

**102 -118 Peter Street and 350-354 Adelaide Street West  
Zoning Amendment Application – Final Report**

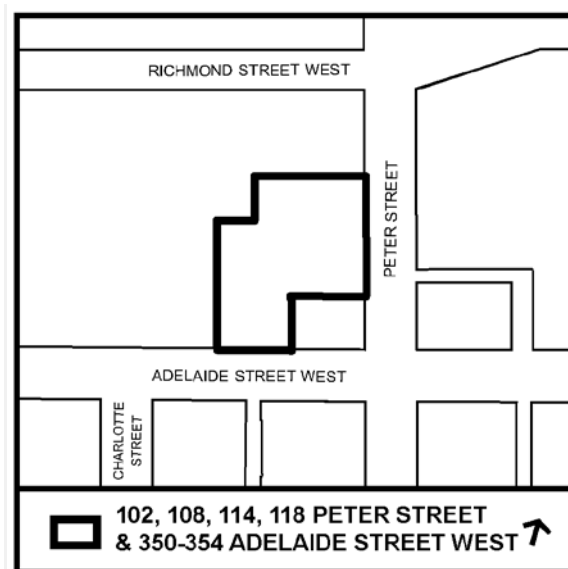
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|--------------------------|--|
| <b>Date:</b>             | August 16, 2017  |
| <b>To:</b>               | Toronto and East York Community Council                      |
| <b>From:</b>             | Director, Community Planning, Toronto and East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

**SUMMARY**

The application proposes a 47-storey mixed-use building 146.8 metres high (excluding mechanical penthouse) with 696 dwelling units and 4,564 square metres of retail space at 102, 108, 114, and 118 Peter Street and 350, 352 and 354 Adelaide Street West. The total gross floor area of the proposed development is 50,835 square metres representing a density of approximately 14.9 times the area of the site. The application includes the conservation of the heritage attributes of the existing heritage buildings at 350 and 352 Adelaide Street West and 118 Peter Street.

The applicant has made a number of significant revisions to the proposal to address issues identified through the application review. A single tower is now proposed, heritage resources are proposed to be conserved and incorporated into the new development, and on-site publicly accessible open space of approximately 384 square metres is proposed.

The proposal is consistent with the existing and planned built form context in the King-Spadina East Precinct. Heritage resources identified in the King-Spadina Heritage Conservation District Study are proposed to be conserved. The proposal to provide a publicly accessible open space on site will



make a positive contribution to the public realm in the King-Spadina East Precinct and contribute to the open space network on the block. Additionally, the project will provide Section 37 contributions towards affordable housing, the public realm, and community services. This report reviews and recommends approval of the application to amend the Zoning By-law.

## **RECOMMENDATIONS**

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

1. City Council amend Zoning By-law 438-86, for the lands at 102-118 Peter Street and 350 – 354 Adelaide Street West substantially in accordance with the draft Zoning By-law Amendment to be available at the Toronto and East York Community Council meeting of September 6, 2017.
2. City Council amend Comprehensive Zoning By-law 569-2013 for the lands at 102-118 Peter Street and 350 – 354 Adelaide Street West substantially in accordance with the draft Zoning By-law Amendment to be available at the Toronto and East York Community Council meeting of September 6, 2017.
3. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendments as may be required.
4. Before introducing the necessary Bills to City Council for enactment, require the owner to address the outstanding items in relation to servicing outlined in the memorandum from Engineering and Construction Services dated August 25, 2016 to the satisfaction of the Executive Director, Engineering and Construction Services.
5. Before introducing the necessary Bills to City Council for enactment, require the owner to enter into an Agreement pursuant to Section 37 of the Planning Act as follows:
  - a. The community benefits recommended to be secured in the Section 37 Agreement are as follows, payable by certified cheque to the Treasurer, City of Toronto prior to the issuance of the first above-grade building permit, unless otherwise specified, and to be allocated at the discretion of the Chief Planner and: Executive Director, City Planning Division in consultation with the Ward Councillor.
    - i. a cash contribution of \$3,200,000.00 to be provided to the City for the following capital improvements;
      - A. \$1,200,000.00 towards public realm improvements within the block bounded by Spadina Avenue, Peter Street, Richmond Street West and Adelaide Street West as

outlined in the King-Spadina East Precinct Public Realm Strategy;

- B. \$200,000 toward advancing the design of the public realm improvements in (A) above payable upon the zoning by-law amendment coming into full force and effect.
  - C. \$1,160,000.00 towards the YMCA at 505 Richmond Street West, and/or streetscape improvements in relation to the John Street Cultural Corridor and/or Mercer Street to the satisfaction of the Chief Planner and Executive Director, City Planning Division in consultation with the Ward Councillor;
  - D. \$320,000.00 for the provision of new rental housing units as part of Alexandra Park Revitalization in Ward 20, to be directed to the Capital Revolving Fund for Affordable Housing; and
  - E. \$320,000.00 for capital repairs for the Toronto Community Housing revolving capital fund for repairs to Toronto Community Housing properties in Ward 20.
- ii. The required cash contribution pursuant to recommendation 5.a.i. A to E inclusive are to be indexed upwardly in accordance with the Statistics Canada Non-Residential Building Construction Price Index for Toronto, calculated from the date of execution of the Section 37 Agreement to the day the payment is made;
  - iii. In the event the cash contributions in recommendation 5.a.i.A. to E inclusive have not been used for the intended purpose within three (3) years of the by-law coming into full force and effect, the cash contributions may be redirected for another purpose(s), at the discretion of the Chief Planner and Executive Director City Planning Division, in consultation with the Ward Councillor, provided that the purpose(s) is identified in the Official Plan and will benefit the community in the vicinity of the lands; and
  - iv. The owner shall:
    - A. construct and maintain an area of not less than 380 square meters at grade for use by the general public as publicly accessible, privately –owned open space (POPS), along the west side and in the northwest corner of the site in a

location generally identified in the Zoning By-law Amendments, with the specific configuration and design of the POPS to be determined in the context of site plan approval to the satisfaction of the Chief Planner and Executive Director, City Planning Division, in consultation with the Ward Councillor.

- B. prior to the earlier of any non-residential or residential occupancy and registration of the first condominium on the site, prepare all documents and convey to the satisfaction of the Chief Planner and Executive Director, City Planning, and the City Solicitor, free and clear of encumbrances and for nominal consideration, a public access easement in perpetuity in favour of the City over the privately-owned open space (POPS) , which easement may allow for the occasional use of the POPS by the owner for special events on terms set out in the Section 37 Agreement satisfactory to the Chief Planner and Executive Director, City Planning Division, including limiting the number of events.
- v. To facilitate the creation of a centralized and consolidated publicly accessible, privately-owned open space with future development on properties immediately west of the site, the owner shall obtain all necessary approvals and convey, or make satisfactory arrangements for the conveyance, of an easement(s) to the satisfaction of the Chief Planner and Executive Director, City Planning Division, as may be required to provide for a right-of-way over the driveway within the building located on the ground floor and on level 1 within the below grade parking garage in favour of the lands to the west at 401 Richmond Street West and 360 Adelaide Street West to provide vehicular access to Peter Street. The specific design and configuration of the rights-of-way to be determined to the satisfaction of the Chief Planner and Executive Director, City Planning Division in consultation with the City Solicitor, Ward Councillor in the context of site plan approval and such easement will be conveyed prior to the earlier of first non-residential or residential occupancy and registration of the first condominium on the site.
- b. The following matters are also recommended to be secured in the Section 37 Agreement in support of the development:
  - i. Prior to the introduction of bills to City Council for the Zoning By-law Amendment, the owner shall enter into a Heritage

Easement Agreement with the City for the properties at 350 and 352 Adelaide Street West and 118 Peter Street in accordance with the plans and drawings date stamped July 11, 2017, prepared by BBB Architects, and on file with the Senior Manager, Heritage Preservation Services, and the Heritage Impact Assessment (HIA), prepared by Goldsmith Borgal and Company Ltd. Architects, dated June 27, 2017, and in accordance with the Conservation Plan required in recommendation 5.b.ii. to the satisfaction of the Senior Manager, Heritage Preservation Services including registration of such Agreement to the satisfaction of the City Solicitor;

- ii. Prior to the introduction on Bills to City Council for the Zoning By-law Amendment, the owner shall provide a Conservation Plan, prepared by a qualified heritage consultant, that is consistent with the conservation strategy set out in the Heritage Impact Assessment and Addendum for 350 and 352 Adelaide Street West and 118 Peter Street prepared by Goldsmith Borgal and Company Ltd. Architects, dated June 27, 2017, to the satisfaction of the Senior Manager, Heritage Preservation Services;
- iii. Prior to final Site Plan approval for the proposed development for the properties located at 350 and 352 Adelaide Street West and 118 Peter Street, the owner shall:
  - A. Provide final site plan drawings including drawings related to the approved Conservation Plan required in Recommendation 5.b.ii., to the satisfaction of the Senior Manager, Heritage Preservation Services;
  - B. Provide an Interpretation Plan for the subject properties, to the satisfaction of the Senior Manager, Heritage Preservation Services and thereafter shall implement such Plan to the satisfaction of the Senior Manager, Heritage Preservation Services;
  - C. Provide a Heritage Lighting Plan that describes how the heritage properties will be sensitively illuminated to enhance their heritage character to the satisfaction of the Senior Manager, Heritage Preservation Services and thereafter shall implement such Plan to the satisfaction of the Senior Manager Heritage Preservation Services; and,

- D. Provide a detailed Landscape Plan for the subject property satisfactory to the Senior Manager, Heritage Preservation Services.
  - E. Submit a Signage Plan for the proposed development to the satisfaction of the Senior Manager, Heritage Preservation Services.
- iv. Prior to the issuance of any permit for all or any part of the properties at 350 and 352 Adelaide Street West and 118 Peter Street, including a heritage permit or a building permit, but excluding permits for repairs and maintenance and usual and minor works for the existing heritage buildings as are acceptable to the Senior Manager, Heritage Preservation Services, the owner shall:
- A. Obtain final approval for the necessary by-law amendments required for the alterations to the properties at 350 and 352 Adelaide Street West and 118 Peter Street, such amendments to have been enacted by City Council and to have come into effect in a form and with content acceptable to City Council as determined by the Chief Planner, and the Executive Director, City Planning Division, in consultation with the Senior Manager, Heritage Preservation Services;
  - B. Provide full building permit drawings, including notes and specifications for the conservation and protective measures keyed to the approved Conservation Plan required in recommendation 5.b.ii., including a description of materials and finishes, to be prepared by the project architect and a qualified heritage consultant to the satisfaction of the Senior Manager, Heritage Preservation Services;
  - C. Provide a Letter of Credit, including provision for upwards indexing, in a form and amount and from a bank satisfactory to the Senior Manager, Heritage Preservation Services to secure all work included in the approved Conservation Plan, Heritage Lighting Plan, Landscape Plan, and Interpretation Plan;
- v. Prior to the release of the Letter of Credit required in Recommendation 5.b.iv.C., the owner shall:

- A. Have obtained final Site Plan approval for the proposed development, issued by the Chief Planner and Executive Director, City Planning Division;
  - B. Provide a letter of substantial completion prepared and signed by a qualified heritage consultant confirming that the required conservation work, required heritage lighting work, and the required interpretive work has been completed in accordance with the Conservation Plan, Lighting Plan, Landscape Plan, and Interpretation Plan and that an appropriate standard of conservation has been maintained, all to the satisfaction of the Senior Manager, Heritage Preservation Services; and,
  - C. Provide replacement Heritage Easement Agreement photographs to the satisfaction of the Senior Manager, Heritage Preservation Services.
- vi. Provide 10% of all residential units as three-bedroom units.
  - vii. Not object to the designation of the properties at 350 and 352 Adelaide Street West and 118 Peter Street under Part IV, Section 29 of the *Ontario Heritage Act*.

### **Financial Impact**

The recommendations in this report have no financial impact.

### **DECISION HISTORY**

At its meeting of February 22, 2017 Toronto and East York Community Council (TEYCC) considered a Preliminary Report on the Zoning By-law Amendment Application. TEYCC directed that staff continue processing the application and to resolve outstanding issues identified in the report with the applicant. The Preliminary Report is available on the City website at:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2017.TE22.43>

### **ISSUE BACKGROUND**

#### **Proposal**

The application has been revised since the initial submission. Main revisions include a reduction in the number of towers from two to one, the conservation of the heritage attributes of the buildings at 350 and 352 Adelaide Street West and 118 Peter Street and the introduction of a publicly accessible privately owned open space (POPS) on site. A summary of the initial and revised proposal is included in Table 1 below.

The revised application proposes a 47 storey (146.7 metres) mixed-use building with 696 dwelling units and 4,564 square metres of retail space (Attachments 1, 2 3, 4, and 5). The

mix of dwelling units includes 55 studio (7.9%), 315 one-bedroom (45.2%), 256 two-bedroom (36.8%), and 70 3-bedroom (10%) units. An overall gross floor area of 46,270m<sup>2</sup> is proposed representing a density of approximately 14.9 times the area of the lot, equalling a 25% decrease from the initial application.

The application proposes the integration of the existing heritage buildings at 350 and 352 Adelaide Street West and 118 Peter Street into the development. In the previous submission these buildings were proposed to be demolished. The building design is highly articulated with varying base building heights and stepbacks at different levels. The base building along Peter Street is generally 6 storeys in height with a 2-storey portion adjacent to the existing heritage building at 118 Peter Street. Along Adelaide Street West the base building is proposed to be 2 storeys high. The tower is proposed to be located in the northwest portion of the site setback 12.5 metres from the north property line, 10-18 metres from the west property line and 3 metres from Peter Street. The southwest portion of the building (previously 48-storey tower) is now proposed to be 16 storeys high.

Four levels of underground parking with 188 parking spaces are proposed for residents (139) and retail uses and residential visitors (49). A total of 724 bicycle parking spaces are proposed including 637 long term and 87 short term spaces. Access to loading and parking is proposed from a 6.5 metre wide driveway off of Peter Street situated south of the existing historic building at 118 Peter Street.

Proposed common residential amenity space includes 1,404 m<sup>2</sup> within the building on the 3<sup>rd</sup> and 17<sup>th</sup> floors connected to outdoor amenity areas at each level (1,053 m<sup>2</sup>). Private balconies and terraces of varying sizes are also proposed for the dwelling units. A publicly accessible privately-owned open space (POPS) of approximately 384 m<sup>2</sup> is proposed to be located in the northwest corner of the site and along the west side of the site.

Additional site and development statistics are included in the application data sheet, included as Attachment 6.



| <b>Table 1 - Initial and Revised Proposal<br/>102 – 118 Peter Street and 350-354 Adelaide Street West</b> |  |   |
|---|--|---|
|   | <b>Initial Submission<br/>(July 2016)</b>    | <b>Revised Submission<br/>(July 2017)</b> |
| <b>Number of Towers</b>   | 2  | 1   |
| <b>Height (Storeys)</b>   | 123.2 m (40 storeys)<br>149.7 m (48 storeys) | 146.8 (47 storeys)                        |
| <b>Tower Floorplate</b>   | 1,450 m <sup>2</sup>                         | 891 m <sup>2</sup>                        |
| <b>Dwelling Units</b>   | 899  | 696                                       |
| <b>Residential Gross Floor Area</b>   | 57,061 m <sup>2</sup>                        | 46,270 m <sup>2</sup>                     |
| <b>Retail Gross Floor Area</b>  | 4,403 m <sup>2</sup>                         | 4,564 m <sup>2</sup>                      |
| <b>Total Gross Floor Area</b>   | 61,464 m <sup>2</sup>                        | 50,834 m <sup>2</sup>                     |
| <b>Density – Floor Space Index</b>  | 18 x lot area                                | 14.89 x lot area                          |
| <b>Indoor Amenity Space</b>   | 1,798 m <sup>2</sup>                         | 1,404 m <sup>2</sup>                      |
| <b>Outdoor Amenity Space</b>  | 1,377 m <sup>2</sup>                         | 1,053 m <sup>2</sup>                      |
| <b>Publicly Accessible Open Space (POPS)</b>  | -  | 384 m <sup>2</sup>                        |
| <b>Parking</b>  | 226  | 188                                       |
| <b>Bicycle Parking Spaces</b>   | 926  | 724                                       |

## **Site and Surrounding Area**

The site is located on the north side of Adelaide Street West and west side of Peter Street. The site is generally L shaped, with a frontage of approximately 30.5 metres on Adelaide Street West and 49.5 metres on Peter Street, and an overall area of approximately 3,414m<sup>2</sup>. The site wraps around two properties at the immediate northwest corner of Adelaide Street West and Peter Street.

The site is currently occupied with four buildings and a surface parking area behind, with approximately 75 parking spaces. There is currently driveway access to the parking area from both Peter Street and Adelaide Street West. Along the easterly portion of the site's Adelaide Street West frontage are two commercial buildings, with retail uses at grade and office uses above (350 and 352 Adelaide Street West). These properties are identified in the King-Spadina Heritage Conservation District Study as contributing buildings. The building at 350 Adelaide Street West was constructed in 1942 as a warehouse and factory for Furrier Supply Warehouse, and the building at 352 Adelaide Street West was constructed in 1909 for the Alexander Engraving Company. On the south-easterly portion of the site is a 3-storey building at 102-108 Peter Street, formerly containing the Stadium nightclub. The building is currently vacant.

On the northerly portion of the site's Peter Street frontage is the south half of a converted semi-detached dwelling which is currently vacant (118 Peter Street). The north half of the semi-detached dwelling at 120 Peter Street is not a part of the subject site. The building was built in 1886 as a part of a three-unit rowhouse, which originally contained a unit at 116 Peter Street demolished in the 1960's. The building at 118 Peter Street is also identified in the King-Spadina Heritage Conservation District Study as a contributing building.

The site is surrounded by the following uses:

North: Adjacent to the north at 120 Peter Street is the remaining half of the semi-detached dwelling that is situated on the subject site at 118 Peter Street. Further north, are commercial uses in low rise buildings of 1 to 3 storeys. These include the properties at 122 - 128 Peter Street and 357 Richmond Street West which are currently the subject of a zoning by-law amendment application (File #15 255425 STE 20 OZ) proposing a 46 storey mixed-use building. This application has been appealed to the Ontario Municipal Board. Further north on the northwest corner of Richmond Street West and Peter Street is a recently completed 17-storey office building.

South: To the south of the site, at the southwest corner of Adelaide Street West and Peter Street is the Hilton Garden Inn hotel 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. To the west of the hotel is a surface parking lot. Further west is a 7-storey commercial building at 345-349 Adelaide Street West that is listed on the City's Heritage Register. At the southeast corner of Adelaide Street West and Peter Street is a 10-storey historic warehouse building (317-325 Adelaide Street West, the Commodore Building) also on the City's Heritage Register.

West: 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 King-Spadina Heritage Conservation District Study. The building immediately to the west at 358-360 Adelaide Street West is a 5-storey converted warehouse building currently used for office purposes, and listed on the City's Heritage Register. Also to the west is the 401 Richmond building, a large converted 4 to 5-storey industrial building that occupies the majority of the block along the south side of Richmond Street West between Spadina Avenue and Peter Street. The 401 Richmond building is designated under Part IV of the *Ontario Heritage Act*. The building has been transformed into a multi-use arts and culture hub housing over 140 tenants, and is an important destination within King-Spadina.

East: Adjacent to the east, at 348 Adelaide Street West, is the 8-storey Templar Hotel, and a 3-storey converted house at 342 Adelaide Street West that is listed on the City's Heritage Register. There is a recently constructed 36-storey condominium at the northeast corner of Adelaide and Peter Streets (101 Peter Street), a 9-storey office building (111 Peter Street), and a recently constructed 36-storey condominium building at the south-east corner of Peter Street and Richmond Street West.

## **Provincial Policy Statement and Provincial Plans and Planning Act**

Under the *Planning Act*, Section 2 sets out matters of Provincial interest that shall be had regard to. These include:

- (d) the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest;
- (f) the adequate provision and efficient use of communication, transportation, sewage and water services and waste management systems;
- (r) the promotion of built form that,
  - (i) is well designed;
  - (ii) encourages a sense of place;
  - (iii) provides for public spaces that are of high quality, safe, accessible, attractive, and vibrant.

The Provincial Policy Statement (PPS) (2014) provides policy direction Province-wide on land use planning and development to promote strong communities, a strong economy, and a clean and healthy environment. It includes policies on key issues that affect communities, such as:

- The efficient and wise use and management of land and infrastructure over the long term in order to minimize impacts on air, water and other resources;
- Protection of the natural and built environment;
- Building strong, sustainable and resilient communities that enhance health and social well-being by ensuring opportunities exist locally for employment;
- Residential development promoting a mix of housing; recreation, parks and open space; and transportation choices that increase the use of active transportation and transit; and
- Encouraging a sense of place in communities, by promoting well-designed built form and by conserving features that help define local character.

The City of Toronto uses the PPS to guide its Official Plan and to inform decisions on other planning and development matters. The PPS is issued under Section 3 of the Planning Act and all decisions of Council affecting land use planning matters "shall be consistent with" the Provincial Policy Statement. Policy 4.7 further states that the Official Plan is the most important vehicle for implementing the PPS.

The Growth Plan for the Greater Golden Horseshoe (2017) provides a strategic framework for managing growth in the Greater Golden Horseshoe region including:

- Setting minimum density targets within settlement areas and related policies directing municipalities to make more efficient use of land, resources and infrastructure to reduce sprawl, cultivate a culture of conservation and promote

compact built form and better-designed communities with high quality built form and an attractive and vibrant public realm established through site design and urban design standards;

- Directing municipalities to engage in an integrated approach to infrastructure planning and investment optimization as part of the land use planning process;
- Building complete communities with a diverse range of housing options, public service facilities, recreation and green space that better connect transit to where people live and work;
- Retaining viable employment lands and encouraging municipalities to develop employment strategies to attract and retain jobs;
- Minimizing the negative impacts of climate change by undertaking stormwater management planning that assesses the impacts of extreme weather events and incorporates green infrastructure; and
- Recognizing the importance of watershed planning for the protection of the quality and quantity of water and hydrologic features and areas.

Like other provincial plans, the Growth Plan for the Greater Golden Horseshoe (2017) builds upon the policy foundation provided by the Provincial Policy Statement (2014) and provides more specific land use planning policies to address issues facing the GGH region. The policies of the Growth Plan take precedence over the policies of the PPS to the extent of any conflict, except where the relevant legislation provides otherwise. All decisions by Council affecting land use planning matters are required by the *Planning Act*, to conform, or not conflict, as the case may be, with the Growth Plan.

## **Official Plan**

The site is located in the *Downtown* and in the King-Spadina Secondary Plan Area. The site is designated *Regeneration Areas* in the Official Plan (Attachment 7).

## **Downtown Policies**

As an area where growth is anticipated and encouraged, the Official Plan provides for new development in the *Downtown* that: builds on the strength of the area as an employment centre, provides for a range of housing opportunities and supports and enhances the speciality retail and entertainment districts. The Official Plan directs growth to the *Downtown* in order to achieve multiple City objectives. Among other matters, it promotes the efficient use of municipal services and infrastructure, concentrates jobs and people in areas well served by transit, promotes mixed use development to increase opportunities for living close to work and to encourage walking and cycling, improves air quality and reduces greenhouse gas emissions by reducing reliance on the private automobile all in keeping with the vision for a more liveable Greater Toronto Area.

This reurbanization strategy recognizes that the level of growth will not be uniform across the *Downtown* given its diversity. The policies of Section 2.2.1 seek to accommodate development that builds on the strength of the *Downtown* as a premier employment centre in the GTA, provides for a full range of housing opportunities for workers and reduces the demand for in-bound commuting, and focuses on the *Financial District* as the prime location for prestige commercial office buildings and landmark buildings that shape the skyline.

### **Public Realm and Built Form Policies**

The public realm policies of Section 3.1.1 of the Official Plan recognize the essential role of our streets, open spaces, parks and other key shared public assets in creating a great City. These policies aim to ensure that a high level of quality is achieved in architecture, landscape architecture, and urban design in public works and private developments to ensure that the public realm is functional, beautiful, comfortable, safe and accessible.

The Official Plan recognizes that most of the City's future development will be infill and as such will need to fit in, respect and improve the character of the surrounding area. As a result, the built form policies of Section 3.1.2.2 seek to ensure that new development is located, organized and massed to fit harmoniously with the existing and/or planned context and will limit its impacts on neighbouring streets, parks, open spaces and properties. Among other things this harmony is achieved by: massing new buildings to frame adjacent streets in a way that respects the existing and/or planned street proportion; creating appropriate transitions in scale to neighbouring or existing planned buildings, providing for adequate light and privacy and adequately limiting any resulting shadowing of, and uncomfortable wind conditions, on neighbouring streets and properties.

Due to the larger civic responsibility and obligations associated with tall buildings, the built form policies of Section 3.1 provide additional design direction to ensure that they fit into the existing and planned context and limit local impacts. Policy 3.1.3.2 requires new tall building developments to address key urban design considerations set out in the Plan.

### **Heritage Conservation Policies**

On May 12, 2015 the Ontario Municipal Board (OMB) adopted Official Plan Amendment 199 to the City of Toronto Official Plan Heritage Policies. This Amendment includes 53 heritage policies. Many of these policies are directly relevant to the proposed development. Relevant policies include:

3.1.5.3 Heritage properties of cultural heritage value or interest, including Heritage Conservation Districts and archaeological sites that are publicly known will be protected by being designated under the Ontario Heritage Act and/or included on the Heritage Register.

3.1.5.4 Properties on the Heritage Register will be conserved and maintained consistent with the Standards and Guidelines for the Conservation of Historic Places in Canada, as revised from time to time and as adopted by Council.

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. Where a Heritage Impact Assessment is required in Schedule 3 of the Official Plan, it will describe and assess the potential impacts and mitigation strategies for the proposed alteration, development or public work.

3.1.5.6 The adaptive re-use of properties on the Heritage Register is encouraged for new uses permitted in the applicable Official Plan land use designation, consistent with the Standards and Guidelines for the Conservation of Historic Places in Canada.

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.

3.1.5.27 Where it is supported by the cultural heritage values and attributes of a property on the Heritage Register, the conservation of whole or substantial portions of buildings, structures and landscapes on those properties is desirable and encouraged. The retention of facades alone is discouraged.

3.1.5.28 The owner of a designated heritage property will be encouraged to enter into a Heritage Easement Agreement where the City considers additional protection beyond designation desirable due to the location, proposed alteration, and/or the nature of that property.

### ***Regeneration Areas Policies***

A broad mix of commercial, residential, light industrial, parks and open space, institutional, live/work and utility uses are permitted within *Regeneration Areas* to promote reinvestment and revitalization. The framework for new development within *Regeneration Areas* is set out in a Secondary Plan intended to promote the desired type and form of physical development for an area.

The policies of Section 4.7.1 provide for the restoration, re-use and retention of existing buildings that are economically adaptable for re-use, particularly heritage building and structures in *Regeneration Areas*. Section 4.7.2 sets out the intent of Secondary Plans for *Regeneration Areas* and provides that they will guide the revitalization of the area through among other matters;

- urban design guidelines related to the unique character of the area;
- strategies to promote greening and community improvements; and

- a heritage strategy identifying important heritage resources, conserving them and ensure new buildings are compatible with adjacent heritage resources.

### **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, stepbacks, 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 late 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; and
- 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**

At its meeting of October 2, 2012 Toronto City Council directed Heritage Preservation Services (HPS) staff to undertake a Heritage Conservation District (HCD) study of the King-Spadina area. A team led by Taylor-Hazell Architects undertook the study, and was subsequently retained to prepare the Plan. The first phase of the HCD Study was concluded in the spring of 2014 and recommended that the area merited designation under Part V of the *Ontario Heritage Act* as an HCD on the basis of its historical, associative, physical, contextual, and social and community values. On May 23, 2014, the Toronto Preservation Board received a staff report and endorsed the first phase conclusions of the HCD Study and its recommendations, including the recommendation to proceed with the development of two HCD plans for the recommended HCDs.

HPS initiated the second (plan) phase of the study in the fall of 2014 which resulted in the development of the statements of objectives, statements of cultural heritage value, boundaries, policies and guidelines, and community and stakeholder consultation.

The plan was considered at the June 22, 2017 Toronto Preservation Board meeting and will be considered at the September 6, 2017 Toronto and East York Community Council.

The Toronto Preservation Board recommendations and King-Spadina HCD Plan can be found at: <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2017.PB24.1>

The overall objective of the King-Spadina HCD Plan is the protection, conservation and management of its heritage attributes including contributing properties so that the District's cultural heritage value is protected in the long-term.

## **Zoning**

The site is zoned Reinvestment Area (RA) by Zoning By-law 438-86, as amended (Attachment 8). The RA Zone permits a range of residential uses, as well as commercial, institutional and limited industrial uses. As part of the RA zoning controls, density standards were replaced with built form objectives expressed through height limits and setbacks. The Zoning By-law permits a maximum building height of 30 metres for this site if a 3 metre setback at 20 metres is provided. An additional 5 metres is permitted for rooftop mechanical elements.

The site is also subject to the new City-wide comprehensive Zoning By-law 569-2013. The By-law was passed by City Council on May 5, 2013 and is subject to numerous appeals and is not yet in force. By-law 569-2013 zones the site as CRE (x74) with a maximum height of 30 metres. The purpose of the CRE (Commercial Residential Employment) Zone is to provide a range of retail, service commercial, office, residential and limited industrial uses in single use buildings and mixed use buildings. Exception 74 (x74) indicates that certain site-specific zoning by-laws will prevail on individual sites within the exception area. The site is not subject to any prevailing site-specific zoning.

## **Site Plan Control**

The proposed development is subject to site plan control. A site plan control application has not been submitted.

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

Policy 1 in Section 5.3.2 Implementation Plans and Strategies for City-Building, the Official Plan states that Guidelines will be adopted to advance the vision, objectives, and policies of the Plan. Urban Design guidelines specifically are intended "to provide a more detailed framework for built form and public improvements in growth areas." The Tall Building Design Guidelines serve this policy intent, helping to implement Chapter 3.1 The Built Environment and other policies within the Plan related to the design and development of tall buildings in Toronto.

The city-wide Guidelines are available at <http://www.toronto.ca/planning/tallbuildingdesign.htm>.

## **TOcore**

TOcore: Planning Downtown is a three-year, inter-divisional study, led by City Planning. Building on Downtown's existing planning framework, TOcore's purpose is to ensure growth positively contributes to Toronto's Downtown as a great place to live, work, learn, play and invest by determining: a) how future growth will be accommodated and shaped, and b) what physical and social infrastructure will be needed, where it will go and how it will be secured.

The Downtown Plan will update the Downtown planning framework to shape future growth and link growth to the provision of needed infrastructure investments to achieve the city-building vision and policies of Toronto's Official Plan. A series of infrastructure strategies for transportation, parks and public realm, community services and facilities, water and energy are in development as part of this review.

City Council adopted the TOcore Proposals Report on December 15, 2016. The Proposals Report provides a vision for Downtown to 2041, five guiding principles and the policy directions that informed the development of the proposed Downtown Plan. The proposed Downtown Plan will be presented at the Planning and Growth Management Committee meeting on September 7, 2017.

The TOcore website is [www.toronto.ca/tocore](http://www.toronto.ca/tocore).

## **Official Plan Amendment 352 – Updating Tall Building Setbacks Downtown**

On October 6, 2016, City Council adopted 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. At the same meeting, City Council adopted area specific Zoning By-laws 1106-2016 and 1107-2016 (also under appeal) which provide the detailed performance standards for portions of buildings above 24 metre in height.

## **Official Plan Amendment 231 – Office Replacement Policies**

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(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 (9) is currently under appeal.

The existing buildings at 350 and 352 Adelaide Street West are currently occupied with some office uses with an overall floor area of approximately 720 square metres, which is

less than the office replacement requirements of the OPA 232. The application proposes a relatively large amount of retail floor area 4,564 square metres with potential for a larger retail user such as a grocery store.

### **Reasons for the Application**

A Zoning By-law Amendment is required as the existing zoning permits a maximum building height of 30 metres and the proposed building would have a height of 146.8 metres (excluding mechanical penthouses). A Zoning By-law Amendment is also required to establish development standards such as parking and loading requirements, building setbacks and required amenity space for the proposed development.

### **Community Consultation**

A community consultation meeting was held on November 1, 2016. Planning staff, the Ward Councillor and approximately 50 people attended the meeting. Main issues raised included: 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; 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 existing transit and municipal servicing capacity; and a desire for the development to fit in with other developments on the block.

### **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**

Staff continued discussion with the applicant following the Preliminary Report considered by TEYCC in February 2017 to resolve the issues identified in the report. A revised proposal was submitted in July 2017 and has been reviewed by City staff and agencies. Main changes to the proposal include:

- the retention of identified heritage resources on the site and the integration of these into the development;
- the removal of one tower from the proposal with a reduction in density;
- the introduction of a publicly accessible open space on the site;
- increased building setbacks at grade to create widened pedestrian zones; and

- design changes to the base building and tower elements with increased tower setbacks from property lines and along streets.

Overall, the revisions reflect significant positive changes to the proposal. An overview of the revisions and staff comments are provided below.

## **Provincial Policy Statement and Provincial Plans**

The 2014 PPS promotes new development through intensification in keeping with municipal Official Plans, where such intensification recognizes the development's local context. The PPS also directs that significant built heritage resources be conserved. This application conserves heritage resources, and provides a built form that fits within its local context consistent with the 2014 PPS.

The Growth Plan for the Greater Golden Horseshoe (2017) designates this site within the urban growth centre. The Growth Plan recognizes urban growth centres as areas for development to accommodate intensification, to provide for a range of housing options and to provide for the appropriate transition of built form to adjacent areas. The Growth Plan also supports the achievement of complete communities and an attractive and vibrant public realm including public open spaces. The Growth Plan recognizes the importance of heritage resources and provides that heritage buildings and landscapes should be preserved or adaptively reused and incorporated into new development. This application accommodates intensification, provides an acceptable transition of built form to adjacent areas, conserves and incorporates heritage resources into the new development and supports public realm objectives consistent with the Growth Plan for the Greater Golden Horseshoe.

## **Land Use**

The proposed residential, retail and open space uses are permitted uses within the *Regeneration Areas* designation and Zoning for the site. Much of the site is currently occupied by surface parking. The policies of the King-Spadina Secondary Plan encourage the removal of the surface parking lots particularly around heritage building to support public realm and built form objectives.

## **Density and Height**

The original submission proposed two towers at 48 and 40 storeys (156.25 and 130.15 metres) connected by an elevator shaft and architectural feature. The overall gross floor area proposed in the initial submission was 61,465 square metres representing a density of 18 times the area of the site. Planning staff considered the height and density of the initial proposal inconsistent with the King-Spadina planning framework for the site. Planning staff have had a number of meetings with the applicant to resolve outstanding issues, and the applicant has revised the proposal to address staff concerns. The revised submission includes a single tower 47 storeys (152.25 metres including mechanicals). The overall gross floor area has been reduced and is now proposed to be 50,834 square metres representing a density of 14.9 times the site area.

The built form policies of the Official Plan provide that new development should fit harmoniously within its existing and/or planned context and limit its impact on neighbourhood streets, parks, open spaces and properties. The King Spadina Secondary Plan Review and East Precinct Built Form Study provide for a downward graduation of tower heights from University Avenue to Spadina Avenue. There are a number of existing or approved developments within the East Precinct close to the site, with building heights of between 145 to 157 metres; among these, 87 Peter Street (156 metres) and 355 King Street West (155.8 metres) on the east side of Peter Street/Blue Jays Way and 388 King Street West (146.8 metres) and 56 Blue Jays Way (146.5 metres) on the west side of Peter Street/Blue Jays Way. The proposed building height of 152.25 metres (including mechanical penthouse) is consistent with the heights of existing and planned buildings within this area and generally respects the established pattern of heights stepping down from east to west over the Precinct.

Overall Planning staff consider the proposed revisions in the height and density appropriate for this site within the King Spadina East Precinct. The site is of sufficient size to accommodate a single tower proposal in a manner that is consistent with the Tall Building Design Guidelines, intended to ensure that tall buildings fit within their context and minimize their local impacts. The building massing including the base building and tower reinforces the built form and public realm objectives of the Official Plan, and Tall Building Design Guidelines in relation to tower placement, base building heights as well as building setbacks and sidewalk zones. These issues are discussed in more detail below.

### **Tower Placement**

The Tall Building Design Guidelines recommend that towers be placed away from streets, parks, open spaces and neighbouring properties to reduce visual and physical impacts of the tower and allow the base building to be the primary defining element for the site and adjacent public realm. OPA 232 and the associated Zoning By-law amendment provide for a minimum tower setback of 12.5 metres from property lines other than streets and a minimum setback of 3 metres along streets.

In the original proposal, the towers were proposed to be setback 10 metres from the north and west property lines, 3 metres from Adelaide Street West and 1.5 metres from Peter Street. In the revised application, the single tower is now proposed to be setback 12.5 metres from the north property line, 10 to 18 metres from the west property line, and 10 metres from the south property line. A setback of 3 metres is proposed along Peter Street. As the tower is situated in the north portion of the site, the setback from Adelaide Street exceeds 30 metres. The overall effect on massing will reinforce the base building as the primary defining element for the site and the adjacent streets and reduce the visual and physical impact of the tower above. Planning staff are satisfied that the setbacks proposed will result in a building massing consistent with the objectives of OPA 232 and associated Zoning By-law amendments, and the Tall Building Design Guidelines.

### **Building Setbacks and Sidewalk Zones**

The Tall Building Design Guidelines recommend that along the primary frontages of a tall building site, that a sidewalk zone at least 6 metres wide (or greater where larger setbacks are established by the existing context or required by the Zoning By-law) be secured to provide sufficient space for pedestrians, street furniture, trees and utilities and commercial uses. This also provides spaces for bicycle parking, spill out areas for retail uses such as cafes, public art installation and other valuable street activities and amenities.

The Guidelines identify that this sidewalk zone may be entirely public or a combination of public and private property. In order to achieve an appropriate sidewalk width, the base of a tall building may need to be set back further from the property line than the distance prescribed in the Zoning By-law.

In the original submission the existing heritage properties were proposed to be demolished and the new building proposed to have ground floor setbacks along Adelaide Street West and Peter Street of 1.5 metre resulting in sidewalk zones of 4.5 to 5 metres. In the revised submission the existing heritage buildings at 350 and 352 Adelaide Street West and 118 Peter Street are proposed to be conserved, and the ground floor building setback of 3 metres is proposed for new construction along both street frontages. This results in sidewalk zones 6 metres wide or greater in these areas. In the areas adjacent to the existing heritage buildings the sidewalk zones will be narrower from 3.4 to 5.4 metres as these buildings are situated closer to the property lines.

Planning staff consider the proposed revisions to the ground floor building setbacks as positive changes to the proposal providing opportunity for important public realm enhancements in this highly active pedestrian area.

### **Tower Floorplate Size**

The Tall Building Design Guidelines recommend the use of small tower floorplates, of 750 m<sup>2</sup> or less, to improve access to sunlight and skyview and limit impacts of the tower on surrounding streets, parks open space and properties. In the original submission the two towers were proposed to be connected resulting in an overall tower floorplate of 1,450 square metres. Staff had concerns with the overall size of the tower and impacts on sunlight and skyview as well as shadow impacts. In the current proposal, a tower floorplate of 890 m<sup>2</sup> is proposed. In the context of achieving better separation distances and setbacks, Planning staff can accept the proposed tower floorplate size. It is a significant reduction from the original submission.

### **Shadow Impacts**

The King-Spadina Secondary Plan Review and East Precinct Built Form Study provide direction that building heights should be limited to prevent shadowing on the north sidewalk along Queen Street West after 12:00 p.m in the spring and fall equinoxes. The Queen Street West HCD guidelines also seek to limit shadow impacts on the north sidewalk of Queen Street West from development outside of the HCD to ensure that the character of the street as an important commercial and pedestrian street is maintained.

The applicant has submitted a Shadow Study and this has been reviewed by Staff. The Shadow Study indicates that the shadow cast by the building will extend north of Queen Street West in the morning hours but will have moved off of the north sidewalk by 11:18 a.m. Staff consider the shadow impacts from the proposed building acceptable.

### **Wind Study**

A Pedestrian Wind Assessment has been submitted for the revised proposal and this has been reviewed by staff. The assessment indicates that the building design includes several positive design features for wind control, including a stepped podium around the building, a canopy over the pedestrian walkway on the west side of the building, an overhang and canopy over the residential entrance and a vestibule at the residential entrance. The assessment indicates that suitable wind conditions are expected as most locations with some stronger winds during winter months at the retail entrance on Peter Street and periodically on the amenity terraces on the 3<sup>rd</sup> and 17<sup>th</sup> levels. The assessment includes recommendations for additional wind mitigation measures such as canopies, trellises, parapets or localized landscaping or wind screens, at the retail entrance along Peter Street and the outdoor amenity terraces. Staff are satisfied with the results of the wind assessment and recommend that mitigation measures be secured as necessary through the site plan process.

### **Heritage Resources**

The subject site is occupied with four buildings, three of which are identified, in the June 2017 King-Spadina Heritage Conservation District Plan as contributing properties to the proposed HCD. These include 350 Adelaide Street West, 352 Adelaide Street West and 118 Peter Street. The initial submission proposed the demolition of the three contributing buildings. In the current proposal the heritage attributes of the three buildings will be retained and incorporated in the development. The applicant has submitted a Heritage Impact Assessment (HIA) for the three heritage buildings and this has been reviewed by Heritage Preservation Services staff.

#### **350 and 352 Adelaide Street West**

The mid block commercial properties at 350 and 352 Adelaide Street West are located side-by-side on the Adelaide Street West frontage of the site. The building at 350 Adelaide Street West is a two storey commercial structure built in 1942. The buff brick walls create a grid like frame and have very little ornamentation in keeping with the simplicity and rational architecture of the period. The interior has been significantly altered over time to suit requirements of tenants. The adjacent building at 352 Adelaide Street West is a three storey commercial structure built in 1909. The exterior of the building has not altered significantly since it was constructed.

The HIA proposes the retention in situ of both of these buildings to 5 metres in depth which includes the main façade and five metres of exterior side walls. No vertical additions or projections are proposed within this 5 metre stepback area. The conservation strategy also proposes the restoration of the front elevation of each of the buildings to their original appearances.



### **118 Peter Street**

The property at 118 Peter Street is located mid block along the Peter Street frontage of the site. The building is a second empire style two and one half storey brick residential building constructed in 1886 along with the adjoining house at 120 Peter Street (not part of the subject site). Though the building retains its scale and form, the building is in relatively poor condition due to deferred maintenance and alterations to the property.

The HIA proposes retention in situ of the entire 9 metre depth of the principal two and a half storey portion of the house, save for the notching of the rear southwest corner of the property that will not be visible from the street. This proposed notch would permit vehicular entry into the underground parking structure. The mass and scale of the house is proposed to be conserved as seen from the street as the tower is not proposed to be located above the building. A three storey component of the development project will be constructed at the immediate rear of the heritage property with a separation from the rear elevation of the property of approximately one metre. However, this new east elevation wall with its placement beyond the rear elevation of the house in conjunction with an approximately 10 metre step back from the front facade of the property would not be perceived from Peter Street.

### **Adjacent Heritage Resources**

There are a number of historic warehouse and commercial structures in the immediate vicinity of the site that range in height from five to six storeys and greater. The design of the new base buildings along the Adelaide Street West and Peter Street frontages references the warehouse character of the District through the use of brick cladding to define vertical and horizontal articulation that in turn reinforces the character of the warehouse typology in a contemporary manner.

The six-storey height of the base building along Peter Street is of similar proportion to the commercial building typologies found in the District. The base building is evident with a 3 metre step back starting at the 7th floor, along Peter Street. The elevation of the first two floors at the Peter Street base building would be setback to align with the setback of the heritage building at 118 Peter. This design would allow for views of the facades of the heritage buildings along Peter Street, including the heritage building at 118 Peter Street, as one approaches along the Peter Street sidewalk. Based on the spatial separation and design of the base building on Peter Street, staff are satisfied there will be no substantive material or visual impact to heritage resources on the Peter Street frontage.

The base building at the Adelaide Street frontage will be three storeys high and is located west and abutting the property at 352 Adelaide Street West. This component on the new building will be setback 3 metres relative to the front façade of the heritage building. The new base building both reinforces the three storey scale of the existing heritage buildings on the Adelaide Street West frontage and references the design of the properties by use of brick cladding to define vertical and horizontal articulation. Staff will continue to work with the applicant on design refinements through the Site Plan Application at both the Adelaide Street West and Peter Street frontages.

Heritage Preservation Services staff have reviewed the proposed development for the heritage properties at 350 and 352 Adelaide Street West and 118 Peter Street and are satisfied that the proposal meets the intent of the *Planning Act*, the Provincial Policy Statement, City of Toronto's Official Plan heritage policies and the Standards and Guidelines for the Conservation of Historic Places in Canada. Staff support the proposed conservation strategy and feel that it meets the intent of the Official Plan Heritage Policies as the scale, form, and mass of the heritage structures will be conserved. This conservation strategy is also aligned with Policy 3.1.5.4 and Standard 3 of the Standards and Guidelines for the Conservation of Historic Places in Canada (the Standards and Guidelines) as it minimizes the amount of intervention that the applicant will make to the historic place. Staff are satisfied that the HIA demonstrates that the proposed development will not have a negative impact on these adjacent designated heritage properties.

Staff will be reporting to the Toronto Preservation Board meeting of August 24, 2017 on the proposed alterations to the heritage properties. The report to the Toronto Preservation Board recommends that City Council approve the proposed alterations to the properties at 350 and 352 Adelaide Street West and 118 Peter Street in connection with the proposed redevelopment of the subject properties, state its intention to designate these properties under Part IV Section 29 of the *Ontario Heritage Act* and give authority to enter into Heritage Easement Agreements for these properties. Planning staff recommend that should Council approve the Zoning By-law Amendment application that before introducing the necessary Bills for enactment, that the applicant enter into a Section 37 agreement to secure matters in relation to heritage conservation to the satisfaction of Heritage Preservation Services.

### **Dwelling Unit Mix**

The Official Plan encourages the provision of a full range of housing in terms of form, tenure and affordability to meet current and future needs of residents. In order to encourage a broader mix of dwelling units including units suitable for families with children, planning staff requested an increase in the overall amount of 2 and 3-bedroom units in the development.

In the revised submission, 696 dwelling units are proposed. Of these 257 (37%) are proposed as 2-bedroom units and 69 (10%) are proposed as 3-bedroom units. Staff are satisfied with the number of larger units proposed as these provide for a greater mix of dwelling units in the building including many suitable for families with children consistent with the housing objectives of the Official Plan.

### **Amenity Space**

The built form policies of the Official Plan provide that every significant multi-unit residential development provide indoor and outdoor recreation space for building residents. The existing Zoning By-laws require a minimum of 4 m<sup>2</sup> of amenity space per dwelling unit overall. The former City of Toronto Zoning By-law 438-86 requires that this be comprised of a minimum of 2 m<sup>2</sup> each of indoor and outdoor amenity space.

Zoning By-law 569-1013 requires a minimum of 2 m<sup>2</sup> of indoor amenity space per unit and permits a minimum of 40 m<sup>2</sup> of outdoor amenity space.

The application proposes 1,404 m<sup>2</sup> of indoor amenity space (2 m<sup>2</sup> per unit) and 1,053 m<sup>2</sup> of outdoor amenity space (1.5 m<sup>2</sup> per unit) on the 3<sup>rd</sup> and 17<sup>th</sup> floors of the building. The application also proposes an on-site POPS of 384 m<sup>2</sup>. Although the overall rate of amenity space is proposed at approximately 3.5 m<sup>2</sup> per unit, the POPS provides additional opportunity for recreation and leisure activities on the site for residents.

Planning staff are satisfied that the amount of amenity space will meet the needs of residents within the building consistent with objectives of the Official Plan. Staff have had discussions with the applicant about the future design of the amenity spaces and have requested that the applicant provide some amenity spaces within the building designed for younger children, as well as providing facilities for dogs. The applicant has agreed to incorporate amenity spaces for younger children and as well as facilities for dogs within the building. The design of the amenity spaces would be secured through the site plan process.

### **Traffic Impact and Parking**

A Transportation Considerations Report was submitted with the initial application and has been reviewed by Transportation Services staff and found acceptable. The revised application proposes a reduction of 203 dwelling units from 899 to 696 and a slight increase in the retail floor area from 4,403 to 4,564 square metres. Overall the number of parking spaces has been reduced by 38, from 226 to 188 parking spaces. Transportation Services staff have recommended a minimum parking rate of 0.19 spaces per unit. The revised application proposes a slightly higher parking rate at 0.2 parking spaces per unit.

### **Servicing**

Functional Servicing and Stormwater Management reports were submitted with the initial application and were reviewed by Engineering and Construction Services staff. Staff advised that additional information was needed in relation to hydrant flow analysis on Adelaide Street West, as well as sanitary sewer service, water service and storm water management for the proposal. The applicant has submitted additional information and this is currently under review. As a result, Planning staff are recommending that should Council approve the Zoning By-law Amendment application, that before introducing the necessary Bills for enactment, that the applicant address outstanding items related to servicing outlined in the memo from Engineering and Construction Services dated August 25, 2016 to the satisfaction of Engineering and Construction Services.

### **Publicly Accessible Privately-Owned Open Space (POPS)**

The King-Spadina East Precinct Public Realm Strategy identifies opportunities for public realm enhancements within the larger block bounded by Peter Street, Spadina Avenue, Richmond Street West, and Adelaide Street West. The surface parking lots on the site and on the property adjacent to the west are identified as a possible future opportunity for an open space centrally located within the block. As well the existing north to south and east to west laneways that extend through the block are noted as areas for future

enhancements to create high quality and useable pedestrian connections through the block and to a centrally located open space.

The revised submission includes open space in the northwest corner of the site and along the existing driveway on the site from Adelaide Street West which is proposed to be redesigned as a pedestrian connection from the street to the new open space in the northwest corner. The application proposes that these spaces be considered at POPS. Planning staff consider the proposed open space and walkway as positive elements of the proposal. The proposed POPs will contribute to the creation of a larger centrally-located open space on the block over time and provide for new midblock pedestrian connections as envisioned by the Public Realm Strategy. The redesigned laneway will also be a significant enhancement with opportunity for retail uses to spill out into the laneway area animating the space.

Staff have also met with the property owners of the adjacent properties to the west, including 401 Richmond and 360 Adelaide Street West along with the applicant to discuss the longer term objective to create a larger centrally located open space within the block over time through the conversion of the surface parking lots on the adjacent lands to open space. Landowners are supportive of the public realm strategy and have agreed to work together with the City to advance the public realm strategy over time, including providing opportunities for shared access to parking and loading among the owners on the block. The applicant has agreed to provide a right-of way over the proposed driveway at the ground floor and within the first level of the underground garage to facilitate access to the two properties to the west, and the ability to locate surface parking below grade in the future. Staff recommend that the proposed POPS and the rights-of-way be secured in the Section 37 Agreement and that the final design be secured through the site plan approval process. Additional Section 37 contributions are also recommended to provide for future public realm improvements on the block.

### **Open Space/Parkland**

The Official Plan contains policies to ensure that Toronto's system of parks and open spaces are maintained, enhanced and expanded. Map 8B of the Toronto Official Plan shows local parkland provisions across the City. The lands which are the subject of this application are in an area with 3.00 + hectares of local parkland per 1,000 people. The site is in the highest quintile of current provision of parkland. The site is in a parkland acquisition priority area, as per Chapter 415, Article III of the Toronto Municipal Code.

The application is for the construction of one new building with 4,564 m<sup>2</sup> of non-residential gross floor area and 696 residential units consisting of 46,270 m<sup>2</sup> residential gross floor area.

In accordance with Chapter 415, Article III of the Toronto Municipal Code, the applicant is required to satisfy the parkland dedication requirement through cash-in-lieu. The non-residential nature of this proposal is subject to a 2% parkland dedication and the residential portion to a 10% parkland dedication. The value of the cash-in-lieu of

parkland dedication will be appraised through Real Estate Services. Payment will be required prior to the issuance of the first above grade building permit.

Given the current rise in dog population in the downtown area, especially within condominium towers, the applicant is expected to provide on-site dog off-leash amenities with proper disposal facilities for the building residents or dog relief stations within the building. This will help to alleviate some of the pressure on the existing neighbourhood parks.

### **Toronto Green Standard**

In 2013 City Council updated the two-tiered Toronto Green Standard (TGS) that was adopted by City Council on October 27, 2009. 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.

The site specific zoning by-law will secure performance measures for the Tier 1 Cycling Infrastructure. Applicable performance measures for the following Tier 1 development features will be secured through the Site Plan Approval process: Storage and Collection of Recycling and Organic Waste, Stormwater Management and Bird Friendly Design.

### **Section 37**

Section 37 of the *Planning Act* enables the approval authority to authorize increases in height and/or density, over and above that permitted by the Zoning By-law, 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 improvement above and beyond the parkland dedication; public art; streetscape improvements, and other works detailed in Section 5.1.1.6 of the Official Plan. They must also bear a reasonable planning relationship to the proposed development including an appropriate geographic relationship and addressing any planning issues associated with the development.

The community benefits recommended to be secured in a Section 37 Agreement are as follows:

1. a cash contribution of \$3,200,000.00 to be provided to the City for the following capital improvements;
  - i. \$1,200,000.00 towards public realm improvements within the block bounded by Spadina Avenue, Peter Street, Richmond Street West and Adelaide Street West as outlined in the King-Spadina East Precinct Public Realm Strategy;

- ii. \$200,000 toward advancing the design of the public realm improvements in (A) above payable upon the zoning by-law amendment coming into full force and effect.
  - iii. \$1,160,000.00 towards the YMCA at 505 Richmond Street West, and/or streetscape improvements in relation to the John Street Cultural Corridor and/or Mercer Street to the satisfaction of the Chief Planner and Executive Director, City Planning Division in consultation with the Ward Councillor;
  - iv. \$320,000.00 for the provision of new rental housing units as part of Alexandra Park Revitalization in Ward 20, to be directed to the Capital Revolving Fund for Affordable Housing; and
  - v. \$3200,000.00 for capital repairs for the Toronto Community Housing revolving capital fund for repairs to Toronto Community Housing properties in Ward 20.
2. The required cash contribution pursuant to recommendation 1. i. to v. inclusive are to be indexed upwardly in accordance with the Statistics Canada Non-Residential Building Construction Price Index for Toronto, calculated from the date of execution of the Section 37 Agreement to the day the payment is made;
  3. In the event the cash contributions in recommendation 1. i. to v. inclusive have not been used for the intended purpose within three (3) years of the by-law coming into full force and effect, the cash contributions may be redirected for another purpose(s), at the discretion of the Chief Planner and Executive Director City Planning Division, in consultation with the Ward Councillor, provided that the purpose(s) is identified in the Official Plan and will benefit the community in the vicinity of the lands;
  4. The owner shall:
    - i. construct and maintain an area of not less than 380 square meters at grade for use by the general public as publicly accessible, privately – owned open space (POPS), along the west side and in the northwest corner of the site in a location generally identified in the Zoning By-law Amendments, with the specific configuration and design of the POPS to be determined in the context of site plan approval to the satisfaction of the Chief Planner and Executive Director, City Planning Division, in consultation with the Ward Councillor; and
    - ii. prior to the earlier of any non-residential or residential occupancy and registration of the first condominium on the site, prepare all documents and convey to the satisfaction of the Chief Planner and

Executive Director, City Planning, and the City Solicitor, free and clear of encumbrances and for nominal consideration, a public access easement in perpetuity in favour of the City over the privately-owned open space (POPS) , which easement may allow for the occasional use of the POPS by the owner for special events on terms set out in the Section 37 Agreement satisfactory to the Chief Planner and Executive Director, City Planning Division, including limiting the number of events.

5. To facilitate the creation of a centralized and consolidated publicly accessible, privately-owned open space with future development on properties immediately west of the site, the owner shall obtain all necessary approvals and convey, or make satisfactory arrangements for the conveyance, of an easement(s) to the satisfaction of the Chief Planner and Executive Director, City Planning Division, as may be required to provide for a right-of-way over the driveway within the building located on the ground floor and on level 1 within the below grade parking garage in favour of the lands to the west at 401 Richmond Street West and 360 Adelaide Street West to provide vehicular access to Peter Street. The specific design and configuration of the rights-of-way to be determined to the satisfaction of the Chief Planner and Executive Director, City Planning Division in consultation with the City Solicitor, Ward Councillor in the context of site plan approval and such easement will be conveyed prior to the earlier of first non-residential or residential occupancy and registration of the first condominium on the site.

The following matters are also recommended to be secured in the Section 37 Agreement in support of the development:

6. Prior to the introduction of bills to City Council for the Zoning By-law Amendment, the owner shall enter into a Heritage Easement Agreement with the City for the properties at 350 and 352 Adelaide Street West and 118 Peter Street in accordance with the plans and drawings date stamped July 11, 2017, prepared by BBB Architects, and on file with the Senior Manager, Heritage Preservation Services, and the Heritage Impact Assessment (HIA), prepared by Goldsmith Borgal and Company Ltd. Architects, dated June 27, 2017, and in accordance with the Conservation Plan required in recommendation 7 to the satisfaction of the Senior Manager, Heritage Preservation Services including registration of such Agreement to the satisfaction of the City Solicitor;
7. Prior to the introduction on Bills to City Council for the Zoning By-law Amendment, the owner shall provide a Conservation Plan, prepared by a qualified heritage consultant, that is consistent with the conservation strategy set out in the Heritage Impact Assessment and Addendum for 350 and 352 Adelaide Street West and 118 Peter Street prepared by Goldsmith

Borgal and Company Ltd. Architects, dated June 27, 2017, to the satisfaction of the Senior Manager, Heritage Preservation Services;

8. Prior to final Site Plan approval for the proposed development for the properties located at 350 and 352 Adelaide Street West and 118 Peter Street, the owner shall:
  - i. Provide final site plan drawings including drawings related to the approved Conservation Plan required in Recommendation 5.b.ii., to the satisfaction of the Senior Manager, Heritage Preservation Services;
  - ii. Provide an Interpretation Plan for the subject properties, to the satisfaction of the Senior Manager, Heritage Preservation Services and thereafter shall implement such Plan to the satisfaction of the Senior Manager, Heritage Preservation Services;
  - iii. Provide a Heritage Lighting Plan that describes how the heritage properties will be sensitively illuminated to enhance their heritage character to the satisfaction of the Senior Manager, Heritage Preservation Services and thereafter shall implement such Plan to the satisfaction of the Senior Manager Heritage Preservation Services;
  - iv. Provide a detailed Landscape Plan for the subject property satisfactory to the Senior Manager, Heritage Preservation Services; and
  - v. Submit a Signage Plan for the proposed development to the satisfaction of the Senior Manager, Heritage Preservation Services.
  
9. Prior to the issuance of any permit for all or any part of the properties at 350 and 352 Adelaide Street West and 118 Peter Street, including a heritage permit or a building permit, but excluding permits for repairs and maintenance and usual and minor works for the existing heritage buildings as are acceptable to the Senior Manager, Heritage Preservation Services, the owner shall:
  - i. Obtain final approval for the necessary by-law amendments required for the alterations to the properties at 350 and 352 Adelaide Street West and 118 Peter Street, such amendments to have been enacted by City Council and to have come into effect in a form and with content acceptable to City Council as determined by the Chief Planner, and the Executive Director, City Planning Division, in consultation with the Senior Manager, Heritage Preservation Services;
  - ii. Provide full building permit drawings, including notes and specifications for the conservation and protective measures keyed to



- the approved Conservation Plan required in recommendation 6, including a description of materials and finishes, to be prepared by the project architect and a qualified heritage consultant to the satisfaction of the Senior Manager, Heritage Preservation Services;
- iii. Provide a Letter of Credit, including provision for upwards indexing, in a form and amount and from a bank satisfactory to the Senior Manager, Heritage Preservation Services to secure all work included in the approved Conservation Plan, Heritage Lighting Plan, Landscape Plan, and Interpretation Plan;
10. Prior to the release of the Letter of Credit required in Recommendation 9 iii above, the owner shall:
- i. Have obtained final Site Plan approval for the proposed development, issued by the Chief Planner and Executive Director, City Planning Division;
  - ii. Provide a letter of substantial completion prepared and signed by a qualified heritage consultant confirming that the required conservation work, required heritage lighting work, and the required interpretive work has been completed in accordance with the Conservation Plan, Lighting Plan, Landscape Plan, and Interpretation Plan and that an appropriate standard of conservation has been maintained, all to the satisfaction of the Senior Manager, Heritage Preservation Services; and,
  - iii. Provide replacement Heritage Easement Agreement photographs to the satisfaction of the Senior Manager, Heritage Preservation Services.
  - vi. Not object to the designation of the properties at 350 and 352 Adelaide Street West and 118 Peter Street under Part IV, Section 29 of the *Ontario Heritage Act*.
11. The owner shall provide 10% of all residential units as three-bedroom units.

## Conclusions

City Planning recommends that Council approve the Zoning By-law Amendment application. The proposal for a 47-storey mixed-use building includes the conservation of heritage resources and the integration of these into the development consistent with the objectives of the King-Spadina Secondary Plan. The proposed building design reinforces the existing and planned built form context within the King-Spadina East Precinct. The introduction of a publicly accessible open space on the site will make a significant contribution to the public realm in King-Spadina and the open space network on the block. Section 37 contributions have also been agreed upon and will be secured in a Section 37 agreement. The draft Zoning By-law Amendments are currently being

finalized and will be available at the Toronto and East York Community Council meeting of September 6, 2017.

## **CONTACT**

Susan McAlpine, Senior Planner  
Tel. No. (416) 392-7622  
E-mail: susan.mcalpine@toronto.ca

## **SIGNATURE**

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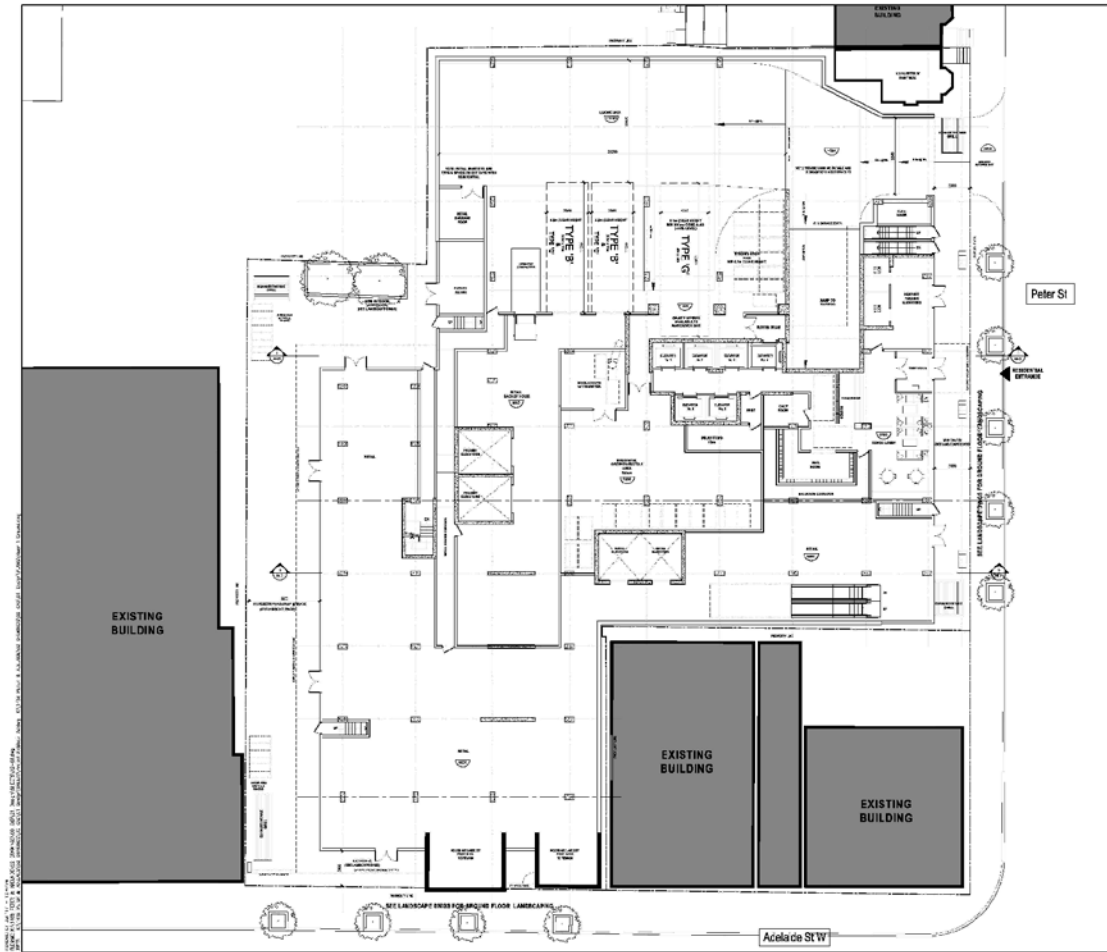
Gregg Lintern, MCIP, RPP  
Director, Community Planning  
Toronto and East York District

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## **ATTACHMENTS**

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

# Attachment 1: Site Plan



## Ground Floor Plan

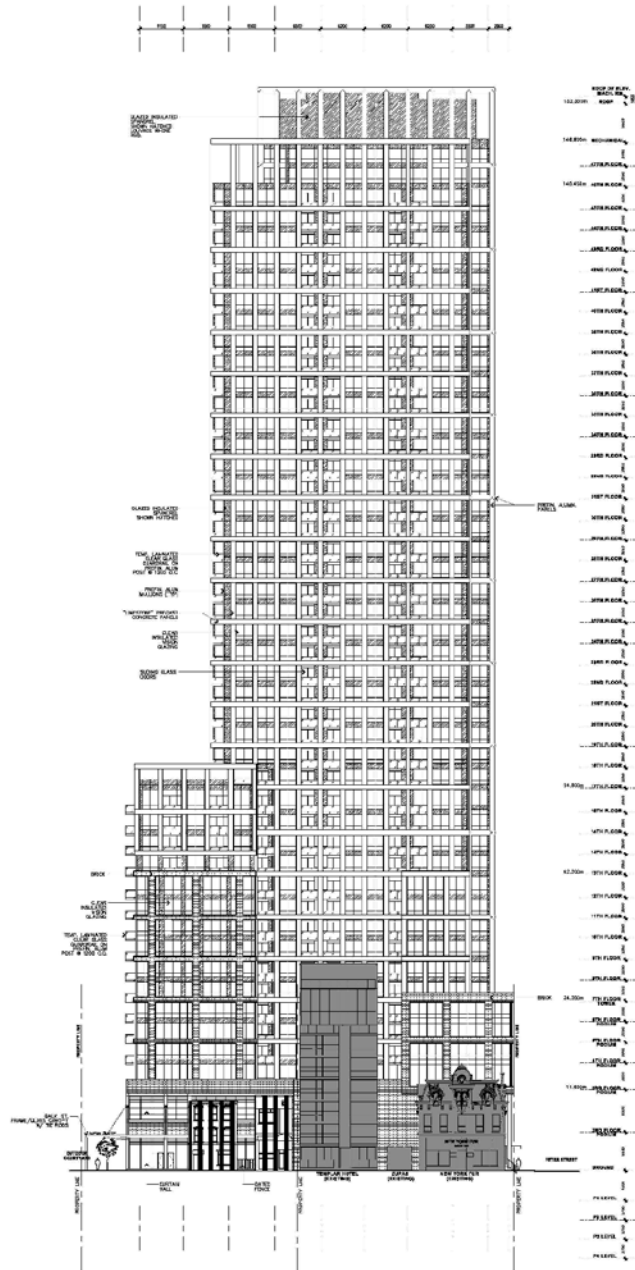
Applicant's Submitted Drawing

Not to Scale   
07/25/2017

102-118 Peter Street  
350-354 Adelaide Street West

File # 16 183537 STE 20 OZ

## Attachment 2: South Elevation



South Elevation

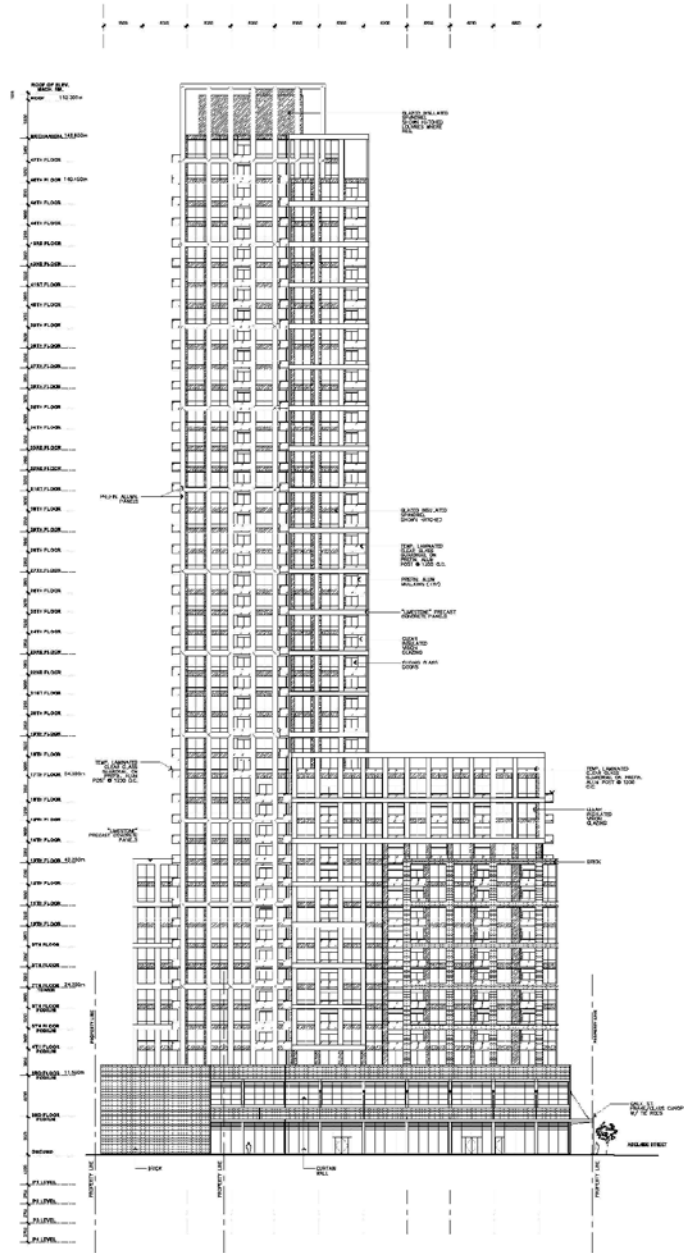
Applicant's Submitted Drawing

Not to Scale   
07/25/2017

102-118 Peter Street  
350-354 Adelaide Street West

File # 16 183537 STE 20 OZ

### Attachment 3: West Elevation



### West Elevation

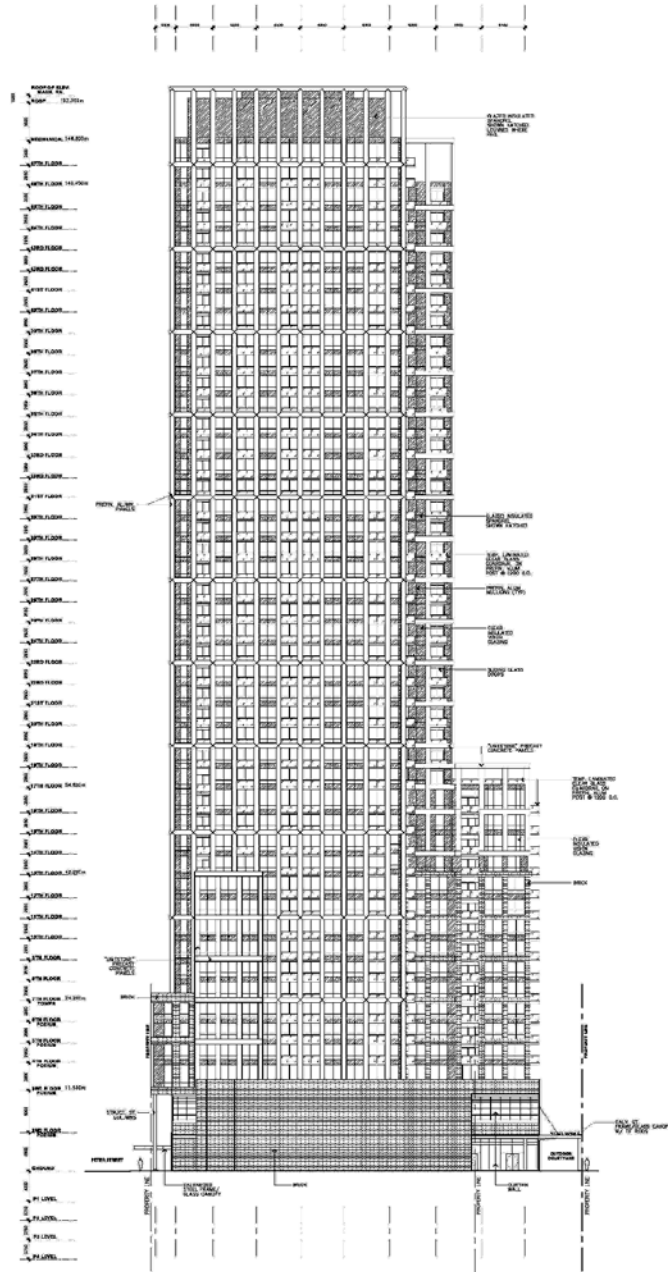
Applicant's Submitted Drawing

Not to Scale   
07/25/2017

102-118 Peter Street  
350-354 Adelaide Street West

File # 16 183537 STE 20 OZ

# Attachment 4: North Elevation



## North Elevation

Applicant's Submitted Drawing

Not to Scale   
07/25/2017

102-118 Peter Street  
350-354 Adelaide Street West

File # 16 183537 STE 20 OZ



## 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 -188 Peter Street and 350-354 Adelaide Street West   |  |                     |
| Location Description:  | PLAN 349 LOTS C D AND E PT LOT B PLAN 1-B PT LOTS 2 AND 3<br>**GRID S2013  |  |                     |
| Project Description:   | The application proposes a 47-storey mixed-use building 146.8 metres high (excluding mechanical penthouse) with 696 dwelling units and 4,564 square metres of retail space at 102 -118 Peter Street and 350 – 354 Adelaide Street West and includes the conservation of the heritage attributes of the existing heritage buildings at 350 and 352 Adelaide Street West and 118 Peter Street. The total adensity equals 14.89 times the area of the site. |  |                     |
| <b>Applicant:</b>  | <b>Agent:</b>  | <b>Architect:</b>  | <b>Owner:</b>       |
| Graywood PA Limited<br>Partnership, 200 King St. W.<br>Toronto, ON M5H 3T4 | BBB Architects<br>14 Duncan St., 4 <sup>th</sup> Floor<br>Toronto, ON M5H 3G8  | Seagate Investments Ltd. & Seagate<br>Holdings Inc., 352 Adelaide St. W.,<br>Toronto, ON M5V 1R8 |                     |

### PLANNING CONTROLS

|                            |                    |                             |
|----------------------------|--------------------|-----------------------------|
| Official Plan Designation: | Regeneration Areas | Site Specific Provision:    |
| Zoning:                    | CRE (x74)          | Historical Status:          |
| Height Limit (m):          | 30                 | Site Plan Control Area: Yes |

### PROJECT INFORMATION

|                                    |        |         |                 |       |              |
|------------------------------------|--------|---------|-----------------|-------|--------------|
| Site Area (sq. m):                 | 3,414  | Height: | Storeys:        | 47    |              |
| Frontage (m):                      | 49.55  |         | Metres:         | 146.8 |              |
| Depth (m):                         | 47.21  |         |                 |       |              |
| Total Ground Floor Area (sq. m):   | 2926   |         |                 |       | <b>Total</b> |
| Total Residential GFA (sq. m):     | 46,270 |         | Parking Spaces: | 188   |              |
| Total Non-Residential GFA (sq. m): | 4,564  |         | Loading Docks   | 3     |              |
| Total GFA (sq. m):                 | 50,834 |         |                 |       |              |
| Lot Coverage Ratio (%):            | 86     |         |                 |       |              |
| Floor Space Index:                 | 14.89  |         |                 |       |              |

### DWELLING UNITS

|              |           |
|--------------|-----------|
| Tenure Type: | Condo     |
| Rooms:       | 0         |
| Studio:      | 55 (8%)   |
| 1 Bedroom:   | 315 (45%) |
| 2 Bedroom:   | 257 (37%) |
| 3 + Bedroom: | 69 (10%)  |
| Total Units: | 696       |

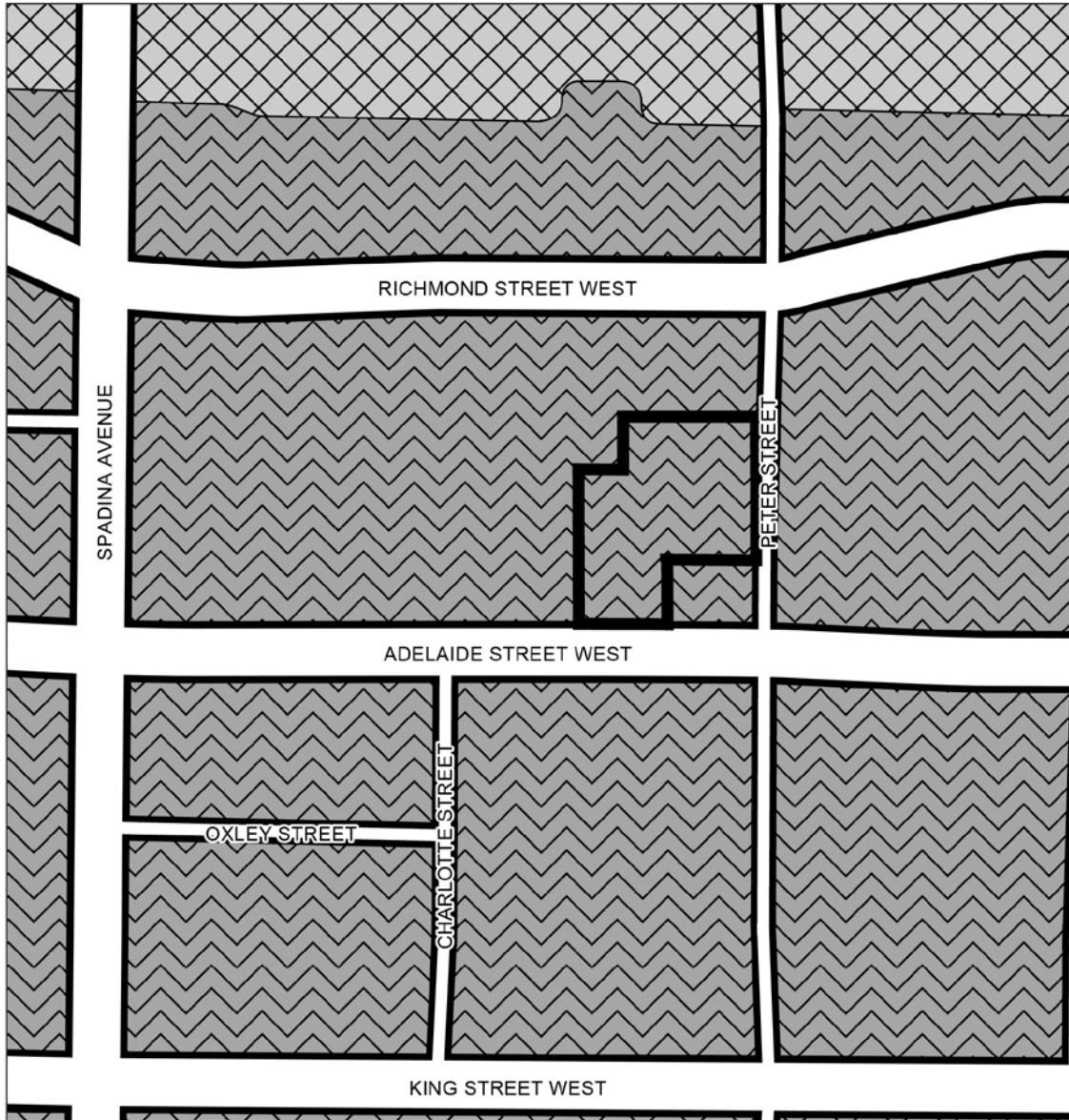
### FLOOR AREA BREAKDOWN (upon project completion)

|                                  |        | Above Grade | Below Grade |
|----------------------------------|--------|-------------|-------------|
| Residential GFA (sq. m):         | 46,270 | 0           | 0           |
| Retail GFA (sq. m):              | 4,564  | 0           | 0           |
| Office GFA (sq. m):              | 0      | 0           | 0           |
| Industrial GFA (sq. m):          | 0      | 0           | 0           |
| Institutional/Other GFA (sq. m): | 0      | 0           | 0           |

**CONTACT: PLANNER NAME: Sue McAlpine**  
**TELEPHONE: (416) 392-7622 Email: susan.mcalpine@toronto.ca**



Attachment 7: Official Plan - Land Use



**TORONTO**  
 Extract from Official Plan

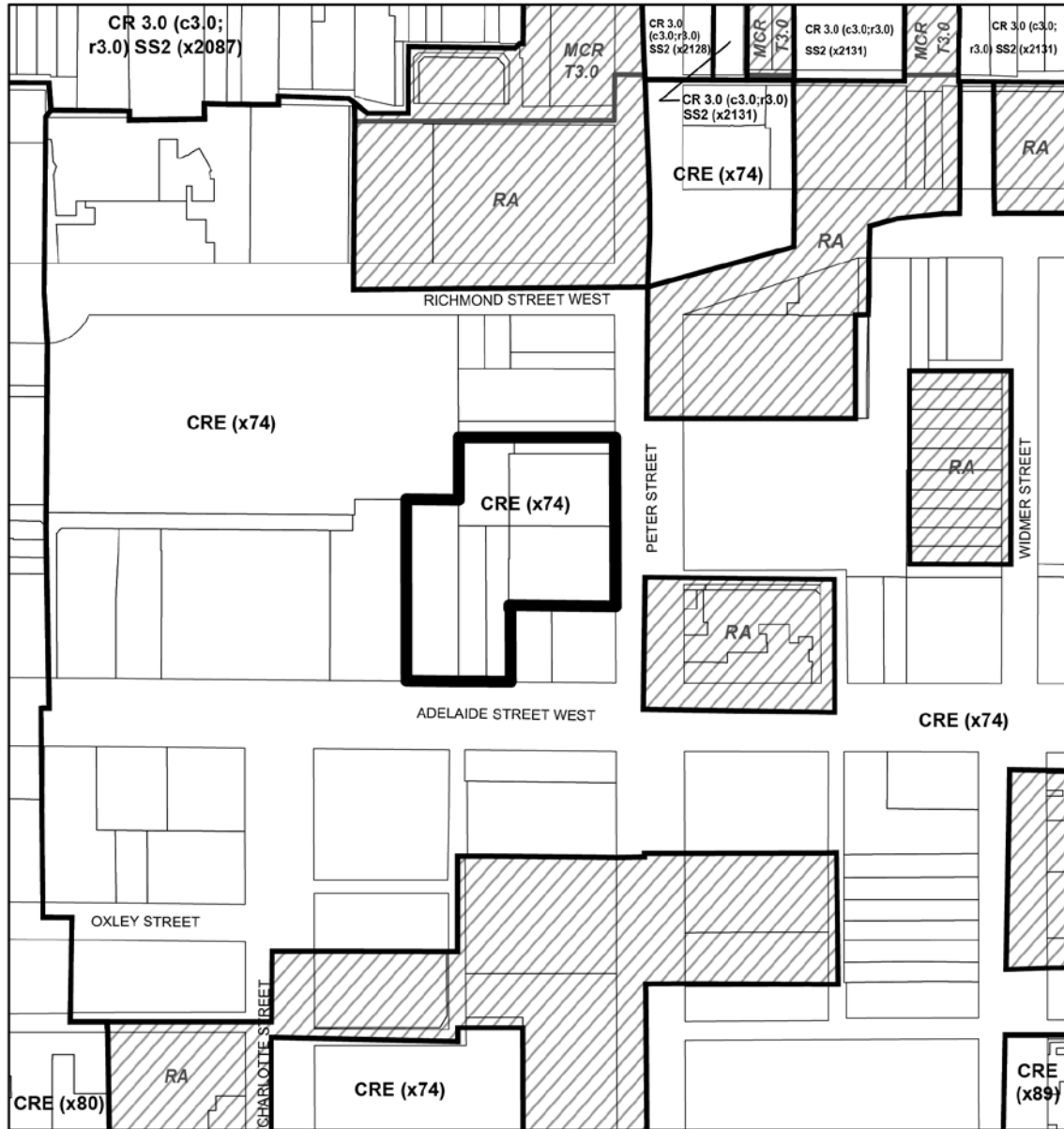
102, 108, 114, 118 Peter Street  
 and 350, 352, 354 Adelaide Street West

File # 16 183537 STE 20 02

-  Site Location
-  Mixed Use Areas
-  Regeneration Areas

  
 Not to Scale  
 10/14/2016

## Attachment 8: Existing 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



Not to Scale  
Extracted: 10/14/2016