



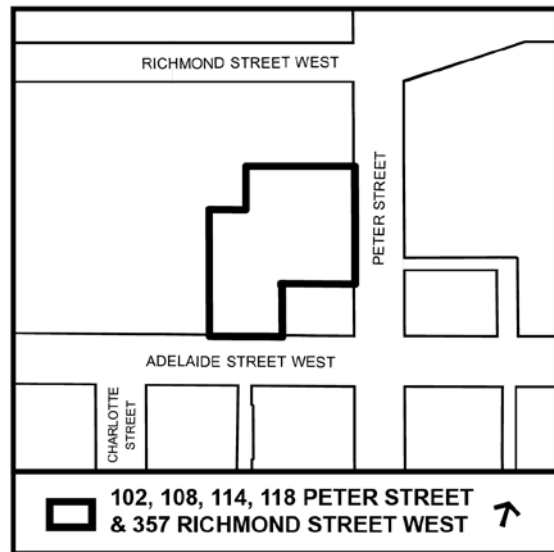
# STAFF REPORT ACTION REQUIRED

## 102 - 118 Peter Street and 350-354 Adelaide Street West - Zoning Amendment Application - Preliminary Report

<b>Date:</b>	February 6, 2017
<b>To:</b>	Toronto and East York Community Council
<b>From:</b>	Director, Community Planning, Toronto and East York District
<b>Wards:</b>	Ward 20 – Trinity-Spadina
<b>Reference Number:</b>	16 183537 STE 20 OZ

### SUMMARY

This application proposes to amend the Zoning By-law to allow two connected towers at 48-storeys (156.25 metres including mechanical penthouse) and 40-storeys (130.15 metres including mechanical penthouse) containing 899 residential units on a 6 storey podium including two levels of retail space, and 225 underground parking spaces. The site is located within the current King Spadina East Precinct Built Form Study and Secondary Plan Review Area and Heritage Conservation District Study area. The application proposes to demolish identified heritage properties within the proposed King Spadina Heritage Conservation District at 350 and 352 Adelaide Street West and 118 Peter Street.



The proposal for two connected towers is not supportable. The resulting building mass is too large, resulting in insufficient separation distances, a very large floor plate and significant impact on on-site and adjacent heritage resources. The proposal also does not adequately address the King Spadina Secondary Plan Policies, direction of the King Spadina Heritage Conservation District or Tall Building Guidelines. The applicant has indicated a willingness to work with the City in an attempt to address these issues. This report provides preliminary information on the above-noted application and seeks Community Council's directions on further processing of the application. A community consultation meeting was held on November 1, 2016. Staff anticipate submitting a Final Report on the application to Community Council in the third quarter of 2017, provided the applicant provides all required information in a timely manner and issues identified in this report are addressed satisfactorily.

## **RECOMMENDATIONS**

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

1. Staff be directed to continue processing this application 102 - 118 Peter Street and 350-354 Adelaide Street West and to resolve outstanding issues with the applicant identified in this report dated February 6, 2017.

### **Financial Impact**

The recommendations in this report have no financial impact.

### **DECISION HISTORY**

No previous applications have been received on this site.

### **Pre-Application Consultation**

Pre-application consultation meetings were held with the applicant to discuss complete application submission requirements in 2015 and 2016.

A pre-application community consultation meeting was held by the Councillor with planning staff in attendance on October,5 2015. At that meeting participants identified a number of issues to be resolved with the proposal including the height and density proposed, and lack of heritage conservation.

## **ISSUE BACKGROUND**

### **Proposal**

The proposal is for two towers at 48 and 40 storeys (156.25 and 130.15 metres including mechanical penthouse connected by an elevator shaft topped by an architectural treatment at a height of 163 metres) including a 6-storey podium including two levels of retail space. The proposal includes 899 residential units and 224 underground parking spaces. The heritage properties at 350 and 352 Adelaide Street West, and 118 Peter Street are proposed to be demolished. The total combined gross floor area is 61,465 square metres.

The development density or floor space index (FSI) is approximately 18 times the lot area and lot coverage of approximately 85%. The unit mix consists of 83 studio units, 493 one-bedroom units, 280 two-bedroom units and 43 three-bedroom units. Four levels of underground parking and 224 vehicular parking spaces are proposed. A total of 4,400 square metres of retail space on the first two floors is proposed, including a grocery store on the second floor of approximately 3,040 square metres and two retail units on Adelaide Street West totaling approximately 760 square units. A pedestrian north-south mid-block pedestrian connection is proposed on the west side of the site.

The base building height is generally 24.6 metres. The ground floor is set back 1.59 to 1.86 metres from Adelaide Street, approximately 1.5 metres from Peter Street and 6 metres on the west property line to create the mid-block connection. Above the first two storeys, the base building steps back 4.0 metres from the mid-block connection on the west side, approximately 3.5 metres from the east lot line adjacent to the corner properties at 342-348 Adelaide Street, and 1.1 to 2.5 metres from the south lot line. The base building does not step back on Adelaide Street, and cantilevers at the first storey over the ground level setback on Peter Street. The proposed tower setback distance to the lot line for the two connected towers is approximately 10.0 meters to the north and west property lines, 1.5 metres from Peter Street lot line, 3.0 metres from the Adelaide lot line, and 2.0 metres from the south lot line abutting 342-348 Adelaide Street West (corner properties). The two connected towers have a combined floorplate of approximately 1,450 square metres (645 square metres and 730 square metres respectively for the 48 and 40 storey towers and the elevator shaft connecting the two towers has a floor plate of approximately 72 square metres).

The proposed indoor and outdoor amenity space is 1,798 and 1,377 square metres respectively. At 1.5 square meters per unit, the outdoor amenity is less than the 2.0 square metres required in the Zoning By-law. The indoor amenity space proposed meets the zoning by-law requirement.

Vehicular access is proposed through the heritage property on Peter Street. Proposed sidewalk widths measured from the curb to the front wall of the proposed building, will be approximately 5.3 to 5.6 metres along Adelaide Street and approximately 4.6 metres along Peter Street.

## **Site and Surrounding Area**

The site is located on the north side of Adelaide Street West and west side of Peter Street. The site has a frontage of approximately 30.5 metres on Adelaide Street and 49.5 metres on Peter Street, and an overall area of approximately 3,415 square metres.

The site is generally used for non-residential uses with surface parking at the rear, and includes house-form buildings which were originally constructed for residential use. The site also includes a commercial surface parking lot containing approximately 75 spaces, with driveway access from both Peter Street and Adelaide Street, two 3-storey commercial buildings with retail uses at grade and office uses above (350 and 352 Adelaide Street West), a former warehouse building at 350 Adelaide Street West currently used for office purposes, a 3-storey building at 102-108 Peter Street, formerly containing Stadium nightclub, which is no longer in operation, and the south half of a semi-detached dwelling, which previously contained retail use (118 Peter Street). The property at 118 Peter Street is a semi-detached house connected to 120 Peter Street and both are listed on the City's Heritage Register. The properties at 350 and 352 Adelaide Street West are also listed on the City's Heritage Register.

The site is surrounded by the following uses:

- North: On the block to the north of the site the semi-detached house form building at 120 Peter Street is on the City's Heritage Register. The properties at 122 - 128 Peter Street and 357 Richmond Street West have been assembled and a zoning amendment development application for a tower has been submitted. The assembled properties include two semi-detached houses at 122 and 124 Peter Street listed on the City's Heritage Register, 3 storey house with a commercial addition on the front at 126 Peter Street, and a one storey commercial building at 128 Peter Street. The property at 357 Richmond Street West is a semi-detached house connected to 359 Richmond Street and both are listed on the City's Heritage Register. A private laneway between Adelaide and Richmond Streets is located beside 359 Richmond Street West. Further north is a recently completed 17-storey office building.
- South: Adelaide Street West is located south of the site. The Hilton Garden Inn hotel is located at the southwest corner of Adelaide Street and Peter Street, which includes a 6-storey listed heritage building along the Adelaide Street frontage (the Fremes building at 331-333 Adelaide Street West) and a 16-storey building (at 92 Peter Street). At the southeast corner of Adelaide Street West and Peter Street is a 10-storey warehouse building (317-325 Adelaide Street West, the Commodore Building) on the City's Heritage Register.
- West: On the block to the west of the site are low to mid-rise commercial properties which are on the City's Heritage Register or contributing under the Heritage Conservation District Study. The building immediately to the west at 358-360 Adelaide Street West is 5-storey building listed on the City's Heritage Register. 401 Richmond is an assembly of mid-rise commercial-warehouse buildings which are designated under Part IV of the Heritage Act and are on the City's Heritage Register and destination for cultural uses.

East: On the block to the east of the site at 348 Adelaide Street West is the 8-storey Templar Hotel, and a 3-storey house listed on the City's Heritage Register at 342 Adelaide Street West. Across the street to the east on Peter Street is a recently constructed 36-storey condominium at the northeast corner of Adelaide and Peter Streets (Peter Street Condos, 101 Peter Street), a 9-storey office building (111 Peter Street), and a 36-storey condominium building at the southeast corner of Peter Street and Richmond Street West nearing completion (117 Peter Street and 287 Richmond Street West).

## **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, by the *Planning Act*, to be consistent with the PPS.

The Growth Plan for the Greater Golden Horseshoe provides a framework for managing growth in the Greater Golden Horseshoe including: directions for where and how to grow; the provision of infrastructure to support growth; and protecting natural systems and cultivating a culture of conservation. City Council's planning decisions are required to conform, or not conflict, as the case may be, with the Growth Plan for the Greater Golden Horseshoe.

Staff will review the proposed development for consistency with the PPS and for conformity with the Growth Plan for the Greater Golden Horseshoe.

## **Official Plan**

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.

The site is designated *Regeneration Area* in the City of Toronto Official Plan which permits the proposed residential and commercial uses. The Official Plan also contains policies for *Regeneration Areas* requiring the restoration, re-use and retention of existing buildings that are economically adaptable for re-use, in order to achieve a broad mix of commercial, residential, light industrial and live/work uses.

## **King-Spadina Secondary Plan**

The proposed development is subject to the King-Spadina Secondary Plan found in Chapter 6.16 of the Official Plan. Major objectives of the King-Spadina Secondary Plan are as follows:

- New investment is to be attracted to the King-Spadina Area;
- The King-Spadina Area will provide for a mixture of compatible land uses with the flexibility to evolve as the neighbourhood matures;
- The King-Spadina Area is an important employment area. Accordingly, the retention and promotion of commercial and light industrial uses including media, design and fashion businesses within the area is a priority;
- Commercial activity, including the retail service industry, which supports the changing demands of the King-Spadina Area will be provided for, to ensure the necessary services for the new residents and businesses of the area; and
- Heritage buildings and other important buildings within the King-Spadina Area, will be retained, restored, and re-used.

The King-Spadina Secondary Plan emphasizes reinforcement of the characteristics and qualities of the area through special attention to built form and the public realm. The policies of Section 3 Built Form and in particular the policies of Section 3.6 – General Built Form Principles and Section 4 Heritage, specify that:

- the lower levels of new buildings will be sited and organized to enhance the public nature of streets, open spaces, and pedestrian routes;
- servicing and parking are encouraged to be accessed from lanes rather than streets;
- new development will be designed to minimize pedestrian/vehicular conflicts;
- new buildings will be sited for adequate light, view, privacy and compatibility with the built form context;
- new buildings will achieve a compatible relationship with their built form context through consideration of such matters as height, massing, scale, setbacks, setbacks, roof line and profile and architectural character and expression;
- appropriate proportional relationships to streets and open spaces will be achieved and wind and shadow impacts will be minimized on streets and open spaces; and

- streetscape and open space improvements will be coordinated in new development;

Section 4 Heritage policies require the City to seek retention, conservation, rehabilitation, re-use and restoration of heritage buildings.

### **King-Spadina Secondary Plan Review and East Precinct Built Form Study**

King Spadina is one of the highest growth areas in the downtown and it has a strongly influential heritage character. The in-force King-Spadina Secondary Plan emphasizes reinforcement of the area's existing characteristics and qualities through special attention to built form, heritage areas of identity, and the public realm. The Secondary Plan is currently under review and a final report on the whole Secondary Plan area is anticipated in the second quarter of 2017. An estimated 50,000 people will live in King Spadina and the area will accommodate space for an estimated 50,000 jobs. The review recognizes that the Secondary Plan area has evolved from an area of employment (non-residential uses) into an area with a diverse range and mix of uses including employment and residential use. The updated Secondary Plan will recognize that while the area will continue to grow and change, it must do so in a way that positively contributes to liveability, is better supported by hard infrastructure and community infrastructure, retains a strong employment base, and more carefully responds to the strong heritage and character of the area.

The subject site falls within the East Precinct. At its meetings on August 25, 2014 and July 7,8,9 2015 City Council endorsed the following directions for the King-Spadina East Precinct to be used in reviewing current and future development applications:

- A downward gradation of tower heights from east to west from University Avenue towards Spadina Avenue;
- Limiting heights approaching Queen Street West to prevent shadowing on the north sidewalk after 12:00 (noon) in the spring and fall equinoxes;
- Employing the city-wide Tall Buildings Guidelines to evaluate towers, particularly with regard to tower spacing and tower floor plates;
- Evaluating new development applications in the context of a block plan for the block on which they sit;
- Seeking the inclusion of family-sized units in all new residential development;

- Requiring the inclusion of employment uses in new residential development that replaces existing office uses, resulting in a net gain in employment, consistent with OPA 231;
- Protecting sunlight on Spadina Ave to prevent shadowing that would detract from the pedestrian oriented nature of the street as it exists today, and support the retail function of the Spadina corridor.
- Limiting new shadows on park lands that extend beyond those permitted by the current Zoning By-law.
- Protecting the network of mid-block connections and laneways as a defining feature of the public realm, and expanding these connections to further the pedestrian network.
- Providing appropriate separation distances between side and rear windows in the lower levels of an existing or proposed building to allow for light and privacy.
- Retaining and providing affordable floorspace for cultural employment wherever possible to ensure that the replacement of the physical space for these uses is provided for in new development or in proximity to new development.

On July 7, 8, 9 2015 City Council also adopted the following directions for the King-Spadina East Precinct:

- Develop policies that address the need to protect and enhance the cultural industries in King-Spadina including the retention and provision of affordable and sustainable floor space in the Secondary Plan area.

### **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. The project team released a draft version of the HCD plan for public comment in October 2016. Heritage Preservation Services staff will present the final version of the Plan and a recommendation for designation under Part V of the Ontario Heritage Act in the coming months. A copy of the draft Plan can be found at the link below:



[https://hcdtoronto.files.wordpress.com/2016/10/161025\\_ks-hcd-plan-draft1.pdf](https://hcdtoronto.files.wordpress.com/2016/10/161025_ks-hcd-plan-draft1.pdf)

At its December 11, 12 and 13th, 2016 meeting, City Council passed By-law 1186-2016 to prohibit the demolition or removal of any buildings or structures on properties that have the potential to contribute to the cultural heritage value of the King-Spadina Heritage Conservation District for a period of one year pending completion of the study. The By-law affects the properties at 118 Peter Street and 350-352 Adelaide Street West. Links to the staff reports and decision history on the by-law are listed below:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2016.MM23.41>

<http://www.toronto.ca/legdocs/mmis/2016/mm/bgrd/backgroundfile-99282.pdf>

### **Official Plan Amendment 231**

Official Plan Amendment No. 231 (OPA 231), adopted by City Council December 18, 2013, received approval by the Minister 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(2a), currently in force and effect, requires:

1. "A multi-faceted approach to economic development in Toronto will be pursued that:
  - (a) Stimulates transit-oriented office growth in the *Downtown* and the *Central Waterfront*, the *Centres* and within walking distance of existing and approved and funded subway, light rapid transit and GO stations in other *Mixed Use Areas*, *Regeneration Areas* and *Employment Areas*".

Additionally Policy 3.5.1(6) requires that new office development will be promoted in *Mixed Use Areas* and *Regeneration Areas* in the *Downtown*, *Central Waterfront* and *Centres*, and all other *Mixed Use Areas*, *Regeneration Areas* and *Employment Areas* within 500 metres of an existing or approved and funded subway, light rapid transit or GO station. Policy 3.5.1 (9) requires the provision of office space on any site containing 1,000 square metres or more of office space, where residential development is proposed. Policy 3.5.1(6) and (9) are both currently under appeal. The subject site is located in the *Downtown* and contains existing office uses.

## **TOcore: Planning Toronto's 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.

City Council adopted the TOcore Proposals Report on December 15, 2016, which provides proposed policy directions that will inform the development of a draft Downtown Secondary Plan. The report also provides updates in the Phase 2 public consultations, population growth projections for the Downtown and the status of infrastructure strategies underway that will support the implementation of a new Downtown Secondary Plan.

The Proposals Report presents the Vision for the Downtown Secondary Plan, the five Guiding Principles and 128 draft Policy Directions. The draft Policy Directions will be the subject of the next round of public and stakeholder consultations to inform the development of the plan. The consultation will begin in January 2017 and will continue through the first quarter of 2017.

On October 5-7, 2016, City Council adopted Official Plan Amendment (OPA) 352 – Downtown Tall Building Setback Area. OPA 352 a TOcore initiative. The implementing by-law (no. 1105-2016) was enacted on November 9, 2016. 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 policies establish the reasoning for tower setbacks, recognize that not all sites can accommodate tall buildings, and address base building heights.

## **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>

## **Zoning**

The site is zoned Reinvestment Area (RA) by Zoning By-law 438-86, as amended (see Attachment 5 - Zoning Map, By-law No. 438-86). 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 by built form objectives expressed through height limits and setbacks.

The Zoning By-law permits a maximum building height of 30 metres for this site. An additional 5 metres is permitted for rooftop mechanical elements. A 3-metre setback above 20 metres on all street frontages is also required.

### **Site Plan Control**

The proposed development is subject to site plan approval. A site plan application has not been submitted in conjunction with the zoning amendment application.

### **Tree Preservation**

This application proposes the removal of 8 privately owned trees. The owner will be required to submit an application to obtain the necessary permits and submit a replanting plan for staff to review.

### **Reasons for the Application**

The applicant has submitted a Zoning By-law Amendment application to permit a building which exceeds the permitted maximum building height of 30 metres by approximately 125 metres, resulting in a proposed tower height of 156 metres including mechanical and 163 metres including the proposed elevator shaft treatment. There are deficiencies with the proposed outdoor amenity space, setbacks, and the number of vehicular parking spaces, among other standards.

### **Community Consultation**

A community consultation meeting was held on November 1, 2016. A number of issues were raised at the meeting, including the proposed height and density; concerns by some that the site is not appropriate for two tall buildings and by others that the site is not appropriate for any tall building; concerns about impacts on adjacent heritage properties by the development; concern about the proposed demolition of properties which contribute to the Heritage Conservation District; desire for the development to contribute to the open space network on the block in conjunction with other development proposals and landowners on the block; concern about capacity in the existing transit and municipal servicing; and a desire for the development to fit in with other developments on the block.

## **COMMENTS**

### **Application Submission**

The following reports/studies were submitted with the application:

- Heritage Impact Assessment;
- Hydrogeological Investigation
- Rental Housing and Demolition Screening Form

- Landscape and Lighting Plan;
- Preliminary Geotechnical Study;
- Preliminary Pedestrian Level Wind Assessment;
- Planning Rationale Report;
- Functional Servicing Report;
- Stormwater Management Report;
- Shadow Study;
- Sun/Shadow Study;
- Transportation Impact Study;
- Boundary Plan of Survey;
- Architectural Plans;
- Concept Site Plan;
- Underground Garage Plans;
- Noise and Vibration Study;
- Building Mass Model;
- Archaeological Assessment;
- Environmental Assessment;
- Arborist Report;
- Community Services and Facilities Study; and
- Toronto Green Standards Checklist.

A Notification of Incomplete Application issued on August 3, 2016 identifies the outstanding material required for a complete application submission as follows:

- Context Plan

The outstanding material was submitted and a Notification of Complete Application was subsequently issued on August 9, 2016.

### **Issues to be Resolved**

Staff are working with the applicant to resolve the issues described in this report and are continuing to meet in this regard. In the context of the ongoing conversations with staff, the applicant requested a delay in the submission of this preliminary report from the November 15, 2016 Community Council meeting date to try to address some of the major issues and perhaps submit revised plans. Conversations are ongoing; however, revised plans have not been submitted to date.

During the course of the application review, staff have indicated to the applicant that the two tower proposal, height, and massing is not supportable in the context of the current King-Spadina Secondary Plan policy framework, the Secondary Plan Review, and the goals of conserving heritage properties, heritage fabric and scale.

The proposed development is for two towers joined by a central elevator core resulting in a combined tower floorplate of approximately 1,450 square metres. The applicant has argued that this approach represents two slender towers. Planning staff do not accept this argument, especially in the context of extreme intensification happening in King-Spadina and the erosion of the area's heritage character. The site is not large enough for two towers and a single tower on the site will be expected to meet the City's Tall Building Guidelines along with the appropriate conservation of on-site heritage resources.

Issues to be addressed include:

1. Conformity with the existing Urban Structure and Built Form policies of the King-Spadina Secondary Plan, including the requirement that development result in a built form and massing which is complementary to the historic physical fabric of the area.
2. The conservation of built heritage resources and impacts on adjacent heritage properties;
3. Height and massing, including elimination of the second tower.
4. Compliance with the Tall Buildings Design Guidelines;
5. Retaining and increasing employment uses consistent with the Secondary Plan policies and Official Plan Amendment No. 231 to the Official Plan of the City of Toronto with respect to the Economic Health Policies and the Policies, Designations and Mapping for Employment Areas;
6. Contributions to improvements to the public realm and provision of open space as part of a coordinated public realm plan for the block, including the potential for on-site park land dedication or privately owned publically accessible open space;
7. Streetscape improvements including minimum pedestrian clearways along the Adelaide West and Peter Street frontages;
8. Shadow impacts on the public realm associated with adjacent and nearby streets and properties in the vicinity;
9. Improved provision of outdoor amenity space.
10. Traffic, parking, site servicing, and impacts on the pedestrian realm that may result from the intensity and scale of the proposed development, including impacts on heritage resources;

11. Confirmation of proposed breakdown of parking supply for visitor, resident and commercial parking and its appropriateness for the site;
12. Submission of a revised Functional Servicing Report, Preliminary Geotechnical Report, and Hydrogeological Investigation Report;
13. Submission of a Stage 2 Archaeological Assessment;
14. Provision of a range of residential units in order to provide for a broad range of housing types and to accommodate families downtown,

The TGS Checklist has been submitted by the applicant and is currently under review by City staff for compliance with the Tier 1 performance measures.

Should the project proceed to approval, community benefits will be secured under Section 37 of the Planning Act and be assessed in accordance with Sections 5.1 and 7.2 of the King-Spadina Secondary Plan.

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

## **CONTACT**

Liora Freedman, Community Planner  
Tel. No. (416) 338-5747  
E-mail: [liora.freedman@toronto.ca](mailto:liora.freedman@toronto.ca)

## **SIGNATURE**

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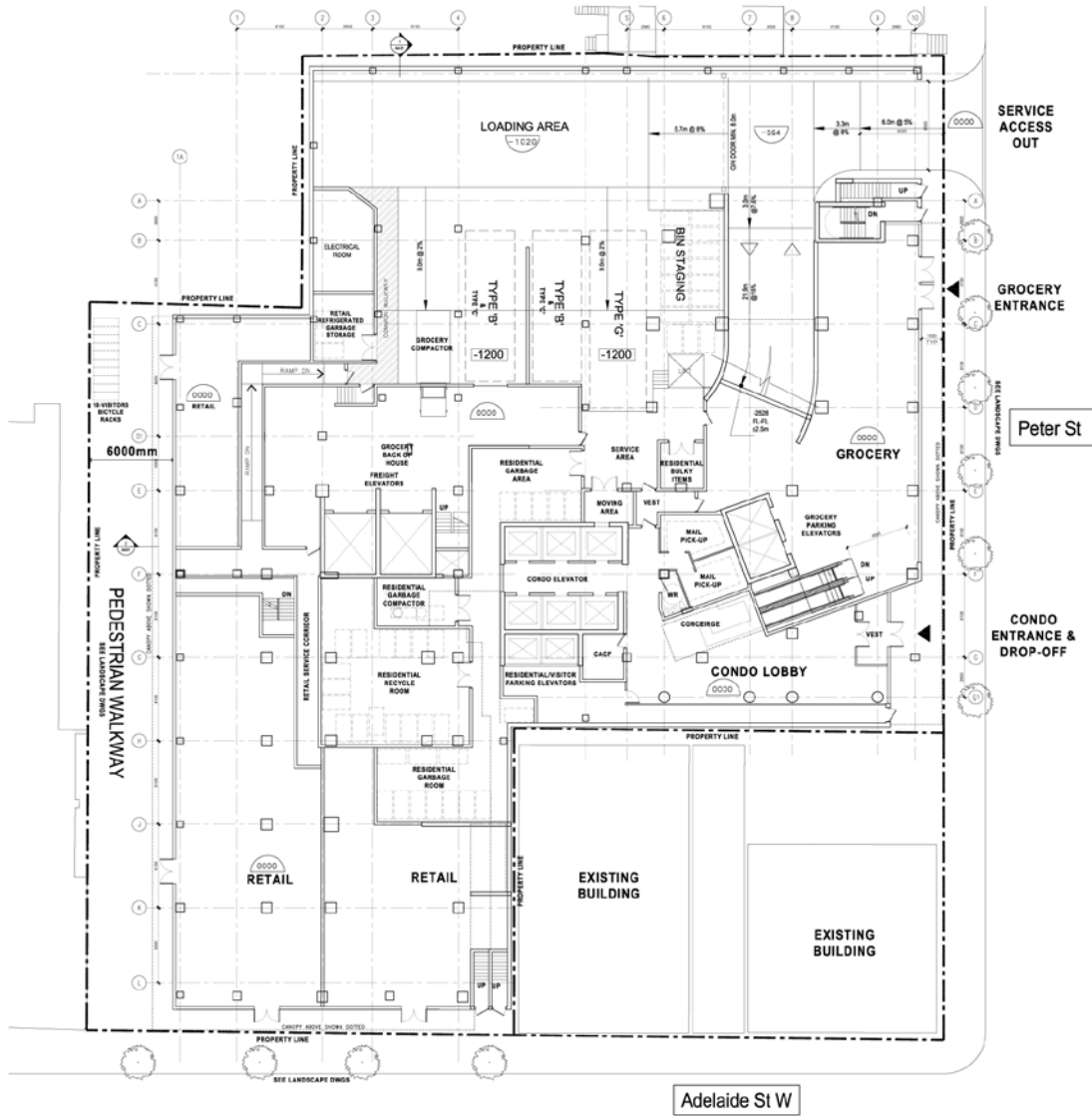
Gregg Lintern, MCIP, RPP  
Director, Community Planning  
Toronto and East York District

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## **ATTACHMENTS**

Attachment 1: Site Plan  
Attachment 2: Roof Plan  
Attachment 3: Elevations  
Attachment 4: Zoning  
Attachment 5: Official Plan  
Attachment 6: Application Data Sheet

# Attachment 1: Site Plan



## Site Plan

Applicant's Submitted Drawing

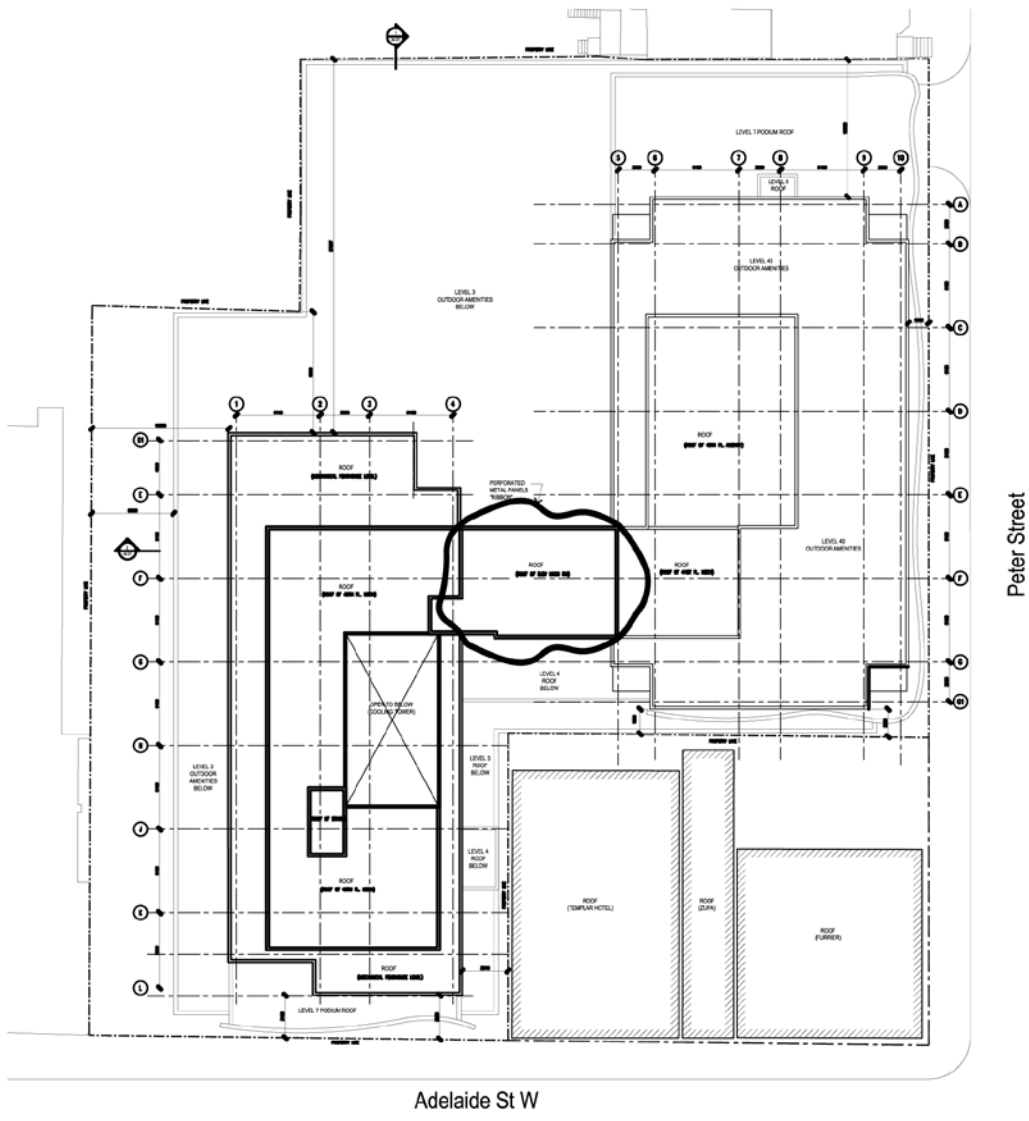
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10/14/2016

102, 108, 114, 118 Peter Street  
and 350, 352, 354 Adelaide Street West

File # 16 183537 STE 20 0Z

## Attachment 2: Roof Plan



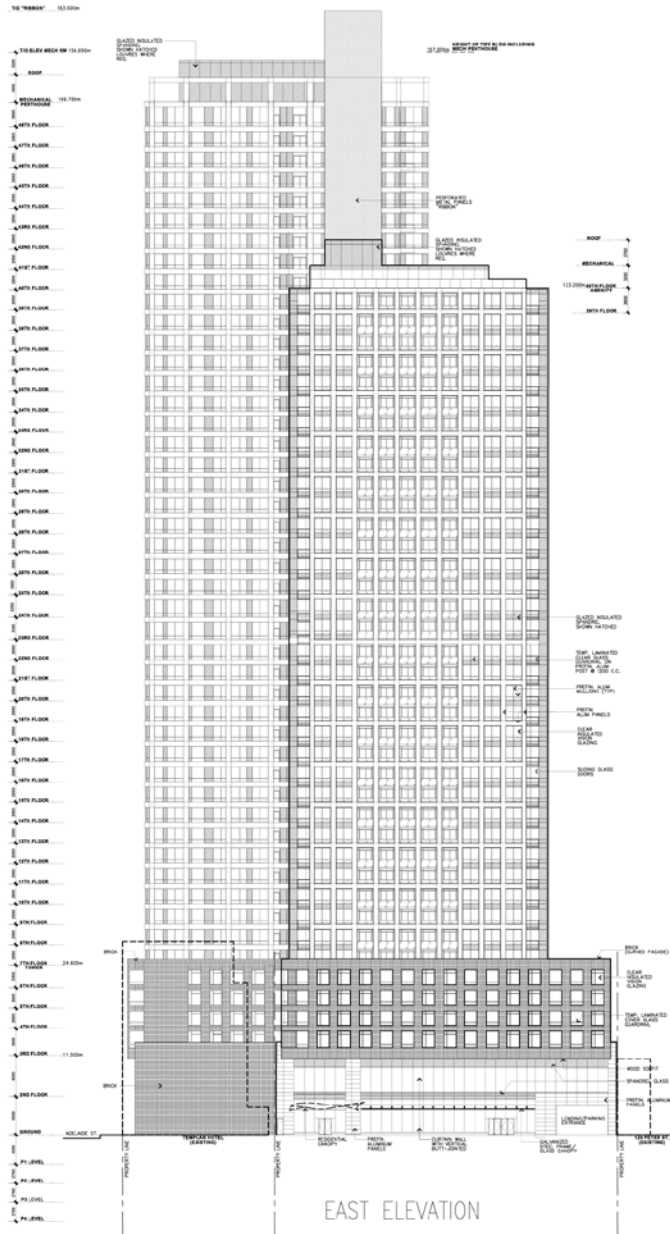

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<p><b>Roof Plan</b></p> <p>Applicant's Submitted Drawing</p> <p>Not to Scale </p> <p>02/06/2017</p>	<p><b>102, 108, 114, 118 Peter Street and 350, 352, 354 Adelaide Street West</b></p>	<p>File # 16 183537 STE 20 OZ</p>
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### Attachment 3: Elevations



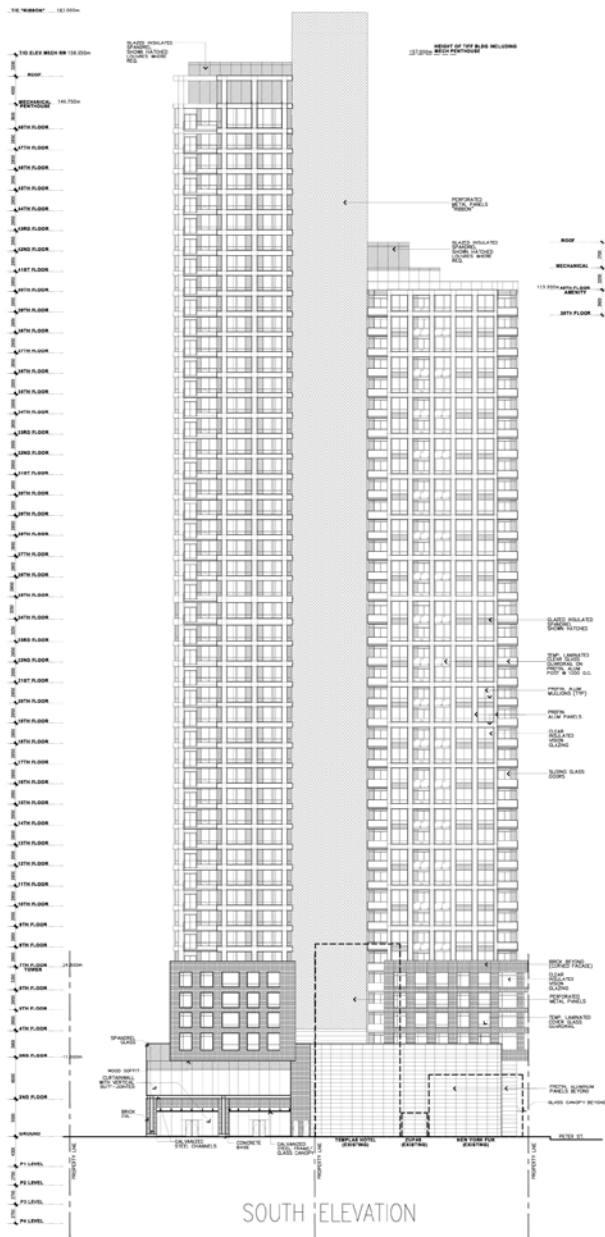
### East Elevation

Applicant's Submitted Drawing

Not to Scale  
10/14/2016

102, 108, 114, 118 Peter Street  
and 350, 352, 354 Adelaide Street West

File # 16 183537 STE 20 0Z



## South Elevation

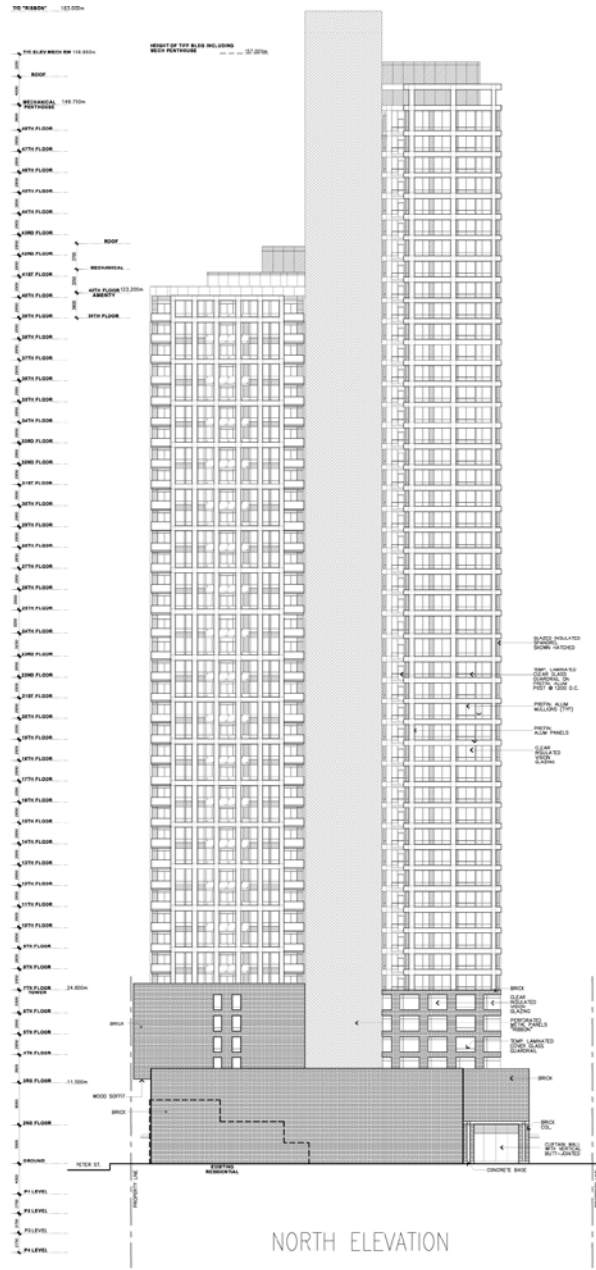
Applicant's Submitted Drawing

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10/14/2016

102, 108, 114, 118 Peter Street  
and 350, 352, 354 Adelaide Street West

File # 16 183537 STE 20 OZ





**North Elevation**

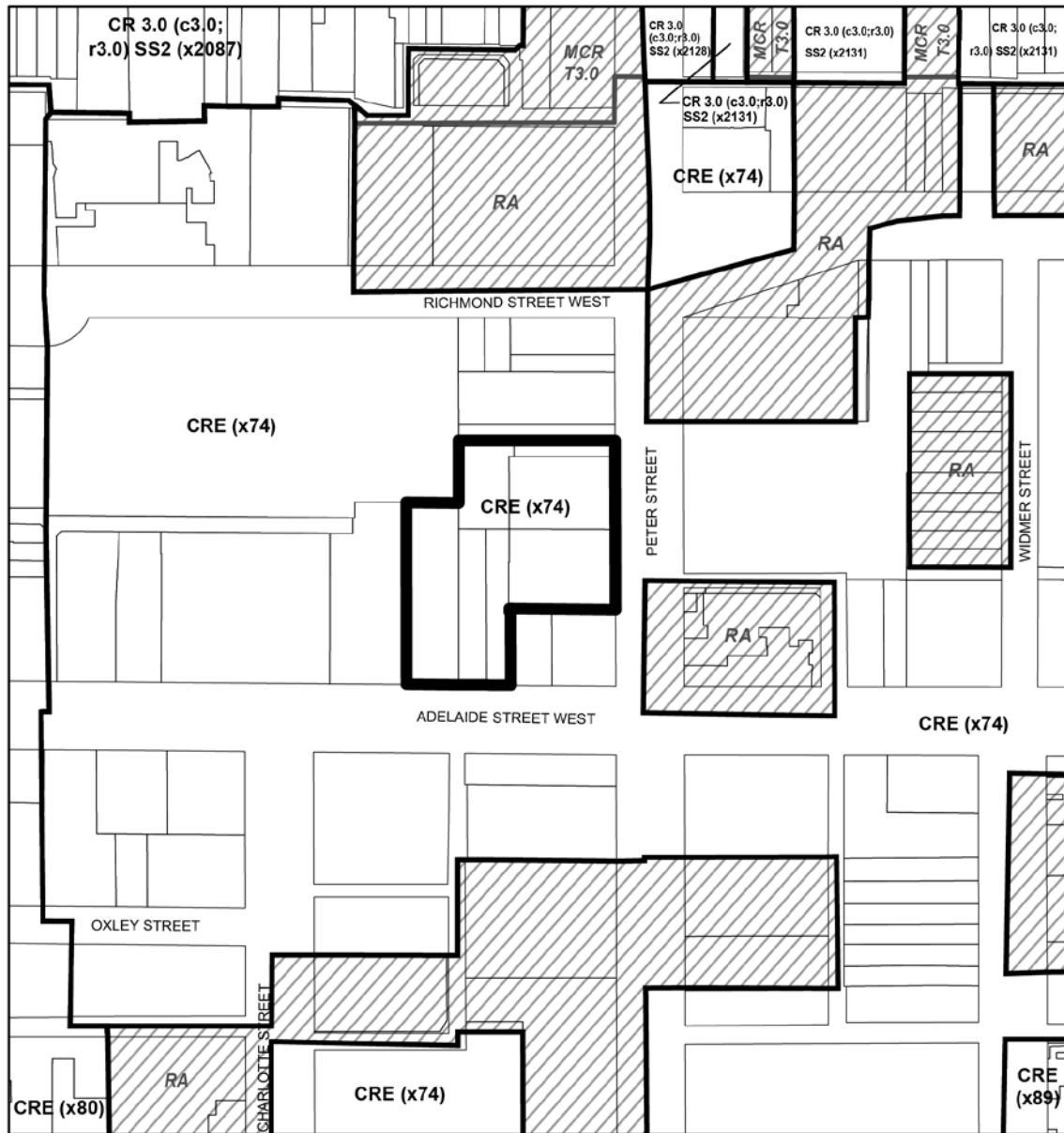
Applicant's Submitted Drawing

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10/14/2016

**102, 108, 114, 118 Peter Street  
and 350, 352, 354 Adelaide Street West**

File # 16 183537 STE 20 OZ

## Attachment 4: Zoning



102-118 Peter Street West and 350-354 Adelaide Street West

**Zoning By-Law No. 569-2013**

File # 16 183537 STE 20 0Z

Location of Application

**CR** Commercial Residential

**CRE** Commercial Residential Employment

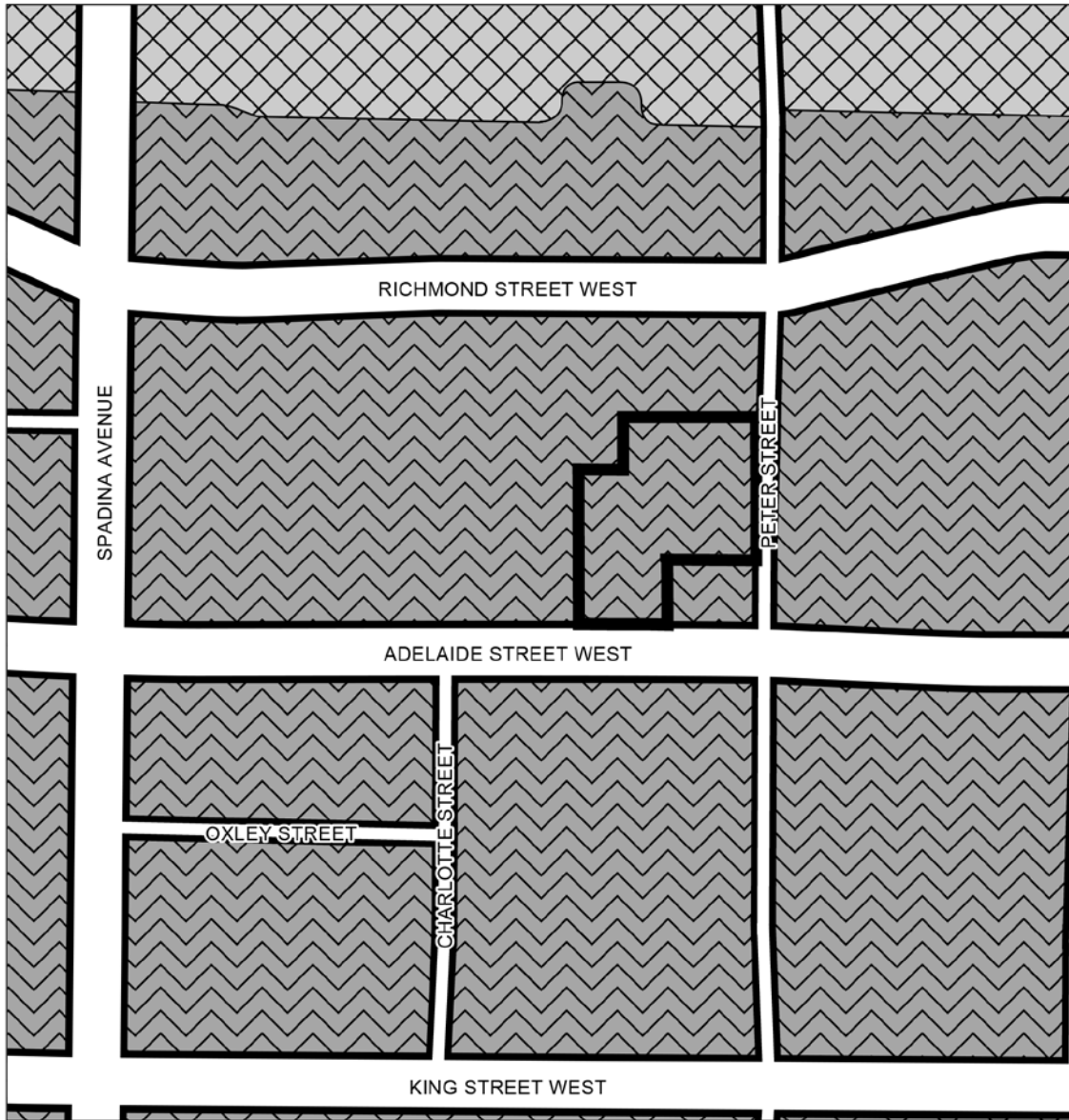
See Former City of Toronto By-Law No. 438-86

**MCR** Mixed-Use District  
**RA** Mixed-Use District



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Extracted: 10/14/2016

# Attachment 5: Official Plan



**TORONTO**  
Extract from Official Plan

102, 108, 114, 118 Peter Street  
and 350, 352, 354 Adelaide Street West

File # 16 183537 STE 20 0Z

-  Site Location
-  Mixed Use Areas
-  Regeneration Areas

  
Not to Scale  
10/14/2016

## Attachment 6: Application Data Sheet

Application Type	Rezoning	Application Number:	16 183537 STE 20 OZ
Details	Rezoning, Standard	Application Date:	June 30, 2016

Municipal Address: 102 PETER ST

Location Description: PLAN 349 LOTS C D AND E PT LOT B PLAN 1-B PT LOTS 2 AND 3 \*\*GRID S2013

Project Description: Zoning by-law amendment application for two towers: a 48-storey tower (156.25 metres including mechanical penthouse) and a 40-storey tower (130.15 metres including mechanical penthouse) containing 899 residential units on a 6 storey podium including two levels of retail space, and 225 underground parking spaces. The application proposes to demolish proposed heritage properties at 350 and 352 Adelaide Street West, and 118 Peter Street.

<b>Applicant:</b>	<b>Agent:</b>	<b>Architect:</b>	<b>Owner:</b>
GRAYWOOD PA LIMITED PARTNERSHIP		BRISBIN BROOK BEYNON	SEAGATE INVESTMENTS LIMITED

### PLANNING CONTROLS

Official Plan Designation:	Regeneration Areas	Site Specific Provision:
Zoning:	CRE (x74)	Historical Status:
Height Limit (m):	157	Site Plan Control Area:

### PROJECT INFORMATION

Site Area (sq. m):	3414	Height:	Storeys:	48
Frontage (m):	49.55		Metres:	149
Depth (m):	47.21			
Total Ground Floor Area (sq. m):	2926			<b>Total</b>
Total Residential GFA (sq. m):	57061		Parking Spaces:	224
Total Non-Residential GFA (sq. m):	4403		Loading Docks	3
Total GFA (sq. m):	61464			
Lot Coverage Ratio (%):	86			
Floor Space Index:	18			

### DWELLING UNITS

Tenure Type:	Condo
Rooms:	0
Bachelor:	83
1 Bedroom:	493
2 Bedroom:	280
3 + Bedroom:	43
Total Units:	899

### FLOOR AREA BREAKDOWN (upon project completion)

		Above Grade	Below Grade
Residential GFA (sq. m):	57061		0
Retail GFA (sq. m):	4403		0
Office GFA (sq. m):	0		0
Industrial GFA (sq. m):	0		0
Institutional/Other GFA (sq. m):	0		0

**CONTACT: PLANNER NAME: Liora Freedman, Community Planner**  
**TELEPHONE: (416) 338-5747**