



STAFF REPORT ACTION REQUIRED

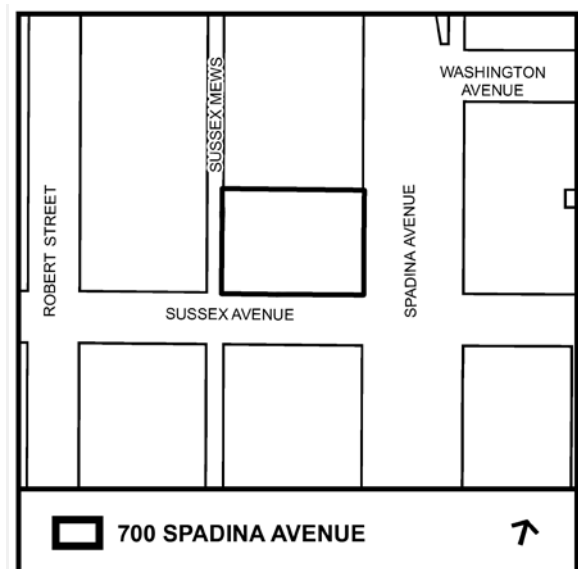
698, 700, 702, 704 & 706 Spadina Avenue and 54 Sussex Avenue - Zoning Amendment Application - Preliminary Report

Date:	September 23, 2016
To:	Toronto and East York Community Council
From:	Director, Community Planning, Toronto and East York District
Wards:	Ward 20 – Trinity-Spadina
Reference Number:	16-194679 STE 20 OZ

SUMMARY

This application proposes to develop a 23-storey, plus two mezzanine levels, (82.7 metres, including mechanical penthouse) mixed use building containing a student residence, office, and associated retail uses at 698, 700, 702, 704 & 706 Spadina Avenue and a 3-storey (11.9 metres) townhouse development 54 Sussex Avenue.

This report provides preliminary information on the above-noted application and seeks Community Council's direction on further processing of the application and on the community consultation process. Next steps include the applicant's submission of a complete application and the scheduling of a community consultation meeting. A final report is targeted for the third quarter of 2017. The target date of the final report assumes that the applicant will provide all required information in a timely manner, address the issues identified in this report and any additional issues that arise through the review process.



RECOMMENDATIONS

The City Planning Division recommends that:

1. Staff be directed to schedule a community consultation meeting for the lands at 698, 700, 702, 704 & 706 Spadina Avenue and 54 Sussex 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

At its meeting on August 12, 2014, Toronto and East York Community Council directed the Manager, Heritage Preservation Services to assess the heritage value of 698,700 and 704 Spadina Avenue and 54 Sussex Avenue and report back to Toronto and East York Community Council regarding the appropriateness of heritage designation.

A link to the Community Council decision and letter from former Councillor Ceta Ramkhalawansingh can be found here:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2014.TE34.174>

Pre-Application Consultation

The applicant held a number of pre-application meetings with both Staff and with the community beginning in 2014. A pre-application open house was held on December 5, 2015 and a pre-application community consultation meeting was held on January 14, 2016. The proposal presented at the meeting was for a 23-storey mixed use building including a student residence, office, and associated retail uses, and a low-rise townhouse development. The application presented at this meeting was very similar to the application that has been submitted. Concerns expressed at the pre-application community consultation included: the proposed use as a student residence, the height of the proposed tower, the proposed tower setbacks, and the loss of rental housing.

ISSUE BACKGROUND

Proposal

The applicant proposes to develop a 23-storey plus two mezzanine levels (82.7 metres, including mechanical penthouse) mixed use building containing a student residence, office, and associated retail at 698, 700, 702, 704 & 706 Spadina Avenue and a 3-storey (11.9 metres) townhouse development 54 Sussex Avenue. The total gross floor area

proposed for the development is 22,772 square metres, with a proposed floor space index of 9.46. The existing buildings on the site are proposed to be demolished.

The proposed 23-storey building includes a 4-storey plus two mezzanine levels base building with an 19-storey tower above. The proposed tower floorplate is approximately 860 square metres. A stepback is provided above the third floor on the north elevation and stepbacks are provided above the sixth floor for all other elevations. The proposed gross floor area for this building is 20,959.2 square metres, including 2,900.6 square metres of non-residential gross floor area and 18,058.6 square metres of residential gross floor area. The proposed non-residential gross floor area is comprised of 498.5 square metres of retail on the ground floor and 2,402.1 square metres of office space which is located on the fourth and fifth floors. The proposed residential gross floor area is provided on the first floor which includes the lobby and residence management related rooms, second floor which includes indoor amenity and laundry room, third floor which includes a cafeteria and the tower portion of the building which includes 246 units containing 549 beds (19 1-bedroom units, 189 2-bedroom units, and 38 4-bedroom units). A total of 1,933.5 square metres of indoor amenity space is proposed, which includes a fitness centre, meeting rooms and study rooms on the second floor and study rooms on each residential floor in the tower. No outdoor amenity space is proposed. The applicant has indicated that the residential component of this building is intended to be a student residence. Access to certain retail units is proposed from Sussex Avenue, while access to the student residence, office, and the other retail units is proposed from Spadina Avenue.

The proposed 3-storey townhouse component of the development includes 977.3 square metres of gross floor area, comprised exclusively of residential gross floor area. A total of 12 residential units are proposed. No indoor or outdoor amenity space is proposed for this component of the development. The applicant has indicated an intention that this townhouse building will be occupied as faculty housing. Access to the units are proposed from Sussex Mews and from a City-owned lane that bisects the development site.

One level of below-grade parking is proposed below the 23-storey tower component of the development, which would include 18 parking spaces. One combined type A/G loading space is proposed for the site. Access to the underground parking is proposed via Sussex Mews and access to loading is proposed via the City-owned lane that bisects the site and connects Sussex Mews to Sussex Avenue.

A total of 156 bicycle parking spaces are proposed for the development including 96 long-term residential spaces, 20 long-term spaces for commercial uses, 27 short-term residential spaces, and 13 short-term spaces for commercial uses.

Site and Surrounding Area

The subject site is located on the northwest corner of Spadina Avenue and Sussex Avenue. The site consists of two discrete parcels - 698, 700, 702, 704 & 706 Spadina Avenue and 54 Sussex Avenue. These two parcels are bisected by an L-shaped public lane. The combined area of the two parcels is 2,214.4 square metres with a frontage of approximately 41.5 metres on Spadina Avenue and 58.2 metres on Sussex Avenue. The

subject site is currently occupied by a 3-storey mixed use building at 698 Spadina Avenue, a 3-storey mixed use building at 700 Spadina Avenue, a 2-storey commercial/retail building at 702-706 Spadina Avenue, and a tennis court at 54 Sussex Avenue. There are at least 6 rental dwelling units existing on the site.

The following surround the subject site:

North: A 7-storey residential building is located immediately north of the subject site at 710 Spadina Avenue. Further north are a 16-storey mixed use building at 720 Spadina Avenue, a 21-storey mixed use building at 736-740 Spadina Avenue, and the 3-storey Miles Nadal Jewish Community Centre.

South: To the south of the subject site is Sussex Avenue and a 25-storey residential building at 666 Spadina Avenue. This property at 666 Spadina Avenue is also subject to Official Plan and Zoning By-law Amendment applications to permit the addition of an 11-storey mixed use building and stacked townhouses to the site.

East: Immediately to the east of the subject site is Spadina Avenue and the University of Toronto's Northwest Chiller Plant which is the equivalent of 4-storeys in height. Further east is the low-rise Huron-Sussex neighbourhood and the University of Toronto St. George Campus.

West: Located immediately west of the of the subject site is the Aura Lee Playing Field (Robert Street Park) which is owned by the University of Toronto. Further west is the low-rise Harbord Village neighbourhood.

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; providing an appropriate range of housing types and affordability to meet projected requirements of current and future residents; wise use and management of resources; and protecting public health and safety. The PPS recognizes that local context and character is important and that the Official Plan is the most important vehicle for implementing the PPS. Policies are outcome-oriented, and some policies provide flexibility in their implementation provided that provincial interests are upheld. City Council's planning decisions are required, by the *Planning Act*, 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; providing housing options to meet the needs of people at any age; and protecting natural systems and cultivating a

culture of conservation. City Council's planning decisions are required to conform, or not conflict, as the case may be, 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

In the Official Plan, the subject site is part of the *Downtown*. The portion of the site proposed for the 23-storey mixed-use building (698, 700, 702, 704 & 706 Spadina Avenue) is designated *Mixed Use Areas* and the portion of the site proposed to accommodate the 3-storey townhouse development (54 Sussex Avenue) is designated *Neighbourhoods*.

Chapter Two - Shaping the City identifies that the *Downtown* offers opportunities for substantial employment and residential growth, but that this growth is not anticipated to be uniform. The Official Plan states, "there are many residential communities *Downtown* that will not experience much physical change at all, nor should they".

Chapter Two of the Official Plan also includes Section 2.3.1 - Healthy Neighbourhoods. Section 2.3.1 - Healthy Neighbourhoods indicates that while some physical change will occur to neighbourhoods over time as enhancements, additions and infill housing occur on individual sites, a cornerstone policy is to ensure that new development in our neighbourhoods respects the existing physical character of the area, reinforcing the stability of the neighbourhood. Policy 2.3.1.2 requires development in *Mixed Use Areas* that are close or adjacent to *Neighbourhoods* to:

- Be compatible with those *Neighbourhoods*;
- Provide a gradual transition of scale and density, as necessary to achieve the objectives of this Plan through the stepping down of buildings towards and setbacks from those *Neighbourhoods*;
- Maintain adequate light and privacy for residents in those *Neighbourhoods*; and
- Attenuate resulting traffic and parking impacts on adjacent neighbourhood streets so as not to significantly diminish the residential amenity of those *Neighbourhoods*.

Policy 2.3.1.3 states that "Intensification of land adjacent to neighbourhoods will be carefully controlled so that neighbourhoods are protected from negative impact".

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 indicates that development will be located, organized and massed to fit harmoniously with the existing and/or planned context. Development will limit its impacts on neighbouring properties

and the public realm by respecting street proportions, creating appropriate transitions in scale, providing for adequate light and privacy, limiting impacts of servicing and vehicular access on the property and neighbouring properties; and limiting shadow and wind impacts.

This section of the Plan also contains specific policies on tall buildings and built form principles to be applied to the location and design of tall buildings, including locating buildings parallel to the street, with clearly visible entrances and ground floor uses with views to the street; locating and organizing parking and servicing to minimize impacts; providing an appropriate scale for adjacent streets; minimizing shadowing, loss of sky view and wind impacts; and fitting within the local context.

Section 3.2.1 of the Official Plan provides direction on housing. The Official Plan indicates that a full range of housing, in terms of form, tenure, and affordability, will be provided and maintained to meet the needs of existing and future residents. Policy 3.2.1.6 requires that new development that would result in the loss of six or more rental housing units will not be approved unless:

- All of the rental housing units have rents that exceed mid-range rents at the time of application;
- In cases where planning approvals other than site plan are sought, the following will be secured:
 - At least the same number, size and type of rental housing units are replaced and maintained with rents similar to those in effect at the time the redevelopment application is made;
 - For a period of at least 10 years, rents for replacement units will be the rent at first occupancy increased annually by not more than the Provincial Rent Increase Guideline or a similar guideline as Council may approve from time to time; and
 - An acceptable tenant relocation and assistance plan addressing the right to return to occupy one of the replacement units at similar rents, the provision of alternative accommodation at similar rents, and other assistance to lessen hardships; or
- In Council's opinion, the supply and availability of rental housing in the City has returned to a healthy state and is able to meet the housing requirements of current and future residents.

Section 3.1.5 of the Plan addresses the identification and evaluation of properties of cultural heritage value or interest. It also provides for conservation of heritage resources and includes policies that state that Heritage Impact Assessments will evaluate the impact

of a proposed alteration to a property on the Heritage Register, and/or to properties adjacent to a property on the Heritage Register, to the satisfaction of the City.

Policy 3.1.5.2 provides that "properties of potential cultural heritage value or interest will be identified and evaluated to determine their cultural heritage value or interest consistent with provincial regulations, where applicable, and will include consideration of the cultural heritage values including, design or physical value, historical or associative value and contextual value. Further Policy 3.1.5.26 identifies that "New construction on, or adjacent to, a property on the Heritage Register will be designed to conserve the cultural heritage values, attributes and character of that property and to mitigate visual and physical impacts on it". Policy 3.1.5.27 requires that "Where it is supported by the cultural heritage values and attributes of a property on the Heritage Register, the conservation of whole or substantial portions of buildings, structures, and landscapes on those properties is desirable and encouraged. The retention of facades alone is discouraged".

Policy 3.1.5.46 provides that a Heritage Impact Assessment may be required where a development may have an impact on a view as described in Schedule 4 of the Official Plan. Schedule 4 A4 of the Official Plan describes the view of Knox College Spire that is specifically subject to view protection policies of Section 3.1.5 of the Official Plan.

The portion of the subject site proposed to be occupied by the 23-storey tower is designated *Mixed Use Areas* in the Official Plan. *Mixed Use Areas* are intended to combine a broad array of residential uses, offices, retail and services, institutions, entertainment, recreation and cultural activities, and parks and open spaces.

Development criteria in *Mixed Use Areas* include, but are not limited to, the following:

- Create a balance of high quality commercial, residential, institutional, and open space uses that reduce automobile dependency and meet the needs of the local community;
- Provide for new jobs and homes for Toronto's growing population;
- Locate and mass new buildings to provide a transition between areas of different development intensity and scale, as necessary to achieve the objectives of this plan, through means such as providing appropriate setbacks and/or stepping down of heights, particularly towards lower scale *Neighbourhoods*;
- Locate and mass new buildings so as to adequately limit shadow impacts on adjacent *Neighbourhoods*, particularly during the spring and fall equinoxes;
- Locate and mass new buildings to frame the edges of streets and parks with good proportion and maintain sunlight and comfortable wind conditions for pedestrians on adjacent streets, parks, and open spaces;

- Provide an attractive, safe, and comfortable pedestrian environment;
- Take advantage of nearby transit services;
- Provide good site access and circulation and an adequate supply of parking for residents and visitors;
- Locate and screen service areas, ramps and garbage storage to minimize the impact on adjacent streets and residences; and
- Provide indoor and outdoor recreation space for building residents in every significant multi-unit residential development.

The portion of the subject site proposed to be occupied by the 3-storey townhouse development is designated *Neighbourhoods* in the Official Plan. *Neighbourhoods* are physically stable areas made of residential uses in lower scale buildings. Policy 4.1.5 requires development in established Neighbourhoods to respect and reinforce the existing physical character of the neighbourhood and that no changes will be made through rezoning, minor variance, consent or other public action that are out of keeping with the physical character of the neighbourhood.

This proposal will be reviewed against the policies described above as well as the policies of the Official Plan as a whole.

Zoning

The site is subject to former City of Toronto Zoning By-law 438-86. The site is also included within the new City-wide Zoning By-law 569-213, which as enacted by City Council on May 9, 2013. This By-law is subject to appeals at the OMB and therefore, is not in-force. The portion of the site at 702-706 Spadina Avenue is also subject site specific Zoning By-law 841-80 to permit an addition to the existing buildings.

The subject site is zoned R3 Z1.0 under former City of Toronto Zoning By-law 438-86 and R(d1.0)(x852) under City-wide Zoning By-law 569-2013. Both of these zoning categories permit residential uses and also allow for select non-residential uses, such as retail stores, day nurseries, and places of worship, subject to certain conditions. The maximum height permitted by both Zoning By-laws 438-86 and 569-2013 is 12 metres.

Site Plan Control

The application is subject to site plan control. A Site Plan Control application has not been submitted for the subject site.

TOcore

On December 9, 2015, City Council adopted a staff report entitled 'TOcore: Planning Toronto's Downtown – Phase 1 – Summary Report and Phase 2 Directions'. The report outlined the deliverables of TOcore which will be a renewed planning framework through

a Downtown Secondary Plan and a series of infrastructure strategies. The work for TOcore began on May 13, 2014 when Toronto and East York Community Council adopted a staff report regarding 'TOcore: Planning Toronto's Downtown', along with a related background document entitled 'Trends and Issues in the Intensification of Downtown'.

TOcore is looking at how Toronto's Downtown should grow, with both a renewed planning framework and the necessary physical and social infrastructure to remain a great place to live, work, learn, play and invest. TOcore is in its second phase, which involves drafting policies, plans and strategies. Reports to Toronto and East York Community Council are targeted by the end 2016 on the results of the second phase and the next steps of implementation.

A component of TOcore's second phase includes City-initiated Official Plan and Zoning By-law amendments to update setback requirements for tall buildings in the *Downtown*. The Official Plan and Zoning By-law amendments seeks to reinforce minimum tall building setback and separation distance requirements to ensure that future growth positively contributes to the liveability, sustainability and health of *Downtown*.

Spadina Avenue Built Form Study

On February, 14, 2012, the Toronto and East York Community Council requested City Planning staff to review the policy context for the lands fronting on Spadina Avenue generally from Front Street West to Bloor Street West. In response to Community Council's direction, City Planning staff are undertaking the Spadina Avenue Built Form Study, which will identify ways to refine the planning framework in the area and set a clear vision for future development and the public realm that builds upon the character of Spadina Avenue. The vision will be defined in new planning documents which may include Official Plan Amendments, Zoning By-law changes, design guidelines, and heritage designations.

For more information please see the Preliminary Report (July 9, 2014) on the Spadina Avenue Built Form Study:

<http://www.toronto.ca/legdocs/mmis/2014/te/bgrd/backgroundfile-71665.pdf>

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>

Downtown Tall Buildings: Vision and Supplementary Design Guidelines

This project is located within an area that is also subject to the Downtown Tall Buildings: Vision and Supplementary Design Guidelines (adopted by City Council in July 2012 and

consolidated with the city-wide Tall Building Design Guidelines May 2013). This document identifies where tall buildings belong Downtown, and establishes a framework to regulate their height, form and contextual relationship to their surroundings. City Council has requested that staff undertake further study of Spadina Avenue with respect to built form. This study has commenced. The Downtown Vision and Supplementary Design Guidelines should be used together with the city-wide Tall Building Design Guidelines to evaluate new and current Downtown tall building proposals. The Downtown Tall Buildings Guidelines are available at <http://www.toronto.ca/planning/tallbuildingstudy.htm#guidelines>

Tree Preservation

The applicant has submitted a Tree Inventory and Preservation Plan Report in support of this application. This document proposes the removal of 14 trees and two tree clusters. This document is being reviewed by Urban Forestry. The owner will be required to obtain the necessary permits and submit a satisfactory replanting plan prior to the removal of any protected trees.

Rental Housing Demolition and Conversion By-law

Section 111 of the *City of Toronto Act, 2006* authorizes Council to regulate the demolition and conversion of residential rental properties in the City. Chapter 667 of the City's Municipal Code, the Rental Housing Demolition and Conversion By-law, implements Section 111. The By-law prohibits the demolition or conversion of rental housing units in buildings containing six or more residential units, of which at least one unit is rental, without obtaining a permit from the City and requires a decision by either City Council or the Chief Planner.

Council may refuse an application, or approve the demolition with conditions that must be satisfied before a demolition permit is issued. These conditions implement the City's Official plan policies protecting rental housing. Council approval of demolition under Section 33 of the *Planning Act* may also be required where six or more residential units are proposed for demolition before the Chief Building Official can issue a permit for demolition under the *Building Code Act*.

Where an application for rezoning triggers an application under Chapter 667 for rental demolition or conversion, City Council typically considers both applications at the same time. Unlike *Planning Act* applications, decisions made by City Council under By-law 885-2007 are not appealable to the Ontario Municipal Board.

Heritage

The development site is adjacent to the boundaries of the Harbord Village HCD (Phase 2), designated under Part V of the Ontario Heritage Act. The subject site, extending along Sussex Avenue, west of Spadina Avenue, is situated across the street and immediately west of a portion of the aforementioned Part V HCD.

A listed property at 666 Spadina Avenue is south of the site, across Sussex Street and consists of a 25-storey "Uni-Prii" modernist slab structure.

The development site contains a 19th century corner three-story mixed-use building at 698 Spadina Avenue with ground level retail and residential units on the upper floor levels. The site is located at the northwest corner of Sussex and Spadina Avenues. The proposal would demolish this structure to construct the development.

In the HCD Plan, Section 5.7 - Properties Adjacent to the District, contains the following statement about the building at 698 Spadina Avenue: "In addition there is a surviving Victorian commercial/residential building at the corner of Sussex Avenue and Spadina Avenue, which has contextual value to the HCD, but has been excluded on the basis that the objectives for the conservation of the commercial district may be different from the objectives of the residential district and can be dealt with either under Part IV of the *Ontario Heritage Act* or as separate commercial HCDs."

At its meeting on August 12, 2014, Toronto and East York Community Council directed the Manager Heritage Preservation Services to assess the heritage value of 698,700 and 704 Spadina Avenue and 54 Sussex Avenue and report back to Toronto and East York Community Council regarding the appropriateness of Heritage Designation. Specifically, a letter from Councillor Ceta Ramkhalawansingh, dated July 16, 2014, noted that the "Victorian corner property is of particular concern".

Staff has reviewed the Heritage Impact Assessment, prepared by ERA. Within the HIA, the heritage value of 698 Spadina Avenue was evaluated under Ontario Regulation 9/06. The consultant concludes that the existing structure does not meet the applicable standards for heritage recognition.

Notwithstanding the above conclusion by the heritage consultant, Staff has identified the property at 698 Spadina Avenue as containing potential heritage value. In conjunction with 698 Spadina Avenue, HPS staff will also evaluate the properties at 700 and 704 Spadina Avenue for heritage value as requested by Toronto and East York Community Council. Should staff determine that the property/properties contain heritage value and meets the criteria as provided in Ontario Regulation 9/06, it would be expected that the applicant conserve and integrate them into the overall development scheme.

The HCD Plan Phase 2, Section 9.12 - Zoning and Application of District Guidelines to Property Adjacent to the District, contains the following policy about the issues pertaining to design adjacency: "These are the mixed commercial residential properties at College Street and Robert Streets, Harbord Street and Robert Street, *as well as the north-west corner of Sussex Avenue and Spadina Avenue*. The existing zoning on these properties is not creating undue incentive for redevelopment. In the event of redevelopment of any of these sites the existing zoning and height regime must be respected and the District Guidelines for Infill applied to ensure compatible development with the adjacent District."

Reasons for the Application

The application has been submitted as the applicant requires an amendments to the former City of Toronto Zoning By-law 438-86 and the new City-wide Zoning By-law 569-2013. Both Zoning By-laws 438-86 and 569-2013 permit a maximum height of 12 metres, while the proposed development contemplates a height of 82.7 metres, including mechanical penthouse. The proposed retail, office, and student residence uses are not permitted by either Zoning By-law. In addition, the proposed building does not comply with other Zoning By-law standards in effect on the lands including the proposed quantity of vehicular parking, bicycle parking and loading spaces.

As the site contains at least 6 rental dwelling units an application will be required for the permit to demolish rental dwelling units. The applicant has not submitted an application for Rental Housing Demolition or Conversion under Chapter 667 of the Municipal Code for a section 111 permit pursuant to the City of Toronto Act and this will be part of the planning review process.

COMMENTS

Application Submission

The following reports/studies were submitted with the application:

- Tree Inventory and Preservation Plan Report
- Architectural Plans
- Draft Zoning By-law Amendments
- Heritage Impact Assessment
- Landscape Plans
- Pedestrian Wind Assessment – Letter of Opinion
- Planning and Urban Design Rationale
- Functional Servicing Report
- Shadow Study
- Toronto Green Standards Checklist
- Transportation Study

A Notification of Incomplete Application issued on August 11, 2016 identifies the outstanding material required for a complete application submission as follows:

- Hydrogeological Report
- Housing Issues Report

Issues to be Resolved

Several preliminary issues have been identified through the review of this application. The issues identified below are among the issues that will be considered through the review of this application:

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

- Consistency with Official Plan policies, including emerging policies from the TCore initiative;
- Whether the proposed height, density, and massing are suitable for the subject site;
- Compliance with the City-wide and Downtown Tall Buildings Guidelines;
- Whether the proposed transition to the adjacent *Neighbourhoods* is appropriate;
- Evaluation of the shadow impacts created by the proposed development on the surrounding area;
- Whether the proposed Heritage Impact Statement sufficiently addresses heritage concerns associated with the site and whether any on-site conservation of heritage resources is required;
- Whether rental housing replacement is required to fulfill 3.2.1.6 of the Official Plan, a proposal for a tenant relocation and assistance plan and the evaluation of an application for and conditions of a Rental Housing Demolition Permit under chapter 667 of the Municipal Code pursuant to section 111 of the *City of Toronto Act*;
- Suitability of the proposed public realm and the relationship of the building at grade;
- Appropriateness of the proposed tree protection and tree removal;
- Adequacy and suitability of the amount and location of the proposed indoor and outdoor amenity space;
- Whether the proposed wind mitigation is appropriate;
- Adequacy of the proposed vehicular parking supply and whether the proposed vehicular access is appropriate;
- Whether the proposed loading spaces are adequate to service the development and whether the access to these spaces is appropriate;
- Adequacy of the supply and location of proposed bicycle parking spaces;

- Capacity of existing servicing to accommodate the proposed development;
- Compliance to the TGS Tier 1 performance measures;
- Identification and securing of public benefits pursuant of Section 37 of the *Planning Act* should the proposal be recommended for approval.

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

CONTACT

Michelle Knieriem, Planner
Tel. No. 416-338-2073
Fax No. 416-392-1330
E-mail: mknieri@toronto.ca

SIGNATURE

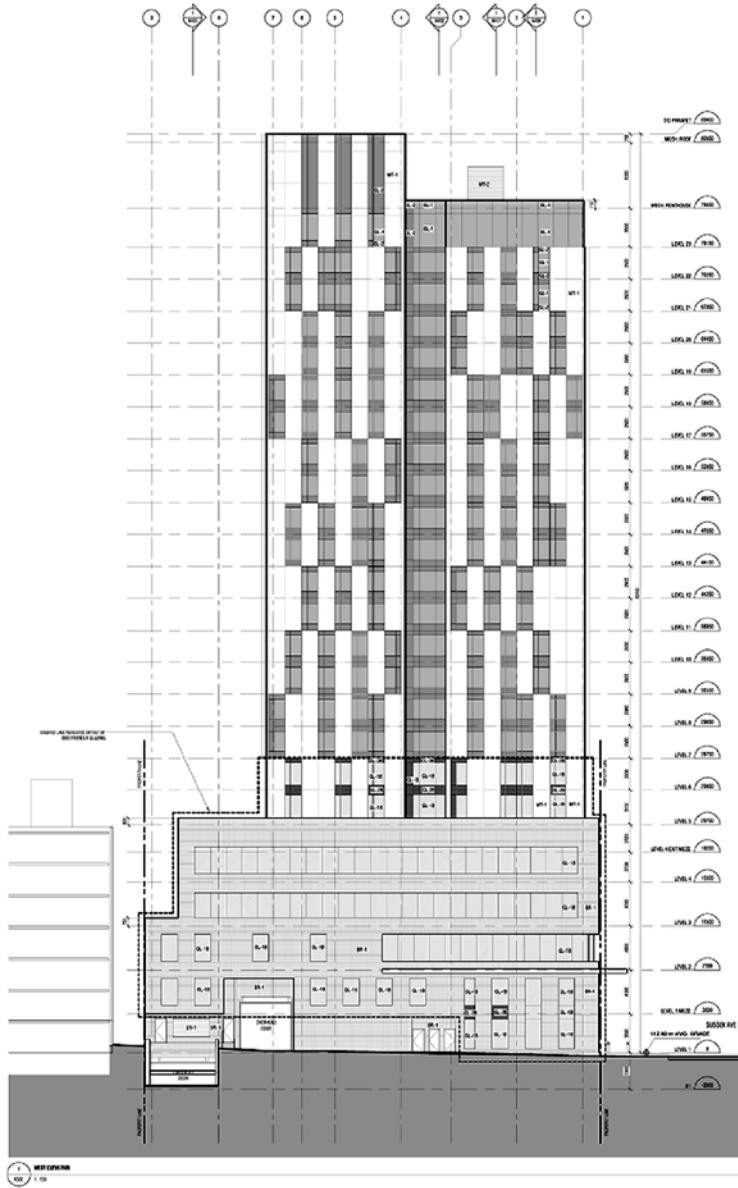
Gregg Lintern, MCIP, RPP
Director, Community Planning
Toronto and East York District

(P:\2016\Cluster B\pln\TEYCC\22420332013.doc) – smc

ATTACHMENTS

Attachment 1: Site Plan
Attachment 2: North Elevation [as provided by applicant]
Attachment 3: West Elevation [as provided by applicant]
Attachment 4: East Elevation [as provided by applicant]
Attachment 5: South Elevation [as provided by applicant]
Attachment 6: Zoning
Attachment 7: Application Data Sheet


Attachment 3: West Elevation



West Elevation

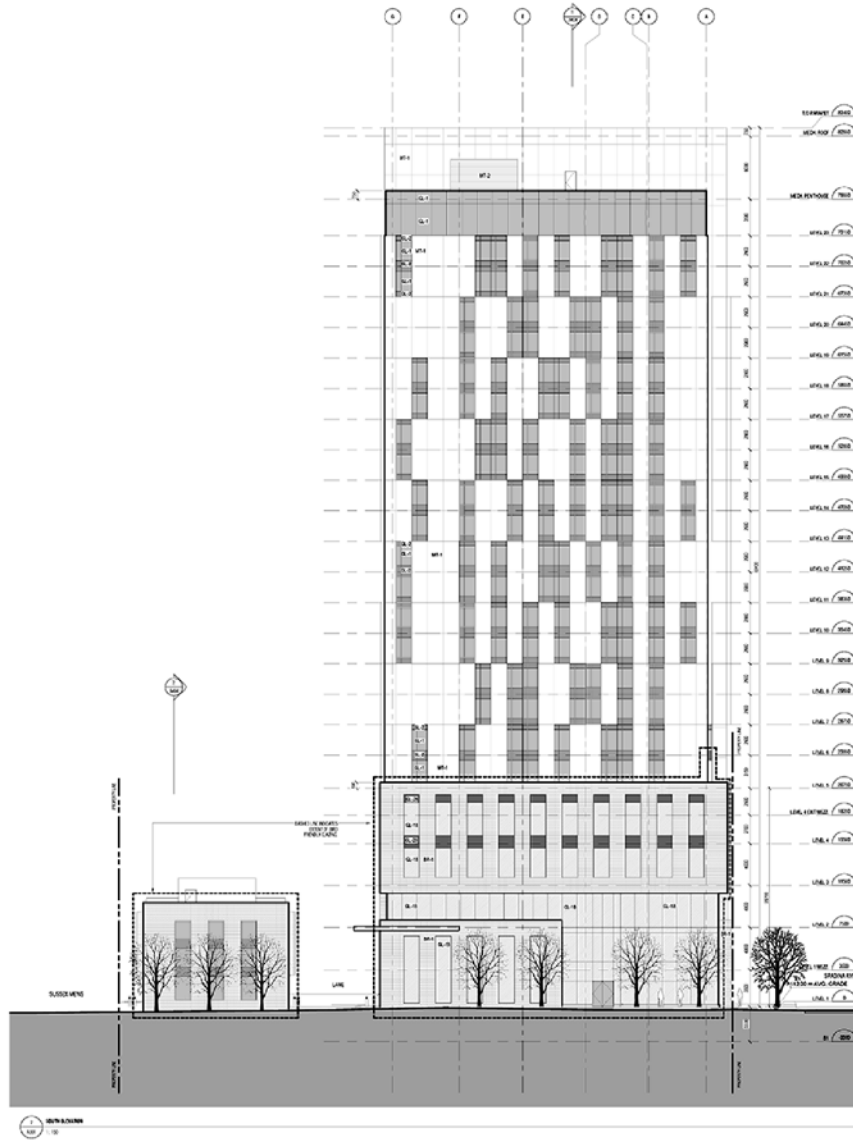
700 Spadina Avenue

Applicant's Submitted Drawing

Not to Scale 
09/02/2016

File # 16 194679 STE 20 OZ

Attachment 4: South Elevation



South Elevation

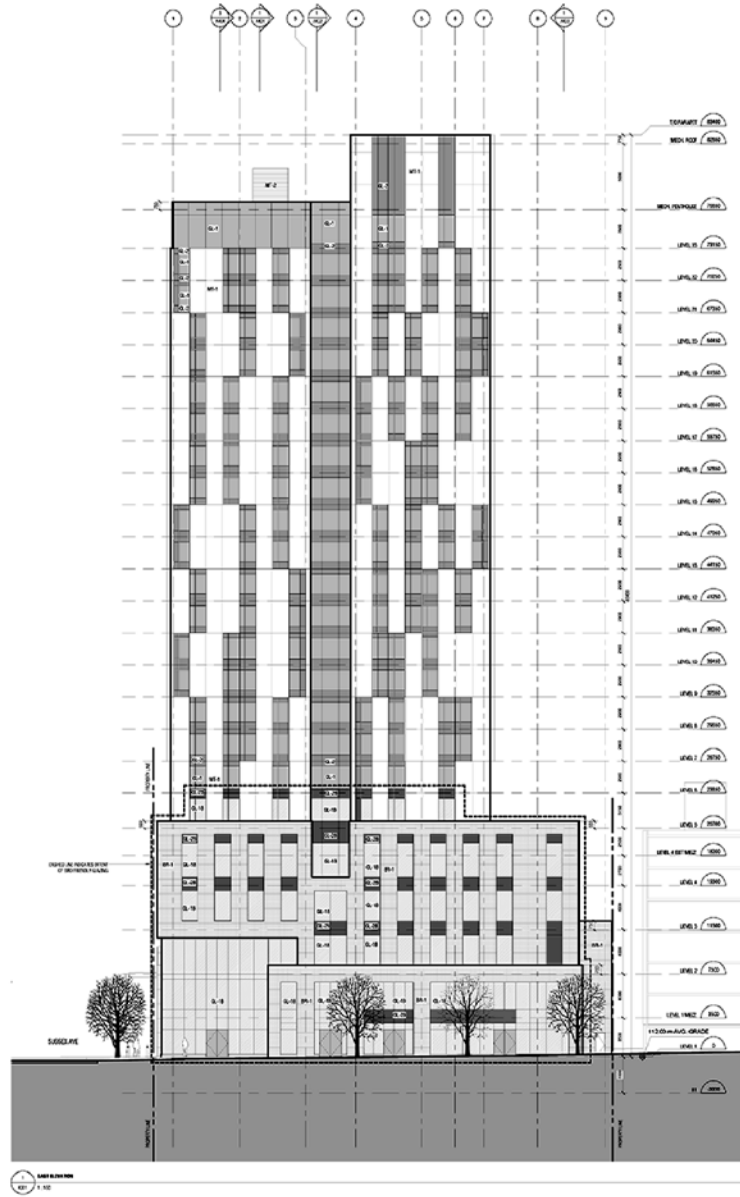
700 Spadina Avenue

Applicant's Submitted Drawing

Not to Scale 
09/02/2016

File # 16 194679 STE 20 OZ


Attachment 5: East Elevation



East Elevation

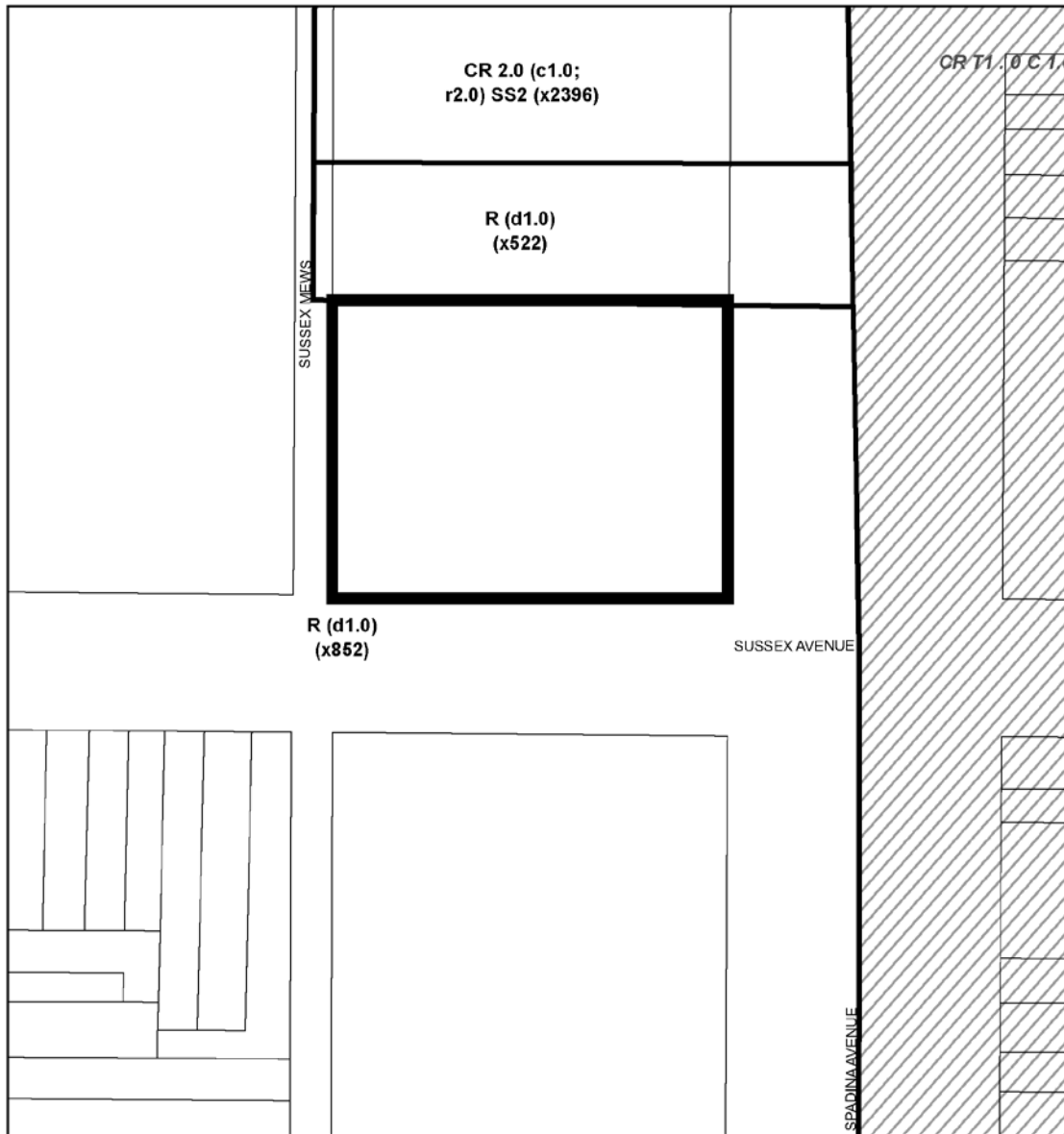
700 Spadina Avenue

Applicant's Submitted Drawing

Not to Scale 
09/02/2016

File # 16 194679 STE 20 OZ

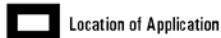
Attachment 6: Zoning



Zoning By-Law No. 569-2013

700 Spadina Avenue

File # 16 194679 STE 20 OZ



Location of Application

R Residential

CR Commercial Residential



See Former City of Toronto By-Law No. 438-86

CR Mixed-Use District



Not to Scale
Extracted: 09/06/2013

Attachment 7: Application Data Sheet

Application Type	Rezoning	Application Number:	16 194679 STE 20 OZ
Details	Rezoning, Standard	Application Date:	July 21, 2016
Municipal Address:	700 SPADINA AVE		
Location	PLAN 438 LOT 2 **GRID S2004		
Description:	Project Description: Rezoning application to permit a mixed-use University Student Residence with associated retail and office uses as well as faculty housing: 23-storey building including a 4-storey podium, together with a 3-storey, 12-unit stacked townhouse complex		

Applicant:	Agent:	Architect:	Owner:
Signe Leisk		Diamond Schmidt Architects	Stanley Reisman

PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:
Zoning:	R (d1.0) (x852)	Historical Status:
Height Limit (m):	12	Site Plan Control Area:

PROJECT INFORMATION

Site Area (sq. m):	2214.4	Height: Storeys:	23
Frontage (m):	41.5	Metres:	77
Depth (m):	58.19		
Total Ground Floor Area (sq. m):	1601.8		Total
Total Residential GFA (sq. m):	20969.4	Parking Spaces:	18
Total Non-Residential GFA (sq. m):	2900.6	Loading Docks	1
Total GFA (sq. m):	23870		
Lot Coverage Ratio (%):	0.72		
Floor Space Index:	10.78		

DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

Tenure Type:	Other		Above Grade	Below Grade
Rooms:	0	Residential GFA (sq. m):	20969.4	0
Bachelor:	0	Retail GFA (sq. m):	498.5	0
1 Bedroom:	31	Office GFA (sq. m):	2402.1	0
2 Bedroom:	189	Industrial GFA (sq. m):	0	0
3 + Bedroom:	38	Institutional/Other GFA (sq. m):	0	0
Total Units:	258			

CONTACT: PLANNER NAME: Michelle Knieriem, Planner
TELEPHONE: 416-338-2073