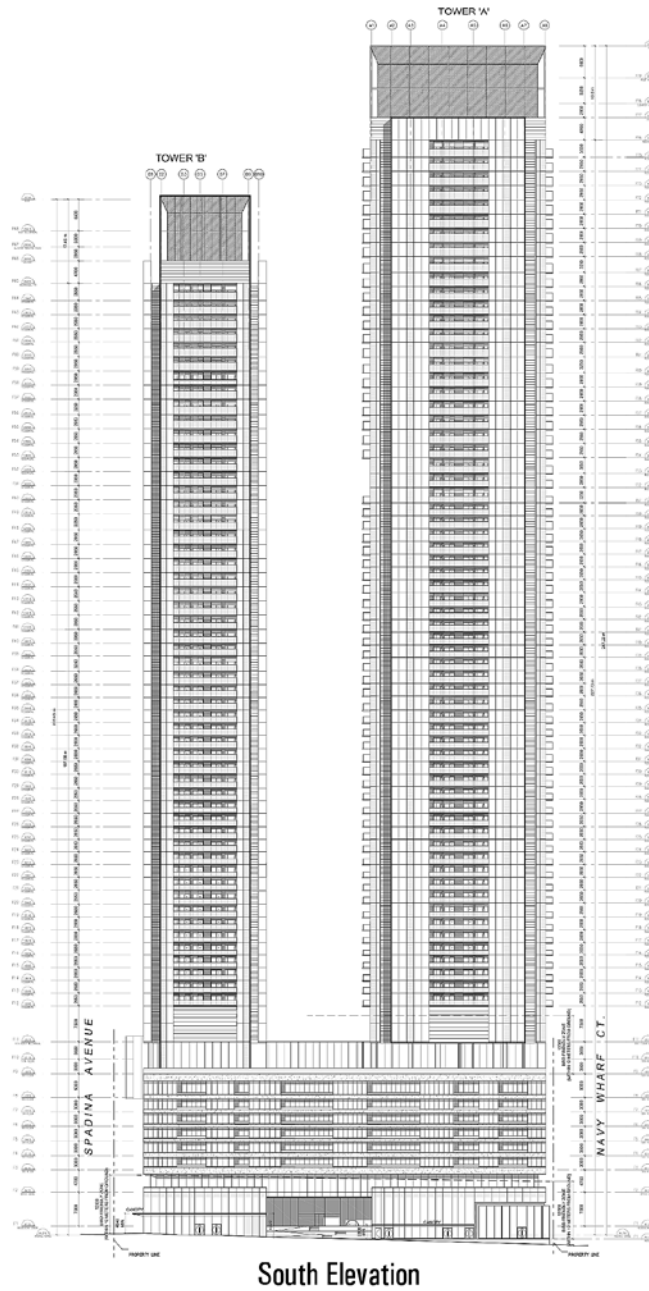
Applicant's Submitted Drawing

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23 Spadina Avenue

File # 14 204219 STE 20 OZ

# Attachment 4: South Elevation



## Elevations

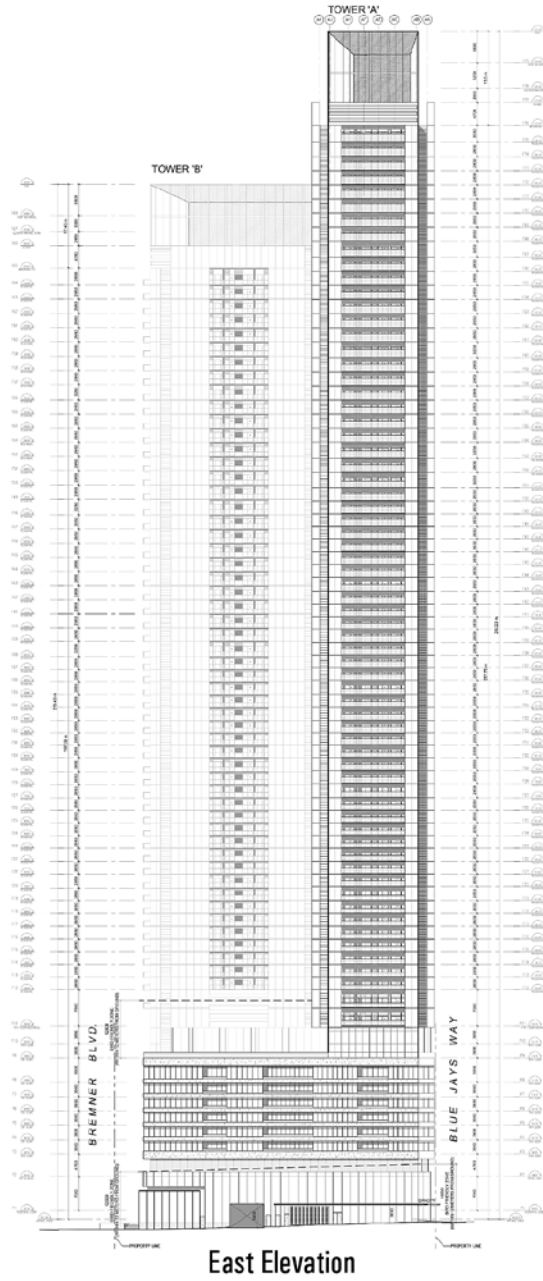
Applicant's Submitted Drawing

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12/15/2014

23 Spadina Avenue

File # 14 204219 STE 20 OZ

# Attachment 5: East Elevation



## Elevations

Applicant's Submitted Drawing

Not to Scale  
12/15/2014

23 Spadina Avenue

File # 14 204219 STE 20 OZ

## Attachment 6: Zoning



**Zoning By-law 569-2013**

**23 Spadina Avenue**

File # 14 204219 STE 20 0Z

Location of Application

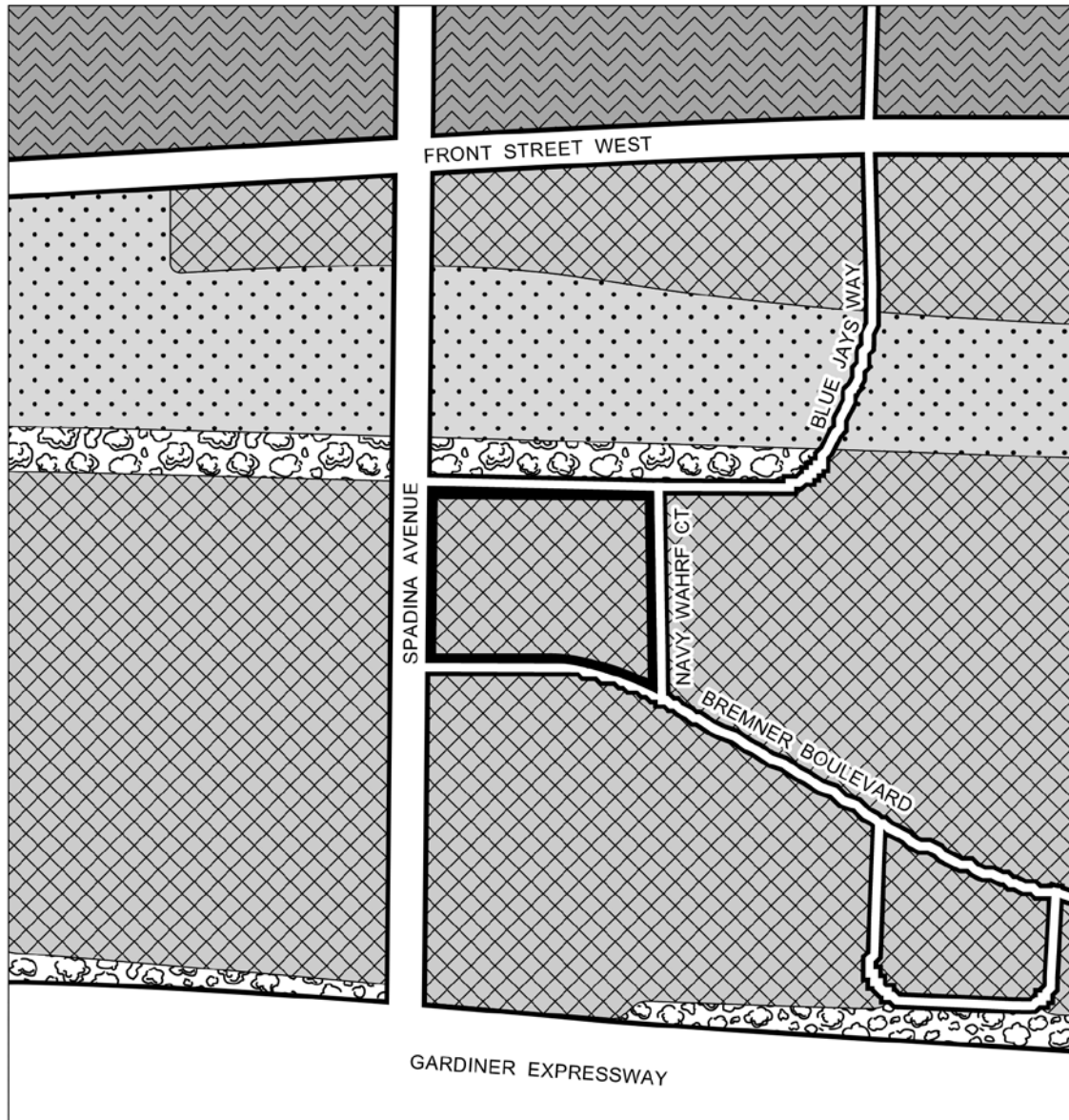
See Former City of Toronto Bylaw No. 438-86

CR Mixed-Use District  
T Industrial District



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




## Attachment 7: Official Plan



**TORONTO** City Planning  
**Extract from Official Plan**

**23 Spadina Avenue**

File # 14 204219 STE 20 02

 Site Location	 Parks & Open Space Areas
 Mixed Use Areas	 Parks
 Regeneration Areas	
 Utility Corridors	

  
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 12/15/2014



## Attachment 8: Application Data Sheet

Application Type	Rezoning	Application Number:	14 204219 STE 20 OZ
Details	Rezoning, Standard	Application Date:	August 11, 2014
Municipal Address:	23 SPADINA AVE		
Location Description:	DEVELOPMENT BLOCK 22 PLAN D970 LOT 14 RP 66R-14977 PART 1 **GRID S2017		
Project Description:	Application for a Zoning By-law Amendment and Site Plan Approval to permit redevelopment of the block with two residential condominium towers of 75 and 68 storeys, inclusive of a 10 storey mixed use podium comprised of retail, office, residential dwelling units and accessory uses.		

<b>Applicant:</b>	<b>Agent:</b>	<b>Architect:</b>	<b>Owner:</b>
AIRD & BERLIS KIM KOVAR		Page and Steele/IBI	CONCORD CITYPLACE ACQUISITION

### PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:	Railway Lands Central
Zoning:	CR	Historical Status:	
Height Limit (m):	160	Site Plan Control Area:	Y

### PROJECT INFORMATION

Site Area (sq. m):	5783.68	Height:	Storeys:	75
Frontage (m):	56.46		Metres:	248
Depth (m):	80			
Total Ground Floor Area (sq. m):	4109.8			<b>Total</b>
Total Residential GFA (sq. m):	120014		Parking Spaces:	724
Total Non-Residential GFA (sq. m):	6263		Loading Docks	4
Total GFA (sq. m):	126277			
Lot Coverage Ratio (%):	71			
Floor Space Index:	21.85			

### DWELLING UNITS

Tenure Type:	Condo
Rooms:	0
Bachelor:	107
1 Bedroom:	1132
2 Bedroom:	138
3 + Bedroom:	159
Total Units:	1536

### FLOOR AREA BREAKDOWN (upon project completion)

		Above Grade	Below Grade
Residential GFA (sq. m):		120014	0
Retail GFA (sq. m):		2273	0
Office GFA (sq. m):		3990	0
Industrial GFA (sq. m):		0	0
Institutional/Other GFA (sq. m):		0	0

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