



STAFF REPORT ACTION REQUIRED

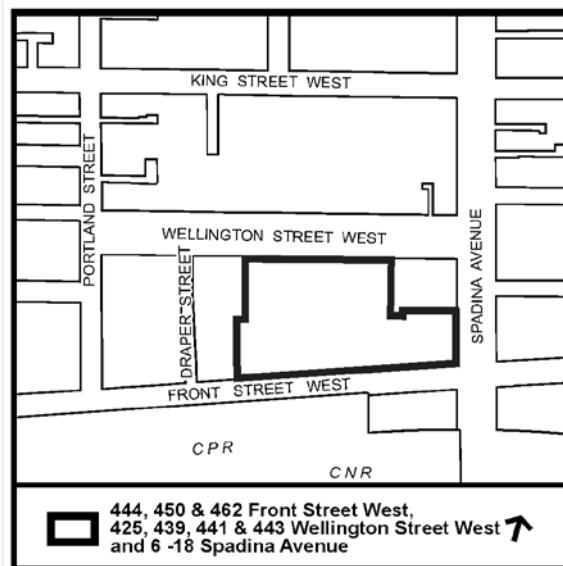
440, 444, 450 and 462 Front Street West; 425, 439, 441 and 443 Wellington Street West and 6-18 Spadina Ave. Official Plan Amendment – Final Report

Date:	May 28, 2015
To:	Toronto and East York Community Council
From:	Director, Community Planning, Toronto and East York District
Wards:	Ward 20 – Trinity-Spadina
Reference Number:	14 116571 STE 20 OZ

SUMMARY

The application proposes to amend the City of Toronto Official Plan (King-Spadina Secondary Plan) to permit a comprehensive development which includes seven mixed-use buildings. The tallest building is a 36-storey office tower at the north-west corner of Spadina Avenue and Front Street West. Three buildings on Front Street West step down in height to Draper Street to the west and have heights of 44-storeys, 38-storeys and 21-storeys. The proposed buildings fronting on Wellington Street West also step down in height from Spadina Avenue to Draper Street and are proposed at 15-storeys (2 buildings) and 13-storeys. All seven buildings will house at least two uses, with some buildings along Front Street West housing all three uses. The proposed development is organized around two generous open spaces, an east-west pedestrian 'spine' and an extended north-south plaza connecting Wellington Street West to Front Street West.

This comprehensive redevelopment of the former Globe and Mail lands will deliver a mix of office, retail and residential uses to revitalize these lands. The Official Plan Amendment will secure:



Staff report for action – Final Report – 440, 444, 450 and 462 Front Street West; 425, 439, 441 and 443 Wellington Street West and 6-18 Spadina Ave.

- Mixed use;
- A minimum floor area of office space;
- A new open space network that includes an east west pedestrian spine and an extended north south plaza connecting Wellington Street West to Front Street;
- Significant off site public realm improvements to Front Street West and Wellington Street West;
- Some on-site parkland dedication;
- Contributions to services to serve the new development

This report reviews and recommends approval of the application to amend the Official Plan. The proposed Official Plan amendment provides policy direction necessary to achieve the redevelopment of the site as envisioned by the proposal.

Further processing of the Zoning Amendment application with a Final Report targeted for the Fall of 2015 and public consultation process are the next steps in order to give the applicant the opportunity to work with City staff, the community and the Ward Councillor to implement the applicable Official Plan objectives and other issues that may arise through further review of the application.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council amend the Official Plan, for the lands at 440, 444, 450 and 462 Front Street West; 425, 439, 441 and 443 Wellington Street and 6-18 Spadina Ave. substantially in accordance with the draft Official Plan Amendment attached as Attachment No. 8 to the report dated May 26, 2015 from the Director, community Planning, Toronto and East York District.
2. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Official Plan Amendment as may be required.

DECISION HISTORY

On February 12, 2014 the applicant filed an Official Plan and Zoning By-law amendment application on the subject site to permit a mixed-use development as described in this report. Since that time the applicant has worked with staff and held a number of public meetings and forums to discuss the evolving plans for the site.

ISSUE BACKGROUND

Proposal

The proposed development consists of seven mixed-use buildings and associated underground parking. The development is being referred to as ‘The Well’ by the consortium of developers who are collectively involved in the project. All of the buildings on the site are proposed to include at least two of the three proposed uses. All buildings would include a base building and a taller building element with a retail component within the first two floors. The first underground level would also include a lower concourse level which would include large-format retail uses as well as loading and bicycle parking. All of the buildings fronting on Front Street West would include an office component within the base building. All of the proposed buildings, except for the proposed office tower at the corner of Front Street and Spadina Ave. would include a residential component located in the taller portion of the buildings.

Overall, the buildings have a combined gross floor area of 287,640 square metres. Residential uses account for 137,971 square metres (48.0%), office uses account for 104,928 square metres (36.4%) and retail uses account for 44,741 square metres (15.6%).

See Attachment 1 – Application Data Sheet.

The tallest of the buildings, a proposed 36-storey office tower (167.0 metres in height including mechanical elements) is proposed to be located at the north-west corner of Spadina Ave. and Front Street West. The building would include a three-storey retail base and would be immediately adjacent to the listed heritage building at the south-west corner of Wellington Street West and Spadina Ave., which is not part of this project (49 Spadina Ave and 401 Wellington Street West). The office tower is designed in three sections which step down toward Spadina Avenue.

The remainder of the buildings on the site step down in height to Draper Street to the west and Wellington Street to the north. The proposed buildings fronting on Front Street West to the west of the proposed 36-storey (167.0 metre) office building are proposed at heights of: 44-storeys (153.4 metres); 38-storeys (135.4 metres); and 21-storeys (80.5 metres). All heights include mechanical elements. These buildings include both multi-storey retail and office uses which would comprise the base buildings. The proposed buildings fronting on Wellington Street West also step down toward Draper Street to the West from the listed heritage building at the corner of Spadina Ave. and Wellington Street West (The Gale Building currently occupied by Stantec Engineering) and are proposed at heights of: 15-storeys (61.0 metres for the first two buildings and 13-storeys (55.3 metres) for the most westerly building. A total of 1,537 residential units are proposed for the site. See Attachments 2, 3, 4 and 5 – Building Elevations.

The taller residential building elements of the six buildings proposed for the site have relatively large floorplates. Although all of the buildings on the site will meet or exceed a 25

metre tower separation distance. The office tower will have a floorplate which steps back and gets smaller as the height increases.

A significant portion of the site is proposed to be developed as publicly accessible private open space, including an extended plaza connecting Front Street West and Wellington Street West and three north-south pedestrian links between Wellington Street and Front Street West and an east-west pedestrian spine which traverses the site from the corner of Spadina Ave. and Front Street West to a proposed park on Draper Street.

A glass canopy would cover a part of the pedestrian spine. The canopy would also be used to provide a pedestrian mezzanine at the second storey to provide access to the retail uses.

The subject site includes two parcels fronting on Draper Street, 1 and 19 Draper Street. The semi-detached house located at 1 Draper Street will be retained while the vacant parcel at 19 Draper Street is proposed to be dedicated as parkland.

The proposed development includes two central north-south open space that could function as two plaza, one to the north and one to the south of the proposed pedestrian spine. These could be a combination of hard and soft landscaping and serve many functions. The proposal also includes streetscape improvements on Wellington Street West and Front Street West. The design of the Wellington Street frontage would seek to fulfill the objectives of plans dating back to the early 20th century to create a green landscaped pedestrian promenade between Clarence Square and Victoria Memorial Park. Also proposed is streetscaping and a sidewalk on the south side of Front Street West. See Attachment 6, Site Plan.

All vehicular parking and servicing for the development is proposed to be located in four underground levels shared between the various buildings. A total of 2,136 parking spaces are proposed. Of this total, 158 visitor parking spaces for residential uses will be provided. The main point for vehicular access for the site is off Front Street West at the south-west corner of the site. There are two secondary vehicular access points off Wellington Street West at either end of the site. There are two pick-up/drop-off areas at the north-west and south-east corners of the site.

There are 2,190 bicycle parking spaces proposed. Access for cyclists to the underground parking is provided by way of a dedicated bicycle ramp at the south-west corner of the site adjacent Draper Street.

Site and Surrounding Area

The subject site is 7.7 acres (3.1 hectares) in size and is bound by Spadina Avenue to the east, Draper Street to the west, Front Street West to the south and Wellington Street West to the north. The subject site excludes the property at the south-west corner of Spadina Ave. and Wellington Street West (49 Spadina Ave and 401 Wellington Street West). The building on this site, known as the Gale building, was listed by Council on the Inventory of Heritage Properties on June 16, 2005.

Staff report for action – Final Report – 440, 444, 450 and 462 Front Street West; 425, 439, 441 and 443 Wellington Street West and 6-18 Spadina Ave.

The subject site also includes two of the properties on the east side of Draper Street (1 and 19 Draper Street). 19 Draper Street is vacant and 1 Draper Street is occupied by a two storey semi-detached house. These two properties are included within the Draper Street Heritage Conservation District.

The Front Street portion of the property measures 224.7 metres, while the Spadina Avenue frontage measures 82.7 metres and the Wellington Street frontage measures 191.6 metres. The property at 1 Draper Street has a frontage of 10.4 metres and the property at 19 Draper Street has a frontage of 12.0 metres.

The site is occupied by large industrial and office buildings associated with the Globe and Mail newspaper and associated surface parking. The Toyota Dealership at the corner of Spadina Avenue and Front Street West has been demolished and the site is being used for surface parking.

The site is surrounded by the following uses:

North: The northern edge of the site is defined by Wellington Street West which has a right-of-way of 45 metres. Wellington Street is one of the oldest planned parts of the City and there have been plans dating back to the early 20th century which would have seen the street landscaped to serve as a park connection between Clarence Square on the east side of Spadina Avenue and Victoria Memorial Park on the west side of Portland Street. The north side of Wellington Street West features an attractive streetscape treatment which reflects the wide City boulevard. On the north side of Wellington Street West at Spadina Avenue is a gas station. The buildings west of the gas station are predominantly older industrial buildings two to six storeys in height, which have been converted to office uses with some commercial uses at grade, and new residential buildings. The buildings at 422, 432, 436, 462, 468, 482 and 488 Wellington Street West are designated under Part IV of the *Ontario Heritage Act*.

To the north and west of the properties on the north side of Wellington Street West is a mixed-use neighbourhood which evolved over the past twenty years in the West Precinct of the King-Spadina Secondary Plan area. This neighbourhood has developed with a predominantly mid-rise character with most buildings under 35 metres in height with the taller portions of these buildings being set well back from the street. The area includes many brick and beam former industrial buildings converted to office uses (the area is an important home for the City's cultural industries) as well as newer predominantly residential buildings.

- South: The southern edge of the site is defined by Front Street West with a right-of-way of 23 metres and the rail corridor to the south which is located in a trench with substantial retaining walls at its north and south boundaries. The rail corridor is approximately 100 to 120 metres wide, and provides a substantial separation between the subject site and the CityPlace development on the former railways lands south of the rail corridor. Approximately 50 metres west of the site extending across the rail corridor is the newly constructed Puente de Luz Bridge. This pedestrian and cycling bridge provides a link between the CityPlace development and the neighbourhoods north of the rail corridor. CityPlace is a high-density tower neighbourhood with predominantly residential uses.
- West: To the immediate west of the site is Draper Street, which has a right-of-way of 10 metres. The southern half of Draper Street is flanked by a series of one and a half to two and a half storey brick homes which date back to the late 19th century (the street was built out by 1890). This portion of the street and adjacent homes are a designated Heritage Conservation District under Part V of the *Ontario Heritage Act* (By-law No. 026-99, passed by Council on February 4, 1999). To the west of Draper Street are a mix of low-scale commercial industrial buildings on the east side of Portland Street. Further to the west, the site at the corner of Front Street West and Bathurst Street was the subject of a development application which resulted in the approval of a mixed-use building (Minto West Side) with heights up to 18-storeys (63 metres including mechanical elements (file No. 11 230641 STE 20 OZ).
- East: The eastern edge of the site is defined by Spadina Avenue. Opposite the subject site on the east side of Spadina Avenue is Clarence Square Park, one of only three significant green spaces within the King-Spadina Secondary Plan area. The lands east of Spadina Avenue are generally developing as a tower neighbourhood with the tallest buildings located closer to the financial district. The lands immediately east of the subject site to the east and south of Clarence Square Park on the east side of Spadina Avenue (now municipally as 400 Front Street West) are the subject of a recently filed application for a substantial redevelopment which includes four towers ranging in height from 24 to 60-storeys and including 2,236 residential units and 8,738 square metres of retail use (file no. 15 136961 STE 20 OZ).

Provincial Policy Statement and Provincial Plans

The Provincial Policy Statement (PPS), 2014 provides policy direction on matters of provincial interest related to land use planning and development. These policies support the goal of enhancing the quality of life for all Ontarians. Key policy objectives include: building strong healthy communities; wise use and management of resources and protecting public health and safety. The PPS recognizes that local context and character is important. Policies are outcome-oriented, and some policies provide flexibility in their implementation provided

Staff report for action – Final Report – 440, 444, 450 and 462 Front Street West; 425, 439, 441 and 443 Wellington Street West and 6-18 Spadina Ave.

that provincial interests are upheld. 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 have reviewed 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.

Within the *Downtown*, the site is designated *Regeneration Areas* in the Official Plan which is one of the key areas expected to accommodate growth. The *Regeneration Area* designation permits a wide range of uses, including the proposed commercial uses. In order to achieve a broad mix of commercial, residential, light industrial and live/work uses, the Official Plan contains policies related to *Regeneration Areas* encouraging the restoration, re-use and retention of existing buildings that are economically adaptable for re-use as well as the revitalization of areas of the City that are vacant or underused.

Chapter Three – Building a Successful City, identifies that most of the City's future development will be infill and redevelopment, and as such, will need to fit in, respect and improve the character of the surrounding area. Section 3.1.2 Built Form provides policies that are aimed at ensuring that new development fits within and supports its surrounding context. Policies 3.1.2.1 to 3.1.2.4 seek to ensure that development is located, organized and massed to fit harmoniously with existing and/or planned context; frames and appropriately defines streets, parks and open spaces at good proportion; and limits impacts of servicing and vehicular access on the property and neighbouring properties. Meeting these objectives requires creating consistent setbacks from the street, massing new buildings to frame adjacent streets and open spaces in a way that respects the existing and /or planned street proportion, creating appropriate transitions in scale to neighbouring existing and/or planned buildings, and limiting shadow impacts on streets, open spaces and parks.

With regard to heritage resources, the City's Official Plan, Policy 3.1.5.2 states that "heritage resources on properties listed on the City's Inventory of Heritage Properties will be conserved" and that "development adjacent to properties on the City's Inventory will respect the scale, character and form of the heritage buildings and landscapes."

The Official Plan's Housing policies require a full range of housing, in terms of form, tenure and affordability, across the City and within neighbourhoods, to be provided and maintained to meet the current and future needs of residents. The existing stock of housing will be maintained and replenished. New housing supply will be encouraged through intensification and infill that is consistent with the Official Plan.

Other relevant policies utilized during the review of this development proposal include those in the "Public Realm" and "Built Form" sections of the Official Plan. These policies determine matters such as appropriate height, scale, massing, site organization, contextual fit and quality of public spaces.

The Toronto Official Plan is available on the City's website at:
www.toronto.ca/planning/official_plan/introduction.htm

King-Spadina Secondary Plan

The subject site is situated within the King-Spadina Secondary Plan found in Chapter 6.16 of the Official Plan. The King-Spadina Secondary Plan emphasizes reinforcement of the characteristics and qualities of the area through special attention to built form and the public realm. The policies of Section 3 - Built Form and in particular the policies of Section 3.6 – General Built Form Principles specify that:

- buildings are to be located along the front property line to define edges along streets and lower levels are to provide public uses accessed from the street;
- servicing and parking are encouraged to be accessed from lanes rather than streets and minimize pedestrian/vehicular conflicts;
- new buildings will be sited for adequate light, view and privacy; compatibility with the built form context;
- new buildings will achieve a compatible relationship with their built form context through consideration of such matters of building height, massing, scale, setbacks, stepbacks, roof line and profile and architectural character and expression;
- appropriate proportional relationships to streets and open spaces will be provided; and wind and shadow impacts will be minimized on streets and open spaces;

- streetscape and open space improvements will be coordinated in new development; and
- high quality open spaces will be provided.

A primary objective of this plan is to use the rich historic fabric of the area to assess new development. The particular scale, massing and street relationships of the existing heritage buildings along King Street form the context for new development in this part of the King-Spadina Secondary Plan area. Moreover, applicable plan area guidelines articulate that new development should maintain and reinforce the existing building heights of the area in conjunction with the relationships of buildings to one another along the street and the design of buildings at the street level.

Zoning

The eastern portion of the site is zoned Reinvestment Area (RA) by Zoning By-law 438-86, as amended (see Attachment 6 - Zoning). The RA Zone permits a range of residential uses, as well as commercial, institutional and limited industrial uses. As part of the RA zoning controls, density standards were replaced with built form objectives expressed through height limits and setbacks.

The Zoning By-law permits a maximum building height of 61 metres at the corner of Front Street West and Spadina Ave., 39 metres fronting Spadina Ave. north of the corner, 30 metres fronting Front Street West and 23 metres fronting Wellington Street West. An additional 5 metres is permitted for rooftop mechanical elements. The Zoning By-law requires a 7.5m setback from the rear yard and from the side lot lines for areas over 25 metres from the street. Properties fronting on Draper Street are zoned as R3 Z1.0 and are subject to a 12 metre height limit.

The subject property is also subject to two site-specific exemptions under By-law 438-86. These exemptions apply to requirements under Section 12(2) to angular plane requirements (Exemption 260) and setbacks from the street and the location of principal entrances (Exemption 270). The site-specific exemptions were carried over to By-law 569-2013.

On May 9, 2013 Council enacted a new comprehensive Zoning By-law, By-law 569-2013). The western portion of the site, comprising properties at 450 and 462 Front Street West, and 443 Wellington Street West are subject to the provisions of By-law 569-2013, which zones these properties as CRE (Office Employment), which established permissions for use and built form generally similar to the RA Zoning under By-law 438-86. The By-law established height limits of 30 metres adjacent Front Street West, 23 metres for properties fronting on Wellington Street West and 12 metres for properties on Draper Street. By-law 569-2013 is under appeal to the Ontario Municipal Board.

Site Plan Control

The proposed development is subject to site plan approval. An application for Site Plan Control has not been submitted.

Official Plan Amendment and Urban Design Guidelines

The proposed scale for the development represents a departure from the existing King-Spadina Secondary Plan and the King-Spadina Design Guidelines (2006) which apply to the area. Planning staff requested that the applicant file an Official Plan Amendment application, to acknowledge the departure from the existing planning framework represented by the proposal and to allow for the development of this uniquely large former single use industrial office property with an updated planning policy framework.

A set of project-specific urban design guidelines will also be required to be developed to guide the development of the buildings and open spaces of what is anticipated to be a phased development.

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>

Built Heritage Resources

The subject site is adjacent to (and includes two properties which are included within) the Draper Street Heritage Conservation District. Draper Street and adjacent homes are a designated heritage Conservation District under Part IV of the *Ontario Heritage Act* (By-law No. 026-99, passed by Council on February 4, 1999).

The subject is also adjacent to the property at the south-west corner of Spadina Ave. and Wellington Street West (49 Spadina Avenue and 401 Wellington Street West). The building on this site, known as the Gale building, was listed by Council on the Inventory of Heritage Properties on June 16, 2005.

Heritage Conservation District Study

The King-Spadina Secondary Plan area contains many listed and designated heritage buildings. At its meeting on August 16, 2012 Toronto City Council directed Heritage Preservation Services staff to undertake Heritage Conservation District studies in five priority areas. One of these areas is the King-Spadina Secondary Plan area. The Request for Proposals for the King-Spadina Heritage Conservation District Study was issued and a team lead by Taylor-Hazell Architects has been chosen to undertake the study.

The first phase of the study involves the identification of potential heritage conservation districts. The interim recommendations of the Heritage Conservation District Study were released at a public meeting held on March 18, 2014. The interim recommendation was to include the north half of the subject site within one of two potential heritage conservation districts identified for the King-Spadina Secondary Plan area. The draft study findings will be presented at the May 23, 2014 meeting of the Toronto Preservation Board. The development of a Heritage Conservation District Plan and the designation under Part V of the *Ontario Heritage Act* of one or more identified Heritage Conservation Districts will follow as the second part of the study.

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 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 intial 'taking stock' phase, which involves an analysis of existing conditions, growth trends and priority issues in the Downtown. The review of this application has been informed by the issues being considered under TOcore.

Reasons for the Application

The applicant has submitted Official Plan and Zoning By-law Amendment applications to permit a mixed-use development with residential, retail and office uses in seven buildings. The proposed buildings range in height from 36-storeys and 167.0 metres to 13-storeys and 55.3 metres. The proposed buildings substantially exceed the permitted building heights on the site which range from 61 metres to 23 metres. In addition, the proposed development does not comply with other performance standards that are in effect on the lands. An Official Plan Amendment is required as the proposal does not comply with certain policies of the King-Spadina Secondary Plan.

Community Consultation

On April 29, 2014 a community meeting was held to discuss the proposed redevelopment of the site as outlined in the initial submission. Among the issues raised by the public with regard to the proposals presented were the following issues:

- Excessive height and density and resulting impacts including shadows shadow and wind impact.
- A mixed-use project is very positive.
- The construction will be problematic for the neighbourhood.
- The proposal could set a precedent for developments that are too tall and not appropriate.

Staff report for action – Final Report – 440, 444, 450 and 462 Front Street West; 425, 439, 441 and 443 Wellington Street West and 6-18 Spadina Ave.

- there is a need to ensure that the development does not have a negative impact on the heritage resources in the neighbourhood.
- Need to ensure that the area can accommodate the proposed traffic.
- Ensuring that the greening of Wellington Street as proposed can be accomplished is important in realizing the vision for this street.
- Need to do a better job on Front Street West.
- The development needs to meet the needs of residents through on-site community services and facilities.
- The need for more office space as opposed to residential condominium units.

Changes to the Proposal

Since the submission of the proposal on February 12, 2014, the applicant has been engaged with City staff, the local Councillor and residents regarding the proposal. The evolving plans for the redevelopment of the site were also been presented to the City's Design Review Panel on April 14, 2014 and again on March 24, 2015. At the March 25th meeting the members of the Design Review Panel voted to support the proposal with no conditions. The most recent version of the proposal makes some significant changes from the original submission, several of which have been made in response to input from City Staff. These changes include:

- The office tower proposed at the corner of Front Street west and Spadina Avenue was completely redesigned to reduce the shadows on Clarence Square Park. The redesigned building features a unique floorplate layout which shifts the core of the building to the north and west and opens up the entrance of the building to provide for a better alignment for the proposed east-west pedestrian 'spine'.
- The three building proposed to front on Wellington Street West were sculpted to reduce shadows on the north side of Wellington Street West.
- The tower floorplate sizes for the towers of the three buildings fronting on Wellington Street West were reduced, allowing for greater tower setbacks to both Front Street West and the pedestrian spine.
- The tower portions of the Front Street West buildings were rotated to allow for increased sunlight into the project.
- Two floors were added to the two Front Street West buildings west of the proposed office tower.
- The southern portion of the most westerly north-south open space connection through the site was widened from 10 metres to 25 metres to match the width of the northern portion, which includes the green 'lawn' adjacent Wellington Street West.
- The most easterly of the four proposed north-south open space connections was removed. The podium of the proposed office building and the most easterly of the Front Street West buildings are now joined.

- Bicycle parking has been redistributed on the site to improve access to bicycle parking for the residents of each building.
- The proposed cantilevered walkway on the south side of Front Street West is now proposed to be constructed by filling in the City-owned lands south of the existing retaining wall.

Agency Circulation

The application was circulated to all appropriate agencies and City divisions. Responses received have been used to assist in evaluating the application and to formulate appropriate policies as contained in the draft Official Plan Amendment.

COMMENTS

Provincial Policy Statement and Provincial Plans

The proposal is consistent with the Provincial Policy Statement 2014 and conforms to and does not conflict with the Growth Plan for the Greater Golden Horseshoe. This application supports the Provincial Policy Statement (PPS) direction of intensification to achieve growth and urban vitality while making efficient use of existing infrastructure. This application also complies with the policies of the PPS that support intensification and require new development to be directed to appropriate locations for growth through municipal official plans.

Policy 1.3 requires provision to be made for an appropriate mix and range of employment opportunities to provide a diversified economic base. This policy also encourages compact, mixed-use development which incorporates compatible employment uses to support liveable and resilient communities.

The PPS also provides support for the provision of housing. Policy 1.4.3 requires that provision be made for an appropriate range of housing types and densities to meet projected requirements of current and future residents.

Policy 1.6.7.4 promotes a land use pattern, density and mix of uses that minimizes the length and number of vehicle trips and supports current and future use of transit and active transportation.

Provincial Policy Statement policy 2.6.1 directs that "Significant built heritage resources and significant cultural heritage landscapes shall be conserved." Properties included on the City's Inventory of Heritage Properties are considered to be significant in this context. In the PPS 2014, *conserved* is defined as "the identification, protection, use and/or management of built heritage resources in a manner that ensures their cultural heritage value or interest is retained under the Ontario Heritage Act."

The proposed development complies with the above policies and other relevant policies of the Provincial Policy Statement and Plans by: making efficient use of the existing infrastructure; providing a mix of residential unit sizes and by being located adjacent the streetcar route on Spadina Avenue and in close proximity to the streetcar routes on Bathurst Street and King Street West.

The proposed development also meets the policies of the Provincial Growth Plan. The Growth Plan promotes increasing intensification of the existing built-up area with a focus on areas of the City such as major transit station areas.

The proposed development will provide additional substantial long-term employment opportunities in the King-Spadina Secondary Plan area and contribute to the mixed-use nature of this rapidly growing part of downtown Toronto.

Proposed Official Plan Amendment

Redesignation from Regeneration to Mixed Use Areas

The site is currently designated “Regeneration Areas” on the Land Use map of the City’s Official Plan and the proposed development is in conformity with Section 2.3.1 Healthy Neighbourhoods as it relates to the relationship between Regeneration Areas and Neighbourhoods, as well as the Regeneration Area policies in Chapter 4.7. The site is proposed to be re-designated to the “Mixed Use Areas” designation. This is in recognition of the fact that the King-Spadina area has evolved from an area in need of revitalization to a successful mixed-use neighbourhood which has attracted significant reinvestment since the King-Spadina Secondary Plan was approved in 1996. Lands identified as “Mixed Use Areas “ as identified on Schedule B , shall be regarded as an area that is intended to contain a significant mix of employment and residential uses in several buildings varying in type, height and scale, guided by local context and other policy considerations.

Removing the Site from the King-Spadina Secondary Plan Area and Creating a Site and Area Specific Policy

Given the size of the site and its unique contextual relationship to a heritage district and a wide, open air rail corridor, a draft site-specific Official Plan Amendment to the King-Spadina Secondary Plan has been developed to recognize this site and the proposed development as described in this site-specific policy as unique in the King-Spadina Secondary Plan area, particularly as it relates to the lands west of Spadina Avenue known as the “West Precinct”. The area governed by the site and area specific policy has been proposed to be removed from the King-Spadina Secondary Plan and instead the site specific OPA defines a master planned approach to this large site which is adjacent to two major streets and the rail corridor.

The policies of the draft Official Plan Amendment attached as Attachment 8 to this report reflect the need for specific policy direction to guide the on-going review of the proposal.

Staff report for action – Final Report – 440, 444, 450 and 462 Front Street West; 425, 439, 441 and 443 Wellington Street West and 6-18 Spadina Ave.

Many of these policies are necessary because of the opportunities this site affords to deliver a suite of City building attributes which can't be achieved in a smaller infill development.

Notwithstanding that the site is proposed to be removed from the King-Spadina Secondary Plan because of its unique size and context, the proposed development responds to many of the policy objectives of the King-Spadina Secondary Plan:

- The development proposes a mix of uses which reflects the intent of the King-Spadina Secondary Plan to create dynamic urban environment with the opportunity for residents to live and work in the same neighbourhood.
- The proposed improvements to Wellington Street support the identification of the street as an Area of Special Identity and will reinforce the historic role of the street.
- The role of mid-block connections as envisioned in the Secondary Plan is supported by the north-south pedestrian connections and the east-west pedestrian spine proposed for the site.
- The proposal generally reflects the building edges as shown in Map 16-1 of the Secondary Plan, including the location of a gateway building at the north-west corner of Front Street West and Spadina Avenue.
- The buildings on the site will address the public realm as required by the Secondary Plan.
- Parking and loading will be moved underground.
- The development will deliver high-quality coordinated streetscapes and open-space improvements both on-site and off-site.
- Notwithstanding that the built form departs from the vision of the King-Spadina Secondary Plan by proposing tall buildings in a tower form, the development will address the requirements for compatible relationships and transition to be established on the site by providing adequate separation distances and gradations in height from south to north and east to west within the site.
- The development will create a compatible built form relationship within its context, including its relationship to the Draper Street Heritage Conservation District by providing a transition in height and using setbacks and stepbacks.
- The proposed development will emphasize the importance of pedestrian traffic and the use of bicycles as alternatives to the use of automobiles.
- The substantial retail uses proposed for the site are consistent with the retail polices of the Secondary Plan.

The maximum permitted density on the site would be a floor space to lot area ratio of 9.5. Proposed towers on the site achieve a minimum 25 metre separation distance within the site. A determination of appropriate floorplate sizes will be made through the Zoning By-law process and regulated through a draft Zoning By-law.

The draft Official Plan Amendment also address the need for the development to provide units capable of accommodating families (with 2 or more bedrooms) and the need for smaller retail units to located at-grade to create a urban main street environment.

The draft Official Plan amendment states clearly that the built form proposed for this site would not be appropriate in another location in the West Precinct of the King-Spadina Secondary Plan Area.

Excluding the Draper Street lands from the Official Plan Amendment

The lands which are subject to this Official Plan Amendment exclude the lands on Draper Street which form part of the subject site. These two parcels have been excluded from the Amendment because of their unique status within the King-Spadina Secondary Plan area: they are designated as “Neighbourhoods”; and because these parcels form part of a Heritage Conservation District under the *Ontario Heritage Act*. These parcels will also be largely unchanged as a result of the proposed development. The parcel known as 19 Draper Street is vacant and is proposed to be form part of a parkland dedication. The parcel known as 1 Draper Street is occupied by a rowhouse which is part of the Heritage Conservation District and will not be altered.

Subsequent Official Plan Amendment required for Parkland Dedication

A future Official Plan amendment will be required to recognize on-site and, if applicable, off-site parkland dedications associated with the proposed development, including the proposed park at 19 Draper Street.

Urban Design Guidelines

The draft Official Pan Amendment outlines matters to be addressed through the development of a set of Urban Design Guidelines. The Guidelines will be used to ensure that various objectives of the Official Plan are achieved through the proposed redevelopment of the site. The Guidelines will include a Public Realm Master Plan for the site which will address both the on-site and off-site open space elements of the project as described in this report. The Design Guidelines will also address the design of the buildings on the site to ensure that impacts on the Draper Street Heritage Conservation District are minimized and the buildings on the site on the south side of Wellington Street West will be designed to create a variety of architecture to reflect the diversity of architecture and built from on the north side of Wellington Street West. The Guidelines will be developed by the applicant to the satisfaction of the Chief Planner and will be approved by Council.

Traffic Impact, Access, Parking

Transportation Services and Transportation Planning staff have been working with the applicant's transportation consultant in the evaluation of the traffic implications of the proposed development. The applicant has also been evaluating their own parking and traffic demands associated with this unique mixed-use project. Additional information will be submitted to City staff through the evaluation of the Zoning amendment application to provide sufficient information to allow staff to complete the evaluation of the traffic and parking arrangements for the site. City staff have expressed support for auto share and

Staff report for action – Final Report – 440, 444, 450 and 462 Front Street West; 425, 439, 441 and 443 Wellington Street West and 6-18 Spadina Ave.

bicycle share facilities to be included in the proposed redevelopment. There is also support for an eventual connection to the PATH system. The final review and analysis will be completed in association with the zoning amendment application and will be addressed in a staff report to present a draft Zoning By-law to Council.

Open Space/Parkland

City staff have been discussing with the applicant options to meet the applicants parkland dedication requirements for the site. There will be an on-site parkland dedication associated with the proposed development. In the event the applicant does not meet the full parkland dedication requirement of approximately 2,500 square metres on the site, staff will consider an off-site parkland dedication and/or a cash-in-lieu contribution among other possible options.

Site Servicing

Engineering and Construction Services staff have been working with the applicant and their engineering consultant on the review of the site servicing issues associated with the proposal. Additional information has been requested by Engineering and Construction Services staff and issues associated with water, sanitary and stormwater services will be addressed through the review of the Zoning amendment application. Analysis completed to-date is sufficient to support the recommended Official Plan Amendment.

Toronto Green Standard

On October 27, 2009 City Council adopted the two-tiered Toronto Green Standard (TGS). The TGS is a set of performance measures for green development. Tier 1 is required for new development. Tier 2 is a voluntary, higher level of performance with financial incentives. Achieving the Toronto Green Standard will improve air and water quality, reduce green house gas emissions and enhance the natural environment. The applicant is required to meet Tier 1 of the TGS.

Applicable performance measures for the following Tier 1 development features: Automobile Infrastructure, Cycling Infrastructure, the Storage and Collection of Recycling and Organic Waste and the Bird Friendly Design, will be secured through the Site Plan Approval process.

Section 37

A number of Section 37 benefits are being considered in association with this application, including: community and/or recreation centre facilities; improvements to Wellington Street West and Spadina Avenue beyond streetscape improvements typically delivered through the Site Plan Control process; improvements to the public realm on the south side of Front Street West; improvements to Draper Street; contributions to affordable housing; additional ramps and/or stairs to improve access to the Puente de Luz pedestrian bridge; and an appropriate contribution of public art on the site. Staff will negotiate the S. 37 matters in consultation with the local Councillor.

Staff report for action – Final Report – 440, 444, 450 and 462 Front Street West; 425, 439, 441 and 443 Wellington Street West and 6-18 Spadina Ave.

Conclusion

Staff recommend that the attached Official Plan Amendment be approved. The proposed development is an appropriate intensification of the currently underutilized site and represents a unique form of mixed-use development which would create a vibrant live-work-play community which embraces and implements a sustainable vision of urban life which would enhance the King-Spadina and surrounding neighbourhoods. The proposed Official Plan Amendment provides direction for staff in the on-going evaluation of the proposed development for final resolution of an amending Zoning By-law and Site Plan approval.

CONTACT

Dan Nicholson, Planner
Tel. No. (416) 397-4077
Fax No. (416) 392-1330
E-mail: dnichol2@toronto.ca

SIGNATURE

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

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ATTACHMENTS

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

Staff report for action – Final Report – 440, 444, 450 and 462 Front Street West; 425, 439, 441 and 443 Wellington Street West and 6-18 Spadina Ave.

Attachment 1: Application Data Sheet

APPLICATION DATA SHEET

Application Type	Official Plan Amendment & Rezoning	Application Number:	14 116571 STE 20 OZ
Details	OPA & Rezoning, Standard	Application Date:	February 12, 2014
Municipal Address:	440 FRONT ST W		
Location Description:	MIL RES SEC A LTS 8-10 PT LTS 7&11 SEC N LTS 2&4PL D196 LTS 1&2 PT LT 3 PL 209 LTS 1&19 PT LT 2 SEE NTE **GRID S2014		
Project Description:	Proposed seven mixed use buildings with approximately 287,640 square metres of gross floor area including 104,928 square metres of office space, 44,741 square metres of retail space and 137,971 square metres of residential space.		
Applicant: LUCY CAMERON	Agent:	Architect: HARIRI PONTARINI ARCHITECTS	Owner: RAD (FRONT WELLINGTON) NOMINEE INC-DV

PLANNING CONTROLS

Official Plan Designation:	Regeneration Areas	Site Specific Provision:	569-2013; King-Spadina Secondary Plan
Zoning:	RA	Historical Status:	
Height Limit (m):	30, 23, 12	Site Plan Control Area:	Yes

PROJECT INFORMATION

Site Area (sq. m):	31,052	Height:	Storeys: 36	
Frontage (m):	10.4		Metres: 167	
Depth (m):	26.9			
Total Ground Floor Area (sq. m):	17254			Total
Total Residential GFA (sq. m):	137,971	Parking Spaces:	1953	
Total Non-Residential GFA (sq. m):	149,669	Loading Docks	20	
Total GFA (sq. m):	287,640			
Lot Coverage Ratio (%):	0			
Floor Space Index:	9.3			

DWELLING UNITS

Tenure Type:	Condo
Rooms:	0
Bachelor:	0
1 Bedroom:	792
2 Bedroom:	517
3 + Bedroom:	174
Total Units:	1587

FLOOR AREA BREAKDOWN (upon project completion)

	Above Grade	Below Grade
Residential GFA (sq. m):	137971	0
Retail GFA (sq. m):	32355	12386
Office GFA (sq. m):	105267	0
Industrial GFA (sq. m):	0	0
Institutional/Other GFA (sq. m):	0	0

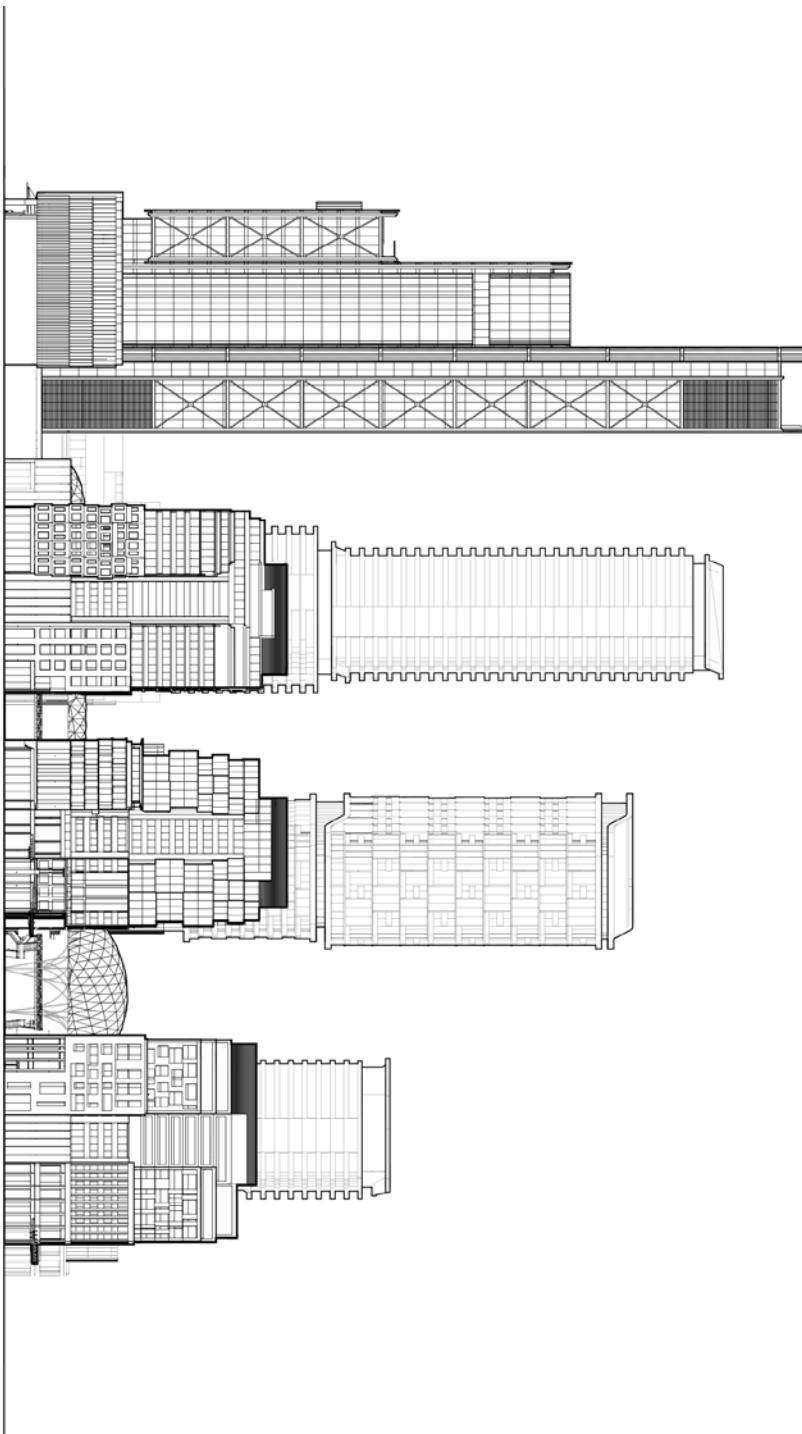
CONTACT: **PLANNER NAME:** Dan Nicholson, Planner
TELEPHONE: (416) 397-4077

Staff report for action – Final Report – 440, 444, 450 and 462 Front Street West; 425, 439, 441 and 443 Wellington Street West and 6-18 Spadina Ave.

Attachment 2: North Elevation

North Elevation
Applicant's Submitted Drawing
Not to Scale
05/15/2015

440, 450 & 452 Front Street West,
425, 439, 441 & 443 Wellington Street West
1 & 19 Draper Street, and 6-18 Spadina Avenue
File # 14 116571 STE 20 02

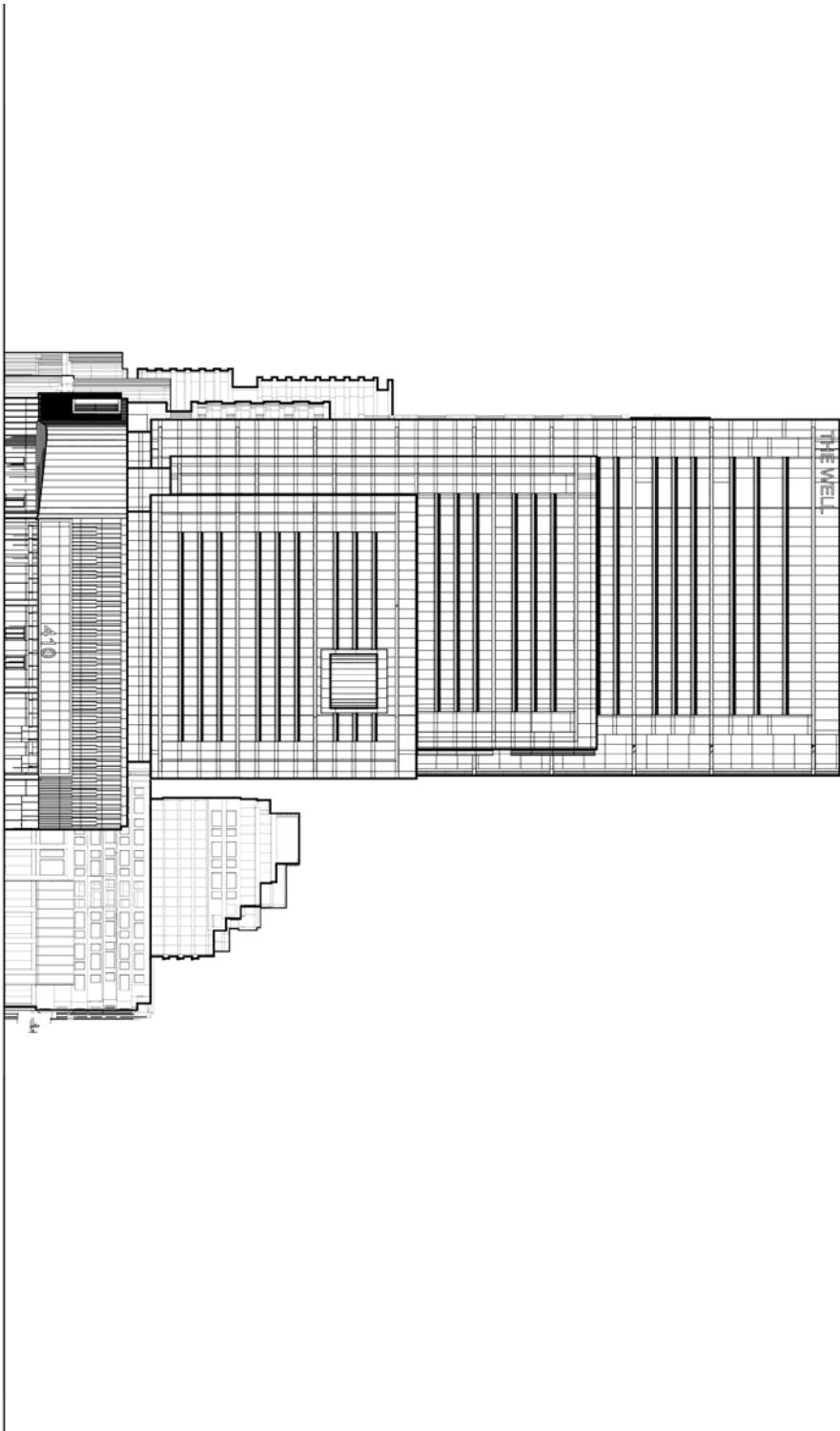


Staff report for action – Final Report – 440, 444, 450 and 462 Front Street West; 425, 439, 441 and 443 Wellington Street West and 6-18 Spadina Ave.

Attachment 3: East Elevations

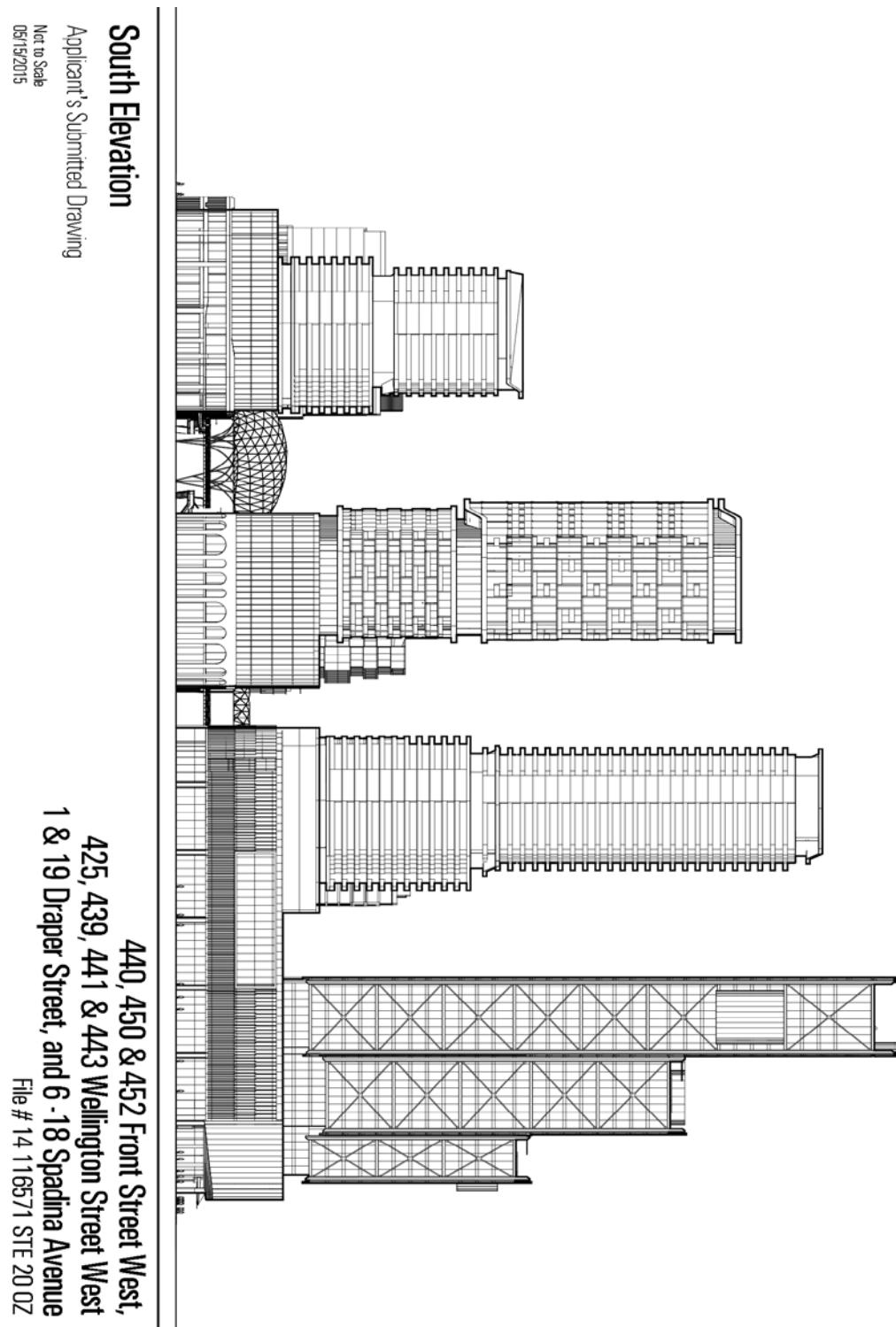
East Elevations
Applicant's Submitted Drawing
Not to Scale
05/15/2015

440, 450 & 452 Front Street West,
425, 439, 441 & 443 Wellington Street West
1 & 19 Draper Street, and 6-18 Spadina Avenue
File # 14 116571 STE 20 0Z



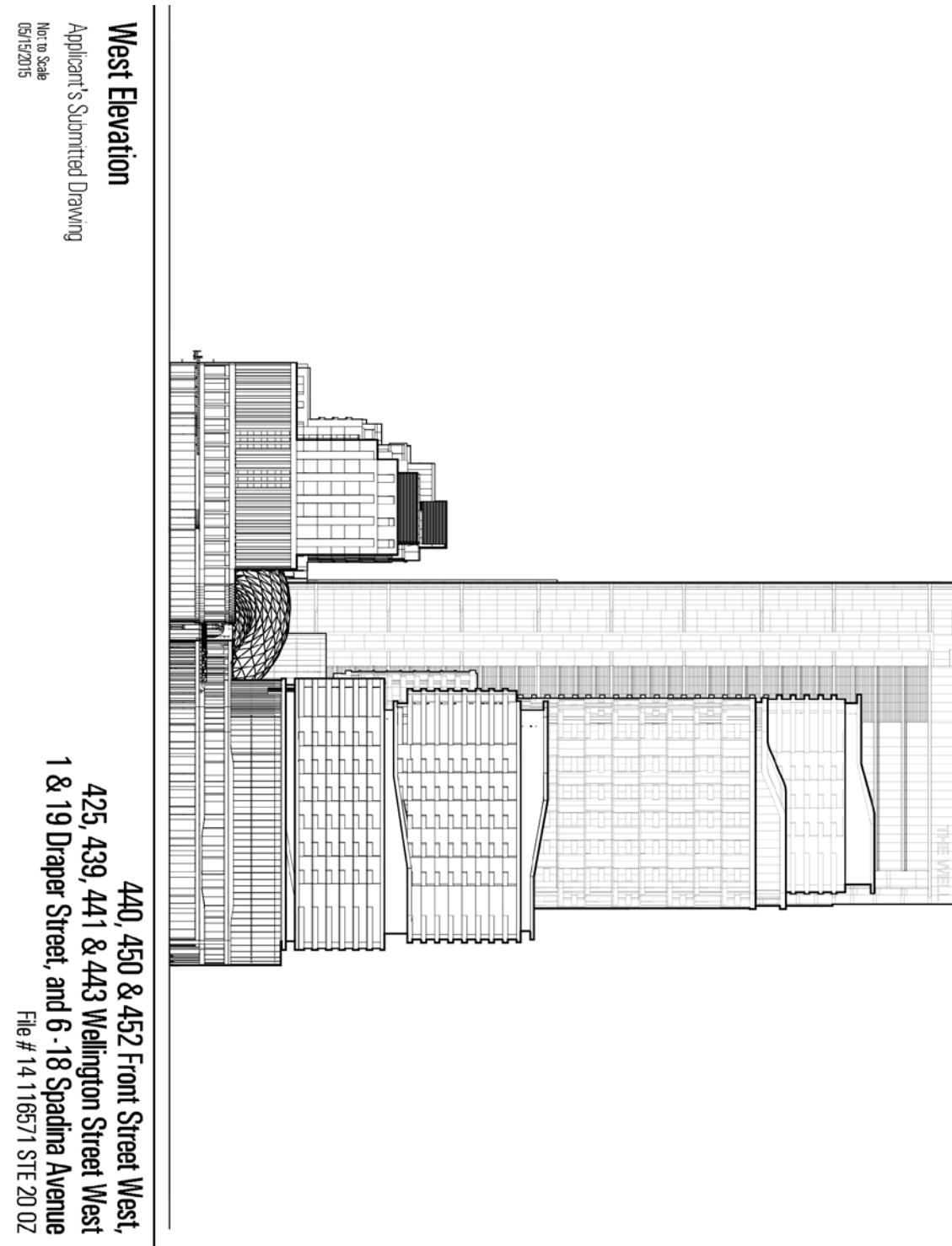
Staff report for action – Final Report – 440, 444, 450 and 462 Front Street West; 425, 439, 441 and 443 Wellington Street West and 6-18 Spadina Ave.

Attachment 4: South Elevation



Staff report for action – Final Report – 440, 444, 450 and 462 Front Street West; 425, 439, 441 and 443 Wellington Street West and 6-18 Spadina Ave.

Attachment 5: West Elevations



Staff report for action – Final Report – 440, 444, 450 and 462 Front Street West; 425, 439, 441 and 443 Wellington Street West and 6-18 Spadina Ave.

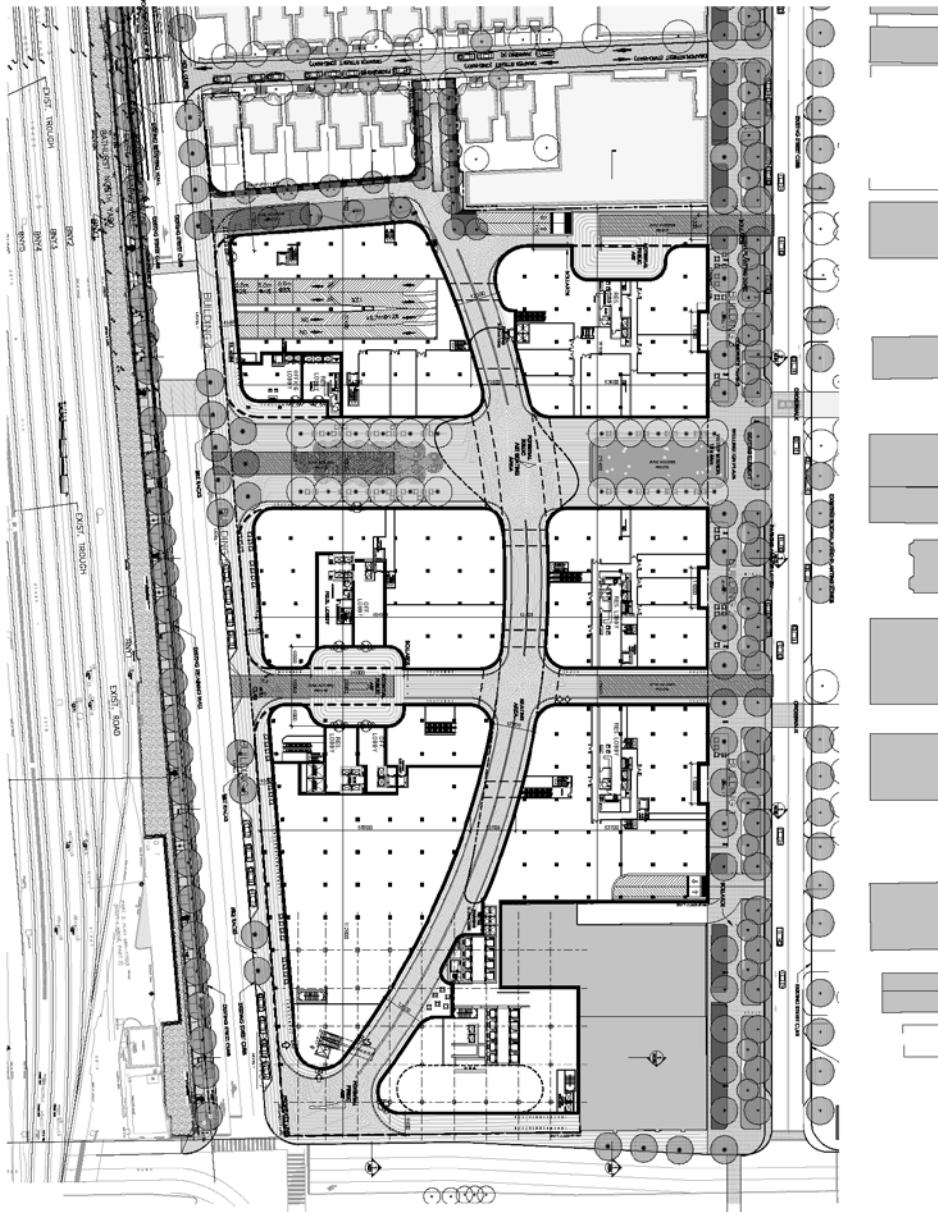
Attachment 6: Site Plan

Site Plan

Applicant's Submitted Drawing

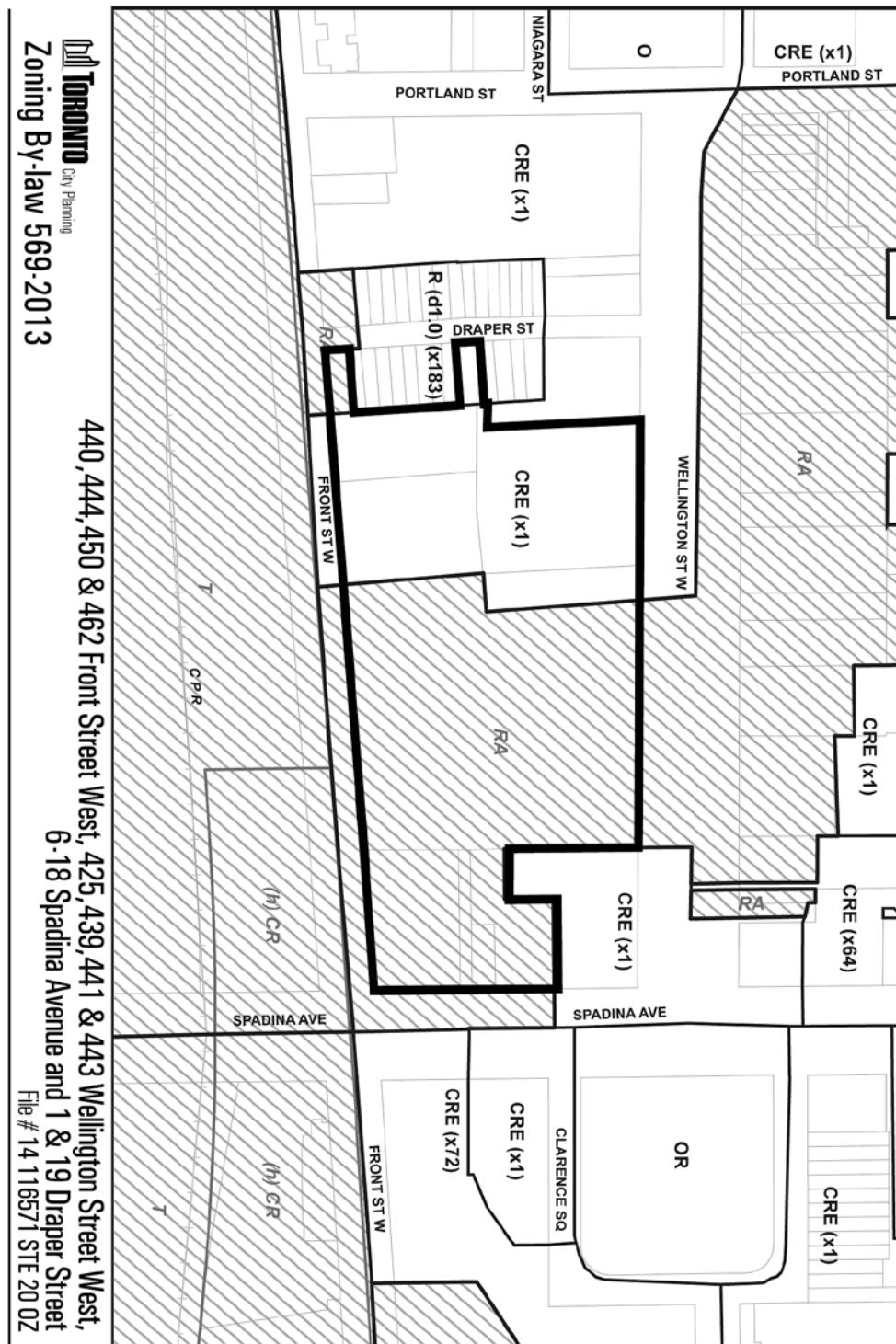
Not to Scale
05/15/2015

**440, 450 & 452 Front Street West,
425, 439, 441 & 443 Wellington Street West
1 & 19 Draper Street, and 6-18 Spadina Avenue**



Staff report for action – Final Report – 440, 444, 450 and 462 Front Street West; 425, 439, 441 and 443 Wellington Street West and 6-18 Spadina Ave.

Attachment 7: Zoning



Staff report for action – Final Report – 440, 444, 450 and 462 Front Street West; 425, 439, 441 and 443 Wellington Street West and 6-18 Spadina Ave.

Attachment 8: Draft Official Plan Amendment No. 317

Authority: Toronto and East York Community Council Item ~ as adopted by City of
Toronto Council on ~, 20~

Enacted by Council: ~, 20~

CITY OF TORONTO

Bill No. ~

BY-LAW No. ~-20~

**To adopt an amendment to the Official Plan
for the City of Toronto**

**respecting the lands known municipally in the year 2014, as
440, 444, 450 and 462 Front Street West; 425, 439, 441 and 443 Wellington Street
West; and 6-18 Spadina Ave.**

WHEREAS authority is given to Council under the *Planning Act*, R.S.O. 1990, c.P.
13, as amended, to pass this By-law;

WHEREAS Council of the City of Toronto has provided adequate information to the
public and has held at least one public meeting in accordance with the *Planning Act*;

The Council of the City of Toronto HEREBY ENACTS as follows:

1. The attached Amendment No. ~~~ to the Official Plan is hereby adopted pursuant to
the *Planning Act*, as amended.

ENACTED AND PASSED this ~ day of ~, A.D. 20~.

JOHN TORY
Mayor

ULLI S. WATKISS,
City Clerk

(Corporate Seal)

Staff report for action – Final Report – 440, 444, 450 and 462 Front Street West; 425, 439, 441
and 443 Wellington Street West and 6-18 Spadina Ave.

AMENDMENT NO. 317 TO THE OFFICIAL PLAN

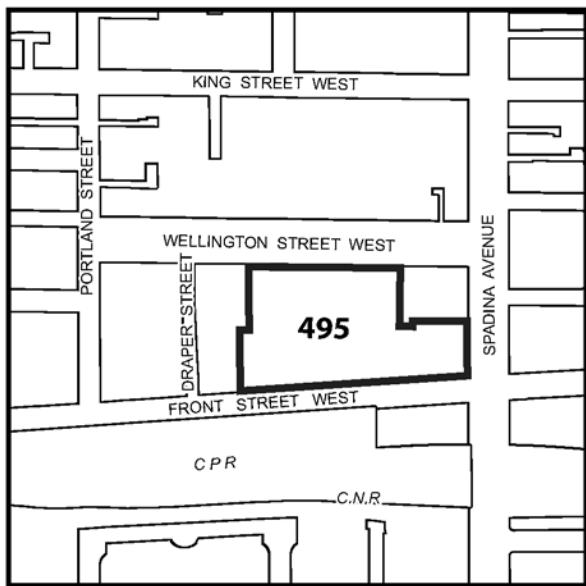
**LANDS MUNICIPALLY KNOWN IN THE YEAR 2014 AS
440, 444, 450 and 462 Front Street West; 425, 439, 441 and 443 Wellington Street
West; and 6-18 Spadina Ave.**

The Official Plan of the City of Toronto is amended as follows:

1. Maps 17 and 18, Land Use Plan, are amended by redesignating the lands known municipally in 2014 as 440, 444, 450 and 462 Front Street West; 425, 439, 441 and 443 Wellington Street West; and 6-18 Spadina Ave. from *Regeneration Areas* to *Mixed Use Areas* as shown on attached Schedule “A”.
2. Chapter 6, Section 16, King-Spadina Secondary Plan is amended by removing the lands known municipally in 2014 as 440, 444, 450 and 462 Front Street West; 425, 439, 441 and 443 Wellington Street West; and 6-18 Spadina Ave. from the Secondary Plan area as shown on attached Schedule “B”.
3. Chapter 7, Site and Area Specific Policies, is amended by adding Site and Area Specific Policy No. 495 for the lands south of Wellington Street West, West of Spadina Avenue, North of Front Street West and East of Draper Street as follows:

495 South of Wellington Street West, West of Spadina Avenue, North of Front Street West and East of Draper Street as follows:

Staff report for action – Final Report – 440, 444, 450 and 462 Front Street West; 425, 439, 441 and 443 Wellington Street West and 6-18 Spadina Ave.



INTERPRETATION

- a) The site is currently designated “Regeneration Areas” on the Land Use map of the City’s Official Plan and the proposed development is in conformity with Section 2.3.1 Healthy Neighbourhoods as it relates to the relationship between Regeneration Areas and Neighbourhoods, as well as the Regeneration Area policies in Chapter 4.7. The site is proposed to be re-designated to the “Mixed Use Areas” designation. This is in recognition of the King-Spadina area’s evolution from an area in need of revitalization to a successful mixed-use neighbourhood which has attracted significant reinvestment since the King-Spadina Secondary Plan was approved in 1996. Lands identified as “Mixed Use Areas “ as identified on Schedule B , shall be regarded as an area that is intended to contain a significant mix of employment and residential uses in several buildings varying in type, height and scale.

Given the size of the site and its unique contextual relationship to a heritage district and a wide, open air rail corridor, a draft site-specific Official Plan Amendment to the King-Spadina Secondary Plan has been developed to recognize this site and the proposed development as described in this site-specific policy as unique in the King-Spadina Secondary Plan area, particularly as it relates to the lands west of Spadina Avenue known as the “West Precinct”. The area governed by the site and area specific policy has been proposed to be removed from the King-Spadina Secondary Plan in recognition of the unique size of this site, allowing the opportunity to provide for a significant amount of publicly accessible, privately owned open space

Staff report for action – Final Report – 440, 444, 450 and 462 Front Street West; 425, 439, 441 and 443 Wellington Street West and 6-18 Spadina Ave.

and dedicated parkland. The site is also able to provide built form transition downward toward Wellington Street West and the Draper Street Heritage Conservation District within its boundaries. The built form proposed for this site would not be appropriate in another location in the West Precinct of the King-Spadina Secondary Plan Area.

VISION AND MAJOR OBJECTIVES

- b) Lands identified on Schedule C shall be developed based on the following principles:

The proposal is a mixed-use development which includes a mix of residential, commercial (office) and retail use. These uses are intended to create a vibrant mixed-use community that will provide for a minimum of 65,000 square metres of office space.

The proposal includes public realm improvements on abutting public roads and an internal pedestrian circulation system which will invite residents, workers and visitors to explore the site.

The development will be pedestrian oriented. The design of the internal pedestrian circulation system on the site will provide clearly defined north-south connections through the site and a central ‘spine’ to form an east-west connection. The public realm will create open spaces framed by street-related buildings containing a mix of uses and interesting architecture. The design of the site will aim to create a sense of place which will be both comfortable and lively.

The proposal includes planned improvements to Wellington Street West, Front Street West and Spadina Ave. These improvements will enhance the public realm and improve connectivity for residents and visitors. The plan for Wellington Street West is to reflect the original 19th Century vision of an extensive green space on the wide public boulevard that will ultimately be implemented beyond the site boundaries to connect Clarence Square to the east and Victoria Memorial Square to the west. Improvements to Draper Street are also proposed.

The buildings on this large site transition from the office tower at the corner of Front Street West and Spadina Avenue down to the mid-rise scale buildings to the north and west of the site. An important objective of this transition is to recognizing the heritage context of the site. This context includes: the house form buildings on Draper Street to the west which are designated as a Heritage Conservation District under the *Ontario Heritage Act* and are designated as “Neighbourhoods”; the listed heritage building

(Gale Building) at 49 Spadina Avenue and 401 Wellington Street West; and the listed and designated heritage buildings on the north side of Wellington Street West. The lands within the King-Spadina Secondary Plan to the west, north and east of the site are currently under study as a Heritage Conservation District.

PARKLAND DEDICATION

- c) The requirements for parkland dedication will be secured through land dedication or other arrangements. Dedicated lands will be designated City Parkland on Map 8A through a subsequent Official Plan amendment.

In the event that the applicant proposes an off-site parkland dedication, the applicant will be required to enter into a Letter of Agreement with the City clearly stating the commitment to provide an off-site dedication of a specific size in a specific location.

PUBLIC REALM

- d) High-quality east-west and north-south publicly accessible mid-block connections will be provided throughout, connecting Spadina Avenue with Draper Street and Front Street West with Wellington Street West.

Improvements to the public realm along the south side of Wellington Street West will create a high-quality green and pedestrian promenade. A well-designed, high-quality public realm will be provided along Spadina Avenue and Front Street West.

PUBLICLY ACCESSIBLE PRIVATE OPEN SPACE (POPS)

- d) A substantial portion of the total site area will be maintained as publicly accessible private open space and/or parkland. These lands will be open to the public and easements will be granted to the City at appropriate locations to ensure that publicly accessible private open spaces are open to the public.

RANGE OF RESIDENTIAL UNIT TYPES

- e) The residential portion of any building is encouraged to contain units of 2 bedrooms or more which are intended for families.

RANGE OF RETAIL UNIT SIZES

- f) A range of retail unit sizes are encouraged, with consideration for smaller units at-grade adjacent the open space to create an urban main street retail experience.

MIX OF RESIDENTIAL TENURE

- g) A mix of residential tenure including rental and ownership housing is encouraged.

MAJOR OFFICE COMPONENT

- h) A major office tower, with a large floorplate, shall be located at the northwest corner of the intersection of Spadina Avenue and Front Street West, reflecting this intersection's importance as a gateway location in the City.

SHADOWS

- i) The office tower to be located at the northwest corner of the intersection of Spadina Avenue and Front Street West shall be designed to minimize new shadows on Clarence Square Park between 12:00 pm and 2:00 pm on September 21st.

The height and massing of buildings on Wellington Street West shall be limited and massed in such a way as to ensure that shadows on the north side of Wellington Street West cast by these buildings will be mostly within the shadows cast by the Front Street buildings and off the north side of Wellington Street boulevard (north of the curb) between 12:00 pm – 1:00 pm on September 21st as reflected in the Urban Design Guidelines.

DENSITY

- j) The maximum total density of these lands shall be 9.5 FSI, with a minimum of 65,000 square metres of gross floor area dedicated to office space.

TALL BUILDINGS AND BUILDING TRANSITION

- k) Zoning By-law standards and Design Guidelines shall be developed to address built form matters such as size of tower floorplates, stepback and setbacks that consider the unique size of the site and area context, while providing for appropriate transition to the north side of Wellington Street West and the Draper Street Heritage Conservation District.

All buildings shall be located below the height limit of the major non-residential building located at the northwest corner of the intersection of Spadina Avenue and Front Street West, transitioning down towards Draper Street and Wellington Street West.

Due to the unique size of the site and area context, the three mixed-use buildings on Front Street West to the west of the office building located at the northwest corner of Spadina Avenue and Front Street West are permitted to have tower floorplates greater than the maximum recommended under the City's Tall Building Design Guidelines, provided that these towers meet or exceed the minimum 25 metre separation distances specified in the Guidelines.

URBAN DESIGN GUIDELINES

- 1) The Urban Design Guidelines to be developed to the satisfaction of the Chief Planner and Executive Director, City Planning Division, and adopted by Council will guide the design of the buildings and open space elements of the project. Urban Design Guidelines will guide development to implement the Official Plan and this Site and Area Specific Policy and assist staff in evaluating applications for Site Plan Approval. The Urban Design Guidelines include the following elements and reflect the following matters:
 - i. A Public Realm Master Plan for the site which identifies all public and private open space including how the pedestrian network connects to and complements the public realm around the site.
 - ii. Buildings and the public realm will be designed so as to minimize impacts on adjacent heritage buildings, particularly the Draper Street Heritage Conservation District and the listed heritage building (Gale Building) at 49 Spadina Avenue and 401 Wellington Street West.
 - iii. The plan for Wellington Street will acknowledge the cultural heritage of the street and support the creation of an extensive green space on the wide public boulevard to connect Clarence Square to the east and Victoria Memorial Square to the west.
 - iv. The proposed Wellington Street buildings will be designed so as to create a variety in the architecture of these buildings to reflect the varied massing, design and materials found in the buildings on the north side of the street.
 - v. Designs and materials should enhance sustainability.
 - vi. Phasing, including plans for interim treatments where required.

- vii. A lighting plan which will complement the design and enhance security.
- viii. A signage strategy.
- ix. Consider input provided by the City's Design Review Panel.

TRANSPORTATION

- m) Revitalization of the lands will be planned and designed to encourage walking, cycling, transit use and car sharing as means of reducing the use of private automobiles.

Bicycle parking facilities will be provided onsite to encourage bicycle use in the area, and the number of bicycle facilities required at grade level shall adhere to the Tier 1 Toronto Green Standard requirements.

Auto share facilities are encouraged on site to further reduce auto demands to the development.

Where feasible, transit stops and/or signage providing direction to the nearest transit stop shall be provided onsite.

The underground portions of buildings with frontage on Front Street West, Wellington Street West and Spadina Avenue will be designed to include knock-out panels to facilitate potential connections to future rapid transit stations. The applicant is also encouraged to connect to the PATH system.

Vehicular parking and loading shall be located underground and is encouraged to be shared between non-residential uses on the site.

SITE SERVICING

- n) The requirements for upgrades and/or modifications to existing municipal infrastructure in order to support the Official Plan Amendment will be secured as part of the Zoning By-Law Amendment and Site Plan Control applications.

SECTION 37 IMPROVEMENTS

- o) Section 37 improvements may include matters such as: on-site Community Services and Facilities (including but not limited to a Community and/or Recreation Centre Facilities); improvements to Wellington Street West and Spadina Avenue beyond streetscape improvements typically delivered through the Site Plan Control process; improvements to the public realm on the south side of Front Street West; improvements to Draper Street;

Staff report for action – Final Report – 440, 444, 450 and 462 Front Street West; 425, 439, 441 and 443 Wellington Street West and 6-18 Spadina Ave.

contributions to affordable housing; additional ramps and/or stairs to improve access to the Puente de Luz pedestrian bridge; an appropriate contribution of public art on the site; and other matters consistent with the Official Plan.

PUBLIC ART

- p) Public Art on the lands will contribute to the character of the neighbourhood by enhancing the quality of public spaces and places that are publicly accessible and visible. In prominent locations, the art themes should express community heritage and identity while creating a sense of place.

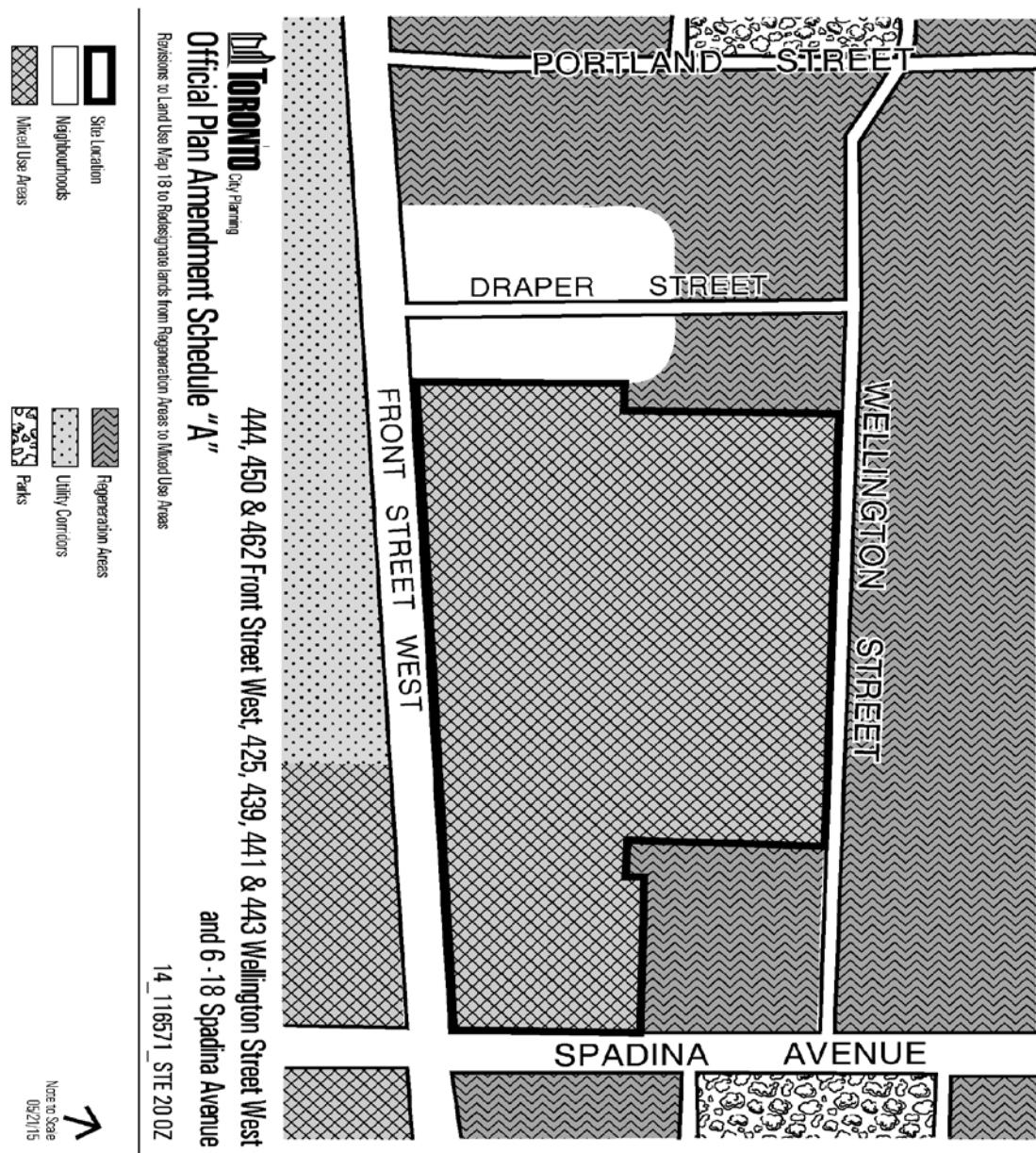
The applicant is encouraged to provide public art that is interactive and responds to the interests of all ages.

IMPLEMENTATION

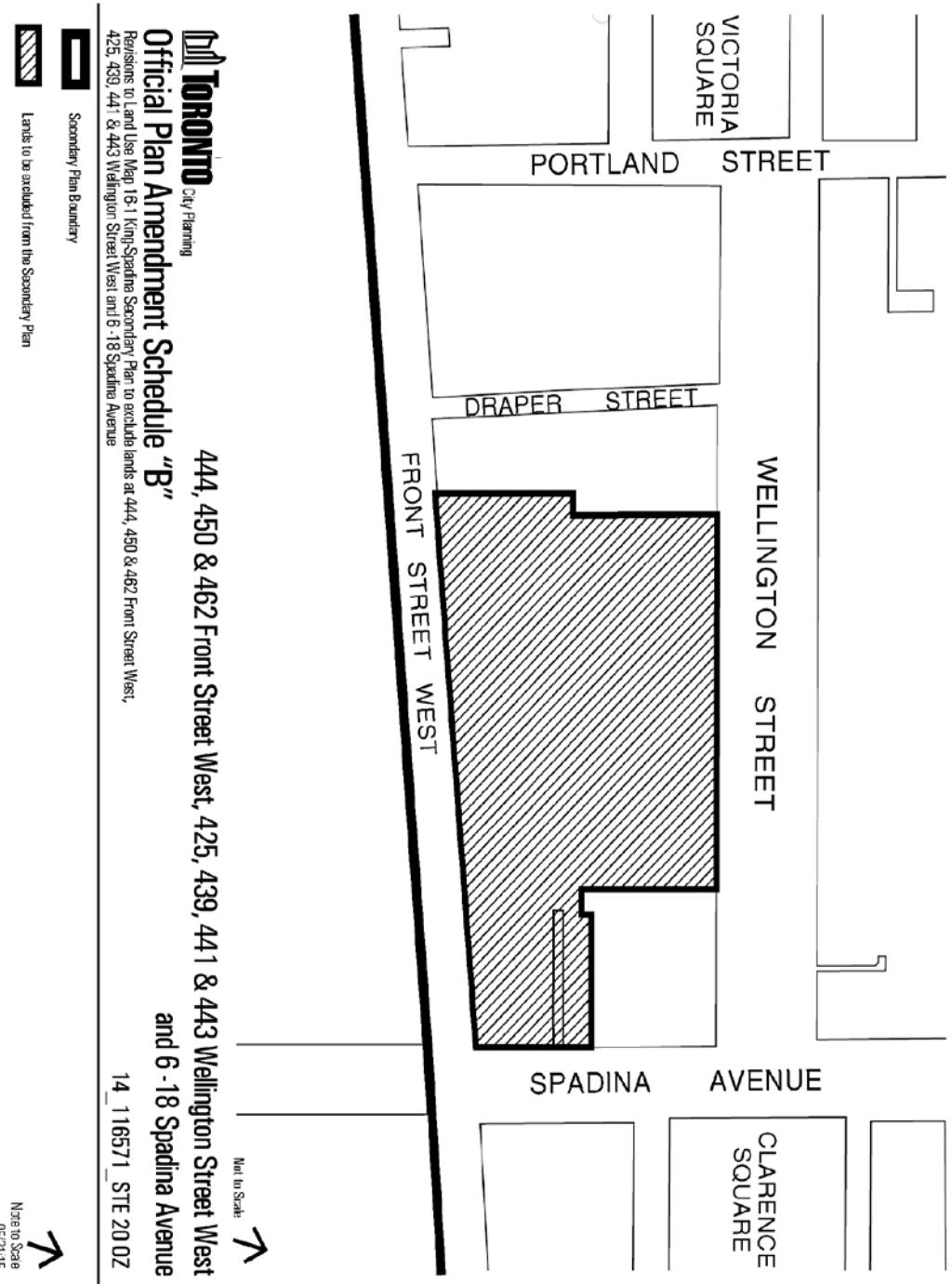
- q) Development of the lands will not proceed prior to enactment of an implementing Zoning By-law for the lands that reflect this Site and Area Specific Policy.

Implementing Zoning By-laws will specify density and/or gross floor area limits to provide for a mixed-use development.

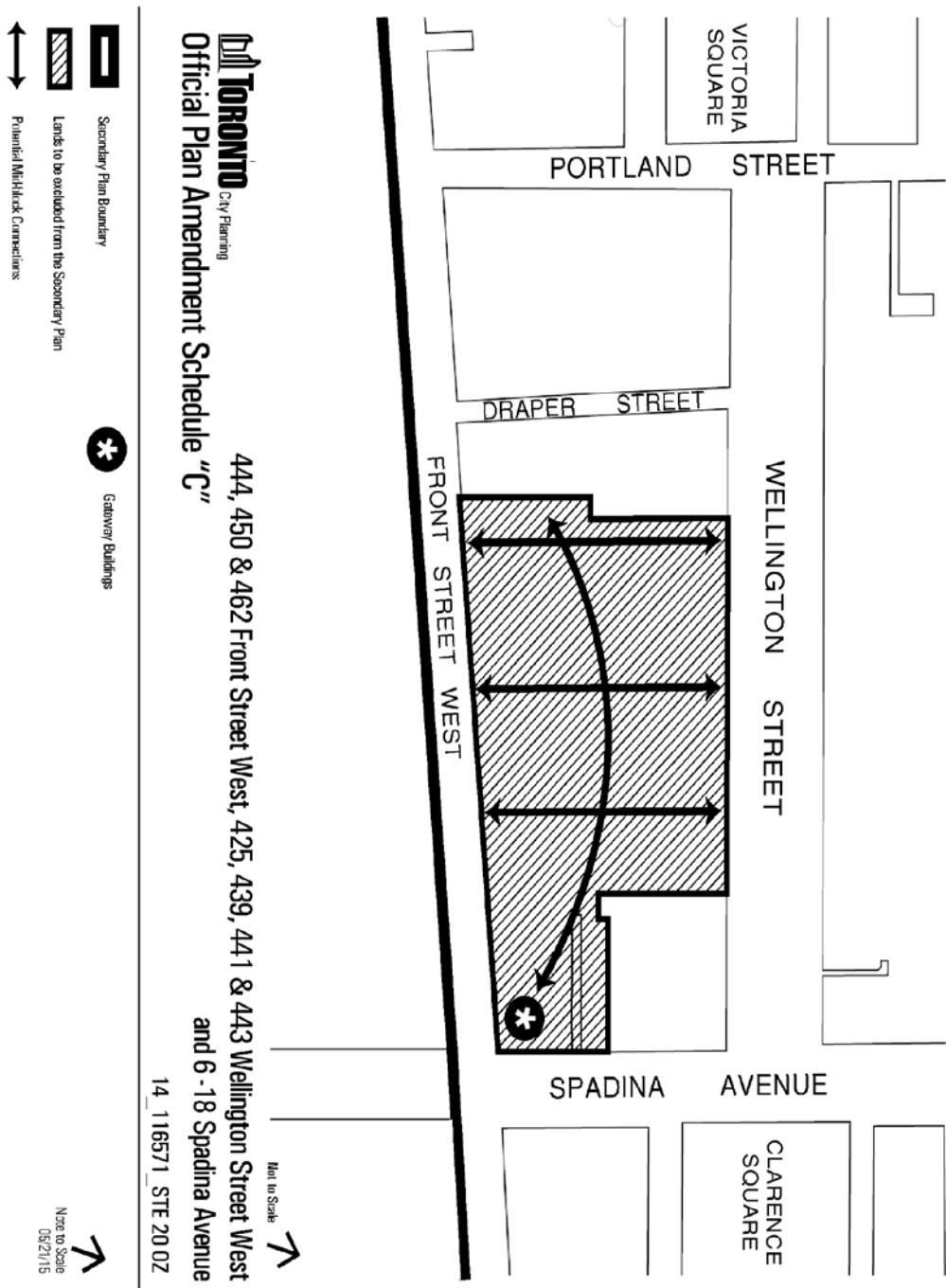
The development will have regard for the Council-adopted Urban Design Guidelines respecting the lands.



Staff report for action – Final Report – 440, 444, 450 and 462 Front Street West; 425, 439, 441 and 443 Wellington Street West and 6-18 Spadina Ave.



Staff report for action – Final Report – 440, 444, 450 and 462 Front Street West; 425, 439, 441 and 443 Wellington Street West and 6-18 Spadina Ave.



Staff report for action – Final Report – 440, 444, 450 and 462 Front Street West; 425, 439, 441 and 443 Wellington Street West and 6-18 Spadina Ave.