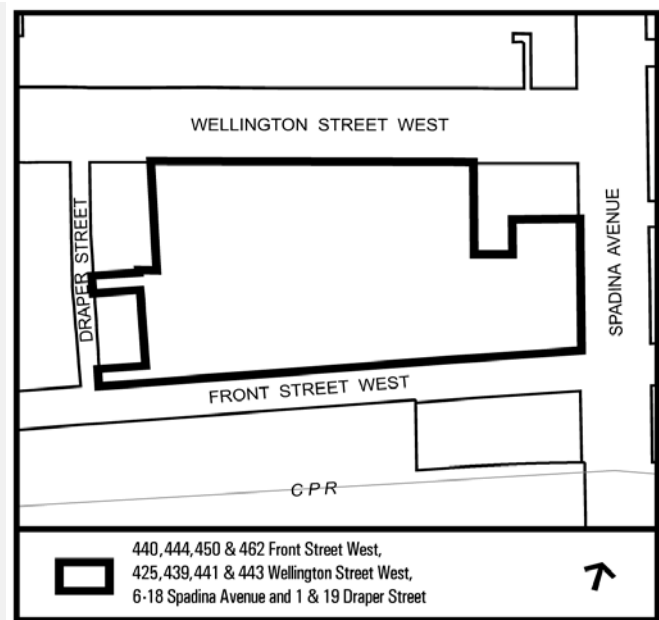


440, 444, 450 and 462 Front Street West; 425, 439, 441 and 443 Wellington Street West; 6-18 Spadina Ave. and 1 and 19 Draper Street - Zoning Amendment – Final Report

Date:	November 4, 2016
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 former City of Toronto Zoning By-law No. 438-86 and comprehensive Zoning By-law No. 569-2013 to permit a comprehensive development which includes seven mixed-use buildings comprising retail, office and residential uses. 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 45-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 building will house at least two uses, with the three 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 significant office, retail and residential uses, major public realm improvements and on-site accessible open space, a child care facility and other amenities. It's anticipated that this mixed-use community will provide a vibrant urban focus for living, working and amenity in the south-west downtown.

This report reviews and recommends approval of the application to amend former City of Toronto Zoning By-law No. 438-86 and comprehensive Zoning By-law No. 569-2013 to permit the comprehensive development described in this report.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council amend Zoning By-law No. 438-86 and Comprehensive Zoning By-law 569-2013 for the property at 440, 444, 450 and 462 Front Street West; 425, 439, 441 and 443 Wellington Street West; 6-18 Spadina Ave. and 1 and 19 Draper Street substantially in accordance with the draft Zoning By-law Amendment to be provided prior to the Toronto and East York Community Council meeting of November 15, 2016.
2. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required.
3. Prior to the introduction of the necessary Bills for enactment, City Council shall require the owner of the lands at 440, 444, 450 and 462 Front Street West; 425, 439, 441 and 443 Wellington Street West; 6-18 Spadina Ave. and 1 and 19 Draper Street to:
 - a. Submit revised plans, drawings and studies to reflect the outstanding requirements outlined in the Engineering and Construction Services memo of February 4, 2016, and comments from Toronto Water, Environmental Monitoring and Protection dated October 17, 2016 all to the satisfaction of the Executive Director, Engineering and Construction Services.
 - b. Submit updated Urban Design Guidelines to the satisfaction of the Chief Planner and Executive Director, City Planning Division. The Design Guidelines will be brought forward for the approval of Council subsequent to the approval of the zoning by-law for the site.

4. Before introducing the necessary Bills to City Council for enactment, City Council require the owner to enter into an Agreement pursuant to Section 37 of the Planning Act to secure the following:
 - a. The community benefits recommended to be secured in the Section 37 Agreement are as follows:
 - i. The construction, finishing, furnishing and equipping of a non-profit licensed child care facility to accommodate approximately 57 children, including infants, toddlers and preschoolers, comprising 613 square metres of interior space and a minimum of 192 square metres of exterior space adjacent to the interior space, including outdoor storage, and the provision for a child pick-up and drop-off area with safe access to and from the underground garage.
 - ii. The entering into a lease agreement with the City for three 25-year terms and one 24-year term for a total of 99 years; and such facility shall be free of all rent, the cost of all utilities and municipal services supplied to the facility, caretaking costs, repair and maintenance costs, property damage, liability insurance, realty taxes and local improvement charges.
 - iii. A one-time cash contribution in the amount of \$180,000.00 to the Child Care Facility Replacement Reserve Fund to replace appliances and large equipment due to wear and tear.
 - iv. A one-time cash contribution in the amount of \$150,000.00 towards Start-Up Operating Costs for the defrayment of operational deficits during the first year of operation.
 - v. An indexed letter of credit in the amount of \$2,800,000.00 to secure above base streetscape improvements on Wellington Street West adjacent the site to the satisfaction of the Chief Planner and Executive Director, City Planning Division, in consultation with the Ward Councillor.
 - vi. An indexed letter of credit in the amount of \$1,700,000.00 to secure above base streetscape improvements on Wellington Street West east of the subject site to Spadina Avenue and west of the subject site to Draper Street, to the satisfaction of the Chief Planner and Executive Director, City Planning Division, in consultation with the Ward Councillor.

- vii. A cash contribution of \$1,000,000.00 toward construction of the YMCA facility to be constructed at 505 Richmond Street West.
- viii. The provision and maintenance of a public art contribution with a minimum value of \$900,000.00.
- ix. An indexed letter of credit in the amount of \$220,000.00 to secure street lighting associated with the streetscape improvements on Wellington Street West, to the satisfaction of the Chief Planner and Executive Director, City Planning Division and the Ward Councillor.
- x. A cash contribution of \$1,130,000.00 for streetscape improvements on Draper Street, to the satisfaction of the Chief Planner and Executive Director, City Planning Division, in consultation with the Ward Councillor.
- xi. A cash contribution of \$75,000.00 for a new crosswalk on Wellington Street West, to the satisfaction of the General Manager, Transportation Services Division.
- xii. A cash contribution of \$500,000.00 for the provision of new affordable rental housing in Ward 20, to be directed to the Capital Revolving Fund for Affordable Housing.
- xiii. A cash contribution of \$500,000.00 toward the Toronto Community Housing (TCHC) revolving capital fund for repairs to TCHC housing in Ward 20.
- xiv. Prior to condominium registration, the owner shall convey to the City two public pedestrian easement for the life of the building securing access to the publicly accessible private open spaces (POPS) for a total of to the satisfaction of the Chief Planner and Executive Director, City Planning Division, generally as shown on the Zoning schedules to be attached as Attachments 10 and 11.
- xv. In the event the cash contributions referred to in 4. (iii), (iv),(vii), (viii), (x), (xi) and (xii) above has not been used for the intended purpose within five (5) years of this by-law coming into full force and effect, the cash contribution may be redirected for another purpose, at the discretion of the Chief Planner and Executive Director of City Planning, in consultation with the local Councillor, provided that the purpose is identified in the Toronto Official Plan and will benefit the community in the vicinity of the lands.

- xvi. The \$4,435,000.00 cash contribution referred to in 4. (iii), (iv), (vii), (viii), (ix), (x), (xi) and (xii) above is to be indexed upwardly in accordance with the Statistics Canada Non-Residential Construction Price Index for Toronto, calculated from the date of the introduction of Bills to the date of payment. All cash contributions, except for those noted above in 4. (iii) and (iv) will be payable prior to the first above grade building permit.

- b. The following matters are also recommended to be secured in the Section 37 Agreement as a legal convenience to support the development:
 - i. Prior to the issuance of Final Site Plan Approval, the owner shall have addressed the requirements for the removal of private trees on the site and adjacent the property as required by the City of Toronto Private Tree By-law as outlined in the memorandum from Urban Forestry Services staff dated April 1, 2015.

 - ii. A detailed landscape and lighting plan will be submitted and approved through the site plan approval process to realize the objective of creating a 'green link' on Wellington Street West to connect Clarence Square with Victoria Memorial Square. These plans will be subject to the approval of the Chief Planner and Executive Director, City Planning Division and the General Manger, Transportation Services.

 - iii. Obligations related to the maintenance of the streetscape improvements will be to be to the satisfaction of the Manager of Right-of Way Management, Transportation Services.

 - iv. Implementation of the recommendations in the noise and vibration study and certification by the applicant's noise and vibration consultant confirming that the proposed buildings as shown on the site plan drawings are designed and built in accordance with the recommendation of the study.

 - v. Wind tunnel testing as recommended in the Pedestrian Level Wind Conditions – Letter of Opinion prepared by RWDI and implementation any recommended mitigation measures.

 - vi. A construction management agreement to the satisfaction of the Ward Councillor, in consultation with the local community.

 - vii. The owner shall register a 118 Restriction under the Land Titles Act and the Owner shall convey to the satisfaction of the General Manager of Parks, Forestry and Recreation lands municipally known as 19

Draper Street and 456 Wellington Street West which represent a portion of the owner's Section 42 on-site and off-site parkland dedication requirement respectively, with the remainder being provided as cash in lieu payment as discussed below.

- viii. The remaining parkland dedication requirement not fulfilled through the required on-site and off-site land conveyance as set out under recommendation 4.b.vii of the report shall be satisfied through a cash-in-lieu of parkland payment, where the owner shall provide a letter of credit to secure such payment prior to the first above-grade building permit and the parties acknowledge that these funds will be directed towards the above base park improvements of the Public Parks to the satisfaction of the General Manager of Parks, Forestry and Recreation. There will be a credit toward the amount of cash in lieu to be paid that includes hard and soft costs with respect to the acquisition and provision of the park at 456 Wellington Street West.
- ix. Council approve a development charge credit against the Parks and Recreation component of the Development Charges for the design and construction by the owner of the above base park improvements to the satisfaction of the General Manager, Parks, Forestry and Recreation (PFR). The Development Charge credit shall be in an amount that is the lesser of the cost to the owner of designing and constructing the Above Base Park Improvements, as approved by the General Manager, Parks, Forestry and Recreation, and the Parks and Recreation component of development charges payable for the development in accordance with the City's Development Charges By-law, as may be amended from time to time.
- x. In the event the owner is unable to provide the conveyance of 456 Wellington Street West to the City as their off-site parkland dedication as set out in recommendation 4.b.vii of the report, the owner, prior to the issuance of the first above-grade building permit, shall make an off-site parkland dedication contribution for the balance of the parkland dedication requirement to the satisfaction of the General Manager, Parks Forestry and Recreation, which shall go to the City's Account 220419 and shall be used for acquiring parkland in the area; and that Chapter 415, Development of Land of the Toronto Municipal Code be amended as may be required.
- xi. The owner shall provide a minimum ten percent (10%) of the residential units having at least three bedrooms.

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 a number of public meetings and forums have been held to discuss the evolving plans for the site.

At its meeting on July 9, 2015, City Council adopted Official Plan Amendment No. 317 which created a policy framework for the evaluation of the proposed development. See Attachment 8– Official Plan Amendment No. 317. The Official Plan Amendment removed the site from the King-Spadina Secondary Plan and redesignated the lands from *Regeneration Areas* to *Mixed Use Areas*. Site and Area Specific Policy 495 was created to establish a policy framework to evaluate the proposed development and set out the expectation for the project.

The draft Zoning By-law Amendment recommended in this report secures the following elements of the development as described in OPA 317.

- the mixed use character of the development;
- 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;
- POPS adjacent the City boulevard on Wellington Street and Front Street West;
- Some on-site parkland dedication; and
- S. 37 contributions including a not-for profit child care facility, streetscape improvements to Wellington Street, Spadina Avenue, Front Street West and Draper Street; and cash contributions for affordable housing.

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. The project includes substantial residential, office and retail components and 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 retail uses as well as loading facilities. 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 282,558 square metres. Residential uses account for 132,370 square metres (46.8%), office uses account for 105,364 square metres (37.3%) and retail uses account for 44,824 square metres (15.9%).

See Attachment 1 – Application Data Sheet.

The tallest of the buildings, a proposed 36-storey office tower (168.0 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 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 (168.0 metre) office building are proposed at heights of: 45-storeys (156.4 metres); 38-storeys (135.4 metres); and 21-storeys (80.4 metres). All heights include mechanical elements except for elevator over-runs. 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) and are proposed at heights of: 15-storeys (61.9 metres) for the first two buildings and 13-storeys (55.3 metres) for the most westerly building. See Attachments 2, 3, 4, 5 and 6 – Building Elevations.

The taller residential buildings proposed to be located on Front Street West (Buildings 5 and 6) have relatively large floorplates of 985 square metres. All of the buildings on the site, however, will meet or exceed a minimum tower separation distance of 25 metres. The office tower is massed in three sections and will have a floorplate which steps back and gets smaller as the height increases.

The proposed unit mix consists of: 835 one bedroom units; 534 two bedroom units and 168 three plus bedroom units for a total of 1,537 units. The partnership group from the project, now expanded to include two residential building partners, will be building both condominium and rental apartment units as part of the project.

A significant portion of the site (approximately 43%) is proposed to be developed as publicly accessible private open space, including a generous plaza (25-35 metres in width) extending through the site connecting Front Street West and Wellington Street

West. The plaza will be used for a variety of functions and will be programmed by the owners of the site for a variety of uses to support the retail uses on the site.

There are two additional 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 weather protection for some of the pedestrian bridges and walkways which provide access to the second storey retail uses in all of the buildings on the site.

The subject site includes two parcels fronting on Draper Street, 1 and 19 Draper Street, both of which are located within the Draper Street Heritage Conservation District. The semi-detached house located at 1 Draper Street will be retained while the vacant parcel at 19 Draper Street will be dedicated to the City as a park.

The proposal also includes streetscape improvements on Wellington Street West, Spadina Ave. 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. See Attachment 1, 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 1,906 parking spaces are proposed to service residential and commercial users. Of this total, 53 visitor parking spaces for residential uses will be provided. Residential parking is to be provided at a blended rate of 0.4 parking spaces per unit. 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 is a pick-up / drop-off areas on Front Street West between buildings 5 and 6.

There are 2,190 bicycle parking spaces proposed to service commercial and residential uses. Access for cyclists to the underground parking will be provided by way of elevators to be located throughout the site.

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.

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 former 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 meters 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. On the west side of Draper Street at 485-489 Wellington Street West an application has been filed to permit a 16-storey mixed use building (file No.16 114472 STE 20 OZ). 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, at the corner of Front Street West and Bathurst Street is a mixed-use building now under construction (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 (know municipally as 400 Front Street West) are the subject of an application for a substantial redevelopment which includes four towers ranging in height from 24 to 60-storeys, 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 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. The Official Plan is the most important vehicle for implementing the PPS and the Growth Plan. In the context of this application, there is an approved Site and Area Specific Policy (describe below) which provides a local policy framework for the proposal.

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.

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.

The revised heritage policies in the City of Toronto's Official Plan provide the policy framework for heritage conservation in the City. The following Official Plan policies apply to the proposal.

3.1.5.5: "Proposed alterations, development, and/or public works on or adjacent to, a property on the Heritage Register will ensure that the integrity of the heritage property's cultural heritage value and attributes will be retained, prior to work commencing on the property and to the satisfaction of the City."

3.1.5.26: "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 impact on it."

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

Official Plan Amendment No. 317

At its meeting on July 9, 2015, City Council adopted Official Plan Amendment No. 317. This site-specific Official Plan Amendment (approving Site and Area Specific Policy No. 495) created a policy framework for the review and ultimate approval of the proposed redevelopment of the former Globe and Mail lands. The rationale for the OPA 317 is outlined in the Interpretation section of the Amendment, attached at Attachment 8 to this report. The staff report and Official Plan Amendment can be reviewed at the link below:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2015.TE7.7>

An Official Plan Amendment was deemed by staff to be necessary because of the large size of the site and its contextual relationship to a heritage district and a wide, open air rail corridor to the south. The area governed by site and area specific policy 495 (the subject site minus the lands fronting on Draper Street which are within the Draper Street Heritage Conservation District) was removed from the King-Spadina Secondary Plan in recognition of the sites large size in the context of the prevailing character of King-Spadina and the opportunity to provide for a significant amount of publicly accessible, privately owned open space 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. Many of the policies are necessary because the site affords opportunities to deliver a suite of City building attributes which can't be achieved in a smaller infill development.

The site was redesignated from "Regeneration Areas" on the Land Use map of the City's Official Plan 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.

The policies of the Official Plan Amendment attached as Attachment 8 reflect the need for specific policy direction to guide the on-going review of the proposal. The proposed development responds to many of the policy objectives of the King-Spadina Secondary Plan, which helps to achieve compatibility given the adjacent King-Spadina Area:

- The development proposes a mix of uses which reflects the intent of the King-Spadina Secondary Plan to create a 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 policies of the Secondary Plan.

OPA 317 also limits 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.

Official Plan Amendment 317 also address the need for the development to provide units capable of accommodating families (with two or more bedrooms) and the need for smaller retail units to locate at-grade to create a urban main street environment.

Urban Design Guidelines

As is required by OPA 317, a set of Urban Design Guidelines are required to ensure that various objectives of the Official Plan are achieved through the proposed redevelopment of the site. The Guidelines have been drafted and are being revised to incorporate the most recent changes to the proposal, including at-grade openings to expose the below-grade retail concourse. The Urban Design Guidelines 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 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 final version of the Guidelines will be required to be approved to the satisfaction of the Chief Planner and City Council.

King-Spadina Heritage Conservation District Study

The King-Spadina area is identified as a potential Heritage Conservation District (HCD) in Map 39 – Site and Area Specific Policy 305 in the Official Plan. The subject site is within the boundary of the study area. On August 16, 2012, City Council authorized the King-Spadina HCD Study, encompassing an area generally bounded by Queen Street West to the north, Bathurst Street to the west, Wellington Street and King Street West to the south, and University Avenue to the east. The initial findings of the study were presented and endorsed at the May 23, 2014 meeting of the Toronto Preservation Board. The study process will result in the preparation of an HCD plan(s) and an HCD by-law to protect the historical and cultural significance of the study area.

Details on the King-Spadina HCD study are available here:
http://www.toronto.ca/heritage-preservation/heritage_districts.htm.

The recommended HCD Plan was posted for review on the City's web site on October 25, 2016. It can be found at <https://hcdtoronto.wordpress.com/>.

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>

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.

Official Plan Amendment 352 – Updating Tall Building Setbacks Downtown

On October 6, 2016, City Council approved Official Plan Amendment 352 – Downtown Tall Building Setback Area. The purpose of OPA 352 is to establish the policy context for tall building setbacks and separation distances between tower portions of a tall building in the Downtown which would be implemented through an area specific Zoning By-law. The intent is that these policies would ensure that future growth positively contributes to the liveability, sustainability and health of Toronto's Downtown. More specifically, the policies establish the reasoning for tower setbacks, recognizing that not all sites can accommodate tall buildings and addresses base building heights. Coupled with OPA 352 is an area specific Zoning By-law with performance standards for tall buildings to provide setbacks for the portion of the building that is at or above 24 metres

Official Plan Amendment 231 – Office Replacement Policies

Official Plan Amendment No. 231 (OPA 231), adopted by City Council on December 18, 2013, received approval by the Ministry of Municipal Affairs and Housing on July 9, 2014 and, is in large part, under appeal before the Ontario Municipal Board. As an outcome of the Official Plan and Municipal Comprehensive

Reviews, OPA 231 contains new economic policies and designations to stimulate office growth in the *Downtown, Central Waterfront* and *Centres*, and all other *Mixed Use Areas, Regeneration Areas* and *Employment Areas*, and also contains new policies with respect to office replacement in transit-rich areas. In particular, policy 3.5.1 (9) requires the provision of office space on any site containing 1,000 m² or more of office space, where residential development is proposed. Policy 3.5.1 (6) and (9) are both currently under appeal.

Zoning

The eastern portion of the site is zoned Reinvestment Area (RA) by Zoning By-law 438-86, as amended (see Attachment 7 - 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 performance standards 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.

Tree Preservation

There are 10 privately-owned trees on the site and 24 City-owned trees on the public boulevard adjacent the site. All of these trees are proposed to be removed. The planting of trees on the site and on the public boulevard adjacent the site, will be addressed through the site plan application. Urban Forestry staff will be involved in the review of

the plan for both on-site and boulevard tree planting. Planting of trees will be secured through the site plan process.

Site Plan Control

The proposed development is subject to site plan approval. An application for Site Plan Control is anticipated in 2017.

Reasons for 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 168 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.

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.
- 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.

A number of changes to the proposal have been made since this meeting and a number of meetings have been held with various stakeholders to discuss refinements to the plan over the past several months. Responses to the community comments are provided in the following sections of the report.

Design Review Panel

The proposal as described in this report was presented to the City's Design Review Panel on April 14, 2014. The application was well received by the Panel members and complemented for its mix of uses and the generous open space provided on the site. There was some concern about the likely success of the multiple levels of retail uses, particularly given the absence of public streets through the site. Nevertheless, panel members were very positive in their comments and described the proposal as gutsy and exciting. The application was not subject to a vote as the proposal had only recently been submitted. The proposal was presented again to Design Review Panel on March 24, 2015 after a number of modifications had been made to the proposal. The Panel was again generous in their comments and described the proposal as one of the most exciting projects that had come to the Panel. The changes to the proposal, including the extensive design of the office tower, sculpting of the Wellington Street buildings to reduce shadows on Wellington Street and widening the southern portion of the main north-south pedestrian connection through the site were all seen as positive moves which improved the project. The Panel voted to support the proposal with no conditions.

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 By-law standards.

COMMENTS

Changes to the Proposal

Prior to the approval of Official Plan Amendment No. 317 by City Council in July of last year, a number of changes had been made to the proposal. These are described in the staff report which accompanied the Official Plan Amendment, which can be found at the link below:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2015.TE7.7>

Since the adoption of OPA 317, a number of additional changes have been made to the proposal.

A retail consultant was retained to ensure the success of the retail component of the project. The following changes resulted from the input of that consultant in collaboration with the design team:

- The lower retail concourse was revised to show a central spine to match the above grade pedestrian circulation path across the site.
- The below-grade retail space has been re-imagined as a market space. Further details regarding retail uses at this level will be determined through the site plan process.
- Large openings were added at the ground floor to provide both views and access via wide staircases to the below-grade retail space.

- The width of the central spine has been increased to ensure that the pedestrian areas are still generous and comfortable.
- The podium of building 3 has been extended to the south, creating a terminus for the pedestrian spine within the site (as opposed to funneling pedestrian traffic on to Draper Street).

As a result of a dialogue with the owners of the Gale Building at 49 Spadina Ave and 401 Wellington Street West, the following changes have been proposed to the development.

- A 5 metre setback has been added to the east side of building 1 to provide for a pedestrian connection between that building and the listed heritage building.
- A setback has been added on the north side of the podium of the office tower to allow for the construction of a light well to provide natural light for the stairwell at 401 Wellington Street West.
- The podium of building 7 (office tower) has been stepped down to provide a transition to 49 Spadina Avenue.

The building at 49 Spadina Avenue, known as the Gale building, is included on the City's Heritage Register, adopted by City Council on June 16, 2005. The above noted changes provide for a better relationship with the proposed development and the existing heritage buildings on the adjacent site.

Additional changes elsewhere on the site include:

- The connected podiums of buildings 6 and 7 has been increased by one floor to allow for an additional large floorplate for the office building.
- The podium of building 4 has been sculpted to provide for a better transition to the Draper Street Heritage Conservatuion District.
- Some additional massing, without increasing the height, has been added to the upper portion of the Wellington Street buildings to provide for larger units and additional terraces.

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, which in this case is guided by OPA 317.

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.

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 on Spadina Avenue which has a streetcar line and is in proximity to streetcar routes on Spadina Avenue, King Street and Bathurst Street. The proposed development will provide additional 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.

Heritage Resources

The subject site is adjacent to the Draper Street Heritage Conservation District (HCD), designated by By-law No. 026-99, passed by City Council on February 4, 1999.

The subject site includes two heritage properties situated within the Draper Street HCD – 1 and 19 Draper Street. The building at 1 Draper Street will not be altered through the development proposal and is in fact excluded from the draft zoning by-law amendment which permits the development. The vacant property at 19 Draper Street (approximately 310 square metres) will be conveyed to the City as an on-site parkland dedication in partial fulfilment of the parkland dedication requirements. Draper Street is virtually an intact historic streetscape with the exception of #19 which has been vacant since the 1940s. The Draper Street HCD Plan does not provide direction on infill development for this particular property and staff is of the opinion that a park is appropriate for this location.

It is acknowledged that the introduction of a 21-storey building directly adjacent to the Draper Street HCD to the east would alter the historic area context, impacting Draper Street's heritage value, particularly when viewed from Draper Street and Front Street West. The applicant has, however, situated the tower portion of Building 4 away from Draper Street and stepped the base building back at the south elevation in an effort to provide some massing transition to Draper Street.

The subject site is also adjacent the heritage property at 24 Spadina Avenue, located at the south-west corner of Spadina Avenue and Wellington Street West. The building on this site, known as the Gale Building, was listed by Council on the City's Heritage Register on June 16, 2005. The applicant has been in discussions with the owners of 24

Spadina Avenue and has made a number of changes to the proposal including a step in the podium of Building 7 along Spadina Avenue, providing transition to the Gale Building, and the introduction of a pedestrian connection, improving the interface between the proposed development and the existing heritage building. Heritage Preservation Services staff is satisfied that these changes are positive and result in a better relationship with the heritage building.

During initial discussions with the applicant, there was some consideration of the existing two-storey brick office building at 439 Wellington Street West as a potential heritage resource. Heritage Preservation Services staff evaluated the building and determined that it had been substantially altered, that it would not be listed on the City's Heritage Register or designated under the Ontario Heritage Act. None of the other buildings on the site were determined to have any potential heritage value. None of the buildings on the site will be retained.

The subject site is also adjacent to a number of heritage buildings situated along the north side of Wellington Street West. The height, massing and scale of the new base buildings along the south side of Wellington Street West are compatible with the adjacent heritage buildings to the north.

"Wellington Place" (Wellington Street West) was planned to be a wide, tree-lined boulevard terminating at Clarence Square to the east and Victoria Square to the west. On June 7, 2016 City Council stated its intention to designate Clarence Square under Part IV of the Ontario Heritage Act. The east-west axis terminating in the two parks is significant and contributes to the historic character of the King-Spadina neighbourhood as it was first established in the early 1800s. The proposal includes streetscape improvements and the creation of a green landscaped pedestrian promenade along Wellington Street West, consistent with the original design intent for this street.

With regard to archaeological resources, HPS staff agree with the conclusion of the Stage 2 Archaeological Assessment that no further archaeological investigation is required.

Land Use

The proposed development represents a unique blending of residential, office and retail uses, all at a sufficient scale to create a viable and diverse mixed-use community. All seven buildings on the site will include multiple levels of at least two uses. All seven 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 retail uses as well as loading facilities.

Overall, the buildings have a combined gross floor area of 282,558 square metres. Residential uses account for 132,370 square metres (46.8%), office uses account for 105,364 square metres (37.3%) and retail uses account for 44,824 square metres (15.9%).

The proposed uses comply with the policies of the Official Plan for development in the Downtown and Central Waterfront, with the King-Spadina Secondary Plan and with the provisions of the RA Zoning which is in place for the property.

The applicant has agreed to a minimum office gfa of 65,000 square metres in OPA 317. Staff requested that a minimum amount of office development be required to ensure that the project deliver the benefits associated with the office uses. The existing buildings on the site contain approximately 20,000 square metres of office space. The additional office development in the King-Spadina Secondary Plan area will have a positive impact by adding employment uses in a neighbourhood which has seen a significant amount of residential growth, but less additional gross floor area added for employment uses. Employment uses are critical to ensuring that the King-Spadina area continues to be able to function as a mixed-use community where residents can both live and work.

The site-specific Zoning By-laws attached to this report provide some flexibility with regard to the final gross floor areas of the residential, retail and office uses on the site, within an overall cap on the gross floor area for the entire project. There is some opportunity for the partnership, group who will be responsible for building the project out over several years, to convert permitted gross floor area from one use to another, while retaining the mixed-use nature of the project and its built form as described in this report. Such conversion of gross floor area is to be accomplished within the existing zoning envelopes, and not lead to changes which would increase the mass or height of the project, which has been carefully planned to minimize impacts on the adjacent lower scale neighbourhood.

Density, Height, Massing

Staff have reviewed the proposed development in the context of the size of the site (7.7 acres) and its unique contextual relationship to a heritage district and a wide, open air rail corridor. OPA 317 was 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”.

With regard to the height of the buildings on the site, the tallest building is the office tower proposed at the corner of Spadina Ave. and Front Street West. At 36-storeys and 168 metres this tower is almost 12 metres taller than the 45-storey residential tower to the west, due to the taller floor to ceiling heights associated with office buildings. This building was substantially redesigned after the initial submission to reduce shadow impacts on Clarence Square Park to the east. The buildings to the west of the office tower (buildings 4, 5 and 6) are residential buildings step down in height from east to west from 45-storeys and 156.4 metres in height (building 6), 38-storeys and 135.54 metres in height (building 5) and 21-storeys and 80.4 metres (building 4). The podiums/base buildings of these buildings also step down to provide a transition to the Draper Street Heritage Conservation District and to the lower building heights further to

the west. The podium of buildings 6 and 7 (the office tower) and building 5 are generally 6 floors and 35 metres in height. The podium of building 4, adjacent Draper Street to the west, is 4 floors and 25 metres in height. Again, the higher floor to ceiling heights associated with the retail and office uses in the base buildings of all of the buildings along Front Street West result in taller base building heights.

The base building for building 4 is set back 12 metres from the rear lot line of the properties on the east side of Draper Street. The tower is set back a minimum of an additional 12 metres. The Urban Design Guidelines, which are being finalized, will provide additional measures to reduce the impact of the proposed development on the residents of Draper Street.

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). These buildings are proposed at heights of: 15-storeys (61.0 metres for the first two buildings (Buildings 1 and 2) and 13-storeys (55.3 metres) for the most westerly building (Building 3). These heights include mechanical elements. The Wellington Street buildings are massed to break up the upper (residential) floors of the building into two elements to reflect the narrow frontages of the buildings on the north side of Wellington Street West.

Building 3 is set back between 10.5 and 9.2 metres from the lot line to the west, which is adjacent the property at 467-479 Wellington Street West. This property has been identified as a contributing property in the King-Spadina Heritage Conservation District Study.

Within the site, the towers on the site will be separated by a minimum of 25 metres. The substantial pedestrian open space on the site (approximately 43% of the site is dedicated to pedestrian open space), including three north-south pedestrian connections across the site and the east-west 'spine'.

See Attachment 1 – Site Plan and Attachments 2, 3, 4, 5 and 6 – Building Elevations.

Staff have generally considered maximum heights for residential buildings in the West Precinct of King-Spadina to be in the range of 10-12 storeys at approximately 35 metres in height. In the context of the site specific OPA, the size of the site, its location on the perimeter of King-Spadina and the provision of open space on the site and the substantial stepping above the base building height, the 15 and 13 storey buildings are acceptable, but should not be replicated or used as precedents to justify taller buildings in other part of the West Precinct of the King-Spadina Secondary Plan area.

In summary, the site is able to provide built form transition downward toward Wellington Street West and the Draper Street Heritage Conservation District within its boundaries and will relate well to the surrounding building fabric.

Amenity Space

Amenity space will be provided at a minimum rate of 1.2 metres per unit for indoor amenity space and 3.0 square metres per unit for outdoor amenity space. The overall indoor amenity space provided by the project is 1.6 square metres per unit. The project will provide outdoor amenity space at an overall rate of 3.3 square metres per unit. The combined overall rate of both indoor and outdoor amenity space will be 5.0 square metres per unit. Although the amount of indoor amenity space is lower than required by the By-law, residents will benefit from the provision of private outdoor terraces and the combined large amount of indoor and outdoor amenity space which exceeds the combined amount of indoor and outdoor amenity space required by the By-law. Approximately 2,500 square feet of indoor amenity space will be provided for each of building 1, 2 and 3 and 5,500 square feet for buildings 4, 5 and 6.

Sun, Shadow, Wind

The applicant was required to submit a sun/shadow study for September 21st and June 21st for City staff to review. As was noted in the staff report which accompanied OPA 317, there were some significant changes to the proposed development prior to the approval of that document. Two of the most significant changes to the proposal were the complete redesign of the proposed office tower and the changes to the massing of the Wellington Street buildings, both of which were undertaken to accomplish specific objectives with regard to shadowing on Clarence Square Park and on the north side of Wellington Street West. The office tower was redesigned to step down toward Spadina Avenue. This results in a sculpted building comprised of three parts, with the taller portion on the west side of the tower and the tower stepping down for the two more easterly sections. As is required by OPA 317, the objective of the redesign of the office tower was to ensure that the tower would minimize new shadows on Clarence Square Park between 12:00 pm and 2:00 pm on September 21st. As one of the few parks within the King-Spadina area, limiting shadows on the park in the lunch hour is an important objective. Limiting the massing of the buildings on the Wellington Street West (buildings 1, 2 and 3) was undertaken to limit shadows on the north side of that important street, again for the purposes of allowing the public to enjoy the street, which is proposed to be substantially improved through the redevelopment of the subject site. OPA 317 requires that shadows cast by the Wellington Street Buildings to be mostly within the longer shadows cast by the Front Street buildings, but otherwise off the north side of the Wellington Street boulevard (north of the curb) between 12:00 pm to 1:00 pm.

A Pedestrian Wind Assessment prepared by RWDI Inc. has also been submitted. The study noted that the large podiums proposed for the buildings will reduce the impacts of wind resulting from the towers. The only areas noted as potential problems for pedestrians are the corners of the podiums where the tower setbacks are less due to the shifting of the towers. The report recommends that additional measures such as canopies and arcades be used to create more comfortable conditions for pedestrians in these locations. Subsequent to the completion of this report, an additional setback was created

for the Front Street buildings, effectively creating an arcade and weather protection for pedestrians in this area. Staff will review the measures required for wind protection through the site plan process.

Traffic Impact, Access, Parking

Traffic Impact

Based upon the applicants submitted Transportation Consideration Report and Supplementary Study update (June 25, 2015) prepared by BA Group, Transportation Services staff determined that the traffic impacts of the proposed development are acceptable.

The consultant concluded that the traffic impacts of the proposed development can be accommodated on the adjacent public road network. The conclusion is based on the implementation of a series of road improvements, which include:

- Changes to the lane configuration at the Spadina Avenue/Front Street West intersection;
- A new traffic control signal at the main site access driveway on Front Street West (which will be located approximately 175 metres east of the existing signal at Portland Street and Front Street West);
- A new mid-block traffic control signal on Wellington Street (which will be located approximately 210 metres west of Spadina Avenue);
- Relocating the existing pedestrian crossing on Spadina Avenue approximately 40 metres south so that it is situated south of Wellington Street;
- A series of parking lay-by areas on Wellington Street and Front Street West, which are intended to be used for parking and/or pick-up/drop-off purposes; and
- Shared vehicular/bike lanes along Wellington Street, between Portland Street and Spadina Avenue.

The final design of the proposed road improvements will be determined through the detailed functional design work at the site plan stage. A determination regarding the proposed relocation of the crosswalk on Spadina Avenue will also be made at that time.

Site Access

Vehicular access to the site is proposed as follows:

- An entrance driveway on Front Street West, which will be controlled by a newly proposed traffic signal, and will be located approximately 175 metres east of Portland Street. This driveway will serve as the main entrance driveway of the site and will provide direct access to the underground parking garage.
- An unsignalized entrance driveway on Wellington Street West, which will be located approximately 45 metres east of Draper Street. This driveway will provide access to an on-site pick-up/drop-off facility and the underground parking garage.
- An unsignalized entrance driveway on Wellington Street West, which will be located approximately 65 metres west of Spadina Avenue and will provide access to the underground parking garage.
- An unsignalized entrance driveway on Front Street West, which will be located approximately 125 metres west of Spadina Avenue and will provide access to an on-site pick-up/drop-off area.

Parking Supply

As noted above, a minimum of 1,906 parking spaces will be provided for the project, consisting of 1,165 resident spaces, 53 visitor spaces, 267 office and 421 retail spaces. Transportation Services staff have accepted a parking supply based on a 'blended' rate of 0.4 spaces per residential unit.

The non-resident parking spaces, which will be located in a common area, will function as paid commercial parking spaces that can be used to satisfy the office and retail parking demand.

The owner has been advised that during the site plan approval process, it will be necessary to demonstrate compliance with the Toronto Green Standard as it relates to the over-supply of parking spaces for any use that is above the applicable minimum By-law requirement. It will also be necessary to show the provision of a physical separation between the resident and non-resident parking spaces by means of overhead doors or gate controls and show the provision of convex mirrors at all turns within the underground parking garage and at the top and bottom of all ramps that lead to the individual parking levels.

Loading

The above-noted report from BA Group recommends that loading spaces for the project be provided in accordance with the minimum requirements of Zoning By-law 569-2013.

A total of 27 loading spaces are proposed, consolidated in five loading areas which are located on the P2 and lower concourse levels and serve different areas of the development responding to logistical and specific user considerations of the building and users. These loading spaces consist of one Type G, six Type A, 17 Type B and three Type C.

Transportation Services staff have determined that 21 loading spaces are required, which include one Type G, two Type A, 13 Type B and 5 Type C after accounting for the sharing provisions in the Zoning By-law. As a result, the proposed loading supply satisfies the zoning bylaw requirement and is acceptable to Transportation Services staff.

Transportation Services staff have also raised the issue of parking space and drive aisle dimensions and ramp slope requirements for the ramp providing access to the underground parking levels. These issues will be addressed through the site plan control application.

Encroachments

Given the narrow width of the public boulevard at the corner of Spadina Avenue and Front Street West intersection, the owner is required to revise the drawings to indicate and add a notation to the plans to convey to the City, at nominal price, a 6.0 metre corner rounding required at Spadina Avenue and Front Street West corner of the property to satisfy the Official Plan requirement for additional width for sidewalk/pedestrian clearway purposes at the intersections.

It appears the underground parking garage will encroach under the corner rounding. Therefore, as a condition of site plan approval it will be necessary to include provisions, binding the successors on title, to convey an easement to the City to recognize the above grade strata conveyance.

Spadina Smart Track Station

On June 28, 2016, the Metrolinx Board approved a new Spadina Station on the Barrie corridor in the 10 year GO Regional Express Rail (RER) Program (subject to conditions), to be located within the Union Station Rail Corridor (USRC) (railway) lands, paralleling Front Street West to the north, spanning the area between Spadina Avenue and the Puente de Luz pedestrian bridge. The station is proposed in the location of the existing GO Transit Bathurst North Rail Yard within the northern portion of the rail corridor. Discussions between the City and the Province of Ontario regarding this station are ongoing. Currently, as part of the review of the Zoning amendment application on the subject site, the applicant and City Planning staff have been discussing the possibility of a below-grade connection between the station and the subject site. Opportunities will be provided for knockout panels at the northwest corner of Front/Spadina and further west for below-grade station access. This information has been shared with Metrolinx as part of the ongoing discussions.

Bicycle Parking

The Official Plan contains policies which encourage reduced automobile dependency as well as promoting alternative modes of transportation. The policies contained within the Plan attempt to increase the opportunities for better walking and cycling conditions for residents of the City.

The applicant has proposed to provide 2,424 bicycle parking spaces. Of this total, 1,727 will be long-term spaces and 697 will be short-term spaces. The bicycle parking will be accessed through elevators throughout the site. The location and configuration of these elevators is still under review and will be finalized through the site plan process. The bicycle parking supply is in excess of the requirements of the By-law 569-2013 and is satisfactory to the City.

Site Servicing

Engineering and Construction Services staff have reviewed the applicants Functional Servicing Report and Hydrogeological Investigation Report submitted in support of the proposal. Engineering and Construction Services is not fully satisfied with the Functional Servicing Report as issues related to groundwater discharge from the site, as per comments from Toronto Water, Environmental Monitoring and Protection, have not been fully addressed. Based on the Functional Servicing Report, the existing 150mm watermain on Wellington Street is to be upgraded to provide adequate water service to the proposed development. The Wellington Street watermain will have to be replaced by the City at the expense of the applicant or by the applicant's own forces.

This report recommends that the Bills to enact the required Zoning By-law Amendment will not be forwarded to Council for enactment until such time as the Executive Director of Engineering and Construction Services is satisfied that the proposed building can be serviced and that the applicant will pay for the required improvements to municipal infrastructure.

Child Care Facility

A child care facility will be located on the west side of Building 4 on the ground floor with a mezzanine level and maintained and operated by an independent third-party operator in accordance with the Children's Services Child Care Development Guideline (2016). City Planning have consulted with the applicant and Children's Services Division to ensure that the proposed non-profit licensed child care facility in building 4 will accommodate a minimum of 57 children (10 infants, 15 toddlers, 32 preschoolers). The construction, finishing, furnishing and equipping of a non-profit licensed child care facility to accommodate at least 57 children, including infants, toddlers and preschoolers will comprise 613 square metres of interior space and a minimum of 192 square metres exterior space adjacent to the interior space, including outdoor storage. The applicant will be required to provide safe access from the underground garage to the child care facility through the provision of a vehicular drop-off and pick-up location.

The applicant will enter into a lease agreement with the City for three 25-year terms and one 24-year term for a total of 99 years; and such facility shall be free of all rent, the cost of all utilities and municipal services supplied to the facility, caretaking costs, repair and maintenance costs, property damage, liability insurance, realty taxes and local improvement charges.

In addition, the applicant will be required to make a one-time cash contribution in the amount of \$180,000.00 to the Child Care Facility's Replacement Reserve Fund to replace appliances and large equipment due to wear and tear, and a one-time cash contribution in the amount of \$150,000.00 towards the Start-Up Operating Costs for the defrayment of operational deficits during the first year of operation. Further details of the design of the child care facility will be developed between the applicant and Children's Services staff and be determined through the Site Plan Approval process.

Streetscape

The proposed development includes streetscape improvements on Wellington Street, Spadina Ave. and Front Street West. Section 37 monies will be secured to provide for improvements streetscape improvements above the base improvements required through the site plan process on Wellington Street. The opportunity to improve the streetscape on Wellington Street in particular is a chance to realize the historic vision of creating a 'green link' to connect Clarence Square Park and Victoria Memorial Park. The width of that street in particular creates the chance to turn an underutilized part of the public realm (much of which is currently used for parking) to create a significant amount of high quality public space in a neighbourhood where such opportunities are few and far between.

Publicly Accessible Open Space and POPS

Approximately 43% of the site is dedicated to publicly accessible open space. These areas will provide access across the site for pedestrians and will serve residents, shoppers, office works and visitors. The owners of the site will want to program these spaces, particularly the wide north-south plaza which will be one of the developments chief amenities, with a variety of activities and programs throughout the year. As the success of the retail uses on the site will depend upon the creation of attractive and vibrant pedestrian spaces and because of the desire of the owners to program these spaces with a variety of activities, staff have focused the formal Publicly Accessible Privately Owned Open Spaces (POPS) Program on the spaces at the north and south end of this wide pedestrian plaza. The POPS will be secured through the Section 37 agreement and other appropriate agreements. POPS signage will be provided to identify these areas..

Open Space/Parkland

The proposal includes an on-site parkland dedication of approximately 310 square metres. This land is a parcel on Draper Street (19 Draper Street) which is within the

Draper Street Heritage Conservation District and represents the western terminus of the extensive pedestrian network envisioned by the proposal. The timing of the dedication and its possible use by the applicant during the construction period will be further discussed and resolved through discussions between the applicant and Park, Forestry and Recreation staff.

City staff are continuing discussions with the applicant regarding an off-site parkland dedication to account for the balance of the required parkland dedication. The partnership group has acquired a property at 456 Wellington Street West, which Parks, forestry and Recreation staff have confirmed is suitable for parkland dedication purposes. Discussions are on-going with City staff regarding the potential off-site dedication. In the event the applicant does not meet the full parkland dedication requirement through a combination of on-site and off-site dedication, a cash-in-lieu contribution will be considered.

Accommodations for Dogs

Staff and residents have raised the issue of the need to provide accommodation for dogs as part of the proposed development. The need to provide accommodations for dogs is a result of the pressure placed on public open space (particularly the limited amount of park space available downtown) due to the number of dogs. The applicant will be required to provide indoor and outdoor facilities for dogs to be secured through the site plan process.

Public Art

OPA 317 notes that public art can play an important role in enhancing the quality of public spaces and creating a sense of place. City staff have discussed with the applicant a public art component to the development. The partnership group who are the owners of the project have hired a public art consultant and will be undertaking a public art program with a minimum contribution of \$900,000, which will be recognized as a Section 37 contribution. The owners will work with the City's public art program to integrate public art into the project. The City encourages the partnership group to provide public art that is interactive and responds to the interests of all ages. The applicant has also offered to implement an art program on the construction hoarding which will surround the site.

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

Section 37 of the *Planning Act* allows the City to grant increased density and/or height in exchange for community benefits. Community benefits are specific capital facilities (or cash contributions for specific capital facilities) and can include: parkland and/or park improvements above and beyond the parkland dedication; public art; streetscape improvements on the public boulevard not abutting the site; and other works detailed in Section 5.1.1.6 of the Official Plan. Section 37 may also be used to secure other matters as may otherwise be agreed upon, subject to the policies contained in Chapter 5 of the Official Plan.

The community benefits recommended to be provided and secured in the Section 37 Agreement are as follows:

- i. The construction, finishing, furnishing and equipping of a non-profit licensed child care facility to accommodate approximately 57 children, including infants, toddlers and preschoolers, comprising 613 square metres of interior space and a minimum of 192 square metres of exterior space adjacent to the interior space, including outdoor storage, and the provision for a child pick-up and drop-off area with safe access to and from the underground garage.
- ii. The entering into a lease agreement with the City for three 25-year terms and one 24-year term for a total of 99 years; and such facility shall be free of all rent, the cost of all utilities and municipal services supplied to the facility, caretaking costs, repair and maintenance costs, property damage, liability insurance, realty taxes and local improvement charges.
- iii. A one-time cash contribution in the amount of \$180,000.00 to the Child Care Facility Replacement Reserve Fund to replace appliances and large equipment due to wear and tear.
- iv. A one-time cash contribution in the amount of \$150,000.00 towards Start-Up Operating Costs for the defrayment of operational deficits during the first year of operation.
- v. An indexed letter of credit in the amount of \$2,800,000.00 to secure above base streetscape improvements on Wellington Street West adjacent the site to the satisfaction of the Chief Planner and Executive Director, City Planning Division, in consultation with the Ward Councillor.

- vi. An indexed letter of credit in the amount of \$1,700,000.00 to secure above base streetscape improvements on Wellington Street West east of the subject site to Spadina Avenue and west of the subject site to Draper Street, to the satisfaction of the Chief Planner and Executive Director, City Planning Division, in consultation with the Ward Councillor.
- vii. A cash contribution of \$1,000,000.00 toward construction of the YMCA facility to be constructed at 505 Richmond Street West.
- viii. The provision and maintenance of a public art contribution with a minimum value of \$900,000.00.
- ix. An indexed letter of credit in the amount of \$220,000.00 to secure street lighting associated with the streetscape improvements on Wellington Street West, to the satisfaction of the Chief Planner and Executive Director, City Planning Division and the Ward Councillor.
- x. A cash contribution of \$1,130,000.00 for streetscape improvements on Draper Street, to the satisfaction of the Chief Planner and Executive Director, City Planning Division, in consultation with the Ward Councillor.
- xi. A cash contribution of \$75,000.00 for a new crosswalk on Wellington Street West, to the satisfaction of the General Manager, Transportation Services Division.
- xii. A cash contribution of \$500,000.00 for the provision of new affordable rental housing in Ward 20, to be directed to the Capital Revolving Fund for Affordable Housing.
- xiii. A cash contribution of \$500,000.00 toward the Toronto Community Housing (TCHC) revolving capital fund for repairs to TCHC housing in Ward 20.
- xiv. Prior to condominium registration, the owner shall convey to the City two public pedestrian easement for the life of the building securing access to the publicly accessible private open spaces (POPS) for a total of to the satisfaction of the Chief Planner and Executive Director, City Planning Division, generally as shown on the Zoning schedules to be attached as Attachments 10 and 11.
- xv. In the event the cash contributions referred to in 4. (iii), (iv),(vii), (viii), (x), (xi) and (xii) above has not been used for the intended purpose

within five (5) years of this by-law coming into full force and effect, the cash contribution may be redirected for another purpose, at the discretion of the Chief Planner and Executive Director of City Planning, in consultation with the local Councillor, provided that the purpose is identified in the Toronto Official Plan and will benefit the community in the vicinity of the lands.

- xvi. The \$4,435,000.00 cash contribution referred to in 4. (iii), (iv), (vii), (viii), (ix), (x), (xi) and (xii) above is to be indexed upwardly in accordance with the Statistics Canada Non-Residential Construction Price Index for Toronto, calculated from the date of the introduction of Bills to the date of payment. All cash contributions, except for those noted above in 4. (iii) and (iv) will be payable prior to the first above grade building permit.

The following matters are also recommended to be secured in the Section 37 Agreement as a legal convenience to support the development:

- i. Prior to the issuance of Final Site Plan Approval, the owner shall have addressed the requirements for the removal of private trees on the site and adjacent the property as required by the City of Toronto Private Tree By-law as outlined in the memorandum from Urban Forestry Services staff dated April 1, 2015.
- ii. A detailed landscape and lighting plan will be submitted and approved through the site plan approval process to realize the objective of creating a 'green link' on Wellington Street West to connect Clarence Square with Victoria Memorial Square. These plans will be subject to the approval of the Chief Planner and Executive Director, City Planning Division and the General Manger, Transportation Services.
- iii. Obligations related to the maintenance of the streetscape improvements will be to be to the satisfaction of the Manager of Right-of Way Management, Transportation Services.
- iv. Implementation of the recommendations in the noise and vibration study and certification by the applicant's noise and vibration consultant confirming that the proposed buildings as shown on the site plan drawings are designed and built in accordance with the recommendation of the study.
- v. Wind tunnel testing as recommended in the Pedestrian Level Wind Conditions – Letter of Opinion prepared by RWDI and implementation any recommended mitigation measures.

- vi. A construction management agreement to the satisfaction of the Ward Councillor, in consultation with the local community.
- vii. The owner shall register a 118 Restriction under the Land Titles Act and the Owner shall convey to the satisfaction of the General Manager of Parks, Forestry and Recreation lands municipally known as 19 Draper Street and 456 Wellington Street West which represent a portion of the owner's Section 42 on-site and off-site parkland dedication requirement respectively, with the remainder being provided as cash in lieu payment as discussed below.
- viii. The remaining parkland dedication requirement not fulfilled through the required on-site and off-site land conveyance as set out under recommendation 4.b.vii of the report shall be satisfied through a cash-in-lieu of parkland payment, where the owner shall provide a letter of credit to secure such payment prior to the first above-grade building permit and the parties acknowledge that these funds will be directed towards the above base park improvements of the Public Parks to the satisfaction of the General Manager of Parks, Forestry and Recreation. There will be a credit toward the amount of cash in lieu to be paid that includes hard and soft costs with respect to the acquisition and provision of the park at 456 Wellington Street West.
- ix. Council approve a development charge credit against the Parks and Recreation component of the Development Charges for the design and construction by the owner of the above base park improvements to the satisfaction of the General Manager, Parks, Forestry and Recreation (PFR). The development charge credit shall be in an amount that is the lesser of the cost to the owner of designing and constructing the Above Base Park Improvements, as approved by the General Manager, Parks, Forestry and Recreation, and the Parks and Recreation component of development charges payable for the development in accordance with the City's Development Charges By-law, as may be amended from time to time.
- x. In the event the owner is unable to provide the conveyance of 456 Wellington Street West to the City as their off-site parkland dedication as set out in recommendation 4.b.vii of the report, the owner, prior to the issuance of the first above-grade building permit, shall make an off-site parkland dedication contribution for the balance of the parkland dedication requirement to the satisfaction of the General Manager, Parks Forestry and Recreation, which shall go to the City's Account 220419 and shall be used for acquiring parkland in the area; and that

Chapter 415, Development of Land of the Toronto Municipal Code be amended as may be required.

- xi. The owner shall provide a minimum ten percent (10%) of the residential units having at least three bedrooms.

Conclusion

Staff recommend that this proposal for the substantial redevelopment of the former Globe and Mail lands at 440, 444, 450 and 462 Front Street West; 425, 439, 441 and 443 Wellington Street West; 6-18 Spadina Ave. and 1 and 19 Draper Street in a unique mixed-use development as described in this report be approved. The proposed development is an appropriate intensification of the currently underutilized site. The proposal conforms with Official Plan goals for development within *Mixed Use Areas* and addresses the requirements of Site and Area Specific Policy 495 by: providing for a transition to areas of lower height and density; providing a substantial amount of publicly accessible open space on the site, contributing to the enhancement of streetscapes on adjacent streets; making a significant addition to employment space in this part of the downtown; and providing a range of community benefits, including a not-for-profit child care facility.

CONTACT

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E-mail: dnichol2@toronto.ca

SIGNATURE

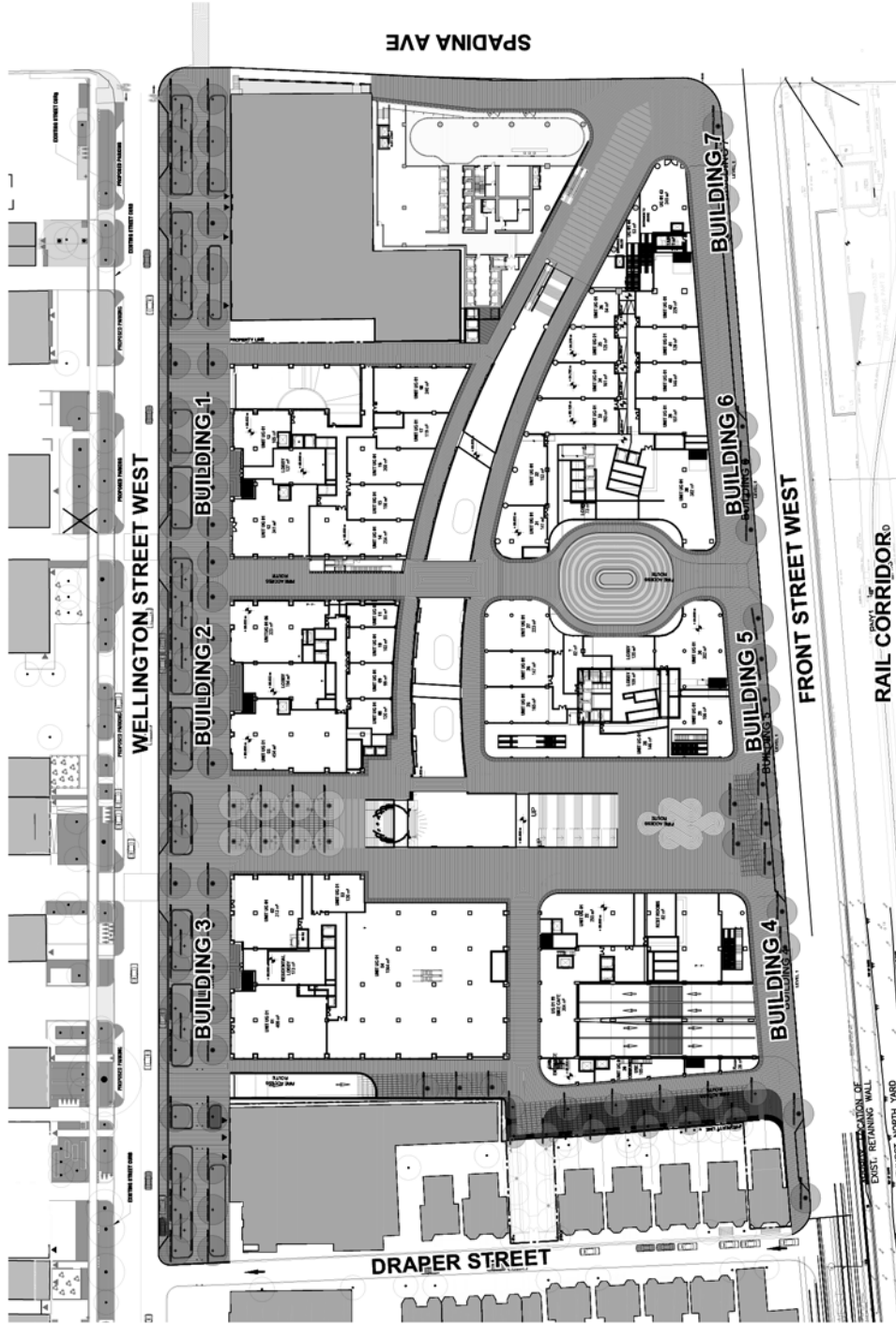
Gregg Lintern, MCIP, RPP
Director, Community Planning
Toronto and East York District

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ATTACHMENTS

Attachment 1: Site Plan
Attachment 2: North Elevations
Attachment 3: East Elevations
Attachment 4: South Elevations
Attachment 5: West Elevations
Attachment 6: Interior Elevations
Attachment 7: Zoning
Attachment 8: Official Plan Amendment No. 317
Attachment 9: Application Data Sheet
Attachment 10: Draft Zoning By-law Amendment (By-law No. 569-2013)
Attachment 11: Draft Zoning By-law Amendment (By-law 438-86)

Attachment 1: Site Plan

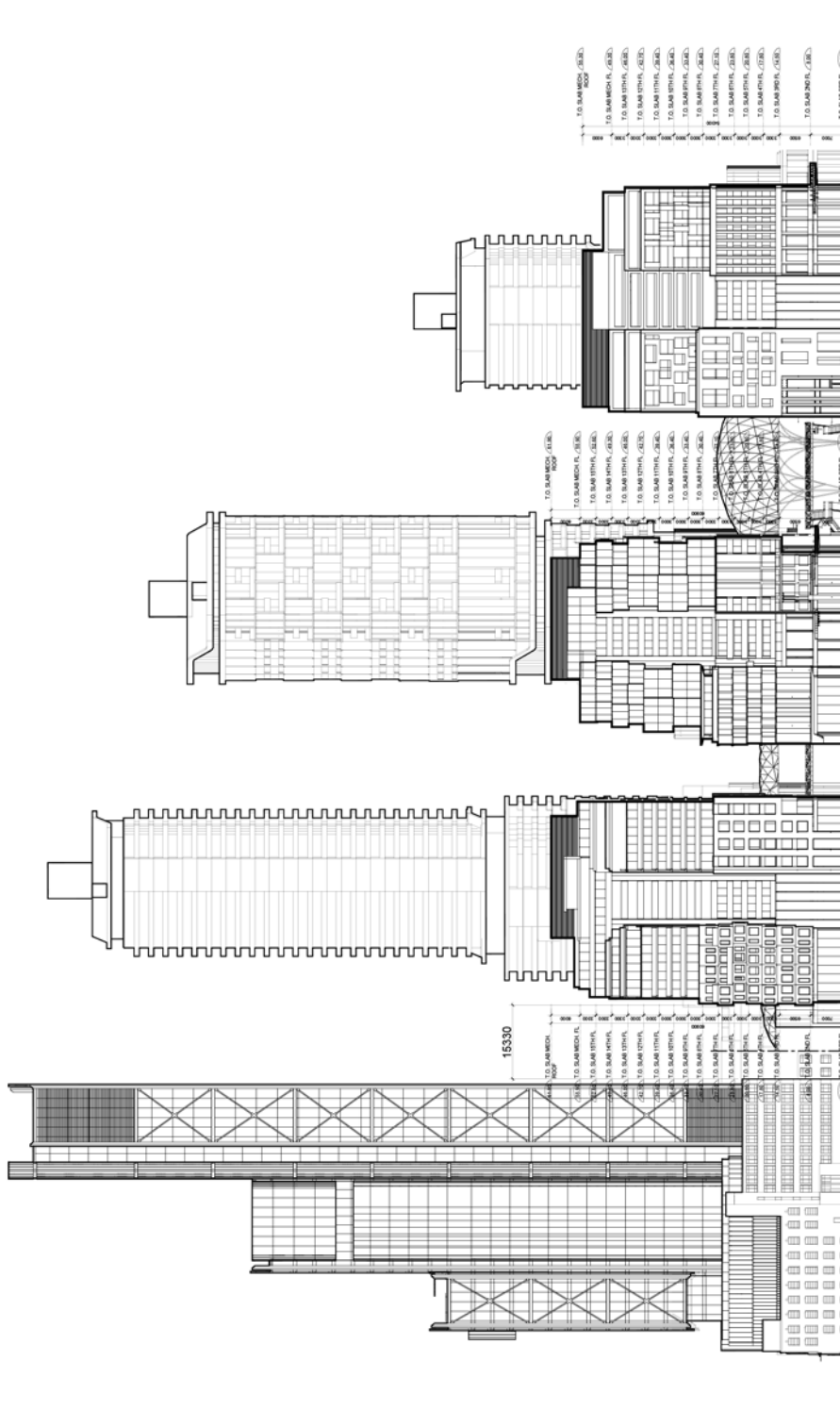


Site Plan
Applicant's Submitted Drawing
 Not to Scale
 10/17/2016

File # 14 116571 STE 20 0Z



Attachment 2: North Elevation

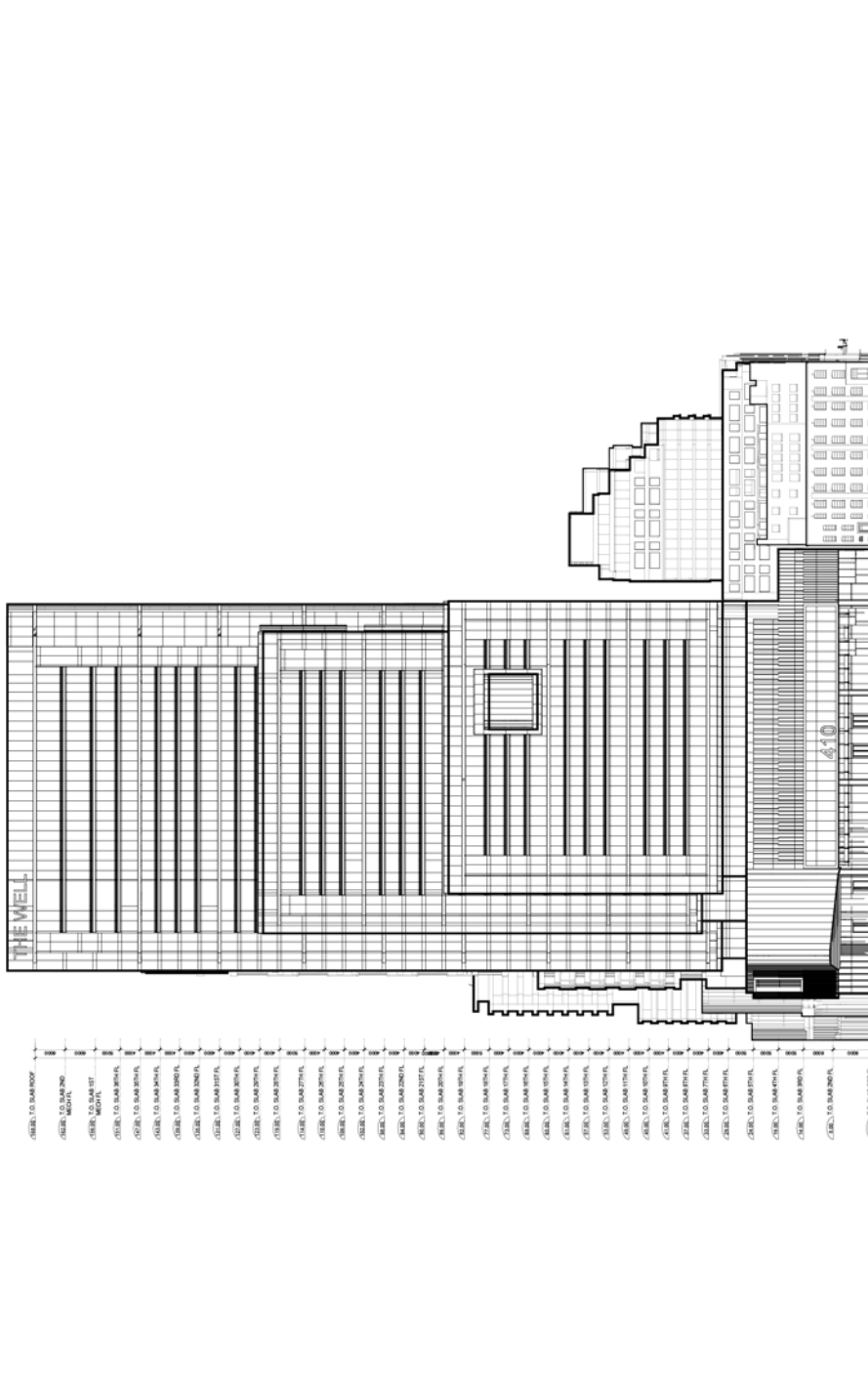


North Elevation **440, 444, 450 & 462 Front Street West, 425, 439, 441 & 443 Wellington Street**
 Applicant's Submitted Drawing **6-18 Spadina Avenue and 1 & 19 Draper Street**

File # 14 116571 STE 20 0Z

Not to Scale
 10/14/2016

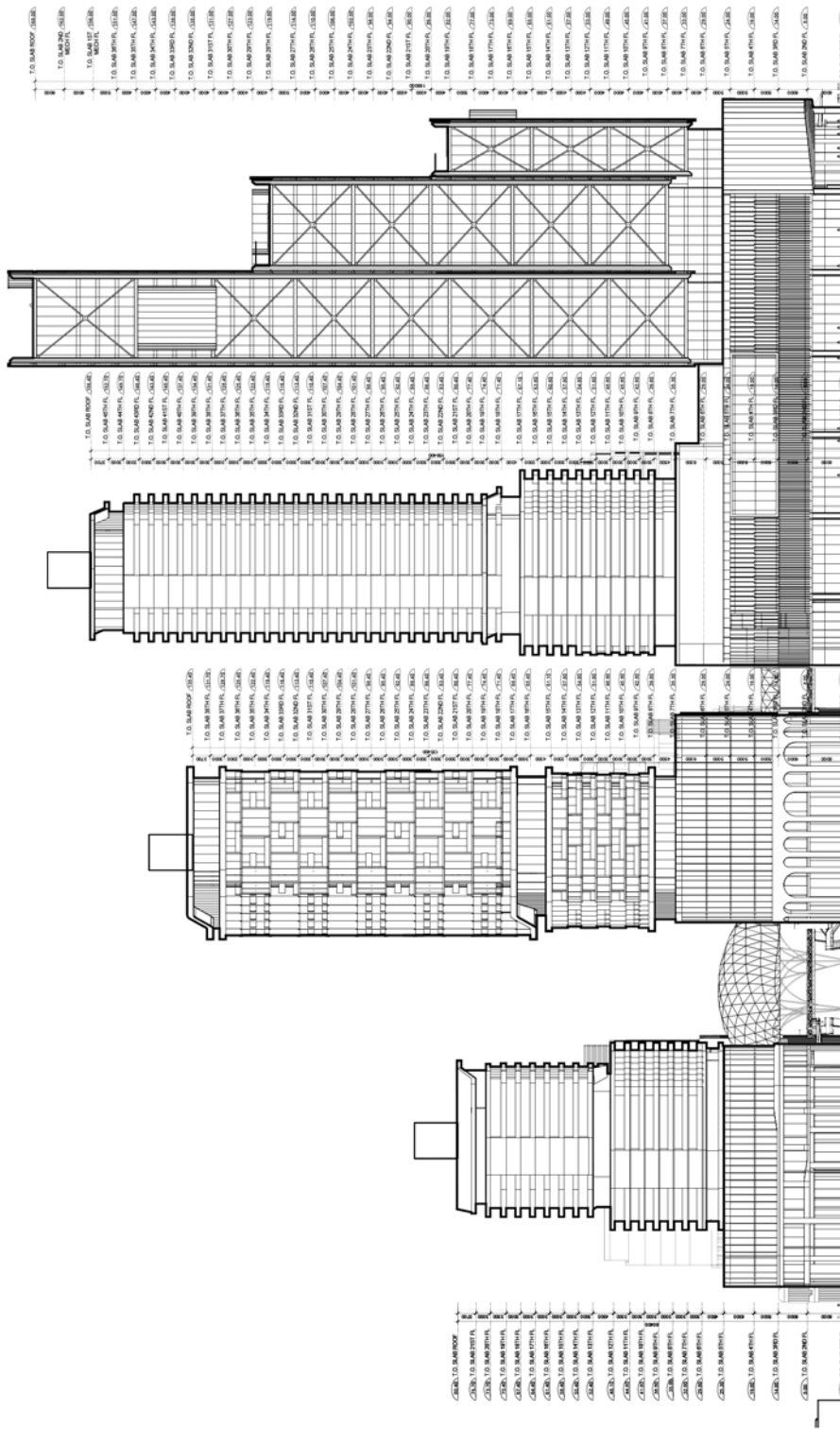
Attachment 3: East Elevation



East Elevation 440, 444, 450 & 462 Front Street West, 425, 439, 441 & 443 Wellington Street
 Applicant's Submitted Drawing 6-18 Spadina Avenue and 1 & 19 Draper Street

Not to Scale
 10/14/2016
 File # 14 116571 STE 20 0Z

Attachment 4: South Elevation

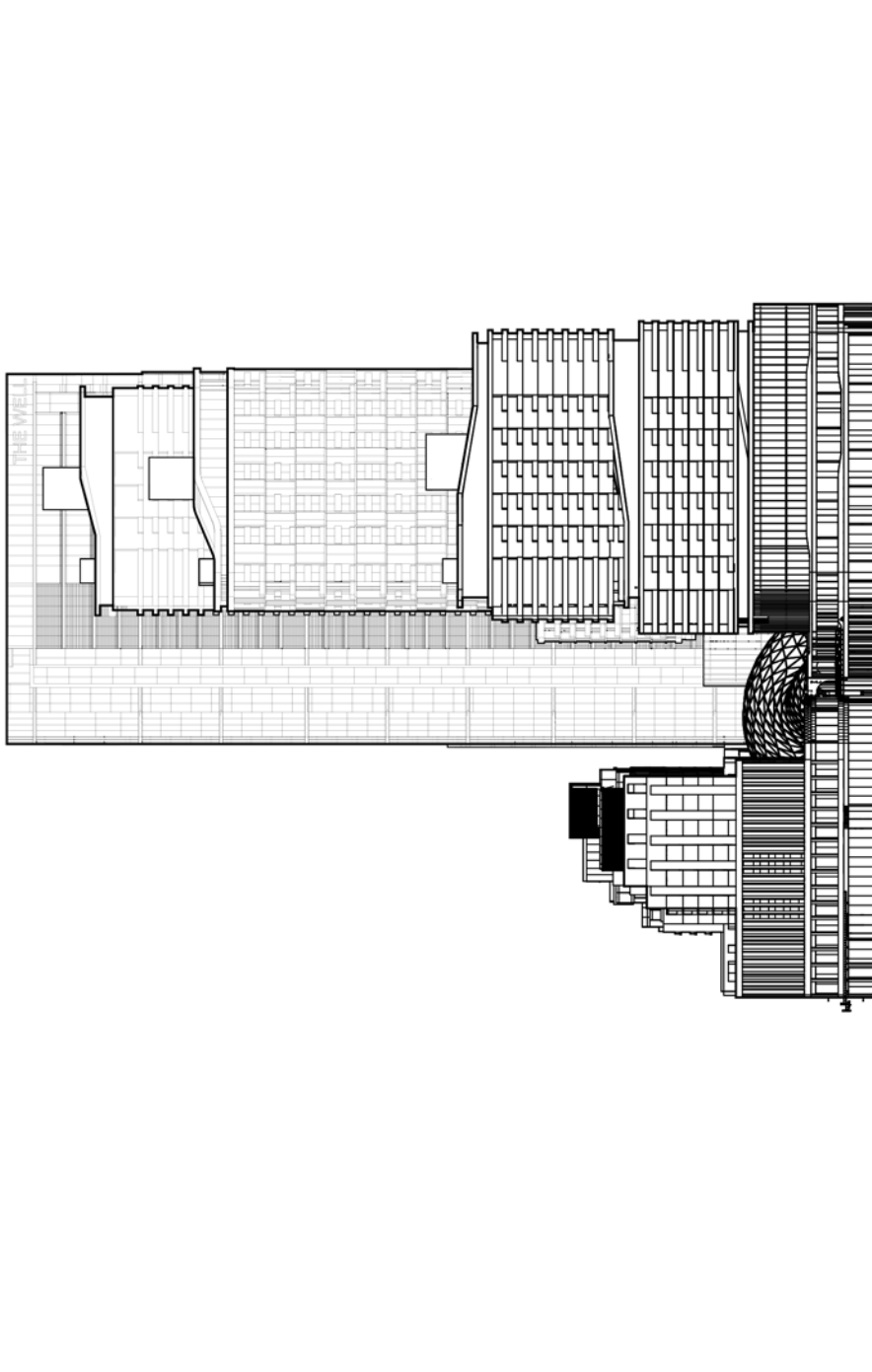


South Elevation 440, 444, 450 & 462 Front Street West, 425, 439, 441 & 443 Wellington Street
Applicant's Submitted Drawing 6-18 Spadina Avenue and 1 & 19 Draper Street

Not to Scale
10/14/2016

File # 14 116571 STE 20 0Z

Attachment 5: West Elevation



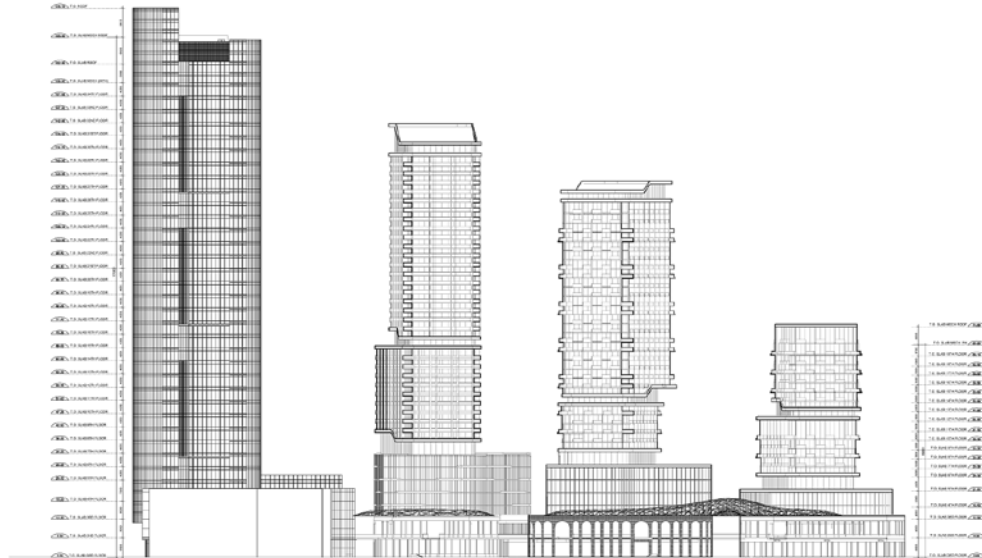
West Elevation 440, 444, 450 & 462 Front Street West, 425, 439, 441 & 443 Wellington Street
Applicant's Submitted Drawing 6-18 Spadina Avenue and 1 & 19 Draper Street

Not to Scale
10/14/2016
File # 14 116571 STE 20 0Z

Attachment 6: Interior Elevations



South Interior Elevation



North Interior Elevation

Elevations

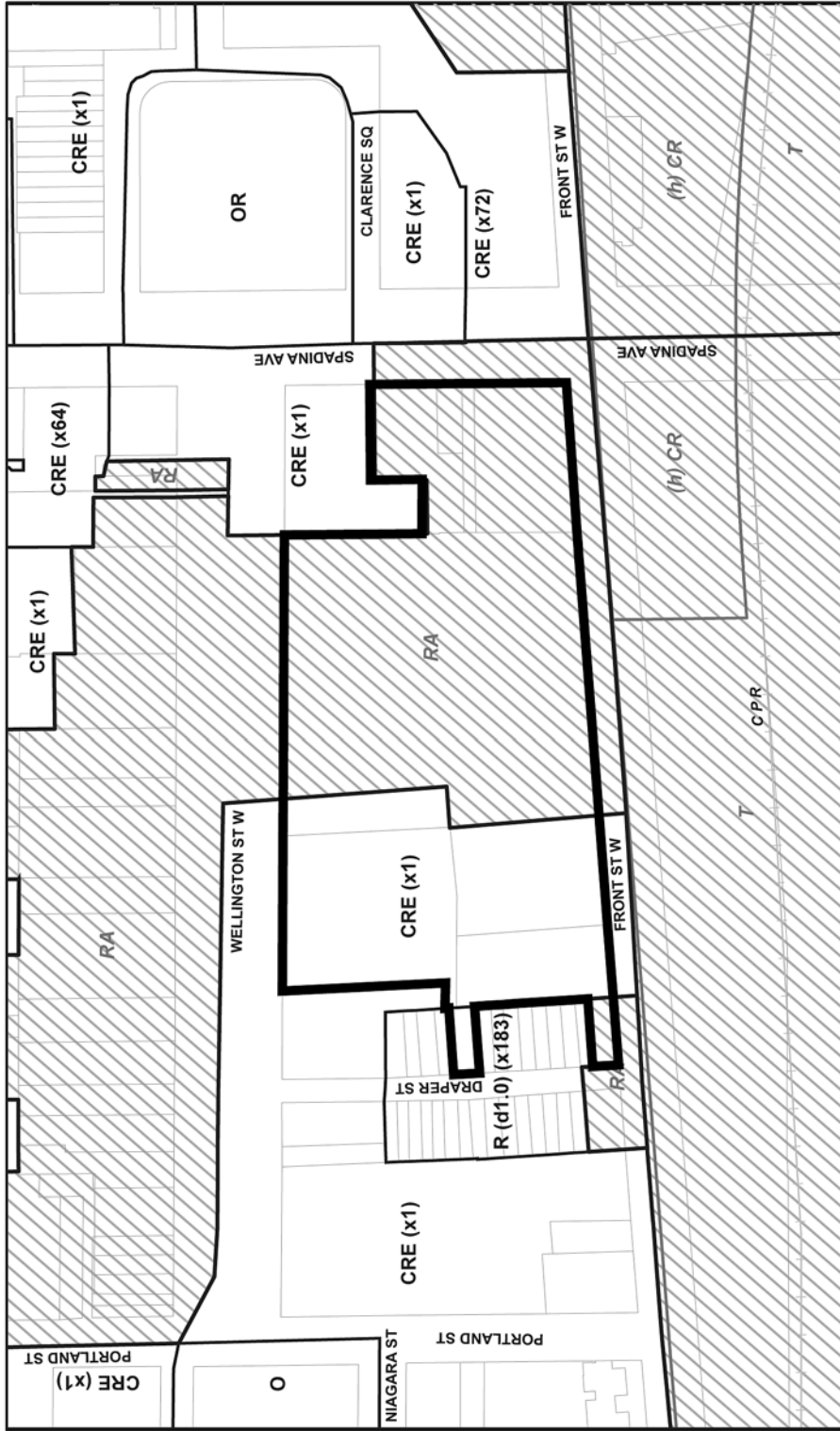
Applicant's Submitted Drawing

Not to Scale
07/04/2014

440, 444, 450 & 462 Front Street West, 425, 439, 441 & 443 Wellington Street West,
6-18 Spadina Avenue and 1 & 19 Draper Street

File # 14 116571 STE 20 OZ

Attachment 7: Zoning



440, 444, 450 & 462 Front Street West, 425, 439, 441 & 443 Wellington Street West,
6-18 Spadina Avenue and 1 & 19 Draper Street
File # 14 116571 STE 20 0Z

Toronto City Planning
Zoning By-law 569-2013

- Location of Application
- Residential
- Commercial
- Open Space
- Open Space Recreation
- See Former City of Toronto Bylaw No. 438-86
- Mixed-Use District
- Mixed-Use District
- Industrial District



Not to Scale
Extracted 03/07/2014

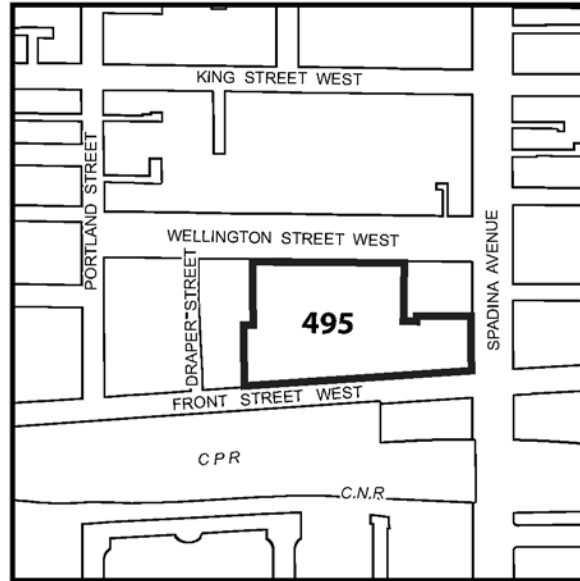
Attachment 8: Official Plan Amendment No. 317

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:



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 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; 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.

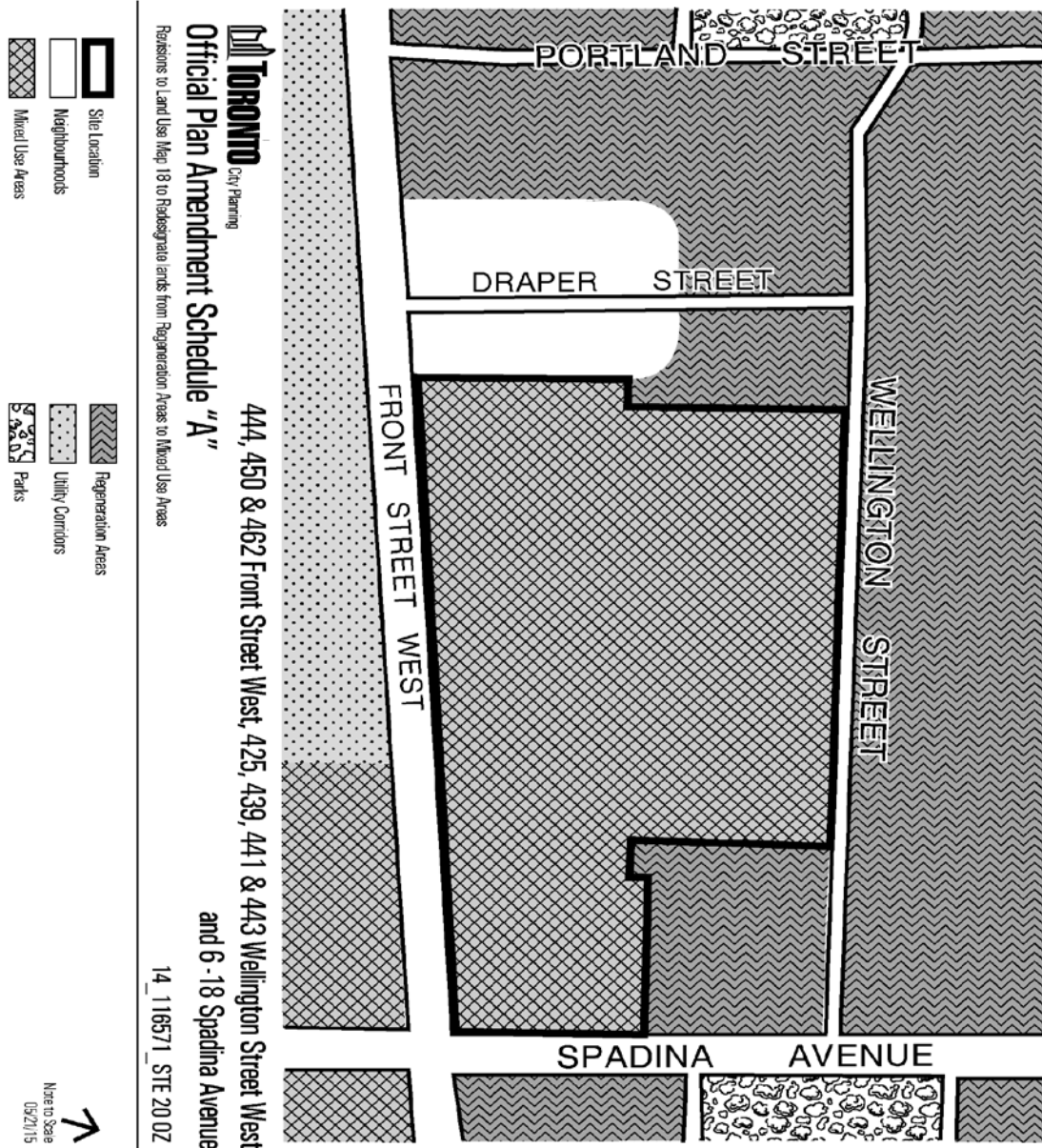
The applicant is encouraged to provide public art that is interactive and responds to the interests of all ages.

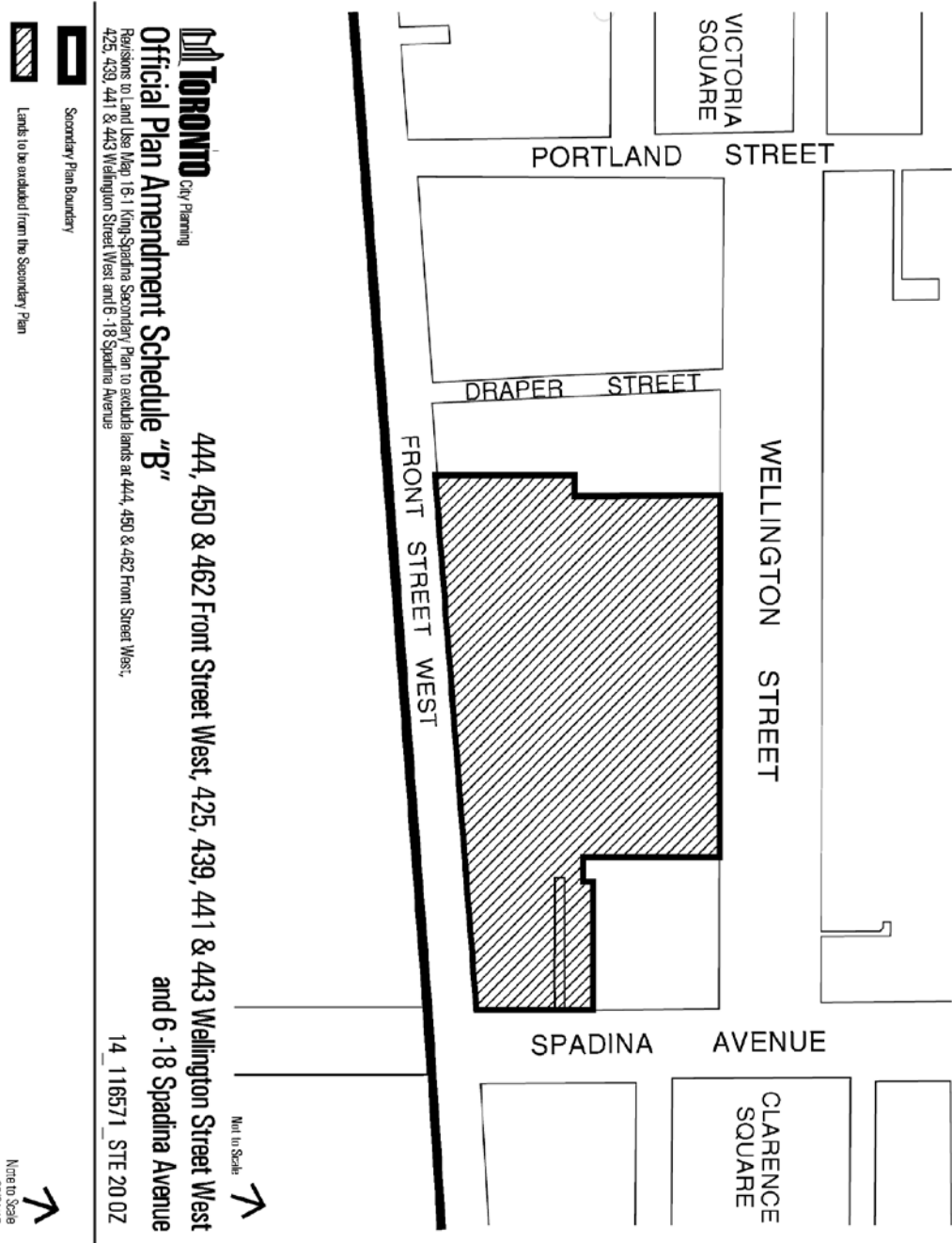
IMPLEMENTATION

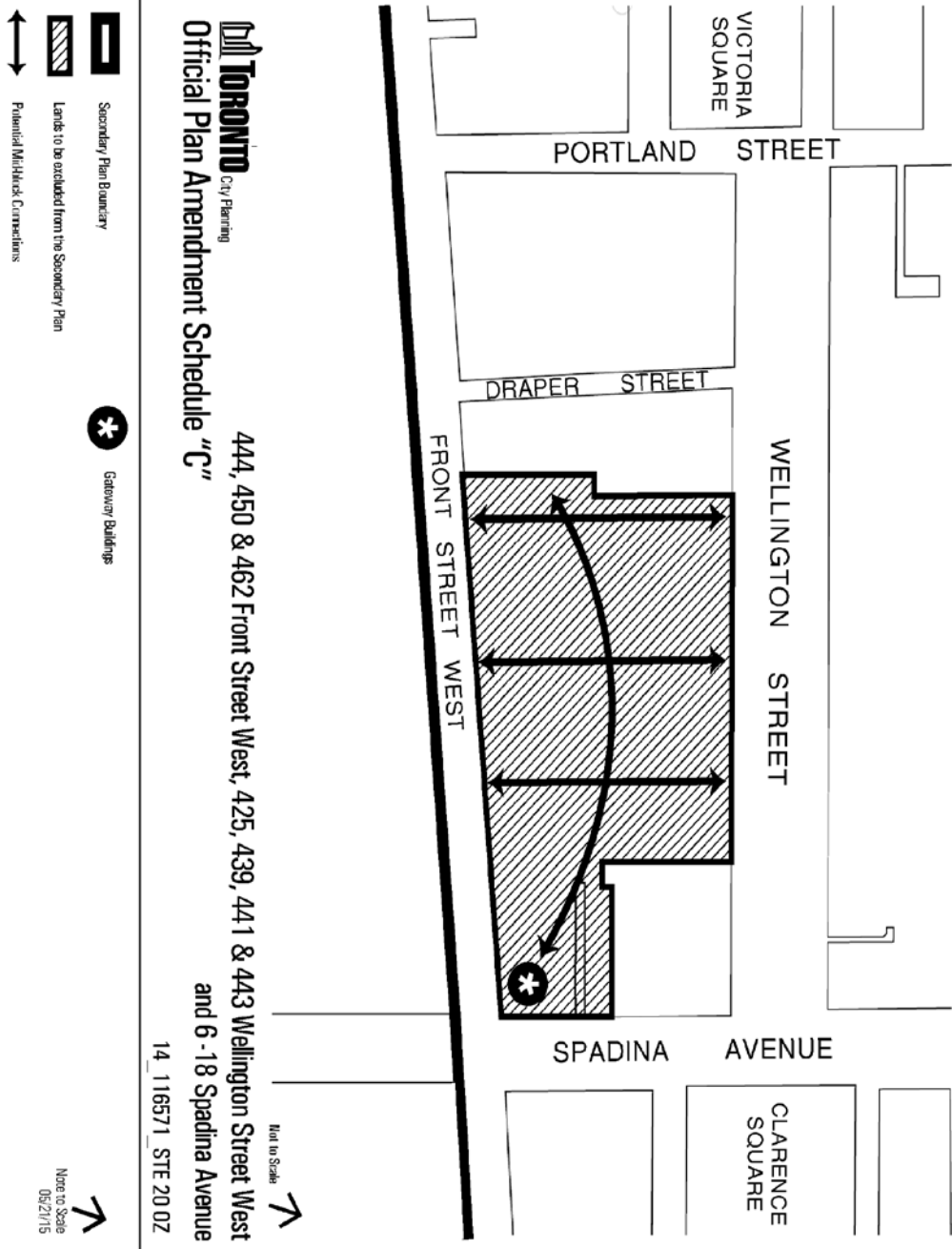
- q) Development of the lands will not proceed prior to enactment of an implementing Zoning By-law for the lands that reflect this Site and Area Specific Policy.

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; 6-18 Spadina Ave. and 1 and 19 Draper Street

Attachment 9: 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 MIL RES SEC A LTS 8-10 PT LTS 7&11 SEC N LTS 2&4PL D196 LTS 1&2 PT
Description: 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 104928 square metres of office space, 44741 square metres of retail space and 137971square metres of residential space. All seven building will house at least two uses, with some buildings along Front Street West (Building 4, 5 and 6 housing all three uses).

Applicant: LUCY CAMERON
Agent: HARIRI PONTARINI ARCHITECTS
Architect:
Owner: RAD (FRONT WELLINGTON) NOMINEE INC-DV

PLANNING CONTROLS

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

PROJECT INFORMATION

Site Area (sq. m):	31051	Height:	Storeys:	45
Frontage (m):	0		Metres:	167
Depth (m):	0			
Total Ground Floor Area (sq. m):	17254.2			Total
Total Residential GFA (sq. m):	132370		Parking Spaces:	1906
Total Non-Residential GFA (sq. m):	150188		Loading Docks	31
Total GFA (sq. m):	282558			
Lot Coverage Ratio (%):	55			
Floor Space Index:	9.1			

DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

Tenure Type:	Condo		Above Grade	Below Grade
Rooms:	0	Residential GFA (sq. m):	132370	0
Bachelor:	0	Retail GFA (sq. m):	32619	12205
1 Bedroom:	835	Office GFA (sq. m):	105364	0
2 Bedroom:	534	Industrial GFA (sq. m):	0	0
3 + Bedroom:	168	Institutional/Other GFA (sq. m):	0	0
Total Units:	1537			

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

Attachment 10: Draft Zoning By-law Amendment (By-law No. 569-2013)

To be available November 15, 2016 at Toronto and East York Community Council

Attachment 11: Draft Zoning By-law Amendment (By-law No. 438-86)

To be available November 15, 2016 at Toronto and East York Community Council